



BZA APPLICATION FORM

Plan No: BZA-017211-2019

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER: Kim Walker-Chin

PETITIONER'S ADDRESS : 336 Pearl Street Cambridge, MA 02139

LOCATION OF PROPERTY: 336 Pearl St Cambridge, MA

TYPE OF OCCUPANCY: Residential **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Variance: To convert an existing non-conforming accessory structure to Residential Use, add dormers and windows to a non-conforming facade and exceed lot area per dwelling unit.

Special Permit: To relocate and add openings to a non-conforming facade of the existing 3-family dwelling. The proposed project includes the conversion of the existing 3-family dwelling to a 2-family dwelling.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Article 8.000 Section 8.22.1, 8.22.2C, 8.22.3 (Non-Conforming Structure)

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

(Petitioner(s) / Owner)

(Print Name)

Address : 336 PEARL ST
CAMBRIDGE MA 02139

Tel. No. : 617-817-1593

E-Mail Address :

Date : 11 / 25 / 19

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 Kim Walker-Chin
(OWNER)

Address: 336-338 Pearl Street Cambridge

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

The record title of this property is in the name of Kim Walker-Chin

*Pursuant to a deed of duly recorded in the date 2/11/19, Middlesex South
County Registry of Deeds at Book 2, Page 58; or

Middlesex Registry District of Land Court, Certificate No. _____

Book 30809 Page 187.

Kim Walker-Chin
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 Kim C Walker-Chin personally appeared before me,
this 5th of June, 2019, and made oath that the above statement is true.

My commission expires May 16 2025

Jayden Dohir
Notary
JAYDEN DOHIR
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 16, 2025

- 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 provisions of the City of Cambridge Zoning Ordinance were created long after the existing structures were built rendering them non-conforming with respect to many of the districts Dimensional Requirements. The existing 3 Family Residential Structure and the existing Garage Structure have also been designated preferably preserved by the Historic Commission further limiting alterations that enable the structure to adapt to changing needs. The hardship in this case is owing to the size, shape, location and historical character of the existing buildings. A literal enforcement of the provisions of the Ordinance would make the desirable renovation and restoration of the existing structures infeasible.

- 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:

Hardship is owing to the size, location, shape and age of the existing Structure. The cost of restoration, the demolition and/or reuse of outdated structural and fire-preventative construction methods, the limitations placed by both Historic Conformity and Zoning Non-Conformity combine to render the economic adaptation and reuse of the building unlikely. These difficulties do not exist on an empty lot where the Ordinance can be applied in a practical, versatile way.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

336 Pearl Street has operated as a 3 Family Residential property with and accessory structure for many years. The proposed development will not increase any of the non-conforming aspects of the existing building and will stay primarily within the existing building envelopes. The primary change will be to change a declining and unused garage structure to residential use. Traffic patterns, parking patterns, density and open space will remain consistent with the existing use and the uses in the neighborhood.

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

The relief requested adds a modest amount of above grade gross floor area which is in keeping with the FAR of many of the adjacent properties. The lot coverage remains consistent with the adjacent properties in the neighborhood. The changes do not increase the building height and do not create any new setback violations. Parking on Site will remain conforming and Open Space on site available to residents will increase.

*** 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

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 336 Pearl 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:
- Article 8 provides relief for non-conforming structures to encourage the renovation and reuse of existing buildings. The proposed renovations conform to the requirements of Article 8 and will have no negative impact on the neighborhood or adjacent uses.
- 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 development will not create a congestion hazard or substantial change to traffic patterns given that the driveway and curb cut will remain in their current location. The traffic generated by the proposed use will be the same as the current use. The proposed use is consistent with existing uses in the neighborhood.
- 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 driveway curb cuts will remain as they exist allowing traffic patterns to remain the same. The proposed parking spaces will be in the same general location as the existing parking spaces maintaining existing relationships to adjacent uses.
- 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:
- Existing Open Space will be retained to the benefit of the residents. Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. There will be no hazard or nuisance created by the requested relief.
- 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 addition, driveway and parking design are consistent with other uses in the neighborhood and the larger district. The proposed use is consistent with the uses in the neighborhood.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Boyes-Watson Architects PRESENT USE/OCCUPANCY: Residential / Accessory
 LOCATION: 336 Pearl St Cambridge, MA ZONE: Residence C-1 Zone
 PHONE: _____ REQUESTED USE/OCCUPANCY: Residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
TOTAL GROSS FLOOR AREA:		4,059 s.f.	4059	3000	(max.)
LOT AREA:		5000	5000	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.82	.82	.60	(max.)
LOT AREA FOR EACH DWELLING UNIT:		1667	1667	1800	(min.)
SIZE OF LOT:	WIDTH	50	50	50	(min.)
	DEPTH	100	100	50	
SETBACKS IN FEET:	FRONT	10.0 [73.0]	No Change	10 [10.0]	(min.)
	REAR	36.2 [2.2]	No Change	20.0 [5.0]	(min.)
	LEFT SIDE	1.7 [15.3]	No Change	7.5 [5.0]	(min.)
	RIGHT SIDE	25.9 [1.7]	No Change	7.5 [5.0]	(min.)
SIZE OF BLDG.:	HEIGHT	35.5 [23.8]	No Change	35.0 [15.0]	(max.)
	LENGTH	55.6 [24.2]	No Change	n/a	
	WIDTH	22.5 [32.4]	No Change	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		23%	35.4%	35%	(min.)
NO. OF DWELLING UNITS:		3	No Change	3	(max.)
NO. OF PARKING SPACES:		3	No Change	3	(min./max)
NO. OF LOADING AREAS:		n/a	n/a	n/a	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		9.50'	No Change	10.0	(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.

The site contains one Primary Residential Use 3 Family structure and an adjacent Accessory Use Garage/Storage structure. Both structure have wood frame superstructure with stone masonry foundations. All new construction will match existing.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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(Petitioner(s) / Owner)

(Print Name)

Address : 336 PEARL ST
CAMBRIDGE MA 02139

Tel. No. : 617 - 817 - 1593

E-Mail Address :

Date : 11/25/19

1/25/2019 10:57:11 AM

336 PEARL STREET

title		client		stamp	
COVER		KIM WALKER-CHIN			
project		336 PEARL STREET			
job number		scale		date issued 11.25	
BZA SUBMITTAL					
Sheet no. A000					

[illegible]

stamp

client
KIM
WALKER-CHIN

SITE PHOTOS

project

336 PEARL STREET

job number	000
------------	-----

scale

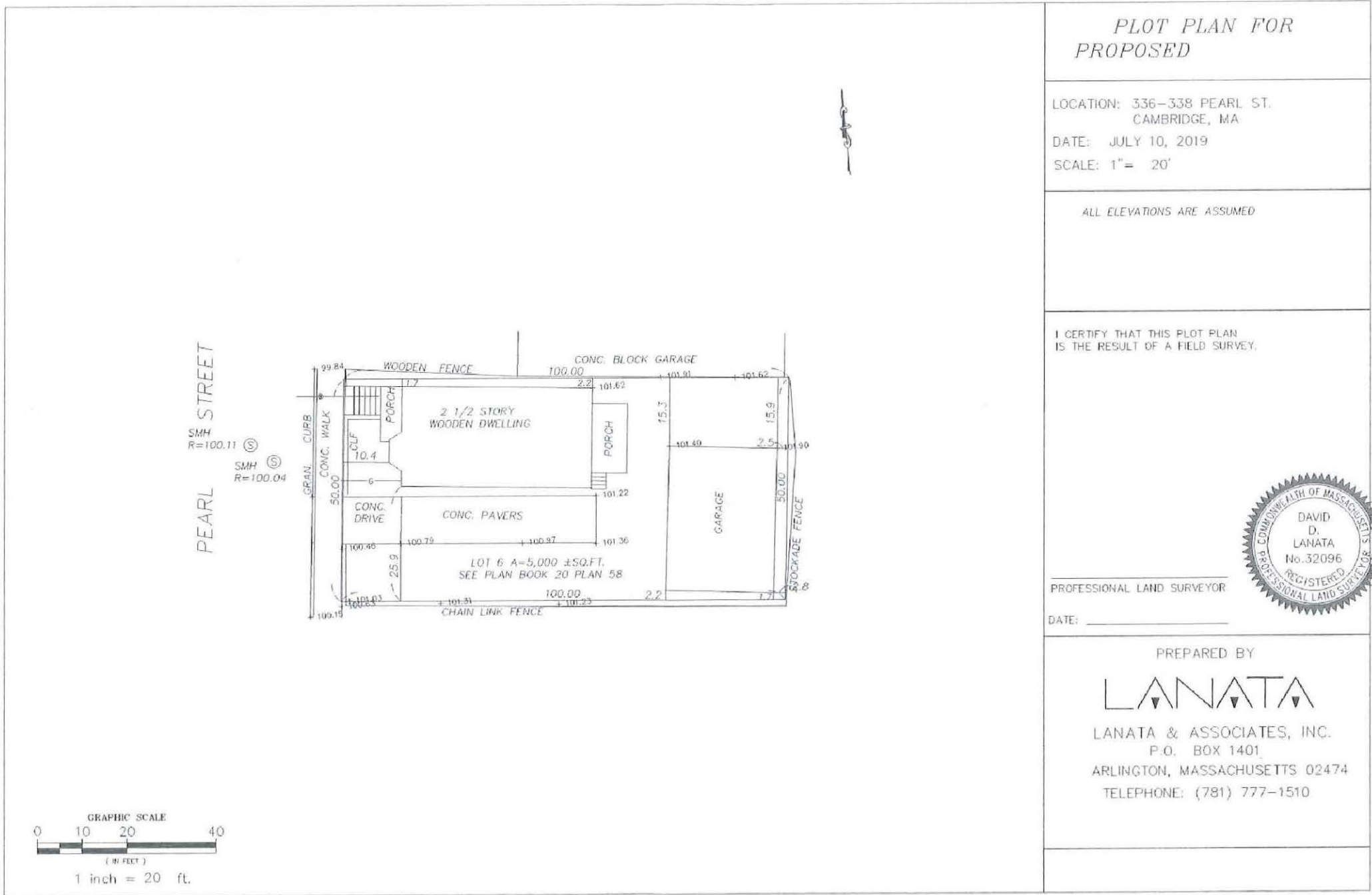
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BZA SUBMITTAL

Sheet no.
A002

[illegible]

1/25/2019 10:57:11 AM



No.	Description	Date

stamp

client
KIM WALKER-CHIN

site
SITE SURVEY

project
336 PEARL STREET

job number
000

scale

date issued
11.25.19

BZA SUBMITTAL

Sheet no.
A009

UNIT 3	
1ST FLOOR	788 SF
2ND FLOOR	474 SF
	1,262 SF
	4,059 SF

[illegible]

stamp

client
KIM
WALKER-CHIN

PROPOSED AREA CALCULATIONS

336 PEARL STREET

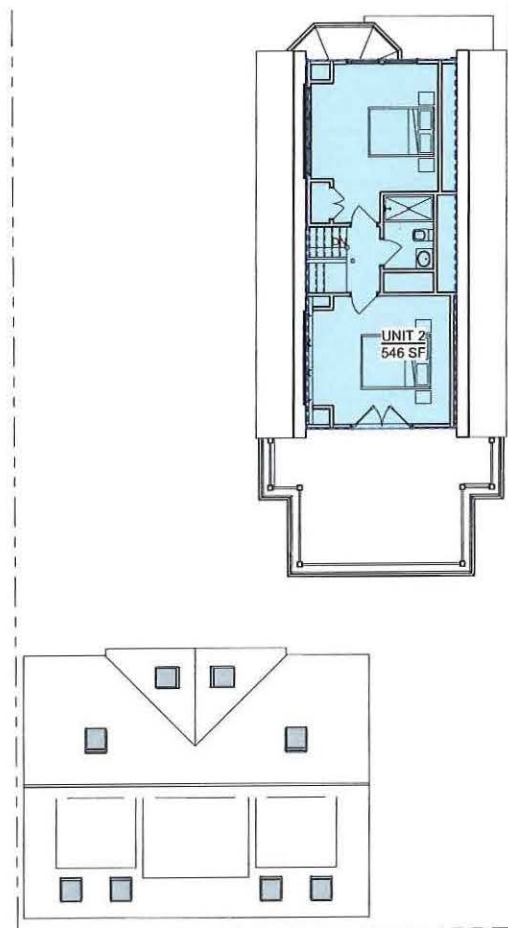
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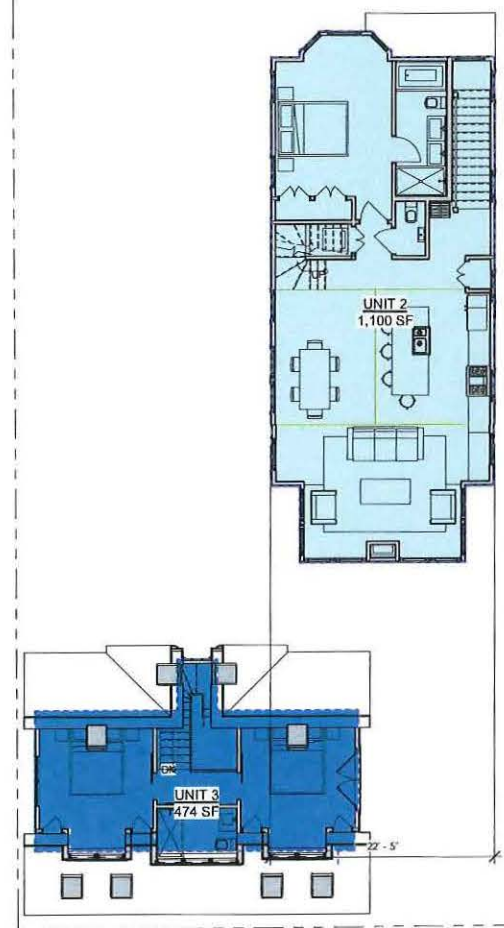
date issued 11.25.19

BZA SUBMITTAL

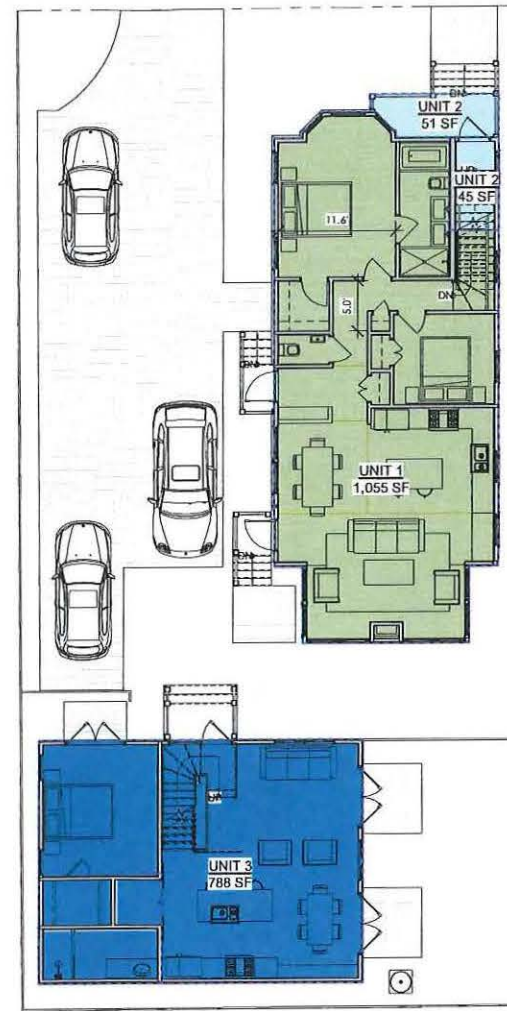
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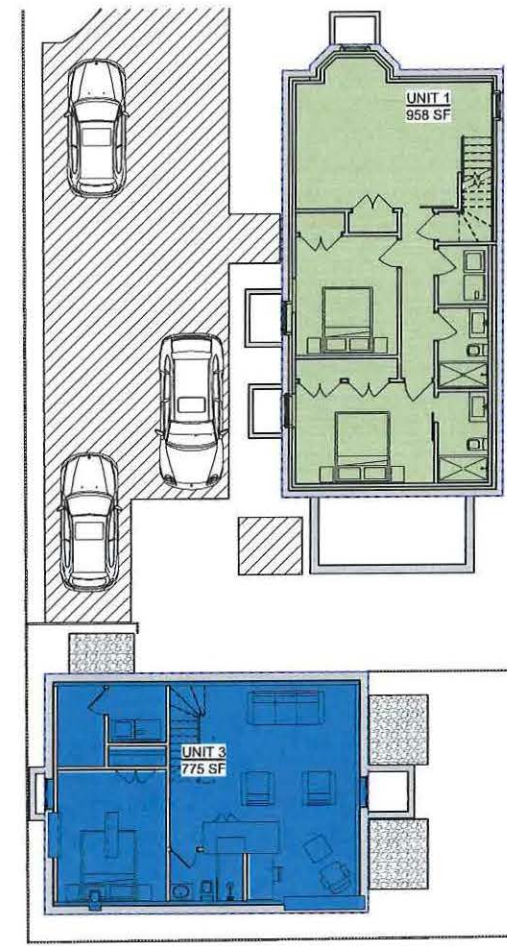
④ $\frac{3\text{RD FLOOR}}{1/8" = 1'-0"}$



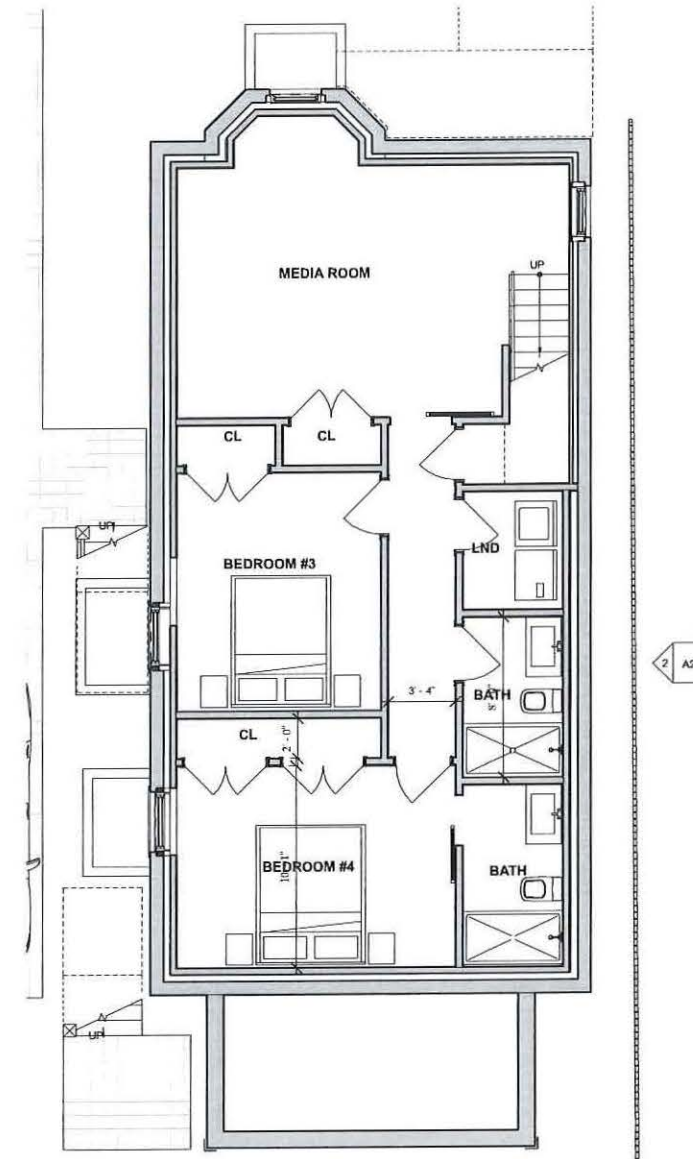
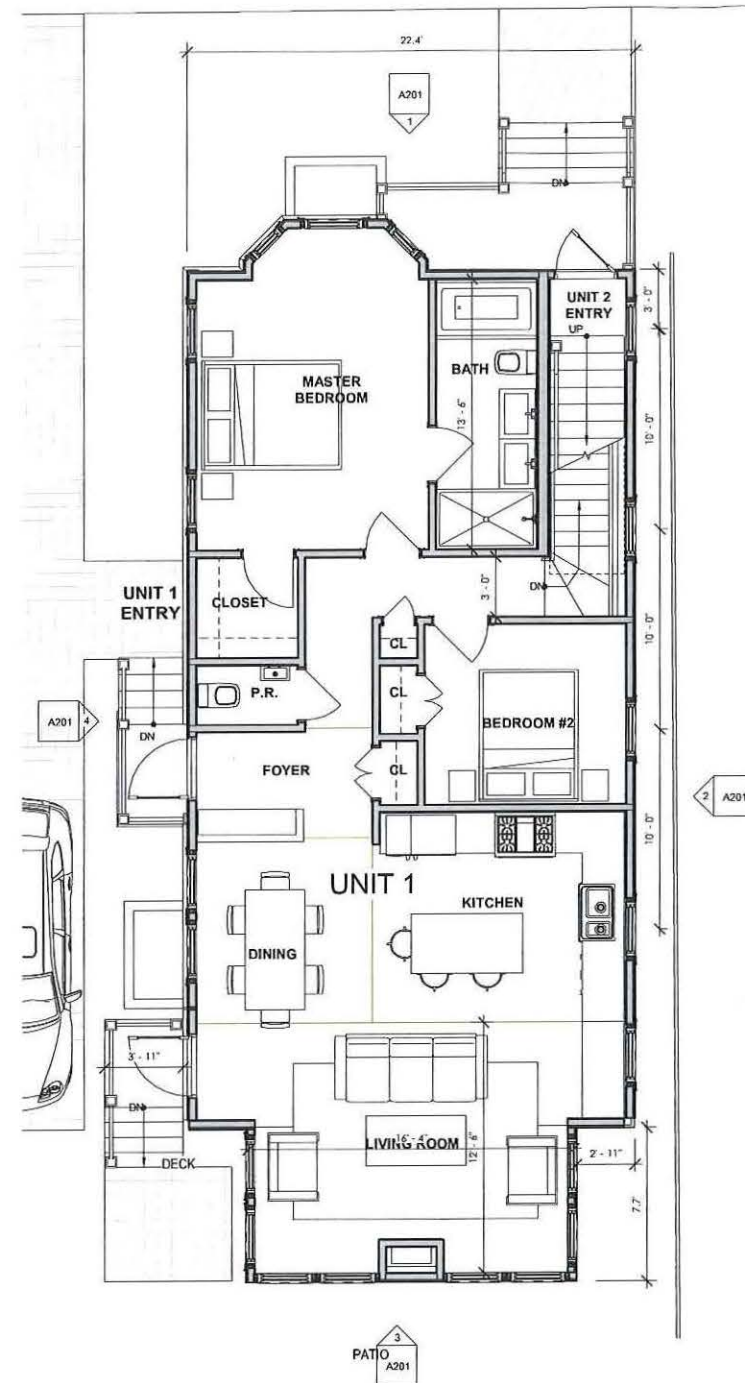
③ $\frac{2\text{ND FLOOR}}{1/8" = 1'-0"}$



② $\frac{1\text{ST FLOOR}}{1/8" = 1'-0"}$



① BASEMENT
1/8" = 1'-0"

[illegible]

stamp

client
KIM
WALKER-CHIN

title	FLOOR PLANS - UNITS 1 AND 2
project	336 PEARL STREET

job number	000
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scale $1/4" = 1'-0"$

date issued 11.25.19

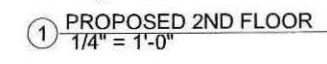
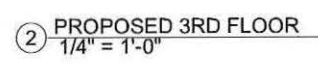
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Sheet no.
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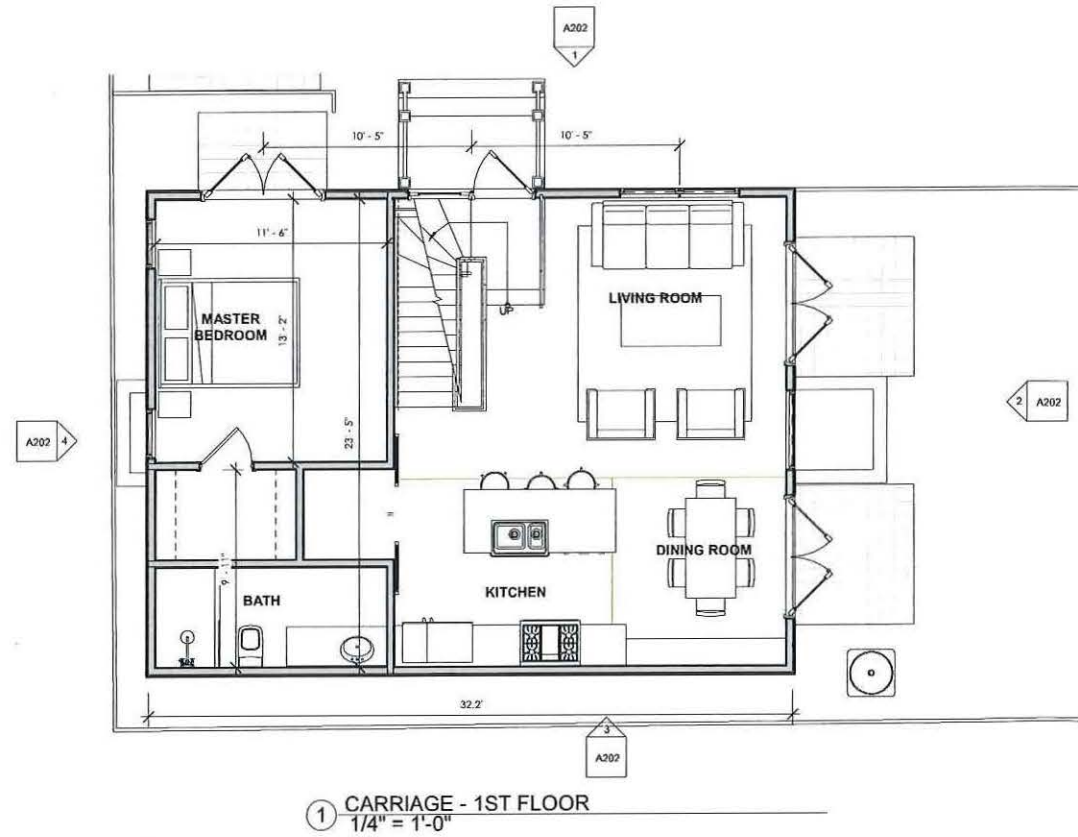
client
**KIM
WALKER-CHIN**



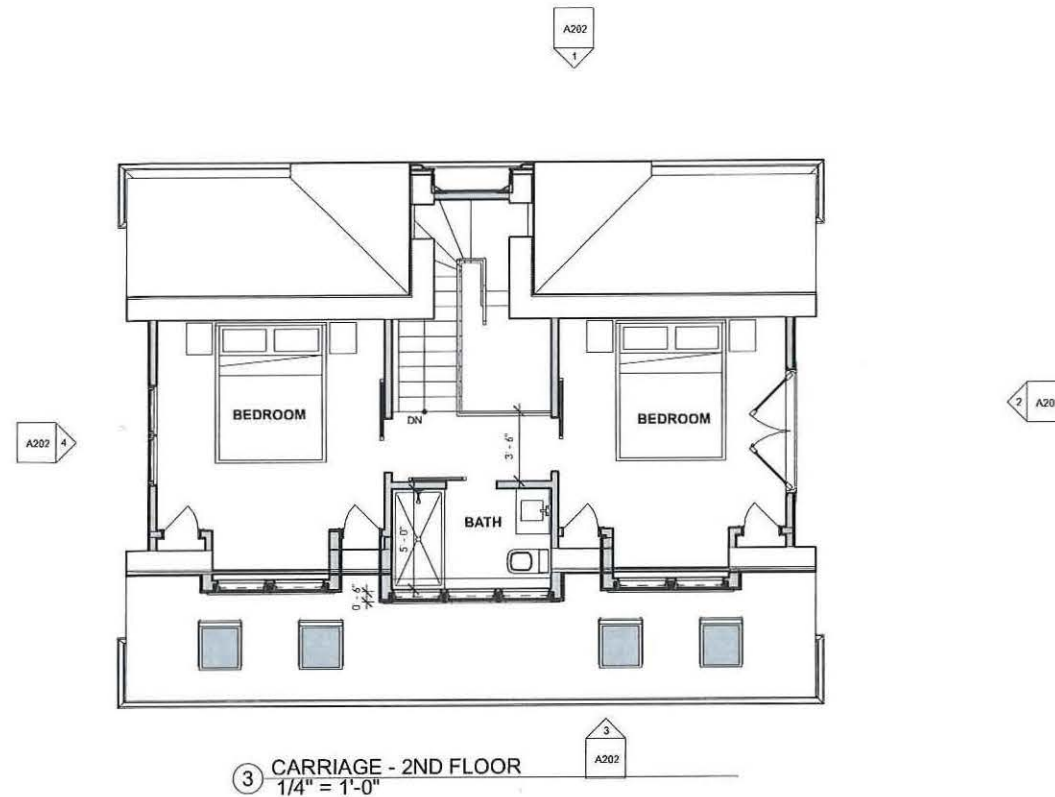
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A102



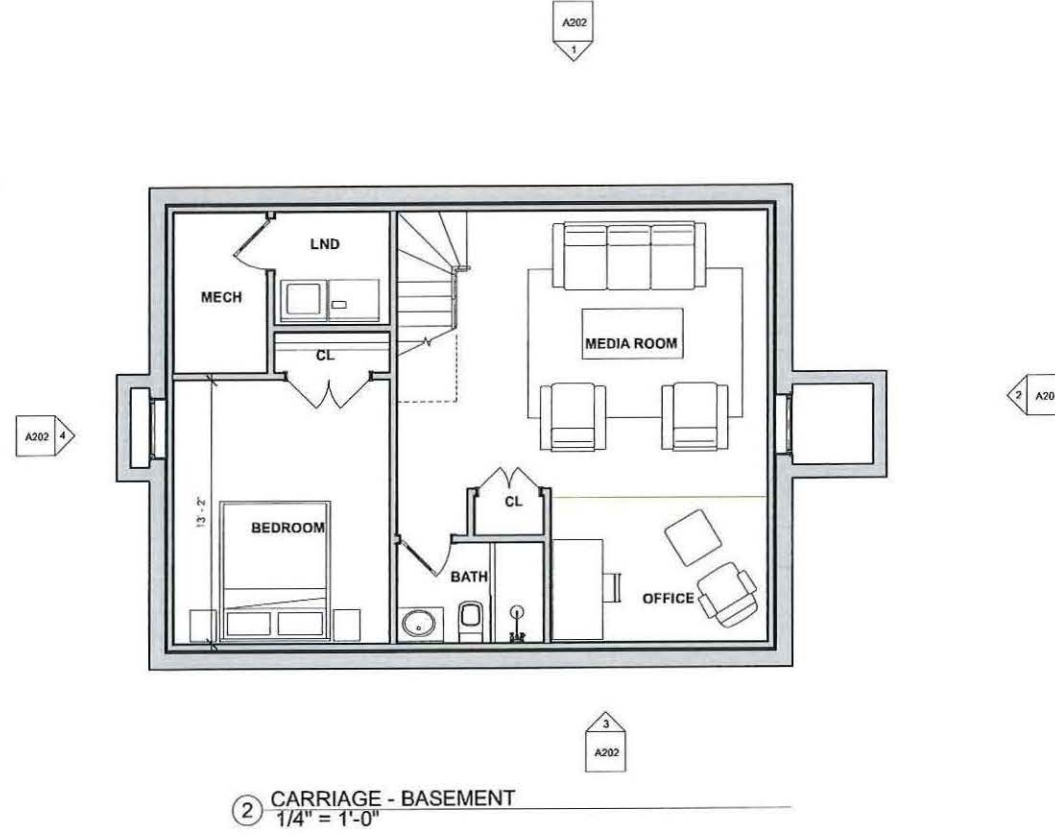
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① CARRIAGE - 1ST FLOOR
1/4" = 1'-0"



③ CARRIAGE - 2ND FLOOR
1/4" = 1'-0"



② CARRIAGE - BASEMENT
1/4" = 1'-0"

No.	Description	Date

stamp

client
**KIM
WALKER-CHIN**

title
FLOOR PLANS - UNIT 3

project
336 PEARL STREET

job number
000

scale
1/4" = 1'-0"

date issued
11.25.19
BZA SUBMITTAL

Sheet no.
A103



③ Front House - Rear Elevation
1/4" = 1'-0"



④ Front House - Right Side Elevation
1/4" = 1'-0"



② Front House - Left Side Elevation
1/4" = 1'-0"



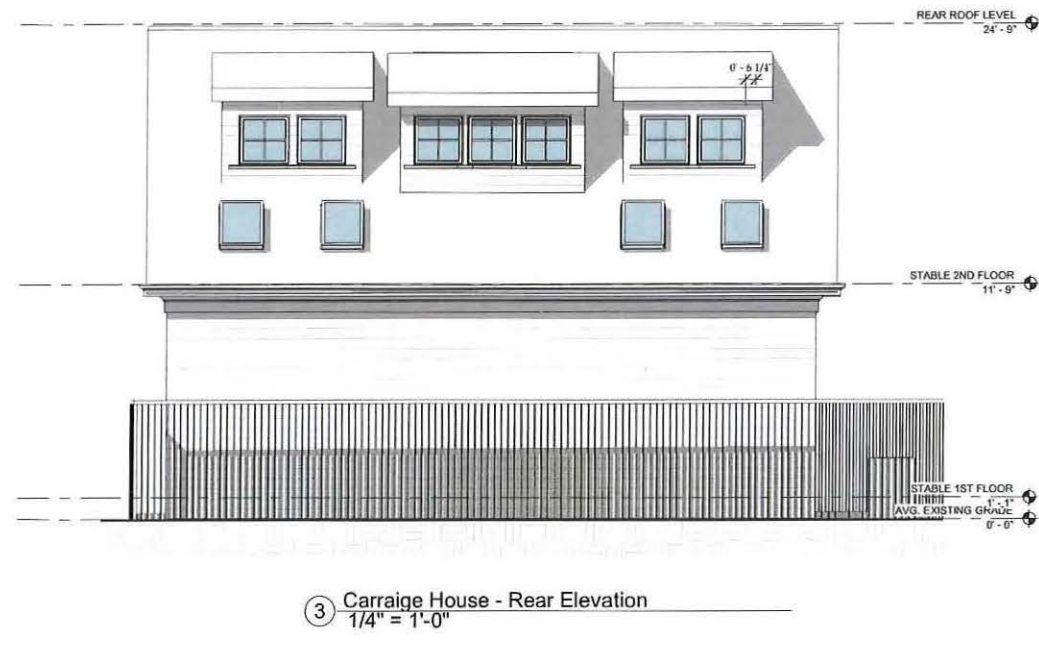
① Front House - Front Elevation
1/4" = 1'-0"

Date	
Description	
No.	
stamp	
client	KIM WALKER-CHIN
title	ELEVATIONS - EXISTING RENOVATION
project	336 PEARL STREET
job number	000
scale	1/4" = 1'-0"
date issued	11.25.19
	BZA SUBMITTAL
Sheet no.	A201

11/25/2019 10:57:34 AM



④ Carraige House - Right Side Elevation
1/4" = 1'-0"



③ Carraige House - Rear Elevation
1/4" = 1'-0"



② Carraige House - Left Side Elevation
1/4" = 1'-0"



① Carraige House - Front Elevation
1/4" = 1'-0"

No.	Description	Date

stamp

client
KIM
WALKER-CHIN

title
ELEVATIONS - CARRIAGE HOUSE
project
336 PEARL STREET

job number
000

scale
1/4" = 1'-0"

date issued
11.25.19
BZA SUBMITTAL

Sheet no.
A202

This map illustrates a residential neighborhood with a grid-like street pattern. Key streets include Glenwood Ave running diagonally from the top left, Pearl St running diagonally from the top right, Henry St running diagonally from the middle right, Rockingham St running diagonally from the bottom right, and Granite St running diagonally from the bottom left. A red line forms a large loop around a central area, and blue arrows point to specific intersections and property lots. The map is labeled with numerous addresses, such as 99-34, 99-26, 99-27, 99-28, 99-29, 99-76, 99-75, 99-11, 99-12, 99-13, 99-14, 99-80, 99-81, 99-64, 99-65, 99-32, 99-37, 99-38, 99-39, 99-40, 99-41, 99-42, 99-43, 99-44, 99-45, 99-46, 99-47, 99-48, 99-49, 99-50, 99-51, 99-52, 99-53, 99-54, 99-55, 99-56, 99-57, 99-58, 99-59, 99-60, 99-61, 99-62, 99-63, 99-64, 99-65, 99-66, 99-67, 99-68, 99-69, 99-70, 99-71, 99-72, 99-73, 99-74, 99-75, 99-76, 99-77, 99-78, 99-79, 99-80, 99-81, 99-82, 99-83, 99-84, 99-85, 99-86, 99-87, 99-88, 99-89, 99-90, 99-91, 99-92, 99-93, 99-94, 99-95, 99-96, 99-97, 99-98, 99-99, 99-100, 99-101, 99-102, 99-103, 99-104, 99-105, 99-106, 99-107, 99-108, 99-109, 99-110, 99-111, 99-112, 99-113, 99-114, 99-115, 99-116, 99-117, 99-118, 99-119, 99-120, 99-121, 99-122, 99-123, 99-124, 99-125, 99-126, 99-127, 99-128, 99-129, 99-130, 99-131, 99-132, 99-133, 99-134, 99-135, 99-136, 99-137, 99-138, 99-139, 99-140, 99-141, 99-142, 99-143, 99-144, 99-145, 99-146, 99-147, 99-148, 99-149, 99-150, 99-151, 99-152, 99-153, 99-154, 99-155, 99-156, 99-157, 99-158, 99-159, 99-160, 99-161, 99-162, 99-163, 99-164, 99-165, 99-166, 99-167, 99-168, 99-169, 99-170, 99-171, 99-172, 99-173, 99-174, 99-175, 99-176, 99-177, 99-178, 99-179, 99-180, 99-181, 99-182, 99-183, 99-184, 99-185, 99-186, 99-187, 99-188, 99-189, 99-190, 99-191, 99-192, 99-193, 99-194, 99-195, 99-196, 99-197, 99-198, 99-199, 99-200, 99-201, 99-202, 99-203, 99-204, 99-205, 99-206, 99-207, 99-208, 99-209, 99-210, 99-211, 99-212, 99-213, 99-214, 99-215, 99-216, 99-217, 99-218, 99-219, 99-220, 99-221, 99-222, 99-223, 99-224, 99-225, 99-226, 99-227, 99-228, 99-229, 99-230, 99-231, 99-232, 99-233, 99-234, 99-235, 99-236, 99-237, 99-238, 99-239, 99-240, 99-241, 99-242, 99-243, 99-244, 99-245, 99-246, 99-247, 99-248, 99-249, 99-250, 99-251, 99-252, 99-253, 99-254, 99-255, 99-256, 99-257, 99-258, 99-259, 99-260, 99-261, 99-262, 99-263, 99-264, 99-265, 99-266, 99-267, 99-268, 99-269, 99-270, 99-271, 99-272, 99-273, 99-274, 99-275, 99-276, 99-277, 99-278, 99-279, 99-280, 99-281, 99-282, 99-283, 99-284, 99-285, 99-286, 99-287, 99-288, 99-289, 99-290, 99-291, 99-292, 99-293, 99-294, 99-295, 99-296, 99-297, 99-298, 99-299, 99-300, 99-301, 99-302, 99-303, 99-304, 99-305, 99-306, 99-307, 99-308, 99-309, 99-310, 99-311, 99-312, 99-313, 99-314, 99-315, 99-316, 99-317, 99-318, 99-319, 99-320, 99-321, 99-322, 99-323, 99-324, 99-325, 99-326, 99-327, 99-328, 99-329, 99-330, 99-331, 99-332, 99-333, 99-334, 99-335, 99-336, 99-337, 99-338, 99-339, 99-340, 99-341, 99-342, 99-343, 99-344, 99-345, 99-346, 99-347, 99-348, 99-349, 99-350, 99-351, 99-352, 99-353, 99-354, 99-355, 99-356, 99-357, 99-358, 99-359, 99-360, 99-361, 99-362, 99-363, 99-364, 99-365, 99-366, 99-367, 99-368, 99-369, 99-370, 99-371, 99-372, 99-373, 99-374, 99-375, 99-376, 99-377, 99-378, 99-379, 99-380, 99-381, 99-382, 99-383, 99-384, 99-385, 99-386, 99-387, 99-388, 99-389, 99-390, 99-391, 99-392, 99-393, 99-394, 99-395, 99-396, 99-397, 99-398, 99-399, 99-400, 99-401, 99-402, 99-403, 99-404, 99-405, 99-406, 99-407, 99-408, 99-409, 99-410, 99-411, 99-412, 99-413, 99-414, 99-415, 99-416, 99-417, 99-418, 99-419, 99-420, 99-421, 99-422, 99-423, 99-424, 99-425, 99-426, 99-427, 99-428, 99-429, 99-430, 99-431, 99-432, 99-433, 99-434, 99-435, 99-436, 99-437, 99-438, 99-439, 99-440, 99-441, 99-442, 99-443, 99-444, 99-445, 99-446, 99-447, 99-448, 99-449, 99-450, 99-451, 99-452, 99-453, 99-454, 99-455, 99-456, 99-457, 99-458, 99-459, 99-460, 99-461, 99-462, 99-463, 99-464, 99-465, 99-466, 99-467, 99-468, 99-469, 99-470, 99-471, 99-472, 99-473, 99-474, 99-475, 99-476, 99-477, 99-478, 99-479, 99-480, 99-481, 99-482, 99-483, 99-484, 99-485, 99-486, 99-487, 99-488, 99-489, 99-490, 99-491, 99-492, 99-493, 99-494, 99-495, 99-496, 99-497, 99-498, 99-499, 99-500, 99-501, 99-502, 99-503, 99-504, 99-505, 99-506, 99-507, 99-508, 99-509, 99-510, 99-511, 99-512, 99-513, 99-514, 99-515, 99-516, 99-517, 99-518, 99-519, 99-5

336 Pearl St.

Petitioner

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

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

KIM WALKER-CHIN
336 PEARL STREET
CAMBRIDGE, MA 02139

98-12
ADAMS, RONALD L. & JULIA E. HALPRIN
11 ROCKINGHAM ST.
CAMBRIDGE, MA 02139

98-13
CRAVEN, JULIE R.
15 ROCKINGHAM ST.
CAMBRIDGE, MA 02139

BOYES-WATSON ARCHITECTS
C/O STEPHEN HISERODT
30 BOW STREET
SOMERVILLE, MA

98-62
FERRANTE, PAMELA D.,
TRUSTEE THE FERRANTE REV TRUST
106 HENRY ST
CAMBRIDGE, MA 02139

98-63
WYMELENBERG, SUZANNE
9 ROCKINGHAM ST
CAMBRIDGE, MA 02139

98-87
HARKAVY, BRAD & ANN MARIE MADOR
120-122 HENRY ST
CAMBRIDGE, MA 02139

98-88
BRYANT, BARBARA M.
116 HENRY ST
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

99-75
WINTNER, THOMAS H. & SUZANNE R. WINTNER
3 GLENWOOD AVE
CAMBRIDGE, MA 02139

99-75
GARLAND, JEFFREY A. & ASTRID C. WERNER
333 PEARL ST
CAMBRIDGE, MA 02139

98-9
ZIEGLER-CHAMBLEE, LISA &
MARCUS C. CHAMBLEE
110-112 HENRY ST., #110
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