

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 DEC 15 AM 11:59
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number:

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Christopher B. Pinkham and Mahta Ostovari

PETITIONER'S ADDRESS: 2 Pearl Street Place, Cambridge, MA 02139

LOCATION OF PROPERTY: 2 Pearl Street Pl., Cambridge, MA

TYPE OF OCCUPANCY: Single Family House

ZONING DISTRICT: Residence C Zone

REASON FOR PETITION:

/Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Adding a dormer to an existing nonconforming building. The new dormer meets the required setbacks on the front and the rear of the house but will be 5 feet from the nonconforming side of the property. The dormer is 1'-6" set back from the existing exterior walls on the 1st and 2nd floors and is less than 15' in length. In addition (2) existing windows on the first floor on the right (non conforming) side of the building need to be relocated. The first one to be oriented horizontally in its current place to work with the new kitchen counter. The second existing window will be relocated by a few feet towards the new living room. On rear side of the building (3) existing openings will be resized and relocated per plans.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

MAHTA OSTOVARI

(Print Name)

Address:

Tel. No. 617.869.1581

E-Mail Address: mahta_ostovari@yahoo.com

Date: 12.15. 2020

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We Christopher Byrd Pinkham & Mahta Ostovari
(OWNER)

Address: 2 Pearl Street Place Cambridge, MA 02139

State that I/We own the property located at 2 Pearl Street Place Cambridge, MA 02139, which is the subject of this zoning application.

The record title of this property is in the name of _____
Christopher Byrd Pinkham & Mahta Ostovari

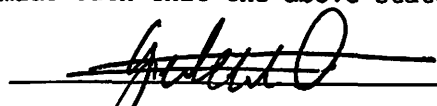
*Pursuant to a deed of duly recorded in the date 07/31/2020, Middlesex South County Registry of Deeds at Book 75258, Page 4; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

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

Commonwealth of Massachusetts, County of Middle Sex

The above-name Mahta Ostovari/Christopher Pinkham personally appeared before me, this 1st of December 2020, and made oath that the above statement is true.

 Notary

My commission expires 10/24/2025 (Notary Seal).

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



BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 2 Pearl Street Pl., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The proposed dormer meets all the requirements of the ordinance except the right (non-conforming) side is within 2.5 feet of the required setback and over the existing non conforming FAR by .03.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed dormer is contextual with the existing character of the neighborhood and does not cause any congestion or change patterns of access or egress.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed dormer will not block any of the neighboring properties' views. The new/relocated windows and skylights will not have an affect on the existing adjacent properties' privacy.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

N/A

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed dormer was designed following the 1996 guidelines of the City of Cambridge for roof dormers and article 8.22.1h from the zoning ordinance.

***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: Christopher B. Pinkham and Mahta Ostovari

Present Use/Occupancy: Single Family House

Location: 2 Pearl Street Place

Zone: Residence C Zone

Phone: 617.869.1581

Requested Use/Occupancy: No change

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	1600	1685	1500	(max.)
<u>LOT AREA:</u>	2500	No change	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	.64	.67	.6	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	N/A	N/A	
<u>SIZE OF LOT:</u> WIDTH	50	No change	50	
DEPTH	50	No change	100 (?)	
<u>SETBACKS IN FEET:</u> FRONT	3.6	No Change	15.375	
REAR	14	No change	15.375	
LEFT SIDE	24	No Change	7.5	
RIGHT SIDE	3.5	No Change	7.5	
<u>SIZE OF BUILDING:</u> HEIGHT	30	No Change	35	
WIDTH	32.7	No Change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	.71	no change	.36	
<u>NO. OF DWELLING UNITS:</u>	1	No change	1	
<u>NO. OF PARKING SPACES:</u>	1	no change	1	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

Describe where applicable, other occupancies on the 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'.

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:00 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Support for 2 Pearl St Place (BZA-101523)

From: Rebecca Bowie <rsrbowie@gmail.com>
Sent: Saturday, January 2, 2021 2:49 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Support for 2 Pearl St Place (BZA-101523)

To the Board of Zoning Appeals,

We write in support of the proposed variance at 2 Pearl Street Place (BZA-101523). We live at 3 Hastings Square, which means we are diagonally behind the house and can see it clearly from our backyard. We believe that both the dormer and the window adjustments are lovely and appropriate additions.

We have been lucky enough to meet Mahta and Chris many times since they bought the house at 2 Pearl Street Place, both through our backyard and around the neighborhood. We are thankful for our new friendship with them, as well as for the neighborliness and consideration they have shown in planning their renovations. We look forward to raising our family across the fence from theirs, and encourage you to allow them to make the renovations necessary to be comfortable in the house long-term.

Sincerely,
Rebecca & Nikolas Bowie
3 Hastings Square

Dirck Roosevelt
1 Pearl St. Place, Cambridge MA 02139

January 11, 2021

Cambridge Board of Zoning Appeal
831 Massachusetts Ave
Cambridge
MA 02139

Re: Case # BZA – 101523
Christopher Pinkham & Mahta Ostovari
2 Pearl Street Place
Cambridge MA 02139

Dear Members of the Board,

I am writing to express support for the zoning relief requested by Christopher Pinkham and Mahta Ostovari of 2 Pearl Street Place. Mr. Pinkham and Ms. Ostovari recently bought the house at 2 Pearl Street Place and are planning to live there with their family upon completion of their proposed renovations.

My wife Nancy Glowa and I live at 1 Pearl Street Place in the house next door to the Pinkham/Ostovari house. Mr. Pinkham and Ms. Ostovari have shared their plans for the proposed project with us, and we have had an opportunity to review the plans and discuss the project with them. Mr. Pinkham and Ms. Ostovari graciously agreed to an alteration to the proposed dormer so that it would not interfere with air and light at our property. We think that the proposed alterations would be in character with the neighborhood and are generally in keeping with the design and scale both of the Pinkham/Ostovari house and the surrounding properties.

We enthusiastically support their application.

Sincerely,

Dirck Roosevelt



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: CHRIS PINKHAM Date: 12/23/20
(Print)

Address: 2 Pearl St. place

Case No. BZA-10/523

Hearing Date: 1/14/21

Thank you,
Bza Members

January 4, 2021

Cambridge Zoning Board of Appeals
831 Massachusetts Avenue
Cambridge, MA 02139

To Whom it May Concern:

I am writing in support of Mahta Ostovari and Christopher Pinkham's application for a variance for their home located at 2 Pearl Street Place. I have seen their proposed plan, as well as the previous condition of the home, and believe their renovation is essential, well thought-out, and in keeping with the character of the house and neighborhood. Mahta and Chris are active members of our community and my hope is that they are able to achieve the space needed for their family to remain in Cambridgeport. Thank you.

Yours truly,

A handwritten signature in black ink, appearing to read 'K S', with a long horizontal flourish extending to the right.

Kevin Sendlenski
53 Henry Street

NOTE OF SUPPORT FROM
AND ALICE GUGELMANN
103-105 HENRY ST.

PHILIPPE LUEDI
OWNERS OF



RE: Renovation Update

From: Philippe Luedi (philippe@luedi-gugelmann.com)
To: christopherpinkham@yahoo.com; mahta_ostovari@yahoo.com
Cc: alice.gugelmann@gmail.com
Date: Thursday, December 3, 2020, 07:57 AM EST

Dear Mahta and Chris,

I can see the difference in version 3 relative to version 2: a greater offset of the dormer relative to the main wall. We had the same dilemma at Columbia Street. It's really too bad that this is required in order to get approval.

But be that as it may. We approve of the proposed design and support your application.

If you would like a more formal letter, we'd be happy to sign and mail such a document. Just email us a draft.

Best,

Alice and Philippe

From: Christopher Pinkham <christopherpinkham@yahoo.com>
Sent: Wednesday, December 2, 2020 20:20
To: alice.gugelmann@gmail.com; philippe@luedi-gugelmann.com
Cc: Christopher Pinkham <mahta_ostovari@yahoo.com>
Subject: Renovation Update

Dear Philippe and Alice,

We hope you had a nice Thanksgiving holiday. Mahta and I are reaching out with an update on the progress of our home renovation and kindly ask for your show of support. We will be presenting the city with the attached new and revised design; relocating the dormer to the south side of the house. As you know, the immediate neighbor's approvals will play a vital role in getting the city to agree to our proposal. We know we have bothered you about this once before but we greatly appreciate it, if you could email us a formal letter of support or a reply to this email with your endorsement of our design so we can send it to the city.

12/3/2020

Yahoo Mail - RE: Renovation Update

We look forward to your response.

Thank you,

Chris
(& Mahta & Mino)

From: [Alice Gugelmann](#)
To: [Christopher Pinkham](#); [Philippe Luedi-Gugelmann](#)
Cc: [Ostovari, Mahta](#)
Subject: Re: Update to 2 Pearl
Date: Monday, November 9, 2020 4:09:49 AM

External Email - Use Caution

Hi Chris and Mahta,

We are doing great, thanks. And everyone here in Switzerland is really happy about the election, it's pretty crazy how well-informed people on the street are about American politics!

We think your dormer is great, and would be happy to write a neighbor letter if you need it. We made a dormer on our condo on Columbia St and really liked the guy who did it, so let us know if you're looking for builders. He exclusively does the dormer, not any interior work.

When it is done we can make a zip line from your windows to our porch!

Good luck with the planning and building!

Alice and Philippe

On Mon, Nov 9, 2020 at 12:53 AM Christopher Pinkham <christopherpinkham@yahoo.com> wrote:

Hi Alice –

Hope all is well with you and your family. I am writing to update you on the renovation to 2 Pearl Place and what we would like to propose to the city zoning board. We are hoping to add a dormer to make our 3rd floor more of a functional living space. The house is already non-conforming so we may need a bit of neighborly support. Please take a look at our plan and let us know what you think.

Best,
Chris



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

2020 DEC 20 PM 10:41
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
2020 DEC 21 AM 3:20
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 101523

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Christopher B. Pinkham and Mahta Ostovari

PETITIONER'S ADDRESS: 2 Pearl Street Place, Cambridge, MA 02139

LOCATION OF PROPERTY: 2 Pearl Street Pl, Cambridge, MA

TYPE OF OCCUPANCY: Single Family House

ZONING DISTRICT: Residence C Zone

REASON FOR PETITION:

/Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Adding a dormer to an existing nonconforming building. The new dormer meets the required setbacks on the front and the rear of the house but will be 5 feet from the nonconforming side of the property. The dormer is 1'-6" set back from the existing exterior walls on the 1st and 2nd floors and is less than 15' in length. On the right (non-conforming) side of the building (2) existing windows on the first floor will be relocated and re-sized. The first one to be oriented horizontally in its current place to work with the new kitchen counter. The second existing window will be relocated by a few feet towards the new living room. On rear side of the building (5) openings will be resized and relocated within the rear setback.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

MAHTA OSTOVARI

(Print Name)

Address:

Tel. No.

617.869.1581

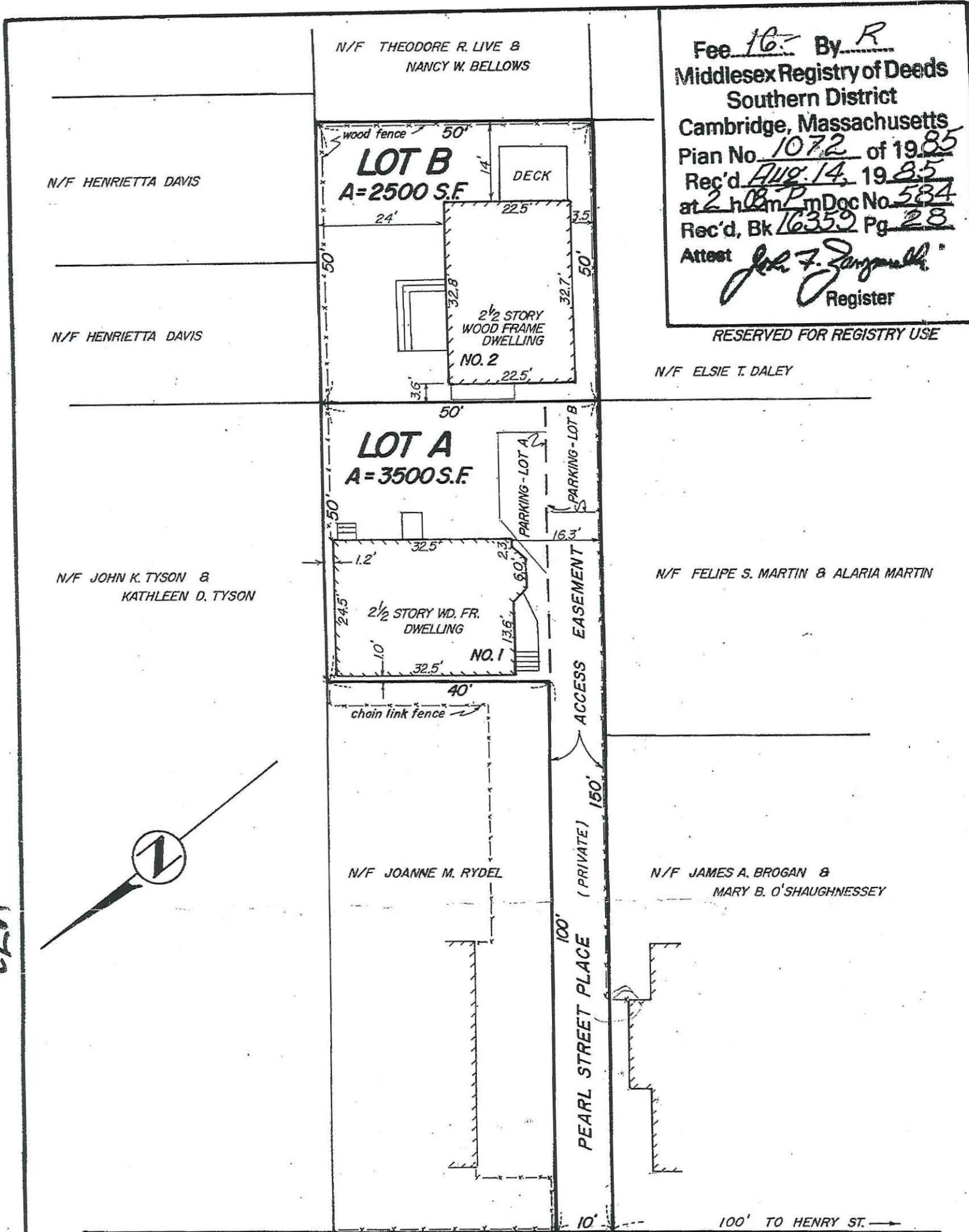
E-Mail Address:

mahta_ostovari@yahoo.com

Date: 12.16.2020

OSTOVARI-PINKHAM RESIDENT | 2 Pearl Street Place, Cambridge, MA 02139

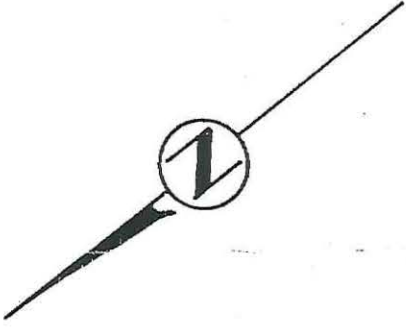
ISSUED FOR SPECIAL PERMIT
DATE: 12.15.2020



Fee 16. By R
 Middlesex Registry of Deeds
 Southern District
 Cambridge, Massachusetts
 Plan No. 1072 of 1985
 Rec'd Aug. 14, 1985
 at 2:08 P.M. Doc No. 584
 Rec'd, Bk 16359 Pg 28
 Attest John F. Zangarella
 Register

RESERVED FOR REGISTRY USE

1072



PEARL STREET (40' WIDE - PUBLIC)

APPROVED FOR ZONING
No. 1072/85 Pre-existing non-conforming 5-1-1871
PLAN OF EXISTING SUBDIVISION
CAMBRIDGE, MASS.

PROPERTY REFERENCES:
 MIDDLESEX COUNTY REGISTRY OF DEEDS:
 BOOK 15606, PAGE 572
 PLAN BOOK 20 B, PLAN 58

APPROVAL UNDER SUBDIVISION CONTROL LAW
 NOT REQUIRED.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED
 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF
 THE REGISTERS OF DEEDS AS AMENDED JAN. 1, 1976.

Wendell H. Mason
 PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 16' MARCH 11, 1985
 WENDELL H. MASON, PROF. LAND SURVEYOR
 122 ESSEX ST. BEVERLY, MA. 01915



PLAN NUMBER 1072 OF 1985
 RECORDED, BOOK 16359 PAGE 28 1072



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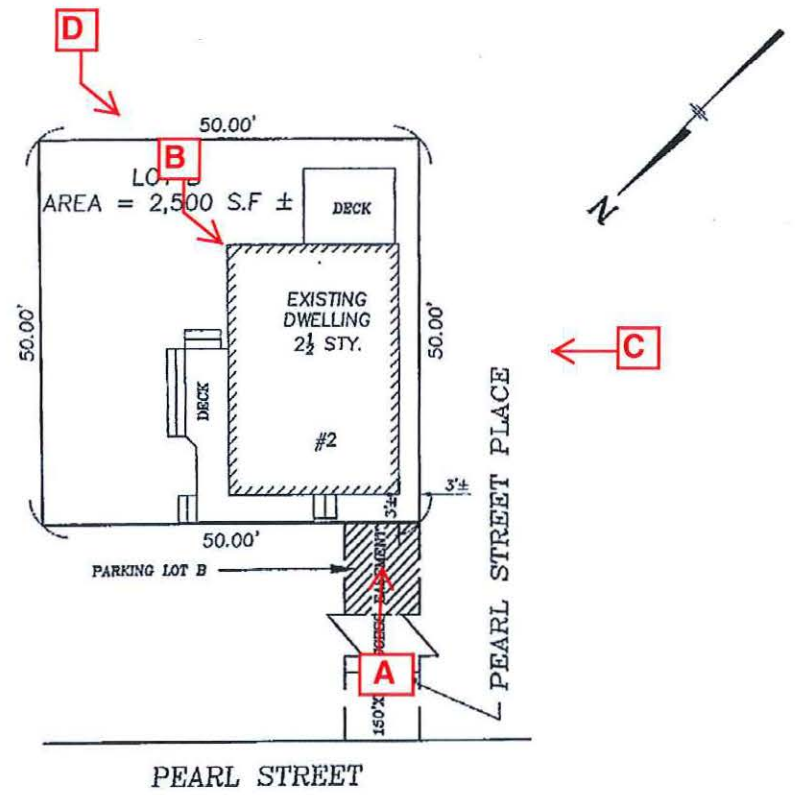
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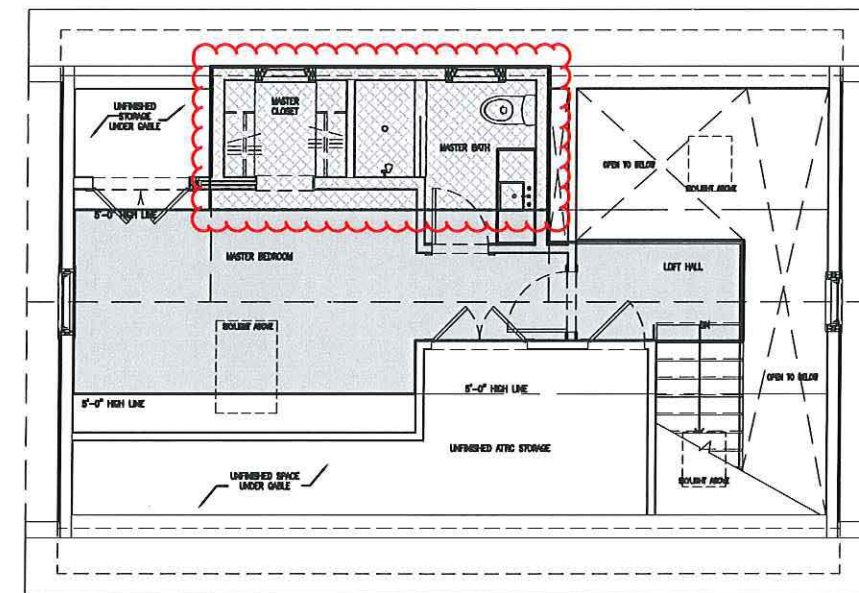
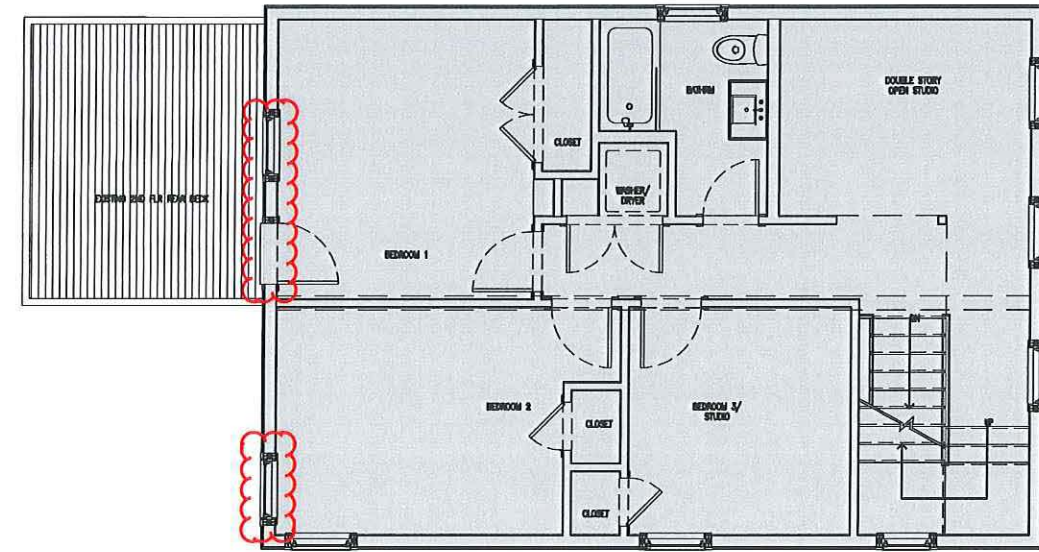
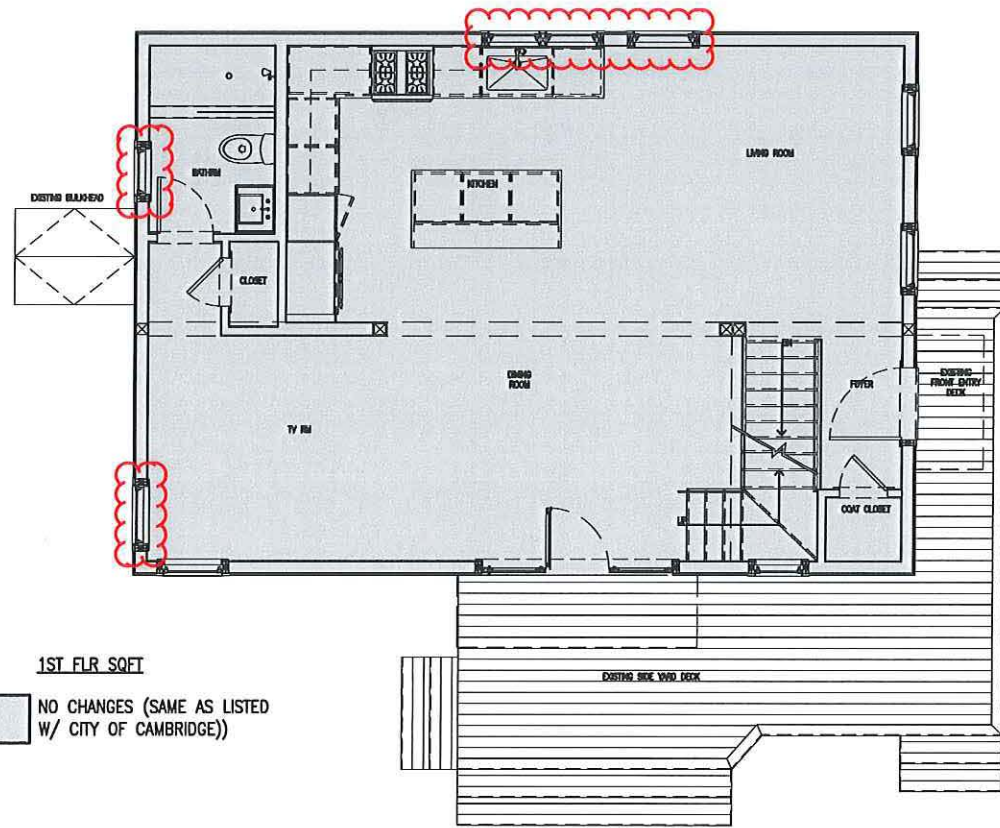


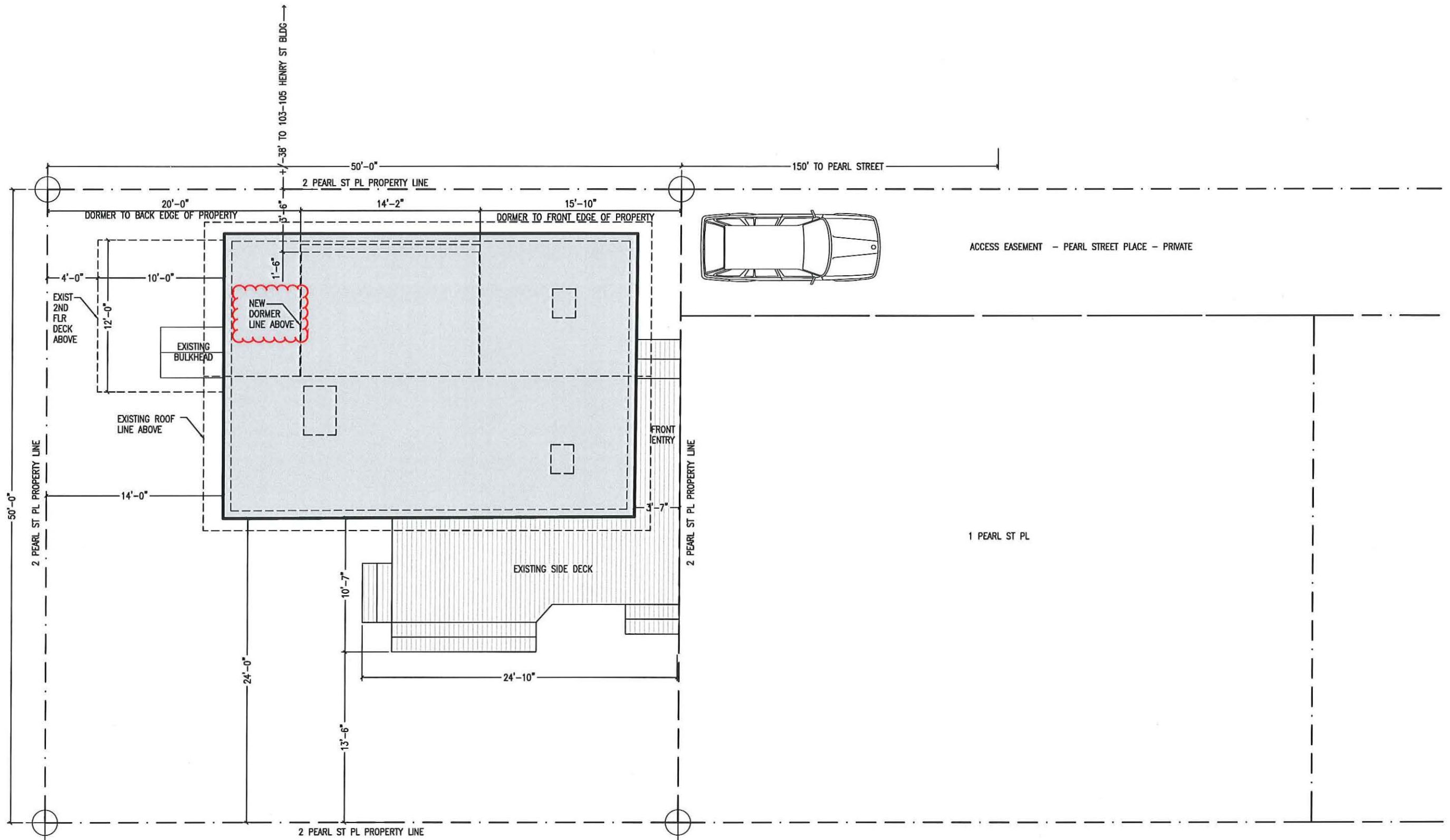
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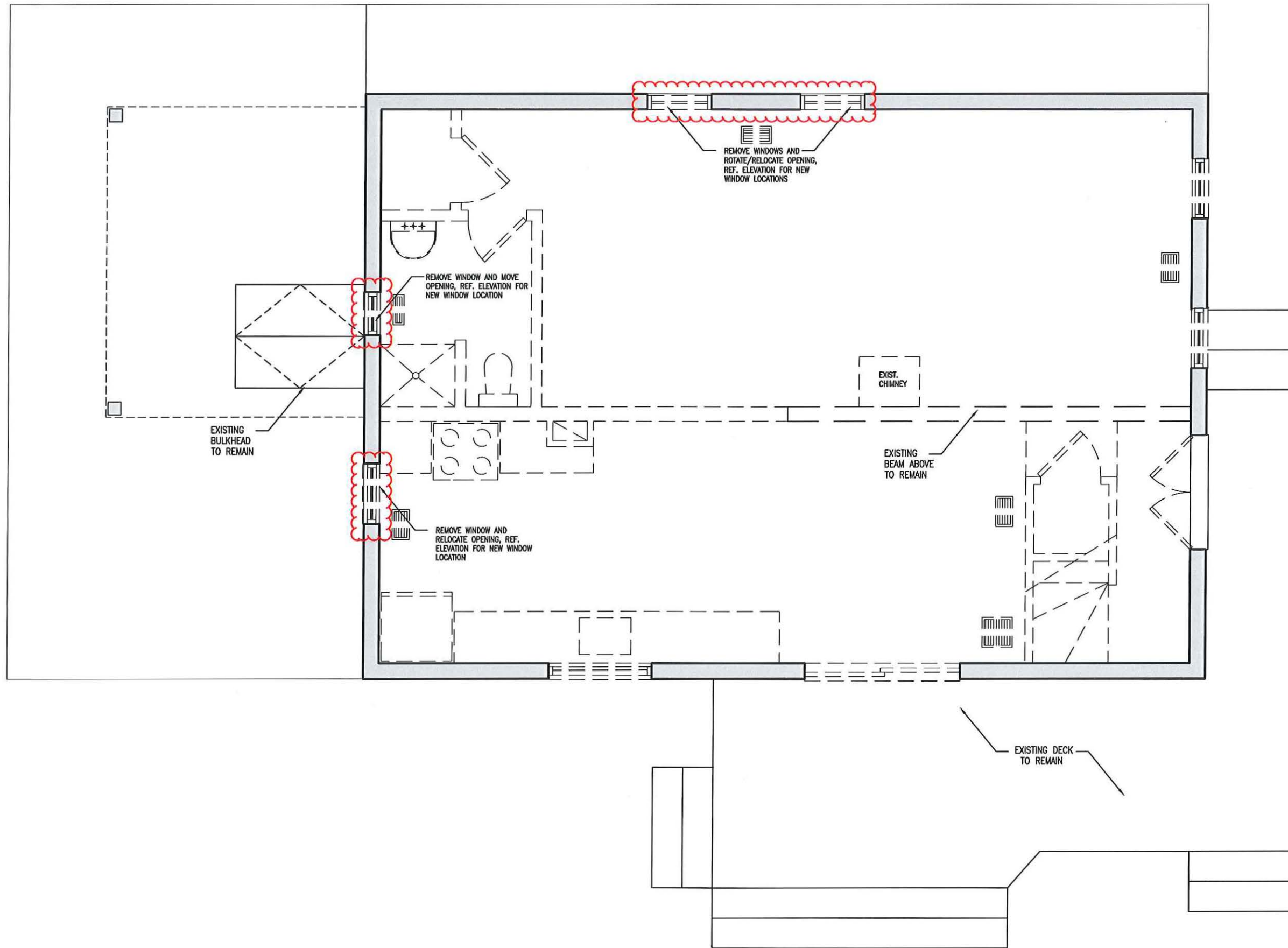










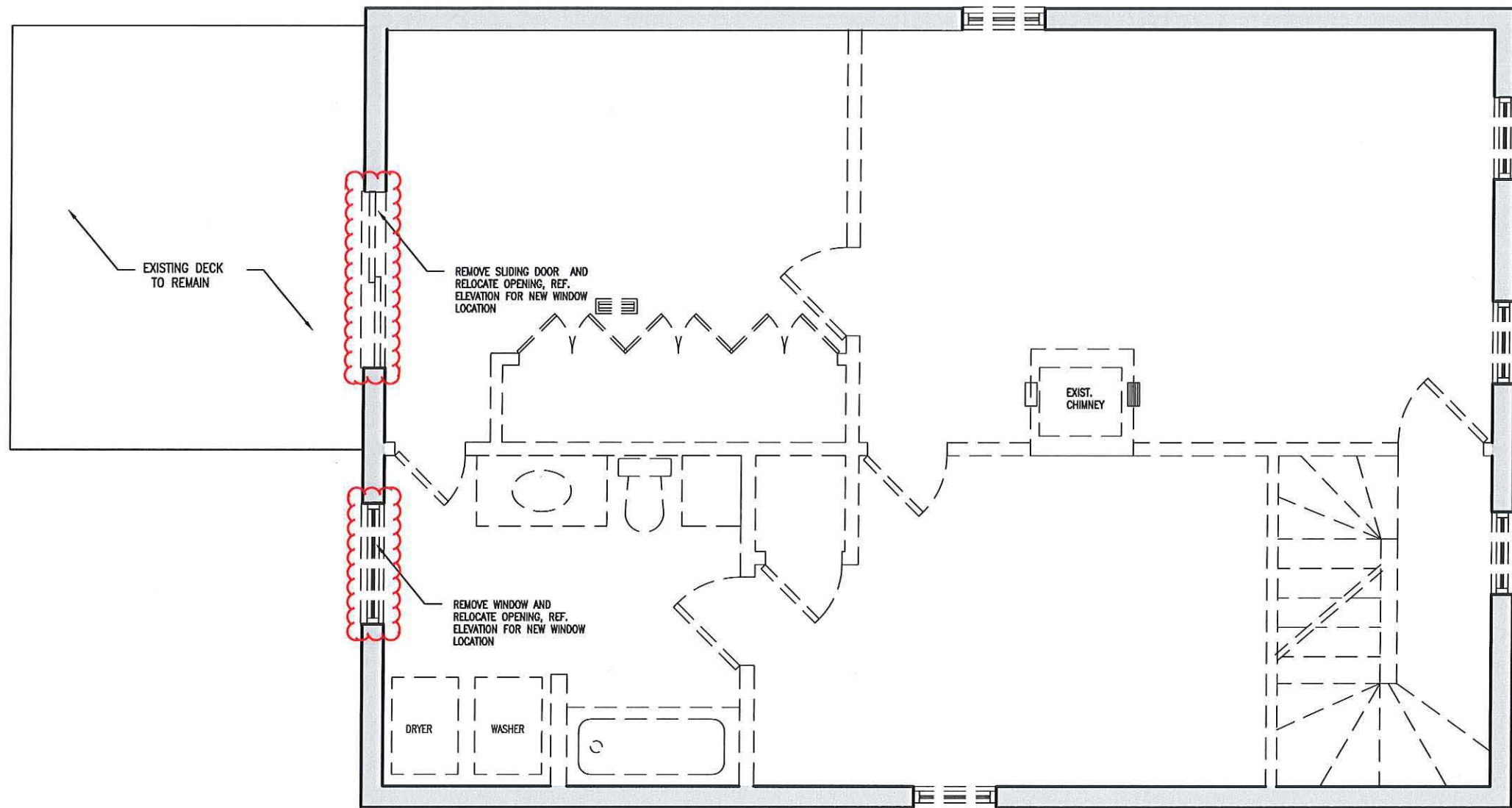
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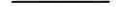





- DEMO LEGEND**
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 -  EXISTING WALL/ STRUCTURE TO REMAIN
 -  EXISTING TO BE DEMOLISHED
 -  REQUIRING RELIEF

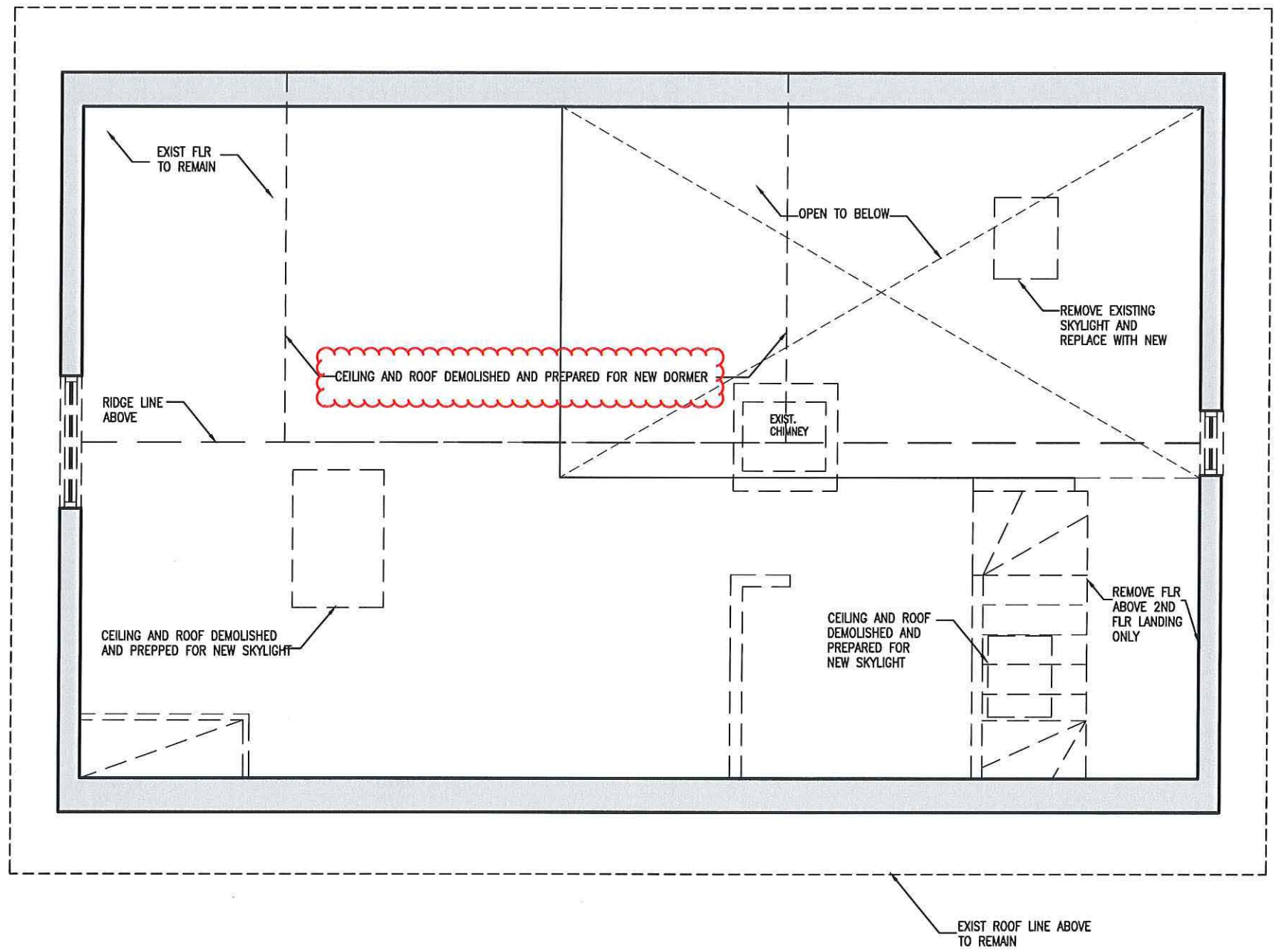








DEMO LEGEND

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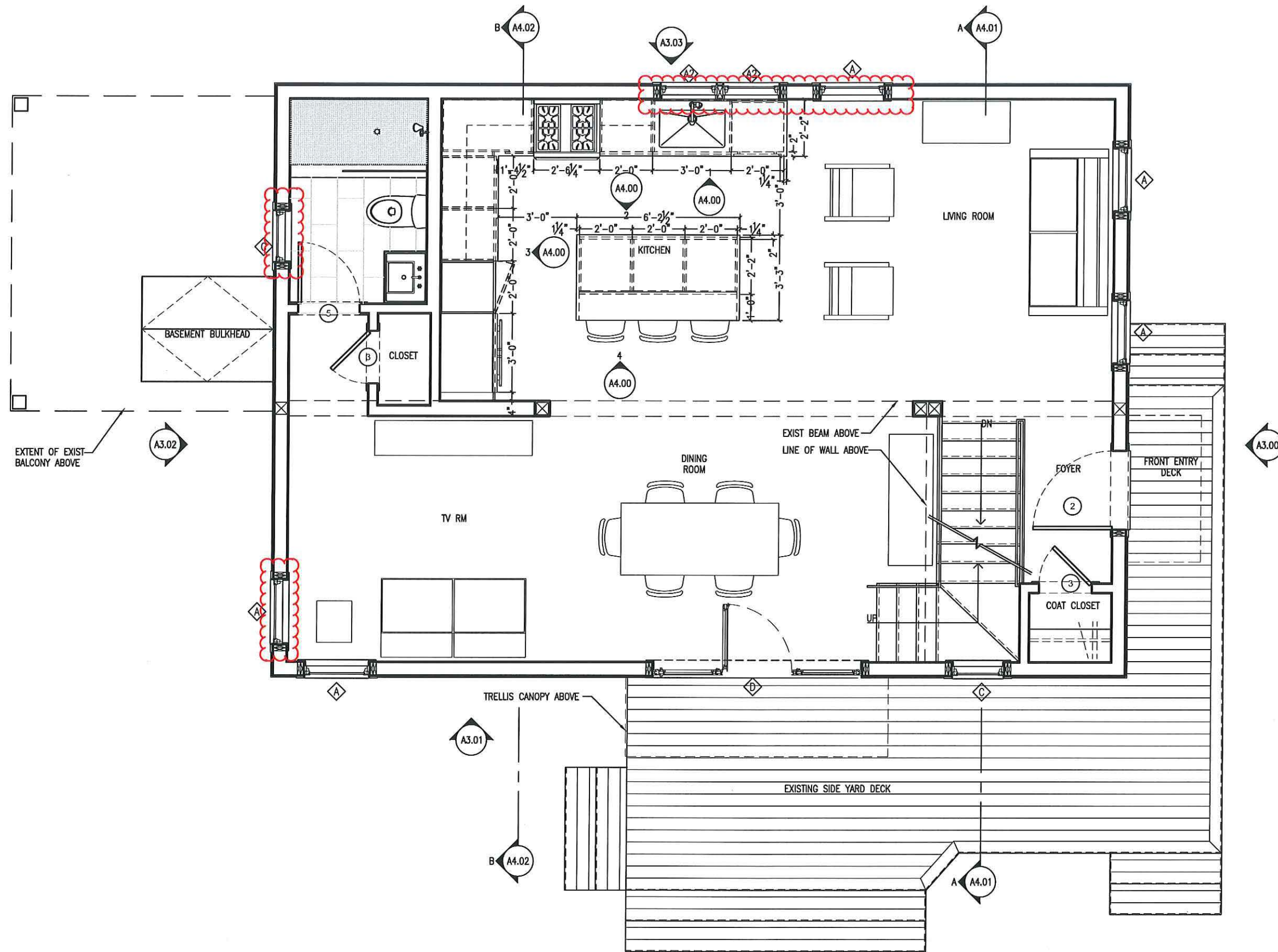




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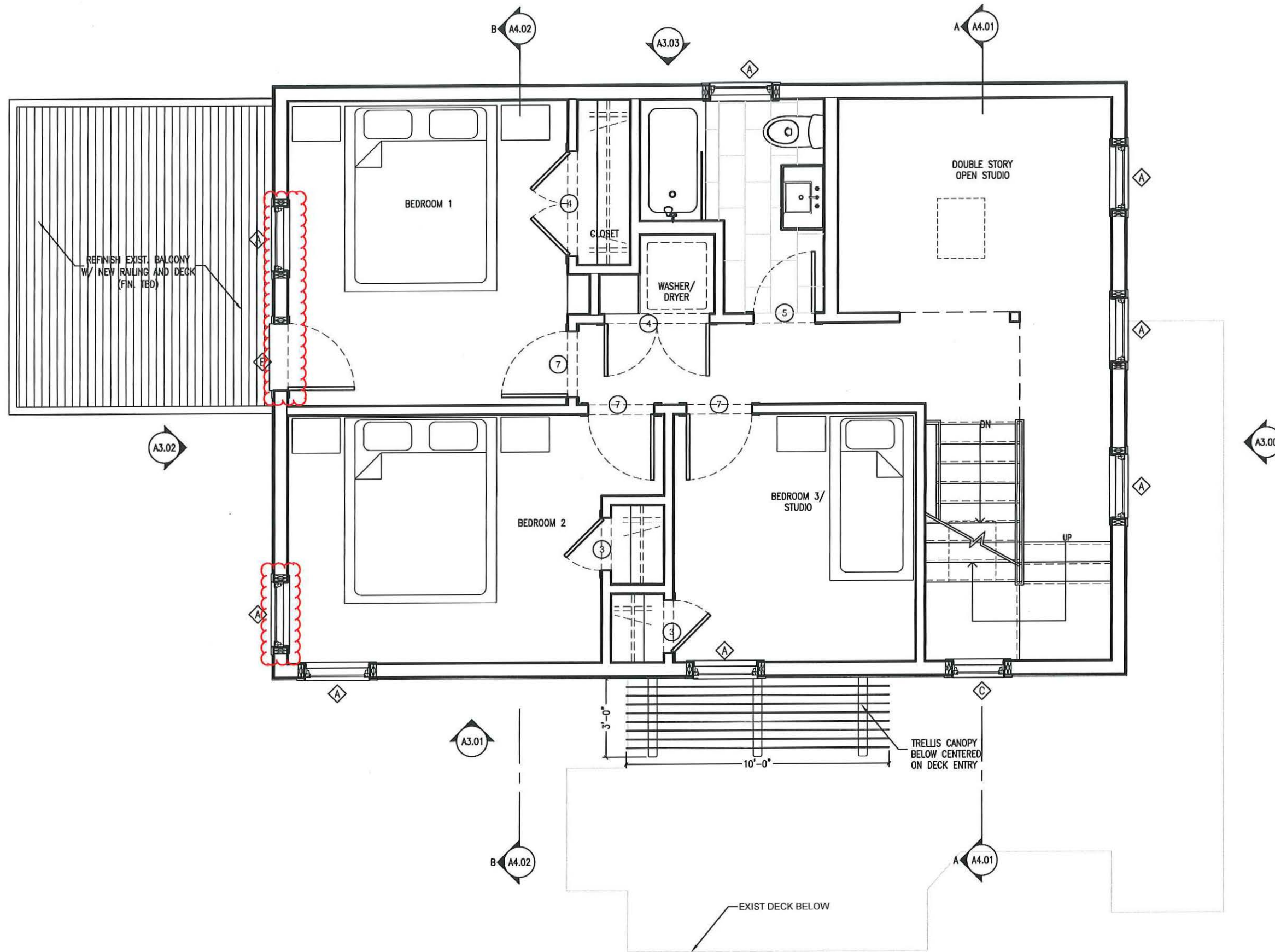
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-  REQUIRING RELIEF





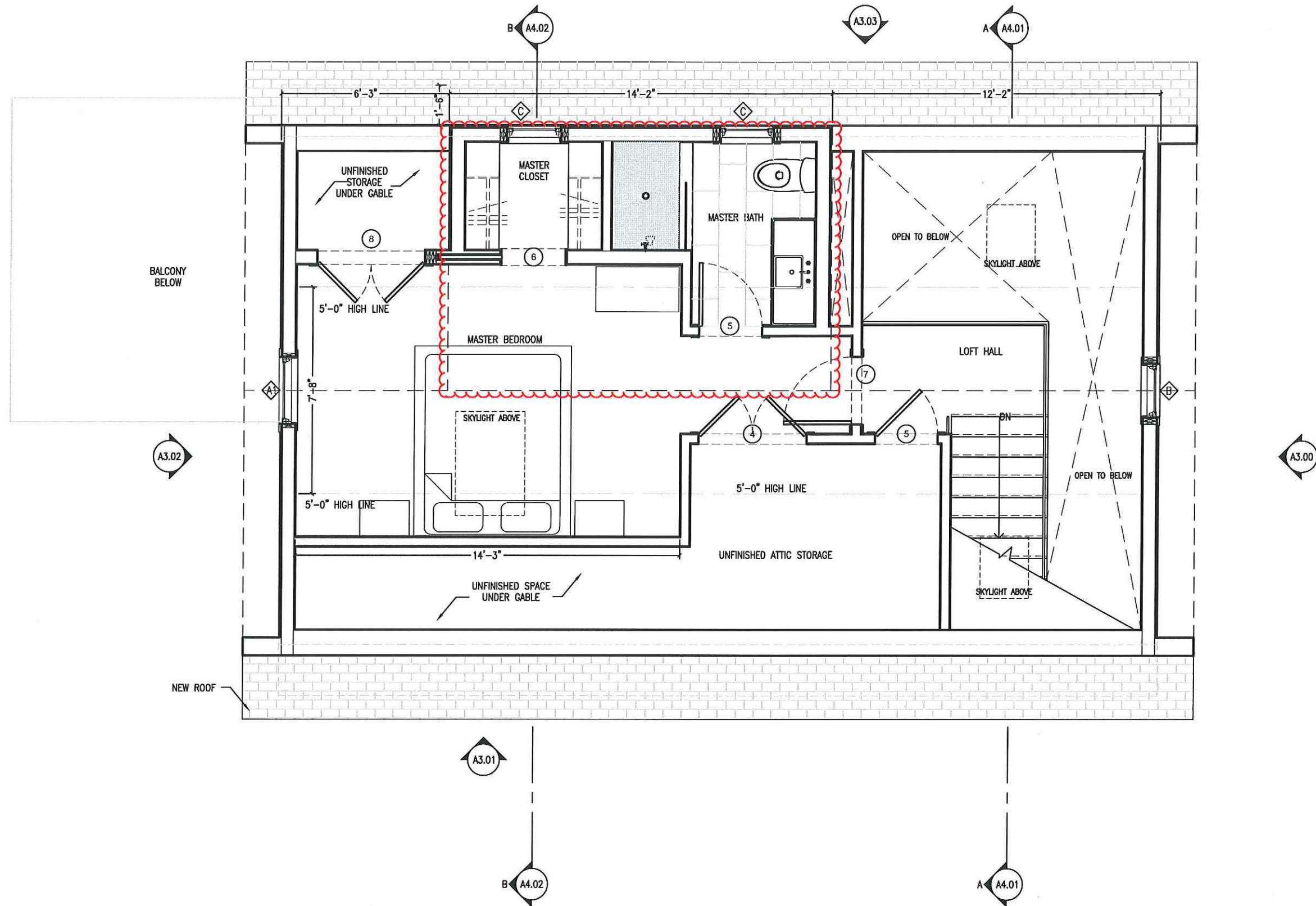
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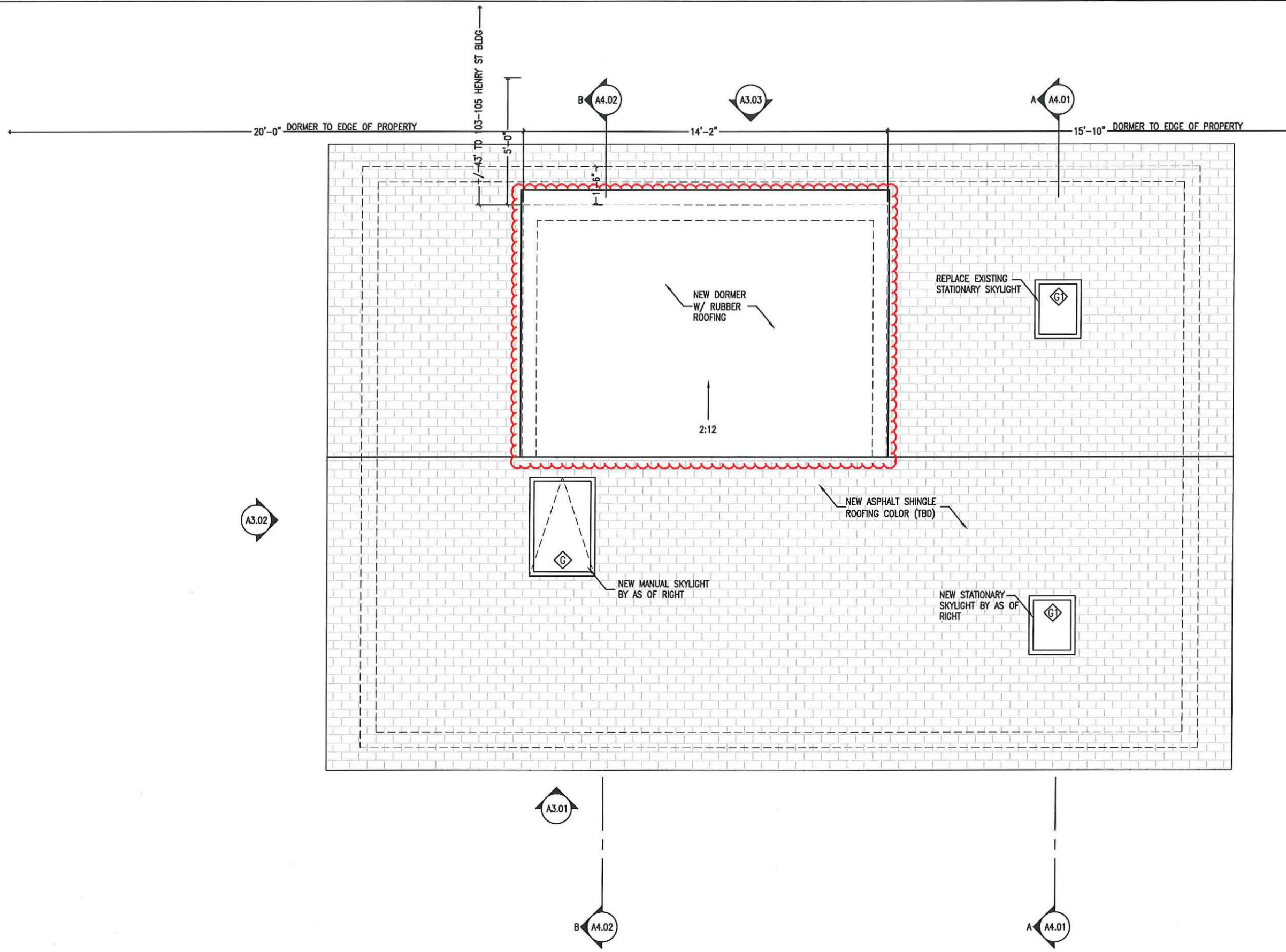
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RELIEF





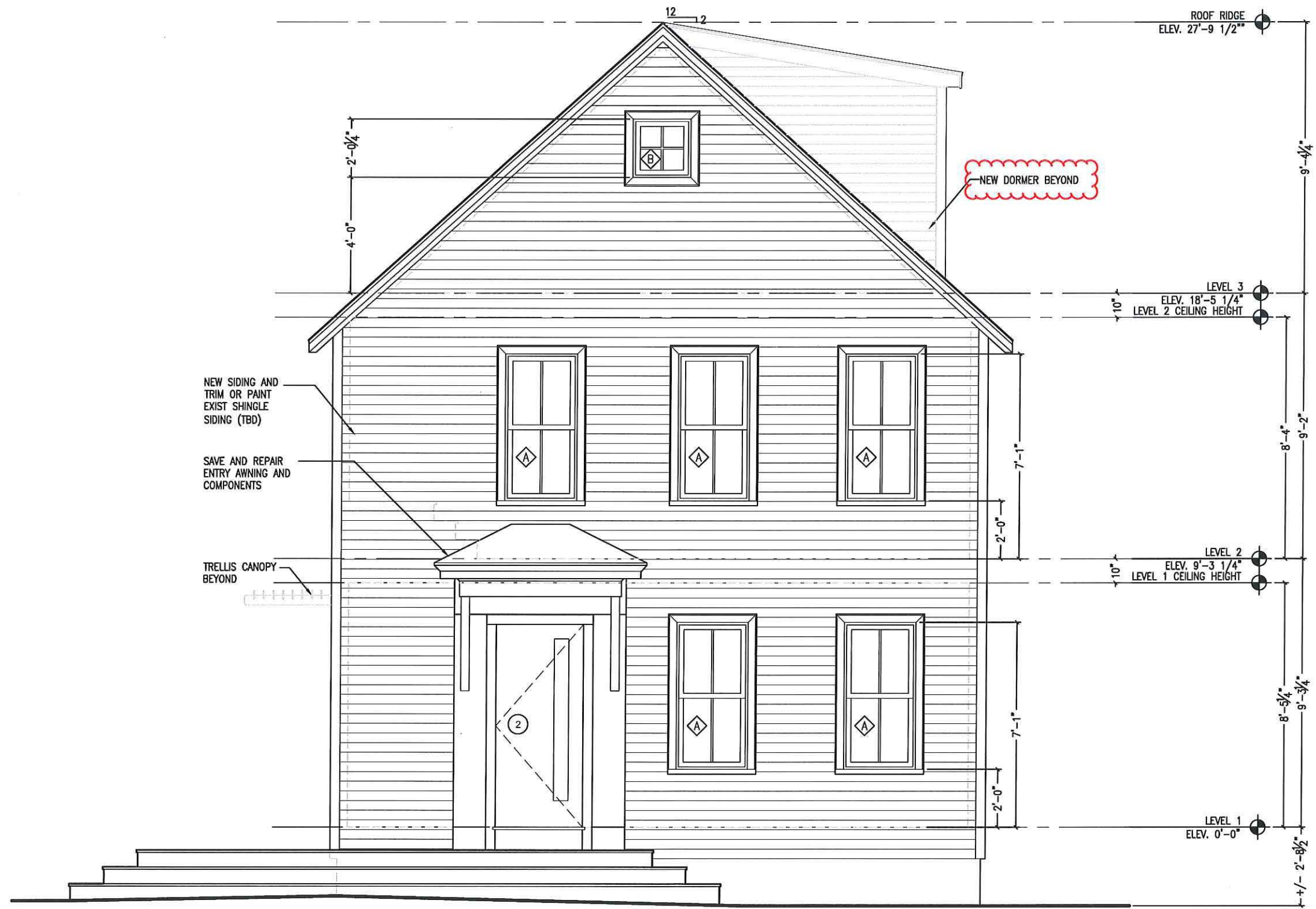
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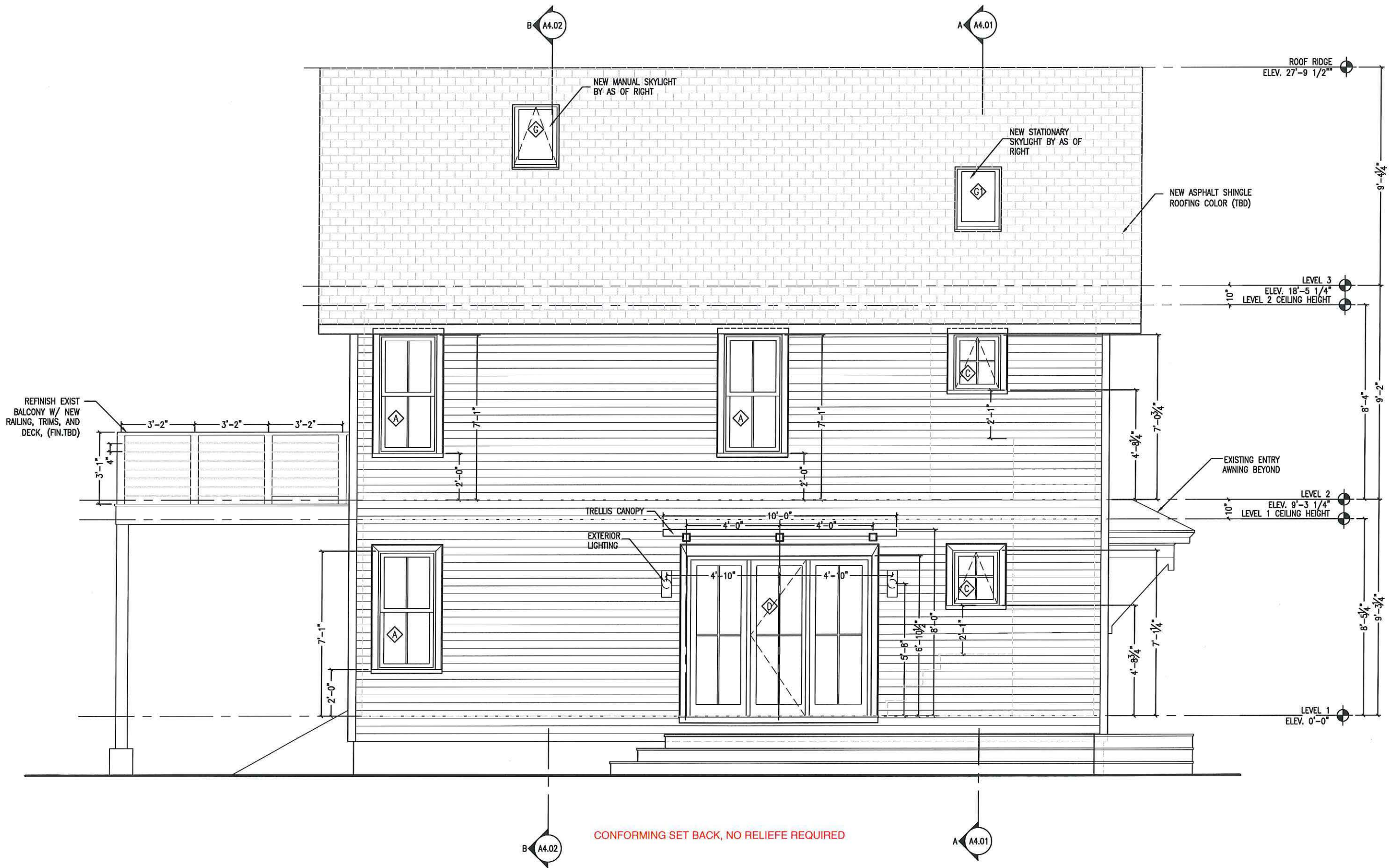
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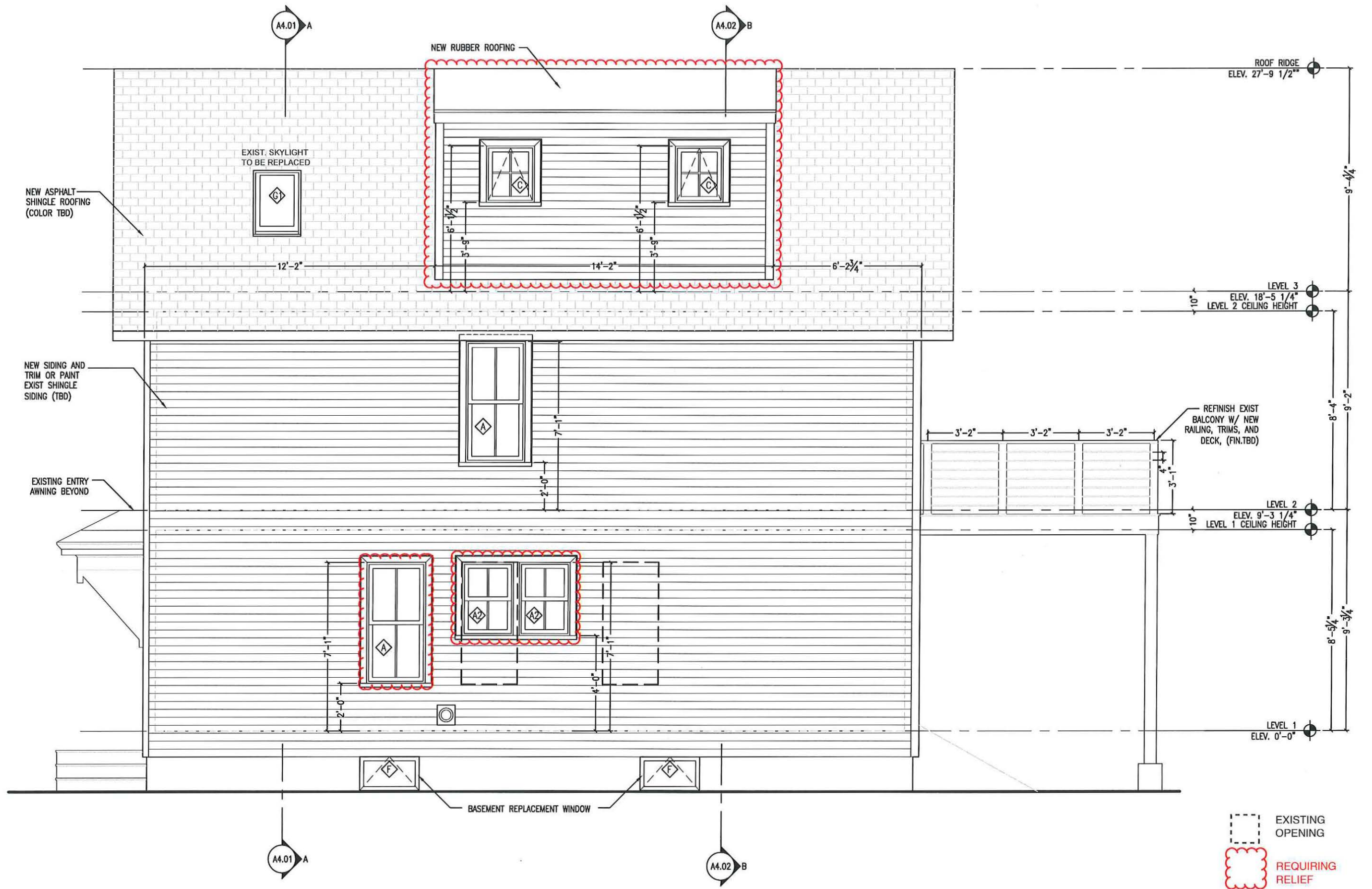
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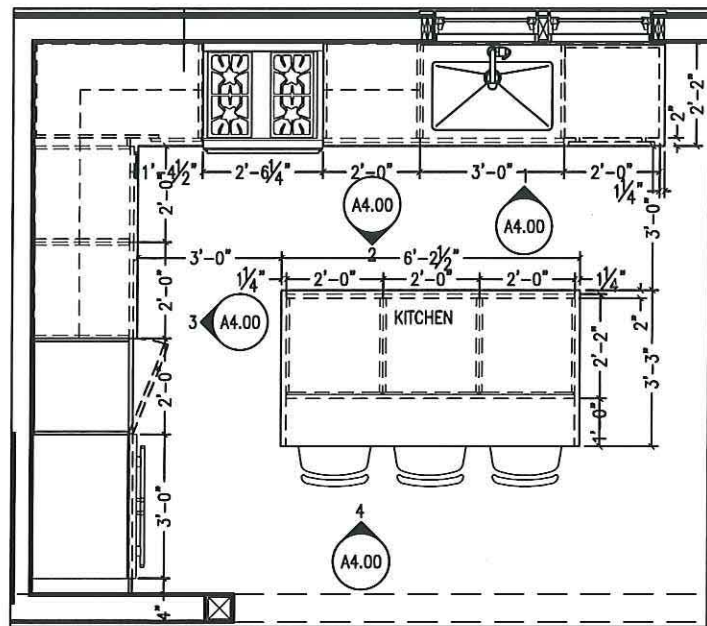
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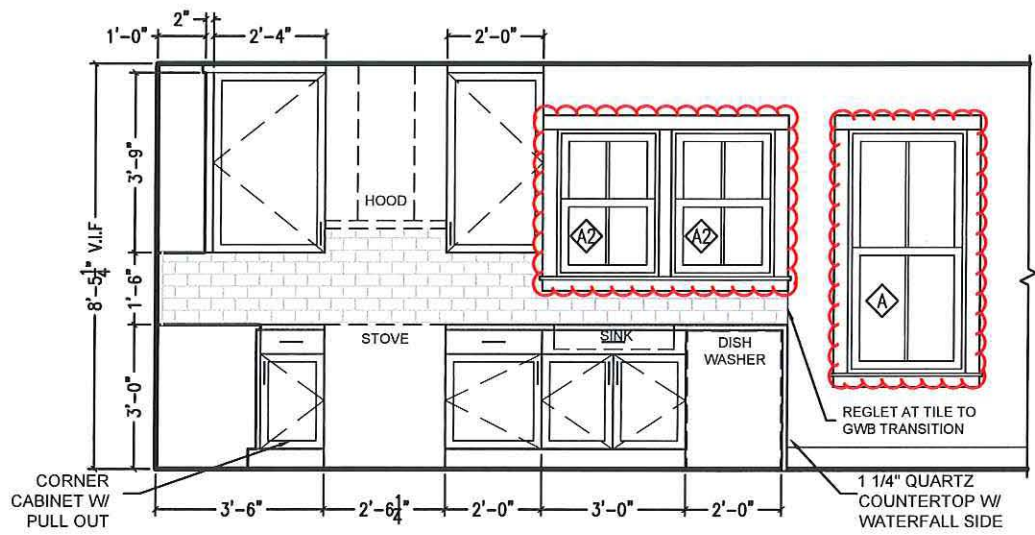
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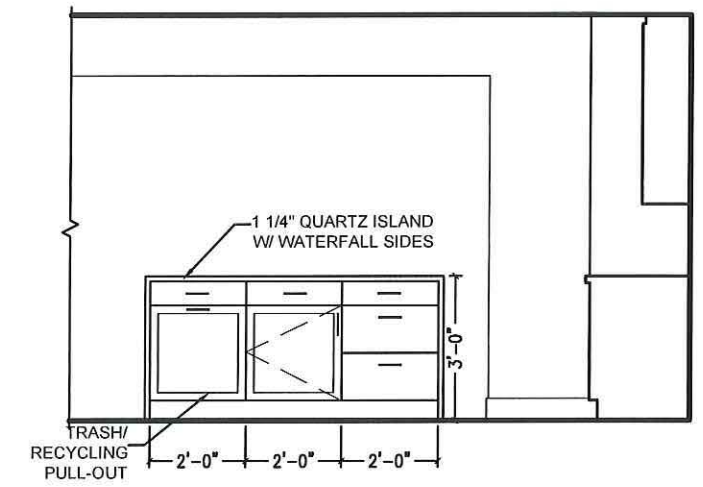




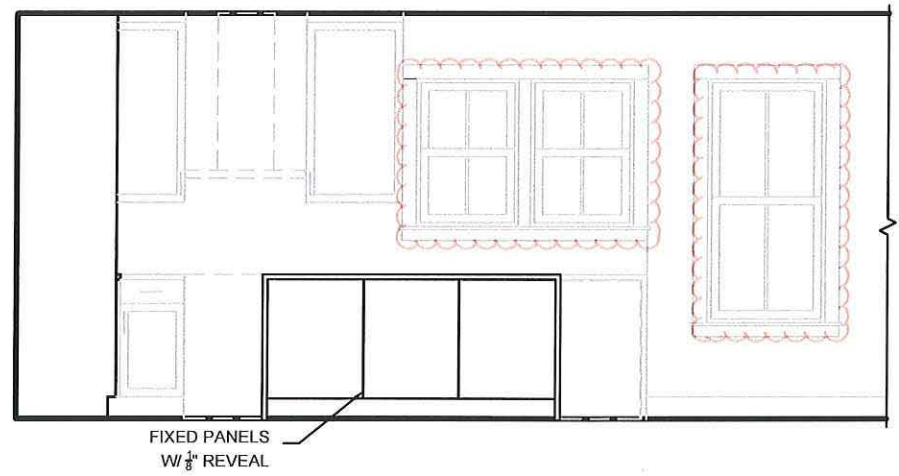
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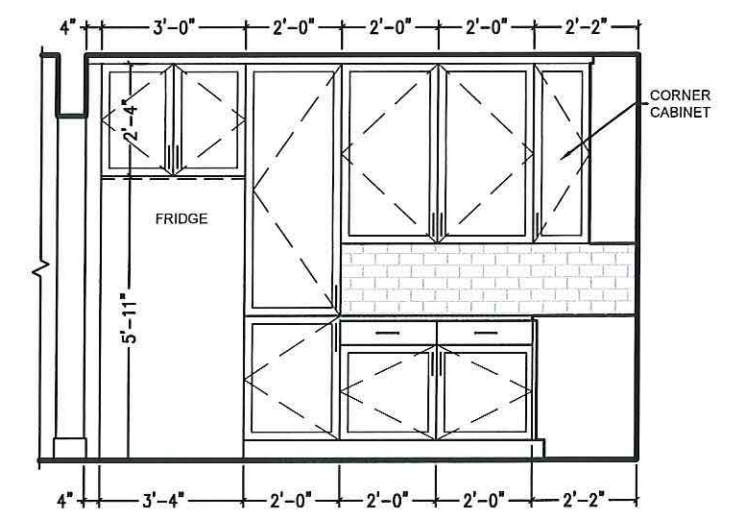
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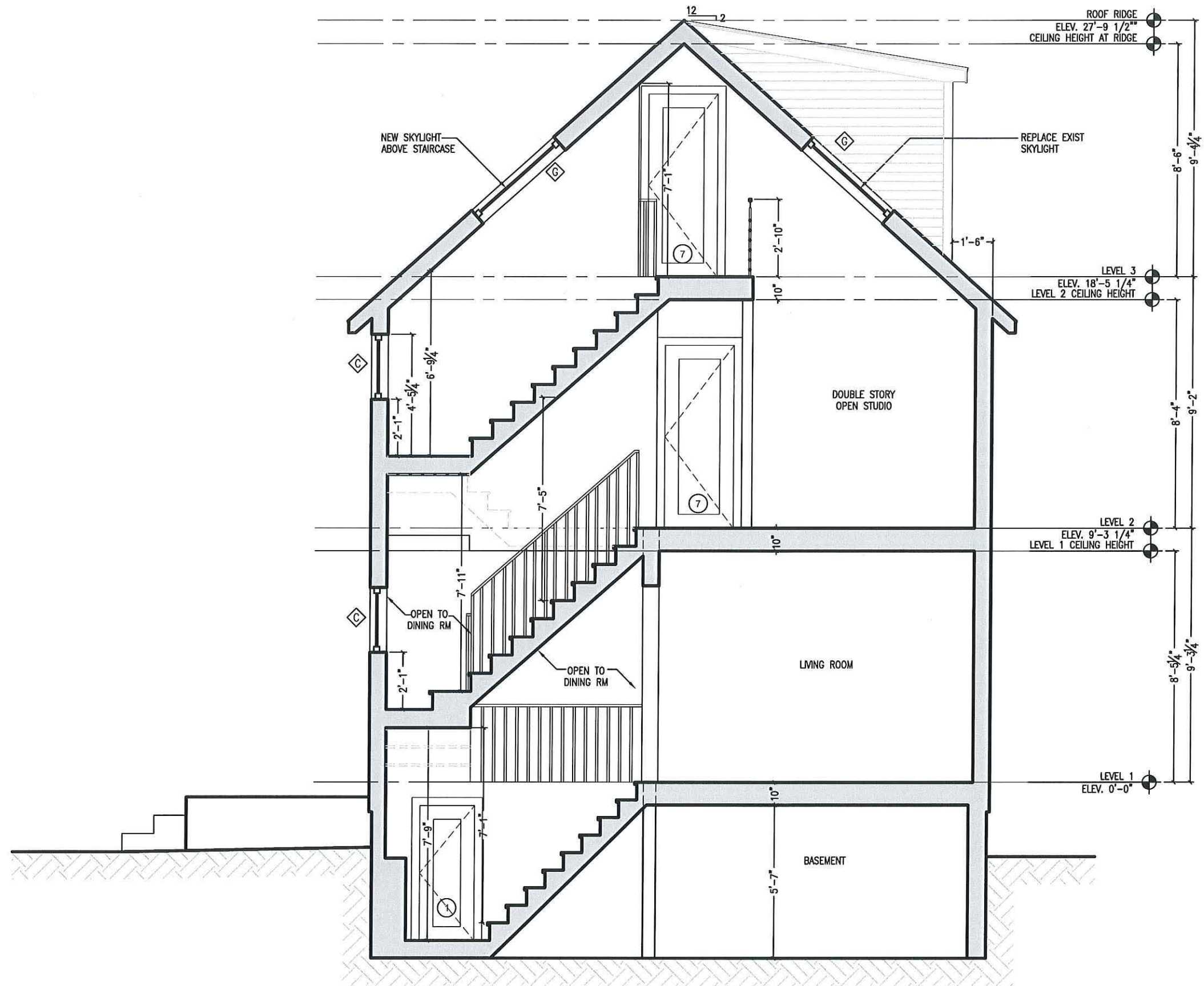
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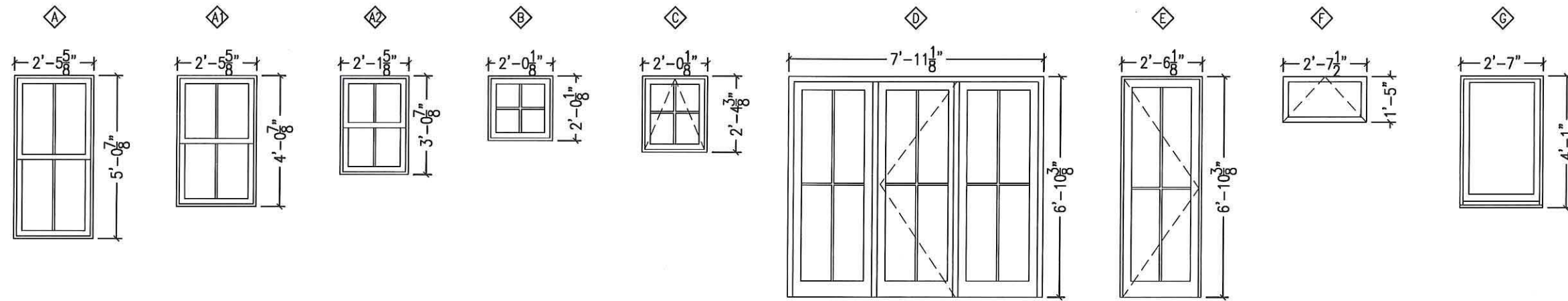
4 KITCHEN ELEVATION



3 KITCHEN ELEVATION

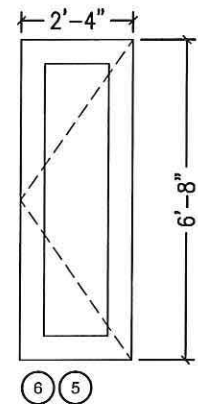
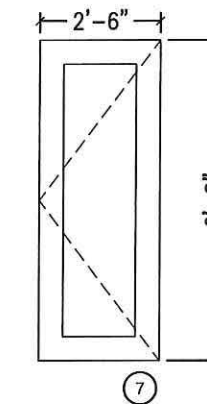
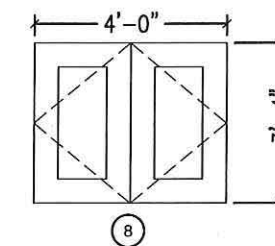
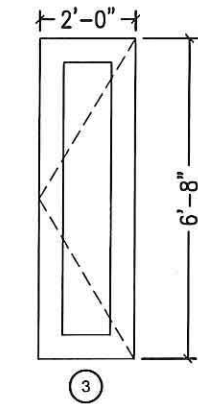
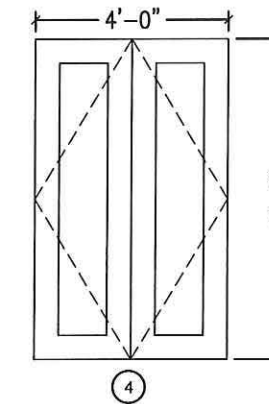
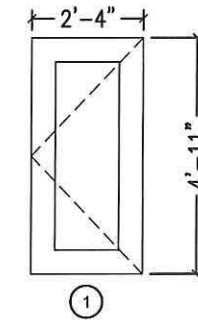
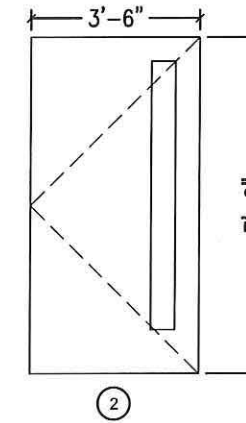


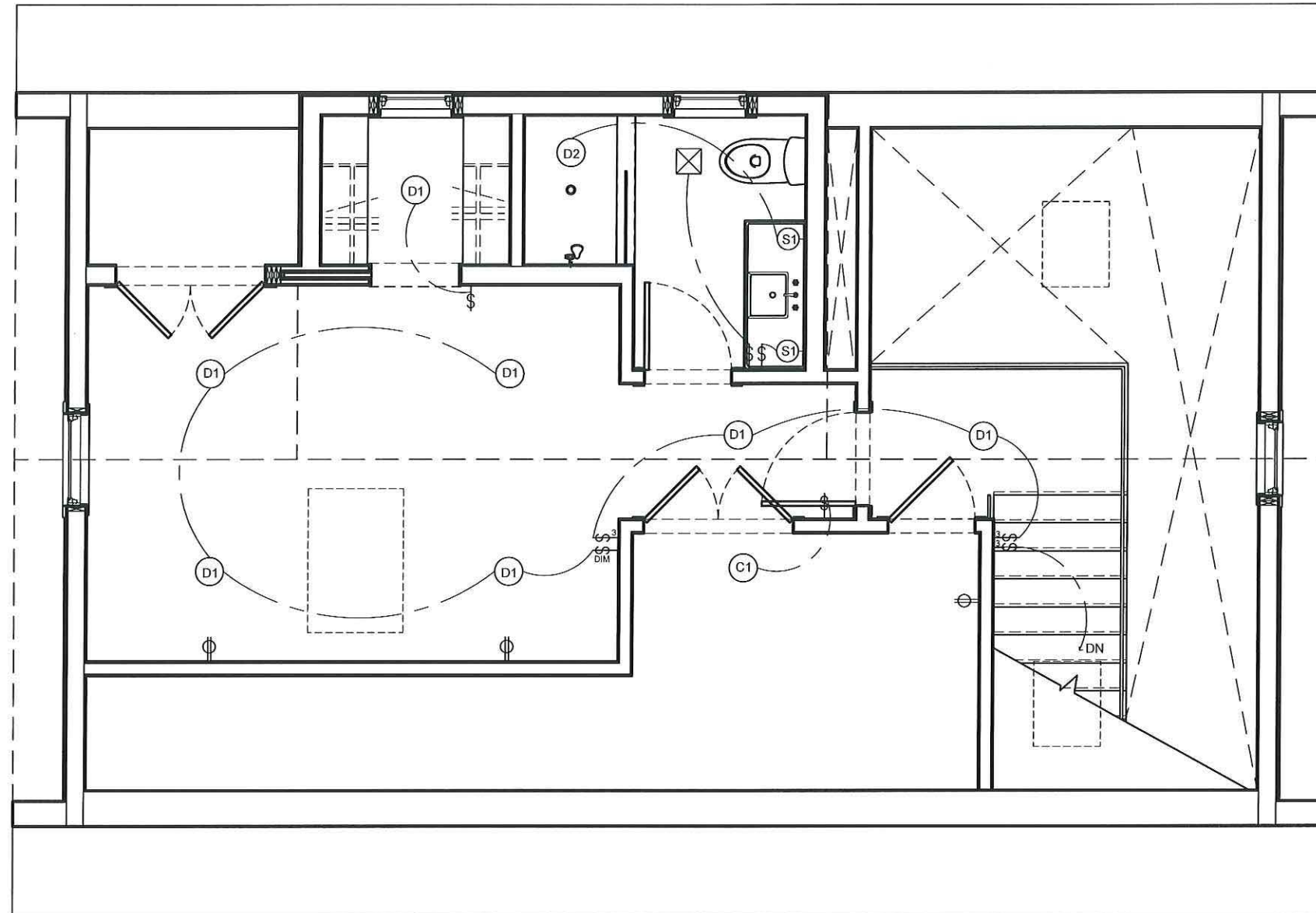




LOCATION	SPACE	#	SYM	UNIT SIZE (WXH)	TYPE	MANUF.	MODEL	NOTE
BASEMENT	OPEN	1	F	2'-7 1/2"X1'-5"	AWN	Anderson	AR281	400 SERIES OR EQUIVALENT, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEV.)
	OPEN	2	F	2'-7 1/2"X1'-5"	AWN	Anderson	AR281	400 SERIES OR EQUIVALENT, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEV.)
	OPEN	3	F	2'-7 1/2"X1'-5"	AWN	Anderson	AR281	400 SERIES OR EQUIVALENT, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEV.)
1ST FLR	LIVING RM	1	A	2'-5 5/8"X5'-0 7/8"	DH	Anderson	TW24410	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	LIVING RM	2	A	2'-5 5/8"X5'-0 7/8"	DH	Anderson	TW24410	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	LIVING RM	3	A	2'-5 5/8"X5'-0 7/8"	DH	Anderson	TW24410	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	TV RM	4	A	2'-5 5/8"X5'-0 7/8"	DH	Anderson	TW24410	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	TV RM	5	A	2'-5 5/8"X5'-0 7/8"	DH	Anderson	TW24410	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	KITCHEN	1	A2	2'-1 5/8"X3'-0 7/8"	DH	Anderson	TW20210	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	KITCHEN	2	A2	2'-1 5/8"X3'-0 7/8"	DH	Anderson	TW20210	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	BATHRM	2	C	2'-0" 1/8"X2'-4 3/8"	AWN	Anderson	AW21	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	STAIR	1	C	2'-0" 1/8"X2'-4 3/8"	AWN	Anderson	AW21	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
DINING RM	1	D	7'-11 1/8"X6'-10 3/8"	FWD	Anderson	FWH80611SASL	400 SERIES, WHITE (INT.), BLACK (EXT.), SATIN NICKEL (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)	
2nd FLR	OPEN STUDIO	1	A	2'-5 5/8"X5'-0 7/8"	DH	Anderson	TW24410	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	OPEN STUDIO	2	A	2'-5 5/8"X5'-0 7/8"	DH	Anderson	TW24410	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	OPEN STUDIO	3	A	2'-5 5/8"X5'-0 7/8"	DH	Anderson	TW24410	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	BEDRM3	1	A	2'-5 5/8"X5'-0 7/8"	DH	Anderson	TW24410	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	BEDRM2	1	A	2'-5 5/8"X5'-0 7/8"	DH	Anderson	TW24410	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	BEDRM2	2	A	2'-5 5/8"X5'-0 7/8"	DH	Anderson	TW24410	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	STAIR	1	C	2'-0" 1/8"X2'-4 3/8"	AWN	Anderson	AW21	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	BATHRM	1	A	2'-5 5/8"X5'-0 7/8"	DH	Anderson	TW24410	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	BEDRM1	1	A	2'-5 5/8"X5'-0 7/8"	DH	Anderson	TW24410	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	BEDRM1	1	E	2'-6 1/2"X7'-0"	FWD	Anderson	FWH27611AR	400 SERIES, WHITE (INT.), BLACK (EXT.), SATIN NICKEL (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
3RD FLR	MASTER BED	1	A1	2'-5 5/8"X4'-0 7/8"	DH	Anderson	TW24310	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	HALLWAY	1	B	2'-0 1/8"X2'-0 1/8"	AWN	Anderson	A21	400 SERIES, WHITE (INT.), BLACK (EXT.), FIXED (NO HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	MASTER BATH	1	C	2'-0" 1/8"X2'-4 3/8"	AWN	Anderson	AW21	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	MASTER CLOSET	1	C	2'-0" 1/8"X2'-4 3/8"	AWN	Anderson	AW21	400 SERIES, WHITE (INT.), BLACK (EXT.), STANDARD WHITE (HARDWARE), GRILL - MODIFIED COLONIAL (SEE ELEVATIONS)
	STAIR	1	G	1'-9 1/2"x 2'-3 3/8"	SL	VELUX	C01	STATIONARY SKYLIGHT - FRESH AIR SKYLIGHT (VS), DECK MOUNTED
	MASTER BED	1	G1	2'-6 9/16"x 3'-0 1/2"	SL	VELUX	M06	MANUAL SKYLIGHT - MANUAL FRESH AIR SKYLIGHT (VS), DECK MOUNTED
OPEN STUDIO	2	G	1'-9 1/2"x 2'-3 3/8"	SL	VELUX	C01	STATIONARY SKYLIGHT - FRESH AIR SKYLIGHT (VS), DECK MOUNTED	

	#	SYM	LOCATION	WALL	DIMS	MANF.	MODEL	FINISH	HARDWARE	NOTE
BASEMENT	1	1	BASEMENT	2X4	2'-4"x4'-11"	TBD	TBD	WHITE	TBD	
1ST FLR	1	2	ENTRY	EXTERIOR	3'-0"x7'-0"	SIMPSON	4974 ARTIST	TBD	TBD	
	1	3	CLOSEST	2X4	2'-0"x6'-8"	TBD	TBD	WHITE	TBD	
	2	3	CLOSEST	2X4	2'-0"x6'-8"	TBD	TBD	WHITE	TBD	
	1	5	BATH	2X4	2'-4"x6'-8"	TBD	TBD	WHITE	TBD	
2ND FLR	1	4	LAUNDRY	2X4	4'-0"x6'-8"	TBD	TBD	WHITE	TBD	
	2	4	BEDRM 1 CLOSET	2X4	4'-0"x6'-8"	TBD	TBD	WHITE	TBD	
	1	3	BEDRM 2 CLOSET	2X4	2'-0"x6'-8"	TBD	TBD	WHITE	TBD	
	2	3	BEDRM 3 CLOSET	2X4	2'-0"x6'-8"	TBD	TBD	WHITE	TBD	
	1	5	BATH	2X4	2'-4"x6'-8"	TBD	TBD	WHITE	TBD	
	1	7	BEDRM 1	2X4	2'-6"x6'-8"	TBD	TBD	WHITE	TBD	
	2	7	BEDRM 2	2X4	2'-6"x6'-8"	TBD	TBD	WHITE	TBD	
3RD FLR	3	7	BEDRM 3	2X4	2'-6"x6'-8"	TBD	TBD	WHITE	TBD	
	1	5	STORAGE	2X4	2'-4"x6'-8"	TBD	TBD	WHITE	TBD	
	1	4	STORAGE	2X4	4'-0"x6'-8"	TBD	TBD	WHITE	TBD	
	1	7	MASTER BEDRM	2X4	2'-6"x6'-8"	TBD	TBD	WHITE	TBD	
	1	6	MASTER CLOSET	2X6	2'-4"x6'-8"	TBD	TBD	WHITE	TBD	POCKET DOOR
	1	8	STORAGE	2X6	4'-0"x3'-4"	TBD	TBD	WHITE	TBD	
	1	5	MASTER BATH	2X4	2'-4"x6'-8"	TBD	TBD	WHITE	TBD	





FIXTURE LEGEND

- ⊙ D 4" LED RECESSED LIGHT
- ⊙ C CEILING MTD. OFCI
- ⊙ S WALL SCONCE OFCI
- ⊙ P PENDENT OFCI
- △ CABLE
- ⊗ EXHAUST FAN
- ⊙ CF CEILING FAN OFCI

GENERAL NOTE

ALL OUTLETS NOT SHOWN TO BE DONE PER CODE.





NORTH EAST ELEVATION (FACING 120 CHESTNUT ST.)



NORTHWEST ELEVATION (FACING 1 PEARL ST PL AND PEARL ST)



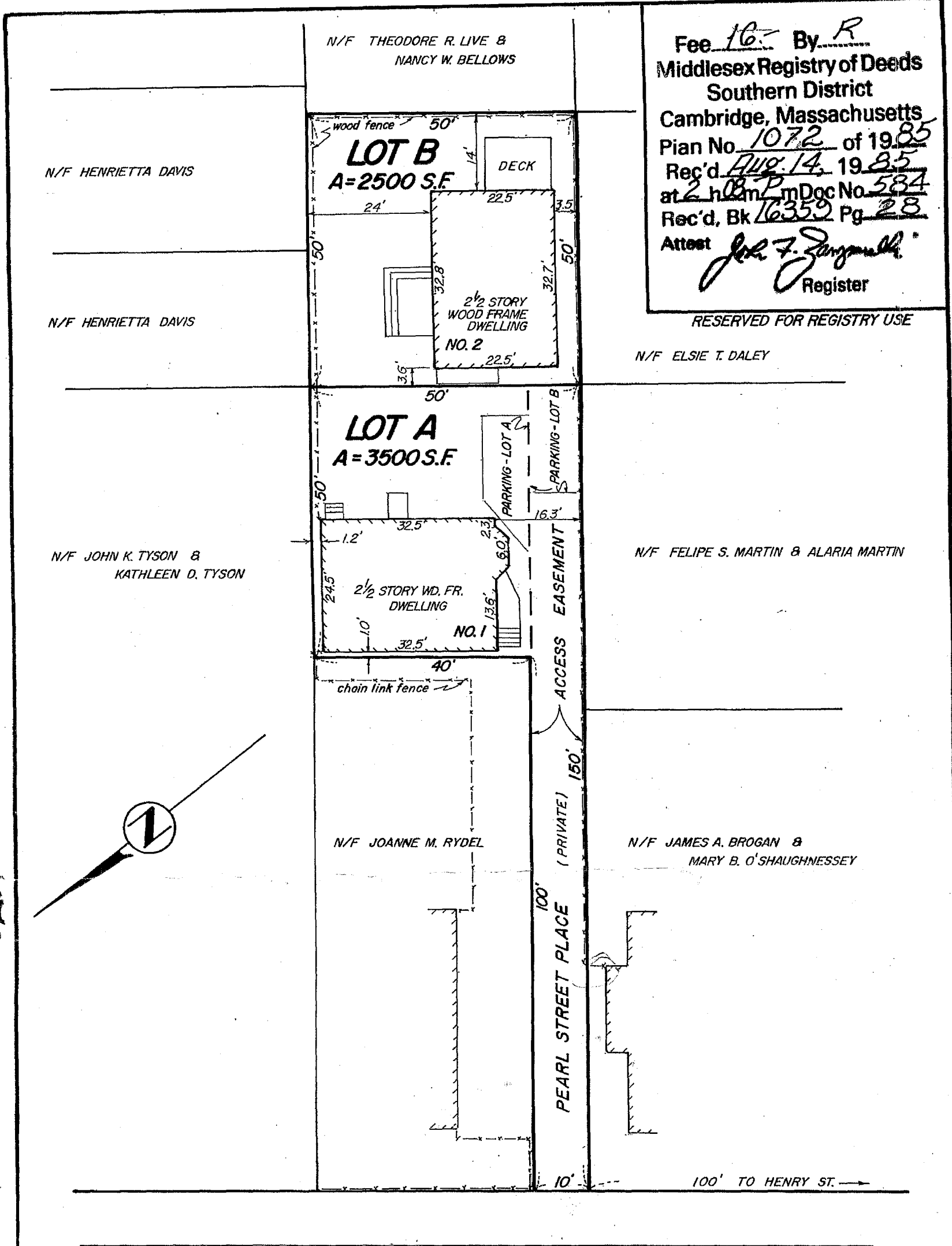
SOUTHEAST ELEVATION (FACING 4 HASTINGS SQ)



SOUTHWEST ELEVATION (FACING 103 HENRY ST)

Fee 16. By R
 Middlesex Registry of Deeds
 Southern District
 Cambridge, Massachusetts
 Plan No. 1072 of 1985
 Rec'd AUG. 14, 1985
 at 2:08 PM Doc No. 584
 Rec'd, Bk 16359 Pg 28
 Attest John F. Zampella
 Register

RESERVED FOR REGISTRY USE



1072

PEARL STREET (40' WIDE - PUBLIC)

APPROVED FOR ZONING
7/26/85 Pre existing non-conforming
 5-1-1871
PLAN OF EXISTING SUBDIVISION
CAMBRIDGE, MASS.

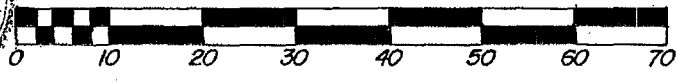
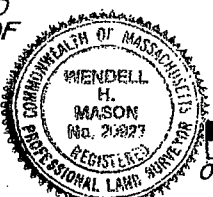
PROPERTY REFERENCES:
 MIDDLESEX COUNTY REGISTRY OF DEEDS:
 BOOK 15606, PAGE 572
 PLAN BOOK 20 B, PLAN 58

APPROVAL UNDER SUBDIVISION CONTROL LAW
 NOT REQUIRED.

SCALE: 1" = 16'
 MARCH 11, 1985
 WENDELL H. MASON, PROF. LAND SURVEYOR
 122 ESSEX ST. BEVERLY, MA. 01915

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED
 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF
 THE REGISTERS OF DEEDS AS AMENDED JAN. 1, 1976.

Wendell H. Mason
 PROFESSIONAL LAND SURVEYOR



PLAN NUMBER 1072 OF 1985
 RECORDED, BOOK 16359 PAGE 28 1072



A



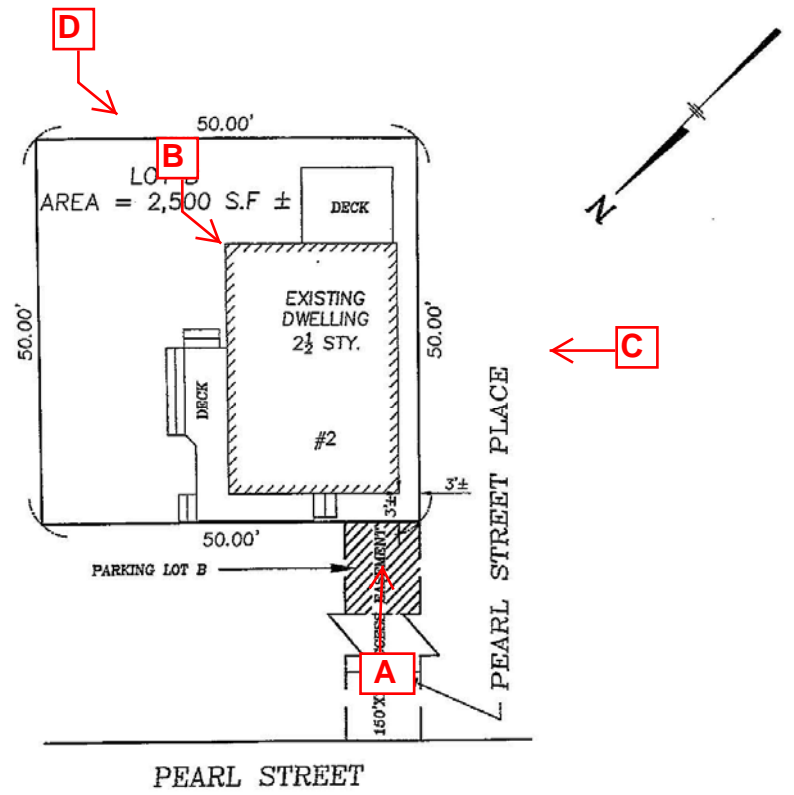
B



C



D



Re: Your building plans

From: Nancy Woods (nancywoods68@gmail.com)

To: mahta_ostovari@yahoo.com

Date: Wednesday, November 18, 2020, 05:05 PM EST

Hi Mahta and Chris,

We are totally fine with the new design. You have our full endorsement. Fingers crossed!

Nancy and Fred

On Wed, Nov 18, 2020 at 1:05 PM mahta ostovari <mahta_ostovari@yahoo.com> wrote:

Hi Nancy,

Nice to hear from you. We had a HUGE branch coming down in our yard from a tree between Henrietta's house and her neighbors in the yellow house (forgot their names). Thanks to Chris, it took him couple of days to chop it all off and bag the pieces.

We have been through some redesign of the dormer and have flipped it to face Alice's house who so kindly received the idea and has given us her full endorsement. We are hoping that you and Fred are fine with the revised design too since you kindly agreed with the initial design. Attached is the new set of rendering that will be resubmitted to the city for review soon.

Thanks again for checking in.

Please let us know if you have any questions regarding the new revision.

Best,
Chris and Mahta

On Wednesday, November 18, 2020, 10:59:36 AM EST, Nancy Woods <nancywoods68@gmail.com> wrote:

Hi Mahta and Chris,

I was wondering if you have new plans. We're in Seattle, as you know, and I don't track my emails as closely, for some reason. We'd love any up dates!

By the way, you may have noticed that right after we left, a big limb from the Silver Maple fell across our yard and into 2 Henry Street yards. It cost \$1K to remove it! Fortunately no damage to fences, etc. We recently pruned a limb that went across your house--thank goodness.

Nancy and Fred

--

[Nancy Wells Woods](#)
[4 Hastings Square](#)
[Cambridge MA 02139](#)
[Land line: 617-661-7533](#)
[Cell: 617-583-2316](#)

From: [Alice Gugelmann](#)
To: [Christopher Pinkham](#); [Philippe Luedi-Gugelmann](#)
Cc: [Ostovari, Mahta](#)
Subject: Re: Update to 2 Pearl
Date: Monday, November 9, 2020 4:09:49 AM

External Email - Use Caution

Hi Chris and Mahta,

We are doing great, thanks. And everyone here in Switzerland is really happy about the election, it's pretty crazy how well-informed people on the street are about American politics!

We think your dormer is great, and would be happy to write a neighbor letter if you need it. We made a dormer on our condo on Columbia St and really liked the guy who did it, so let us know if you're looking for builders. He exclusively does the dormer, not any interior work.

When it is done we can make a zip line from your windows to our porch!

Good luck with the planning and building!

Alice and Philippe

On Mon, Nov 9, 2020 at 12:53 AM Christopher Pinkham <christopherpinkham@yahoo.com> wrote:

Hi Alice –

Hope all is well with you and your family. I am writing to update you on the renovation to 2 Pearl Place and what we would like to propose to the city zoning board. We are hoping to add a dormer to make our 3rd floor more of a functional living space. The house is already non-conforming so we may need a bit of neighborly support. Please take a look at our plan and let us know what you think.

Best,
Chris

RE: Renovation Update

From: Philippe Luedi (philippe@luedi-gugelmann.com)
To: christopherpinkham@yahoo.com; mahta_ostovari@yahoo.com
Cc: alice.gugelmann@gmail.com
Date: Thursday, December 3, 2020, 07:57 AM EST

Dear Mahta and Chris,

I can see the difference in version 3 relative to version 2: a greater offset of the dormer relative to the main wall. We had the same dilemma at Columbia Street. It's really too bad that this is required in order to get approval.

But be that as it may. We approve of the proposed design and support your application.

If you would like a more formal letter, we'd be happy to sign and mail such a document. Just email us a draft.

Best,

Alice and Philippe

From: Christopher Pinkham <christopherpinkham@yahoo.com>
Sent: Wednesday, December 2, 2020 20:20
To: alice.gugelmann@gmail.com; philippe@luedi-gugelmann.com
Cc: Christopher Pinkham <mahta_ostovari@yahoo.com>
Subject: Renovation Update

Dear Philippe and Alice,

We hope you had a nice Thanksgiving holiday. Mahta and I are reaching out with an update on the progress of our home renovation and kindly ask for your show of support. We will be presenting the city with the attached new and revised design; relocating the dormer to the south side of the house. As you know, the immediate neighbor's approvals will play a vital role in getting the city to agree to our proposal. We know we have bothered you about this once before but we greatly appreciate it, if you could email us a formal letter of support or a reply to this email with your endorsement of our design so we can send it to the city.

We look forward to your response.

Thank you,

Chris
(& Mahta & Minoo)

**Fwd: 2 Pearl St PI Renovation Update**

From: Christopher Pinkham (christopherpinkham@yahoo.com)

To: mahta_ostovari@yahoo.com

Date: Wednesday, December 9, 2020, 12:46 PM EST

Begin forwarded message:

From: Henrietta Davis <henridavis@gmail.com>
Date: December 8, 2020 at 12:40:40 PM EST
To: Christopher Pinkham <christopherpinkham@yahoo.com>
Subject: Re: 2 Pearl St PI Renovation Update

Dear Chris and Mahta-

We are writing in response to your request for support of your renovation plan.

We have looked over your plans. With the exception of an open structure over the northeast deck, we see only renovations to existing structures like the decks facing us. We have no problem with these.

As far as we can tell, the major change, the dormer, is on the south and has no impact on us.

Thank you for taking the time to show us your plans. We look forward to having you as our new neighbors! Good luck with your application.

Richard Bock
Henrietta Davis
120 Chestnut St
Cambridge, MA 02139
617-259-0737

On Dec 6, 2020, at 9:24 AM, Christopher Pinkham <christopherpinkham@yahoo.com> wrote:

Perfect. FaceTime is a good idea.
See you at 5:00.

On Dec 6, 2020, at 8:58 AM, Henrietta Davis <henridavis@gmail.com> wrote:

Yes please drop by a plan ahead of time. If you can leave it in our front porch then 5 today sounds good to talk. See my number below. ? We could FaceTime. I'd say meet outside but it will be cold and dark.

Henrietta Davis
120 Chestnut St
Cambridge, MA 02139
617-259-0737

On Dec 6, 2020, at 8:50 AM, Christopher Pinkham <christopherpinkham@yahoo.com> wrote:

Hi Henrietta,

Would you be available at 5:00 this evening to talk? If not, let us know a time and we can make it work on our end. Also, let me know if you would like want a printed version of our plan...I can drop something off prior to our conversation.

Best,
Chris

On Saturday, December 5, 2020, 10:34:20 PM EST, Henrietta Davis <henridavis@gmail.com> wrote:

Hi Chris- sorry not to get back sooner. I'm used to the old fashioned way where you actually see plans and a piece of paper. Maybe we could talk over the phone? My number is below and we will be available tomorrow late afternoon or pretty much anytime Tuesday. My phone number is below.

Henrietta Davis
120 Chestnut St
Cambridge, MA 02139
617-259-0737

On Dec 2, 2020, at 8:23 PM, Christopher Pinkham <christopherpinkham@yahoo.com> wrote:

Dear Richard and Henrietta,

We hope you had a nice Thanksgiving holiday. Mahta and I are reaching out with an update on the progress of our home renovation and kindly ask for your show of support. We will be presenting the city with the attached new and revised design; relocating the dormer to the south side of the house. As you know, the immediate neighbor's approvals will play a vital role in getting the city to agree to our proposal. We greatly appreciate it, if you could email us a formal letter of support or a reply to this email with your endorsement of our design.

We look forward to your response.

Thank you,

Chris
(& Mahta & Minoo)

<2_Pearl_Elevation_V3.pdf>

Re: 2 Pearl Street Pl_Reno_Neighbor Support

From: Tiffany Bartz (tiffbartz@gmail.com)

To: mahta_ostovari@yahoo.com; sbussmann@gmail.com

Cc: christopherpinkham@yahoo.com

Date: Tuesday, December 15, 2020, 08:56 PM EST

Dear Mahta and Chris,

We are so excited that you will soon be our backyard neighbors! Our neighbors are the best part of living where we do. I have always enjoyed our conversations and we are looking forward to getting to know you better and having more communications soon. We are especially excited that your daughter will be here to play with our kids and with the kids next door!

Thank you for sharing your design proposal with us. We have reviewed your plans to add a dormer and fully support them. We believe the work will be an improvement upon the existing condition of your home. If you would like a more formal letter of support, please let us know and we would be happy to provide one. Thank you!

Tiffany and Shane
101 Henry Street, #1

On Mon, Dec 14, 2020 at 1:51 PM mahta ostovari <mahta_ostovari@yahoo.com> wrote:

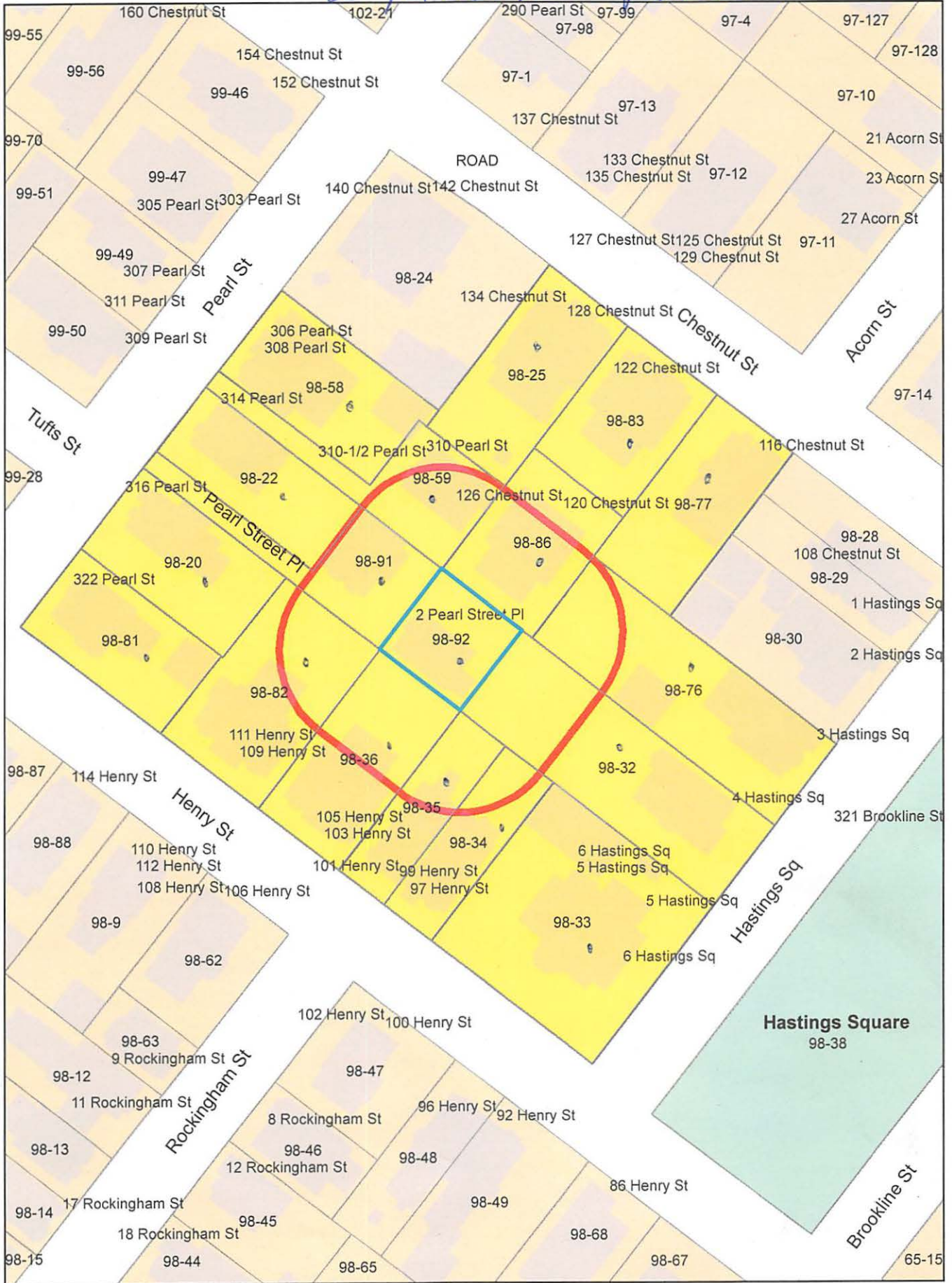
Hi Tiffany,

I hope you had a nice weekend. My apologies for the delay in sending you the information about our new house renovation. Attached is the rendering of the proposed exterior design that illustrates the end result to the best possible. Since you are on the side with the proposed dormer it would be great if you could write us a neighbor support letter that we could attach to our application. Please let us know if there are any further questions regarding our project.

Looking forward to hearing from you,

Sincerely,
Mahta & Chris

2 Pearl St. place



2 Pearl St. pl.

Section

98-59
TYSON, JOHN K.
310 1/2 PEARL ST.
CAMBRIDGE, MA 02139

98-86
DAVIS, HENRIETTA
120 CHESTNUT ST
CAMBRIDGE, MA 02139-4704

98-92
OSTOVARI MAHTA PINKHAM CHRISTOPHER B
2 PEARL STREET PL
CAMBRIDGE, MA 02139

98-33
DELUCIA, RUSSELL J.
6 HASTINGS SQUARE
CAMBRIDGE, MA 02139-4724

98-34
KERSHNER, LAURA A LIFE ESTATE
97 HENRY ST
CAMBRIDGE, MA 02139

98-35
COLE, SUSAN & DAVID EISEN
99 HENRY ST.
CAMBRIDGE, MA 02139

98-58
DOUMA, MARK H., SUE SAGER,
GISELA A. KRAUSE & DAVID N. BEYER
308 PEARL ST
CAMBRIDGE, MA 02139

98-83
HAMILTON, JOHN P., TR., ROBERT L. ROTH &
MARLENE CLAUSS
122 CHESTNUT ST
CAMBRIDGE, MA 02139

98-77
TERRY, LINDA L. & LISSA M. WHEELER
116 CHESTNUT ST., #1
CAMBRIDGE, MA 02139

98-82
MARTIN, FELIPE SUVA,
MARIA CLARA SUVA MARTIN A LIFEESTATE
111 HENRY ST
CAMBRIDGE, MA 02139-4728

98-91
ROOSEVELT, DIRCK & NANCY E. GLOWA
1 PEARL ST PL
CAMBRIDGE, MA 02139

98-20
BROGAN, JAMES O. & MARY B. O'SHAUGHNESSY
C/O STEPHEN O'SHAUGHNESSY
3119 NW 20TH CIRCLE
CAMAS, WA 98607

98-22
ACKMAN, ROBERT S., JO-ANN R.ACKMAN &
JO-ANN R. ACKMAN & ROBERT S. ACKMAN TRS
314 PEARL ST
CAMBRIDGE, MA 02139-4718

98-36
AVRORA LLC
103 HENRY ST
CAMBRIDGE, MA 02139

98-76
BOWIE, NIKOLAS, & REBECCA BOWIE
3 HASTINGS SQ
CAMBRIDGE, MA 02139

98-77
HOFFMANN, JAMES S. &
MARTHA G. HOFFMANN
116 CHESTNUT STREET, UNIT #2
CAMBRIDGE, MA 02139-4704

98-81
SCHATTON, TOBIAS & QUINN CHARBONNEAU
322 PEARL ST
CAMBRIDGE, MA 02139

98-35
BARTZ, TIFFANY MARIE &
ROBERT SHANE BUSSMANN TRS OF THE
OF THE BARTZMANN TRUST
101 HENRY ST #1
CAMBRIDGE, MA 02139

98-25
KIMBERK, THERESA
132 CHESTNUT ST.
CAMBRIDGE, MA 02139

98-25
EISACK, ERIC A.
128-134 CHESTNUT ST. - UNIT#128
CAMBRIDGE, MA 02139

98-25
EISACK, JOHN JASON
128-134 CHESTNUT ST., UNIT #134
CAMBRIDGE, MA 02139-4704

98-25
EISACK, ERIC A.
128-134 CHESTNUT ST., UNIT #130
CAMBRIDGE, MA 02139

98-32
WOODS, FREDERICK D., JR. &
NANCY B. WOODS, TRUSTEES
4 HASTINGS SQ
CAMBRIDGE, MA 02139