



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

BZA APPLICATION FORM

Plan No: BZA-016037-2018

GENERAL INFORMATION

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

Special Permit: v Variance: Appeal:

PETITIONER: Boehm Architecture C/O Bill Boehm, Architect

PETITIONER'S ADDRESS: 561 Windsor St #A402 Somerville, MA 02143

LOCATION OF PROPERTY: 354 Pearl St Cambridge, MA 02139

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Residence C Zone

REASON FOR PETITION :

Other: Relocation of windows in setback

DESCRIPTION OF PETITIONER'S PROPOSAL :

Alteration of two windows within existing nonconforming structure.
(Replace 2 existing windows within sideyard setback with larger windows. New windows
will be placed at greater height than existing windows.)

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :

Bohm

(Petitioner(s) / Owner)

BILL BOEHM

(Print Name)

Address :

561 WINDSOR ST. #A402
SOMERVILLE MA 02143

Tel. No. :

617-521-9082

E-Mail Address :

BILL@BOEHMARCHITECTURE.COM

Date :

04.05.18

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 Anthony L. Boral and Leah W. Rugen
(OWNER)

Address: 354 Pearl street, Cambridge, MA 02139

State that I/We own the property located at 354 Pearl street, which is the subject of this zoning application.

The record title of this property is in the name of Anthony L. Boral and Leah W. Rugen

*Pursuant to a deed of duly recorded in the date 4/27/2007, Middlesex South County Registry of Deeds at Book 49356, Page 540; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

Anthony Boral
Land owner

Leah W. Rugen
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 Leah Rugen personally appeared before me, this 6 of April, 2018, and made oath that the above statement is true.

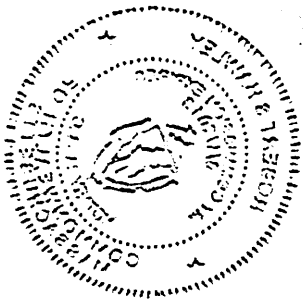
Robert S. Hawley Notary
My commission expires 6/1/18 (Notary Seal).

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



ROBERT S HAWLEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires 6/1/2018





ROBERT S. HAWLEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires 6/1/2016

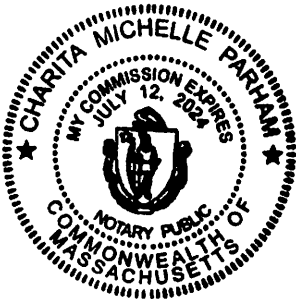


JURAT

COMMONWEALTH OF MASSACHUSETTS

Middlesex County

On this 5th day of April, 2018, before me, the undersigned notary public, personally appeared Anthony Boral, proved to me through satisfactory evidence of identification, which was a Massachusetts State Driver's license, to be the person who signed the preceding document, land ownership document, in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



A handwritten signature in cursive script, reading "Charita Michelle Parham", written over a horizontal line.

Notary Public: Charita Michelle Parham
My Commission Expires July 12, 2024

Journal of Management Education 30(6)

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.



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 354 Pearl St Cambridge, MA 02139
(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:
Proposed relocation of existing windows will not increase privacy violation to neighboring properties.
- 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:
No increase in units or bedrooms, so traffic impact.
- 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:
No change in use- no adverse affects.
- 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 change in use - no increased health, safety or welfare impacts.
- 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:
No change in use - no impairments to integrity of district.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

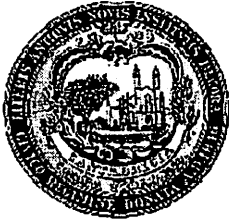
APPLICANT: Boehm Architecture PRESENT USE/OCCUPANCY: residential
LOCATION: 354 Pearl St Cambridge, MA 02139 ZONE: Residence C Zone
PHONE: _____ REQUESTED USE/OCCUPANCY: residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>4,536</u>	<u> </u>	<u>3,000</u>	(max.)
<u>LOT AREA:</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>0.9</u>	<u>0.9</u>	<u>0.6</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,500</u>	<u>2,500</u>	<u>1,800</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>50</u>	<u>50</u>	<u>50</u>	(min.)
DEPTH	<u>100</u>	<u>100</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>10.8</u>	<u>10.8</u>	<u>10</u>	(min.)
REAR	<u>34.0</u>	<u>34.0</u>	<u>20</u>	(min.)
LEFT SIDE	<u>5.1</u>	<u>5.1</u>	<u>10</u>	(min.)
RIGHT SIDE	<u>3.9</u>	<u>3.9</u>	<u>10</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>36.96</u>	<u>36.96</u>	<u>35</u>	(max.)
LENGTH	<u>55.2</u>	<u>55.2</u>	<u>N/A</u>	
WIDTH	<u>41</u>	<u>41</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>34%</u>	<u>34%</u>	<u>36%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</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.

Modifications and interior renovations of existing wood frame structure.

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'.



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831 MASSACHUSETTS AVENUE
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2018 APR -9 AM 11:48

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-016037-2018

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Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s):

Bill Boehm

(Petitioner(s) / Owner)

BILL BOEHM

(Print Name)

Address:

561 WINDSOR ST. A402
SOMERVILLE MA

Tel. No.:

617-521-9082

E-Mail Address:

BILL@BOEHMARCHITECTURE

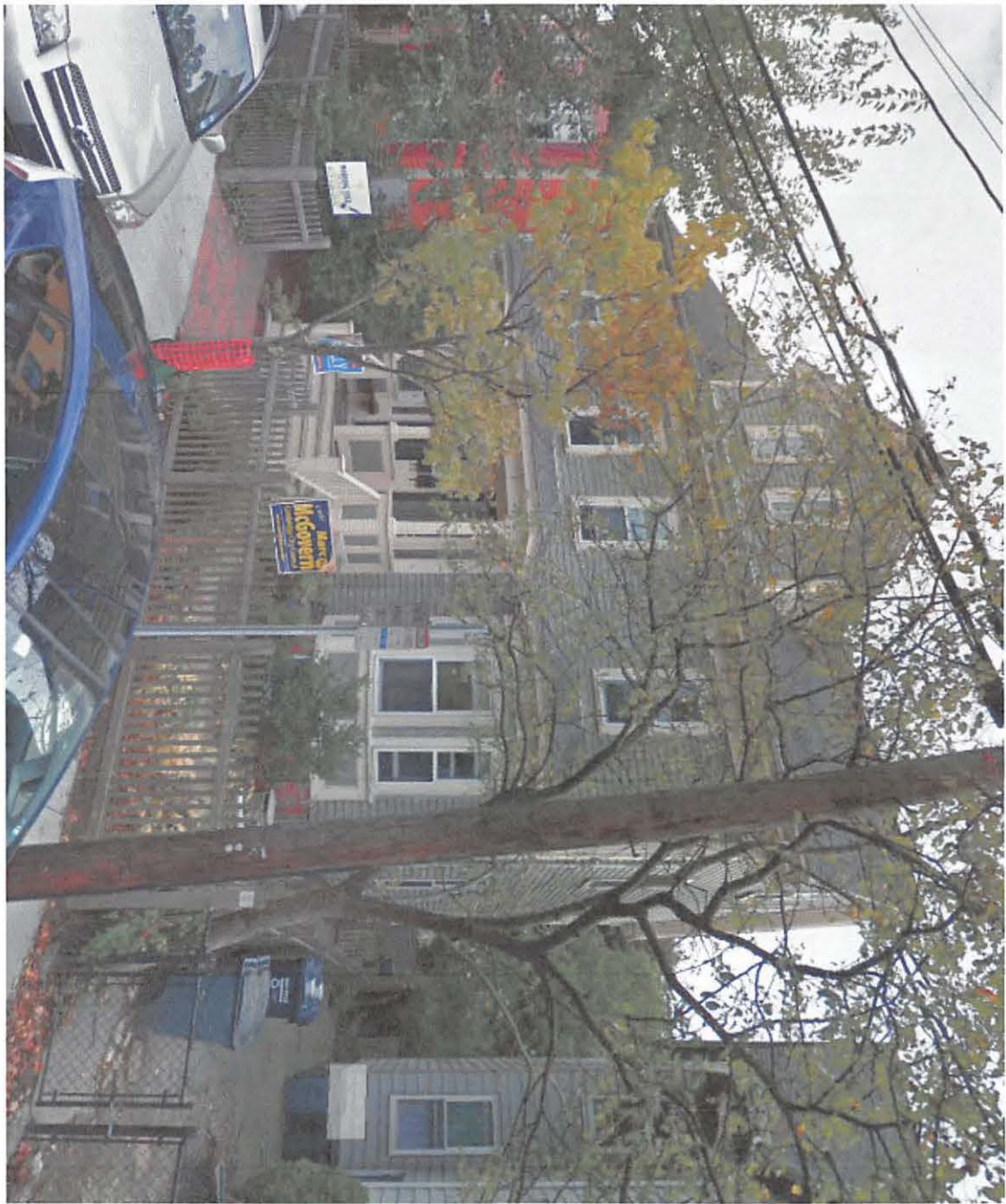
Date:

04.05.18

354 Pearl St.









352 Pearl Street
Cambridge, MA
02139

To whom it may concern,

We are in complete support of the proposed renovation at 354 Pearl Street, Cambridge, MA, 02139. As Leah Rugen and Andy Boral's neighbors, we could not be happier for their project to move forward. We have no reservations.

Please contact us with any questions or concerns.

Sincerely,
Jake and Katherine Kaufmann
617-571-8880
617-797-4787

Two handwritten signatures in blue ink. The top signature is for Jake Kaufmann, and the bottom signature is for Katherine Kaufmann. Both signatures are fluid and cursive.

SITE PLAN
352-354 PEARL STREET
CAMBRIDGE, MASSACHUSETTS

1 INCH = 10 FEET MARCH 20, 2018
SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773

OWNER OF RECORD:
352-354 PEARL STREET CONDOMINIUM
BK.32099 PG.553

1 INCH = 10 FEET

0 5 10 20 30 40

APPROXIMATE NORTH

N/F
MARYA R. LEVENSON
&
ANDREW R. HAWLEY

N/F
ALLEN FAMILY
TRUST OF 1998

N/F
DANIEL J. CLINTON
&
JEAN M. CLINTON

LOT 3
5,000 SQ. FT.
ASSESSORS' BLOCK 98
LOT 3

PROPOSED
DECK

N/F
348-350 PEARL
STREET CONDOMINIUM

N/F
MAXWELL MOORE II
&
BERTHA MOORE

N/F
356 PEARL STREET
CONDOMINIUM

NOTES

- CONSTRUCTION STAKEOUT IS NECESSARY TO ASSIST WITH THE PLACEMENT OF THE PROPOSED DECK

PLAN REFERENCES:

- PLAN BOOK 20(B) PLAN 58
- PLAN 736 OF 1948
- PLAN AT THE END OF BOOK 3429

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN
HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF
MARCH 22, 2017, WITH THE USE OF A TOPCON TOTAL STATION.

PEARL STREET
(40' WIDE)

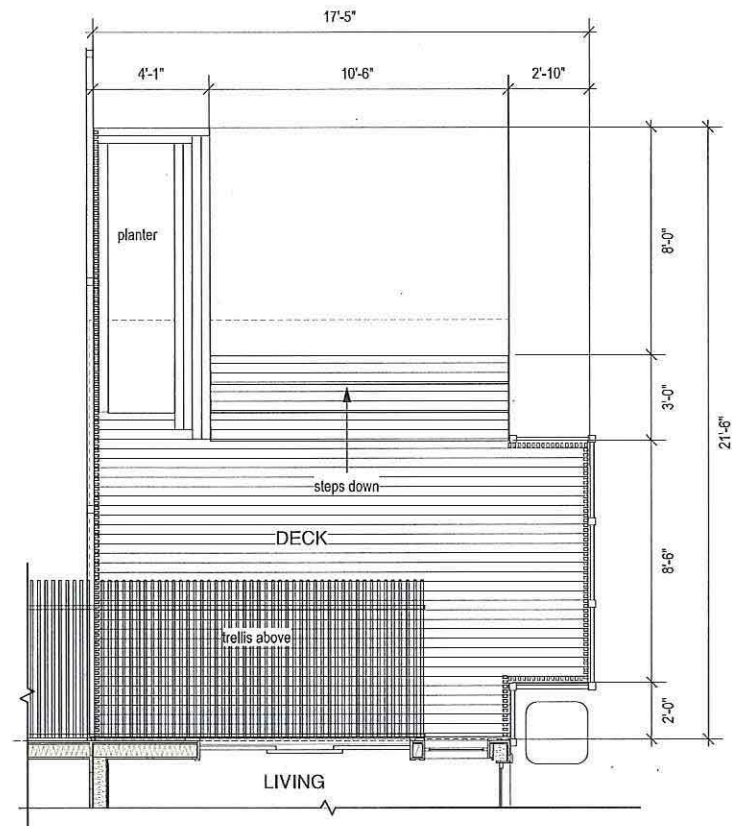
John R. Hamel

JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR

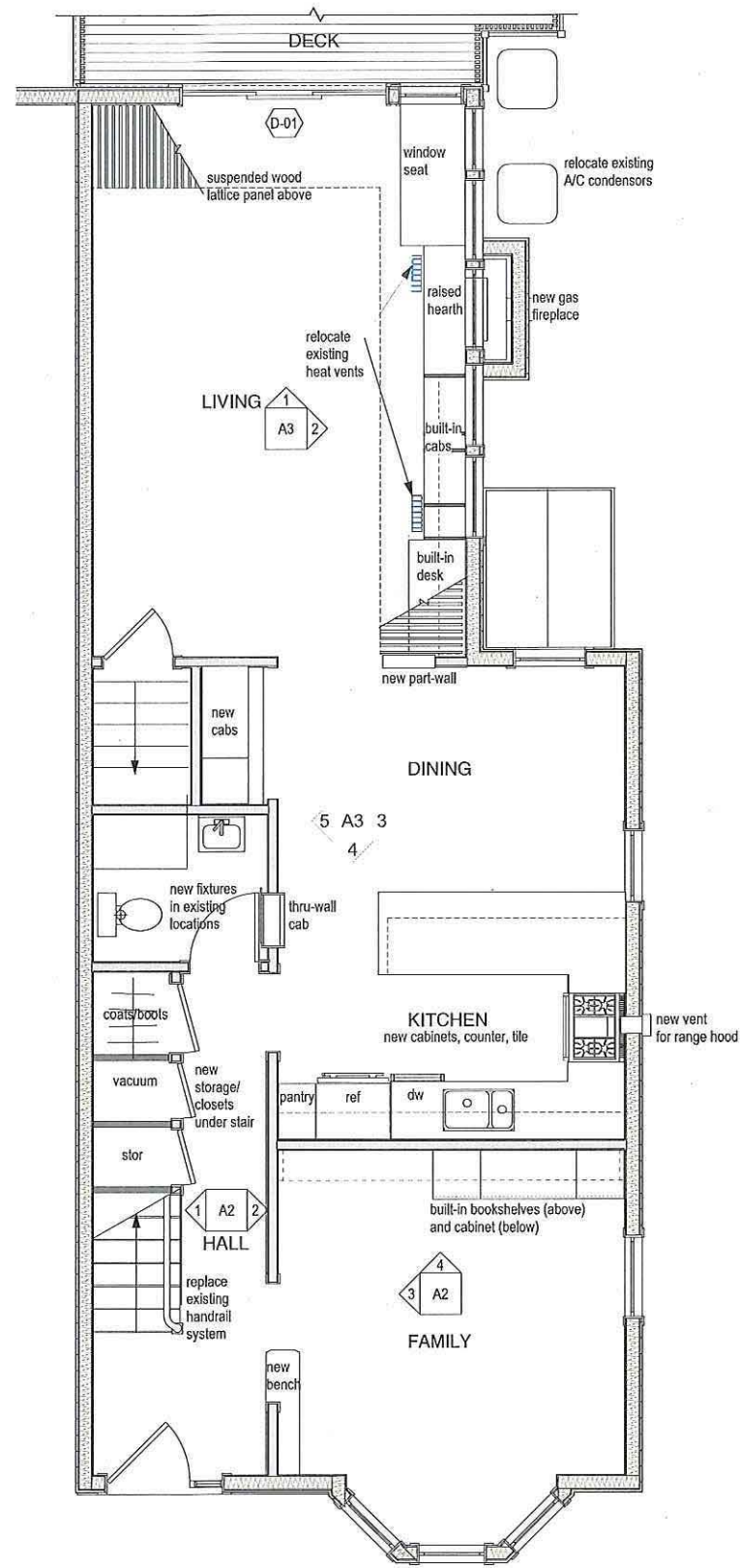


MARCH 20, 2018
DATE

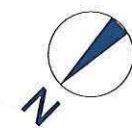
16132.DWG
MARCH 20, 2018



2 Proposed Deck



1 Proposed First Floor Plan



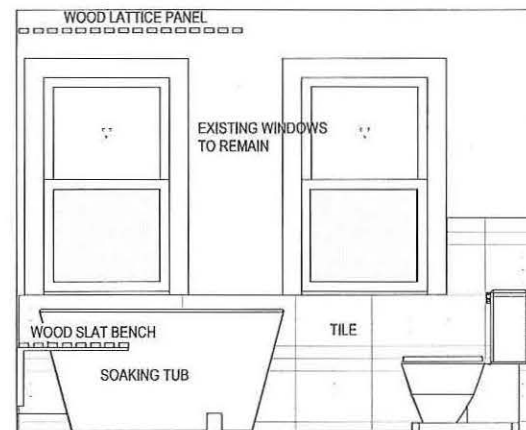
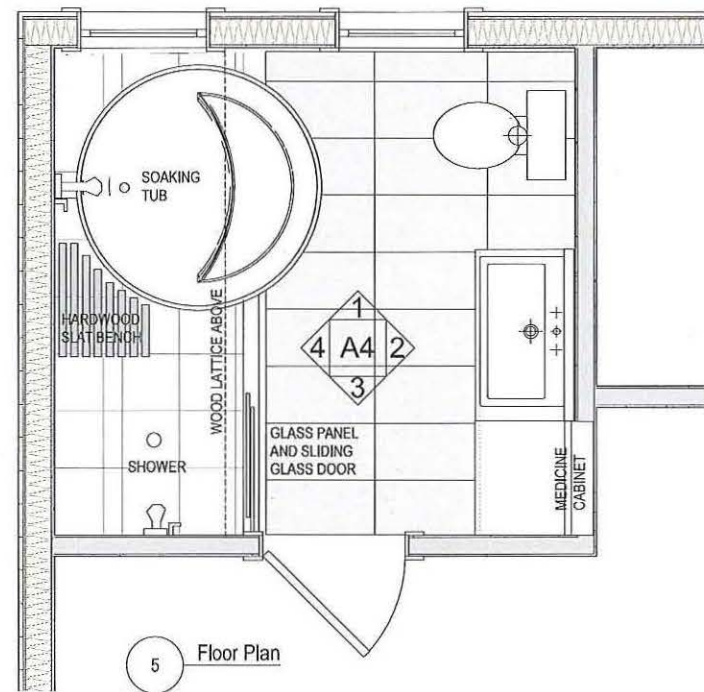
REVISION #	DESCRIPTION	DATE
	Special Permit Application	04.04.18
	pricing	03.06.18
	client review	02.20.18
	schematic design	01.23.18
	preliminary design	10.25.17

Rugen/Boral Residence
Renovations
354 Pearl Street, Cambridge

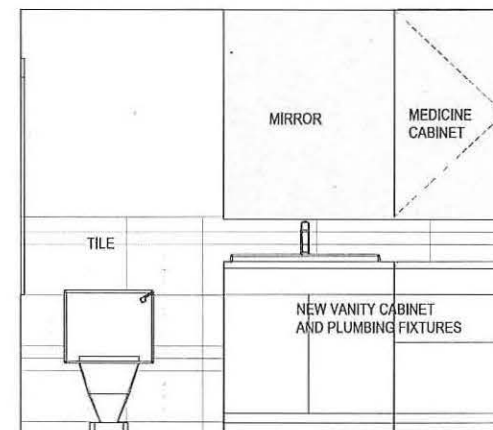
First Floor and Deck Plan

PRINT DATE: 03.06.18
SCALE: 1/4"=1'-0"

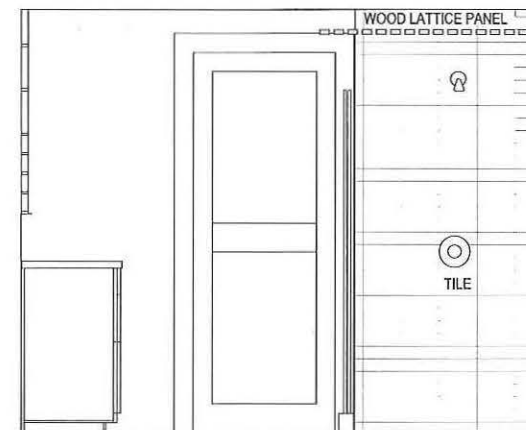
SHEET #
A1



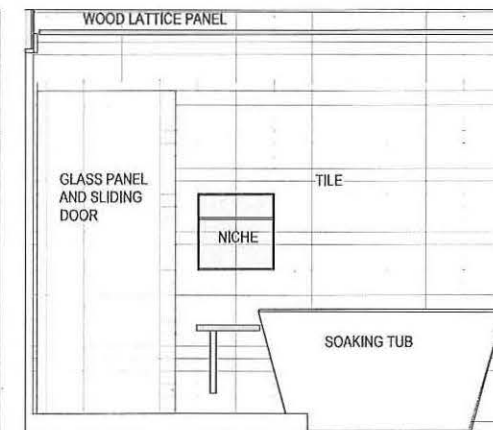
1 Bathroom East



2 Bathroom South



3 Bathroom West



4 Bathroom North

	Special Permit Application	04.04.18
	pricing	03.06.18
	client review	02.20.18
	schematic design	01.23.18
	preliminary design	10.25.17
REVISION #	DESCRIPTION	DATE

Rugen/Boral Residence
 Renovations
 354 Peabody Street, Cambridge

Master Bathroom

PRINT DATE: 03.06.18
 SCALE: 1/2" = 1'-0"

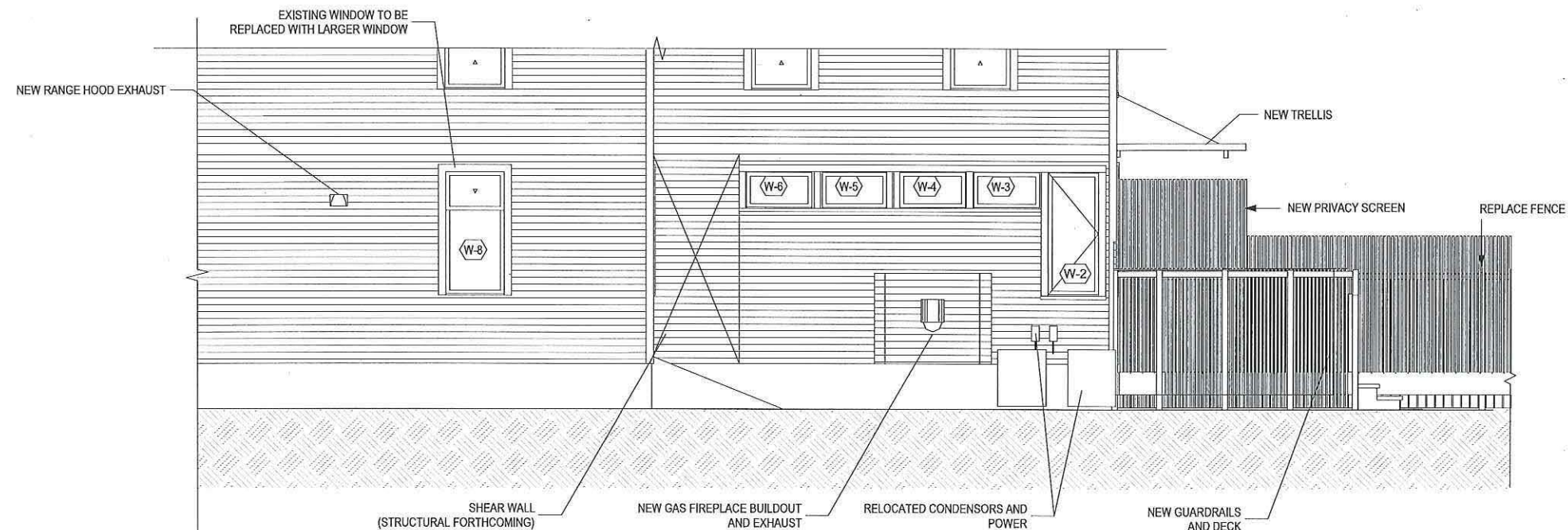
SHEET #
A4



1 Partial Rear Elevation

Door Schedule							
Number	Type	Nominal Size		Door Operation	Glass	Hardware	Comments
		Width	Height				
01		77"	86"	Slider			

Window Schedule							
	Number	Nominal Size	Unit Height	Sash Operation	Window Data	Model No.	Comments
		Unit Width			Mfr		
	W- 1	24'	5'6"	Casement			
	W- 2	24'	5'6"	Casement			
	W- 3	30'	1'8"	Fixed Glass			
	W- 4	30'	1'8"	Fixed Glass			
	W- 5	30'	1'8"	Fixed Glass			
	W- 6	30'	1'8"	Fixed Glass			
	W- 7	28'	5'6"	Double Hung			
	W- 8	28'	5'6"	Double Hung			



2 Partial Side Elevation

REVISION #	DESCRIPTION	DATE
	Special Permit Application	04.04.18
	pricing	03.06.18
	client review	02.20.18
	schematic design	01.23.18
	preliminary design	10.25.17

Rugen/Boral Residence
Renovations
354 Pearl Street, Cambridge

Exterior Elevations

PRINT DATE: 03.06.18
SCALE: 1/4" = 1'-0"

SHEET #
A5

354 Pearl St.

Petitioner

98-5
SULLIVAN, JOHN & DENISE MARIE SULLIVAN
346 PEARL ST
CAMBRIDGE, MA 02139

98-6
WINTER, JEFFREY & KIMBERLY KELLEY
344 PEARL ST
CAMBRIDGE, MA 02139

BOEHM ARCHITECTURE
C/O BILL BOEHM, ARCHITECT
561 WINDSOR STREET #A402
SOMERVILLE, MA 02143

98-15
ROCKINGHAM STREET LLC
C/O COHEN, LAURA & PHILIP KRIGER
25 ROCKINGHAM ST
CAMBRIDGE, MA 02139

98-17
CLINTON, DANIEL J. &
JEAN CLINTON, CO-TRUSTEE
31 ROCKINGHAM ST
CAMBRIDGE, MA 02139

98-3
BORAL, ANTHONY L. & LEAH W. RUGEN
354 PEARL ST
CAMBRIDGE, MA 02139

98-90
SHAMIR, JOSEPH
27 ROCKINGHAM ST
CAMBRIDGE, MA 02139

99-12
SHAH, ANISH & SYLVIA ROZWADOWSKA-SHAH
341 PEARL ST
CAMBRIDGE, MA 02139

99-13
BROWN, CLIFFORD, R., TRUSTEE
C/O FORDYCE, JAMES P. & SARAH Q. FOSTER
351 PEARL ST
CAMBRIDGE, MA 02139

99-14
AUKEMAN, ALAN & LAURA WARREN
353 PEARL ST
CAMBRIDGE, MA 02139

99-80
GRANT, JEAN & WILLIAM P. GRANT
29 GRANITE ST
CAMBRIDGE, MA 02139

98-57
GAULT, BRIAN C.
356 PEARL ST., #1
CAMBRIDGE, MA 02139

98-57
PARK, CHUNG OK & SEUNG HO PARK
356 PEARL ST. UNIT#2
CAMBRIDGE, MA 02139

98-3
KAUFMANN, KATHERINE &
JONATHAN KAUFMANN
167 BROOKLINE ST
CAMBRIDGE, MA 02139

98-56
MOORE, MAXWELL, II & BERTHA MOORE
25 GRANITE ST
CAMBRIDGE, MA 02139

98-4
CRAMER-GREENBAUM, SUSANNAH
350 PEARL ST., #1
CAMBRIDGE, MA 02139

98-4
HEEBINK, KELSEY K.
350 PEARL ST. UNIT#2
CAMBRIDGE, MA 02139

98-14
OSBAND, JESSICA L., SUSAN J. BOB &
STEPH STEPHEN PRIESTON
17 ROCKINGHAM STREET
CAMBRIDGE, MA 02139