



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAR 22 AM 10:57
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 167200

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Sam and Scarlet Batchelor

PETITIONER'S ADDRESS: 309 Pearl St, Cambridge, MA 02319

LOCATION OF PROPERTY: 309 Pearl St, Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C Zone

REASON FOR PETITION:

/Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To install driveway less then the required minimum 10 ft. and park within the front setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 6.000 Section: 6.44.1 (a) and (c) (Layout of Off Street Parking Facilities).
Article: 6.000 Section: 6.43.4 (a) (Minimum Width of Driveway).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

SAM BATCHELOR

(Print Name)

Address: _____

Tel. No. 6178941714

E-Mail Address: samuel.batchelor@gmail.com

Date: _____

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 Sam and Scarlet Batchelor
(OWNER)

Address: 309 Pearl St.

State that I/We own the property located at 309 Pearl St., which is the subject of this zoning application.

The record title of this property is in the name of Sam and Scarlet Batchelor

*Pursuant to a deed of duly recorded in the date 10/22/2014, Middlesex South County Registry of Deeds at Book 64329, Page 79; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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

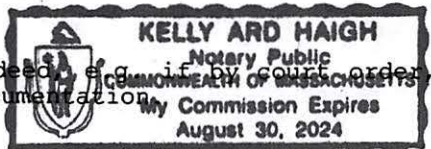
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Sam Batchelor personally appeared before me, this 21 of March, 2022, and made oath that the above statement is true.

[Signature] Notary
Kelly A. Haigh
My commission expires 8/30/24 (Notary Seal).

• If ownership is not shown in recorded deed, or inheritance, please include documentation if by court order recent



August 30, 2024
My Commission Expires
COMMONWEALTH OF MASSACHUSETTS
Notary Public
KELLY AND HAIGH



BZA Application Form

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:
WE WOULD LIKE TO PURCHASE AN ELECTRIC VEHICLE BUT CANNOT INSTALL A CHARGING STATION WITHOUT OFF-STREET PARKING
- 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:
DUE TO THE EXISTING GEOMETRY OF THE HOUSE AND LOT, AND ITS LOCATION ON THE CORNER LOT, IT IS IMPOSSIBLE TO PLACE OFF-STREET PARKING WITHOUT VIOLATING THE
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER: FRONT SETBACK
- 1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:
THE SPACE HAS BEEN DESIGNED TO MITIGATE THE APPEARANCE OF PARKING BY USING PRECAST PAVERS AND TO LOOK AND FUNCTION LIKE A PATIO WHEN NOT IN USE
 - 2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
A MAJORITY OF THE BUILDINGS ON THE STREET (9/15) ALREADY HAVE PARKING IN THE FRONT SETBACK

*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: Sam and Scarlet Batchelor
Location: 309 Pearl St., Cambridge, MA
Phone: 6178941714

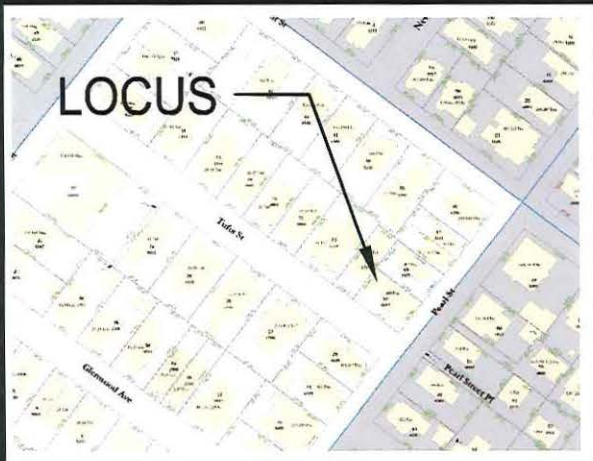
Present Use/Occupancy: Residential
Zone: Residence C Zone
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		NA	NA	NA	(max.)
LOT AREA:		NA	NA	NA	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		NA	NA	NA	
LOT AREA OF EACH DWELLING UNIT		NA	NA	NA	
SIZE OF LOT:	WIDTH	70	70	NA	
	DEPTH	47.68	47.68	NA	
SETBACKS IN FEET:	FRONT	8	8	10	
	REAR	3.4	3.4	5	
	LEFT SIDE	13.3	13.3	10	
	RIGHT SIDE	2.3	2.3	5	
SIZE OF BUILDING:	HEIGHT	NA	NA	NA	
	WIDTH	NA	NA	NA	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		NA	NA	NA	
NO. OF DWELLING UNITS:		2	2	2	
NO. OF PARKING SPACES:		0	1	2	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		NA	NA	NA	

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.:

None

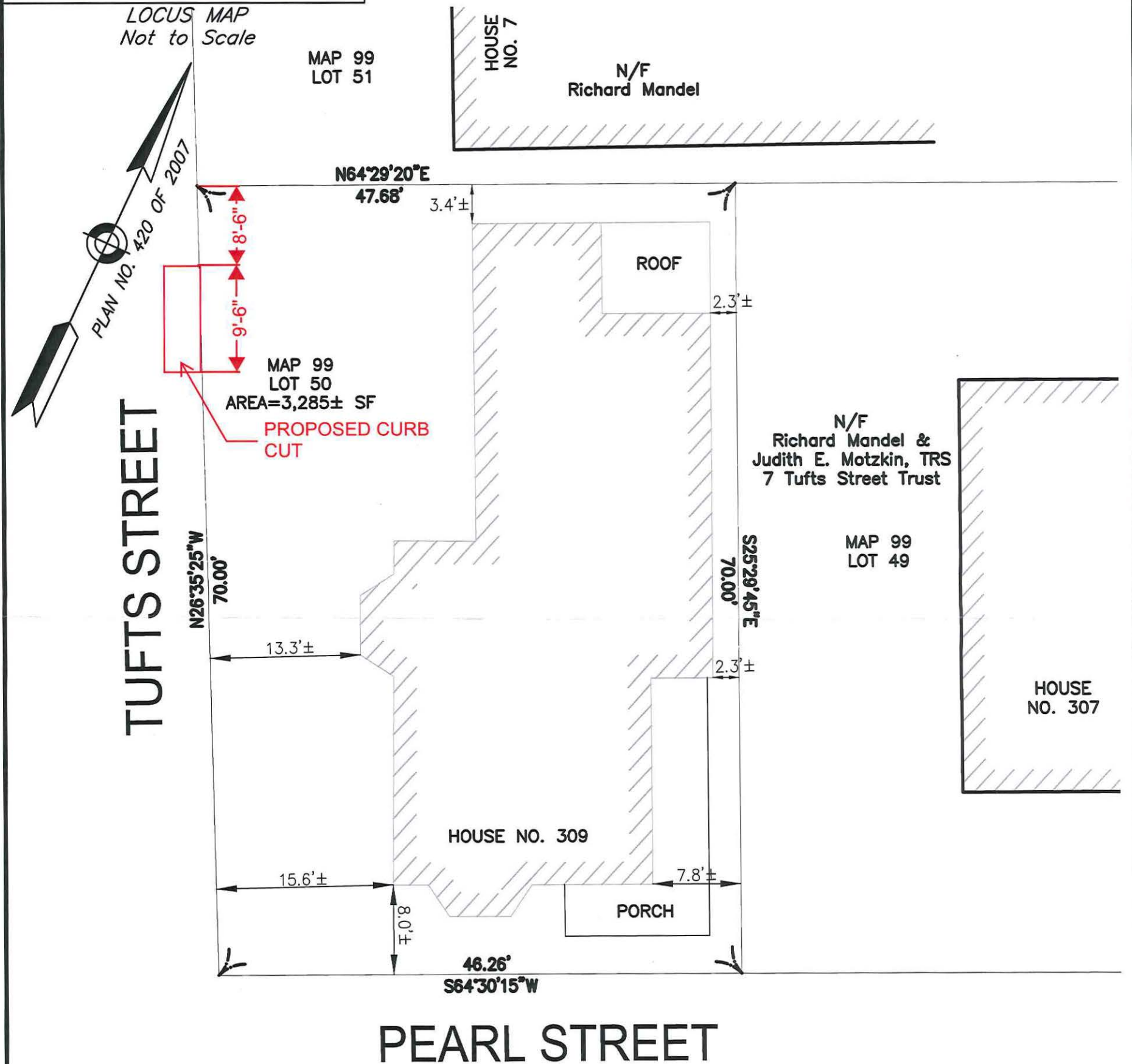
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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



Zone: Residence C District
 Side Setback = $\text{Sum} \geq 20'$
 Rear Setback = 20'
 Front Setback = 10'
 Min Lot Area = 1,800 s.f.

Owner of Record:

Samuel P. Batchelor & Scarlet Batchelor
 309 Pearl Street, Cambridge, MA
 Deed Book 64399 Page 200
 Plan Reference: Deed Book 1838, End
 Assessor's Block Parcel Map 99, Parcel 50
 FIRM Map 25017C0576E, Zone X (Areas
 determined to be outside the 0.2% annual
 chance floodplain), dated June 4, 2010



SITE PLAN OF LAND
 IN
 CAMBRIDGE,
 MASSACHUSETTS
 PREPARED FOR
 SAMUEL P. & SCARLET
 BATCHELOR

I hereby certify that the lot corners, dimensions and setbacks to the existing dwelling and proposed addition on this plan are correct.



Russell A. Firth
 Professional Land Surveyor

8-14-2015
 Date



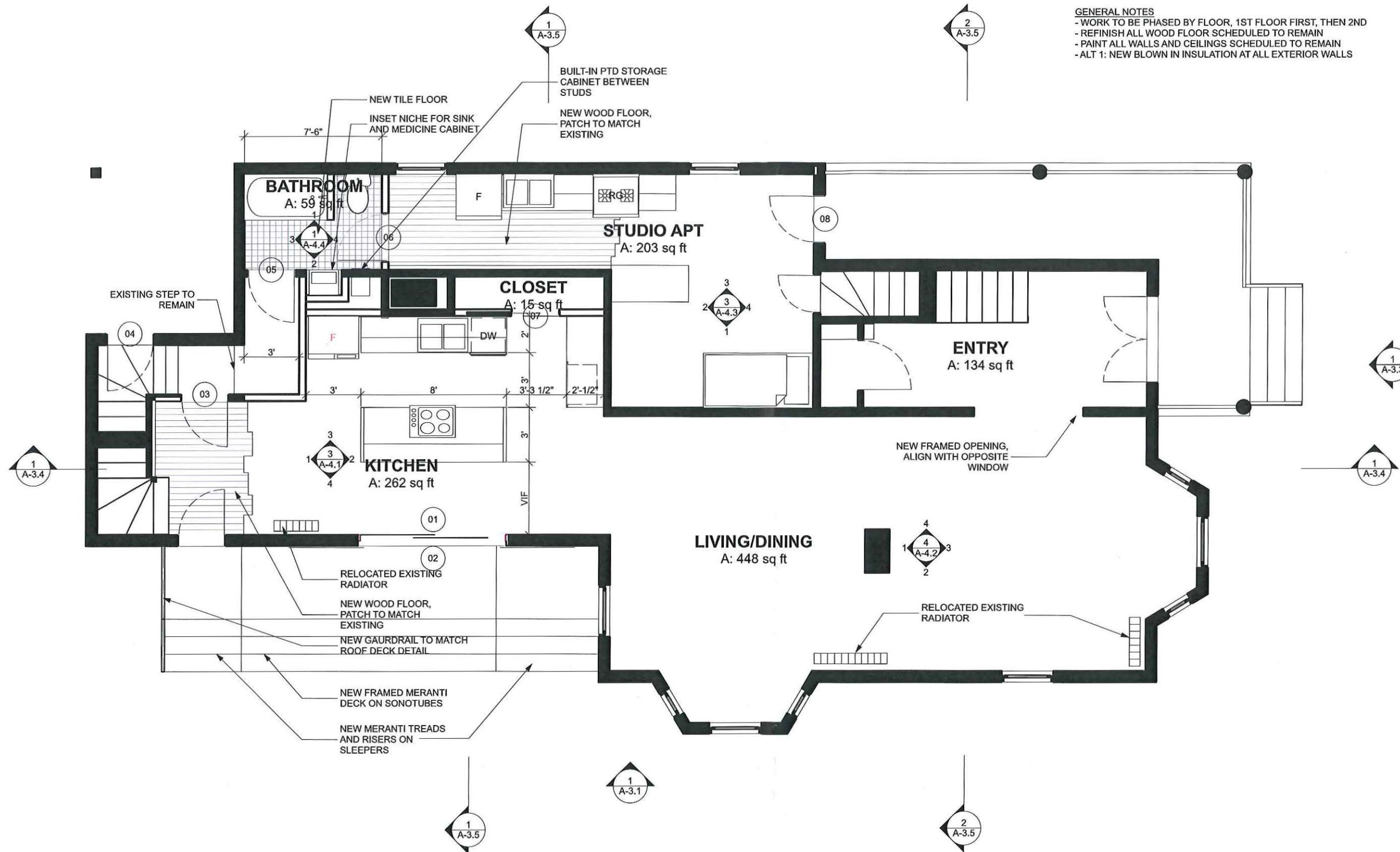
SCALE: 10 feet to an inch August 14, 2015
 American Engineering & Land Surveys
 40 Wolcott Street
 Everett, Massachusetts 02149

Research and Calculations performed by William Maher, PE, SIT Cert. No. 767

BATCHELOR RESIDENCE

309 PEARL ST.
CAMBRIDGE, MA
02139

- GENERAL NOTES**
- WORK TO BE PHASED BY FLOOR, 1ST FLOOR FIRST, THEN 2ND
 - REFINISH ALL WOOD FLOOR SCHEDULED TO REMAIN
 - PAINT ALL WALLS AND CEILINGS SCHEDULED TO REMAIN
 - ALT 1: NEW BLOWN IN INSULATION AT ALL EXTERIOR WALLS



1 1st FLOOR PLAN
SCALE: 3/16" = 1'-0"



Construction Revisions
October 10th, 2016

A-1.1

1ST FLOOR PLAN

**BATCHELOR
RESIDENCE**

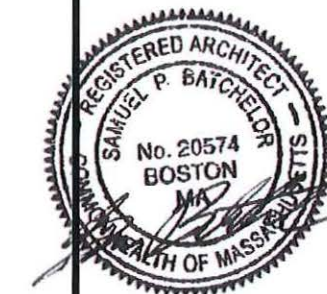
309 PEARL ST.
CAMBRIDGE, MA
02139



2

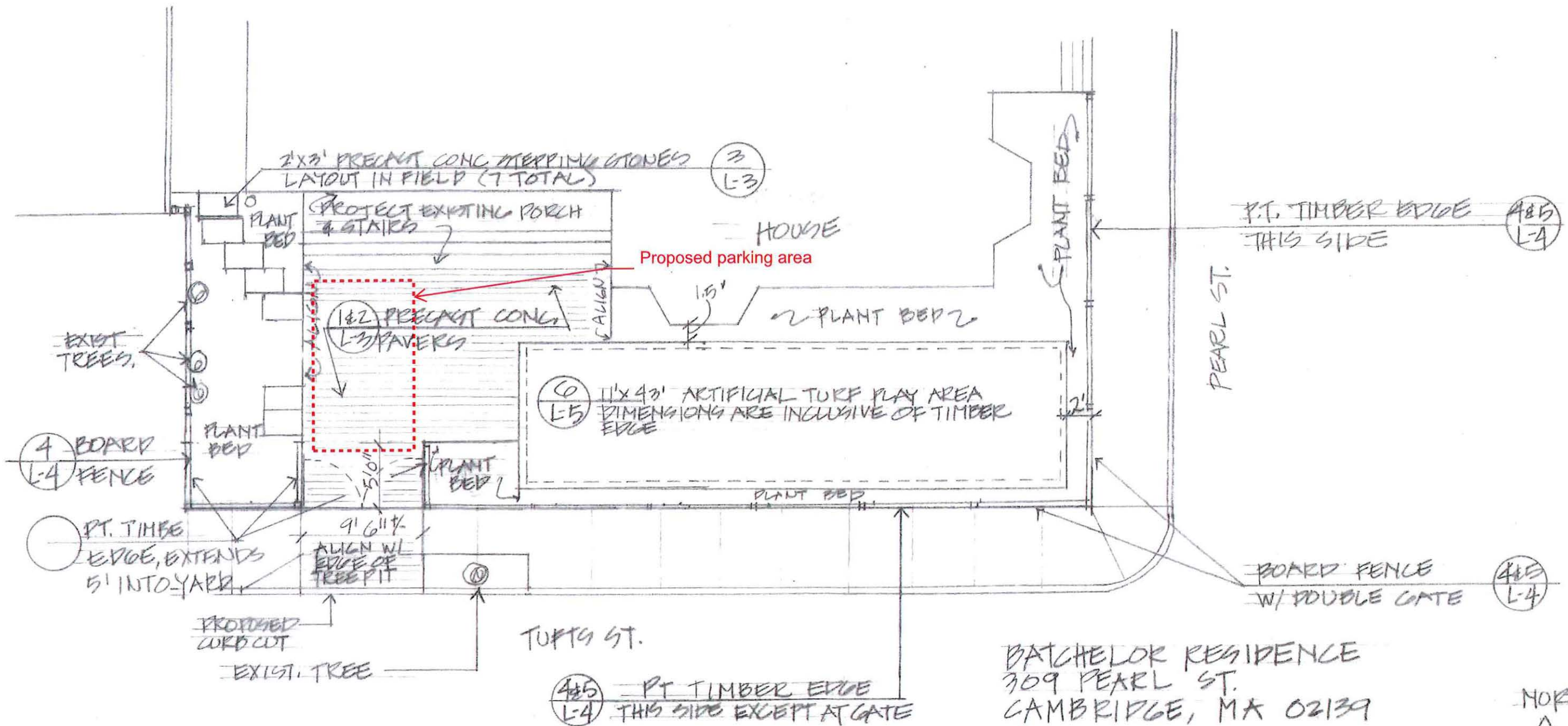
PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



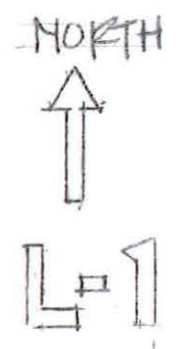
Construction Revisions
October 10th, 2016

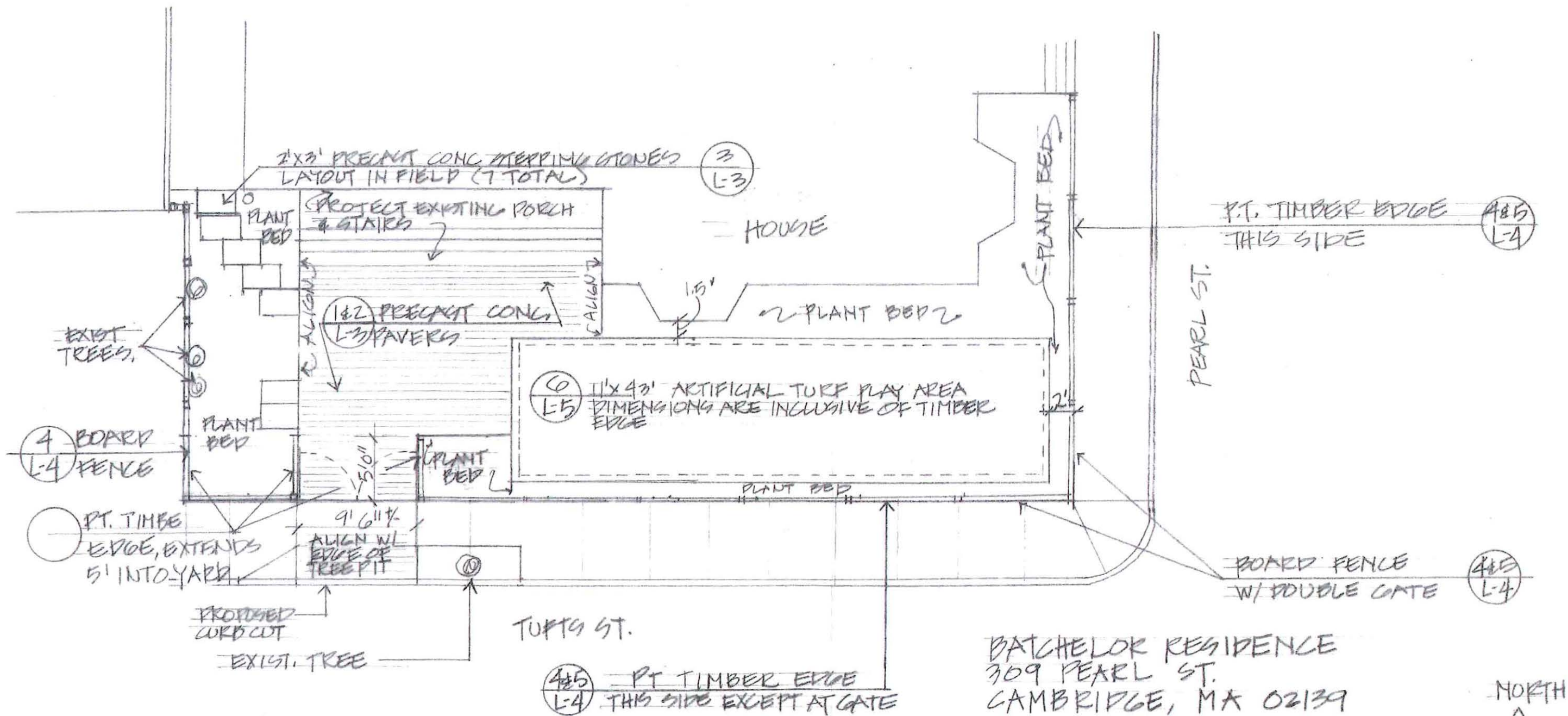
A-3.2
SOUTH
ELEVATION



DESIGNED BY CLARA BATCHELOR

BATCHELOR RESIDENCE
 309 PEARL ST.
 CAMBRIDGE, MA 02139
 MATERIALS & LAYOUT PLAN
 1/8" = 1'-0" OCT 15, 2020

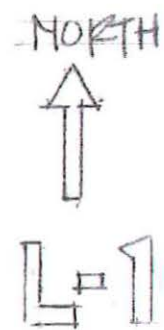


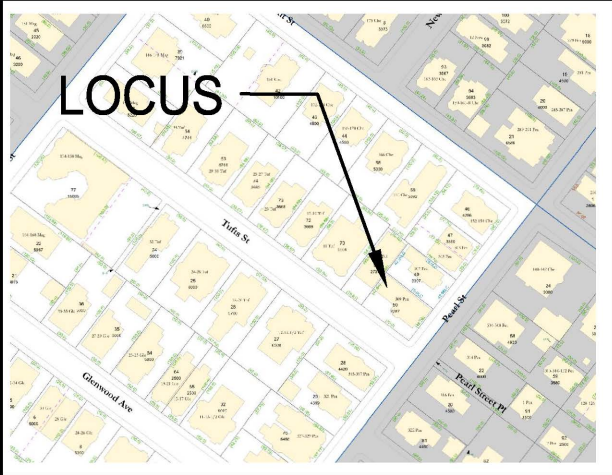


DESIGNED BY CLARA BATCHELOR

BATCHELOR RESIDENCE
309 PEARL ST.
CAMBRIDGE, MA 02139

MATERIALS & LAYOUT PLAN
1/8" = 1'-0" OCT 15, 2020

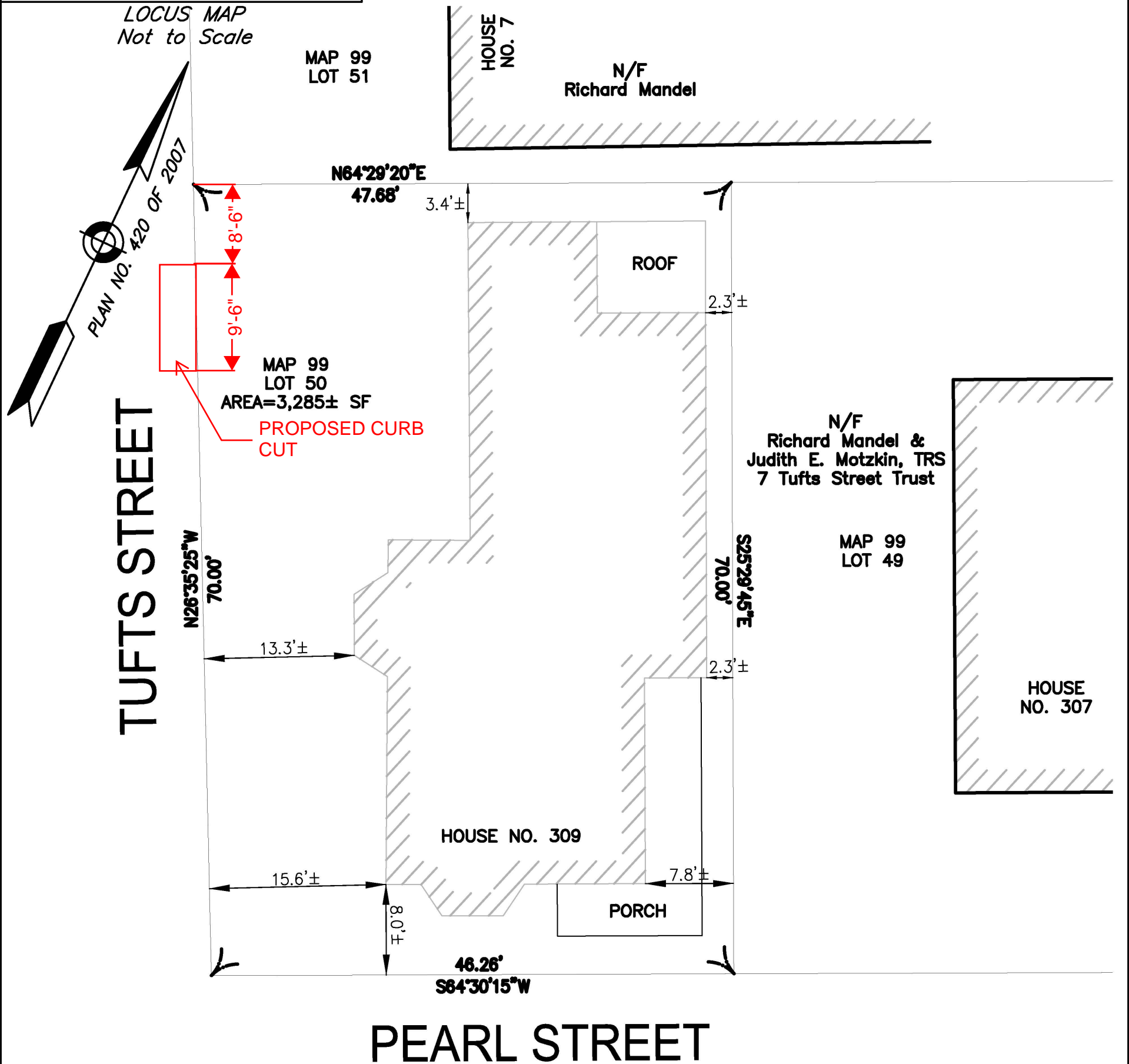




Zone: Residence C District
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Rear Setback = 20'
Front Setback = 10'
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SITE PLAN OF LAND
IN

CAMBRIDGE,
MASSACHUSETTS

PREPARED FOR

SAMUEL P. & SCARLET
BACHELOR

I hereby certify that the lot corners, dimensions and setbacks to the existing dwelling and proposed addition on this plan are correct.

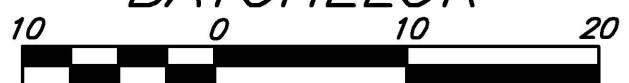


Russell A. Firth

Professional Land Surveyor

8-14-2015

Date



SCALE: 10 feet to an inch August 14, 2015
 American Engineering & Land Surveys
 40 Wolcott Street
 Everett, Massachusetts 02149

**BATCHELOR
RESIDENCE**

309 PEARL ST.
CAMBRIDGE, MA
02139



2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



Construction Revisions
October 10th, 2016

A-3.2
SOUTH
ELEVATION

309 Pearl St



PROPOSED
CURB CUT





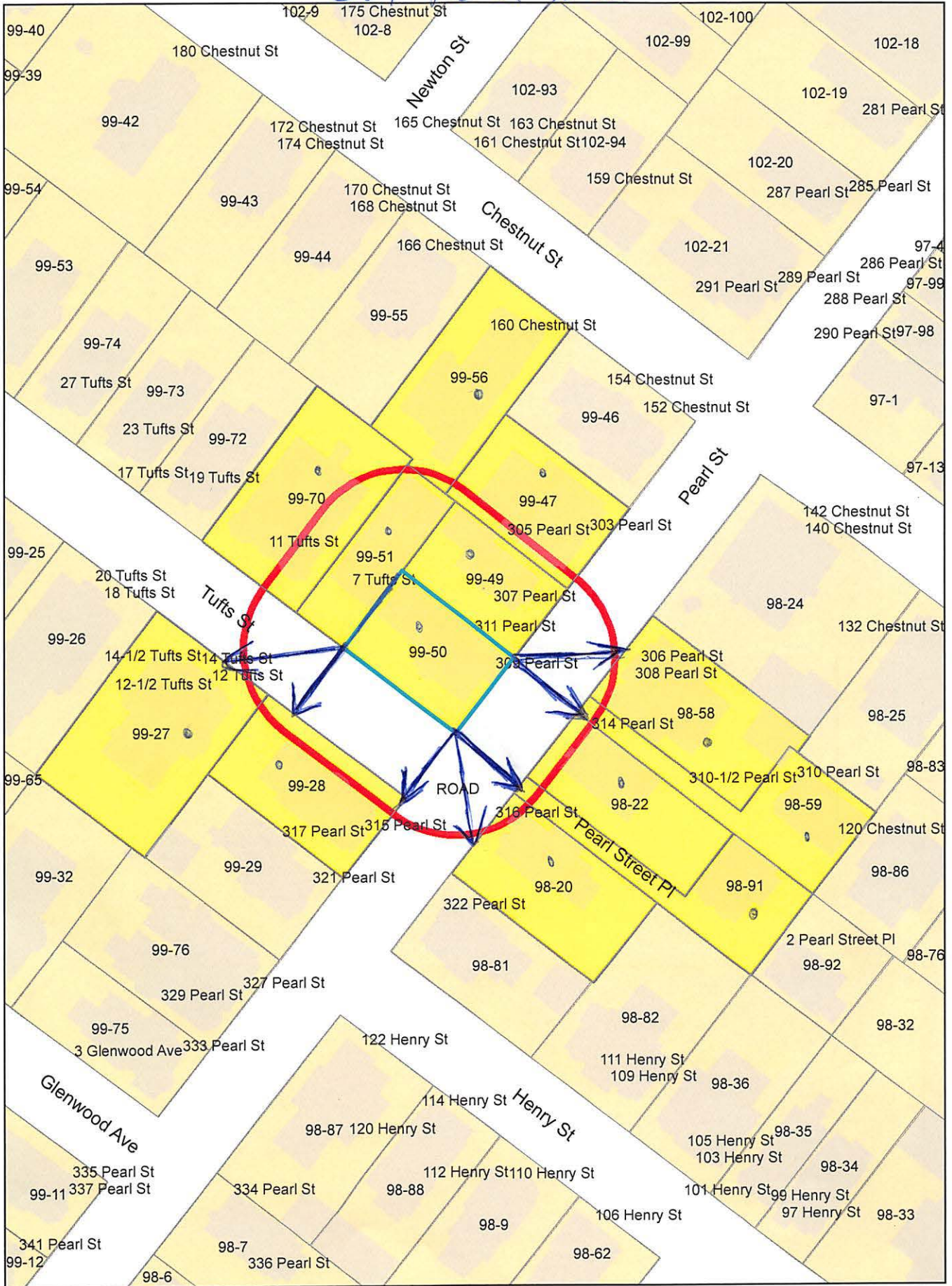
Dear Members of the Cambridge ZBA.

This application is for use of the existing hardscape area as a parking space at our residence. The work shown in the plans and elevations has been permitted and completed under previous projects, but has not been approved for use as a parking space. We would like apply for a curb cut at this location in order enable use as a parking area, but require ZBA relief in order to apply for the curb cut. (We applied earlier but were rejected pending ZBA relief).

The primary reason for seeking off street parking is that we would like to purchase an electric vehicle in the near future but cannot set up a charging station without off-street parking. The geometry of our house and the existing lot (based on it's configuration as a corner house) is such that it is not possible to create a parking space that is not within the front setback. The parking would be on the smaller street (Tufts) where many of the houses already have parking in the front setback as well. It is currently a hardscaped area and is designed to be attractive and not appear as parking when not in use. I hope you will please consider granting us relief for this purpose.

Thank you,
Sam and Scarlet Batchelor

309 Pearl Street



309 Pearl St.

Petitioner
SAM & SCARLET BATCHELOR
309 PEARL STREET
CAMBRIDGE, MA 02139

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

99-47
FU. YUE & FENG HAN
17 NORTHLAND RD
WINDHAM, NH 03087

99-56
CHESTNUT STREET COOPERATIVE, INC.
160 CHESTNUT ST
CAMBRIDGE, MA 02139-4766

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

99-47
LI, FEI
12-16 ELLERY ST UNIT #101
CAMBRIDGE, MA 02138

99-47
REINERT, SUSAN
303 PEARL ST., #2
CAMBRIDGE, MA 02139

99-49
MANDEL, RICHARD &
JUDITH E. MOTZKIN, TRUSTEE
307 PEARL ST
CAMBRIDGE, MA 02139

99-51
MANDEL, RICHARD & JUDITH E. MOTZKIN,
TRS. MANDEL MOTZKIN REV LIV TRS
307 PEARL ST
CAMBRIDGE, MA 02139

99-47
CHUNG, TAEJOONG & SUMIN LEE
311 SEMINOLE DR
BLACKSBURG, VA 24060

99-50
BATCHELOR, SAMUEL P. & SCARLET BATCHELOR
309 PEARL ST
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

99-27
MCEVOY, JOSEPH F., JR.
C/O STEPHEN MCEVOY
15 DAY SCHOOL LANE
BELMONT, MA 02478

99-70
CHUN, KAREN SWEENEY & BRIDGET SWEENEY
11 TUFTS ST., #1
CAMBRIDGE, MA 02139

99-70
GARGIULO, EDWARD R. &
BARBARA D. GARGIULO
80 OCEAN VIEW AVE
COTUIT, MA 02635

99-70
NELSON, MICHAEL & ALEXANDRA FALLON
11 TUFTS ST., #3
CAMBRIDGE, MA 02139

99-70
EICHEN, JOSHUA ANDREW & AMEILA GRISWOLD
AGNEW EICHEN
11 TUFTS ST UNIT #2
CAMBRIDGE, MA 02139

99-70
CARDENAS, LILIA HORTENCIA
JAIME VILLARREAL
11 TUFTS ST UNIT 5
CAMBRIDGE, MA 02139

99-28
315 PEARL ST LLC
83 CONCORD AVE
BELMONT, MA 02478

98-58
306 PEARL STREET LLC
7 CRESCENT ST
CAMBRIDGE, MA 02138

99-70
XIA YU ZHENG ANTHONY DEWEY
11 TUFTS ST - UNIT 6
CAMBRIDGE, MA 02139

99-47
THOMAS, DEBRA O.
303-305 PEARL STREET, UNIT 5
CAMBRIDGE, MA 02139