



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-016110-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Richard Curl C/O Curl-Simitis architecture+design

PETITIONER'S ADDRESS : 533 Main Street Melrose, MA 02176

LOCATION OF PROPERTY : 224 Pearl St Cambridge, MA

TYPE OF OCCUPANCY : Two Family ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

We propose to add, alter, and remove windows and doors in pre-existing non-conforming walls in the side and rear yards and seek a Special Permit under 8.22.C. We also propose a ground level deck in the rear yard and seek relief from the requirements of Table 5-1, minimum rear yard. We further propose a new below-grade egress stair from the basement dwelling unit. The egress stair would be in the side setback and requires relief from Table 5-1, minimum side yard.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.C (Non-Conforming Structure).

Article 10.000 Section 10.30 (Variance)

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

(Petitioner(s) / Owner)

Richard Curl

(Print Name)

Address :

533 MAIN ST.

MELROSE, MA 02176

Tel. No. :

781-620-2736

E-Mail Address :

RCURLCS-AD.GM

Date :

17 April 2018

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 Tim Nicolette and Grace Nicolette

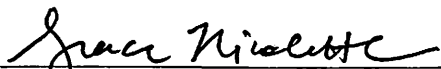
(OWNER)

Address: 224 Pearl Street, Cambridge

State that I/We own the property located at 224 Pearl Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Tim Nicolette and Grace Nicolette

*Pursuant to a deed of duly recorded in the date 6/15/2017, Middlesex South
County Registry of Deeds at Book 69438, Page 371; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

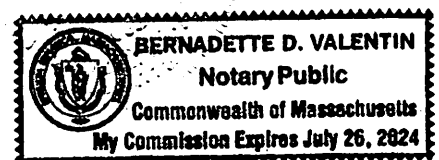
Commonwealth of Massachusetts, County of Middlesex

The above-name Grace C. Nicolette personally appeared before me,
this 11th of April, 2018, and made oath that the above statement is true.

Bernadette D. Valentin Notary

My commission expires July 26, 2024 (Notary Seal).

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



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SECRET

City Commission Report

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

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:

- 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:

STAIR: The appellant would not have the safest location for their secondary egress stair from the lower level dwelling unit, nor would alternate locations provide the light and air this location can provide. The lessened safety, convenience, light and air would make the unit less rentable.

DECK: Literal enforcement of the Ordinance would deny the appellant a deck in their rear yard as well as any egress in that direction. This reduces the usability and value of that 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:

STAIR: The location and shape of the existing house and placement on the property would require secondary lower level egress to be less safe, less pleasant, and more costly if made to comply with the setback.

DECK: The existing rear house wall is minimally non-conforming in the setback (4 3/4") and would, if conforming, allow a 10' deck to exist in the rear yard.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Substantial detriment to the public good for the following reasons:

STAIR: The egress stair is only visible from the yard of the neighbor to the north and they are supportive of the project.

DECK: The rear deck faces a blank wall on the adjacent property and is minimally visible to the public.

Neither proposed element affects traffic, or light and air for the neighbors.

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

The Zoning Ordinance allows for minor additions such as the stair and deck per 5.24.2. We are not eligible for this allowance given that the house walls are pre-existing non-conforming, but in my opinion the stair and deck are complying with the general spirit of the Ordinance in allowing minor, low elements to exist in a side or rear yard.

- *** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

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 224 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:
We are requesting a Special Permit under 8.22.c for facade alterations in a pre-existing non-conforming wall. The proposed window and door alterations conform otherwise.
- 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:
There will be no traffic generated by the proposed renovations.
- 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:
There will be no change in the building footprint and the alterations are very minor.
- 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:
The alterations are minimally viewable off-property and do not change the character or use of the property.
- 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 renovations will have minimal affect on the district and will significantly increase light and air for the building's occupants.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Curl-Simitis **PRESENT USE/OCCUPANCY:** Two Family
LOCATION: 224 Pearl St Cambridge, MA **ZONE:** Residence C Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Two Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		2630	2630	2963	(max.)
<u>LOT AREA:</u>		3950	3950	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.67	.67	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		1975	1975	1500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	50'	50'	50'	(min.)
	DEPTH	79'	79'	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	6.9'	6.9'	10'	(min.)
	REAR	15.6'	5.7'	20'	(min.)
	LEFT SIDE	3.6'	.1'	11'-3"	(min.)
	RIGHT SIDE	17.9'	19.2'	11'-3"	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	32'-4"	33'0 1.2"	35'	(max.)
	LENGTH	49.4'	49.4'	N/A	
	WIDTH	21.6'	21.6'	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.33	.37	.30	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		N/A	N/A	N/A	(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.

There are no other occupancies or buildings on the property.

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'.



new doors and windows

proposed deck

March 21, 2018

Dear Zoning Board of Appeals,

We are writing to express our support for the variances requested at 224 Pearl St, Cambridge, MA.

We live at 220 Pearl St - we are the neighbors abutting on the north side - and have lived here for thirty seven years.

When Mr. Nicolette first raised the prospect of seeking variances with us, he showed the architectural drawings and explained what they are seeking to do. His general contractor - Marc Verrette - joined the meeting and answered our questions about the project. Mr. Nicolette asked for our feedback and sought to understand our concerns. We shared that we were generally supportive of all of the requests but had concerns about one of them: we wanted to make sure that the addition of a second means of egress on the north facing side of the house wouldn't hurt our two prized trees in our backyard.

Mr. Nicolette agreed that this was an important concern and asked if there was anything he could do to address it. We shared that if an arborist came to the site and review the proposed changes to provide an independent assessment of whether there was potential impact to the trees, that would be important to us. He agreed to bring an arborist to the site and said if the arborist stated that the work would hurt the trees, they would not move forward with this particular variance request.

On Tuesday, March 20th, 2018 an arborist from Cambridge Landscape Co. visited the property and conducted the assessment. He concluded that the work required would not negatively impact our two trees. We had an opportunity to speak directly with the arborist and ask questions; we were reassured by his responses and are supportive of these variance requests. We appreciate Mr. Nicolette's thoughtfulness and care for our needs as the home renovation moves forward.

Thank you for this opportunity to provide feedback. We have no objections and hope that you approve these requests.

Sincerely,



Luther Child / Carol Faulkner



220 Pearl St.

617-899-6819 / 617-838-7672



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

617 349-6100 2018 APR 18 PM 3:13

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-016110-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal : _____

PETITIONER : Richard Curl C/O Curl-Simitis architecture+design

PETITIONER'S ADDRESS : 533 Main Street Melrose, MA 02176

LOCATION OF PROPERTY : 224 Pearl St Cambridge, MA

TYPE OF OCCUPANCY : Two Family ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

We propose to add, alter, and remove windows and doors in pre-existing non-conforming walls in the side and rear yards and seek a Special Permit under 8.22.C. We also propose a ground level deck in the rear yard and seek relief from the requirements of Table 5-1, minimum rear yard. We further propose a new below-grade egress stair from the basement dwelling unit. The egress stair would be in the side setback and requires relief from Table 5-1, minimum side yard.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.C (Non-Conforming Structure).

Article 10.000 Section 10.30 (Variance)

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

(Petitioner(s) / Owner)

Richard Curl

(Print Name)

Address :

533 MAIN ST.

MELROSE, MA 02176

Tel. No. :

781-620-2736

E-Mail Address :

RCURLCS-AD.GM

Date :

17 April 2018

224 Pearl St.

Petitioner

97-43

CHILD, LUTHER M., III & CAROL L. FAULKNER
220 PEARL ST
CAMBRIDGE, MA 02139

97-44

AUGUST, ALLISON M. & BARUCH S. TICHIO
48 GRALYNN RD.
NEWTON, MA 02459

CURL-SIMITIS ARCHITECTURE+DESIGN
C/O RICHARD CURL
533 MAIN STREET
MELROSE, MA 02176

97-44

RANE, RAJESH S. & VARSHA RANE
216 PEARL ST., UNIT #3
CAMBRIDGE, MA 02139

97-46

FIGUEROA, CARLOS R. & MARGARITA FIGUEROA
162 HAMILTON ST
CAMBRIDGE, MA 02139

97-47

D' ALMEIDA, JAIME C. & LISA K. MURRAY
156 HAMILTON ST
CAMBRIDGE, MA 02139

97-64

REGAL, KATHERINE PATTON & JAMES M. REGAL
171 ALLSTON ST
CAMBRIDGE, MA 02139

97-125

VERA, TRACY P.,
TR. OF ALLSTON STREET TRUST
163 ALLSTON ST.
CAMBRIDGE, MA 02139

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KRUTSKY, ALEXANDER B. &
MARGARET A. MCNALLY, TRUSTEE
230 PEARL ST
CAMBRIDGE, MA 02139

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MCNEILL, WILLIAM C.
C/O HALL, JOHN M.
236 PEARL ST
CAMBRIDGE, MA 02139

97-139

AUGER, ROY D. AND PATRICIA M. AUGER
C/O NICOLETTE, TIM & GRACE NICOLETTE
224 PEARL STREET - APT #2
CAMBRIDGE, MA 02139

97-140

VERA, TRACY P.
169 ALLSTON ST
CAMBRIDGE, MA 02139

102-118

PANTAZOPOULOS, LOUIS &
MARIA PANTAZOPOULOS
225 PEARL ST
CAMBRIDGE, MA 02139

102-119

PANTAZOPOULOS, LOUIS &
EVANGELIA PANTAZOPOULOS
229 PEARL STREET
CAMBRIDGE, MA 02139

102-65

LAPUH, ELIZABETH E. & ESTHER STRAUSS
219-221 PEARL ST. UNIT 1
CAMBRIDGE, MA 02139

102-65

HOWARD, BESSIE B. & GABRIELA CARBONE
219 PEARL ST., #4
CAMBRIDGE, MA 02139

102-65

DAY, MARTIN A.
219-221 PEARL ST, #3
CAMBRIDGE, MA 02139

102-65

TAN, JUSTIN HUAI JIN
TR. 221 PEARL NOMINEE TRUST
219-221 PEARL ST., UNIT #2
CAMBRIDGE, MA 02139

97-44

PASTORELLO, DOUGLAS F. &
DONNA M. PASTORELLO
10 ANNA DR.
HUDSON, NH 03051



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 224 Pearl Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☐ Avon Hill Neighborhood Conservation District
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☐ Mid Cambridge Neighborhood Conservation District
- ☐ Designated Landmark
- ☐ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☒ Structures is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition proposed. No CHC review.
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date April 26, 2018

Received by Uploaded to Energov

Date April 26, 2018

Relationship to project BZA 16110-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

08 Door Schedule										
Number	Location	Door Size (w x h)		Thickness	Operation	Hardware Manufacturer	Model	Finish	Stop	Notes
Basement										
005C	Hall	2'-6"	6'-8 7/8" 6" frame	1 3/4"	entry door with transom	TBD				Entry Set

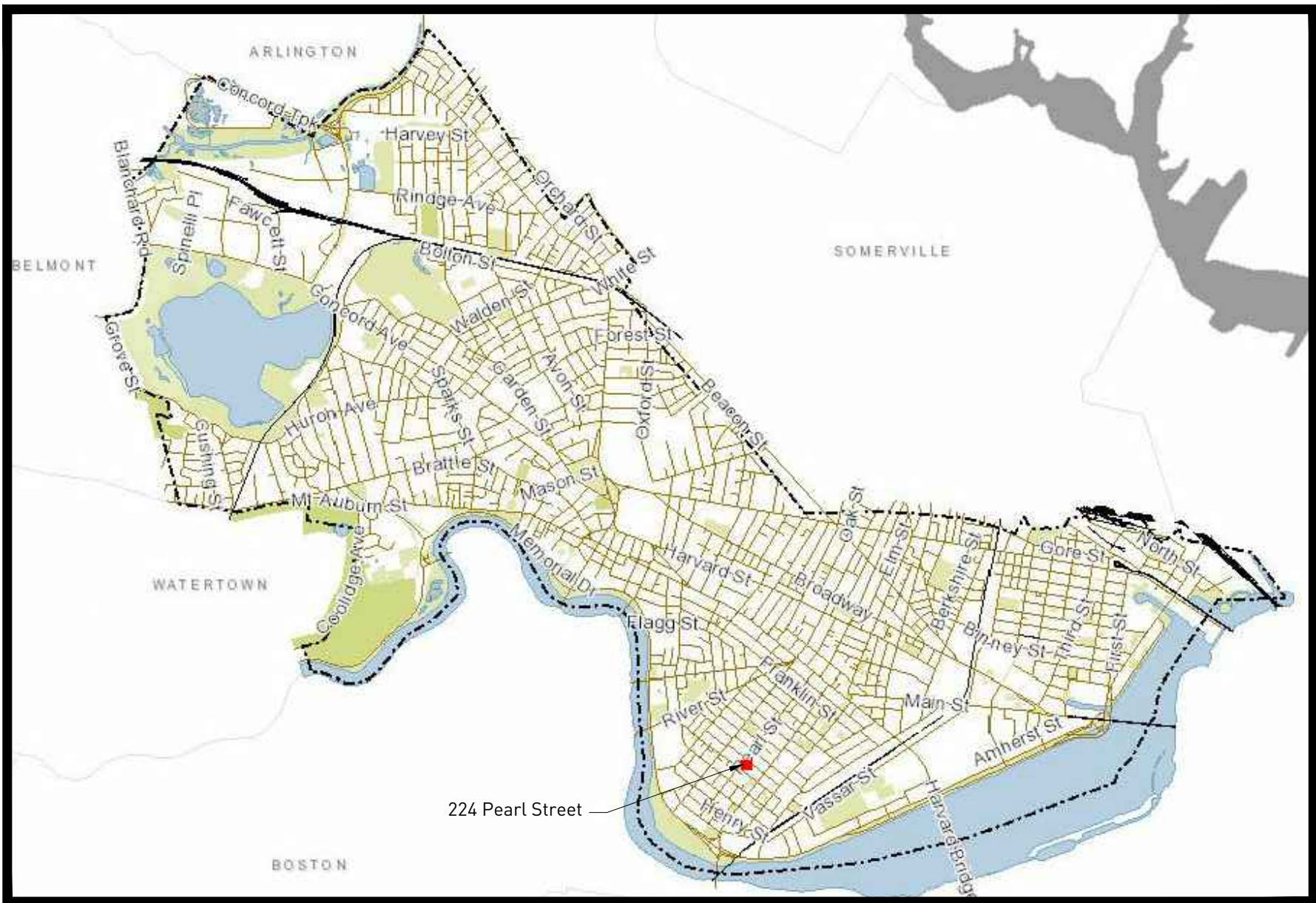
NOTES
1 All doors to be 1 3/4", two-panel. Paint grade wood door.
2 Square-corner hinges, oil-rubbed bronze main floors and satin nickel lower level.

08 Windows						
Number	Frame (w x h)	Manufacturer	Model	Operation	lites	Notes
Basement						
005	2'-5" x 1'2"	Pella		fixed DH transom		
006	in door schedule	Pella		casement	1	egress
007						
First Level						
101	3'-5" x 6'-5"	Pella	VG4177	cottage style double hung	2/2	
102	3'-5" x 2'-1"	Pella	4125	transom	2	
103	7'-11 1/4" x 6'-7 1/2"	Pella	9680	sliding patio door	2	OX
104	7'-11 1/4" x 2'-1"	Pella	9625	transom	4	
105	3'-5" x 6'-5"	Pella	VG4177	cottage style double hung	2/2	
106	3'-5" x 2'-1"	Pella	4125	transom	2	
122	existing to remain					
123	2'-9" x 4'-11"	Pella	3359	double hung	1/1	
Second Level						
201	2'-5" x 4'-5"	Pella	2953	double hung	1/1	
202	4'-11 1/4 x 6'-9 1/2"	Pella	6082	sliding patio	1	
203	existing					
209	2'-5" x 4'-5"	Pella	2953	double hung	1/1	
210	2'-5" x 2'-5"	Pella	2525	awning	1	

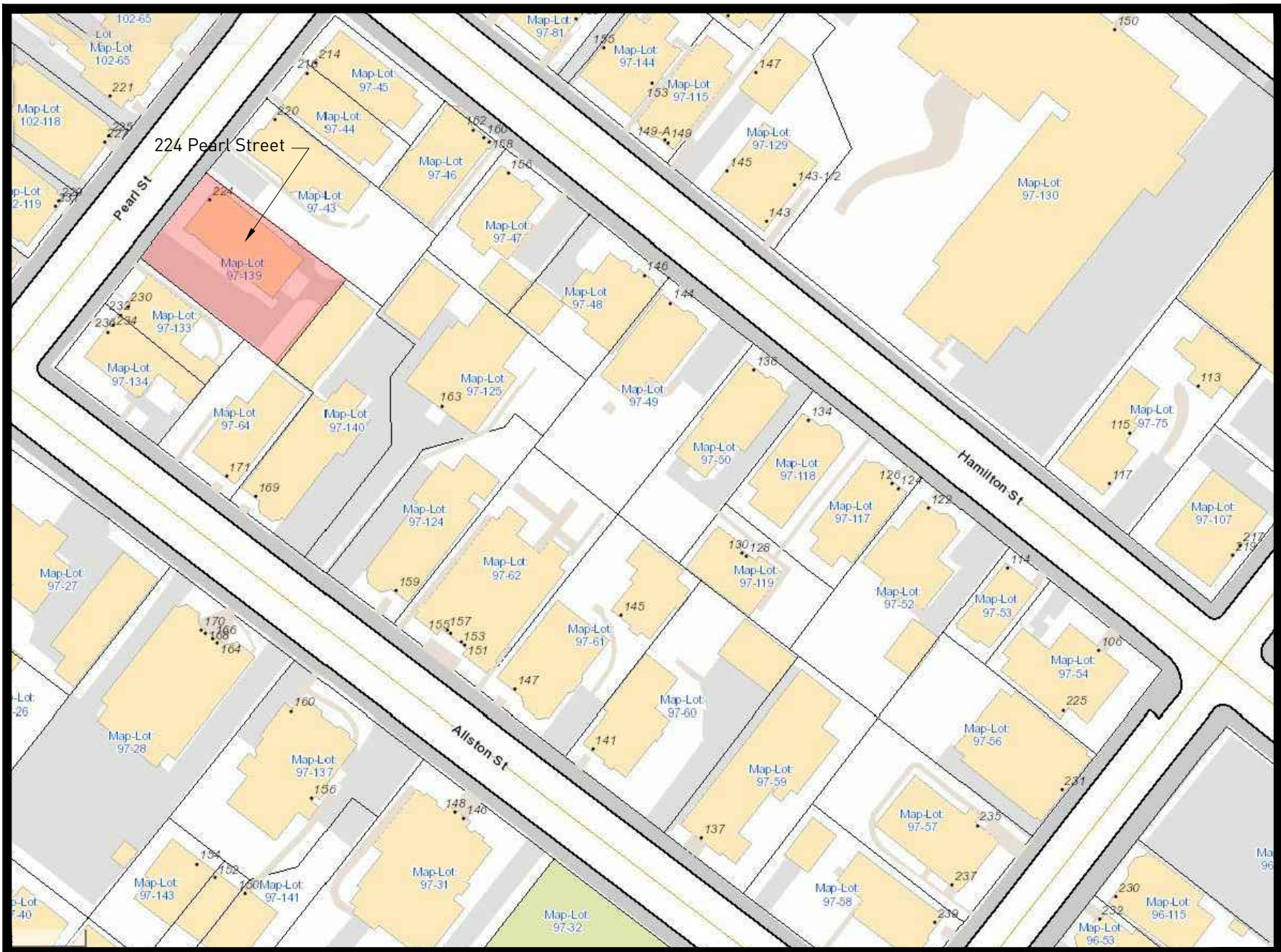
NOTES
1 All windows (and sliding door) to be Pella Architect Series, white clad, white hardware, full screens.
2 No order should be placed until final architect and owner review.
3 Tempered glass where required by code.
4 Maximum U-.30 per unit.

General Notes

- All work shall conform with the latest edition of the Massachusetts State Building Code as well as all local regulations.
- All licenses,permits, and inspections necessary to the performance, completion, and approval of the work shall be secured and paid for by the Contractor.
- These general notes shall conform equally to all prime and subcontractors. The word "Contractor" as used herein shall apply equally to the work of all trades.
- It is the responsibility of the Contractor to visit the site, verify the existing conditions , become thoroughly familiar with the scope of the Work, and report all discrepancies between the drawings and actual conditions to the attention of the architect.
- After uncovering existing construction, inspect conditions and immediately report to the Architect unsatisfactory or questionable circumstances that may affect the Work.
- Contractor shall correlate work between drawings and specifications. Report all discrepancies to the Architect and await resolution before proceeding with any work affected by such discrepancies.
- All lines, symbols, notes, poche and other graphic devices contained in the contract documents carry design intent. The Contractor shall pay specific attention to all dimensioned or implied plan and section spatial relationships and shall verify all alignments and symmetries before commencing work.
- Dimensions marked "verify" are to be checked for accuracy by the Contractor as work progresses. All discrepancies are to be brought to the attention of the Architect before proceeding.
- The Contractor shall not scale the drawings. Only provided dimensions are to be used for all aspects of the work. All dimensions at areas of new work are to face of stud and/or to centerline of structural members unless noted otherwise. Dimensions taken from existing walls are to face of existing finish unless noted otherwise.
- It is the responsibility of the Contractor to confirm all rough openings for windows, doors, cabinets and other materials and equipment prior to ordering.
- It is the Contractor's responsibility to protect from damage any building and site areas unaffected by this work.
- Contractor shall clean the work periodically to keep the Work and adjacent areas free from accumulation of waste materials, rubbish and debris resulting from construction operations.
- The Contractor shall coordinate the work of all subcontractors, including those under separate contract with the owner.



City Plan



Block Plan

Energy Code

Cambridge is a Stretch Code Community.

Amendments to 780 CMR (Building Code),
Energy Provisions 780 CMR Appendix AA Stretch Energy Code:

AA104: Existing Buildings
For alterations, renovations, additions or repairs of existing buildings in these municipalities, the energy efficiency requirements of ... Chapter 11 of 780 CMR 51.00 shall be used...

780 CMR Chapter 51, Sub-Chapter 11 Energy Efficiency (Residential)
(referenced standard: 2015 Int. Energy Conservation Code)

Insulation and Fenestration Prescriptive Requirements
(Table N1102.1.2 (R402.1.2), Climate Zone 5A)
Fenestration U-Factor: 0.32
Glazed Fenestration SHGC: NR
Ceiling R-Value: 49
Wood Frame Wall R-Value: 20, or 13+5
Floor R-Value: 30, or full cavity
Slab R-Value & Depth: 10, 2 feet
Crawl Space Wall R-Value: 15 cont. or 19 cavity

N1102.4.5 (R402.4.5), Recessed Lighting
All new housings in building thermal envelope must be air sealed and IC-rated.
N1104.1 (R404.1), Lighting Equipment (Mandatory)
Minimum 75% high efficacy lamps at new fixtures.
R503.1.1, Building Envelope
Exception 2: Existing ceiling/wall/floor cavities exposed during construction shall be filled with insulation.
Closed- or open-cell spray foam insulation depending on location

Project Description

This project consists of windows and doors in two pre-existing non-conforming facades, a deck in the rear setback, and an egress stairwell in the side setback.

Building Code

780 CMR, 9th Edition, Massachusetts Building Code
(referenced standard: 2015 International Building Code)
Chapter 34: Existing Structures
(referenced standard: 2015 International Existing Building Code)
Chapter 51: Massachusetts Residential Code
(referenced standard: 2015 International Residential Code)

Drawing List

- Cover Sheet / Information
- A0.1 Site Plan/ Zoning Information
- A1.1 Plans, Basement and First Level
- A1.2 Plans, Second and Third Level
- A2.1 Existing and Proposed Exterior Elevations, Back and Driveway Side

Variances Requested

- The proposed egress stairwell from basement dwelling unit would be in the side yard per Table 5-1. It does not qualify for Yards exception 5.24.2 for unenclosed stairs in a yard because the existing house wall is currently too close to the side property line.
- The proposed rear deck would be in the rear yard per Table 5-1. It does not qualify for Yards exception 5.24.2 for unroofed porches in a yard because the existing house wall is currently too close to the rear property line.

Special Permit Requested

- The proposed windows and doors are within pre-existing non-conforming walls and require approval per 8.22.2.c for alterations to a non-conforming structure.

Zoning

Cambridge Zoning Ordinance
(with amendments through August 7, 2017)

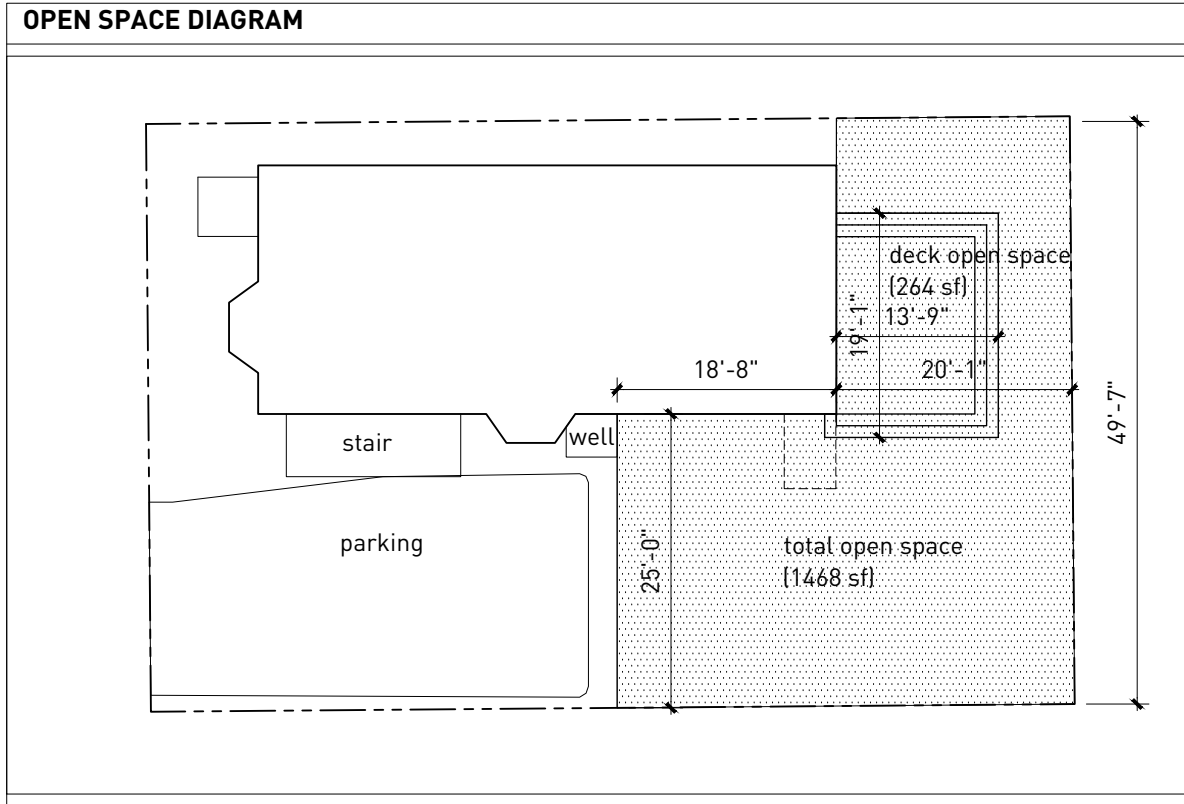
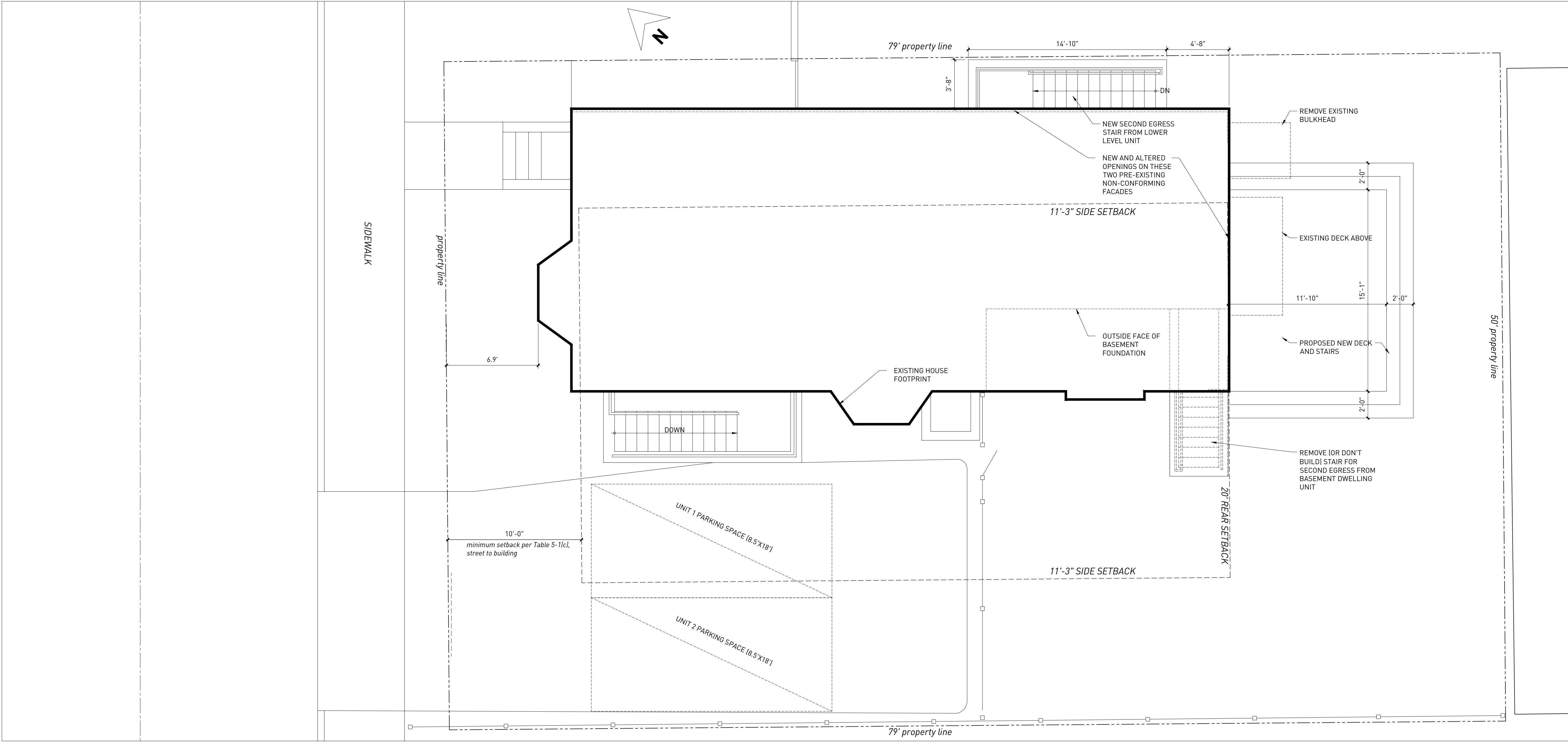
Zone: C

NICOLETTE RESIDENCE

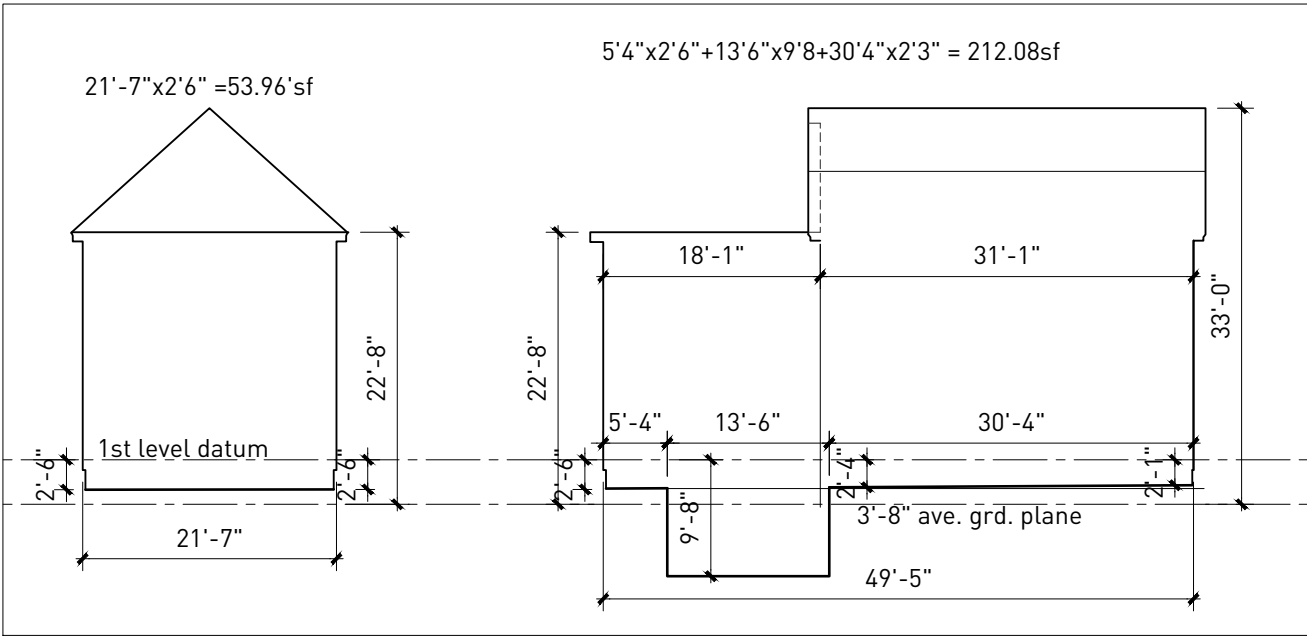
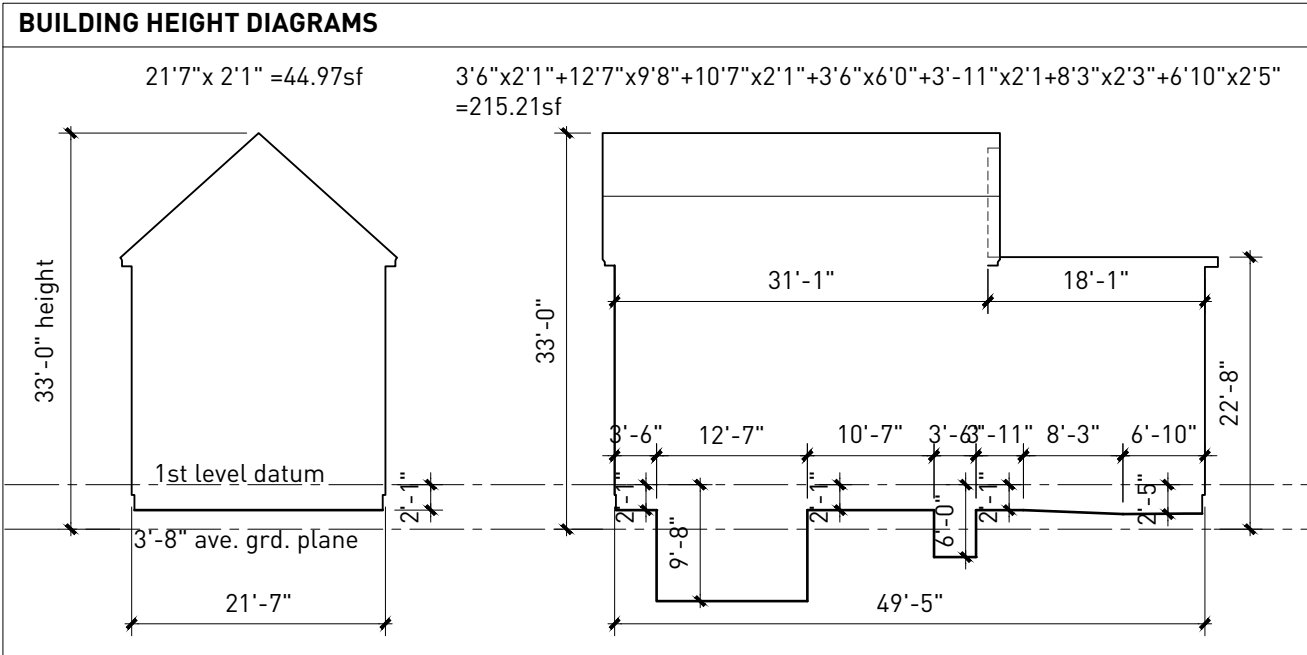
224 Pearl Street
Cambridge, Massachusetts

11 April 2018

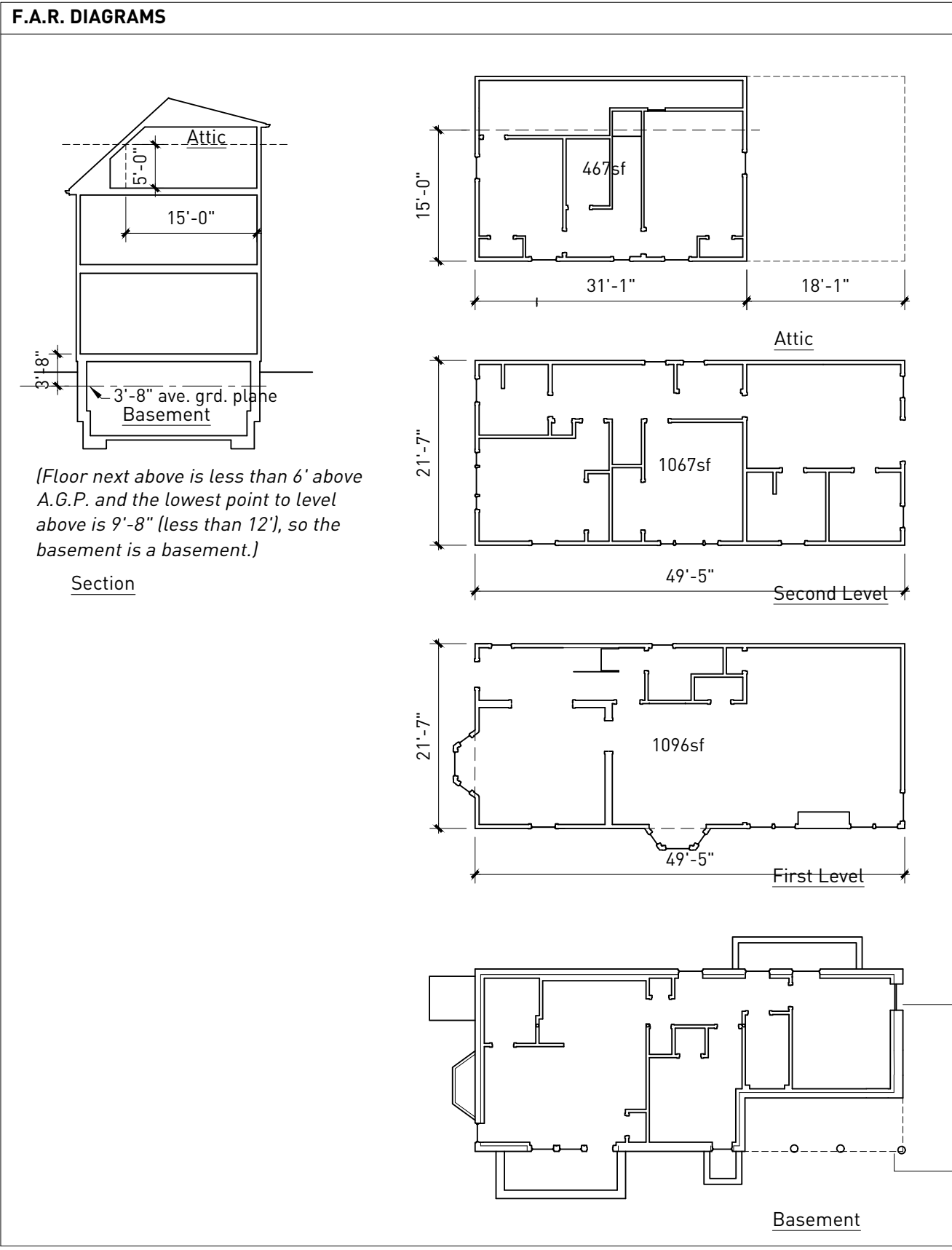




OPEN SPACE	
MINIMUM REQUIRED [per Table 5-1]: 30% X 3950sf = 1185sf	MAXIMUM ALLOWED PERCENTAGE OF OPEN SPACE THAT IS DECK: 25% of total open space
PROPOSED: 1456sf 1456sf/3950sf = 37% OPEN SPACE	PROPOSED: 264sf 264sf/1456sf = 18% OF OPEN SPACE IS DECK



HEIGHT
MAXIMUM ALLOWED HEIGHT [per Table 5-1]: 35' AVERAGE GRADE PLANE TO HIGHEST POINT
AVERAGE GRADE PLANE: 44.97+215.21+53.96+212.08/21'-7"+49'-5"+21'-7"+49'-5" = 3'-8 1/2"
PROPOSED: 33'-0 1/2" ABOVE AVERAGE GRADE PLANE



SETBACK CALCULATIONS
FRONT SETBACK [per Table 5-1, Res C-1, 5.31.2(a), 5.24.2, 5.24.4(1)]: $H+L/4+2 = 33'-0" + 21'-7"/6 = 9'-1"$ per Table 5-1(a). Measured from centerline of street, but no closer than 10' from street. [Therefore 10' from street.]
SIDE SETBACKS [per table 5-1, 5.31.2(n), 5.24.2, 5.24.4(1), 5.24.4(2), 8.22]: Average Height: $(H1 \times L1) + (H2 \times L2) / L1 + L2 = (33'-0" \times 31'-1 1/4") + (22'-8" \times 18'-1") / 49'-5" = 1436sf/49'-5" = 29'-1"$ (29'-1" + 49'-5")/5 + 2 = 11'-3" side setback Minimum 7'-6" per 5.31.2(n).
REAR SETBACK [per Table 5-1, 5.31.2(c), 5.24.2, 5.24.4(1)]: $H+L/4+2 = 22'-8" + 21'-7"/6 = 7'-4"$ Per Table 5-1(c). Minimum 20' depth.
Per 5.24.2: ...unenclosed steps, unroofed porches...which do not project more than ten [10] feet beyond the line of the foundation wall and which are not over four [4] feet above the average level of the adjoining ground, may extend beyond the minimum yard...

PARKING
MINIMUM [per 6.36.1] (1)space per dwelling unit x (2)dwelling units = (2)spaces

F.A.R. CALCULATIONS
MAXIMUM F.A.R. .75 x 3950sf = 2963sf
Existing and Proposed: 0L: Basement does not count per: Definitions, Floor Area Gross, (15) 1L: 1096sf 2L: 1067sf Attic: 467sf
TOTAL PROPOSED: 2630sf (67%)

PROPERTY INFO
Zone: C (Using requirements of C-1 per 5.31.2(i) for homes built before December 1, 1986. This house was built in 1873.)
Use: Two-Family (unchanged after renovation)

LOT AREA
MINIMUM [per Table 5-1]: 5,000sf
Existing Lot Area: 3950sf

LOT WIDTH
MINIMUM [per Table 5-1]: 50'
Existing: 50'

LOT AREA PER DWELLING UNIT
MINIMUM [per Table 5-1]: 1,500sf/D.U.
Existing: 1975sf/D.U.

Nicolette Residence

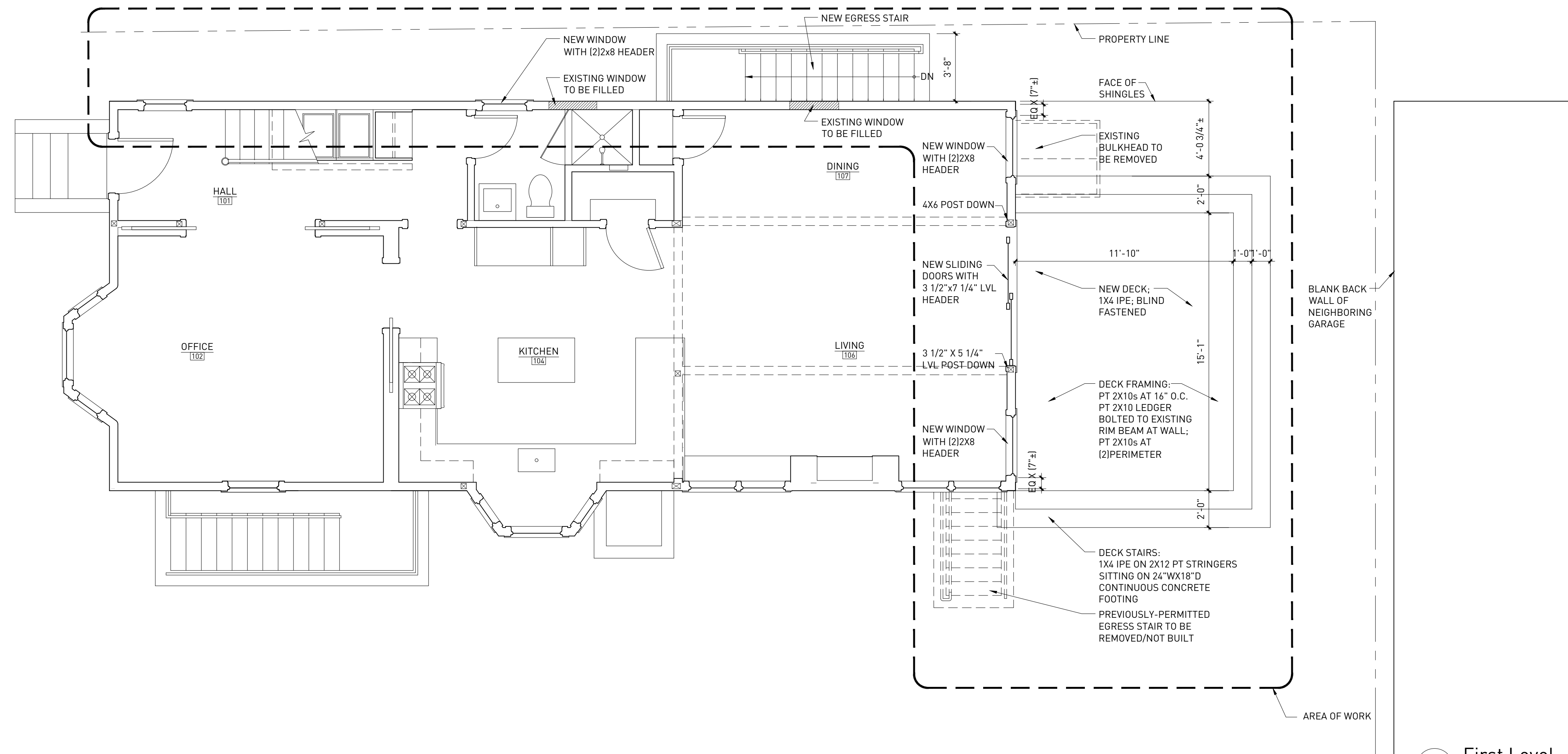
224 Pearl Street
Cambridge, Massachusetts

CURL SIMITIS ARCHITECTURE + DESIGN, INC.
533 Main Street, Suite 6
Melrose, Massachusetts 02176
781-620-2736

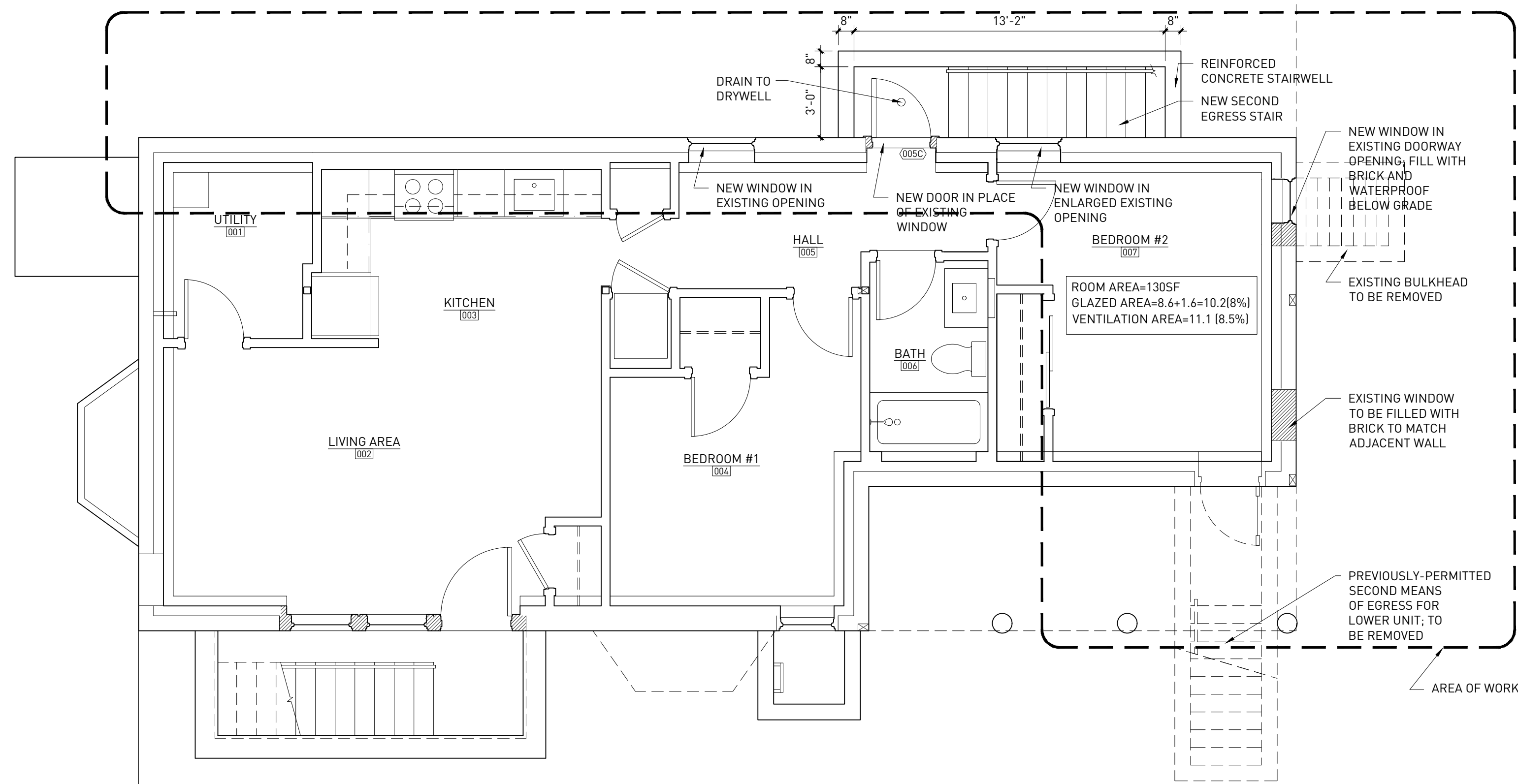
Variance/Special Permit
Review

11 April 2018 1/4" = 1'-0"

Zoning Information



2 First Level
1/4" = 1' - 0"



1 Lower Level
1/4" = 1' - 0"



Nicolette Residence

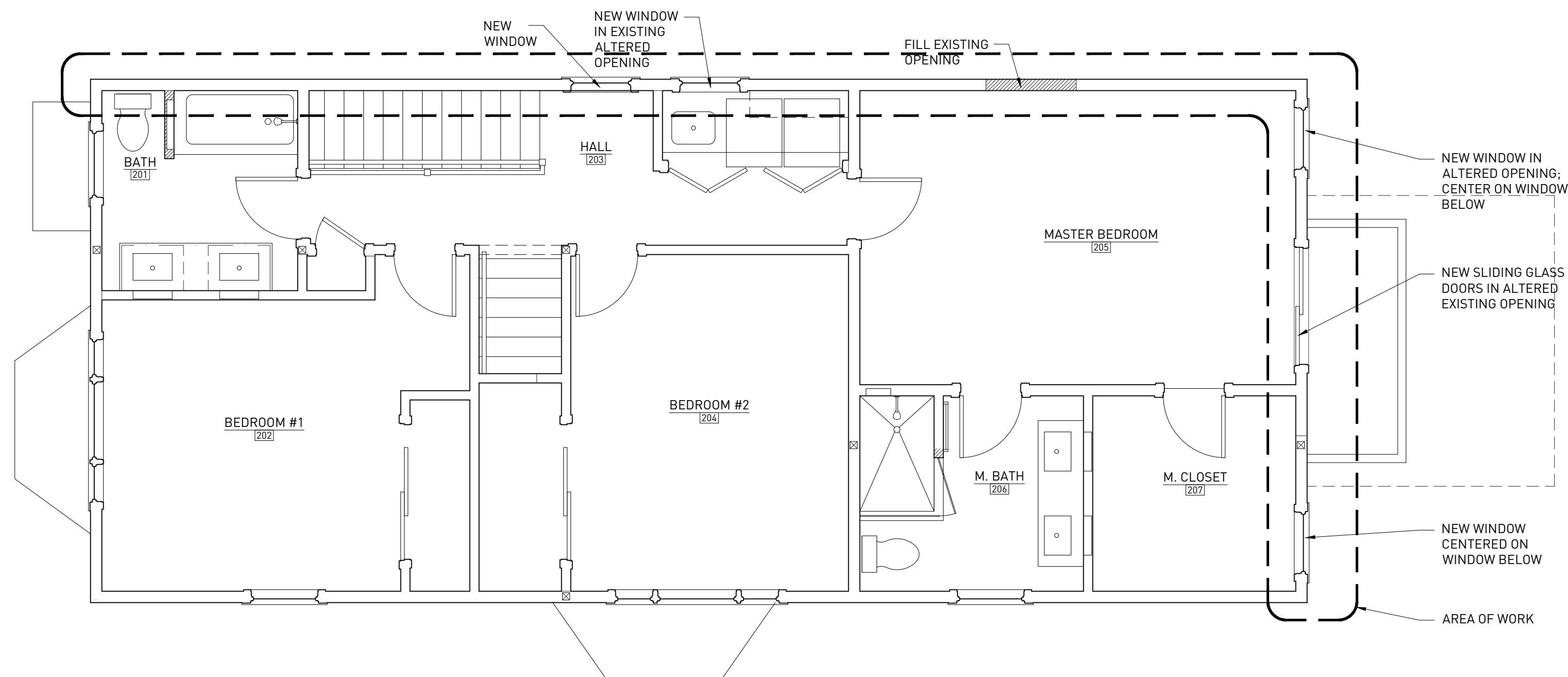
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533 Main Street, Suite 6
Melrose, Massachusetts 02176
781-620-2736

Variance/Special Permit
Review

11 April 2018 1/4" = 1' - 0"

First and Lower
Level
Plans



1 Second Level
1/4" = 1' - 0"



Nicolette Residence

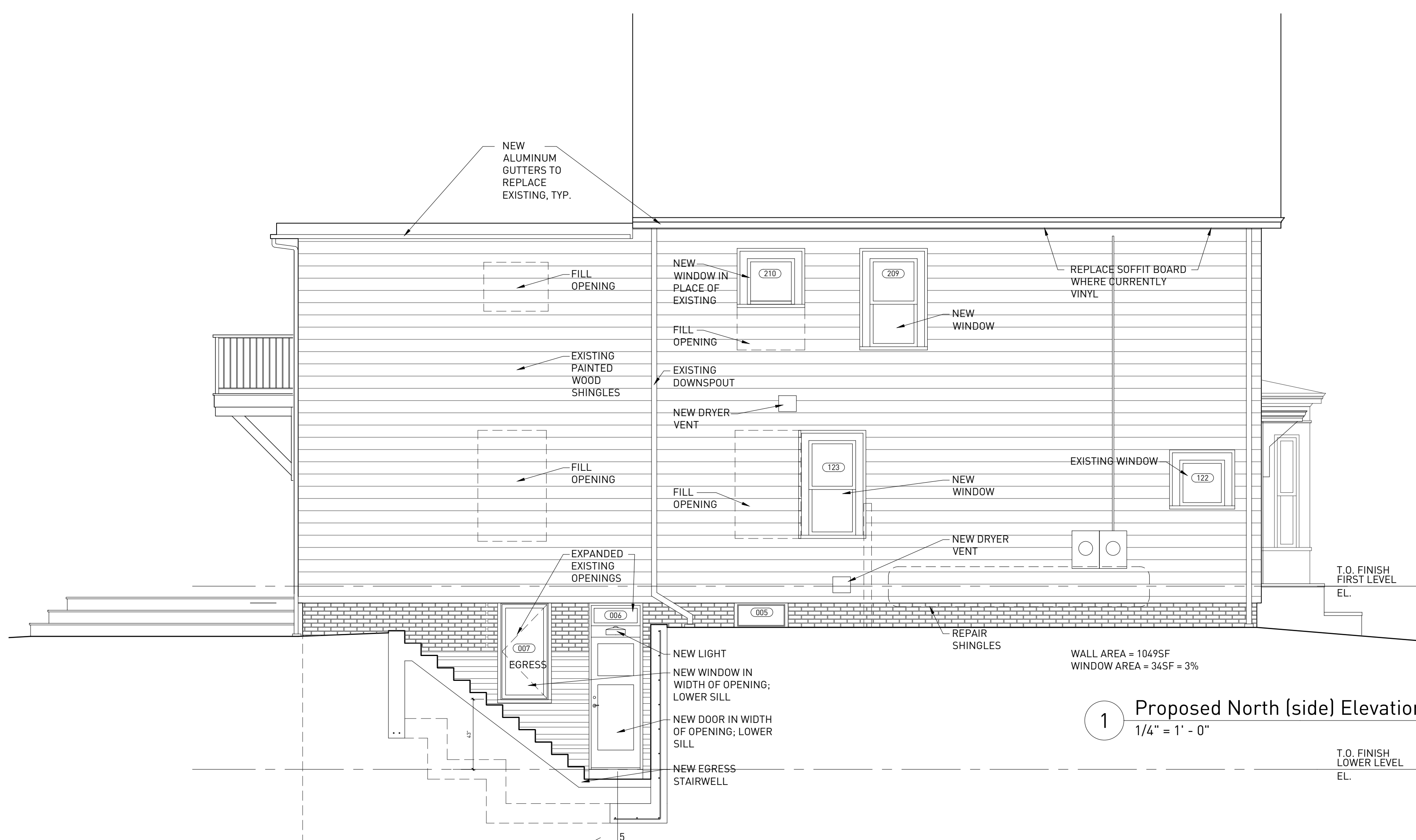
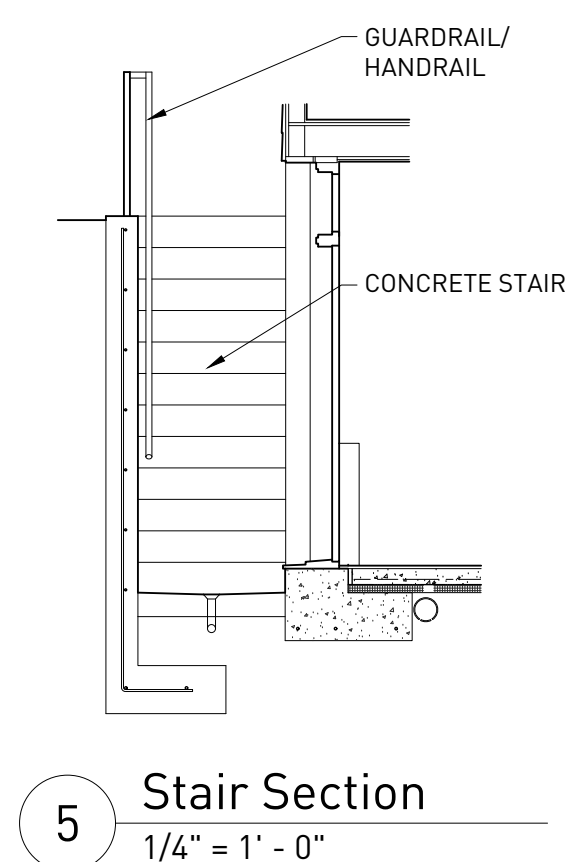
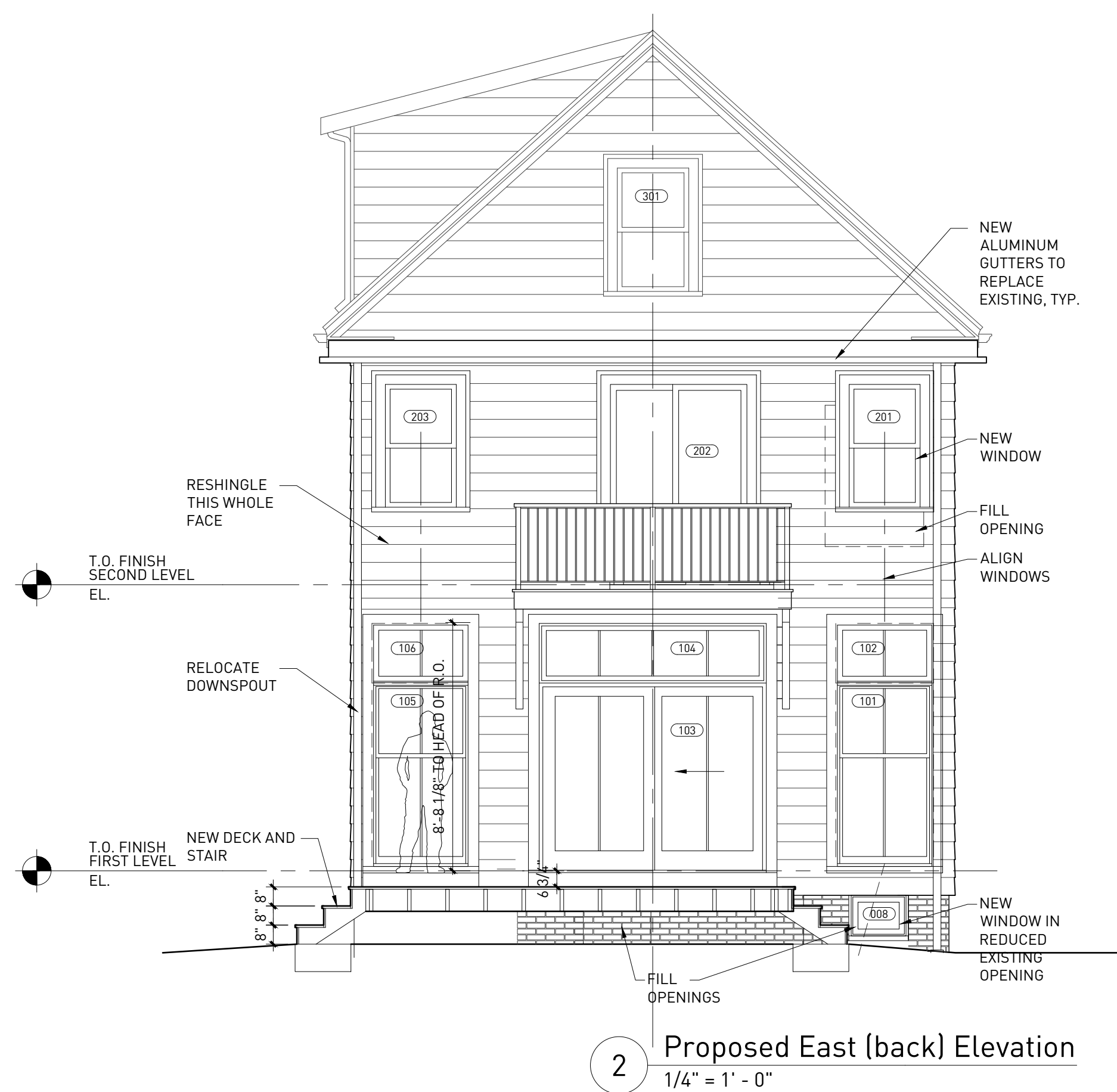
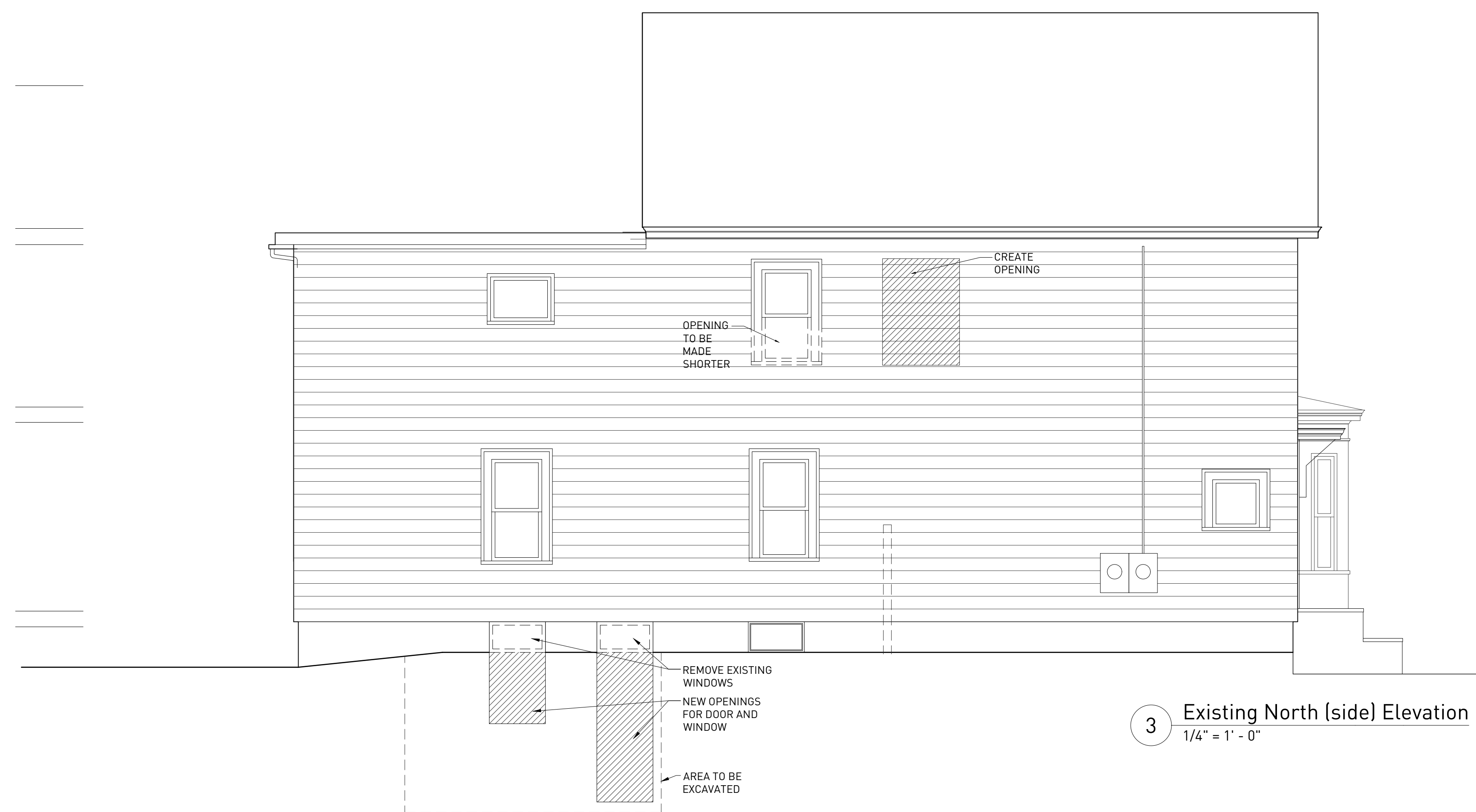
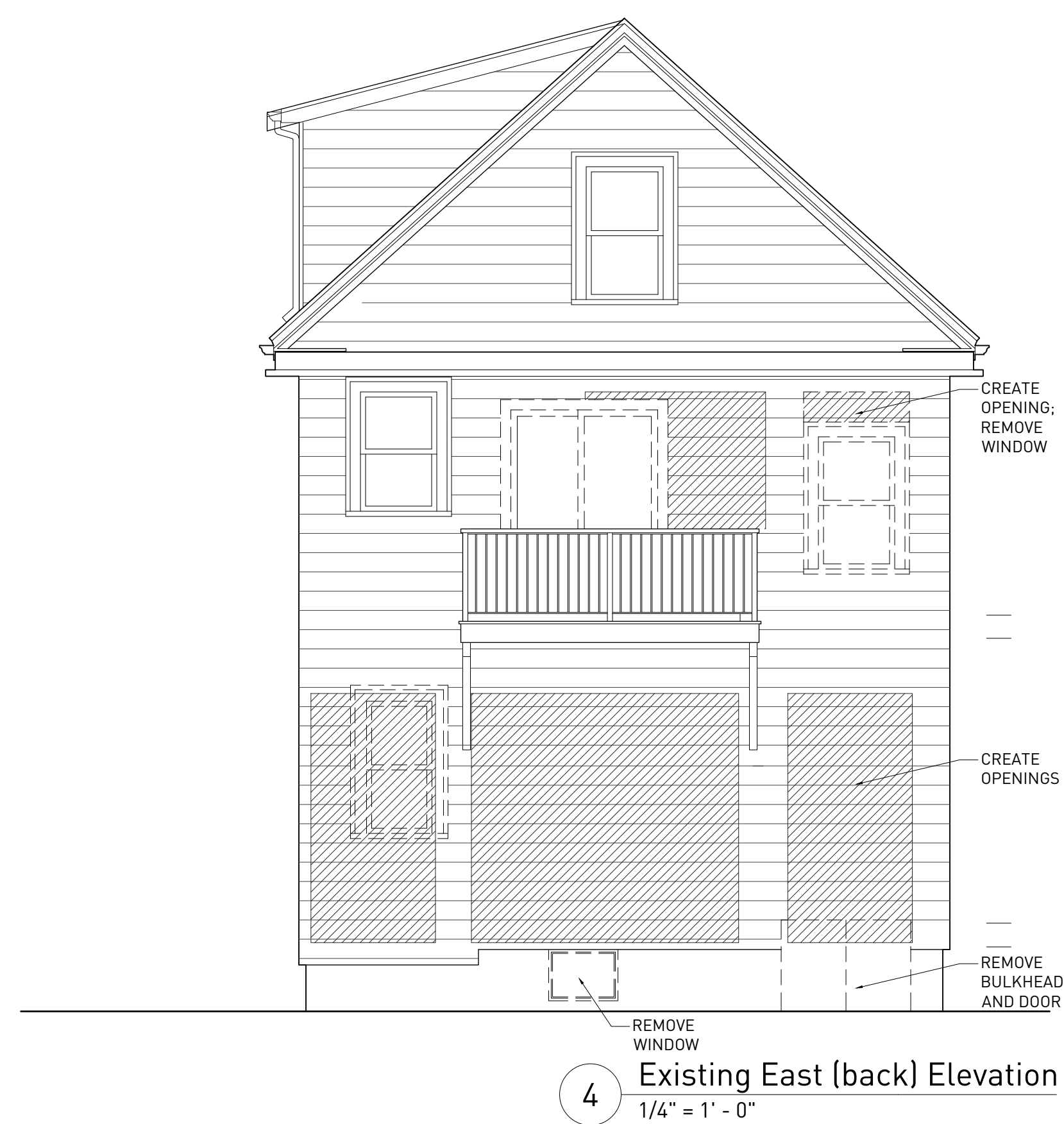
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Cambridge, Massachusetts

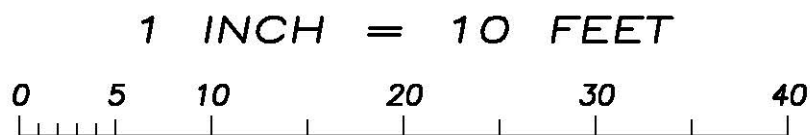
CURL SIMITIS ARCHITECTURE + DESIGN, INC.
533 Main Street, Suite 6
Melrose, Massachusetts 02176
781-620-2736

Variance/Special Permit
Review

11 April 2018 1/4" = 1'-0"

Second Level Plan



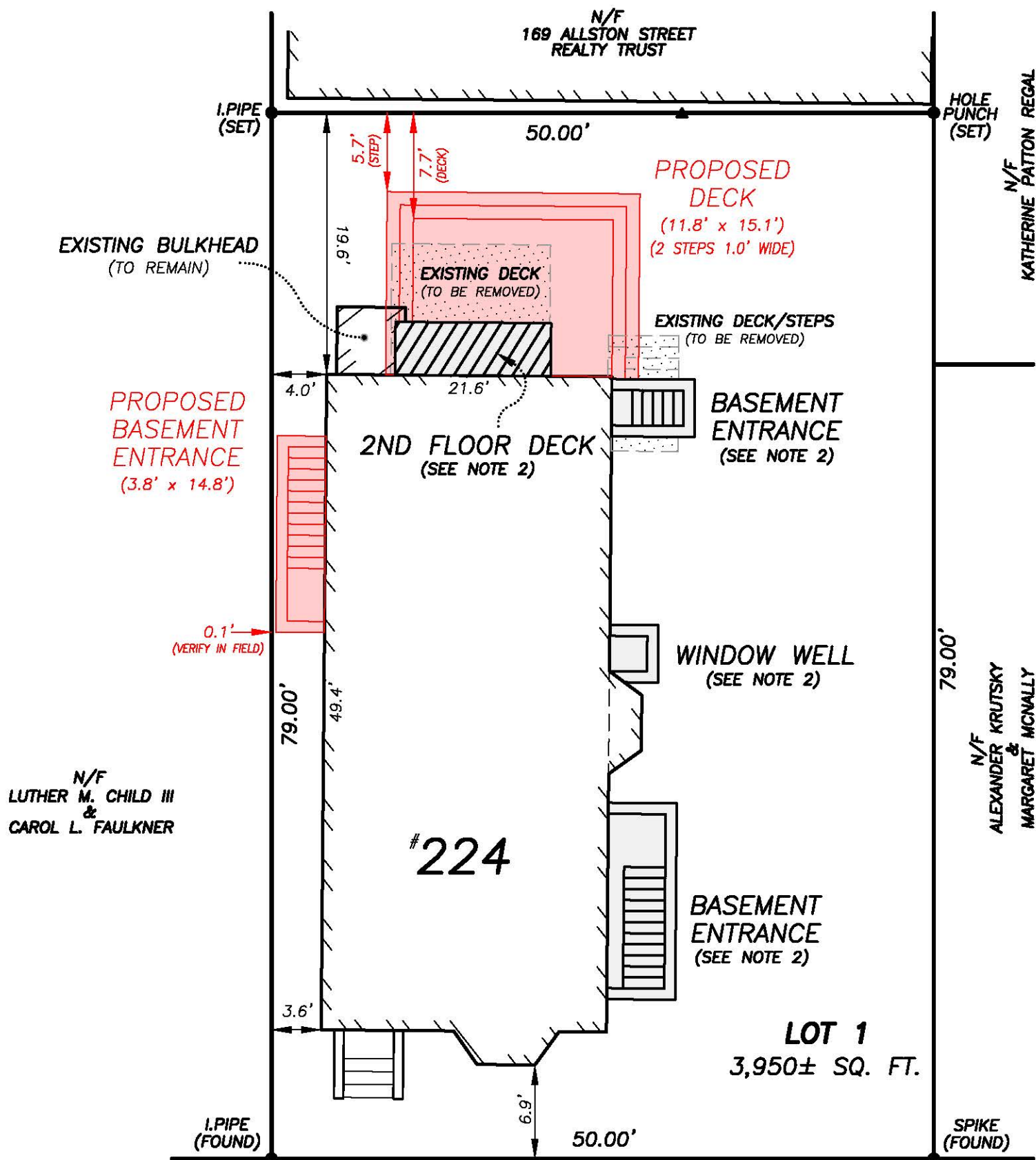


PLAN 743 OF 2016

SITE PLAN
224 PEARL STREET
CAMBRIDGE, MASSACHUSETTS

1 INCH = 10 FEET APRIL 12, 2018
SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773
(781) 259-0071

OWNERS OF RECORD:
TIM NICOLETTE
&
GRACE NICOLETTE
BK.69438 PG.371



PLAN REFERENCES:
- PLAN 685 OF 1989
- PLAN 1241 OF 1983
- PLAN 743 OF 2016

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN
HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF
NOVEMBER 8, 2017, WITH THE USE OF A TOPCON TOTAL STATION.

NOTES:

- CONSTRUCTION STAKEOUT IS NECESSARY TO ASSIST WITH THE PLACEMENT OF THE PROPOSED FEATURES
- NOTATED FEATURES PREVIOUSLY APPROVED, PERMIT NO. BLDR-070501-2018*
*PERMIT NO. PROVIDED BY ARCHITECT

JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR

DATE

16285.DWG
APRIL 12, 2018

Proposed egress stair is at the back of this side of the house.

Proposed deck would be behind house.





Proposed egress
stairwell



window to be removed

window to be removed

smaller window

new window

new window