



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 SEP 23 PM 4: 06

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 289881**

### General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** The Laguna De Los Tres Nominee Trust C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

**PETITIONER'S ADDRESS:** 12 Marshall Street, Boston, MA 02108

**LOCATION OF PROPERTY:** 316 Pearl St., Cambridge, MA

**TYPE OF OCCUPANCY:** Two-family dwelling                      **ZONING DISTRICT:** Residence C Zone

**REASON FOR PETITION:**

/Additions/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Renovate and construct additions thereby increasing preexisting nonconforming GFA/FAR and construct exterior basement stair within front setback thereby increasing the Height above average grade, requiring special permit relief.

### **SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 5.000                      Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000                      Section: 8.22.2.d (Alteration to Pre-existing non-conforming 2-family).
- Article: 10.000                      Section: 10.40 (Special Permit).

Original  
Signature(s):

*(Petitioner (s) / Owner)*

Sarah Like Rhatigan on behalf of Petitioner

(Print Name)

Address: Trilogy Law LLC, 12 Marshall St., Boston, MA 02108  
 Tel. No. 617-543-7009  
 E-Mail Address: sarah@trilogylaw.com

**Date:** September 20, 2024

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

**To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.**

I/We John Felix, Trustee for Laguna De Los Tres Nominee Trust  
(OWNER)

Address: 306 Pearl Street, Cambridge, MA 02139

State that I/We own the property located at 316 Pearl Street,  
which is the subject of this zoning application.

The record title of this property is in the name of Laguna De Los Tres Nominee Trust

\*Pursuant to a deed of duly recorded in the date 3/16/24, Middlesex South  
County Registry of Deeds at Book 82489, Page 423; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

For authority of signatory, also see Declaration of Trust recorded at Book  
82489, Page 429, as affected by First Amendment to Declaration of Trust  
recorded at Book 82603, Page 293.

John Felix  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

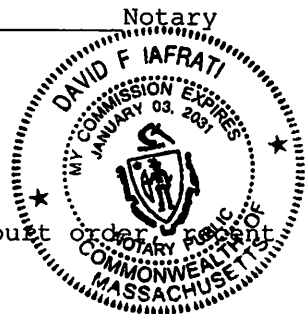
*\*Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name John Felix, Trustee personally appeared before me,  
this 11 of September, 2024, and made oath that the above statement is true.

David F. Iafrazi

My commission expires January 03, 2031 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, deed, or inheritance, please include documentation.

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

**Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.**

**Granting the Special Permit requested for 316 Pearl St., Cambridge, MA (location) would not be a detriment to the public interest because:**

**A) Requirements of the Ordinance can or will be met for the following reasons:**

#### **INTRODUCTION:**

The Petitioner recently purchased this 19<sup>th</sup> century home and seeks a special permit in order to renovate, update and modestly expand the home for their family's future residence.

Located on a corner lot abutting (abutting Pearl Street and Pearl Street Place, a private way), the home is a legally preexisting nonconforming two-family structure that already exceeds the allowable Gross Floor Area/Floor Area Ratio for this Residence C district (at 0.81 FAR) and is sited within the front yard setbacks. The Height is 34.09 ft, so less than the maximum for the district.

The interior layout is constrained due to the age and condition of the structure, requiring a complete rehab in order to bring the property up to code and improve the living conditions for family living.

The Petitioner recently received City Council approval of a Curb Cut Application (File No. 279574) to allow for parking of one vehicle. The approved Curb Cut Plan meets all zoning requirements and is filed as an exhibit to this BZA Application.

#### **THE PROPOSAL:**

The proposed alterations will increase the total Gross Floor Area by 392 square feet due to modest additions to the first floor (109 sf), second floor (5 sf) and third floor (376 sf), which allow for upgrading of the kitchen, code-compliant stairways and the addition of third floor home offices and a small bathroom. The construction of an exterior stairway down to the basement will create a second means of egress for the occupants who include young children. It will also provide access for bicycle/equipment storage and direct access to the mechanical room for equipment service and repairs. The exterior basement stairs result in a minor decrease in the average grade around the foundation and thus a modest increase in the calculated Height of the building; although overall planned Height of the structure will not exceed the maximum of 35 ft. for the district.

The proposed alterations otherwise comply in all respects to the zoning requirements of the Cambridge Zoning Ordinance (CZO) and do not create any *new* nonconformities. Thus, the proposal qualifies for a special permit under Section 8.22.2.d of the CZO for minor alterations to a non-conforming single or two-family structure.

**B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:**

The project meets the general special permit criteria in that it will not substantially impact the established neighborhood character, nor cause congestion hazard, or negative impacts in terms of traffic generated or patterns of access or egress. The proposed additions are relatively modest in size, do not protrude out beyond the existing setbacks of the existing structure, do not create any new nonconformities, and will not negatively impact neighboring uses. The exterior basement

stairwell will have a safety railing surrounding the opening and be screened from view by fencing. The lighting for the stairwell will be minimal, limited to low lighting for safe egress, and thus the basement stair egress should not cause any negative impacts on the neighborhood character or otherwise disturb neighboring uses.

The increase in GFA/FAR that results is quite minimal and thus should not cause any harm to the neighborhood in terms of traffic, congestion, or the like concerns.

The changes proposed are modest and will be in keeping with similar residential homes in the area and will improve (and not harm) the neighborhood character. The exterior design is envisioned to follow the turn of the century Queen Ann style which was its original intent.

There will otherwise be no change to access or egress patterns to and from the home.

- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The continued operation of or development of adjacent uses will not be adversely affected by this proposal. In fact, the renovation and modest expansion that is proposed will result in quality family housing for the benefit of the Petitioner and all future owners.

- D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

No nuisance or hazard will be created by the granting of the requested special permit relief, for the reasons described above. The home has been abandoned for over 25 years and the neighbors have had numerous concerns about the squatters and pests who have occupied the building while it has been abandoned. The proposal will remove this nuisance and is in keeping with the residential development and density and nature of uses envisioned for the neighborhood.

- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The requested special permit relief can be granted without impairing the integrity of the districts or adjoining districts, because it will allow for modest changes to a pre-existing non-conforming structure that will be in keeping with the neighborhood uses and beneficial in providing a much-needed, quality housing for the benefit of the district.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

**BZA Application Form****DIMENSIONAL INFORMATION**

**Applicant:** The Laguna De Los Tres Nominee Trust  
**Location:** 316 Pearl St., Cambridge, MA  
**Phone:** 617-543-7009

**Present Use/Occupancy:** Two-family dwelling  
**Zone:** Residence C Zone  
**Requested Use/Occupancy:** Single-family dwelling

		<b>Existing Conditions</b>	<b>Requested Conditions</b>	<b>Ordinance Requirements</b>	
<b>TOTAL GROSS FLOOR AREA:</b>		3,638	4,030	2,700	(max.)
<b>LOT AREA:</b>		4,500	4,500	5,000	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		0.81	0.90	0.60	
<b>LOT AREA OF EACH DWELLING UNIT</b>		2,250	4,500	1,800	
<b>SIZE OF LOT:</b>	<b>WIDTH</b>	50	50	50	
	<b>DEPTH</b>	90	90	n/a	
<b>SETBACKS IN FEET:</b>	<b>FRONT</b>	6.7/7.8	6.7/7.8	(H+L)/6 - min 10	
	<b>REAR</b>	n/a	n/a	n/a	
	<b>LEFT SIDE</b>	27.4	27.4	(H+L)/7 - min 7.5, sum 20	
	<b>RIGHT SIDE</b>	20.5	15.0	(H+L)/7 - min 7.5, sum 20	
<b>SIZE OF BUILDING:</b>	<b>HEIGHT</b>	34.1	35.0	35.0	
	<b>WIDTH</b>	50.5	50.5	n/a	
	<b>LENGTH</b>	26.5	31.0	n/a	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		0.48	0.43	0.36	
<b>NO. OF DWELLING UNITS:</b>		2	1	2	(max.)
<b>NO. OF PARKING SPACES:</b>		1 (City Council Approved)	1	0	
<b>NO. OF LOADING AREAS:</b>		0	0	0	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		n/a	n/a	(H+L)/10	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

Construction will be wood frame standard residential construction.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

# 316 PEARL ST CAMBRIDGE, MA

ISSUE DATE: 09.04.24

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SHEET #	SHEET TITLE	09.04.24
A0.0	COVER	•
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A2.2	ROOF PLAN	•
A3.0	WEST & SOUTH ELEVATIONS	•
A3.1	EAST & NORTH ELEVATIONS	•
A4.0	BUILDING SECTIONS	•
P0.1	PERSPECTIVES - EXISTING VS PROPOSED	•
P0.2	PERSPECTIVES - EXISTING VS PROPOSED	•
P0.3	PERSPECTIVES - EXISTING VS PROPOSED	•
P0.4	PERSPECTIVES - EXISTING VS PROPOSED	•



1 SW VIEW (STREET)



2 SE VIEW (SIDE YARD)



3 NE VIEW (PEARL ST PLACE)



4 NW VIEW (STREET)

ART Albert · Richter · Tittmann  
ARCHITECTS

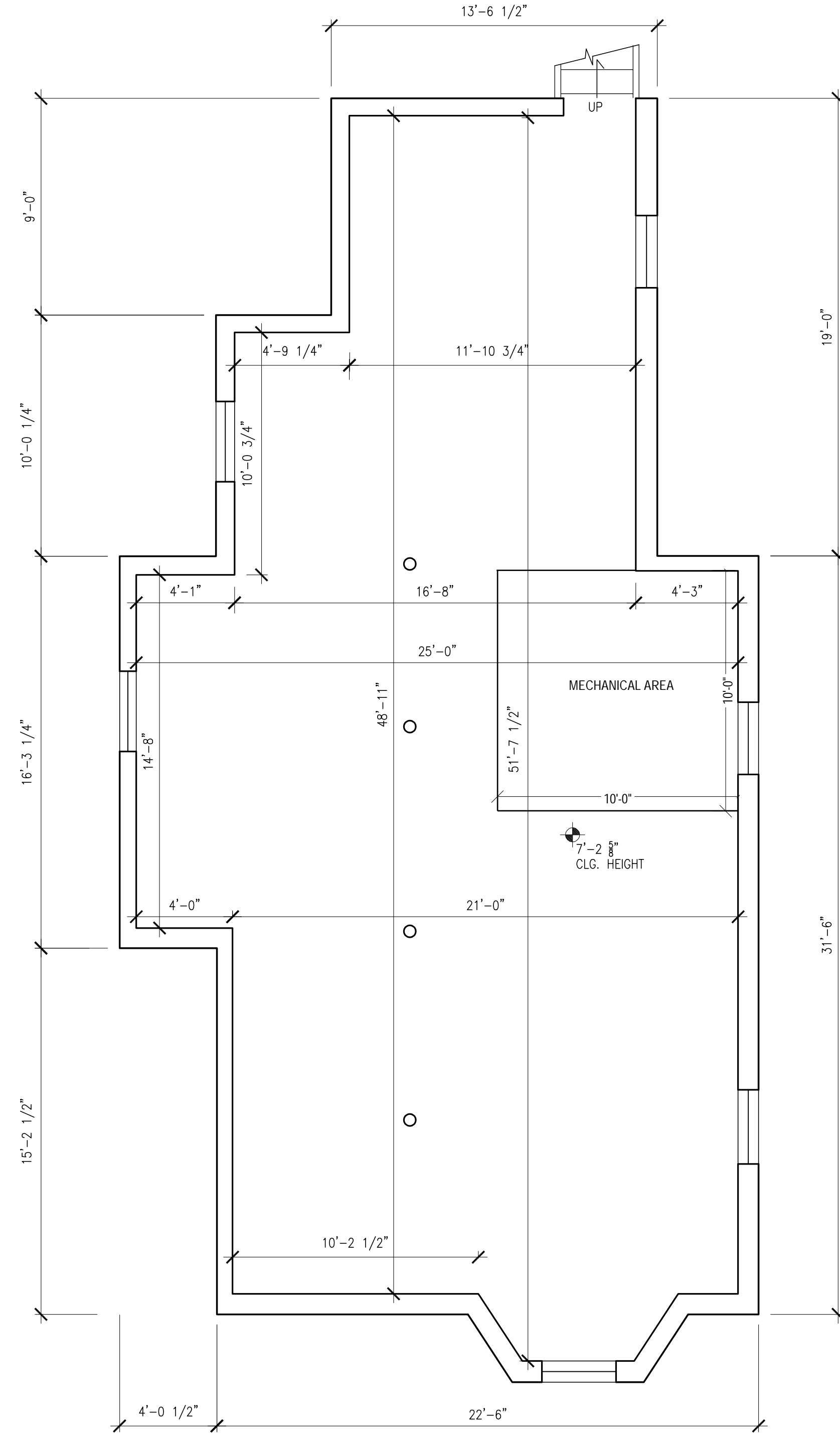
33 Union Street 4th Floor Boston, MA 02108  
617-451-5740 ARTarchitects.com

316 PEARL ST  
CAMBRIDGE, MA

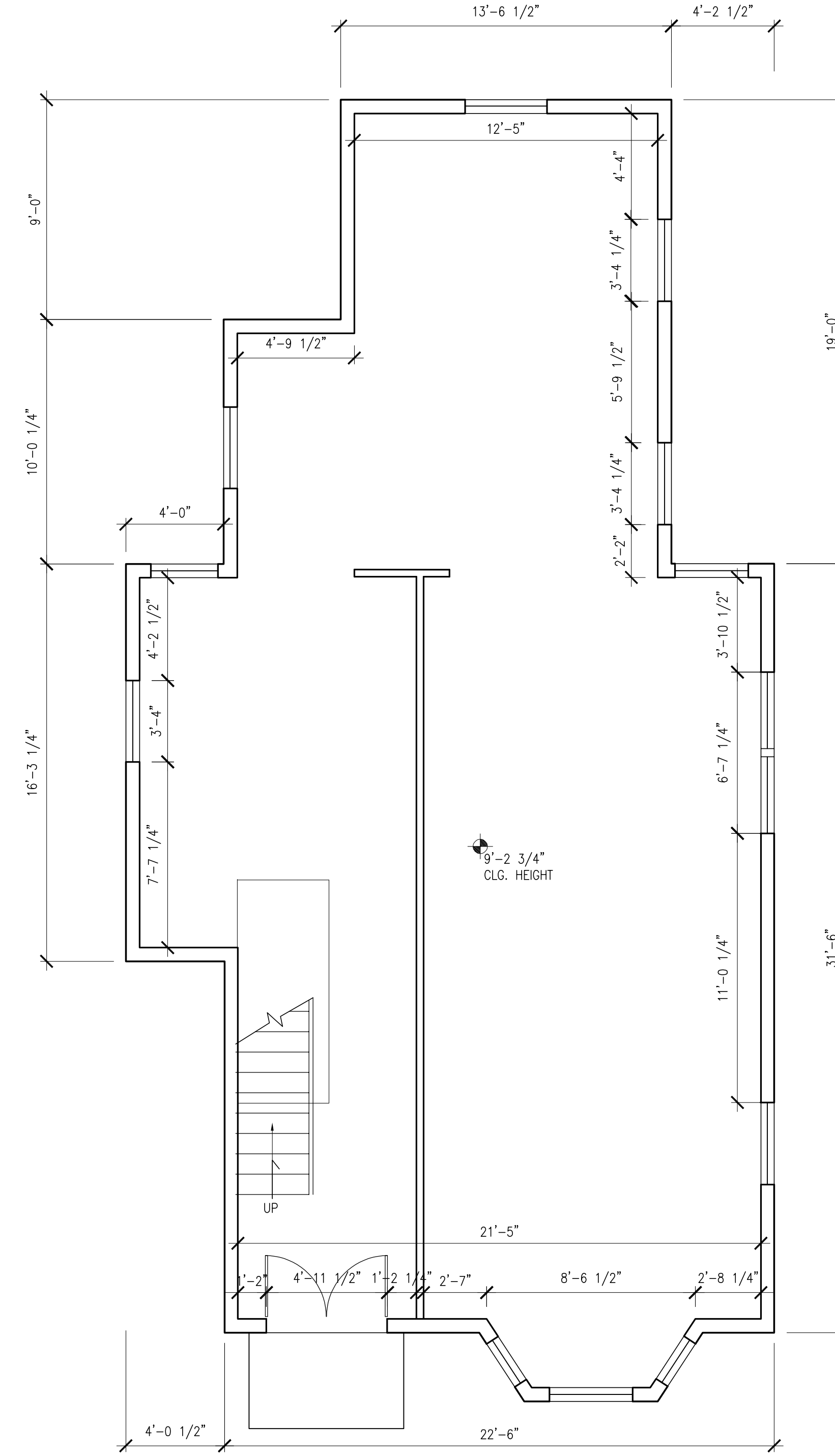
TITLE	DATE	ISSUE	DRAWN	CHECKED
COVER	09.04.24	REVIEW	ACR	JBC
JOB NUMBER				
SCALE				
2414				

A0.0

Gross Floor Area	Existing SF
Basement	1,000
First	1,100
Second Floor	1,100
Third Floor	438
<b>TOTAL</b>	<b>3,638</b>



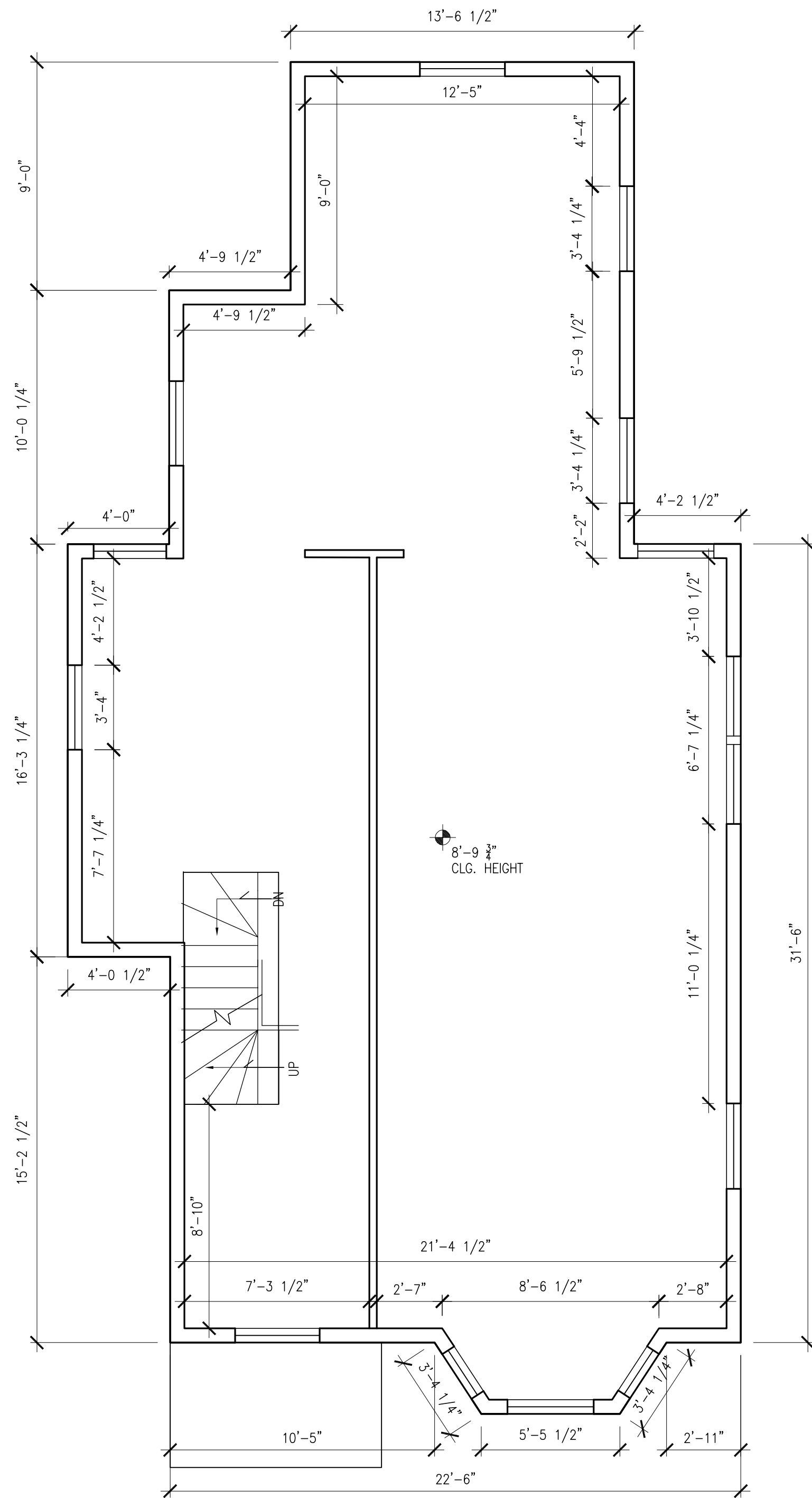
EXISTING BASEMENT PLAN



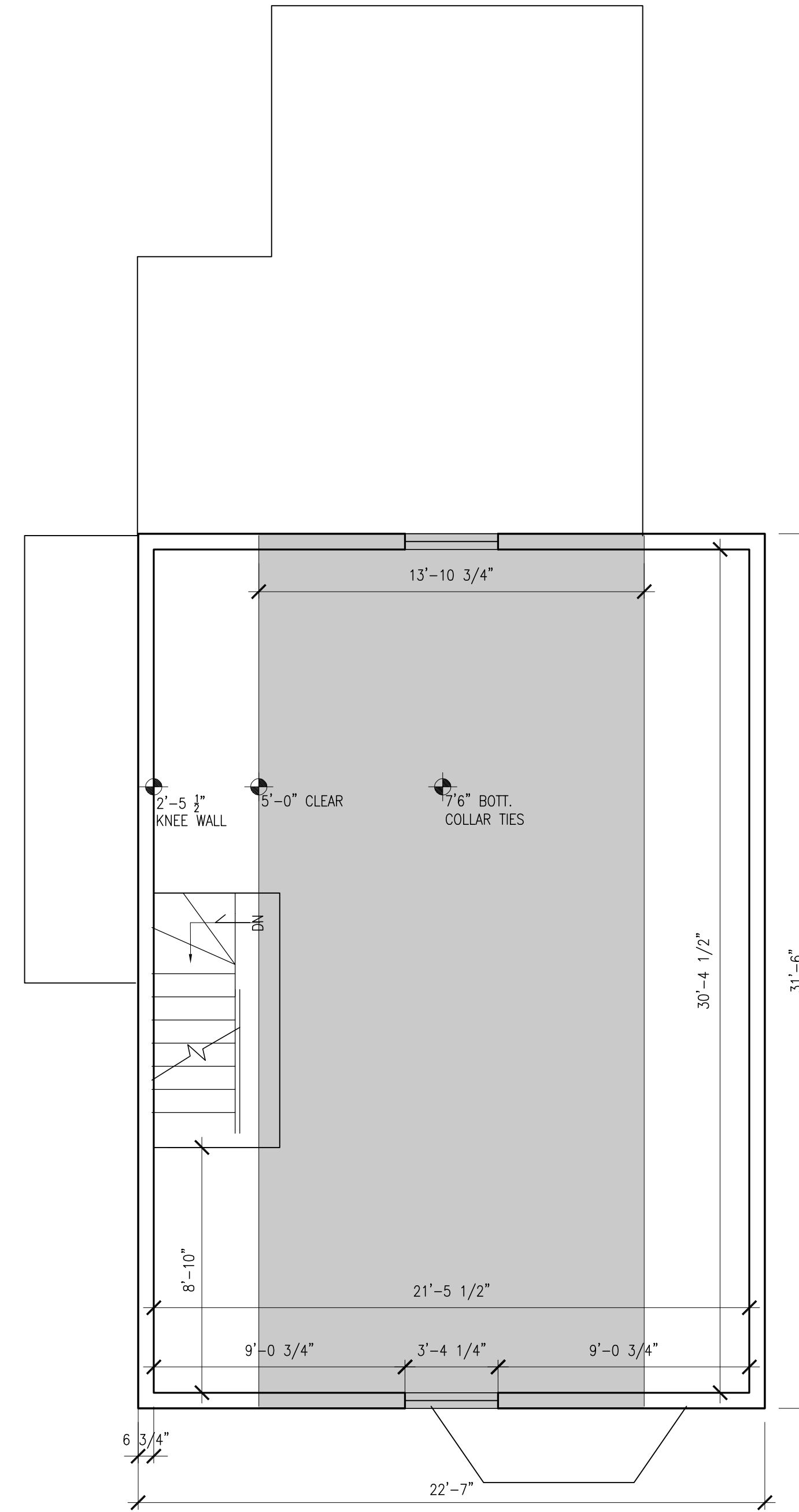
EXISTING FIRST FLOOR PLAN

TITLE	DATE	ISSUE	DRAWN	CHECKED
EXISTING BASEMENT & FIRST FLOOR PLANS	03/21/24	EXIST. COND.	ACR	JBC
	05/10/24	EXIST. COND.	ACR	JBC
	09/04/24	EXIST. COND.	ACR	JBC
JOB NUMBER	2414			
SCALE	1/4"=1'-0"			

Gross Floor Area	Existing SF
Basement	1,000
First	1,100
Second Floor	1,100
Third Floor	438
<b>TOTAL</b>	<b>3,638</b>



EXISTING SECOND FLOOR PLAN

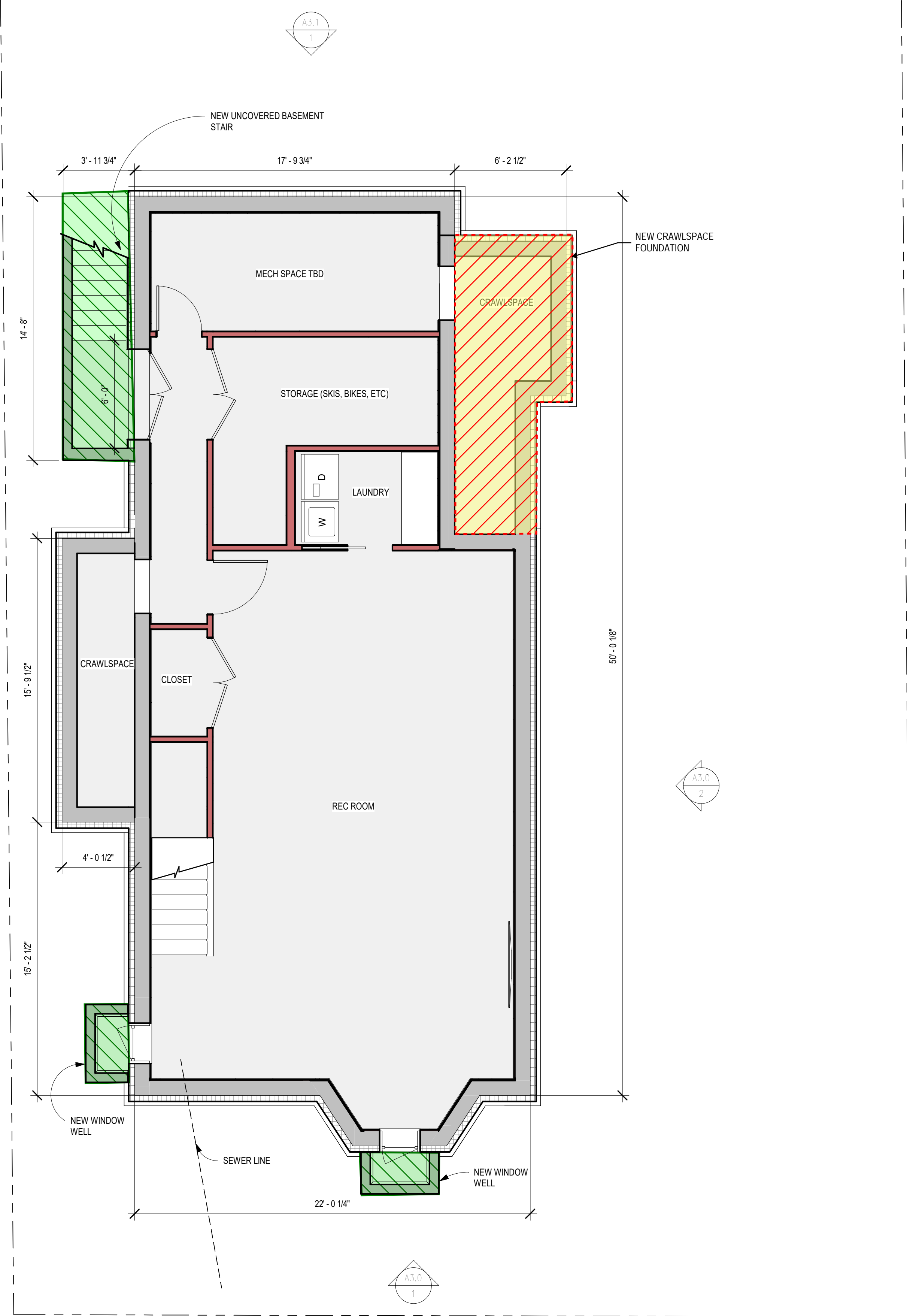


EXISTING ATTIC FLOOR PLAN

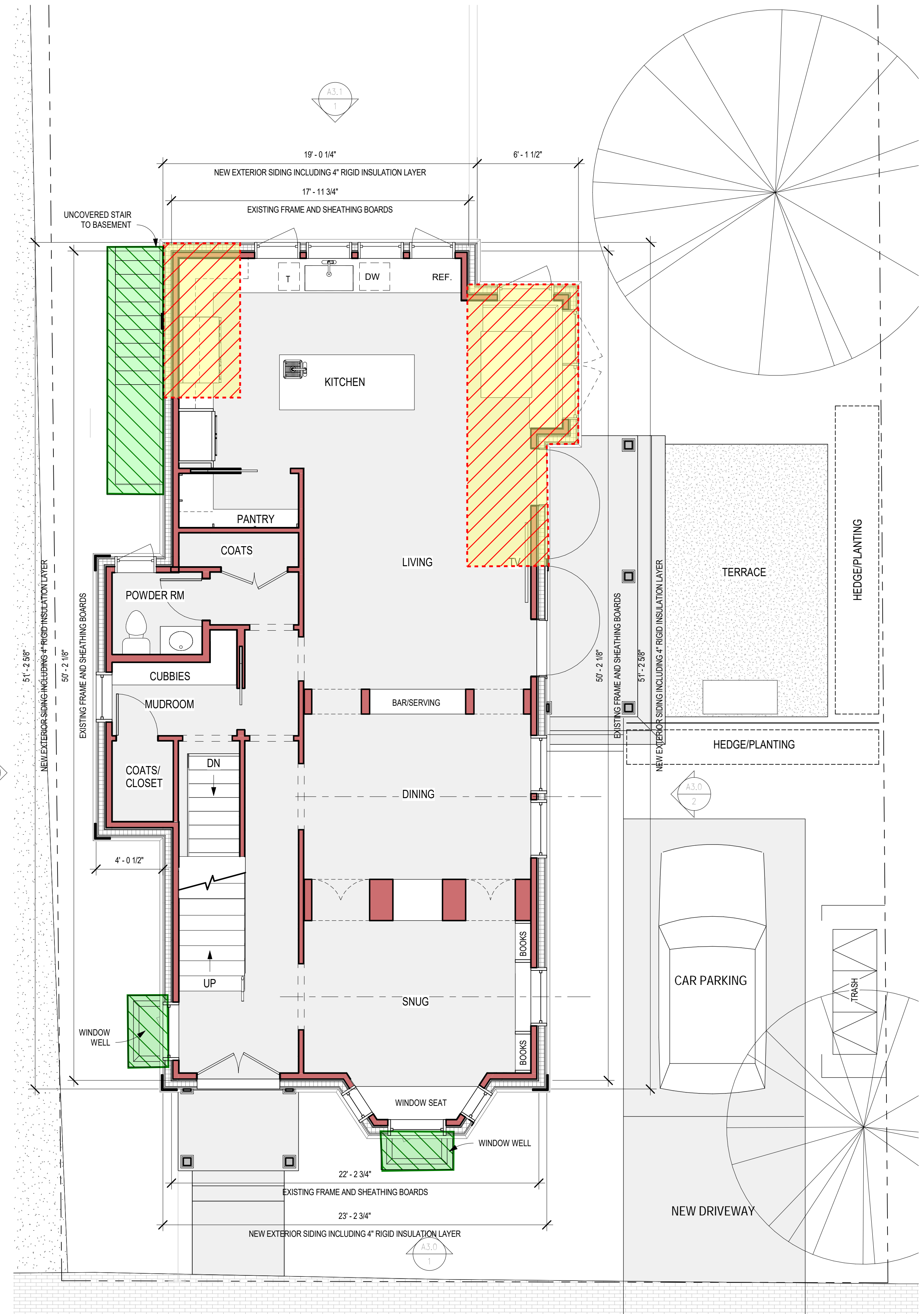
TITLE	DATE	ISSUE	DRAWN	CHECKED
EXISTING SECOND & ATTIC FLOOR PLANS	03/21/24	EXIST. COND.	ACR	JBC
	05/10/24	EXIST. COND.	ACR	JBC
	09/04/24	EXIST. COND.	ACR	JBC
JOB NUMBER	2414	SCALE	1/4"=1'-0"	



Gross Floor Area	Existing SF	Proposed SF
Basement	1,000	902
First	1,100	1,209
Second Floor	1,100	1,105
Third Floor	438	814
<b>TOTAL</b>	<b>3,638</b>	<b>4,030</b>

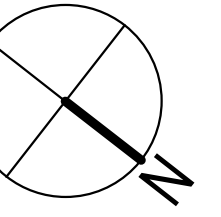


**1** BASEMENT PLAN - PROPOSED  
1/4" = 1'-0"



**2** FIRST FLOOR PLAN - PROPOSED  
1/4" = 1'-0"

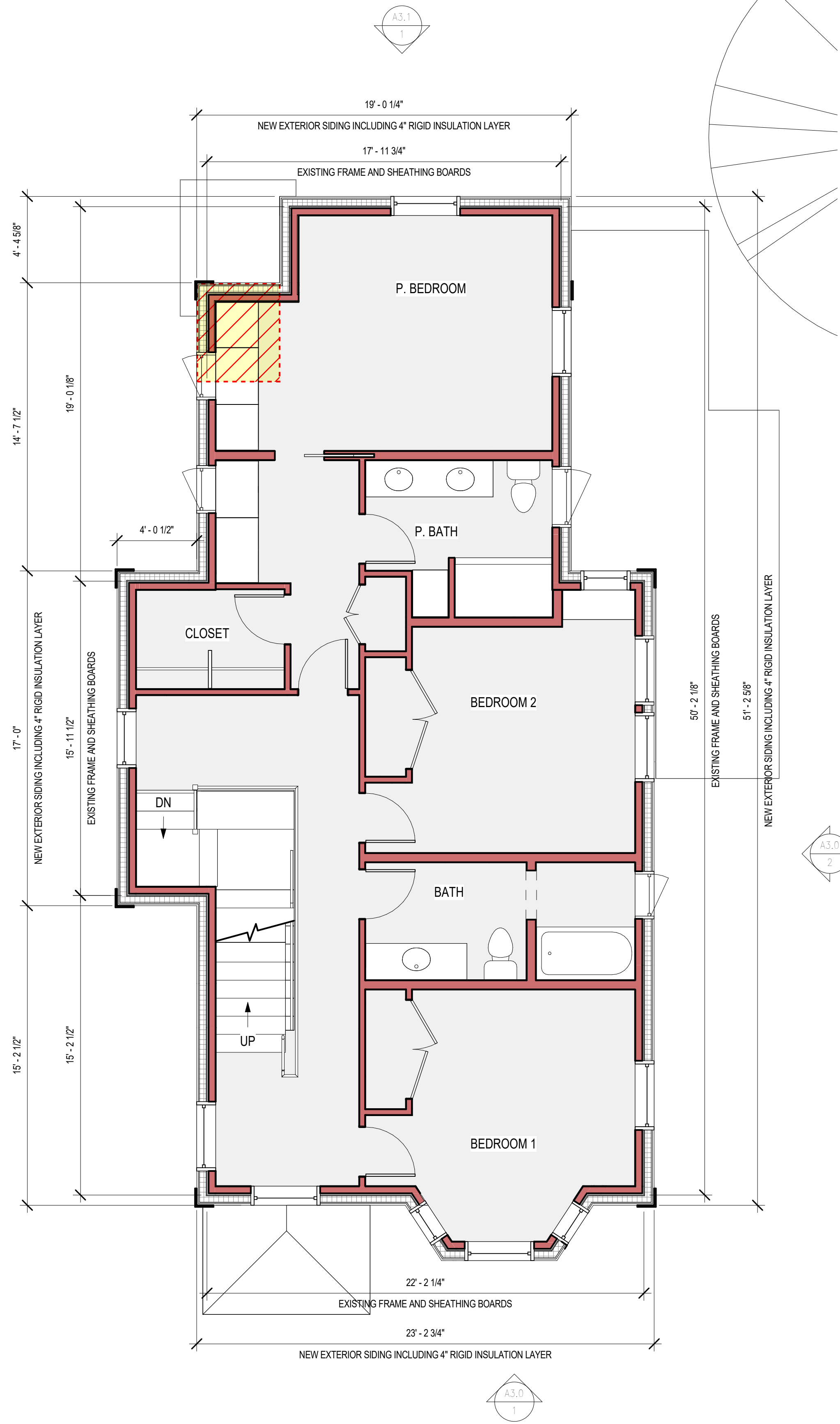
- EXTERIOR UNCOVERED NEW ADDITION
- NEW ADDITION



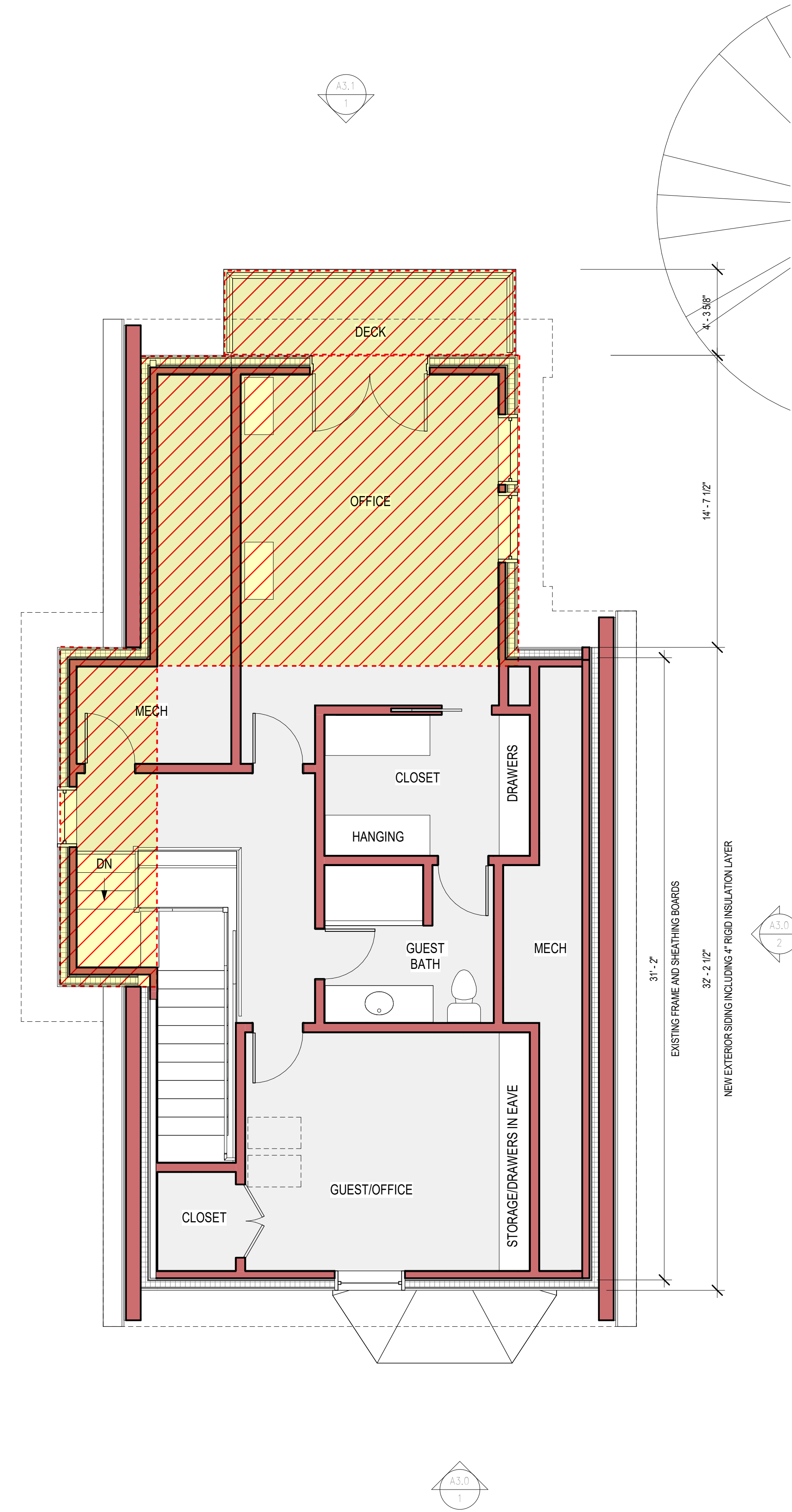
**316 PEARL ST**  
CAMBRIDGE, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
BASEMENT & FIRST FLOOR PLANS	07.19.24	REVIEW	ACR	JBC
	09.04.24	REVIEW	ACR	JBC
JOB NUMBER	2414			
SCALE	1/4" = 1'-0"			

Gross Floor Area	Existing SF	Proposed SF
Basement	1,000	902
First	1,100	1,209
Second Floor	1,100	1,105
Third Floor	438	814
<b>TOTAL</b>	<b>3,638</b>	<b>4,030</b>

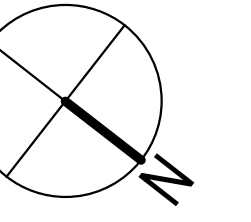


1 SECOND FLOOR PLAN - PROPOSED  
1/4" = 1'-0"



2 THIRD FLOOR PLAN - PROPOSED  
1/4" = 1'-0"

- EXTERIOR UNCOVERED NEW ADDITION
- NEW ADDITION



**316 PEARL ST**  
CAMBRIDGE, MA

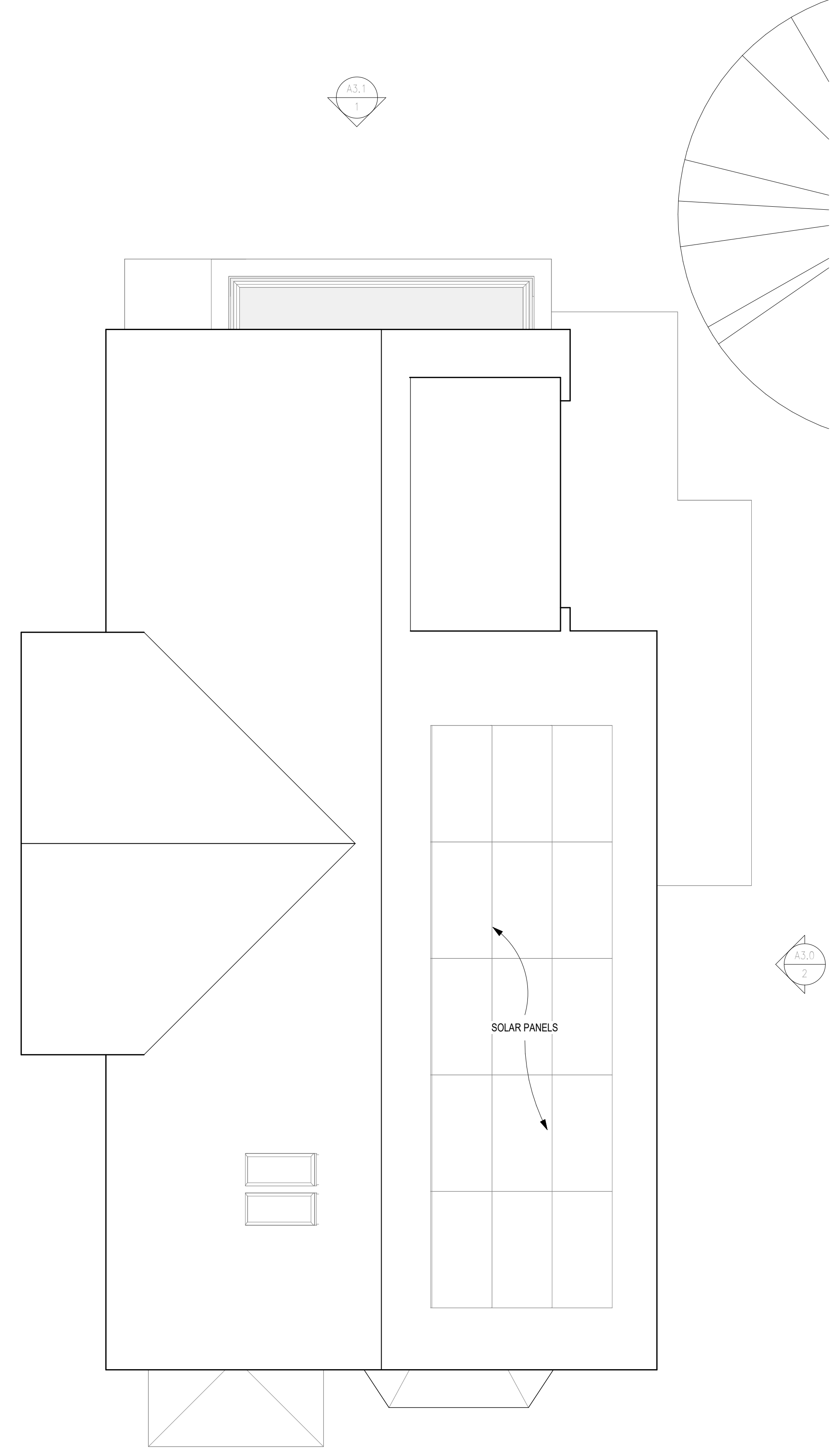
TITLE	DATE	ISSUE	DRAWN	CHECKED
SECOND & THIRD FLOOR PLANS	07.19.24	REVIEW	ACR	JBC
	09.04.24	REVIEW	ACR	JBC
<b>JOB NUMBER</b>	2414			
<b>SCALE</b>	1/4" = 1'-0"			

A3.1  
2

A3.1  
1

A3.0  
1

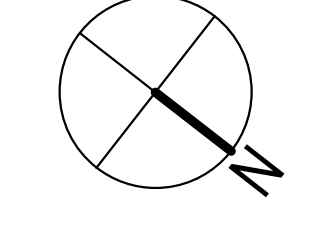
A3.0  
2



A2.2

TITLE	DATE	ISSUE	DRAWN	CHECKED
ROOF PLAN	09.04.24	REVIEW	ACR	JBC
<b>JOB NUMBER</b>	2414	<b>SCALE</b>	1/4" = 1'-0"	

316 PEARL ST  
CAMBRIDGE, MA



**ART** Albert · Richter · Tittmann  
ARCHITECTS  
33 Union Street 4th Floor Boston, MA 02108  
617-451-5740 ARTarchitects.com



**316 PEARL ST**  
CAMBRIDGE, MA



**1 WEST ELEVATION - PROPOSED**  
1/4" = 1'-0"

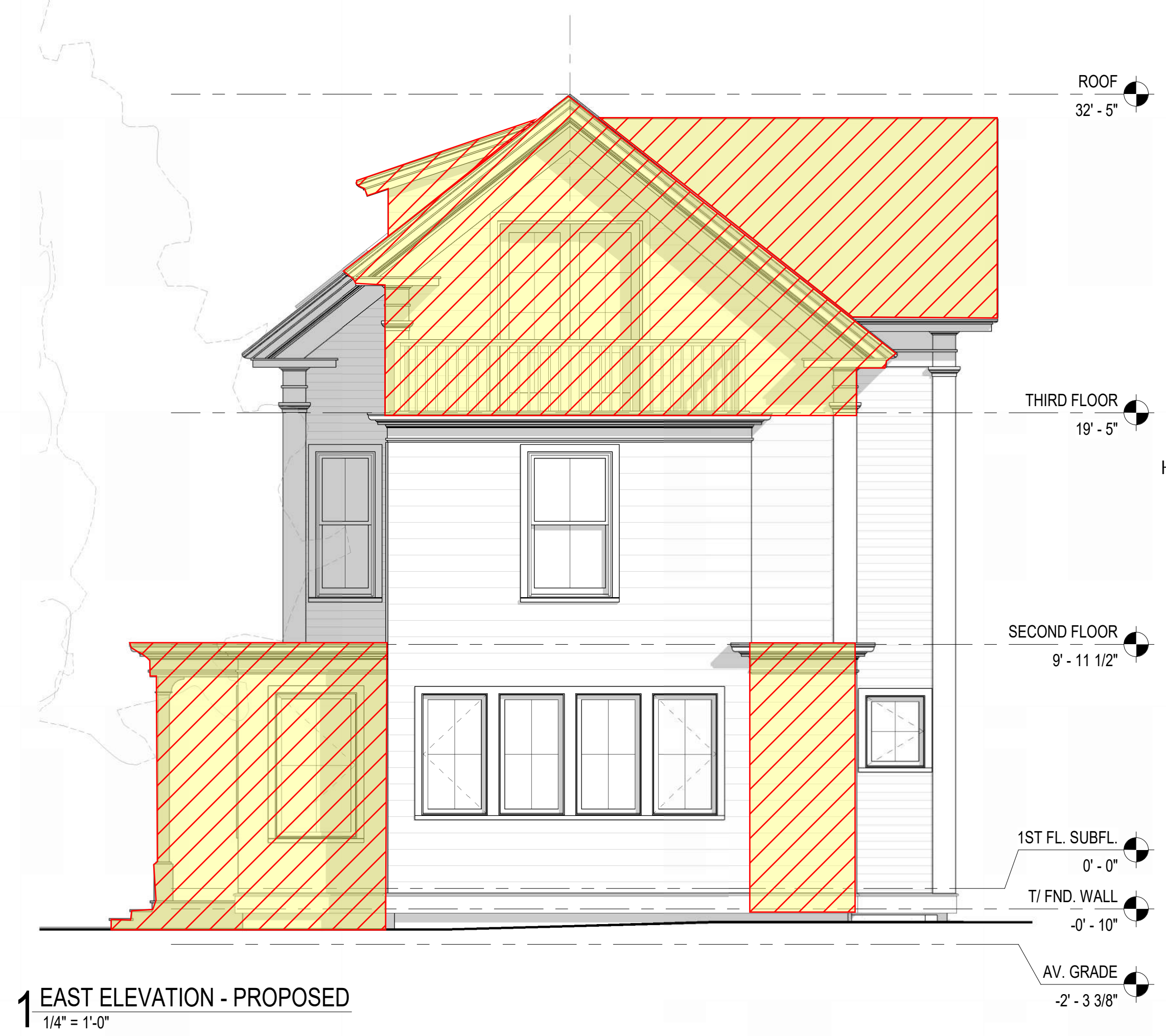


**2 SOUTH ELEVATION - PROPOSED**  
1/4" = 1'-0"

NEW ADDITION

DATE	ISSUE	DRAWN	CHECKED
09.04.24	REVIEW	ACR	JBC

TITLE	WEST & SOUTH ELEVATIONS
JOB NUMBER	2414
SCALE	1/4" = 1'-0"



**1 EAST ELEVATION - PROPOSED**  
1/4" = 1'-0"

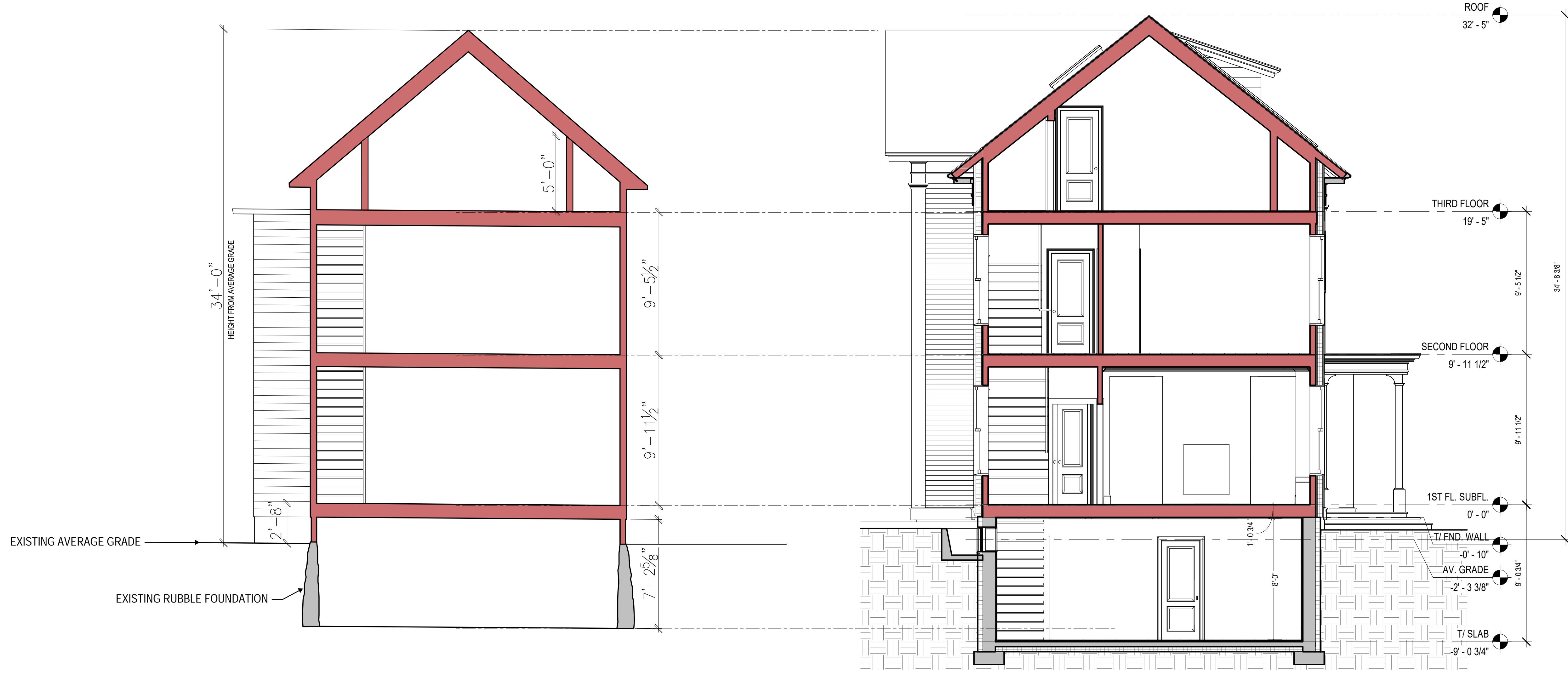


**2 NORTH ELEVATION - PROPOSED**  
1/4" = 1'-0"

TITLE	DATE	ISSUE	CHECKED
EAST & NORTH ELEVATIONS	09.04.24	REVIEW	ACR
		DRAWN	IBC

**JOB NUMBER** 2414

**SCALE** 1/4" = 1'-0"



EXISTING CROSS-SECTION

PROPOSED CROSS-SECTION

TITLE	DATE	ISSUE	DRAWN	CHECKED
BUILDING SECTIONS	09.04.24	REVIEW	ACR	JBC
<b>JOB NUMBER</b>	2414			
<b>SCALE</b>	1/4" = 1'-0"			



 NEW ADDITION

**ART** Albert · Richter · Tittmann  
ARCHITECTS

33 Union Street 4th Floor Boston, MA 02108  
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**316 PEARL ST**  
CAMBRIDGE, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
PERSPECTIVES – EXISTING VS PROPOSED	09.04.24	REVIEW	ACR	JBC
JOB NUMBER	SCALE			
2414				

**PO.1**



 NEW ADDITION

**316 PEARL ST**  
CAMBRIDGE, MA

**ART** Albert · Richter · Tittmann  
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33 Union Street 4th Floor Boston, MA 02108  
617-451-5740 ARTarchitects.com

TITLE	DATE	ISSUE	DRAWN	CHECKED
PERSPECTIVES – EXISTING VS PROPOSED	09.04.24	REVIEW	ACR	JBC
JOB NUMBER	SCALE			
2414				

**PO.3**



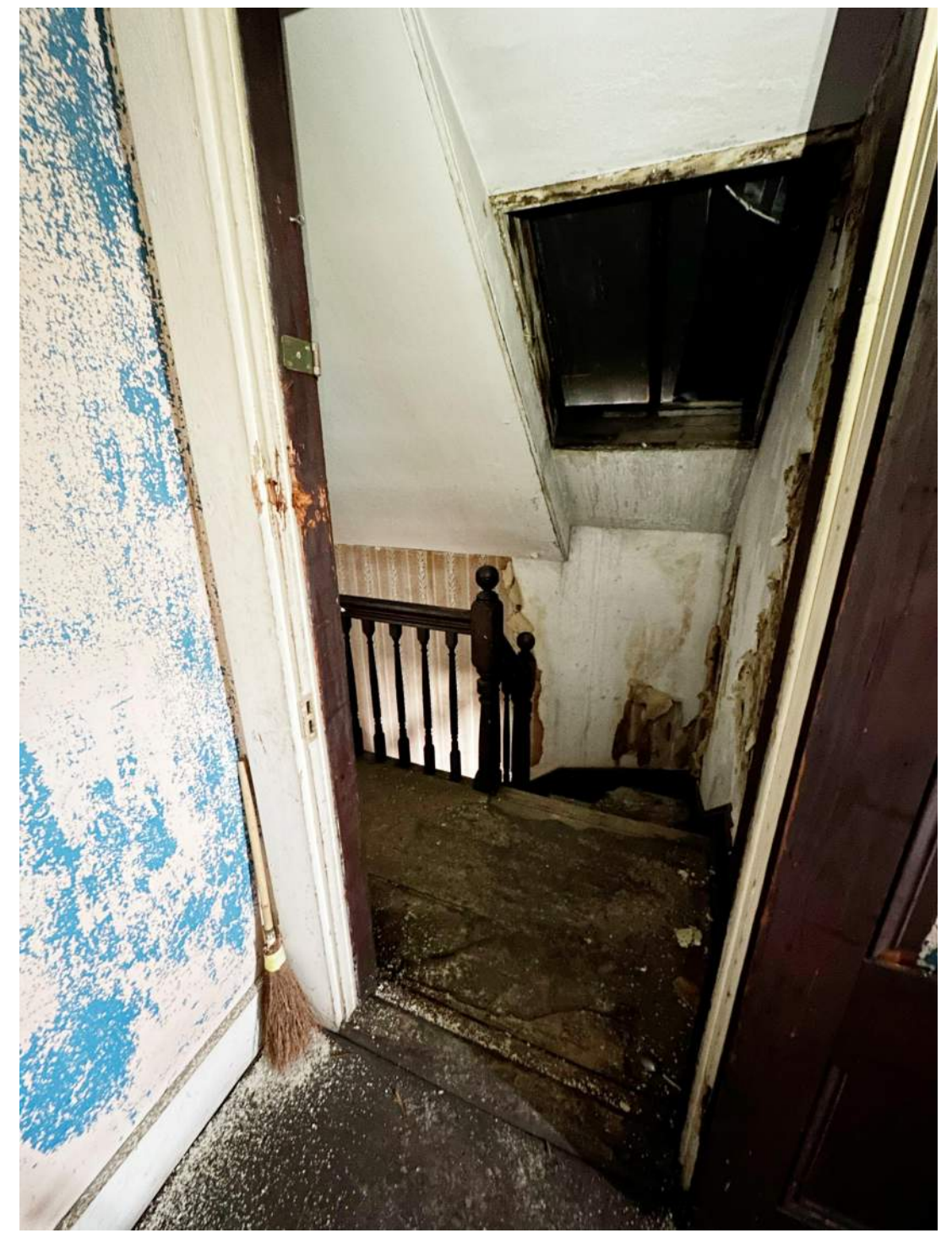


SUBSTANDARD ROOF FRAMING

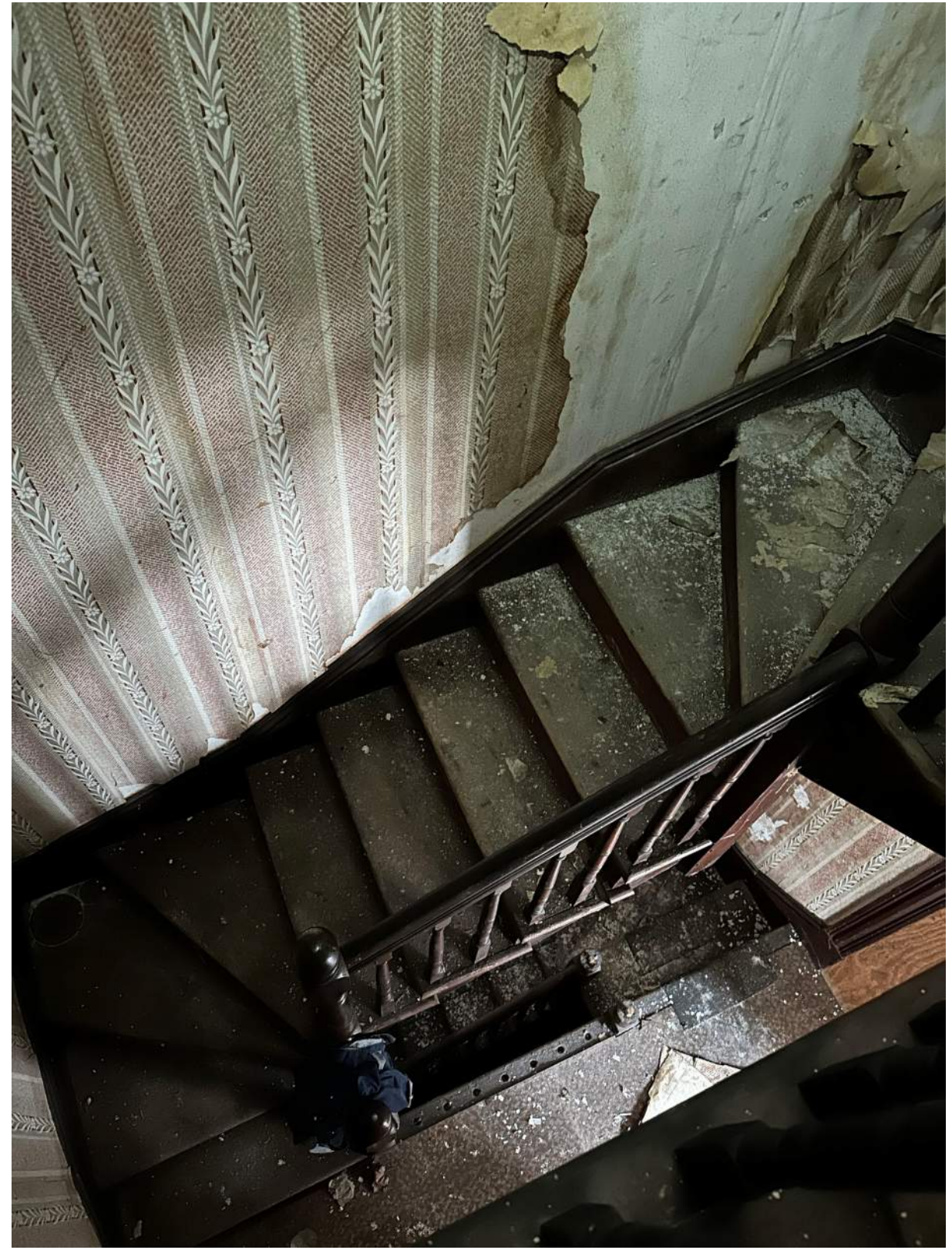


DETERIORATED ROOF





NOT TO CODE STAIR, WINDERS, RAILING AND HEAD HEIGHT



NOT TO CODE STAIR, WINDERS, RAILING AND HEAD HEIGHT

TRIOLOGY LAW LLC

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

2024 OCT 21 A 9:45

October 18, 2024

Via Email and Federal Express

Ms. Maria Pacheco  
Zoning Administrator  
City of Cambridge Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: BZA Case No. 289881-2024  
BZA Application: 316 Pearl Street, Cambridge, MA

Dear Ms. Pacheco:

Enclosed please find for filing in connection with the BZA Application referenced above, the following originals:

- Architectural Plan Page A2.0 – Corrected
- Proposed Conditions Survey

Thank you for your assistance with this matter.

Sincerely,

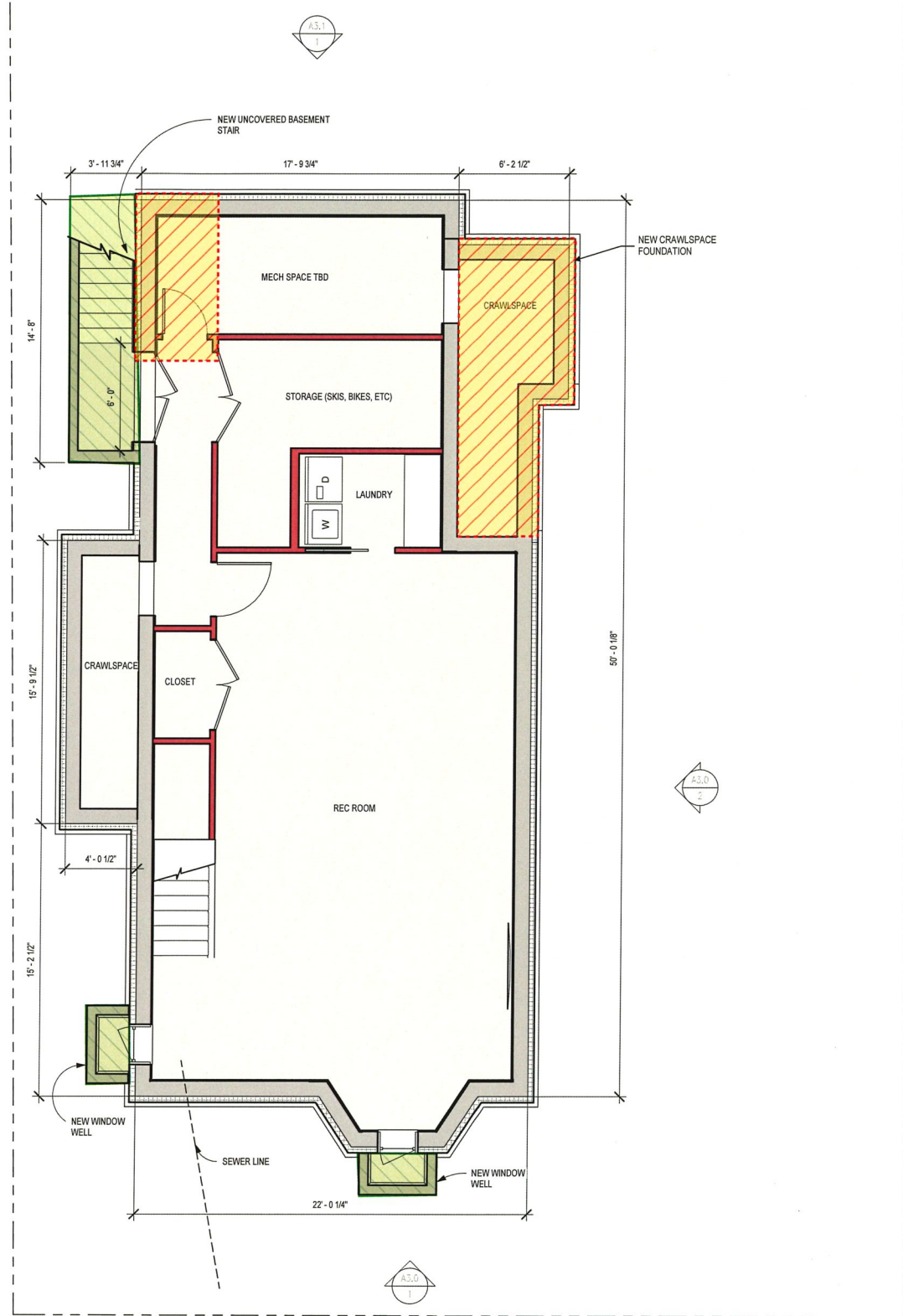
  
Sarah Like Rhatigan, Esq.

Enclosures

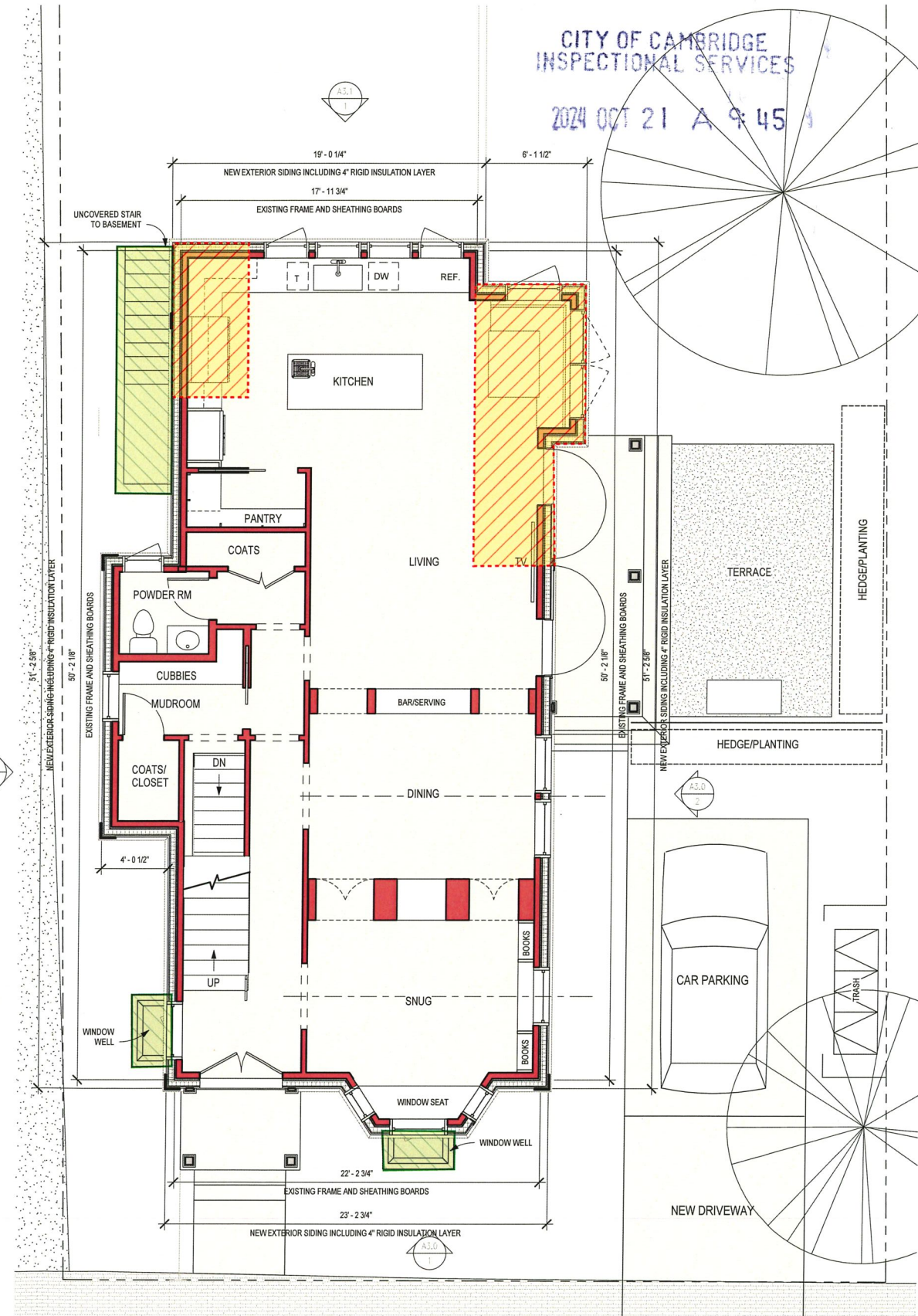
12 MARSHALL STREET  
BOSTON, MA 02108

P. 617-523-5000  
C. 617-543-7009

Gross Floor Area	Existing SF	Proposed SF
Basement	1,000	902
First	1,100	1,209
Second Floor	1,100	1,105
Third Floor	438	814
<b>TOTAL</b>	<b>3,638</b>	<b>4,030</b>



1 BASEMENT PLAN - PROPOSED  
1/4" = 1'-0"



2 FIRST FLOOR PLAN - PROPOSED  
1/4" = 1'-0"

\*CORRECTED 10.18.24

- EXTERIOR UNCOVERED NEW ADDITION
- NEW ADDITION

**ART** Albert · Richter · Tirtmann  
ARCHITECTS  
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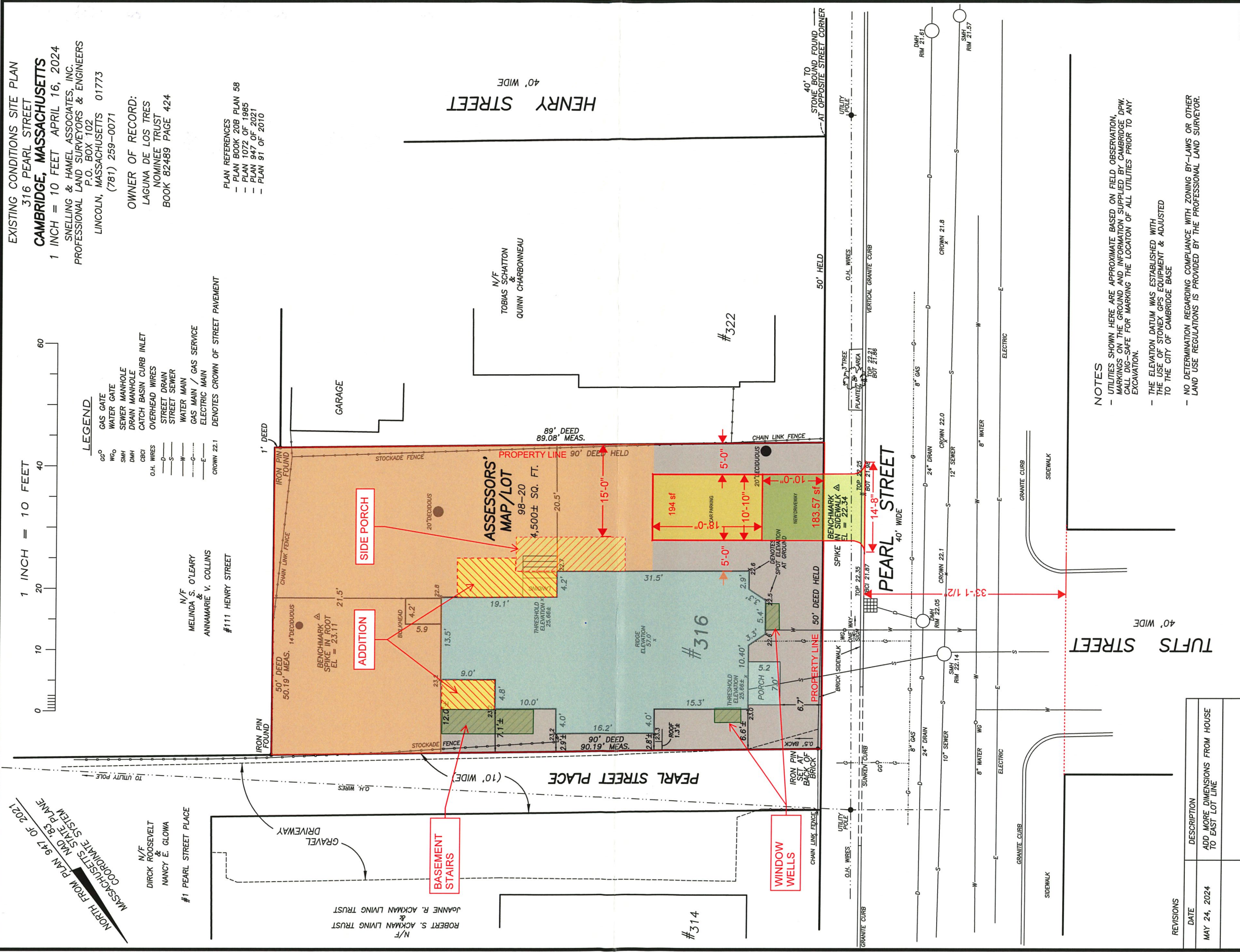
316 PEARL ST  
CAMBRIDGE, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
BASEMENT & FIRST FLOOR PLANS	07.19.24	REVIEW	ACR	JBC
	09.04.24	REVIEW	ACR	JBC
JOB NUMBER	2414			
SCALE	1/4" = 1'-0"			

A2.0

CITY OF CAMBRIDGE  
INSPECTORIAL SERVICES  
2024 OCT 21 A 9:45

Proposed Conditions Site Plan October 18, 2024



EXISTING CONDITIONS SITE PLAN  
316 PEARL STREET  
CAMBRIDGE, MASSACHUSETTS  
1 INCH = 10 FEET APRIL 16, 2024  
SNELLING & HAMEL ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS & ENGINEERS  
P.O. BOX 102  
LINCOLN, MASSACHUSETTS 01773  
(781) 259-0071

- LEGEND**
- 66° GAS GATE
  - W60 WATER GATE
  - SMH SEWER MANHOLE
  - DMH DRAIN MANHOLE
  - CBBI CATCH BASIN CURB INLET
  - O.H. WIRES OVERHEAD WIRES
  - S STREET DRAIN
  - W WATER MAIN
  - G GAS MAIN / GAS SERVICE
  - E ELECTRIC MAIN
  - CROWN 22.1 DENOTES CROWN OF STREET PAVEMENT

**OWNER OF RECORD:**  
LAGUNA DE LOS TRES  
NOMINEE TRUST  
BOOK 82489 PAGE 424

- PLAN REFERENCES**
- PLAN BOOK 208 PLAN 58
  - PLAN 1072 OF 1995
  - PLAN 947 OF 2021
  - PLAN 91 OF 2010

N/F  
MELINDA S. O'LEARY  
&  
ANNAMARIE V. COLLINS  
#111 HENRY STREET

NORTH FROM PLAN 947 OF 2021  
MASSACHUSETTS STATE PLANE  
COORDINATE SYSTEM

N/F  
DIRCK ROOSEVELT  
&  
NANCY E. GLOWA  
#1 PEARL STREET PLACE

N/F  
ROBERT S. ACKMAN LIVING TRUST  
&  
JOANNE R. ACKMAN LIVING TRUST

- NOTES**
- UTILITIES SHOWN HERE ARE APPROXIMATE BASED ON FIELD OBSERVATION. MARKINGS ON THE GROUND AND INFORMATION SUPPLIED BY CAMBRIDGE DPW. CALL DIG-SAFE FOR MARKING THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
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**REVISIONS**

DATE	DESCRIPTION
MAY 24, 2024	ADD MORE DIMENSIONS FROM HOUSE TO EAST LOT LINE

17061.DWG  
5-24-2024

NORTH FROM PLAN 947 OF 2021  
 MASSACHUSETTS STATE PLANE  
 COORDINATE SYSTEM

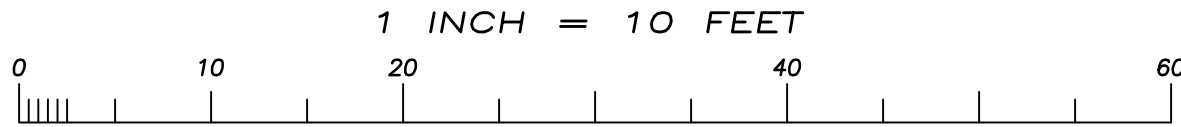
N/F  
 DIRCK ROOSEVELT  
 &  
 NANCY E. GLOWA  
 #1 PEARL STREET PLACE

N/F  
 MELINDA S. O'LEARY  
 &  
 ANNAMARIE V. COLLINS  
 #111 HENRY STREET

EXISTING CONDITIONS SITE PLAN  
 316 PEARL STREET  
**CAMBRIDGE, MASSACHUSETTS**  
 1 INCH = 10 FEET APRIL 16, 2024  
 SNELLING & HAMEL ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYORS & ENGINEERS  
 P.O. BOX 102  
 LINCOLN, MASSACHUSETTS 01773  
 (781) 259-0071

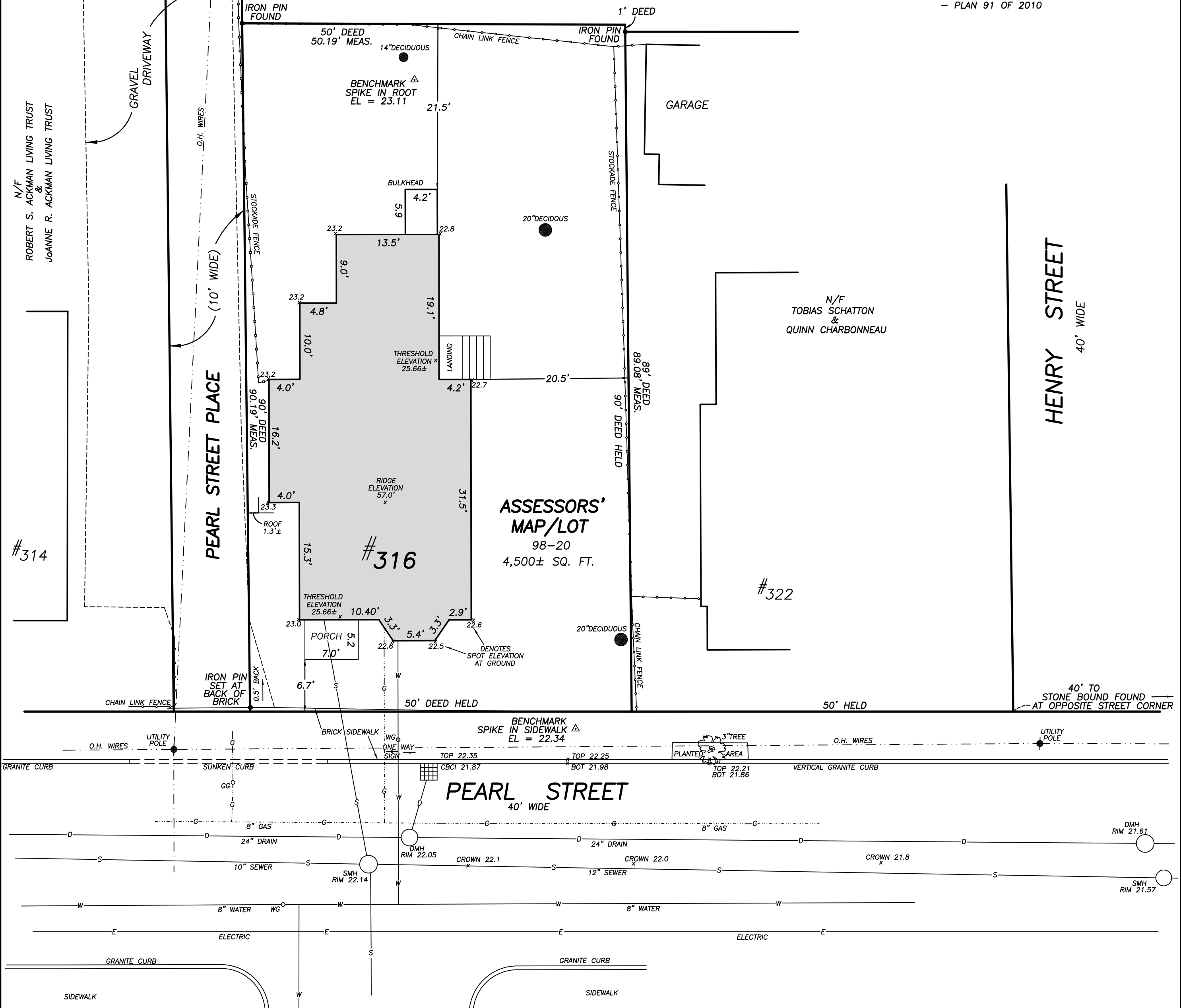
OWNER OF RECORD:  
 LAGUNA DE LOS TRES  
 NOMINEE TRUST  
 BOOK 82489 PAGE 424

PLAN REFERENCES  
 - PLAN BOOK 20B PLAN 58  
 - PLAN 1072 OF 1985  
 - PLAN 947 OF 2021  
 - PLAN 91 OF 2010



**LEGEND**

GG <sup>o</sup>	GAS GATE
WG <sup>o</sup>	WATER GATE
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
CBCI	CATCH BASIN CURB INLET
O.H. WIRES	OVERHEAD WIRES
D	STREET DRAIN
S	STREET SEWER
W	WATER MAIN
G	GAS MAIN / GAS SERVICE
E	ELECTRIC MAIN
CROWN 22.1	DENOTES CROWN OF STREET PAVEMENT



N/F  
 ROBERT S. ACKMAN LIVING TRUST  
 &  
 JOANNE R. ACKMAN LIVING TRUST  
 #314

N/F  
 TOBIAS SCHATTON  
 &  
 QUINN CHARBONNEAU  
 #322

**PEARL STREET**  
 40' WIDE

**TUFTS STREET**  
 40' WIDE

**HENRY STREET**  
 40' WIDE

**NOTES**

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John R. Hamel

APRIL 16, 2024

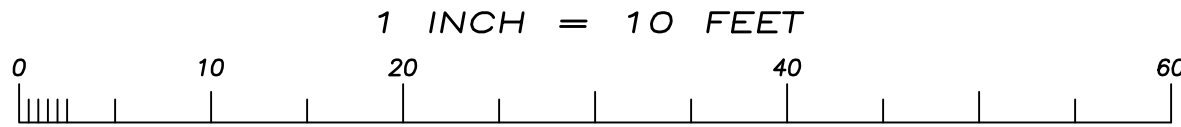


CURB CUT PLAN

APPROVED BY CITY COUNCIL  
September 9, 2024

FILE No. 279574

NORTH FROM PLAN 947 OF 2021  
 MASSACHUSETTS STATE PLANE  
 COORDINATE SYSTEM  
 MAD '83



EXISTING CONDITIONS SITE PLAN  
 316 PEARL STREET  
**CAMBRIDGE, MASSACHUSETTS**  
 1 INCH = 10 FEET APRIL 16, 2024  
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OWNER OF RECORD:  
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**LEGEND**

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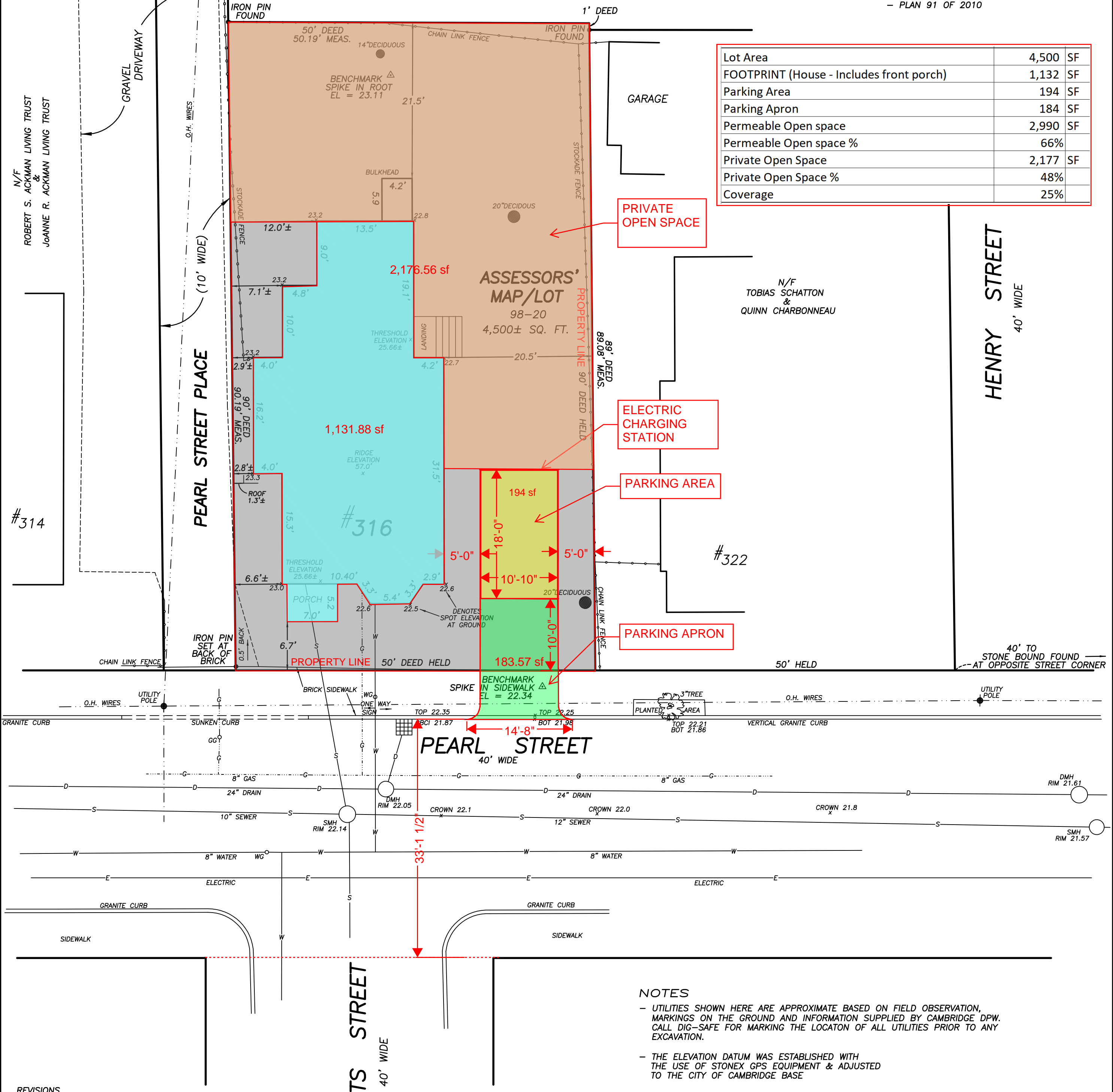
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 &  
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 #1 PEARL STREET PLACE

N/F  
 MELINDA S. O'LEARY  
 &  
 ANNAMARIE V. COLLINS  
 #111 HENRY STREET

N/F  
 ROBERT S. ACKMAN LIVING TRUST  
 &  
 JOANNE R. ACKMAN LIVING TRUST

Lot Area	4,500 SF
FOOTPRINT (House - Includes front porch)	1,132 SF
Parking Area	194 SF
Parking Apron	184 SF
Permeable Open space	2,990 SF
Permeable Open space %	66%
Private Open Space	2,177 SF
Private Open Space %	48%
Coverage	25%

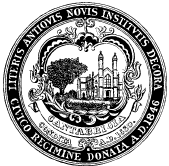
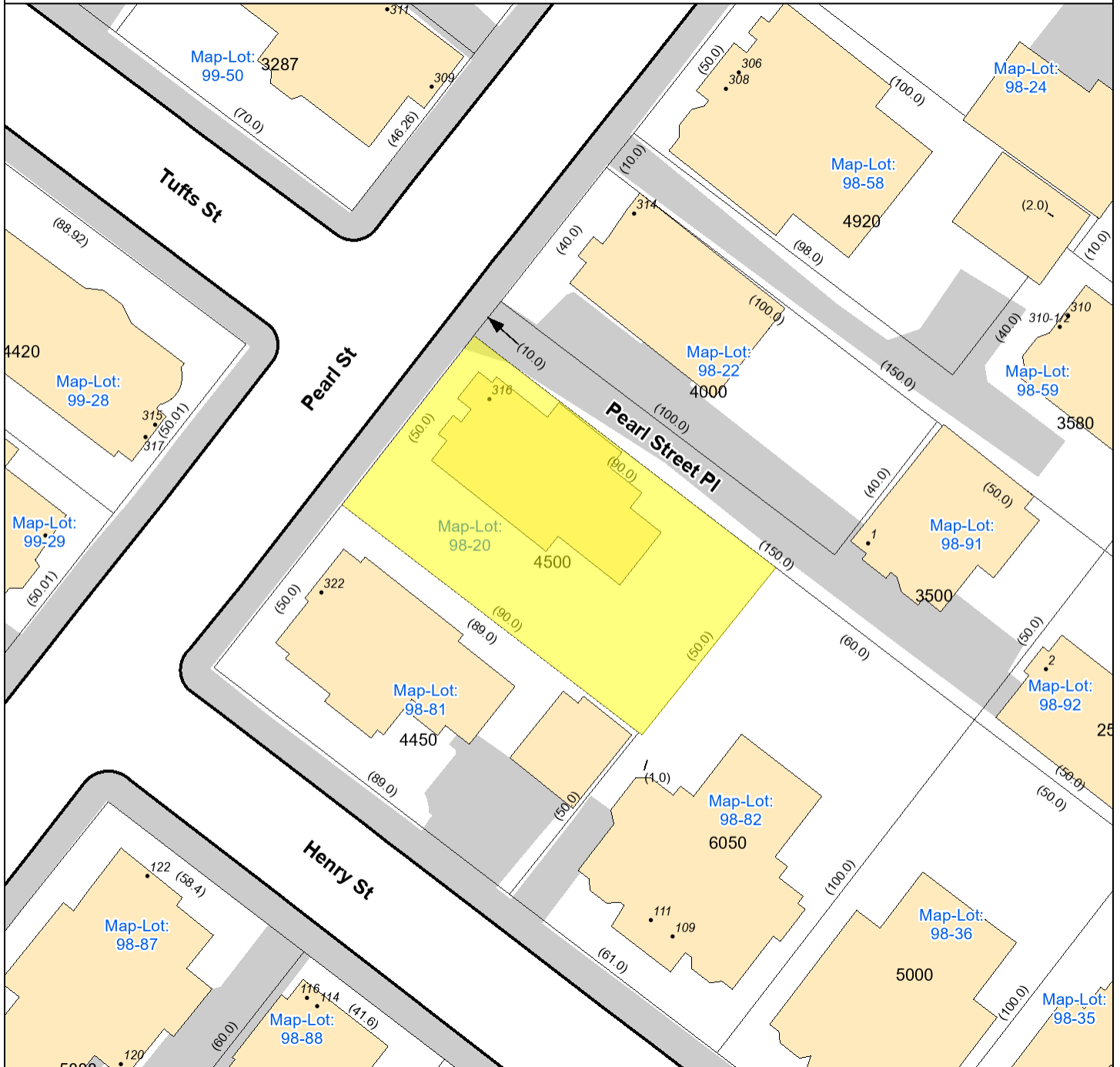


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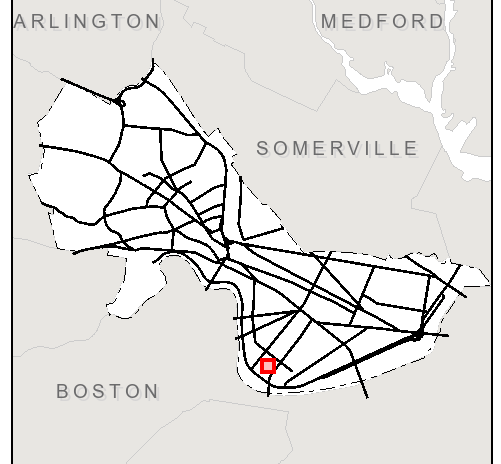
City of Cambridge  
Massachusetts

1" = 35 ft

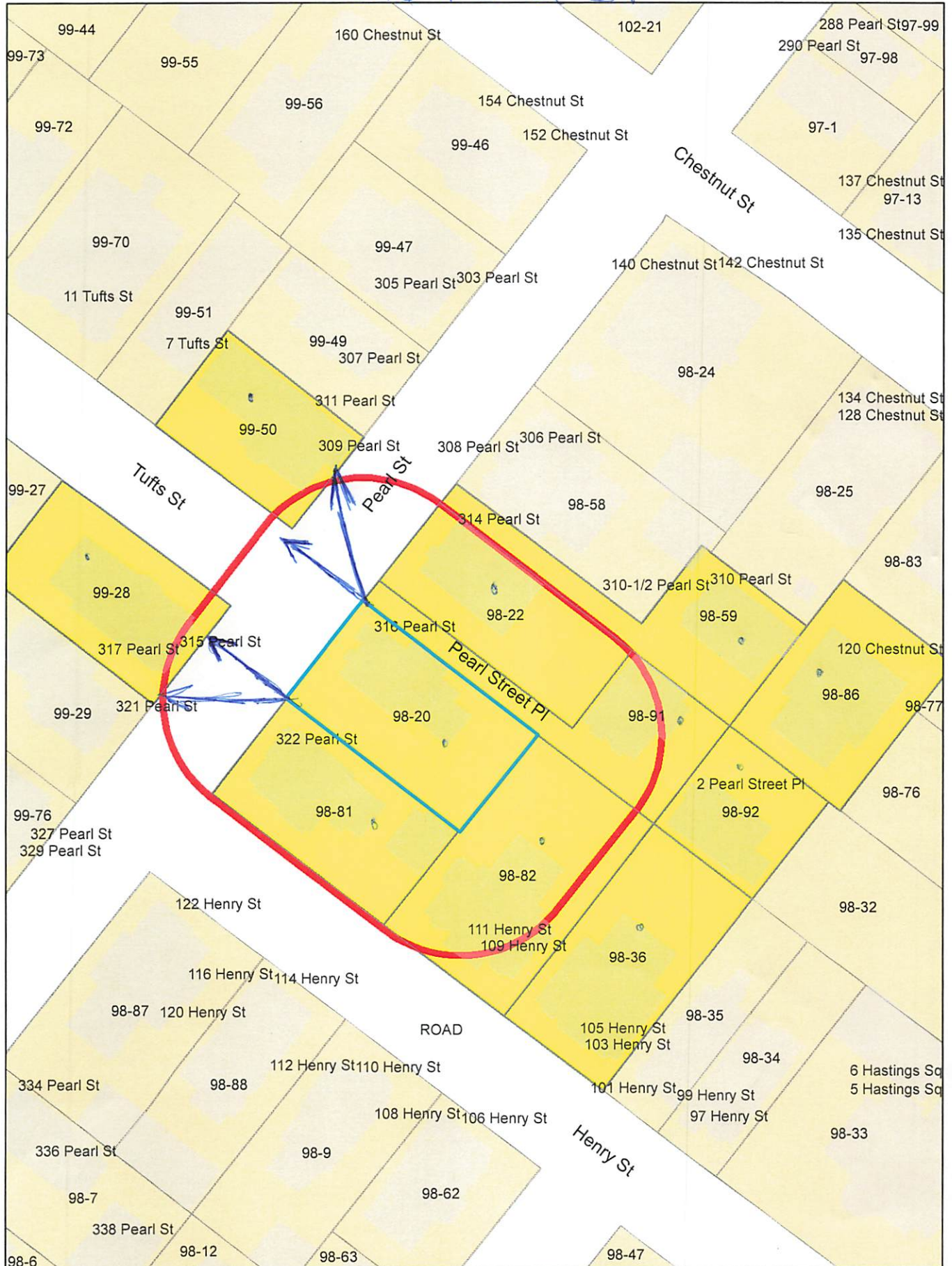
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath



316 Pearl St.



316 Pearl St.

Petitioner

99-50  
BATCHELOR, SAMUEL P. &  
SCARLET BATCHELOR  
309 PEARL ST  
CAMBRIDGE, MA 02139

98-22  
ACKMAN, ROBERT S., JO-ANN R. ACKMAN &  
JO-ANN R. ACKMAN & ROBERT S. ACKMAN TRS  
314 PEARL ST  
CAMBRIDGE, MA 02139-4718

TRILOGY LAW LLC  
C/O SARAH L. RHATIGAN, ESQ.  
12 MARSHALL STREET  
BOSTON, MA 02108

98-82  
MARTIN, FELIPE SUVA,  
MARIA CLARA SUVA MARTIN - A LIFE ESTATE  
111 HENRY ST  
CAMBRIDGE, MA 02139-4728

98-91  
ROOSEVELT, DIRCK & NANCY E. GLOWA  
1 PEARL ST PL  
CAMBRIDGE, MA 02139

98-20  
FENN, BRANDON  
TRS OF LAGUNA DE LOS TRES NOMINEE TR  
316 PEARL ST  
CAMBRIDGE, MA 02139

98-36  
LUEDI PHILIPPE P & ALICE GUGELMANN  
103-105 HENRY ST  
CAMBRIDGE, MA 02478

98-92  
OSTOVARI MAHTA PINKHAM CHRISTOPHER B  
2 PEARL STREET PL  
CAMBRIDGE, MA 02139

98-86  
DAVIS, HENRIETTA RICHARD G BOCK  
120 CHESTNUT ST  
CAMBRIDGE, MA 02139

98-59  
TYSON, JOHN K.  
310 1/2 PEARL ST.  
CAMBRIDGE, MA 02139

99-28  
SAPEMA ONE OG LLC  
1714 TROTTER CT  
WELLINGTON, FL 33414

98-81  
SCHATTON, TOBIAS &  
QUINN CHARBONNEAU  
322 PEARL ST  
CAMBRIDGE, MA 02139

## **Pacheco, Maria**

---

**From:** Rebecca Bowie <rsrbowie@gmail.com>  
**Sent:** Friday, October 4, 2024 4:13 PM  
**To:** Pacheco, Maria  
**Subject:** Support for 316 Pearl St (BZA-289881)

To the Board of Zoning Appeals,

I am writing in support of the special permit for 316 Pearl St (BZA-289881). I live on the other side of the block from this house, which has long been abandoned, and I am thrilled that people are working on it and going to live in it. It's a huge benefit to our neighborhood to have this house be livable again.

The family are friends of ours and our kids go to school together, and we're very excited to have them join our block. They have been proactive and communicative with neighbors about their plans, and the designs look lovely. I hope you'll allow them to make the renovations that will allow them to be comfortable in the house long-term.

Sincerely,  
Rebecca Bowie  
3 Hastings Square

Maria Pacheco  
Cambridge Zoning Board of Appeals  
City Hall  
795 Massachusetts Ave  
Cambridge, MA 02139

October 14, 2024

Dear Members of the Zoning Board,

We are writing to express our enthusiastic & full support for the proposed renovation including a small expansion of the home located at 316 Pearl Street. As neighbors and residents of this community, for many decades, We believe the approval of this special permit will greatly benefit our neighborhood for the following reasons.

The property at 316 Pearl Street has been abandoned by the prior owners for over two decades, and during that time, it has posed significant safety and health risks, with numerous including squatters and ongoing pest infestations. This renovation will eliminate those problems and bring homeownership for a local family to the area, transforming an eyesore into a well-maintained single-family residence. We strongly welcome this family and are happy to do so.

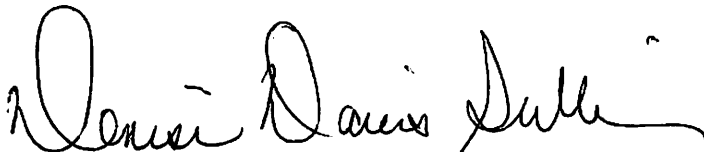
Additionally, the proposed additions and improvements are straightforward and in line with the historic architectural style of the neighborhood, preserving the communities character. The exterior design and materials are consistent with many other homes in the area and the changes are respectful of the original design of the house.

We also are pleased that this project will create much-needed family housing without negatively impacting traffic or neighborhood congestion. Overall, the revitalization of 316 Pearl Street will improve both the aesthetics and value of our community, and we encourage the Board to grant the requested Special Permit as soon as possible so that exciting improvements can begin quickly. We in this neighborhood have spent far to long worrying about this property, knowing this renovation & small expansion will be made and the house will be habitable is a huge relief.

Best,



Anne Davis – 321 Pearl St - resident at this address for over 6 decades, 7 decades in Cambridgeport



Denise Davis Sullivan – 321 Pearl St – life long resident at this address

Maria Pacheco  
Cambridge Zoning Board of Appeals  
City Hall  
795 Massachusetts Ave  
Cambridge, MA 02139

Dear Members of the Zoning Board,

I am writing to express my full support for the proposed renovation and small expansion of the home located at 316 Pearl Street. As a neighbor and resident of this community, I believe the approval of this special permit will greatly benefit our neighborhood for the following reasons.

We have lived across the street at 309 Pearl St. since 2000. The property at 316 Pearl Street has been abandoned for the entirety of our residency. During that time, we have watched the house fall farther and farther into decay, posing increasing safety and health risks each year. This renovation will eliminate those problems and bring homeownership for a local family to the area, transforming an eyesore into a well-maintained single-family residence.

Additionally, as a practicing architect, I find the proposed additions and improvements are straightforward and in line with the architectural style of the neighborhood, preserving the communities character. The exterior design and materials are consistent with many other homes in the area and the changes are respectful of the original design of the house.

I am also pleased that this project will create much-needed family housing without negatively impacting traffic or neighborhood congestion. Overall, the revitalization of 316 Pearl Street will improve both the aesthetics and value of our community, and I encourage the Board to grant the requested Special Permit.

Thank you for considering my support.

Sincerely,

A handwritten signature in black ink, appearing to read "Sam Batchelor". The signature is fluid and cursive, with a large initial "S" and "B".

Sam Batchelor

309 Pearl St.



## **Pacheco, Maria**

---

**From:** Alex & Courtney <316pearlst@gmail.com>  
**Sent:** Thursday, October 17, 2024 10:19 PM  
**To:** Pacheco, Maria; JoAnne Ackman; sarah@trilogylaw.com; courtney.albert6@gmail.com  
**Subject:** 316 Pearl St BZA Support Letter

Hi Maria, please see the letter below from 314 Pearl (cc'd).

Dear Members of the Zoning Board,

We are writing to offer our support for the proposed renovation and modest expansion of the property at 316 Pearl Street. Having lived next door to the home for many years, we are thrilled to see the opportunity for this long-neglected house to finally undergo much-needed improvements.

The property at 316 Pearl Street has sat vacant for over 20 years, and during that time, it has unfortunately attracted safety concerns, including unwanted trespassers and persistent pest issues. This renovation will not only address these hazards but will also breathe new life into a property that has been a source of concern for the neighborhood. It's exciting to think of this house becoming a safe and beautiful home for a local family.

The proposed updates are tasteful and thoughtfully planned, respecting the historical character of our neighborhood while enhancing its overall appearance. The changes, including the small addition, are in harmony with the architectural style of nearby homes, maintaining the unique charm that makes this area so special.

We are especially pleased to know that this project will add much-needed family housing without increasing traffic or adding strain to the neighborhood. The revitalization of 316 Pearl Street will not only improve the aesthetics but also add value to our community as a whole. We strongly encourage the Board to approve the Special Permit request.

Thank you for your time and consideration of our support.

Sincerely,  
JoAnne and Rob Ackman  
Neighbors at 314 Pearl Street

**City Hall  
795 Massachusetts Ave  
Cambridge, MA 02139**

**Dear Members of the Zoning Board,**

**I am writing to express my full support for the proposed renovation and small expansion of the home located at 316 Pearl Street. As a neighbor and resident of this community, I believe the approval of this special permit will greatly benefit our neighborhood for the following reasons.**

**The property at 316 Pearl Street has been abandoned by the prior owners for over two decades, and during that time, it has posed significant safety and health risks, with numerous including squatters and ongoing pest infestations. This renovation will eliminate those problems and bring homeownership for a local family to the area, transforming an eyesore into a well-maintained single-family residence.**

**Additionally, the proposed additions and improvements are straightforward and in line with the historic architectural style of the neighborhood, preserving the communities character. The exterior design and materials are consistent with many other homes in the area and the changes are respectful of the original design of the house.**

**I am also pleased that this project will create much-needed family housing without negatively impacting traffic or neighborhood congestion. Overall, the revitalization of 316 Pearl Street will improve both the aesthetics and value of our community, and I encourage the Board to grant the requested Special Permit.**

**Thank you for considering my support.**

**Sincerely, Quinn Charbonneau & Tobias Schatton  
322 Pearl Street, Cambridge MA 02139**



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: John Felix Date: 10/9/24  
(Print)

Address: 316 Pearl St.

Case No. BZA-289881

Hearing Date: 10/24/24

Thank you,  
Bza Members