



**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

**34 Pearl St LLC, a Massachusetts limited liability company, with a business address of 667 Somerville Avenue, Somerville, Massachusetts**

**(OWNER)**

**Address: 34 Pearl Street, Cambridge, Massachusetts 02139**

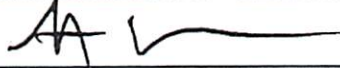
state that **34 PEARL ST LLC** owns the property located at **34 Pearl Street, Cambridge, Massachusetts** which is the subject of this zoning application.

The record title of this property is in the name of **34 Pearl St LLC, a Massachusetts limited liability company**

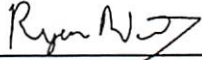
pursuant to a deed dated **June 27, 2022** and duly recorded on **July 26, 2022**, in the Middlesex South County Registry of Deeds at Book **80483**, Page **573**.

[Signature appears on the following page.]

34 PEARL ST LLC,  
a Massachusetts limited liability company



By: Matthew Moore  
Its: A Manager  
Duly Authorized



By: Ryan Wittig  
Its: A Manager  
Duly Authorized

-----  
Commonwealth of Massachusetts

COUNTY: Middlesex County, ss.

On this 27<sup>th</sup> day of October, 2022, before me, the undersigned notary public, personally appeared the above named **Matthew Moore, a Manager of 34 Pearl St LLC**, proved to me through satisfactory evidence of identification which was ✓ a driver's license or \_\_\_\_\_ (form of photo identification) to be the same person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as a Manager of 34 Pearl St LLC on behalf of said company.

  
Notary Public:

Commission Expires: 11/27/23

Commonwealth of Massachusetts

COUNTY: Middlesex County, ss.

On this 27<sup>th</sup> day of October, 2022, before me, the undersigned notary public, personally appeared the above named **Ryan Wittig, a Manager of 34 Pearl St LLC**, proved to me through satisfactory evidence of identification which was ✓ a driver's license or \_\_\_\_\_ (form of photo identification) to be the same person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as a Manager of 34 Pearl St LLC on behalf of said company.

  
Notary Public:

Commission Expires: 11/27/23

## **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 Petitioner seeks to substantially renovate this preexisting, nonconforming single-family rowhouse and to convert to a two-family dwelling. The building is presently in an extremely dilapidated condition requiring complete gut rehabilitation. The proposed improvements to the building include the construction of bedrooms in the basement, which requires the addition of a new code-compliant egress window and window well at the front of the building, within the front setback, new casement windows on the left-side rear of the building, within the left side setback, and changes to the average grade in order to create safe egress at the left-side rear of the building. Additional improvements include a second-floor rear deck to provide dedicated open space for the upstairs apartment and new skylights (within side setbacks) that will provide much-needed light to the upper story.

The proposed renovations and conversion to a two-family dwelling comply in almost all respects with zoning requirements for the district (C-2A; Central Square Overlay). The only elements requiring variance relief include:

1. A new egress window well located within the front setback; and
2. A second-floor rear deck located within the side setbacks

A literal enforcement of the ordinance would prohibit the Petitioners from making the necessary improvements to the basement/lower level to allow for bedrooms to be located at this level, which is necessary to the project. Additionally, such enforcement would prohibit the construction of a modestly sized rear deck that will provide future residents with the benefit of private open space on this severely constrained lot. Such results would impose substantial hardship, both financial and otherwise, prohibiting the Petitioners from making desirable improvements to this Property that is in need of a costly, gut renovation, and would preclude them from being able to convert the Property's use to a two-family dwelling, as is otherwise permitted and encouraged under the zoning regulations for this district.

**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:

The hardships described herein are owing to the unique circumstances that arise due to the undersized and narrow lot, the rowhouse situated in the middle of a block with zero lot lines on each side, the topography of the lot that slopes down at the rear, and finally the fact of the building having been constructed prior to modern zoning requirements.

**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:

A variance may be granted without detriment to the public good. The proposed front window well will have no negative impacts on the public. The front stoop and stairs already extend to the sidewalk and there is no usable front yard space. The window well will be unobtrusive and consistent with conditions seen throughout the densely built neighborhood. The proposed rear deck is modestly sized and looks out on a parking area, and thus should not be detrimental to neighboring uses.

There will be no impacts to the district in terms of street congestion or parking as a result of the requested changes. Even before the recent amendment to the Ordinance, parking would not have been required under Section 20.304.6.3.a since the uses are contained within a structure built before 1940. Moreover, the Property is located on several bus routes and within a 5-minute walk to the Central Square MBTA Red Line Station, meaning that future residents will have many transit alternatives to owning a vehicle.

In granting the variance, the Board will allow for the Petitioners to proceed with plans to improve the Property and add to the available housing stock in the City for the benefit of the community.

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

Consistent with the stated intent and purpose of the Ordinance, as detailed in Section 1.30 of Article 1.000 Preamble of the Zoning ordinance as well as M.G.L. Ch. 40A Zoning Section 10 Variances, the proposed project will:

1. Encourage the rational use of land throughout the city, including the encouragement of appropriate economic development;
2. Create quality housing within close proximity to public transportation, for the benefit of the Property, the neighborhood and the City;
3. Not substantially impact the abutters, the established neighborhood character of this residential block of Central Square, nor cause congestion hazard, or negative impacts in terms of traffic or patterns of access or egress;
4. Not result in use or activity not otherwise permitted in the Ordinance;
5. Not result in negative impacts listed in the Section 1.3 regarding traffic, population density, blight and pollution; and
6. Encourage the preservation of and reuse of preexisting structures.

**\*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 34 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:**

With the granting of variance relief requested herein, the project will otherwise comply with the dimensional and other requirements of the Ordinance, and meet the requirements for a special permit under Section 8.22.2.c to allow for new, modified and/or enlarged windows, doors and/or skylights on exterior walls of the nonconforming structure located within the side or rear yard setbacks (that would not otherwise be allowed under Section 8.22.1.d), where such new, modified and/or enlarged openings will not be detrimental to abutters or the district.

**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 project meets the general special permit criteria in that it will not substantially impact the established neighborhood character, nor cause congestion hazard, or negative impacts in terms of traffic generated or patterns of access or egress. The changes proposed are consistent with a modest change to a preexisting nonconforming structure that will bring the Property's uses into conformity with neighboring multi-family residential uses. There will be no change to access or egress patterns. Parking is not required; moreover, the Property is located on several bus routes and within a 5-minute walk to the Central Square MBTA Red Line Station.

The new windows proposed for the basement, on the left-rear wall of the building will be largely unseen by any neighbors and are necessary to allow adequate light, air, and egress for the improved basement living areas. The skylights (technically located within setbacks) on the roof of the building will have no impact on neighbors, as they are flat to the roof and will not be visible to abutters.

**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 or development of adjacent uses will not be adversely affected by this project; nor will the project impair the adjacent rowhouses. The Petitioners have outreached to their immediate abutters to begin discussions of how best to take care of the neighboring structures during and after construction. In fact, the currently dilapidated condition of the building has been a nuisance and has caused actual damage to the neighboring buildings. The proposed renovation and conversion will be a welcome improvement benefiting the abutting properties and the neighborhood.

**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:**

No nuisance or hazard will be created by the granting of the requested special permit relief, for the reasons described above. The proposal is in keeping with the residential development and density and nature of uses envisioned for the neighborhood.

**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:**

No nuisance or hazard will be created by the granting of the requested special permit relief, for the reasons described above. The proposal is in keeping with the residential development and density and nature of uses envisioned for 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:** 34 Pearl St LLC

**Present Use/Occupancy:** Single-family (attached)

**Location:** 34 Pearl St., Cambridge, MA

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

**Phone:** 617-543-7009

**Requested Use/Occupancy:** Two-family (attached)

		<b>Existing Conditions</b>	<b>Requested Conditions</b>	<b>Ordinance Requirements</b>	
<b>TOTAL GROSS FLOOR AREA:</b>		2,995	3,022	3,190	(max.)
<b>LOT AREA:</b>		1,595	1,595	5,000	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		1.88	1.89	2.00	
<b>LOT AREA OF EACH DWELLING UNIT</b>		1,595	797.50	300	
<b>SIZE OF LOT:</b>	WIDTH	19.9	19.9	50.0	
	DEPTH	85.0	85.0	--	
<b>SETBACKS IN FEET:</b>	FRONT	5.8 (window well)/ 0 (stairs)	1.8 (window well)/ 0 (stairs)	8.3	
	REAR	17.4	17.4	20.0	
	LEFT SIDE	0	0	7.5	
	RIGHT SIDE	0	0	7.5	
<b>SIZE OF BUILDING:</b>	HEIGHT	40.1	40.9	45.0	
	WIDTH	55.2	55.2	--	
	LENGTH	19.9 (front)/ 13.3 (rear)	19.9 (front)/ 13.3 (rear)	--	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		0.32/ 0.22 (conforming to 15x15)	0.32/ 0.22 (conforming to 15x15)	0.30/ 0.15 (conforming to 15x15)	
<b>NO. OF DWELLING UNITS:</b>		1	2	5	
<b>NO. OF PARKING SPACES:</b>		0	0	0	
<b>NO. OF LOADING AREAS:</b>		0	0	0	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		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'.



# 34 PEARL ST

34 PEARL ST. CAMBRIDGE, MA 02139



**BALANCE ARCHITECTS**  
617.991.0269 | www.balance-architects.com  
197 8th Street, Suite 2000, Boston, MA 02129

PROJECT NAME:  
**34 PEARL ST**

CLIENT:  
KINVARA CAPITAL  
PROJECT ADDRESS:  
34 PEARL ST. CAMBRIDGE, MA 02139

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No.	Description	Date



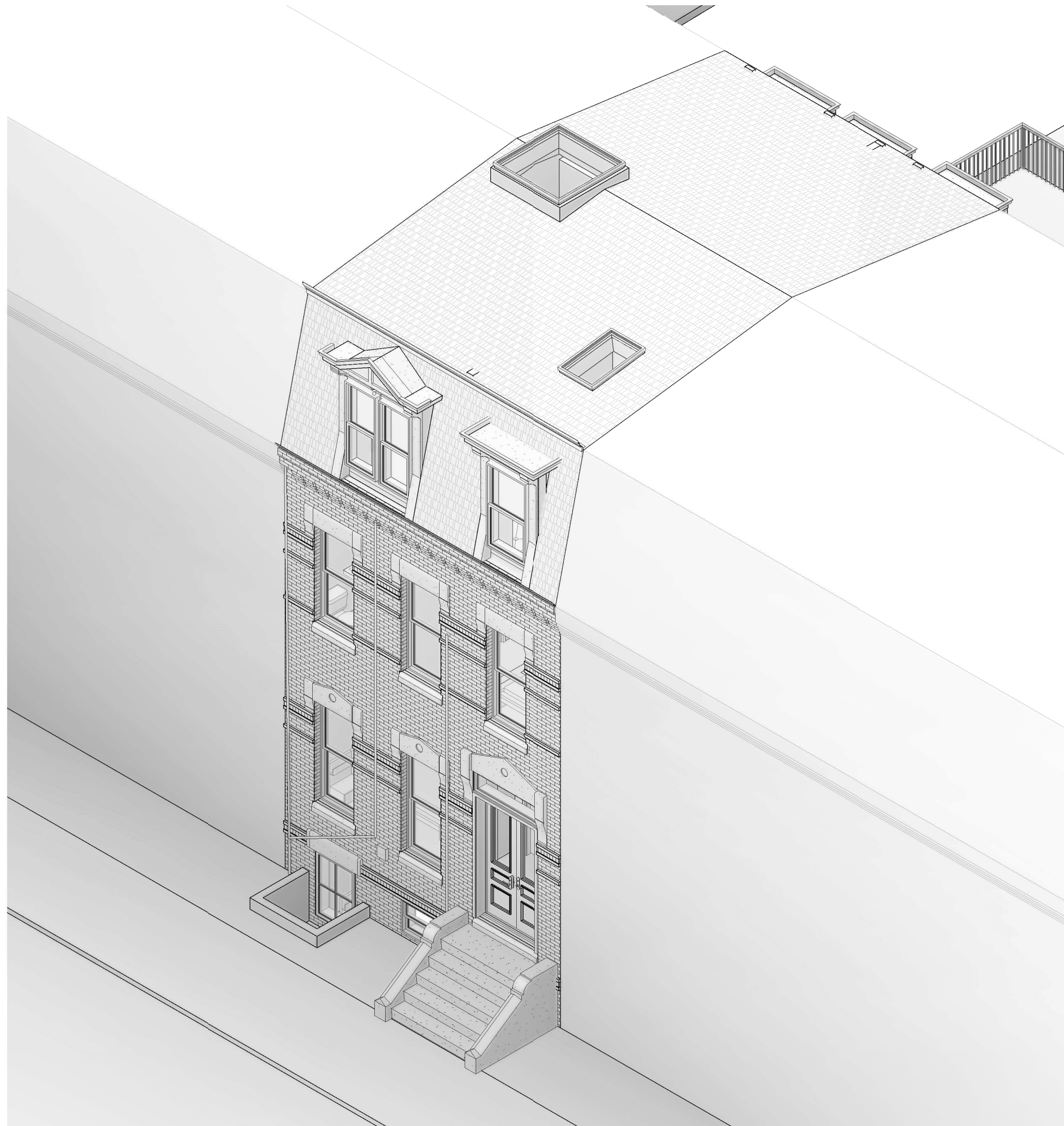
STAMP:

**PRELIMINARY**

Project number	22.015
Date	2022.10.19
Drawn by	EK
Checked by	PS
Scale	As indicated

COVER

**A-0.0**



**2** AXON

**SYMBOL LEGEND**

	DOOR TO BE REMOVED		NEW MILLWORK
	WALL TO BE REMOVED		DOOR TAG
	EXISTING WALL		ROOM TAG
	NEW WALL		WINDOW TAG
	EXISTING DOOR		
	NEW DOOR		
	DOOR TAG		

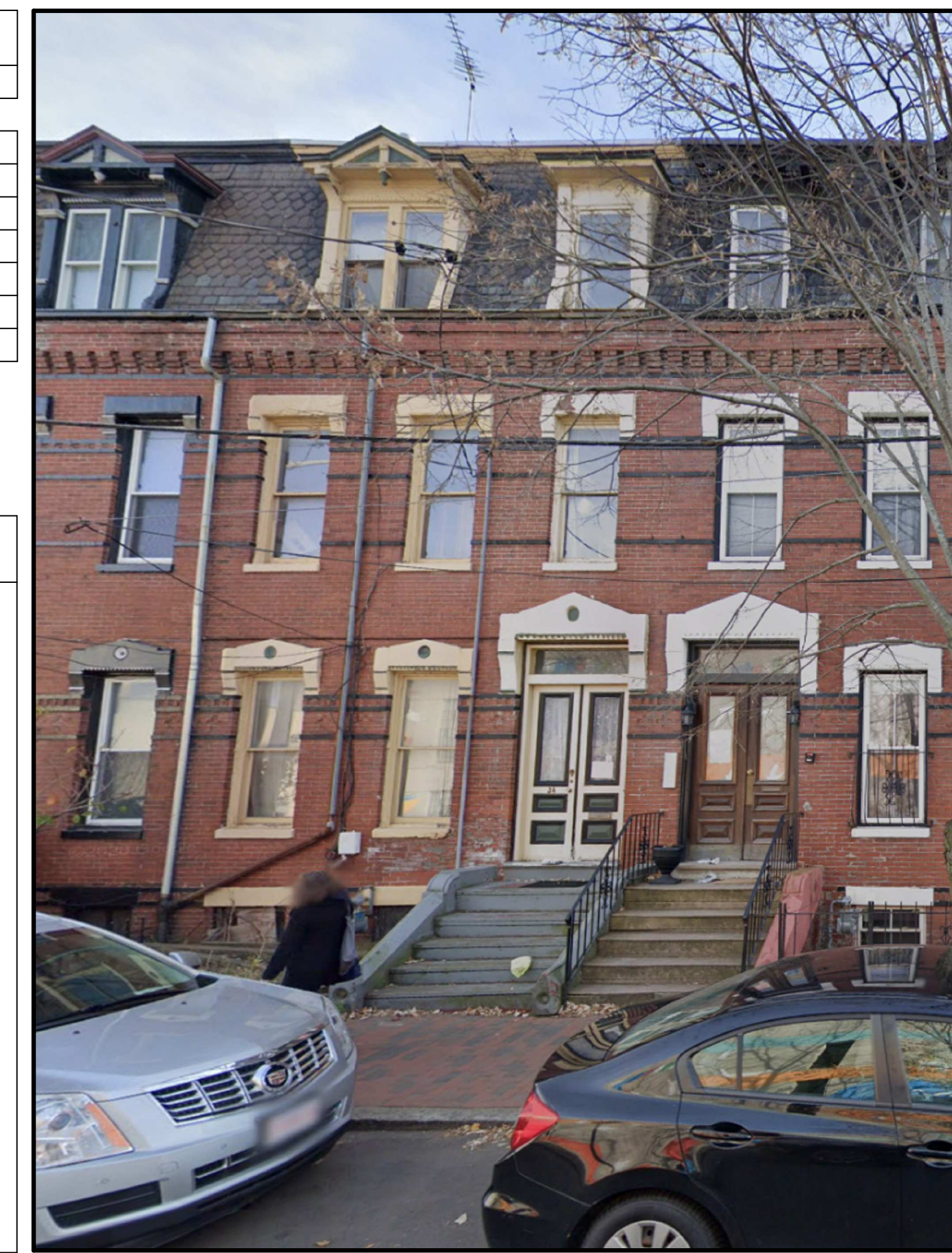


LOCUS MAP.

SHEET LIST	
Sheet Number	Sheet Name
A-0.0	COVER
A-0.1	ZONING ANALYSIS
A-0.2	FAR PLANS
A-1.0	FLOOR PLANS
A-2.0	EXTERIOR ELEVATIONS
D-1.0	DEMOLITION PLAN
D-2.0	DEMOLITION ELEVATIONS

## GENERAL NOTES

- IF DRAWINGS ARE LESS THAN 24" x 36" IT IS A REDUCED DRAWING. NUMERIC SCALE MUST BE REDUCED ACCORDINGLY.
- THE WORK DELINEATED IN THESE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS SHALL CONFORM TO ALL CODES, STANDARDS, & REGULATIONS THAT HAVE JURISDICTION IN THE STATE OF MASSACHUSETTS AND THE TOWN OF (CAMBRIDGE).
- ALL REQUIREMENTS & REGULATIONS PERTAINING TO THE HANDICAPPED & OSHA REGULATIONS MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY & SEPARATELY IN EITHER THE DRAWINGS OR THE SPECIFICATIONS. CONTRACTOR SHALL NOTE ANY SUCH DEFICIENCIES & INCORPORATE SAME IN THE ORIGINAL SUBMISSION AND BID.
- THE FOLLOWING GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED & SPECIFIED.
- PRIOR TO INSPECTION OF THE EXISTING FACILITY, THE CONTRACTOR MUST RECEIVE PERMISSION FOR SITE ACCESS FROM THE OWNER OR THE DESIGNATED REPRESENTATIVE.
- VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO SUBMISSION OF BIDS OR PRICES. COMPARE ARCHITECTURAL DRAWINGS WITH MECHANICAL AND ELECTRICAL CONDITIONS. ANY VARIATIONS OR DISCREPANCIES ARE TO BE REPORTED TO THE CONSTRUCTION MANAGER AND/OR BALANCE ARCHITECTS. SUBMIT ALL NECESSARY SHOP DRAWINGS PRIOR TO FABRICATION FOR APPROVAL BY BALANCE ARCHITECTS. DO NOT SCALE FROM THESE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS OR NOTES AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING FOR CLARIFICATION BEFORE COMMENCEMENT OR CONTINUATION OF WORK.
- THE ARCHITECT SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO AN EXISTING STRUCTURAL PORTION OF ANY BUILDING IS EITHER EXPEDITED OR NECESSARY. REINFORCEMENT AND/OR SUPPORT SATISFACTORY TO ARCHITECT & STRUCTURAL ENGINEER SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO CUTTING INTO STRUCTURAL PORTIONS OF ANY BUILDING.
- WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE CORRECTIONS AND/OR CONNECTION, A MINIMUM OF 48 HOURS ADVANCE NOTICE SHALL BE GIVEN TO THE OWNER. INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK AT HAND & SHALL BE APPROVED IN ADVANCE BY THE OWNER.
- SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY & COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS AND PROPERTY, & FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEWS ARE NOT INTENDED TO INCLUDE REVIEW OF THE CONTRACTOR'S SAFETY MEASURES.
- FIRE RATING REQUIREMENTS ARE TO COMPLY WITH THE GOVERNING CODES.
- CONSTRUCTION OPERATIONS ARE NOT TO BLOCK ANY MEANS OF EGRESS.
- ALL OF THE WORK SHOWN ON THE DRAWINGS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS SPECIFICALLY NOTED.
- THE CONTRACTOR SHALL PROTECT ALL FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION & SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTORS TO THE SATISFACTION OF THE OWNER & ARCHITECT.





**PROPOSED BASEMENT FAR CALCULATIONS**

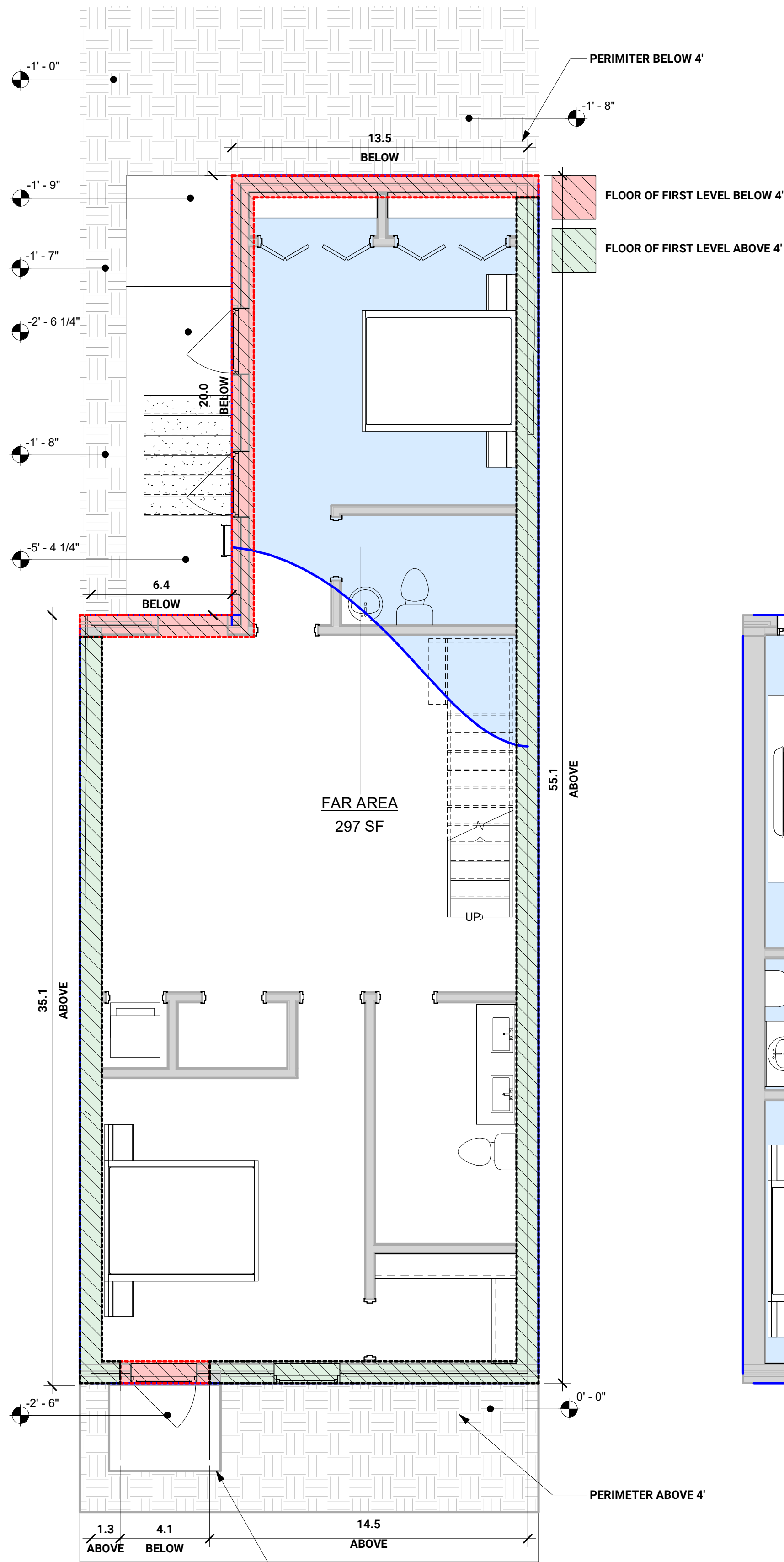
TOTAL PERIMETER - 150 FT.  
 TOTAL PERIMETER OF 1ST FLOOR BELOW 4 FEET - 44 FT.  
 TOTAL PERIMETER OF 1ST FLOOR ABOVE 4 FEET - 106 FT.

FAR INCLUDED IN BASEMENT - 29.3% (297 SF)

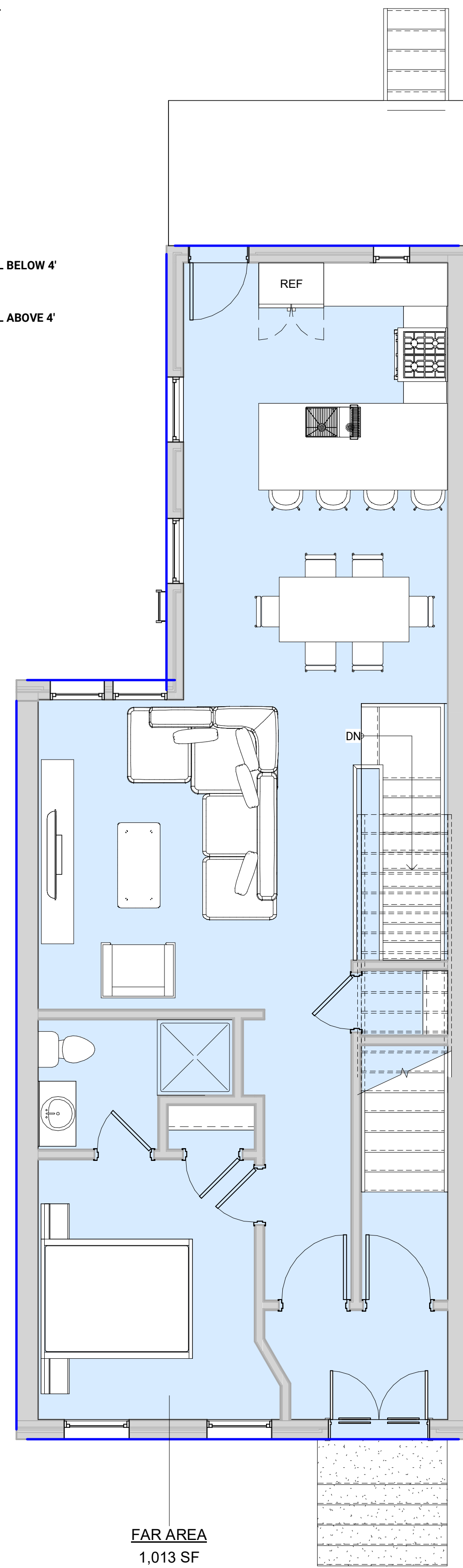
**EXISTING BASEMENT FAR CALCULATIONS**

TOTAL PERIMETER - 150 FT.  
 TOTAL PERIMETER OF 1ST FLOOR BELOW 4 FEET - 39.9 FT.  
 TOTAL PERIMETER OF 1ST FLOOR ABOVE 4 FEET - 106 FT.

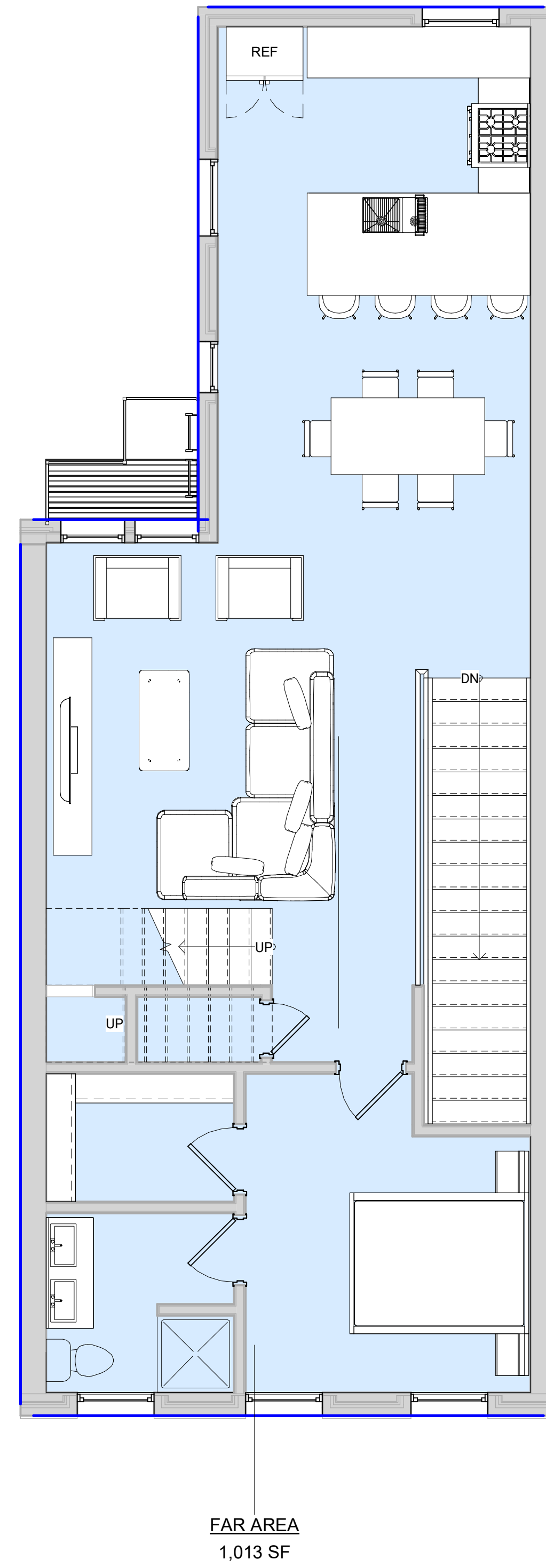
FAR INCLUDED IN BASEMENT - 26.6% (269 SF)



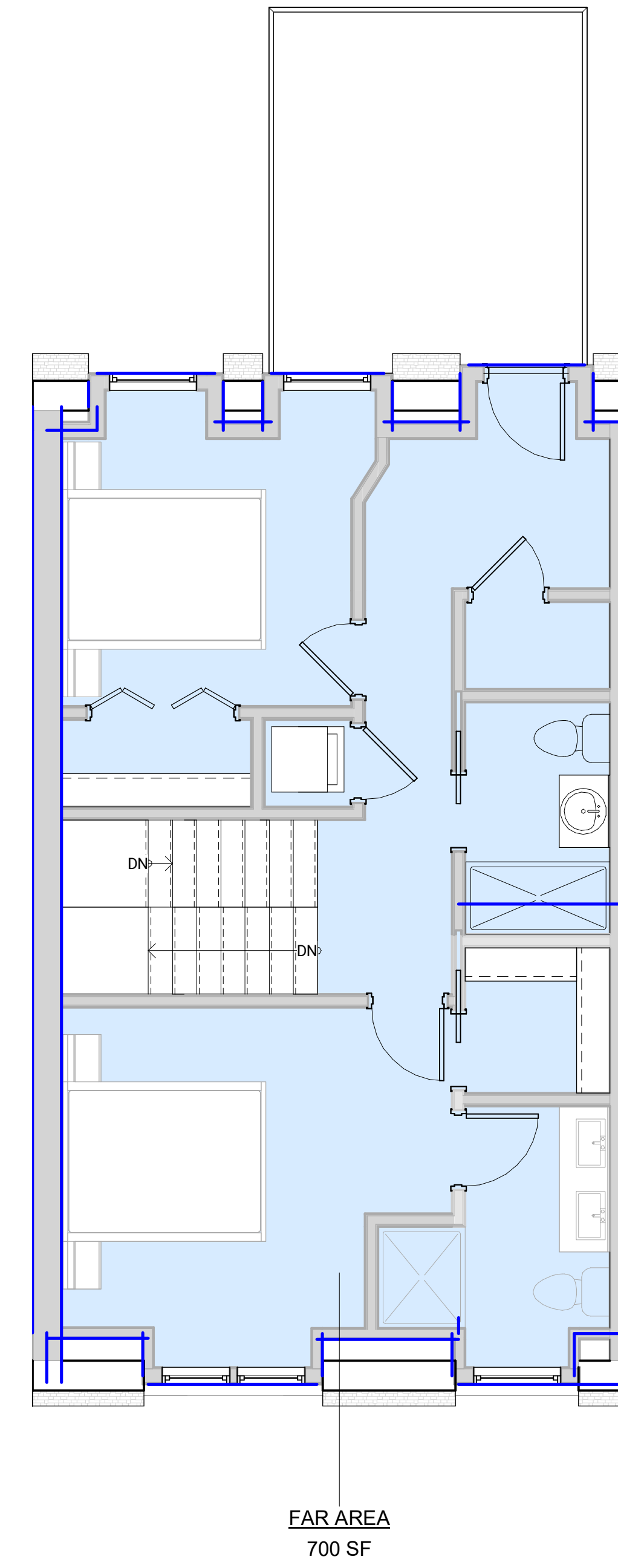
**1** 00 BASEMENT FLOOR  
 1/4" = 1'-0"



**2** 01 FIRST FLOOR  
 1/4" = 1'-0"



**3** 02 SECOND FLOOR  
 1/4" = 1'-0"



**4** 03 THIRD FLOOR  
 1/4" = 1'-0"

Area Schedule (Gross Building)		
Level	Area	FAR
00 BASEMENT FLOOR	297 SF	0.19
01 FIRST FLOOR	1,013 SF	0.63
02 SECOND FLOOR	1,013 SF	0.63
03 THIRD FLOOR	700 SF	0.44
	3,022 SF	1.89



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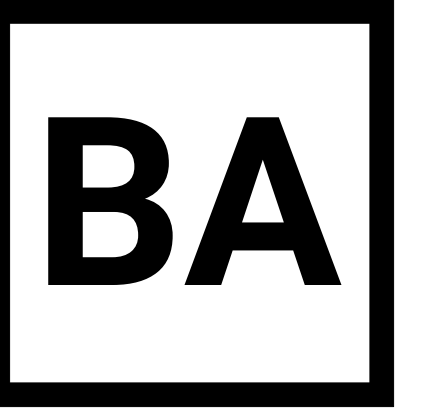


STAMP:  
**PRELIMINARY**

Project number 22.015  
 Date 2022.10.19  
 Drawn by EK  
 Checked by PS  
 Scale 1/4" = 1'-0"

**FAR PLANS**  
**A-0.2**





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Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

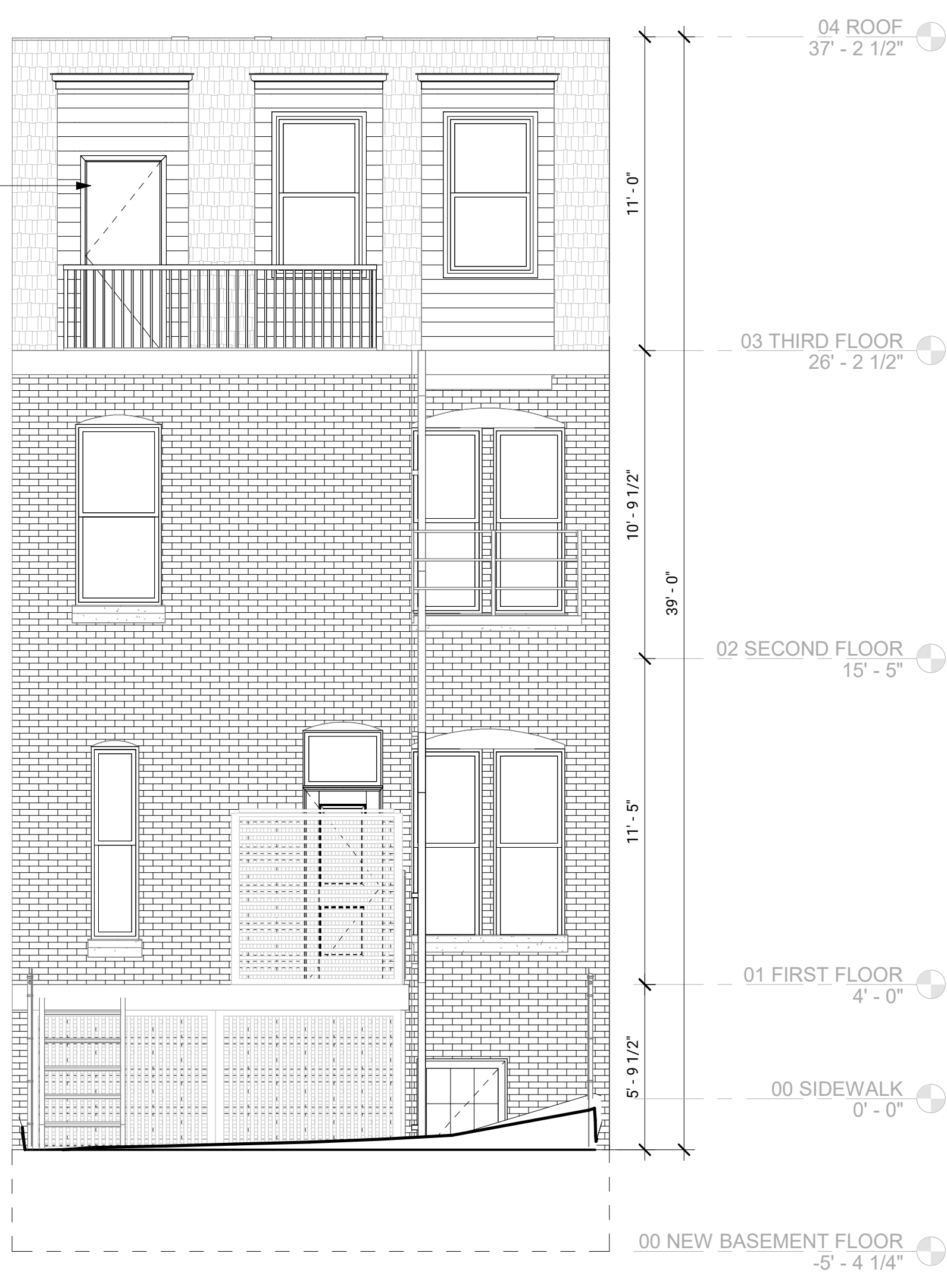
**EXTERIOR ELEVATIONS**

**A-2.0**

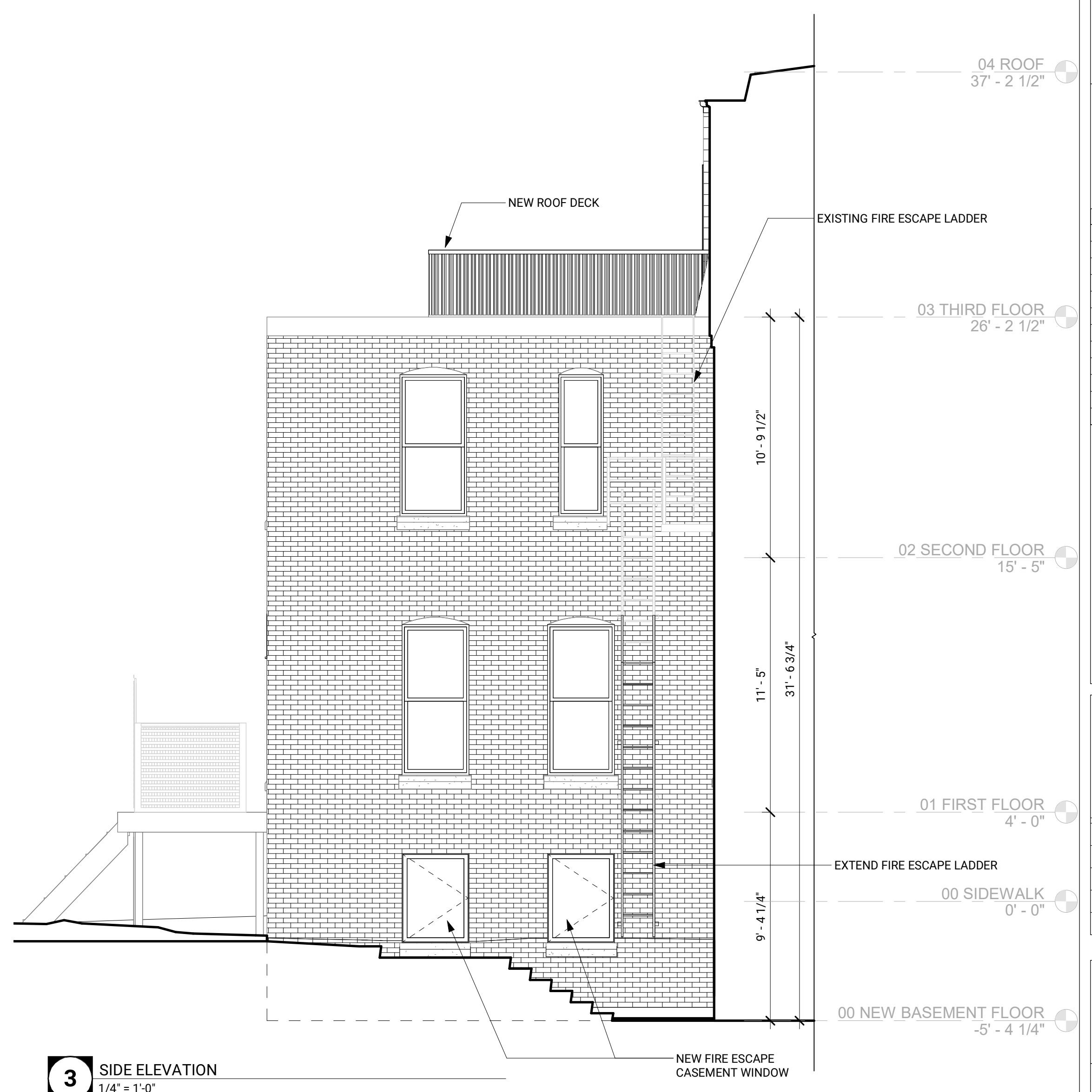
**GENERAL NOTES:**  
 1. REPLACE ALL EXISTING WINDOWS



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

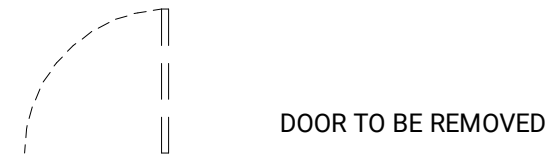


**2 REAR ELEVATION**  
 1/4" = 1'-0"



**3 SIDE ELEVATION**  
 1/4" = 1'-0"



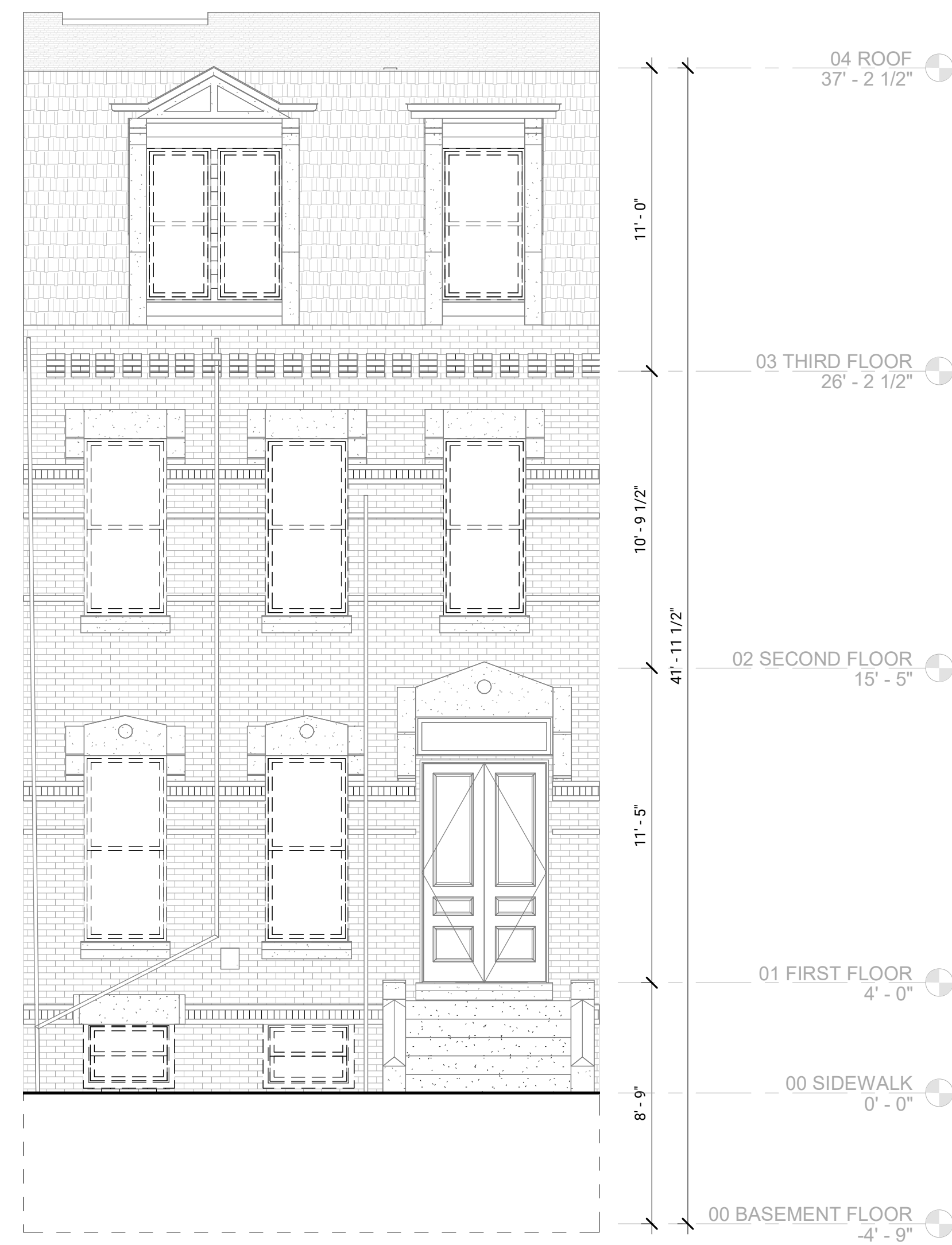


DOOR TO BE REMOVED

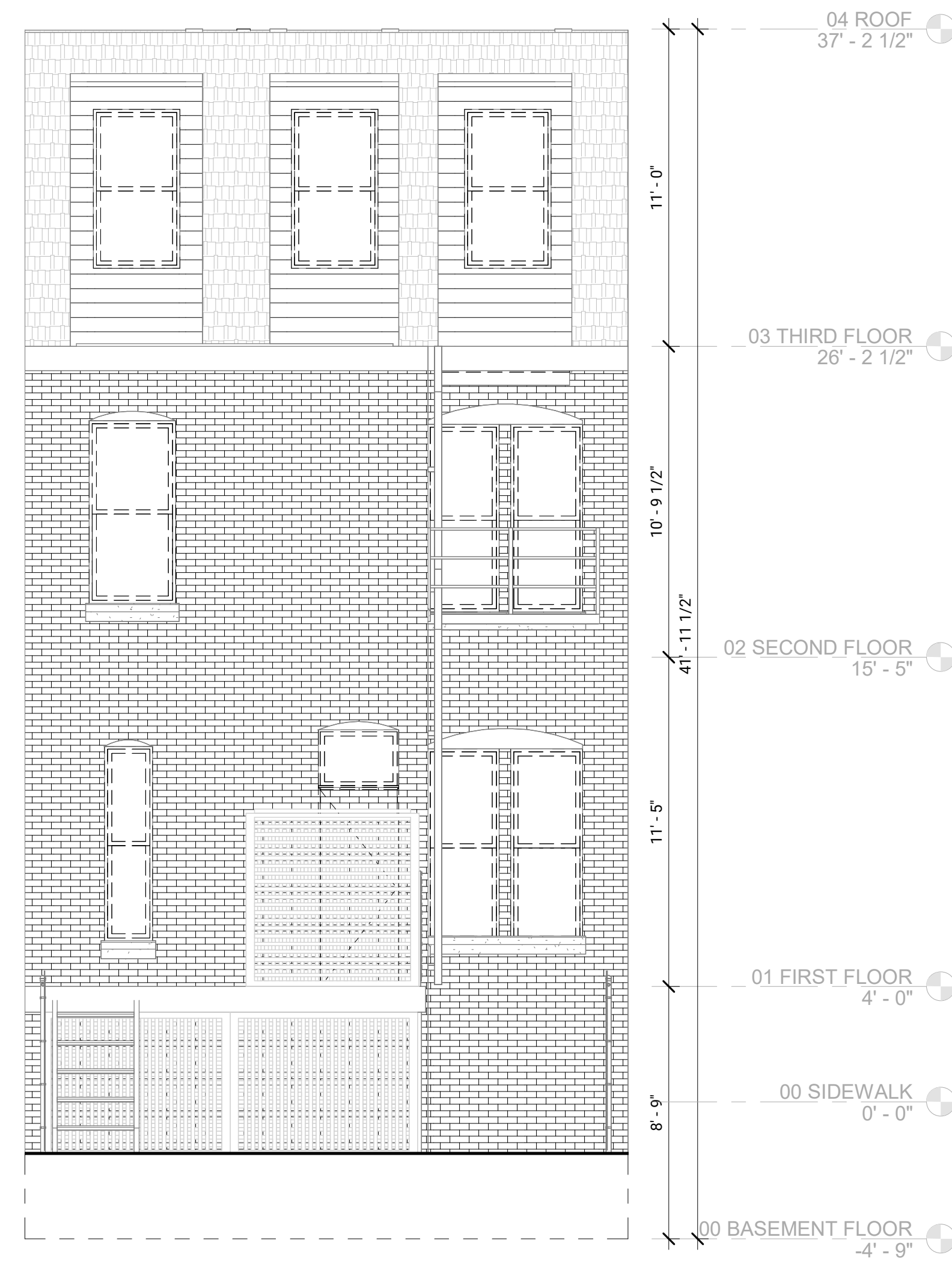


WALL TO BE REMOVED

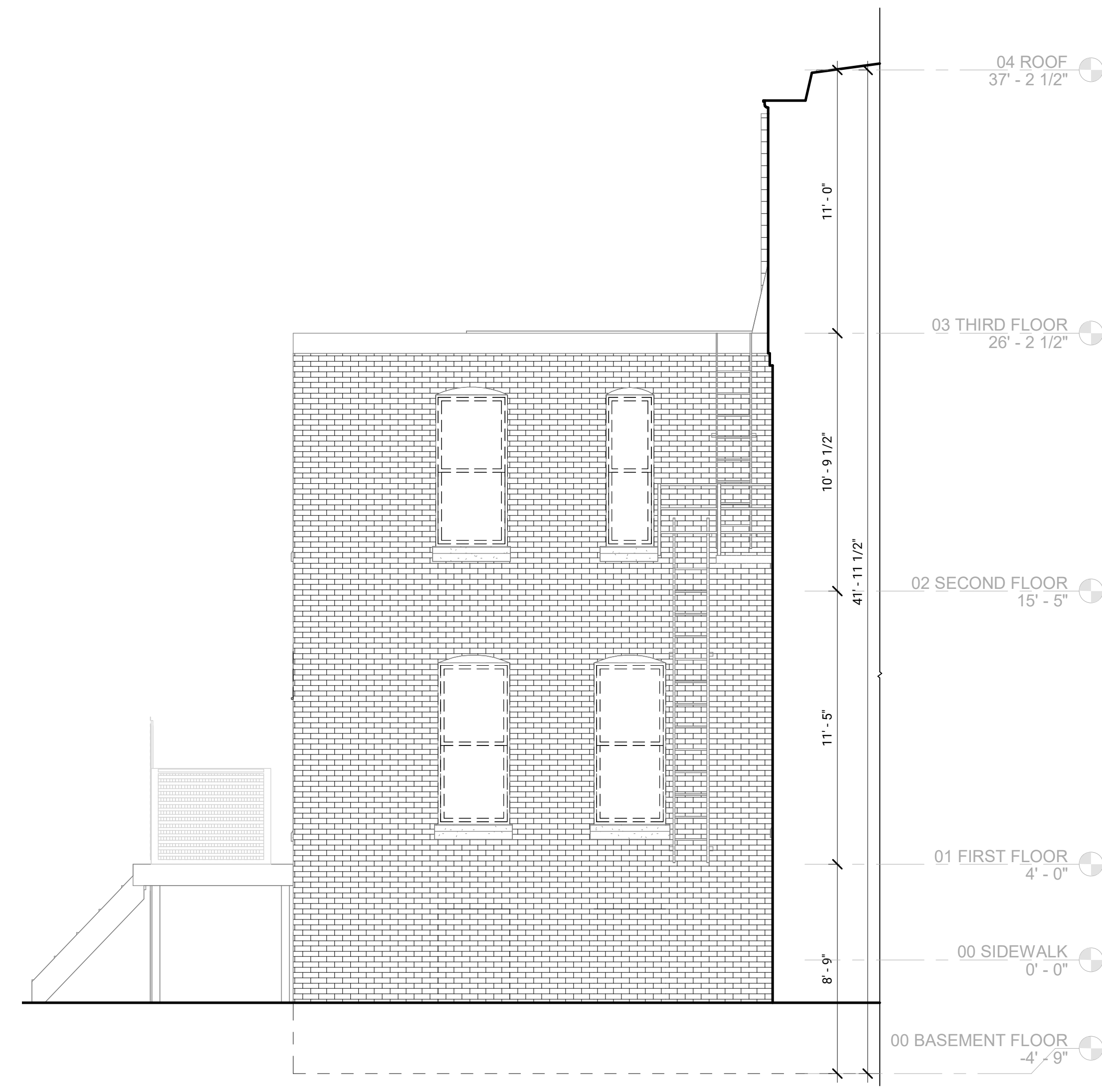
**DEMO LEGEND**  
1/4" = 1'-0"



**1** FRONT ELEVATION DEMOLITION  
1/4" = 1'-0"

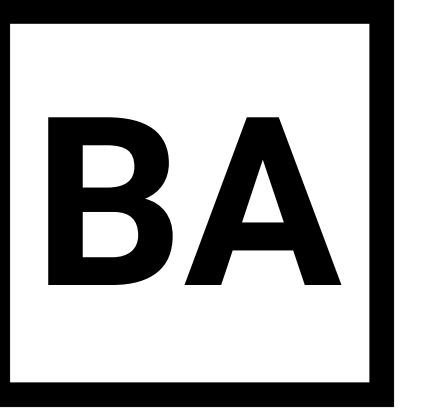


**2** REAR ELEVATION DEMOLITION  
1/4" = 1'-0"



**3** SIDE ELEVATION DEMOLITION  
1/4" = 1'-0"

\* REMOVE ALL EXISTING WINDOWS \*



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Date	2022.10.19
Drawn by	EK
Checked by	PS
Scale	1/4" = 1'-0"

**DEMOLITION ELEVATIONS**

**D-2.0**



34





PEARL ST  
GREEN ST

ONE WAY

PARKING PERMIT ONLY







