



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 200647

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Tobias Schatton and Quinn Charbonneau C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, Boston, MA 02108

LOCATION OF PROPERTY: 322 Pearl St., Cambridge, MA

TYPE OF OCCUPANCY: Two-Family Dwelling

ZONING DISTRICT: Residence C Zone

REASON FOR PETITION:

/Creation of Accessory Apartment/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Alterations to a preexisting nonconforming two-family structure to create a basement accessory apartment that requires relief due to egress window wells and a guard railing within yard setbacks and a change in average grade resulting in an increase in height of the structure.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000	Section: 4.22.2.3 (Accessory Apartment)
Article: 8.000	Section: 8.22.2.d & Sec. 8.22.2.C (Non-Conforming Structure).
Article: 10.000	Section: 10.40 (Special Permit)

Original
Signature(s):


(Petitioner (s) / Owner)
Sarah Like Rhatigan, Esq. on behalf
of the Petitioners
(Print Name)

Address:

Tel. No.

E-Mail Address:

Trilogy Law LLC, 12 Marshall St., Boston MA
02108
617-543-7009
sarah@trilogylaw.com

Date: 11/8/22
10/31/22

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 Tobias Schatton and Quinn Charbonneau
(OWNER)

Address: 322 Pearl St, Cambridge, MA 02139

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

The record title of this property is in the name of _____
Tobias Schatton and Quinn Charbonneau

*Pursuant to a deed of duly recorded in the date 09/18/2014, Middlesex South
County Registry of Deeds at Book 64250, Page 548; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

T Schatton Q Charbonneau
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

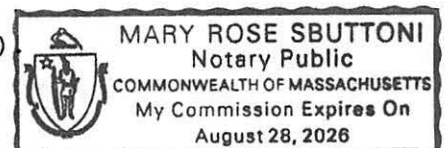
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Suffolk

The above-name Tobias Schatton personally appeared before me,
this 28th of June, 2022, and made oath that the above statement is true.

Mary Rose Sbuttoni Notary

My commission expires August 28, 2026 (Notary Seal)



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

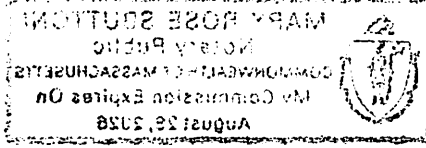
Thomas Gordon and Anna Thompson
Essex Street, Cambridge
Massachusetts
2:45 PM

Thomas Gordon and Anna Thompson

07/18/1914

2:45

2:45



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 322 Pearl St., 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 Petitioners requests a special permit from this Board under Section 4.22.3 in order to allow for the creation of an accessory apartment in the basement of their two-family home. The Petitioners live in Apartment 2 (on the 2nd and 3rd floors), rent out Apartment 1, and wish to maintain an Accessory Apartment in their basement for their elderly parent.

The basement apartment will comply with all requirements for accessory apartments set forth in Section 4.22.1 as follows:

- 1) the building containing the accessory apartment has been in existence since approximately 1894, and thus well “before February 1, 2019”;
- 2) “prior to alteration the dwelling contains at least one thousand eight hundred (1800) square feet of gross floor area”;
- 3) the accessory apartment will be 741 square feet, and thus “shall not occupy more than 900 square feet or thirty-five (35) percent of the gross floor area of the principal dwelling [953 square feet], whichever is less”; and
- 4) no more than one accessory apartment shall exist on the lot.

The alterations to the preexisting, nonconforming two-family structure will comply with the dimensional and other requirements of the Ordinance, or to the extent that the alterations will be nonconforming (as to setbacks and increasing height calculations), they will not create any new nonconformities.

The Petitioner requests the Board to grant such a waiver pursuant to Subsection 4.22.3.2 that allows the Board to “alter applicable yard setback or height limitations, to the extent necessary, to enable site improvements that may be required to ensure the safe habitation of the accessory apartment, including but not limited to emergency egress routes.”

The renovations necessary in order to create safe habitation include the following: a) code-compliant egress windows and window wells for bedrooms in the basement apartment, and b) a safety railing at the outer perimeter of new exterior basement egress stairs within the left side yard setback. These renovations result in violations of front and side yard setbacks and the distance between buildings (caused by the new window wells and the safety railing), and an increase in the calculated “height” of the structure (0.8 feet) due to a change in the average grade.

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 project meets the general special permit criteria in that it will not substantially impact the established neighborhood character, nor cause congestion hazard, or negative impacts in terms of traffic generated or patterns of access or egress. The changes proposed are consistent with a modest change to a preexisting nonconforming structure that will be similar to uses in the neighborhood. There will be no change to access or egress patterns to and from the home.

The proposal will allow for the creation of a much-needed, small but code-compliant basement apartment within an existing home in a manner that will not harm the neighborhood's character.

- 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 continued operation of or development of adjacent uses will not be adversely affected by this proposal. In fact, the development of this Property will bring about welcome quality housing to the neighborhood.

The proposal also meets the specific findings required under Section 4.22.4, as follows: "any alterations that are visible from the exterior of the building shall be compatible with the appearance and character of the neighborhood and are minimally necessary to enable the creation of the accessory apartment." First, the alterations to the building are minimal and only those absolutely necessary to the creation of code-compliant basement habitation. Secondly, the changes are hardly visible to the street, and to the extent that they can be seen, are consistent with conditions throughout this neighborhood and across residential neighborhoods throughout the City.

- 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:

No nuisance or hazard will be created by the granting of the requested special permit relief, for the reasons described above. The proposal is in keeping with the residential development and density and nature of uses envisioned for the neighborhood.

- 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 requested special permit relief can be granted without impairing the integrity of the districts or adjoining districts because it will allow for sensible and modest change to a preexisting nonconforming residence that will be in keeping with the neighborhood uses and beneficial in providing a much-needed, small apartment for the benefit of the district.

***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:** Tobias Schatton and Quinn Charbonneau**Present Use/Occupancy:** Two-Family Dwelling**Location:** 322 Pearl St., Cambridge, MA**Zone:** Residence C Zone**Phone:** 617-543-7009**Requested Use/Occupancy:** Two-Family Dwelling with
Accessory Apartment

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,723 sf	2,723 sf	2,670 sf	(max.)
<u>LOT AREA:</u>		4,450 sf	4,450 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.61	0.61	0.60	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,225 sf	2,225/1,483 sf (w Acc Apt)	1,800 sf	
<u>SIZE OF LOT:</u>	WIDTH	50	50	50	
	DEPTH	89	89	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	9.7 (Pearl)/10.6 (Henry)	7.0 (Pearl)/7.1 (Henry)	10 ft	
	REAR	n/a	n/a	n/a	
	LEFT SIDE	9.0 ft	3.9 ft	11.0 ft	
	RIGHT SIDE	31.6 ft	29.0 ft	14.0 ft	
<u>SIZE OF BUILDING:</u>	HEIGHT	36.2 ft	37.0 ft	35.0 ft	
	WIDTH	47.6/29.6 ft	47.6/29.6 ft	n/a	
	LENGTH	47.6/29.6 ft	47.6/29.6 ft	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.27/0.13 (complying to 15 x 15)	0.25/0.13 (complying to 15 x 15)	0.36/0.18 (complying to 15 x 15)	
<u>NO. OF DWELLING UNITS:</u>		2	2 + Accessory Apt	2	
<u>NO. OF PARKING SPACES:</u>		2 (garage) + 2 driveway	2 (garage) + 2 driveway	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		6.6 ft	8.6 ft	10.0 ft	

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.:

Single-story detached garage is located on the lot. The proposed construction type is conventional residential construction.

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'.

11/29/22

City of Cambridge, Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge MA 02139

mpacheco@cambridgema.gov

Re: 322 Pearl Street, Cambridge MA--Zoning Petition BZA 22-200647

Dear Members of the Board of Zoning Appeal:

As a nearby owner in the City of Cambridge, We are writing to express our support for this proposal to renovate the home and create an accessory apartment at the property located at 322 Pearl Street.

We have discussed and reviewed the proposed plans with the owners and feel that the renovation plans will be beneficial to the owners and have no negative impacts on the neighbors or the area.

Kindly record us in support of this proposal.

Thank you.

Sincerely,

Anne F. Davis
Denise and John Sullivan

Residents of: 321 Pearl Street, Cambridge, MA 02139

Pacheco, Maria

From: HenryStreet Landlords <henrystreetlandlords@gmail.com>
Sent: Tuesday, November 29, 2022 4:40 PM
To: Pacheco, Maria
Subject: Zoning Petition BZA 22-200647, 322 Pearl Street, Cambridge MA

City of Cambridge, Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge MA 02139

Dear Members of the Board of Zoning Appeal,

We are writing to express our strong support for zoning petition BZA 22-200647 to create an accessory apartment at the property located at 322 Pearl Street. We are the registered property owners of 109-111 Henry Street in Cambridge, MA, which directly abuts 322 Pearl Street. Our mother, Maria Clara Valenzuela is also a registered property owner and life tenant. Due to her medical condition she is unable to write herself but fully supports this petition as well.

Drs. Schatton and Charbonneau have been excellent neighbors to us. They are kind, generous and have helped our mother on numerous occasions. During snowstorms, they have plowed our driveway and the entire sidewalk for their neighbors.

We wish them well with their renovation. We have discussed and reviewed the proposed plans with Tobias and Quinn and feel that the renovation plans will be beneficial to the owners and have no negative impacts on the neighbors or the area.

Kindly record us in support of this proposal.

Sincerely,

Melinda O'Leary
Anna Collins
Maria Clara Valenzuela

12/01/2022

City of Cambridge, Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge MA 02139

mpacheco@cambridgema.gov

Re: 322 Pearl Street, Cambridge MA - Zoning Petition BZA 22-200647

Dear Members of the Board of Zoning Appeal:

As a property owner and neighbor directly across the street and no more than 30 feet from the rear entrance of 322 Pearl Street, I am writing to express my support for this proposal to renovate the home and create an accessory apartment at the property located at 322 Pearl Street.

I have discussed and reviewed the proposed plans with the owners and feel that the renovation plans will be beneficial to Tobias and Quinn and have no negative impacts on the neighbors or the area.

Kindly record me in support of this proposal.

Thank you.

Sincerely,

Name: Barbara Bryant

Address: 116 Henry Street, Cambridge, MA 02139

12/05/2022

City of Cambridge, Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge MA 02139

Re: Zoning Petition BZA 22-200647, 322 Pearl Street, Cambridge MA

Dear Members of the Board of Zoning Appeal,

We are writing to express our support for zoning petition BZA 22-200647 to create an accessory apartment at the property located at 322 Pearl Street. We are the property owners of 2 Pearl Street Place in Cambridge, MA.

We have discussed and reviewed the proposed plans with Tobias and Quinn and feel that the renovation plans will be beneficial to them and have no negative impacts on the neighbors or the area. It is important to our neighborhood community to keep the old and friendly neighbors.

Kindly record us in support of this proposal.

Sincerely,

Mahta Ostovari & Christopher Pinkmham

12/07/2022

City of Cambridge, Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge MA 02139

mpacheco@cambridgema.gov

Re: 322 Pearl Street, Cambridge MA - Zoning Petition BZA 22-200647

Dear Members of the Board of Zoning Appeal:

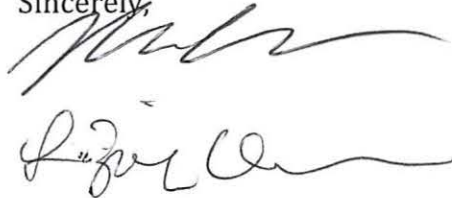
As nearby owners in the City of Cambridge, we are writing to express our support for this proposal to renovate the home and create an accessory apartment at the property located at 322 Pearl Street.

We have discussed and reviewed the proposed plans with the owners and feel that the renovation plans will be beneficial to the owners and have no negative impacts on the neighbors or the area.

Kindly record us in support of this proposal.

Thank you.

Sincerely,

Two handwritten signatures in black ink. The first signature is a stylized, cursive name, likely 'Mark'. The second signature is also cursive and appears to be 'Lisa'.

Name: Lisa Ziegler-Chamblee and Mark Chamblee

Address: 110-112 Henry Street, Cambridge, MA 02139



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: T. Schwan (Print) Date: 11/28/22

Address: 322 Pearl St.

Case No. BZA-200647

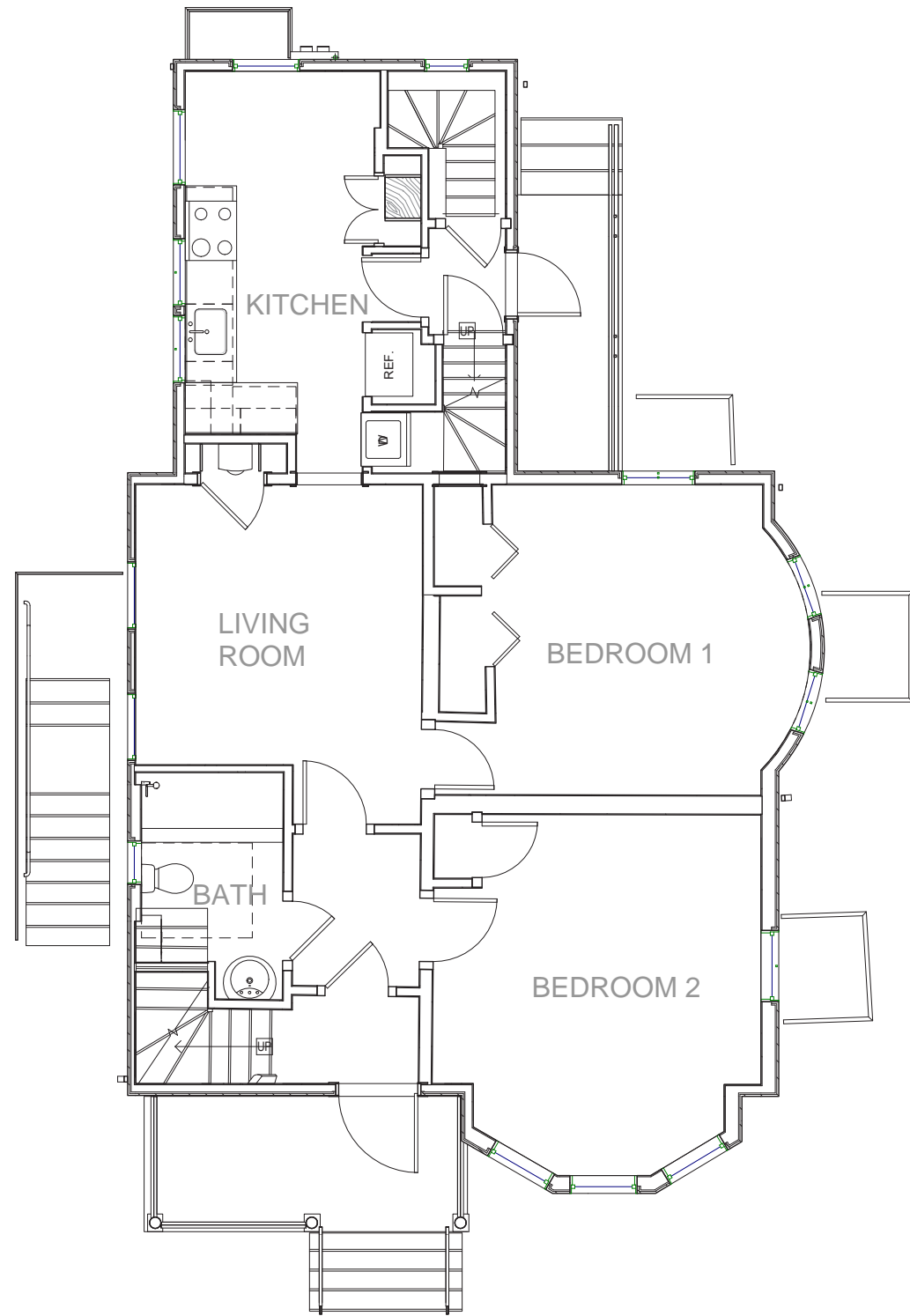
Hearing Date: 12/15/22

Thank you,
Bza Members

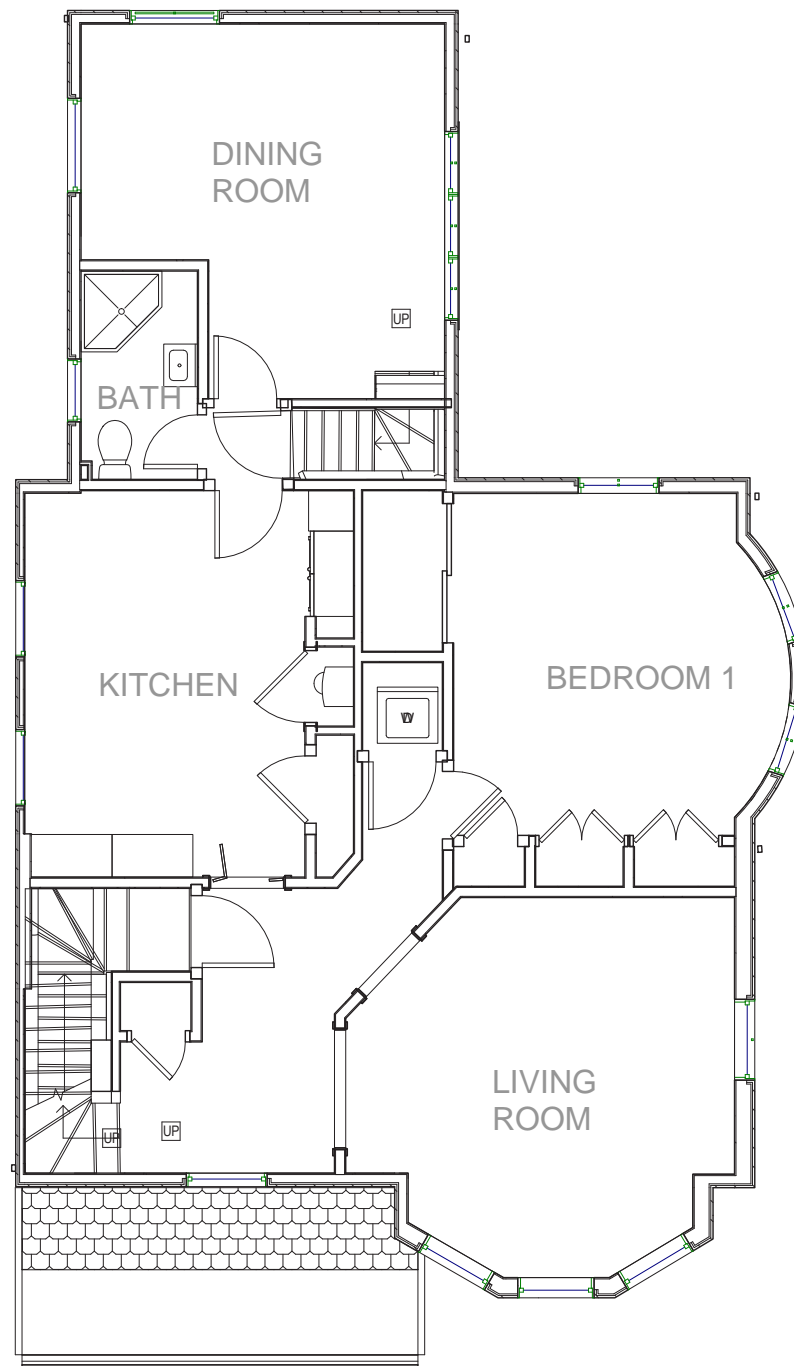


322 PEARL STREET

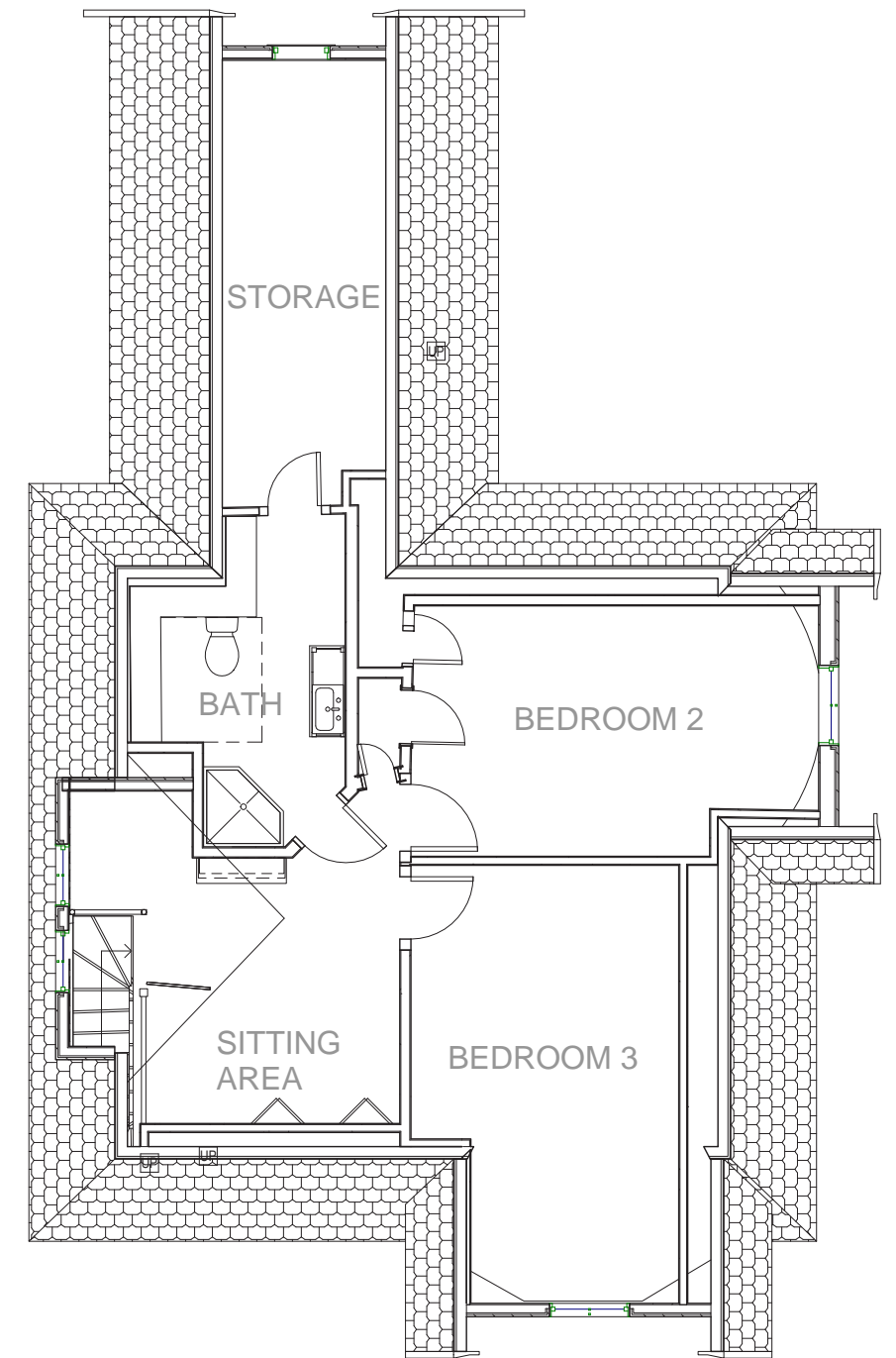
CAMBRIGE, MA - ZONING REPORT



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

EXISTING FLOOR PLANS

322 Pearl Street

09/19/22

www.joethearchitect.com

zoning report

JtA

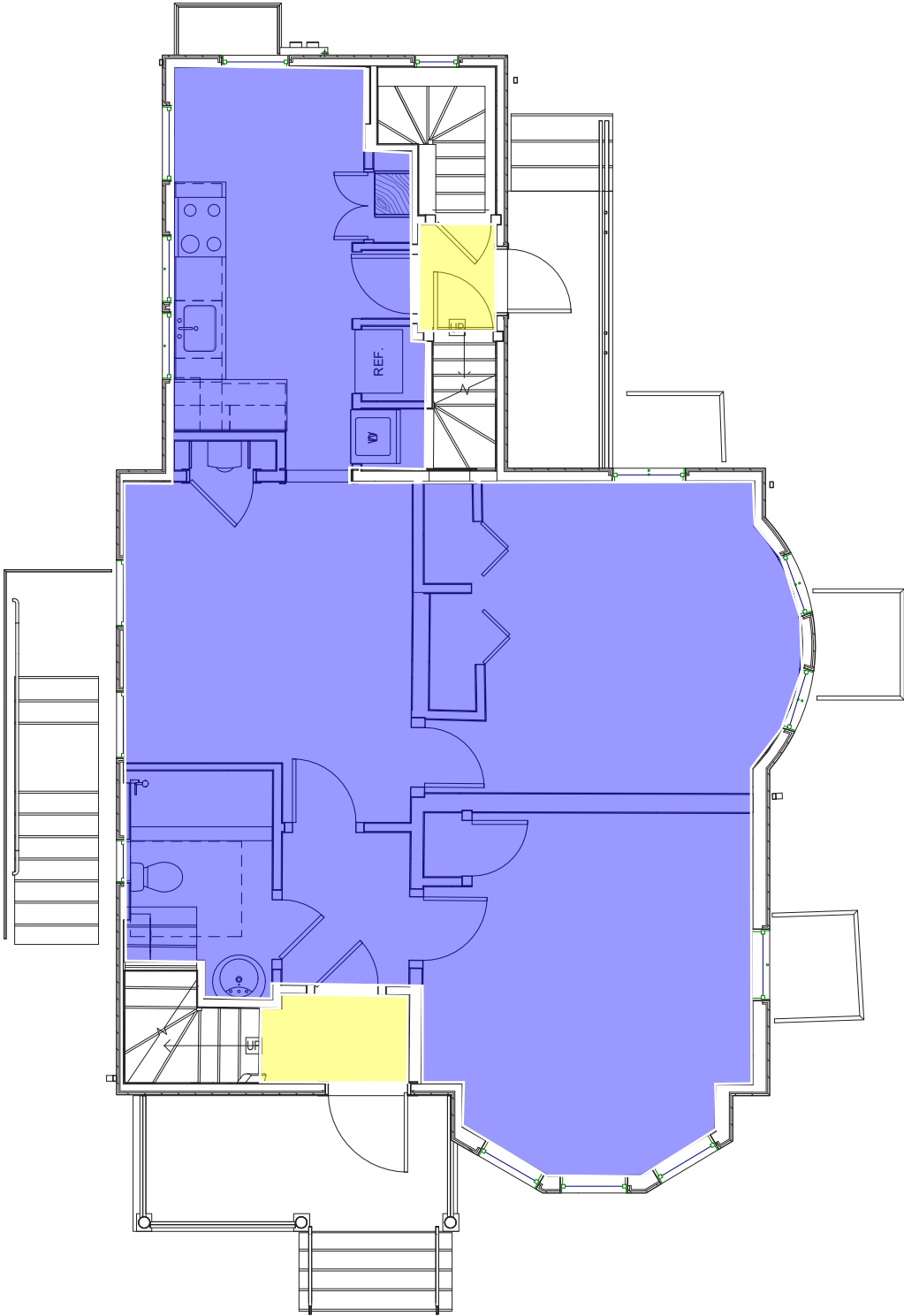
KEY

COMMON SPACE

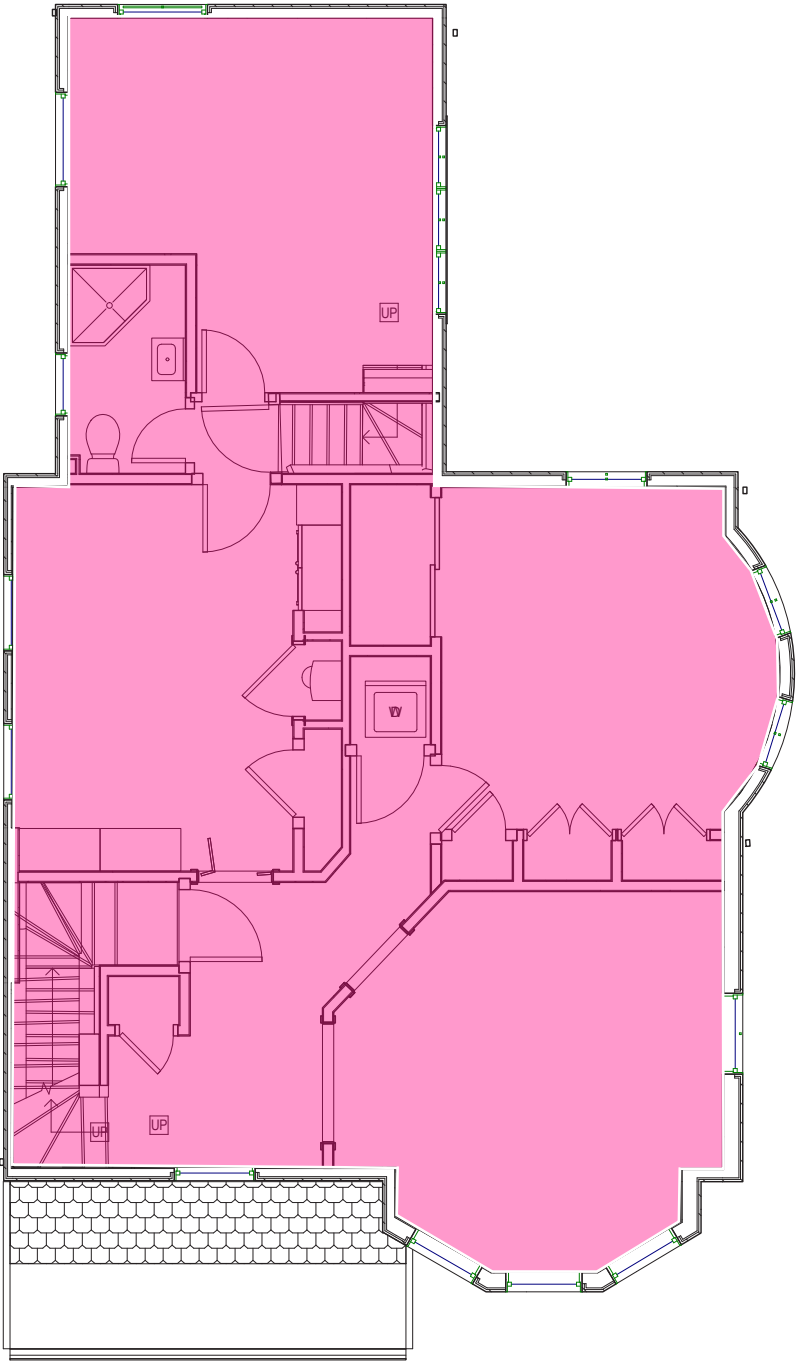
UNIT 1

UNIT 2

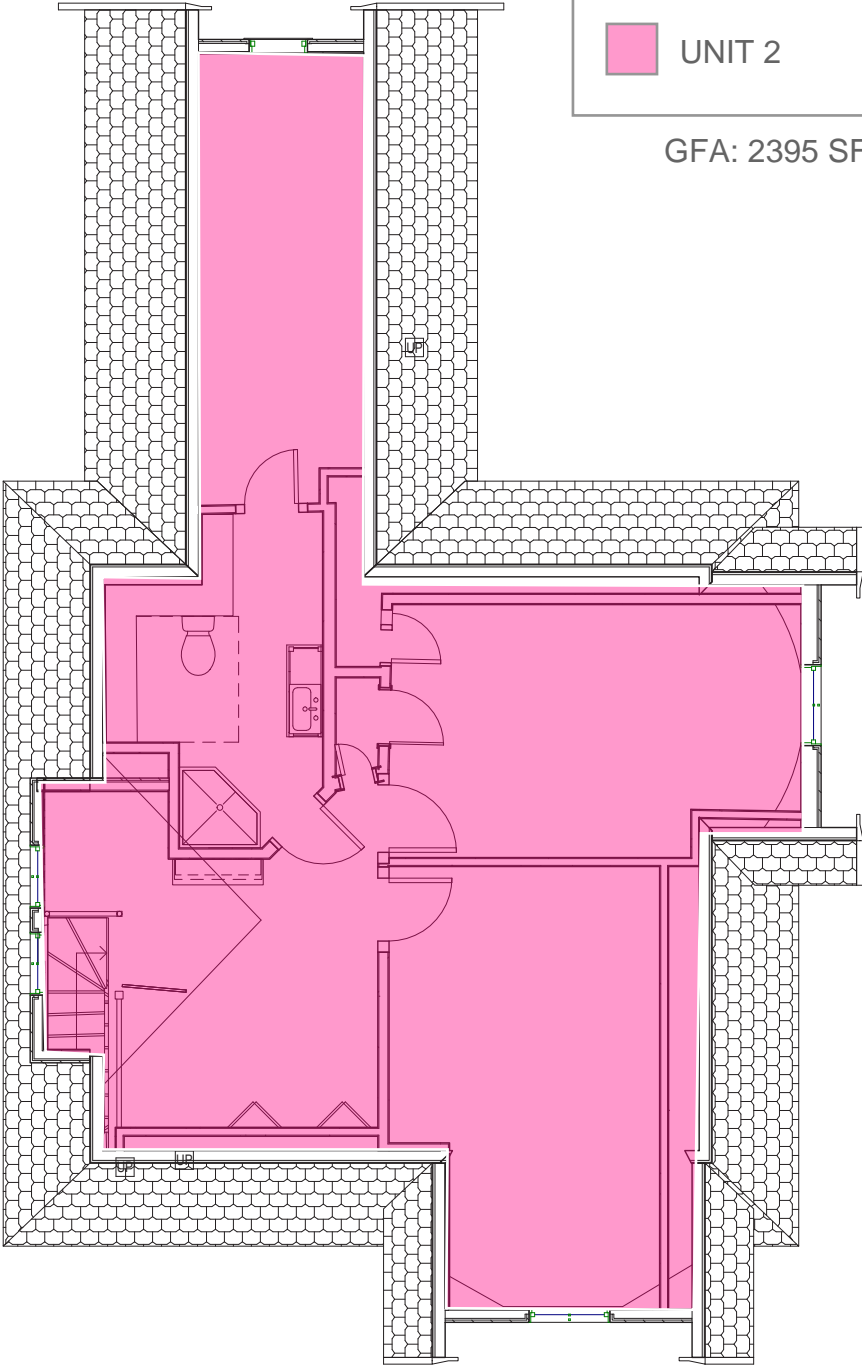
GFA: 2395 SF



FIRST FLOOR



SECOND FLOOR



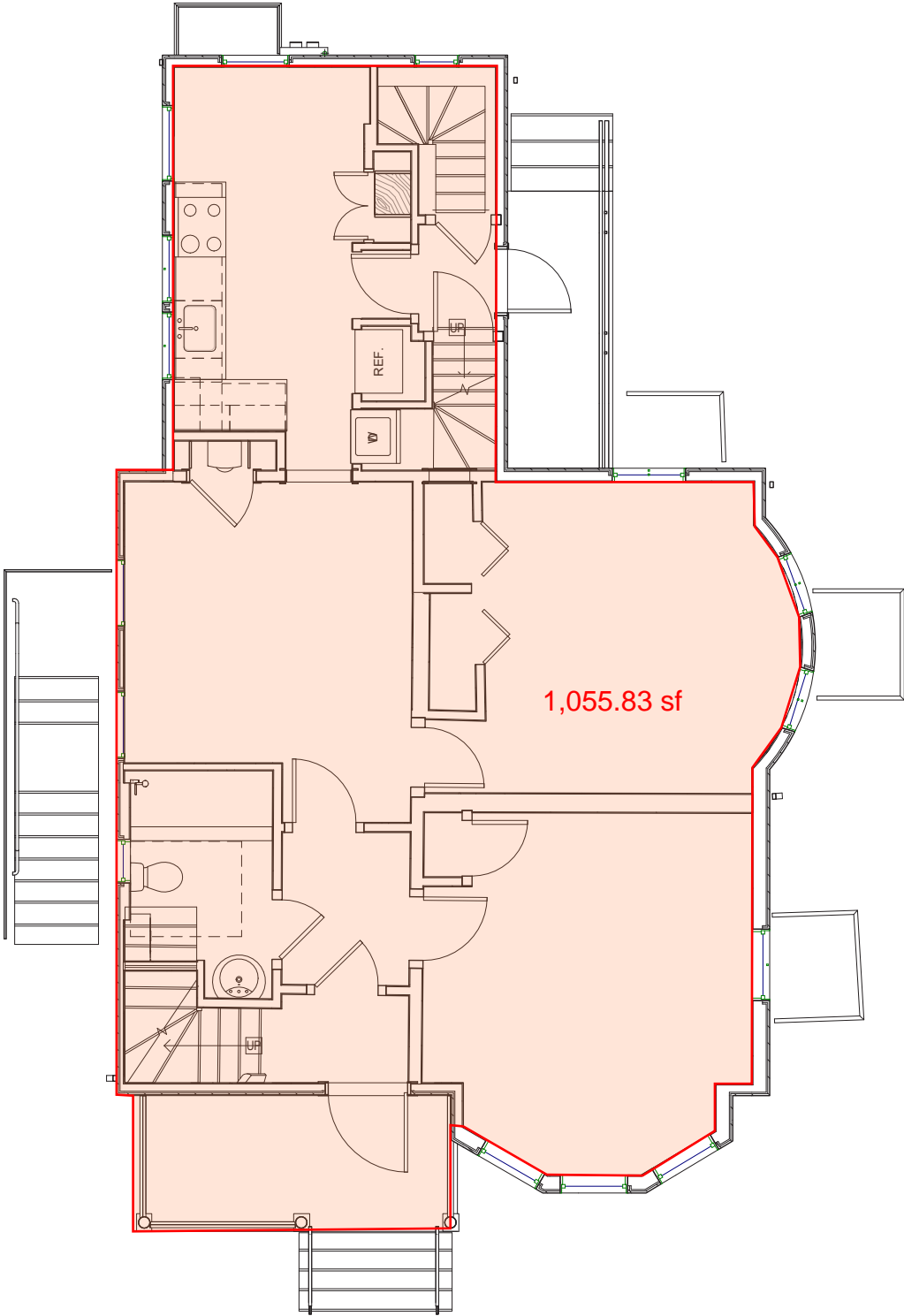
THIRD FLOOR

UNIT LAYOUT DIAGRAM

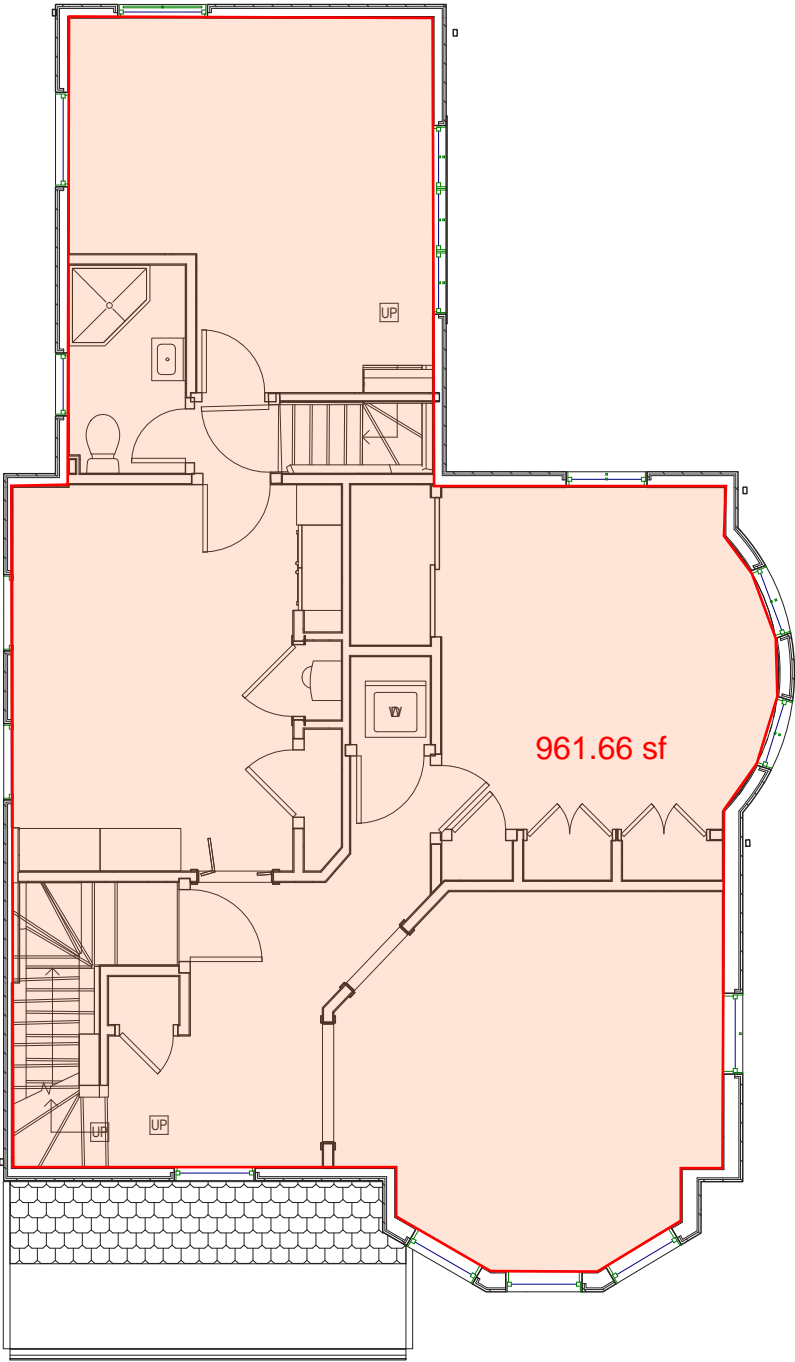
322 Pearl Street
09/19/22
www.joethearchitect.com



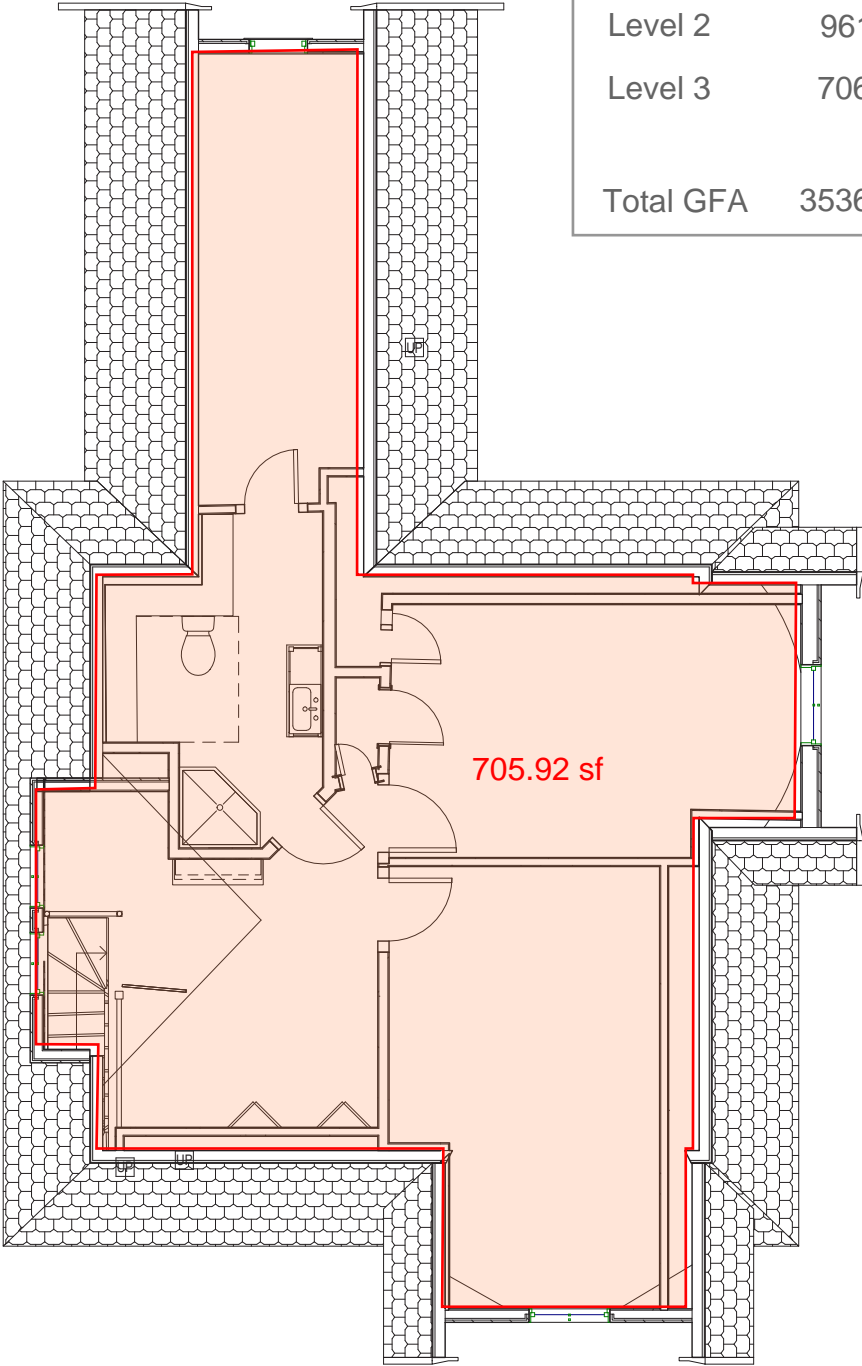
GFA Per Floor	
Basement	813 SF
Level 1	1056 SF
Level 2	961 SF
Level 3	706 SF
Total GFA	3536 SF



FIRST FLOOR



SECOND FLOOR

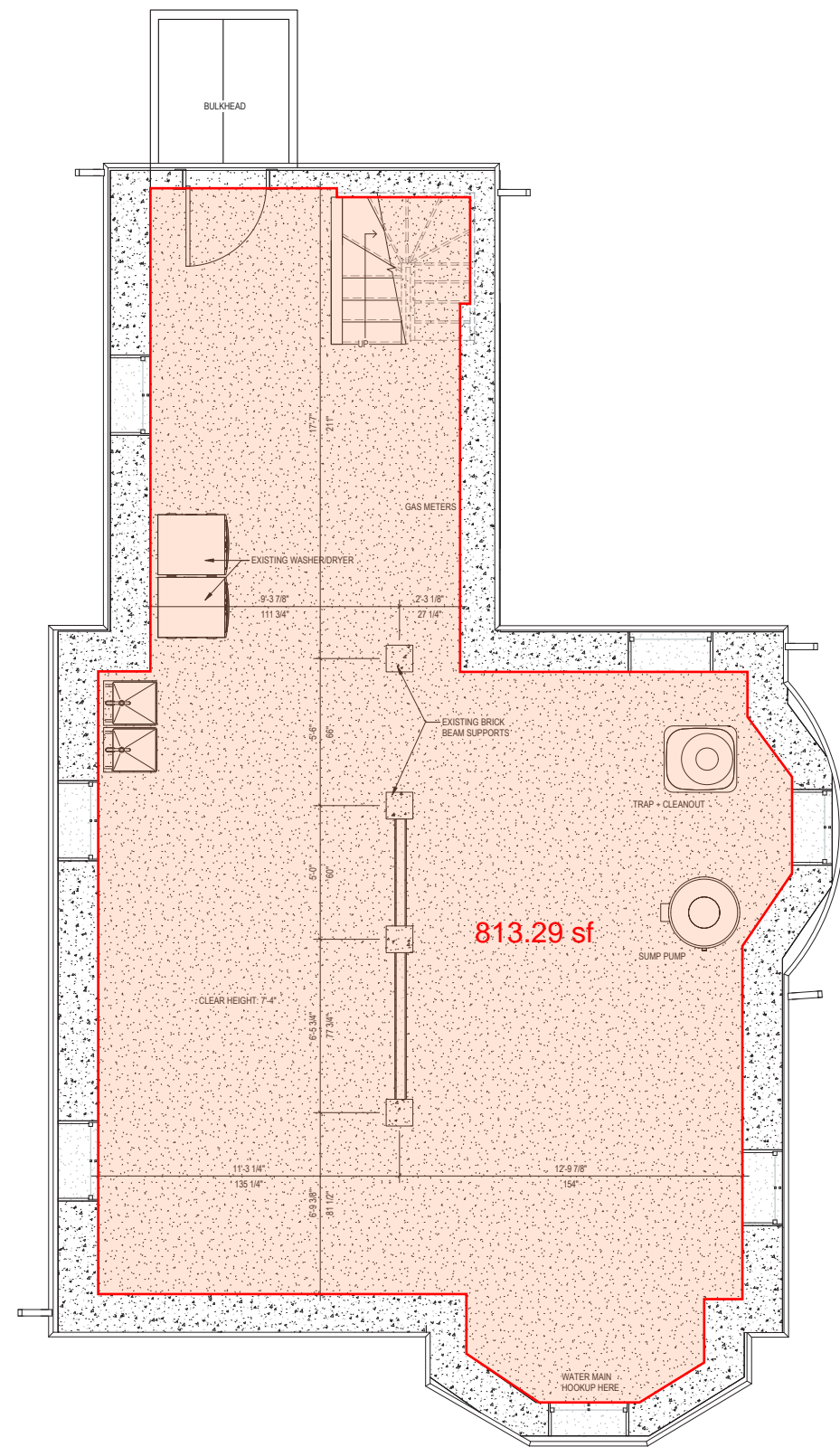


THIRD FLOOR

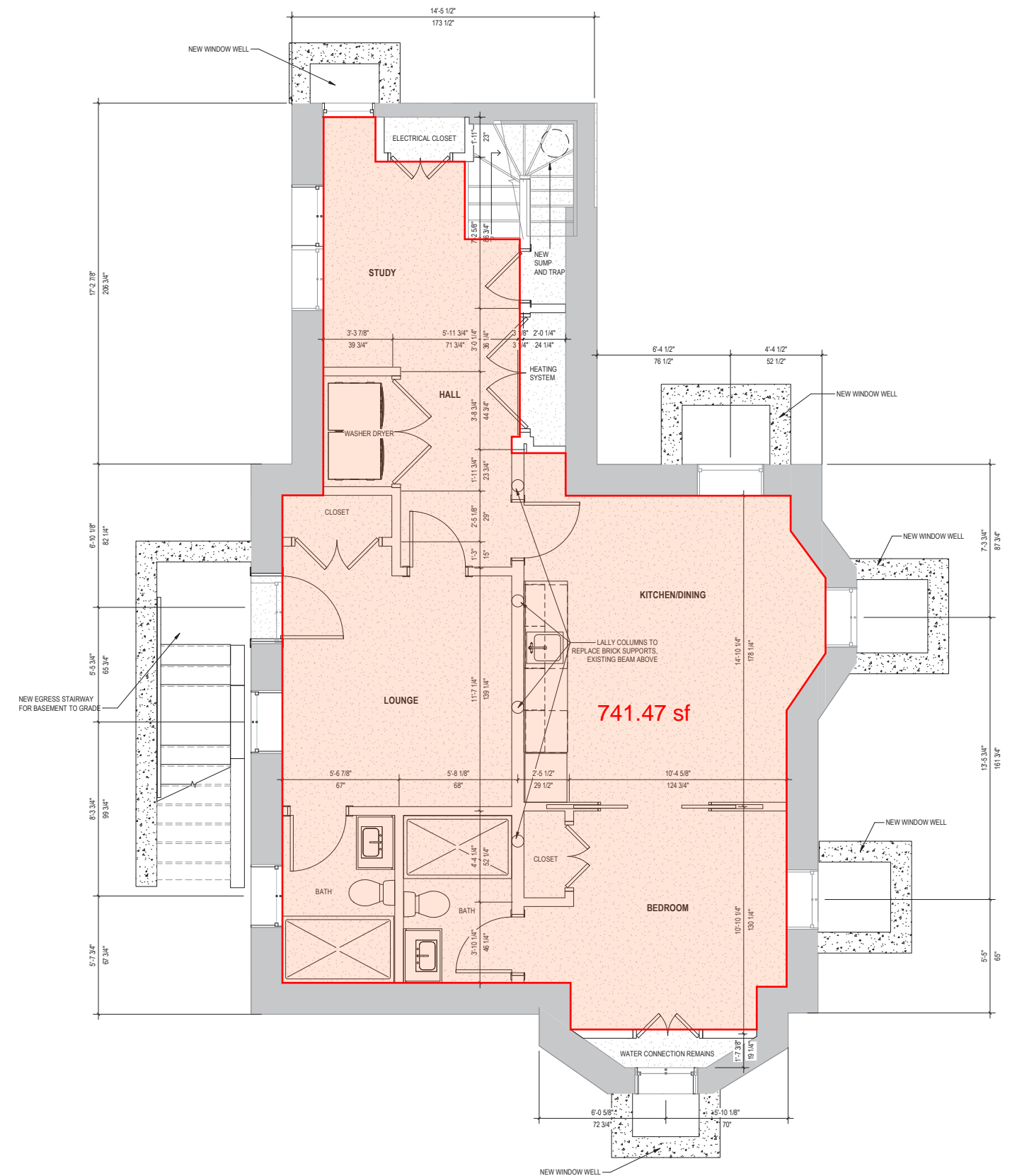
GROSS FLOOR AREA

322 Pearl Street
09/19/22
www.joethearchitect.com





EXISTING BASEMENT PLAN



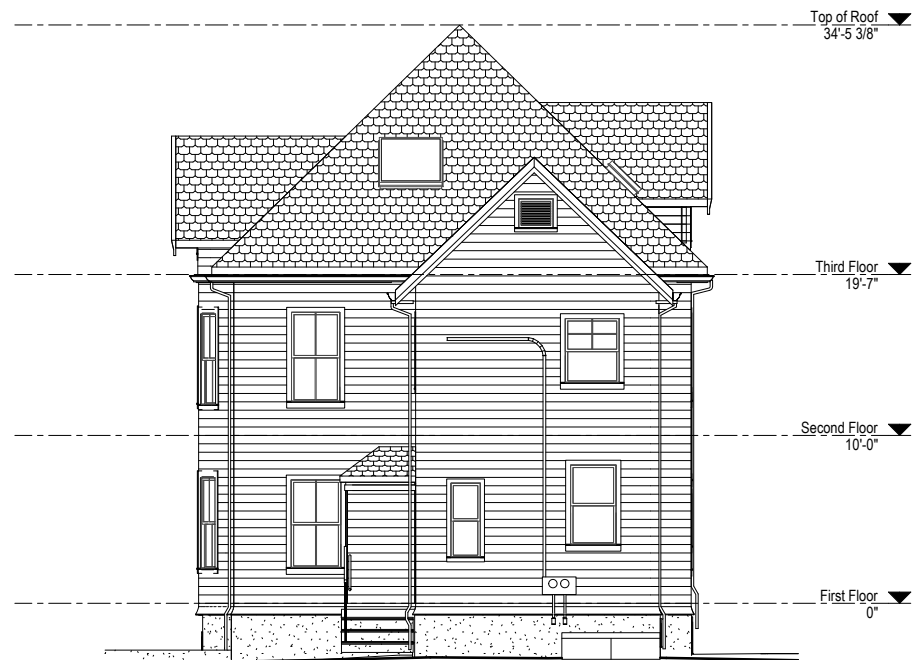
PROPOSED BASEMENT LAYOUT



1 Elevation 1 - a
A033 3/16" = 1'-0"



2 Elevation 2 - a
A033 3/16" = 1'-0"



3 Elevation 3 - a
A033 3/16" = 1'-0"



4 Elevation 4 - a
A033 3/16" = 1'-0"

ELEVATIONS - ORIGINAL

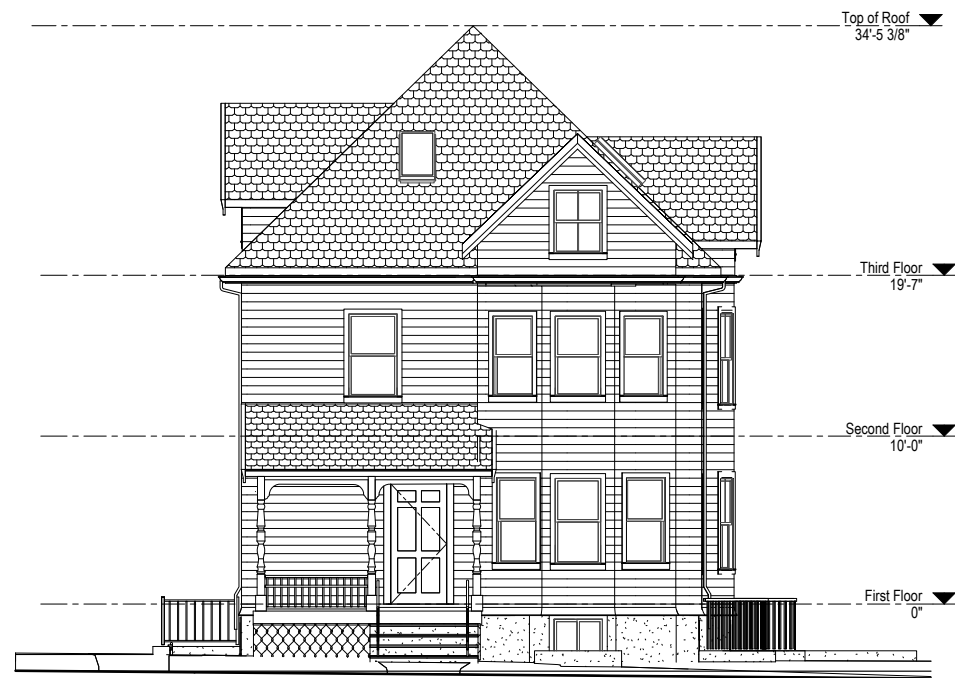
322 Pearl Street

09/19/22

www.joethearchitect.com

zoning report

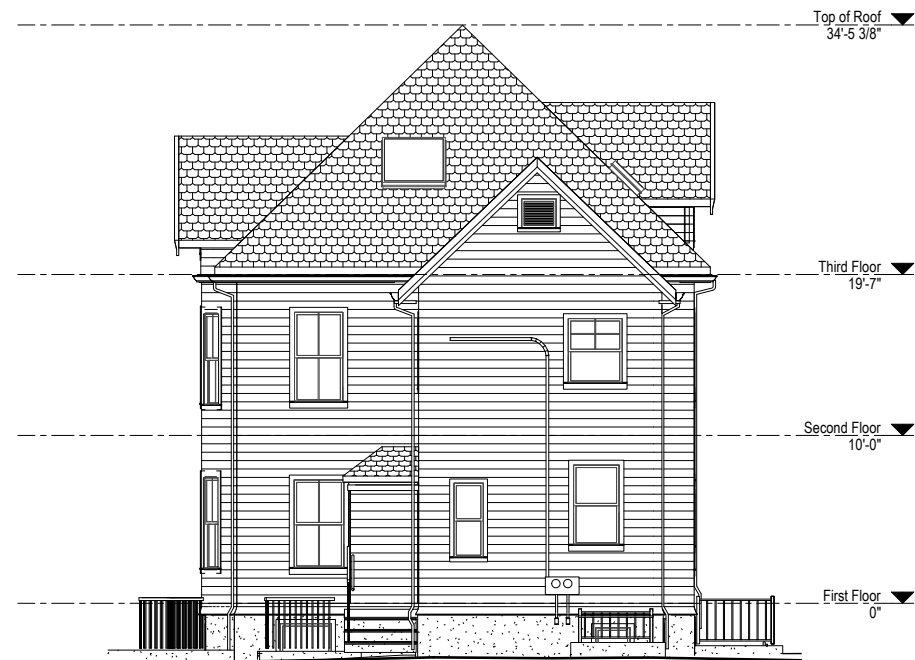




1 Elevation 1 - a
A033 3/16" = 1'-0"



2 Elevation 2 - a
A033 3/16" = 1'-0"



3 Elevation 3 - a
A033 3/16" = 1'-0"



4 Elevation 4 - a
A033 3/16" = 1'-0"

ELEVATIONS - AS BUILT

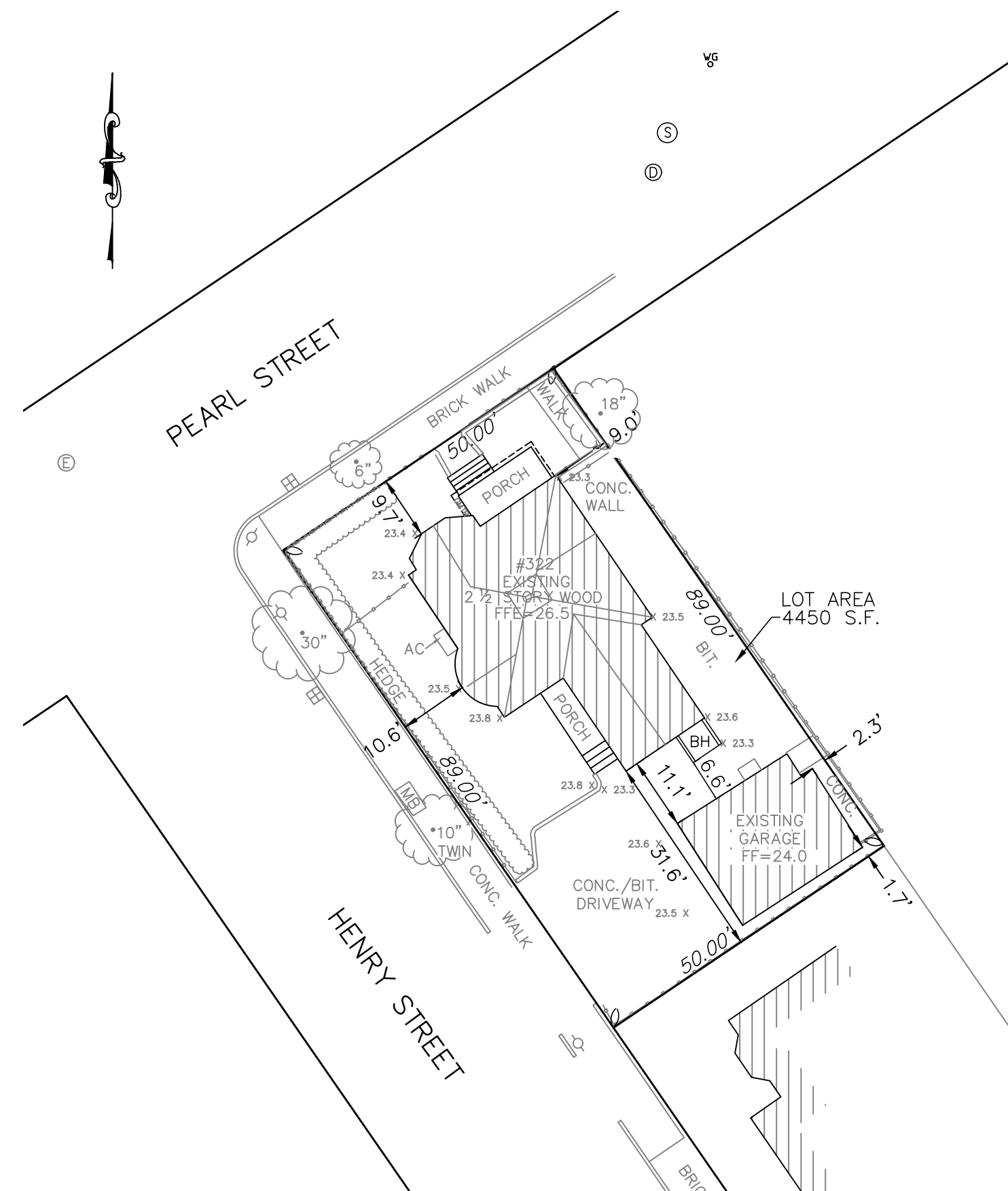
322 Pearl Street

09/19/22

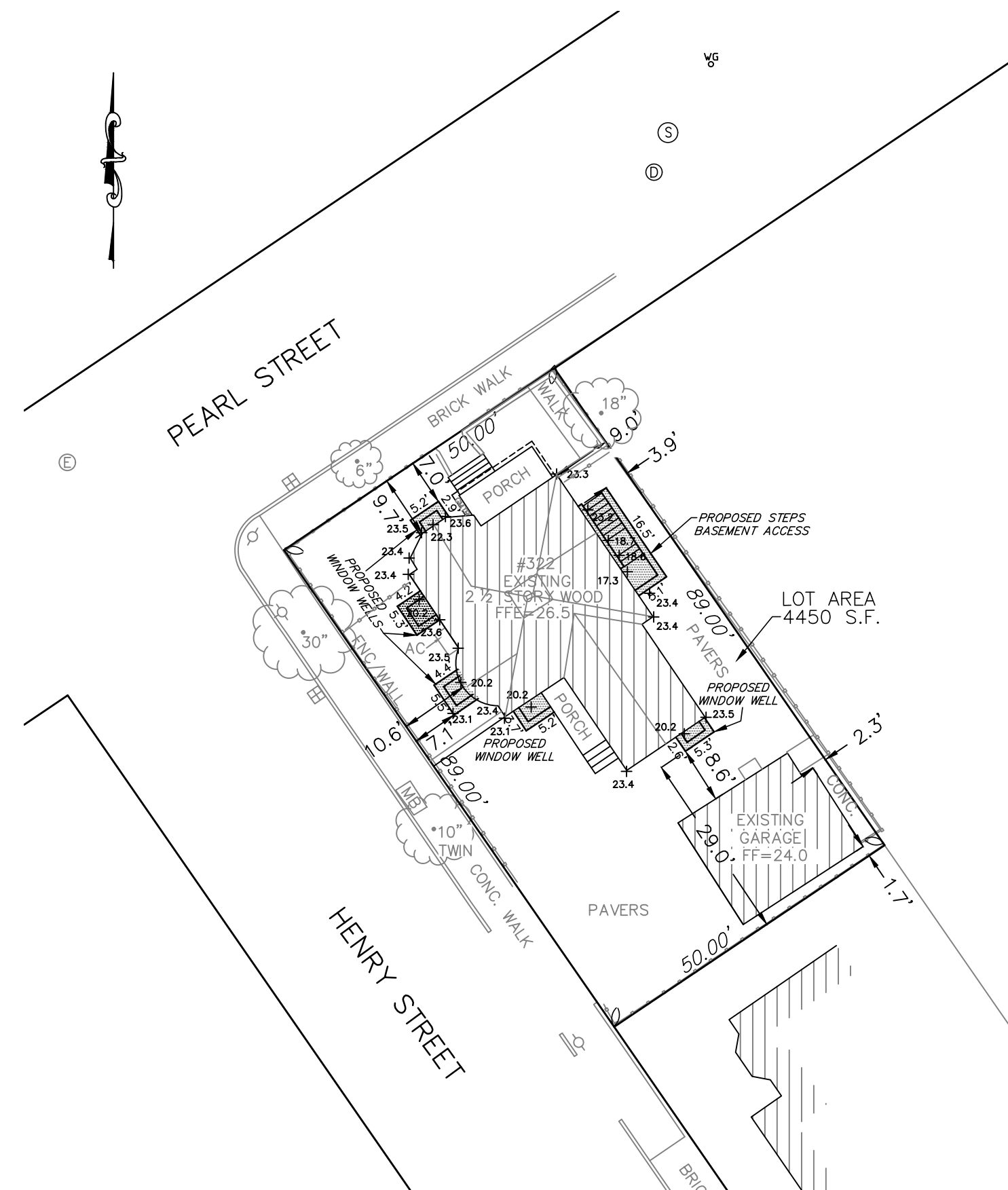
www.joethearchitect.com

zoning report

JtA



EXISTING (2017)



PROPOSED (CURRENT)

ZONING DISTRICT

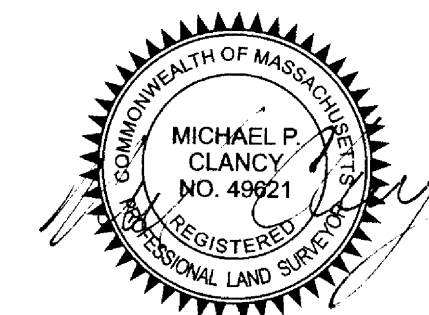
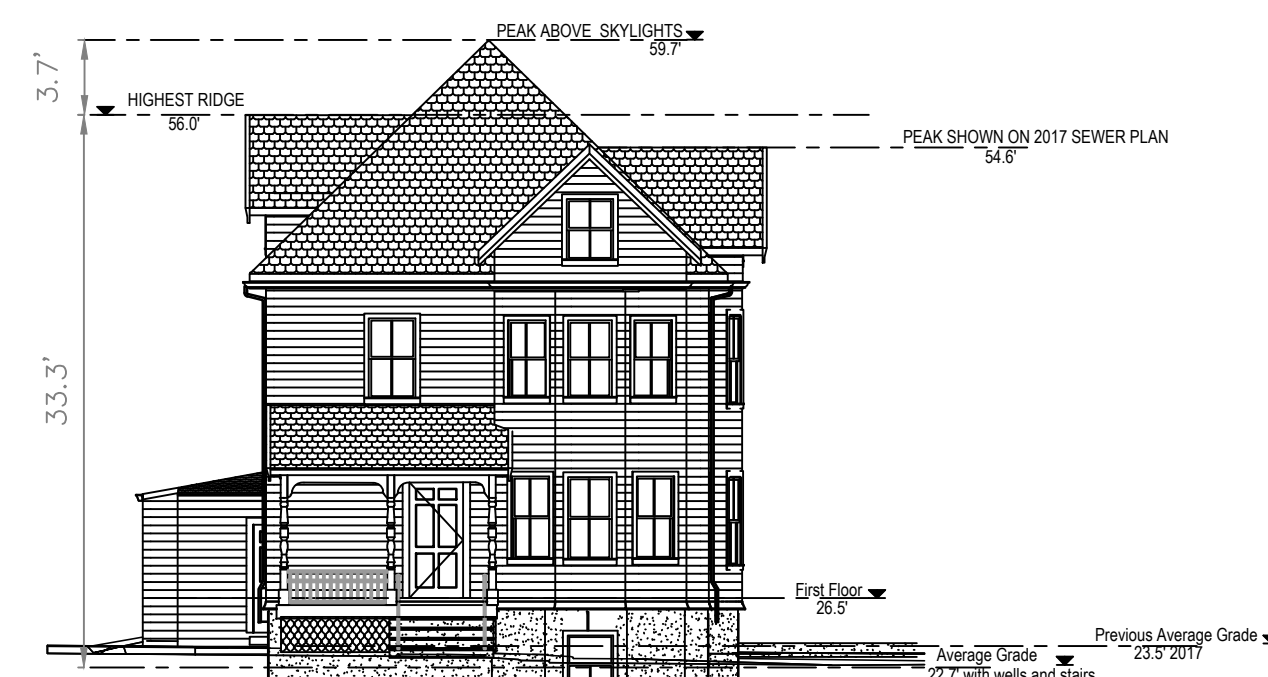
C

REQUIREMENTS:	UNITS	REQUIRED	CURRENT	PROPOSED
MINIMUM LOT AREA	S.F.	5,000	4,450±	4,450±
MINIMUM LOT WIDTH	FT.	50.0	50.0	50.0
FRONT SETBACK(PEARL)	FT.	10.0	9.7	9.7(7.0(WW))
FRONT SETBACK(HENRY)	FT.	10.0	10.6	10.6(7.1(WW))
SIDE SETBACK*	FT.	7.5	9.0	9.0(3.9 OPEN STAIR)
GARAGE			2.3	2.3
REAR SETBACK	FT.	20.0	31.6	31.6(29.0(WW))
GARAGE			1.7	1.7
BUILDING HEIGHT(PEAK)	FT.	35.0	36.2	37.0

NOTES:

- ZONING CLASSIFICATION — C
- LOCUS DEED: MIDDLESEX COUNTY REGISTRY OF DEEDS BOOK 64250 PAGE 548
- PLAN REFERENCES: MIDDLESEX COUNTY REGISTRY OF DEEDS PLAN BOOK 20B PLAN 58
- ASSESSORS MAP 98 — LOT 81

*VERIFY FOR CORNER LOT



PREPARED FOR:
TOBIAS SCHATTON
322 PEARL STREET
CAMBRIDGE, MA 02139

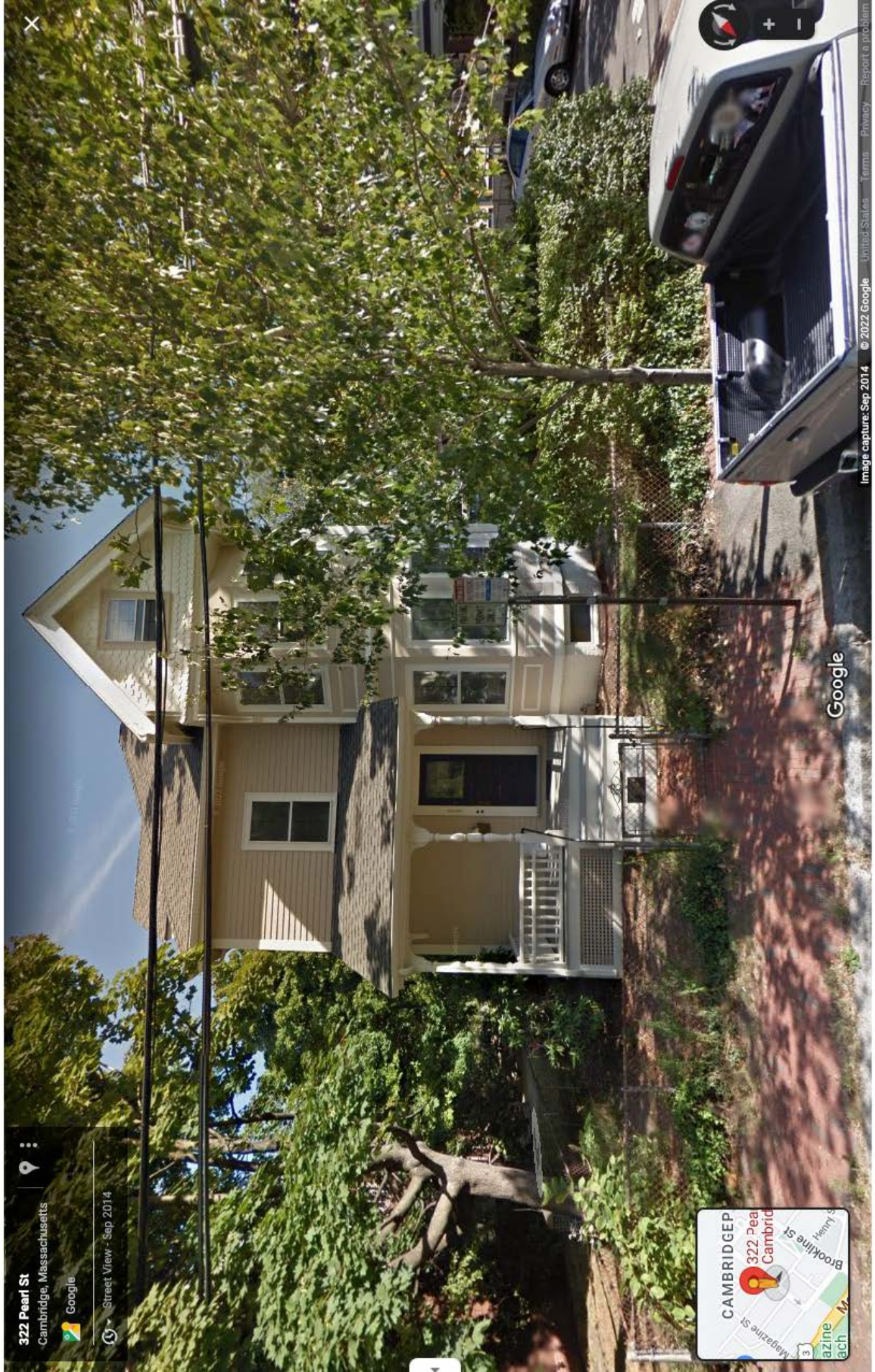
PLOT PLAN FOR 322 PEARL STREET IN CAMBRIDGE, MASS.

SCALE: 1"=10' MAY 11, 2022

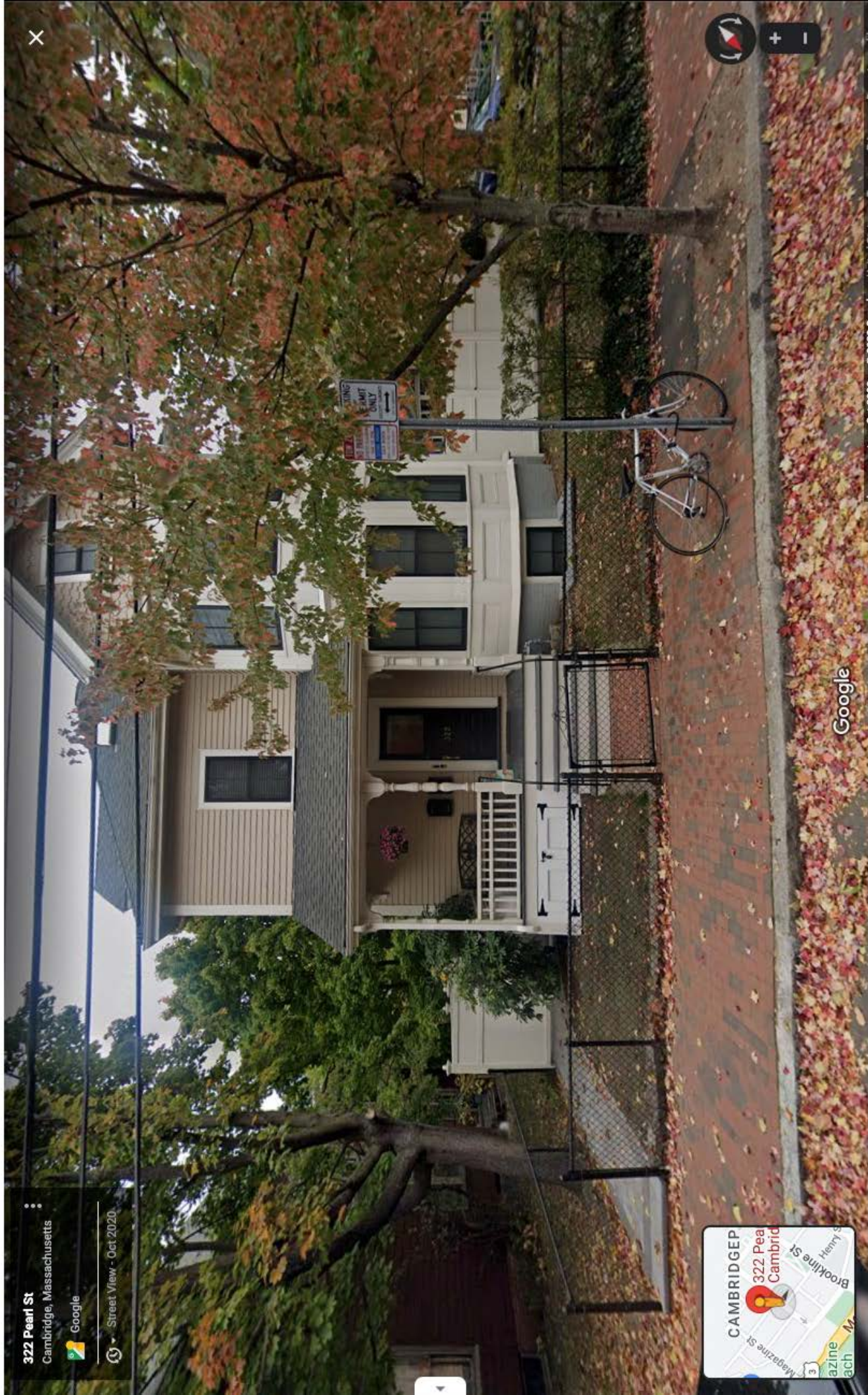
C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440



322 Pearl Street -- Front View -- Sept 2014 -- Existing Conditions



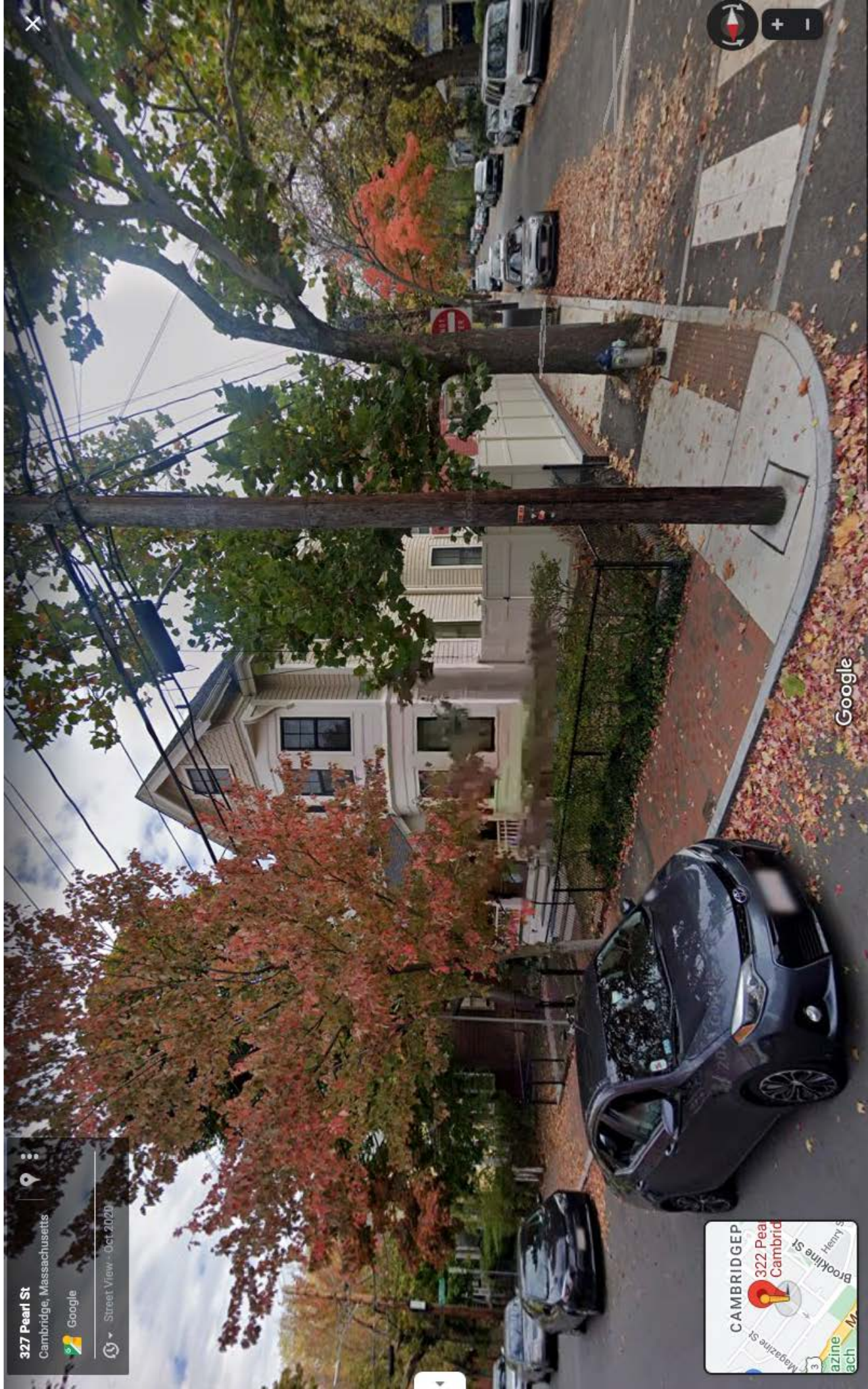
322 Pearl Street -- Front View -- Oct 2020 -- Proposed Conditions



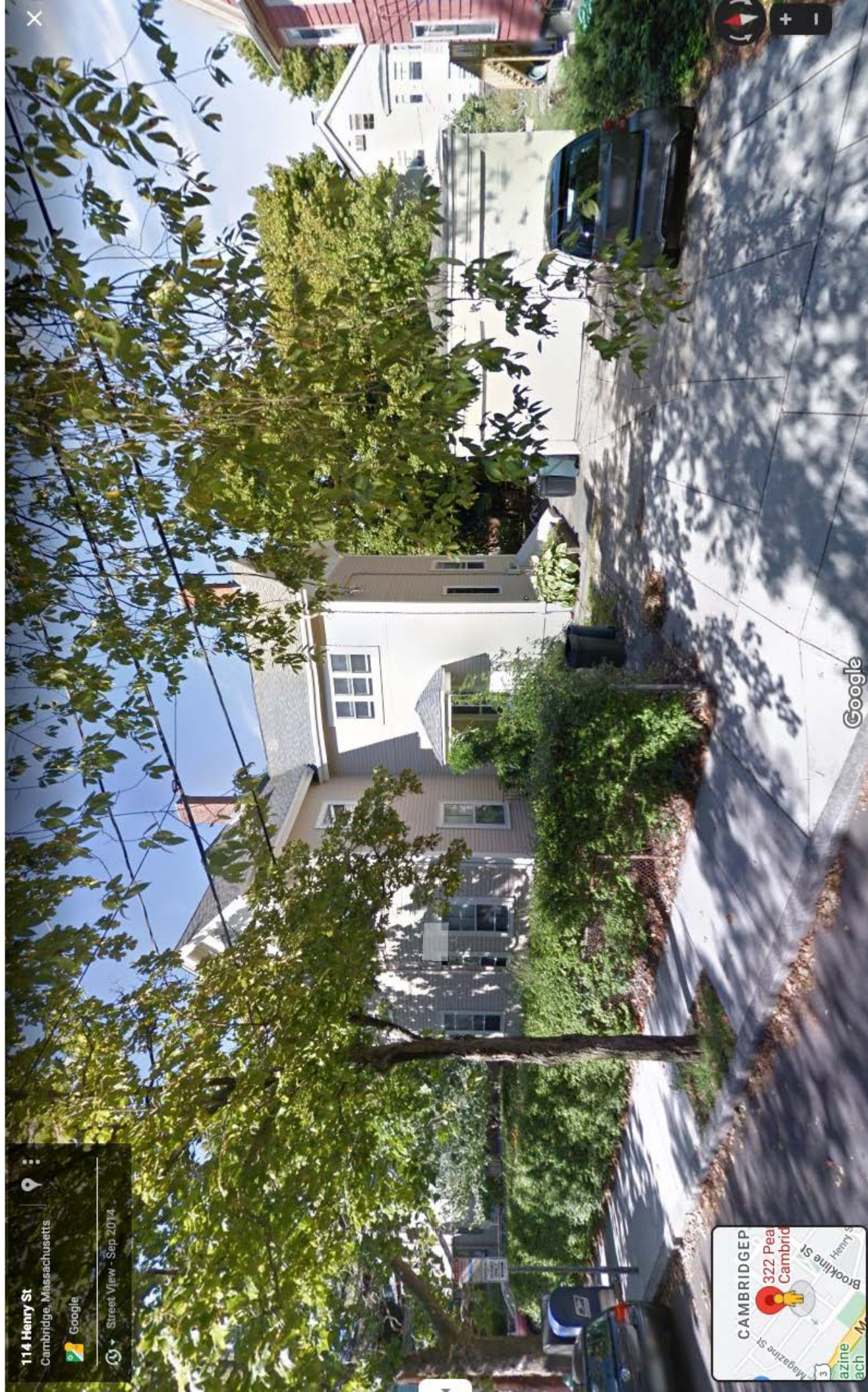
322 Pearl Street -- Corner View -- Sept 2014 -- Existing Conditions



322 Pearl Street -- Corner View -- Oct 2020 -- Proposed Conditions



322 Pearl Street -- Side View -- Sept 2014 -- Existing Conditions



322 Pearl Street -- Side View -- Oct 2020 -- Proposed Conditions



224 Pearl Street, Cambridge, MA

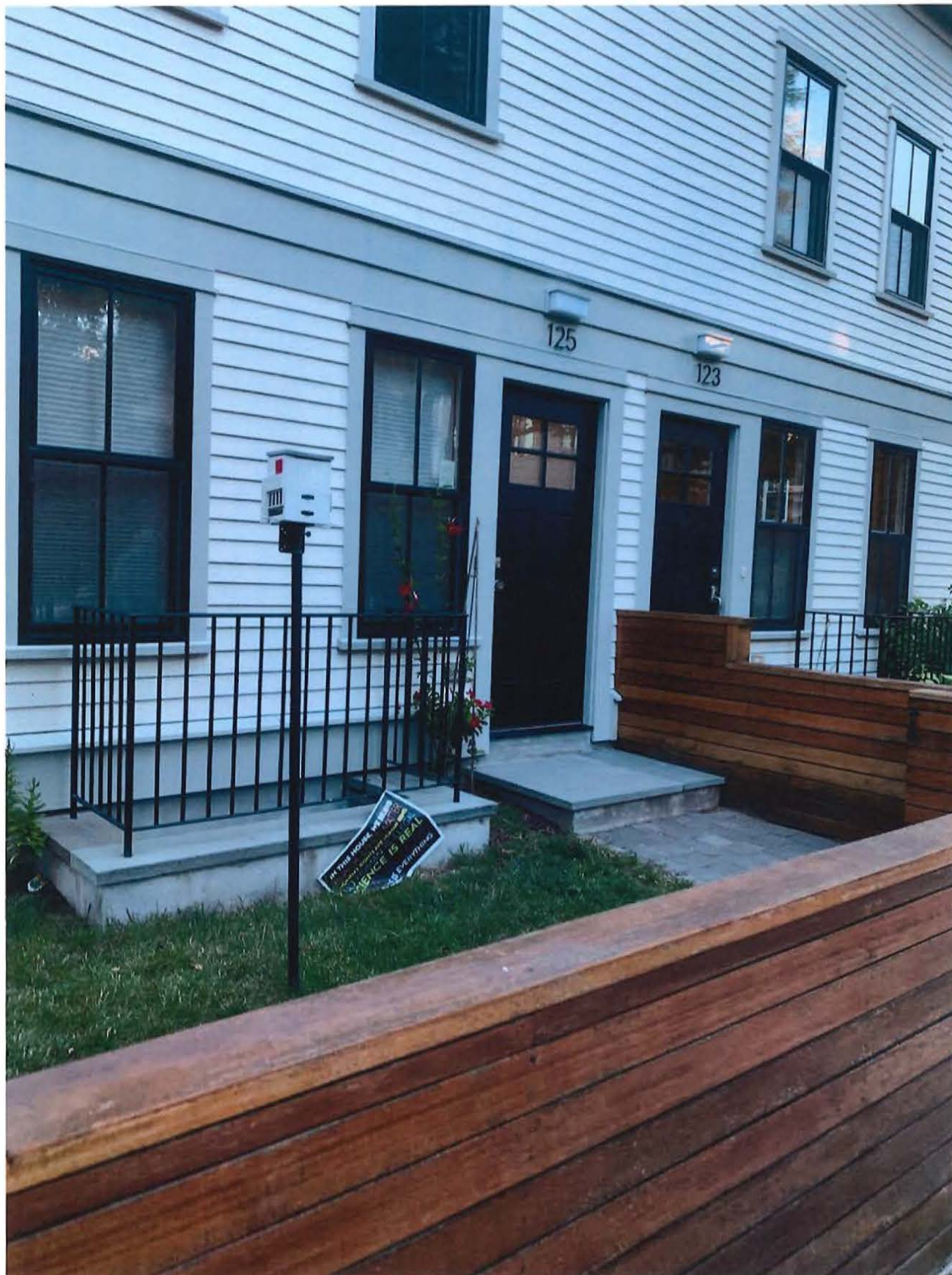


New basement staircase with railings (to left of building, demarcated by red arrows) is located only a few inches from the property line.

There is an additional new basement staircase located to the right of the building. (bottom left image)



123-125 Pearl Street, Cambridge, MA



Two window wells with railings less than 7 feet from the sidewalk.

109 Pearl Street, Cambridge, MA

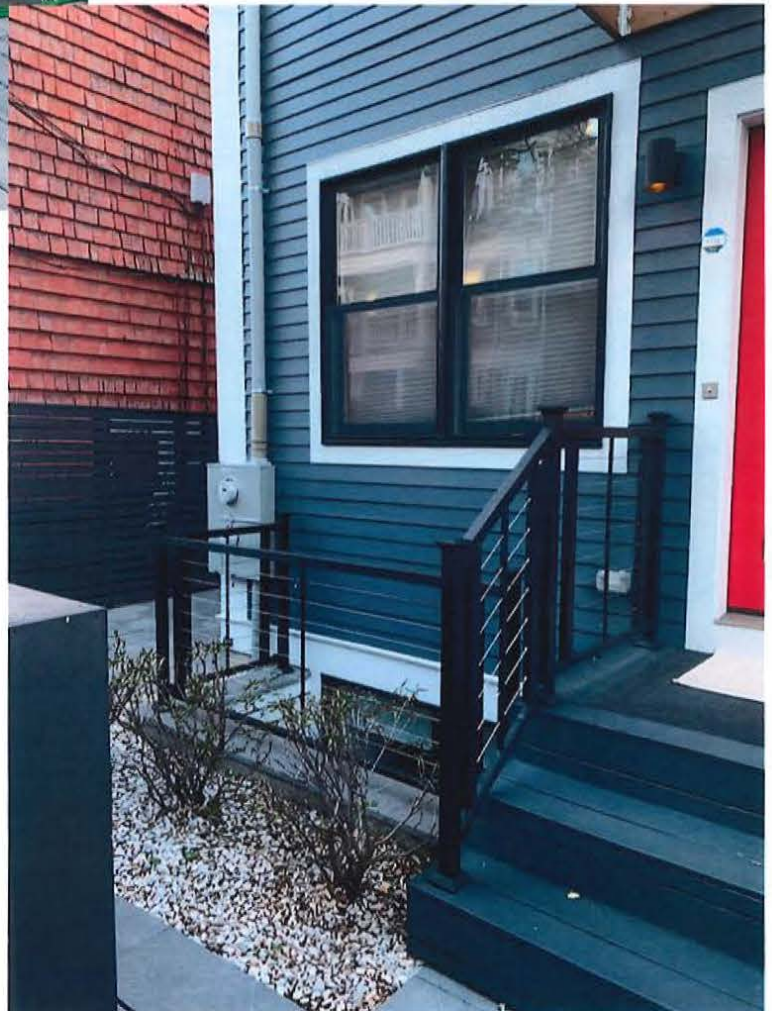


Basement staircase with railings less than 5 feet from the sidewalk.

64 Pearl Street, Cambridge, MA



**Two window wells with railings
less than 5 feet from the sidewalk.**



38 Pearl Street, Cambridge, MA

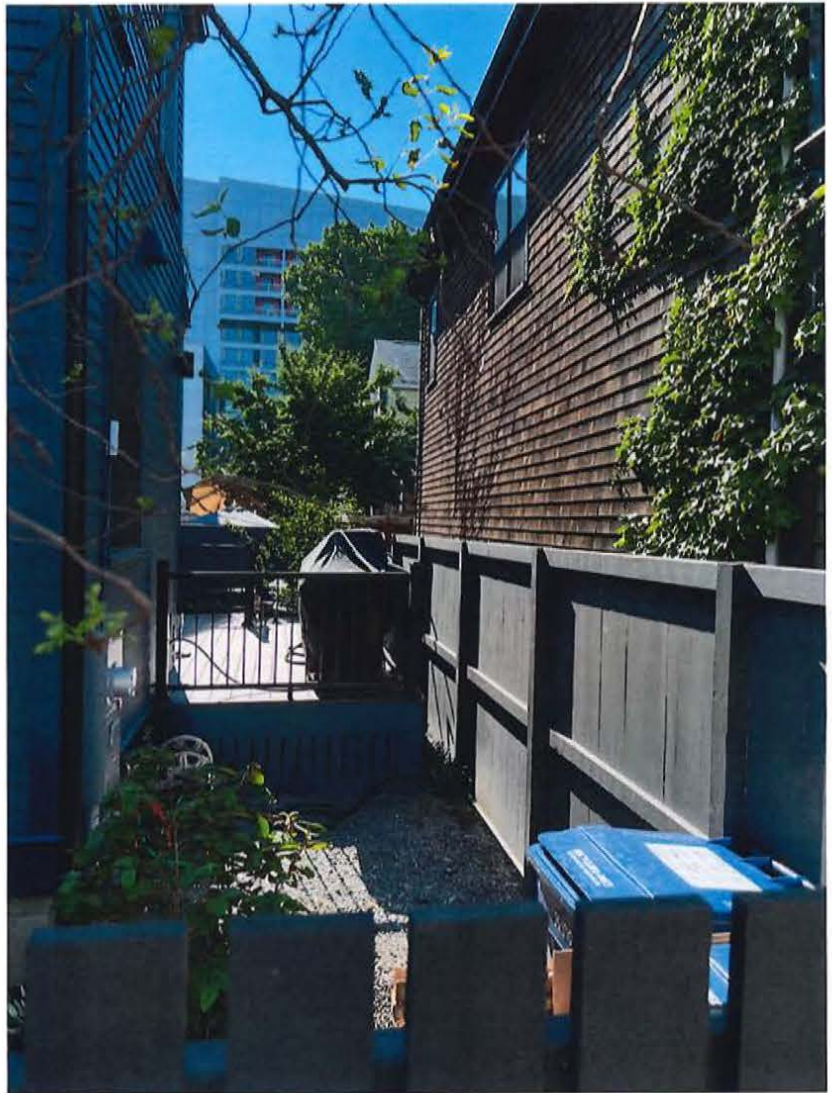


**Basement staircase with railings
just two feet from the sidewalk.**

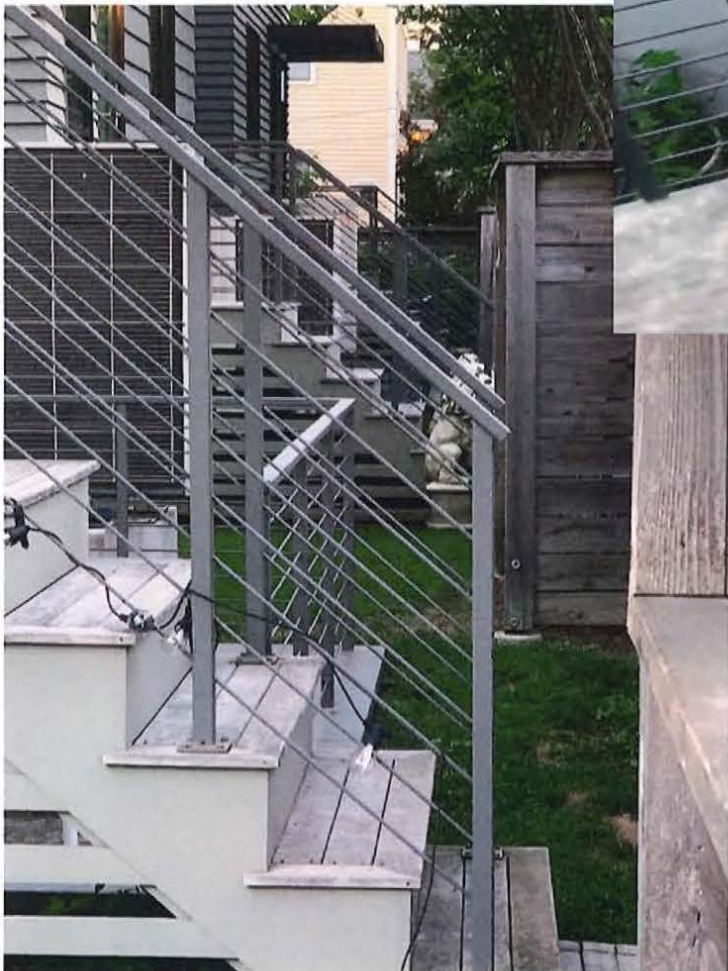
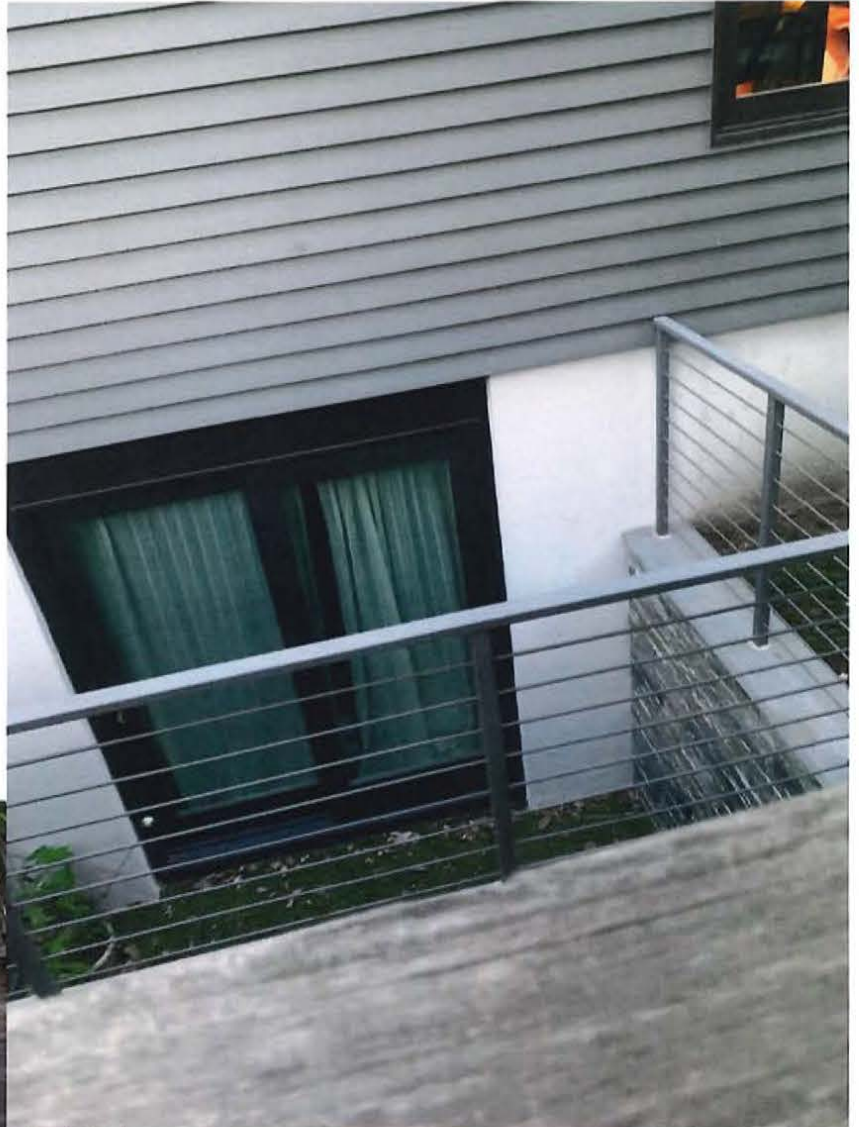
198 Pearl Street, Cambridge, MA



New deck (with railings) is located less than 2 ft from property line.



125 Brookline Street, Cambridge, MA



**Multiple window wells with railings
just a few (less than 5 ft) from the sidewalk.**

285 Brookline Street, Cambridge, MA



Basement staircase (front right of building) is located only a few feet (~3 ft) from the sidewalk.

301 Brookline Street, Cambridge, MA



**Basement staircase with railings
(to the right of building) is located
less than 3 ft from the property line.**



238 Brookline Street, Cambridge, MA



Newly added basement staircase with new portico located only a few feet (~5-6 ft) from sidewalk.



143-145 Hamilton Street, Cambridge, MA



Window well with railing located only a few feet (~3 ft) from the sidewalk.

21 Valentine Street, Cambridge, MA



**Walkout basement with railing
located only a few feet (~4 ft)
from the side walk**





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.

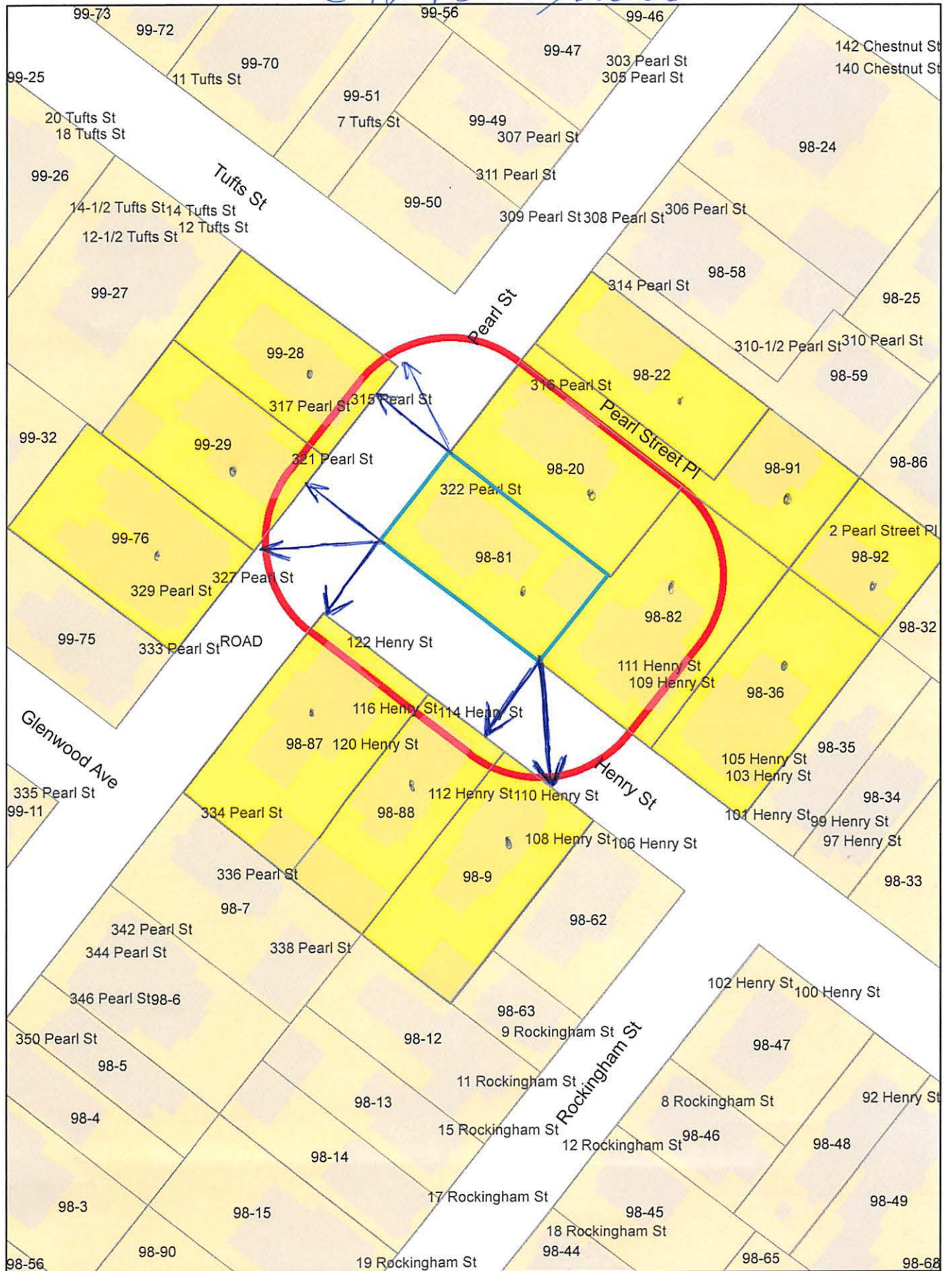
www.cambridgema.gov/gis



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



322 Pearl Street



322 Pearl St.

Petitioner

98-87
HARKAVY, BRAD & ANN MARIE MADOR
120-122 HENRY ST
CAMBRIDGE, MA 02139

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

TRILOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

98-88
BRYANT, BARBARA M.
116 HENRY ST
CAMBRIDGE, MA 02139-4729

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

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

99-76
REGAN, TERRANCE & GERTRUDE VOGT REGAN,
TRUSTEE OF PEARL STREET TRUST.
329 PEARL ST., UNIT #1
CAMBRIDGE, MA 02139

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

99-76
SOKOLOVSKI, SLAVCO J. & NANCY B. ADAMS
327 PEARL ST., UNIT #1
CAMBRIDGE, MA 02139

99-76
ZEGRAS, P. CHRISTOPHER
327 PEARL ST, UNIT 327/2
CAMBRIDGE, MA 02139

98-9
ZIEGLER-CHAMBLEE, LISA &
MARCUS C. CHAMBLEE
110-112 HENRY ST., #110
CAMBRIDGE, MA 02139

98-9
ZIEGLER, ROBERT G.
112 HENRY ST
CAMBRIDGE, MA 02139

98-20
BURKE, ALEXANDER
TRS THE PEARL ST REALTY TRUST
316 PEARL ST
CAMBRIDGE, MA 02139

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

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

98-36
LUEDI PHILIPPE P & ALICE GUGELMANN
103-105 HENRY ST
CAMBRIDGE, MA 02478

99-29
DAVIS WILLIAM P & ANNE F DAVIS
SULLIVAN DENISE M CO-TRS
321 PEARL ST
CAMBRIDGE, MA 02139

Pacheco, Maria

From: Philippe Luedi <philippe@luedi-gugelmann.com>
Sent: Monday, November 28, 2022 11:11 AM
To: Pacheco, Maria
Cc: 'Alice Gugelmann'
Subject: BZA-200647

Dear Ms Pacheco,

I am referring to the request for Special Permit BZA-200647.

My wife, Alice Gugelmann and I, owners of the property 103-105 Henry St, right near 322 Pearl St, support the petition. Drs Charbonneau and Schatton have been exemplary residents and neighbors and we wish them well with their building project.

Best Regards,

Philippe Luedi

11/28/22

City of Cambridge, Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge MA 02139

mpacheco@cambridgema.gov

Re: 322 Pearl Street, Cambridge MA--Zoning Petition BZA 22-200647

Dear Members of the Board of Zoning Appeal:

As the neighbor directly across the street and no more than 30 feet from 322 Pearl Street, I am writing to express my support for this proposal to renovate the home and create an accessory apartment at the property located at 322 Pearl Street.

I have discussed and reviewed the proposed plans with the owners and feel that the renovation plans will be beneficial to the owners and have no negative impacts on the neighbors or the area.

Kindly record us in support of this proposal.

Thank you.

Sincerely,

Name: Brad Harkavy and Ann Marie Mador

Address: 120-122 Henry Street, Cambridge, MA 02139