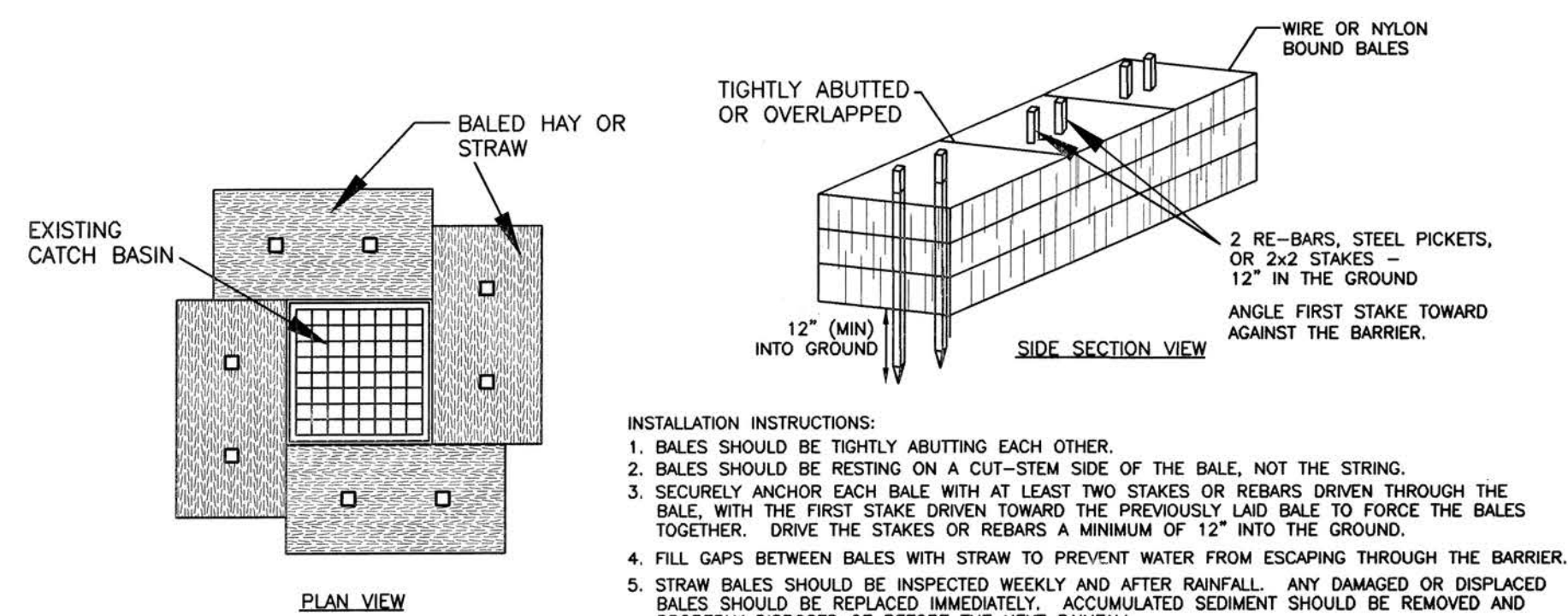


GENERAL NOTES

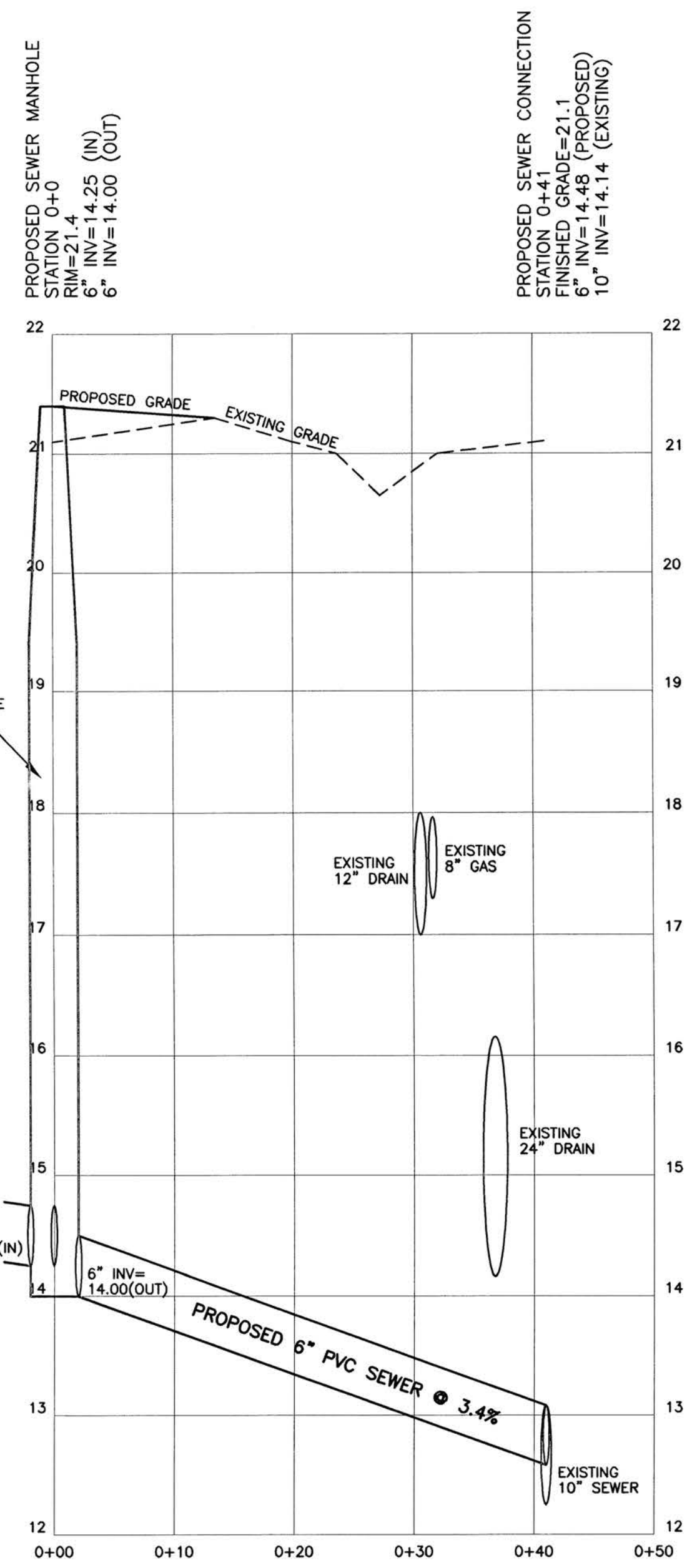
- ELEVATIONS REFER TO CITY OF CAMBRIDGE BASE. BENCHMARK: HYDRANT BONNET BOLT CHISEL "X", AT INTERSECTION OF PEARL STREET & VALENTINE STREET, ELEVATION = 23.68.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
- MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 1-888-344-7233 IN ORDER TO COMPLY WITH STATE LAW.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND MAY 2015.
- ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL PROVIDE CITY OF CAMBRIDGE POLICE OFFICERS FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE CITY ENGINEER.
- ALL TRENCHES IN PAVED STREETS SHALL BE TEMPORARILY PATCHED WITH 1.5 INCH DEPTH OF BITUMINOUS CONCRETE, LAID HOT AND MAINTAINED UNTIL THE PERMANENT PATCH IS INSTALLED.
- IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS OR AS-BUILT LOCATIONS, IF REQUIRED BY THE CITY OF CAMBRIDGE. EVERETT M. BROOKS CO. WILL NOT PROVIDE AS-BUILT CERTIFICATION TO UNINSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.
- EXISTING AND PROPOSED GAS SERVICE LOCATION TO BE CONFIRMED BY NSTAR, PRIOR TO CONSTRUCTION.
- IN CASES WHERE LEDGE OR BouldERS ARE ENCOUNTERED, EVERETT M. BROOKS CO. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
- IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
- WHEREVER PROPOSED SEWER PIPE CROSSES OVER EXISTING OR PROPOSED WATER LINE, THE SEWER PIPE SHALL BE ENCASED IN CONCRETE 10' EITHER SIDE.
- SEE ARCHITECTURAL PLANS FOR ZONING INFORMATION.
- PROVIDE FOR EROSION CONTROL AROUND SITE, AS REQUIRED.
- PROVIDE FOR CONSTRUCTION SECURITY FENCING AROUND SITE, AS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY THE CITY OF CAMBRIDGE AND THE MASSACHUSETTS WATER RESOURCES AUTHORITY PRIOR TO COMMENCEMENT OF WORK.
- MAP: 94, LOT: 182
- DEED REFERENCE: BOOK 57475 PAGE 411
- VEHICLES SHALL NOT PARK ON THE CITY SIDEWALK AT ANY TIME.
- NO SOIL/DEBRIS STOCKPILING SHALL REMAIN ON SITE.
- AN AS-BUILT SHOWING THE FINAL GRADING OF THE SIDEWALK, CURB CUTS, BUILDING FOOTPRINT AND UTILITIES ABANDONED AND INSTALLED SHALL BE SUBMITTED TO THE DPW. THE AS-BUILT SHALL BE ENDORSED BY A PROFESSIONAL ENGINEER AND CONTAIN A CERTIFICATION THAT ALL SIDEWALK WORK IN THE PUBLIC RIGHT OF WAY IS IN FULL COMPLIANCE WITH ARCHITECTURAL ACCESS BOARD REGULATIONS.
- A BACKFLOW VALVE SHALL BE INSTALLED AT ALL BELOW GRADE PUMP FIXTURES AND CONFORM TO DPW REGULATIONS.
- ALL TOPSOIL, SUBSOIL OR IMPERVIOUS SOIL MUST BE EXCAVATED AND REMOVED BELOW THE LEACHING AREA AND TO A DISTANCE 5' LATERALLY IN ALL DIRECTIONS BEYOND THE SIDES OF THE LEACHING AREA. BACKFILL AS REQUIRED WITH A CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. THE SAND SHALL HAVE A PERCOLATION RATE OF 2 MINUTES PER INCH OR FASTER.
- ASSUMED SOIL PERCOLATION RATE = 10 MPI.
- DEEP HOLE SOIL TESTING SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION TO DETERMINE THE GROUNDWATER ELEVATION AND SOIL PERCOLATION RATE. THE DRAINAGE SYSTEM SHALL BE MODIFIED, IF REQUIRED.
- THE EXISTING SEWER LINE SHALL BE EVALUATED BY AN IN-LINE CAMERA/VIDEO INSPECTION. A REPRESENTATIVE FROM THE ENGINEERING DIVISION MUST BE PRESENT AT THE TIME OF INSPECTION. THE PIPE SHALL BE REPLACED, IF REQUIRED.
- ANY PROPOSED SEWER PIPES WITH LESS THAN 10' OF SEPERATION FROM EXISTING AND PROPOSED WATER LINES SHALL BE ENCASED IN CONCRETE.



BALED HAY OR STRAW EROSION CHECKS AROUND CATCH BASINS

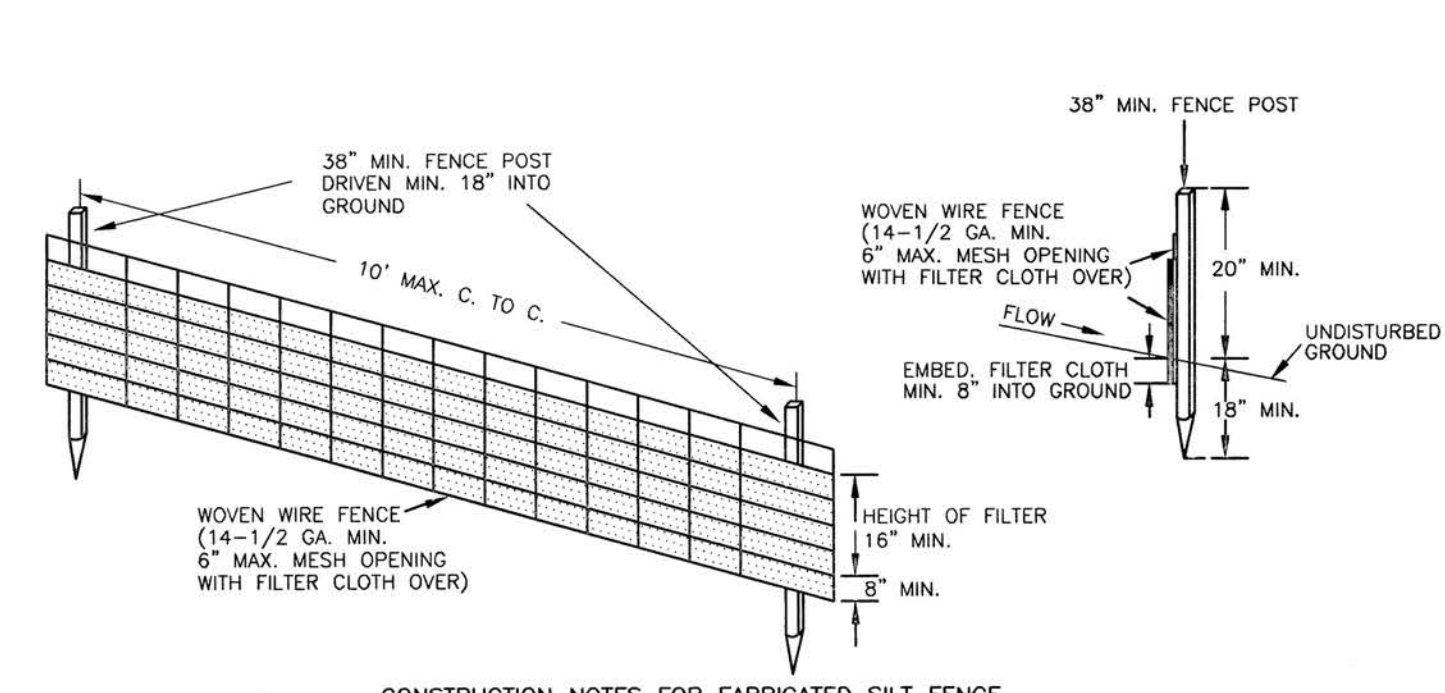
N.T.S.

- INSTALLATION INSTRUCTIONS:**
- BALES SHOULD BE TIGHTLY ABUTTING EACH OTHER.
 - BALES SHOULD BE RESTING ON A CUT-STEM SIDE OF THE BALE, NOT THE STRING.
 - SECURELY ANCHOR EACH BALE WITH AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE, WITH THE FIRST STAKE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER. DRIVE THE STAKES OR REBARS A MINIMUM OF 12" INTO THE GROUND.
 - FILL GAPS BETWEEN BALES WITH STRAW TO PREVENT WATER FROM ESCAPING THROUGH THE BARRIER.
 - STRAW BALES SHOULD BE INSPECTED WEEKLY AND AFTER RAINFALL. ANY DAMAGED OR DISPLACED BALES SHOULD BE REPLACED IMMEDIATELY. ACCUMULATED SEDIMENT SHOULD BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAINFALL.



PROPOSED SEWER CONNECTION

VERTICAL SCALE: 1 IN. = 1 FT.
HORIZONTAL SCALE: 1 IN. = 10 FT.

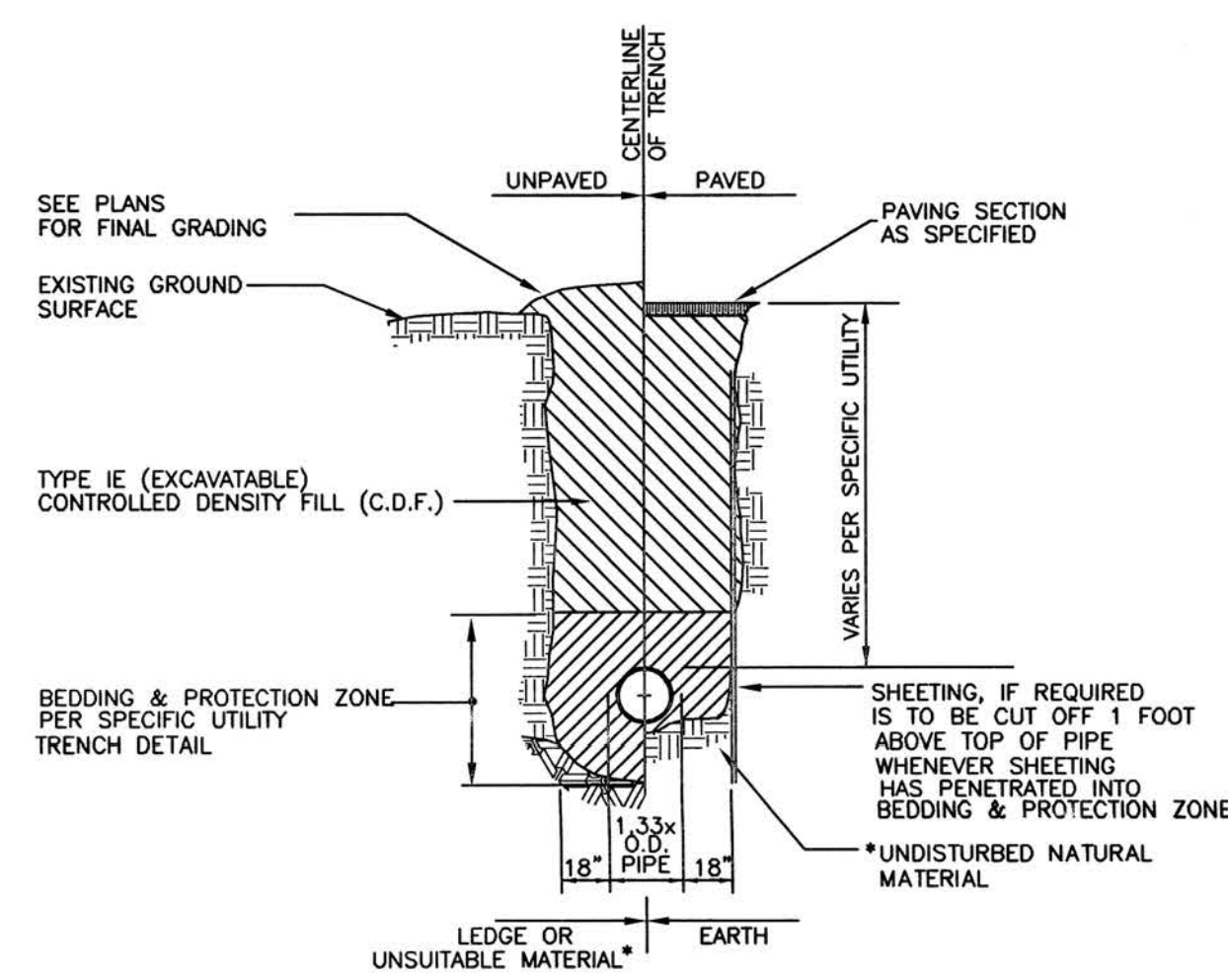


SILT FENCE DETAIL

N.T.S.

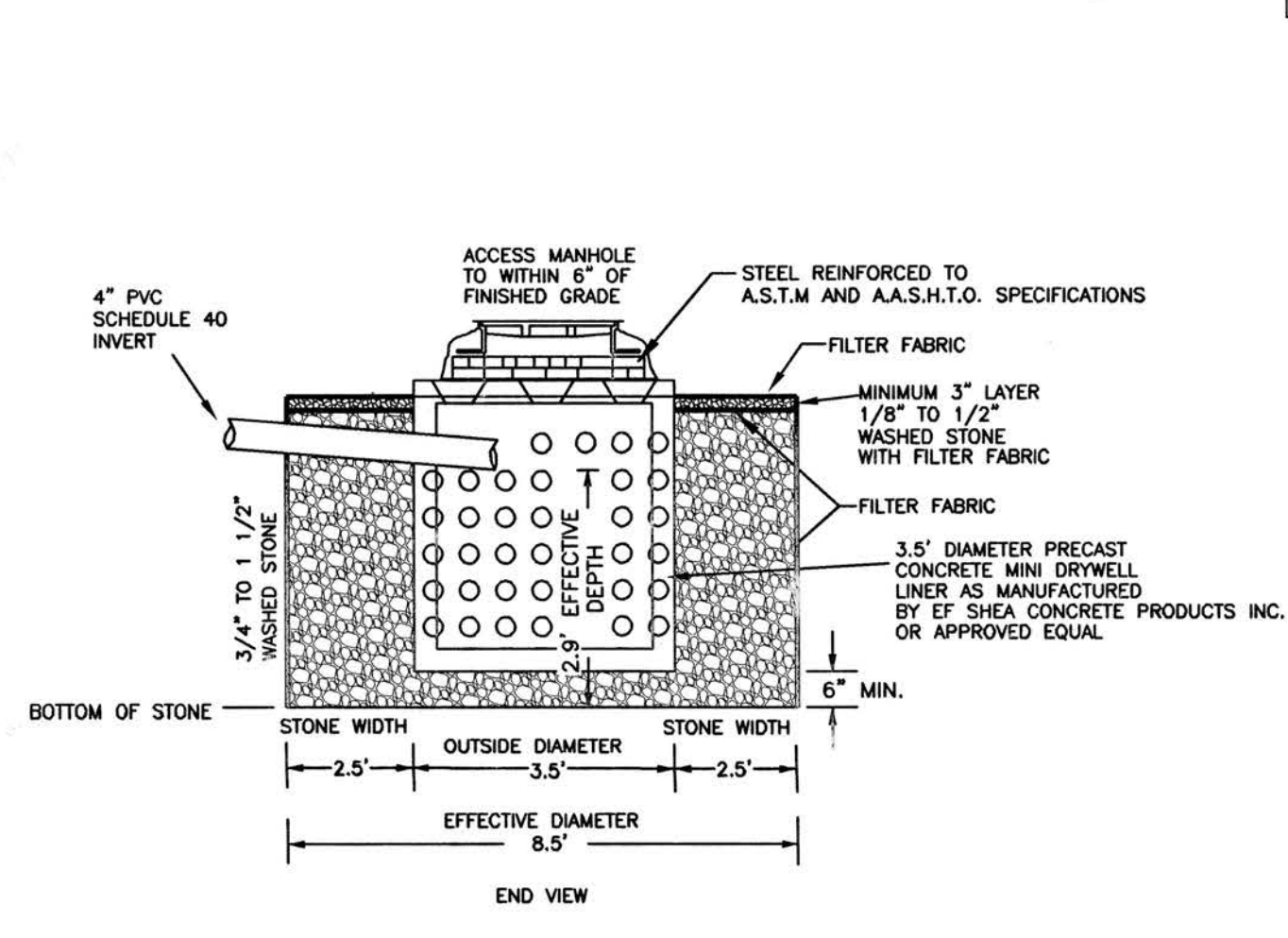
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

- POSTS:** STEEL EITHER T OR U TYPE OR 2" HARDWOOD
- FENCE:** WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING.
- FILTER CLOTH:** FILTER X, MIRAFIX 100X, STABILINKA T140X OR APPROVED EQUAL.
- PREFABRICATED UNIT:** GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.



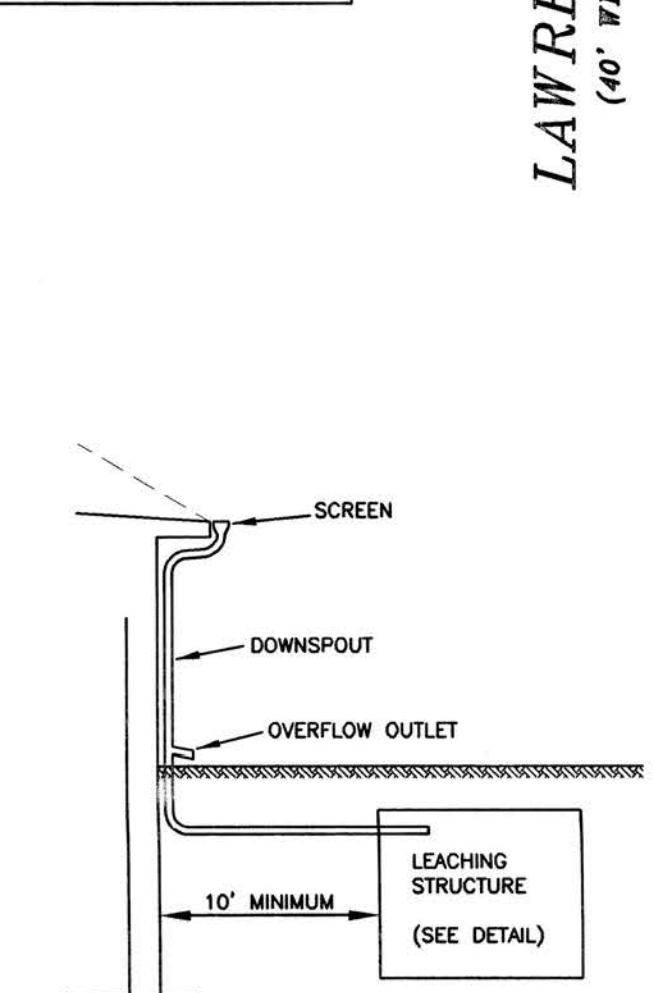
TYPICAL C.D.F. TRENCH DETAIL

N.T.S.



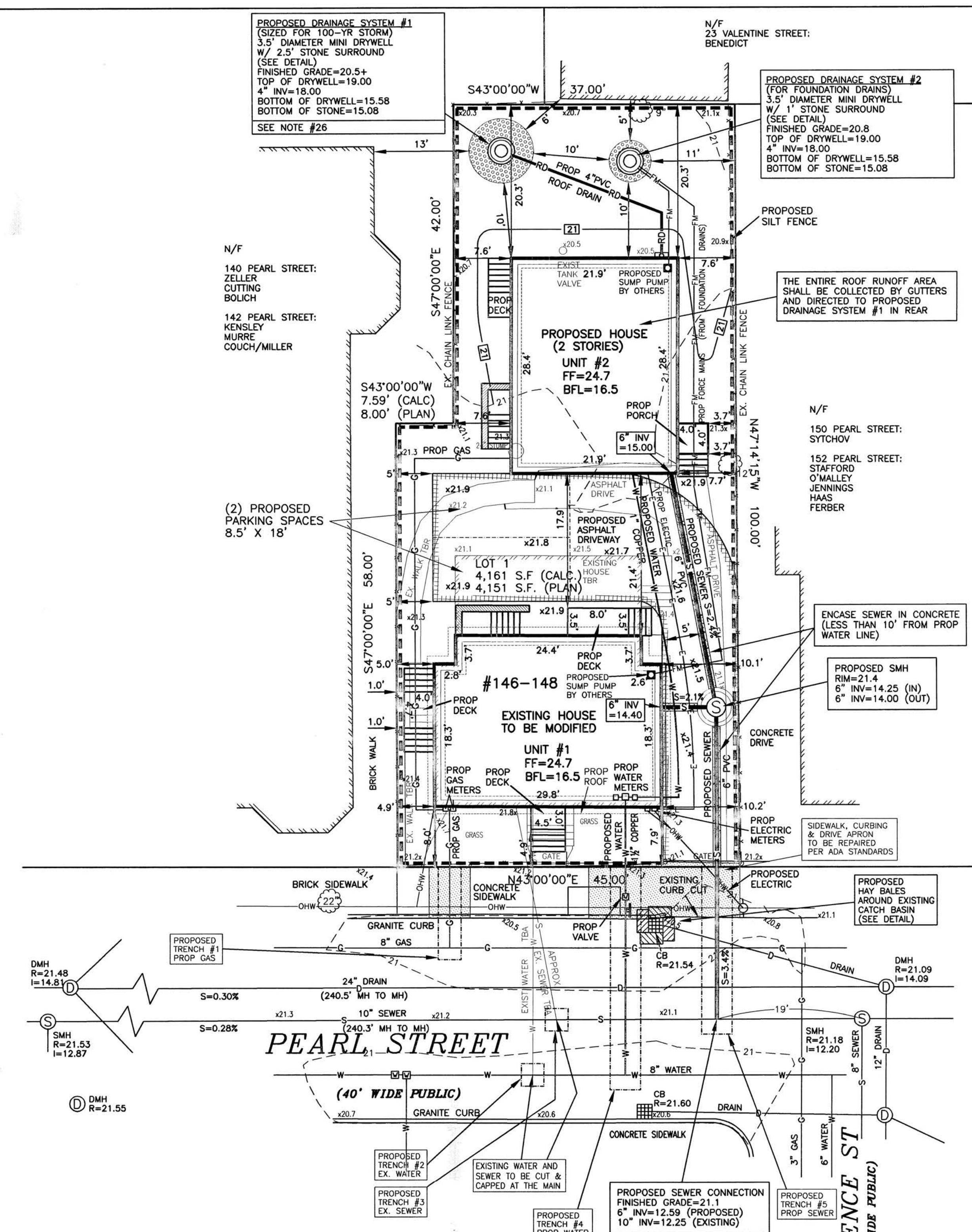
DRYWELL DETAIL

N.T.S.



TYPICAL DOWNSPOUT DETAIL

N.T.S.



EMB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com

MAP-LOT:
91-182
DEED REFERENCE:
BOOK 57475 PAGE 411
PLAN REFERENCE:
PLAN 29 OF 1934

LEGEND

- UTILITY POLE
- WATER GATE
- HYDRANT
- GAS GATE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- TREE
- LIGHT POLE
- SIGN
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- TH#1 DEEP TEST HOLE
- PT#1 PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- 71 PROPOSED CONTOUR
- 71-1 EXISTING CONTOUR
- D DRAIN LINE
- RD ROOF DRAIN
- FD FOUNDATION DRAIN
- FM FORCE MAIN
- W WATER LINE
- S SEWER LINE
- G GAS LINE
- OHW OVERHEAD WIRES
- X FENCE
- STONEWALL
- HEDGE
- TREE LINE

MICHAEL S. ROSMO
CIVIL
No. 31480
PROFESSIONAL LAND SURVEYOR

BRUCE BRADFORD
No. 38376
PROFESSIONAL LAND SURVEYOR

SITE PLAN OF LAND IN CAMBRIDGE, MA

148 PEARL STREET

SCALE: 1 IN. = 10 FT.
DATE: JUNE 23, 2015
DRAWN: ES
CHECK: MSK & BB

REVISIONS:
6/30/15 VARIOUS REVISIONS ES

PROJECT NO. 24616

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 Campbell H. Ellsworth, manager, 146-148 Pearl St LLC
(OWNER)

Address: 267 Norfolk Street, Cambridge, MA 02139

State that I/We own the property located at 146-148 Pearl Street, which is the subject of this zoning application.

The record title of this property is in the name of 146-148 Pearl St LLC

*Pursuant to a deed of duly recorded in the date 5/4/15, Middlesex South County Registry of Deeds at Book 65315, Page 556; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Campbell H. Ellsworth, manager
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

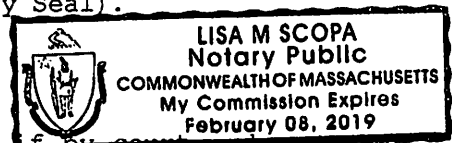
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Campbell Ellsworth personally appeared before me, this 12th of Oct, 2016, and made oath that the above statement is true.

Lisa Scopa Notary

My commission expires 2/8/19 (Notary Seal).



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

SEN APPLICATION FORM - COMMERCE INFORMATION

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

Name: Campbell H. Ellsworth, manager, 148-148 Pearl Street
(OWNER)

Address: 307 North Street, Cambridge, MA 02138

Phone: 148-148 Pearl Street

When is the subject of this notice being held?

The subject of this notice is the land at 148-148 Pearl Street

NAME

888

888

APPROVED BY THE BOARD OF SENIORS
SECRETARY (NAME) OFFICE OF SENIORS

Notice of the Board of Seniors regarding the application for a license to sell.

Application for a license to sell, filed with the Board of Seniors.

The Board of Seniors has reviewed the application and has found it to be in compliance with the rules and regulations.

The Board of Seniors has granted the license to sell for a period of one year.

Notary

STATE OF MASSACHUSETTS
NOTARY PUBLIC
LISA M. SCOTT
COMMISSION EXPIRES
FEBRUARY 28, 2017



It is certified that the above is a true and correct copy of the original as filed with the Board of Seniors.

BZA APPLICATION FORM

GENERAL INFORMATION

2016 OCT 17 PM 3:21

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

Special Permit: X Variance: X Appeal: _____

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Campbell H. Ellsworth, manager, 146-148 Pearl St LLC

PETITIONER'S ADDRESS: 267 Norfolk Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 146-148 Pearl Street

TYPE OF OCCUPANCY: 2 Family ZONING DISTRICT: C

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input checked="" type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Special Permit: relief from 5' driveway buffer;

Variance: to park cars tandem in driveway.

SECTIONS OF ZONING ORDINANCE CITED:

Article 6 Section 44.1.b and .g (Special Permit)

Article 6 Section 43.2 (Variance)

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the
Inspectional Services Department must attach a statement concerning the reasons
for the appeal

Original Signature(s): 
(Petitioner(s)/Owner)

Campbell H. Ellsworth, mgr, 146-148 Pearl St LLC
(Print Name)

Address: 267 Norfolk Street, Cambridge, MA 02139

Tel. No.: 617.799.4462

E-Mail Address: campbell@ellsworth-associates.com

Date: _____

Amen de d

BZA APPLICATION FORM

GENERAL INFORMATION

2016 OCT 20 PM 2:17

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

Special Permit: X Variance: _____ Appeal: _____

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Campbell H. Ellsworth, manager, 146-148 Pearl St LLC

PETITIONER'S ADDRESS: 267 Norfolk Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 146-148 Pearl Street

TYPE OF OCCUPANCY: 2 Family ZONING DISTRICT: C

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input checked="" type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Special permit #1, relief from 5' driveway buffer;
Special permit #2, to park cars tandem in driveway.

SECTIONS OF ZONING ORDINANCE CITED:

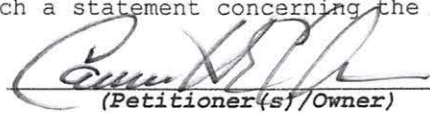
Article 6 Section 43.5. a

Article 6 Section 44.1. b

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):


(Petitioner(s)/Owner)

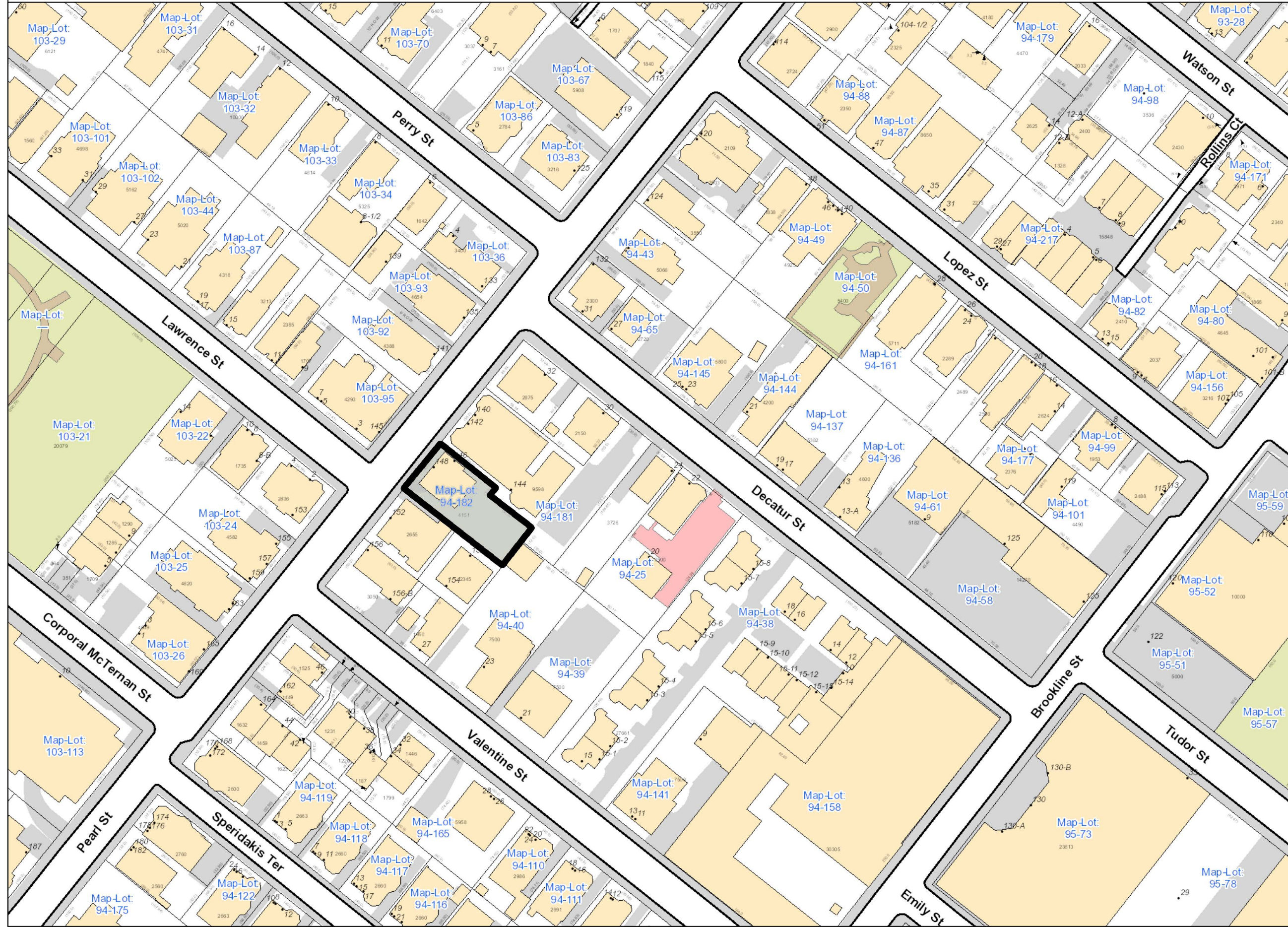
Campbell H. Ellsworth, mgr, 146-148 Pearl St LLC
(Print Name)

Address: 267 Norfolk Street, Cambridge, MA 02139

Tel. No.: 617.799.4462

E-Mail Address: campbell@ellsworth-associates.com

Date: 10/20/2016



LEGEND

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

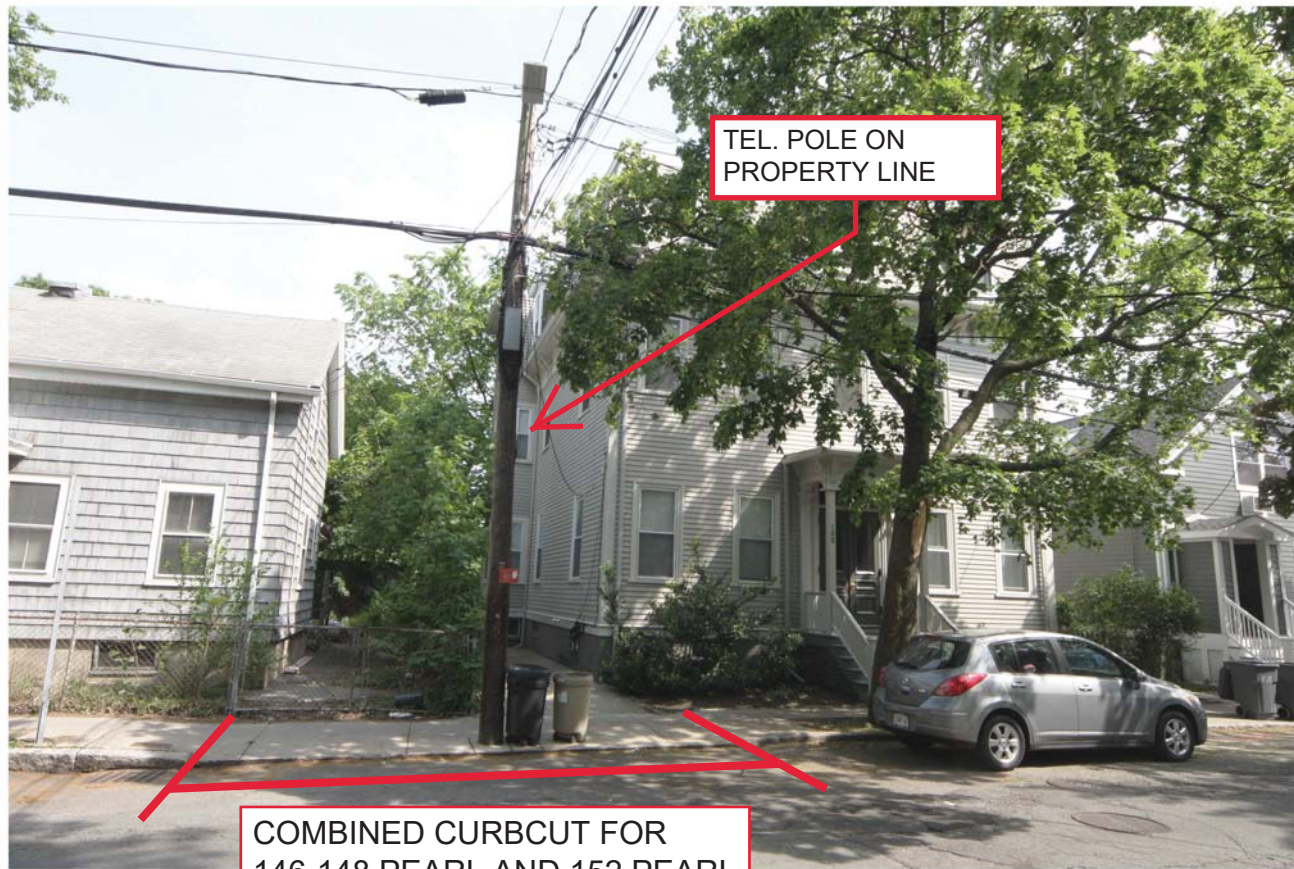


City of Cambridge
Massachusetts
1" = 75 ft

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





COMBINED CURBCUT FOR
146-148 PEARL AND 152 PEARL

TEL. POLE ON
PROPERTY LINE



VIEW FROM PEARL STREET



VIEW OF EXISTING DRIVEWAY FROM REAR OF PROPERTY



ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET, CAMBRIDGE, MA 02139
PH. 617-492-0709 FAX. 617-714-5900

PHOTOS

1

146 - 148 PEARL STREET

DATE: 10/11/2016
SCALE:
FILE: PEARL PHOT

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Campbell Ellsworth for 146-148 Pearl St. LLC PRESENT USE/OCCUPANCY: 2-Family

LOCATION: 146-148 Pearl St, Cambridge, MA ZONE: C

PHONE: 617-799-4462 REQUESTED USE/OCCUPANCY: 2-Family Residence

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
TOTAL GROSS FLOOR AREA:	<u>2,496</u>	<u>2,490</u>	<u>2,496.6</u>	(max.)
LOT AREA:	<u>4,161</u>		<u>5,000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>0.60</u>	<u>0.5984</u>	<u>0.60</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>2,080</u>	<u>2,080</u>	<u>1,800</u>	(min.)
SIZE OF LOT:			<u>50'</u>	(min.)
	WIDTH	<u>45'</u>		
	DEPTH			
Setbacks in Feet:	FRONT	<u>8'</u>	<u>10'</u>	<u>10'</u> (min.)
	REAR	<u>20.3'</u>	<u>41.58'</u>	<u>20'</u> (min.)
	LEFT SIDE	<u>4.9'</u>	<u>7.5'</u>	<u>7.5'</u> (min.)
	RIGHT SIDE	<u>7.5'</u>	<u>8.5'</u>	<u>7.5'</u> (min.)
SIZE OF BLDG.:	HEIGHT	<u>24.19'</u>	<u>35'</u>	<u>35'</u> (max.)
	LENGTH			
	WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³)	<u>.36</u>	<u>.45</u>	<u>.36</u>	(min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>2</u>	<u>2</u>	(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
NO. OF LOADING AREAS:	<u>-</u>	<u>-</u>	<u>-</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>21.4'</u>	<u>-</u>	<u>10'</u>	(min.)

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

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'.

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 146-148 Pearl Street would not be a detriment to the public interest because:

Project Summary:

The property at 146-148 Pearl Street consists of an irregularly shaped lot of 4,161 SF with an existing, non-conforming two family structure on it. This property is in the C zone, and thus allows a maximum of 2 units (1,800 SF lot/D.U.). The Owner currently has two as-of-right building permits for the redevelopment of the lot. One for the modification of the existing structure (BLDR-032071-2015). And another for the construction of a new single family structure at the rear of the lot (BLDR-032304-2015). The current permits are the "Existing Conditions" as defined in the dimensional form.

The Owner wishes to change the project by first demolishing the existing structure, and building a new, net-zero energy, two-family structure on the lot. This new structure will be built to achieve the goals of "The Getting to Net Zero Framework", as published by the City of Cambridge on April 29, 2015. It will achieve these goals significantly in advance of the City's stated goal of 2025 for multifamily residential construction.

The application for the demolition of this structure has been approved by the Cambridge Historical Commission on 10/06/2016, pending the approval by the BZA.

The Appellant and Owner of 146-148 Pearl Street wishes to obtain 2 Special Permits, as follows:

1. **Special permit 1:** Relief from required 5' buffer on new construction driveway. Owner would like to use an existing curbcut for the entry of their driveway, and keep the driveway tight to the right property line, as was the historic use. This will require relief of the 5' buffer requirement. Please see Zoning plan Z1.1.
2. **Special permit 2:** To allow the two required parking spaces to be parked in a tandem configuration. Please note that without the tandem configuration, the Open Space requirement of the lot is still met.

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

- There is an existing curbcut and driveway on the property which are tight to the right side property line.
- The driveway is currently non-conforming but that will be corrected to make it the required 10' wide.
- The narrowness of the lot would make having a required 5' buffer at the property line (for a new construction driveway) exceedingly difficult, and would require a modification of the existing curbcut.
- **Special Permit 1:** A literal enforcement of the Ordinance would not allow the construction of a new driveway without having a 5' buffer from a property line in the C zone. So the request for relief from the 5' buffer is a reasonable and modest request, and based on its historical use.
- **Special Permit 2:** being able to park in a tandem arrangement is allowed by special permit, as per 6.43.5.a. Parking tandem is a considerably more efficient use of the driveway space, and allows for a greater open space at the rear of the lot, which is a benefit for the Owner and all abutters.

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:

This work will not affect patterns of access or egress or cause any additional congestion.

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 proposed modifications do not affect the use or future development of any adjacent uses.

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:

There will be no creation of any nuisance or hazard.

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 proposed modifications will not impair the integrity of the district or adjoining district, or derogate from the intent and purpose of the Ordinance.

**BZA APPLICATION FORM
SUPPORTING STATEMENTS FOR A VARIANCE
ADDRESS: 146-148 Pearl Street, Cambridge, MA**

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

Project Summary:

The property at 146-148 Pearl Street consists of a small, irregularly shaped lot of 4,161 SF with an existing, non-conforming two family structure on it. This property is in the C zone, and thus allows a maximum of 2 units (1,800 SF lot/D.U.). The Owner currently has two as-of-right building permits for the redevelopment of the lot. One for the modification of the existing structure (BLDR-032071-2015). And another for the construction of a new single family structure at the rear of the lot (BLDR-032304-2015). The current permit drawings are the "Existing Conditions" as defined in the dimensional form.

The Owner wishes to change the project by first demolishing the existing structure, and building a new, net-zero energy, two-family structure on the lot. This new structure will be built to achieve the goals of "The Getting to Net Zero Framework", as published by the City of Cambridge on April 29, 2015. It will achieve these goals significantly in advance of the City's stated goal of 2025 for multifamily residential construction.

The application for the demolition of this structure was approved by the Cambridge Historical Commission on 10/06/2016, pending this approval by the BZA.

The proposed structure will require one modest variance, as follows:

1. Variance: Relief from the requirements of CZO Article 6.43.2. To be able to park two cars in a tandem arrangement in the driveway. This tandem arrangement is based on the historical use of the driveway for the original two-family structure, and is also based on the narrowness of this lot.
 - a. Note: the Ordinance requirement for Open Space can be achieved without the tandem arrangement, but the tandem arrangements allows for a significantly better configuration of back yard space.

A. A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the ordinance would not allow parking 2 cars tandem. CZO Article 6.43.2 requires that "The layout of parking spaces shall permit entering and exiting without moving any other vehicles...".

The following reasons support allowing tandem parking:

1. The historical use of this driveway, for parking for this two-family structure, was to park tandem.

2. The narrowness of the lot (45' at the front; 37' at the rear) supports parking tandem, as another arrangement would take valuable open space.

B. The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owing to the configuration of the size and shape of the lot. The lot is irregularly shaped. It is less than the required width. The ordinance requires a 50' wide lot, and this lot is only 45' at the street. Additionally, the lot narrows to 37' at the rear. The proposed new structure meets all the dimensional requirements of the Ordinance. Were the Ordinance to be followed, the resultant parking would either distort the shape of the conforming house, or eat up a great deal of open space, or both. Therefore a request to park tandem is reasonable.

DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1. Substantial detriment to the public good for the following reasons:

Granting relief will not be a detriment to the public good. To the contrary, the creation of two well-built living units adds positively to the Cambridge housing stock, and the creation of a net zero or net positive residential structure achieves the goals of the City well in advance of their 2025 goal for multi-family residential construction. Parking tandem will create more open space, which is a benefit to all abutters.

2. Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The granting of relief will neither nullify nor derogate from the intent or purpose of the Ordinance. Generally, the Zoning Ordinance, in Article 1.30 PURPOSE, defines its mission. The proposed structure achieves many goals of the ordinance including, "...to provide adequate light and air...including the conservation of natural resources...". The Variance request, for the parking of 2 cars tandem, will create more Open Space, for the benefit of the City, for the habitants living in the structure, and for the surrounding neighbors. In both a general and specific sense, the proposed requests neither nullify nor derogate from the intent or purpose of the Ordinance.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Campbell Ellsworth for 146-148 Pearl St. LLC PRESENT USE/OCCUPANCY: 2-Family

LOCATION: 146-148 Pearl St, Cambridge, MA ZONE: C

PHONE: 617-799-4462 REQUESTED USE/OCCUPANCY: 2-Family Residence

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
TOTAL GROSS FLOOR AREA:	<u>2,496</u>	<u>2,490</u>	<u>2,496.6</u>	(max.)
LOT AREA:	<u>4,161</u>		<u>5,000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>0.60</u>	<u>0.5984</u>	<u>0.60</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>2,080</u>	<u>2,080</u>	<u>1,800</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>45'</u>		<u>50'</u>	(min.)
DEPTH				
Setbacks in Feet:				
FRONT	<u>8'</u>	<u>10'</u>	<u>10'</u>	(min.)
REAR	<u>20.3'</u>	<u>41.58'</u>	<u>20'</u>	(min.)
LEFT SIDE	<u>4.9'</u>	<u>7.5'</u>	<u>7.5'</u>	(min.)
RIGHT SIDE	<u>7.5'</u>	<u>8.5'</u>	<u>7.5'</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>24.19'</u>	<u>35'</u>	<u>35'</u>	(max.)
LENGTH				
WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>.36</u>	<u>.45</u>	<u>.36</u>	(min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>2</u>	<u>2</u>	(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
NO. OF LOADING AREAS:	<u>-</u>	<u>-</u>	<u>-</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>21.4'</u>	<u>-</u>	<u>10'</u>	(min.)

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

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'.

OPEN SPACE/SETBACK ANALYSIS

146-148 Pearl Street, Cambridge, MA Site Description and Zoning Analysis

146-148 Pearl Street is a 4,161 S.F. lot located on Pearl Street in Cambridge, MA. Currently these is a 2-Family House on the lot. Two building permits have already been granted for the modification of the existing house (BLDR-032071-2015) and for the construction of a new home (BLDR-032304-2015). The owner's plans have changed and they now wish to demolish the existing house, and build a new 2 family home on the property.

The relief sought from the Board of Zoning Appeals is as follows:

1. A special permit for relief from the 5' buffer requirement on a new driveway for new construction.
2. A special permit to allow for tandem parking.

Zoning:

The property is zoned Res. C.

Dimensional Criteria:

The minimal Lot Area for the Res C zone is 5,000 S.F. Per the survey, the lot area provided is 4,161 S.F. However, per CZO 5.21.1, for lots predating the ordinance, the standard floor area and dwelling unit minimums shall apply, as below.

Gross Floor Area:

Allowable Floor Area (GFA): 4,161 (Lot) x 0.60 (FAR)
 Total Allowable GFA = 2,496.6 SF
 Total Proposed GFA = 2,490 SF
 Proposed FAR = 0.5984

Setbacks: (as per CZO Table 5.31)

Front Setback

Required: 10'

Proposed: 10'-0"

Side Setback

With a conforming lot, the side yard requirement is a calculated setback with a min. 7'-6" and sum of 20'

The C zone requires a lot width of 50'

The lot at 146-148 Pearl has a lot width of 45'

The CZO states in 5.21.1 that

"In case of such lots of less than the required width the sum of the two required side yards need not be more than thirty (30) percent of the lot width, except that each side yard shall be a min. of seven feet, six inches (7'-6")."

As such, the required side setbacks are as follows:

Existing width of 45' x 30% = 13.5. However, each side setback must be a min. 7'-6"

Proposed left setback: 7'-6" (see Site Plan)

Proposed right setback: 8'-6" (see Site Plan)

Both setbacks comply with CZO requirements.

Rear Setback

Required: 20'

Proposed: 41'-7"

Building Height

Max = 35' (allowed above average natural grade)

Proposed = 35' above average natural grade

NOTE: Current plan calls for a lower level terrace on East Side. This lowers the average natural grade by approximately 0.65'. This has been accounted for in the calculation of the building height, which conforms to the CZO requirements.

Parking:

Minimum parking required: One parking space per dwelling

Parking Spaces provided: 2

PROJECT NAME:
146-148 Pearl

PROJECT ADDRESS:
146-148 Pearl St.
Cambridge, MA

CLIENT:
146-148 Pearl St, LLC



ARCHITECT:

ELLSWORTH
ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139

PH: 617-492-0709
FAX: 617-714-5900

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REGISTRATION:



DATE: 10.11.2016

DRAWN BY: Dawid Wieszczyk

CHECKED BY: Campbell Ellsworth

SCALE: 1/8" = 1'-0"

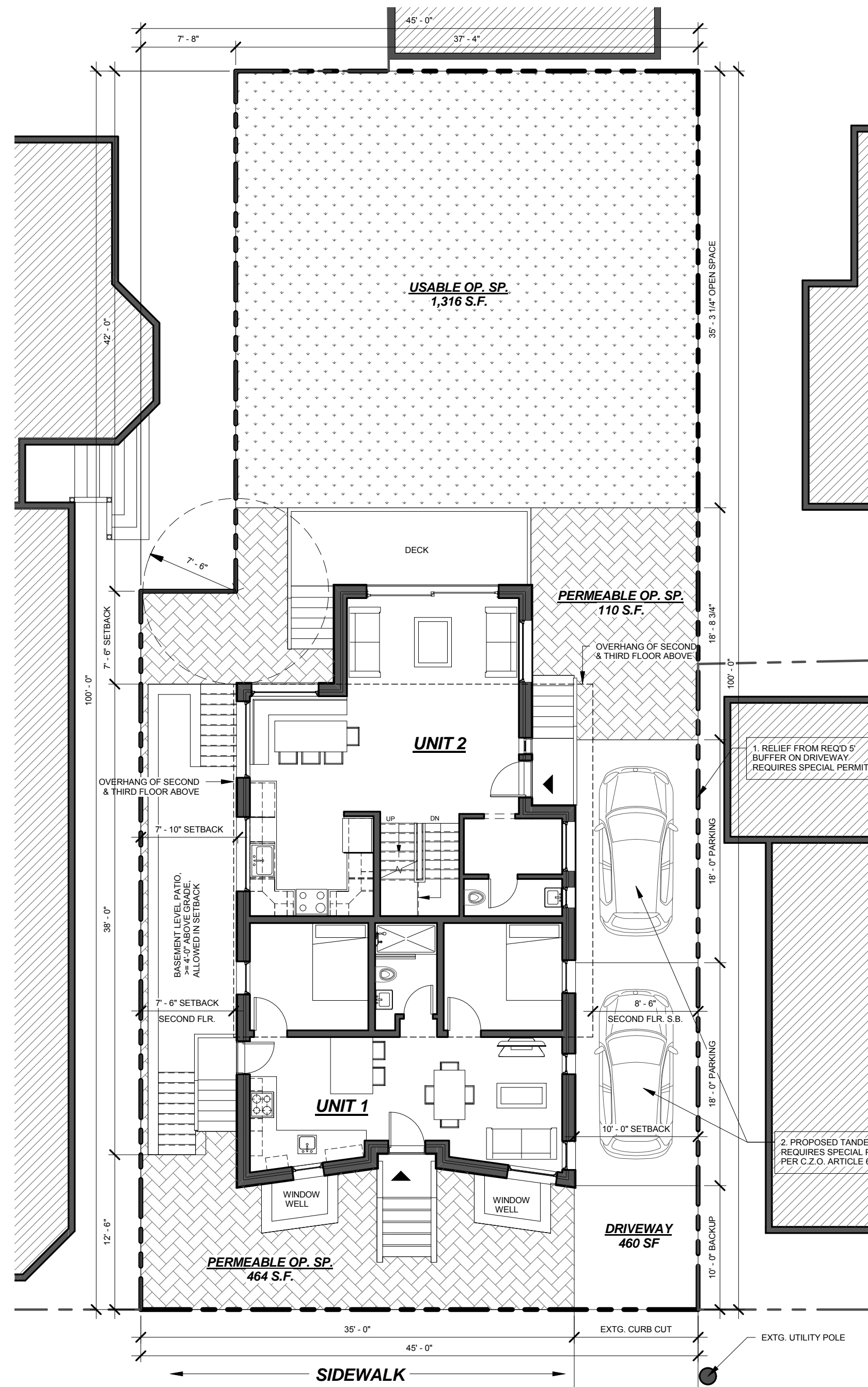
FILE: Pearl Street

REVISIONS:

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Open Space
Analysis

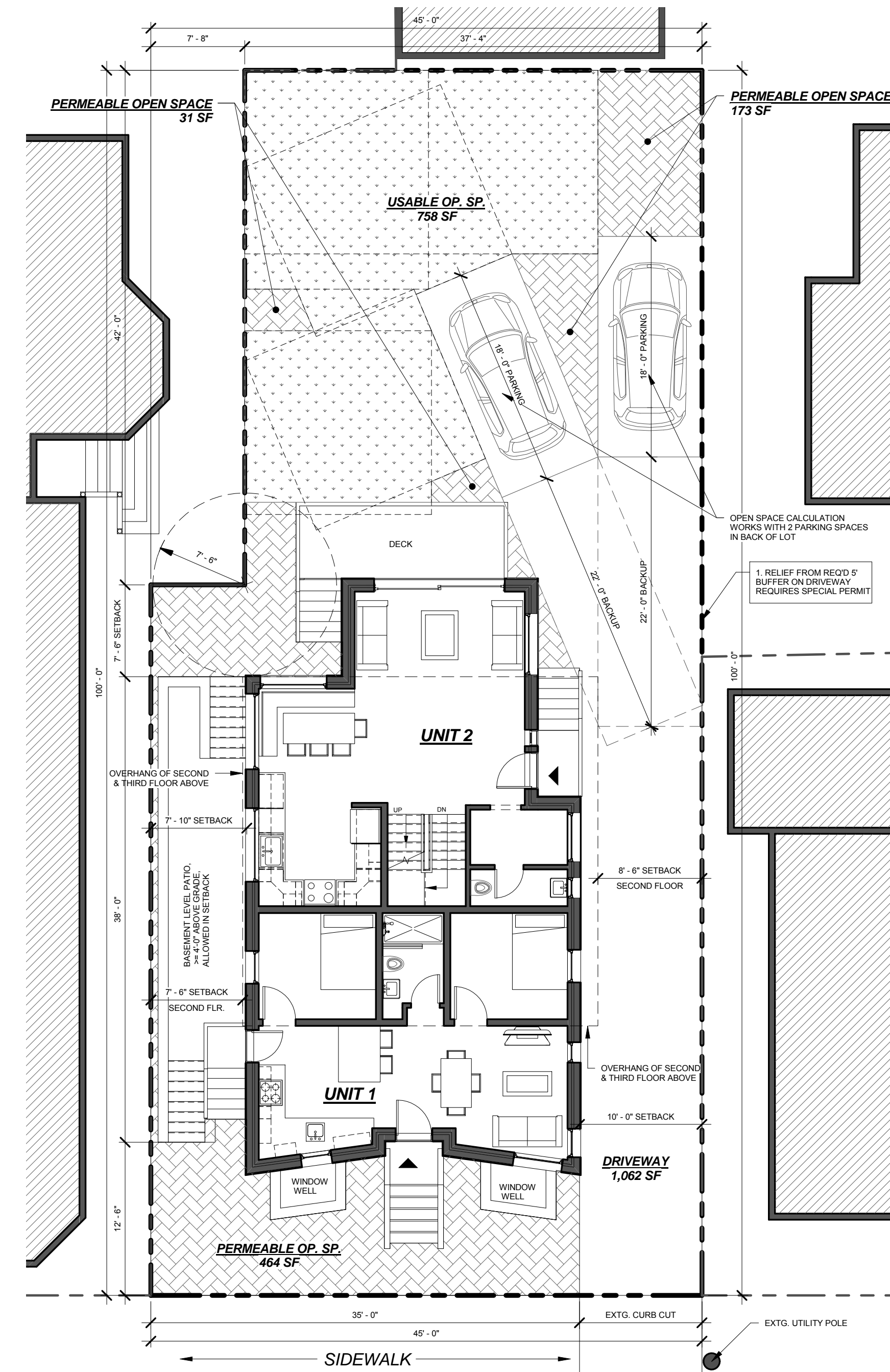
Z1.1



PEARL STREET

1 Site Plan - Proposed Tandem Parking
1/8" = 1'-0"

OPEN SPACE CALCULATION with TANDEM PARKING				
TOT. LOT. AREA =	4,161 SF			
	REQUIRED		ACTUAL	
	S.F.	%	S.F.	%
USABLE OP.SP. (MIN.)	749	18%	1,316	32%
PERMEABLE OP.SP.	749	18%	574	14%
TOTAL OP.SP.	1,498	36%	1,890	45%



PEARL STREET

2 Site Plan (without Tandem Parking)
1/8" = 1'-0"

OPEN SPACE CALCULATION without TANDEM PARKING				
TOT. LOT. AREA =	4,161 SF			
	REQUIRED		ACTUAL	
	S.F.	%	S.F.	%
USABLE OP.SP. (MIN.)	749	18%	758	18%
PERMEABLE OP.SP.	749	18%	668	16%
TOTAL OP.SP.	1,498	36%	1,426	34%

G.F.A. ANALYSIS

PROJECT NAME:
146-148 Pearl

PROJECT ADDRESS:
146- 148 Pearl St.
Cambridge, MA

CLIENT:
146-148 Pearl St, LLC



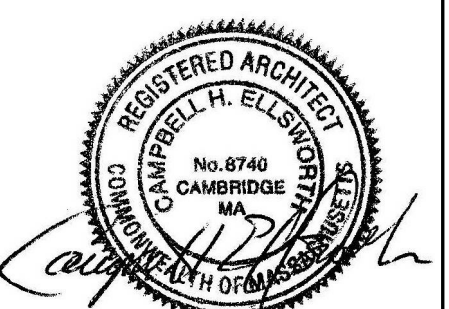
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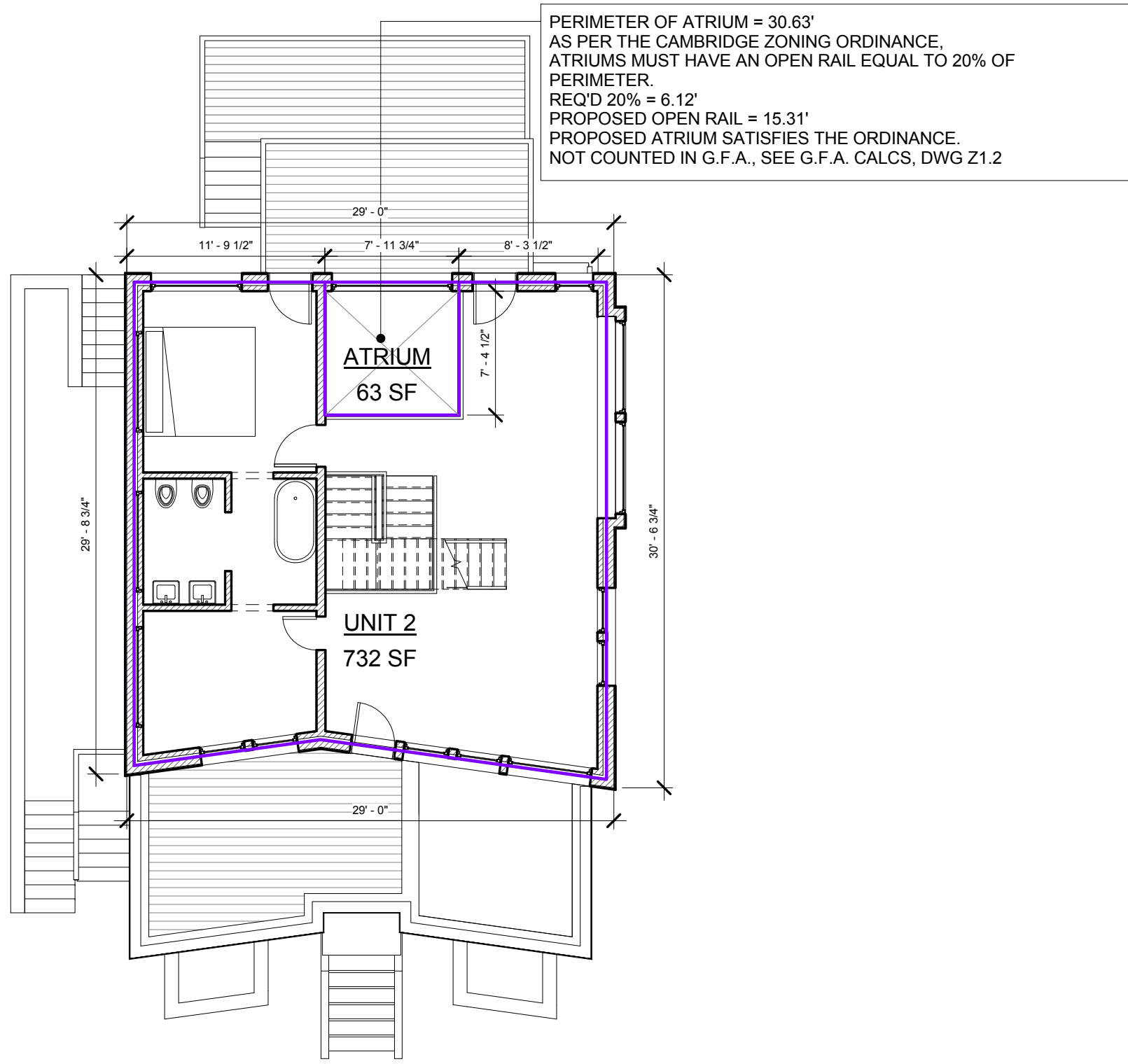
DATE: 10.11.2016
DRAWN BY: Dawid Wieszczyk
CHECKED BY: Campbell Ellsworth
SCALE: 1/8" = 1'-0"
FILE: Pearl Street

REVISIONS:

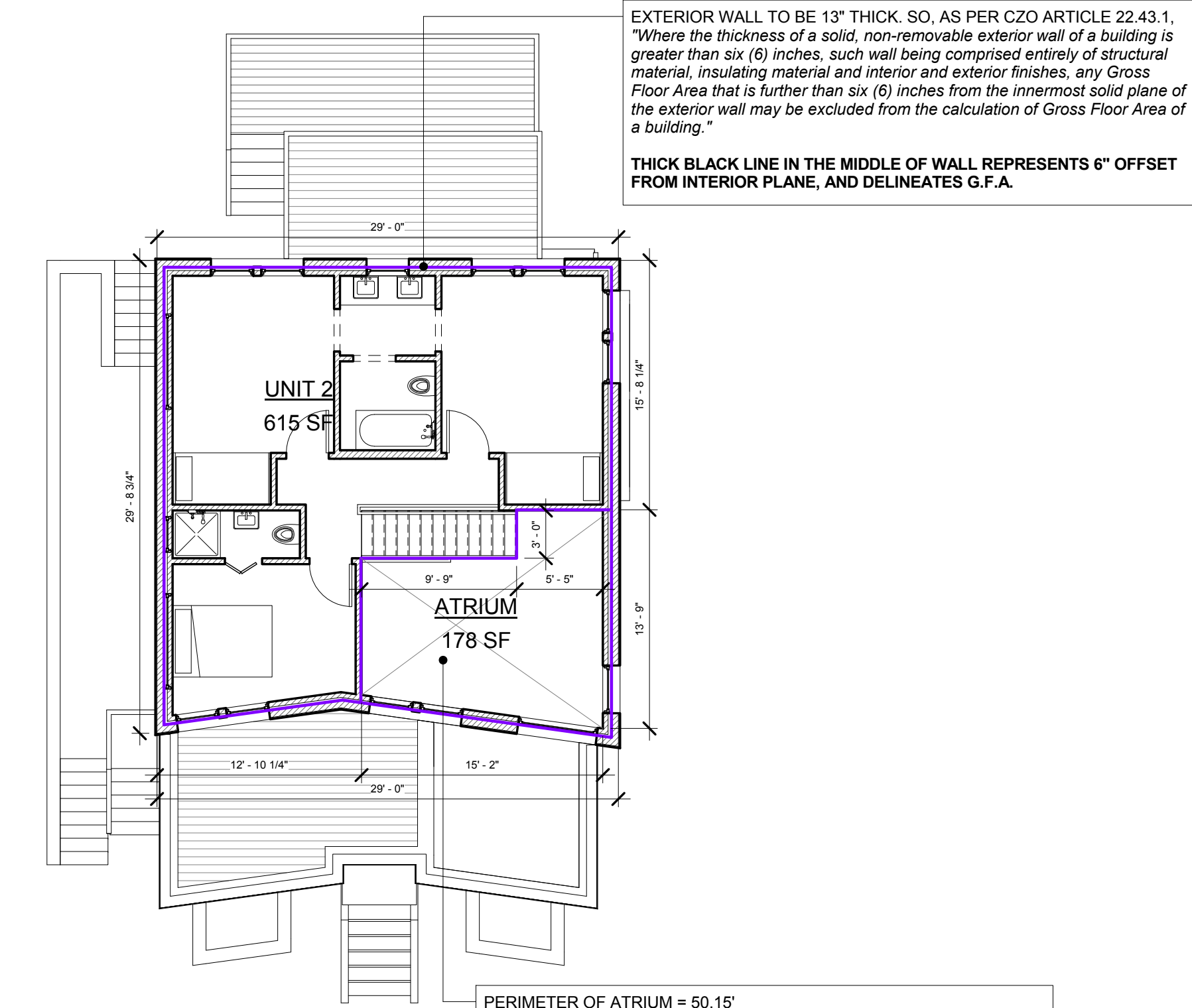
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G.F.A ANALYSIS

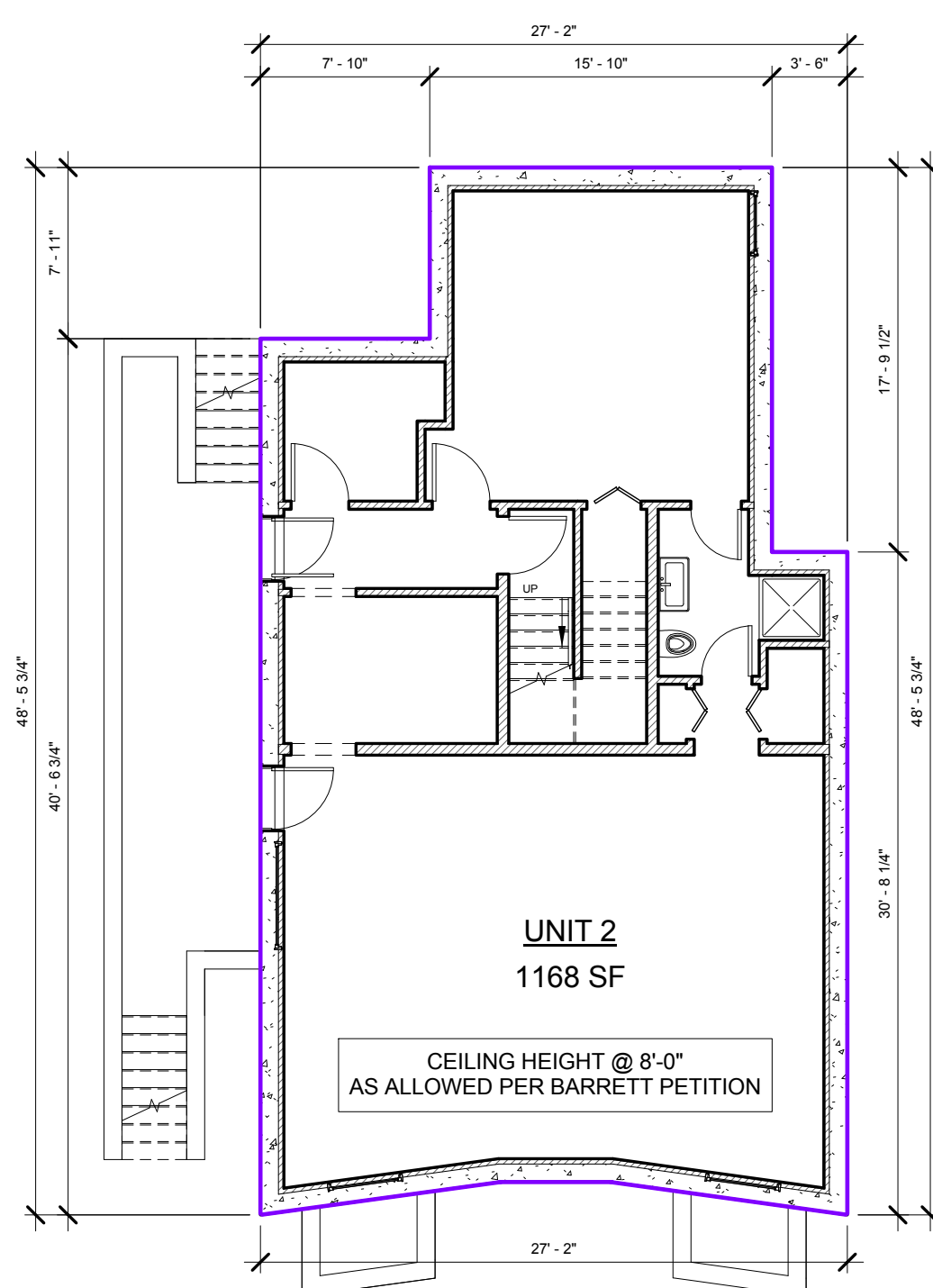
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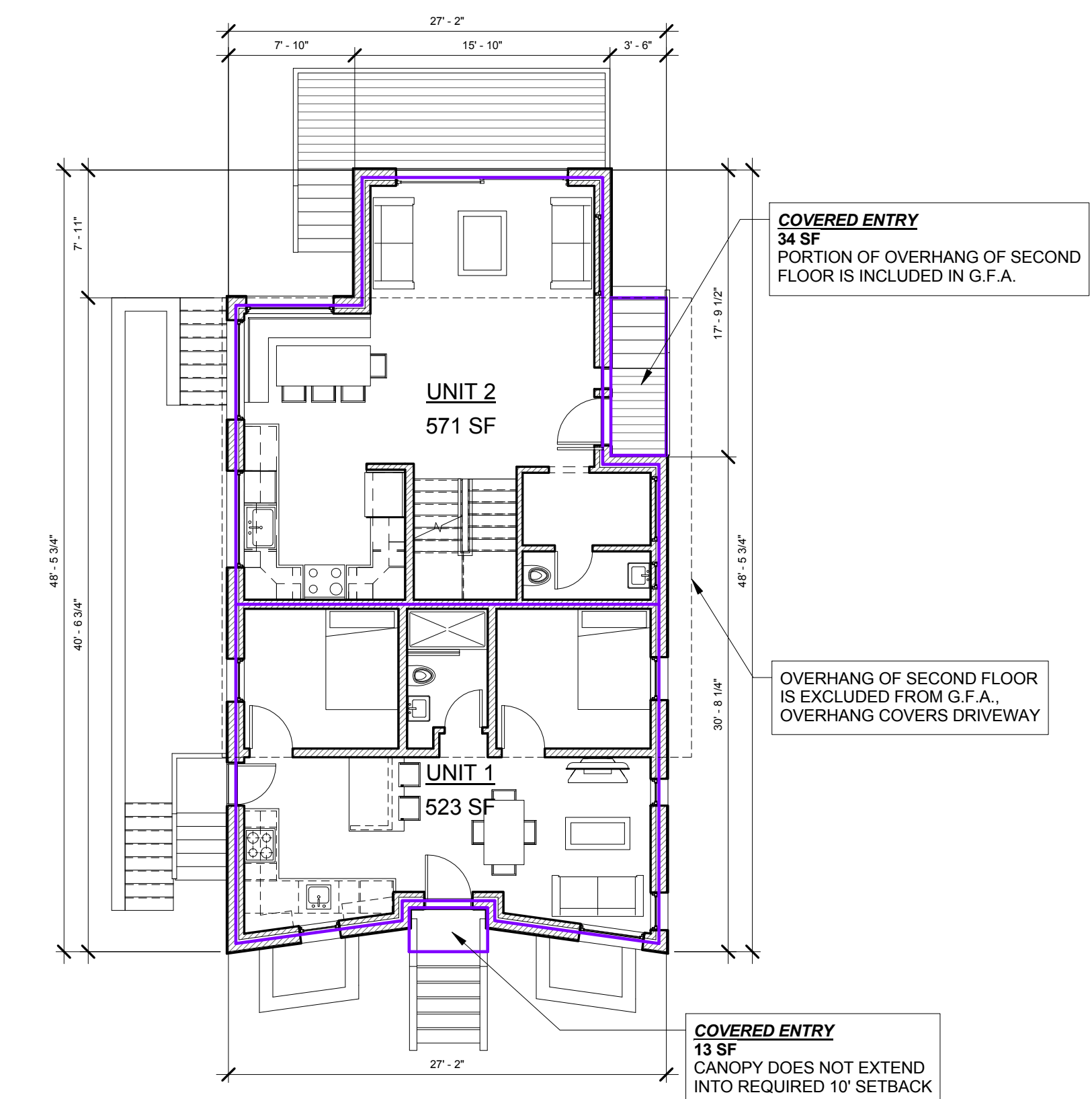
3 Second Floor
1/8" = 1'-0"



4 Third Floor
1/8" = 1'-0"



1 Basement
1/8" = 1'-0"



2 First Floor
1/8" = 1'-0"

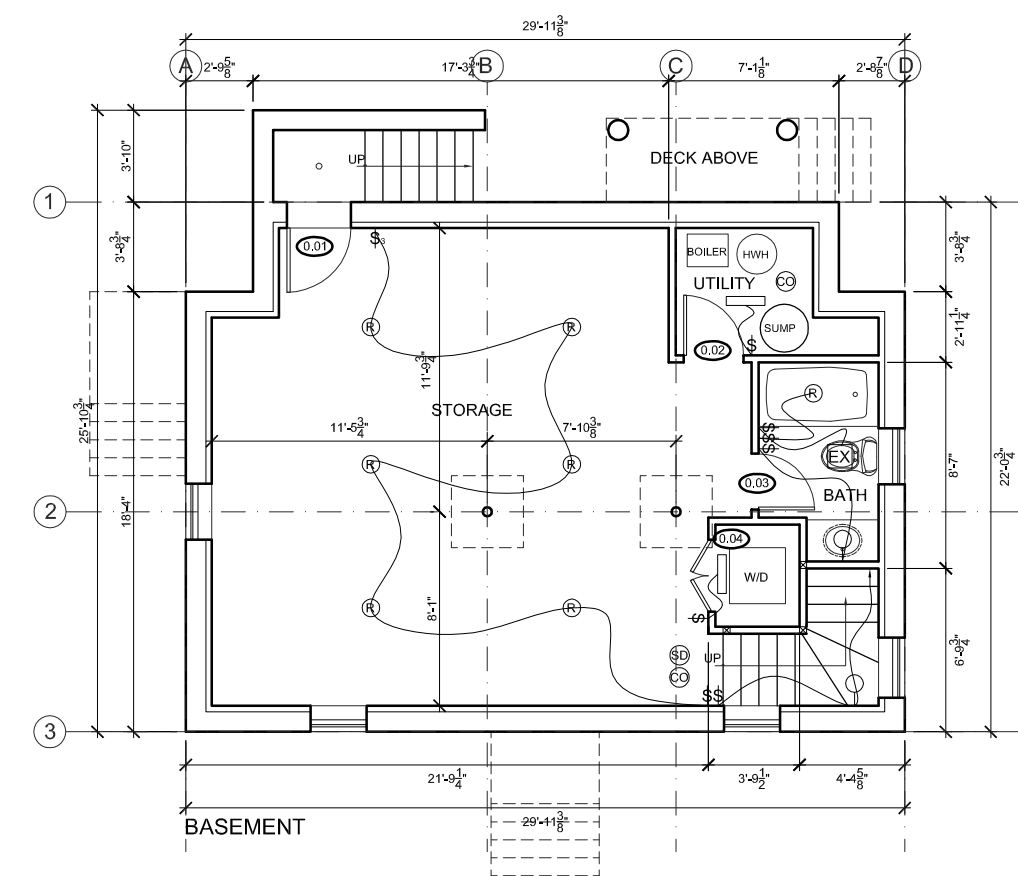
Note:
As per CZO Article 2 section "G" Gross Floor Area shall not include:
"In a building with more than two floors, the area of each floor level of any interior courtyard whether or not covered by a roof, which has a min. dimension of less than forty (40) feet in any direction shall be included unless twenty (20) percent or more of the perimeter of such courtyard at each floor level measured consecutively is not enclosed."
-OPEN AREAS AT ATRIUMS AND STAIRS ARE NOT INCLUDED IN G.F.A.

146-148 PEARL ST. G.F.A. CALCS.				
FLOORS	S.F.	CANOPY	ATRIUMS	TOTAL G.F.A.
BASEMENT	1,168	-	-	-
FIRST FLOOR	1,094	47	-	1,141
SECOND FLOOR	795	-	(63)	732
THIRD FLOOR	795	-	(178)	617
TOTAL	3,852	47	(241)	2,490

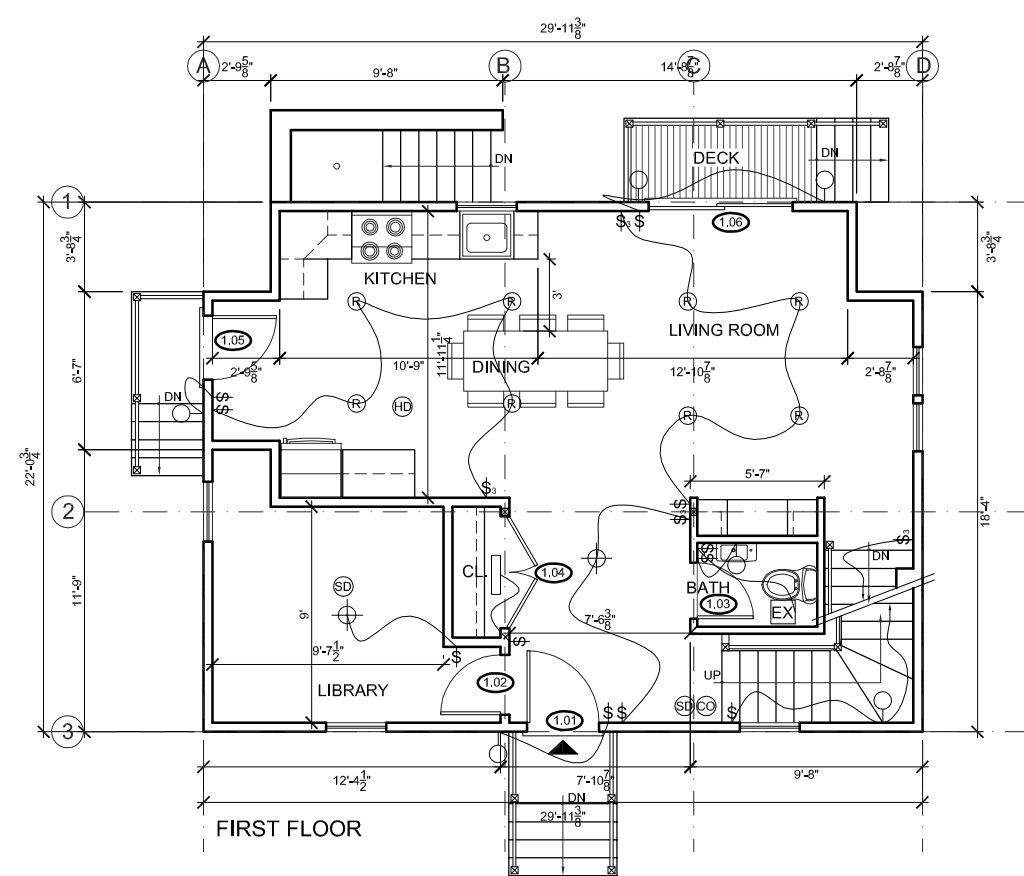
146-148 PEARL ST. G.F.A. ANALYSIS	
LOT SIZE	4,161
ZONE	C
F.A.R.	0.6
ALLOWABLE G.F.A.	2,496.6
EXISTING DWELLING	2,496
TOTAL PROPOSED G.F.A.	2,490
TOTAL PROPOSED F.A.R.	0.5984



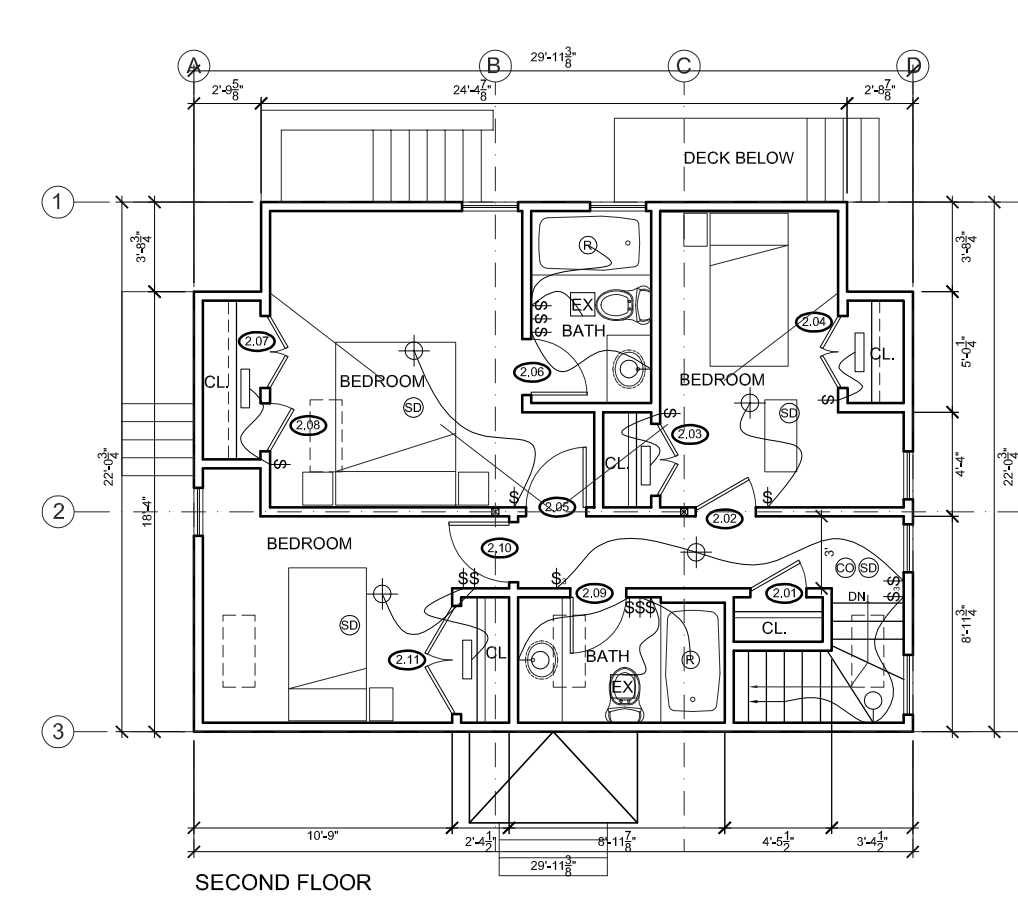
EXISTING CONDITIONS (PERMITTED): FRONT HOUSE



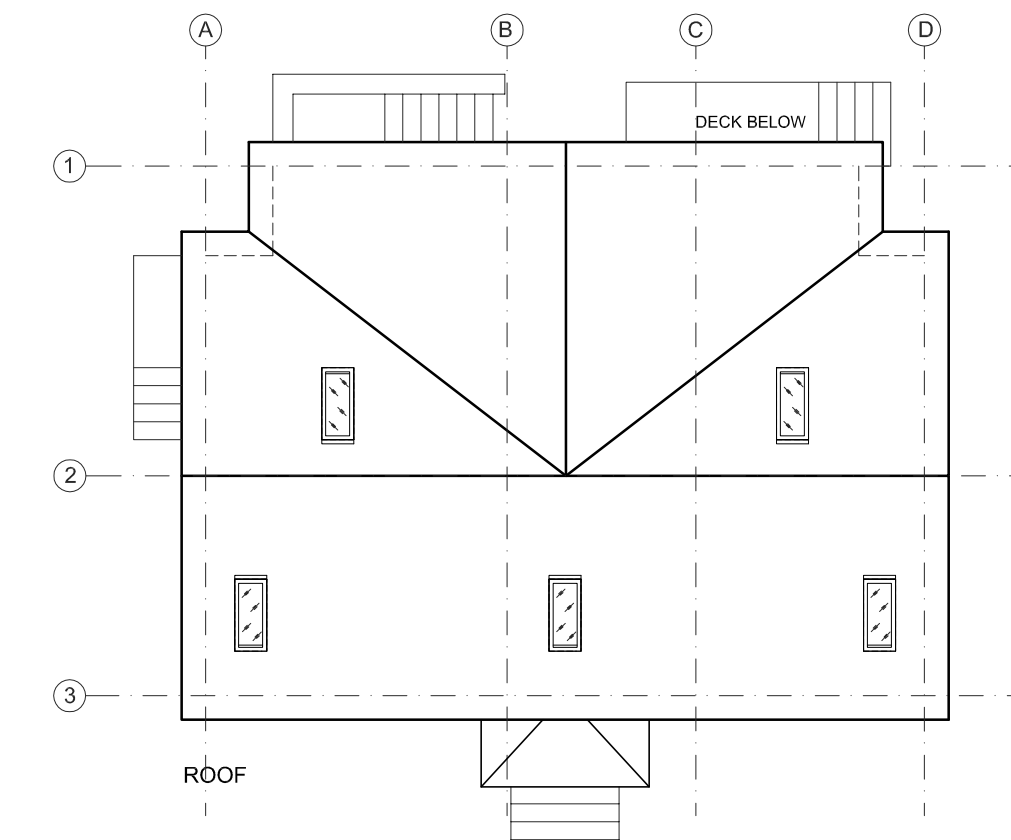
① FRONT HOUSE: BASEMENT
SCALE: $\frac{1}{8}'' = 1'-0''$



② FRONT HOUSE: FIRST FLOOR
SCALE: $\frac{1}{8}'' = 1'-0''$

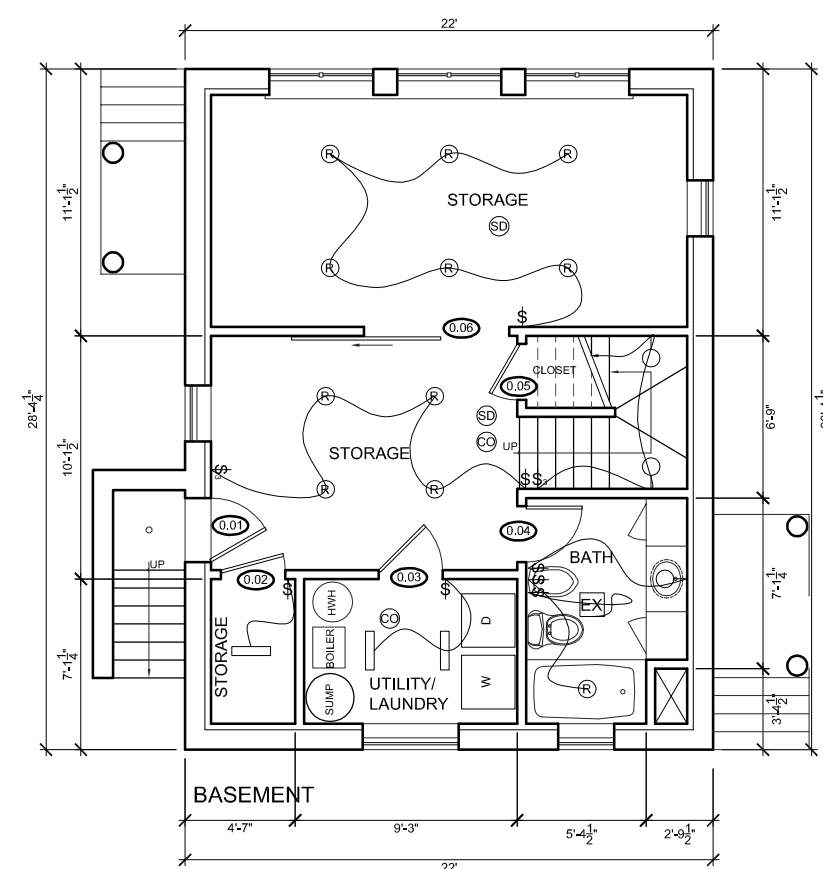


③ FRONT HOUSE: SECOND FLOOR
SCALE: $\frac{1}{8}'' = 1'-0''$

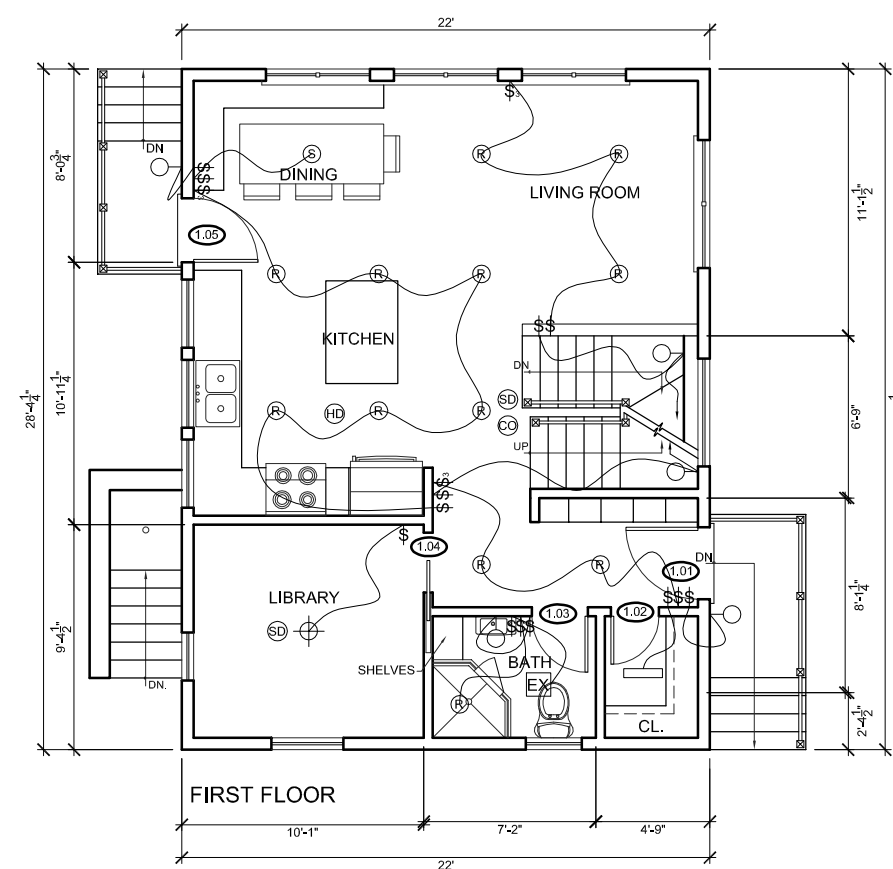


④ FRONT HOUSE: ROOF PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$

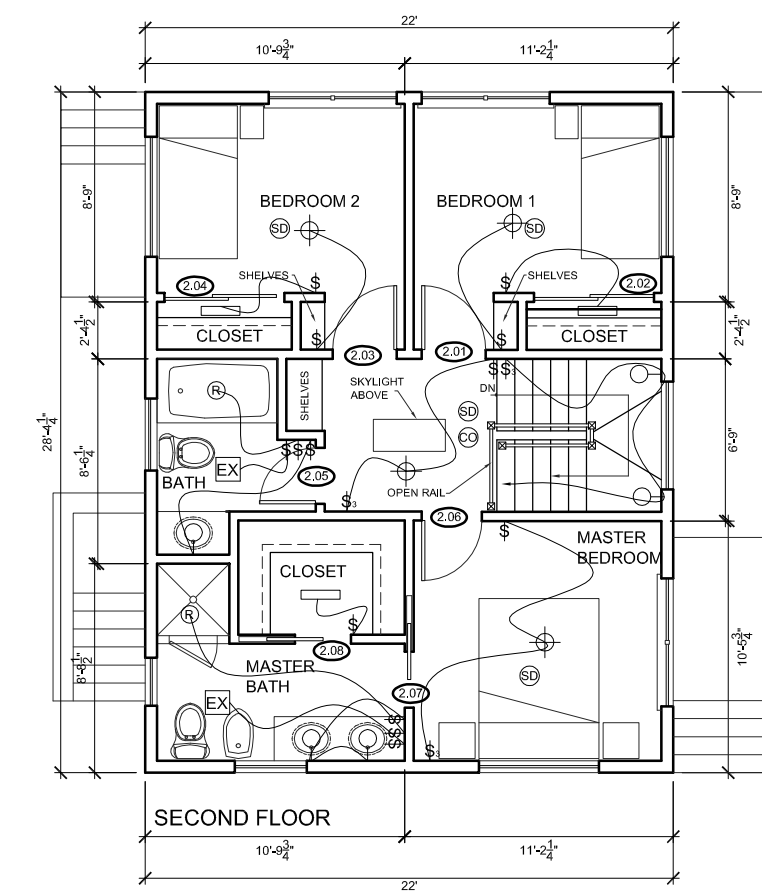
EXISTING CONDITIONS (PERMITTED): BACK HOUSE



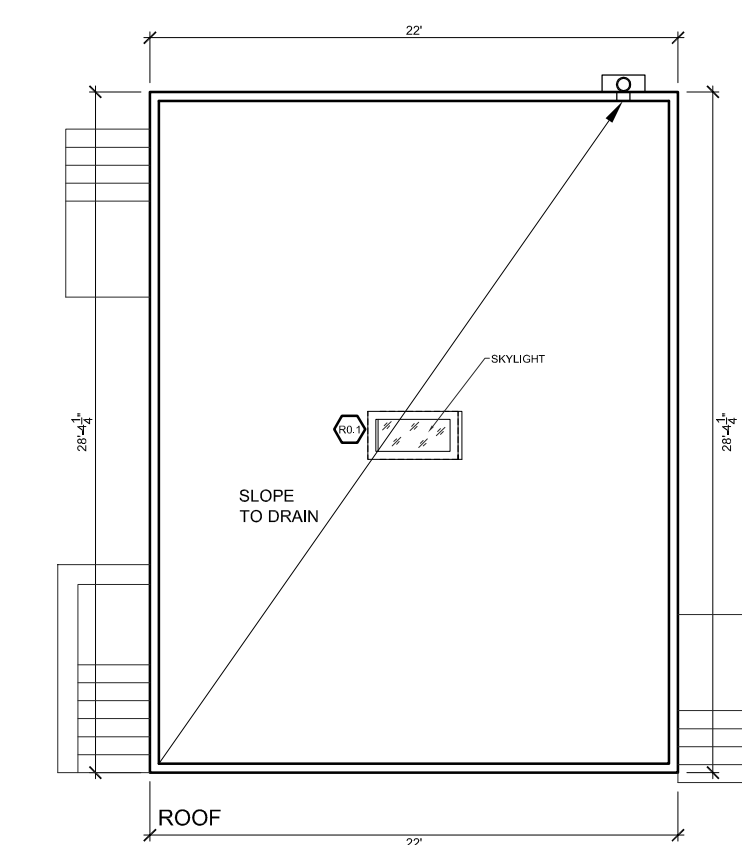
⑤ BACK HOUSE: BASEMENT
SCALE: $\frac{1}{8}'' = 1'-0''$



⑥ BACK HOUSE: FIRST FLOOR
SCALE: $\frac{1}{8}'' = 1'-0''$



⑦ BACK HOUSE: SECOND FLOOR
SCALE: $\frac{1}{8}'' = 1'-0''$



⑧ BACK HOUSE: ROOF PLAN
SCALE: $\frac{1}{8}'' = 1'-0''$

PROJECT NAME:
146-148 Pearl

PROJECT ADDRESS:
146-148 Pearl Street
Cambridge, MA

CLIENT:
146-148 Pearl St, LLC



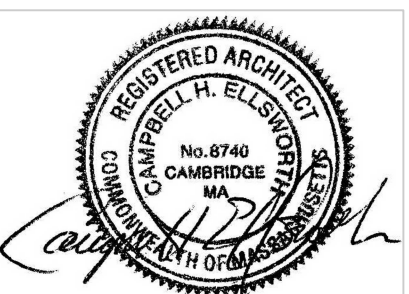
ARCHITECT:
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DATE: 10/12/2016
DRAWN BY: D.W.
CHECKED BY: C.E.
SCALE: $\frac{1}{8}'' = 1'-0''$
FILE: Pearl

REVISIONS:

No.	Description	Date
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Existing Conditions
Plans

EX1.1

PROJECT NAME:
146-148 Pearl

PROJECT ADDRESS:
146-148 Pearl Street
Cambridge, MA

CLIENT:
146-148 Pearl St, LLC



ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

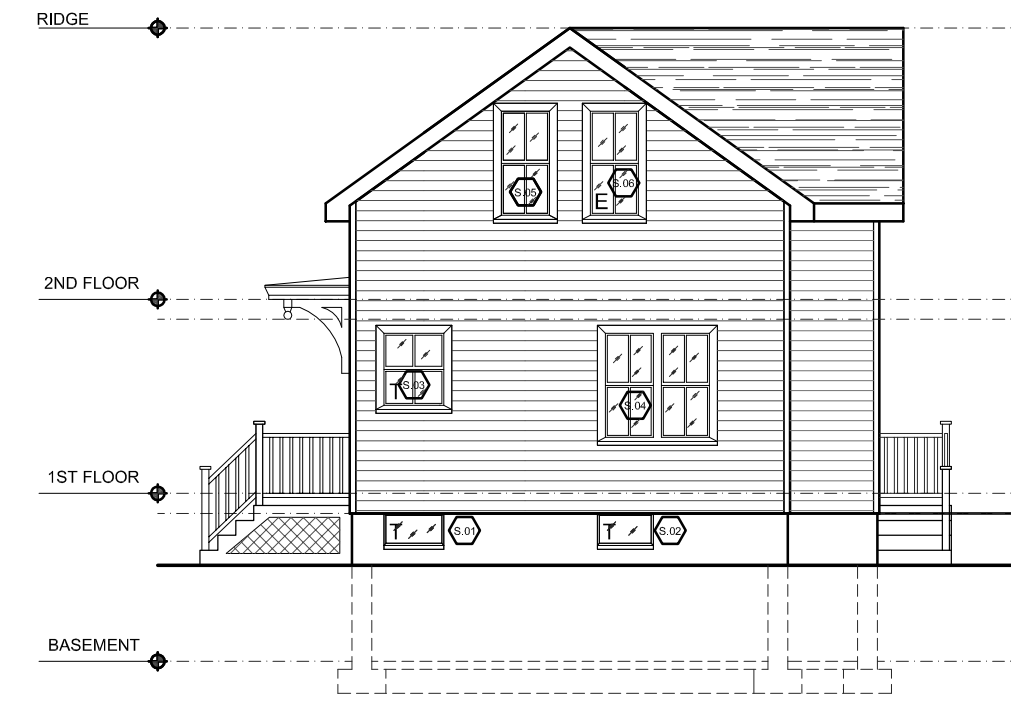
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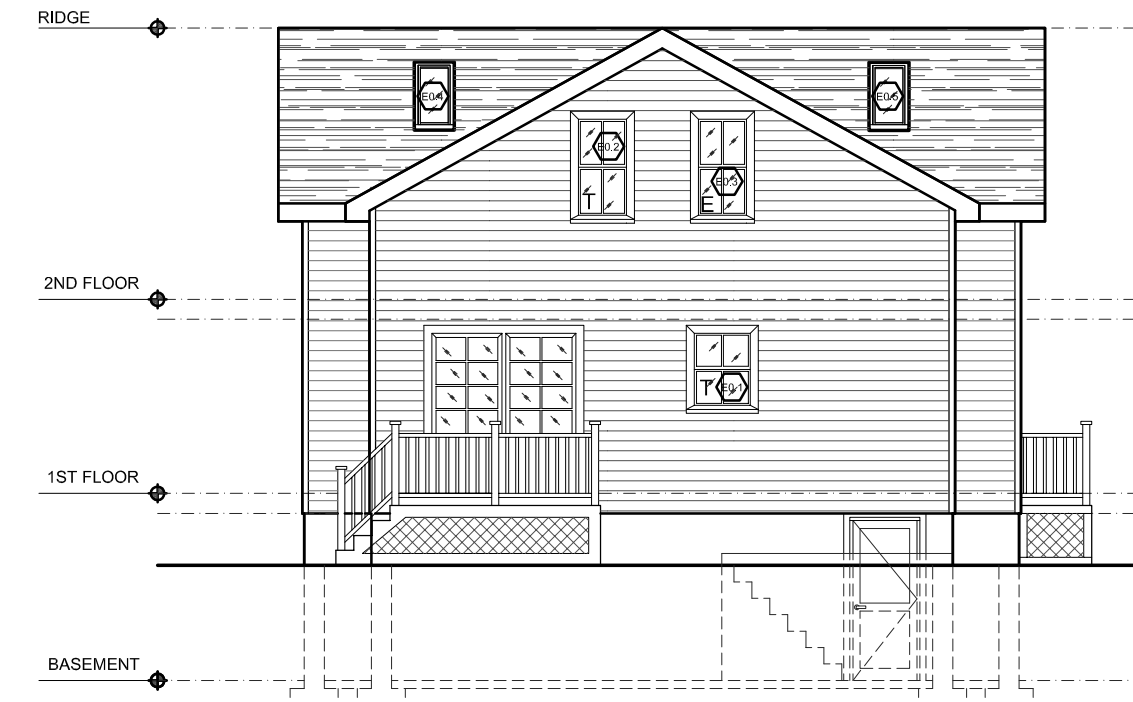
EXISTING CONDITIONS (PERMITTED): FRONT HOUSE



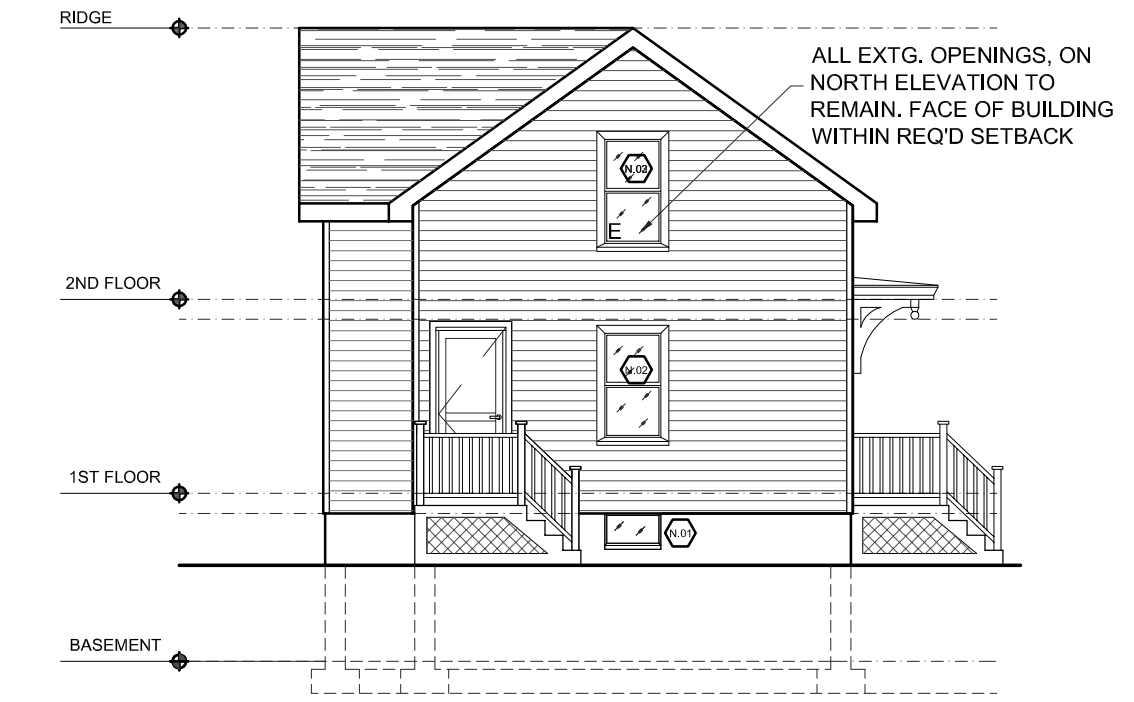
① FRONT HOUSE: NORTH ELEVATION
SCALE: 1/8" = 1'-0"



② FRONT HOUSE: WEST ELEVATION
SCALE: 1/8" = 1'-0"

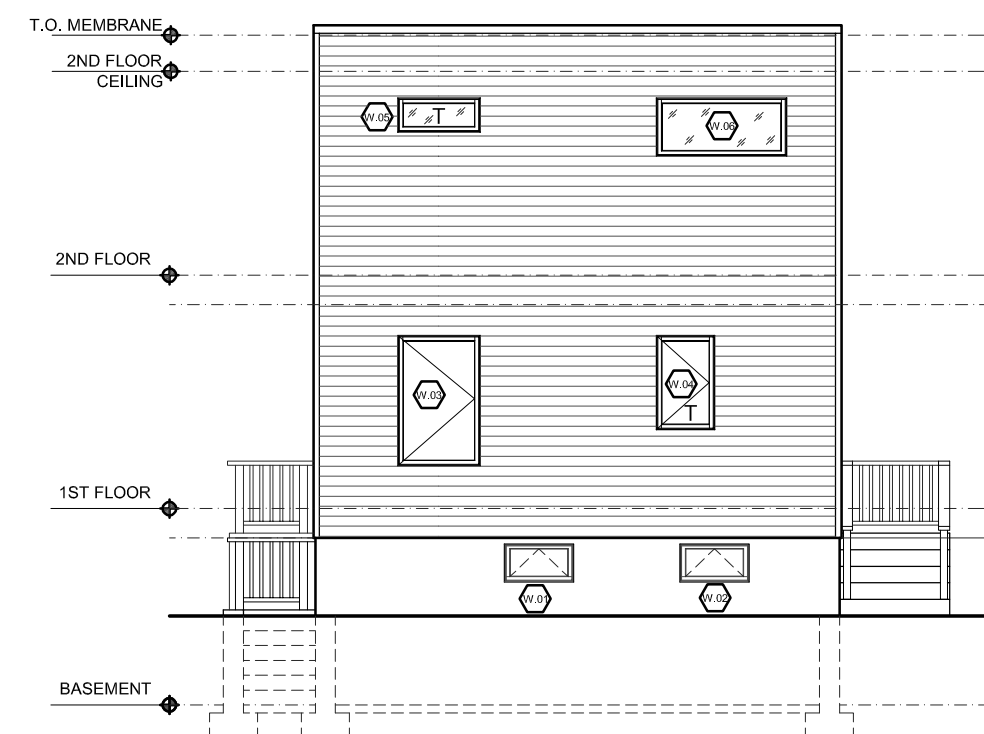


③ FRONT HOUSE: SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

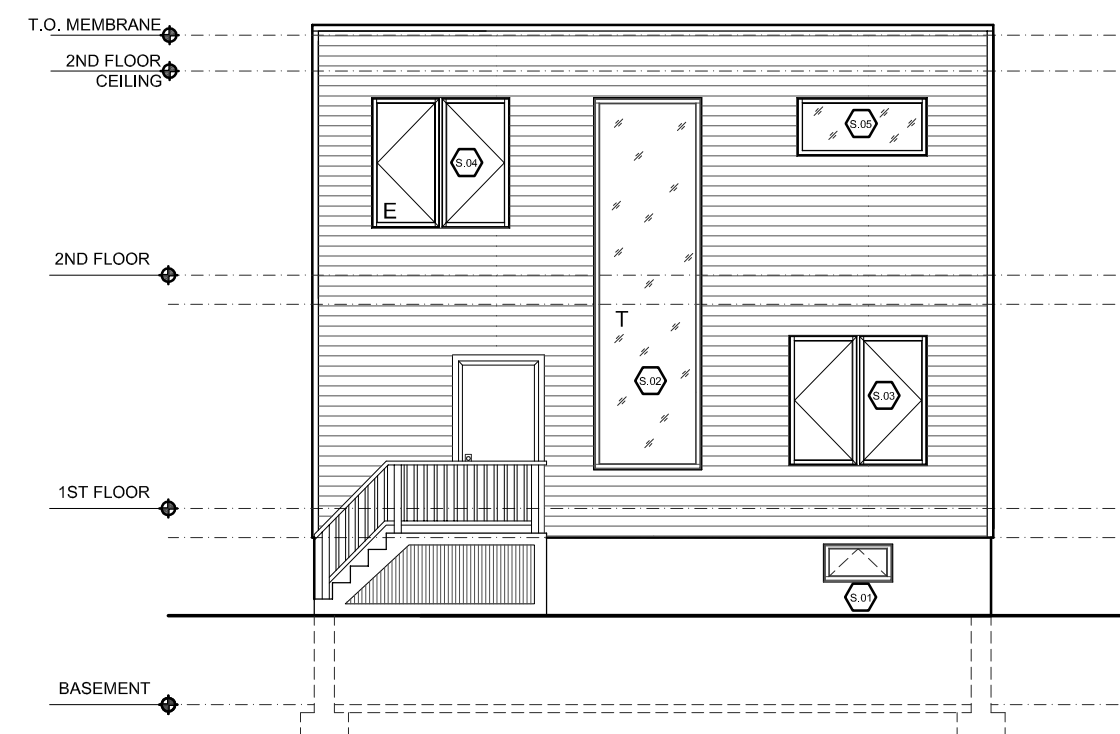


④ FRONT HOUSE: EAST ELEVATION
SCALE: 1/8" = 1'-0"

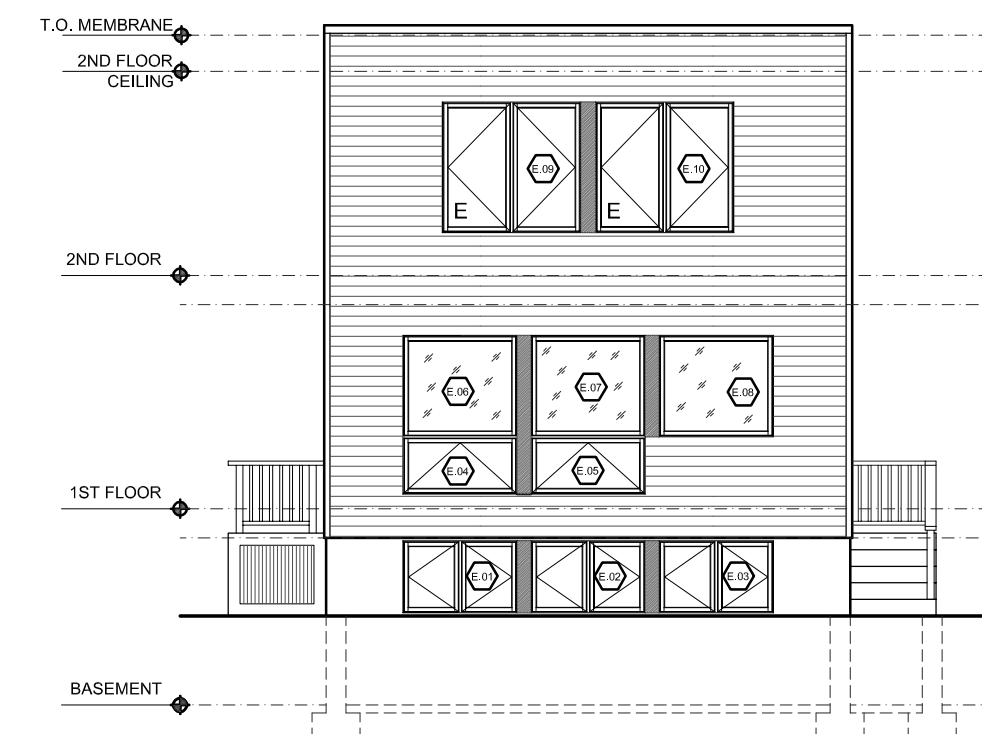
EXISTING CONDITIONS (PERMITTED): BACK HOUSE



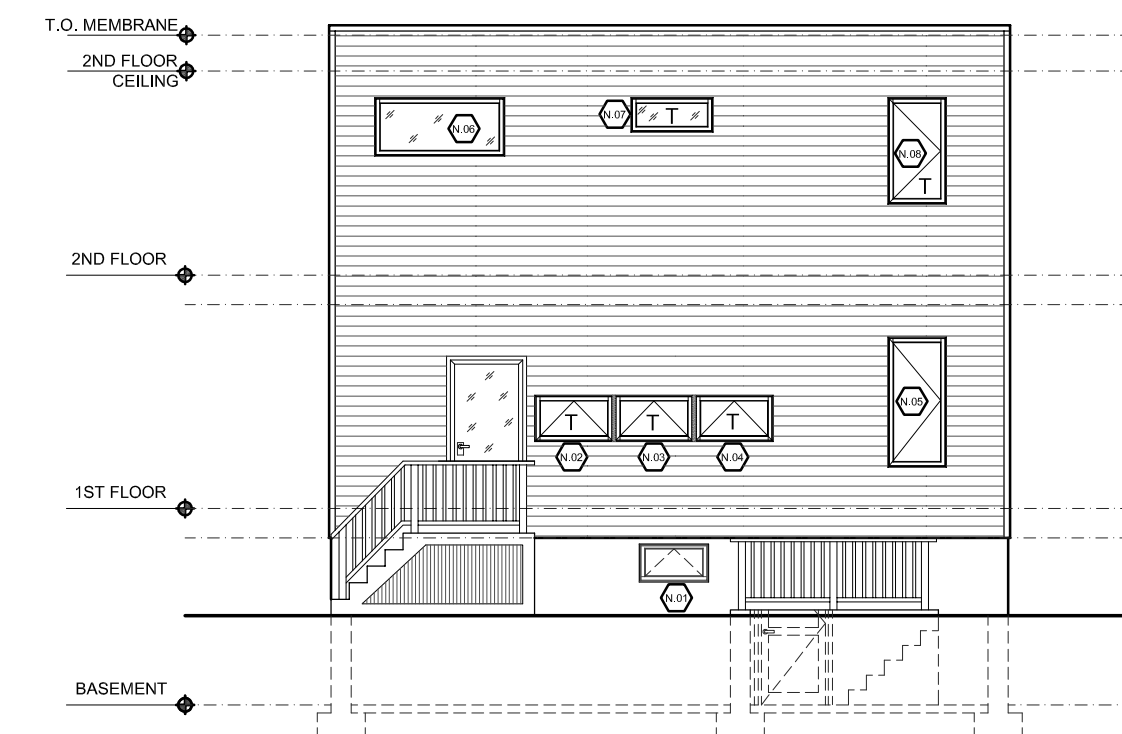
⑤ BACK HOUSE: NORTH ELEVATION
SCALE: 1/8" = 1'-0"



⑥ BACK HOUSE: WEST ELEVATION
SCALE: 1/8" = 1'-0"



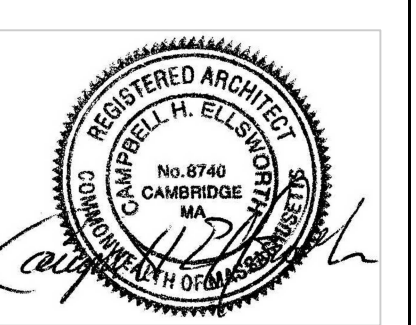
⑦ BACK HOUSE: SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



⑧ BACK HOUSE: ROOF PLAN
SCALE: 1/8" = 1'-0"

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FILE: Pearl

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Existing Conditions
Elevations

EX3.1

PROJECT NAME:
146-148 Pearl

PROJECT ADDRESS:
146-148 Pearl St.
Cambridge, MA

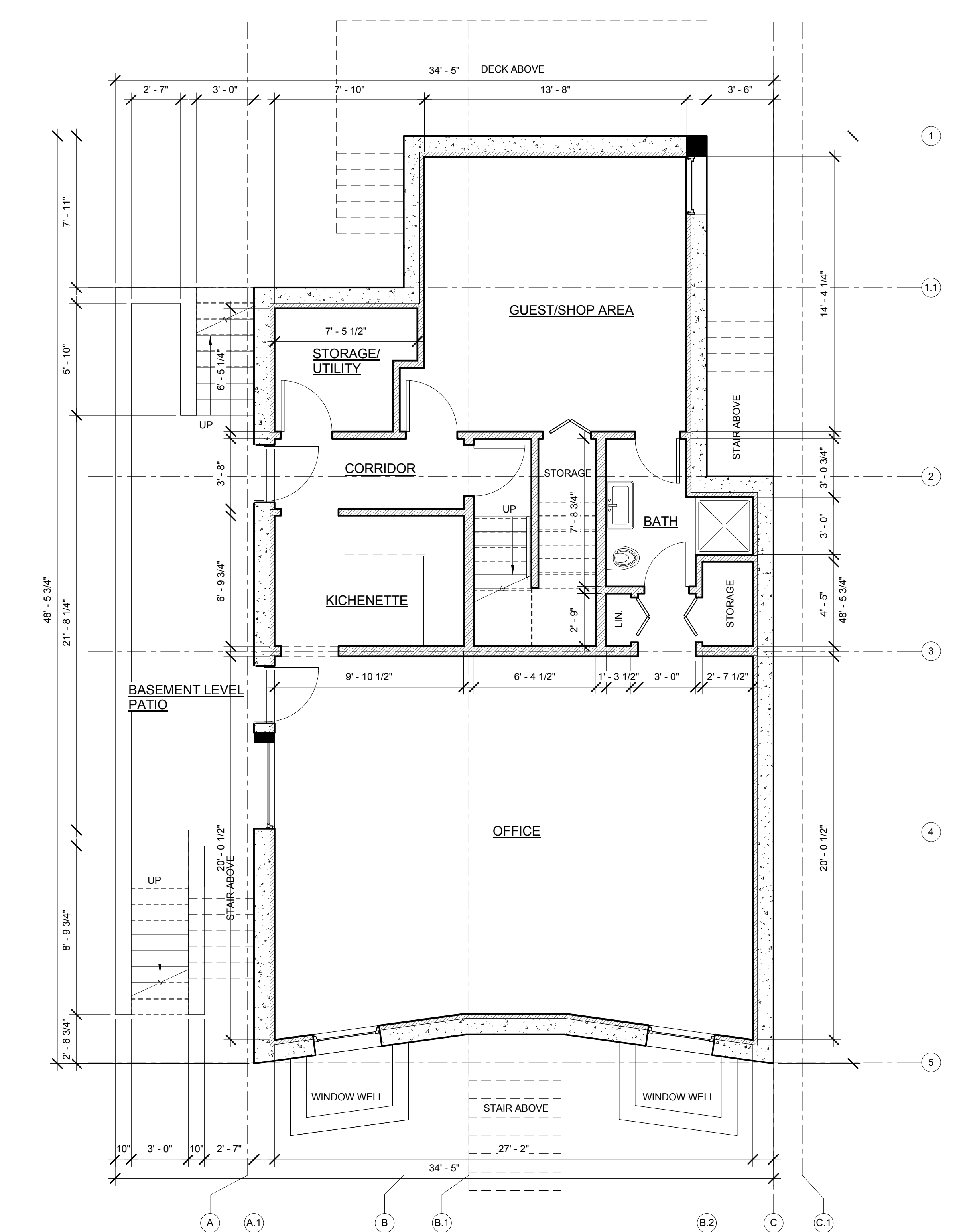
CLIENT:
146-148 Pearl St, LLC



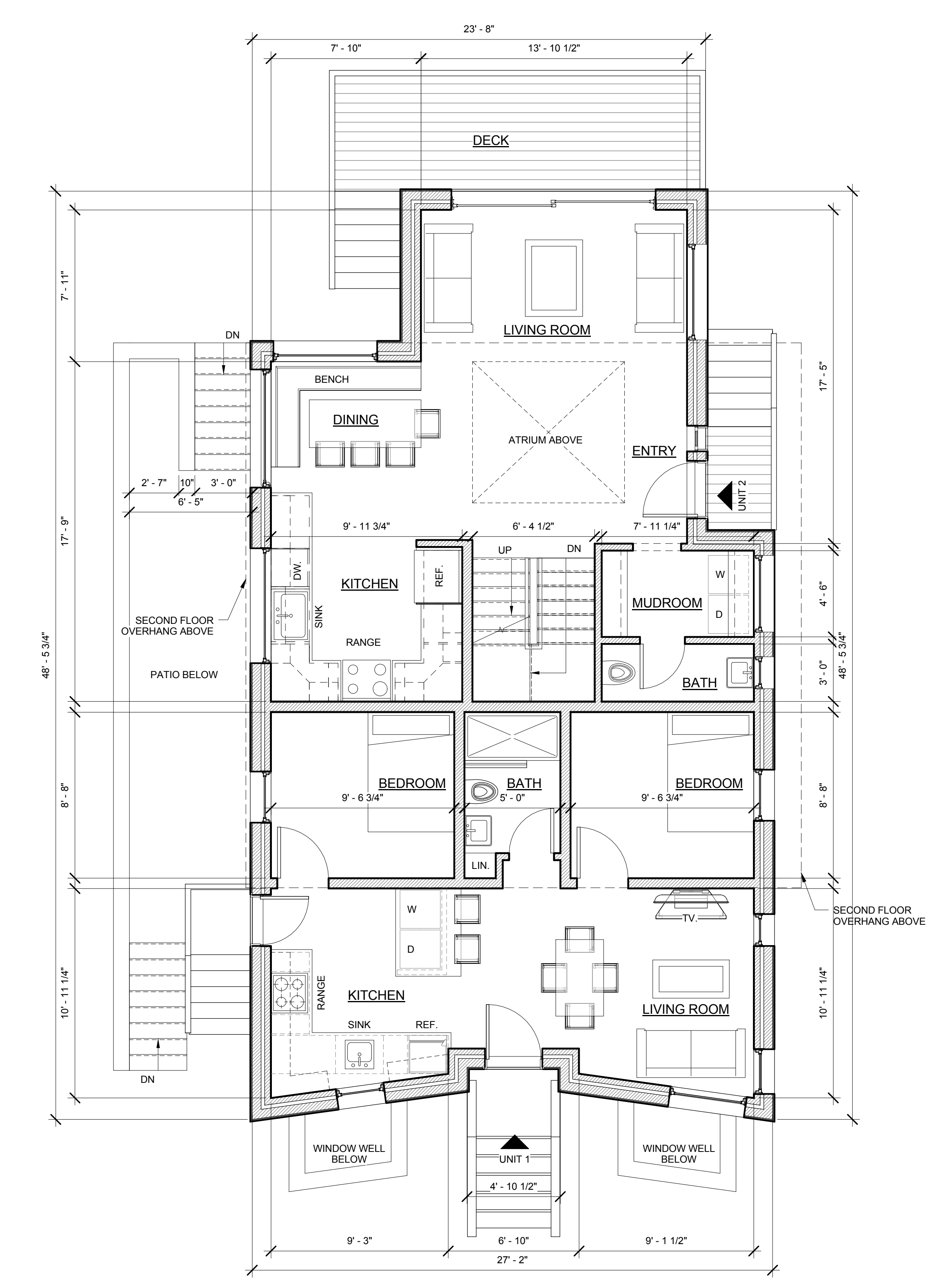
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CAMBRIDGE, MA 02139
PH: 617-492-0709
FAX: 617-714-5900

CONSULTANTS:



1 Basement - Proposed
1/4" = 1'-0"



2 First Floor - Proposed
1/4" = 1'-0"

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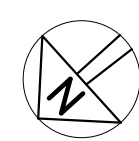
DATE: 10.11.2016
DRAWN BY: Dawid Wieszczyk
CHECKED BY: Campbell Ellsworth
SCALE: 1/4" = 1'-0"
FILE: Pearl Street

REVISIONS:

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Proposed Plans

A1.1



10/11/2016 5:42:13 PM

PROJECT NAME:
146-148 Pearl

PROJECT ADDRESS:
146-148 Pearl St.
Cambridge, MA

CLIENT:
146-148 Pearl St, LLC



ARCHITECT:
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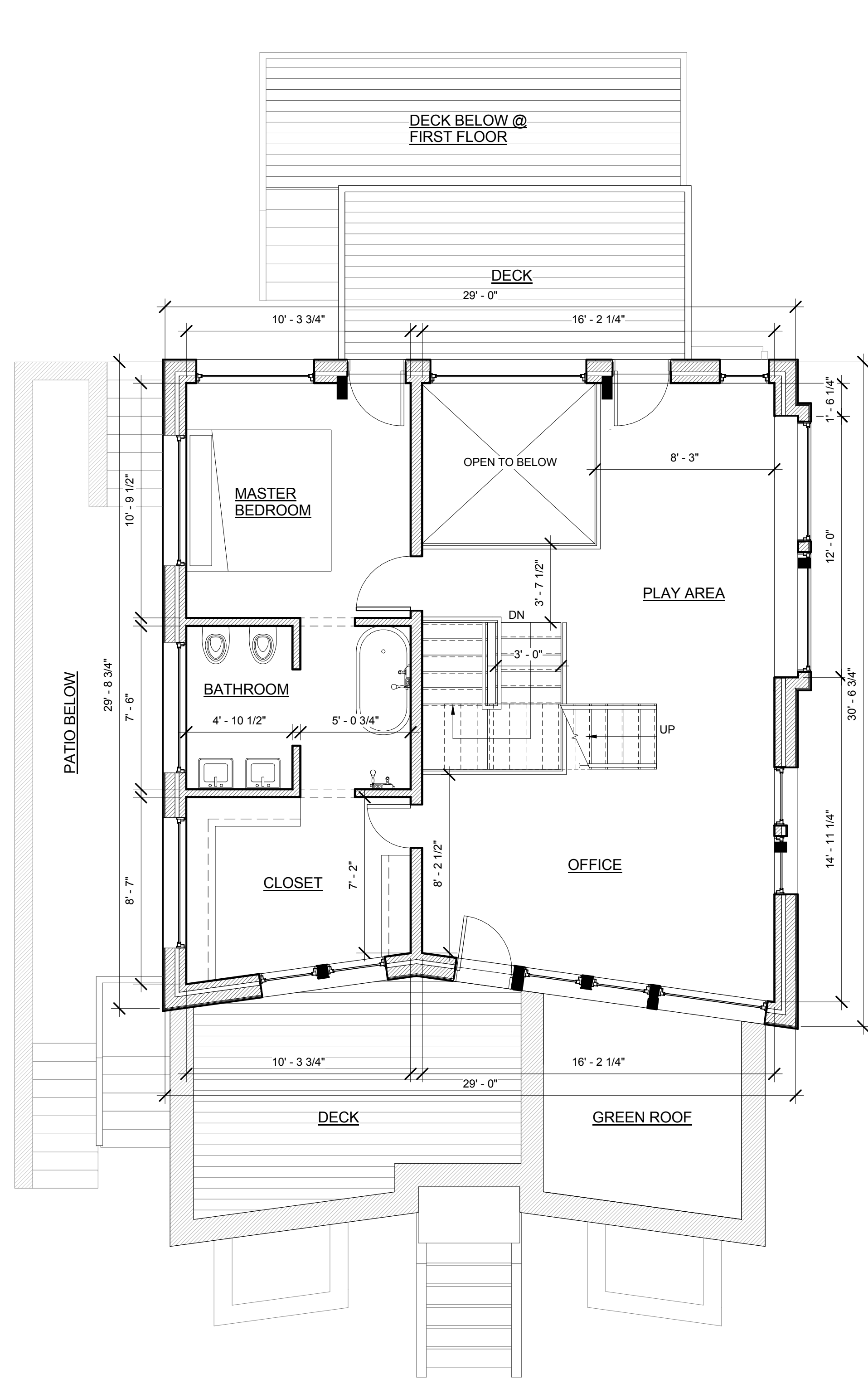
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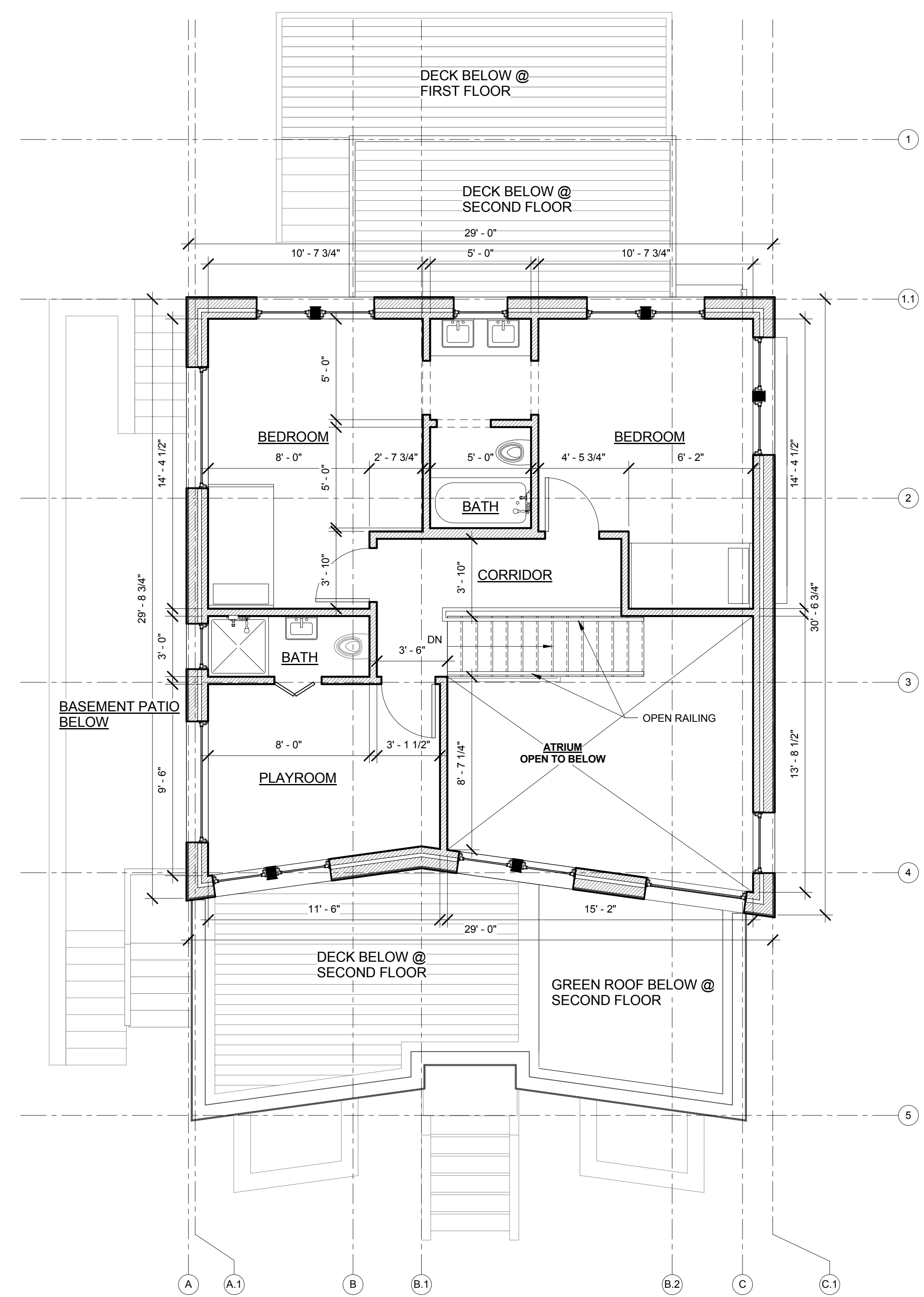
Proposed Plans

A1.2

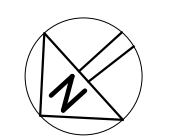
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1 Second Floor - Proposed
1/4" = 1'-0"



2 Third Floor - Proposed
1/4" = 1'-0"



PROJECT NAME:
146-148 Pearl

PROJECT ADDRESS:
146- 148 Pearl St.
Cambridge, MA

CLIENT:
146-148 Pearl St, LLC

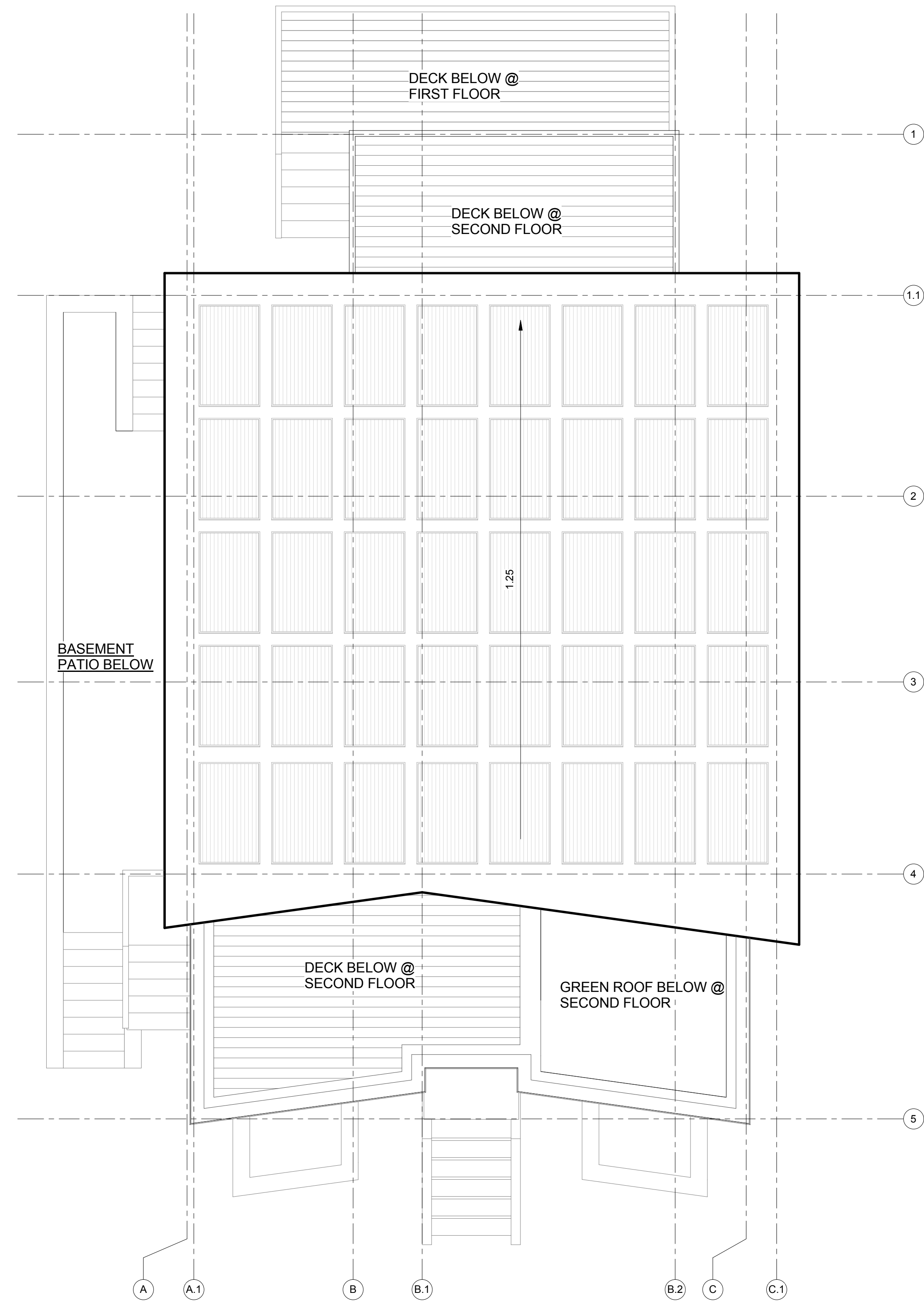


ARCHITECT:

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PH: 617-492-0709
FAX: 617-714-5900

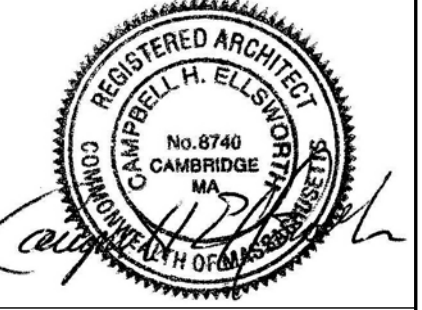
CONSULTANTS:



1 Roof Plan - Proposed
1/4" = 1'-0"

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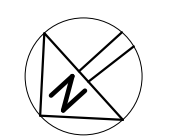
DATE: 10.11.2016
DRAWN BY: Dawid Wieszczeck
CHECKED BY: Campbell Ellsworth
SCALE: 1/4" = 1'-0"
FILE: Pearl Street

REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

Proposed Roof
Plan

A1.3



10/11/2016 5:42:41 PM

PROJECT NAME:
146-148 Pearl

PROJECT ADDRESS:
146-148 Pearl St.
Cambridge, MA

CLIENT:
146-148 Pearl St, LLC



ARCHITECT:
**ELLSWORTH
ASSOCIATES, Inc.**

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH: 617-492-0709
FAX: 617-714-5900

CONSULTANTS:

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DATE: 10.11.2016
DRAWN BY: Dawid Wieszczyk
CHECKED BY: Campbell Ellsworth
SCALE: 1/4" = 1'-0"
FILE: Pearl Street

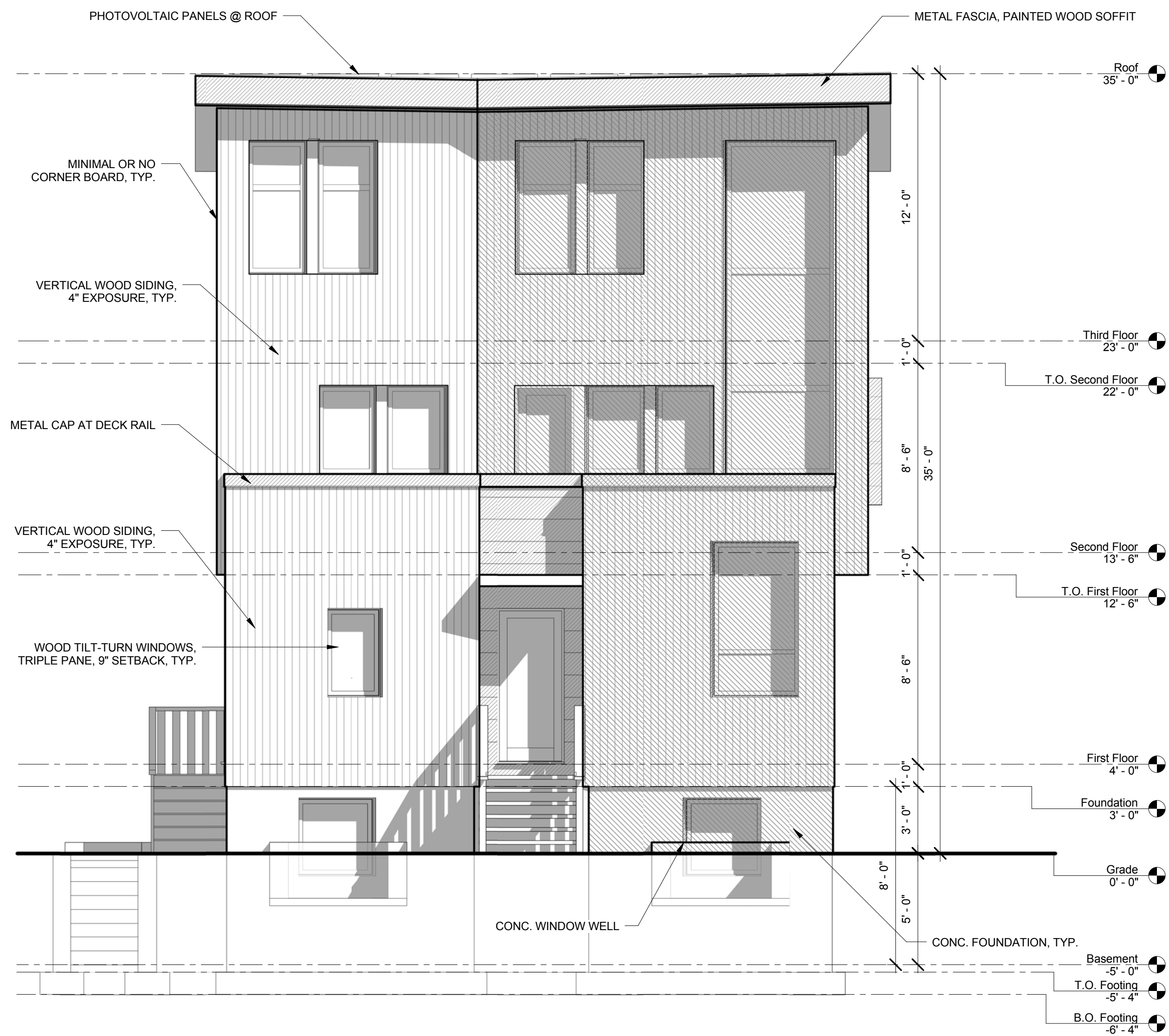
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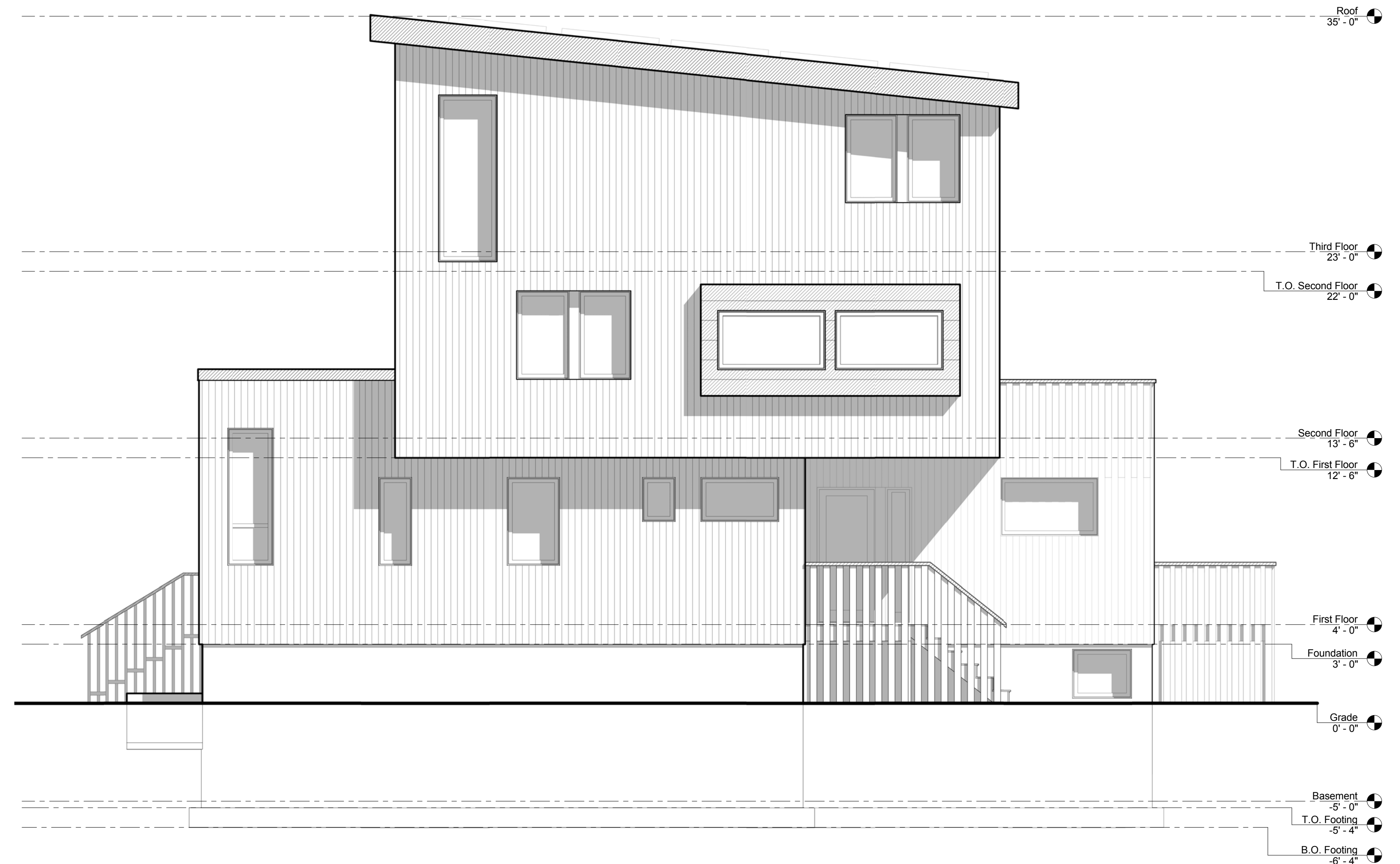
Proposed
Elevations

A3.1

10/11/2016 5:43:24 PM



① North Elevation - Proposed
1/4" = 1'-0"



② West Elevation - Proposed
1/4" = 1'-0"

PROJECT NAME:
146-148 Pearl

PROJECT ADDRESS:
146-148 Pearl St.
Cambridge, MA

CLIENT:
146-148 Pearl St, LLC



ARCHITECT:
**ELLSWORTH
ASSOCIATES, Inc.**

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REGISTRATION:



DATE: 10.11.2016
DRAWN BY: Dawid Wieszczyk
CHECKED BY: Campbell Ellsworth
SCALE: 1/4" = 1'-0"
FILE: Pearl Street

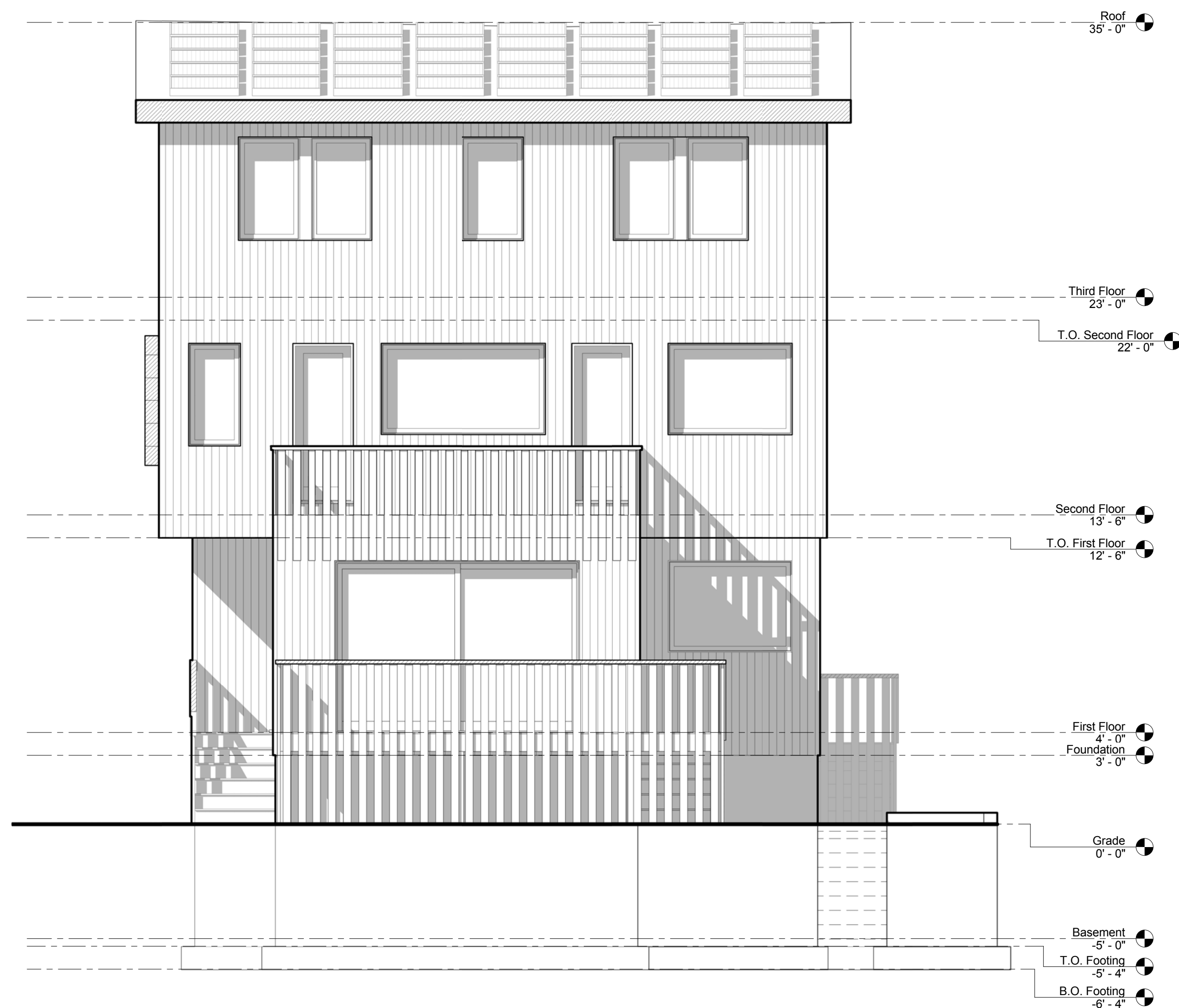
REVISIONS:

No.	Description	Date
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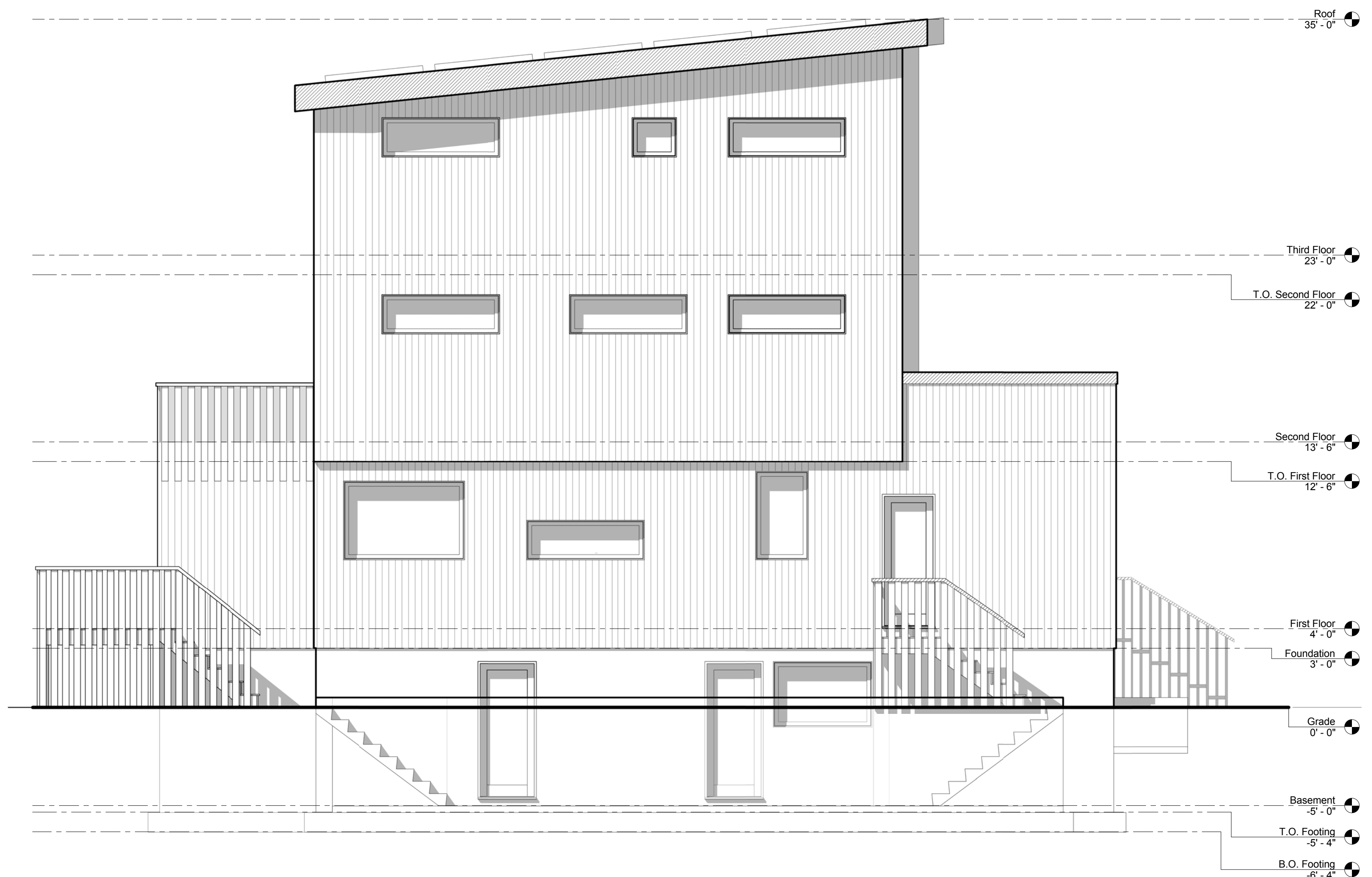
Proposed
Elevations

A3.2

10/11/2016 5:44:00 PM

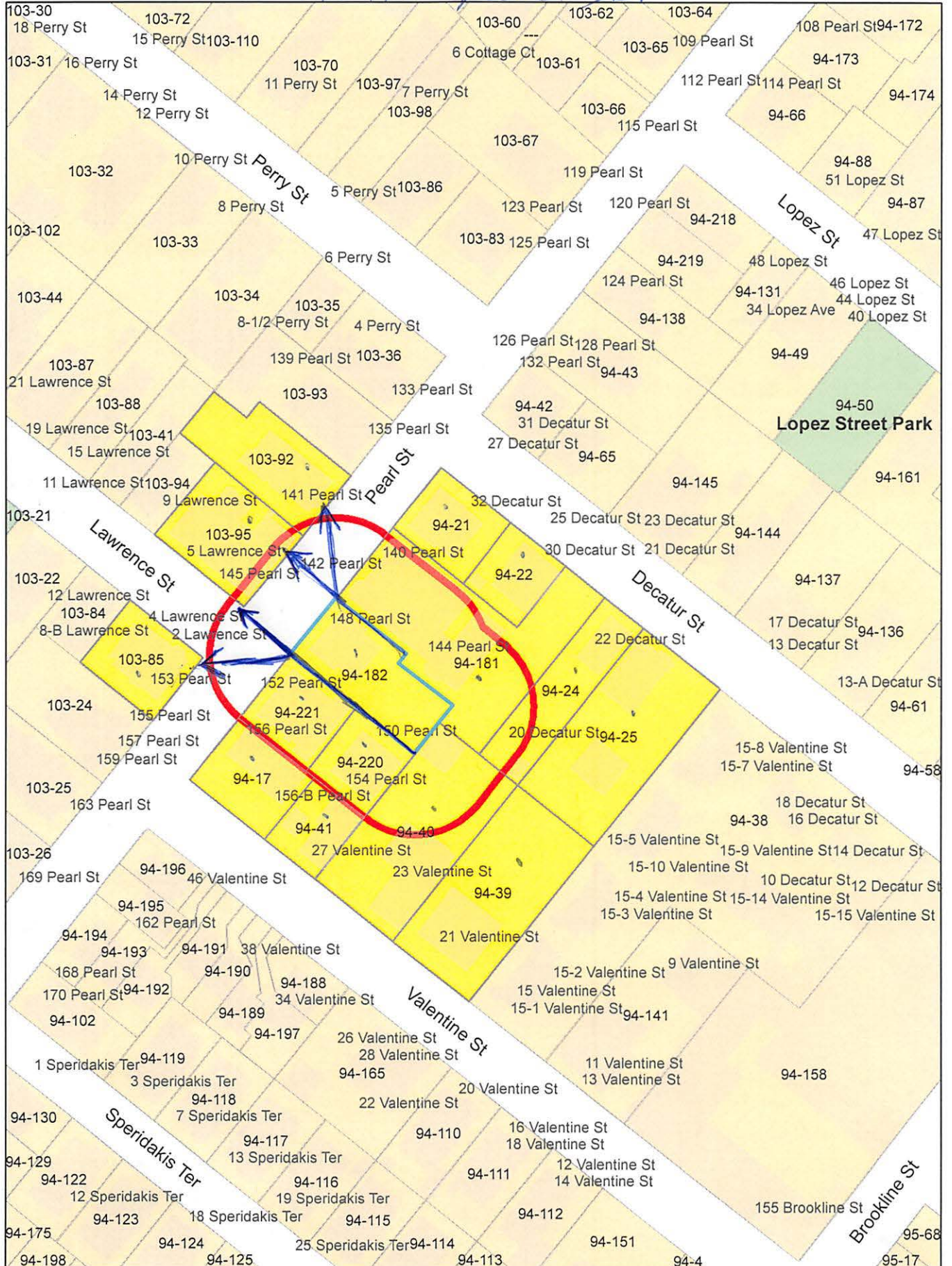


① South Elevation - Proposed
1/4" = 1'-0"



② East Elevation - Proposed
1/4" = 1'-0"

146-148 Pearl St.



146-148 Pearl St.

Petitioner
CAMPBELL H. ELLSWORTH
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94-181
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CAMBRIDGE, MA 02139

94-181
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CAMBRIDGE, MA 02139

94-181
GOLDSMITH, TINA CLAIRE
144 PEARL ST., #3
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FARRAR, ANDREW E. & MARGARET R. FARRAR
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142 PEARL STREET, #422
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675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

94-25
GUNAWARDENA, JEREMY H.
22 DECATUR ST., 20
CAMBRIDGE, MA 02139

94-22
STEINKRAUSS, DANIEL C., JR.
30 DECATUR STREET
CAMBRIDGE, MA 02139

94-40
BENEDICT, VICTORIA M.
23 VALENTINE STREET
CAMBRIDGE, MA 02139

94-41
WERTZ, JULIA C. & PANDELIS KARAYORGIS
27 VALENTINE STREET
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94-25
SIEKMEIER, PETER J.
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CAMBRIDGE, MA 02139

94-221
SPAFFORD, NANCY
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94-21
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103-92
ADAMS, BETSY B.
141 PEARL ST
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94-220
SYTCHOV, MIKHAIL
173 ELM ST.
CAMBRIDGE, MA 02139

94-181
BOLICH, BARBARA
140 PEARL ST. UNIT#3
CAMBRIDGE, MA 02139

94-24
WALSH, CHRISTOPHER & MARY L. WALSH
24 DECATUR ST
CAMBRIDGE, MA 02139

94-221
HAAS, DIANNE L.
TRUSTEE OF DIANNE L. HAAS TRUST
152 PEARL ST. UNIT#4
CAMBRIDGE, MA 02139

94-25
GUSENBERG, JEFFREY & LINDSEY GUSENBERG
C/O CHOPDE, AVINASH
20-22 DECATUR ST., UNIT #22-1
CAMBRIDGE, MA 02139

94-17
VORES, ANDREW & FREDERICK W. CHOI
156 PEARL ST
CAMBRIDGE, MA 02139

94-221
JENNINGS, TARA
152 PEARL ST. UNIT#3
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94-25
SMITH, ELIZABETH F.,
TR. THE ELIZABETH F. SMITH REV TRUST
22 DECATUR ST., #22/2
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94-181
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CAMBRIDGE, MA 02138

94-221
FERBER, GERI H.
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94-182
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MARY CLAIRE LAWRENCE,
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