



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017038-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Boehm Architecture - C/O Bill Boehm

PETITIONER'S ADDRESS : 561 Windsor St, A402 Somerville, MA 02143

LOCATION OF PROPERTY : 354 Pearl St Cambridge, MA 02139

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Construction of deck within side yard setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :

(Petitioner(s) / Owner)

Bill Boehm

(Print Name)

Address : 561 Windsor St, A402

Somerville, MA 02143

Tel. No. : 617-521-9082

E-Mail Address : bill@boehmarchitecture.com

Date : 10.31.18

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:

Lack of design flexibility due to lot configuration/size and zoning district.

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

Due to the lot size, existing home configuration and (calculated) setbacks, it leaves almost no area for a deck.

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

- 1)** Substantial detriment to the public good for the following reasons:

The deck is barely seen and not encroaching on any neighbors, nor the general public.

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

No detrimental or safety issues as a result.

- *** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Boehm Architecture **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 354 Pearl St Cambridge, MA 02139 **ZONE:** Residence C Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential

| | | <u>EXISTING CONDITIONS</u> | <u>REQUESTED CONDITIONS</u> | <u>ORDINANCE REQUIREMENTS</u> ¹ | |
|--|------------|--------------------------------|---------------------------------|--|------------|
| <u>TOTAL GROSS FLOOR AREA:</u> | | <u>4,536</u> | <u>4,536</u> | <u>3,000</u> | (max.) |
| <u>LOT AREA:</u> | | <u>5,000</u> | <u>5,000</u> | <u>5,000</u> | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ² | | <u>0.9</u> | <u>0.9</u> | <u>0.6</u> | (max.) |
| <u>LOT AREA FOR EACH DWELLING UNIT:</u> | | <u>2,500</u> | <u>2,500</u> | <u>1,800</u> | (min.) |
| <u>SIZE OF LOT:</u> | WIDTH | <u>50</u> | <u>50</u> | <u>50</u> | (min.) |
| | DEPTH | <u>100</u> | <u>100</u> | <u>N/A</u> | |
| <u>SETBACKS IN FEET:</u> | FRONT | <u>10.8</u> | <u>10.8</u> | <u>10</u> | (min.) |
| | REAR | <u>21</u> | <u>20.5</u> | <u>20.5</u> | (min.) |
| | LEFT SIDE | <u>5.1</u> | <u>5.1</u> | <u>16.5</u> | (min.) |
| | RIGHT SIDE | <u>3.9</u> | <u>3.9</u> | <u>16.5</u> | (min.) |
| <u>SIZE OF BLDG.:</u> | HEIGHT | <u>36.96</u> | <u>36.96</u> | <u>35</u> | (max.) |
| | LENGTH | <u>55.2</u> | <u>55.2</u> | <u>N/A</u> | |
| | WIDTH | <u>41</u> | <u>41</u> | <u>N/A</u> | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | <u>26%</u> | <u>30%</u> | <u>36%</u> | (min.) |
| <u>NO. OF DWELLING UNITS:</u> | | <u>2</u> | <u>2</u> | <u>2</u> | (max.) |
| <u>NO. OF PARKING SPACES:</u> | | <u>0</u> | <u>0</u> | <u>2</u> | (min./max) |
| <u>NO. OF LOADING AREAS:</u> | | <u>0</u> | <u>0</u> | <u>0</u> | (min.) |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u> | | <u>N/A</u> | <u>N/A</u> | <u>N/A</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.

Pressure treated wood frame with hardwood decking

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'.



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GENERAL INFORMATION

Plan No: BZA-047038-2018

2018 NOV 21 PM 3:32
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Bill Boehm

(Print Name)

Address : 561 Windsor St, A402

Somerville, MA 02143

Tel. No. : 617-521-9082

E-Mail Address : bill@boehmarchitecture.com

Date : 10.31.18

Project Manager:
Brendan Haley
BHALEY Design Build
T: 508.868.0101
E: bhaleydesignbuild@gmail.com

General Contractor:
Jeff Glaser
T:
E: nhconst1@gmail.com

Landscape Architect:
Heather Heimarck
HighMark Land Design
T: 617.515.0830
E: hheimarck@highmarklanddesign.com

Structural Engineer:
Keith M. Bouchard, P.E., SECB
Bouchard Engineering, PLLC
T: 617.334.7442
E: KMB@Bouchard-Eng.com

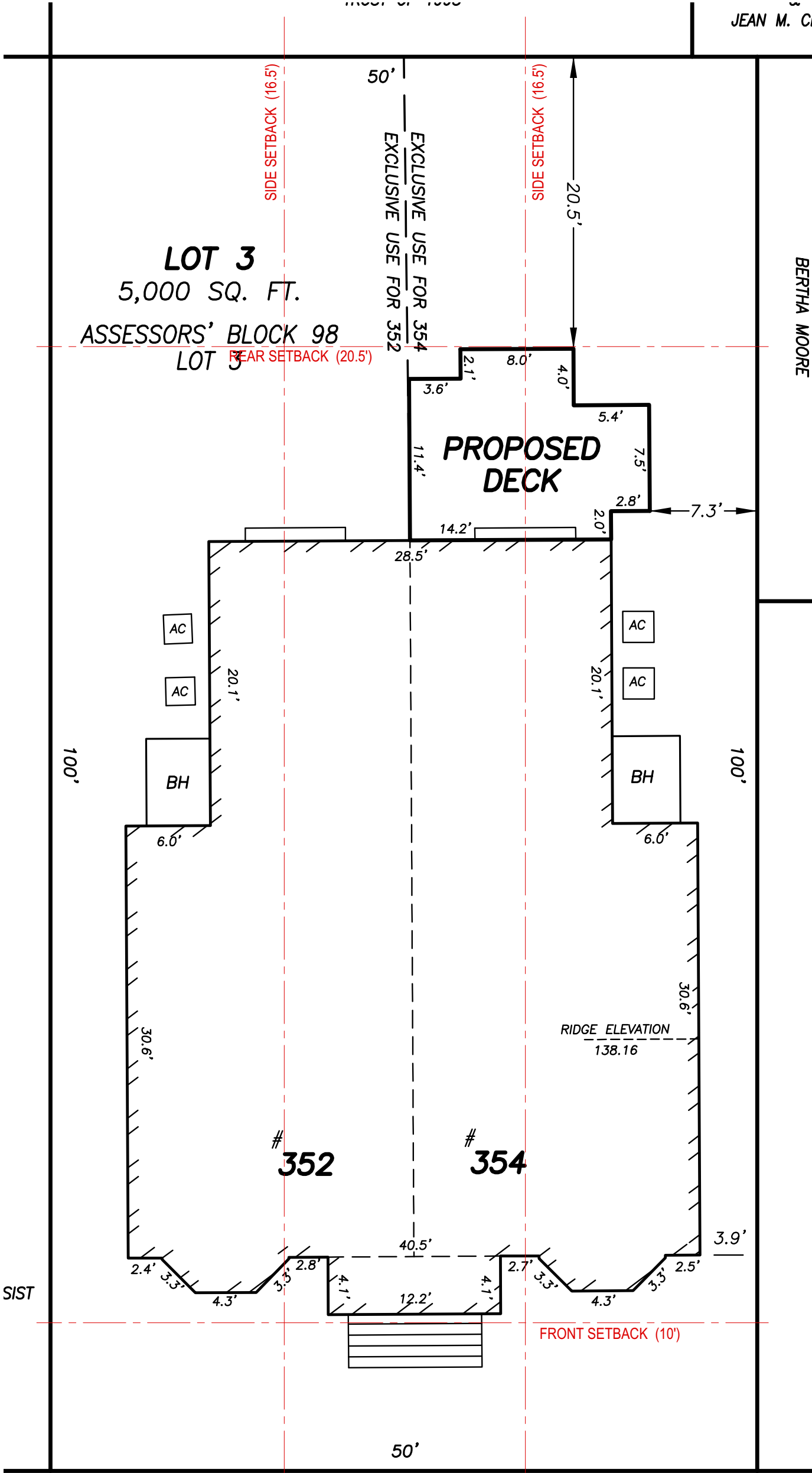
Rugen/Boral Residence
Renovation
354 Pearl Street, Cambridge

Deck Plan and Zoning Analysis

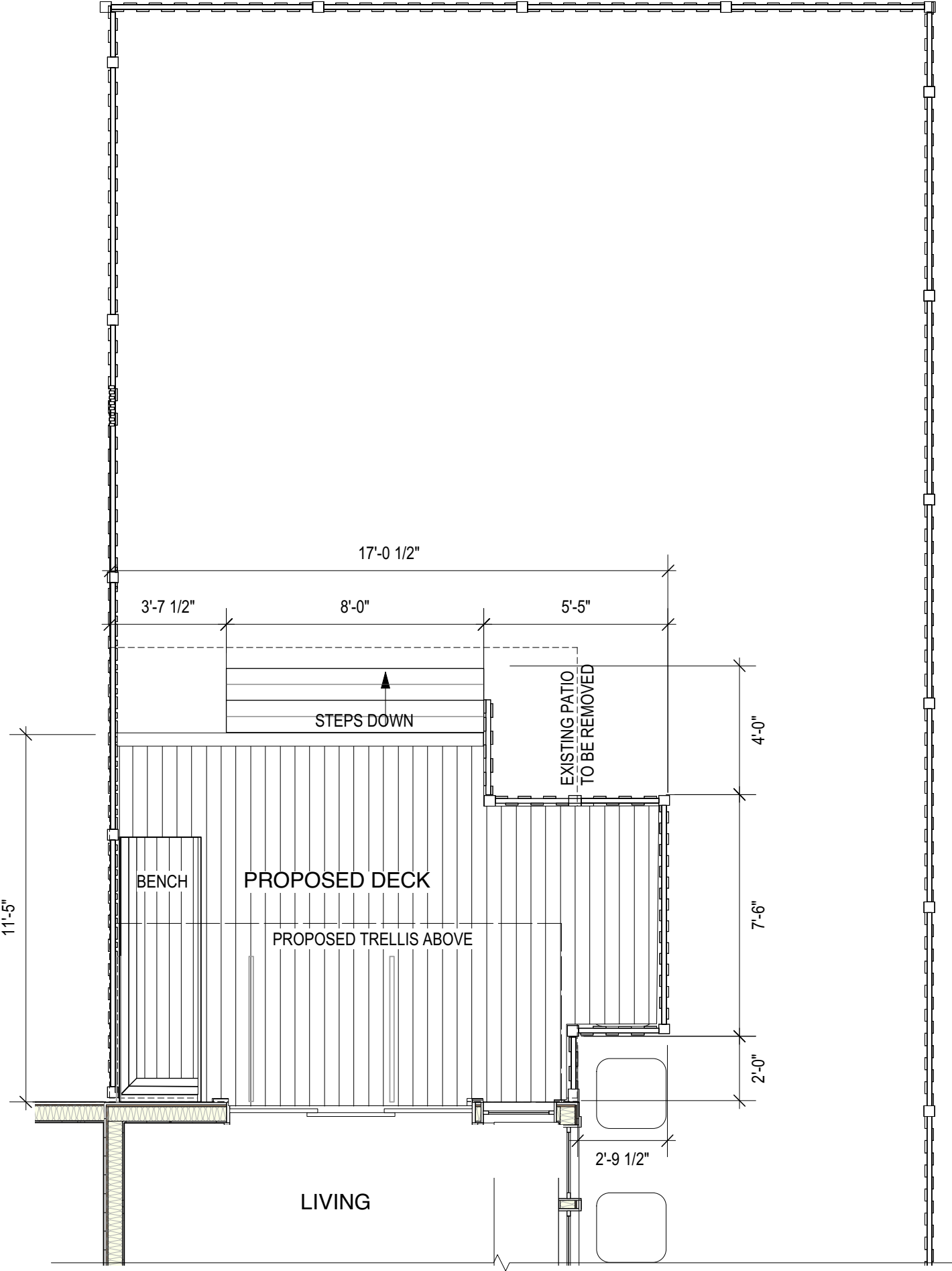
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SCALE: AS NOTED

SHEET #:

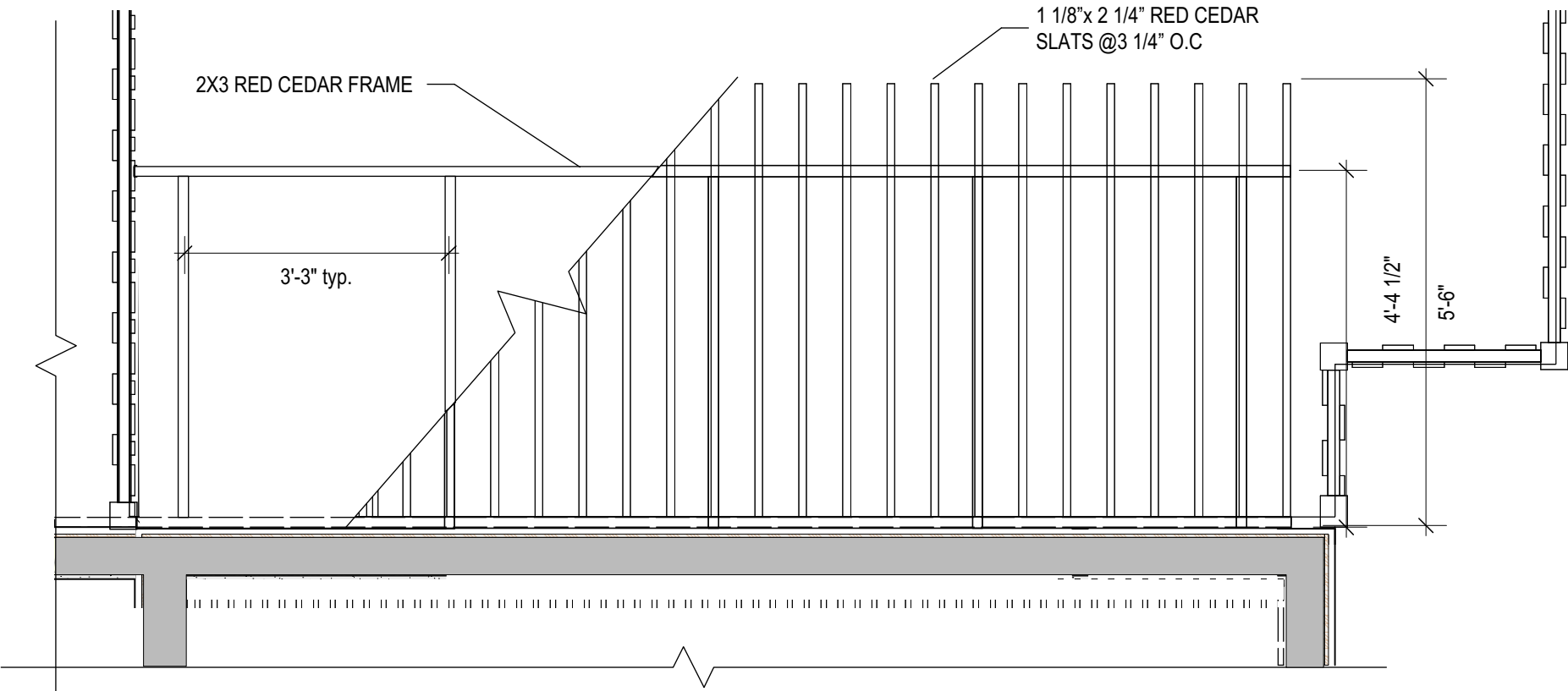
DR1



1 SETBACK ANALYSIS
1/8" = 1'-0"



2 PROPOSED DECK
1/4" = 1'-0"

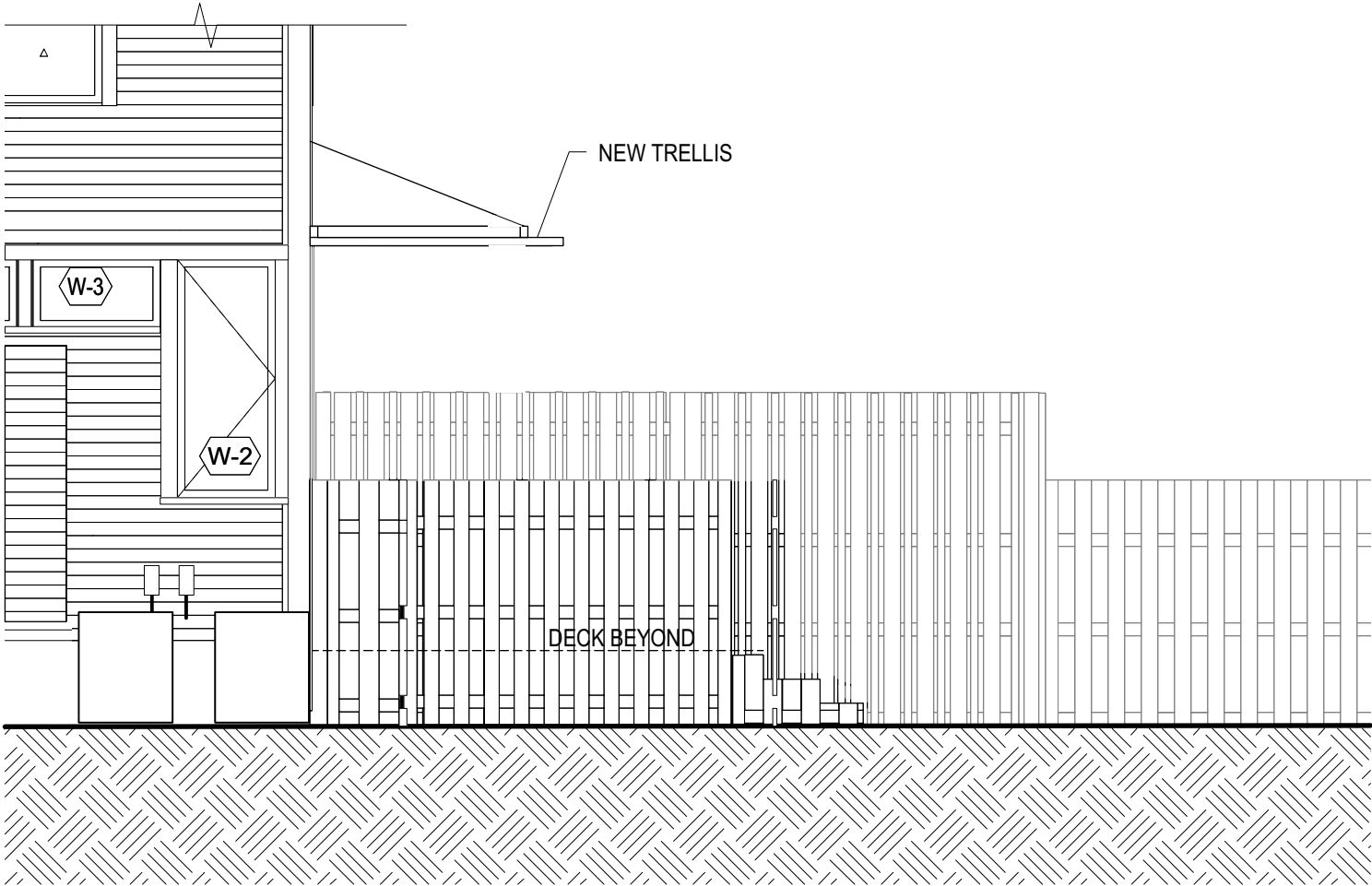


3 Trellis Plan
1/2" = 1'-0"

NOTE:
TRELLIS COMPLIES WITH 22.53
Floor Area Exemption for Pergolas, Arbors and Trellises.



1 Partial Rear Elevation
1/4" = 1'-0"



2 Partial Side Elevation
1/4" = 1'-0"

Rugen/Boral Residence
Renovation
354 Pearl Street, Cambridge

Exterior Elevations and Trellis Plan

PRINT DATE: 10.30.18
SCALE: 1/4"=1'-0"

SHEET #:

DR2

SITE PLAN
352-354 PEARL STREET
CAMBRIDGE, MASSACHUSETTS

1 INCH = 10 FEET OCTOBER 30, 2018

SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773

OWNER OF RECORD:
352-354 PEARL STREET CONDOMINIUM
BK.32099 PG.553

1 INCH = 10 FEET

0 5 10 20

APPROXIMATE NORTH

N/F
MARYA R. LEVENSON
&
ANDREW R. HAWLEY

N/F
ALLEN FAMILY
TRUST OF 1998

N/F
DANIEL J. CLINTON
&
JEAN M. CLINTON

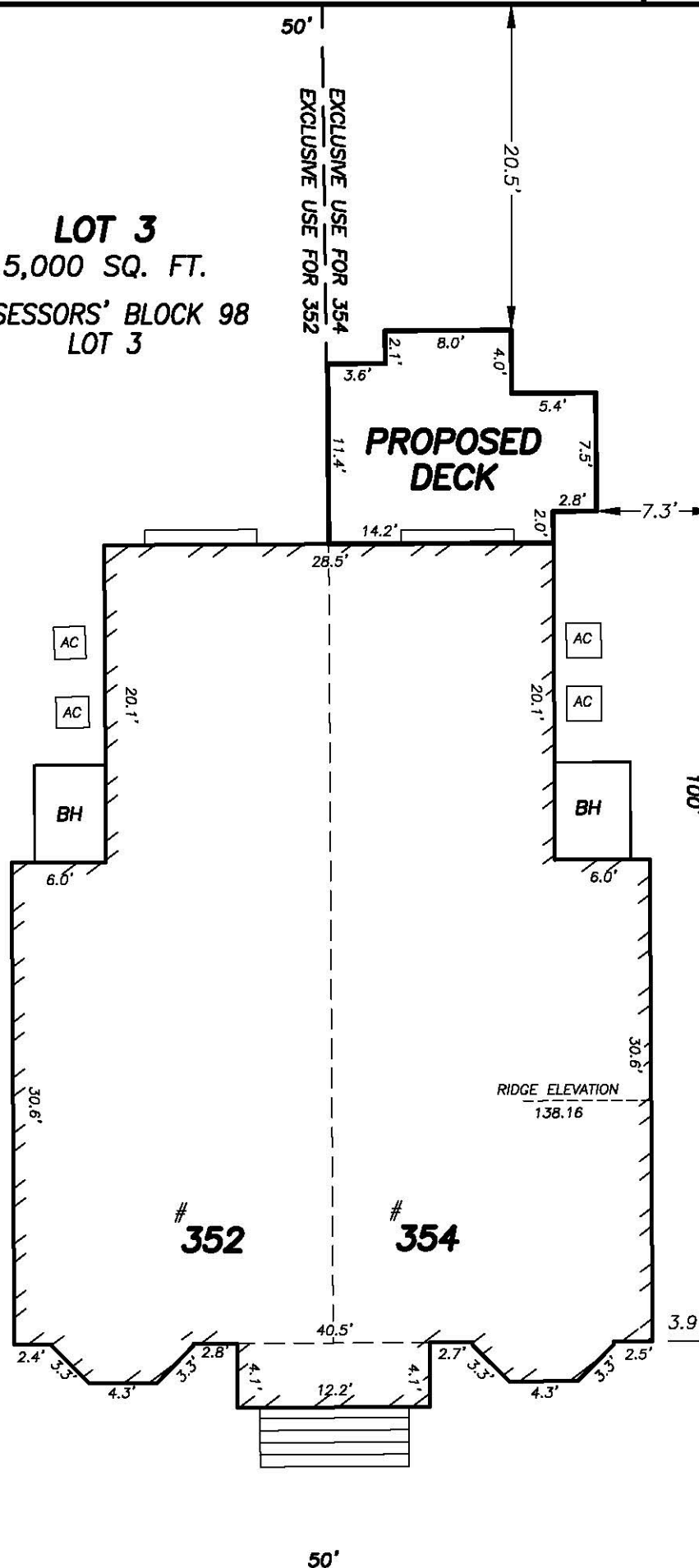
LOT 3
5,000 SQ. FT.
ASSESSORS' BLOCK 98
LOT 3

EXCLUSIVE USE FOR 354
EXCLUSIVE USE FOR 352

N/F
MAXWELL MOORE II
&
BERTHA MOORE

N/F
348-350 PEARL
STREET CONDOMINIUM

N/F
356 PEARL STREET
CONDOMINIUM



NOTES

- CONSTRUCTION STAKEOUT IS NECESSARY TO ASSIST WITH THE PLACEMENT OF THE PROPOSED DECK

PLAN REFERENCES:

- PLAN BOOK 20(B) PLAN 58
- PLAN 736 OF 1948
- PLAN AT THE END OF BOOK 3429
- PLAN NUMBER 420 OF 2007

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF MARCH 22, 2017, WITH THE USE OF A TOPCON TOTAL STATION.

PEARL STREET
(40' WIDE)

John R. Hamel

JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR



OCTOBER 30, 2018
DATE

16132.DWG
OCTOBER 30, 2018

354 Pearl St.



354 Pearl St.



The map displays a residential neighborhood with the following streets and landmarks:

- Streets:** Glenwood Ave, Pearl St, Granite St, Rockingham St, Henry St.
- Landmarks:** Morse School (bottom left), Lindstrom Field (bottom right).
- Property Lots:** Numerous lots are labeled with addresses, including:
 - 99-8, 99-9, 99-10, 99-11, 99-12, 99-13, 99-14, 99-16, 99-17, 99-32, 99-75, 99-76, 99-29, 98-81, 98-87, 98-88, 98-9, 98-12, 98-13, 98-14, 98-15, 98-17, 98-40, 98-39, 98-41, 98-57, 98-56, 98-4, 98-3, 98-5, 98-6, 98-7, 98-10, 98-11, 98-12, 98-13, 98-14, 98-15, 98-17, 98-40, 98-39, 98-41.
- Annotations:**
 - A red line outlines a specific area, likely a school district boundary.
 - Blue arrows indicate a path or flow within this area, starting from the bottom left and moving towards the top right.

354 Pearl St.

Petitioner

98-5
SULLIVAN, JOHN & DENISE MARIE SULLIVAN
346 PEARL ST
CAMBRIDGE, MA 02139

98-6
WINTER, JEFFREY & KIMBERLY KELLEY
344 PEARL ST
CAMBRIDGE, MA 02139

BOEHM ARCHITECTURE
C/O WILLIAM BOEHM, ARCHITECT
561 WINDSOR STREET #A402
SOMERVILLE, MA 02143

98-17
CLINTON, DANIEL J. &
JEAN CLINTON, CO-TRUSTEE
31 ROCKINGHAM ST
CAMBRIDGE, MA 02139

98-56
MOORE, MAXWELL, II & BERTHA MOORE
25 GRANITE ST
CAMBRIDGE, MA 02139

98-90
SHAMIR, JOSEPH
27 ROCKINGHAM ST
CAMBRIDGE, MA 02139

99-12
SHAH, ANISH & SYLVIA ROZWADOWSKA-SHAH
341 PEARL ST
CAMBRIDGE, MA 02139

99-13
FORDYCE, JAMES P. & SARAH Q. FOSTER
351 PEARL ST
CAMBRIDGE, MA 02139

99-14
AUKEMAN, ALAN & LAURA WARREN
353 PEARL ST
CAMBRIDGE, MA 02139

99-80
GRANT, JEAN & WILLIAM P. GRANT
C/O CARMELLA M. PITARO TR.
P.O. BOX #6246
PLYMOUTH, MA 02362

98-57
GAULT, BRIAN C.
356 PEARL ST., #1
CAMBRIDGE, MA 02139

98-57
PARK, SEUNG HO & CHUNG OK PARK, CO-TRS
THE SEUNG HO PARK & CHUNG OK PARK TRUST
5078 SEASHELL PL
SAN DIEGO, CA 92130

98-3
KAUFMANN, KATHERINE &
JONATHAN KAUFMANN
352 PEARL ST
CAMBRIDGE, MA 02139

98-3
BORAL, ANTHONY L. & LEAH W. RUGEN
354 PEARL ST
CAMBRIDGE, MA 02139

98-4
CRAMER-GREENBAUM, SUSANNAH
350 PEARL ST., #1
CAMBRIDGE, MA 02139

98-4
HEEBINK, KELSEY K.
350 PEARL ST. UNIT#2
CAMBRIDGE, MA 02139

98-15
SOUKI, GUS G. & DIANA M. RABAH
19 ROCKINGHAM ST UNIT #19
CAMBRIDGE, MA 02139

98-15
COHEN, LAURA & PHILIP KRIGER
25 ROCKINGHAM ST.
CAMBRIDGE, MA 02139

98-14
OSBAND, JESSICA L., SUSAN J. BOB &
STEPH STEPHEN PRIESTON
17 ROCKINGHAM STREET
CAMBRIDGE, MA 02139

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 Anthony L. Boral
(OWNER)

Address: 354 Pearl Street, Cambridge, MA 02139

State that I/We own the property located at 354 Pearl Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Anthony L. Boral and Leah W. Rugen

*Pursuant to a deed of duly recorded in the date 4/27/2007, Middlesex South
County Registry of Deeds at Book 44356, Page 540; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Anthony L. Boral
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

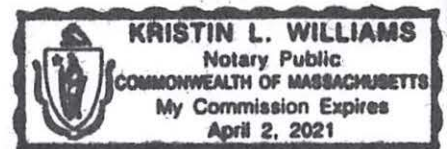
Commonwealth of Massachusetts, County of Middlesex

The above-name Anthony L. Boral personally appeared before me,
this 2nd of NOV, 2018, and made oath that the above statement is true.

Kristin L. Williams Notary

My commission expires April 2, 2021 (Notary Seal).

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



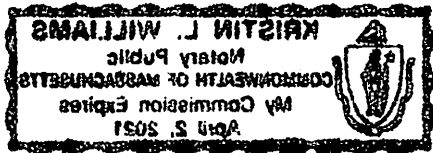
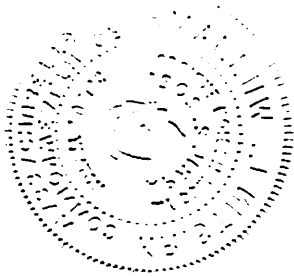
02158
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To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Leah W. Rugen
(OWNER)

Address: 354 Pearl Street, Cambridge, MA 02139

State that I/We own the property located at 354 Pearl Street,
which is the subject of this zoning application.

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Leah W. Rugen
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 Leah W. Rugen personally appeared before me,
this 2nd of Nov., 2018, and made oath that the above statement is true.

My commission expires June 22 2023 (Notary Seal).



JOSHUA KRISKO
Notary Public
Commonwealth of Massachusetts
My Commission Expires June 22, 2023

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