

Pacheco, Maria

From: Peter Kim <peterkim001@gmail.com>
Sent: Tuesday, December 6, 2022 11:49 AM
To: Pacheco, Maria
Cc: Sibylle Kim
Subject: Support for Case BZA-200907

Hello,

We are writing in support of Creighton and Andrea Eldridge's petition, case BZA-200907, to be allowed to put in a basement egress window as they finish their basement.

As the house behind them at 37 Fairfield, we may, in fact, be the only house that would even see or notice this, and only if we were looking down from a higher floor over the fence.

This should absolutely be allowed, this coming to the board only on a technicality. To deny this would be an abuse and misinterpretation of the intent of the zoning.

Thank you,
Peter & Sibylle Kim
37 Fairfield St.
Cambridge, MA 02140
617-686-2404



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 200907

General Information

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

Special Permit: X

Variance: _____

Appeal: _____

PETITIONER: Creighton and Andrea Eldridge C/O Eric Parkes, architect

PETITIONER'S ADDRESS: 54 Vinal Avenue, Somerville, MA 02143

LOCATION OF PROPERTY: 50 Pemberton St., Cambridge, MA

TYPE OF OCCUPANCY: single family residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Enlarge existing window opening in wall within rear yard setback, increase building height due to lowering of grade at window/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Enlarge existing cellar window and construct window well at exterior to provide emergency egress from basement.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.d & Sec. 8.22.2.c (Non-Conforming Structure).
Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Creighton Eldridge Andrea Eldridge
(Petitioner (s) / Owner)

CREIGHTON ELDRIDGE Andrea Eldridge
(Print Name)

Address:

50 PEMBERTON ST, CAMBRIDGE MA 02140

Tel. No.

617-947-0265

E-Mail Address:

eparkes@rcn.com

Date: 11/09/22

2022 NOV 14 PM 2:59
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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.

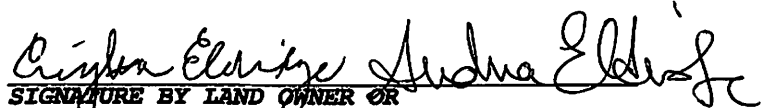
I/We CREIGHTON AND ANDREA ELDRIDGE
(OWNER)

Address: 50 PEMBERTON ST, CAMBRIDGE MA 02140

State that I/We own the property located at 50 PEMBERTON ST,
which is the subject of this zoning application.

The record title of this property is in the name of CREIGHTON ELDRIDGE
AND ANDREA L. ELDRIDGE

*Pursuant to a deed of duly recorded in the date 04/26/2007, Middlesex South
County Registry of Deeds at Book 49347, Page 60; 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

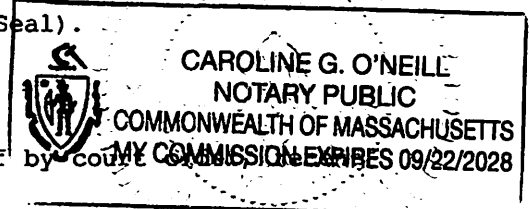
Andrea

The above-name Creighton Eldridge and Eldridge personally appeared before me,
this 9th of November, 2022, and made oath that the above statement is true.

Carleen Cherrill Notary

My commission expires 9/22/2028 (Notary Seal).

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



LETTER OF APPRAISEMENT
OF THE
THE UNIVERSITY OF

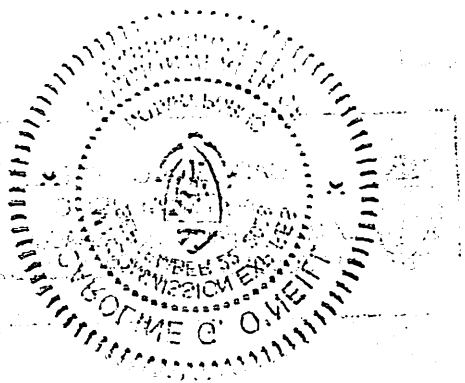
THE UNIVERSITY OF

THE UNIVERSITY OF

THE UNIVERSITY OF

UP

UP



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 50 Pemberton 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 proposed work will not create a new non-conformity and will not change the type or intensity of existing use.

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 proposed work (increasing the size of an existing window & creation of a small (3'x3'x3') hole adjacent to the house) will have no affect on the number of trips to / from the site; traffic will not be impacted in any way.

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 area of enlarged window opening will be hidden from view from adjacent properties because it is below grade. The building elevation is not changing; the increase in height is due a lowering of grade at the window only, and the lowered grade will not be visible from an adjacent property.

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 will not have any visual impact on adjacent properties. Proposed work will improve the health, safety & welfare of the occupants because it will provide an additional means of egress from the structure.

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 will not alter the view of the property when viewed from adjacent properties or the public way. The proposed work is in keeping with the character of the neighborhood.

***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: Creighton and Andrea Eldridge
Location: 50 Pemberton St., Cambridge, MA
Phone: 617-947-0265

Present Use/Occupancy: single family residential
Zone: Residence B Zone
Requested Use/Occupancy: single family residential

| | | <u>Existing Conditions</u> | <u>Requested Conditions</u> | <u>Ordinance Requirements</u> | |
|--|-------------------|----------------------------|-----------------------------|-------------------------------|--------|
| <u>TOTAL GROSS FLOOR AREA:</u> | | 1952 | 1952 | 1446 | (max.) |
| <u>LOT AREA:</u> | | 2892 | 2892 | 5000 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u> | | .67 | .67 | .5 | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | | 2892 | 2892 | 2500 | |
| <u>SIZE OF LOT:</u> | <u>WIDTH</u> | 60' | 60' | 50' | |
| | <u>DEPTH</u> | 48.2' average | 48.2' average | na | |
| <u>SETBACKS IN FEET:</u> | <u>FRONT</u> | 9'-11" | 9'-11" | 15'-0" | |
| | <u>REAR</u> | 7'-7" | 7'-7" | 25'-0" | |
| | <u>LEFT SIDE</u> | 26'-10" | 26'-10" | 7'-6" | |
| | <u>RIGHT SIDE</u> | 4'-8" | 4'-8" | 7'-6" | |
| <u>SIZE OF BUILDING:</u> | <u>HEIGHT</u> | 36'-0" | 36'-0.87" | 35'-0" | |
| | <u>WIDTH</u> | 30'-6" | 30'-6" | na | |
| | <u>LENGTH</u> | 24'-6" | 24'-6" | na | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | 35% | 35% | 40% | |
| <u>NO. OF DWELLING UNITS:</u> | | 1 | 1 | 1 | |
| <u>NO. OF PARKING SPACES:</u> | | 2 | 2 | 1 | |
| <u>NO. OF LOADING AREAS:</u> | | na | na | na | |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u> | | na | na | na | |

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

na

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'.



LOCATION MAP IN CAMBRIDGE MA

Scale: NTS



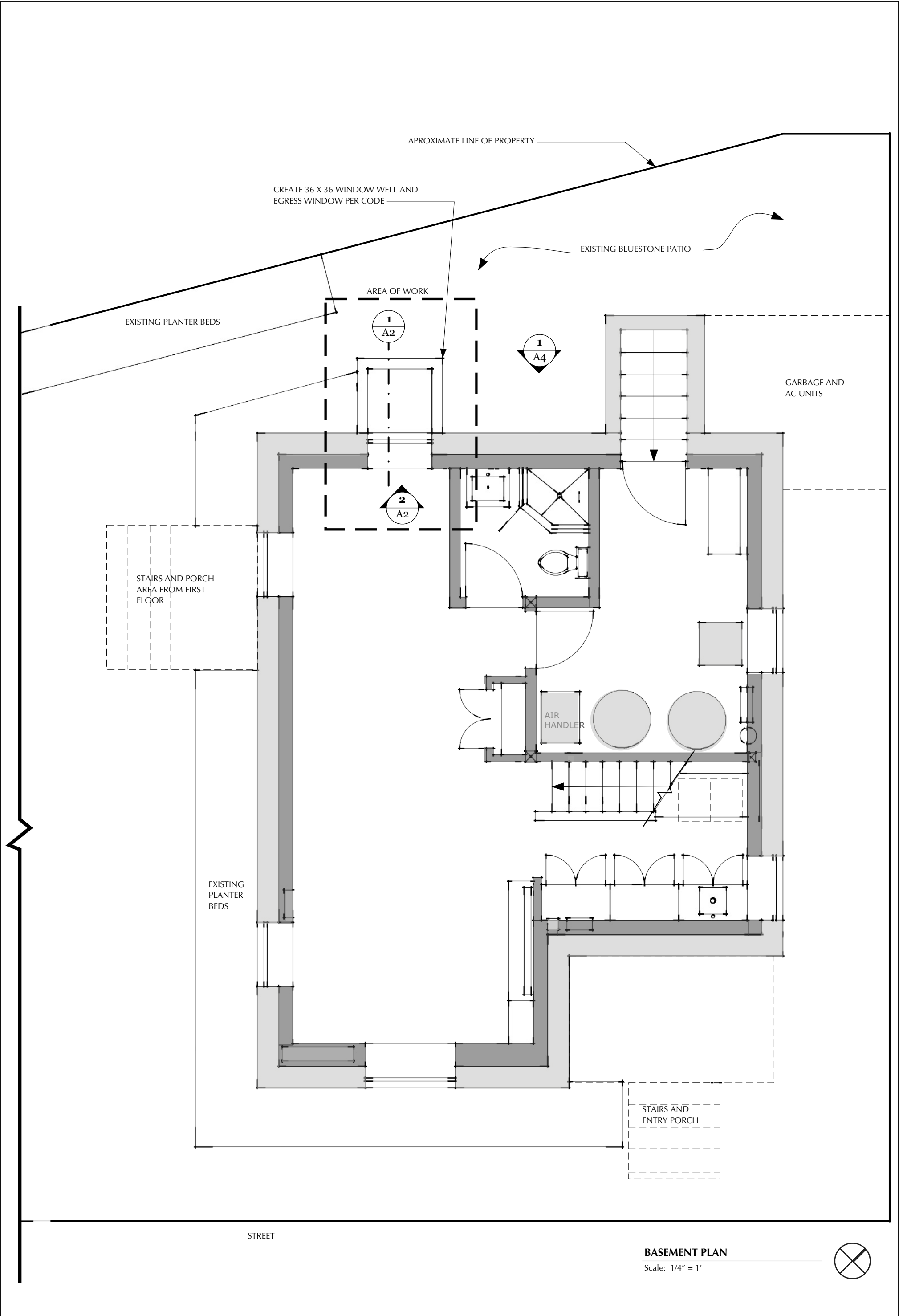
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| A2. PROPOSED EGRESS WINDOW DETAIL AND INTERIOR ELEVATION |
| A3. EXISTING EXTERIOR ELEVATION |
| A3. PROPOSED EXTERIOR ELEVATION |

PROJECT LOCATION:
50 Pemberton Street
Cambridge MA

OWNER:
Andrea and Creighton Eldridge
50 Pemberton Street
Cambridge, MA 02140

CONTRACTOR:
Andrew Calorio
617/519-3662

DESIGNER:
Andrea Koschwanez
Koschwanez Interiors
33 Aberdeen Avenue
Cambridge, MA 02138
206/920-0976



| | | | | | |
|---|---|---|-----------|----------|------|
| BASEMENT PLAN | DESIGNER: Andrea Koschwanez Koschwanez Interiors Cambridge, MA 02138 206/920-0976 | CONTRACTOR: Andrew Calorio 617/519-3662 | REVISIONS | | A 01 |
| | | | | | |
| | | MM/DD/YY | REMARKS | | |
| | 1 | --/--/-- | ... | | |
| | 2 | --/--/-- | ... | | |
| | 3 | --/--/-- | ... | | |
| | 4 | --/--/-- | ... | | |
| SPECIAL PERMIT FOR BASEMENT EGRESS WINDOW | | | 5 | --/--/-- | ... |

Scale: $3/4'' : 1'$

1

A2

INTERIOR ELEVATION AT EGRESS WINDOW

Scale: $1/4'' = 1'$

2

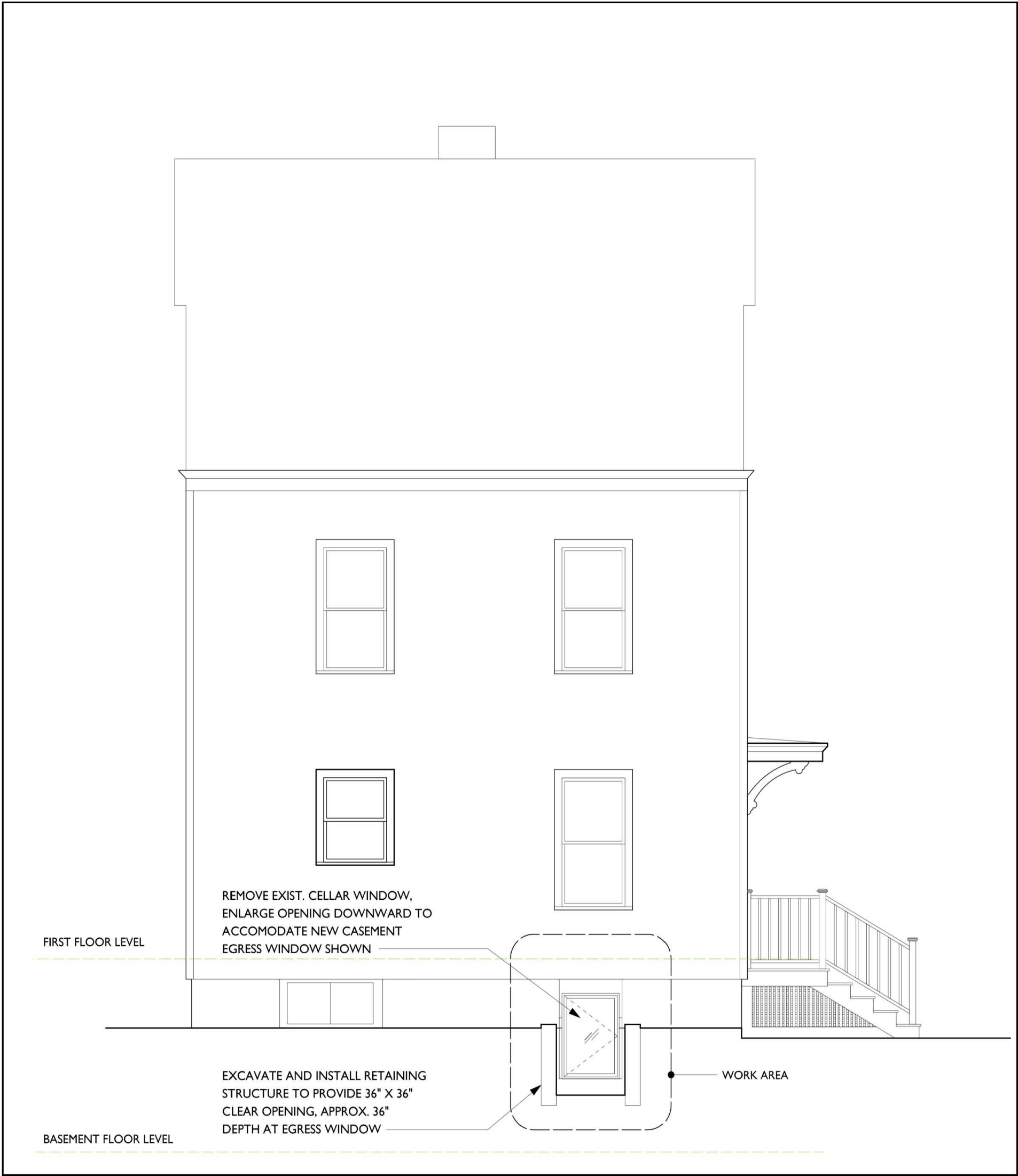
A2



EXISTING REAR / EAST ELEVATION

SCALE: 1/4" = 1'-0"

1
A3



PROPOSED REAR / EAST ELEVATION

SCALE: 1/4" = 1'-0"

1
A4

BASEMENT PLAN

DESIGNER:
Andrea Koschwanez
Koschwanez Interiors
Cambridge, MA 02138
206/920-0976

CONTRACTOR:
Andrew Calorio
617/519-3662

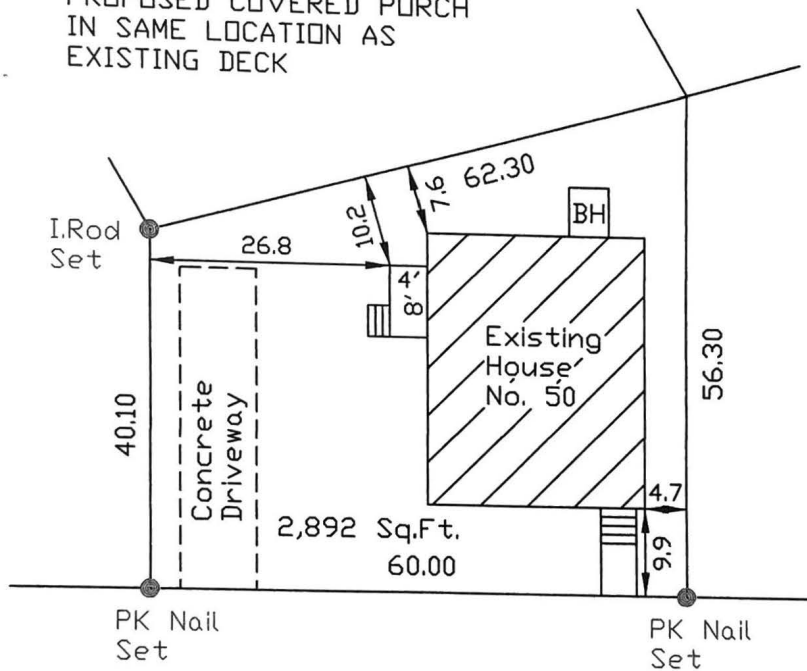
REVISIONS

| | MM/DD/YY | REMARKS |
|---|----------|---------|
| 1 | --/--/-- | ... |
| 2 | --/--/-- | ... |
| 3 | --/--/-- | ... |
| 4 | --/--/-- | ... |
| 5 | --/--/-- | ... |

SPECIAL PERMIT FOR BASEMENT EGRESS WINDOW



PROPOSED COVERED PORCH
IN SAME LOCATION AS
EXISTING DECK



PEMBERTON STREET

PLAN SHOWING PROPOSED ADDITION
IN
CAMBRIDGE, MASS.

Middlesex County

Scale: 1" = 20'

May 20, 2011

Dennis O'Brien

P.L.S.

11 Concord Street

Franklin, Mass. 02038

(508) 541 - 0048



Dennis O'Brien

P.L.S.



50 Pemberton St. BZA-200907





The map displays a residential area with the following streets and house numbers:

- Streets:** Fairfield St, Pemberton St, Pemberton Ter, Cogswell Ave, Warwick Pk.
- House Numbers:**
 - 14, 19, 20, 21, 24, 25, 27, 28, 29, 30, 32, 33, 34, 35, 37, 40, 41, 44, 45, 46, 47, 49, 50, 51, 54, 55, 59, 63, 69, 73 (Fairfield St)
 - 198-7, 198-8, 198-9, 198-10, 198-12, 198-14, 198-15, 198-16, 198-17, 198-21, 198-27, 198-41, 198-43, 198-44, 198-45, 198-46, 198-47, 198-50, 198-51, 198-52, 198-65, 198-90, 198-91, 198-92, 198-99, 199-10, 199-11, 199-12, 199-13, 199-14, 199-15, 199-16, 199-17, 199-18, 199-20, 199-21, 199-92, 199-158, 199-175, 199-183, 199-184, 199-27, 199-36

A red line indicates a proposed road, and blue arrows show the flow of traffic. The map is divided into yellow and light yellow areas, likely representing different land use zones or ownership.

50 Pemberton St. Petitioner

198-45
LIU, JAMES CHI-SHIN &
ALEXANDRA GABRIELA BOWERS
44 PEMBERTON ST
CAMBRIDGE, MA 02139

199-14
LAWRENCE, JENNIFER F.
55 PEMBERTON STREET, UNIT#1
CAMBRIDGE, MA 02140

198-46
ELDRIDGE, CREIGHTON & ANDREA L. ELDRIDGE
50 PEMBERTON ST
CAMBRIDGE, MA 02140-1904

198-50
AVERY, EARL L. & MARIA-PAZ B. AVERY
TRUSTEE OF AVERY REALTY TRUST
29 FAIRFIELD ST
CAMBRIDGE, MA 02140

198-44
OLSSON, LISA EMILY
38-40 PEMBERTON ST
CAMBRIDGE, MA 02140-1904

ERIC PARKES
54 VINAL AVENUE
SOMERVILLE, MA 02143

199-14
CRANNA, GREIG & PAMELA J. CRANNA
55 PEMBERTON ST., #2
CAMBRIDGE, MA 02140

199-14
LOWE, LISA
55 PEMBERTON ST., #3
CAMBRIDGE, MA 02140

199-17
GANTZ, JEFFREY M. & ANN M. GANTZ
47-49 PEMBERTON ST., UNIT #3
CAMBRIDGE, MA 02140

199-18
GIAMAS, WILLIAM K. & CONNIE GIAMAS
45 PEMBERTON ST.
CAMBRIDGE, MA 02140

198-49
KIM, PETER K. & SIBYLLE T. KIM,
TRUSTEE PETER K. KIM LIV TRUST
37 FAIRFIELD ST
CAMBRIDGE, MA 02140

198-51
25 FAIRFIELD STREET LLC
C/O GREGG J. MOREE
25 FAIRFIELD STREET# 4
CAMBRIDGE, MA 02140-1922

199-17
CROSBY, TIMOTHY A. & MOLLY E. SWANSON
47-49 PEMBERTON ST., #1
CAMBRIDGE, MA 02140

198-48
FAIRFIELD FAMILY PROPERTIES
C/O KOSTOPOULOS, CLAIRE L.
8008 VIA FIORE
SARAGOTA, FL 34238

198-47
MENOYO, DEIRDRE C. PETER R. ARMSTRONG
54 PEMBERTON ST
CAMBRIDGE, MA 02140

199-17
MARSHALL, LAUREN
47-49 PEMBERTON ST., #2
CAMBRIDGE, MA 02140

Pacheco, Maria

From: Lisa Ravicz <lisaravicz@yahoo.com>
Sent: Tuesday, November 29, 2022 1:52 PM
To: Pacheco, Maria
Subject: BZA 200907

I would like to give a comment regarding the BZA case #200907, 50 Pemberton St.

I fully support the petitioner's request. Their request to enlarge an existing cellar window and construct a window well is very much in keeping with the neighborhood vernacular and the existing structures in the neighborhood.

I may be contacted at 857.998.8895 if you wish further comment.

Sincerely,
Lisa Emily (Olsson) Ravicz
38-40 Pemberton st.
Resident since 1994.

Pacheco, Maria

From: Jennifer Lawrence <lawrenceimpact@gmail.com>
Sent: Monday, December 5, 2022 3:08 PM
To: Pacheco, Maria
Subject: In support of case #BZA-200907

Dear Ms. Pacheco -

As an abutter to the property owned by Creighton and Andrea Eldridge at 50 Pemberton Street, I have recently received a notice of a Board of Zoning Appeal for renovations being proposed for their property, specifically "to enlarge an existing cellar window and construct a window well at exterior to provide emergency egress from basement".

I would like to go on record in support of the proposed renovations for three reasons:

- (1) I understand that the window and window area in question will be almost entirely out of sight to abutters and other pedestrians, so no aesthetic impact;
- (2) Taking steps to make a property safer by adding an emergency exit seems like a useful and wise update;
- (3) The Eldridge family have been outstanding neighbors who care deeply about the community, and I cannot imagine them undertaking a project that would have a negative impact.

Please feel free to reach out should the Board have any questions.

With thanks -

Jennifer Lawrence
55 Pemberton Street, Unit 1



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: ERIC PARKES Date: 11/28/22
(Print)

Address: 50 Pemberton St.

Case No. BZA-200907

Hearing Date: 12/15/22

Thank you,
Bza Members