



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## NOTICE OF DECISION

Case No: 211

Address: 173 Pearl Street/10-12 Corp. McTernan Street

Zoning: Residence C

Applicant/Owner: Pearl Street. LLC, c/o James Rafferty, attorney for applicant, 187 Concord Avenue, Cambridge, MA 02138 and Urban Spaces, LLC, manager, 16 Perry Street, Cambridge, MA 02139

Application Date: November 10, 2005

Date of Planning Board Public Hearing: December 6, 2005

Date of Planning Board Decision: January 3, 2006

Date of Filing Planning Board Decision: January 10, 2006

Application: Special Permits to convert the nonresidential church and school structures to 49 units of housing: Section 5.28.2. Multifamily Special Permit, Section 4.26.1, and Alteration of a Non-conforming Structure. Section 8.22.2c for additional windows in the nonconforming wall. This proposal will also require approval for demolition of the Convent from the Historical Commission and approval from the Board of Zoning Appeal for subdivision of the Convent and the Rectory lots and their reuse for six units of housing.

Decision: GRANTED with Conditions.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board:

For further information concerning this decision, please contact Liza Paden at 617 349 4647, or [lpaden@cambridgema.gov](mailto:lpaden@cambridgema.gov).

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OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### Application Documents Submitted

1. Special Permit Application containing ownership certificates, project narrative, supporting statements, dimensional form, existing building photos, site plan, architectural plans and renderings and, dated 11/9/05.
2. Drawings dated 11/9/03, various scales: S-1 Existing Site Plan; site plan, locus map and renderings; Church A-100 – A-105 floor plans lower level through fourth floors, A-300 and 301 elevations; A-400 and 401 building sections; School A-100 – 104 floor plans, A300-301, elevations and A-400 sections; and Convent L-1 proposed site plan and A-300-301 building A and B elevations.
3. Plans dated 11/9/05; printed 11/22/05, titled *The Residences at Erie Street*, buildings A & B elevations, *McTernan Place*, Existing and Proposed Building Elevations, A-300-302, for the church and school buildings.

### Other Materials Submitted

1. Memo to the Planning Board from Neighbors and Abutters of the Blessed Sacrament (NABS) dated 11/29/05
2. Memo to the Planning Board from Stephen Kaiser, dated 12/1/05.
3. Copy of letter to James Rafferty, representative for the Pearl Street, LLC, from the Cambridge Historical Commission, dated 12/5/05.
4. Letter from James A. Smith, dated 12/6/05
5. Recommendations to elected officials from NABS, dated 12/20/05
6. Letter to Barbara Shaw, chair of the Planning Board, dated 12/29/05
7. Memo to the Planning Board from Susan Clippinger, Traffic, Parking and Transportation dated 1/3/06.
8. Revised plans submitted dated 1/3/06 with the 1/3/06 powerpoint presentation of the revisions to the Planning Board.
9. Updated plans dated 11/9/05, presented at the 12/6/05 Planning Board deliberation meeting; various scales: S-1 Existing Site Plan; site plan, locus map and renderings; Church A-100 – A-105 floor plans lower level through fourth floors, A-300 and 301 elevations; A-400 and 401 building sections; School A-100 – 104 floor plans, A300-301, elevations and A-400 sections; and Convent L-1 proposed site plan and A-300-301 building A and B elevations.
10. Updated plans dated 12/6/05; petitioner's memorandum in support of the application for a special permit, copy of letter to Jeff Hirsh from Scott Thornton, et al dated 12/6/05, re:

Traffic Impact Assessment prepared by Vanesse & Associates, dated 12/6/05; and On Street Parking Supply Analysis prepared by Vanesse & Associates, dated 12/2/05. Also included is the petitioner's response to Planning Board member Hugh Russell, dated 12/27/05 with updated dimensional form and appendixes A-j.

## Findings

Based on its review of the application documents, supplemental materials, and other documents submitted to the Board, testimony taken at the public hearing and submitted in written form to the Board, and the review and consideration of the relevant special permit criteria, the Planning Board makes the following findings:

### **I. Conformance to the Criteria for Approval of a Special Permit for Conversion of a Nonresidential Structure to a Residential Use - Sections 5.28.25 and 5.28.27 (1) and (2)**

a. **The impact on residential neighbors of the new housing uses as it may affect privacy. The location and size of windows, screening elements, decks, entries, and other aspects of the design shall be reviewed to maintain reasonable levels of privacy of abutters where significant variations from the normally required dimensional standards for the district are granted.**

The existing buildings to be converted to housing are large and cover a large proportion of the lots upon which they sit. Setbacks, therefore, are modest and do not conform to current Residence C requirements (The district allows elements of a building to be as close as 7'6" from a side property line although side yard formulas would require that, if new, these large buildings be set back much further than that). In order to make the buildings suitable for residential use there is a need to expand the amount of glass area in the facades of each building, with the most significant transformation in this regard occurring on the church.

Where the perimeter of the two buildings fronts on the two adjacent streets (Corporal McTernan and Pearl Streets) and the Rectory and Convent parcels (that are part of the same ownership), the issue of privacy does not arise to a significant degree. In three limited areas, where the church and the school abut two private lots on Erie Street and one lot on Corporal McTernan Street, the privacy implications of adding more windows on currently blank portions of the facades are an appropriate concern.

On the west side of the school building, abutting 22 Corporal McTernan Street, the most significant additions of glass occur on the auditorium wing of the building, which is set back more than forty feet from the property line. Little additional glazing is added to the main façade of the building, which is about ten feet off of the side property line. While the use will change within the building, the amount of glazing will not be dramatically changed and, as a result, the degree of privacy enjoyed by residents on that lot should not change.

The rear wall of the auditorium wing of the school building is almost on the shared property line with the two houses at 209-211 Erie Street. Currently this wall is blank; the plan approved by the Board has four windows (twelve windows were proposed in the original application), which

provide adequate light to the bedrooms behind the façade while ensuring reasonable privacy for the residents of 209-211 Erie street; the revised plan is a measured response to accommodate the reuse of the building for housing without unreasonable negative impacts on the most directly affected abutter.

The portion of the church that abuts 195 Erie Street at the first and second floors is set back about ten feet from the shared property line. Three new, modestly scaled windows will be introduced into this façade within existing architectural elements of the church. As the house at 195 Erie Street is set back about thirty feet from this common property line, the scale and location of the new windows make a reasonable accommodation to ensure usable residential space within the reused church without unreasonable privacy impacts on the neighbor.

It is proposed to add a variety of decks, terraces, and patios at various locations on the church and the school buildings at several levels. As sites with a limited amount of large at-grade open space to serve residents, these decks and patios attached to the school and church building can serve as important outdoor amenities. As spaces that allow residents, on occasion, to be outside and visible to passersby in the neighborhood, such facilities lend a positive domestic quality to these large institutional buildings and let everyone know that there are people living in them.

Nevertheless, in tightly constrained circumstances, such outdoor decks can be a concern; some neighbors expressed that concern. The Board considers the decks proposed to be well located, a positive and effective use of some of the existing physical aspects of the buildings, and an amenity to future residents. Because of their location and/or screening, the decks and terraces will not be unduly visible to or intrusive upon abutters.

The deck facilities on the school's roof are oriented to the front of the building facing McTernan Street and Dana Park across the street. They are screened behind an existing architectural parapet so that activity on the one deck adjacent to the side façade of 22 McTernan Street will for the most part not be visible from that dwelling. The deck proposed on the roof of the two-story auditorium wing of the school will be more than sixty feet from property at 209-211 Erie Street; activity on that deck will have little impact on the privacy of any adjacent property and will probably not be substantially visible from any of them.

On the church building, there is proposed a series of private terraces on the fourth floor where that floor is set back from the body of the church below; the terraces are located on both the Corporal McTernan and the Erie Street sides. The McTernan-side terraces, each accessory to only one dwelling unit, are well removed from the dwellings located across McTernan Street and do not constitute a serious threat to the privacy of the residents of those properties.

The terraces on the Erie Street side are more intimately related to 195 Erie Street. While the two end terraces are screened by a solid parapet wall and/or mechanical equipment, the three terraces in the center are screened by an open rail system, which makes the activity on them potentially more visible from abutting property. Nevertheless, the Board considers such small terraces, located at the fourth floor and set back both from the shared property line and from the facades of the floor below, will not have a substantially negative impact on the privacy of the adjacent

dwelling on Erie Street and, in the alternative, will actually provide modest amounts of activity that will give the building a residential quality it might otherwise not appear to have.

Where decks and terraces are located above the third floor, they will require variances (because at those locations they are considered Gross Floor Area, of which there is no excess on these lots). The Board would support the granting of those variances for the reasons outlined above. However, should the Board of Zoning Appeal not find the necessary justification for the granting of such variances, the Board also approves an alternate set of plans not containing one or more of the decks or terraces illustrated in the approved plans.

**b. The impact of increased numbers of dwelling units above that normally permitted in the district, on street parking, particularly in neighborhoods where off-street parking is limited.**

Under the base Residence C district's provisions, the 30,000 square foot portion of the lot upon which the school and church sit would be permitted about twenty units of housing (including the inclusionary bonus). The forty-nine units proposed are a significant increase in that number (although Section 5.28.2 allows nearly 90 units based on the Gross Floor Area being proposed to be incorporated into the two buildings). Section 5.28.2 anticipated such increases in dwelling unit density in order to make it feasible to reuse large non-conforming non-residential buildings in residential neighborhood settings for residential purposes. Such a large density increase on a site may have the potential of imposing unreasonable burdens on existing residents of the adjacent neighborhood if such an increase in density generates a demand for on-street parking that is not available, even under pre-conversion conditions.

Such new parking demand can be met on-site with the standard city parking requirement (one space per unit) where it can be expected that many residents will be able to use public transit for many of their daily requirements, therefore allowing them to forego a second or third car in the household.

Alternatively, the demand could be met on site by providing more parking than required by zoning. The City does not generally encourage this option because it invites greater car ownership and more traffic, and because the accommodation of additional parking can result in poor site and building design, as would be the case in this specific circumstance.

The third option is to depend on the availability of parking on nearby city streets that is routinely available and not required to serve existing residents. To make that case, the Permittee has done a thorough analysis of parking supply and demand in the vicinity of the project, both for the proposed housing conversion and for existing residents. The conclusion of the analysis is that current residents require about one parking space per existing dwelling unit (the rate proposed in the new development) and at that demand rate there remain many available parking spaces on neighboring streets even at the peak demand period early on a weekday morning (the analysis took place between 4-6 A.M.). The director of the City's Traffic, Parking and Transportation department reviewed the analysis provided by the Permittee and found it to be "an accurate assessment of the project's trip generation and distribution as well as the availability of on-street parking near the project." With that analysis the Board is satisfied that the parking proposed

(which is slightly above the one to one ratio with the introduction of seven tandem spaces) is sufficient to accommodate the new development without an unreasonable, negative impact on existing residents in abutting blocks.

**c. The amount of open space may be reduced if the Board finds that full compliance cannot reasonably be expected given existing development on the lot and the provision of parking.**

The two buildings occupy a substantial portion of their 30,000 square foot site. Nevertheless about 15% of the lot will be devoted to open space at grade and another 15% in balconies and terraces on the buildings. The at-grade open space will be substantially upgraded with plantings, brick paving, and other landscaping elements which are site enhancements benefiting the future residents of the converted buildings, immediate abutters, and the general public as well. With the exception of a single driveway off of Pearl Street to the parking facility, all available land not otherwise occupied by the two buildings will be devoted to open space and pedestrian connections. While not conforming to the open space requirement of the base Residence C district, the at-grade landscaping and upper story balconies and terraces proposed in the development maximize the opportunities available on site to supply such amenities.

## **II. Conformance to General Special Permit Criteria - Section 10.43**

A special permit will normally be granted where specific provisions of this Ordinance are met, except when the particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

**a. The requirements of the Zoning Ordinance cannot be met.**

With the issuance of this special permit the project will meet the requirements of the Zoning Ordinance, except that additional FAR proposed in the application and approved as part of the project by the Planning Board shall require the issuance of a variance from the Board of Zoning Appeal (for fourth floor balconies and terraces). Should the variances not be granted, the project would be fully compliant with the requirements of the Ordinance if the relevant balconies were not built: the Planning Board has approved such an alternate scheme.

The Board has approved the conversion of the church and school building in the context of additional changes to the Convent and Rectory buildings on the site, which will result in a total of 55 units being constructed. It is anticipated that new lot lines will be created through variance relief to reestablish the convent and rectory lots as separate lots. The Board is approving the conversion of the church and school buildings (and all dimensional details that flow from that) both in the context of the existing status of the convent and rectory buildings and lots or in their anticipated future status as independent lots hosting three buildings containing two dwelling units each should the necessary variance and demolition relief be granted.

**b. Traffic and patterns of access and egress will not cause hazard or congestion or change in neighborhood character.**

The traffic generated by the residential units will be in keeping with the existing patterns and volume generated by residential uses already in the neighborhood. The traffic patterns into and out of the site have been reviewed by the Traffic, Parking and Transportation Department and found to be adequate and acceptable.

**c. The operation or development of adjacent uses will not be adversely affected.**

The conversion of the existing buildings will not change the neighborhood character, which is entirely residential. Residential use of the church and school building will mean that immediate neighbors will sense activity on those lots throughout the day rather than on the more limited times that a school or church would be active. Nevertheless, such increased activity would be consistent with any kind of residential use on these sites and not dissimilar to higher density residential development found throughout the Cambridgeport neighborhood in other apartment buildings.

**d. No nuisance or hazard will be created to the detriment of the health, safety and welfare of future residents or citizens of Cambridge.**

The project will comply with the applicable health, safety, and building code requirements. No hazard or nuisance will be created as a result of the introduction of residential uses onto the site or the increase in the number of units above that permitted in the Residence C district. The use of this site will be similar to the use of property on nearby streets in the neighborhood. Access points to the parking garages have been distributed between the two abutting streets so that no one street will need to accommodate all traffic entering and leaving the site

**e. The use will not impair the integrity of the District or adjoining districts or otherwise derogate from the intent and purpose of this Ordinance.**

The creation of housing on a site like this is consistent with the intent of the Zoning Ordinance, and especially with the creation of Section 5.28.2, which encourages the reuse of existing nonresidential buildings for housing in residential neighborhoods.

**f. The new use or building construction is consistent with the Urban Design Objectives set forth in Section 19.30.**

The new use is consistent with those objectives as set forth below.

*(i) Section 19.31. A new project should be responsive to the existing or the anticipated pattern of development.*

The new project is residential, which is consistent with abutting uses. Furthermore, three of the four buildings on the site, which have been an integral part of the social, cultural and physical fabric of the neighborhood for decades will be retained and restored.

*(ii) Section 19.32: Development should be pedestrian and bicycle-friendly, with positive relationship to its surroundings.*

The site's relationship to the city around it has been long established by the large buildings that will be retained and reused. The landscaping that will be provided will enhance the pedestrian environment abutting the public streets. Two new two-family structures will replace the convent building, which has been deemed the least historically significant building in the complex, restoring to that site's character that will be similar to that which it had prior to the convent's construction.

*(iii) Section 19.33: The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.*

The most significant impact of the site is the large scale of the religious buildings that have been here for nearly a century. While not in scale with the wood framed dwellings that surround it and that typify the neighborhood, this religious complex is quite representative architecturally of the institutions that have in the past and continue to serve residents throughout Cambridgeport. Reuse of the buildings for housing will change the character of the historic pattern of activity on the site, but in ways more typical of the residential activity that dominates the streets surrounding the proposed development. The density of housing necessary to make the reuse of these buildings feasible will be greater than the typical residential lots nearby, but it is the Board's view that the specific development scheme approved adequately mitigates the impact of that added density.

*(iv) Section 19.34: The project should not overburden the city infrastructure services, including neighborhood roads, city water supply system and sewer system.*

The City's infrastructure will not be overburdened. Modest pedestrian and vehicular improvements will be made to adjoining public streets.

*(v) Section 19.35: New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.*

The proposed development consists in substantial measure of the reuse of existing structures that have long been a physical part of the neighborhood. Their preservation is important. New construction is modestly limited to the construction of two two-family dwellings on Erie Street in the manner of other wood framed houses on that street.

*(vi) Section 19.36: Expansion of the inventory of housing in the city is encouraged.*

Forty-nine units will be constructed in the converted school and church buildings. Fifteen percent of those units will be affordable under the provision of the Inclusionary Ordinance (Up to fifty-five units are anticipated to be constructed on the entire site should the required approval from the Historical Commission and the Board of Zoning Appeal be secured).

*(vii) Section 19.37: Enhancement and expansion of open space amenities in the city should be incorporated into new development in the city.*



The scale and density of the historic buildings on the site do not leave available a significant amount of at-grade land for the provision of large-scale open space amenities. With the location of almost all accessory parking for the new residential uses in an interior parking garage in the church basement, a significant amount of the portion of the lots not covered by buildings is made available for pedestrian pathways and landscaping that will serve as amenities for the general public, future residents of the new dwelling units, and for immediate abutters.

### **III. Conformance with the Criteria for Multifamily Housing – Section 10.47.4**

**a. Key features of the natural environment should be preserved to the maximum extent possible.**

The site is dominated by structures, generally historic in nature, with little in the way of natural features. Redevelopment of the site will permit the introduction of new landscaping amenities of benefit to a wide range of residents in the neighborhood.

**b. New building should be related sensitively to the existing built environment.**

The development is dominated by existing historic structures that have established a relationship to their surrounding built environment for nearly a century. The two new structures proposed (two two-family wood framed houses) will replace the most recent and least historically significant building in the church complex with buildings that will approximate the historic streetscape on Erie Street that existed before construction of the convent in the 1950s.

**c. The location, arrangement, and landscaping of open space should provide some visual benefits to abutters and passersby as well as functional benefits to the occupants of the development.**

Most available at grade areas within the complex will be landscaped for use by the new residents of the development as well as for the visual enjoyment of abutters and neighborhood residents.

**d. Parking areas, internal roadways and access/egress points should be safe and convenient.**

The parking is almost totally contained within the basement of the church and is accessed by two widely separated entries, such that no street or individual abutter is required to accommodate the impact of all vehicular access to the site.

**e. Parking area landscaping should minimize the intrusion of on site parking.**

The two small surface parking lots, which accommodate two and six vehicles respectively, are provided with significant setbacks that will be landscaped to provide a visual buffer from neighbors. The Board has required that the rectory parking spaces be fenced in order to minimize their visual impact.

**f. Service facilities should be located so that they are convenient for residents, yet unobtrusive.**

Trash will be stored inside the former church and school buildings and transported to the street for pickup.

### Decision

Based on a review of the application documents, comments made at the public hearing, and based on the above findings, the Planning Board **GRANTS** the requested Special Permits [Multifamily Housing – Section 4.26.2. Residential Conversion – Section 5.28.2, and to the extent necessary Alteration of a Non-conforming Building – 8.22.2 c (although Section 5.28.2 renders the existing buildings conforming and therefore obviates the need for this specific relief)] and waives the required Open Space Requirements in the base Residence C District for the conversion of two nonresidential buildings (church and school) to 49 units of housing, and, subject to the necessary variances, the conversion of the rectory building to two residential units and the construction of two new structures on Erie Street containing two units each on the site of the present convent building, subject to the following conditions and limitations:

1. All use, building construction and site plan development shall be in substantial conformance with the plans and application documents submitted to the Planning Board as referenced above, as revised and updated on January 3, 2006. Appendix I summarizes the dimensional features of the Project as approved.
2. The project shall be subject to continuing design review by the Community Development Department (CDD) in coordination with the review by the Cambridge Historical Commission. Before issuance of each Building Permit for the project, the CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Permit.
3. The following alterations to the plans shall be permitted without further action from the Planning Board subject to review by the Community Development Department as required in Condition #2:
  - a. Elimination of any balconies and terraces approved in this Decision that constitute Gross Floor Area for which a variance is required.
  - b. Design changes mandated by the Cambridge Historical Commission as a part of its Demolition Ordinance review of the project provided such changes do not constitute a major change in the fundamental nature and arrangement of development on the entire lot.

c. Dimensional changes (FAR, Yards, Usable Open Space, Lot Area Per Dwelling Unit, etc.) that may result, after the granting of all necessary variances, from the conversion of the rectory building to two residential units, demolition of the convent building and its replacement with two two-family dwellings, and the creation of separate lots for the convent and rectory building sites.

d. Approval of the conversion of the church and school buildings as authorized herein under the provisions of Section 5.28.2 shall not be abrogated by failure to secure the variances necessary to redevelop the rectory and convent sites as indicated in the application documents and as herein approved.

4. Installation of the curb extensions to designs approved by the Traffic, Parking and Transportation Department at locations as set forth in the memo to the Planning Board from Susan Clippinger, dated January 3, 2006, prior to the issuance of the first Occupancy Permit for either the church or school building.

5. Implementation of a transit pass program as outlined in the January 3, 2006 memo from Susan Clippinger for the first household that establishes residence in each of the (condominium) units.

6. Construction of a fence to separate, partially screen and define the two surface parking spaces proposed to serve the converted rectory building. The fence should be generally 4 feet high but its final height and location should be consistent with safe sightline requirements for cars and pedestrians; final details shall be approved by the CDD and the TP&TD.


7. Preparation of a detailed, final HVAC plan to be reviewed and approved by the CDD prior to the issuance of the first Building Permit for the church or school building.

8. The applicant shall comply with the City of Cambridge Affordable Housing requirements, Section 11.200.

9. All authorized development shall conform to the requirements of the City of Cambridge *Noise Control Ordinance*, Chapter 8.16 of the City Municipal Code.

Voting in the Affirmative to **GRANT** the Special Permit were B. Shaw, H. Russell, P. Winters, T. Anninger, T. Carpenter, W. Tibbs, and J. Molinski, associate member appointed by the Chair to act on this matter, constituting at least two thirds of the members of the Planning Board necessary to grant a Special Permit.

For the Planning Board

  
Barbara Shaw, Chair

A copy of this decision #211 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision filed with the Office of the City Clerk on January 10, 2006 by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty (20) days have elapsed since the filing of the decision. No appeal has been filed

DATE:

City Clerk of Cambridge

**Appendix I – Dimensional Form – Entire Site**

**Special Permit #211**

**Address: 173 Pearl Street/10-12 Cpl. McTernan Street**

	Allowed/Required	Existing	Proposed	Granted
<b>Total FAR</b>	0.6	1.9	2.54 <sup>2</sup> / 2.27 <sup>3</sup>	2.54 <sup>2</sup> / 2.27 <sup>3</sup>
Residential				
Non-Residential				
<b>Inclusionary Bonus</b>	0.78			
<b>Total GFA in Sq. Ft.</b>	34,424 sf	86,366 sf <sup>1</sup>	112,158 sf <sup>2</sup> / 100,133 sf <sup>3</sup>	* Sec Attached Church & School Dimensional Details
Residential	26,480 sf			
Non-Residential				
Inclusionary Bonus	7,944 sf			
<b>Max. Height</b>	35'	67'	No change	No change
Range of heights		67'-55'	No change	No change
<b>Lot Size</b>	5,000 sf	44,143 sf	No change	No change
<b>Lot area/du</b>	1,800 sf	N/A	802 sf	802 sf
<b>Total Dwelling Units</b>	32	0	49	49
Base units	24		42	42
Inclusionary units	4		7	7
<b>Min. Lot Width</b>	50'	90'	No change	No change
<b>Min. Yard Setbacks</b>				
Front	h+ 1/4	0	No change	No change
Side, Left	h+ 1/5	10'	No change	No change
Side, Right	h+ 1/5	0	No change	No change
Rear	h+ 1/4	N/A	No change	No change
<b>Total % Open Space</b>	36%	0	40%	40%
Usable				
Other				
<b>Off Street Parking</b>				
Min #	1 per du	3	62 <sup>4</sup>	62 <sup>4</sup>
Max #				
Handicapped				
<b>Bicycle Spaces</b>	0.5 per du	0	25	25
<b>Loading Bays</b>	N/A	N/A	N/A	

## Appendix I – Dimensional Form – Entire Site

### Footnotes:

- <sup>1</sup> Church 25,524  
School 36,506  
Convent 17,425  
Rectory 6,911
- <sup>2</sup> Includes Gross Floor area of existing convent which will be replaced upon BZA approval of proposed 2 duplex houses.
- <sup>3</sup> GFA after construction of replacements structures on convent site.
- <sup>4</sup> 54 Parking Garage (including 7 Tandem)  
2 Rectory  
6 Convent Site

**Church and School Dimensional Details**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>GRANTED</b>
<b>School</b>	36,506 sf	38,520 sf	38,520 sf
<b>Church</b>	25, 524 sf	49,302 sf	49,302 sf
<b>Total</b>	62,030 sf	87,822 sf	87,822 sf

**Appendix I – Dimensional Form – Church and School Buildings**

**Special Permit #211**

**Address: 173 Pearl Street/10-12 Cpl. McTernan Street**

	Allowed/Required	Existing	Proposed	Granted
<b>Total FAR</b>	0.6		2.9	2.9
Residential				
Non-Residential				
<b>Inclusionary Bonus</b>	0.78			
<b>Total GFA in Sq. Ft.</b>	34,424 sf	62,030	87,822	87,822
Residential	26,480 sf			
Non-Residential				
Inclusionary Bonus	7,944 sf			
<b>Max. Height</b>	35'	67'	No change	No change
Range of heights		67'-55'	No change	No change
<b>Lot Size</b>	5,000 sf	30,174	No change	No change
<b>Lot area/du</b>	1,800 sf	N/A	802 sf	802
<b>Total Dwelling Units</b>	32	0	49	49
Base units	24		42	42
Inclusionary units	4		7	7
<b>Min. Lot Width</b>	50'	90'	No change	No change
<b>Min. Yard Setbacks</b>				
Front	h+ 1/4	0	No change	No change
Side, Left	h+ 1/5	10'	No change	No change
Side, Right	h+ 1/5	0	No change	No change
Rear	h+ 1/4	N/A	No change	No change
<b>Total % Open Space</b>	36%	0	40%	40%
Usable				
Other				
<b>Off Street Parking</b>				
Min #	1 per du	3	54	54
Max #				
Handicapped				
<b>Bicycle Spaces</b>	0.5 per du	0	25	25
<b>Loading Bays</b>	N/A	N/A	N/A	NA



Total Floor Area Ratio for church is  $49,302 \text{ sf} / 15,087 = 3.27$ ; and the school building is  $38,520 / 15,087 = 2.55$ ; the total gross floor area is  $87,822 \text{ sf} / 30,174 = 2.9$  Floor Area Ratio

Total Gross Floor Area is  $49,302 \text{ sf}$  (church) and  $38,520 \text{ sf}$  (school) =  $87,822 \text{ sf}$

Lot size for church and school buildings is  $15,087 + 15,087 = 30,174$  square feet