

FRANK SHIRLEY
ARCHITECTS

48 PEARL STREET
VOLUME 1

June 3, 2021

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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 48 Pearl Street, Cambridge, MA 02139
Zoning District: C-2A, Central Square Overlay District
Applicant Name: Jonathan Miller, Frank Shirley Architects
Applicant Address: 40 Pearl Street, Cambridge, MA 02139
Contact Information: 617-547-3355 jmiller@frankshirleyarchi
Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

- Special Permit for expansion of connector within side yard setback per Section 20.304.4 (1)
- Special Permit for replacement head-house within side yard setback per Section 20.304.4 (1)
- Special Permit for height of replacement head-house per Section 20.304.2 (2) (a)
- Special Permit for reduced open space per Section 20.304.4 (2)

List all submitted materials (include document titles and volume numbers where applicable) below.

- Dimensional Form
- Plot Plan
- Proposal by Architect including: As-built and Proposed Plans and Elevations, Existing Conditions Images, and View Studies including Proposed Views
- GIS and Zoning Maps
- Community Meeting Report

Signature of Applicant: 

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

OWNERSHIP CERTIFICATE

Project Address: 48 Pearl Street

Application Date:

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Jonathan Miller, Frank Shirley Architects
at the following address: 40 Pearl Street
to apply for a special permit for: Setback, Open Space, Building Height
on premises located at: 48 Pearl Street
for which the record title stands in the name of: Lauren Reznick and Eric Nielsen
whose address is: 345 W. Broadway, Unit 6, Boston, 02127

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex S₁ Book: 75844 Page: 299

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

Lauren Reznick
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Suffolk

The above named Lauren Reznick personally appeared before me,

on the month, day and year May 21st 2021 and made oath that the above statement is true.

Notary: _____

Jennifer Yufeng Zhang
JENNIFER YUFENG ZHANG
Notary Public
Commonwealth of Massachusetts
My Commission Expires June 22, 2023

My Commission expires: _____

48 PEARL STREET – SPECIAL PERMIT PROPOSAL
PROJECT DESCRIPTION

The owners at 48 Pearl Street propose to renovate the existing structure as follows:

- Expand the existing connector between the main single-family row-house and garage towards Franklin street and increase its height to allow access to the basement, first floor, and garage from the connector structure.
- Replace the existing head-house on the roof, which houses the access stair to the roof deck, with a new head-house in order to construct a safer access stair. No changes to the roof deck are proposed. The replacement head-house will be in a similar location as the existing, illustrated in the attached documents.

These proposed changes are illustrated in the attached plans, elevations, and renderings.

The property is located at the corner of Franklin and Pearl Street, both of which have a sidewalk of approximately 7'. The property is listed on the National Register and is a contributing building per section 20.303.3 of the zoning ordinance. The owners wish to keep the use of the structure as a single-family residence.

The proposal meets the standards outlined in section 20.305 in the following ways:

- Improving the physical environment by improving the safety and usability of the property.
- Improving the visual environment by repairing rot and other disrepair, and providing aesthetically pleasing changes to portions of the existing building.
- Maintaining the integrity and beauty of the existing building while updating it for safe and modern use.
- By maintaining the general form and character of the existing building, the character of the National Register block of rowhouses is maintained.
- Parking remains screened in the existing garage.

The proposal meets the criteria set forth in section 10.40 by not causing any adverse effect on the surrounding neighborhood. The improved structure will promote the continued residential use of the existing structure in a safer and more useful manner, and necessary repairs to the exterior will improve the aesthetic character of the immediate neighborhood.

DIMENSIONAL FORM

Project Address: 48 Pearl St, Cambridge, MA 02139 **Application Date:** June 3, 2021

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	1,500 SF	5,000 SF	1,500 SF	
Lot Width (ft)	20.0' / 75.0'	50.0'	20.0' / 75.0'	
Total Gross Floor Area (sq ft)	2,856 SF	3,000 SF	2,854 SF	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	N/A	N/A	N/A	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio	1.9	2.0	1.9	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	N/A	N/A	N/A	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Dwelling Units	1	1	1	
Base Units	N/A	N/A	N/A	
Inclusionary Bonus Units	N/A	N/A	N/A	
Base Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Total Lot Area / Unit (sq ft)	1,500 SF	300 SF	1,500 SF	
Building Height(s) (ft)	47.1'	45'	48.2'	
Front Yard Setback (ft)	7.9'	10'	7.9'	
Side Yard Setback (ft)	0.2'	10'	0.2'	
Side Yard Setback (ft)	-0.7'	7.5'	-0.7' / 0.0'	
Rear Yard Setback (ft)	4.8'	5.9'	4.8'	
Open Space (% of Lot Area)	13.8%	30%	13.6%	
Private Open Space	0 %	15%	0%	
Permeable Open Space	13.8%	15%	13.6%	
Other Open Space (Specify)	N/A	N/A	N/A	
Off-Street Parking Spaces	2	2	2	
Long-Term Bicycle Parking	N/A	N/A	N/A	
Short-Term Bicycle Parking	N/A	N/A	N/A	
Loading Bays	N/A	N/A	N/A	

Use space below and/or attached pages for additional notes:

48 Pearl Street Special Permit Community Engagement Report (Page 1)

Advertisement & Outreach:

A Zoom Community Meeting was scheduled for April 29, 2021 at 6:00pm and was publicly advertised for two weeks on the Cambridge CDD website. Notices were mailed to abutters from the city-generated abutter list in flyer form and hand-delivered to rented apartments in the immediate vicinity. Direct abutters on two sides were reached out to personally by the property owner (46 Pearl Street & 203 Franklin Street - both expressed support for the project as described).

Meeting:

The community meeting occurred as scheduled on April 29, 2021 at 6:00pm.

Attendance:

By 6:00pm all attendees were present. The presenter waited an additional few minutes to allow others to join. Attendees listed below:

- Jonathan Miller of Frank Shirley Architects (presenter)
- Lauren Reznick of 48 Pearl Street (homeowner)
- Eric Nielsen of 48 Pearl Street (homeowner)
- Terri Viveiros of 203 Franklin Street (direct abutter)
- Mike West of 203 Franklin Street (direct abutter)
- Shelly Rieman of 199-201 Franklin Street (neighbor)

Presentation:

Jonathan Miller presented the proposal and fielded technical questions regarding the nature of the existing property and the proposed changes from the attendees. The information provided included:

- Locus map locating the property
- Images of the property as it exists today
- Site plan of the existing conditions
- Proposed changes on floor plans
- Elevation renderings of the existing conditions and proposed changes
- Images and comparative rendered views demonstrating visible changes from the street

48 Pearl Street Special Permit Community Engagement Report (Page 2)

Feedback:

During the informational presentation, Terri Viveiros and Shelly Rieman asked several technical questions to better understand the nature of the proposal, which were answered satisfactorily. Additional questions were answered after the informational presentation, which are listed below with responses.

Q (Terri Viveiros - TV): Was the property a single family or multi-family before the current owners purchased it?

A (Homeowners - H): The home was previously a single family.

Q (TV): Do you know if neighboring homes on the block have been divided into multiple units?

A (H): Unknown, but properties are rented to tenants.

TV voiced that she was happy the home will not be rented.

Q (TV): Is the fence along the sidewalk between the main house and the garage remaining?

A (H): A fence will remain in that location, potentially the same or a similar replacement.

TV expressed support for the project as described.

Shelly Rieman welcomed the homeowners to the neighborhood.

No additional information was requested by the attendees.

The meeting ended at 6:26 pm.

FEE SCHEDULE

Project Address: 48 Pearl Street

Application Date: June 3, 2021

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF):	× \$0.10 =
Flood Plain Special Permit	Enter \$1,000.00 if applicable:
Other Special Permit	Enter \$150.00 if no other fee is applicable: \$150.00
TOTAL SPECIAL PERMIT FEE	Enter Larger of the Above Amounts: \$150.00
