



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAY 31 AM 11:54  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 177687

### General Information

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

Special Permit:   X  

Variance:   X  

Appeal:           

PETITIONER: Shilei Zhou

PETITIONER'S ADDRESS: 40 Valentine St, Cambridge, MA 02125

LOCATION OF PROPERTY: 40 Valentine St, Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C-1 Zone

### REASON FOR PETITION:

/Raise the partial rear roof ridge to match front roof ridge line, add new windows and change existing window configuration/

### DESCRIPTION OF PETITIONER'S PROPOSAL:


Propose rear 3rd story addition by raising the rear roof ridge to match front roof to allow head room in side within Rear setback and increase FAR.

Add new windows and change existing windows configuration inside setback.

### SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000      Section: 8.22.2.C (Non-Conforming Structure).  
Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).  
Article: 10.000     Section: 10.30 (Variance) & 10.40 (Special Permit)

Original  
Signature(s):

  
(Petitioner (s) / Owner)

Shilei Zhou

(Print Name)

Address:

40 Valentine St, Cambridge, MA

Tel. No.

7027898218

E-Mail Address:

shileiwillzhou@gmail.com

Date: 05/26/2022

**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 Shilei Zhou  
(OWNER)

Address: 40 Valentine St, Cambridge, MA

State that I/We own the property located at 40 Valentine St, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Shilei Zhou

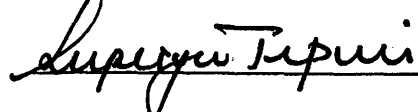
\*Pursuant to a deed of duly recorded in the date 05/17/2022, Middlesex South County Registry of Deeds at Book 78672, Page 350; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

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

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

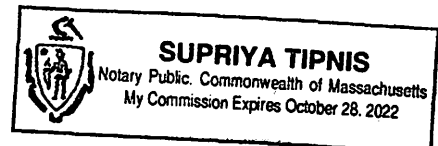
Commonwealth of Massachusetts, County of Middlesex

The above-name Shilei Zhou personally appeared before me, this 17<sup>th</sup> of May, 20 22, and made oath that the above statement is true.

  
Notary

My commission expires 10/28/2022 (Notary Seal).

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



10/28/52

10/28/52

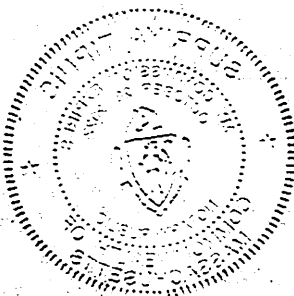
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RECEIVED  
FBI  
OCT 29 1952

## **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:
- A literal enforcement of the Ordinance would prevent the petition from raise the eave(volume) within the required setback.
- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:
- The hardship is directly related to the unusual shape, size of the lot and layout of the building.
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:
- There will be no detriment to the public good as a result of the proposed roof raise. A similar variance has been previously granted to applicant's immediate abutter.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- The nature and intensity of the use of this single family structure will not change as a result of the proposed modification.

**\*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**

### **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 40 Valentine 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 addition of windows and alteration of window configuration cause no changes to use or size of building.

**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 proposal work will not alter the traffic patterns associated with this single family dwelling.

**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 adjacent uses will not be impacted by the proposed work.

**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:**

The proposed work does not create a nuisance or hazard that is of detriment to the health, safety, and/or welfare of the occupants and citizens of the City as the new window configuration and addition is not a substantial modification to the existing structure and does not create a material change from the current massing and use of the this residence.

**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 work does not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance as the non-conforming is consistent with permitted development in this district, consistent with the massing, character and nature of other dwellings in this 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:** Shilei Zhou

**Location:** 40 Valentine St., Cambridge, MA

**Phone:** 7027898218

**Present Use/Occupancy:** Residential

**Zone:** Residence C-1 Zone

**Requested Use/Occupancy:** Residential

		<u><b>Existing Conditions</b></u>	<u><b>Requested Conditions</b></u>	<u><b>Ordinance Requirements</b></u>	
<u><b>TOTAL GROSS FLOOR AREA:</b></u>		1101	1250	923	(max.)
<u><b>LOT AREA:</b></u>		1231	1231	5000	(min.)
<u><b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b></u>		0.90	1.02	0.75	
<u><b>LOT AREA OF EACH DWELLING UNIT</b></u>		460	460	1500	
<u><b>SIZE OF LOT:</b></u>	<u><b>WIDTH</b></u>	13.5	13.5	50	
	<u><b>DEPTH</b></u>	64.21	64.21	N/A	
<u><b>SETBACKS IN FEET:</b></u>	<u><b>FRONT</b></u>	27.4	27.4	10.5	
	<u><b>REAR</b></u>	10.8	20	20	
	<u><b>LEFT SIDE</b></u>	0.0	0.0	10.2	
	<u><b>RIGHT SIDE</b></u>	0.0	0.0	10.2	
<u><b>SIZE OF BUILDING:</b></u>	<u><b>HEIGHT</b></u>	28	28	35	
	<u><b>WIDTH</b></u>	23	23	23	
<u><b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b></u>		39	39	30	
<u><b>NO. OF DWELLING UNITS:</b></u>		1	1	1	
<u><b>NO. OF PARKING SPACES:</b></u>		1	1	1	
<u><b>NO. OF LOADING AREAS:</b></u>		N/A	N/A	N/A	
<u><b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b></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.:

N/A

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'.

## **Pacheco, Maria**

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**From:** Richard Reine <richreine@gmail.com>  
**Sent:** Wednesday, July 13, 2022 7:25 PM  
**To:** Pacheco, Maria; Ratay, Olivia  
**Subject:** BZA Case Number 177687 - 40 Valentine Street - Comments from Abutters Rich and Lori Reine  
162 Pearl Street

Good Evening, Below please find comments regarding Case No. 177687. If you could please write back confirming receipt it would be greatly appreciated.

Thank you, Rich and Lori Reine

**BZA Case Number : 177687**

**Petitioner: Shilei Zhou**

**Petitioner Address: 40 Valentine Street**

Dear Zoning Board of Appeals Members,

Please allow this letter to serve as formal comments from Rich and Lori Reine, owners of 162 Pearl Street in Cambridge Massachusetts. As an abutter, we recently received notice of a Zoning Board of Appeals Application for 40 Valentine Street which seeks both a variance and special permit for this non-conforming structure located on parcel #1231 on Map 94 Lot 191. We were very surprised to learn of this project in this way, as this is the first occasion that we were made aware of the petitioner's intent, I'm aware that several other abutters have concerns similar to ours. Unfortunately due to a prior commitment we are unable to attend the July 14<sup>th</sup> meeting but would like to take to this opportunity to provide written comments highlighting several points for the boards consideration.

The homes located at the corner of Valentine and Pearl Street are extremely unique in their contemporary design and in fact, their style and appearance is a hallmark of the neighborhood. Architects Douglas Bell and Gerald Fandetti designed and constructed these homes between 1973 and 1981. One of the most defining features is that the structure's interior were set apart by levels, as opposed to partition walls. There was a richness of unpainted, natural wood with wood ceilings and lofts, large multi-story windows, skylights and an abundance of natural light from the sun - all rising multiple stories. In fact, measures were taken to ensure this uniqueness continued in these cluster developments through deed restrictions and limitations around exterior treatments and strict prohibitions against removal of ornamental shade trees. Our townhome at

162 Pearl Street includes such a deed restriction and I suspect the subject property does as well. At minimum, this should be confirmed to ensure the ongoing continuity of the cluster of townhomes.

The petitioner states in their variance request that “ There will be no detriment to the public good as a result of the proposed roof raise. A similar variance has been previously granted to applicant's immediate abutter”. We strongly disagree with this statement and object to the comparison to a previous project that took place over a decade ago, as each project is unique and the effects of raising the rear roof peak 11’11” above the 3<sup>rd</sup> floor elevation to match the existing front roof peak will have significant detrimental impacts on neighbors, including our property. The additional building massing will create a cavernous effect to abutting properties while also blocking the already reduced available sunlight, essentially eliminating any natural sun light from entering the windows of abutting properties. The consequences of this 3<sup>rd</sup> floor addition are deeply disturbing. This change in roof line is a substantial design change and clearly diminishes the original architectural intent of designers Bell and Fandetti to utilize natural lighting. In addition, at a time when the City of Cambridge focuses on sustainable and local food production, the resulting reduction of available sunlight will have a measurable impact on our ongoing ability to grow produce on site. Also, as noted previously, we are obligated by deed to maintain and preserve, the mature flowering cherry tree located on our property and directly adjacent to this project, as depicted in one of the latter pages in the application package. This ornamental tree requires direct sunlight to thrive and would certainly be compromised as a result of the proposed project blocking the sunlight that it is accustomed to receiving. We take this responsibility as caretakers of this tree very seriously. It’s unclear to me if the applicant has performed any shading analysis or sun study related to the raised roofline’s impact on adjacent properties but I’d suggest that this would have been helpful in quantifying the proposed project’s impacts.

Within the applicant’s special permit rationale they state “The proposed work does not create a nuisance or hazard that is of detriment to the health, safety, and/or welfare of the occupants and citizens of the City as the new window configuration and addition is not a substantial modification to the existing structure and does not create a material change from the current massing [emphasis added] and use of the this residence” and “The proposed work does not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance as the non-conforming is consistent with permitted development in this district, consistent with the massing, character and nature of other dwellings in this district [emphasis added]”.

The proposed increase in the Floor to Area Ratio (FAR) is quite concerning for an already non-conforming structure. In the existing condition the FAR is calculated at 20% over the maximum allowance in accordance with the current ordinance. This project will increase this non-conformance to 36%. This is a excessive change for such a small parcel with zero side setback, having the potential to greatly impact adjoining properties. For this and the above stated reasons, we believe the high bar and criteria required for the granting of a special permit has not been met and encourage the Board to deny the special permit and variance request.

Furthermore, after multiple reviews of the application package, we are unable to ascertain how the applicant intends on increasing the rear set back from the current 10.8 feet, as indicated on the plot plan prepared by Alpha Omega Engineering dated 2/2/2022, to the 20 foot rear set back requested rear setback, as listed in the dimensional table contained within the application. Unless we are interpreting this incorrectly, which could very well be the case, we respectfully request clarification from the board or applicant on this item.

Lastly, we are greatly concerned with how this work would ever be prosecuted in such tight confines on the subject parcel without negatively impacting immediate neighbors and might suggest the inclusion of a detailed construction management plan clearly defining material laydown areas, access points, contractor parking locations, work days/hours, noise limitations, etc. would have been helpful.

Thank you very much for your time and consideration.

Respectfully Submitted,

Rich and Lori Reine

162 Pearl Street

Cambridge, MA

(603) 714-8322



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

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

2022 JUL 18 AM 11:22

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### Board of Zoning Appeal Waiver Form

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

RE: Case # 177687

Address: 40 Valentine Street

☐ Owner, ☐ Petitioner, or ☐ Representative: Zhou, Shilei  
(Print Name)

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

Date: 7/18/22

[Signature]  
Signature

\* \* \* \* \*

(7:29 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim  
Monteverde, Matina Williams and Jason  
Marshall

BRENDAN SULLIVAN: The Board will hear Case No.  
177687 -- 40 Valentine Street.

SHILEI ZHOU: Yep?

BRENDAN SULLIVAN: Yep, you're on. If you could  
introduce yourself for the record, and your address?

SHILEI ZHOU: Thanks, Mr. Chair. So my name is  
Shilei Zhou, and with my architect, Cynthia Chen; I'm the  
owner of 40 Valentine Street.

Today in front of the Board I'm seeking both  
special permit and variances for the scope of the proposed  
work.

So for the variances, and for the variance, we  
propose a third-floor addition by raising the rear roof to  
match the existing front roof, and therefore is waiving the  
setback. And I also increased FAR. So that's the reason we  
are seeking the variance.

And for the special permits, we want to change and

1 add new windows, changing the window configurations. That  
2 is the special permit.

3 BRENDAN SULLIVAN: So let me just -- shall I --  
4 let me just, there is correspondence in the file.

5 SHILEI ZHOU: Yes, Mr. Chair.

6 BRENDAN SULLIVAN: And from some abutters on Pearl  
7 Street, and I'm just wondering -- this is just sort of some  
8 just came in -- well, there's one correspondence from  
9 Richard Reine, R-e-i-n-e.

10 "We recently received notice of a Zoning Board of  
11 Appeal application, which seeks both a variance and special  
12 permit for this non-conforming structure. I am aware that  
13 several other abutters have concerns similar to ours.

14 "Unfortunately, due to a prior commitment, we are  
15 unable to attend the meeting of July 14, and would like to  
16 take the opportunity to provide written comments  
17 highlighting several points for the Board's consideration."

18 I have not had a chance to read this, because it  
19 just came in after I reviewed all the cases.

20 JASON MARSHALL: Mr. Chair, I have the same  
21 experience. I'm not aware of that correspondence. I  
22 reviewed the cases earlier today; I didn't see it.



1           WENDY LEISERSON: Mr. Chair, it's Wendy Leiserson.  
2 I'm in the same boat.

3           BRENDAN SULLIVAN: Yeah --

4           JIM MONTEVERDE: Yeah, it's not on the electronic  
5 file.

6           BRENDAN SULLIVAN: It goes on to state,

7           "Furthermore, after multiple reviews of the  
8 application package, we are unable to ascertain how the  
9 applicant intends on increasing the rear setback from the  
10 10.8 feet, as indicated on the plot plan to the 20-foot rear  
11 setback -- requested rear setback, as listed.

12           "We respectfully request clarification from the  
13 Board or applicant on this item."

14           I think there is -- well, there's two ways we  
15 could go. We can --

16           SHILEI ZHOU: Yep.

17           BRENDAN SULLIVAN: -- we can continue with the  
18 case, continue this evening with your presentation and be a  
19 case heard. If it gets continued, it may have to get  
20 continued -- you have to assemble the same five members of  
21 the Board, depending upon our availability.

22           So it may very well be into September by the time

1 we could reconvene on this particular case.

2 Or, we could continue this matter to another date.

3 You could have correspondence with some of the people who  
4 have raised some issues here, and come back to us and  
5 address those issues, those concerns. And then we could  
6 hear the case then, which may be sooner than if we have to  
7 reassemble the same five members of the Board.

8 SHILEI ZHOU: When is, like, the earliest  
9 availability for the -- the hearing thing?

10 BRENDAN SULLIVAN: August 18.

11 SHILEI ZHOU: Next month?

12 BRENDAN SULLIVAN: One month.

13 SHILEI ZHOU: Yeah. I'm not sure, is my  
14 architect, Cynthia on the line, so I'm not sure. So August  
15 will be -- I think August will be, like, a better idea to  
16 give us more time to review the other communication, sent  
17 before -- yes.

18 BRENDAN SULLIVAN: Yeah, I think it's --

19 SHILEI ZHOU: -- as long as it's --

20 BRENDAN SULLIVAN: -- it's a wise decision. You  
21 know, and then -- and then you can address those. Because  
22 otherwise we're going to spend an hour here tonight and then

1 continue it, you know? Because these people have no chance  
2 to rebut what is being said. So I want to give --

3 SHILEI ZHOU: Right, right, understood.

4 BRENDAN SULLIVAN: -- yeah. You know, fair --  
5 give them the courtesy to be involved in this so.

6 Do the members of the Board concur with that  
7 conclusion to continue this matter?

8 JIM MONTEVERDE: I do agree. I do, Mr. Chair.

9 WENDY LEISERSON: Yes.

10 SHILEI ZHOU: Yes.

11 JIM MONTEVERDE: So let me make a motion, then, to  
12 continue this matter until August? August 18 at 6:00 p.m.  
13 on the condition that you will sign a waiver to the  
14 statutory requirement for a hearing to be heard and a  
15 decision to be rendered. You can get the form from Maria.  
16 She can e-mail it to you, you sign it and send it back to  
17 her.

18 The form must be returned to us by 5:00 p.m. a  
19 week from Monday. Okay? So I'm giving you seven, eight,  
20 nine, 10 days -- 12, 11 days or something like that. Please  
21 return it.

22 That any new submittals to the plans that are

1 different than the plans that are in the file now,  
2 supporting statements or dimensional form, that they be in  
3 the file resubmitted by 5:00 p.m. on the Monday prior to  
4 August 18.

5 That you change the posting sign to reflect the  
6 new date of August 18, and the new time of 6:00 p.m.

7 So if you could sign the waiver form -- get that  
8 from Maria, get that back to us -- change the posting sign  
9 to August 18 and the time of 6:00 p.m. and any new  
10 submittals different than what's in the file be submitted by  
11 5:00 p.m. on the Monday prior to August 18.

12 On the motion, then, to continue this matter, Jim  
13 Monteverde?

14 JIM MONTEVERDE: Jim Monteverde, in favor of the  
15 continuance.

16 BRENDAN SULLIVAN: Jason Marshall?

17 JASON MARSHALL: Yes in favor of the  
18 continuance.

19 BRENDAN SULLIVAN: Wendy Leiserson?

20 WENDY LEISERSON: Yes, in favor of the  
21 continuance.

22 BRENDAN SULLIVAN: Matina Williams?

1           MATINA WILLIAMS: Yes, in favor of the  
2 continuance.

3           BRENDAN SULLIVAN: Yes.

4           [All vote YES]

5           BRENDAN SULLIVAN: This matter is continued until  
6 August 18. Thank you, sir.

7           SHILEI ZHOU: Thank you.

8           BRENDAN SULLIVAN: We'll see you then.

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# 40 VALENTINE ST RENOVATION

Project Address: 40 VALENTINE ST, CAMBRIDGE, MA,02139  
Project Status: ISSUED FOR PERMIT APPLICATION  
Date: 12/24/2021

## Owner:

WILL ZHOU  
Address: 40 VALENTINE ST,  
CAMBRIDGE, MA, 02139  
Tel: 702-789-8218  
Email: SHILEIWILLZHOU@GMAIL.COM

## Architect:

XIAOYING CHEN  
Address: 10 BRYANT RD,  
LEXINGTON, MA 02420  
Tel: 508-596-0919  
Email: YINGCHENCC@GMAIL.COM

Architectural	
A-000	COVER SHEET
A-001	GENERAL NOTES
A-101	PROPOSED FLOOR PLANS
A-102	EXISTING FLOOR PLANS
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVS, BUILDING SECTION AND WALL TYPES
A-501	3D VIEWS
A-502	3D VIEWS
D-001	DEMOLITION PLANS

ARCHITECTURAL ABBREVIATIONS

4		AND		C		E		F		J		N		R		S		W	
A				CD	COILING DOOR	EJT	EXPANSION JOINT	FRMG	FRAMING	JAN	JANITOR	NA	NOT APPLICABLE	R	RADIUS	STS	STEEL STRUCTURE	W	WIDWIDE
ACFL				CG	COILING GRILLE	EL	ELEVATION	FS	FULL SIZE	JB	JUNCTION BOX	NIC	NOT IN CONTRACT	R	RISER	SUPV	SUPERVISOR	W	WIDE FLANGE
ACOUS				CL	CENTER LINE	ELEV	ELECTRICAL	FS	FLOOR SINK	JOIST	JOIST	NO	NUMBER	RA	RETURN AIR	SUSP	SUSPENDED	W	WITHOUT
ACT				CLG	CEILING	EMERG	EMERGENCY	FTOT	FIRESTOPPING	JT	JOINT	NOM	NOMINAL	RAD	RADIATION	SW	STEEL WINDOWS	W	WATER CLOSET
AD				CMU	CONCRETE MASONRY UNIT	ENCL	ENCLOSURE	FTG	FOOT/FEET			NRC	NOISE REDUCTION COEFFICIENT	RD	ROOF DRAIN	SWD	SWITCH	WC	WALL COVERING
ADD				CO	CLEANOUT	ENTR	ENTRANCE	FTR	FIN TUBE RADIATION			NT	NOTE	RE	RELOCATE EXISTING	SYM	SYMMETRICAL	WD	WOOD
ADDL				CO	CASED OPENING	EQ	EXPLOSION PROOF	FURR	FURRING			NTS	NOT TO SCALE	REC	RECESSED			WDW	WINDOW
ADJ				COL	COLUMN	EQU	EQUIPMENT	FLUT	FUTURE	K				REF	REFERENCE			WG	WALL GUARD
ADJ				COMB	COMBINATION-ED	ES	END SECTION			KO	KNOCK OUT			REFR	REFRIGERATOR			WH	WALL HYDRANT
ADMIN				CONC	CONCRETE	EWC	ELECTRIC WATER COOLER					O		REG	REGISTER			WHCH	WHEELCHAIR
AFF				CONF	CONFERENCE	EVA	EXHAUST AIR	G						REINF	REINFORCE/ED-ING	T		WTR	WATER HEATER
AHU				CONN	CONNECT/ED-ION	EXC	EXCAVATE/ED-ION							REMO	REMOVE			WP	WATERPROOF
ALT				CONSTR	CONSTRUCTION	EXH	EXHAUST HOOD							RET	RETAINING	T	TOP	WR	WASTE RECEPTACLE
ALUM				CONST	CONTINUOUS	EXIST	EXISTING	GAL	GALLONS	L	ANGLE			REV	REVERSE	TAN	TANGENT	WS	WEATHERSTRIP
ANUN				CONTR	CONTRACTOR	EXP	EXPANSION	GALV	GALVINIZED	LAV	LAVATORY	OD	ON CENTER	REV	REVERSE	TBD	TACKBOARD	WT	WINDOW TREATMENT
AP				COORD	COORDINATE	EXT	EXTERIOR	GB	GRAB BAR	OH	OVERHEAD	OFF	OFFICE	RF	RESILIENT FLOOR	TCAB	TIME CLOCK	W	WEIGHT
APFC				CORR	CORRIDOR	GB	GRADE BEAM	GC	GENERAL CONTRACTOR	OP	OPERABLE PARTITION	OP	OPERATOR	RH	ROOM	DISP	TISSUE DISPENSER	WW	WOOD WINDOW
				CFT	CERAMIC TILE	EC	ELECTRIC CABINET	GEN	GENERATOR	OPNG	OPENING	OPR	OPERATOR	RO	ROUGH OPENING	TDK	TRENCH DRAIN		WELDED WIRE FABRIC
ARCH				CTSK	CENTER	EFP	EXHAUST FAN	GEN	GENERAL INSULATION	OPF	OPPOSITE	ORD	OVERFLOW ROOF DRAIN	RS	ROUGH SLAB	TEL	TELEPHONE		
AUT				CUI	COUNTERSUNK CABINET UNIT HEATER		EXPANSION JOINT	GL	GLASS	LCD	LINEAR CEILING DIFFUSER			RWC	RAIN WATER CONDUCTOR	TR	TERAZZO		
AWT				CYL	CYLINDER	EJT	ELEVATION	GR	GRADE	LIN	LINEAR					TR	TONGUE & GROOVE		
						EL	ELEVATION	GWB	GYPSPUM BOARD	LKR	LOCKER					THRES	THRESHOLD		
						ELEC	ELECTRICAL	GWBK	GYPSPUM BLUE BOARD W/ PLASTER	LWH	LONG LEG HORIZONTAL					TPG	TEMPERED PLATE GLASS		
						ELEV	ELEVATOR		GYP SHGT	LLV	LONG LEG VERTICAL					TR	TOILET PAPER HOLDER		
						EMERG	EMERGENCY			LWC	LINEAR METAL CEILING					TRANSF	TRANSFORMER		
						ENCL	ENCLOSURE			LWC	LINEAR WOOD CEILING					TS	TUBE SECTION		
						ENTR	ENTRANCE			LWG	LOUVER					TV	TELEVISION		
						EQ	EQUIP			LWG	LOUVER					TY	TYPICAL		
						EQ	EXPLOSION PROOF												
						EQ	EQUIP												
						ES	END SECTION												
						EWC	ELECTRIC WATER COOLER												
						EVA	EXHAUST AIR												
						EXC	EXCAVATE/ED-ION												
						EXH	EXHAUST HOOD												
						EXIST	EXISTING												
						EXP	EXPANSION												
						EXT	EXTERIOR												

ARCHITECT

XIAOYING CHEN  
38 ARCOLA ST  
LEXINGTON, MA 02420  
EMAIL: YINGCHENCC@GMAIL.COM  
TEL: 508-596-0919

REGISTRATION



ISSUED FOR PERMIT  
APPLICATION

REVISIONS

No.	Description	Date

KEY PLAN



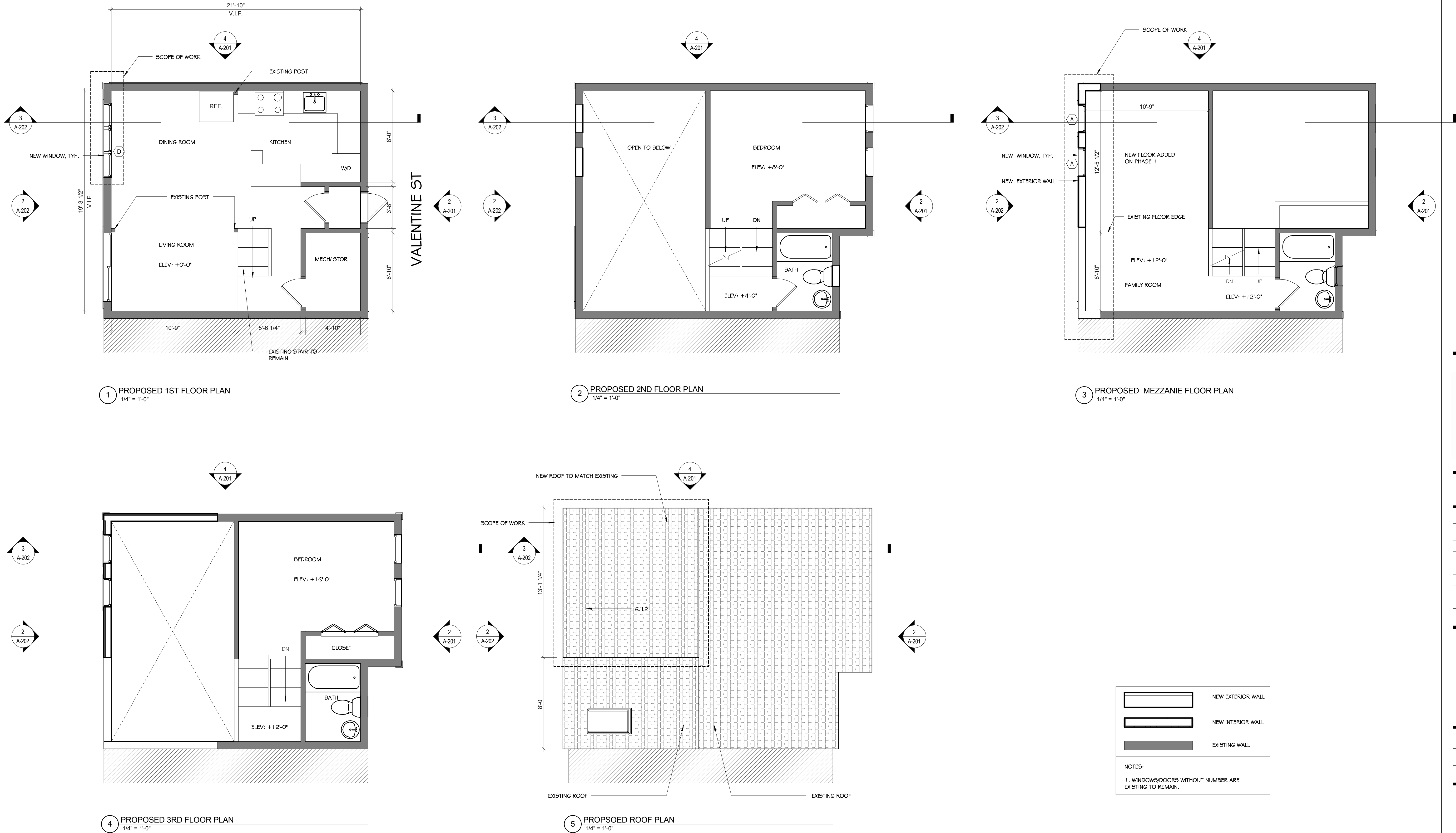
Project No. 2127  
Date 12/24/2021  
Drawn by XC  
Checked by XC  
Scale As indicated

DRAWING TITLE

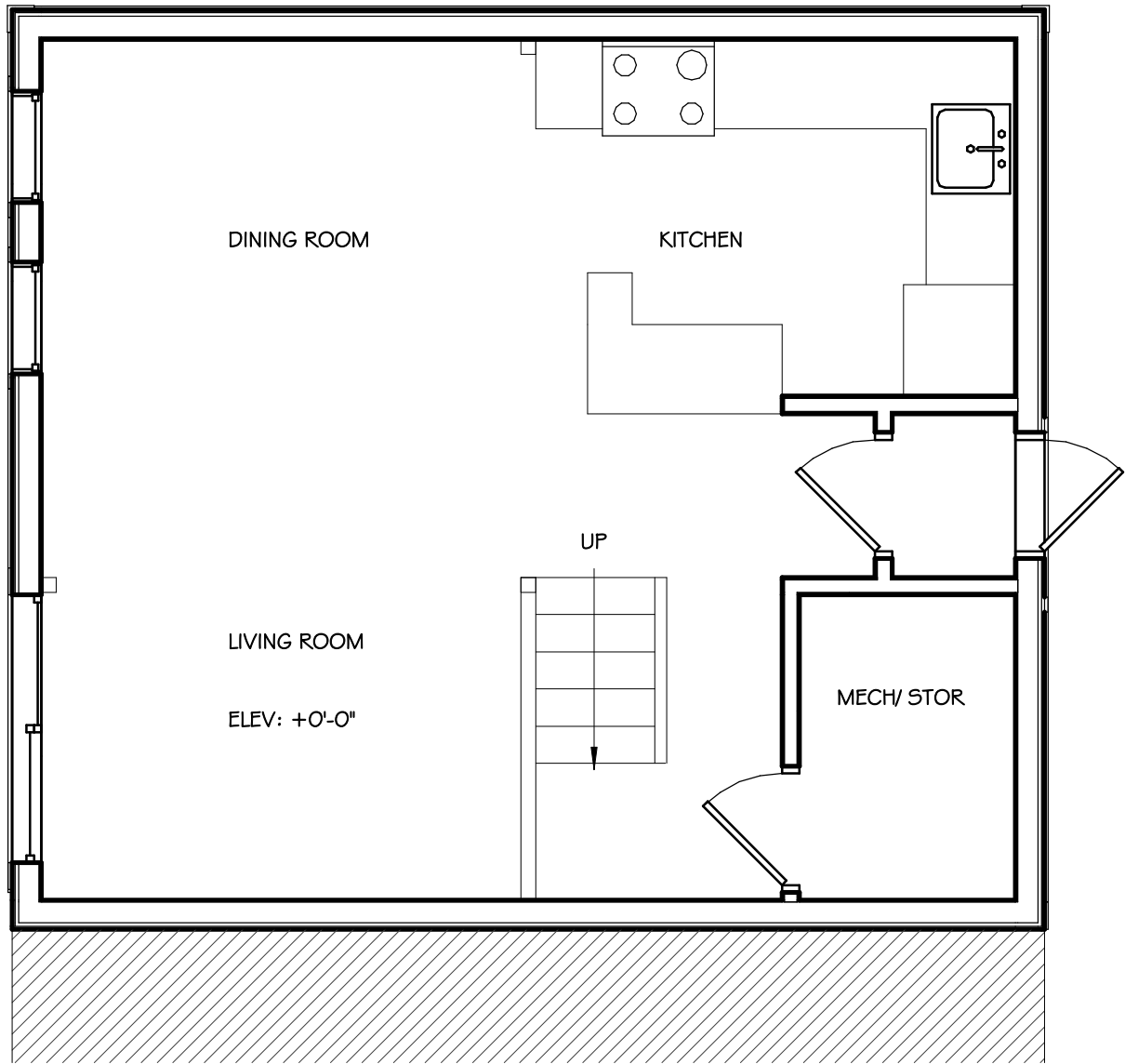
PROPOSED  
FLOOR PLANS

DRAWING NO.

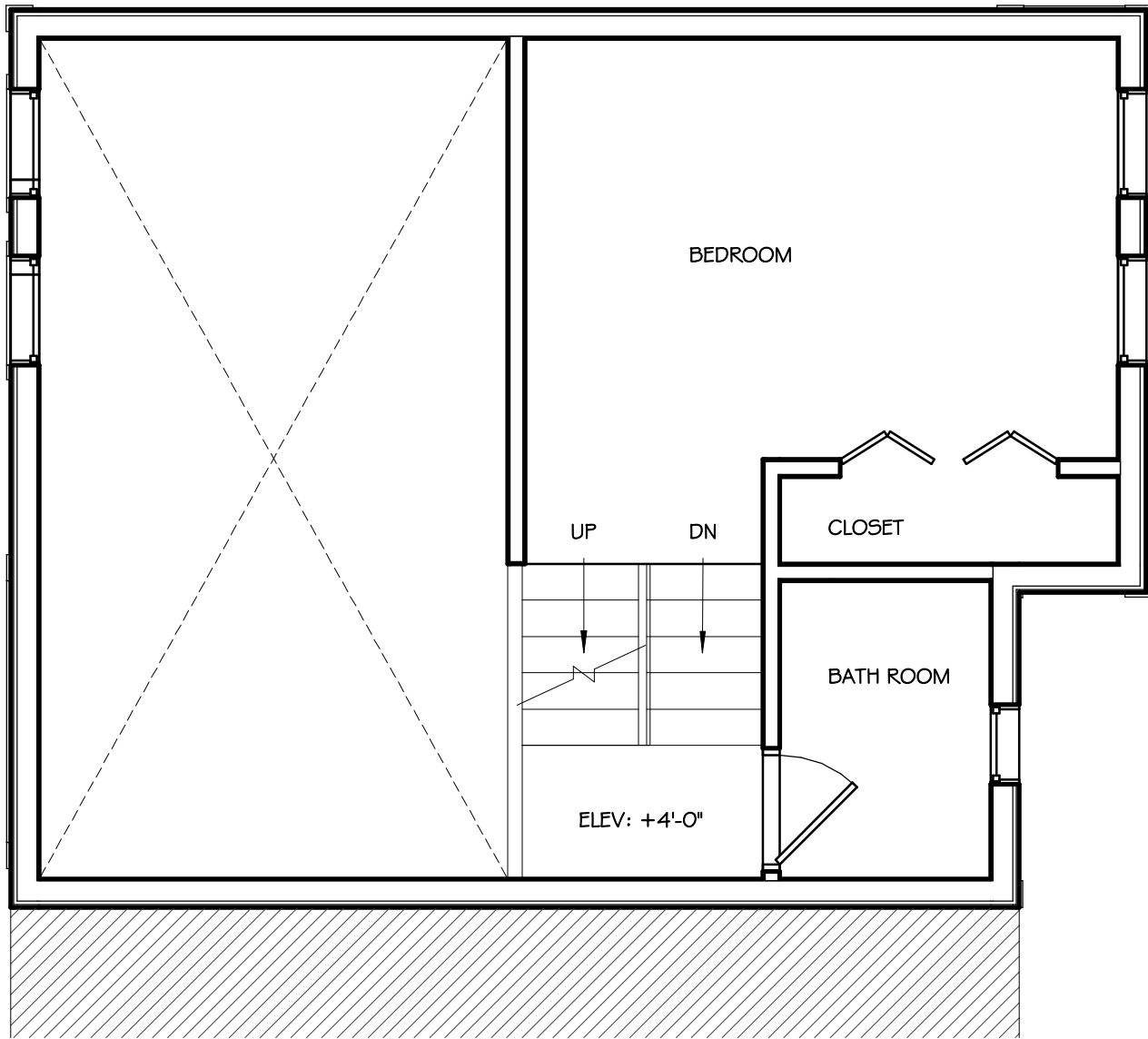
A-101



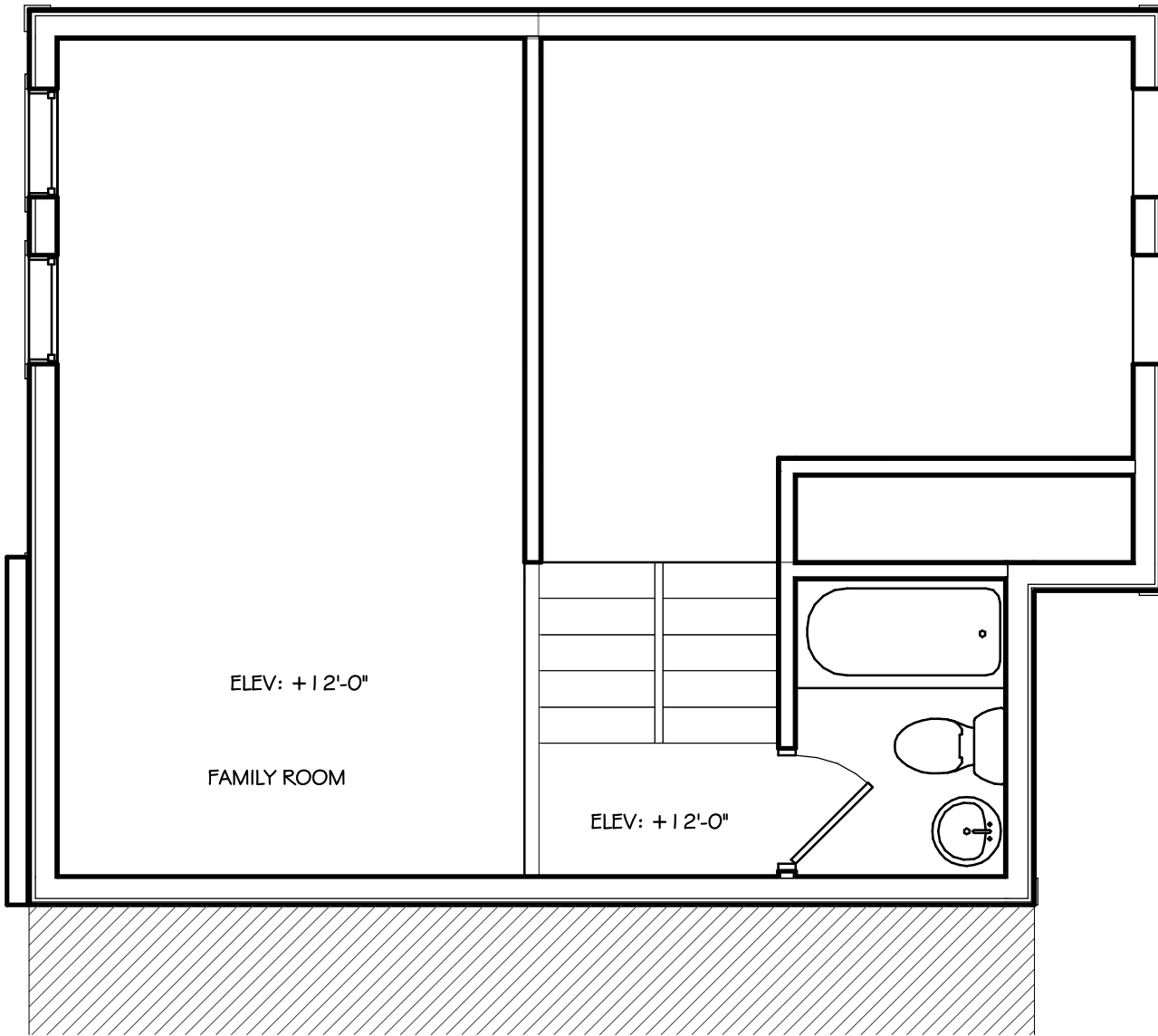




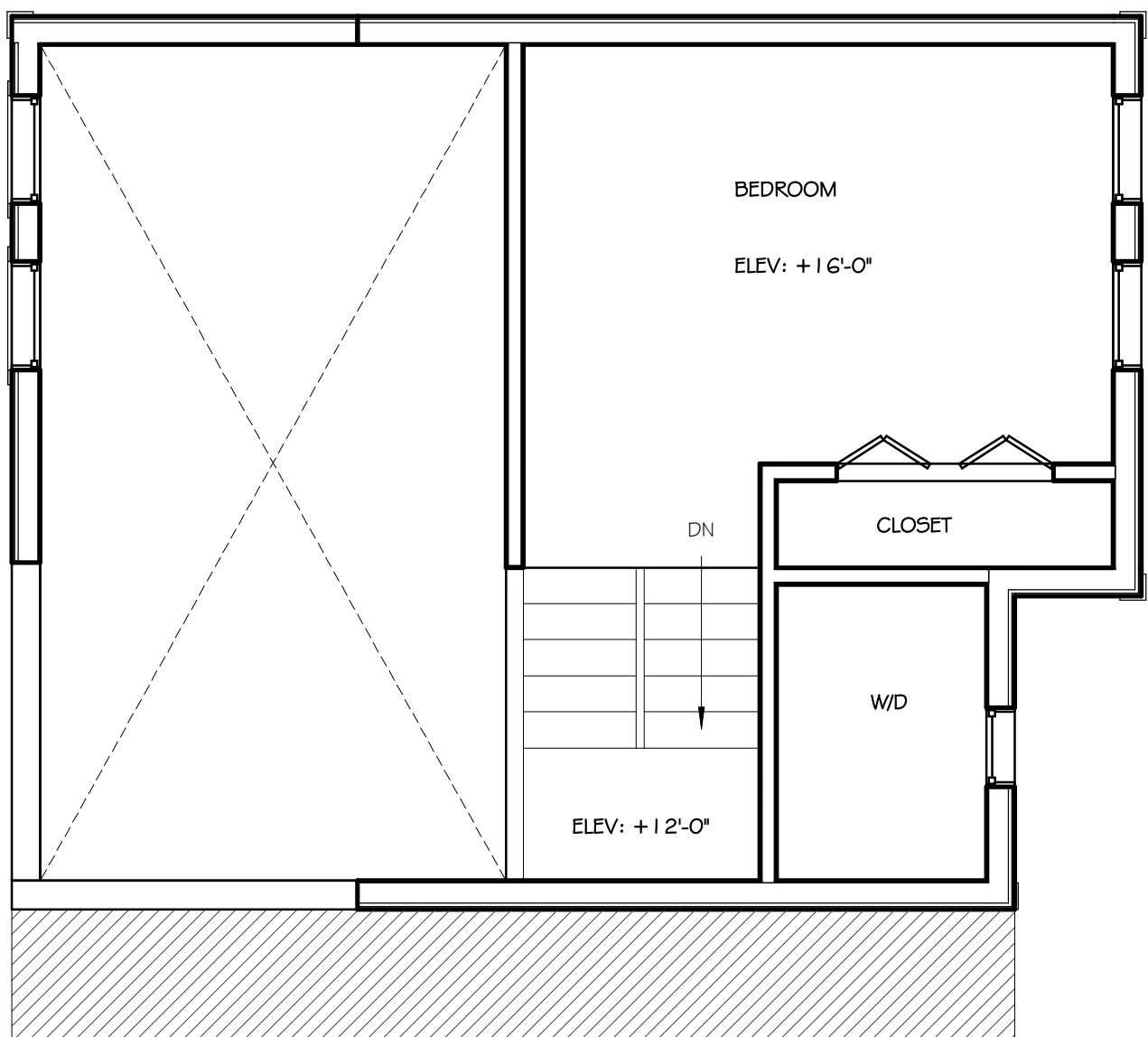
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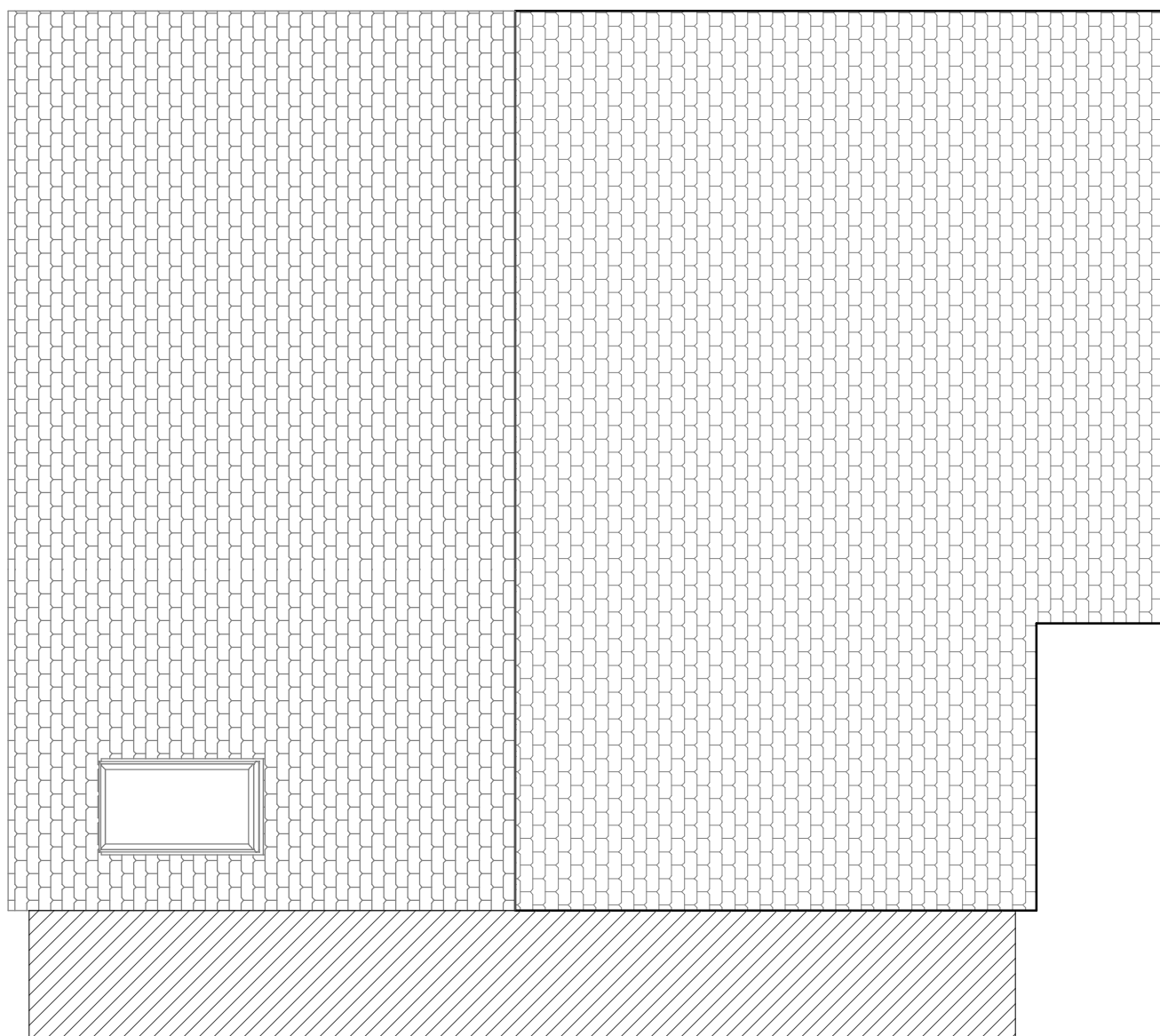
2 EXISTING 2ND FLOOR  
1/4" = 1'-0"



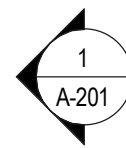
3 EXISTING MEZZANIE  
1/4" = 1'-0"



4 EXISTING 3RD FLOOR  
1/4" = 1'-0"



5 EXISTING ROOF PLAN  
1/4" = 1'-0"



ARCHITECT

XIAOYING CHEN  
38 ARCOLA ST  
LEXINGTON, MA 02420  
EMAIL: YINGCHENCC@GMAIL.COM  
TEL: 508-596-0919

REGISTRATION



ISSUED FOR PERMIT  
APPLICATION

REVISIONS

No.	Description	Date

KEY PLAN



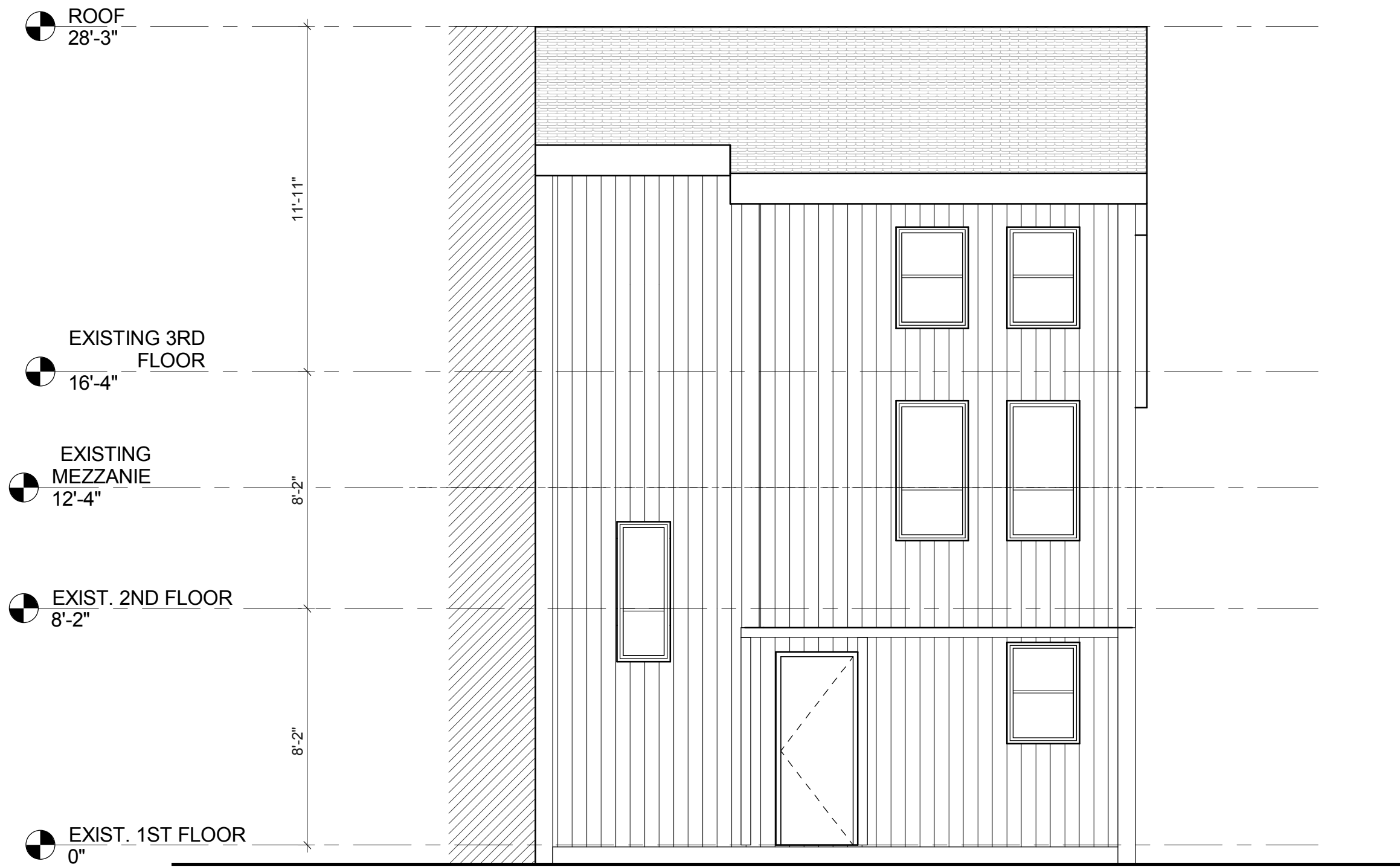
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Date	12/24/2021
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Checked by	XC
Scale	1/4" = 1'-0"

DRAWING TITLE

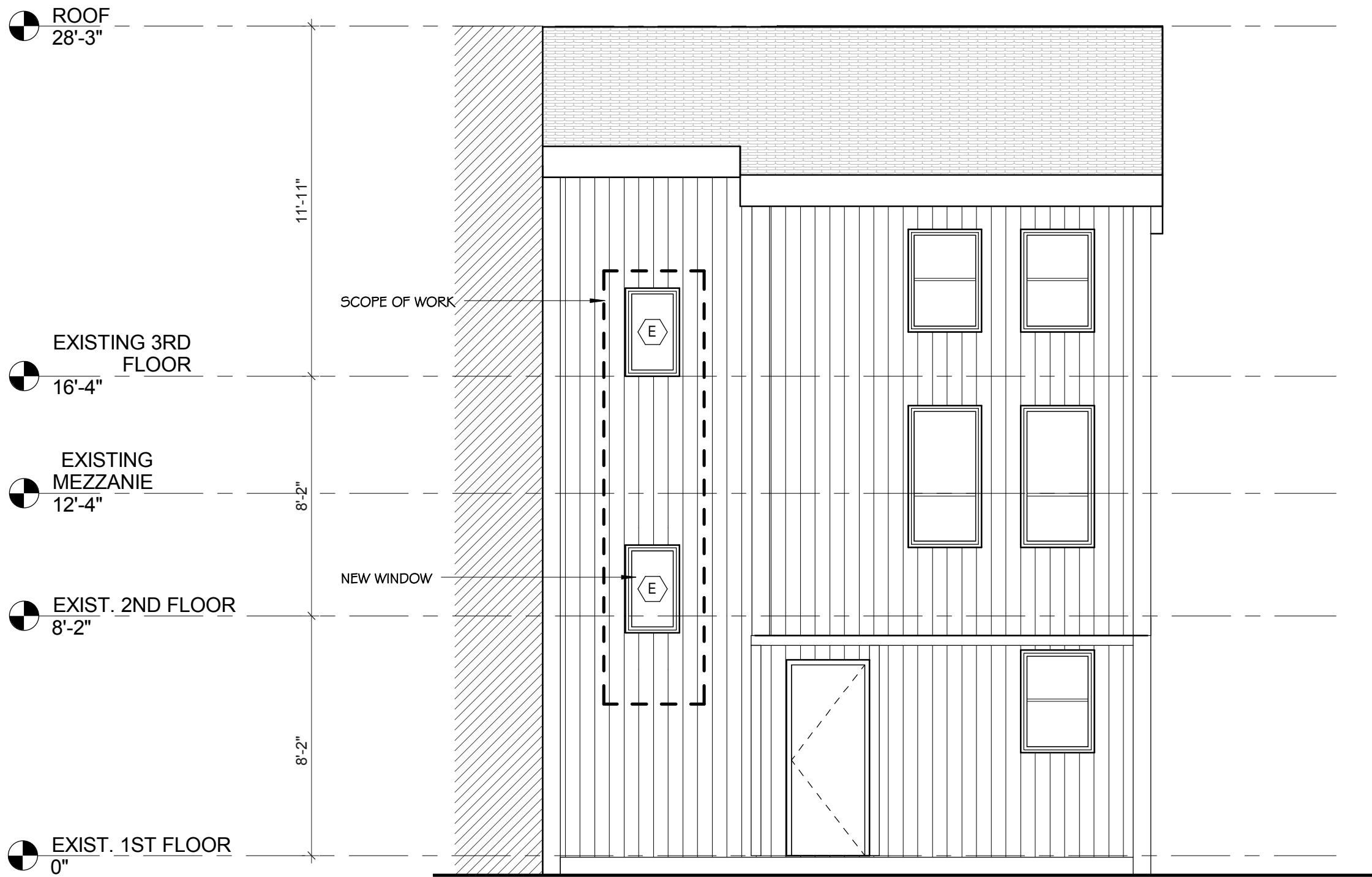
EXISTING FLOOR  
PLANS

DRAWING NO.

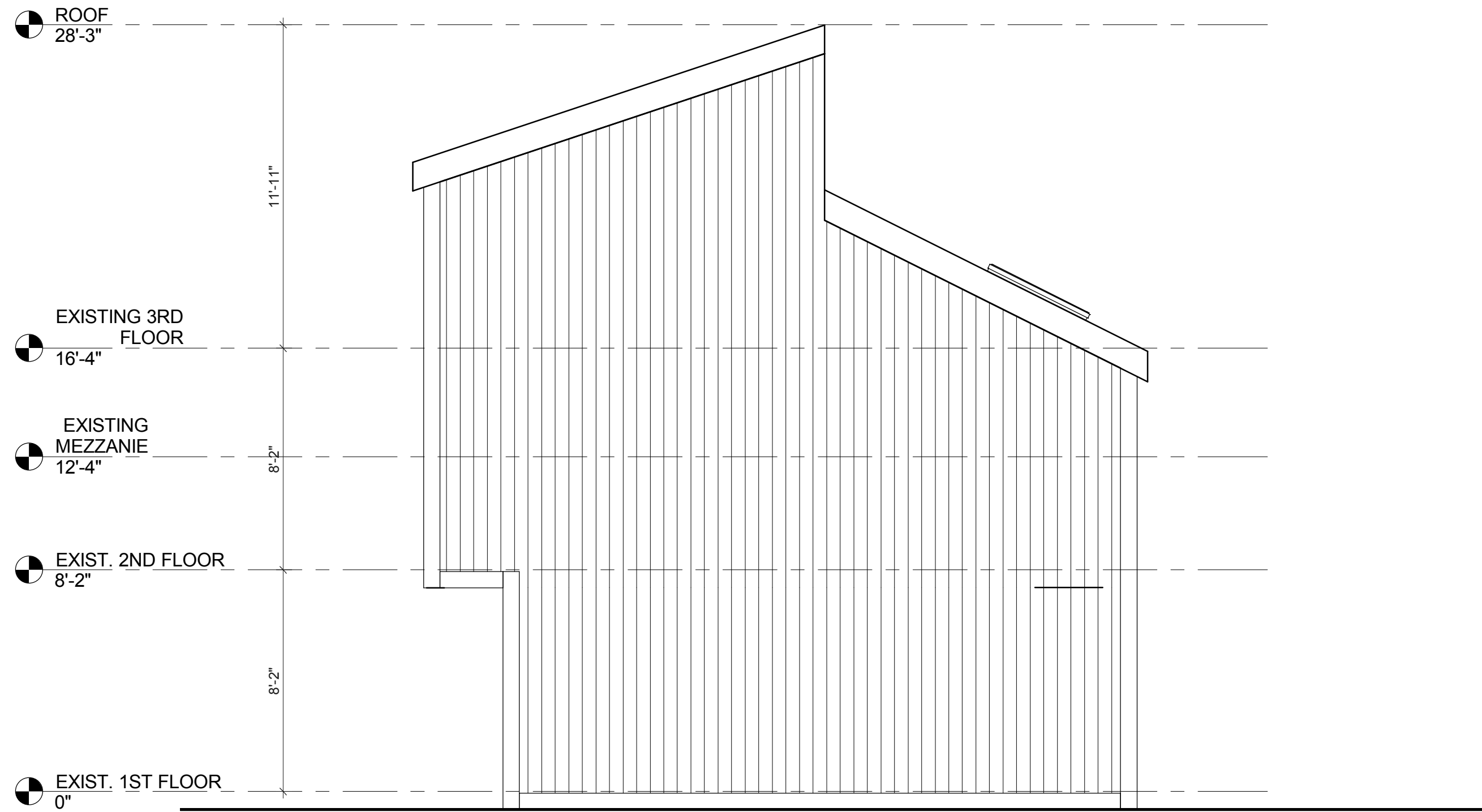
A-102



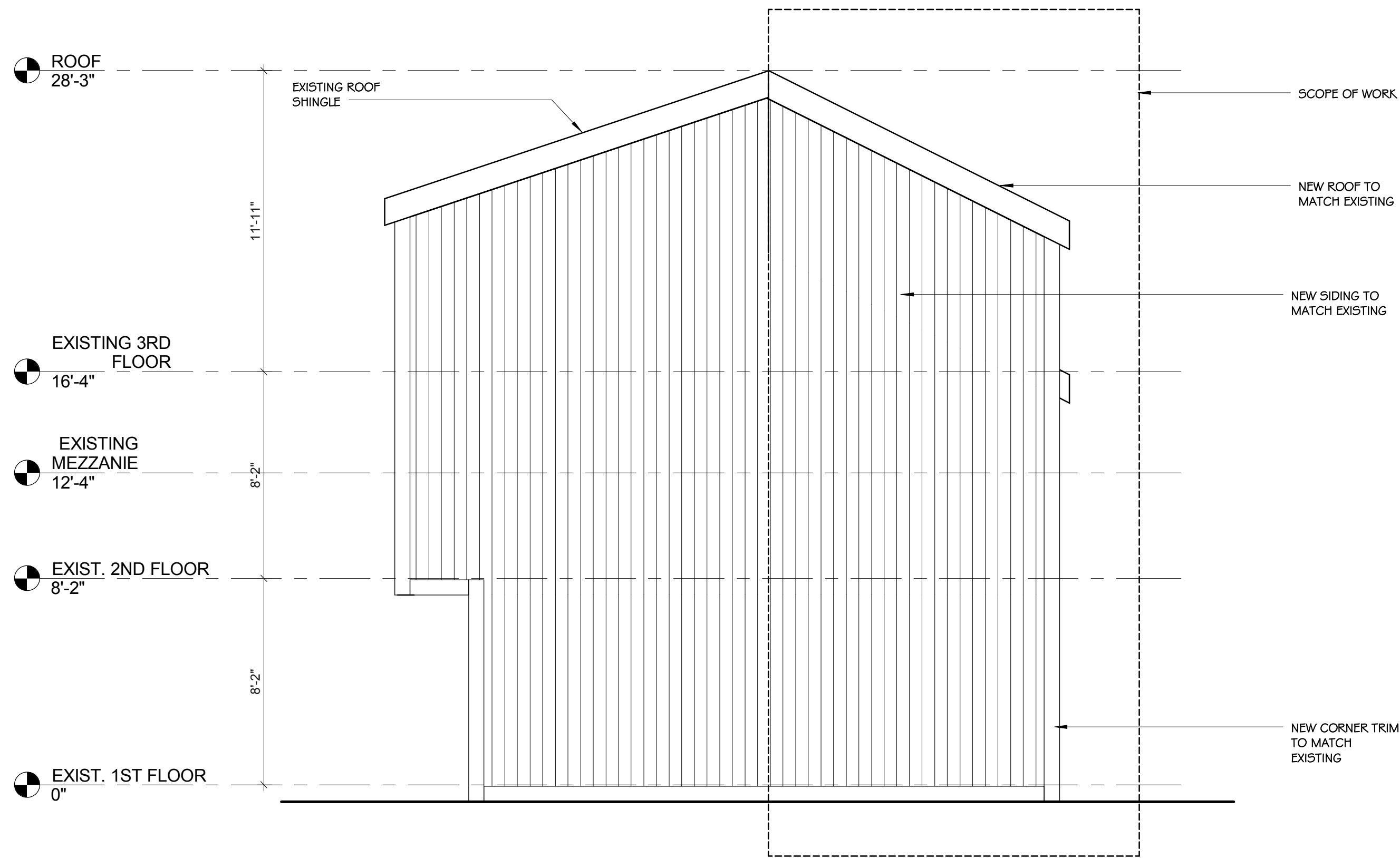
1 FRONT ELEVATION-BEFORE  
1/4" = 1'-0"



2 FRONT ELEVATION-PROPOSED  
1/4" = 1'-0"



3 RIGHT SIDE ELEVATION-BEFORE  
1/4" = 1'-0"



4 RIGHT SIDE ELEVATION-PROPOSED  
1/4" = 1'-0"

ARCHITECT

XIAOYING CHEN  
38 ARCOLA ST  
LEXINGTON, MA 02420  
EMAIL: YINGCHENCC@GMAIL.COM  
TEL: 508-596-0919

REGISTRATION



ISSUED FOR PERMIT  
APPLICATION

REVISIONS

No.	Description	Date

KEY PLAN



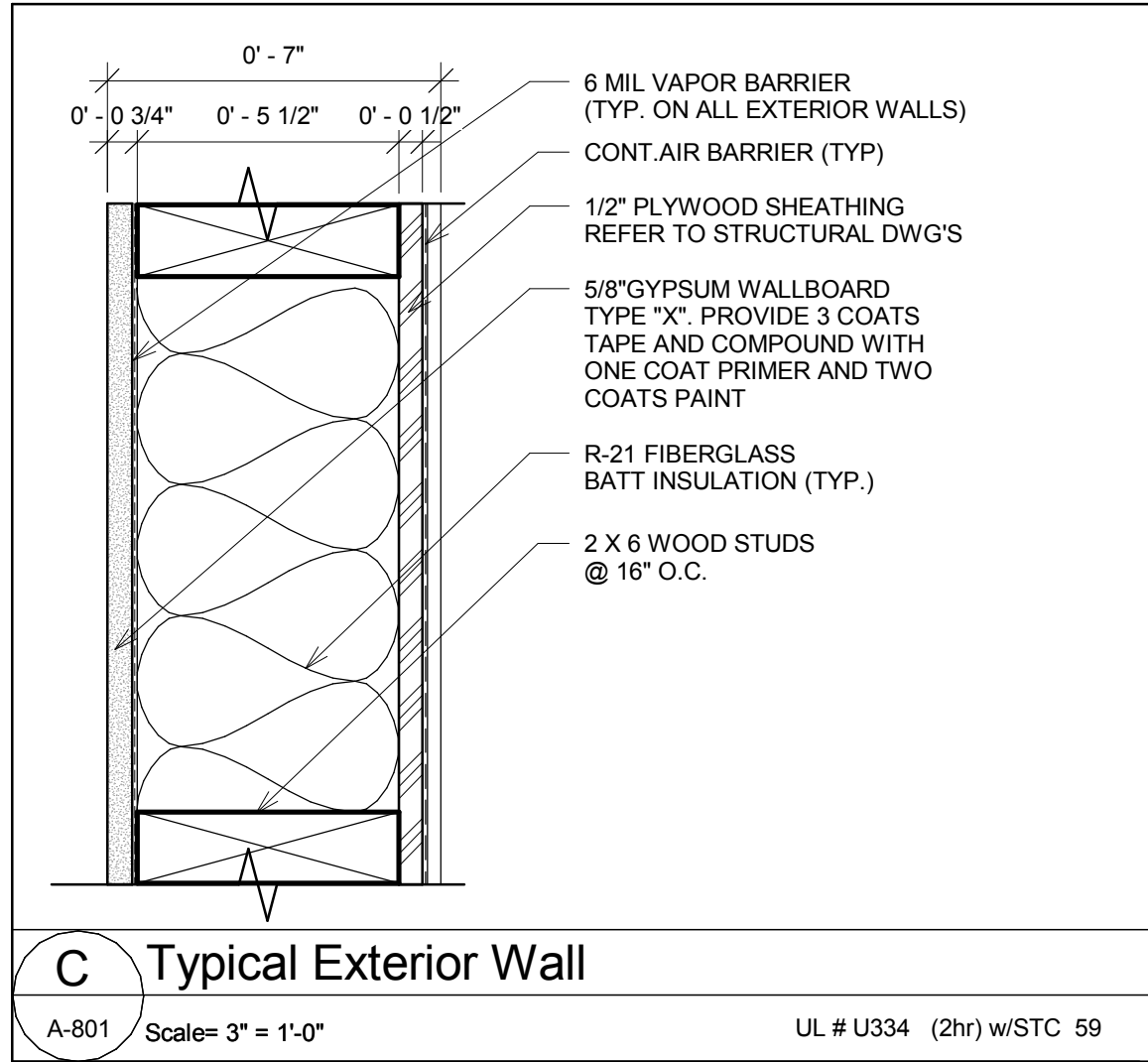
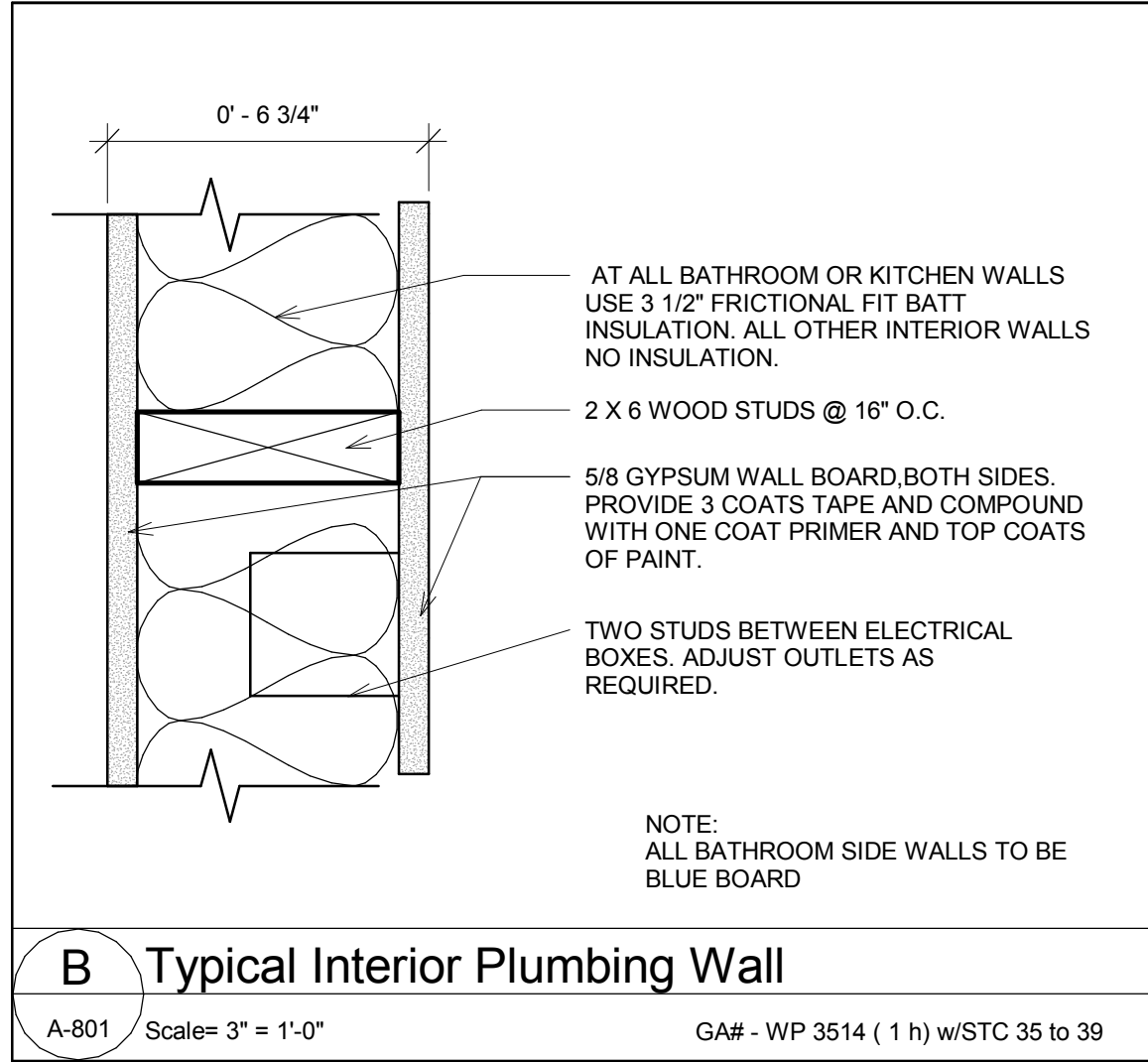
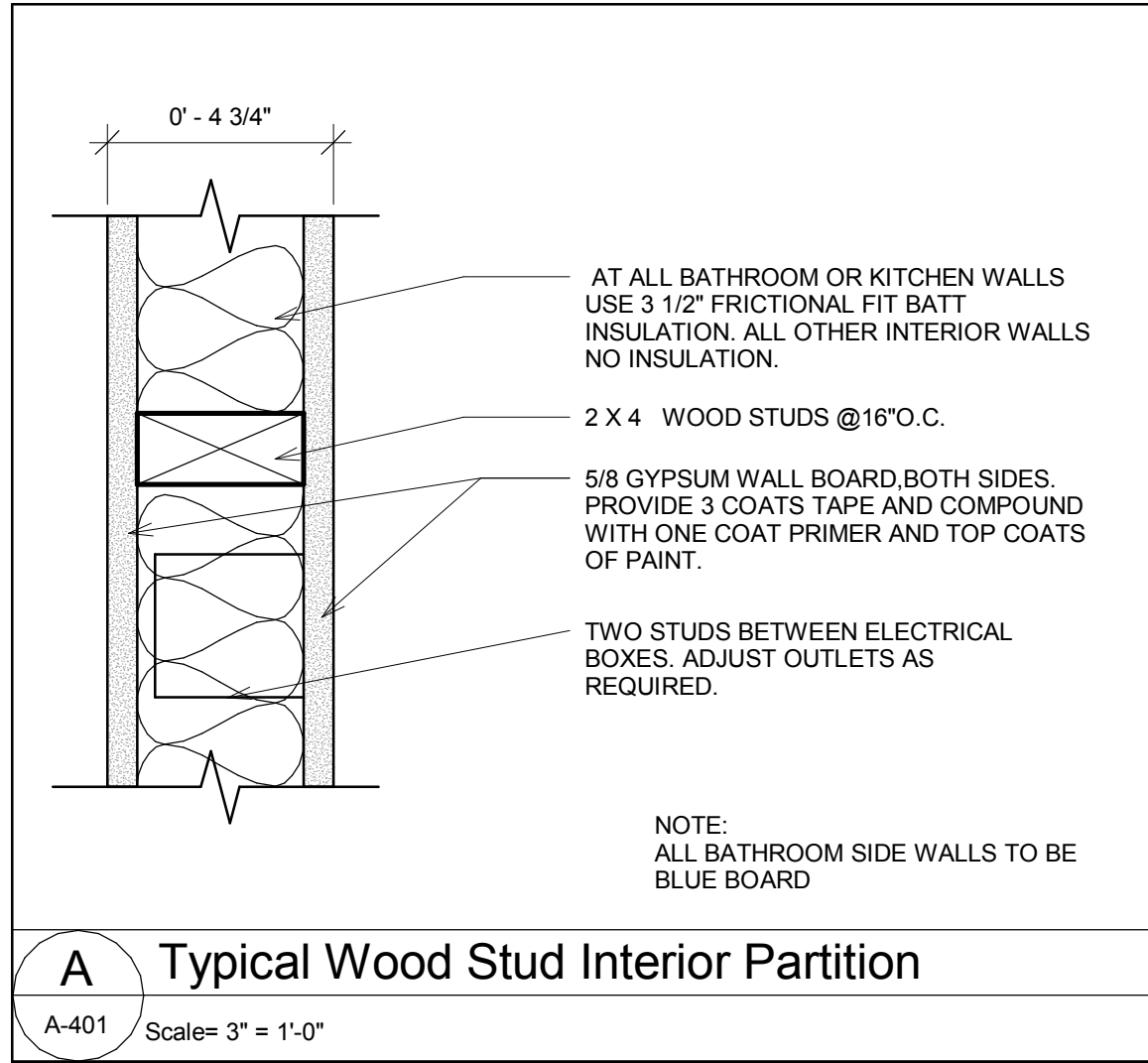
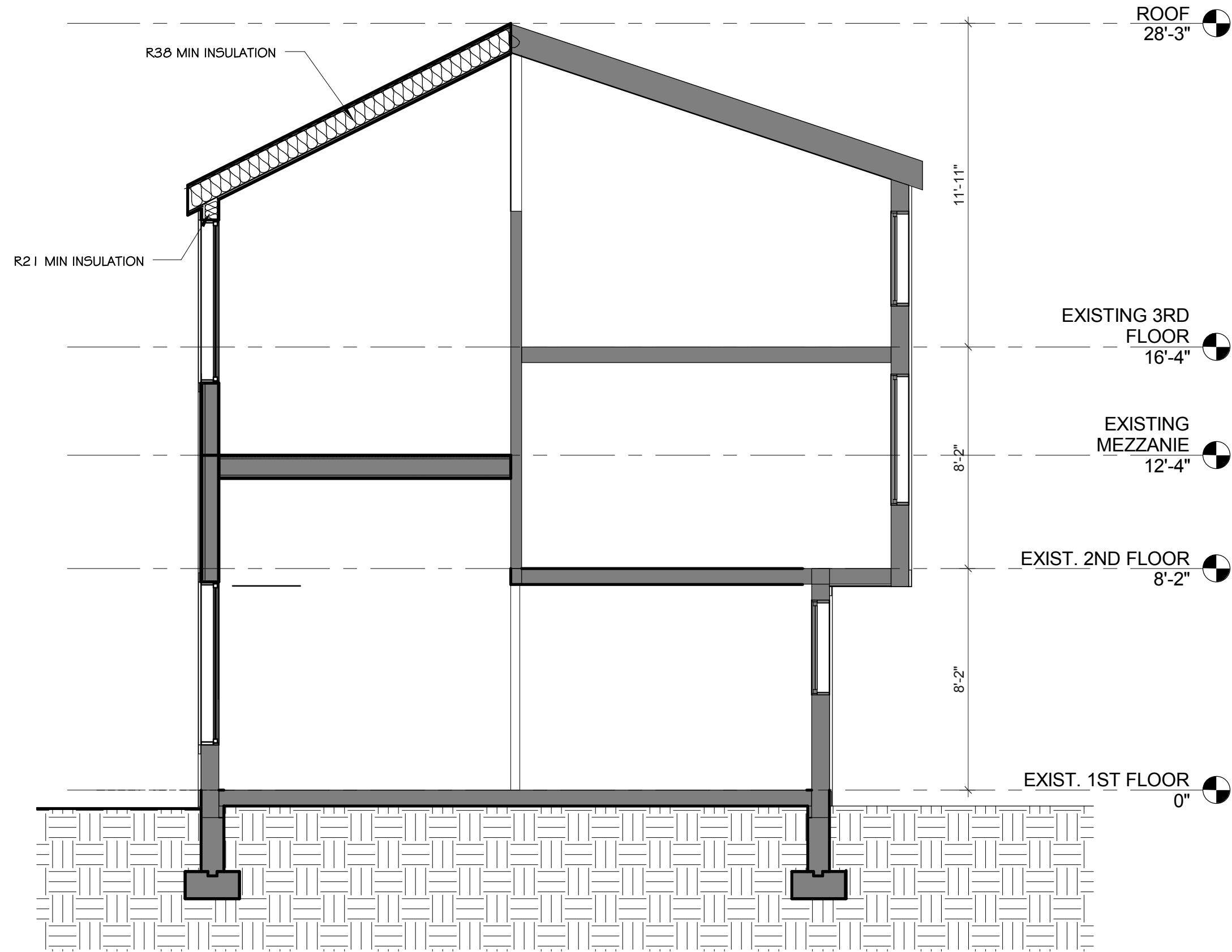
Project No.	2127
Date	12/24/2021
Drawn by	XC
Checked by	XC
Scale	1/4" = 1'-0"

DRAWING TITLE

EXTERIOR  
ELEVATIONS

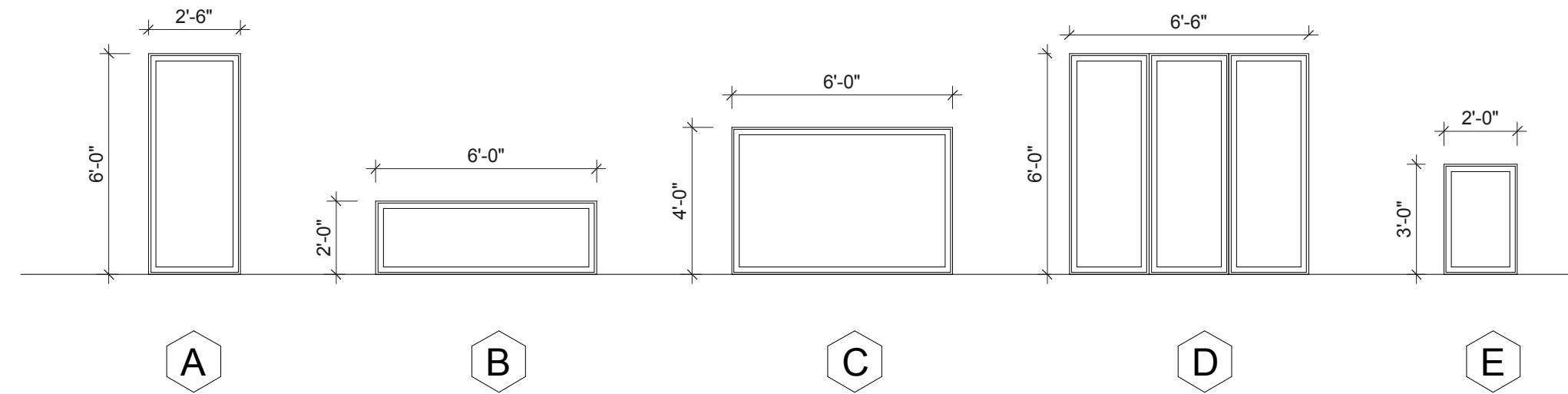
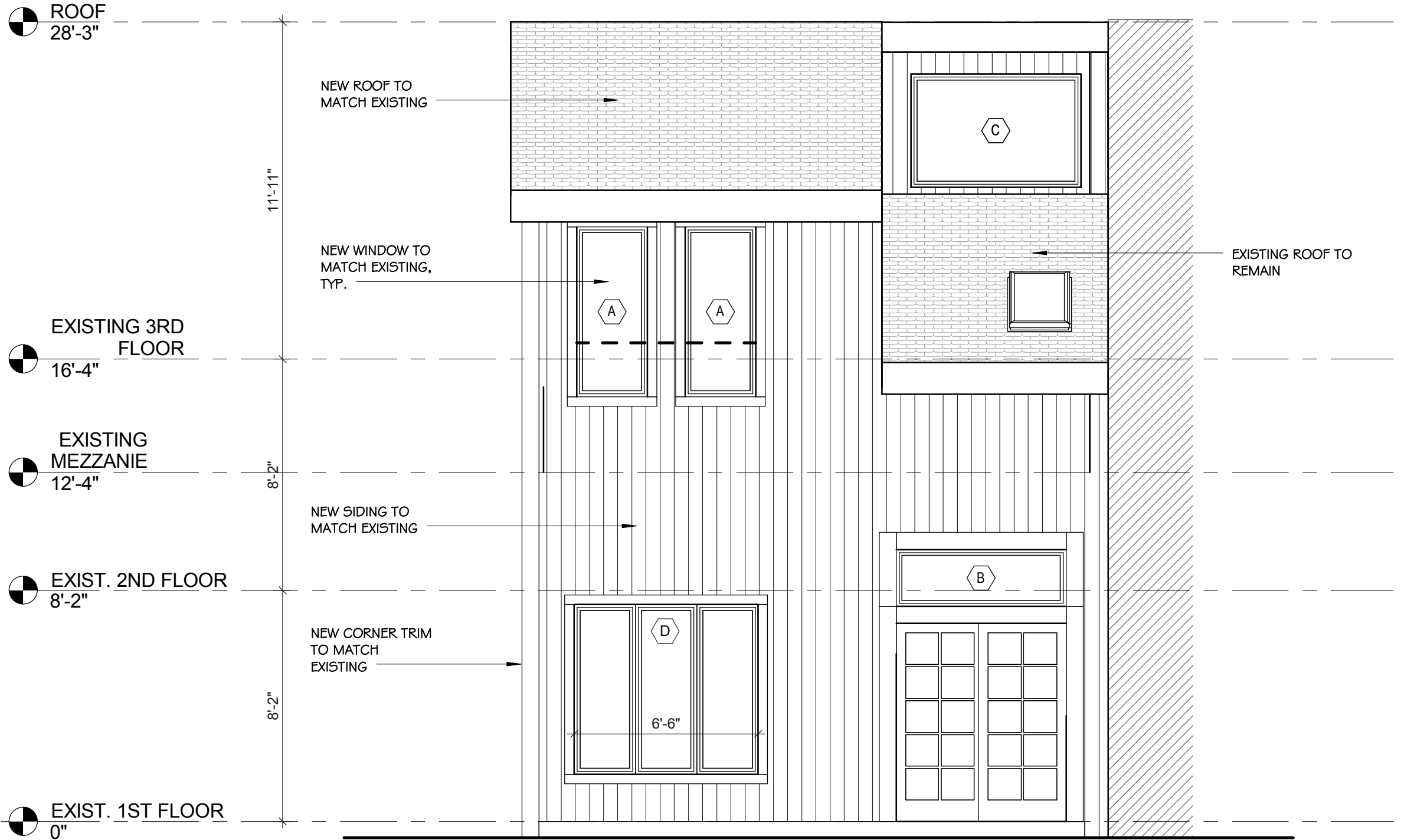
DRAWING NO.

A-201



1 REAR ELEVATION-BEFORE  
1/4" = 1'-0"

3 BUILDING SECTION -1  
1/4" = 1'-0"



2 REAR ELEVATION-PROPOSED  
1/4" = 1'-0"

ARCHITECT

XIAOYING CHEN  
38 ARCOLA ST  
LEXINGTON, MA 02420  
EMAIL: YINGCHENCC@GMAIL.COM  
TEL: 508-596-0919

REGISTRATION



ISSUED FOR PERMIT  
APPLICATION

REVISIONS

No.	Description	Date

KEY PLAN



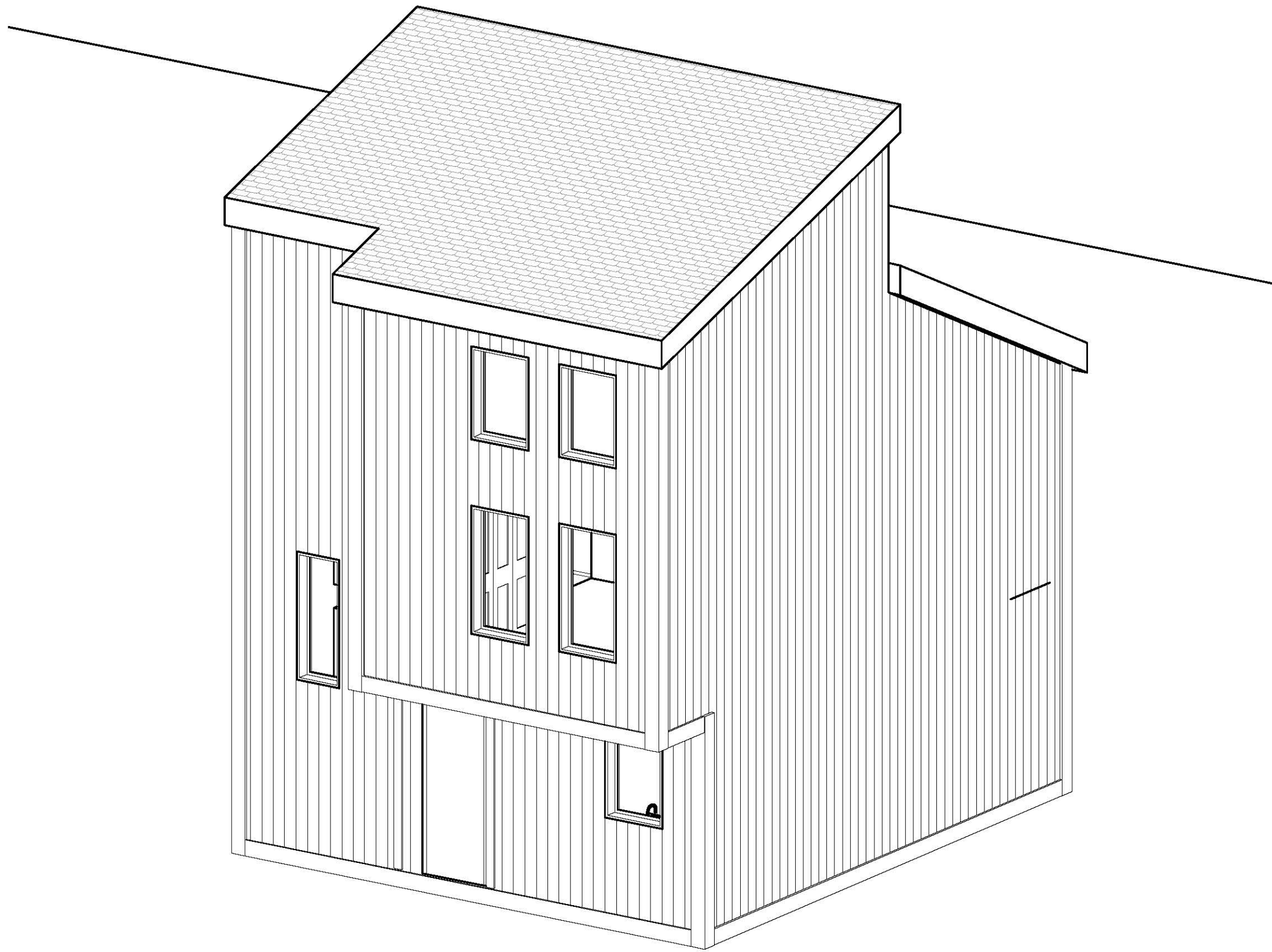
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Date 12/24/2021  
Drawn by XC  
Checked by XC  
Scale As indicated

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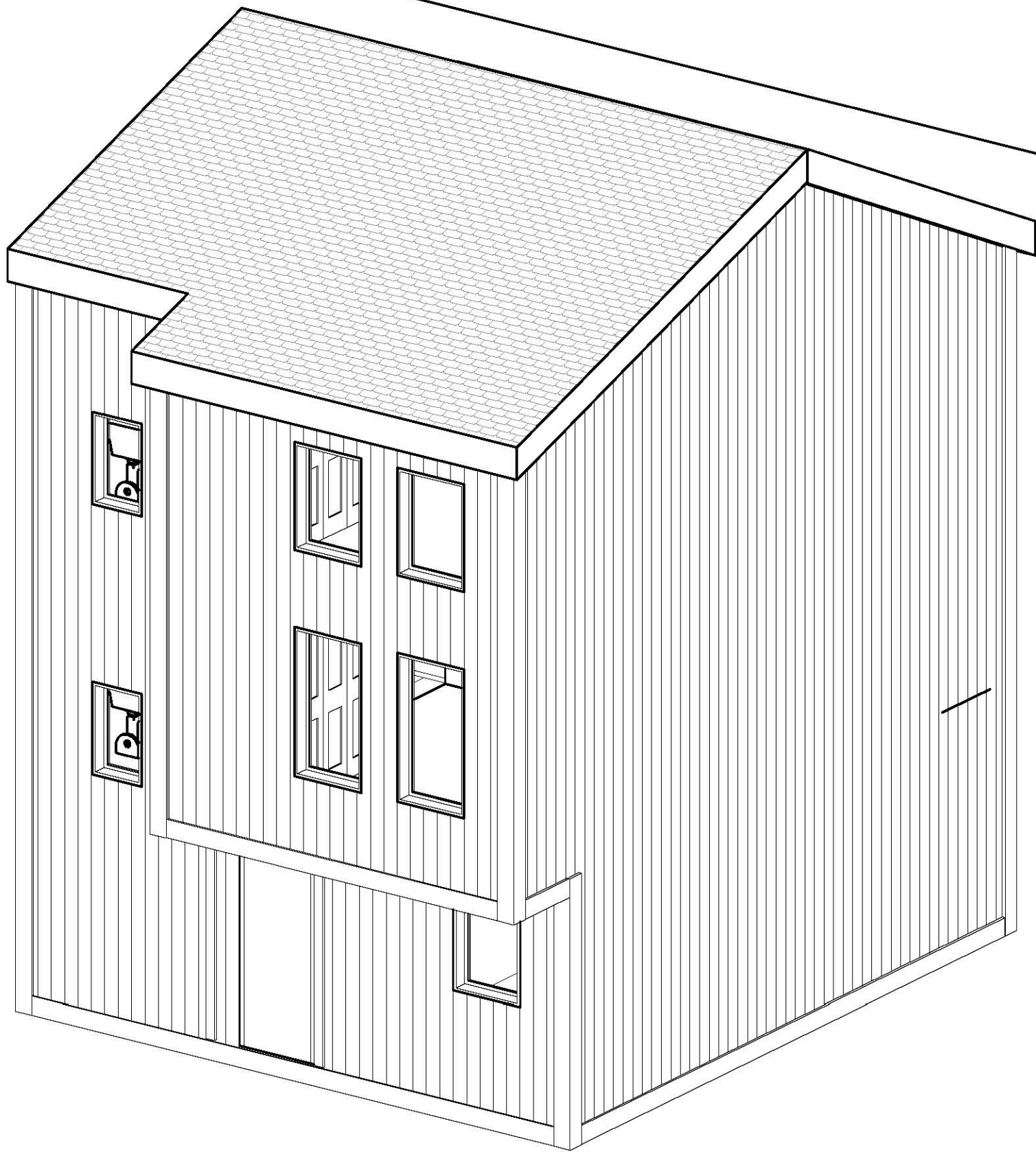
EXTERIOR ELEV,  
BUILDING  
SECTION AND  
WALL TYPES

DRAWING NO.

A-202



1 3D - FRONT (EXISTING)



3 3D - FRONT (PROPOSED)

40 VALENTINE ST  
RENOVATION

40 VALENTINE ST, CAMBRIDGE,  
MA, 02139

ARCHITECT

XIAOYING CHEN  
38 ARCOLA ST  
LEXINGTON, MA 02420  
EMAIL: YINGCHENCC@GMAIL.COM  
TEL: 508-596-0919

REGISTRATION



ISSUED FOR PERMIT  
APPLICATION

REVISIONS

No.	Description	Date

KEY PLAN



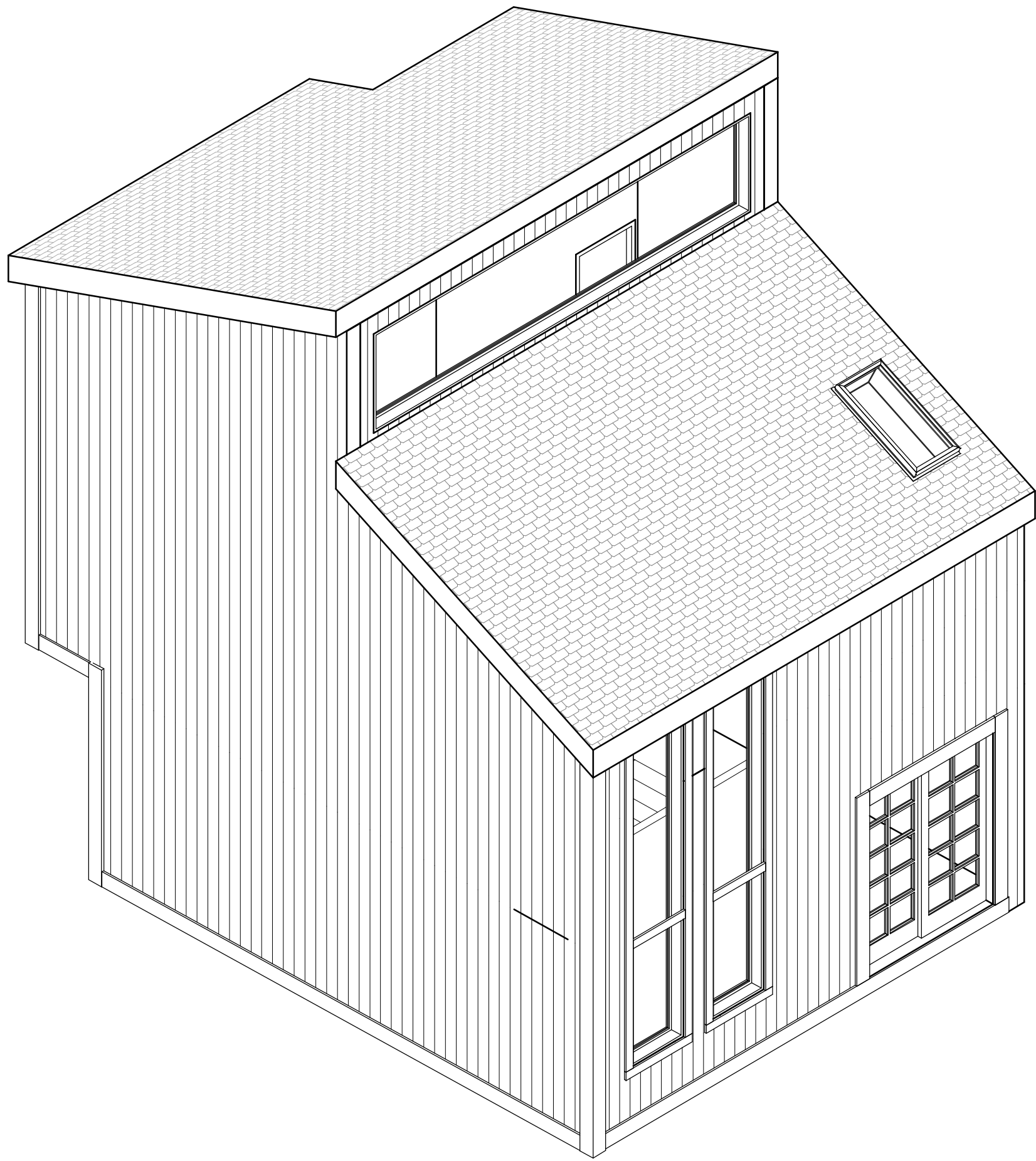
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Date	12/24/2021
Drawn by	XC
Checked by	XC
Scale	

DRAWING TITLE

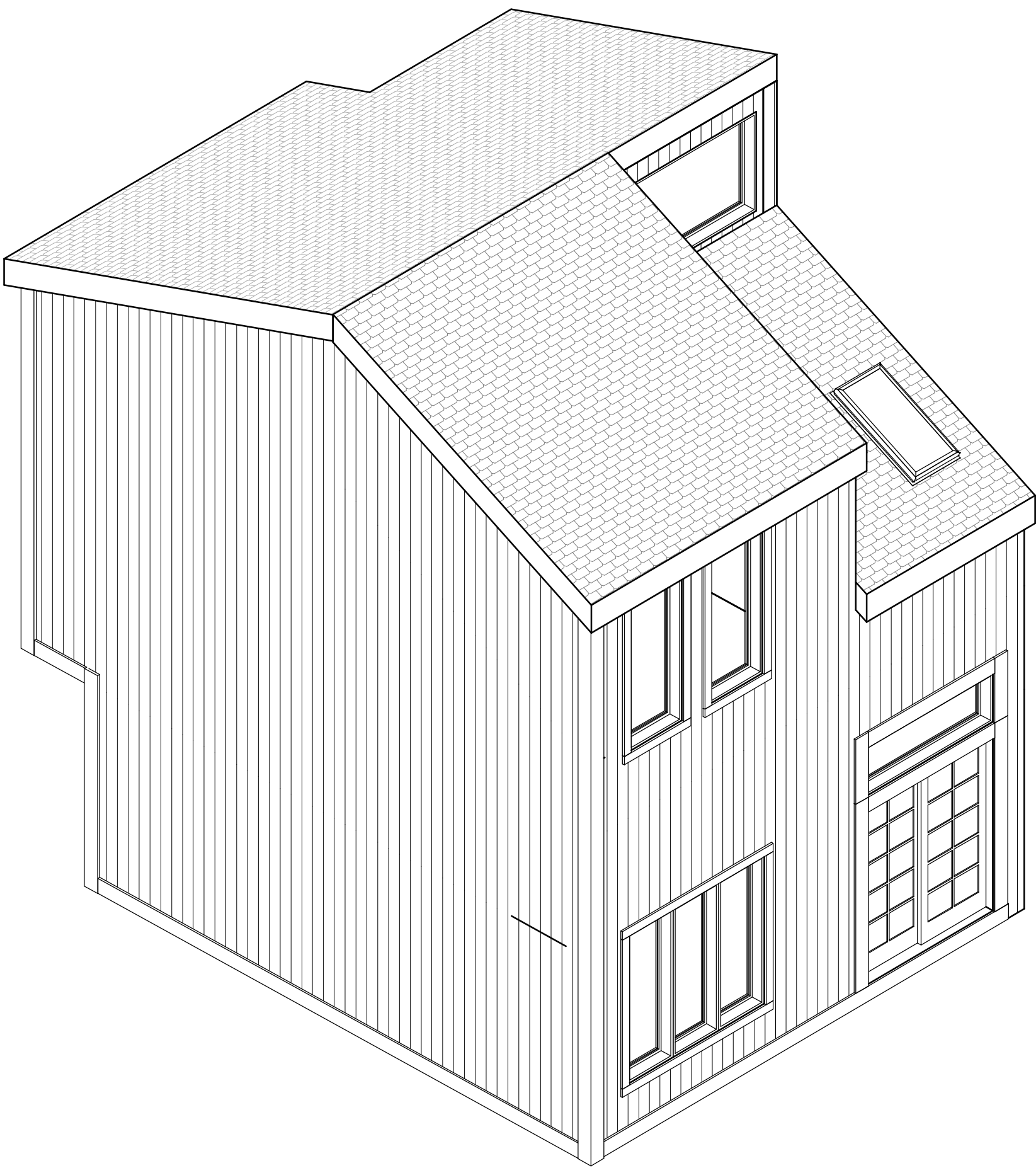
3D VIEWS

DRAWING NO.

A-501



1 REAR VIEW-EXISTING



2 REAR VIEW-PROPOSED

40 VALENTINE ST  
RENOVATION

40 VALENTINE ST, CAMBRIDGE,  
MA, 02139

ARCHITECT

XIAOYING CHEN  
38 ARCOLA ST  
LEXINGTON, MA 02420  
EMAIL: YINGCHENCC@GMAIL.COM  
TEL: 508-596-0919

REGISTRATION



ISSUED FOR PERMIT  
APPLICATION

REVISIONS

No.	Description	Date

KEY PLAN



Project No. 2127  
Date 12/24/2021  
Drawn by Author  
Checked by Checker  
Scale

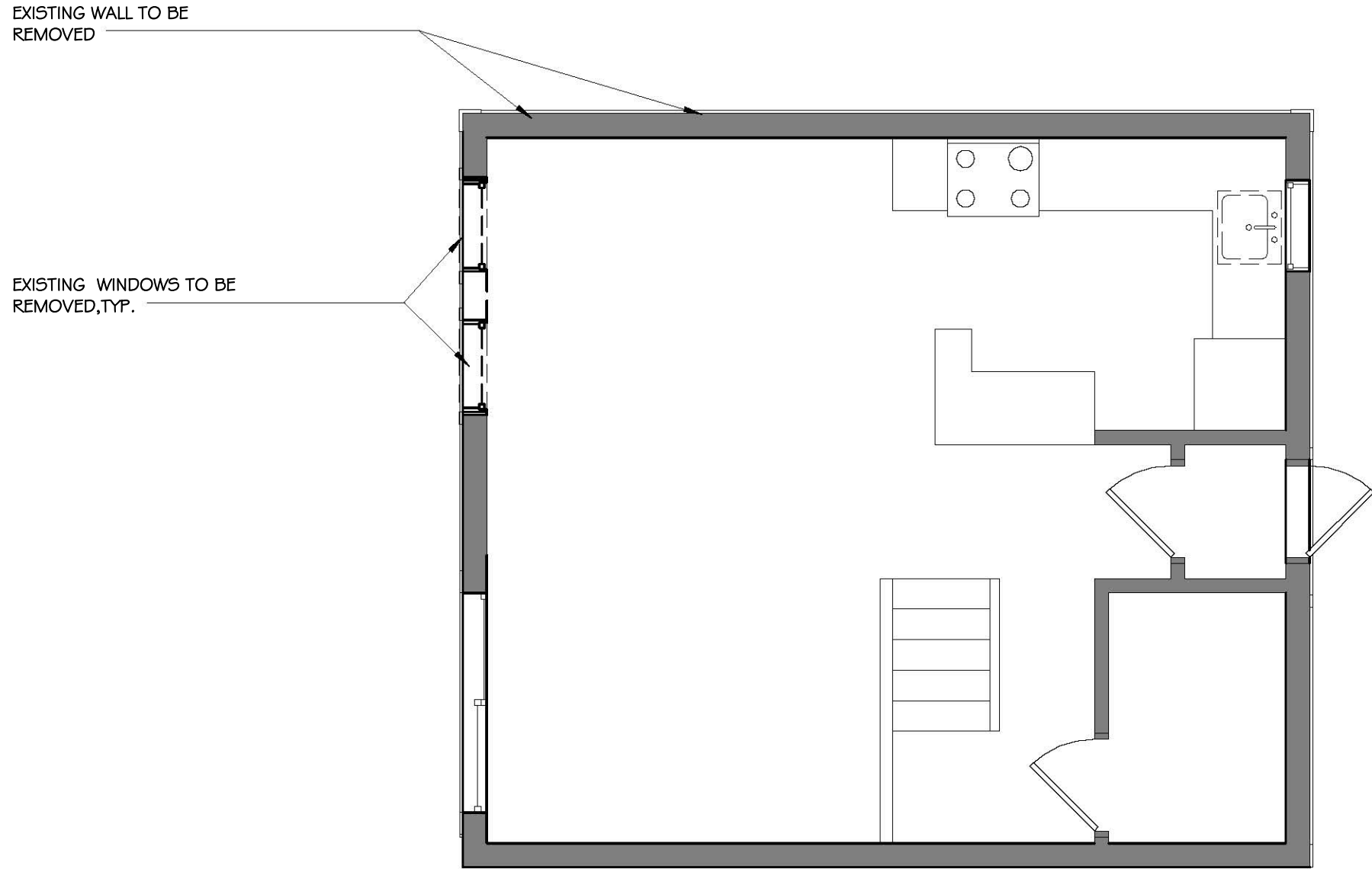
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3D VIEWS

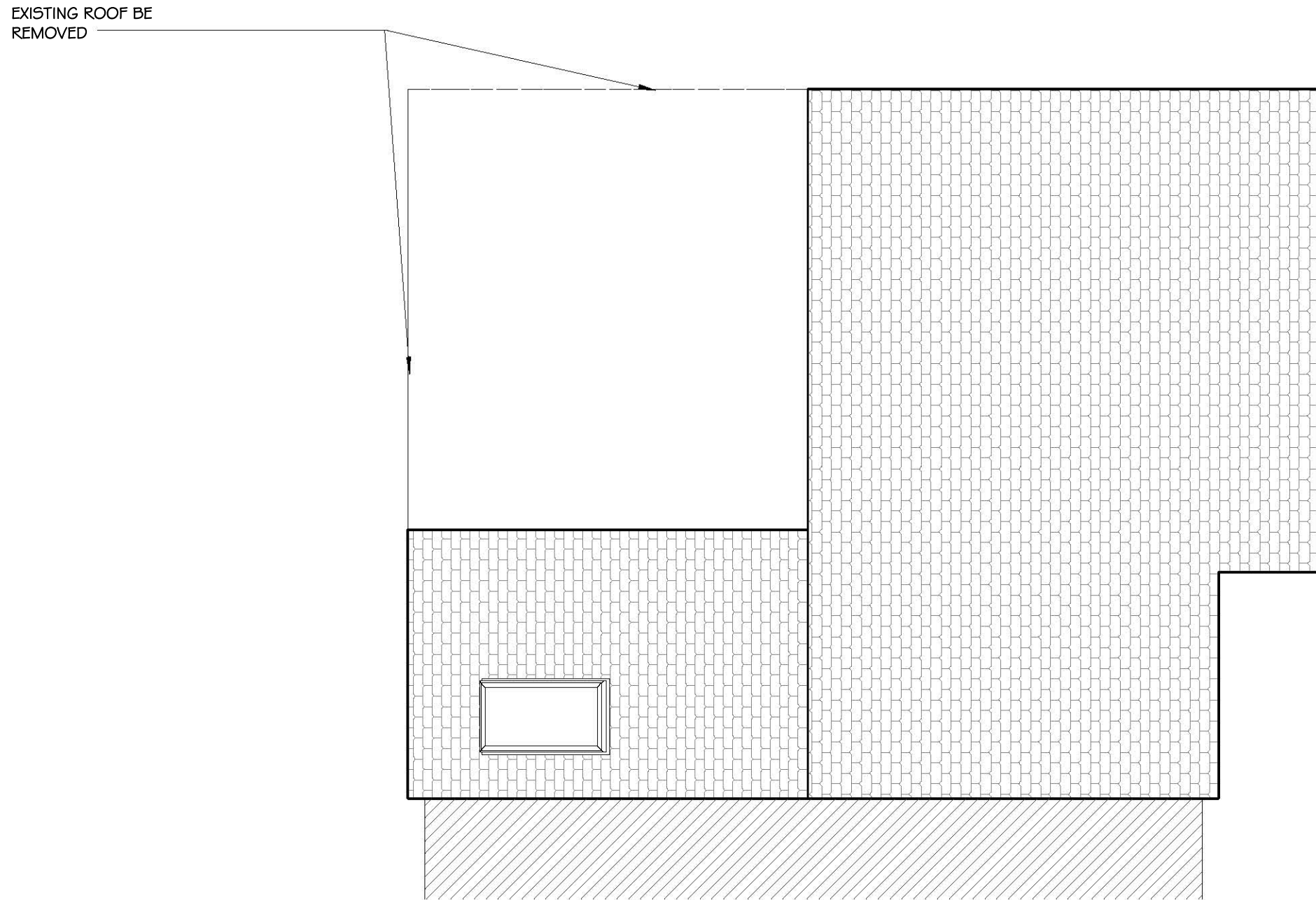
DRAWING NO.

A-502





1 LEVEL 1-DEMOLITION  
1/4" = 1'-0"



2 ROOF-DEMOLITION  
1/4" = 1'-0"

DEMOLATION NOTES

1. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS BEFORE PROCEEDING.
2. THESE DEMOLITION DRAWINGS INCLUDE THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR UNCOVERED CONDITIONS NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. THE OTHER DRAWINGS ENCOMPASS NEW WORK REQUIRING SELECTIVE DEMOLITION ARE HEREBY INCLUDED UNDER THE CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BUILDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.
3. NO STRUCTURAL FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE ARCHITECT.
4. CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS.
5. WHERE CONCRETE OR MASONRY WORK IS REQUIRED TO BE CUT, CUTTING SHALL BE DONE BY ABRASIVE WHEELS, SAW OR CORING. NO JACK HAMMERS WILL BE ALLOWED AT THESE AREAS WITHOUT THE APPROVAL OF THE ARCHITECT.
6. WHEN DEMOLISHING MATERIALS NEXT TO ABUTTING ELEMENTS, CARE MUST BE EMPLOYED TO AVOID DAMAGING ABUTTING MATERIALS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL REPAIRS TO ABUTTING MATERIALS.
7. PREPARE FOR AND PROTECT THE SAFETY AND FUNCTION OF EXISTING SERVICES TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
8. PROTECT ALL EXISTING FLOORS, WALLS, PARTITIONS, AND CEILINGS TO REMAIN.
9. REMOVE ABANDONED WIRING, PIPING, EQUIPMENT WITHIN THE AREA OF CONSTRUCTION.
10. REMOVE TEMPORARY PARTITIONS DOORS AND FRAMES AT CONCLUSION OF THE PROJECT. PATCH AND OR REPLACE ADJACENT SURFACES.

40 VALENTINE ST  
RENOVATION

40 VALENTINE ST, CAMBRIDGE,  
MA 02139

ARCHITECT

XIAOYING CHEN  
38 ARCOLA ST  
LEXINGTON, MA 02420  
EMAIL: YINGCHENCC@GMAIL.COM  
TEL: 508-596-0919

REGISTRATION



ISSUED FOR PERMIT  
APPLICATION

REVISIONS

No.	Description	Date

KEY PLAN



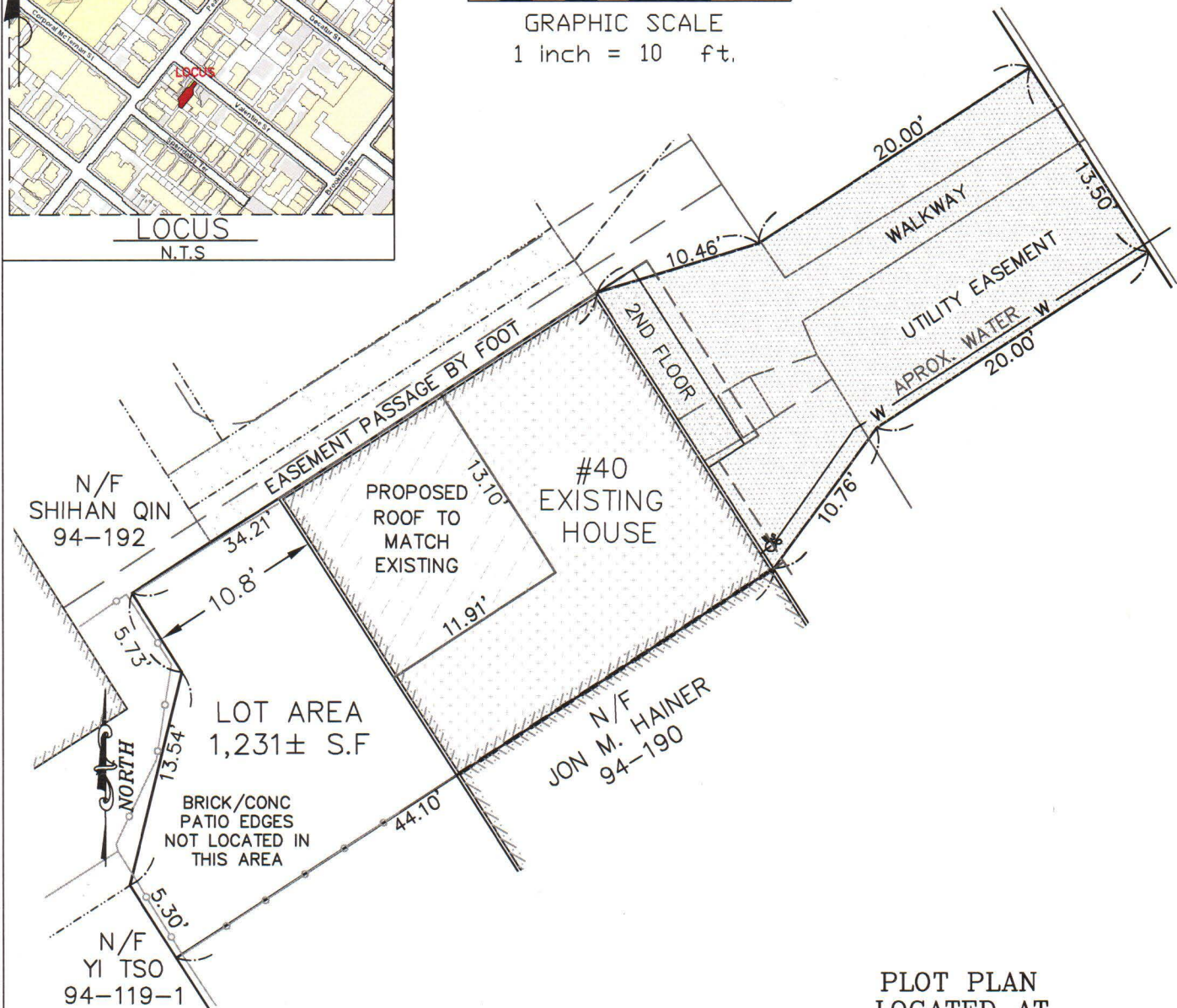
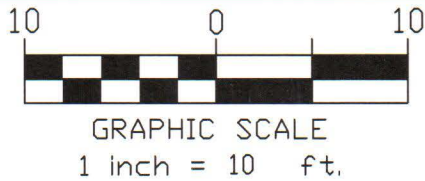
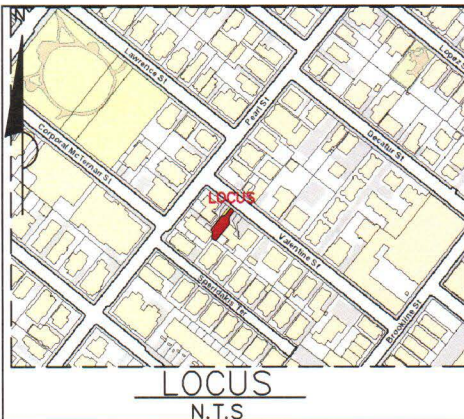
Project No.	2127
Date	12/24/2021
Drawn by	Author
Checked by	Checker
Scale	As indicated

DRAWING TITLE

DEMOLITION  
PLANS

DRAWING NO.

D-001



I CERTIFY THAT THE EXISTING BUILDING IS LOCATED AS SHOWN HEREON AND THAT THE PROPOSED ADDITION LOCATION DOES NOT CONFORM TO THE DIMENSIONAL SETBACK REQUIREMENT OF THE ZONING BYLAW OF THE CITY OF CAMBRIDGE, MA.

PLOT PLAN  
LOCATED AT  
40 VALENTINE STREET  
CAMBRIDGE, MA  
PREPARED FOR & OWNED BY  
SHILEI ZHOU  
SCALE: 1"=10'  
02/02/2022



JON L. FAGERSTROM P.L.S. #49205

The structure is not located within a Federal Flood Zone per HUD Map # 25025C Community #0067G dated 09/25/2009

<u>ZONING:</u>	C-1	
SETBACKS	REQ.	PROP./EXIST
FRONT SETBACK:	10.5'	27.4' (E)
SIDE SETBACK:	10.2'	0.0' (P/E)
REAR SETBACK:	20'	10.8' (P/E)
MAX. HEIGHT:	35'	28' (P/E)
F.A.R.:	.75	1.02 (P)
MIN. OP.SP./LOT AREA	30%	39% (E)

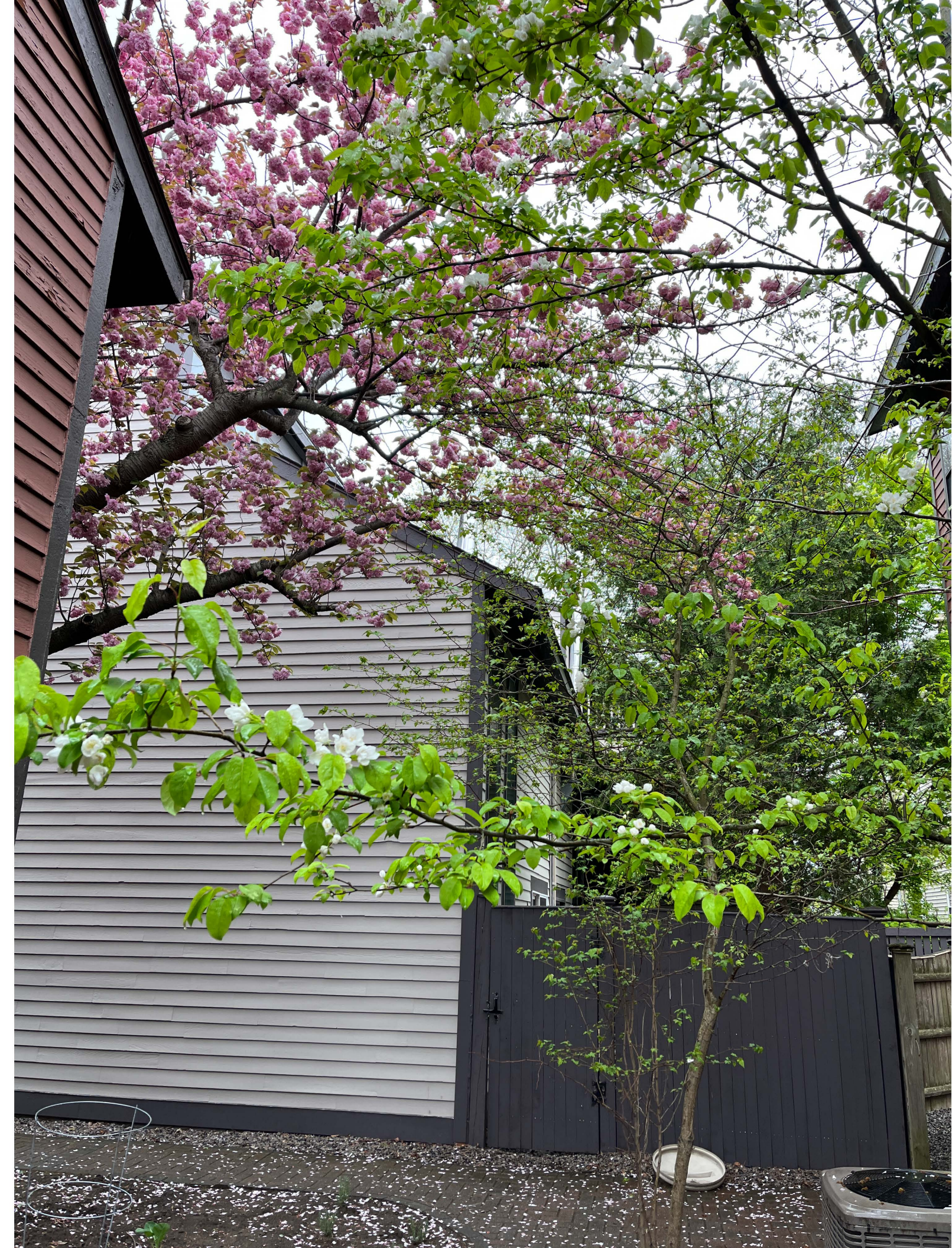
ASSESSORS MAP 94 PARCEL 191  
DEED REF. BOOK: 78672 PAGE: 350  
PLAN REF. PLAN 349 OF 1977  
RECORDED @ M.S.R.D.



ALPHA OMEGA  
ENGINEERING INC

ENVIRONMENTAL CONSULTANTS  
CIVIL ENGINEERS • LAND SURVEYORS  
25 HIGHLAND VIEW DR  
SUTTON, Massachusetts 01590  
(508) 865-9551  
info@alphaomegaeng.net











The map shows a residential area with several streets: Lawrence St, Pearl St, Valentine St, and Speridakis Ter. Lot numbers are displayed throughout the area. A red line highlights a large area, and a blue line highlights a smaller area. Arrows point from the blue line to the red line.

Streets shown include Lawrence St, Pearl St, Valentine St, and Speridakis Ter. Lot numbers are displayed throughout the area. A red line highlights a large area, and a blue line highlights a smaller area. Arrows point from the blue line to the red line.

40 Valentine St.

Petitioner

94-192  
QIN, SHIHAN  
42 VALENTINE ST  
CAMBRIDGE, MA 02139

94-189  
GREY, COURTNEY M.  
36 VALENTINE STREET  
CAMBRIDGE, MA 02139

94-191  
ZHOU SHILEI  
40 VALENTINE ST  
CAMBRIDGE, MA 02139

94-226  
MCAFEE, ANDREW P.  
32-34 VALENTINE ST  
CAMBRIDGE, MA 02139

94-41  
WERNTZ, JULIA C. & PANDELIS KARAYORGIS  
27 VALENTINE STREET  
CAMBRIDGE, MA 02139-4019

94-17  
VORES, ANDREW & FREDERICK W. CHOI  
156 PEARL ST  
CAMBRIDGE, MA 02139

94-102  
NIKOU, JOHN & KIMBERLIE R. NIKOU  
16 MONTVALE ST.  
MELROSE, MA 02176

94-118  
BARBER, PHILLIP J.  
7-11 MICHAEL SPERIDAKIS TERR.  
CAMBRIDGE, MA 02139

94-190  
HAINER, JON M. & KATHERINE J. WATKINS  
38 VALENTINE ST.  
CAMBRIDGE, MA 02139-4020

94-193  
MOSER, PETRA  
22 WINTHROP ST  
BROOKLYN, NY 11225

94-194  
POAPES, THOMAS M.  
164 PEARL STREET  
CAMBRIDGE, MA 02139

94-195  
REINE, LORI A. & RICHARD K. REINE  
75 ORIOLE DR.  
BEDFORD, NH 03110

94-119  
RESIDENT  
1-3-5 SPERIDAKIS TERRACE, UNIT #5  
CAMBRIDGE, MA 02139

94-119  
MELTON, SAMUEL & GAIL O'KEEFE  
1-3-5 SPERIDAKIS TER., #3  
CAMBRIDGE, MA 02139

94-119  
TSO, YI TSO CHRISTINE  
1 SPERIDAKIS TER UNIT #1  
CAMBRIDGE, MA 02139

94-40  
BULMAN, CHRISTINE M.  
TRS THE VALENTINE STREET NOM TR  
23A VALENTINE ST  
CAMBRIDGE, MA 02139

94-196  
CEM, CEMAL & SECKIN OZDAMAR TASAN  
46 VALENTINE ST  
CAMBRIDGE, MA 02139

## Pacheco, Maria

---

**From:** Jon Hainer <jonhainer@gmail.com>  
**Sent:** Monday, June 27, 2022 7:44 PM  
**To:** Pacheco, Maria  
**Subject:** Note of Approval - Zoning Appeal # BZA-177687

Members of the Board,

My name is Jon Hainer, and I am the owner of a townhouse at 38 Valentine St, Cambridge, MA 02139. My neighbor, Mr. Shilei Zhou, has petitioned your board for a zoning appeal on his property at 40 Valentine St. His townhouse is connected to mine with a common inner wall.

I have spoken to Mr. Zhou in detail regarding the changes to his property, and I would like to voice my approval of those changes. The work that he has discussed with me is consistent with the rest of the units. In fact, it will be extremely similar to modifications that were made on my property prior to my purchase of it 12 years ago.

Details of the petition are as follows:

CASE NO: BZA-177687  
LOCATION: 40 Valentine St, Cambridge, MA 01239  
OWNER/PETITIONER: Shilei Zhou  
ZONING DISTRICT: Residence C-1 Zone

Thank you very much for your consideration of my consent as you make this decision.

Sincerely,

Jon Hainer  
Owner: 38 Valentine St, Cambridge, MA 02139  
Phone: 617-276-6612  
Email: [jonhainer@gmail.com](mailto:jonhainer@gmail.com)





# 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: Zhou, Shilei Date: 06/24/2022  
(Print)

Address: 40 Valentine St.

Case No. BZA-177687

Hearing Date: 7/14/22

Thank you,  
Bza Members

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES  
2022 AUG 15 P 3:06

**From:** Shilei Zhou(Will) shileiwillzhou@gmail.com  
**Subject:** BZA application(177687) response  
**Date:** August 11, 2022 at 2:50 PM  
**To:** richreine@gmail.com

Hi Rich/Lori,

My name is Shilei(Will) Zhou, the owner/petitioner of 40 Valentine st, Cambridge, MA 02125. I'm writing to respond to your concerns about my BZA application(177687).

A bit of introduction for us. I and my wife(Fangyan Yu) purchased the property last year. The plan is to renovate and add some space for our growing family, a 3yr boy and a baby girl is expected this December. We seek the variance to add some headroom on the rear side that we can use as a bedroom. I meant to write earlier but the Shadow study took quite a while. I summarize my thoughts and comments below. Hopefully it addresses all your concerns and supports our application.

#### **Special Permit**

The special permits are meant to reconfigure the windows. All window changes occur on the wall with the existing window/door opening. No footage is added for those purposes.

#### **Variance**

The variance is pursued for an addition above the living room on the rear side. The addition will not expand the existing footprint nor overall building height. It levels the rear roof to the front one. You expressed the concerns of sunlight blocking both the open space and your unit. We have done a thorough study to assess the impact.

- **Dimensional table**

You are absolutely correct on the requested rear setback section. The number should not be changed and remains as 10.8', instead of 20'. A correction was made to reflect this. Also, the roof is not raised by 11'11". As compared to 38 Valentine st, we proposed the exact same approach and raise the rear roof ridge by 6' to match the front. It would create a mirror image as 38 Valentine. Therefore, a symmetrical building appearance.

- **Shadow over the building and open space.**

A shadow study is attached here. The "Aerial" view shows that the proposed work would not impact the open space given the current condition. The "East Facade" view focuses on the impact to your unit. The shadow pattern is not changed over your existing windows on the east side facing my unit. Also, I believe there are two skylights for your unit and the study shows there is no impact for them. One note, I think the pine tree in my backyard overgrows and extends over 20'+. It has a huge impact to both block sunlight to your unit and a danger to 42 Valentine in the event of storms. I have mitigated the risk by trimming down 7' to the same height as the front roof ridge as 42 Valentine. The tree can be further trimmed to clean the path for sunlight.

#### **Tree/Plant Preservation**

Totally agree on your comments of plant preservation. I have a big concern of overall trees' health within my property line, both pine in the backyard and linden in front of the building. As the overgrowth issue was easily addressed for the pine tree, I was not quite sure about the linden tree. The roots crawl on the surface of the driveway. It sparks my concern about the drought issue. After closing the property transaction, I immediately retained Harrison McPhee inc to conduct a full assessment. The result is really positive that the linden is healthy. It requires no further action but just prunes some branches which are overextended to the driveway. I'd like to discuss further if there is anything we can do together to protect those plants.

#### **Construction Management**

Just like any other projects in our neighborhood, the tight space is a concern among neighbors. There

is not a huge amount of materials needed for the project and they can be stored inside my building and backyard. A dumpster(mid size) will be placed on my driveway and doesn't affect neighbors' parking spaces. The construction activities are regulated by Cambridge Inspection Service Department(ISD). I fully trust ISD to enforce the ordinances including all aspects you mentioned in the email.

Please let me know if there are any questions/concerns I can address. I'm happy to connect with you via email, phone or in-person discussion, whichever is most convenient to you.

Sincerely,  
Shilei(Will) Zhou & Fangyan Yu  
40 Valentine St  
Cambridge, MA 02125  
(702)-789-8218



40  
Valenti...dy.pdf



BZA Application Form

DIMENSIONAL INFORMATION

**Applicant:** Shilei Zhou

**Location:** 40 Valentine St., Cambridge, MA

**Phone:** 7027898218

**Present Use/Occupancy:** Residential

**Zone:** Residence C-1 Zone

**Requested Use/Occupancy:** Residential

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		1101	1250	923	(max.)
LOT AREA:		1231	1231	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>		0.90	1.02	0.75	
LOT AREA OF EACH DWELLING UNIT		460	460	1500	
SIZE OF LOT:	WIDTH	13.5	13.5	50	
	DEPTH	64.21	64.21	N/A	
SETBACKS IN FEET:	FRONT	27.4	27.4	10.5	
	REAR	10.8	<del>20</del> 10.8	20	
	LEFT SIDE	0.0	0.0	10.2	
	RIGHT SIDE	0.0	0.0	10.2	
SIZE OF BUILDING:	HEIGHT	28	28	35	
	WIDTH	23	23	23	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		39	39	30	
NO. OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		1	1	1	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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.:

N/A

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'.







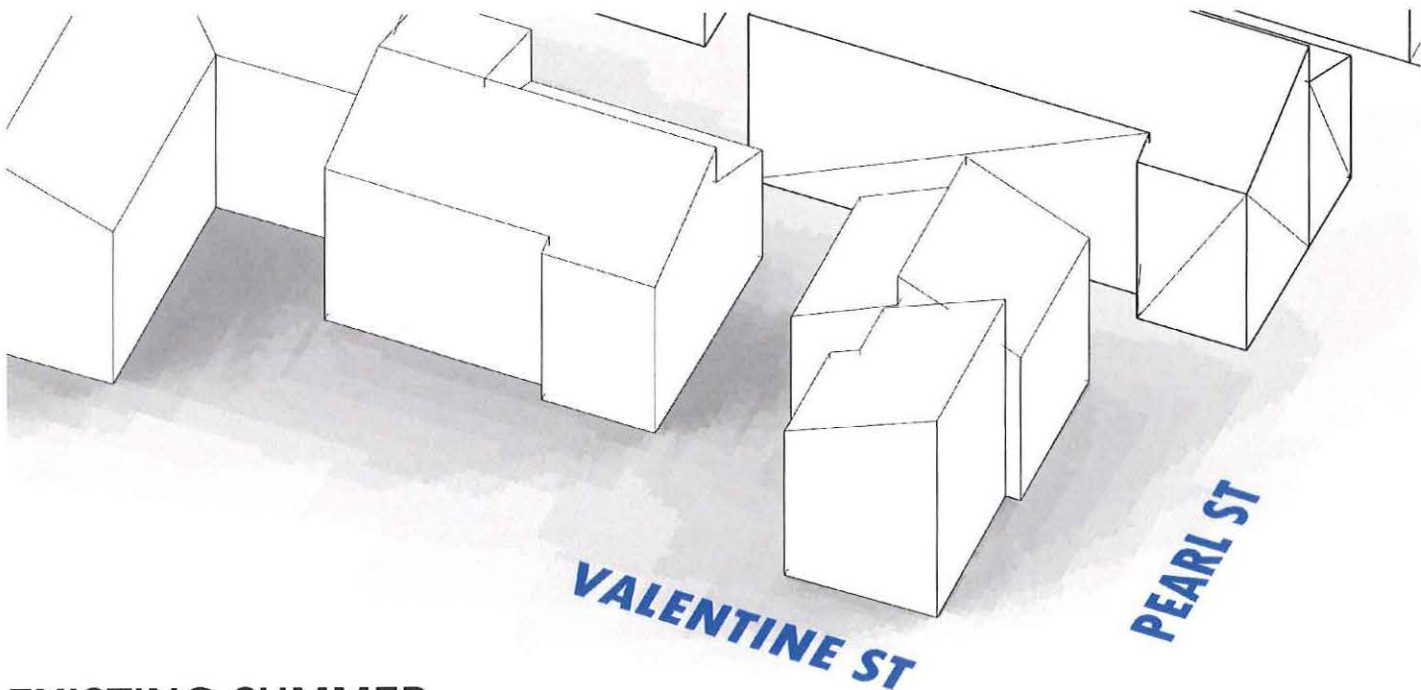




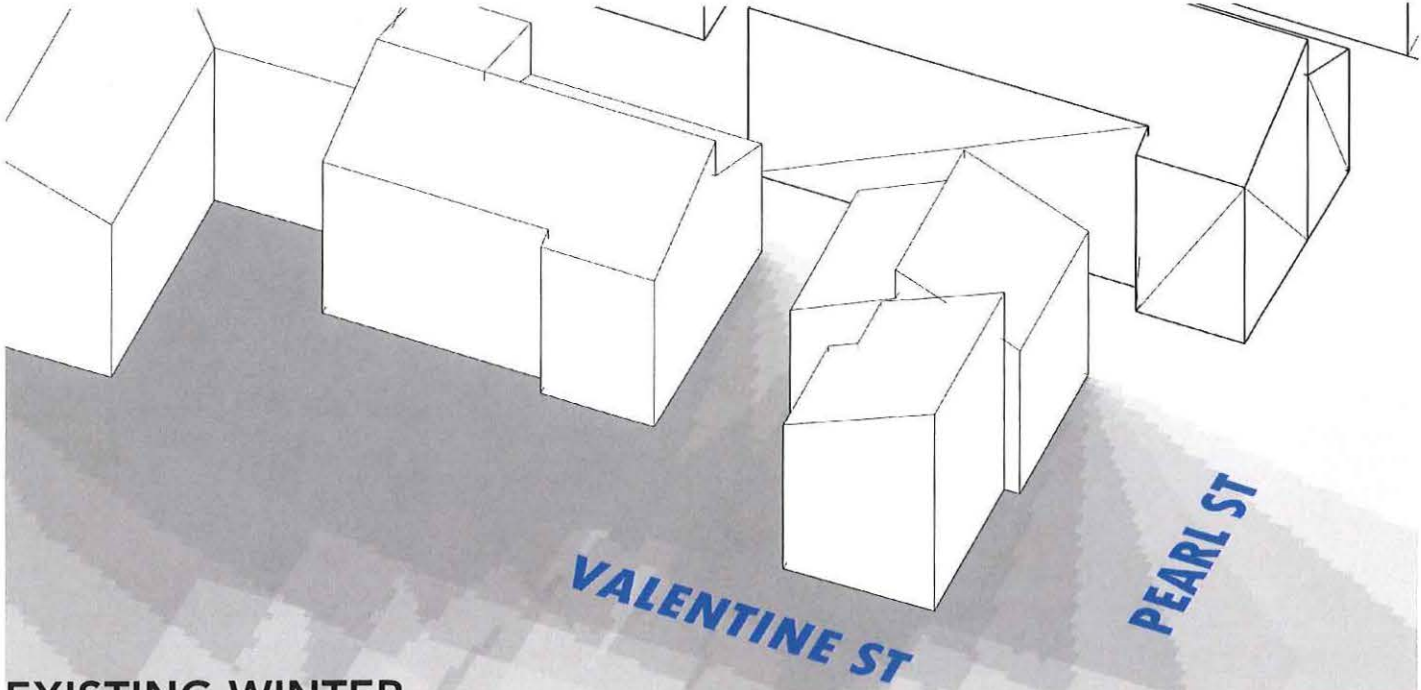




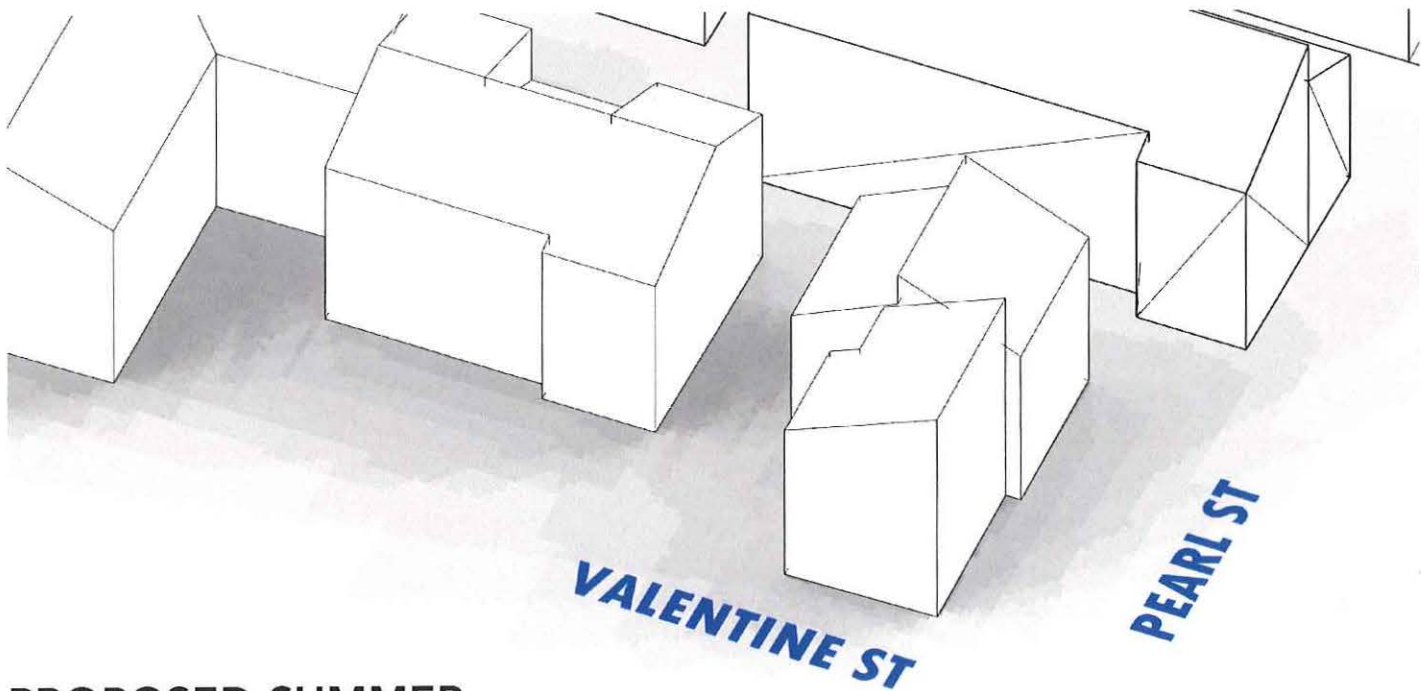
**SITE IMPACT - *Perspective***



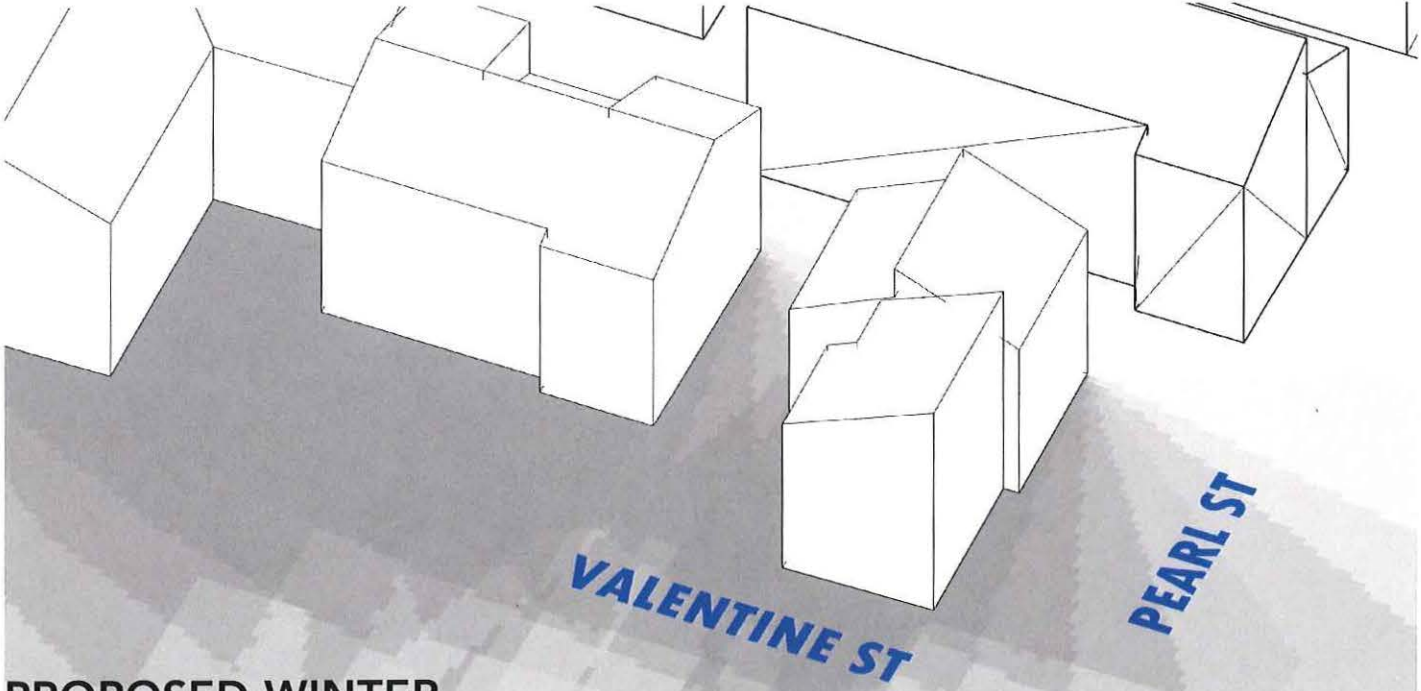
EXISTING SUMMER



EXISTING WINTER

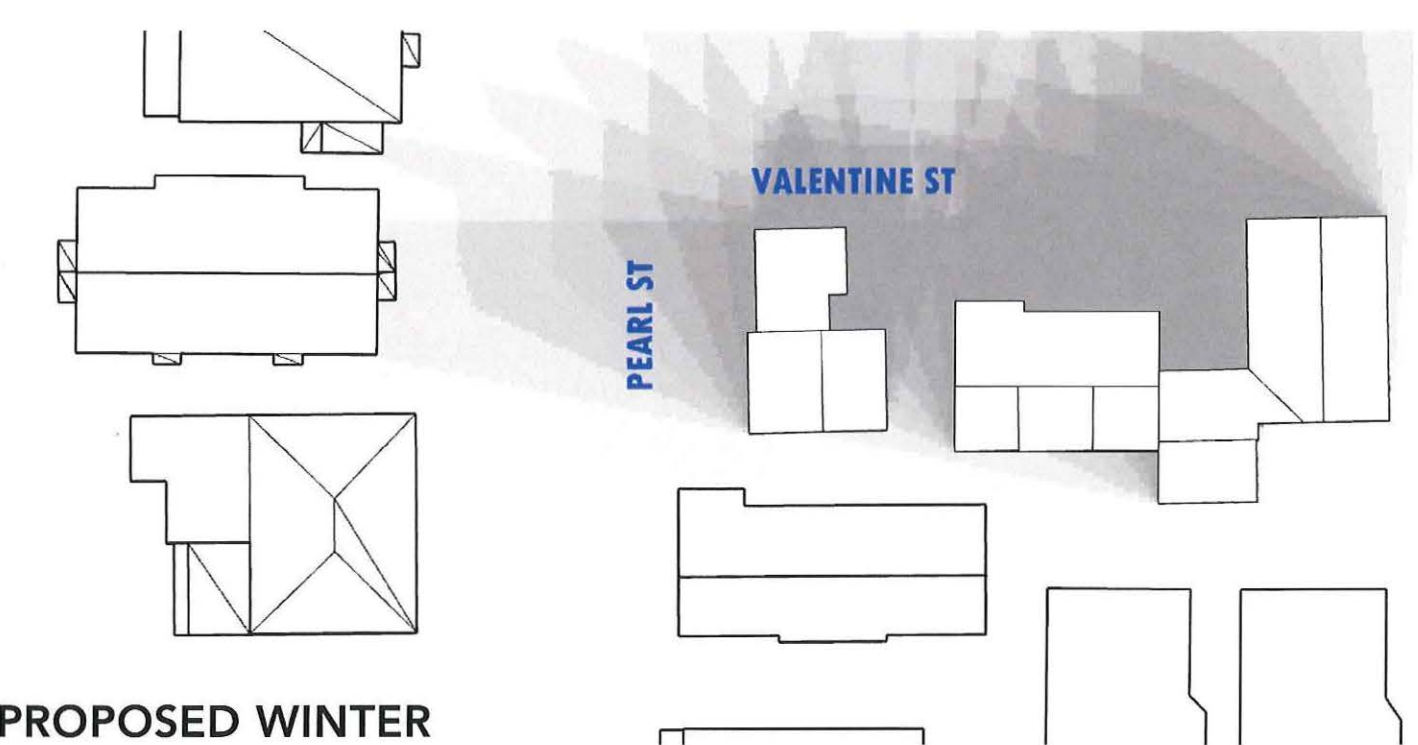
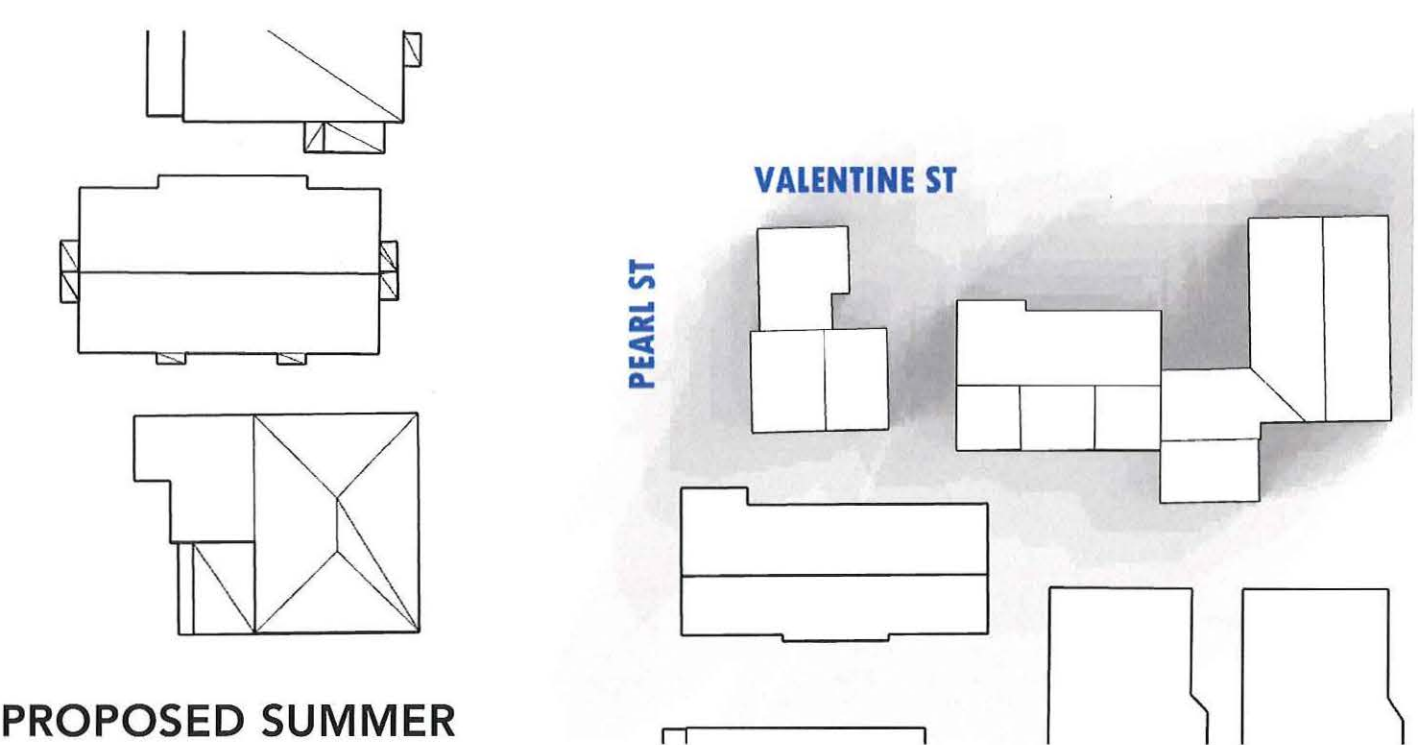
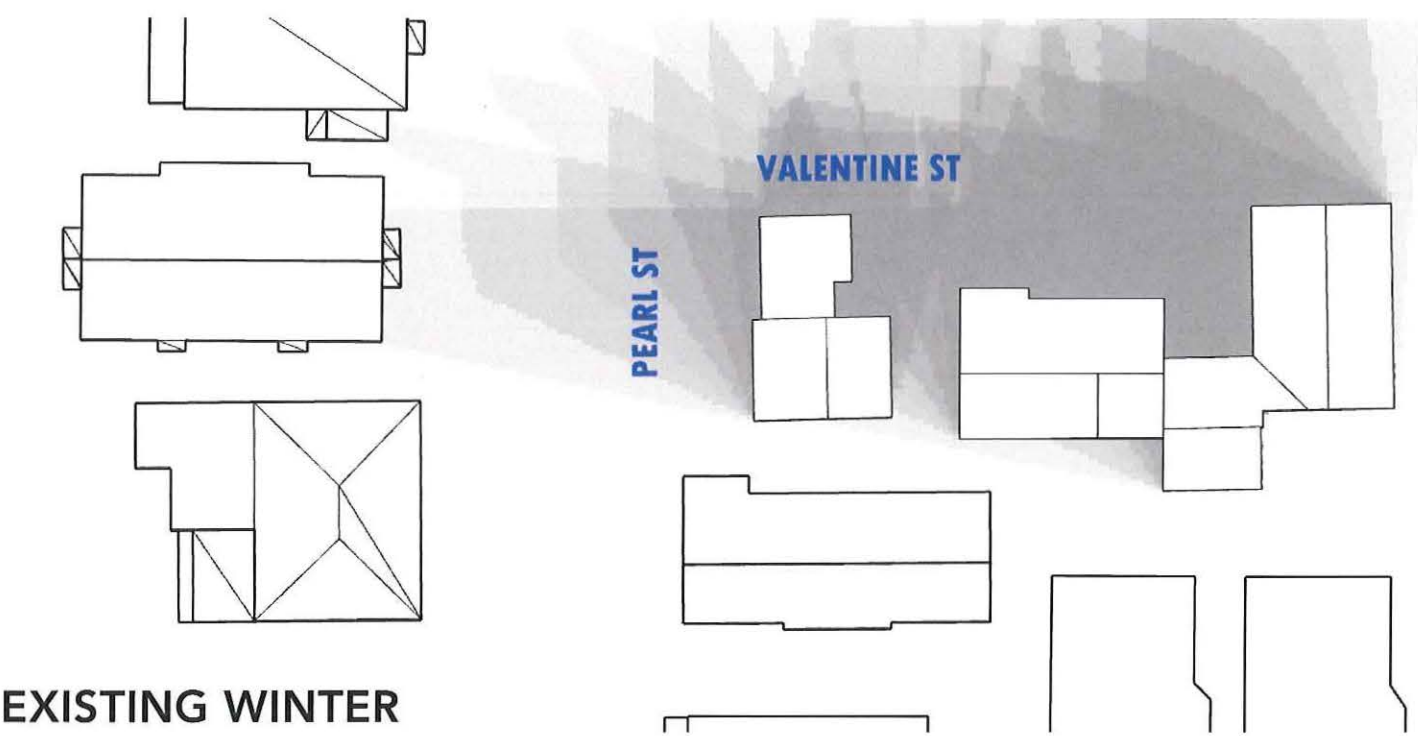
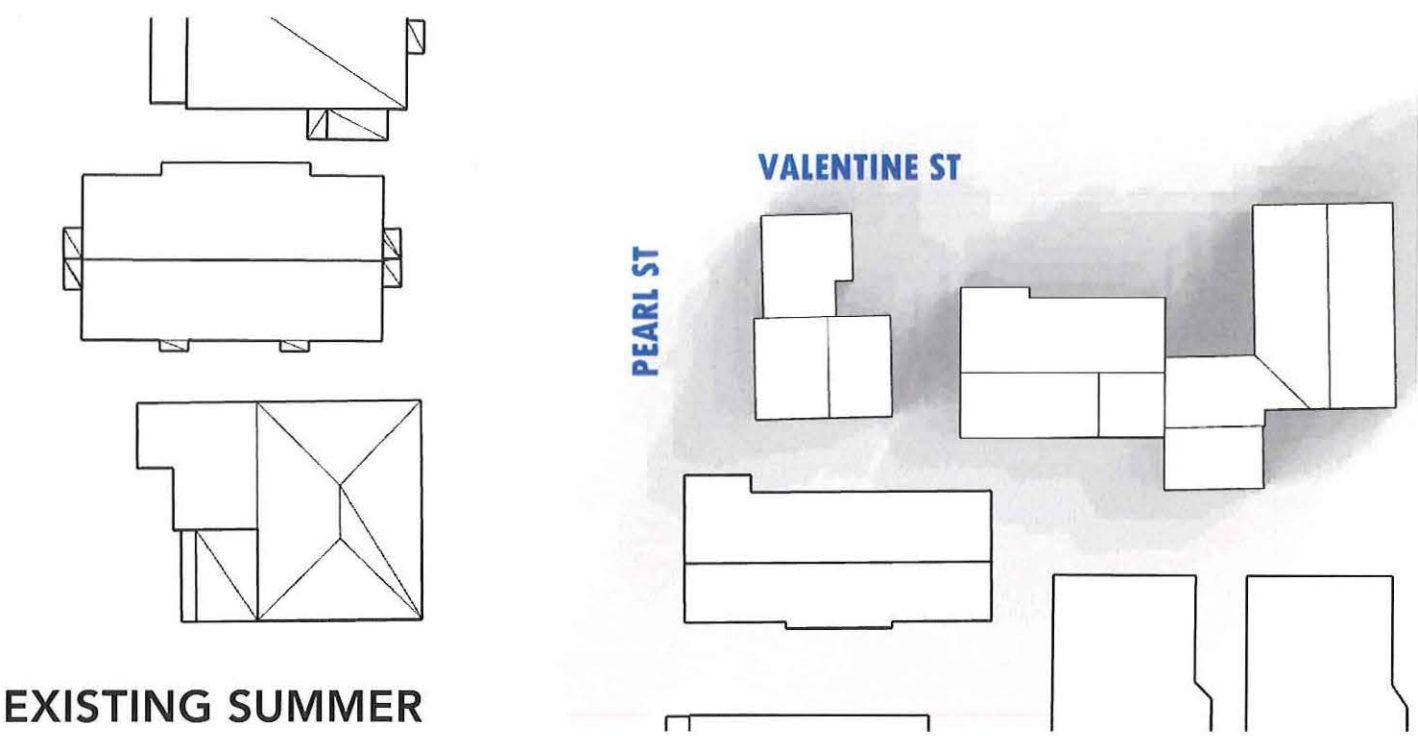


PROPOSED SUMMER



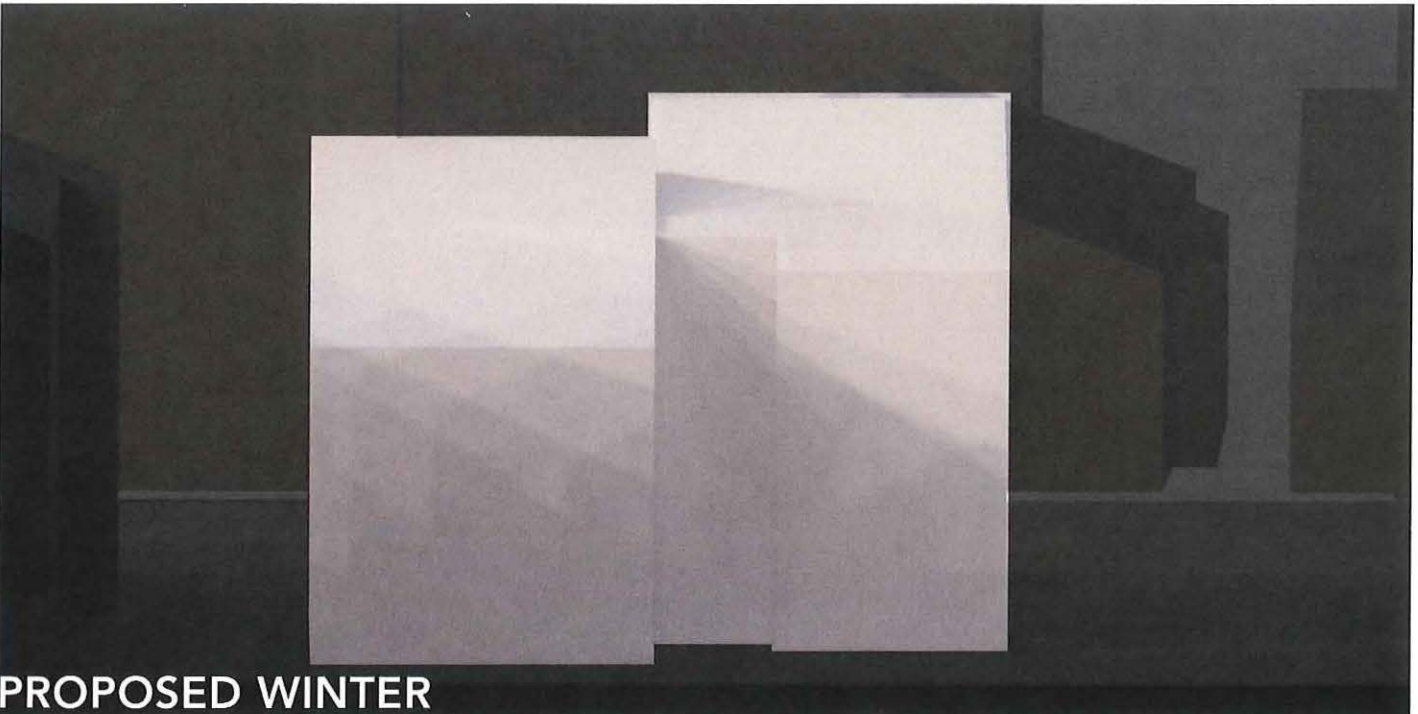
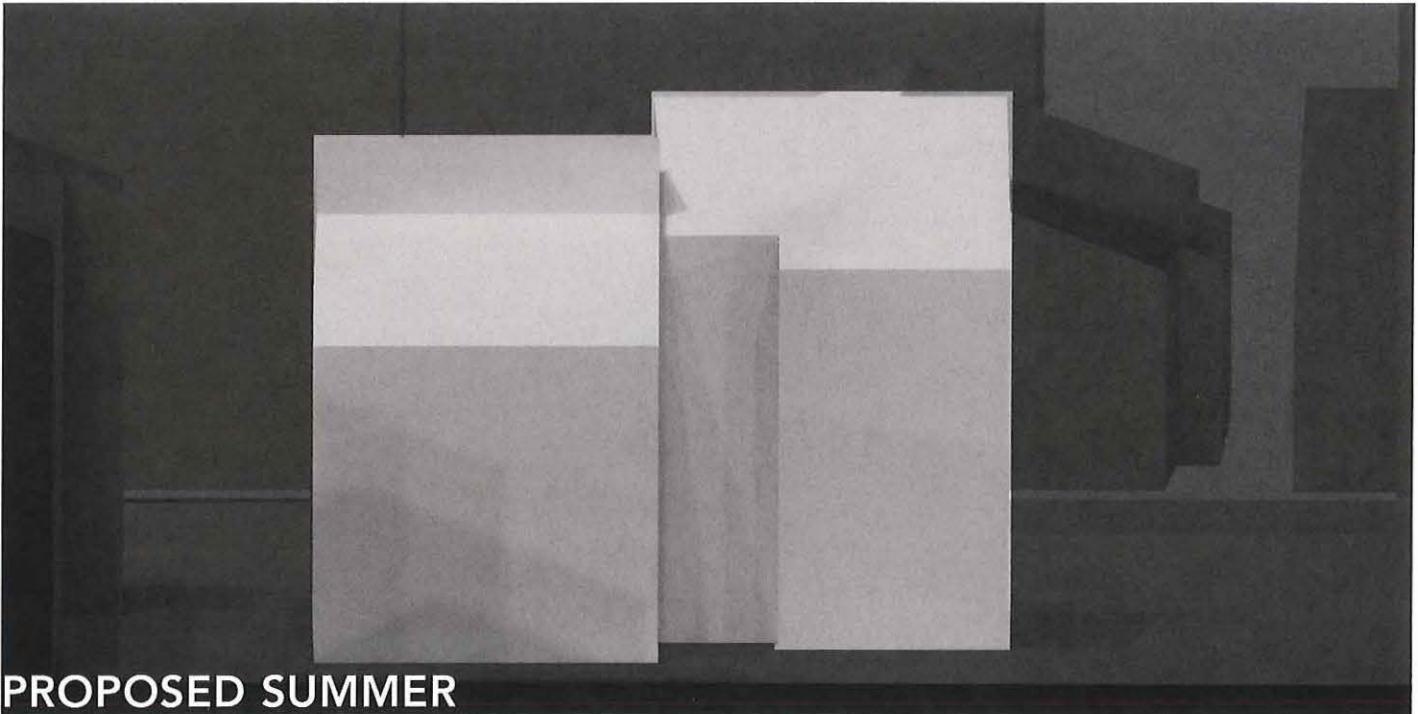
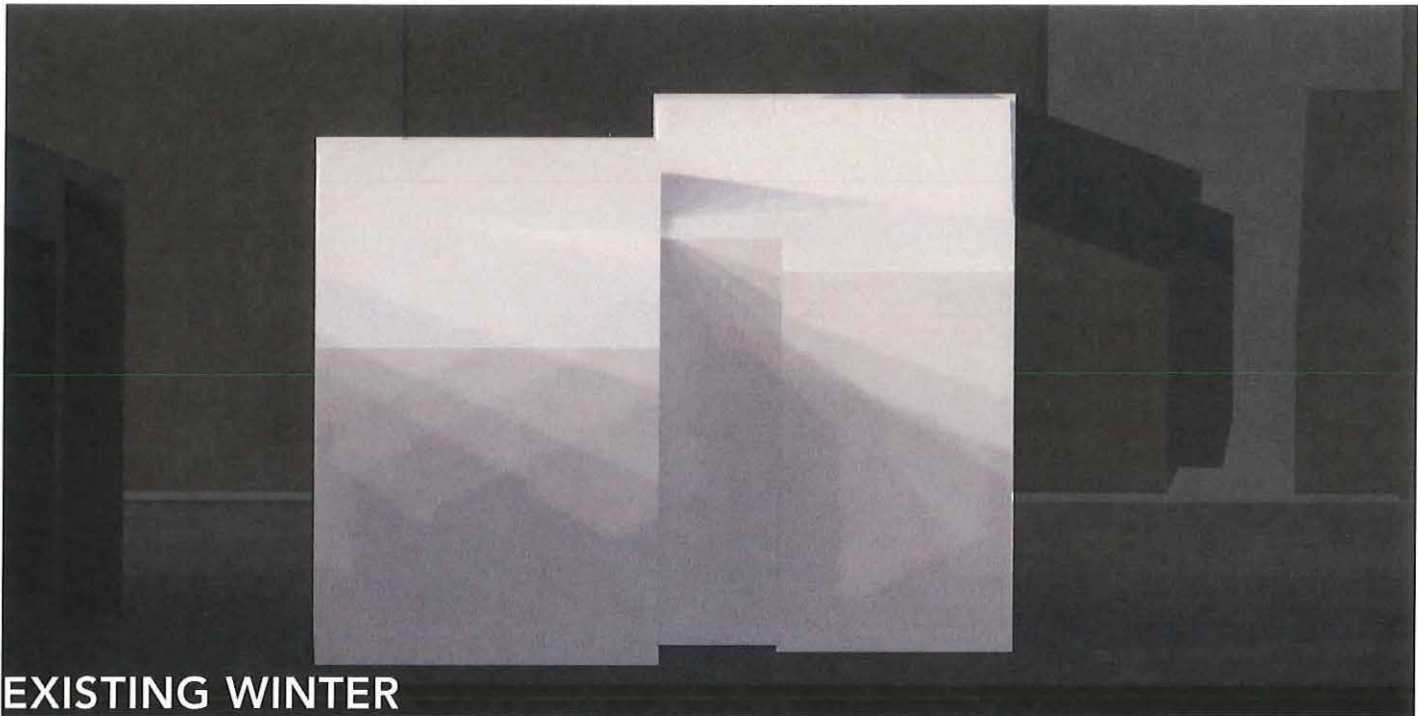
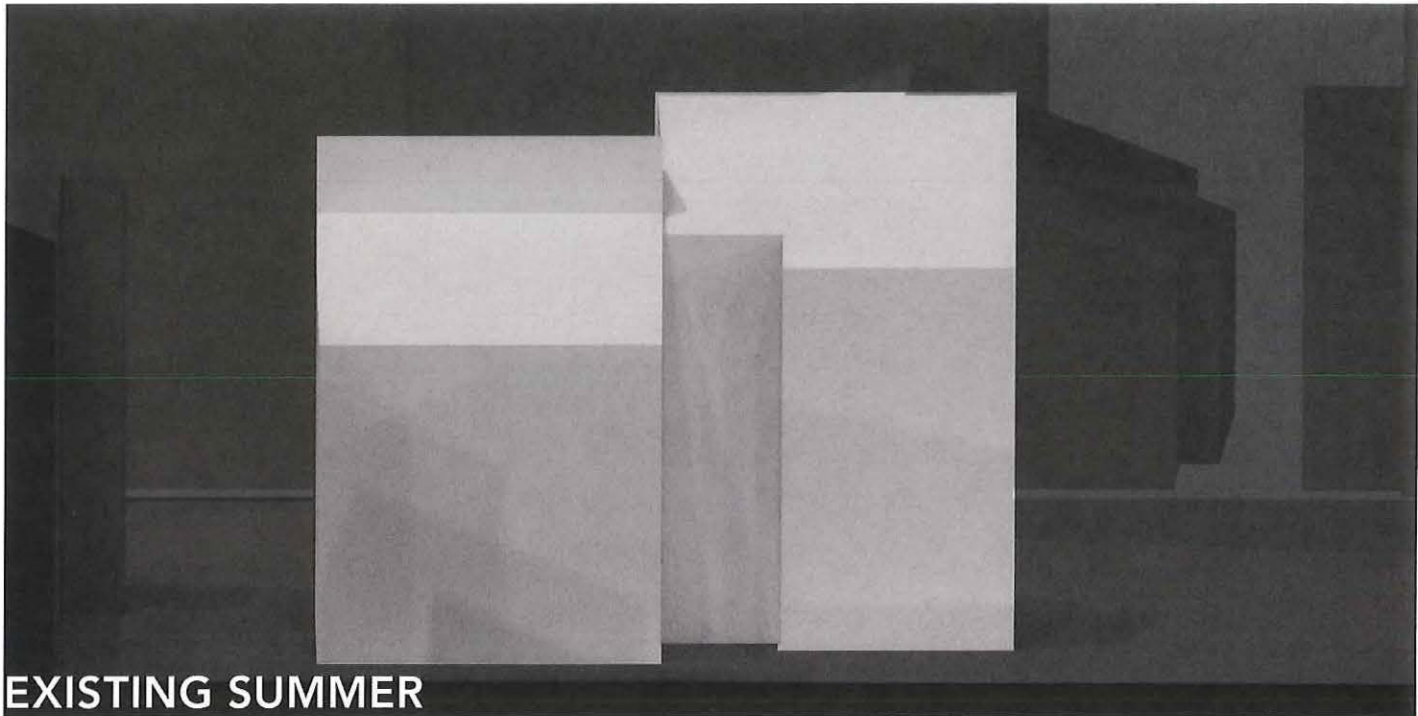
PROPOSED WINTER

# SITE IMPACT - Aerial

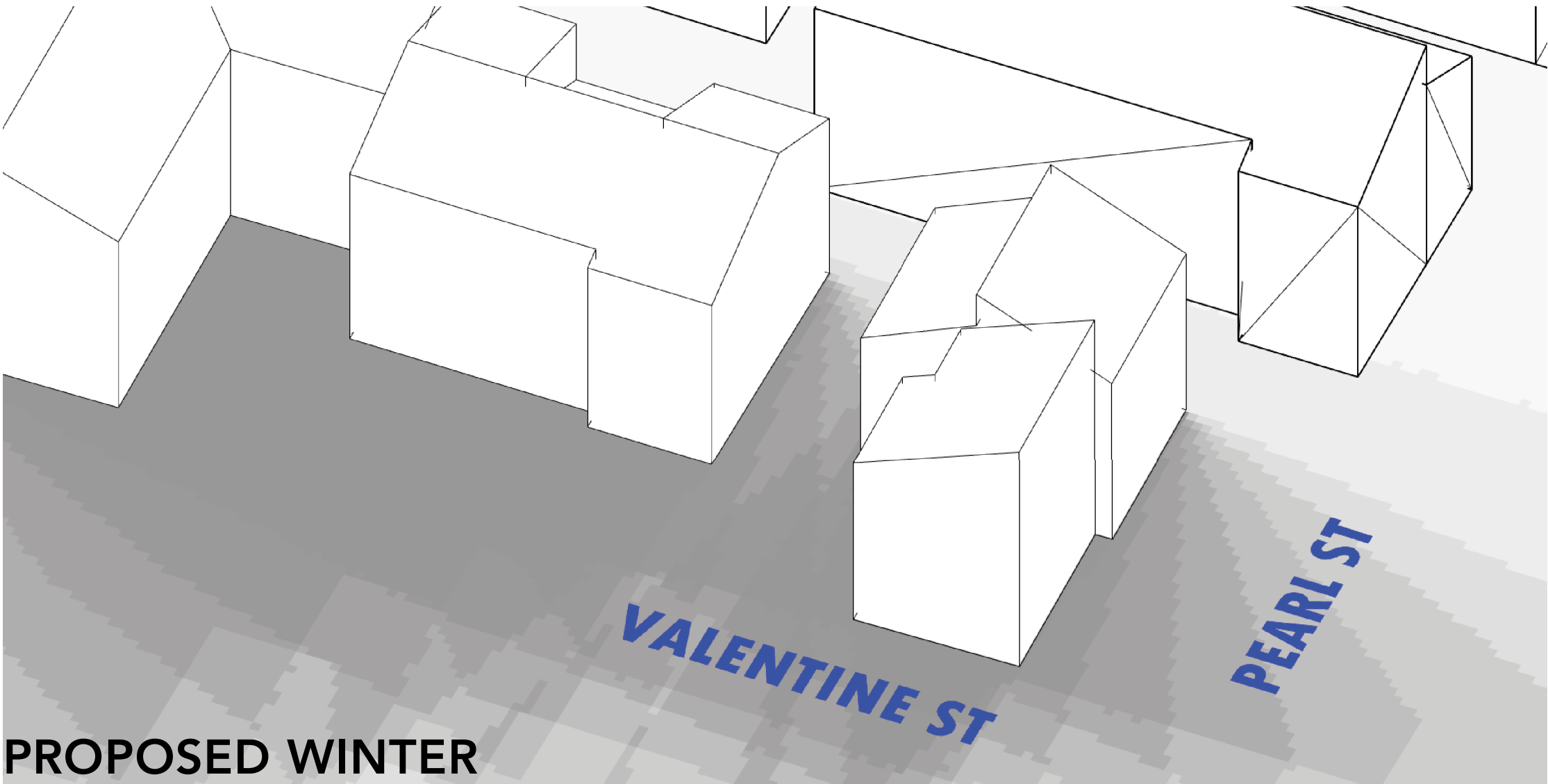
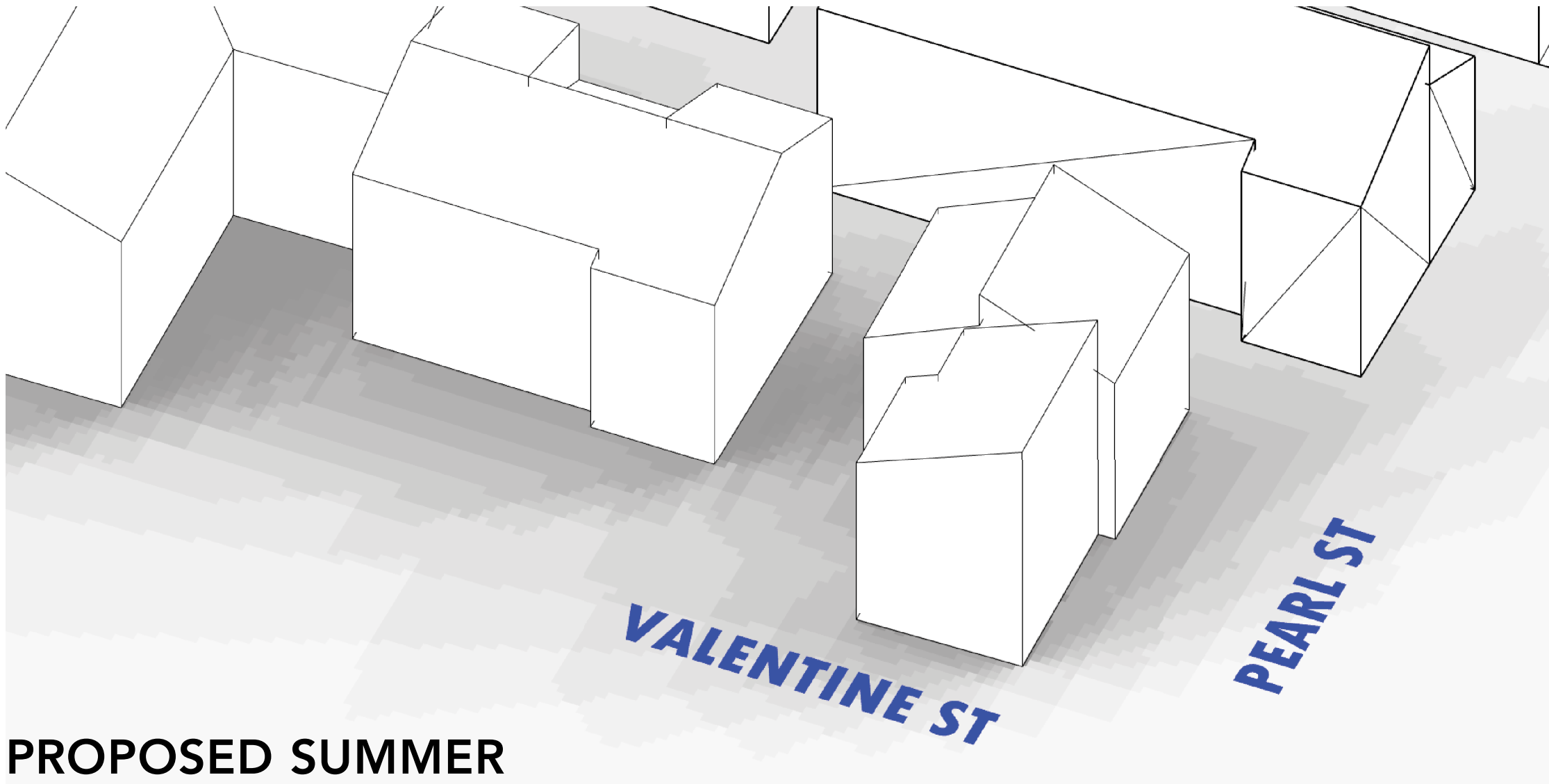
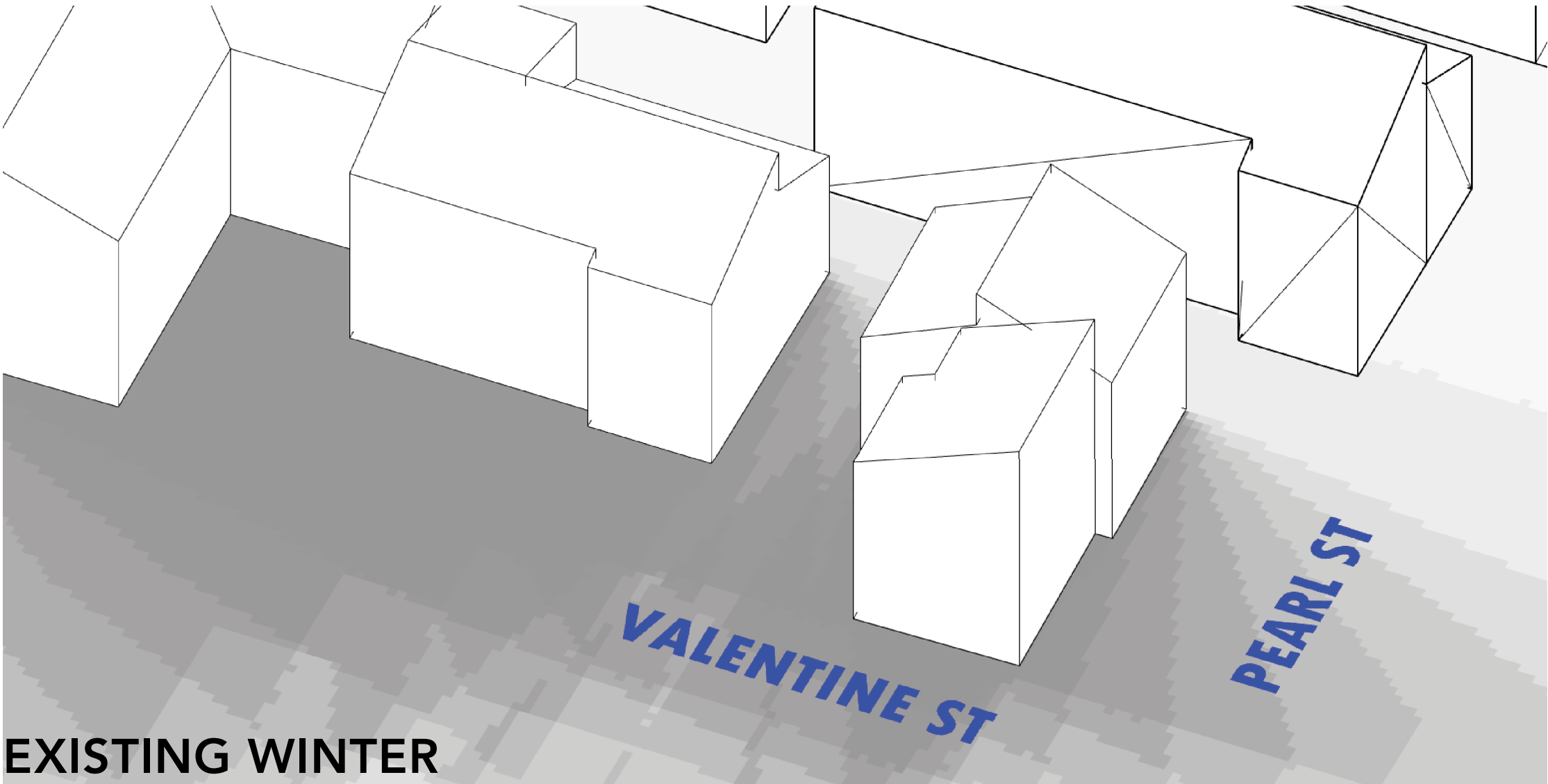
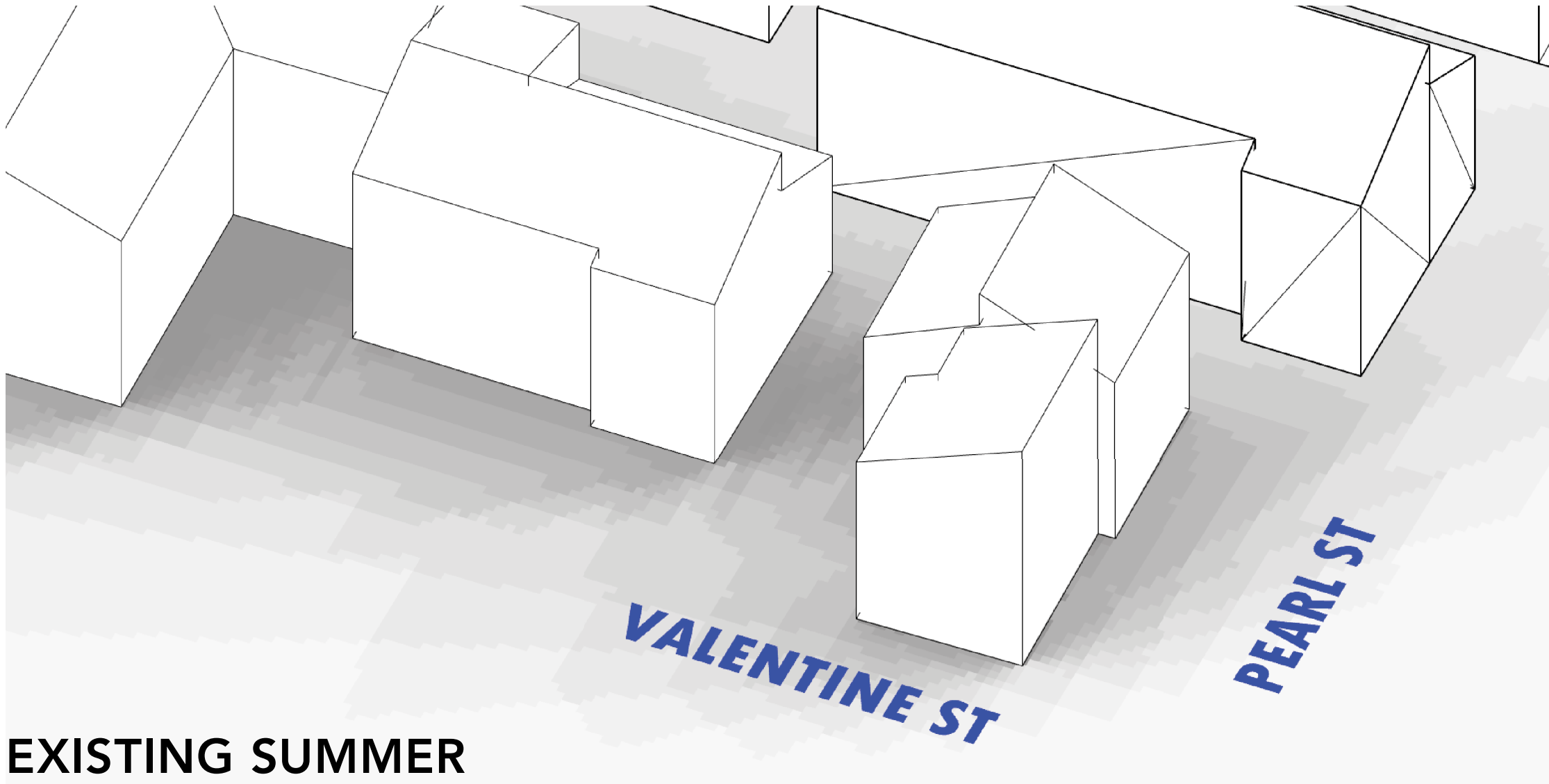




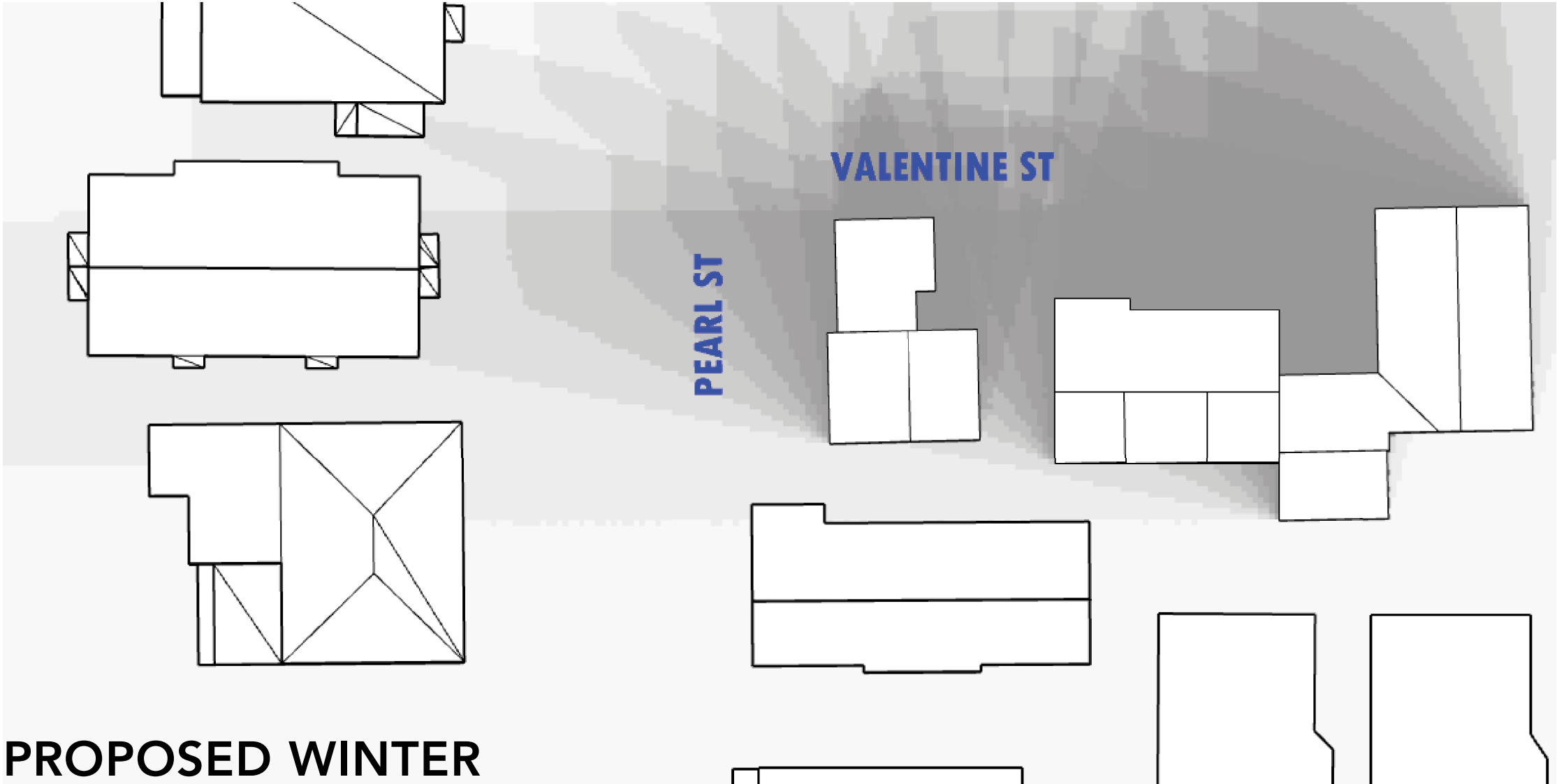
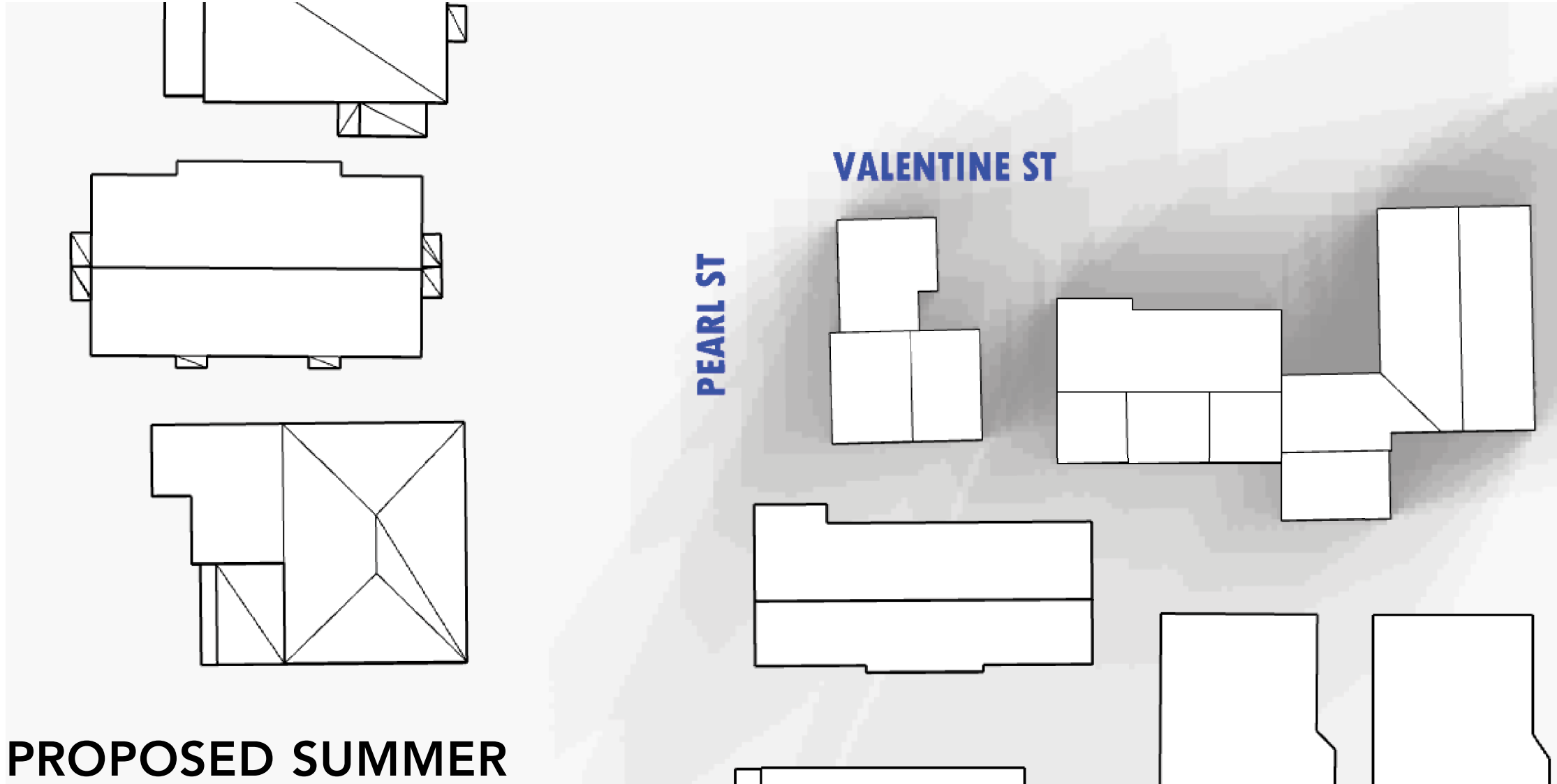
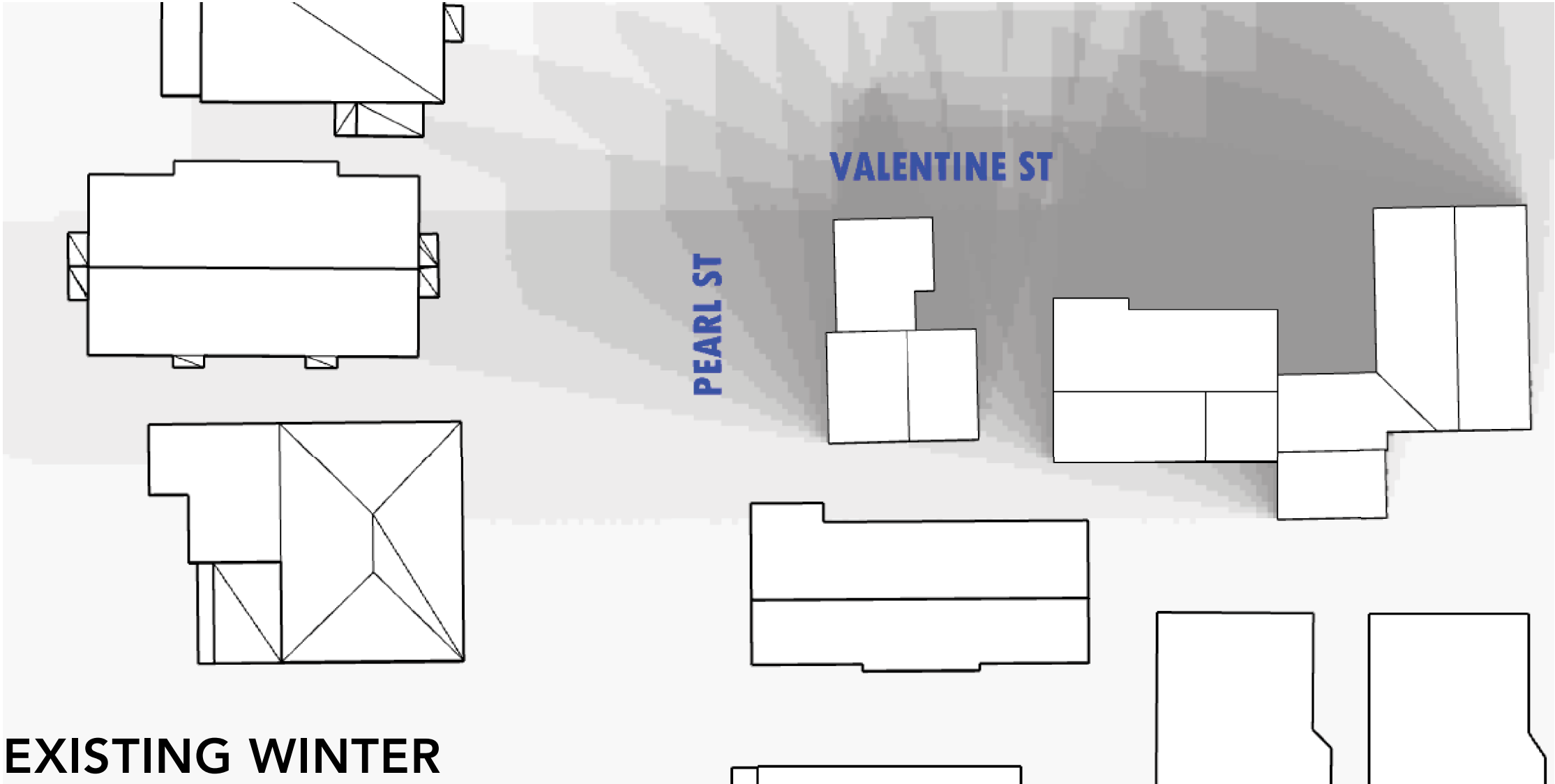
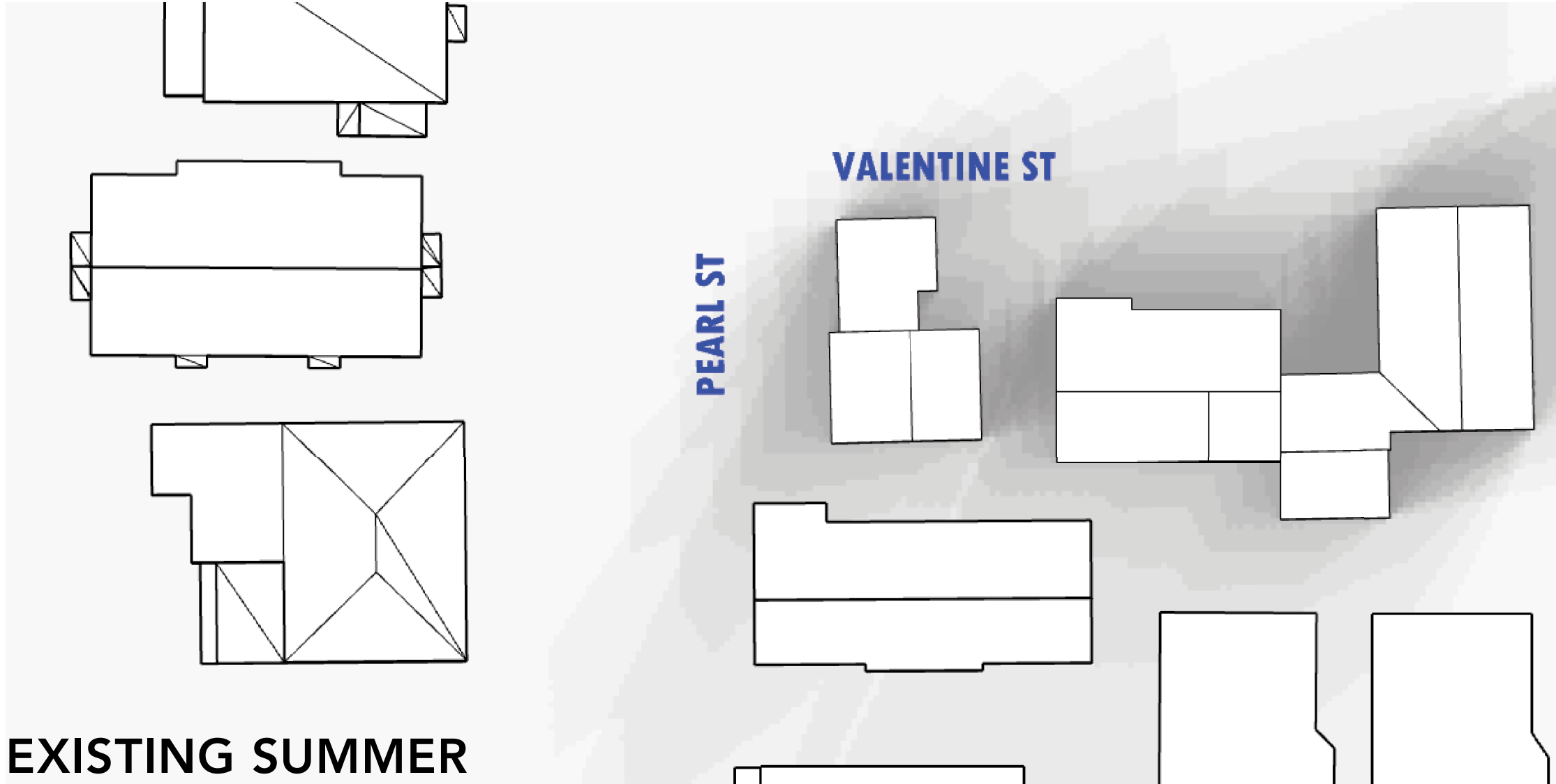
162 PEARL - *East Facade*



**SITE IMPACT - *Perspective***



# SITE IMPACT - *Aerial*





162 PEARL - *East Facade*

