



# 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\*

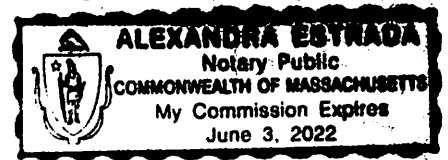
\*Written evidence of Agent's standing to represent petitioner may be requested.

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\*

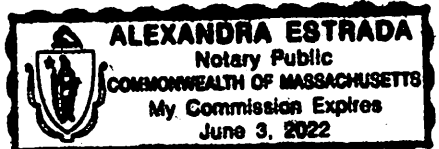
\*Written evidence of Agent's standing to represent petitioner may be requested.

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.

Alexandra Estrada 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 OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

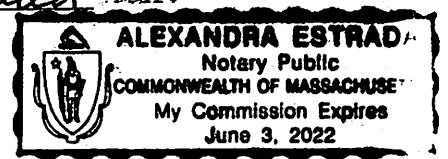
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name 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.

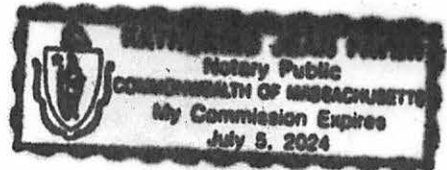
Commonwealth of Massachusetts, County of Middlesex

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, recent deed, or inheritance, please include documentation.





STATE OF MASSACHUSETTS - DEPARTMENT OF REVENUE

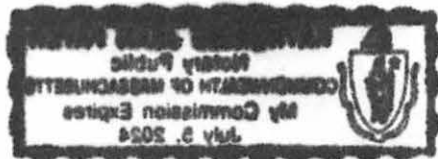
THE BOARD OF TAXPAYER REPRESENTATIVES HAS THE HONOR TO ACKNOWLEDGE THE RECEIPT OF YOUR CHECK FOR THE YEAR 1954.

YOUR CHECK HAS BEEN DEPOSITED IN THE TREASURY OF THE STATE OF MASSACHUSETTS. THE BOARD OF TAXPAYER REPRESENTATIVES HAS THE HONOR TO ACKNOWLEDGE THE RECEIPT OF YOUR CHECK FOR THE YEAR 1954.

YOUR CHECK HAS BEEN DEPOSITED IN THE TREASURY OF THE STATE OF MASSACHUSETTS. THE BOARD OF TAXPAYER REPRESENTATIVES HAS THE HONOR TO ACKNOWLEDGE THE RECEIPT OF YOUR CHECK FOR THE YEAR 1954.

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## 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

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 CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>	
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			
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.

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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**

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**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

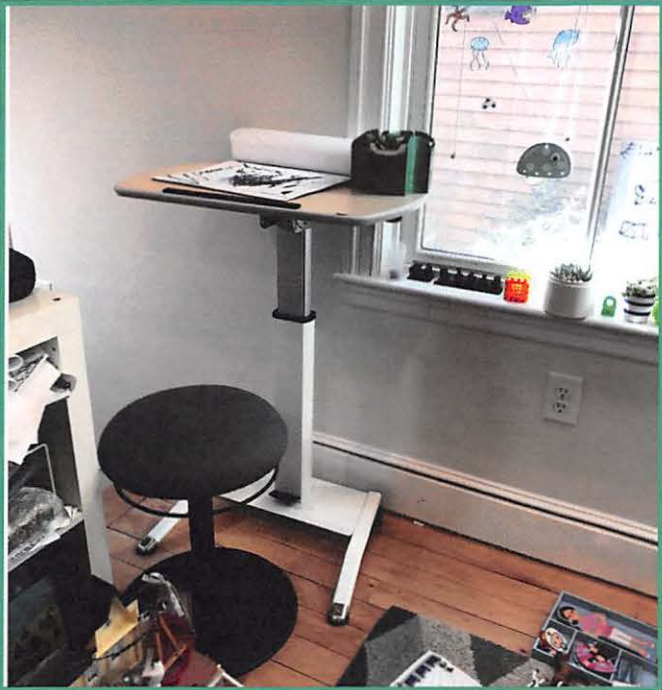
Sonia Kowal  
59 Market St, Cambridge 02139

**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).



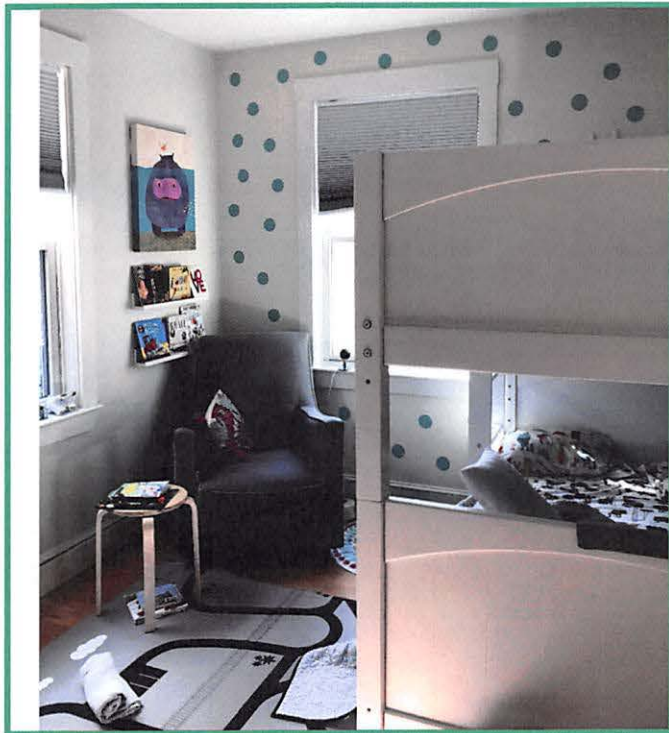
Wife's Work at Home Office in living room/play room/kitchen.



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



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

Campbell Ellsworth, Architect, for

APPLICANT: Owners of 135 and 137 Elm Street. PRESENT USE/OCCUPANCY: Multifamily dwellings

LOCATION: 135-141 ELM ST. CAMBRIDGE, MA 02139 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<sup>1</sup></u>
TOTAL GROSS FLOOR AREA:	4510.97	5278.61	4515 (max.)
LOT AREA:	6020		6020 (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	0.7493	0.8768	0.75 (max.)
LOT AREA FOR EACH DWELLING UNIT:	1505	1505	1500 (min.)
SIZE OF LOT:			
WIDTH			(min.)
DEPTH			
Setbacks in Feet:			
FRONT	5.3'	5.3'	10' (min.)
REAR	5.0'	5.0'	20' (min.)
LEFT SIDE	3.35'	3.35'	7.5' (min.)
RIGHT SIDE	32.8'	32.8'	(min.)
SIZE OF BLDG.:			
HEIGHT	30'	31'	35 (max.)
LENGTH	41.8'	41.8'	
WIDTH	23.3'	23.3'	
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>			(min.)
NO. OF DWELLING UNITS:	4	4	4 (max.)
NO. OF PARKING SPACES:	4	4	4 (min./max)
NO. OF LOADING AREAS:	n/a	n/a	n/a (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	10.3'	10.3'	10' (min.)

CITY OF CAMBRIDGE  
 INSPECTORIAL SERVICES  
 2021 MAY 10 P 4:37

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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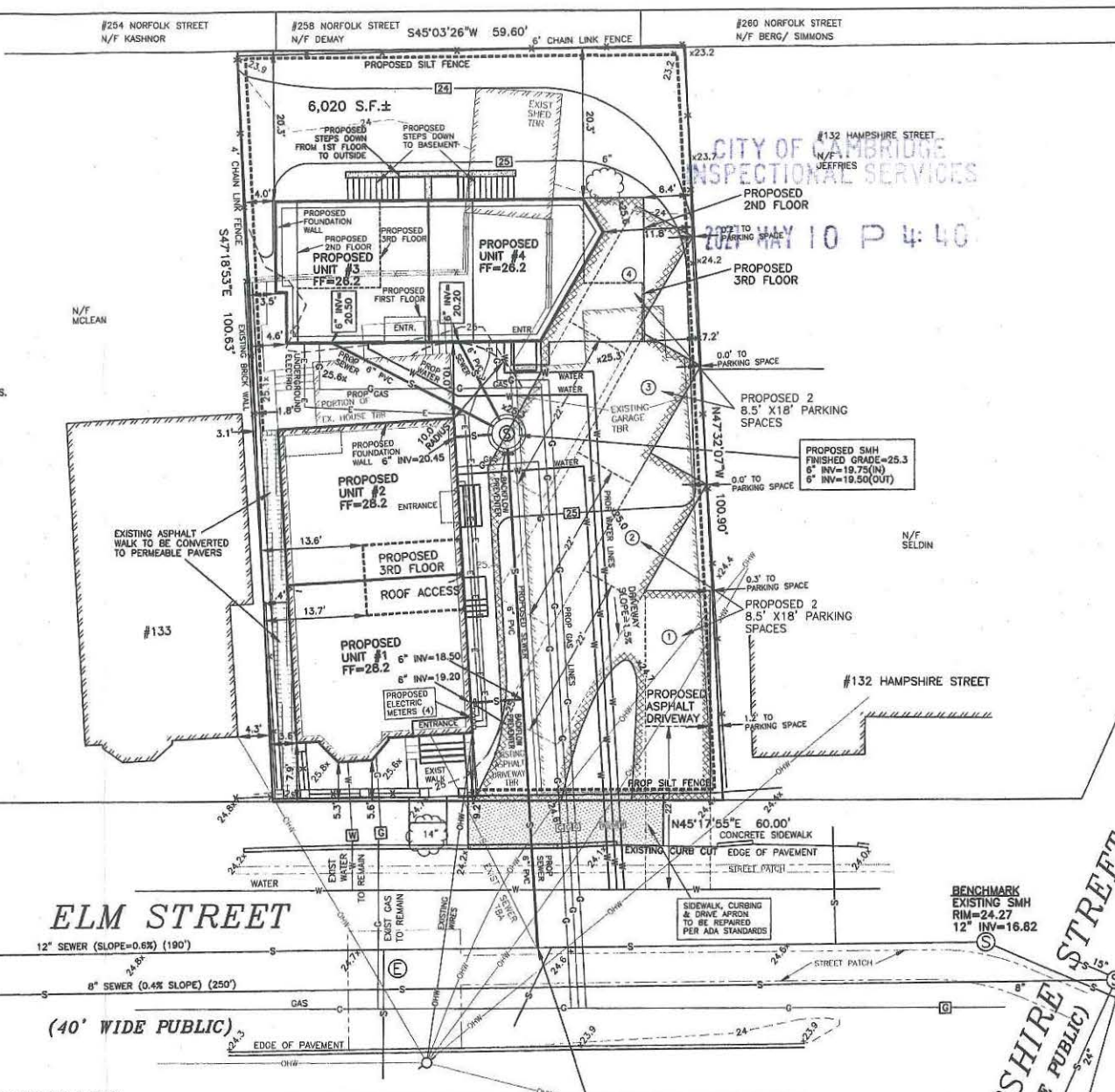
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1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

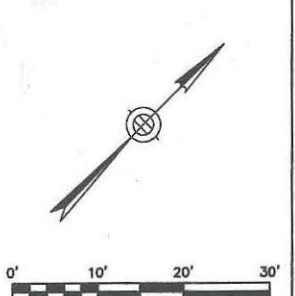
**GENERAL NOTES**

- 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, LAID HOT AND MAINTAINED UNTIL THE PERMANENT PATCH IS INSTALLED.
- IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS OR AS-BUILT LOCATIONS, IF REQUIRED BY THE CITY OF CAMBRIDGE. EVERETT M. BROOKS CO. WILL NOT PROVIDE AS-BUILT CERTIFICATION TO UNINSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.
- 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.

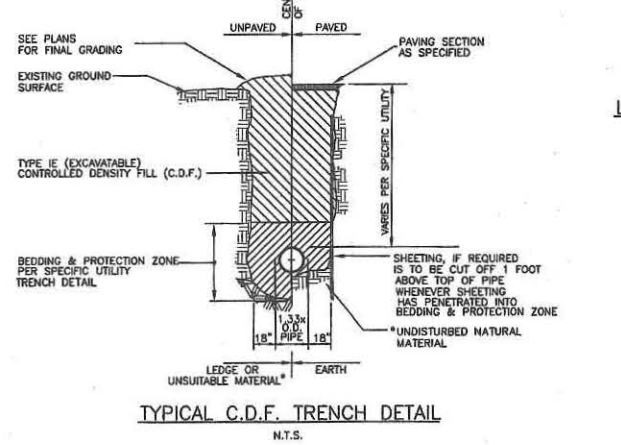
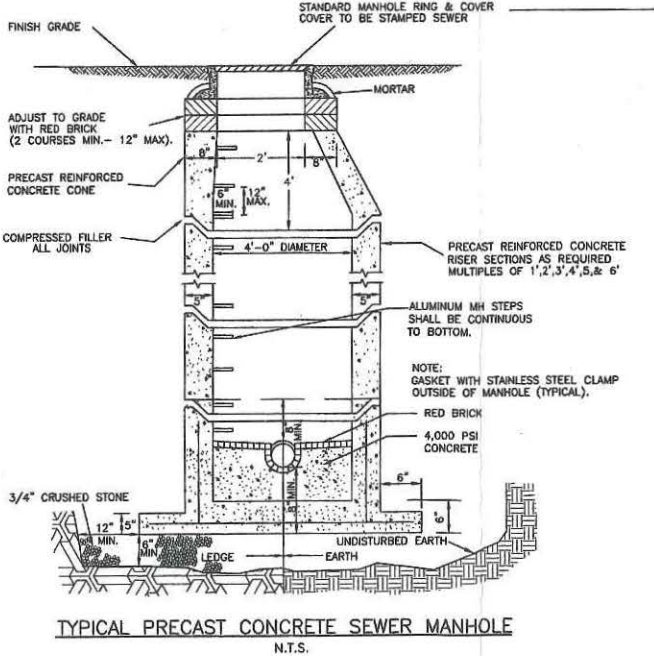
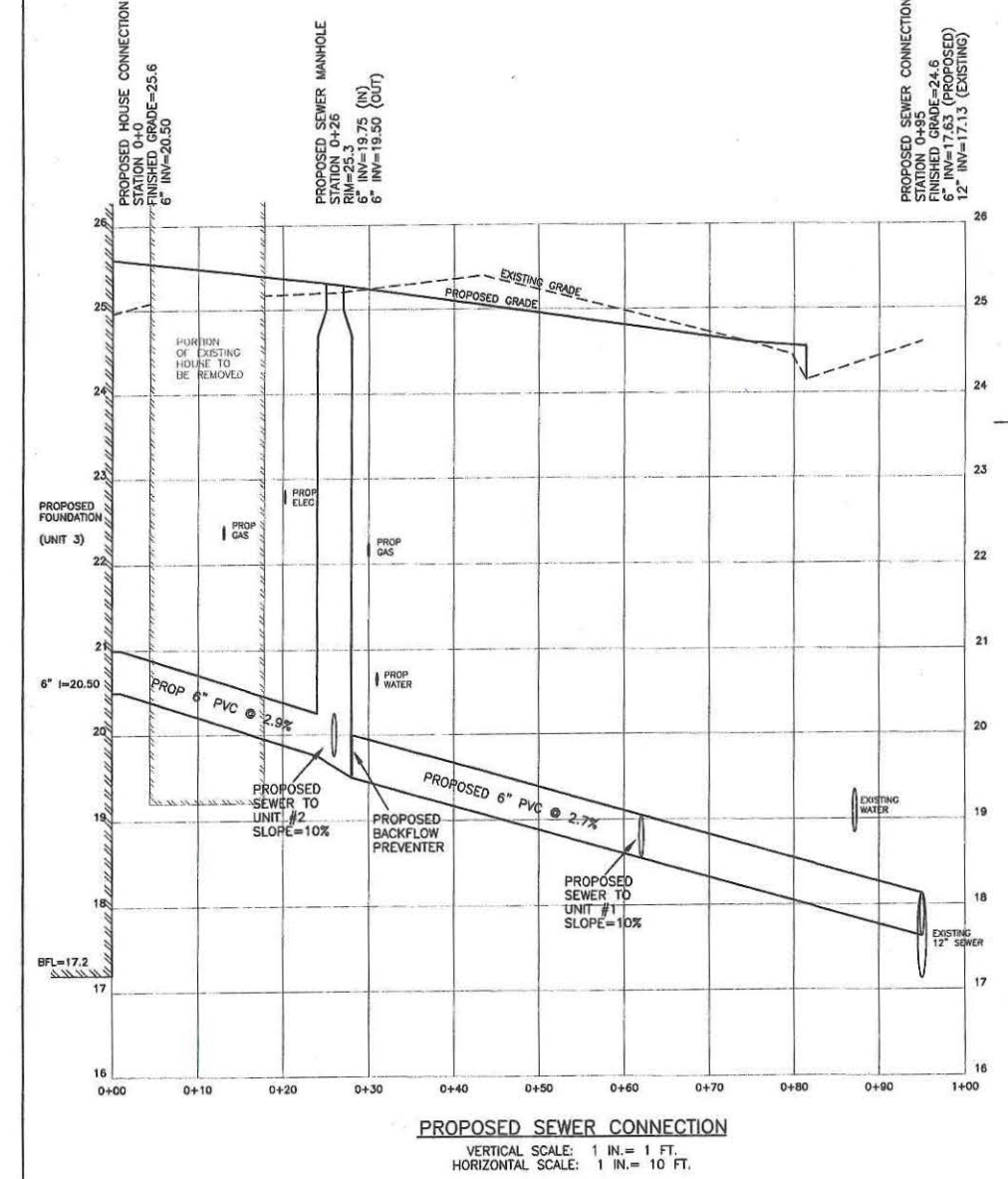
- IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
- WHEREVER PROPOSED SEWER PIPE CROSSES OVER EXISTING OR PROPOSED WATER LINE, THE SEWER PIPE SHALL BE ENCASED IN CONCRETE 10" EITHER SIDE.
- 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 MAN.
- A BACKFLOW VALVE SHALL BE INSTALLED AT ALL BELOW GRADE PUMP FIXTURES AND CONFORM TO DPW REGULATIONS.



**EVERETT M. BROOKS CO.**  
 SURVEYORS & ENGINEERS  
 49 LEXINGTON STREET  
 WEST NEWTON, MA 02465  
 (617) 527-8750  
 (617) 532-1578 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
  - - - PROPOSED CONTOUR
  - - - EXISTING CONTOUR
  - - - DRAIN LINE
  - - - OVERHEAD WIRE
  - - - WATER LINE
  - - - SEWER LINE
  - - - GAS LINE
  - - - ELECTRIC LINE
  - - - FENCE
  - - - STONEWALL
  - - - HEDGE
  - - - TREE LINE



**LIST OF IMPERVIOUS AREAS**

	EXISTING	PROPOSED
BUILDINGS	2,846 S.F.	1,982 S.F.
WALKS/STEPS	169 S.F.	32 S.F.
DRIVEWAY	149 S.F.	242 S.F.
TOTAL	4,120 S.F.	3,703 S.F.

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

135-137 ELM STREET

SCALE: 1 IN. = 10 FT.  
 DATE: APRIL 15, 2009  
 DRAWN: ES  
 CHECK: MSK & DB

REVISIONS:

DATE	REVISIONS	BY
7/21/09	VARIOUS REVISIONS	ES

PROJECT NO. 23260



47 MARKET STREET

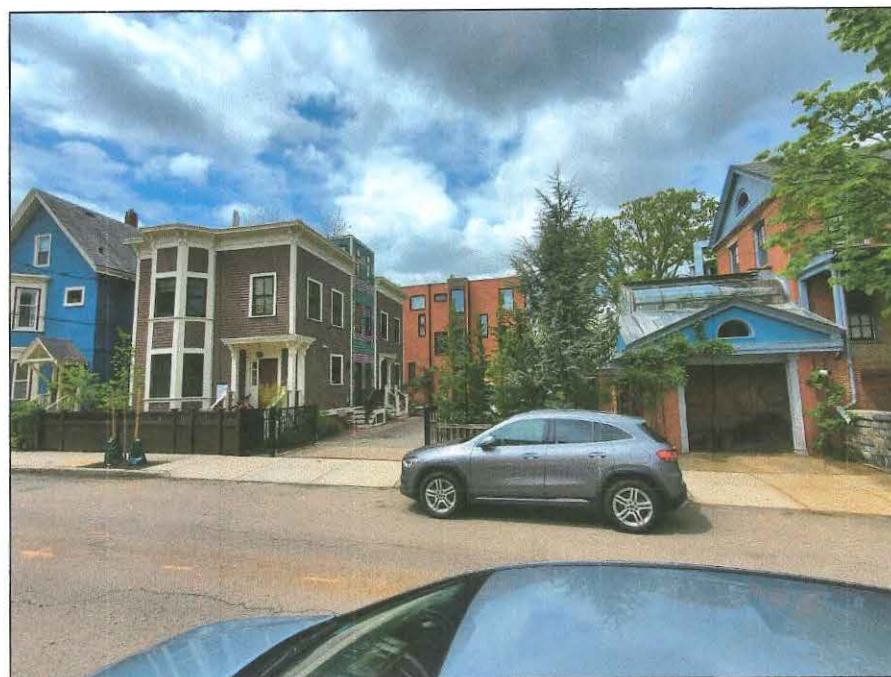


378 BROADWAY



245 NORFOLK STREET

① MANSARD EXAMPLES

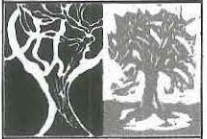


② 135 - 137 ELM ST CONTEXT AND EXISTING CONDITIONS

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: NTS  
FILE: 135-141 ELM ST.

REVISIONS:		
No.	Description	Date
1	REVISIONS	05/19/2021
2		
3		
4		
5		
6		

PHOTOS

A5.0

PROJECT NAME:  
135-141 ELM ST.

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

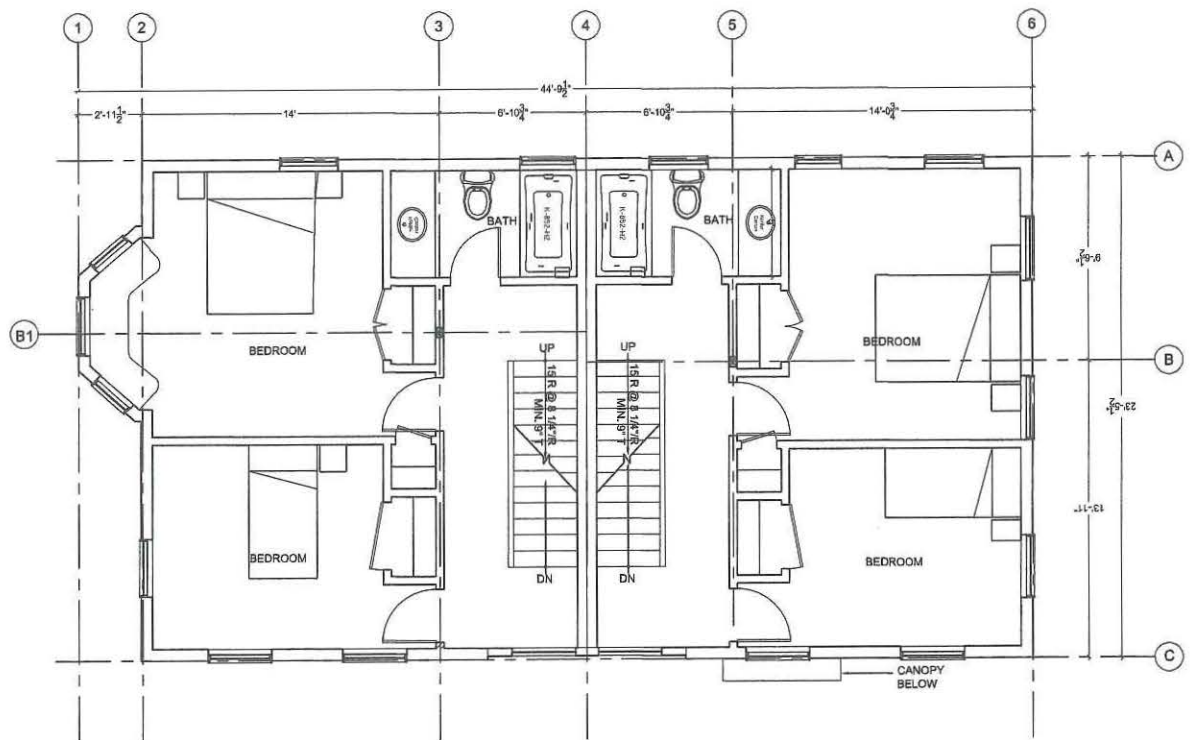
CLIENT:  
135-141 ELM ST.



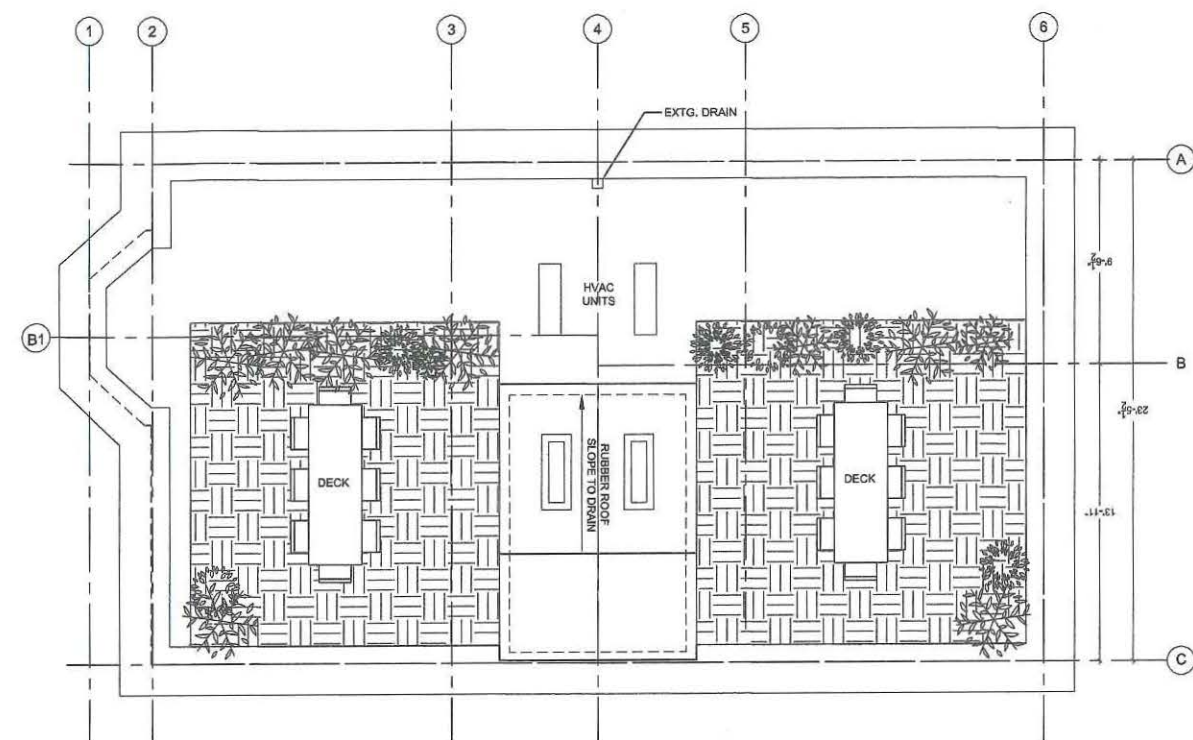
ARCHITECT:  
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FAX. 617-714-5900

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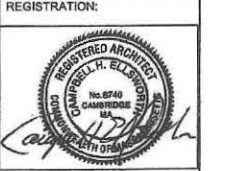
1 EXISTING SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



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



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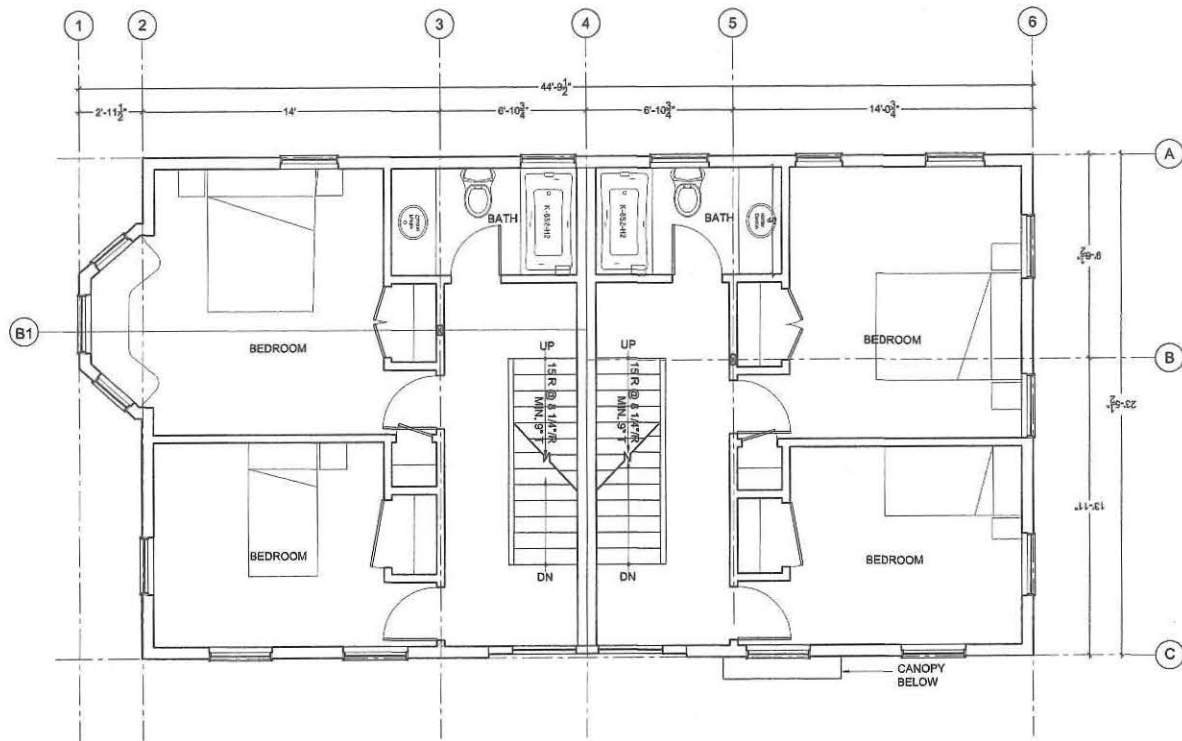
DATE: 02/01/2021  
DRAWN BY: J.P.  
CHECKED BY: C.E.  
SCALE: 1/4" = 1'-0"  
FILE: 135-141 ELM ST.

REVISIONS:

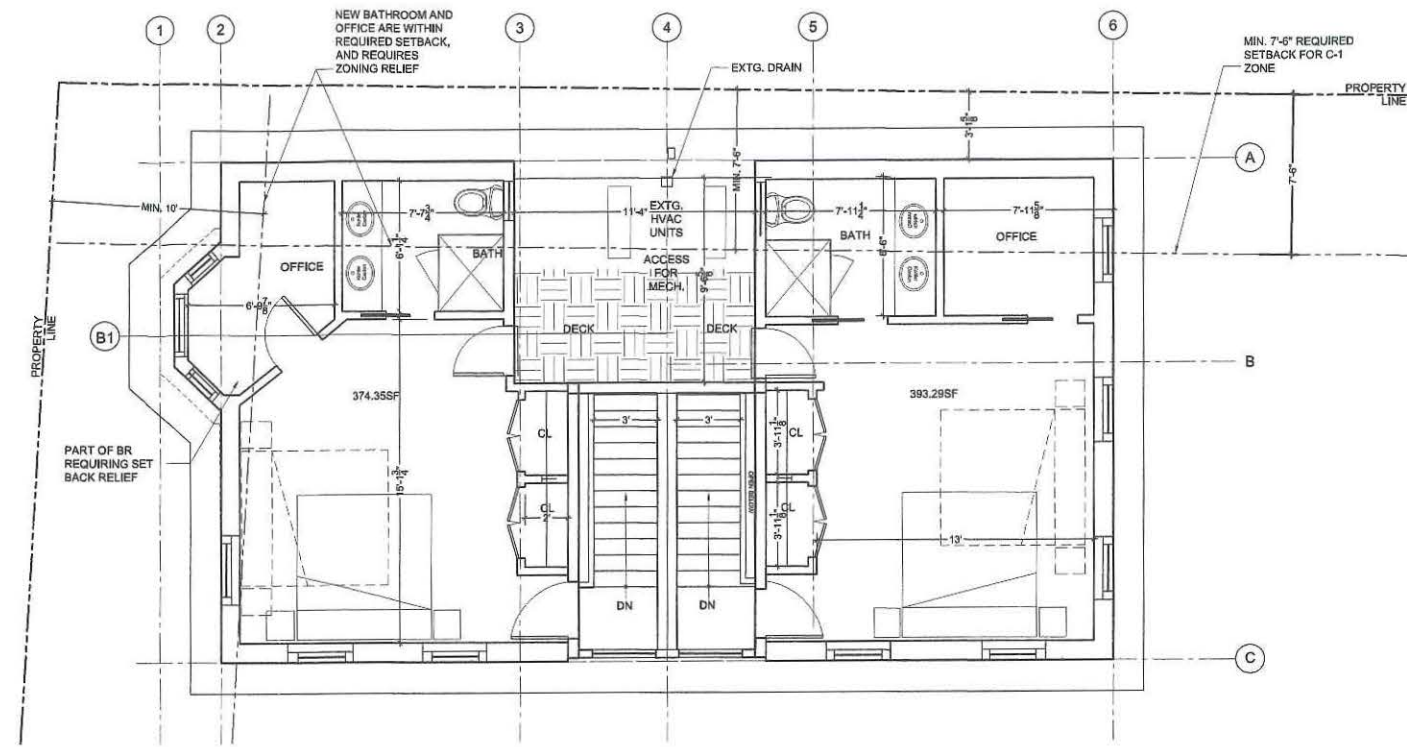
No.	Description	Date
1		
2		
3		
4		
5		
6		

EXISTING FLOOR PLANS

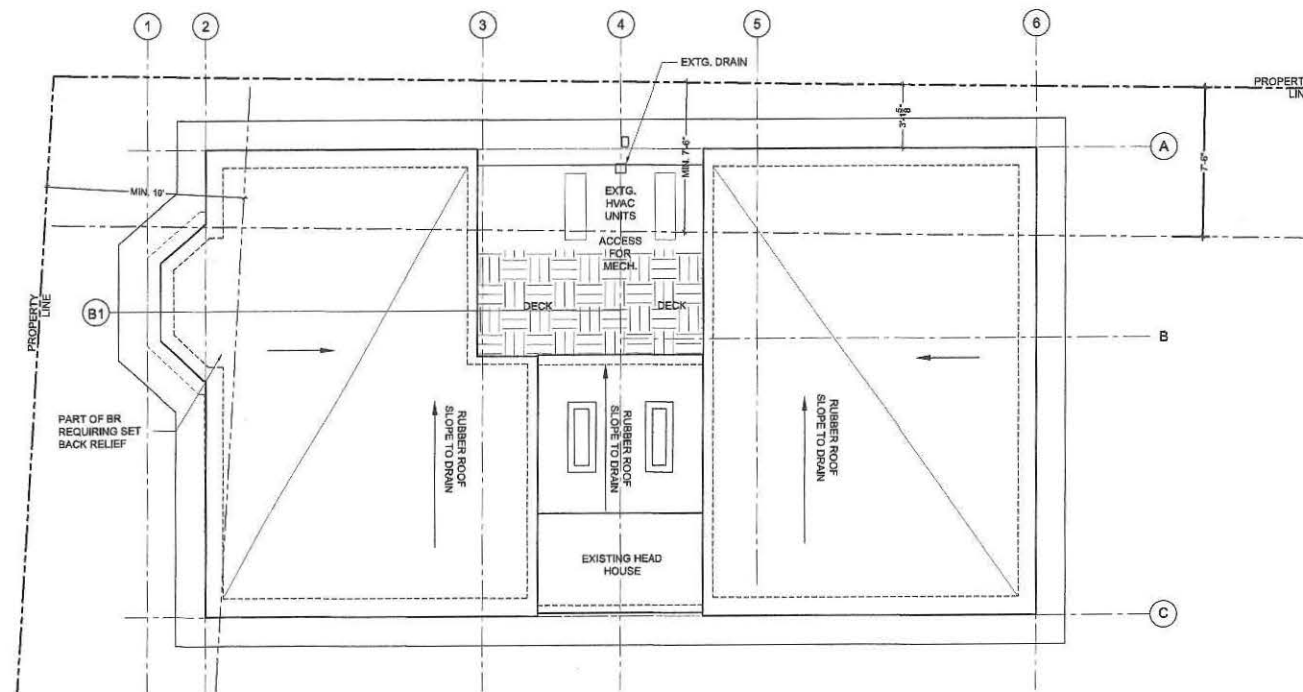
EX1.1



1 PROPOSED SECOND FLOOR PLAN / NO WORK  
Scale: 1/4" = 1'-0"



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

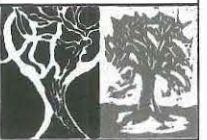


3 ROOF PLAN  
Scale: 1/4" = 1'-0"

PROJECT NAME:  
135-141 ELM ST.

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

CLIENT:  
135-141 ELM ST.



ARCHITECT:  
**ELLSWORTH ASSOCIATES, Inc.**

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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	REVISIONS	02/10/2021
2	MOD 5-10-21	
3		
4		
5		
6		

PROPOSED  
FLOOR PLANS

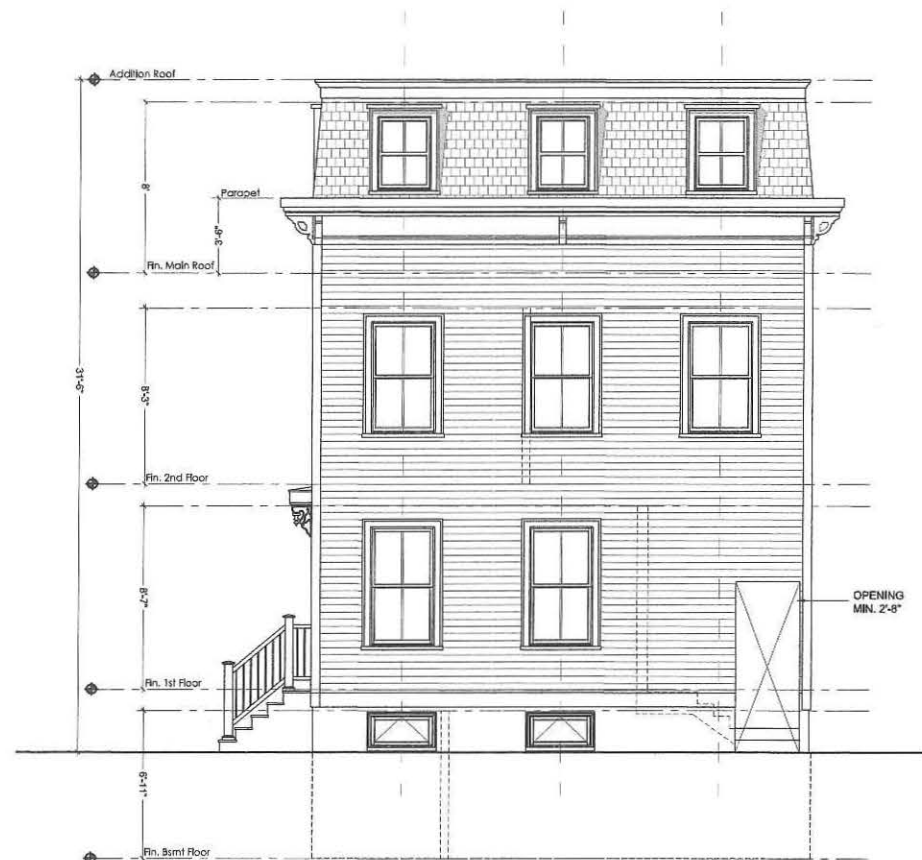
A1.1



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



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

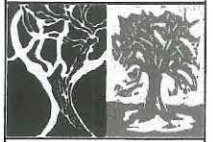


③ PROPOSED WEST ELEVATION  
Scale: 1/4" = 1'-0"



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

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



ARCHITECT:  
**ELLSWORTH ASSOCIATES, Inc.**  
  
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CAMBRIDGE, MA 02139  
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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	REVISIONS	02/10/2021
2	MOD. 5-10-21	
3		
4		
5		
6		

PROPOSED ELEVATIONS

A3.1



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2021 MAR 29 PM 3:30  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-108723

Address: 135 & 137 Elm St.

Owner,  Petitioner, or  Representative: CAMPBELL ELLSWORTH  
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The  Owner,  Petitioner, or  Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 3/29/21

Campbell Ellsworth  
Signature

\* \* \* \* \*

(8:36 p.m.)

Sitting Members: Brendan Sullivan, Jim Monteverde, Laura Wernick, Andrea Hickey and Slater Anderson

CONSTANTINE ALEXANDER: The Chair will now call Case Number 108723 -- 135 and 137 Elm Street. The Chair is not going to sit on this case, and Mr. Sullivan will again be the Chair -- will Chair the hearing of this case. And who is replacing me on this case? Slater?

SLATER ANDERSON: I'm here. Oh, Slater. That's right. Okay, Brendan, the floor is yours.

BRENDAN SULLIVAN: Okay. Mr. Ellsworth?

[Pause]

Campbell?

CAMPBELL ELLSWORTH: I'm mute. Good evening. There I am, okay. Thank you so much. Mr. Chairman, and members of the Board, my name is Campbell Ellsworth. I'm the Architect for the two families who are requesting relief tonight.

I'm joined by these two families from 135 Elm Street -- that is Elizabeth and Jordan Bolman; and from 137 Elm Street. I'm joined by the owners Heather Pierce, P-i-e-



1 r-c-e and her husband, Eric Lee, L-e-e.

2 We're here before you tonight to request two  
3 variances from Cambridge ordinance; one for GFA and one for  
4 setbacks. I'll try to address the technical issues around  
5 the request, and I'm going to leave the personal experiences  
6 and the description of the need to the owners themselves.

7 The summary of the request is that there are two  
8 young families that are growing who want to stay in the  
9 neighborhood, who have established routes in the  
10 neighborhood through work and through neighborhood schools,  
11 and are liked and loved by the community.

12 They have -- like many families -- been strongly  
13 affected by the COVID virus forcing work from home, a lack  
14 of available child care, essentially using their homes in  
15 more intense and more uses than ever imagined.

16 The existing story -- the existing structure is a  
17 two-story building, but visually it is effectively two and a  
18 half. It has an unusually high, flat-roofed structure. It  
19 has an unusually high parapet on the roof.

20 The property and that building also was developed  
21 in about 10 years ago, at which time that was a two-family  
22 structure then. It was still a two-family structure at that

1 time. 10 years ago, the structure was instead of flat, it's  
2 one over another, it was split down the middle.

3 Sisia, if you're there, perhaps you could run some  
4 of the drawings that are there?

5 SISIA DAGLIAN: Yep. We're going to bring them  
6 up.

7 CAMPBELL ELLSWORTH: Okay. I'm trying to -- there  
8 we go. Okay. Great. Before that, can you back up a little  
9 bit? Do you have the plans? Well okay, great. So that's  
10 the existing structure on the street. You know, from sort  
11 of from the left, from head on, from the right to the right  
12 just to point out there is a driveway area.

13 This property was developed in 2011. There were  
14 four homes created -- two in this building, two in a new  
15 structure in the back. It's great success. Three out of  
16 four of the owners are the original owners and there are a  
17 lot of children -- I think six children among these four  
18 homes.

19 And actually they use that driveway, just to point  
20 out -- for open space and play space. And in fact they just  
21 installed -- if anyone has been able to drive by and take a  
22 look at the property, they recently installed a gate to -- I

1 think essentially, they can correct me if I'm wrong, to keep  
2 the kids in, kind of corral them in there. Because they use  
3 that so much, and they really enjoy it.

4 So the two families in question have really run  
5 out of space. You've seen that in the description in the  
6 supporting statements. And they are looking to add to their  
7 third floor. You can see in those -- right.

8 So here are two images. On the left is a model of  
9 the existing structure. On the right is the model of those  
10 added rooms; one room and -- one bedroom and one bathroom on  
11 top.

12 You can see that those additions will not go, will  
13 go about six inches higher only than that center stair tower  
14 if you will, and that also given access to the roof for  
15 mechanical equipment and the families have used that.

16 And there's sort of a benefit because of that very  
17 high parapet wall, which is about three and a half or almost  
18 close to four feet tall when you're up there.

19 These are two models -- again on the left the  
20 existings, and on the right the proposed.

21 Sisia, if you could go to the plans, that might be  
22 helpful.

1           So -- yeah, so what we're looking at there is the  
2 existing conditions. So we have the second-floor plan.  
3 Those don't change.

4           These are very, very modest-sized bedrooms, to say  
5 the least, and each of these families has two children, and  
6 so they are really filling up.

7           On the right of that, the existing third floor is  
8 looking down on it, but it's actually looking also down on  
9 that stair bulkhead, if you will, that is on that roof.

10           Sisia, could you go to the next drawing as well?

11           So these are the existing conditions again. Top  
12 left, you can see that's the view from the driveway. You  
13 can see how that stair tower goes up and accesses that roof  
14 area.

15           You can also see there the dashed lines there that  
16 show how much lower that roof level is. The top right  
17 drawing is also relevant. That's the elevation from the  
18 street.

19           And so you can see that that stair tower actually  
20 takes quite a bit of space. And then of course you get the  
21 other elevations as well.

22           All right, if you could go to the next drawing?

1           So now this is what we're proposing. Again, top  
2 left in the drawing is the second floor, which has no change  
3 to that. Top right of this drawing is the proposed addition  
4 of the room.

5           So whereas before these were larger, open decks  
6 that they'd used, now we leave the stair tower, in the  
7 middle we add these two, they get much smaller decks and  
8 they're able to add one bedroom and one bath, while still  
9 being able to access -- trying not to move all the  
10 mechanical equipment, which is all the HVAC, Mitsubishi HVAC  
11 stuff. That's in the middle between the two units, and of  
12 course the bottom right is the flat roof of the -- of that  
13 addition, of those additions.

14           Right. If you go to the next?

15           And then these would be -- again, comparable for  
16 elevations -- again top left from the driveway and, as I  
17 said, we're trying to hold down the height of that addition  
18 and we can, so that it's only about six inches or so above  
19 that existing walkout that's up there.

20           I think that I want to hand this off, but I just  
21 want to say that, you know, the four units on this lot were  
22 created about 10 years ago to great success.

1           Now after 10 years, the pressures that have been  
2 put on, and these folks are generally, you know, in  
3 technology fields which are working from home to be sure,  
4 but working from home for actually what may be a rather  
5 indefinite period of time.

6           So with that, I would like to hand off to Heather  
7 Pierce [all names phonetic], who is one of the owners -- or  
8 Heather and Eric, who are owners of 137.

9           [Pause]

10           Actually, can you still hear me? I think so. Let  
11 me actually just point out in terms of public outreach, I do  
12 want to point out that the owners wrote a letter and sent it  
13 to everyone and more -- I'll talk about that in a second --  
14 and more on Maria's abutters' list.

15           You have in your file quite a number of letters of  
16 support, and they also dealing -- you know, given that there  
17 would -- you also have letters from the other two  
18 condominiums in the back at 139 and 141 Elm Street, which is  
19 part of that ensemble. They've signed off and supported.

20           And the one abutter to the south at 133 Elm, who  
21 is essentially the most affected by this, is also in full  
22 support and you have a letter of support from them in your

1 file now as well.

2 BRENDAN SULLIVAN: Campbell, this is Brendan  
3 Sullivan. In reading the pleadings, I sympathize with the  
4 applicants and their need for additional space, and it's  
5 somewhat minor in that it's a bedroom and a bathroom,  
6 obviously.

7 What I can't get past is the design. And so it's  
8 sort of clouds the whole application for me, anyhow. I just  
9 don't like it, plain and simple. There's no other way of  
10 being cute about it, I just -- I know it's not nice to  
11 criticize or to critique architects' work, but I just -- I  
12 just don't like it.

13 So I don't know, any other members of the Board  
14 have any input on their thoughts? Laura, do you have any?

15 LAURA WERNICK: Well, I agree with you Brendan,  
16 it's not certainly what I would do. It's interesting.  
17 It's, you know, obviously done in contrast to what is there.

18 I'm not sure -- it's a little bit of an odd duck  
19 because they're trying to keep the scale of it down as low  
20 as possible and not -- there's no way I don't -- it would be  
21 very challenging to try to replicate what's below when  
22 you're dealing with such a, you know --

1                   \*BACK TO REGULAR RECORDING\*

2                   -- band of space. Could it be done more  
3 sensitively? Maybe there's another approach that's not  
4 quite as high contrast. But I understand that the kind of  
5 challenge that they're facing there, with a very different  
6 floor height or apparent floor to floor height on that top  
7 layer there. So it's a little bit of a hat that's been put  
8 on top of the house.

9                   I'm not sure --

10                  BRENDAN SULLIVAN: And I think looking at it, you  
11 know, frontal, is that the addition is obviously off-  
12 centered, because you want to preserve some decking space up  
13 there. And, you know, I don't know if eliminating that  
14 decking space up there and moving it -- you know, to the  
15 left as we face the top right drawing there would soften it.

16                  Maybe it's the windows. You know, I don't know.  
17 There's just something about it that -- I just, I can't get  
18 past that.

19                  JIM MONTEVERDE: This is Jim.

20                  BRENDAN SULLIVAN: I understand their need and --  
21 you know, emphasize with all of that. But it's a tough one  
22 for me to -- hurdle to get over.



1 Jim, any thoughts?

2 JIM MONTEVERDE: Yeah, this is Jim Monteverde. I  
3 was -- before you spoke, Brendan, I was trying to figure out  
4 how to express a similar sentiment, but in a way that maybe  
5 kind of led to -- I don't want to say a solution, but I'm  
6 looking at the rendered version. It has the proposed -- the  
7 existing condition, the proposed, and then the two front  
8 elevations.

9 And when I compare the existing building -- and I  
10 understand that renderings kind of make these things flatten  
11 out and get a bit simpler -- but the top just looks..

12 And I understand Laura's point about  
13 differentiating yourself from the -- you know, the addition  
14 from the space below, but the addition above just looks  
15 really -- I'll call it undeveloped, compared to the  
16 character of the building below in terms of the scale, the  
17 coloration, the detail of it.

18 And it just seems -- you know, as much as the  
19 stair tower seems to be of a different language but it  
20 works, the top floor addition just seems to not relate to  
21 either the stair tower or the building itself. And it just  
22 seems to compete.

1           And in fact, to me it just overwhelms it. Can't  
2 take my eye off it. So -- and I can't see how it's in  
3 character with the neighborhood with the adjacent  
4 structures. And again, it's not trying to be repetitive or  
5 contextual, just more in sympathy with the existing  
6 building.

7           So I share the same thing. I think some of it may  
8 be coloration. You know, I scratch -- I'm just looking here  
9 trying to color the top a different color to see if you  
10 could make it recede.

11           But I think just the pattern, the regular pattern  
12 of the square windows, you know, even though the space  
13 beyond not relating to how the space may be used beyond just  
14 seems to be unreconciled with the existing building.

15           So Brendan, I share your discomfort with how that  
16 top floor is handled, in terms of its detailing and its  
17 materiality.

18           BRENDAN SULLIVAN: Andrea? Any --

19           ANDREA HICKEY: Yes. So I share sort of similar -  
20 - I won't say concerns; they're really sort of design issues  
21 that I have. I'm wondering -- sort of the horizontal nature  
22 of the windows is not sort of congruent with the vertical

1 windows below in either the purple tower or on either side.

2           Is there a way to perhaps have fewer windows and  
3 have them be more vertical?

4           CAMPBELL ELLSWORTH: The short answer is yes,  
5 absolutely. And let me just address it. The contrast was  
6 intentional, clearly.

7           This building -- and Sisia, if you go up to the  
8 existing photos for a second, if you can zoom in? This  
9 building has a -- it's very powerful, I think,  
10 architecturally. It has a very deep cornice -- unusually  
11 deep. That's what was there on the original building.

12           It was potentially all of those brackets were -- I  
13 know, because I was the architect on that project 10 years  
14 ago -- were sort of painstakingly either refinished or  
15 actually rebuilt.

16           The addition that we are proposing I wanted it to  
17 try to be as nondescript. I was thinking sort of simple  
18 detailing, simple corners, a light material. In my drawings  
19 I call out a vertical standing, see metal again -- something  
20 reflective, something that would reflect the sky. But a  
21 rework of the windows is certainly possible if that might  
22 tie it.

1           I mean, of course the clients are interested in  
2 the space, and desperately need the space. So we are  
3 absolutely open to trying to satisfy or perhaps create some  
4 better renderings -- you know, that are more accurate, or --  
5 I think Jim, you said that the center..

6           I think it was Jim -- that said the center column  
7 of stairs on that driveway side, which you can see on that  
8 right-hand image there -- those are done in a shingle, and  
9 obviously with a sort of a playful coloration..

10           In order to set them off against the mass of the  
11 basic townhouses themselves, that material -- that shingle  
12 material, could be brought up and wrapped around. And  
13 perhaps that might simplify, so instead of having sort of  
14 three events on this building, perhaps there could be two.  
15 I could definitely see that as --

16           And then to Andrea's point to sort of work with  
17 the windows, perhaps make them more in the same language,  
18 and perhaps relating. You know, it's just one room behind  
19 them, essentially. So those windows would in that room  
20 would be high up -- again, given the height of the parapet,  
21 given the fact that those windows are already set high  
22 they're going to be very -- you know, nobody's going to be

1 looking into that room, and someone would have to sort of  
2 walk right up to the window to look out. They are fairly  
3 high up.

4 But the short answer is yes. We'd be happy to try  
5 to come up with some other solutions that were more  
6 palatable to the Board.

7 BRENDAN SULLIVAN: What about -- Campbell, what  
8 about shifting it to the left?

9 LAURA WERNICK: I think it wants to be symmetrical  
10 around the stair tower.

11 BRENDAN SULLIVAN: I'm sorry?

12 LAURA WERNICK: The two -- the two spaces are  
13 symmetrical with the stair tower in the center?

14 CAMPBELL ELLSWORTH: They are indeed.

15 LAURA WERNICK: We don't want to shift it.

16 BRENDAN SULLIVAN: Well, they are on the driveway  
17 side. I'm saying that the front of the building -- you  
18 know, front on, you -- it's shifted to the right. What I'm  
19 saying is if you shift it to the left, you balance it. So -  
20 - again, you know, I'm not going to try to redesign your  
21 project for you, it's just that it's sort of like one of  
22 those things, the eye of the beholder.

1           And again, in reading your pleadings, I fully  
2 understand, sympathize with your need and the trials and  
3 tribulations of trying to balance home and work and  
4 everything, but to me it was just kind of -- I don't know.  
5 I can't get by the design of it.

6           And again, if you look at the bottom right, see  
7 how that is shifted off to the right as opposed to sort of  
8 more centered?

9           CAMPBELL ELLSWORTH: Right. And I didn't -- I  
10 didn't exactly know. I mean, we're happy, Mr. Sullivan, if  
11 you think that by filling in across, in my mind it simply  
12 increases the mass that's on the street, as opposed to sort  
13 of cutting it back with that small deck, which you can see.

14           That little shift to the right creates that little deck  
15 up on the top left. That could easily be filled in and yes,  
16 you would have a more balanced mass up on top of the body of  
17 the building, albeit there is a bay that -- you know, that  
18 two-story bay.

19           We didn't want to kind of fill in that bay and  
20 replicate that. That would have been quite literal, and --

21           LAURA WERNICK: I think that you're hearing the  
22 Board's desire to see another version rather than us trying

1 to design it.

2 CAMPBELL ELLSWORTH: Sure, sure, sure.

3 LAURA WERNICK: I did like the notion -- now that  
4 I've said that, I'm going to make a suggestion -- you know,  
5 you're making the two materials rather than having three  
6 materials. There's no indication certainly in the rendering  
7 here that that top is metal, which I think is very  
8 interesting.

9 And maybe instead of having the purple and green  
10 clapboard, that the metal comes down the stairs rather than  
11 the clapboard wrapping around. I like the idea of having  
12 contrast --

13 CAMPBELL ELLSWORTH: Mm-hm.

14 LAURA WERNICK: -- to my mind. To be able to --  
15 perhaps the end walls, the short end walls could -- the  
16 metal could actually angle in, to make it appear less --

17 ANDREA HICKEY: Severe, maybe?

18 LAURA WERNICK: -- less severe from the street?  
19 Working with the windows. Certainly, I think you could  
20 simplify the -- or, not simplify but make the windows a  
21 little bit more compatible.

22 I think it is very different from what's below.

1 And I think to try and think that we're going to replicate  
2 what's below is not what you should be doing.

3 I think from my perspective, it's a -- the house  
4 is based on a certain amount of Victorian detail and  
5 proportions, and those proportions just don't exist up  
6 above. And it would be a falsehood to kind of pretend that  
7 they did.

8 So I think maybe there may be some tweaking to set  
9 back slightly, to angle it back slightly, adjust the windows  
10 a little bit, think about materials again. And --

11 CAMPBELL ELLSWORTH: Happy to do it, happy to do  
12 it.

13 BRENDAN SULLIVAN: Okay. One thing: Slater, do  
14 you have any thoughts, comments?

15 SLATER ANDERSON: Yeah. No, I tend to concur with  
16 everybody. I mean, what I see is either you go the path of  
17 you make it more a vernacular, like a three-decker and you  
18 raise -- the cornice is an obstacle to what you're trying to  
19 do -- or you do, like a mansard kind of design above the  
20 cornice that, as Laura was saying, sort of softens the shape  
21 of it. It's communication with the windows below.

22 It's just -- as designed it does look like it was



1 just dropped on top of the house, and it doesn't -- I  
2 sympathize with the intent. I just, I think that  
3 architecturally it's a little bit of Tower of Babel.

4 BRENDAN SULLIVAN: Okay. On that note, then,  
5 you've heard our comments. And should I make a motion then  
6 to continue this matter?

7 JIM MONTEVERDE: Could I ask one question?

8 BRENDAN SULLIVAN: Sure.

9 JIM MONTEVERDE: -- please? [This is Jim  
10 Monteverde.] Do you have an issue -- we relief for the side  
11 yard setback on the third floor to your west?

12 CAMPBELL ELLSWORTH: To the north, south, east,  
13 west, no.

14 JIM MONTEVERDE: Not the driveway, the opposite  
15 side.

16 CAMPBELL ELLSWORTH: The bottom? Yeah, I'm going  
17 to call that the south, I believe.

18 JIM MONTEVERDE: Yeah, you -- I'm sorry, the  
19 drawing -- I was just looking at your drawing, where it  
20 calls out that you need such, and I don't see it. And I  
21 read -- it's on your drawing A1.1, I think.

22 Yeah, it's on the roof plan. There's a note that

1 basically says there's a seven-and-a-half foot -- not that  
2 one, nope, keep going -- not the existing, the new; the  
3 A1.1.

4 CAMPBELL ELLSWORTH: Yeah, we --

5 JIM MONTEVERDE: That one, there. There.

6 BRENDAN SULLIVAN: Right there, yeah.

7 CAMPBELL ELLSWORTH: Sure.

8 BRENDAN SULLIVAN: And the bottom one, if you look  
9 at the bottom one there, or it just says -- see the note in  
10 the upper right-hand corner, minimum 7.5 required setback?

11 CAMPBELL ELLSWORTH: Yes, that's correct.

12 BRENDAN SULLIVAN: So --

13 CAMPBELL ELLSWORTH: I mean, right.

14 JIM MONTEVERDE: You need relief for that, don't  
15 you?

16 CAMPBELL ELLSWORTH: Yes, we do. We need relief.

17 JIM MONTEVERDE: Okay.

18 CAMPBELL ELLSWORTH: So that --

19 JIM MONTEVERDE: I couldn't read that clearly in  
20 the zoning statement.

21 CAMPBELL ELLSWORTH: I see. Okay, yes. I mean --

22 JIM MONTEVERDE: So that's a variance request for

1 to be able to be built or however you want to submit. You  
2 need relief to be able to build that piece of it on the  
3 third floor, correct?

4 CAMPBELL ELLSWORTH: Into the setback. And that  
5 of course -- so that would be the minimum. That would be  
6 the minimum required setback in the C-1 zone.

7 JIM MONTEVERDE: Yep.

8 CAMPBELL ELLSWORTH: So that's the line that I've  
9 established there on that plan. So you can see that those  
10 two pieces of the plan that extend into it -- those are the  
11 bathrooms.

12 JIM MONTEVERDE: Yeah. So you just, you need that  
13 relief, I believe.

14 CAMPBELL ELLSWORTH: Right. And there is -- if  
15 you take a look on the left-hand side?

16 JIM MONTEVERDE: Oh, right, yeah, yeah, yeah.

17 CAMPBELL ELLSWORTH: There's another similar one.  
18 There's a 10-foot-setback, and we're slightly into that as  
19 well.

20 JIM MONTEVERDE: Right. So it's your front yard  
21 and side yard setback you need relief for?

22 CAMPBELL ELLSWORTH: That is correct. And those

1 are the bases -- well, that and GFA. Those are the setback  
2 reliefs that we're looking for.

3 JIM MONTEVERDE: Okay.

4 CAMPBELL ELLSWORTH: Side, and then GFA.

5 JIM MONTEVERDE: Okay, okay.

6 CAMPBELL ELLSWORTH: I would just ask, but  
7 Chairman I'll sort of defer to you, but I promised my client  
8 I've had their children in their arms (sic) -- that they  
9 would be able to speak. I don't know if that is necessary  
10 at this point for you?

11 BRENDAN SULLIVAN: Yeah, I would save it until we  
12 come back, actually.

13 CAMPBELL ELLSWORTH: Okay. May I just ask, I  
14 think -- I think it was Slater or perhaps Ms. Warner who  
15 said that -- I think Ms. Warner you had suggested at some  
16 point sort of tilting the walls in. Are you -- does that --  
17 and then someone said mansard?

18 Was that what you were thinking when you --

19 SLATER ANDERSON: I was thinking mansard with  
20 maybe the dormer to the windows, you know, like, pop out  
21 like mansard dormers, you know?

22 CAMPBELL ELLSWORTH: Right, right.

1 SLATER ANDERSON: To capture maybe some of the  
2 verticality of the windows below.

3 CAMPBELL ELLSWORTH: Yeah, yeah, yeah.

4 SLATER ANDERSON: That was one idea, but you're  
5 the architect.

6 CAMPBELL ELLSWORTH: Okay. Well, I just -- I  
7 didn't -- I wasn't quite sure about the mansard or the  
8 tilted wall part. That's always intriguing.

9 BRENDAN SULLIVAN: Okay. So I'm going to make a  
10 motion, then, to continue this matter -- Sisia when?

11 SISIA DAGLIAN: I think May 13 is the next  
12 available date.

13 BRENDAN SULLIVAN: May what?

14 SISIA DAGLIAN: May 13.

15 BRENDAN SULLIVAN: May 13. Campbell, will that  
16 give you enough time?

17 CAMPBELL ELLSWORTH: Yes. Oh, absolutely. More  
18 than --

19 BRENDAN SULLIVAN: May 13?

20 CAMPBELL ELLSWORTH: May 13.

21 BRENDAN SULLIVAN: Okay. Petitioners are  
22 available? Dolmans (phonetic) yes? Okay.

1 CAMPBELL ELLSWORTH: Dolmans.

2 BRENDAN SULLIVAN: Okay. Board members available

3 May 13?

4 JIM MONTEVERDE: Yes, this is Jim Monteverde.

5 SLATER ANDERSON: Are we doing 6:00 or 7:00 p.m.

6 on these?

7 LAURA WERNICK: 6:00.

8 JIM MONTEVERDE: 6:00 p.m.

9 BRENDAN SULLIVAN: 6:00 p.m. On the motion to  
10 continue this matter to May 13 at 6:00 p.m. on the condition  
11 that the petitioner change the posting sign to request the  
12 new date of May 13 and the time of 6:00 p.m.

13 That the petitioner sign a waiver to the statutory  
14 requirement for a hearing and rendering -- and a decision to  
15 be rendered thereafter within five business days from  
16 tonight. Should be at the hand of the Inspectional Services  
17 Zoning Secretary, Maria Pacheco.

18 And also that should there be new drawings, to  
19 resubmit any other dimensional forms that it be in the file  
20 on the Monday prior -- by 5:00 p.m. on the Monday prior to  
21 the May 13, 2021 hearing.

22 On the motion, then, to continue this matter,

1 Andrea?

2 ANDREA HICKEY: Yes, I vote in favor of the  
3 continuance.

4 BRENDAN SULLIVAN: Jim?

5 JIM MONTEVERDE: Jim Monteverde yes in favor of  
6 the continuance.

7 BRENDAN SULLIVAN: Slater?

8 SLATER ANDERSON: Slater Anderson in favor of the  
9 continuance.

10 BRENDAN SULLIVAN: And carrying up the Ws, Laura  
11 Wernick?

12 COLLECTIVE: [Laughter]

13 LAURA WERNICK: Always at the end. Laura Wernick  
14 in favor of the continuance.

15 BRENDAN SULLIVAN: And Brendan Sullivan yes to  
16 continuing.

17 [All vote YES]

18 See you on the May 13.

19 CAMPBELL ELLSWORTH: Thank you very much.

20 BRENDAN SULLIVAN: Yep.

21 SLATER ANDERSON: All right. I think that's it  
22 for me, Brendan. Does that sound right?

1                   CAMPBELL ELLSWORTH: Yes.

2                   BRENDAN SULLIVAN: Well, we hate to see you go,  
3 but I think so, yes. Thank you.

4                   CONSTANTINE ALEXANDER: Thank you for coming.

5                   BRENDAN SULLIVAN: Thanks, Slater.

6                   SLATER ANDERSON: Well, we just made a date for  
7 May 13.

8                   BRENDAN SULLIVAN: There we go.

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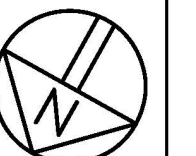


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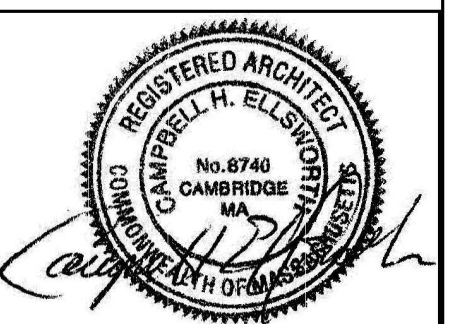
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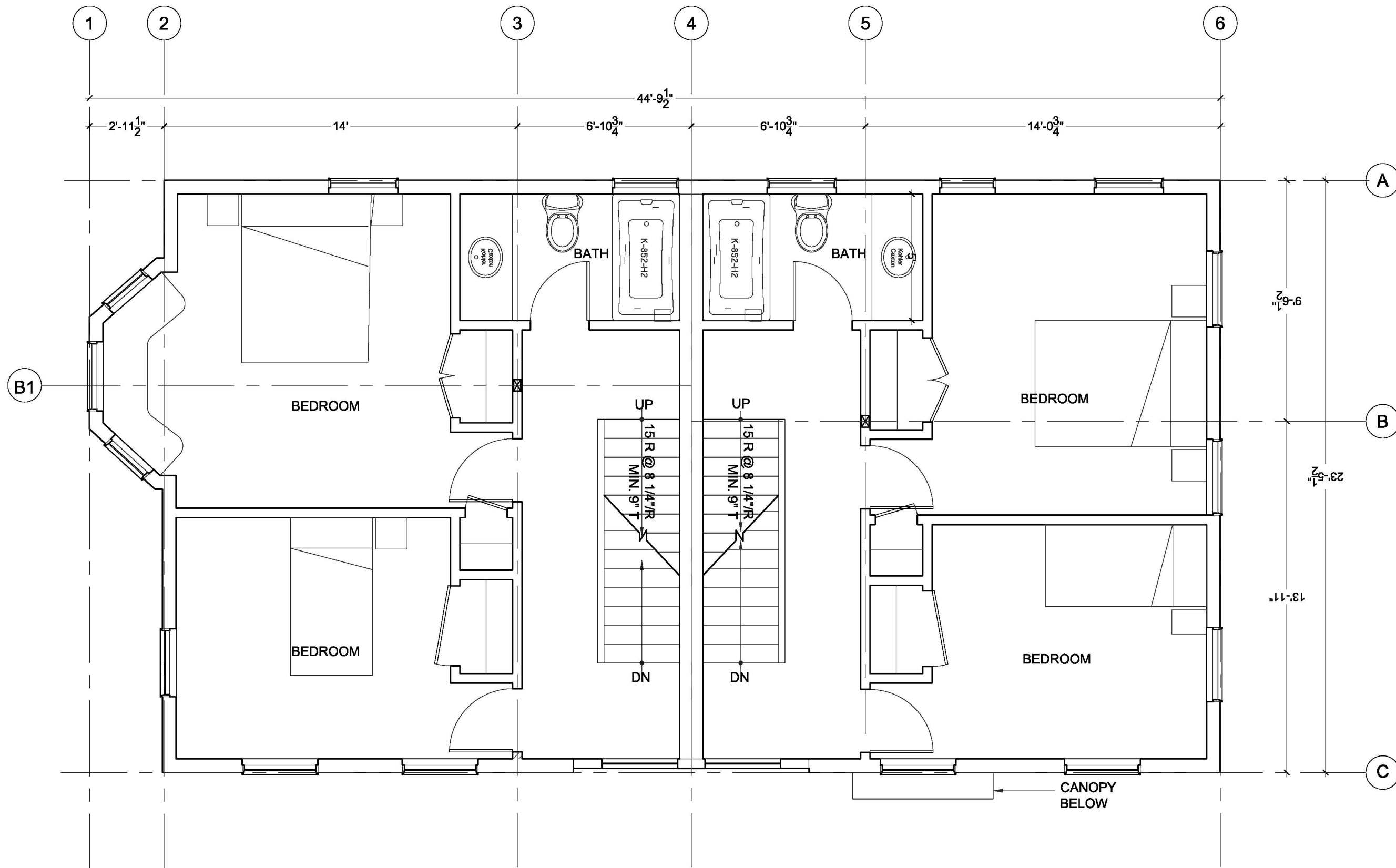
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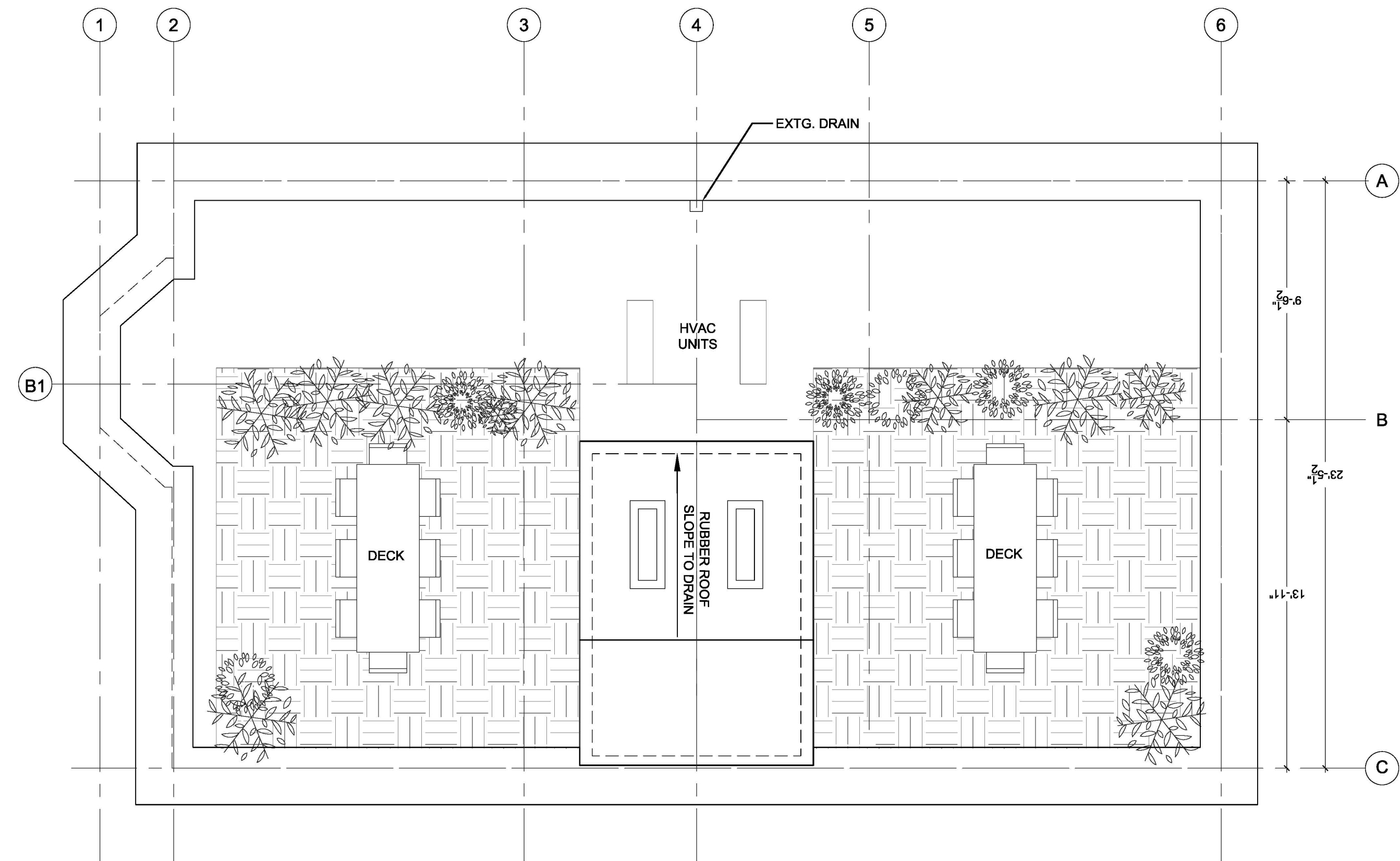
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EXISTING  
FLOOR PLANS

EX1.1



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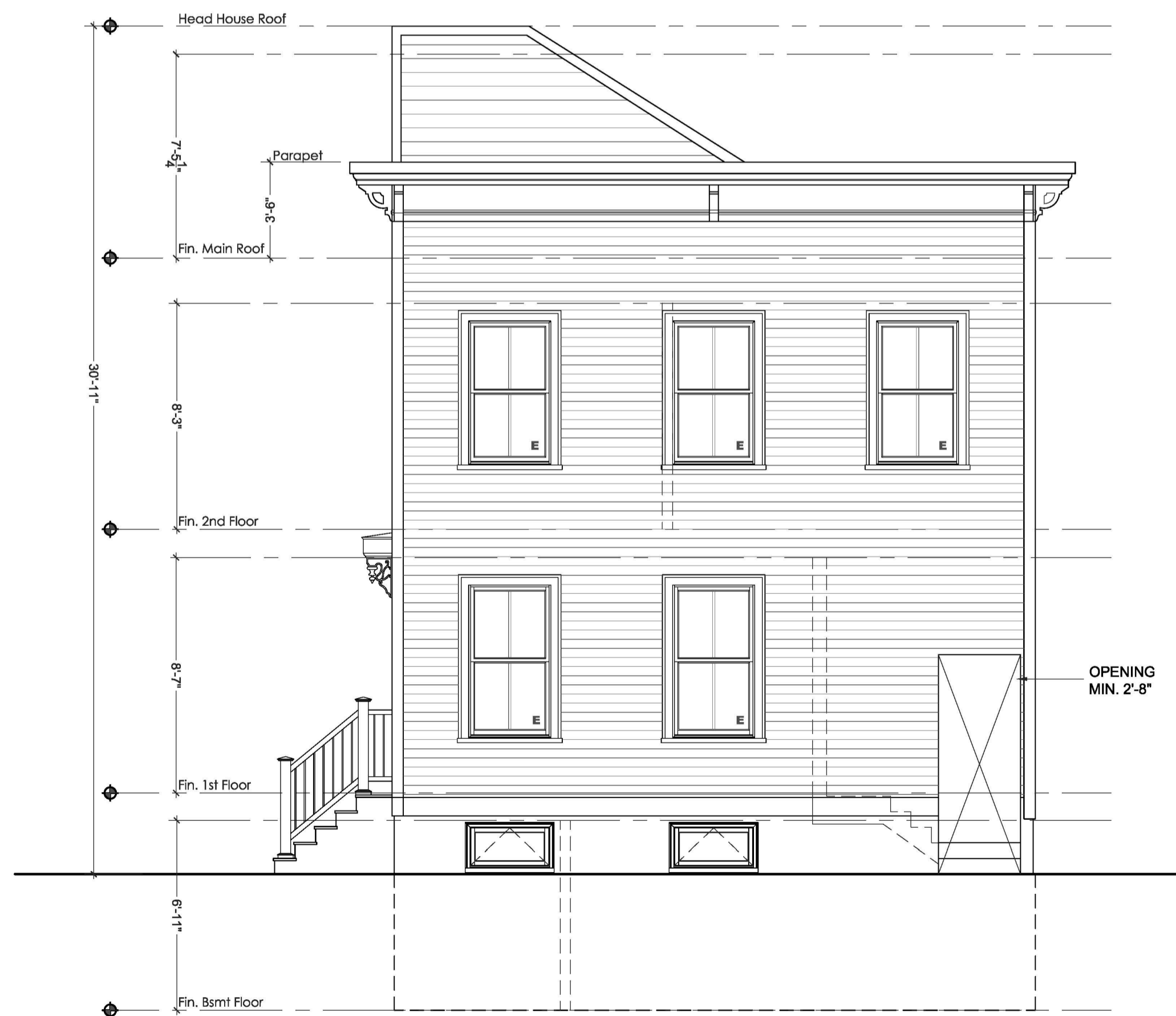
② EXISTING THIRD FLOOR/ROOF PLAN  
Scale: 1/4" = 1'-0"



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  
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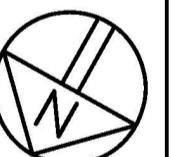
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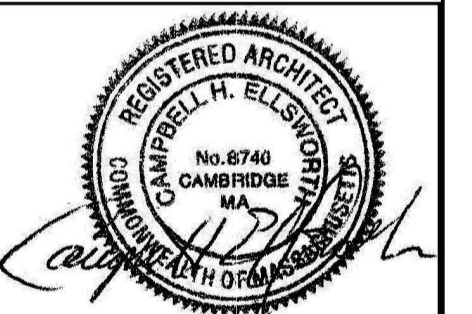
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EXISTING ELEVATIONS

EX3.1

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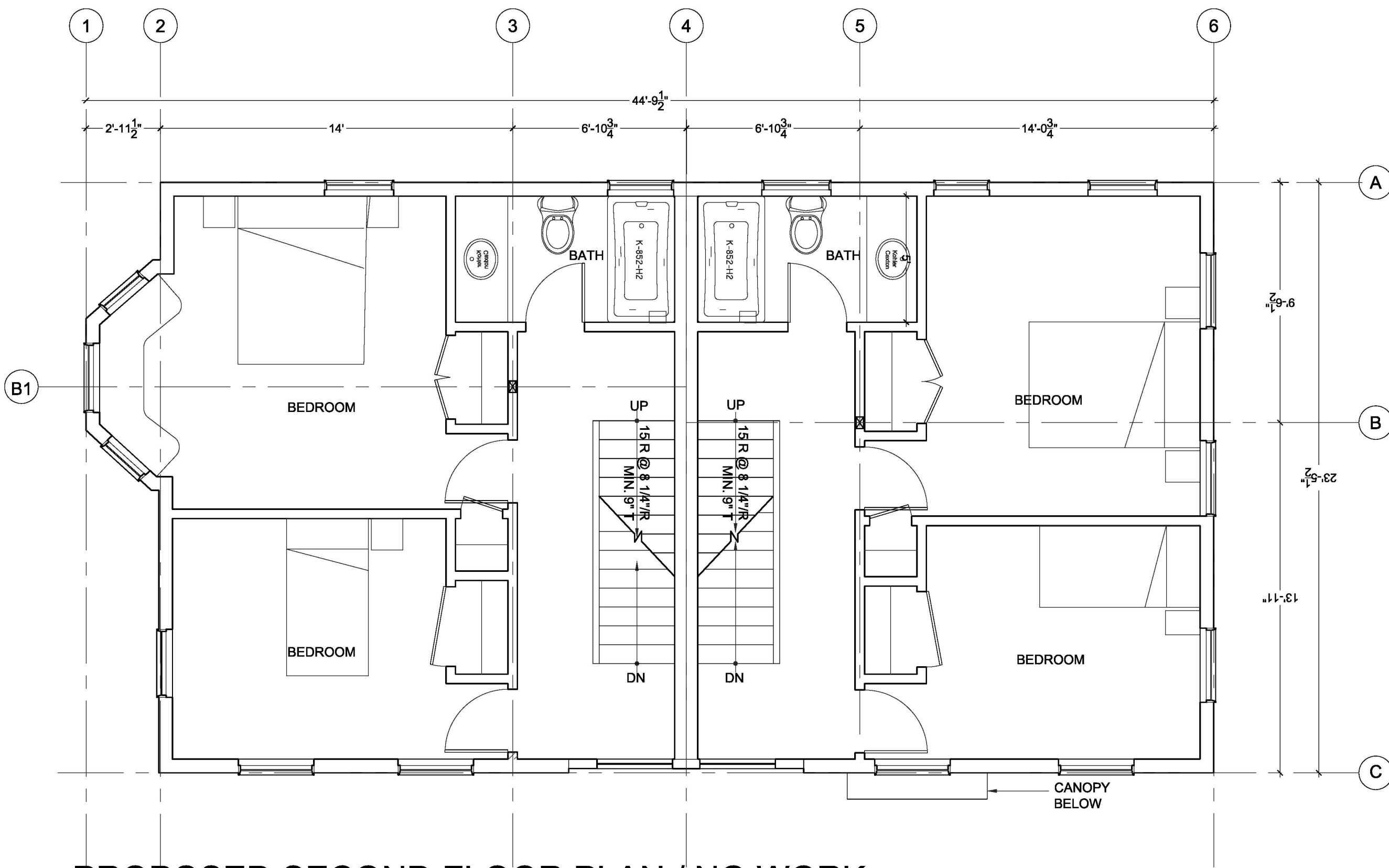


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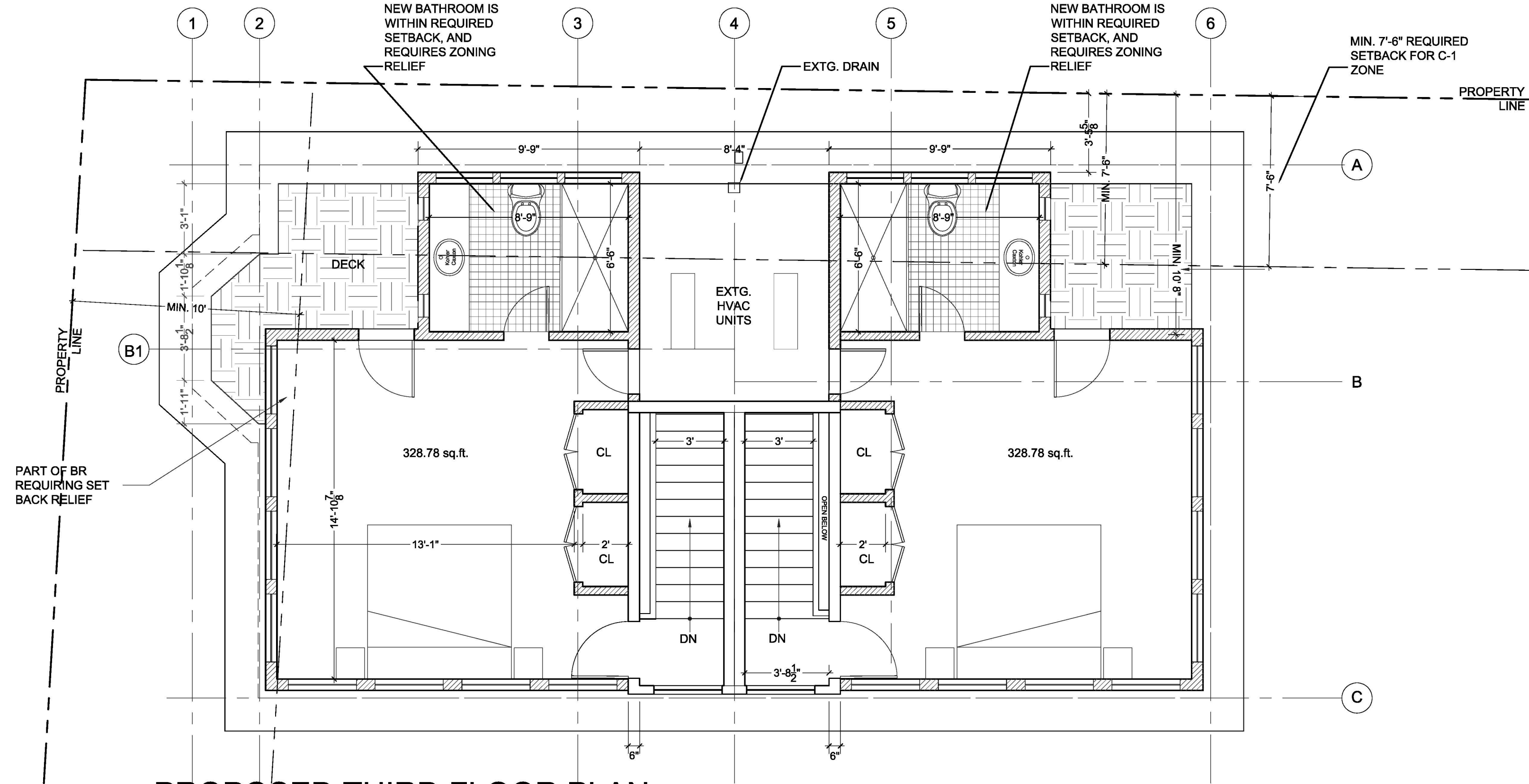
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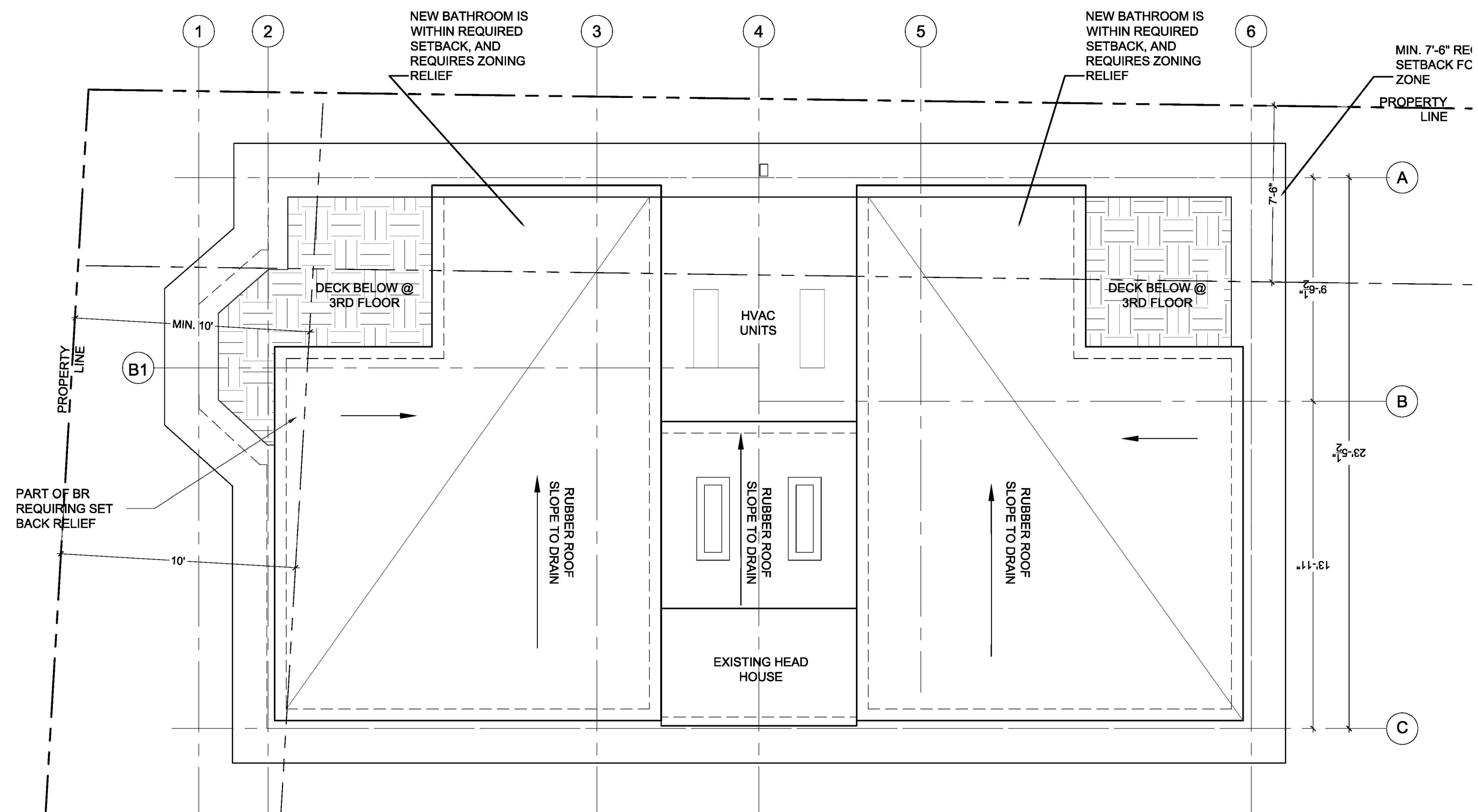
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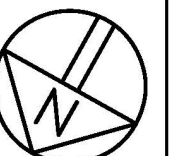
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2 PROPOSED THIRD FLOOR PLAN  
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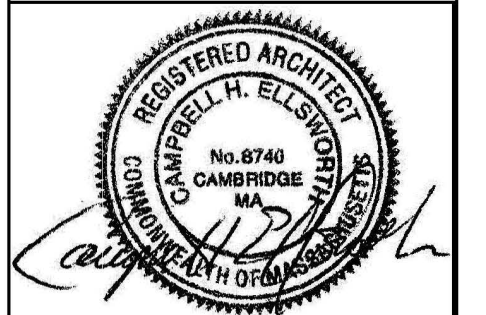


3 ROOF PLAN  
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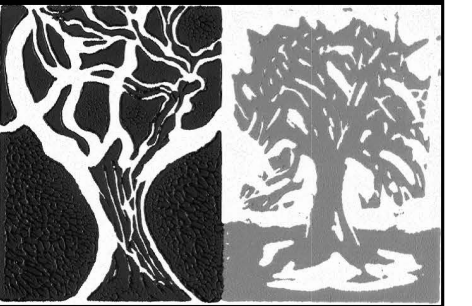
PROPOSED  
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A1.1

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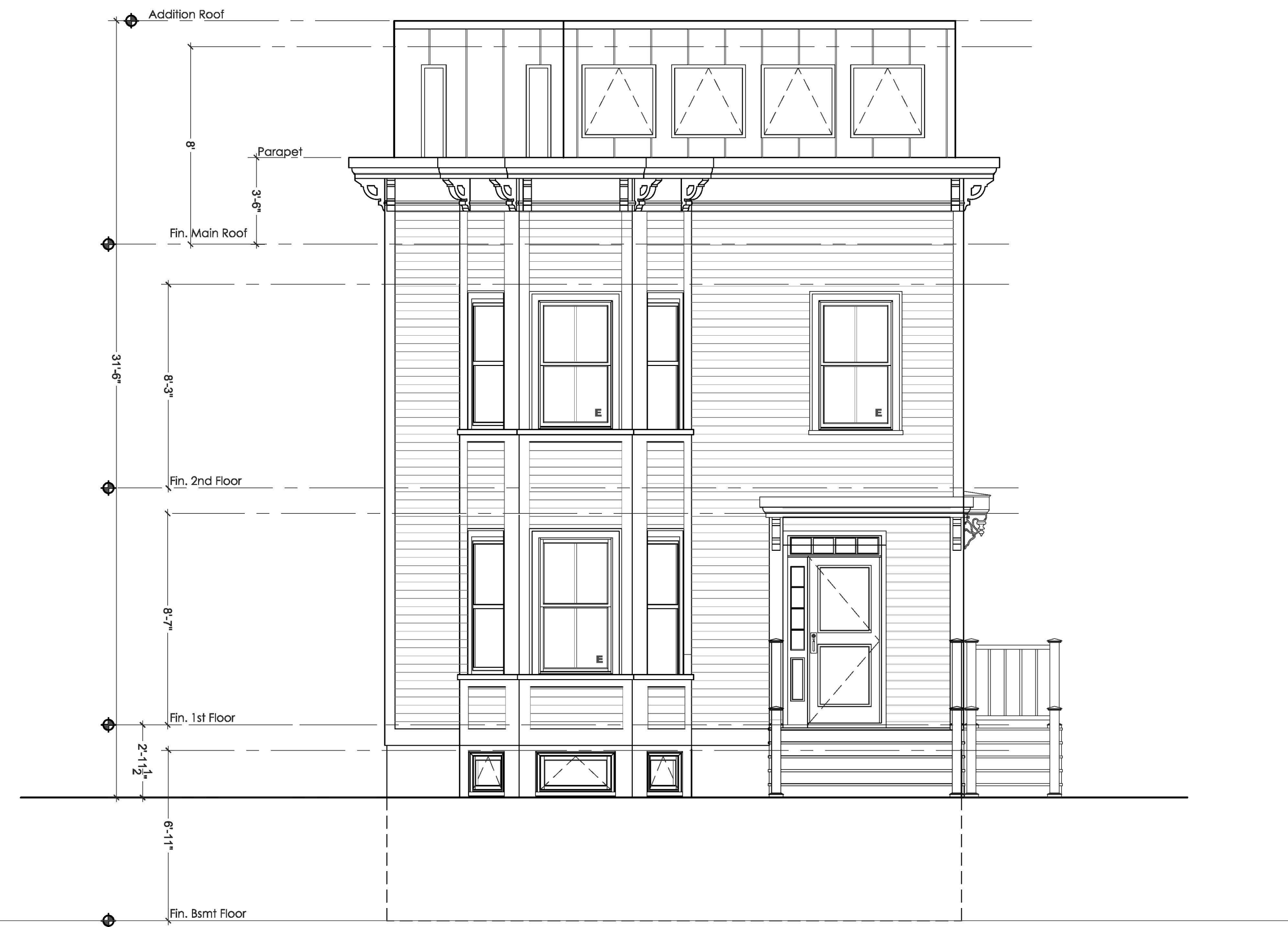


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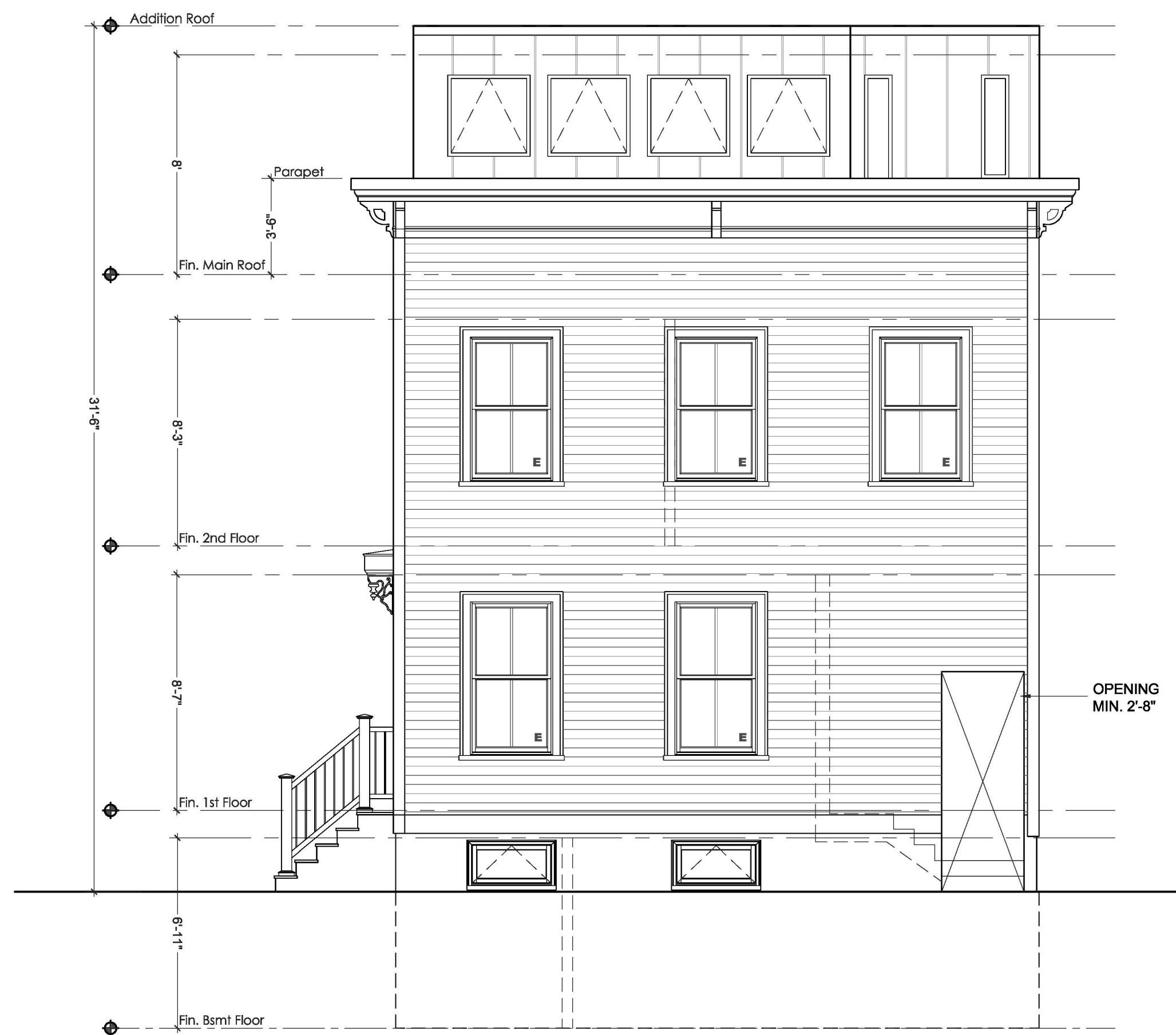
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① PROPOSED NORTH ELEVATION  
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② PROPOSED EAST ELEVATION  
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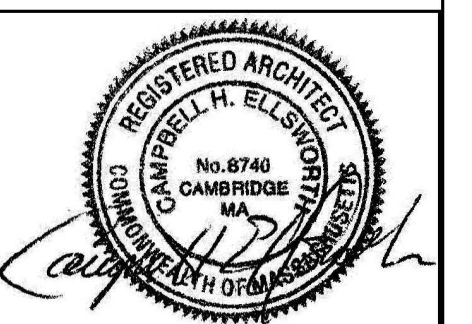


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PROPOSED ELEVATIONS

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.**

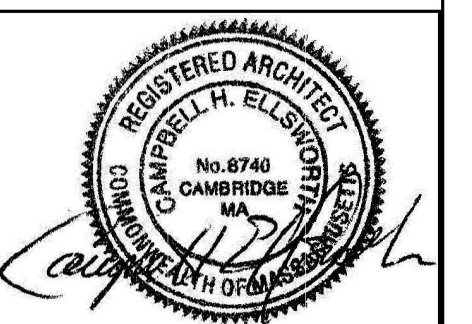
267 NORFOLK STREET  
CAMBRIDGE, MA 02139

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

CONSULTANTS:

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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		
2		
3		
4		
5		
6		

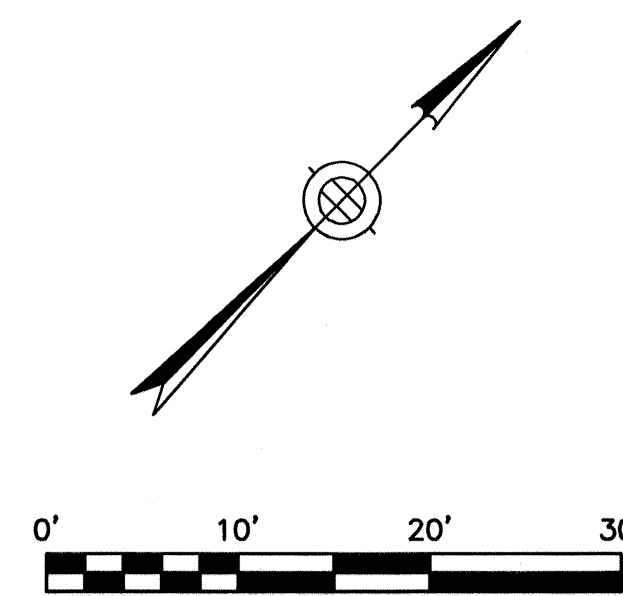
PERSPECTIVES

**A5.0**

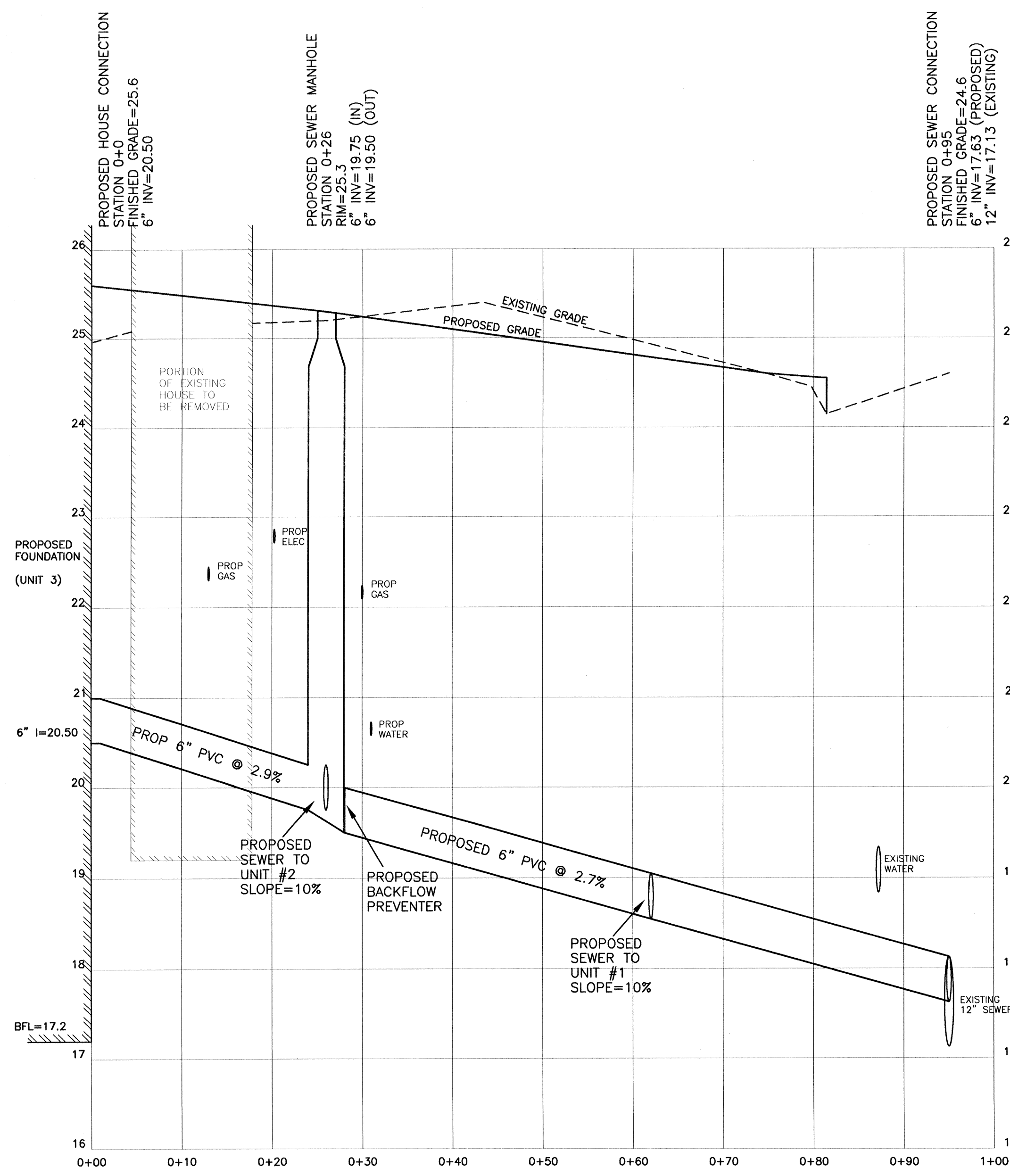
**GENERAL NOTES**

- 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.

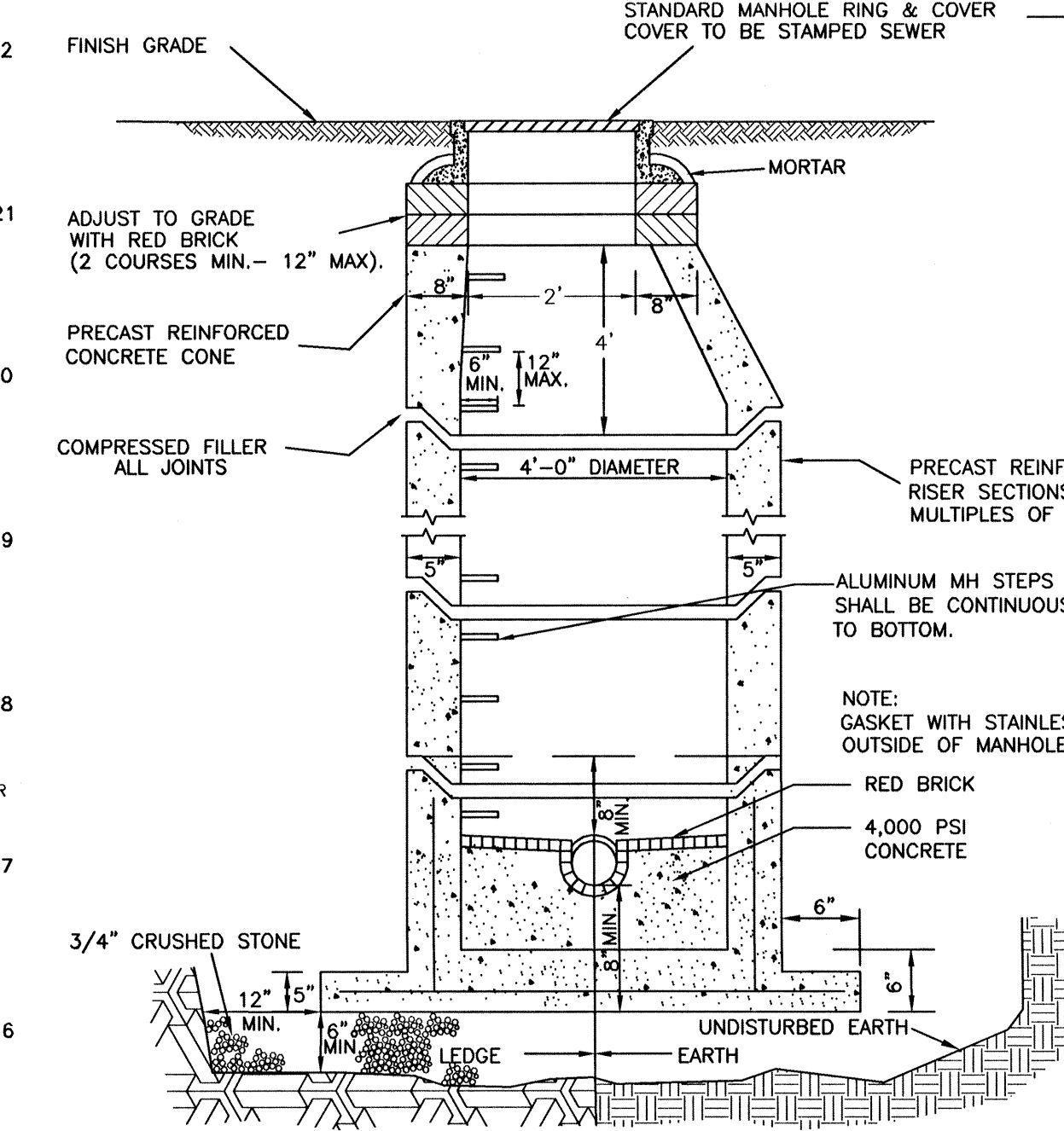
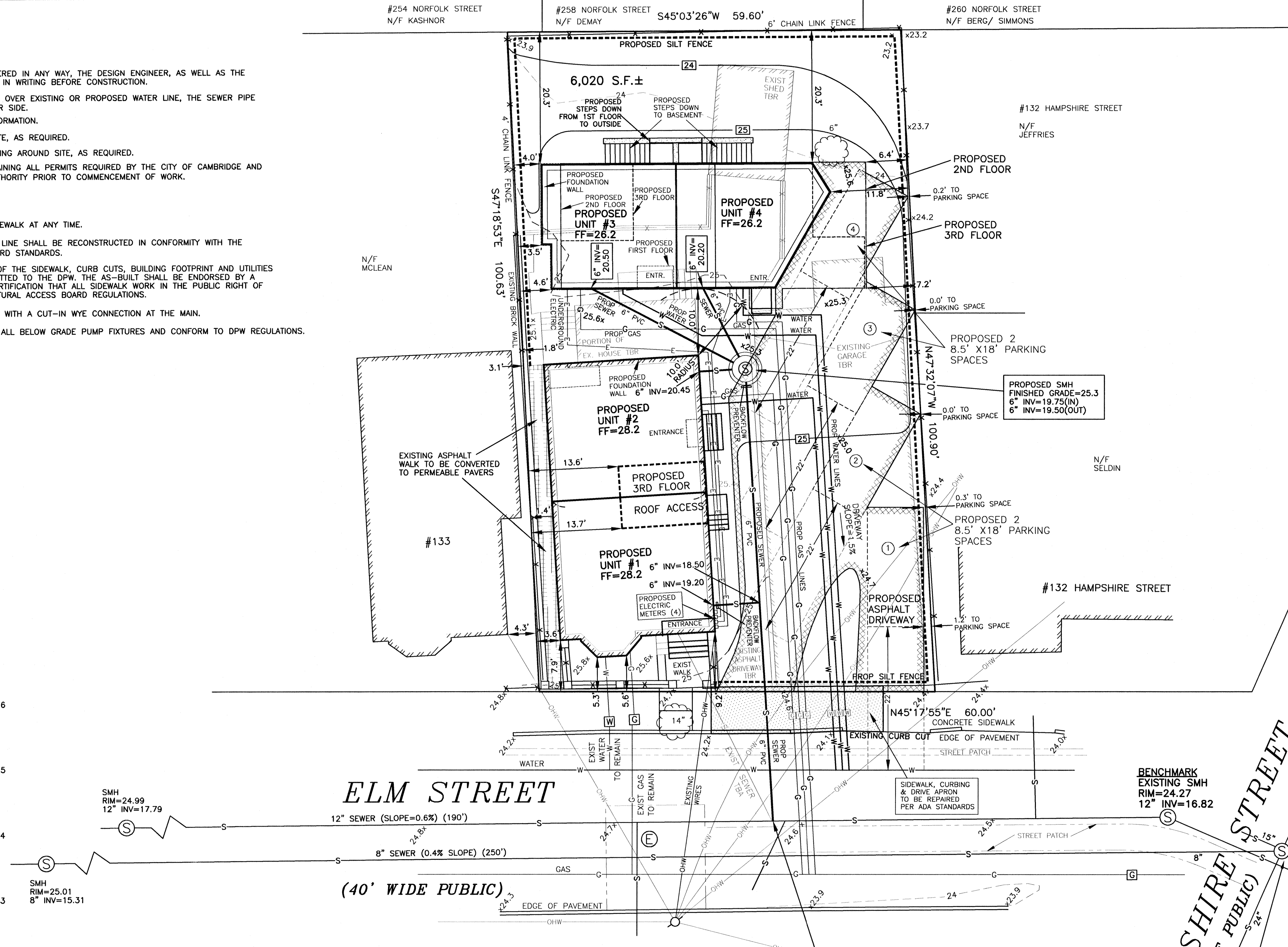
ESTABLISHED 1916  
**EMB**  
 EVERETT M. BROOKS CO.  
 SURVEYORS & ENGINEERS  
 49 LEXINGTON STREET  
 WEST NEWTON, MA 02465  
 (617) 527-8750  
 (617) 332-1578 FAX  
 info@everettbrooks.com



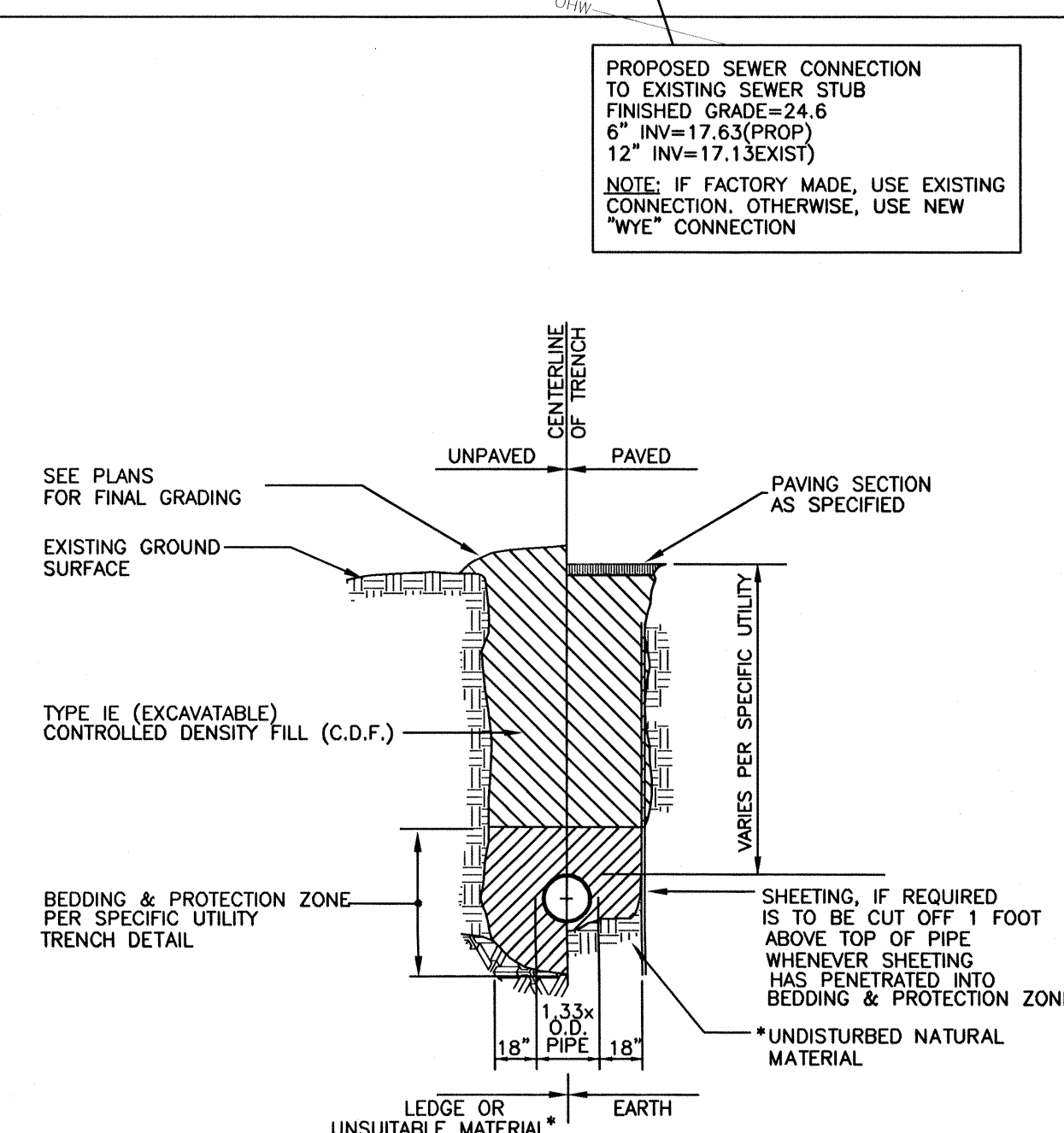
- LEGEND**
- UTILITY POLE
  - WATER GATE
  - ⊕ HYDRANT
  - ⊕ GAS GATE
  - ⊕ SEWER MANHOLE
  - ⊕ DRAIN MANHOLE
  - ⊕ CATCH BASIN
  - TREE
  - ⊕ LIGHT POLE
  - SIGN
  - TBR TO BE REMOVED
  - TBA TO BE ABANDONED
  - FF FIRST FLOOR
  - BFL BASEMENT FLOOR
  - 71.4 X SPOT ELEVATION
  - [71] — PROPOSED CONTOUR
  - 71 — EXISTING CONTOUR
  - D — DRAIN LINE
  - OHW — OVERHEAD WIRE
  - W — WATER LINE
  - S — SEWER LINE
  - G — GAS LINE
  - E — ELECTRIC LINE
  - X — FENCE
  - STONEMAN — STONEMAN
  - HEDGE — HEDGE
  - TREE LINE — 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: MSK & BB

REVISIONS:  
 7/21/09 VARIOUS REVISIONS ES

PROJECT NO. 23260

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

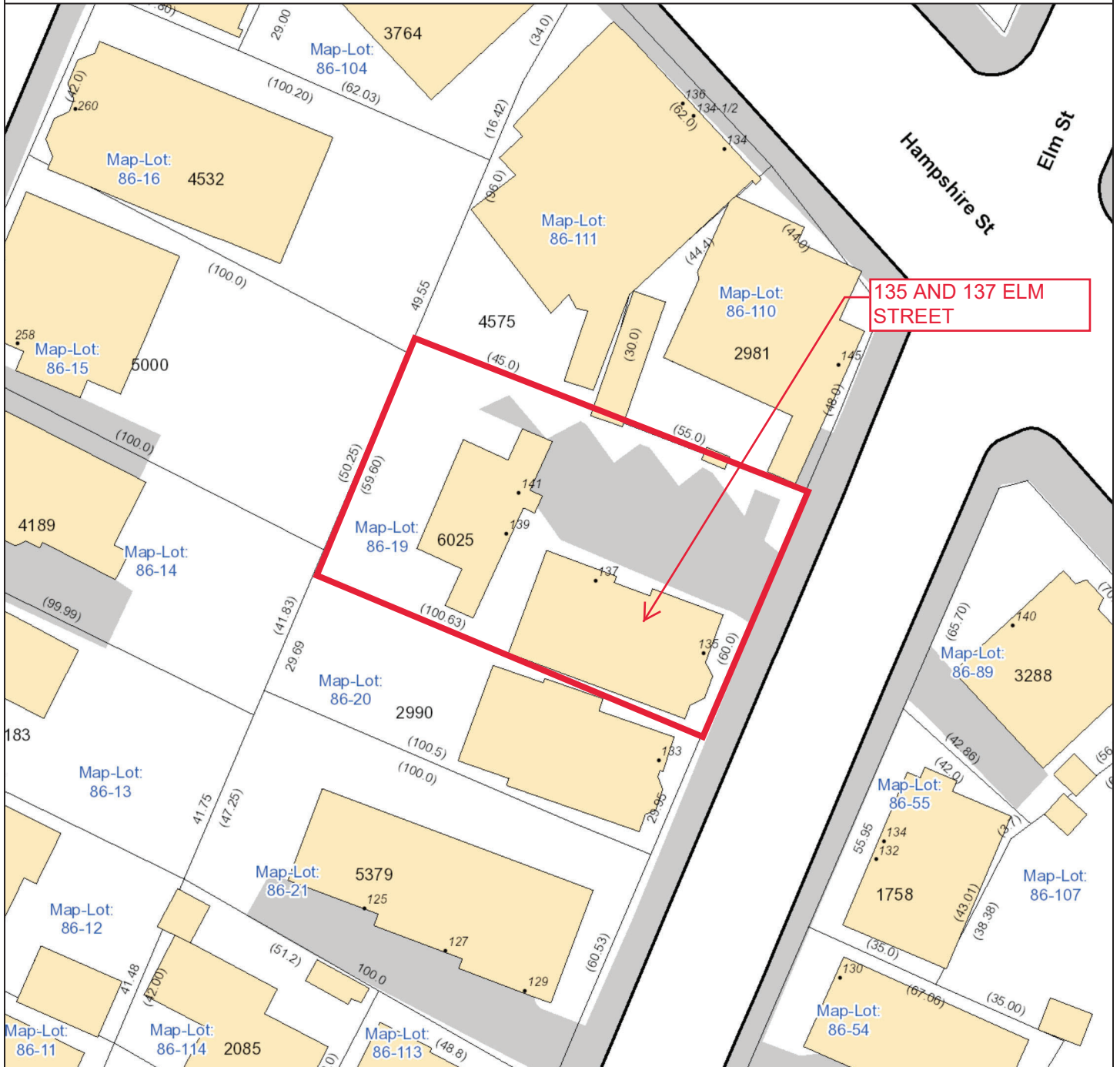
PHONE: 617.799.4462 REQUESTED USE/OCCUPANCY: Multifamily dwellings

	<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:				(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

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

[www.cambridgema.gov/gis](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.

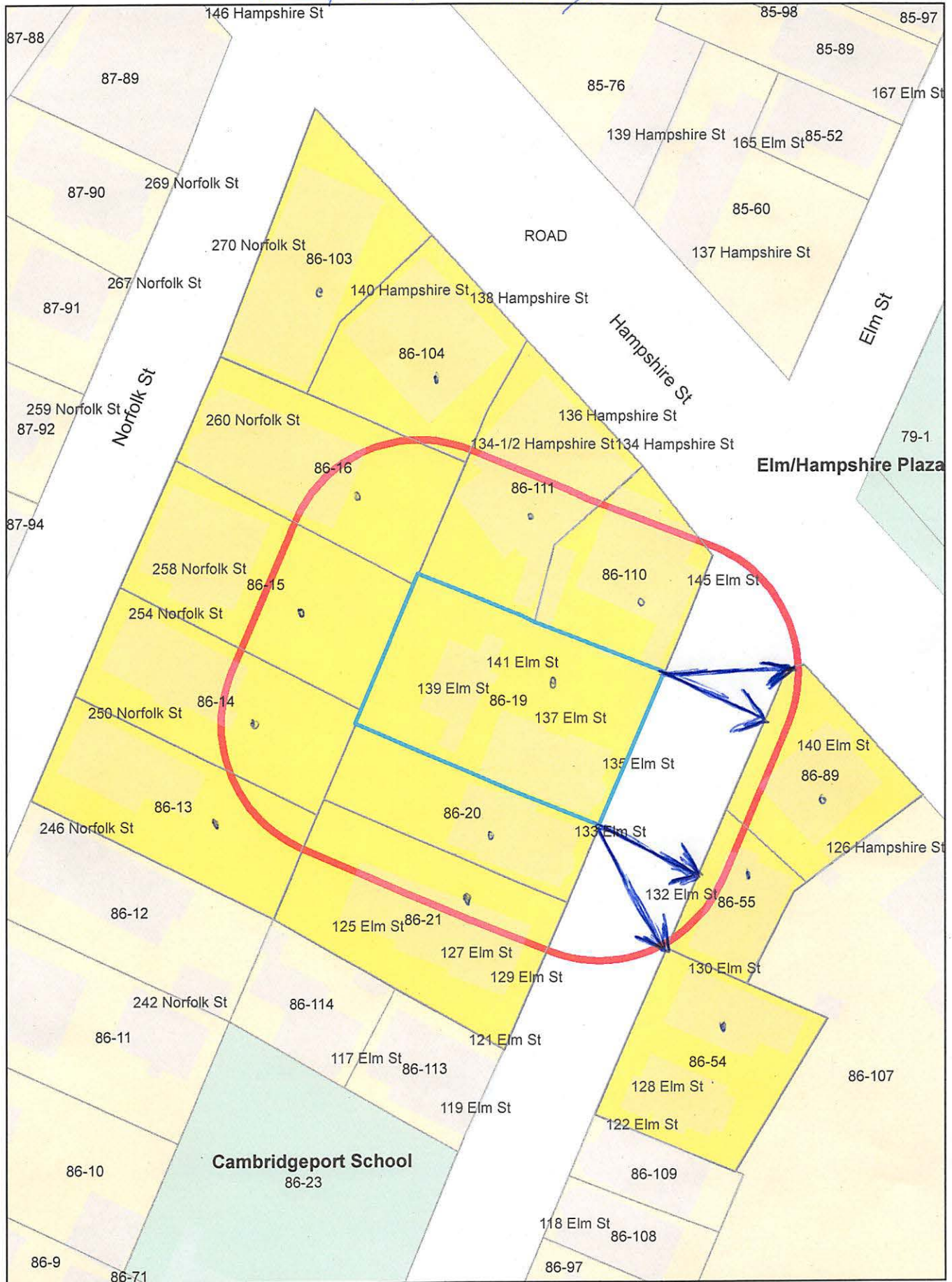
The new additions will not cast any significant shadows on the adjacent properties, as this structure sits to the north of the closest adjacent neighbor.

- 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.



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