



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 SEP -1 AM 11: 33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 140148

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Lauren Reznick and Eric Neilsen C/O Jonathan Miller, Frank Shirley Architects

PETITIONER'S ADDRESS: 40 Pearl Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 48 Pearl St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence C-2A/Central Square
Overlay District

REASON FOR PETITION:

/Request of extended height for replacement of existing roof head house with new, building-code compliant design./


DESCRIPTION OF PETITIONER'S PROPOSAL:

The homeowner seeks to construct a new head house at the roof, providing access to the existing roof deck, to replace the existing head house providing access so that a building-code-compliant stair may be constructed for roof deck access. A variance is required for this raise in height; the current building height is nonconforming. The new head house will be 1.1' taller than the existing, raising the height from 47.1' to 48.2'.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 20.000 Section: 5.304.2 (Building Height Limitations) 1. (b)
- Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Original
Signature(s):



 (Petitioner (s) / Owner)
Jonathan Miller

 (Print Name)

Address:

Tel. No. 617-547-3355

E-Mail Address: jmiller@frankshirleyarchitects.com

Date: 8/31/21

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 Lauren Reznick
(OWNER)

Address: 345 West Broadway #6

State that I/We own the property located at 48 Pearl Street, which is the subject of this zoning application.

The record title of this property is in the name of Lauren Reznick and Eric Nielsen

*Pursuant to a deed of duly recorded in the date 10/8/2020, Middlesex South County Registry of Deeds at Book 75844, Page 299; or Middlesex Registry District of Land Court, Certificate No. N/A
Book N/A Page N/A.

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

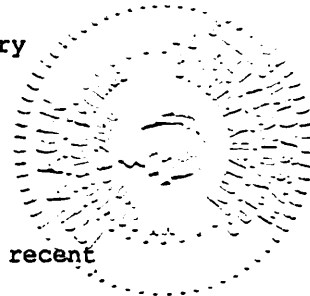
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Lauren Reznick personally appeared before me, this 19th of August, 2021, and made oath that the above statement is true.

[Signature] Notary

My commission expires November 16, 2026 (Notary Seal).



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

Lambert Research

315 West Broadway #4

48 East Street

Lambert Research

415 East Street

Chicago

Ill

Ill

Ill

Ill

Ill

Lambert Research



3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

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:

The current head house stair to the existing roof deck does not meet current building code safety requirements in width or height. Without the relief to reconstruct the stair and head house to meet the building code requirements, the stair will continue to exist and be used in an unsafe condition.

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 owing to the shape of the existing structures in that the current head house and stair are currently undersized in height to meet current building code safety requirements. This condition affects this structure in particular, as it has a preexisting nonconforming height of 41.1'.

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:

The public and neighbors will not be negatively impacted or suffer any substantial detriment by granting the requested relief as the requested increase in height is minimal (1.1') and the reconstructed head house will not be visible from any immediate sightlines on the streetscape (Franklin or Pearl Streets). Additionally, the proposed improvements to the head house and stair will markedly improve the exterior condition of the property, as the reconstructed design is more consistent with the bulk, look, and design of the existing residence's facade.

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

The relief would not nullify or substantially derogate from the intent or purposes of the Ordinance as the requested increase in height is minimal (1.1') and the proposal creates a safer building code compliant stair and head house structure, remedying a currently uncomfortable and unsafe condition.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Lauren Reznick and Eric Neilsen

Present Use/Occupancy: Single Family

Location: 40 Pearl Street

Zone: Residence C-2A/Central Square Overlay District

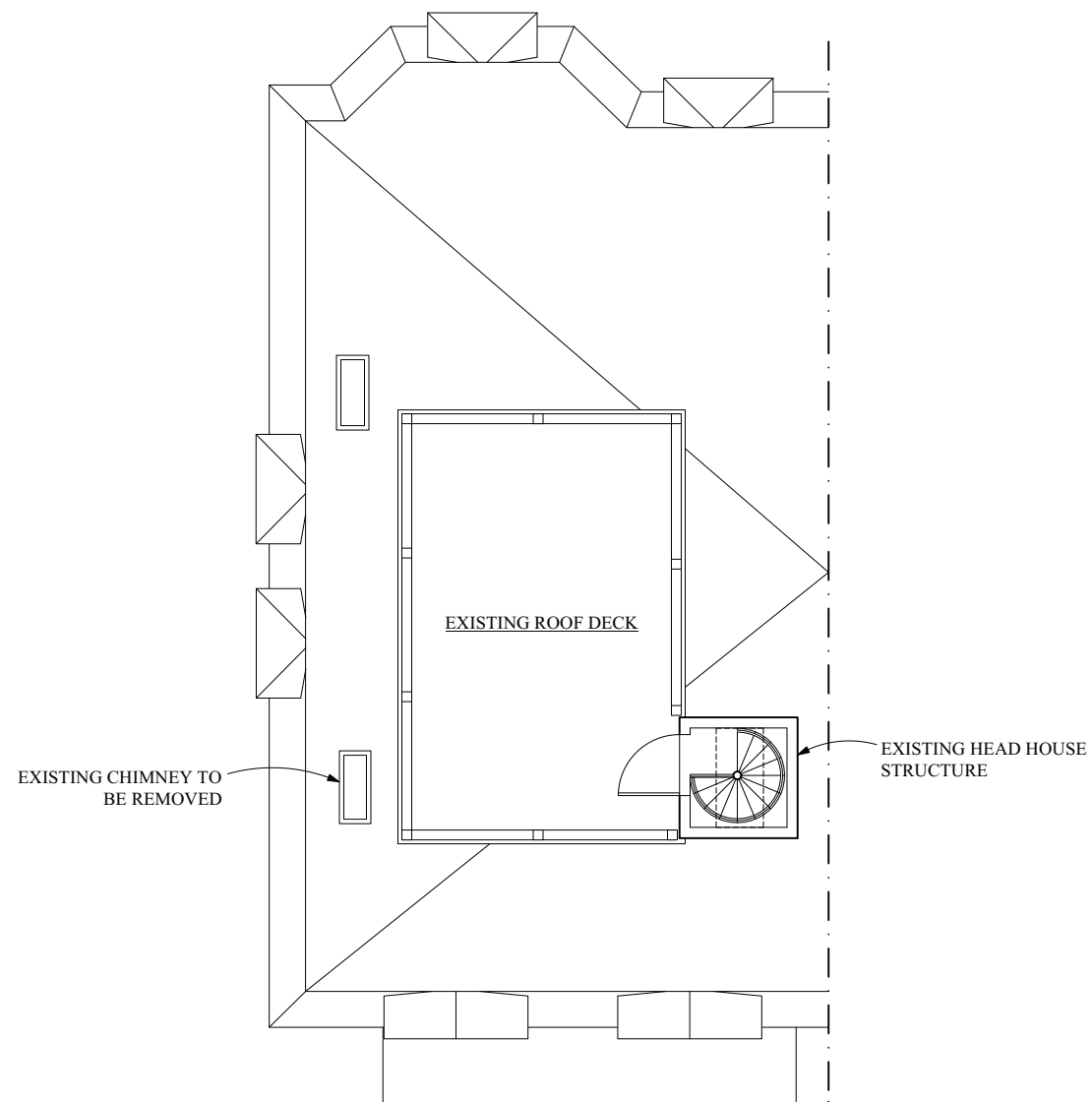
Phone: 617-547-3355

Requested Use/Occupancy: Single Family

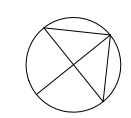
	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2856	2854	3000	(max.)
<u>LOT AREA:</u>	1500	1500	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	1.9	1.9	2.0	
<u>LOT AREA OF EACH DWELLING UNIT</u>	1500	1500	300	
<u>SIZE OF LOT:</u>				
WIDTH	20.0 / 75.0	20.0 / 75.0	50.0	
DEPTH	20.0 / 75.0	20.0 / 75.0	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	7.9	7.9	10	
REAR	4.8	4.8	5.9	
LEFT SIDE	.2	.2	10	
RIGHT SIDE	-.7	-.7 / 0.0	7.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	47.1	48.2	45	
WIDTH	62.3	62.3	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	13.8	13.6	30	
<u>NO. OF DWELLING UNITS:</u>	1	1	N/A	
<u>NO. OF PARKING SPACES:</u>	2	2	.75	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

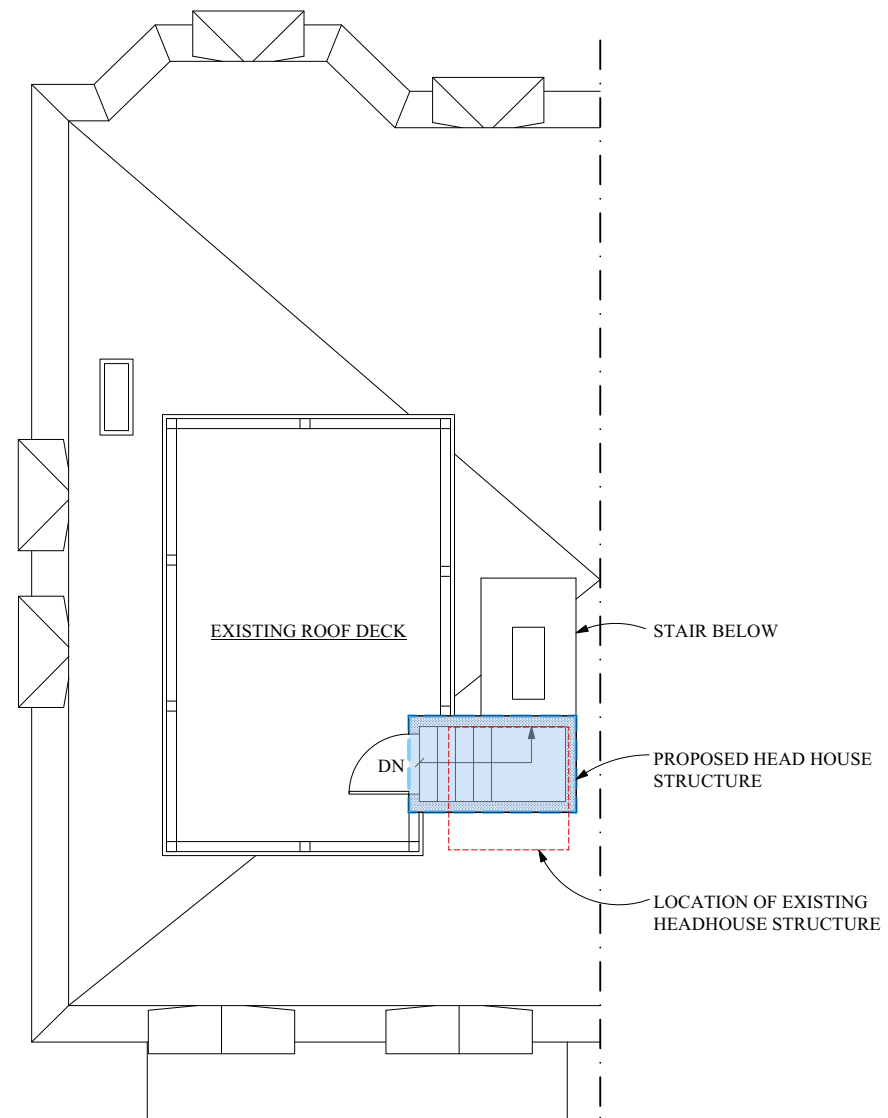
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.





0 2 4 6 FT

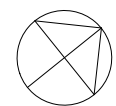


48 PEARL ST - EXISTING ROOF PLAN



LEGEND	
	EXISTING HEAD HOUSE LOCATION
	PROPOSED ADDTION

0 2 4 6 FT



48 PEARL ST - PROPOSED ROOF PLAN

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF NOVEMBER 25, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

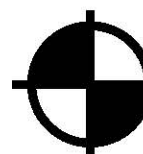
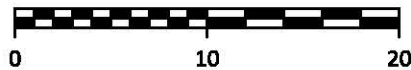
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

ZONE: X
 COMMUNITY PANEL: 25017C0576E
 EFFECTIVE DATE: 06/04/2010

CERTIFIED PLOT PLAN

LOCATED AT
48 PEARL STREET
CAMBRIDGE, MA

SCALE: 1.0 INCH = 10.0 FEET

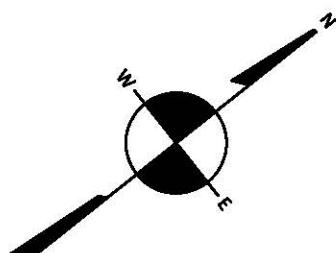


BOSTON
SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313

PREPARED FOR:
 OWNER OF RECORD:
 LAUREN REZNICK
 345 WEST BROADWAY, No. 6
 SOUTH BOSTON, MA 02127

REFERENCES:
 DEED: BK 75844; PG 299
 PLAN: No. 226 OF 2020
 LCC: 285-B

NOTES:
 VERT. DATUM: ASSUMED
 MAP/LOT: 93-47
 ZONING: C-2A

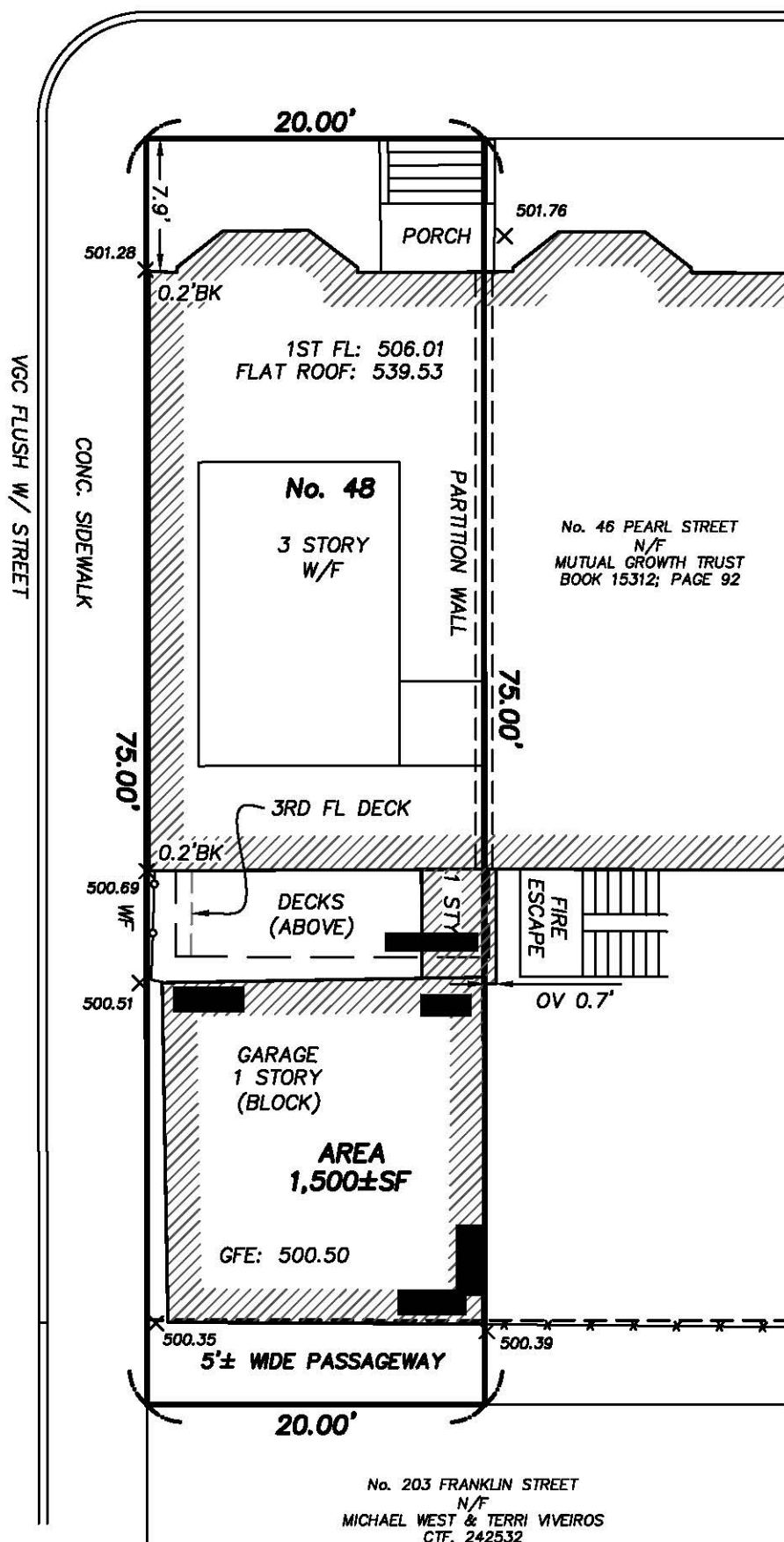


FRANKLIN STREET
 (PUBLIC ~ 40.0' WIDE)

PEARL STREET

(PUBLIC ~ 40.0' WIDE)

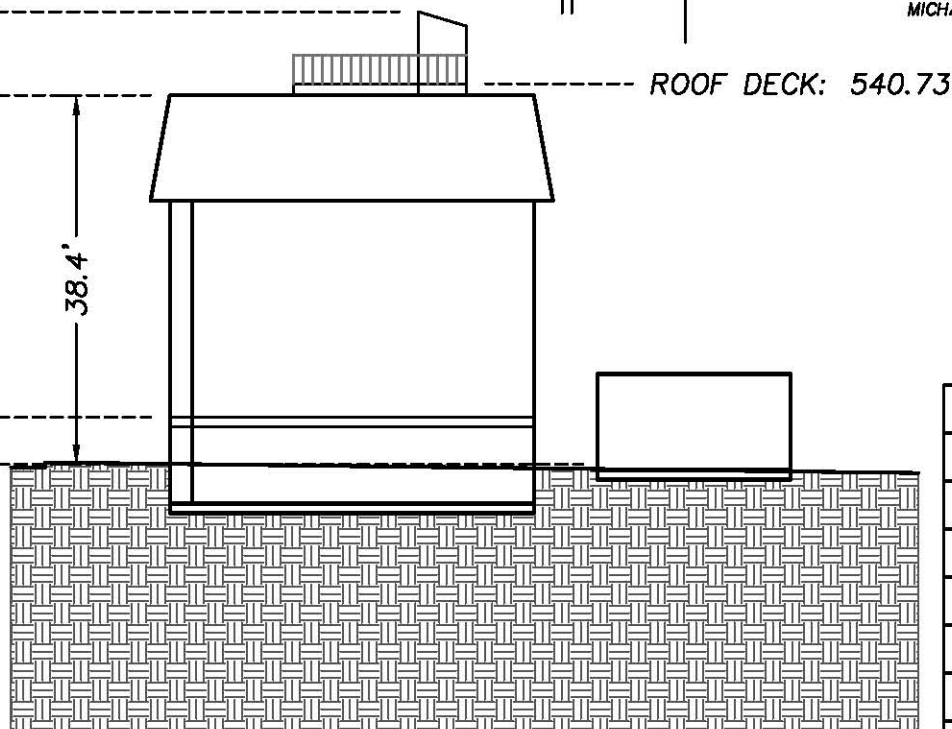
VGC



PROFILE
 NOT TO SCALE

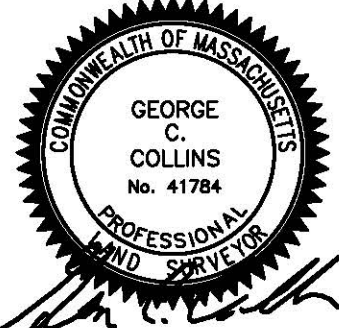
HEAD HOUSE: 548.23

FLAT ROOF: 539.53



1ST FL: 506.01
 AVE GRADE: 501.1

FIELD:	MO
DRAFT:	NPP, RAP
CHECK:	GCC
DATE:	05/04/21
JOB #	20-00631



+47.1'
T.O. ROOF



1 WEST ELEVATION - EXISTING
PEARL STREET

+48.2'
T.O. ROOF



2 WEST ELEVATION - PROPOSED
PEARL STREET

0 2 4 6 FT

+47.1'
T.O. ROOF



1 SOUTH ELEVATION - EXISTING
FRANKLIN STREET

0 2 4 6 FT

48 PEARL ST - EXISTING ELEVATION

+48.2'
T.O. ROOF



1 SOUTH ELEVATION - PROPOSED
FRANKLIN STREET

0 2 4 6 FT

+47.1'
T.O. ROOF



1 EAST ELEVATION - EXISTING
REAR YARD

+48.2'
T.O. ROOF



2 EAST ELEVATION - PROPOSED
REAR YARD

0 2 4 6 FT



① PEARL ST, LOOKING EAST

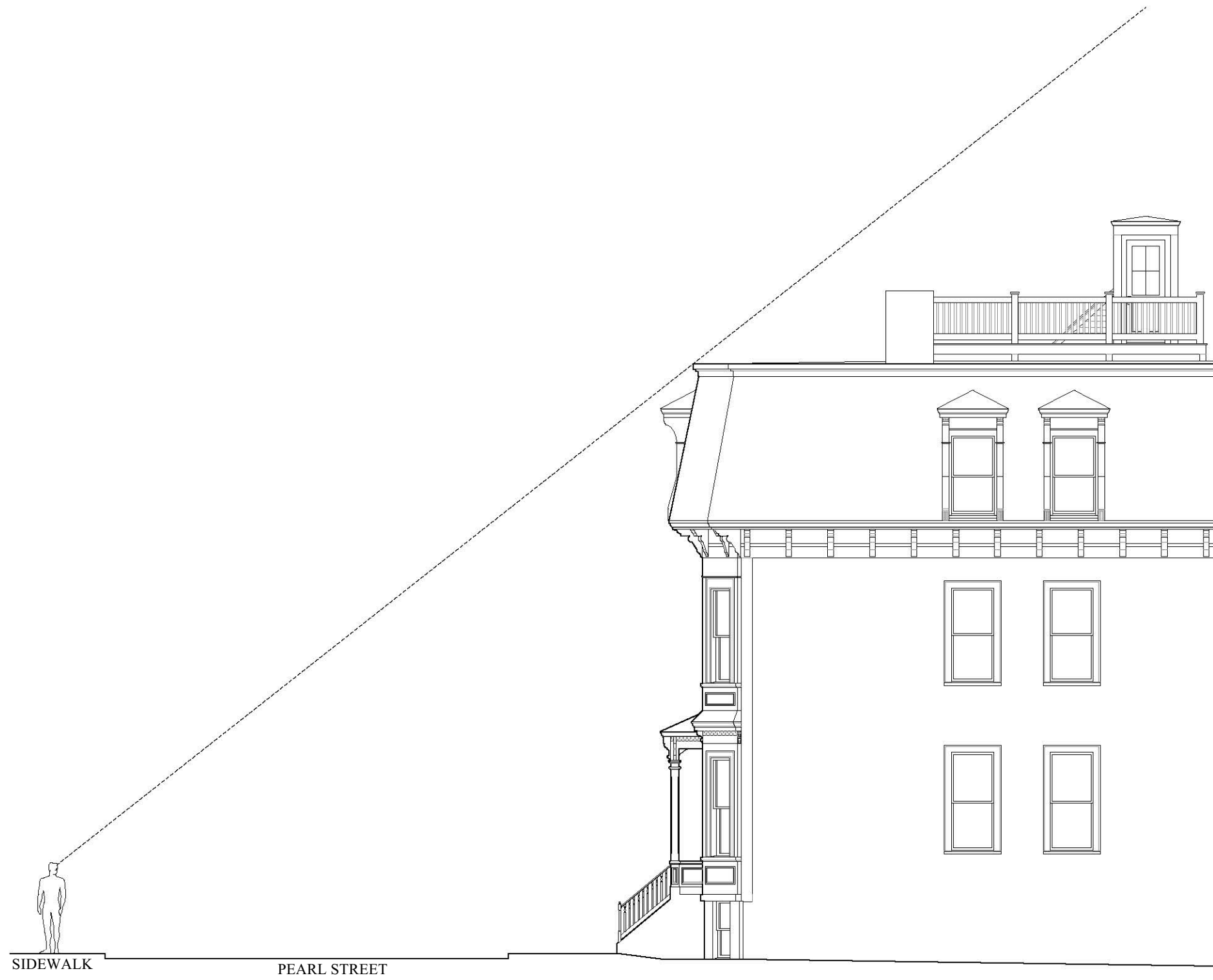
② FRANKLIN ST, LOOKING NORTH

③ FRANKLIN ST, LOOKING NORTH

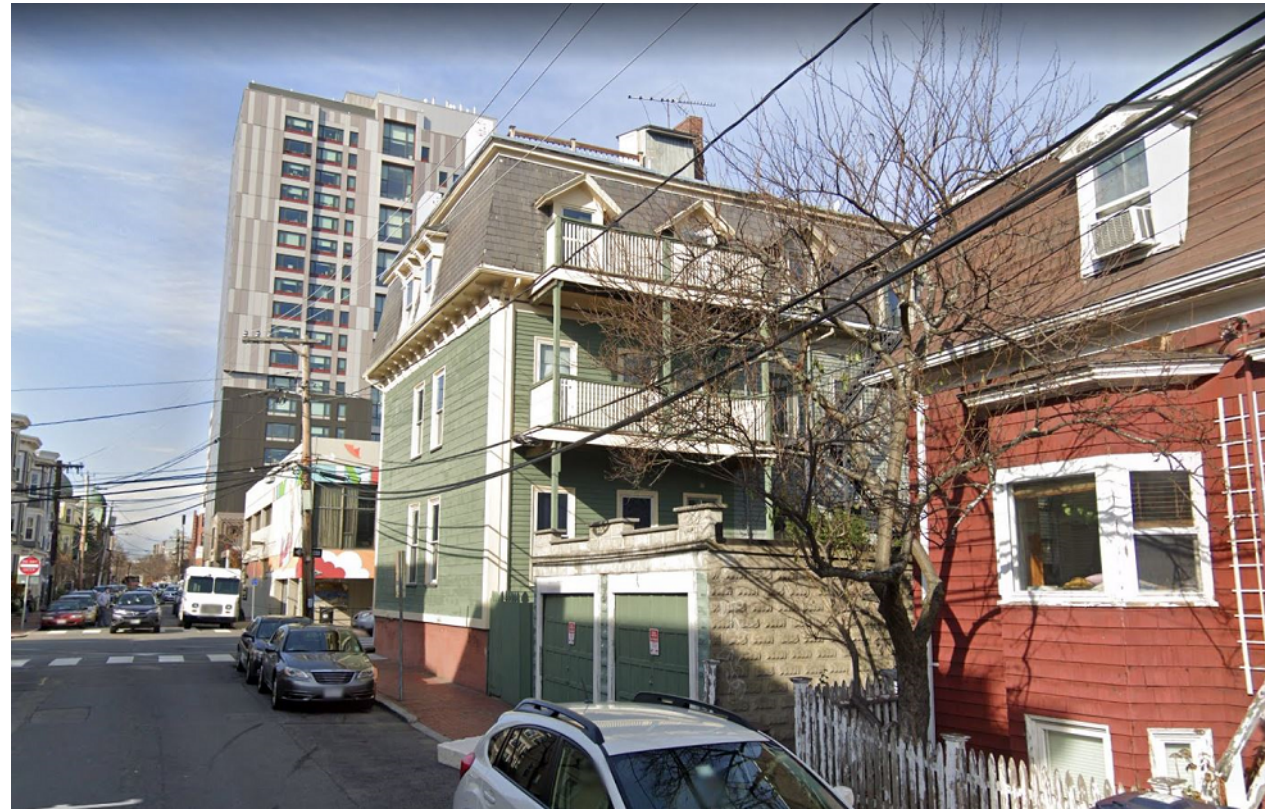
④ FRANKLIN ST, LOOKING WEST



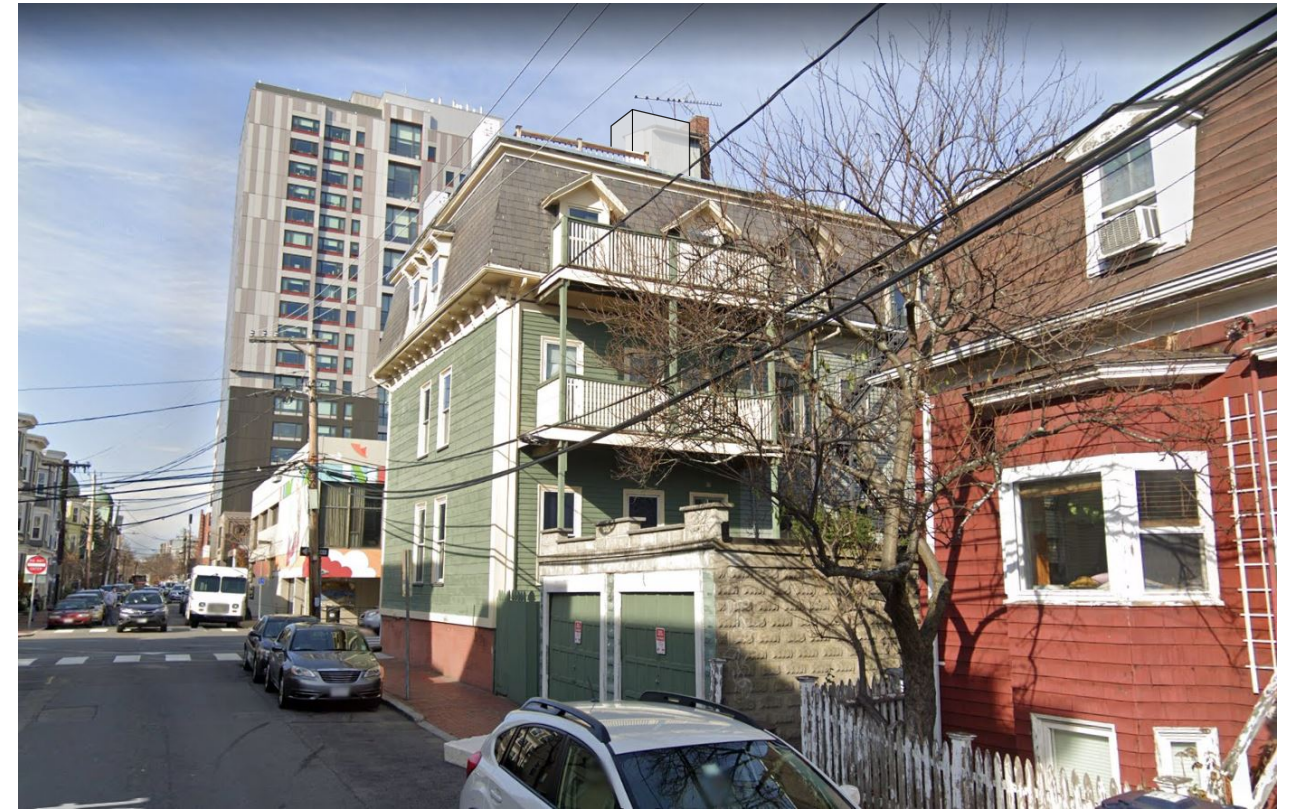
0 2 4 6 FT



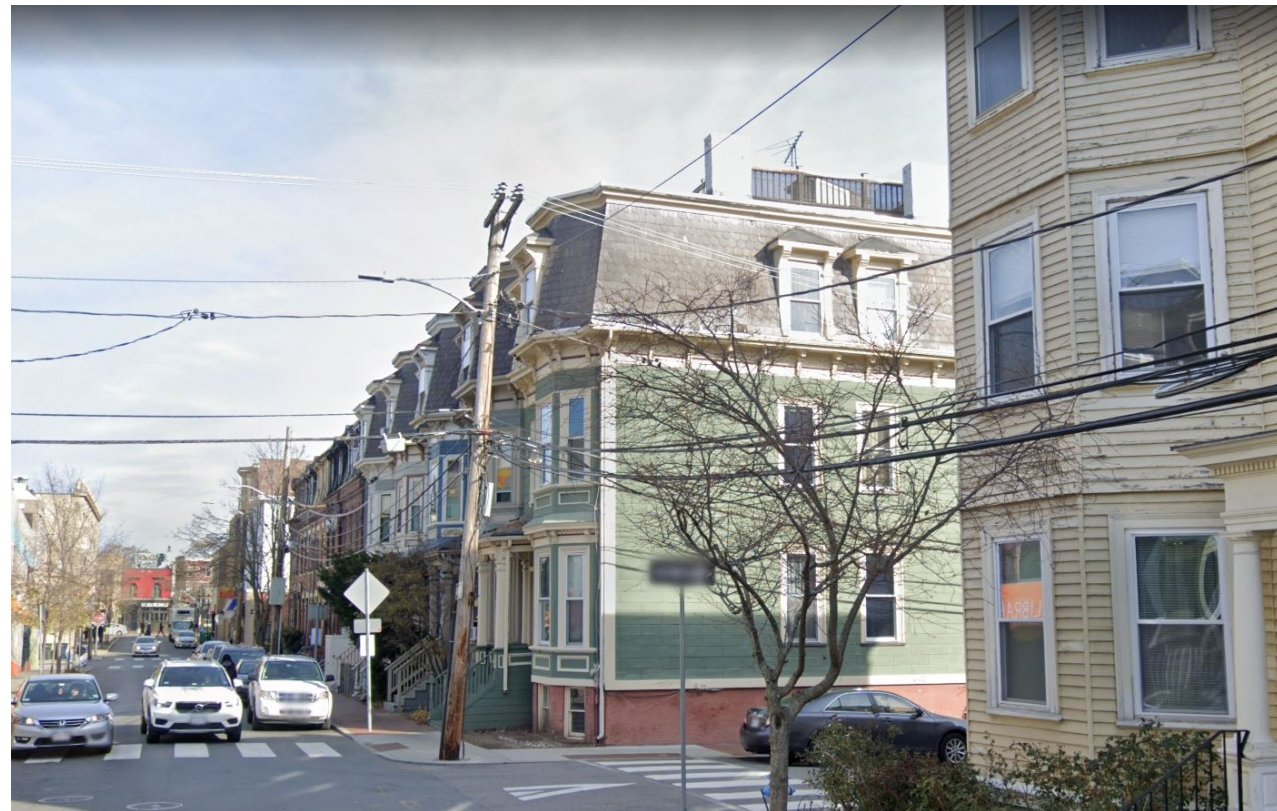
0 2 4 6 FT



① FRANKLIN STREET VIEW TOWARD HEADHOUSE
EXISTING



② FRANKLIN STREET VIEW TOWARDS HEADHOUSE
PROPOSED

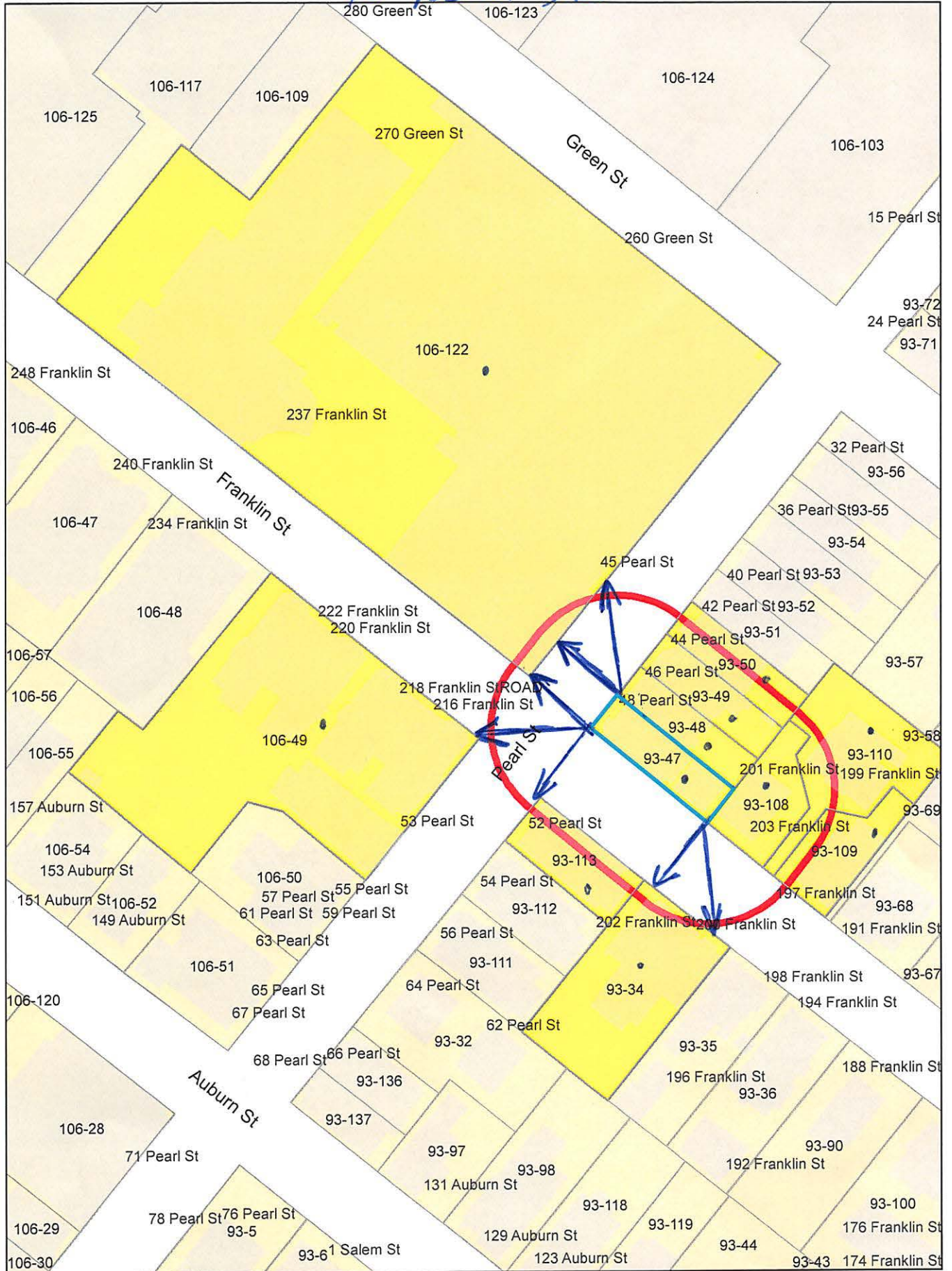


1 PEARL STREET VIEW TOWARD HEADHOUSE
EXISTING



2 PEARL STREETVIEW TOWARDS HEADHOUSE
PROPOSED

48 Pearl St.



48 Pearl St.

Petitioner

106-49
CAMBRIDGE COMMUNITY PROPERTIES LIMITED
PARTNERSHIP
C/O WINN MANAGEMENT CO
810 MEMORIAL DR., SUITE 102
CAMBRIDGE, MA 02139

93-47
REZNICK LAUREN NIELSEN ERIC
48 PEARL ST
CAMBRIDGE, MA 02139

FRANK SHIRLEY ARCHITECTS
C/O JONATHAN MILLER
40 PEARL STREET
CAMBRIDGE, MA 02139

93-108
WEST, MICHAEL & TERRI VIVEIROS
203 FRANKLIN ST
CAMBRIDGE, MA 02139

93-113
LASKARIS, ARTHUR & JESSICA LASKARIS
52 PEARL ST. APT#2
CAMBRIDGE, MA 02139

93-49
DOWELL, ROLAND CHRISTENSEN &
IAN A. DOWELL, TRS.
OF DOWELL REALTY TRUST
2 BLACK HORSE DR
ACTON, MA 01720

93-34
200-206 FRANKLIN ST, LLC
63 SHORE RD UNIT #31
ATTN: EDWARD O. CACCIOLA
WINCHESTER, MA 01890

93-109
CHESHATSANG, DHIKI, LOBSANG CHESHATSANG,
YAMA CHESHATSANG & CHHUNI CHESHATSANG
48 PIERMONT ST
WATERTOWN, MA 02472

93-110
RIEMAN, SHELLEY L.
201 FRANKLIN STREET
CAMBRIDGE, MA 02139

93-48
JACOBS JESSICA A
46 PEARL ST
CAMBRIDGE, MA 02139

106-122
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

93-50
BHUIYA, AKRAM H. & SALINA AKRAM BHUIYA,
TRUSTEE OF 42 PEARL STREET REALTY TRUST
15 PLEASANT PL
CAMBRIDGE, MA 02139

106-122
CAMBRIDGE CITY OF
PARKING
CAMBRIDGE, MA 02139

106-122
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR