



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 FEB 22 PM 2:34  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 108723**

### General Information

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

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

**PETITIONER:** Jordan and Elizabeth Dolman (#135); Heather Pierce and Eric Lee (#137) C/O Campbell Ellsworth, Architect

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

**LOCATION OF PROPERTY:** 135-137 ELM ST. Cambridge, MA

**TYPE OF OCCUPANCY:** 2 unit building

**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Additions/

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

2 units in this 4 unit condominium, #135 and #137, are requesting zoning relief to build a 3rd story addition to expand their living space.

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

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Original  
Signature(s):

(Petitioner (s) / Owner)

Campbell Ellsworth, Architect

(Print Name)

Address:

Tel. No. 617.799.4462

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

Date: 2/19/2021

**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.

JORDAN & ELIZABETH DOLMAN  
(OWNER)

Address: 135 ELM ST. CAMBRIDGE, MA 02139

State that I/We own the property located at 135 ELM ST. CAMBRIDGE MA, 02139  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
JORDAN & ELIZABETH DOLMAN

\*Pursuant to a deed of duly recorded in the date 05/12/2016, Middlesex South  
County Registry of Deeds at Book 67239, Page 43; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Elizabeth Dolman  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

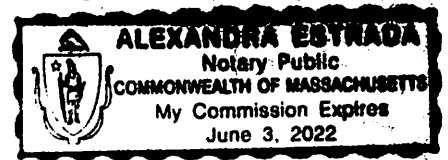
\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Elizabeth Dolman personally appeared before me  
this 17<sup>th</sup> of October, 2020, and made oath that the above statement is true.

Alexandra Estada Notary

My commission expires 6/3/22 (Notary Seal).



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

**ALEXANDRA EBYNADA**  
Notary Public  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires  
June 3, 2025

**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.

WE HEATHER PIERCE & ERIC LEE  
~~(OWNER)~~

Address: 137 ELM ST. CAMBRIDGE MA, 02139

State that I/We own the property located at 137 ELM ST. CAMBRIDGE MA. 02139  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
HEATHER PIERCE & ERIC LEE

\*Pursuant to a deed of duly recorded in the date 07/01/2011, Middlesex South  
County Registry of Deeds at Book 57088, Page 170; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

*[Handwritten Signature]*  
SIGNATURE BY LAND OWNER or  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

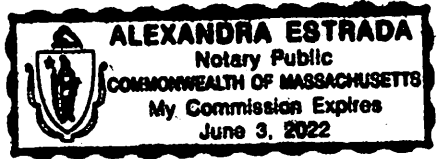
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Eric Lee personally appeared before me  
this 17 of October, 2020, and made oath that the above statement is true.

*[Handwritten Signature]* Notary

My commission expires 6/3/22 (Notary Seal).



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

**ALEXANDRA ESTRADA**  
Notary Public  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires  
June 3, 2025



**DZA APPLICATION FORM - OWNERSHIP INFORMATION**

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

Xinying Bao & Huling wang  
(OWNER)

Address: 139 ELM ST. CAMBRIDGE, MA 02139

State that I/We own the property located at 139 ELM ST. CAMBRIDGE MA. 02139  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Xinying Bao & Huling Wang

\*Pursuant to a deed of duly recorded in the date 12/11/2010 . Middlesex Sout.  
County Registry of Deeds at Book 56094 , Page 435 ; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_ .

Huling Wang  
SIGNATURE BY LAND OWNER  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

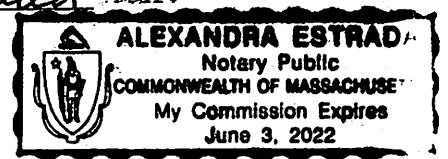
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Huling Wang personally appeared before me  
this 17 of October, 2020, and made oath that the above statement is true.

Alexandra Estrada Notary

My commission expires 6/3/22 (Notary Seal).



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

**ALEXANDRA ESTRAD**

Notary Public  
COMMONWEALTH OF MASSACHUSETTS  
My Commission Expires  
June 3, 2023



**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.

All Sadeqh & Guita Sadeqh & Cameron Sadeqh  
**(OWNER)**

Address: 141 ELM ST. CAMBRIDGE, MA 02139

State that I/We own the property located at 141 ELM ST. CAMBRIDGE MA. 02139  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
All Sadeqh & Guita Sadeqh & Cameron Sadeqh

\*Pursuant to a deed of duly recorded in the date 12/07/2012, Middlesex South  
County Registry of Deeds at Book 60680, Page 166; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

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

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

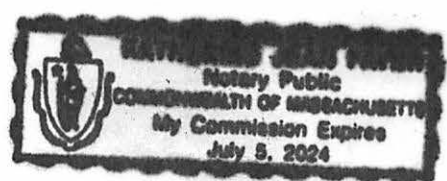
-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Cameron Sadeqh personally appeared before me  
this 8 of November, 2020, and made oath that the above statement is true.

Kathryn J. Pan Notary

My commission expires 7/5/2024 (Notary Seal).

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





STATE OF MASSACHUSETTS - DEPARTMENT OF REVENUE

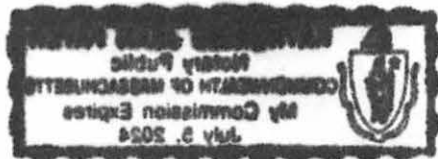
THE BOARD OF TAXATION HAS CONSIDERED THE PETITION OF THE ABOVE NAMED TAXPAYER AND HAS ORDERED AS FOLLOWS:

That the said taxpayer be and he is hereby assessed to the amount of \$100.00 for the year 1954.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Department of Revenue at Boston, Massachusetts, this 15th day of July, 1954.

Richard J. ...

Assistant Secretary



## 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:

Project summary:

This Variance request is for **TWO** units (#135, #137) in a 4-unit condominium (#135, 137, 139, 141). The original structure on this lot was built in 1902 as a 2-family building with a typical upper and lower unit, with an unfinished basement. This structure had a very high parapet wall, which was retained. The property was redeveloped in 2011 and the building was split vertically to create 2 townhouses with finished basements, and a headhouse was added to access mechanical equipment serving each home. All work to this structure was performed as of right. The 2011 redevelopment of the property also added 2 units in a separate structure at the rear of the property. The 2 units now seeking this zoning relief, the front units, each have just over 1,000 SF of GFA. Of the two units owners that are requesting relief, one is an original owner, and the other is just the 2nd owner, having purchased in 2015.

The requested relief: The two unit owners of this original structure wish to add one bedroom and one bath to each of the townhouses, by building on top of their existing flat roof. The new structure would approximately match the height of the existing headhouse and it is mitigated visually by the unusually high existing parapet wall. The addition of these structures will require zoning relief for FAR and setbacks.

A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, as the families that live in these two units have, very simply, run out of space. The combined pressures of COVID forcing work from home, the arrival of new children, and the lack of daycare options, have forced professional couples to find new ways to accommodate more and new activities within the walls of their home.

- 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 by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owing to the fact that the original envelope of the 1902 building was not enlarged in the 2011 modifications, and there is simply no other place to go except up. However, the existing parapet does mitigate the visual impact of the addition, as the net additional height is only approximately 5', and not a visual full story.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

Relief may be granted without substantial detriment to the public good for the following reasons. The new additions will be approximately the same height as the existing headhouse that currently accesses the roof and the mechanical equipment. As such, the stair to that roof/3<sup>rd</sup> floor is already finished and in place, built to current code, thus minimizing the disturbance to the interior layout and construction.

The new additions will not cast any significant shadows on the adjacent properties, as this structure sits to the north of the closest adjacent neighbor.

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

ARTICLE 1.000 – PREAMBLE OF THE Cambridge Zoning Ordinance, Section 1.30 Purpose, articulates that the Ordinance should, among many things, “encourage housing for persons of all income levels”, “to encourage the most rational use of land throughout the city including the

encouragement of appropriate economic development”.

In all ways, desirable relief may be granted without nullifying or substantially derogating from the Ordinance. This modest proposal is encouraged by the Ordinance, to keep productive Cambridge families in Cambridge, and allowing them to grow and prosper in place.

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

BZA APPLICATION FORM  
DIMENSIONAL INFORMATION

APPLICANT: Campbell Ellsworth, Architect PRESENT USE/OCCUPANCY: Multifamily dwellings

LOCATION: 135, 137 Elm St., part of 135-141 Elm Street  
Condominiums ZONE: C-1

PHONE: 617.799.4462 REQUESTED USE/OCCUPANCY: Multifamily dwellings

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
TOTAL GROSS FLOOR AREA:	<u>4510.97</u>	<u>5167.56</u>	<u>4515</u>	(max.)
LOT AREA:	<u>6020</u>		<u>5000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>0.7493</u>	<u>0.8583</u>	<u>0.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1505</u>	<u>1505</u>	<u>1500</u>	(min.)
SIZE OF LOT:	WIDTH			(min.)
	DEPTH			
<u>Setbacks in</u> <u>Feet:</u>	FRONT	<u>5.3'</u>	<u>5.3'</u>	<u>10'</u> (min.)
	REAR	<u>20.0'</u>	<u>20.0'</u>	<u>20'</u> (min.)
	LEFT SIDE	<u>3.1'</u>	<u>3.1'</u>	<u>7.5'</u> (min.)
	RIGHT SIDE	<u>6.4'</u>	<u>6.4'</u>	(min.) <u>rear bldg</u>
SIZE OF BLDG.:	HEIGHT	<u>30.5'</u>	<u>31.5'</u>	<u>35</u> (max.)
	LENGTH	<u>44.8'</u>	<u>44.8'</u>	
	WIDTH	<u>23.5'</u>	<u>23.5'</u>	
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	<u>2,649</u>	<u>2,649</u>	<u>1,806</u>	(min.)
NO. OF DWELLING UNITS:	<u>4</u>	<u>4</u>	<u>4</u>	(max.)
NO. OF PARKING SPACES:	<u>4</u>	<u>4</u>	<u>4</u>	(min./max)
NO. OF LOADING AREAS:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>10.0'</u>	<u>10.0'</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.

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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'.



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

## POSTING NOTICE – PICK UP SHEET

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

Name:

CAMPBELL ELSWORTH  
(Print)

Date:

3/8/21

Address:

135 & 137 Elm St.

Case No.

BZA-108723

Hearing Date:

3/25/21

Thank you,  
Bza Members

## **Pacheco, Maria**

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**From:** Bess Thaler <bess.thaler@gmail.com>  
**Sent:** Thursday, March 18, 2021 10:57 PM  
**To:** Pacheco, Maria; Sam Fentress  
**Subject:** Support for 135-137 Elm Street Project

Dear Maria Pacheco,

We are the owners and residents of 133 Elm Street Unit 2 in Cambridge. We are writing in support of our neighbors' proposed construction plans. We have seen the plans, and they look very reasonable. Most importantly, we want our wonderful neighbors (Heather, Eric, Elizabeth, Jordan and all their children) to be able to expand their homes so that they can fit their growing families and stay in Cambridge.

Please let us know if there is anything else we can do to support their project.

Sincerely,  
Bess Thaler and Sam Fentress

## **Pacheco, Maria**

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**From:** Shawn Henry <shawn@iguana37.com>  
**Sent:** Sunday, March 21, 2021 12:12 PM  
**To:** Pacheco, Maria  
**Cc:** Laetitia Henry  
**Subject:** CASE no BZA-108723

Hello,

This note is related to a zoning appeal meeting later this week for case no BZA-108723. My wife and I live next door to the North of this property. We support making homes in Cambridge that have enough space to raise a family and therefore have no objection to the proposed addition.

Sincerely, Shawn Henry

## **Pacheco, Maria**

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**From:** Melissa Martinelli <mkmartinelli@gmail.com>  
**Sent:** Wednesday, March 17, 2021 10:22 AM  
**To:** Pacheco, Maria  
**Subject:** 137 Elm St expansion - no objection

Dear Ms. Pacheco,

I am writing to express “no objection” to the Dolman’s expansion project at 137 Elm St. I reside with my family on the first level of 133 Elm St, immediately next door to the Dolmans. They are very friendly, courteous neighbors and we fully support their expansion to provide more space for their growing family. We believe this will have limited to no impact on the neighboring properties, but will in fact improve Elm Street and the neighborhood as a whole.

If you have any questions or concerns, please do not hesitate to reach out to me or my husband, Michael, via email (at this address) or phone: 413-537-0687.

Sincerely,  
Melissa Martinelli & Michael Hagauer  
133 Elm Street, Cambridge, MA 02139



**Pacheco, Maria**

---

**From:** ROSEMARY DEFRANCISCO <rosemadee@comcast.net>  
**Sent:** Friday, March 19, 2021 2:32 PM  
**To:** Pacheco, Maria  
**Subject:** Zoning Case NO.BZA-108723

I am an abutter to the property located at 135-141 Elm St Cambridge MA., 02139. I am not opposed to the variance sought by the Dohlman or Lee request.

Rosemary DeFrancisco  
140 Elm St  
Cambridge MA., 02139  
617-460-4228

## **Pacheco, Maria**

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**From:** Sonia Kowal <soniakowal@hotmail.com>  
**Sent:** Monday, March 22, 2021 7:27 PM  
**To:** Pacheco, Maria  
**Subject:** Support for variance BZA-108723 at 135 & 137 Elm St, Thursday's zoning meeting

Dear Ms. Pacheco,

I write to express my strong support for BZA-108723, the zoning variance that is being sought by my neighbors, the occupants of 135 and 137 Elm St. These families are essential to the fabric of our neighborhood and it would be a real loss to the community to lose them to the suburbs where they would have the space they need. In no way would an additional story negatively affect the street or their other neighbors.

Thanks

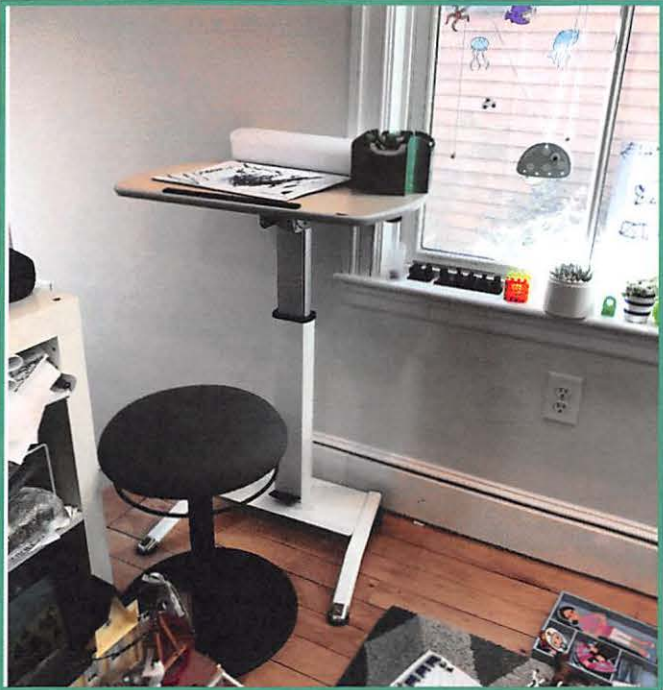
Sonia Kowal  
59 Market St, Cambridge 02139

**137 Elm Street - Photos of Space**

Husband's work at home office in master bedroom (note we removed the dressers to make space for the desk).



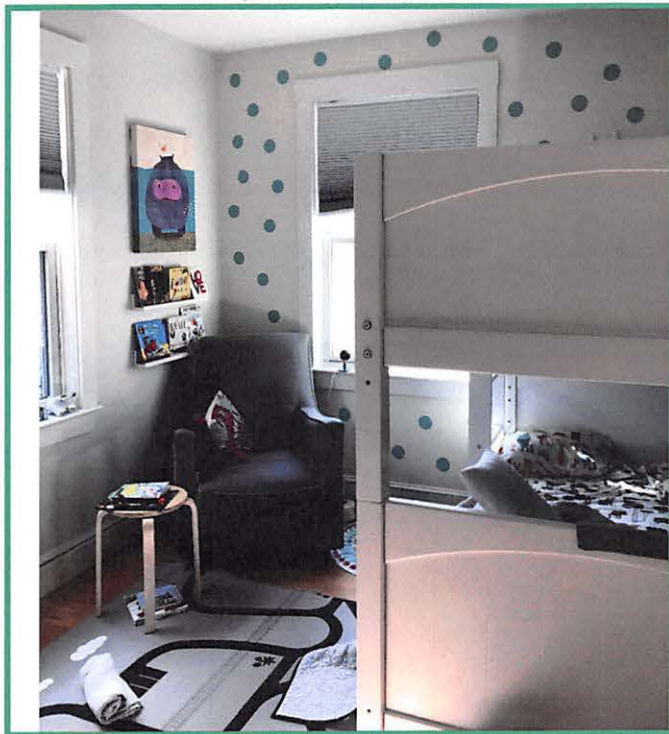
Wife's Work at Home Office in living room/play room/kitchen.



Remote school desks replaced the temporary home office in the basement.



Children's room - space for bunk beds and a chair. No dresser and no shelves for books.



Eric, Heather, Ella and Henry Lee in front of 137 Elm Street.



The children of 135-141 Elm Street in front of 141 Elm Street.



Elizabeth Dolman and Jordan Dolman  
135 Elm Street  
Cambridge, MA 02139  
elizabeth.dolman@gmail.com  
(phone: 832-816-9296)

Heather Pierce and Eric Lee  
137 Elm Street  
Cambridge, MA 02139  
eklee1@gmail.com  
(phone: 617-596-7719)

March 11, 2021

Dear Neighbor,

We two families live in the building that is at the front of the lot at 135-141 Elm Street. We have applied to the Cambridge Board of Zoning Appeals for a Variance to add much needed space to our third floors, as our families are growing, and we are all working from home for the distant foreseeable future.

You may have by now received a notice from the Cambridge Board of Zoning Appeals (BZA) that we will be presenting before that board on Thursday, March 25, 2021, at 7:30 pm. Our request to the Board of Zoning Appeals is for a variance to both add the additional square footage, and to build slightly closer to the existing property lines than would normally be allowed.

We want to make sure that we can answer any questions you may have regarding these variance requests. We are available to meet you at our home to describe the situation, or feel free to write or call us with any questions.

If you have no objection, it would be very helpful if you were able to write a brief email to the Board of Zoning Appeals stating that you have no objection. You can write that to Maria Pacheco, Zoning Administrator at [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov). Or you can call Maria with any questions at (617) 349-6131.

All BZA hearings are now held **ONLINE**, with full access to anyone that wishes to watch or be heard. The hearing will be Thursday, March 25, 2021, at 7:30 pm. Please see instructions below to access the City website, and to **register** to attend the hearing.

Go to the website of the Cambridge Inspectional Services:  
<https://www.cambridgema.gov/Departments/inspectionalservices>

Scroll down and on the left you will see the "**Upcoming Events**". Click the link to the **Board of Zoning Appeal Agenda, for March 25, 6:30-11:30pm**. Scroll down again and click the link to the **7:30 P.M. CASE NO. BZA-108723**. Here you will see all the documents related to this case.

Please reach out should you have any questions at all. And we thank you again for your support.

Sincerely,

Elizabeth Dolman and Jordan Dolman

Heather Pierce and Eric Lee

Cameron Sadegh, Owner  
141 Elm Street  
Of the 135-141 Elm Street Condominium Trust  
Cambridge, MA 02139  
Email: *csadegh@gmail.com*  
Phone: *617-935-5110*

February 22, 2021

To the Cambridge Board of Zoning Appeals,

I am the Owner of the condominium at 141 Elm Street in Cambridge, which is one of four units in the 135-141 Elm Street Condominium Trust.

I understand that the owners of 135 and 137 Elm Street have applied for zoning relief for the addition of living space on their upper level. I have reviewed the plans and the application, and I support their request.

Sincerely,



*3/11/2021*

Cameron Sadegh, Owner  
141 Elm Street

Huling Wang, Owner  
139 Elm Street  
Of the 135-141 Elm Street Condominium Trust  
Cambridge, MA 02139  
Email: *elaine20010501@gmail.com*  
Phone: 617-758-9957

February 22, 2021

To the Cambridge Board of Zoning Appeals,

I am the Owner of the condominium at 139 Elm Street in Cambridge, which is one of four units in the 135-141 Elm Street Condominium Trust.

I understand that the owners of 135 and 137 Elm Street have applied for zoning relief for the addition of living space on their upper level. I have reviewed the plans and the application, and I support their request.

Sincerely,



Huling Wang, Owner  
139 Elm Street



PROJECT NAME:  
135-141 ELM ST.

PROJECT ADDRESS:  
135-141 ELM ST.  
Cambridge, MA

CLIENT:  
135-141 ELM ST.

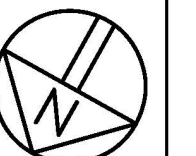


ARCHITECT:  
**ELLSWORTH ASSOCIATES, Inc.**

267 NORFOLK STREET  
CAMBRIDGE, MA 02139

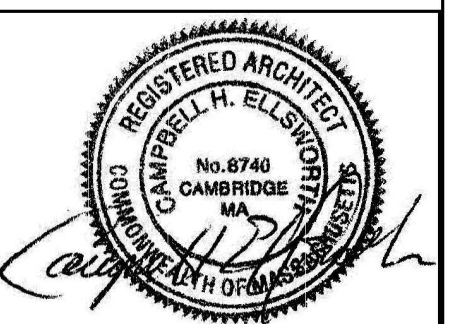
PH. 617-492-0709  
FAX. 617-714-5900

CONSULTANTS:



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REGISTRATION:

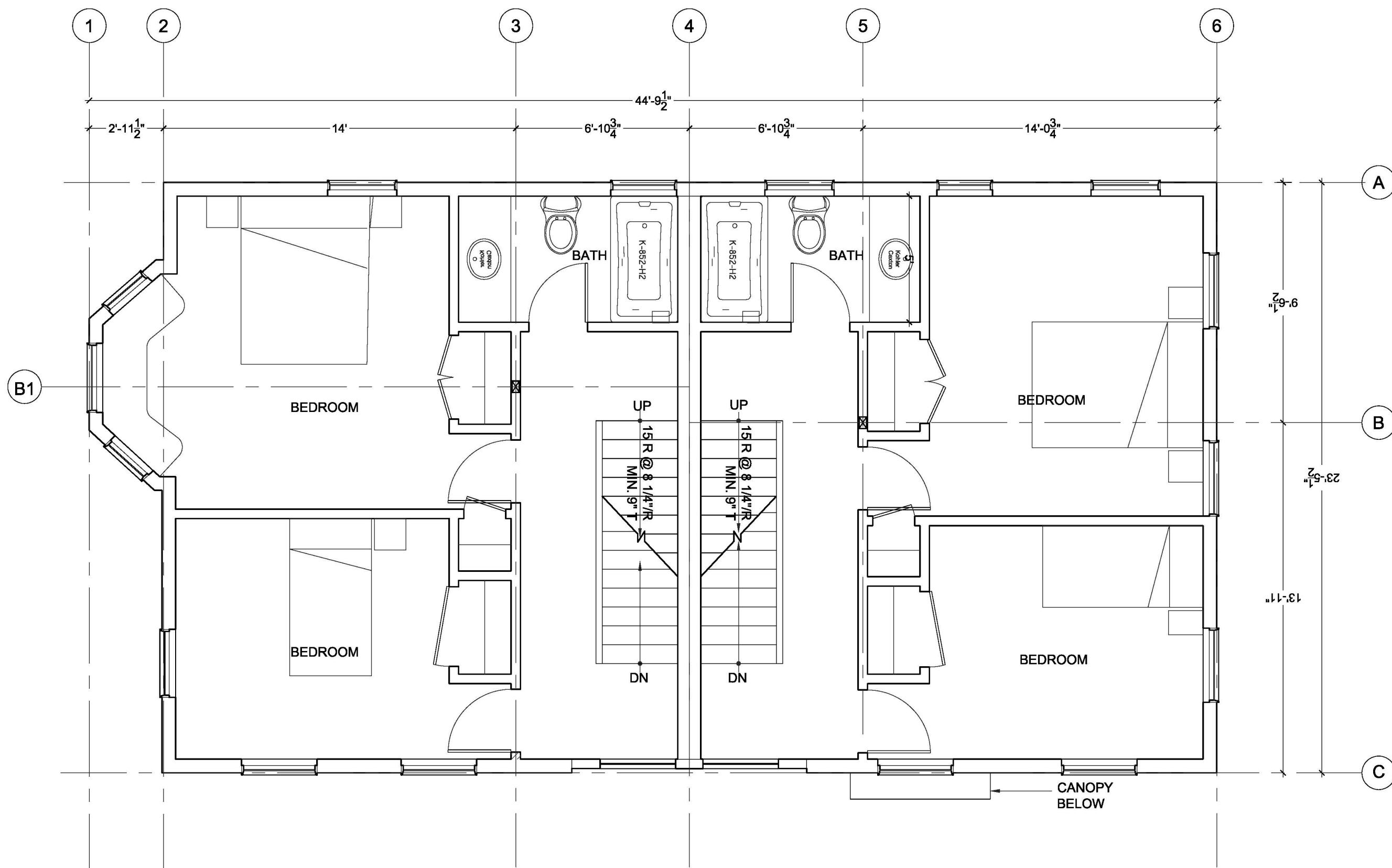


DATE: 02/01/2021  
DRAWN BY: J.P.  
CHECKED BY: C.E.  
SCALE: 1/4" = 1'-0"  
FILE: 135-141 ELM ST.

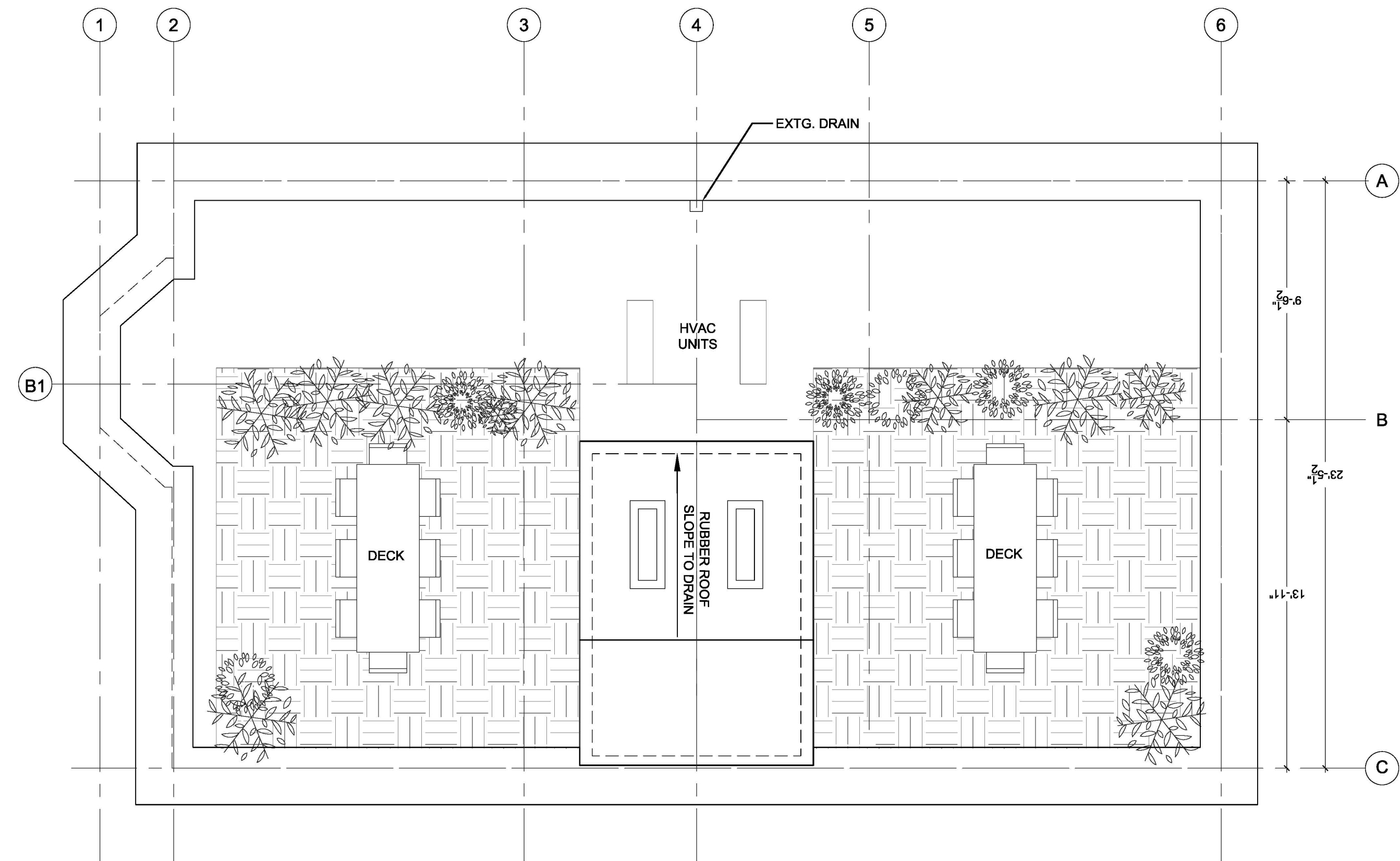
No.	Description	Date
1		
2		
3		
4		
5		
6		

EXISTING  
FLOOR PLANS

EX1.1



① EXISTING SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



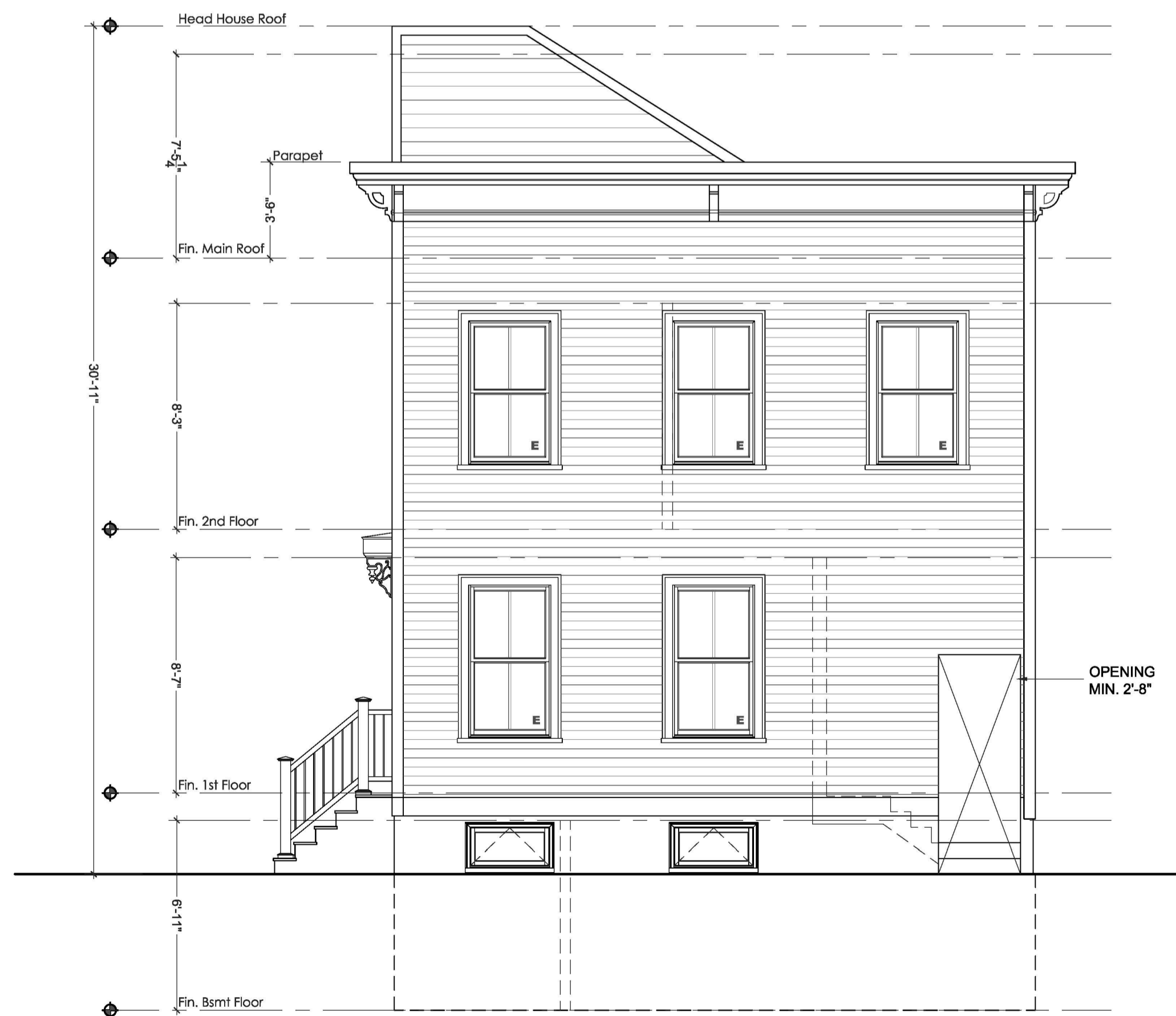
② EXISTING THIRD FLOOR/ROOF PLAN  
Scale: 1/4" = 1'-0"



① EXISTING NORTH ELEVATION  
Scale: 1/4" = 1'-0"



② EXISTING EAST ELEVATION  
Scale: 1/4" = 1'-0"



③ EXISTING WEST ELEVATION  
Scale: 1/4" = 1'-0"



④ EXISTING SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

PROJECT NAME:  
135-141 ELM ST.

PROJECT ADDRESS:  
135-141 ELM ST.  
Cambridge, MA

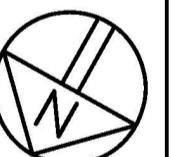
CLIENT:  
135-141 ELM ST.



ARCHITECT:  
**ELLSWORTH  
ASSOCIATES, Inc.**

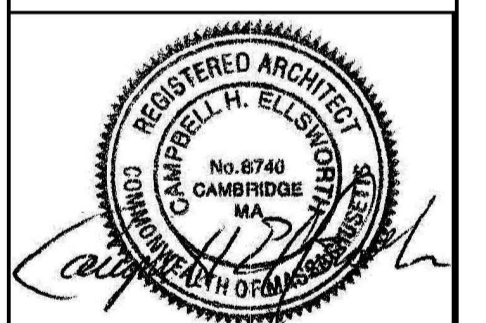
267 NORFOLK STREET  
CAMBRIDGE, MA 02139  
PH. 617-492-0709  
FAX. 617-714-5900

CONSULTANTS:



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WITHOUT EXPRESS WRITTEN  
CONSENT IS PROHIBITED.

REGISTRATION:



DATE: 02/01/2021  
DRAWN BY: J.P.  
CHECKED BY: C.E.  
SCALE: 1/4" = 1'-0"  
FILE: 135-141 ELM ST.

No.	Description	Date
1		
2		
3		
4		
5		
6		

EXISTING  
ELEVATIONS

EX3.1



PROJECT NAME:  
135-141 ELM ST.

PROJECT ADDRESS:  
135-141 ELM ST.  
Cambridge, MA

CLIENT:  
135-141 ELM ST.

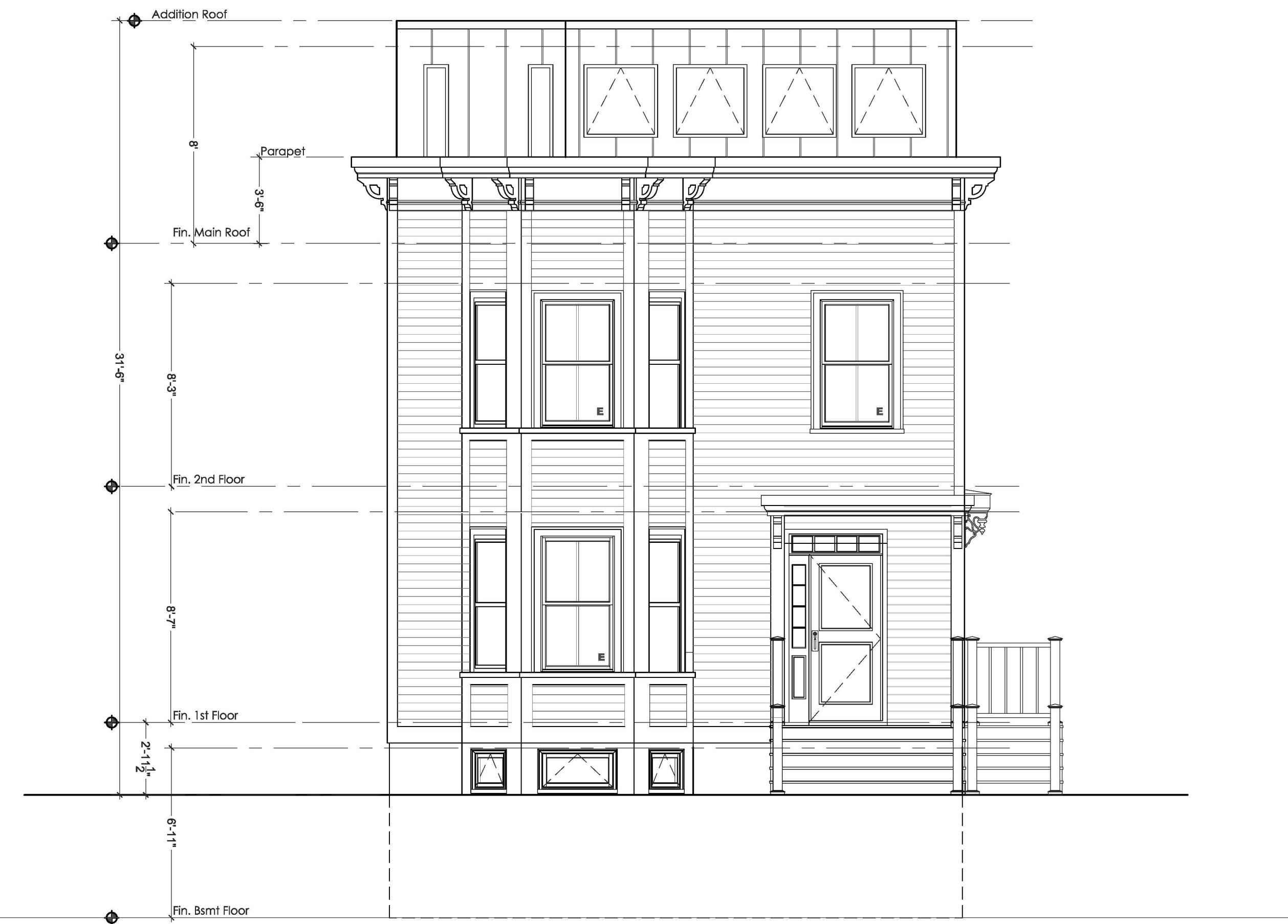


ARCHITECT:  
**ELLSWORTH ASSOCIATES, Inc.**

267 NORFOLK STREET  
CAMBRIDGE, MA 02139

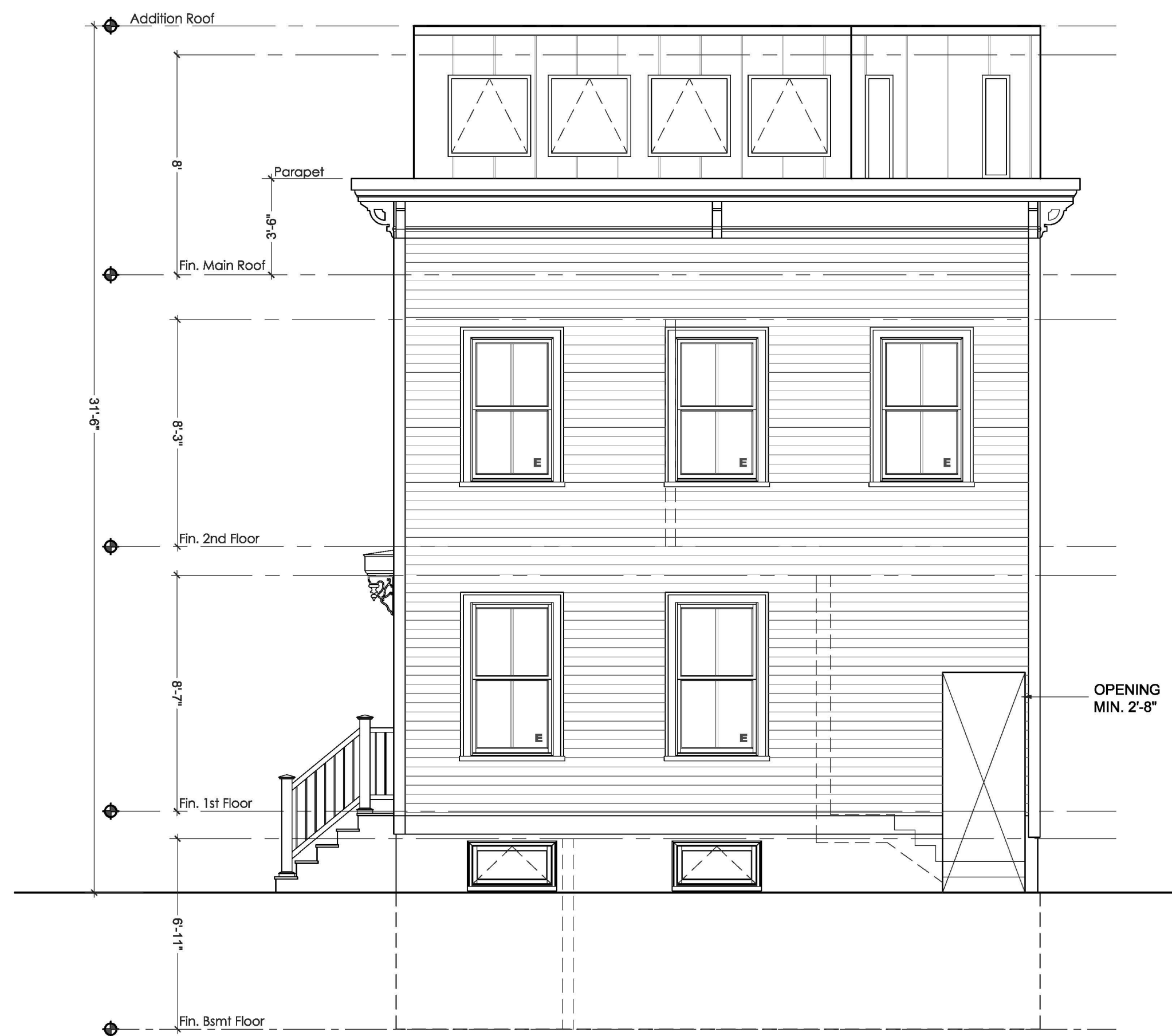
PH. 617-492-0709  
FAX. 617-714-5900

CONSULTANTS:



① PROPOSED NORTH ELEVATION  
Scale: 1/4" = 1'-0"

② PROPOSED EAST ELEVATION  
Scale: 1/4" = 1'-0"

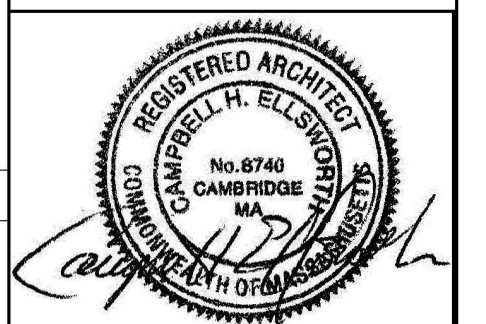


③ PROPOSED WEST ELEVATION  
Scale: 1/4" = 1'-0"

④ PROPOSED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

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REGISTRATION:



DATE: 02/01/2021  
DRAWN BY: J.P.  
CHECKED BY: C.E.  
SCALE: 1/4" = 1'-0"  
FILE: 135-141 ELM ST.

REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

PROPOSED ELEVATIONS

A3.1



① EXISTING CONDITIONS



③ PROPOSED ADDITION



② EXISTING CONDITIONS



④ PROPOSED ADDITION

PROJECT NAME:  
135-141 ELM ST.

PROJECT ADDRESS:  
135-141 ELM ST.  
Cambridge, MA

CLIENT:  
135-141 ELM ST.



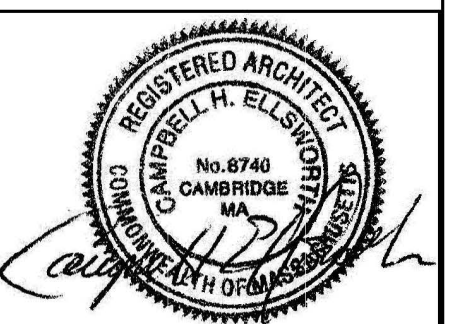
ARCHITECT:  
**ELLSWORTH ASSOCIATES, Inc.**

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

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REGISTRATION:



DATE: 02/01/2021  
DRAWN BY: J.P.  
CHECKED BY: C.E.  
SCALE: NTS  
FILE: 135-141 ELM ST.

REVISIONS:		
No.	Description	Date
1		
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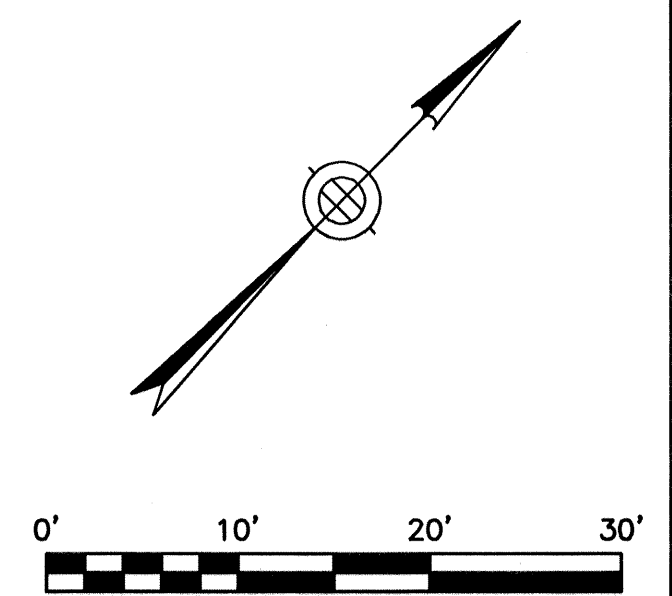
PERSPECTIVES

**A5.0**

**GENERAL NOTES**

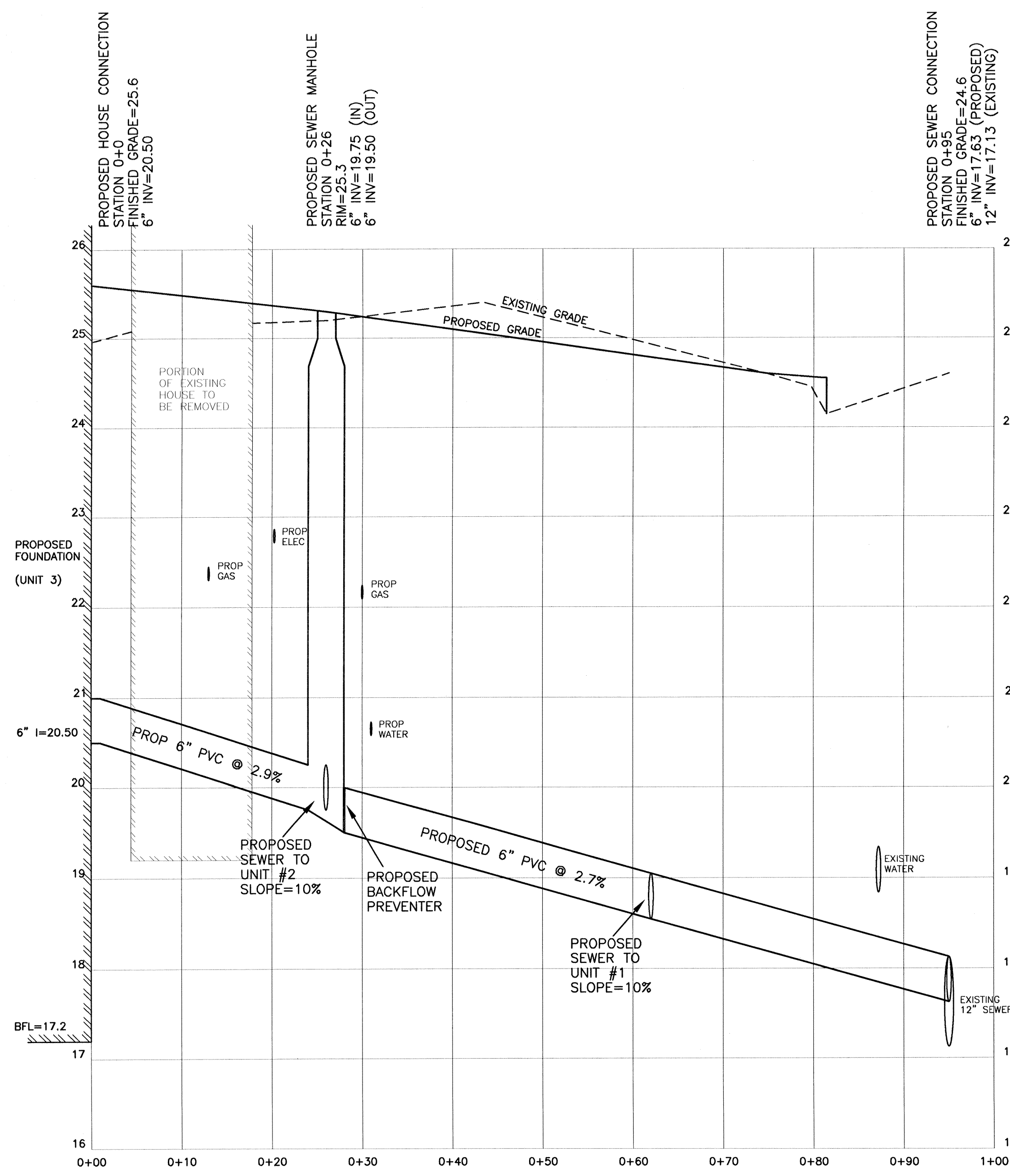
- ELEVATIONS REFER TO CAMBRIDGE CITY BASE. BENCHMARK: EXISTING SEWER MANHOLE ON ELM STREET NEAR THE INTERSECTION OF HAMPSHIRE STREET. RIM ELEVATION=24.27, 12" INVERT ELEVATION=16.82.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR 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 FEBRUARY 24, 2009.
- 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, LAD 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.
- ALL PROPOSED SEWER PIPES SHALL BE 6" PVC SDR 35.
- PROPOSED WATER SERVICES SHALL BE 1" TYPE K COPPER.
- 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: 86, LOT: 19
- DEED REFERENCE: BOOK 13111 PAGE 201
- VEHICLES SHALL NOT PARK ON THE CITY SIDEWALK AT ANY TIME.
- THE SIDEWALK ALONG THE FRONT PROPERTY LINE SHALL BE RECONSTRUCTED IN CONFORMITY WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD STANDARDS.
- 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.
- THE PROPOSED SEWER LINE SHALL BE MADE WITH A CUT-IN WYE CONNECTION AT THE MAIN.
- A BACKFLOW VALVE SHALL BE INSTALLED AT ALL BELOW GRADE PUMP FIXTURES AND CONFORM TO DPW REGULATIONS.

ESTABLISHED 1916  
**EMB**  
 EVERETT M. BROOKS CO.  
 SURVEYORS & ENGINEERS  
 49 LEXINGTON STREET  
 WEST NEWTON, MA 02465  
 (617) 527-8750  
 (617) 332-1578 FAX  
 info@everettbrooks.com



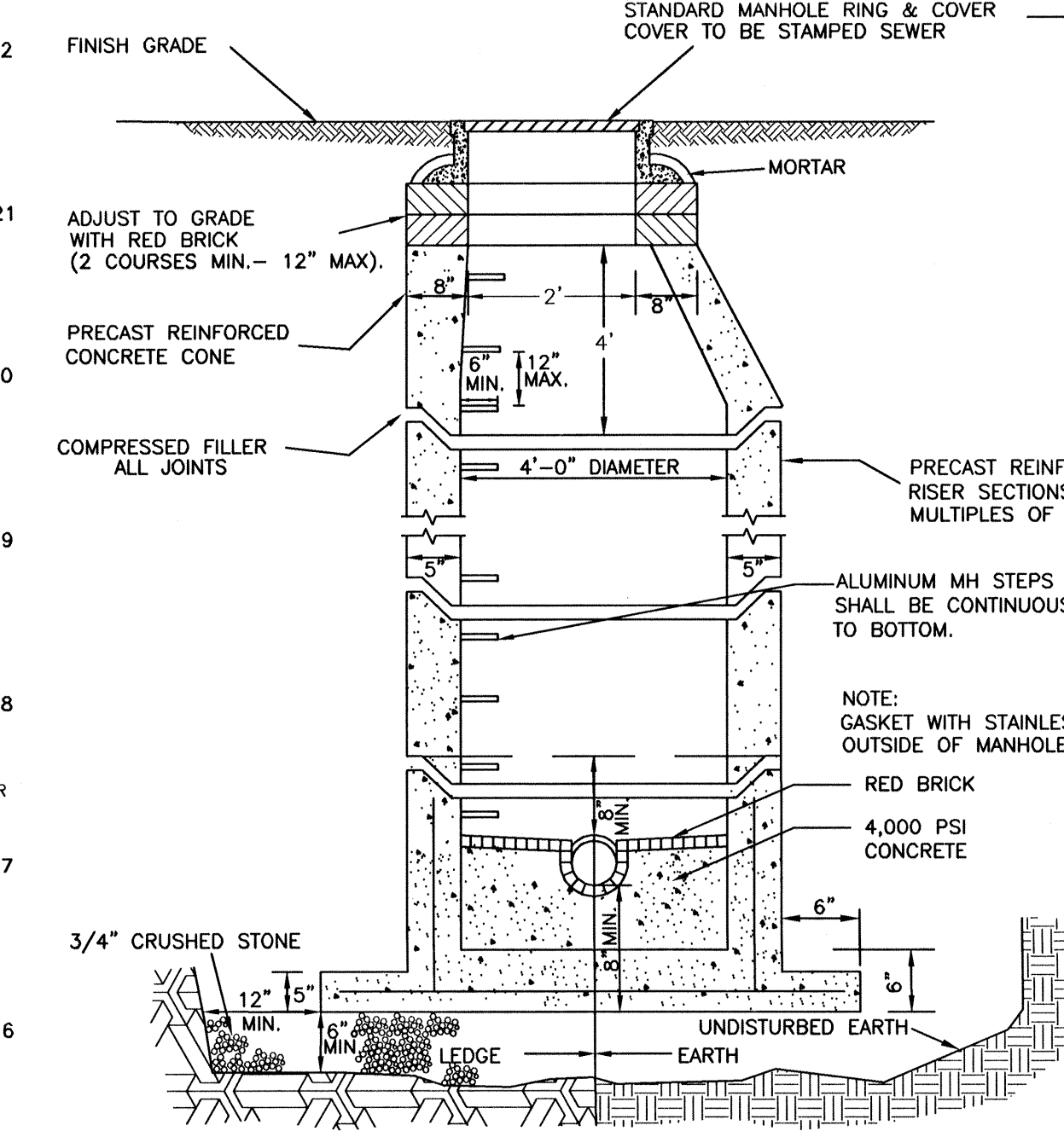
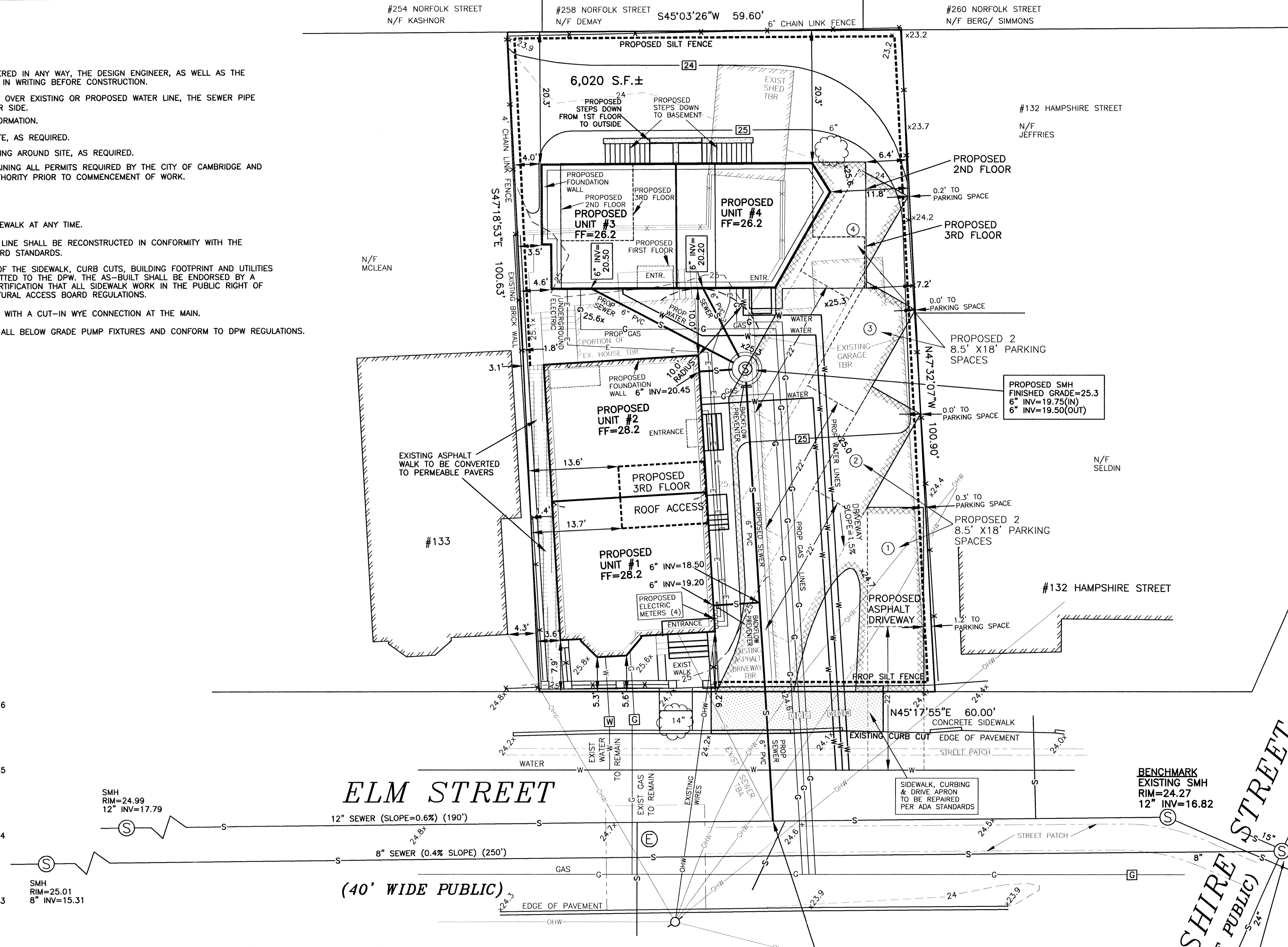
**LEGEND**

- 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
- FF FIRST FLOOR
- BFL BASEMENT FLOOR
- 71.4 X SPOT ELEVATION
- [71] — PROPOSED CONTOUR
- 71 — EXISTING CONTOUR
- D — DRAIN LINE
- OHW — OVERHEAD WIRE
- W — WATER LINE
- S — SEWER LINE
- G — GAS LINE
- E — ELECTRIC LINE
- X — FENCE
- STONEMALL
- HEDGE
- TREE LINE



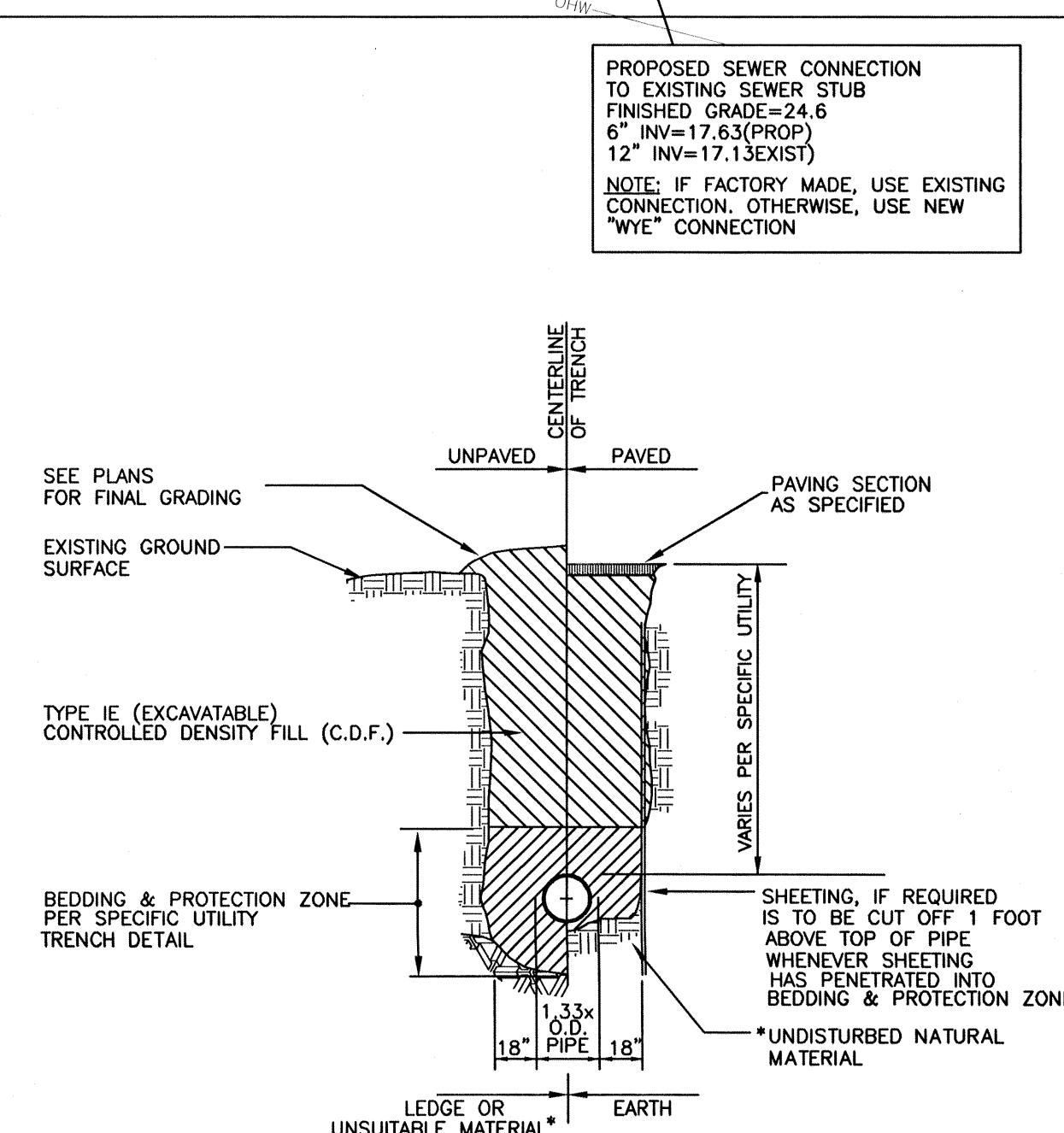
**PROPOSED SEWER CONNECTION**

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



**TYPICAL PRECAST CONCRETE SEWER MANHOLE**

N.T.S.



**TYPICAL C.D.F. TRENCH DETAIL**

N.T.S.

**LIST OF IMPERVIOUS AREAS**

	EXISTING	PROPOSED
BUILDINGS	2,846 S.F.	1,962 S.F.
WALKS	169 S.F.	32 S.F.
WALLS/STEPS	149 S.F.	242 S.F.
DRIVEWAY	956 S.F.	1,467 S.F.
<b>TOTAL</b>	<b>4,120 S.F.</b>	<b>3,703 S.F.</b>

**SITE PLAN OF LAND IN CAMBRIDGE, MA**

135-137 ELM STREET

SCALE: 1 IN. = 10 FT.  
 DATE: APRIL 15, 2009  
 DRAWN: ES  
 CHECK: M5K 4 BB

REVISIONS:

DATE	REVISIONS	BY
7/21/09	VARIOUS REVISIONS	ES

PROJECT NO. 23260

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Campbell Ellsworth, Architect PRESENT USE/OCCUPANCY: Multifamily dwellings

135, 137 Elm St., part of 135-141 Elm Street

LOCATION: Condominiums ZONE: C-1

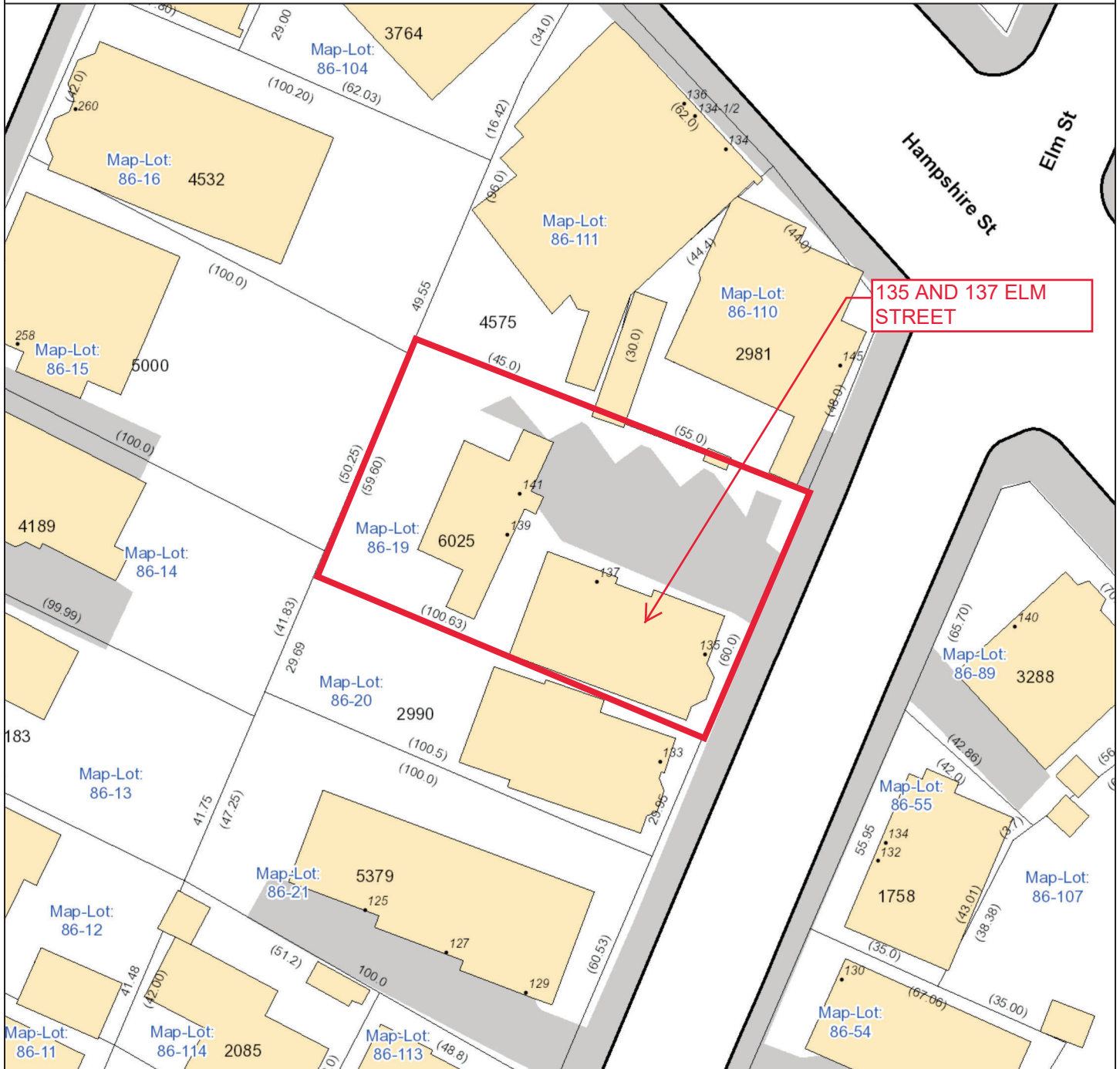
PHONE: 617.799.4462 REQUESTED USE/OCCUPANCY: Multifamily dwellings

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
TOTAL GROSS FLOOR AREA:	<u>4510.97</u>	<u>5167.56</u>	<u>4515</u>	(max.)
LOT AREA:	<u>6020</u>		<u>5000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>0.7493</u>	<u>0.8583</u>	<u>0.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1505</u>	<u>1505</u>	<u>1500</u>	(min.)
SIZE OF LOT:				(min.)
	WIDTH			
	DEPTH			
Setbacks in Feet:	FRONT	<u>5.3'</u>	<u>5.3'</u>	<u>10'</u> (min.)
	REAR	<u>20.0'</u>	<u>20.0'</u>	<u>20'</u> (min.)
	LEFT SIDE	<u>3.1'</u>	<u>3.1'</u>	<u>7.5'</u> (min.)
	RIGHT SIDE	<u>6.4'</u>	<u>6.4'</u>	(min.) <u>rear bldg</u>
SIZE OF BLDG.:	HEIGHT	<u>30.5'</u>	<u>31.5'</u>	<u>35</u> (max.)
	LENGTH	<u>44.8'</u>	<u>44.8'</u>	
	WIDTH	<u>23.5'</u>	<u>23.5'</u>	
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup> )	<u>2,649</u>	<u>2,649</u>	<u>1,806</u>	(min.)
NO. OF DWELLING UNITS:	<u>4</u>	<u>4</u>	<u>4</u>	(max.)
NO. OF PARKING SPACES:	<u>4</u>	<u>4</u>	<u>4</u>	(min./max)
NO. OF LOADING AREAS:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>10.0'</u>	<u>10.0'</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'.



135 AND 137 ELM STREET



City of Cambridge  
Massachusetts

1" = 35 ft

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

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





## **BZA APPLICATION FORM**

### **SUPPORTING STATEMENT FOR A VARIANCE**

- 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:**

Project summary:

The original structure on this lot was built in 1902 as a 2-family building with a typical upper and lower unit, with an unfinished basement. This structure had a very high parapet wall, which was retained. The property was redeveloped in 2011 and the building was split vertically to create 2 townhouses with finished basements, and a headhouse was added to access mechanical equipment serving each home. All work to this structure was performed as of right. The 2011 redevelopment of the property also added 2 units in a separate structure at the rear of the property. The 2 units now seeking this zoning relief, the front units, each have just over 1,000 SF of GFA. Of the two units owners that are requesting relief, one is an original owner, and the other is just the 2nd owner, having purchased in 2015.

The requested relief: The two unit owners of this original structure wish to add one bedroom and one bath to each of the townhouses, by building on top of their existing roof. The new structure would approximately match the height of the existing headhouse and it is mitigated visually by the unusually high existing parapet wall. The addition of these structures will require zoning relief for FAR and setbacks.

A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, as the families that live in these two units have, very simply, run out of space. The combined pressures of COVID forcing work from home, the arrival of new children, and the lack of daycare options, have forced professional couples to find new ways to accommodate more and new activities within the walls of their home.

- 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 by not affecting generally the zoning district in which it is located for the following reasons:**

The hardship is owing to the fact that the original envelope of the 1902 building was not enlarged in the **2011** modifications, and there is simply no other place to go except up. However, the existing parapet does mitigate the visual impact of the addition, as the net additional height is only approximately 5', and not a visual full story.

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

- 1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:**

Relief may be granted without substantial detriment to the public good for the following reasons.

The new additions will be approximately the same height as the existing headhouse that currently accesses the roof and the mechanical equipment. As such, the stair to that roof/3<sup>rd</sup> floor is already finished and in place, built to current code, thus minimizing the disturbance to the interior layout and construction.

The new additions will not cast any significant shadows on the adjacent properties, as this structure sits to the north of the closest adjacent neighbor.

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

ARTICLE 1.000 – PREAMBLE OF THE Cambridge Zoning Ordinance, Section 1.30 Purpose, articulates that the Ordinance should, among many things, “encourage housing for persons of all income levels”, “to encourage the most rational use of land throughout the city including the encouragement of appropriate economic development”.

In all ways, desirable relief may be granted without nullifying or substantially derogating from the Ordinance. This modest proposal is encouraged by the Ordinance, to keep productive Cambridge families in Cambridge, and allowing them to grow and prosper in place.



135 & 137 Elm St.

86-15  
DEMAC, DOUGLAS M. & NELL MA'LUF  
258 NORFOLK STREET  
CAMBRIDGE, MA 02139

86-54  
CONNOR, TOSHIKO A LIFE ESTATE  
130 ELM ST., #1  
CAMBRIDGE, MA 02139

*Petitioner*  
CAMPBELL ELLSWORTH, ARCHITECT  
267 NORFOLK STREET  
CAMBRIDGE, MA 02139

86-103  
ROWLEY, JAMES J. & JOANNE K. ROWLEY,  
TRS THE ROWLEY FAMILY REALTY TRUST  
29 RUSKIN ST.  
WEST ROXBURY, MA 02132

86-55  
DACAMARA, CARLOS & MARIA DACAMARA  
A LIFE ESTATE  
134 ELM ST  
CAMBRIDGE, MA 02139

86-19  
DOLMAN, JORDAN & ELIZABETH DOLMAN  
135 ELM ST.  
CAMBRIDGE, MA 02139

86-104  
ROWLEY, JAMES J. & JOANNE K. ROWLEY,  
TRS THE ROWLEY FAMILY REALTY TRUST  
29 RUSKIN ST.  
WEST ROXBURY, MA 02132

86-111  
JEFFRIES, BENJAMIN E.,  
TR OF HAMPSHIRE STREET REALTY TRUST  
P.O. BOX 534  
N. SEABREEZE AVE  
STONINGTON, ME 04681

86-20  
HERMAN, GREGORY A. & ASHLEY R. CARTER  
2 TEABERRY LANE  
AMHERST, MA 01002

86-54  
MOSHA, STEPEHN N.  
130 ELM ST. UNIT#3  
CAMBRIDGE, MA 02139-1404

86-110  
HENRY, SHAWN R. & LAETITIA M. HENRY  
145 ELM ST  
CAMBRIDGE, MA 02139

86-13  
HARRAH, TIMOTHY P. & KATHRYN A. HOLLAR  
250 NORFOLK ST  
CAMBRIDGE, MA 02139

86-16  
JAMCS REALTY HOLDINGS LLC  
45 MT VERNON ST., SUITE 4B  
BOSTON, MA 02108

86-20  
FENTRESS, SAM W.  
133 ELM ST., #2  
CAMBRIDGE, MA 02139

86-14  
KASHNOR, CYNTHIA B.  
254 NORFOLK ST  
CAMBRIDGE, MA 02139

86-19  
SADEGH, ALI & GUITA SADEGH &  
CAMERON SADEGH  
141 ELM ST.  
CAMBRIDGE, MA 02139

86-89  
DEFRANCISCO, DOMINIC &  
ROSEMARY DEFRANCISCO A LIFE ESTATE  
140 ELM ST  
CAMBRIDGE, MA 02139

86-19  
PIERCE, HEATHER & ERIC LEE  
137 ELM ST  
CAMBRIDGE, MA 02139

86-19  
BAO, XINYING & HULING WANG  
139 ELM STREET  
CAMBRIDGE, MA 02139

86-21  
CREASEY, SAMSON F.  
129 ELM ST, UNIT #129  
CAMBRIDGE, MA 02139

86-21  
ELDAD, AMIR  
519 SOMERVILLE AVE #363  
SOMERVILLE, MA 02143

86-21  
IYER, KRISHNAKUMAR ANANTHANARAYAN  
APURVA KANADE  
125 ELM ST 125  
CAMBRIDGE, MA 02139

86-54  
CONNOR, WILLIAM S.  
130 ELM ST. UNIT#2  
CAMBRIDGE, MA 02139



135 -137 ELM STREET, CAMBRIDGE, MA

## **Pacheco, Maria**

---

**From:** Melissa Martinelli <mkmartinelli@gmail.com>  
**Sent:** Wednesday, March 17, 2021 10:22 AM  
**To:** Pacheco, Maria  
**Subject:** 137 Elm St expansion - no objection

Dear Ms. Pacheco,

I am writing to express “no objection” to the Dolman’s expansion project at 137 Elm St. I reside with my family on the first level of 133 Elm St, immediately next door to the Dolmans. They are very friendly, courteous neighbors and we fully support their expansion to provide more space for their growing family. We believe this will have limited to no impact on the neighboring properties, but will in fact improve Elm Street and the neighborhood as a whole.

If you have any questions or concerns, please do not hesitate to reach out to me or my husband, Michael, via email (at this address) or phone: 413-537-0687.

Sincerely,

Melissa Martinelli & Michael Hagauer  
133 Elm Street, Cambridge, MA 02139