



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

2018 FEB 20 AM 11:30
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No. BZA-0156310-2018

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Jamie Fordyce & Sarah Foster - C/O John Lodge, Architects

PETITIONER'S ADDRESS : 56 Aberdeen Ave. Cambridge, MA 02138

LOCATION OF PROPERTY : 351 Pearl St Cambridge, MA

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :
Additions

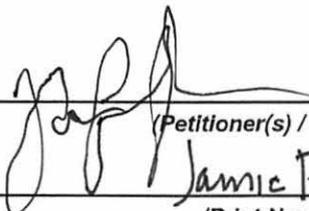
DESCRIPTION OF PETITIONER'S PROPOSAL :

We are seeking relief from one provision of the zoning ordinance. We are asking to add 42 square feet to the residence in the form of a new dormer. The allowable FAR in the district is .6. The current FAR, which is non-conforming, is .646. The proposed FAR is .652. The proposed dormer meets all the dormer guidelines.

SECTIONS OF ZONING ORDINANCE CITED :

- | | |
|----------------------|--|
| Article <u>5.000</u> | Section <u>5.31</u> (Table of Dimensional Requirements). |
| Article <u>5.000</u> | Section <u>5.28.21</u> (Gross Floor Area). |
| Article <u>8.000</u> | Section <u>8.21.2.D</u> (Non-Conforming Structure). |

Original Signature(s) :


 (Petitioner(s) / Owner)
Jamie Fordyce
 (Print Name)

Address : c/o John Lodge Architects
56 Aberdeen Ave., Cambridge, MA
 Tel. No. : 617-308-3037
 E-Mail Address : John@JohnLodgeArchitects.com

Date : 2/09/18

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 JAMES B. FORDYCE AND SARAH Q. FOSTER
(OWNER)

Address: 351 PEARL STREET, CAMBRIDGE MA 02139

State that I/We own the property located at 351 PEARL ST., which is the subject of this zoning application.

The record title of this property is in the name of JAMES B. FORDYCE + SARAH Q. FOSTER

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

[Signature]
[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

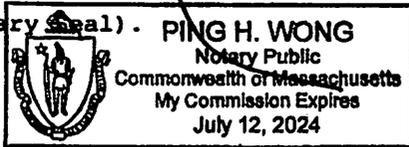
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name James B. Fordyce and Sarah Q Foster personally appeared before me, this 7th of February, 2018, and made oath that the above statement is true.

[Signature] Notary

My commission expires July 12, 2024 (Notary Seal).



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

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 layout of the second and third floor unit includes two bedrooms, a non-conforming stair and a bathroom. The owner has a growing family with two small children. The current laundry, which is shared, is in the basement. It will only be possible to provide a laundry within the unit, a new conforming stair and an adequate number of bathrooms if the third floor is expanded.

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:

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

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

The proposed dormer addition, which will add 42 gross square feet, will be within all the setbacks. The facing facade of the adjacent house, which is separated by a driveway is approximately 20 away. It will cast a minimal shadow, mostly on the roof below.

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

While the proposed dormer will slightly increase the building's mass, the renovated house will not exceed the mass of many of the surrounding buildings. In addition, the proposed changes will not increase any non-conformities at grade level.

*** 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: John Lodge Architects **PRESENT USE/OCCUPANCY:** residential
LOCATION: 351 Pearl St Cambridge, MA **ZONE:** Residence C Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3212</u>	<u>3254</u>	<u>2984</u>	(max.)
<u>LOT AREA:</u>	<u>4974</u>	<u>4974</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>.646</u>	<u>.652</u>	<u>.6</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2487</u>	<u>2487</u>	<u>1800</u>	(min.)
<u>SIZE OF LOT:</u>				
<u>WIDTH</u>	<u>50</u>	<u>50</u>	<u>50</u>	(min.)
<u>DEPTH</u>	<u>100</u>	<u>100</u>	<u>100</u>	
<u>SETBACKS IN FEET:</u>				
<u>FRONT</u>	<u>7.3</u>	<u>7.3</u>	<u>10</u>	(min.)
<u>REAR</u>	<u>42.9</u>	<u>42.9</u>	<u>20</u>	(min.)
<u>LEFT SIDE</u>	<u>16.9</u>	<u>16.9</u>	<u>12.5</u>	(min.)
<u>RIGHT SIDE</u>	<u>1.8</u>	<u>1.8</u>	<u>7.5</u>	(min.)
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>32</u>	<u>32</u>	<u>35</u>	(max.)
<u>LENGTH</u>	<u>49.9</u>	<u>49.9</u>	<u>70</u>	
<u>WIDTH</u>	<u>30.33</u>	<u>30.33</u>	<u>35</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>34%</u>	<u>34%</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>2</u>	<u>2</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.</u> <u>ON SAME LOT:</u>	<u>20.33</u>	<u>20.33</u>	<u>10</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.

Wood frame, 2-story garage.

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'.



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 351 Pearl Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structures is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition permit application anticipated for dormer.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date February 28, 2018

Received by Uploaded to Energov Date February 28, 2018

Relationship to project BZA 15610-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

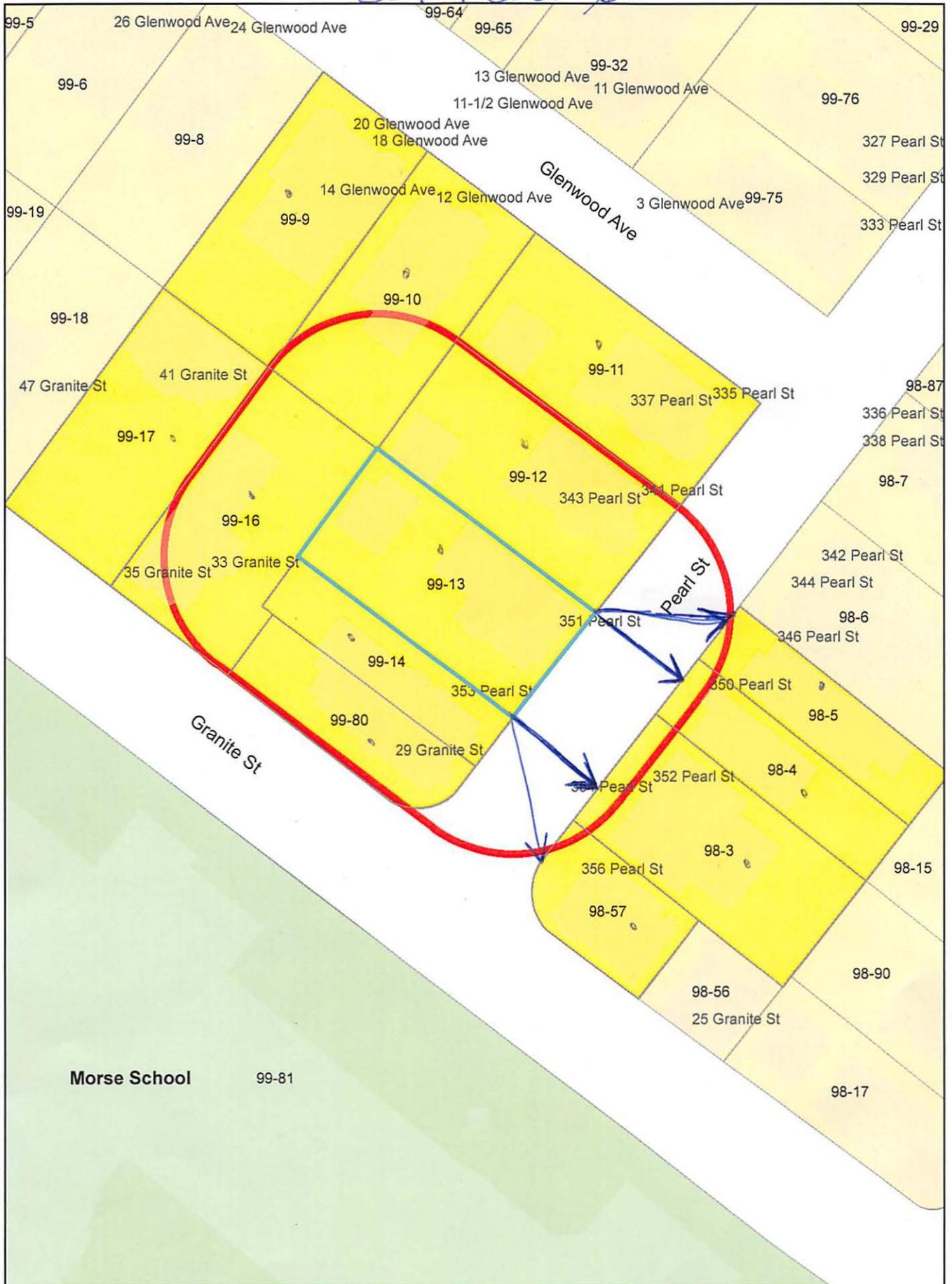
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

351 Pearl St.



351 Pearl St.

Petitioner

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

99-9
SHEN, KAIROS
20 GLENWOOD AVE., UNIT #18/1
CAMBRIDGE, MA 02139

JOHN LODGE, ARCHITECTS
56 ABERDEEN AVENUE
CAMBRIDGE, MA 02138

99-9
TOBIN, THERESA A.
20 GLENWOOD AVE., UNIT #1
CAMBRIDGE, MA 02139

99-9
FARUQI, MAHMOOD & NAGEEN FARUQI
18 BRANWOOD DR
DIX HILLS, NY 11746

99-10
RYBECK, ABRAHAM
14 GLENWOOD AVE., #1
CAMBRIDGE, MA 02139

99-10
KAMPF, LOUIS
14 GLENWOOD AVENUE - UNIT #2
CAMBRIDGE, MA 02139

99-10
RYBECK, ABRAHAM
14 GLENWOOD AVE., #1
CAMBRIDGE, MA 02139

99-11
PARK, MICHAEL & PATRICIA LEE
335 PEARL ST
CAMBRIDGE, MA 02139

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

99-13
BROWN, CLIFFORD, R., TRUSTEE
C/O FORDYCE, JAMES P. & SARAH Q. FOSTER
351 PEARL ST
CAMBRIDGE, MA 02139

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

99-16
SWANSON, ERIKA L.
35 GRANITE ST., #1
CAMBRIDGE, MA 02139

99-16
LOUIS, SMITH JEAN
33-35 GRANITE ST. # 2
CAMBRIDGE, MA 02138

99-16
GEISLER, BENJAMIN P. & JOHANNA C. GEISLER
35 GRANITE ST., #3
CAMBRIDGE, MA 02138

99-17
YALOURIS, ELEFTHERIOS &
CHARLOTTE E. S. KARNEY
41 GRANITE ST.
CAMBRIDGE, MA 02139

99-80
GRANT, JEAN & WILLIAM P. GRANT
29 GRANITE ST
CAMBRIDGE, MA 02139

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

98-57
PARK, CHUNG OK & SEUNG HO PARK
356 PEARL ST. UNIT#2
CAMBRIDGE, MA 02139

98-3
KAUFMANN, KATHERINE &
JONATHAN KAUFMANN
167 BROOKLINE 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

99-9
SHEN, KAIROS
20 GLENWOOD AVE -UNIT 18/2
CAMBRIDGE, MA 02139

Zoning Requirements	
District	C
Max. FAR (j)	.6
Min. Lot Size	5,000 S.F.
Min. Lot Area / D.U.	1,800 S.F.
Min. Lot Width	50 Ft.
Min. Front Yard	H+L/4 (a)
Min. Side Yard	H+L/5
Min. Rear Yd. (c)	H=L/4 (c)
Max. Hgt.	35 Ft.
Min. Open Space	36%
(a) From CL of street but not less than 10'	
(c) 20' under 100', Max. of 35' for Deeper Lots	

Total Lot Area	4,974 S.F.
Allowable FAR:	
.6 x 4974 S.F.	2,984 S.F.
1st Floor	1,119 S.F.
Porch	73 S.F.
2nd Floor	1,024 S.F.
Attic	660 S.F.
2nd Floor - Garage	336 S.F.
Total GSF	3,212 S.F.
Non-conforming FAR	.646
Requested SF Increase	42 S.F.
Requested New FAR	.654

New 3rd Floor Addition	42 S.F.
Proposed No. of Units	2 Units - No Change
Parking Space(s) - Garage	2 Spaces - No Change
Proposed Open Space	No Change

Proposed Variance Set

Z-1

351 Pearl St.
Cambridge, MA

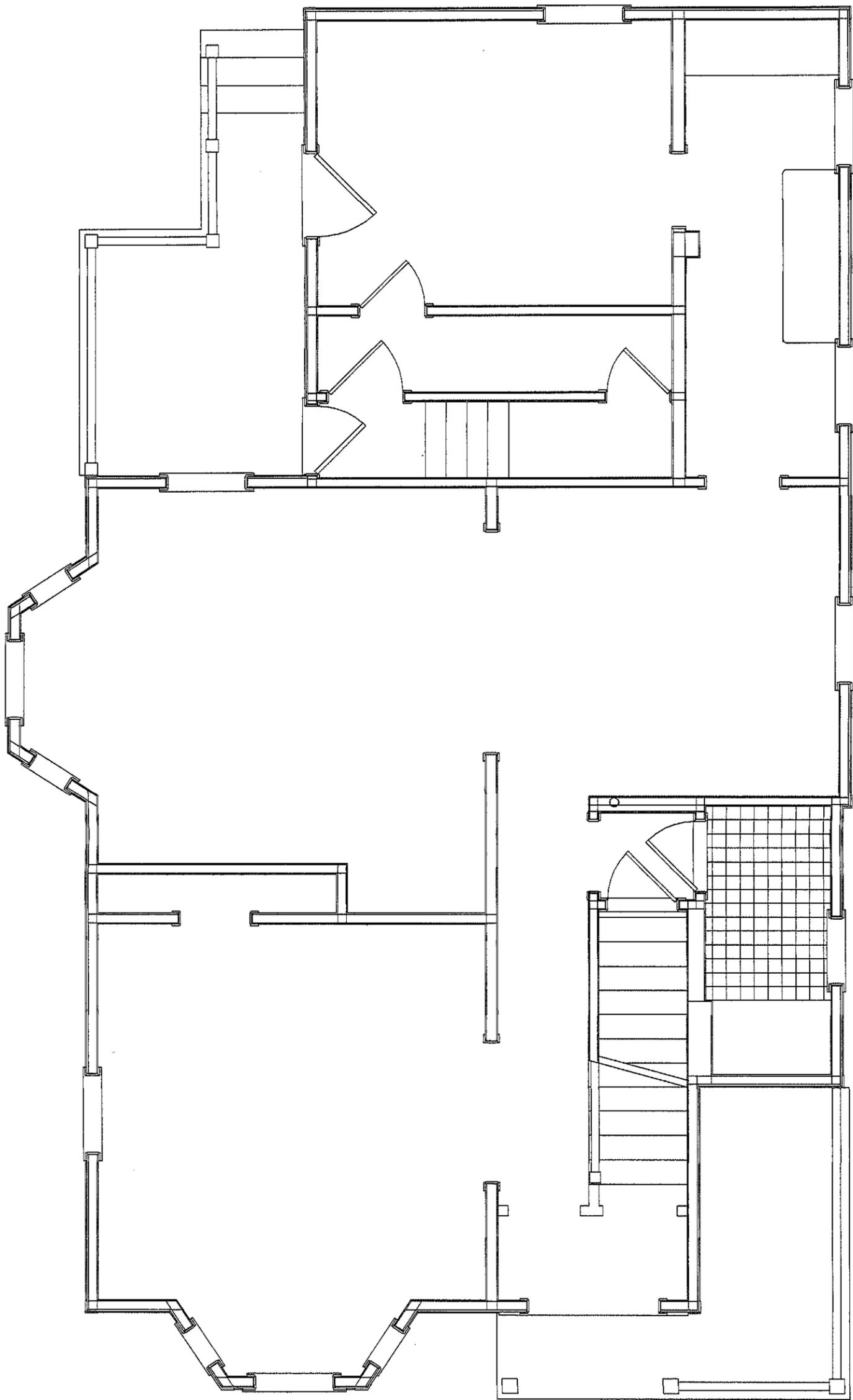
No.	Date	Revisions

Project No.: 1705.01
Date: 02.08.18
Scale:

Zoning Worksheet

John Lodge Architects

55 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



Proposed Variance Set

A-1

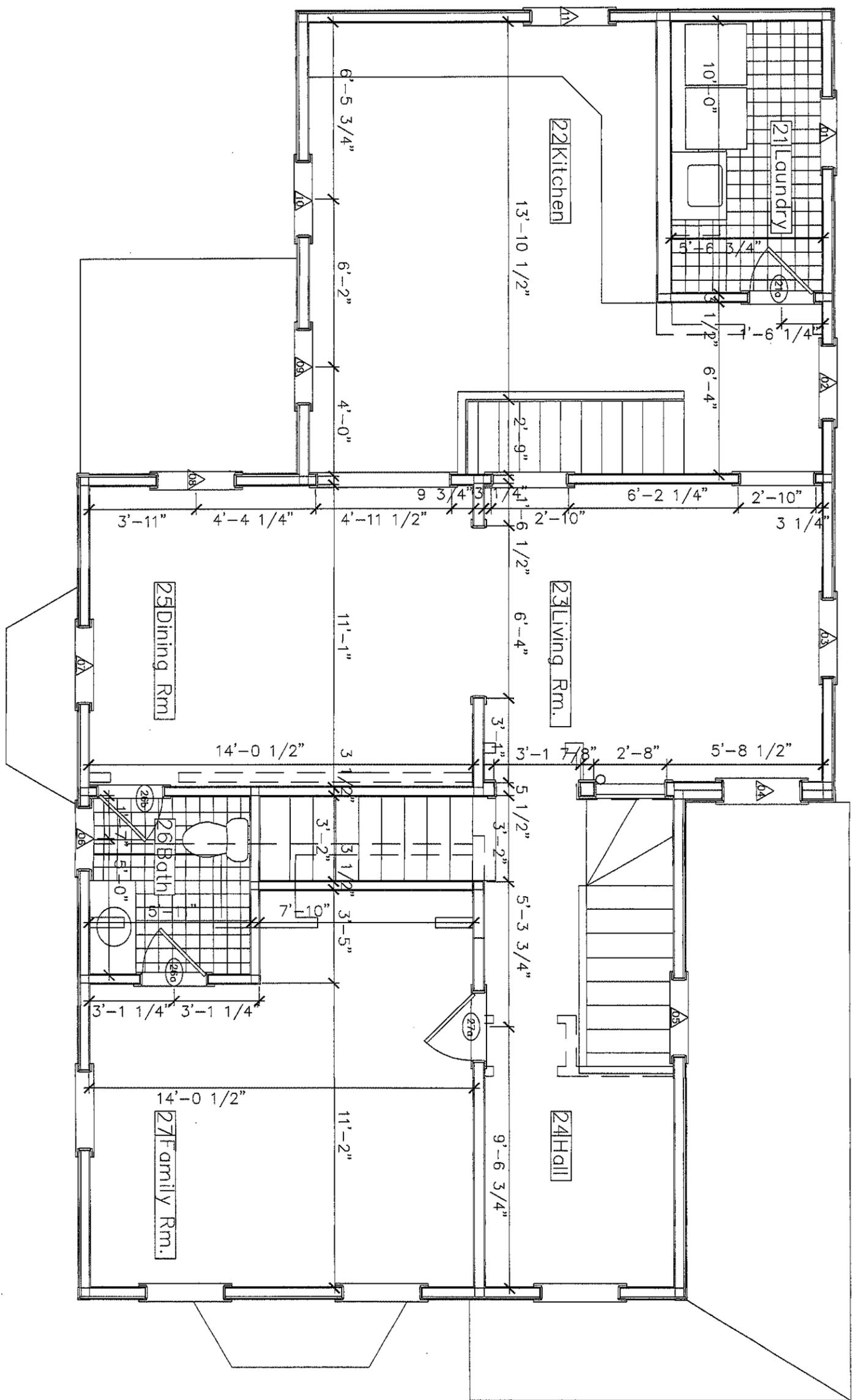
**351 Pearl St.
Cambridge, MA**

No.	Date	Revisions
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4		
5		

Project No.: 1705.01
Date: 02.08.18
Scale: 1/4" = 1'-0"

John Lodge Architects

56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



Proposed Variance Set

A-2

351 Pearl St.
Cambridge, MA

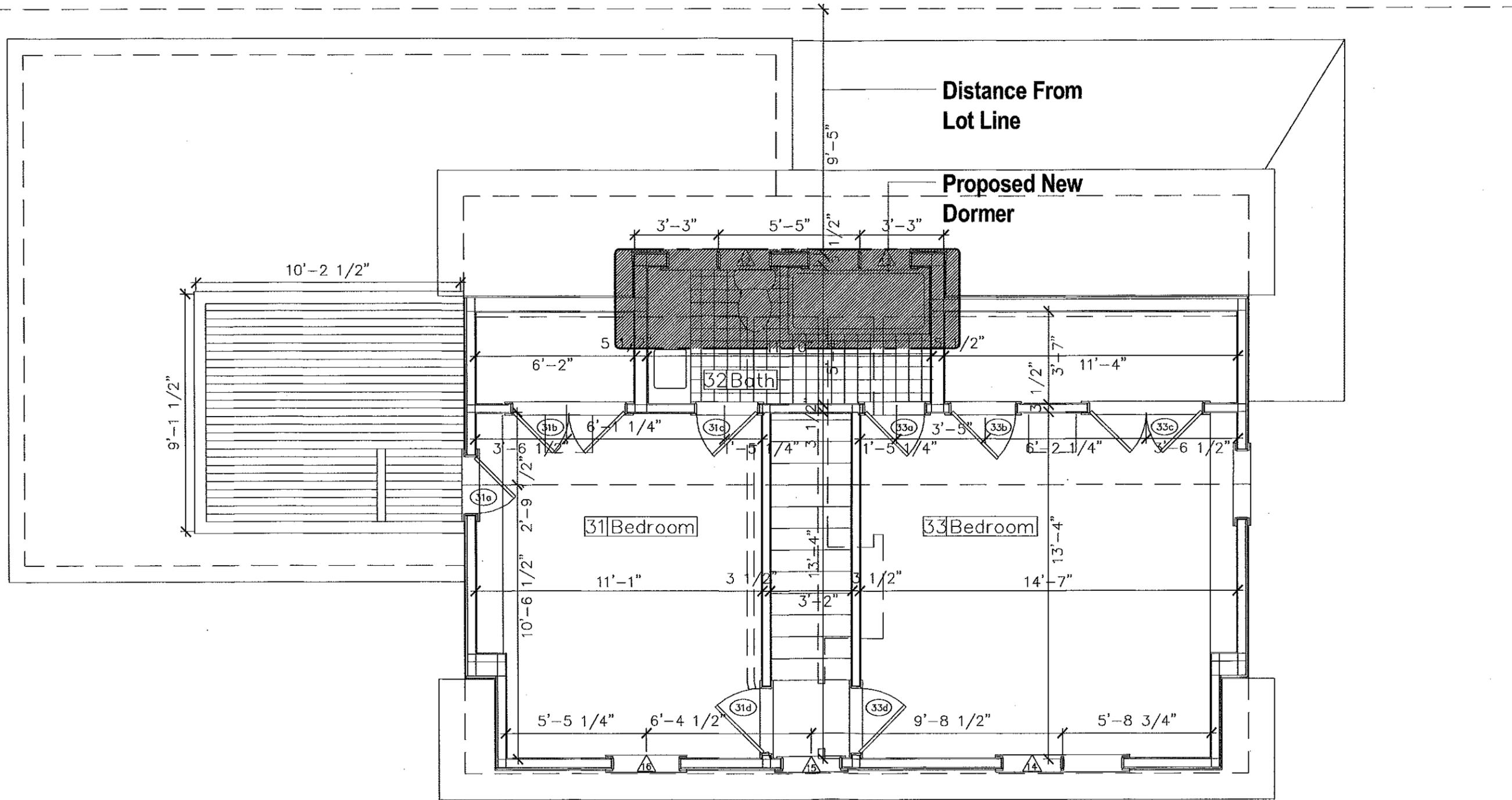
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Project No.: 1705.01
Date: 02.08.18
Scale: 1/4" = 1'-0"

2nd Flr. Plan

John Lodge Architects

56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



John Lodge Architects
 56 Aberdeen Ave.
 Cambridge, MA 02138
 T: 617.308.9037
 E: John@JohnLodgeArchitects.com

3rd Flr. Plan
Scheme B

Project No.: 1705.01
 Date: 02.08.18
 Scale: 1/4" = 1'-0"

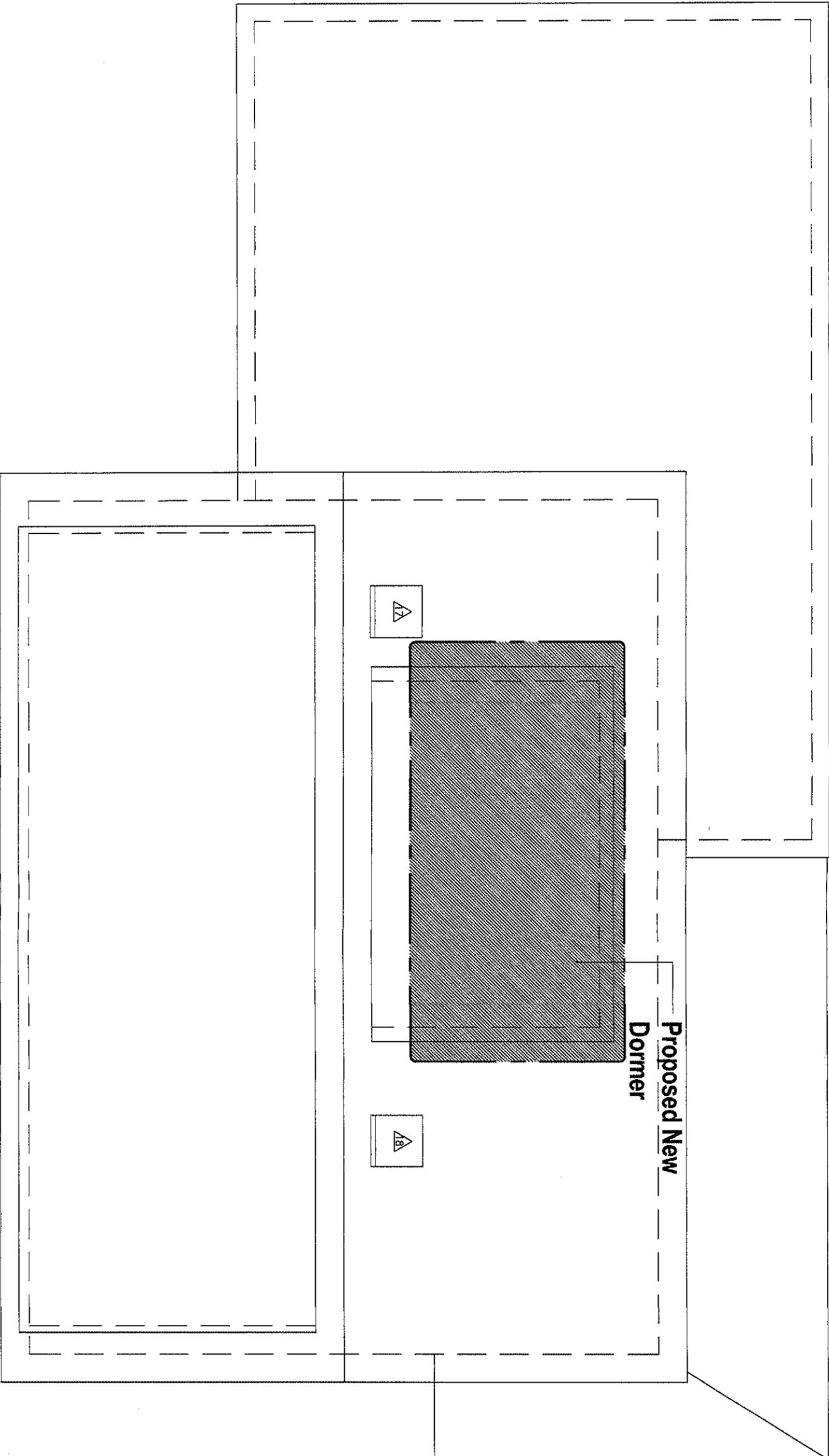
Revisions

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351 Pearl St.
 Cambridge, MA

A-3

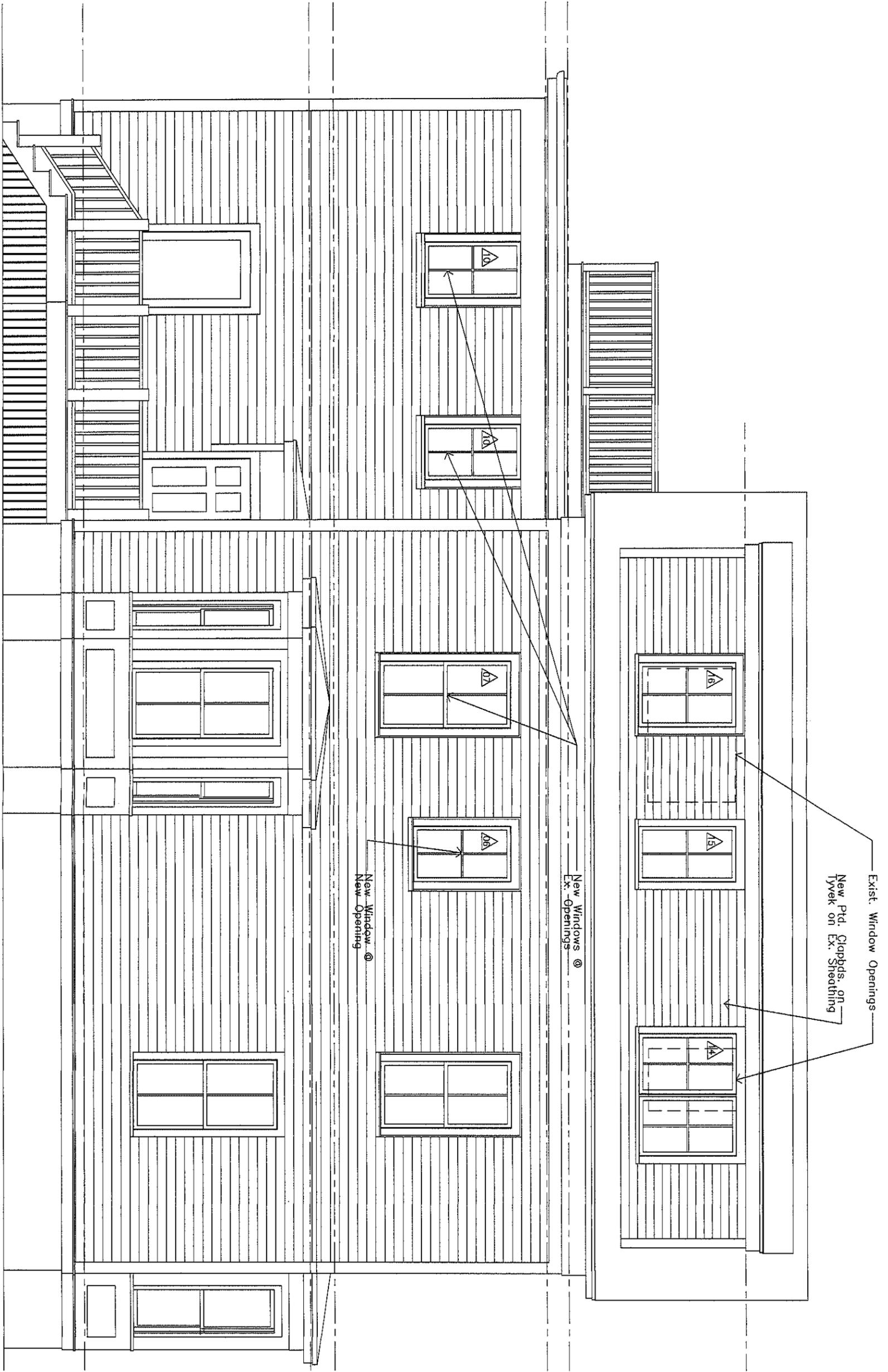
Proposed Variance Set



Revisions	
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Project No.: 1705.01
 Date: 02.08.18
 Scale: ¼" = 1'-0"

John Lodge Architects
 66 Aberdeen Ave. Cambridge, MA 02138
 T: 617.308.3037
 E: John@JohnLodgeArchitects.com



Proposed Variance Set

A-5

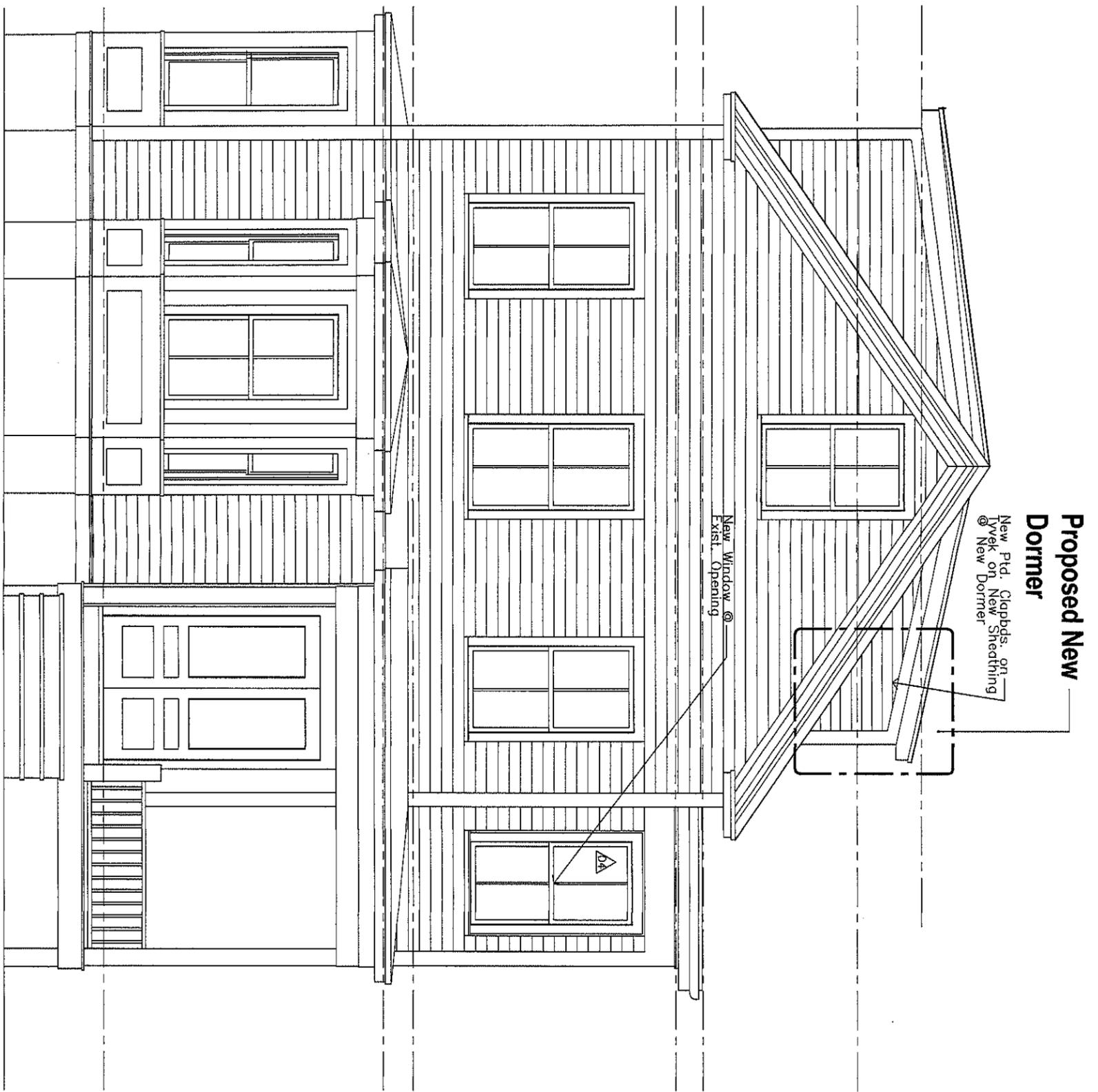
351 Pearl St.
Cambridge, MA

No.	Rev.	Date	Revisions
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Project No.: 1705.01
Date: 02.08.18
Scale: 1/4" = 1'-0"

South Elevation

John Lodge Architects
66 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



**Proposed New
Dormer**

New Ptd. Clapbds. on
Wk on New Sheathing
@ New Dormer

New Window @
Exst. Opening

A-A

Proposed Variance Set

A-6

351 Pearl St.
Cambridge, MA

No.	Date	Revisions
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5		
6		

Project No.: 1705.01
Date: 02.08.18
Scale: 1/4" = 1'-0"

East Elevation

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com

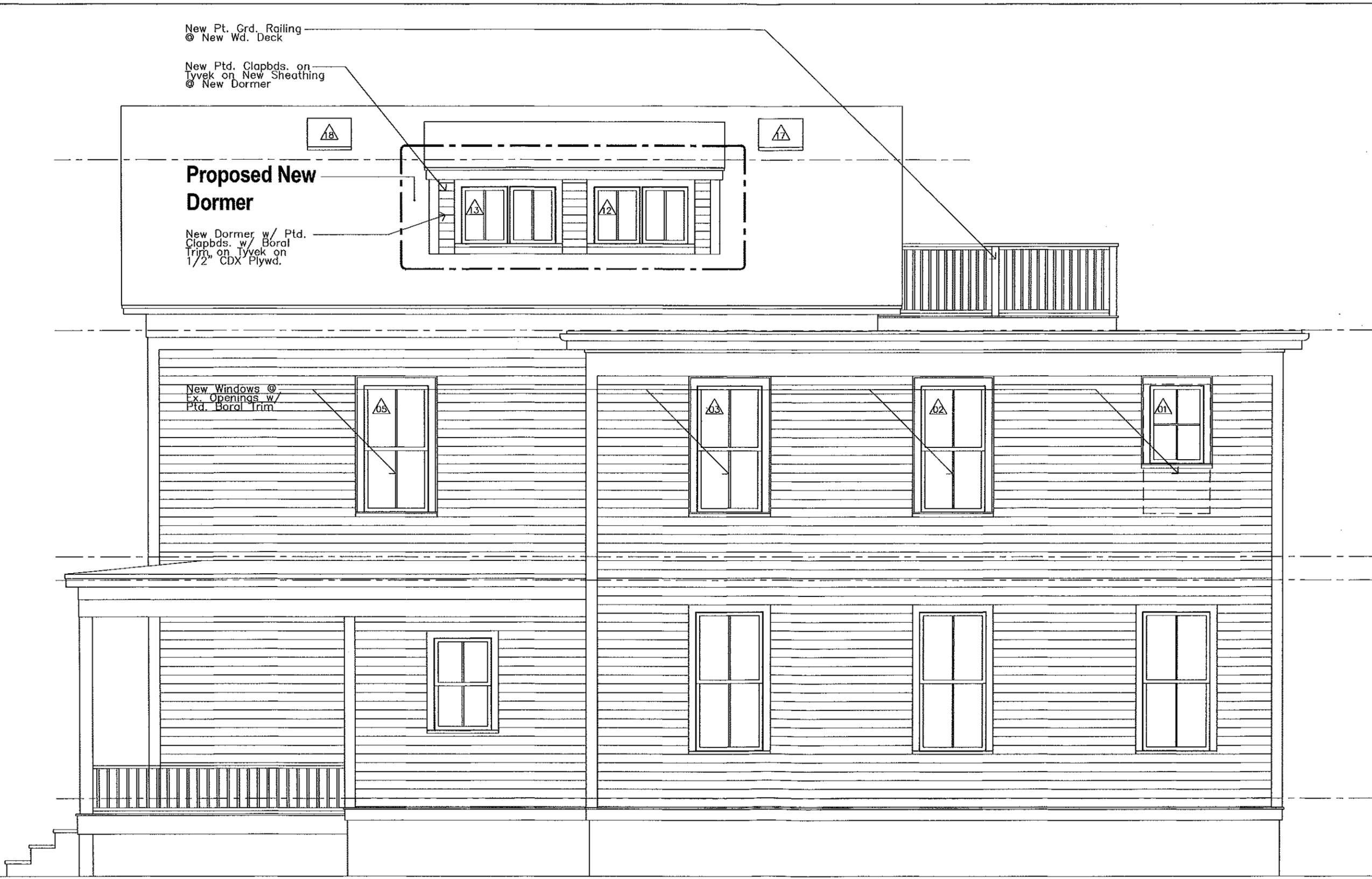
New Pt. Grd. Railing
© New Wd. Deck

New Ptd. Clapbds. on
Tyvek on New Sheathing
© New Dormer

**Proposed New
Dormer**

New Dormer w/ Ptd.
Clapbds. w/ Boral
Trim on Tyvek on
1/2" CDX Plywd.

New Windows @
Ex. Openings w/
Ptd. Boral Trim



John Lodge Architects
56 Aberdeen Ave.
Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com

North Elevation

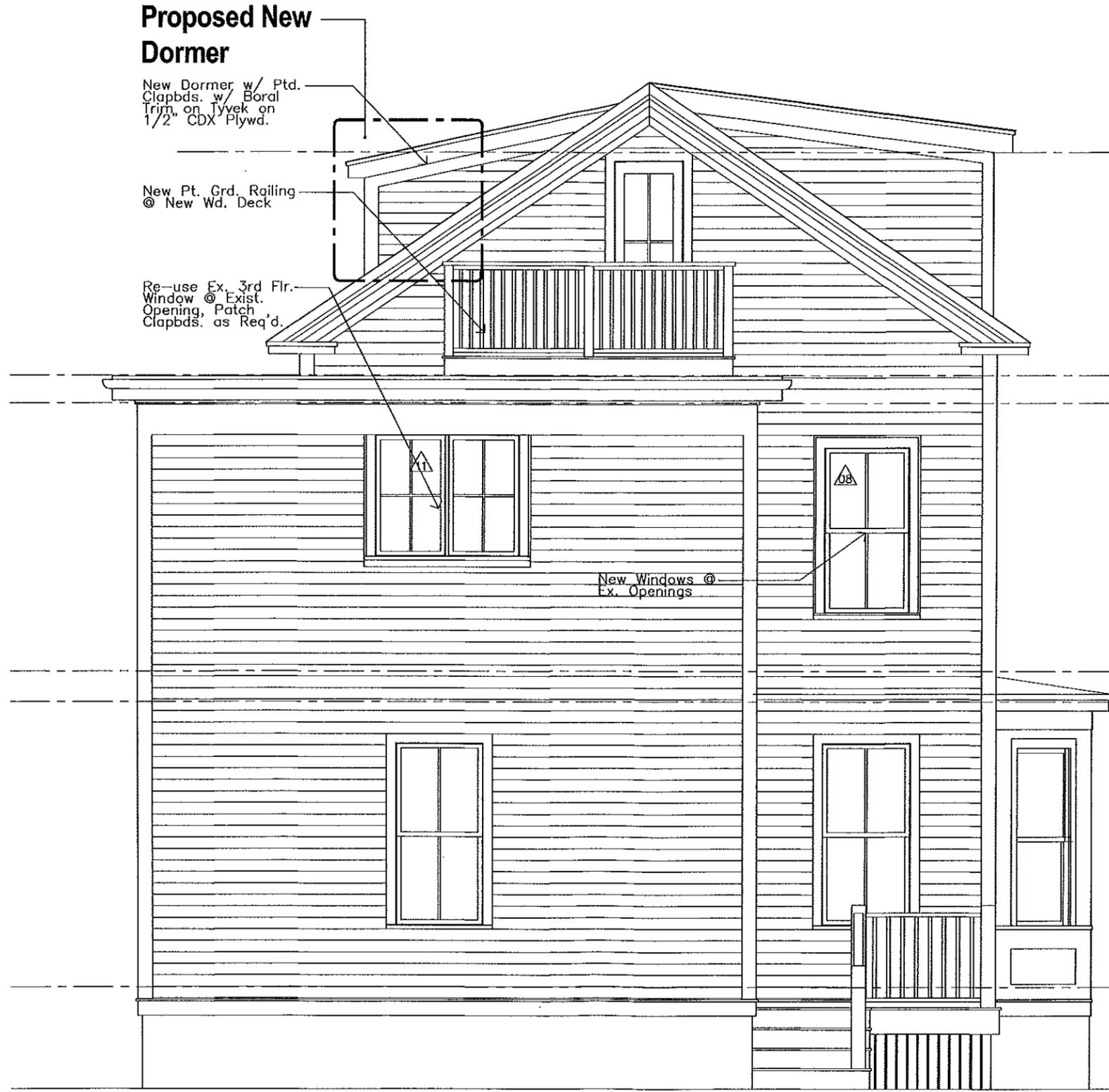
Project No.: 1705.01
Date: 02.08.18
Scale: 1/4" = 1'-0"

Revisions

No.	Date
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351 Pearl St.
Cambridge, MA

A-7



Proposed New Dormer

New Dormer w/ Ptd. Clapbds. w/ Boral Trim, on Tyvek on 1/2" CDX Plywd.

New Pt. Grd. Railing @ New Wd. Deck

Re-use Ex. 3rd Flr. Window @ Exist. Opening, Patch Clapbds. as Req'd.

New Windows @ Ex. Openings

John Lodge Architects
 56 Aberdeen Ave. Cambridge, MA 02138
 T: 617.308.3337 E: John@JohnLodgeArchitects.com

West Elevation

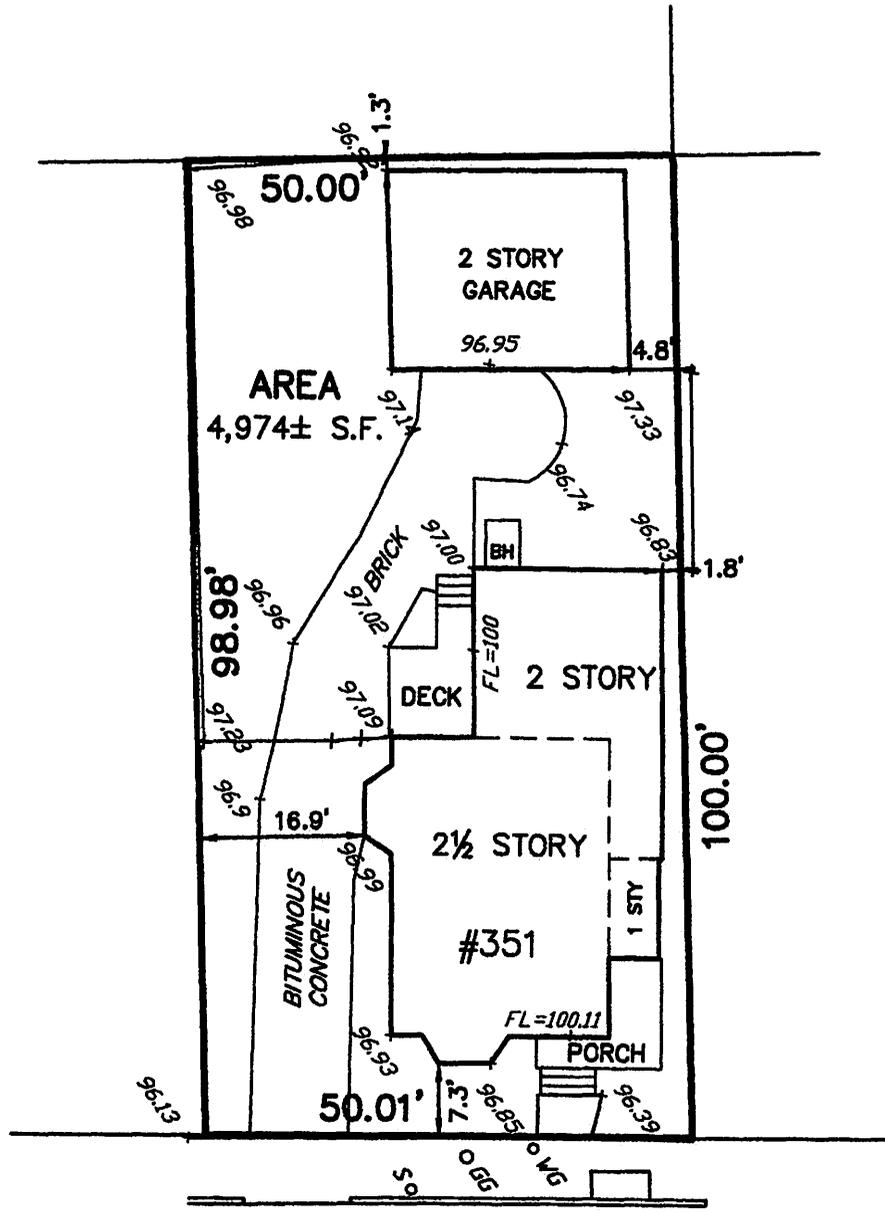
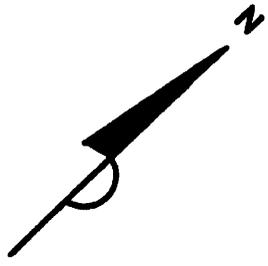
Project No.: 1705.01
 Date: 02.08.18
 Scale: 1/4" = 1'-0"

Revisions

No.	Date
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351 Pearl St.
 Cambridge, MA

A-8



PEARL STREET

PREPARED FOR: CLIFFORD BROWN

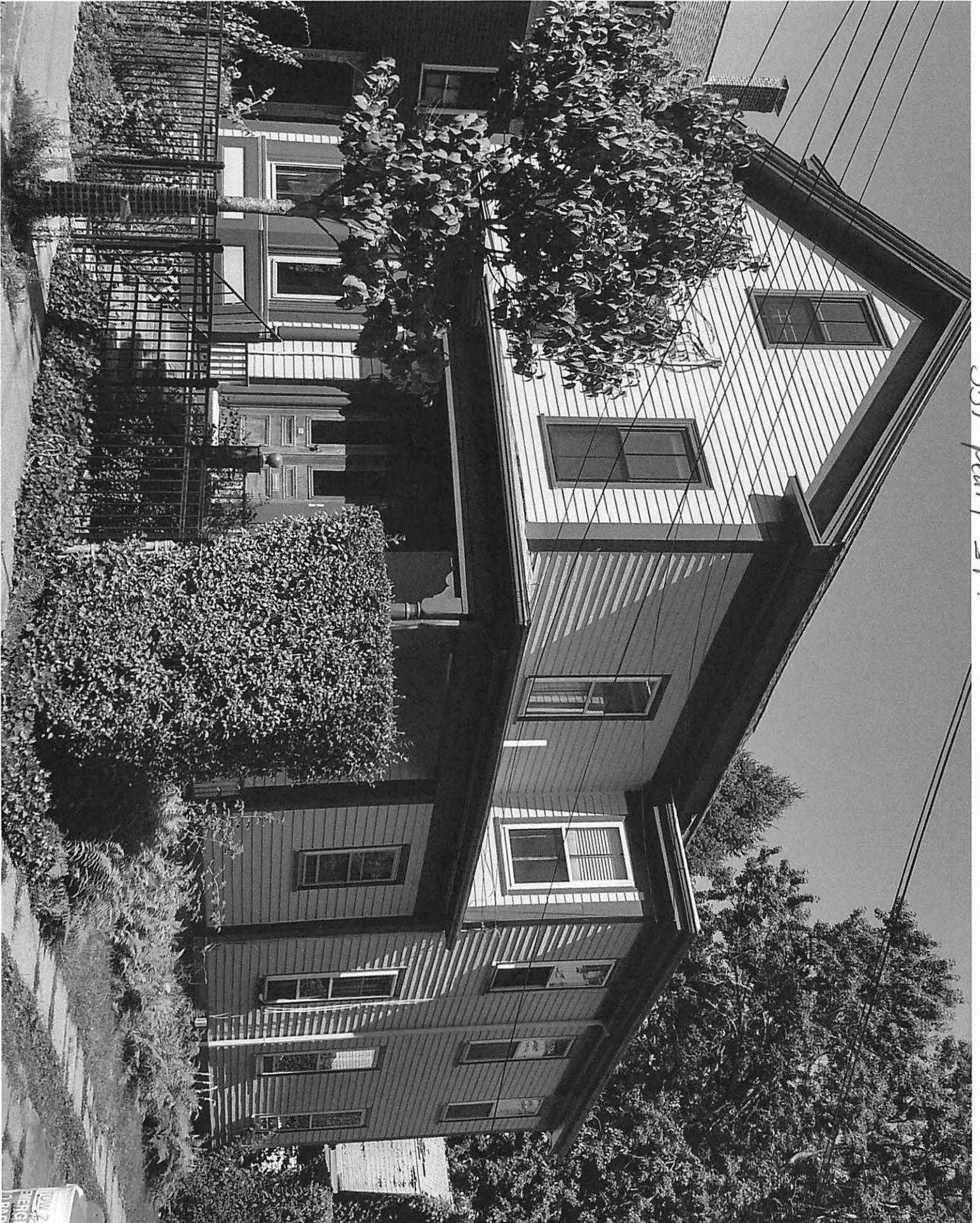
I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

**PROPOSED PLOT PLAN
#351 PEARL STREET
IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)**

SCALE: 1" = 20' DATE: 12/19/2017

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
5362PP1.DWG

CLIFFORD E. ROBER, PLS DATE
THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.



351 Pearl St.

LOW Z
APR 21
1988





