



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JAN 26 PM 2:15
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 208880

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: 18 Clinton LP C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, Boston, MA 02108

LOCATION OF PROPERTY: 18 Clinton St., Cambridge, MA

TYPE OF OCCUPANCY: Multi-family (6 units) **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Change in Use/Occupancy/ /New and enlarged windows and doors within side and rear yard setbacks/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Alterations to a preexisting nonconforming multi-family dwelling and conversion to a two-family dwelling, including additions and new window wells within setbacks and an increase in calculated Height.

New and modified windows/doors within setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.3 (Alteration to a Non-Conforming Structure).
- Article: 10.000 Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).
- Article: 8.000 Section: 8.22.2.c & 8.22.1.d (New or modified windows)

Original
Signature(s):

(Petitioner (s) / Owner)

Sarah Like Rhatigan, on behalf of Petitioner

(Print Name)

Address:
Tel. No.

Trilogy Law LLC, 12 Marshall St. Boston MA

617-543-7009

0208

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

18 Clinton LP, a Delaware limited partnership

(OWNER)


Address: with a principal place of business at **18 Clinton Street, Cambridge, MA 02139**

states that **18 Clinton LP, a Delaware limited partnership** owns the property located at **18 Clinton Street, Cambridge, MA 02139** which is the subject of this zoning application.

The record title of this property is in the name of **18 Clinton LP, a Delaware limited partnership** pursuant to a deed dated **July 29, 2021** and duly recorded in the Middlesex South County Registry of Deeds on **August 5, 2021**, at Book **78415**, Page **106**;

18 CLINTON LP,
a Delaware limited partnership

By: **Prithviraj Inc., Its General Partner**

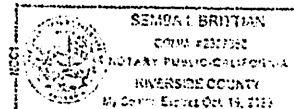
By: 
Name: **Asha Daniere**
Title: **President and Treasurer**

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

STATE OF California, County of Riverside

The above-named **Asha Daniere, President and Treasurer of Prithviraj Inc., General Partner of 18 Clinton LP**, personally appeared before me, this 7th day of ~~November~~, 2022, and made oath that the above statement is true. December

Semba J. Brittan Notary
My commission expires (Notary Seal). 10/19/2023



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

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:

BACKGROUND AND INTRODUCTION:

The property, located in a Residence C-1 District, has for several decades been used as a six-unit apartment building. The building needs substantial updates and improvements. Prior modifications over the decades have resulted in an unusual (and unworkable) interior layout of rooms and an inefficient use of space. The Petitioner wishes to renovate and convert to a two-family home. Originally built in approximately 1856, the property is preexisting, nonconforming as to its use (as a six-unit multi-family) and its dimensional characteristics including the Gross Floor Area/Floor Area Ratio, height, and setbacks (left and rear).

The Petitioner's proposed alterations will improve the property's current nonconformities. A two-family use is conforming to the C-1 District's requirements for lot size per dwelling unit. The proposed total Gross Floor Area (GFA) of 0.74 will comply with maximum Floor Area Ratios (FAR) and the property will continue to comply with Open Space requirements for the District.

Certain modifications (modest additions and new window wells) to portions of the building that are already nonconforming within the setbacks would require a variance, however. Additionally, since the new window wells change the calculation of the average grade around the perimeter of the structure, this results in a technical increase in the calculated Height of the structure (per ISD's interpretations). However, it should be noted that there will be no increase in the height of the structure. Finally, it should also be noted that none of the proposed alterations will create any new nonconformities.

The property was originally constructed as a single-family structure (per Historical Commission records). If the property had not later been modified over the years to its present use as a six-unit building, it would qualify for a special permit under Section 8.22.2.d (for minor alterations to non-conforming two-family structures).

LITERAL ENFORCEMENT WOULD INVOLVE SUBSTANTIAL HARDSHIP REQUIRING VARIANCE:

This mid-19th Century structure is of a unique and unusual shape, due to the modifications that have been made to what was once a main house and rear horse carriage. Floor elevations vary from the front to the rear of the now-combined structure. The rear horse carriage portion of the building sits very close to the left and rear lot lines, meaning that any modifications to this area of the building will require a variance. The aging structure is in disrepair and in need of substantial renovation. The existing use as a six-unit building is not ideal, with the existing relatively small and outdated unit configurations. Necessary renovations will be extremely costly. The modest additions and proposed window wells (to allow for code-compliant and livable space in the basement) are necessary for the financial and practical feasibility of the overall project. The Petitioner would for these reasons face substantial hardship if the Board were to deny a variance. A literal enforcement of the Ordinance in this instance would result in severely constraining the ability of the Petitioner to renovate, improve and modestly expand the existing structure in order to provide for updated, code-compliant, and improved residential units within the existing historic structure.

- 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 hardship described in this application is owing to the following unique circumstances: (a) the oddly-shaped, multiple-level, mid-19th Century historic structure that was originally constructed as a single-family structure and separate horse carriage in the rear, (b) the interior that has been modified over decades to allow for six-

units, (c) the location of the structure the rear portion of which lies very close to the left and rear lot lines, and (d) the property is subject to the jurisdiction of the Mid-Cambridge Neighborhood District Commission which puts constraints on exterior modifications to the front portion of the home. These circumstances are extremely unique to this property and generally do not affect other properties in these zoning districts. Due to its age and substandard conditions, the necessary improvements and upgrades to the structure will be extremely costly. The renovations, modest additions, and construction of window wells (to allow code-compliant livable space in the basement) are necessary to make the project financially feasible. Constrained by the combination of hardship factors described here, the Petitioner's options for renovations and modest expansion are extremely limited.

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:

The variance relief being requested is modest, does not entail any allowance of new nonconformities, but merely allows for small additions and window wells within already nonconforming setbacks. The window wells are largely obscured on the left side and are consistent with existing conditions on the right side, and therefore will have no negative impacts for the public. The modest additions and new window wells will be unobtrusive and consistent with conditions seen throughout the densely built neighborhood. There is no detriment to the public good in granting this minimal relief. In addition, the project results in bringing this property into greater zoning compliance, both with respect to the density and use by allowing for the conversion from a 6- to a 2-family property and resulting in a GFA/FAR that meets C-1 requirements.

- 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:

- Encourage the rational use of land throughout the city, including the encouragement of appropriate economic development;
- Create quality housing within close proximity to public transportation, for the benefit of the neighborhood;
- Not substantially impact the abutters, the established neighborhood character of this residential block in Mid-Cambridge, nor cause congestion hazard, or negative impacts in terms of traffic or patterns of access or egress;
- Not result in use or activity not otherwise permitted in the Ordinance;
- Not result in negative impacts listed in Section 1.3 regarding traffic, population density, blight and pollution;
- and
- 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 18 Clinton 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 project otherwise complies with requirements of the Ordinance. The addition of 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), require a special permit under Section 8.22.2.c.

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 new, modified, and/or enlarged windows and are necessary to allow adequate light, air, and egress for the improved basement living areas. These windows will largely be unseen and will not be detrimental to abutters, and therefore meet the requirements for a special permit under Section 8.22.2.c.

Left-side windows will be largely unseen by neighbors. And the rear window modifications and locations were located so as to avoid impacts on privacy for the rear neighbor.

The project meets the general special permit criteria in that it will not substantially impact the established neighborhood character, nor cause congestion hazards, or negative impacts in terms of traffic generated or patterns of access or egress.

The changes proposed are modest and will be in keeping with similar residential homes in the area and will improve (and not harm) the neighborhood character.

There will be no change to access or egress patterns to and from the home.

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 proposal. In fact, the renovations will result in quality housing to the benefit of the Petitioner and all future owners.

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:

The requested special permit relief can be granted without impairing the integrity of the districts or adjoining districts, because it will allow for modest changes to windows within setbacks that are in keeping with the customary style of historic buildings and consistent with the neighborhood uses and beneficial in providing a much-needed, quality housing for the benefit of the District. It should also be noted that the project plans were reviewed and approved by the Mid-Cambridge Neighborhood District Commission pursuant to a Certificate of Appropriateness issued on September 7, 2022.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 18 Clinton LP
Location: 18 Clinton St., Cambridge, MA
Phone: 617-543-7009

Present Use/Occupancy: Multi-family (6 units)
Zone: Residence C-1 Zone
Requested Use/Occupancy: Two-family residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		5,780 sf	4,450 sf	4,531 sf (max)	(max.)
LOT AREA:		6,042 sf	6,042 sf	5,000 sf (min)	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.96	0.74	0.75	
LOT AREA OF EACH DWELLING UNIT		1,007 sf	3,021 sf	1,500 sf (min)	
SIZE OF LOT:	WIDTH	60.02 ft	60.02 ft	50.0 ft	
	DEPTH	100.67 ft	100.67 ft	n/a	
SETBACKS IN FEET:	FRONT	15.5 ft	15.5 ft	10.0 ft	
	REAR	0.2 ft	0.2 ft	20 ft	
	LEFT SIDE	15.5 ft (front) and 1.4 ft (rear)	15.5 ft (front) and 1.4 ft (rear)	7.5 ft (min)	
	RIGHT SIDE	22.3 ft to structure (19.0 to window well)	22.3 ft to structure (19.0 to window well)	7.5 ft	
SIZE OF BUILDING:	HEIGHT	35.2 ft	36.0 ft	35.0 ft	
	WIDTH	22.5 ft and 36.2 ft	22.5 ft and 36.2 ft	n/a	
	LENGTH	85.0 ft	85.0 ft	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.46 (0.24 complies with Sec. 5.22.1)	0.46 (0.24 complies with Sec. 5.22.1)	0.30 (0.15 complies with Sec. 5.22.1)	
NO. OF DWELLING UNITS:		6	2	4 (max)	
NO. OF PARKING SPACES:		4	4	0	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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.:

The project will utilize customary wood frame residential two-family construction.

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.

Pacheco, Maria

From: Asha Daniere <asha@ashadaniere.com>
Sent: Friday, March 15, 2024 5:27 PM
To: Pacheco, Maria
Cc: matthew roman; Samuel Kachmar
Subject: 18 Clinton Street - extension request
Attachments: 18_Clinton_St_BZA-208880_Decision_filed_with_Clerks_Office_Mon_May_1_2023_10-22-35.pdf

2024 MAR 21 PM 2:29

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Hello Maria.

I hope all is well with you. I am writing in reference to BZA Case No 208880 (decision attached) in which a special permit and a variance were granted in respect of alterations to the above-referenced property. The date of the decision was April 28, 2023. Construction was delayed as I worked through securing financing and getting the interior design finalized but we are now ready to apply for the permit and barring any other hurdles, plan to begin construction on June 1, 2024. I understand the appropriate process here is to request a six month extension from you. As a result, I am requesting a six month extension of time to act on the variance.

Please let me know if you require further information from me, or if there are additional steps I need to take.

Best wishes,

Asha

18 CLINTON RESIDENCE

ZBA SUBMISSION SET

01/17/2023

18 CLINTON LP

18 CLINTON ST.
CAMBRIDGE, MA 02138



PROJECT #: **2203-0018**

ARCHITECT:

CLIENTS:

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:

SAM KACHMAR

ARCHITECTS

(p) 617-800-6223

www.SKA-MA.com

357 HURON AVE.

CAMBRIDGE MA, 02138

18 CLINTON LP

N/A

N/A



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NARRATIVE:

THE 18 CLINTON RESIDENCE PROJECT CONSISTS OF A FULL RENOVATION - CONVERTING THE 6 APARTMENTS BUILDING INTO AN ATTACHED 2 FAMILY HOUSE, MAINTAINING THE CURRENT FOOTPRINT WITH ADDITIONAL LIVING SPACE ON LEVELS 0 AND 2.

THE MAIN UNIT FACING CLINTON ST., WILL KEEP ITS TRADITIONAL ASPECT WITH ADDITIONAL EXTERIOR ELEMENTS LIKE DECORATIVE CORBELS, CORNER TRIMS, WINDOW CORNICES AND CLAPBOARD SIDING, ALL NEW WINDOWS TO MATCH EXISTING. THE MAIN ENTRY IS TO REMAIN, WITH REPAIRS AS NEEDED, RESHINGLING OF THE ROOF WITH ADDITIONAL SKYLIGHTS, NEW TRADITIONAL GUTTERS AND DOWNSPOUTS, NEW WINDOW WELLS WITH RAILINGS TO MATCH EXISTING AND EXISTING CHIMNEY REMOVAL.

ON THE REAR UNIT, WHERE THE BUILDING IS NOT VISIBLE FROM PUBLIC VIEW, A NEW CONTEMPORARY EXTERIOR WILL BE ADDED. THE EXTERIOR WORK WILL INCLUDE A NEW METAL DARK ROOF WITH VERTICAL WOODEN SIDING AND NEW CASEMENT AND AWNING WINDOWS WITHOUT DIVIDERS AND ALL NEW WINDOW WELLS.

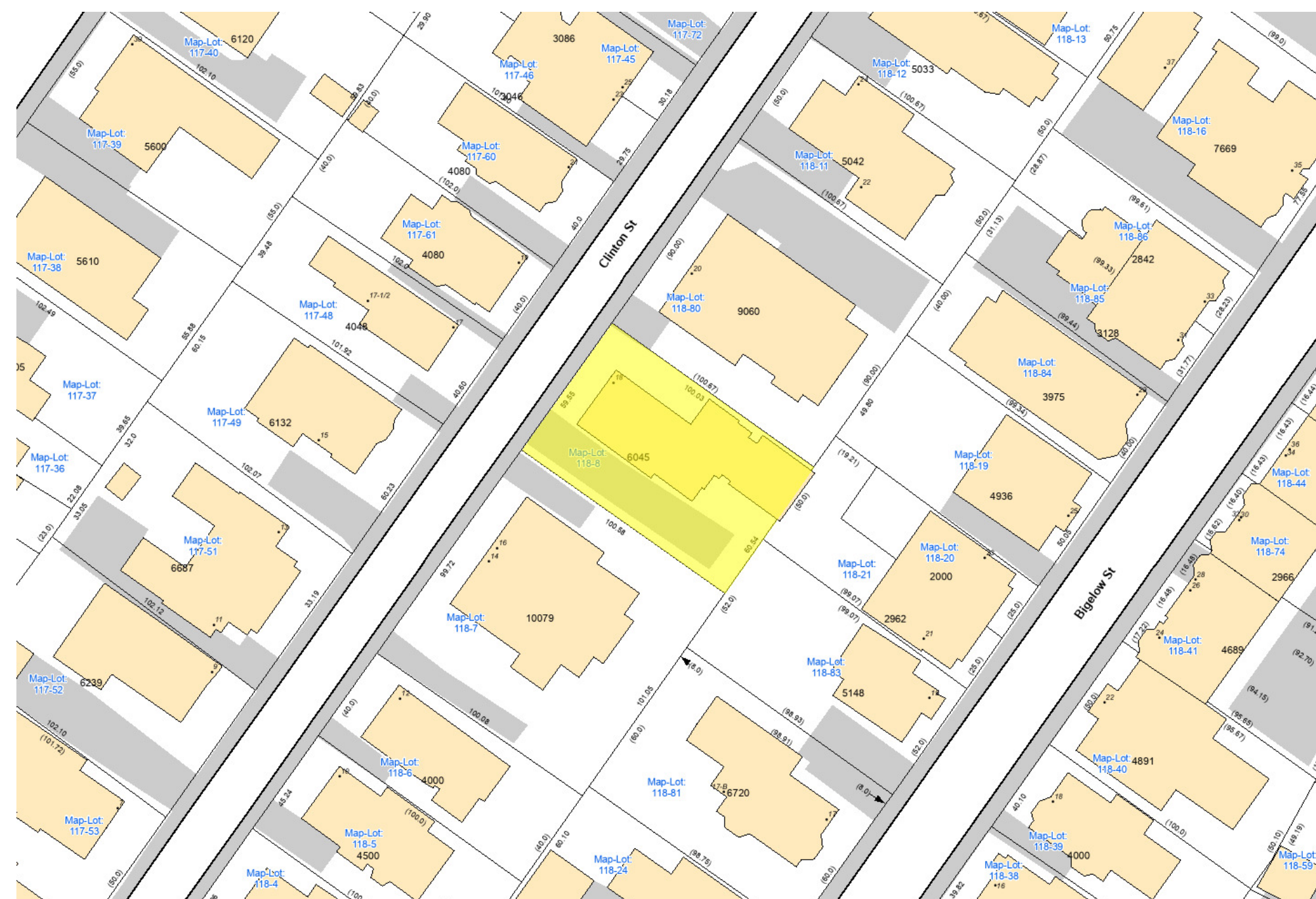
ZBA Sheet List		
Sheet Number	Sheet Name	Count
ZBA-000	COVER	1
ZBA-001	GENERAL NOTES	1
ZBA-002	SITE AXONS	1
ZBA-003	AREA PLANS	1
ZBA-004	STREET VIEW 1	1
ZBA-005	STREET VIEW 2	1
ZBA-006	STREET VIEW 3	1
ZBA-007	SHADOW STUDY	1
ZBA-100	LEVEL 0	1
ZBA-101	LEVEL 1	1
ZBA-102	LEVEL 2	1
ZBA-103	LEVEL 3	1
ZBA-104	ROOF PLAN	1
ZBA-200	ELEVATION WEST	1
ZBA-201	ELEVATION SOUTH	1
ZBA-202	ELEVATION EAST	1
ZBA-203	ELEVATION NORTH	1
ZBA-300	QR CODE	1
ZBA-301	PICTURES AND RENDERS	1
ZBA-302	PICTURES AND RENDERS	1
ZBA-303	EXISTING PLOT PLAN	1

ZBA-001 GENERAL NOTES

ABBREVIATIONS

#	NUMBER OR POUND	L	LENGTH
&,+	AND	LAM	LAMINATE, LAMINATED
@	AT	LB	POUND
ADJ	ADJUSTABLE	LGMF	LIGHT GAGE METAL FRAMING
AFF	ABOVE FINISH FLOOR	LT	LIGHT
ALUM	ALUMINUM	LT WT	LIGHT WEIGHT
APPROX	APPROXIMATELY	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MDF	MEDIUM DENSITY FIBER
AVB	AIR AND VAPOR BARRIER	MECH	MECHANICAL
BD	BOARD	MED	MEDIUM
BIT	BITUMINOUS	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BTWN	BETWEEN	MISD	MISDIRECTED
CF	CUBIC FEET	MTL	METAL
CI	CUBIC INCHES	N	NORTH
CJ	CONTROL JOINT	N/A	NOT APPLICABLE
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR OR CLEARANCE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OH	OPPOSITE HAND
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR, CORRUGATED	OSB	ORIENTED STRANDBOARD
CTR	CENTER	OVHD	OVERHEAD
D	DEPTH, DEEP	OZ	OUNCE (S)
DBL	DOUBLE	PATT	PATTERN (ED)
DEMO	DEMOLISH, DEMOLITION	PERF	PERFORATED
DIA	DIAMETER	PERP	PERPENDICULAR
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
DN	DOWN	PLYWD	PLYWOOD
DTL	DETAIL	PNT	PAINT, PAINTED
DW	DISHWASHER	PR	PAIR
E	EAST	PREFAB	PREFABRICATE, PREFABRICATED
EA	EACH	QTY	QUANTITY
EJ	EXPANSION JOINT	RAD	RADIUS
EL	ELEVATION (GRADE)	RBR	RUBBER
ELEC	ELECTRICAL	RD	ROOF DRAIN
ELEV	ELEVATION (FACADE)	REF	REFERENCE
EOS	EDGE OF SLAB	REFR	REFRIGERATE, REFRIGERATOR
EO	EQUAL, EQUIPMENT, EQUIP	REINF	REINFORCE, REINFORCED
ETR	EXISTING TO REMAIN	REQ	REQUIRE
EXG	EXISTING	REV	REVISION, REVISE, REVISED
EXP	EXPOSED	RM	ROOM
EXT	EXTERIOR	RO	ROUGH OPENING
FAB	FABRICATE, FABRICATION	S	SOUTH
FD	FLOOR DRAIN	SCHED	SCHEDULE
FF	FINISHED FLOOR	SF	SQUARE FEET
FL	FLOOR	SI	SQUARE INCHES
FOW	FACE OF WALL	SIM	SIMILAR
FT	FEET, FOOT	SPEC	SPECIFICATION
GA	GAUGE	SQ	SQUARE
GALV	GALVANIZED	SS, SST	STAINLESS STEEL
GL	GLASS, GLAZING, GLAZED	STC	SOUND TRANSMISSION CLASS
GWB	GYPSPUM WALLBOARD, BACKING BOARD	STL	STEEL
GYP	GYPSPUM	STOR	STORAGE
H	HIGH	STR	STAIR
HDWD	HARDWOOD	T.O.	TOP OF
HM	HOLLOW METAL	U.O.	UNDERSIDE OF
HORIZ	HORIZONTAL	UNCL	UNLESS OTHERWISE NOTED
HVAC	HEATING, VENTILATING & AIR CONDITIONING	WD	WOOD
IN	INCH, INCHES	WT	WEIGHT
INCL	INCLUDE, INCLUDED	X	INDICATES TIMES OR BY
INT	INTERIOR		
JT	JOINT		

1 MATERIALS
1 1/2" = 1'-0"



	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSPUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

1 SYMBOLS
1 1/2" = 1'-0"

	VIEW NAME	DRAWING TITLE
	EXTERIOR ELEVATION KEY	
	INTERIOR ELEVATION KEY	
	BUILDING SECTION MARKER	
	WALL SECTION MARKER	
	DETAIL AREA MARKER	
	DETAIL SECTION MARKER	
	GRID LINE	
	VERTICAL ELEVATION KEY (ELEV)	
	SPOT ELEVATION W/ TARGET (PLAN)	
	SPOT ELEVATION NO TARGET (PLAN)	
	REVISION CLOUD AND REVISION TAG	
	ROOM NAME	CENTERLINE
	ROOM TAG	
	AREA NAME	MATCH LINE
	AREA TAG	
	DOOR TAG	HINGE SIDE OF DOOR
	WINDOW TAG	ALIGN SURFACES
	FINISH TAG	

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING " SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-S5
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.

1 GENERAL NOTES
1 1/2" = 1'-0"



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REGISTRATIONS:

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GENERAL NOTES

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status	ZBA SUBMISSION SET
Project number	2203-0018
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ZBA-001
 Scale 1 1/2" = 1'-0"

EXISTING SITE AXON



PROPOSED SITE AXON



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SITE AXONS

18 CLINTON LP

18 CLINTON RESIDENCE

18 CLINTON ST.
CAMBRIDGE, MA 02138

Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	01/17/2023
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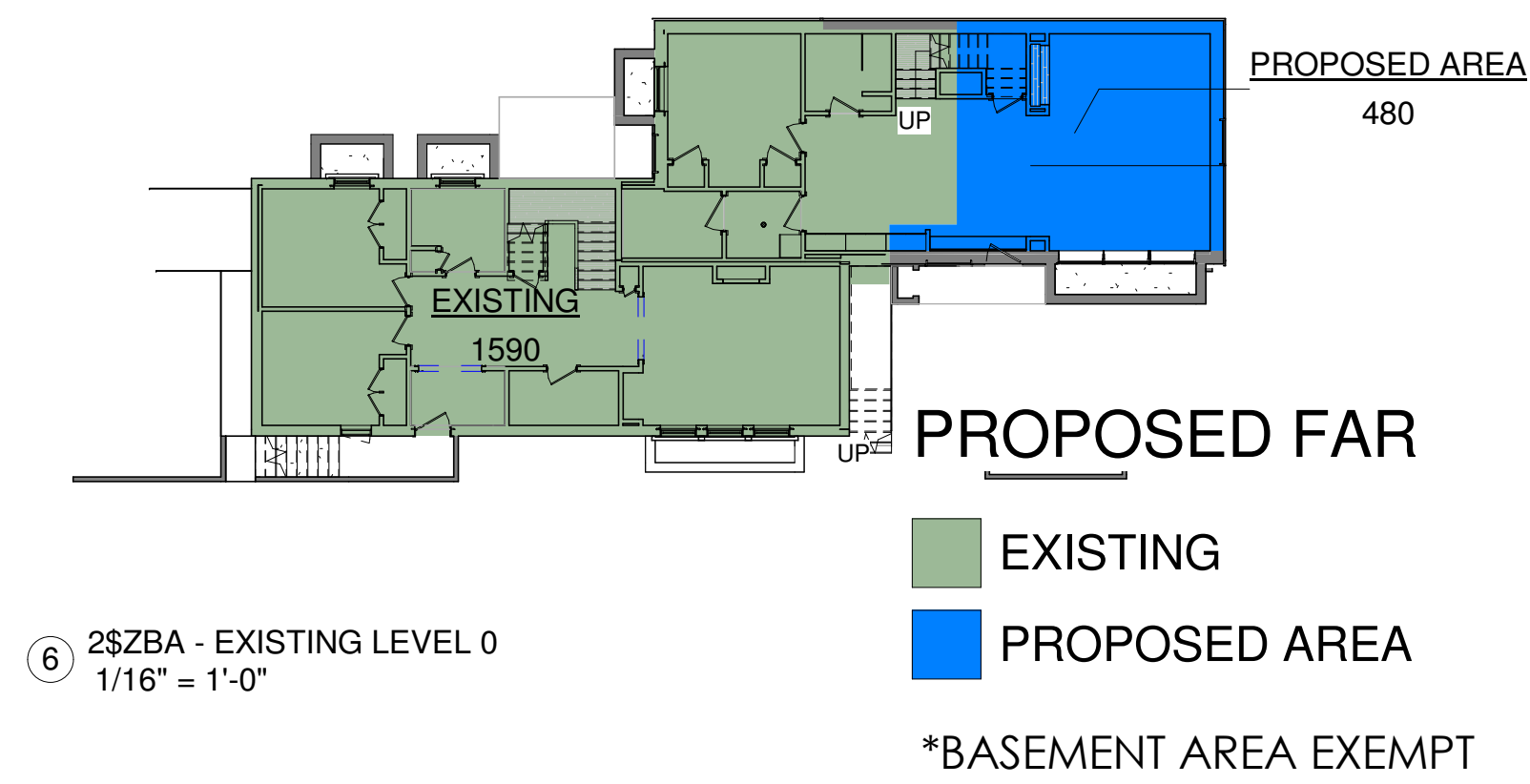
ZBA-002

Scale

ZBA-003 AREA PLANS



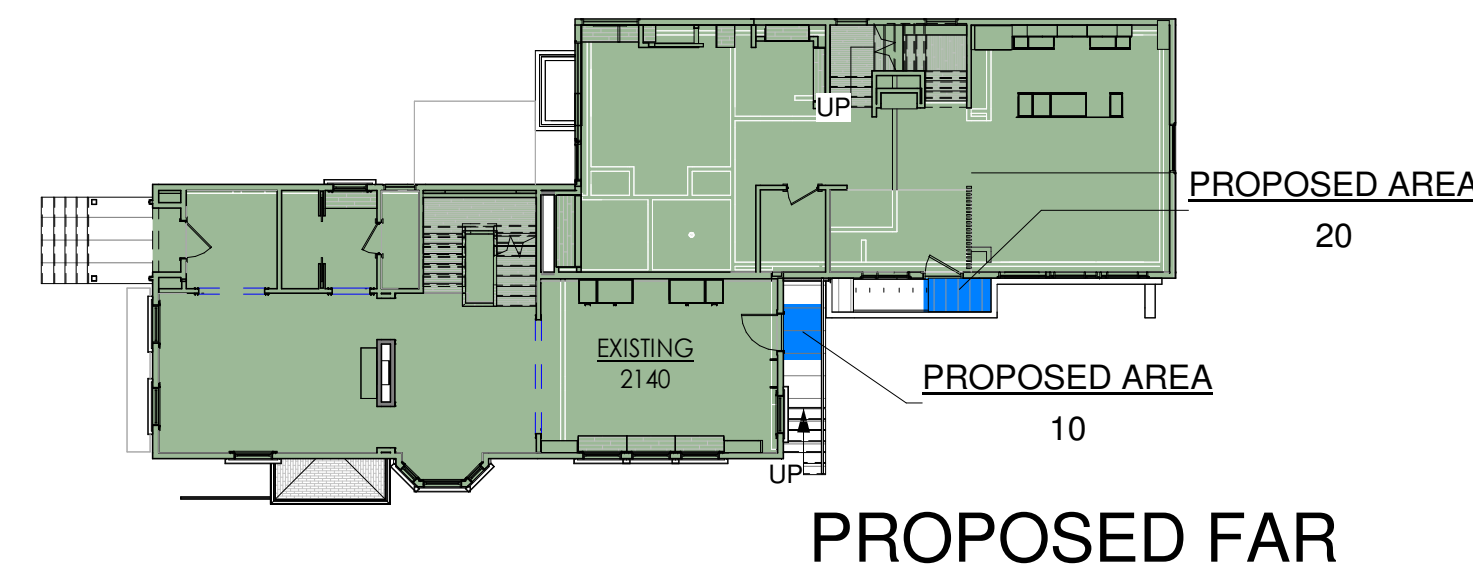
② 1\$ZBA - EXISTING LEVEL 0
1/16" = 1'-0"



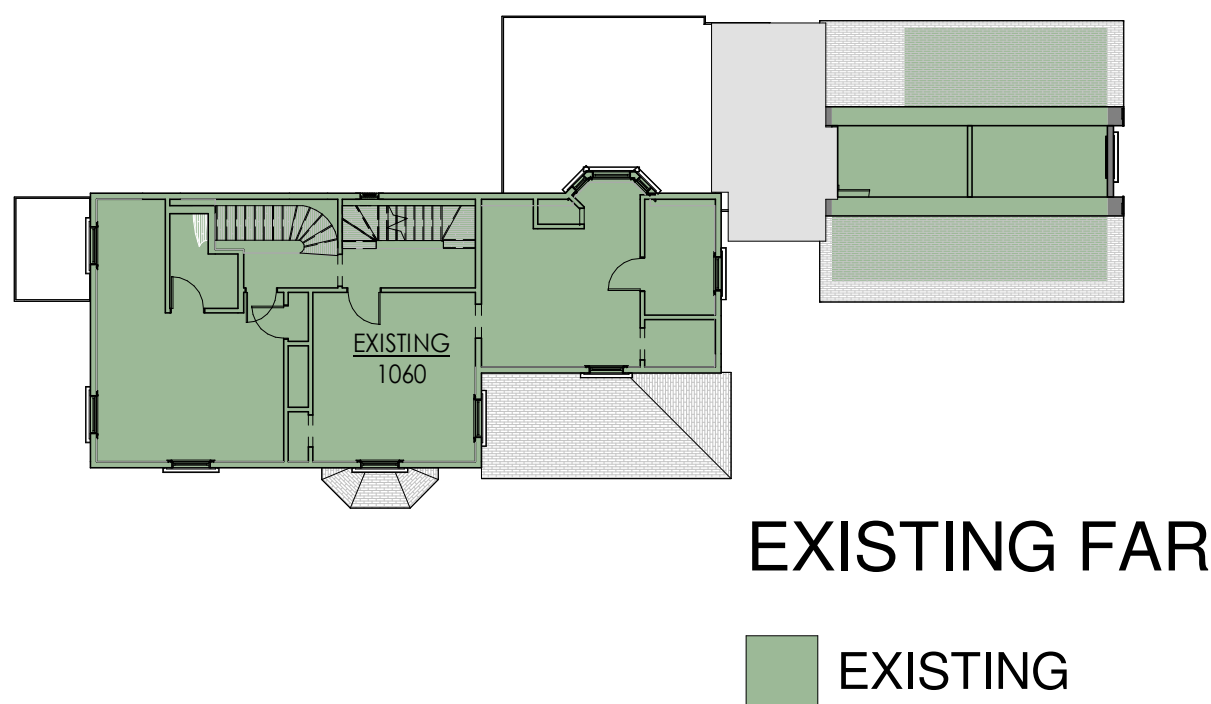
⑥ 2\$ZBA - EXISTING LEVEL 0
1/16" = 1'-0"



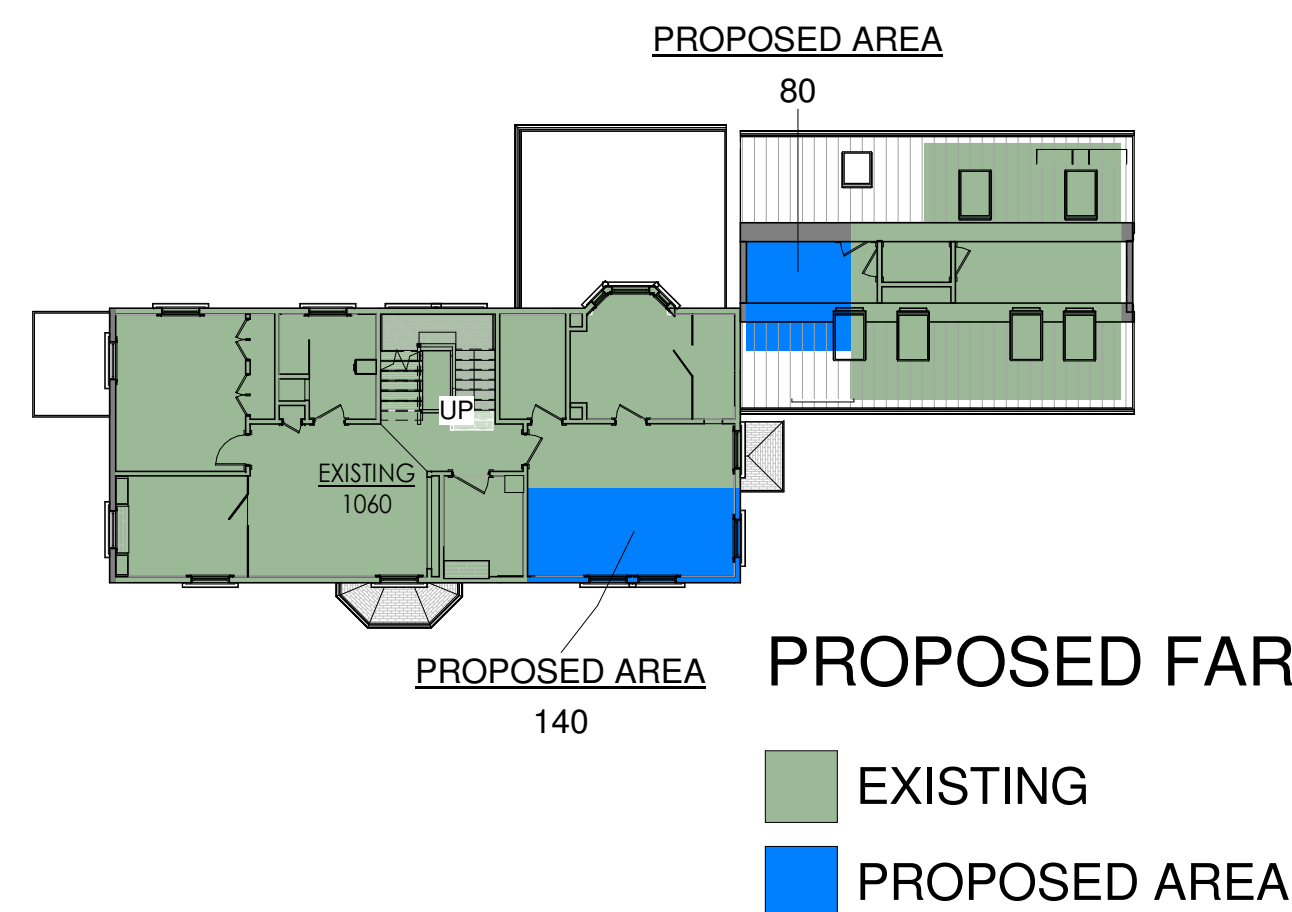
③ 1\$ZBA - EXISTING LEVEL 1
1/16" = 1'-0"



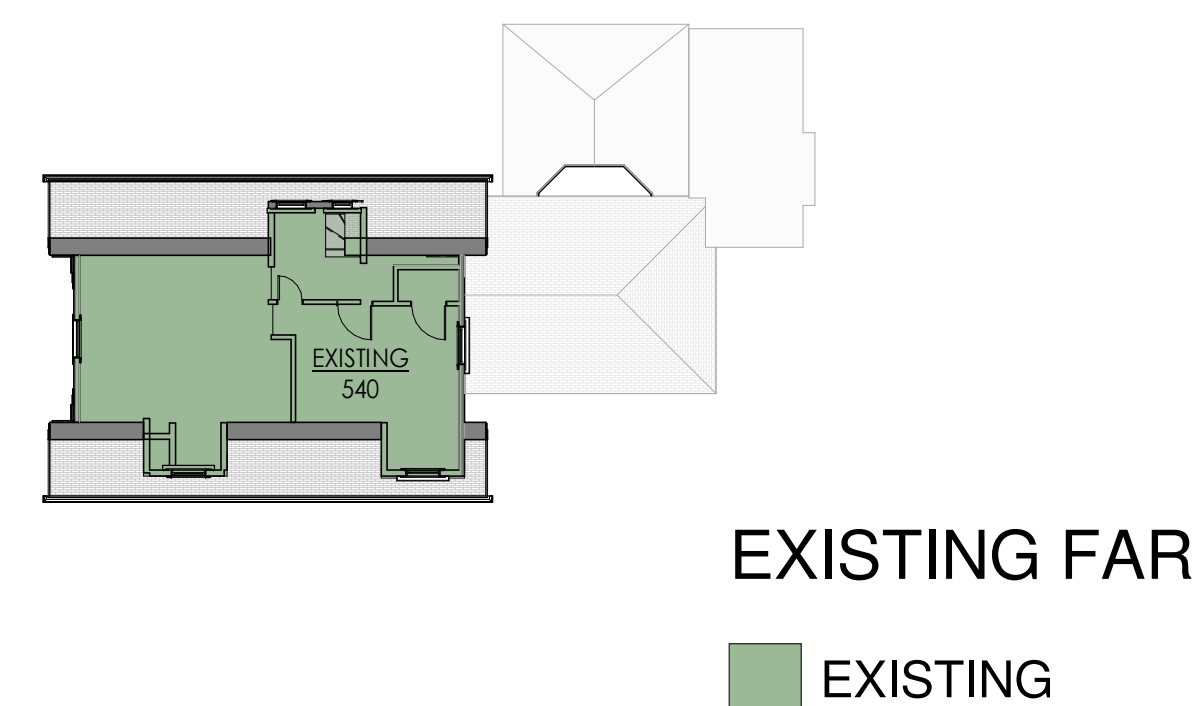
⑦ 2\$ZBA - EXISTING LEVEL 1
1/16" = 1'-0"



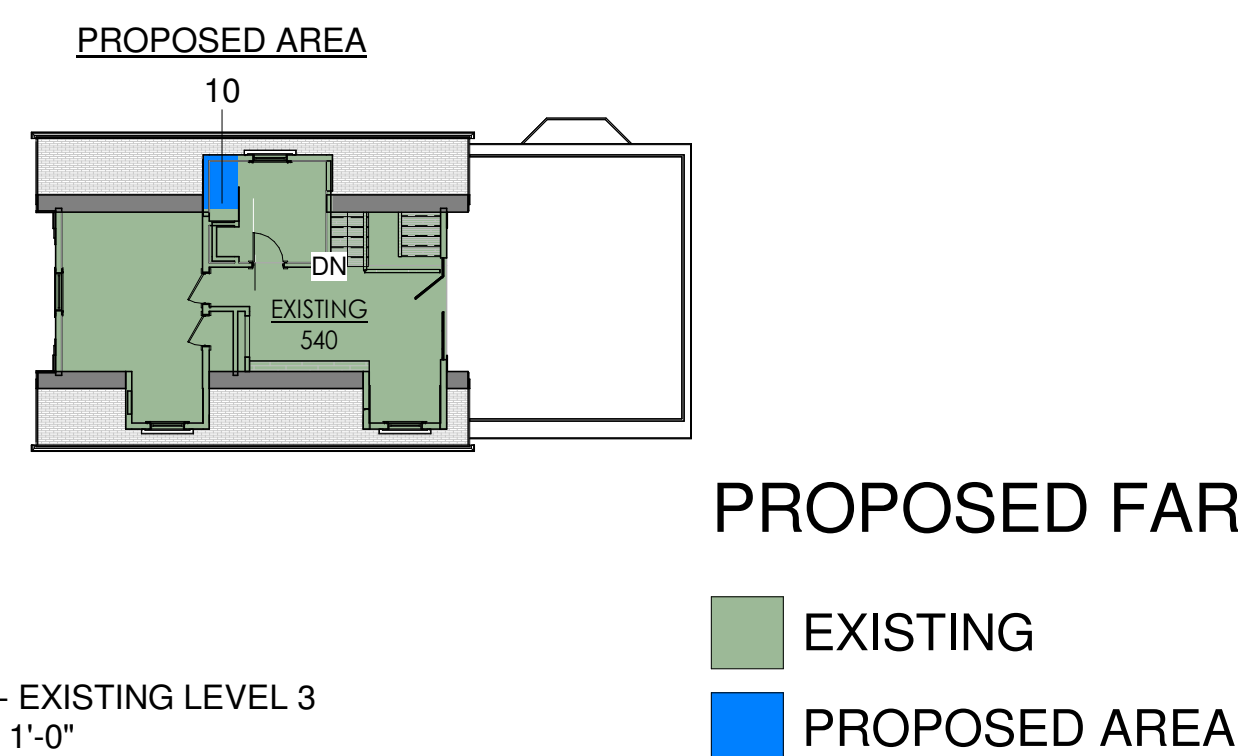
④ 1\$ZBA - EXISTING LEVEL 2
1/16" = 1'-0"



⑧ 2\$ZBA - EXISTING LEVEL 2
1/16" = 1'-0"



⑤ 1\$ZBA - EXISTING LEVEL 3
1/16" = 1'-0"



⑨ 2\$ZBA - EXISTING LEVEL 3
1/16" = 1'-0"

EXISTING FAR CALCULATIONS		
Name	Name	Area
LEVEL 0	EXISTING	1590 SF
LEVEL 1	EXISTING	2140 SF
LEVEL 2	EXISTING	1500 SF
LEVEL 3	EXISTING	540 SF
		5770 SF

EXISTING ABOVE GRADE FAR: 4190 SF
EXISTING BASEMENT FAR: 1590 SF*
***INCLUDED IN MULTI-FAMILY ZONING**

TOTAL EXISTING FAR: 5780 SF

LOT AREA: 6042 SF
EXISTING FAR % CALCULATION: 0.96%

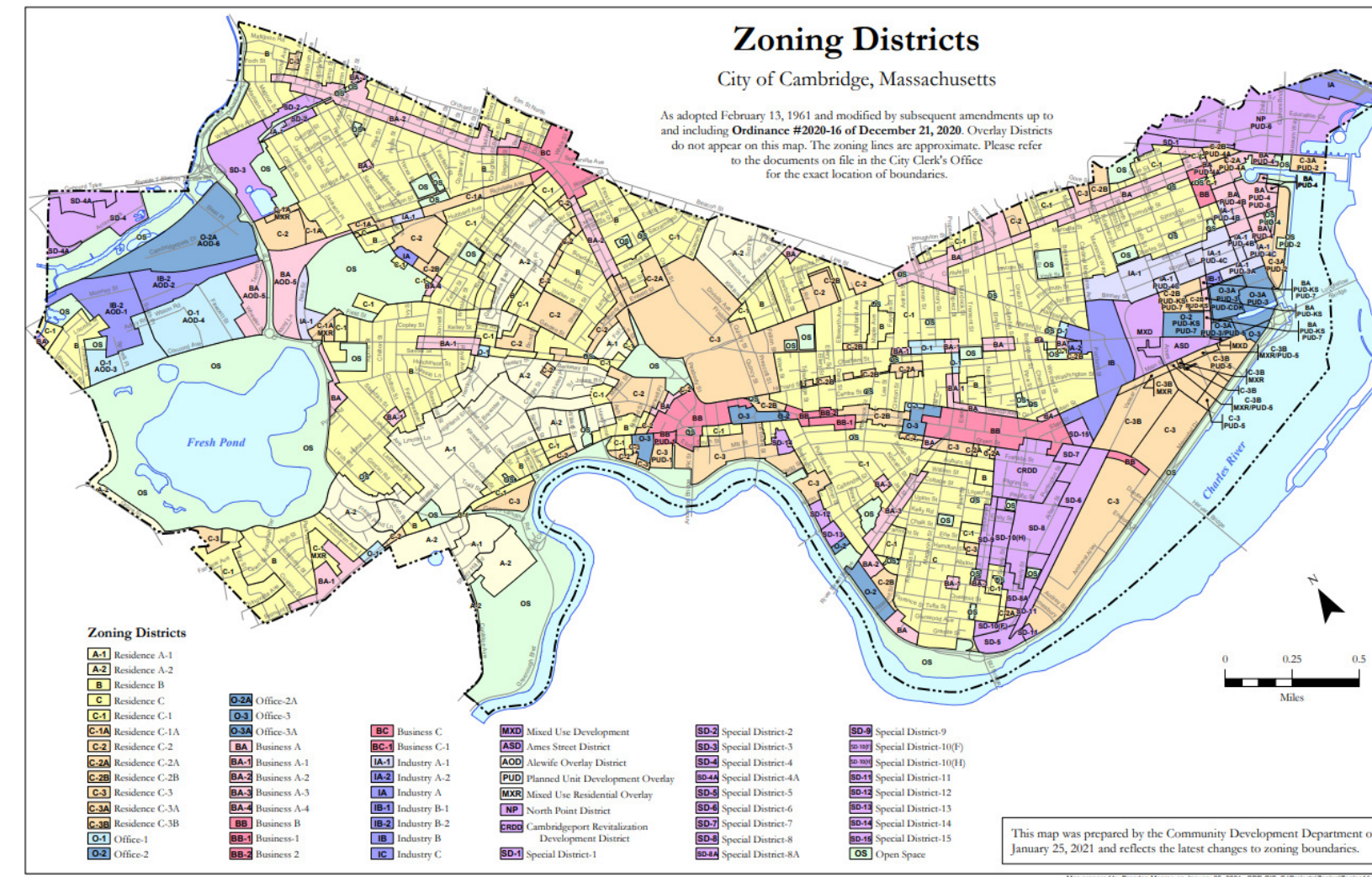
PROPOSED FAR CALCULATIONS		
Name	Name	Area
LEVEL 1	EXISTING	2140 SF
LEVEL 2	EXISTING	1510 SF
LEVEL 3	EXISTING	540 SF
		4190 SF

LEVEL 1 PROPOSED AREA: 30 SF
LEVEL 2 PROPOSED AREA: 220 SF
LEVEL 3 PROPOSED AREA: 10 SF
260 SF
4450 SF
***BASEMENT EXEMPT**

EXISTING ABOVE GRADE FAR: 4190 SF
BASEMENT FAR: 0 SF**
****BASEMENT EXEMPT**
ADDITIONAL ABOVE GRADE FAR: 260 SF

TOTAL PROPOSED FAR: 4450 SF

LOT AREA: 6042 SF
PROPOSED FAR % CALCULATION: 0.73%



ZONING DISTRICT - C1

FAR CALCULATION

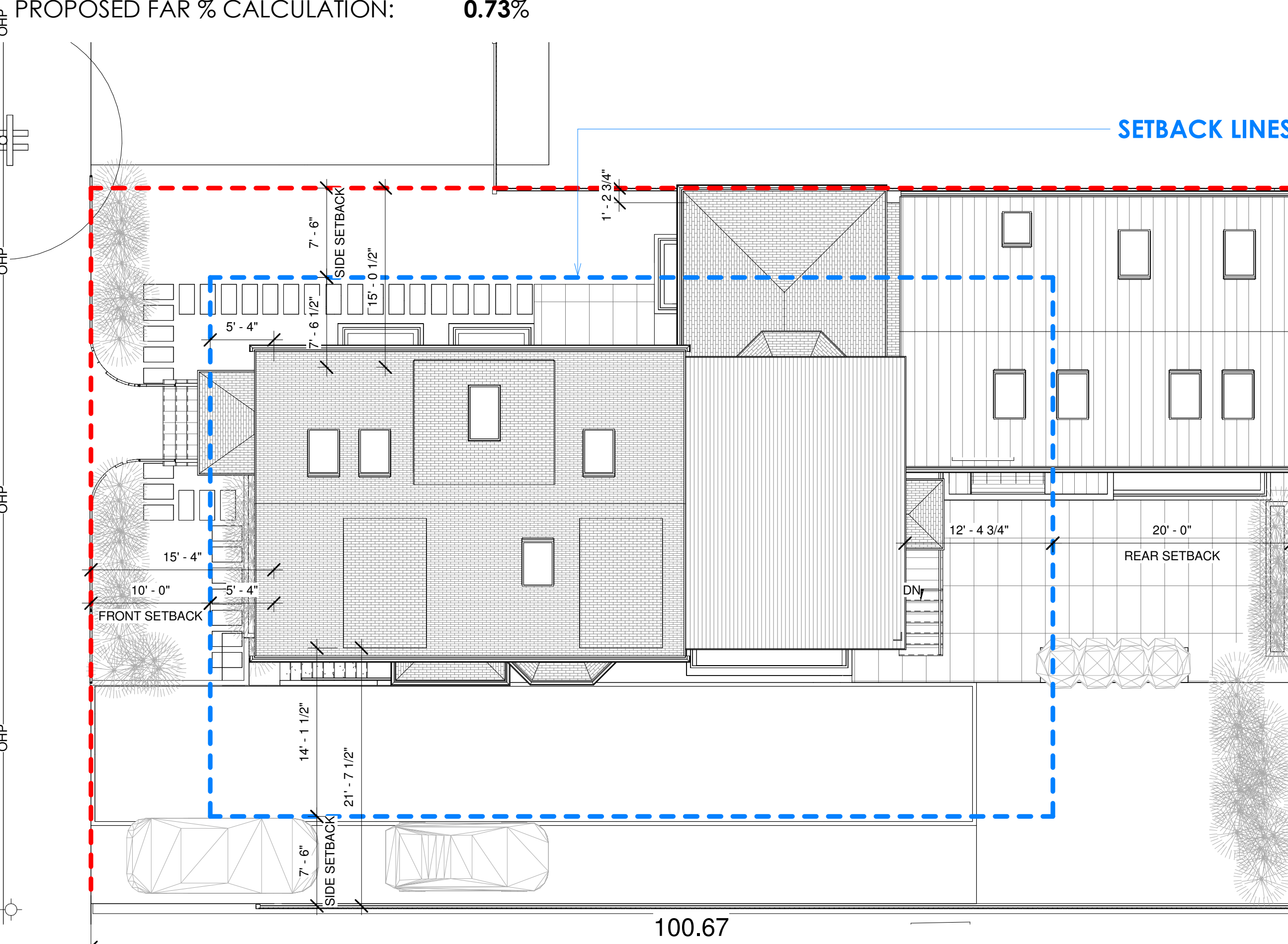
REQUIRED FAR: 0.75
EXISTING FAR: 0.96
PROPOSED FAR: 0.73
***BASEMENT EXEMPT**

OPEN SPACE CALCULATIONS

LOT AREA= 6,042 SF
REQUIRED OPEN SPACE: 30%
EXISTING OPEN SPACE: 45.9%
PROPOSED OPEN SPACE: 45.9%

BUILDING HEIGHT

REQUIRED BUILDING HEIGHT: 35'-0"
EXISTING BUILDING HEIGHT: 35'-2"
PROPOSED BUILDING HEIGHT: 35'-2"
PROPOSED BUILDING HEIGHT W/ WINDOW WELL: 36'-0"



① 1\$ZBA - PROPOSED SITE PLAN
1/8" = 1'-0"



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AREA PLANS

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ZBA-003

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EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW 1

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Scale



EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW 2

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Scale



EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW 3

18 CLINTON LP

18 CLINTON RESIDENCE

18 CLINTON ST.
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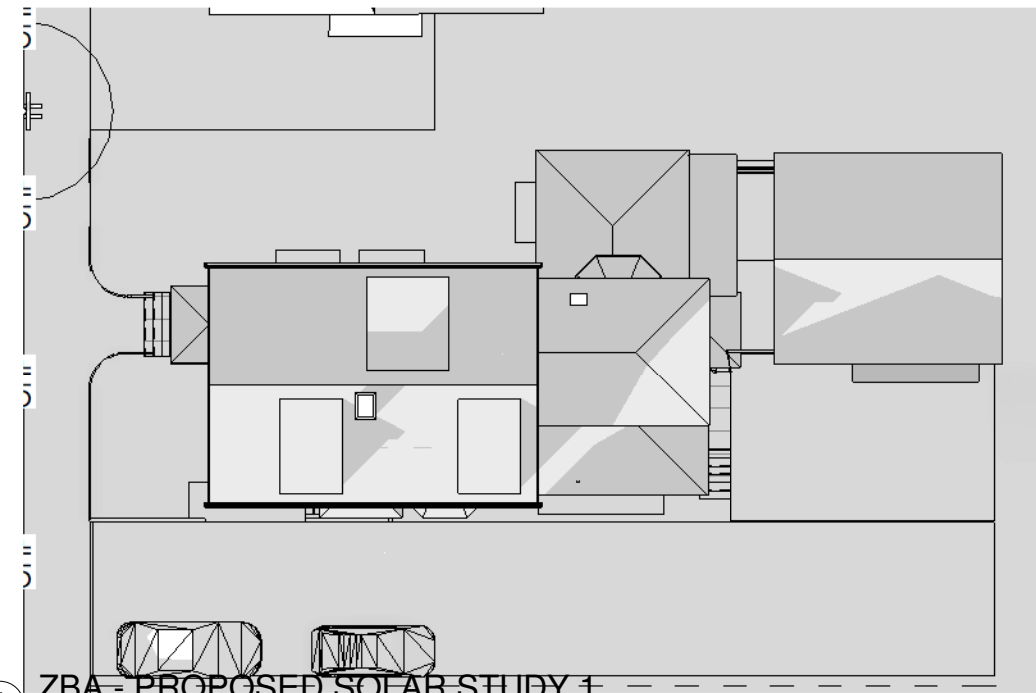
Project Status	ZBA SUBMISSION SET
Project number	2203-0018
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ZBA-006

Scale

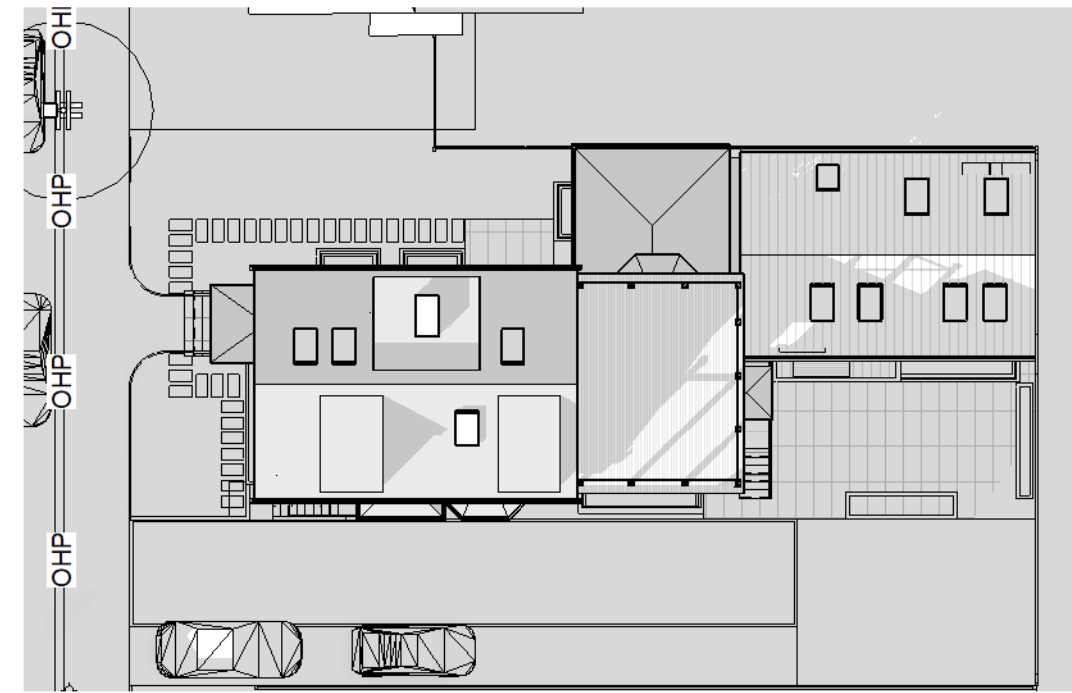
WINTER SOLSTICE - EXISTING

AFTERNOON - 3PM



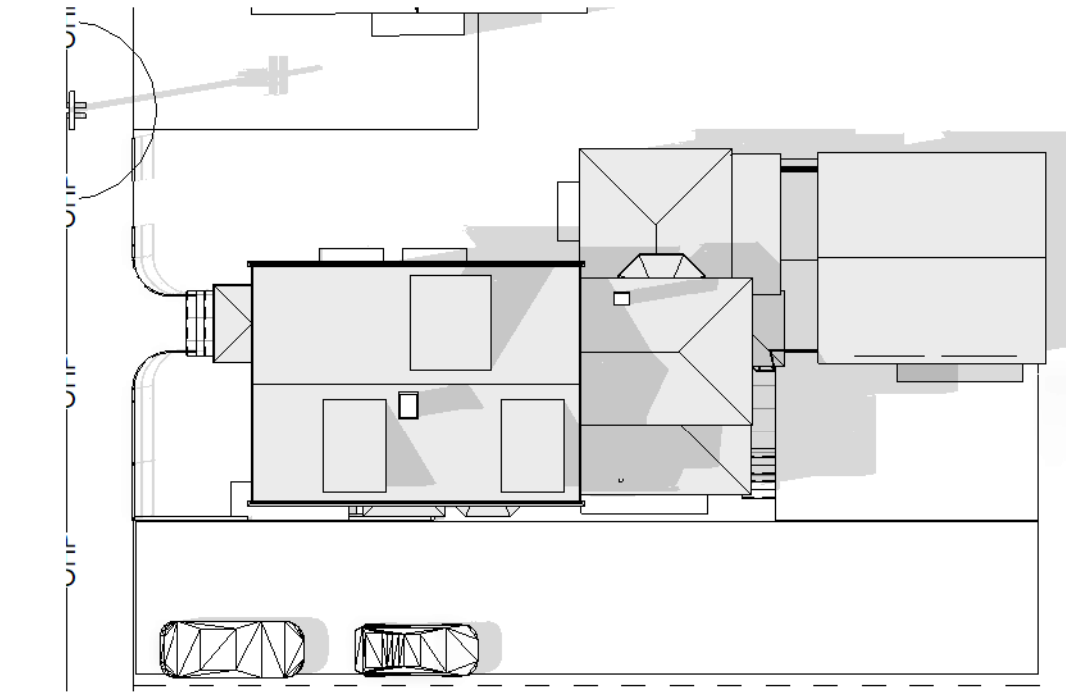
① ZBA - PROPOSED SOLAR STUDY 1
3/64" = 1'-0"

WINTER SOLSTICE - PROPOSED



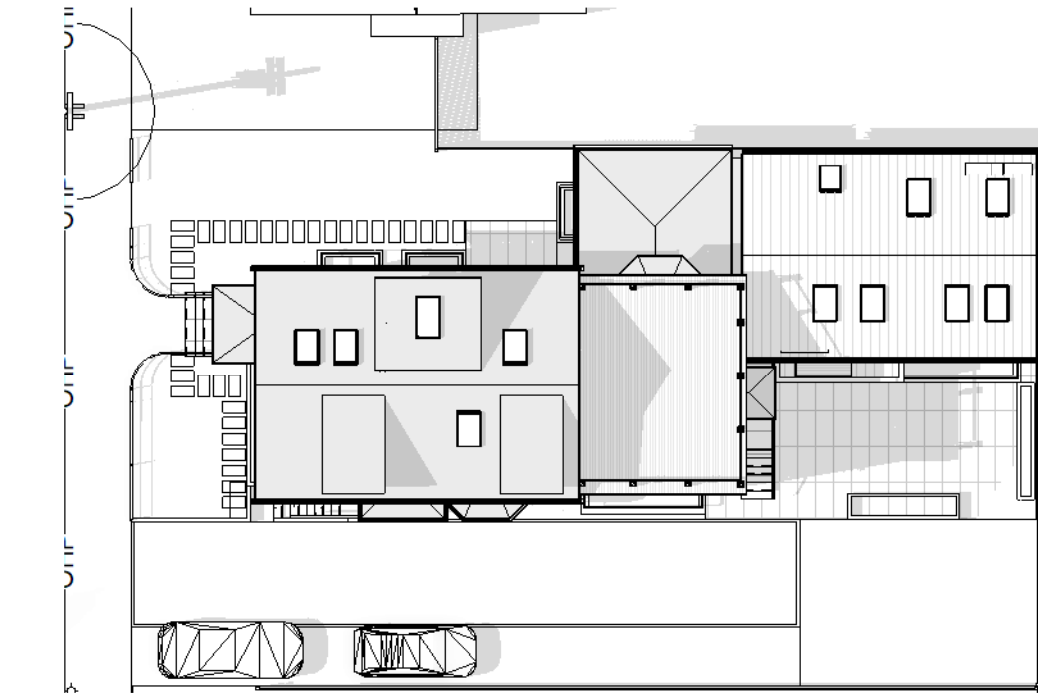
② ZBA - PROPOSED SOLAR STUDY 2
3/64" = 1'-0"

SUMMER SOLSTICE - EXISTING



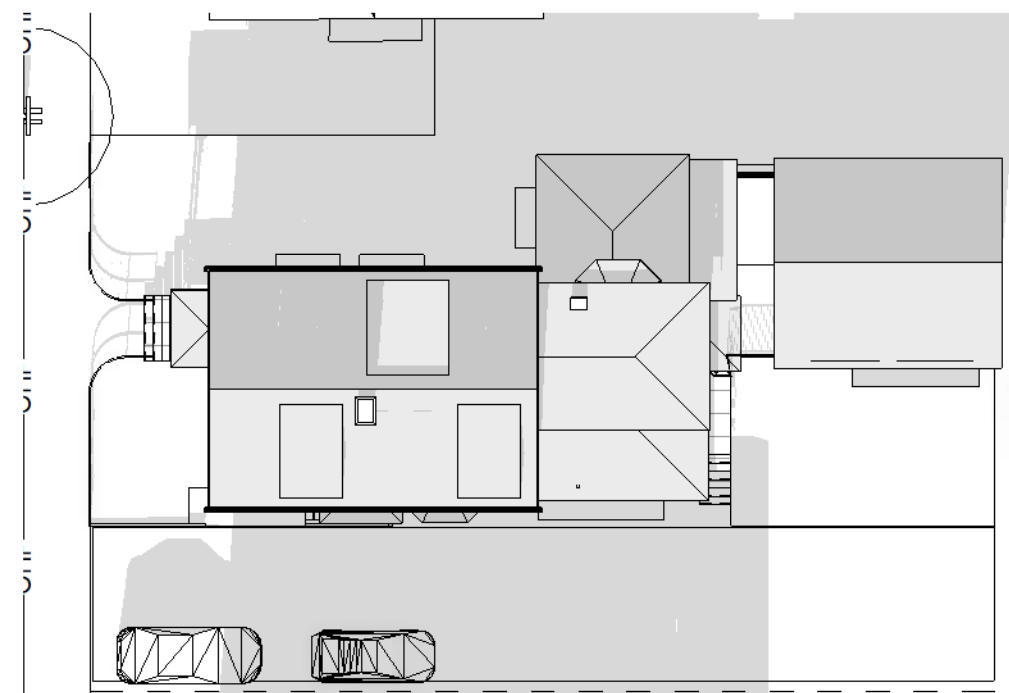
③ ZBA - PROPOSED SOLAR STUDY 3
3/64" = 1'-0"

SUMMER SOLSTICE - PROPOSED



④ ZBA - PROPOSED SOLAR STUDY 4
3/64" = 1'-0"

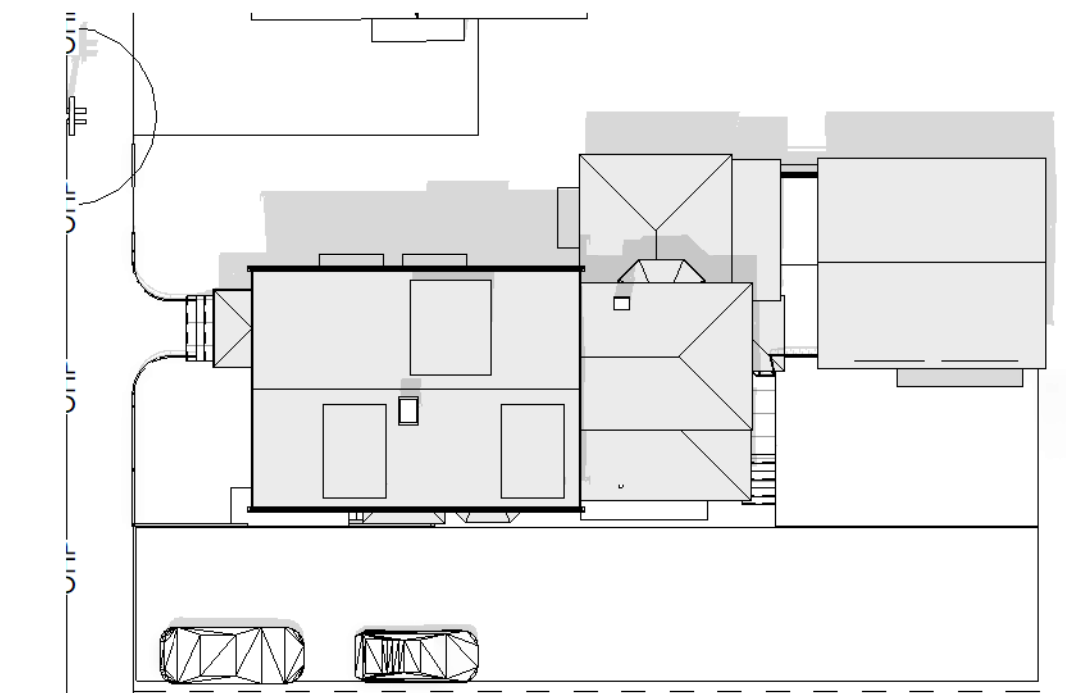
NOON - 12PM



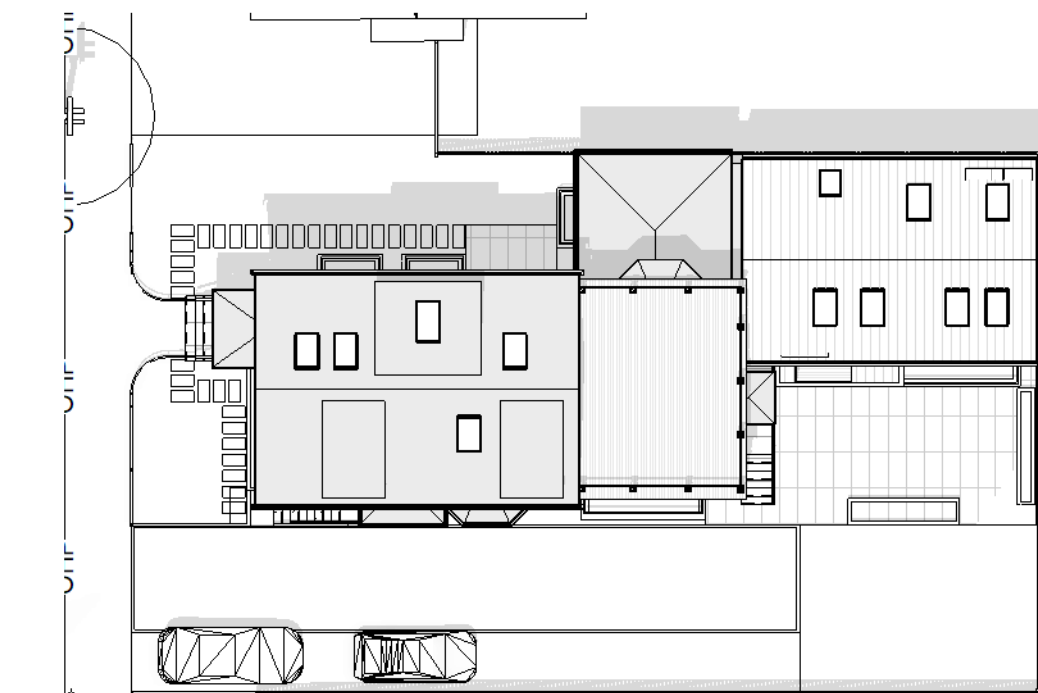
⑤ ZBA - PROPOSED SOLAR STUDY 5
3/64" = 1'-0"



⑥ ZBA - PROPOSED SOLAR STUDY 6
3/64" = 1'-0"

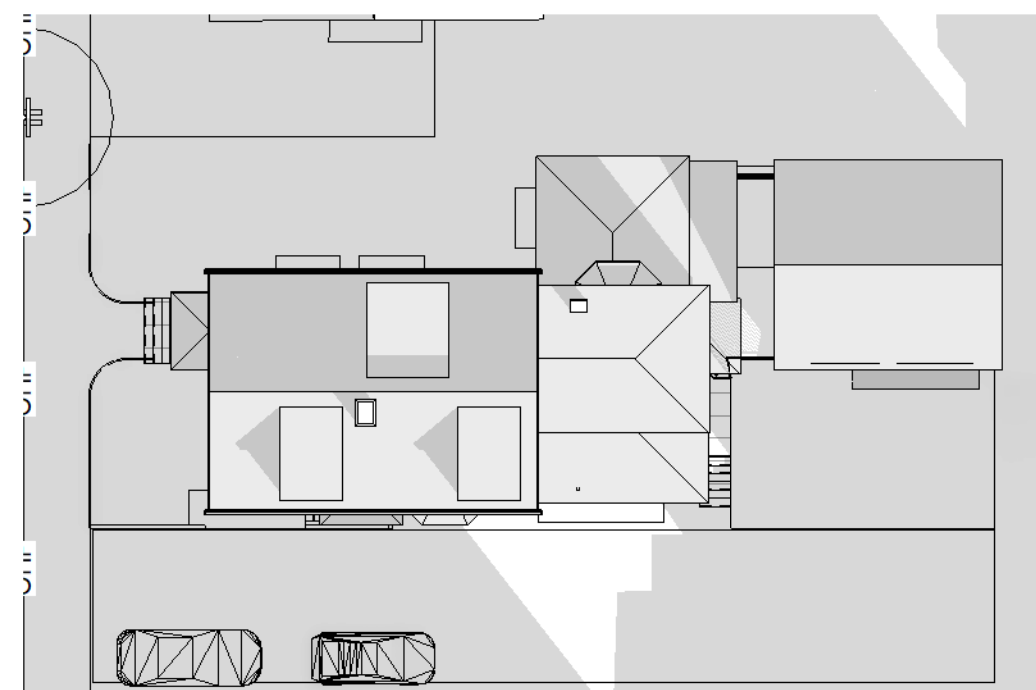


⑦ ZBA - PROPOSED SOLAR STUDY 7
3/64" = 1'-0"



⑧ ZBA - PROPOSED SOLAR STUDY 8
3/64" = 1'-0"

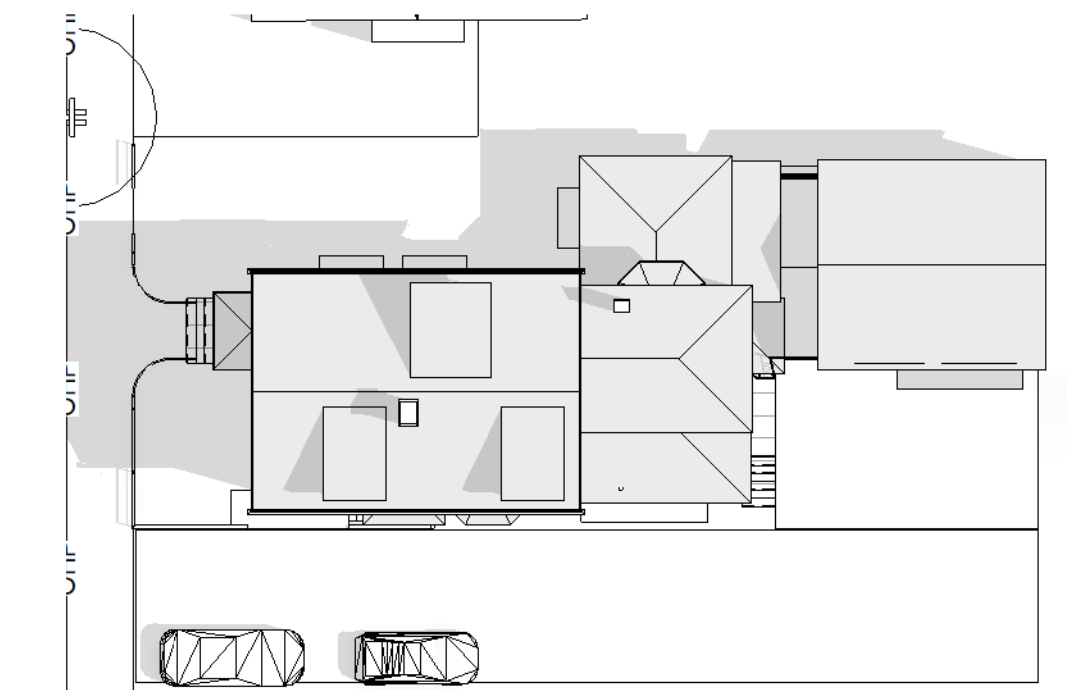
MORNING - 9AM



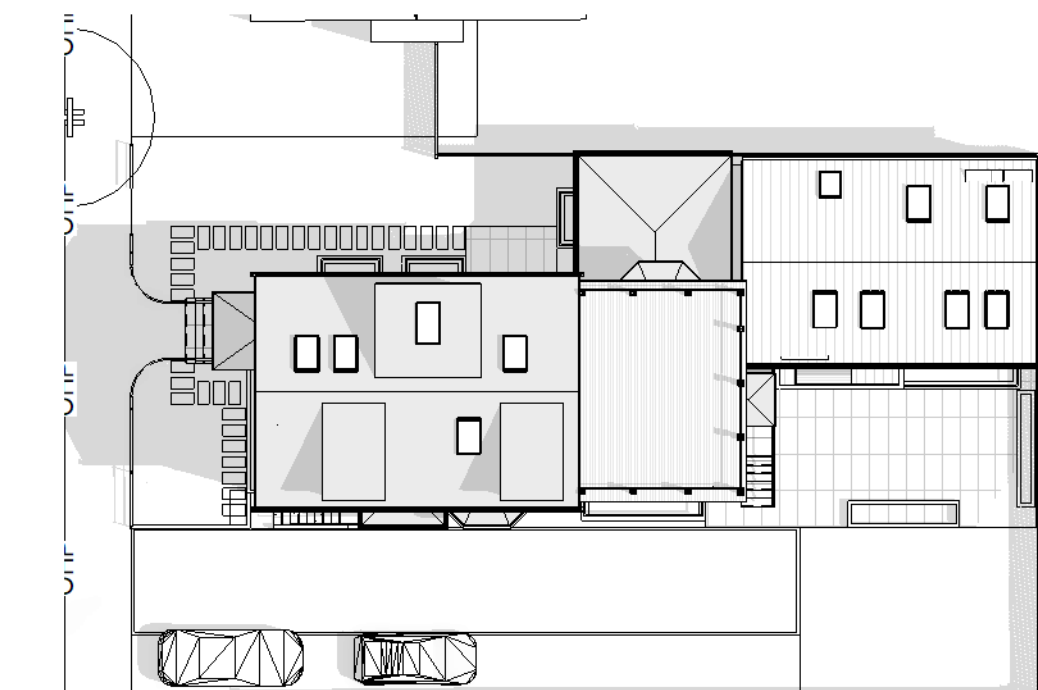
⑨ ZBA - PROPOSED SOLAR STUDY 9
3/64" = 1'-0"



⑩ ZBA - PROPOSED SOLAR STUDY 10
3/64" = 1'-0"



⑪ ZBA - PROPOSED SOLAR STUDY 11
3/64" = 1'-0"



⑫ ZBA - PROPOSED SOLAR STUDY 12
3/64" = 1'-0"



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SHADOW STUDY

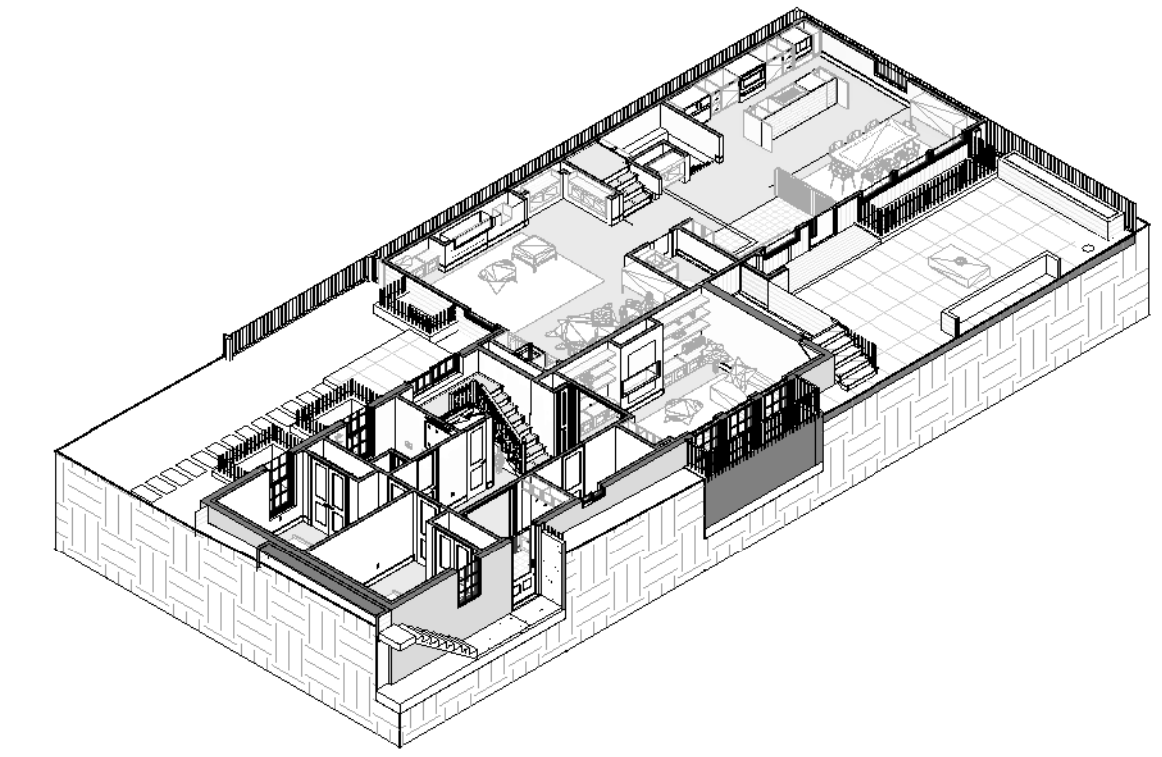
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18 CLINTON ST.
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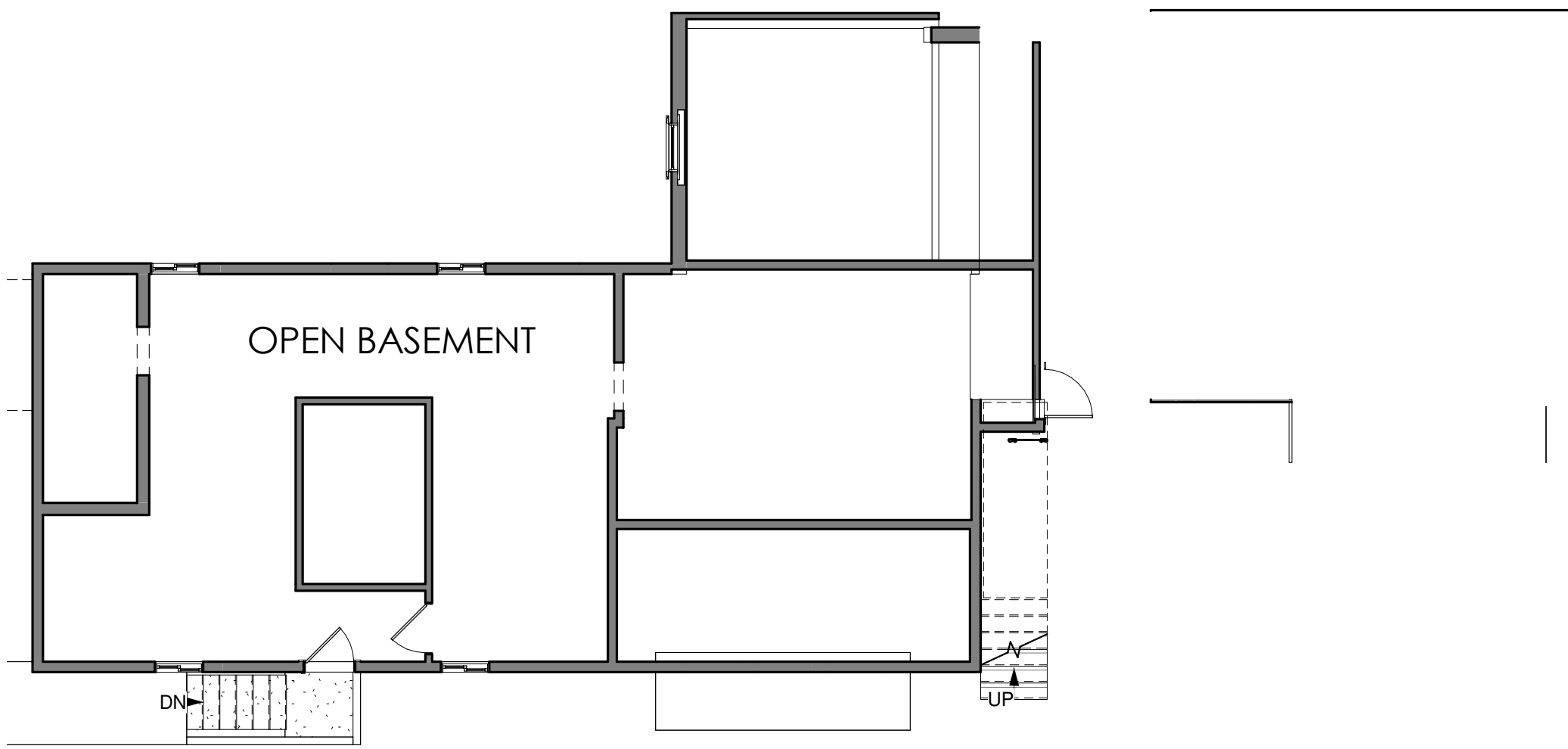
ZBA-007

Scale 3/64" = 1'-0"

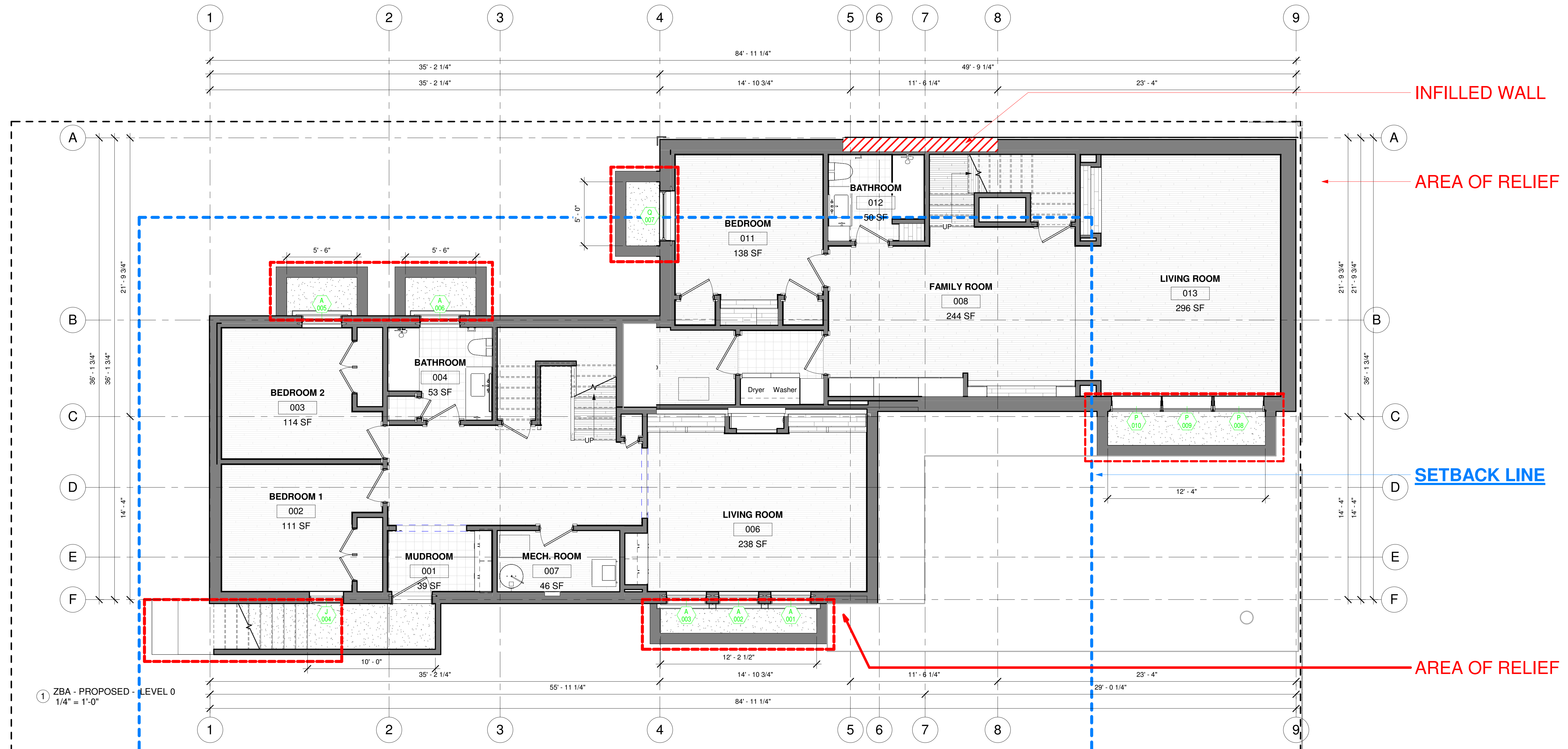
ZBA-100 LEVEL 0



3 ZBA - AXON - LEVEL 0 - PROPOSED



2 EXISTING - LEVEL 0 - Dependent 1
1/8" = 1'-0"



1 ZBA - PROPOSED - LEVEL 0
1/4" = 1'-0"



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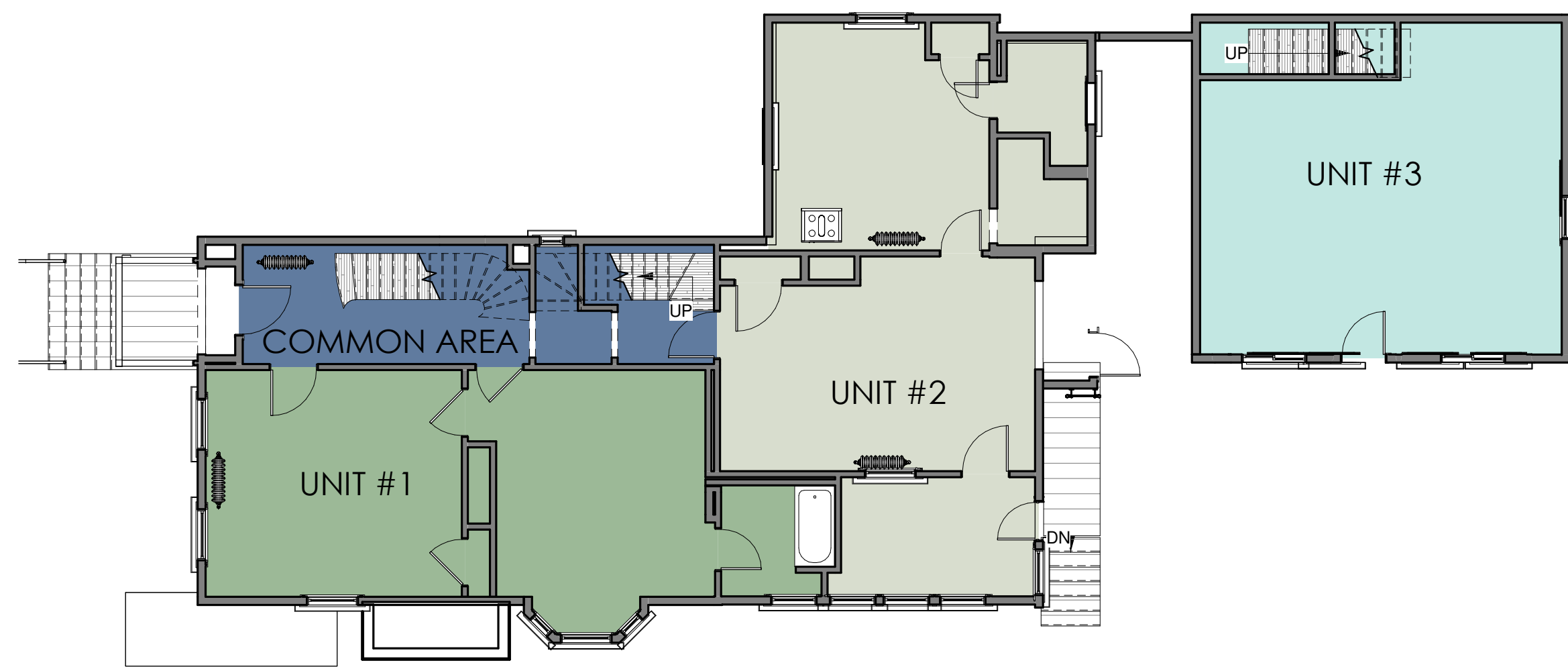
LEVEL 0

18 CLINTON LP
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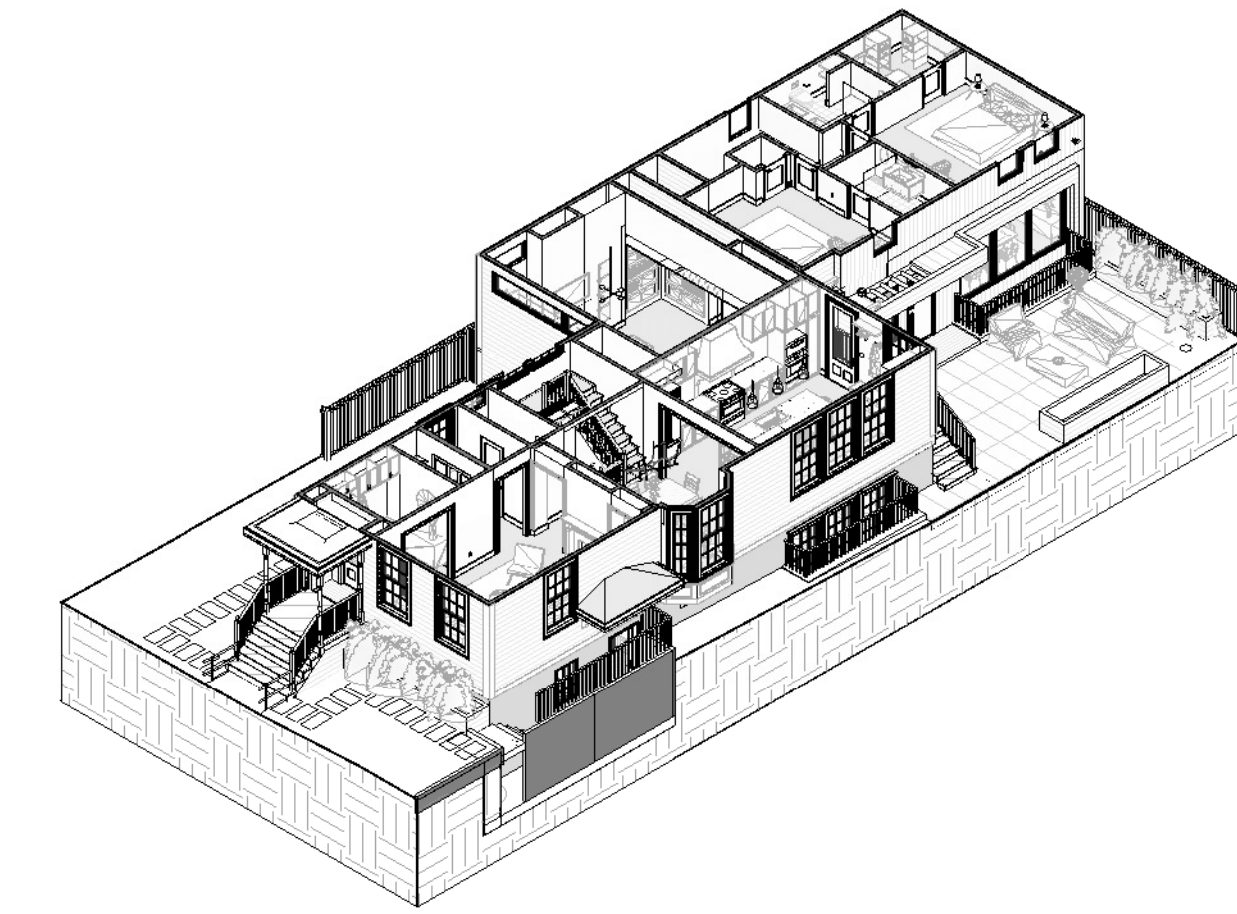
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ZBA-100
 Scale As indicated

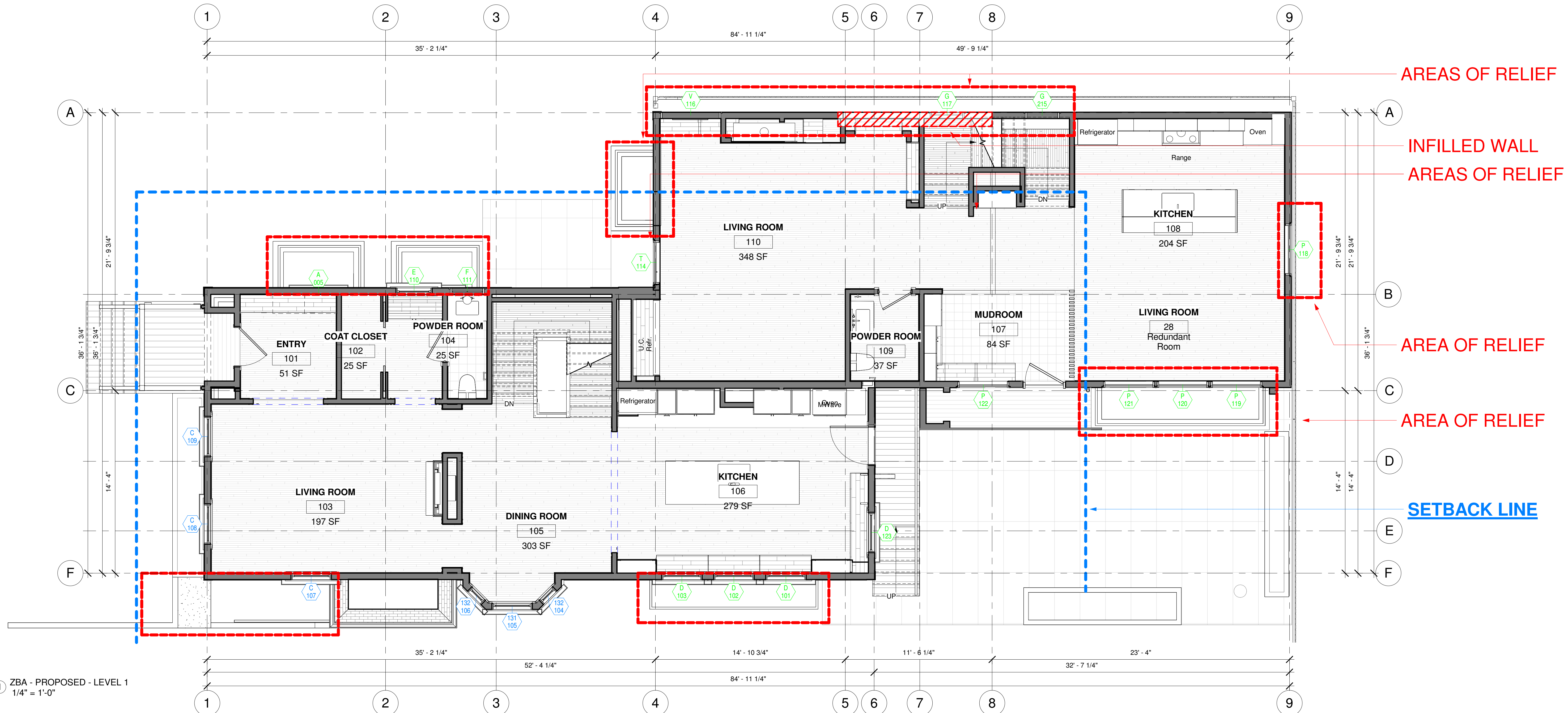
ZBA-101 LEVEL 1



2 EXISTING - LEVEL 1 - Dependent 1
1/8" = 1'-0"



3 ZBA - AXON - LEVEL 1 - PROPOSED



1 ZBA - PROPOSED - LEVEL 1
1/4" = 1'-0"



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LEVEL 1

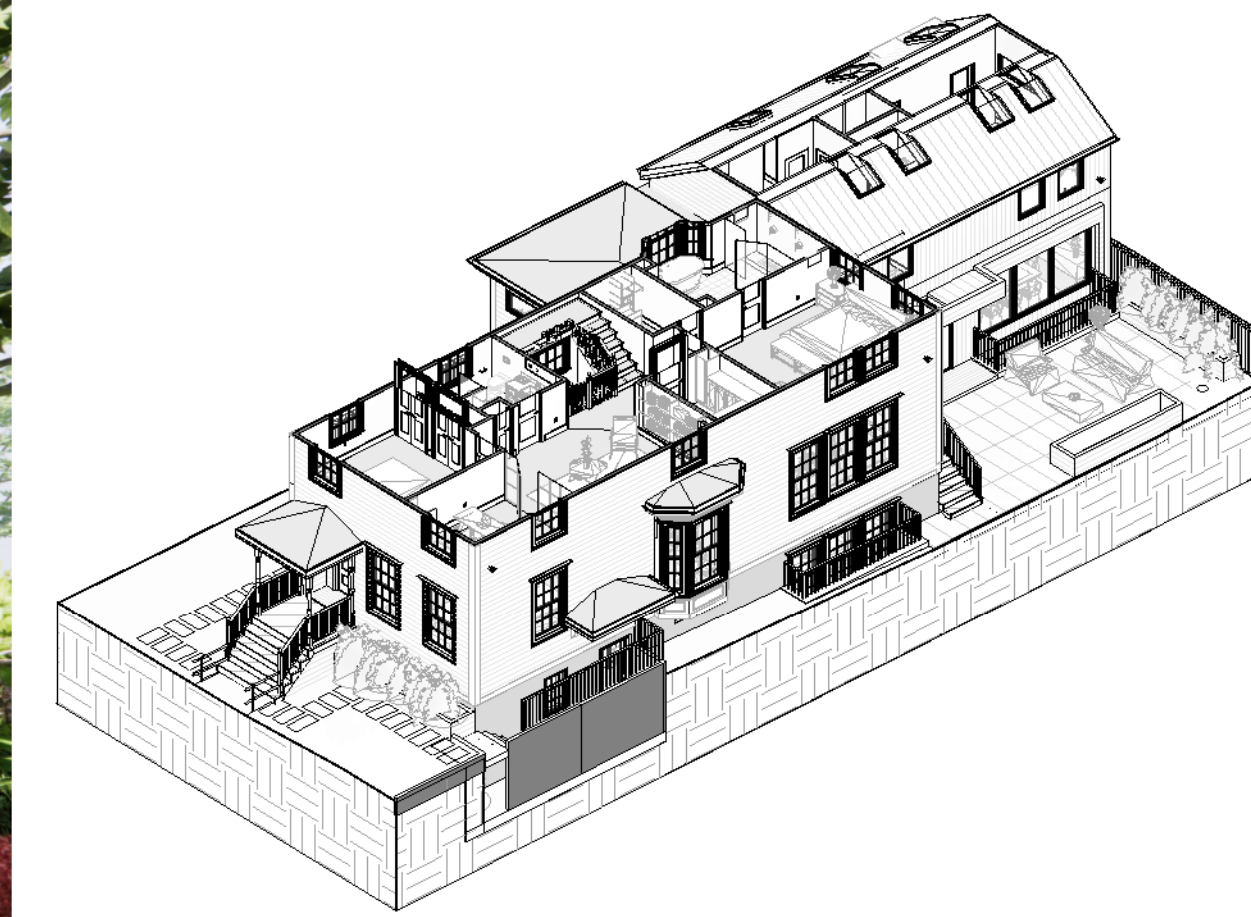
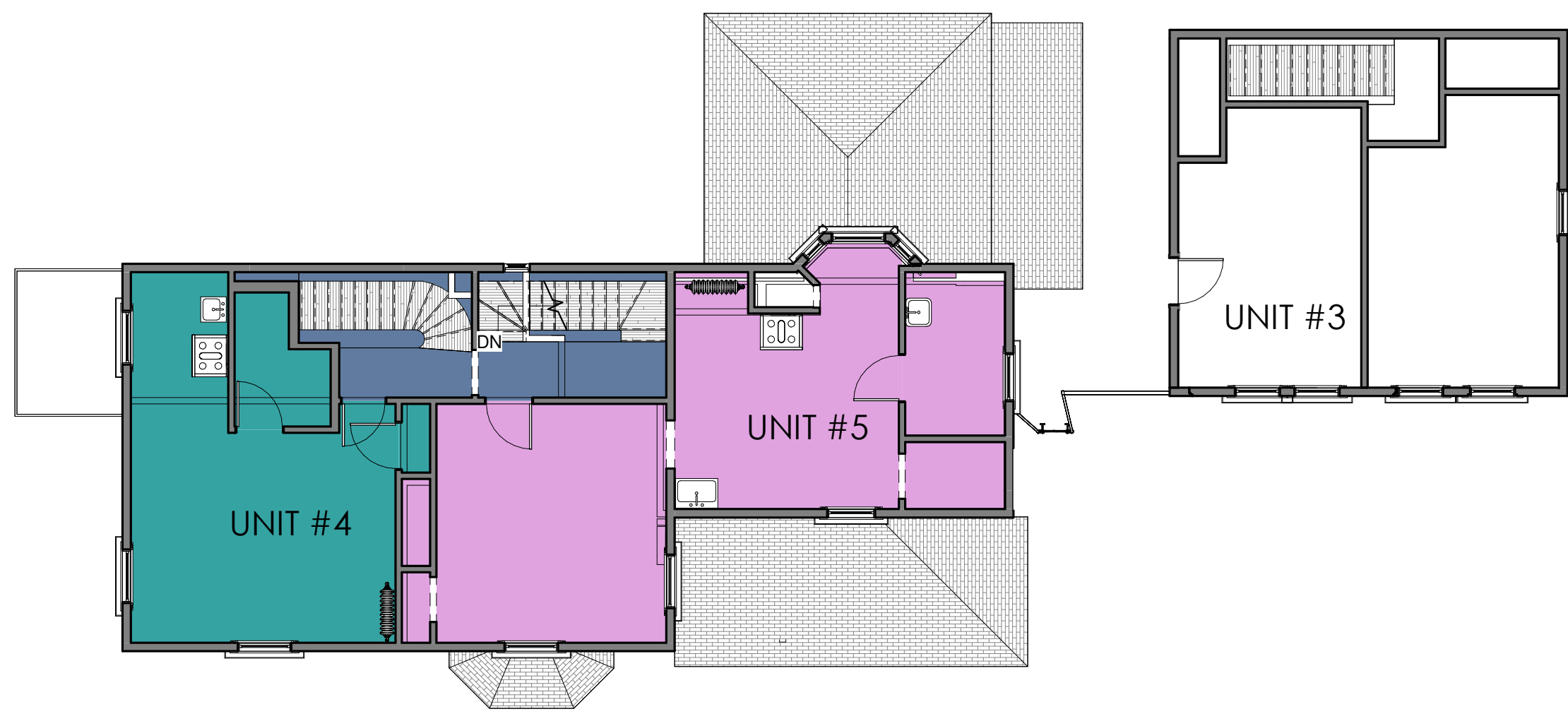
18 CLINTON LP
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ZBA-101
 Scale As indicated

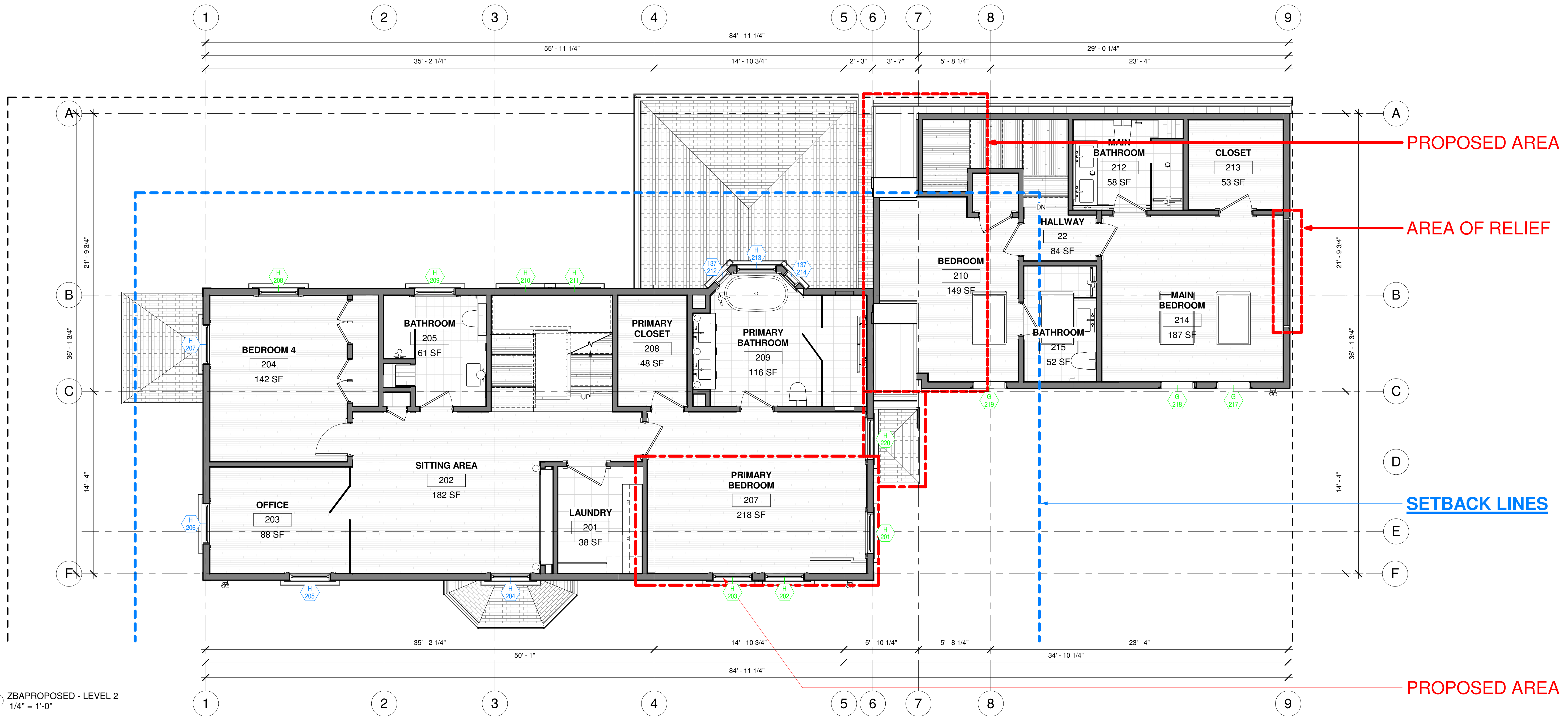
1/17/2023 1:34:52 PM

ZBA-102 LEVEL 2



③ 1\$AXON - LEVEL 2 - PROPOSED

② EXISTING - LEVEL 2 - Dependent 1
1/8" = 1'-0"



① ZBAPROPOSED - LEVEL 2
1/4" = 1'-0"



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LEVEL 2

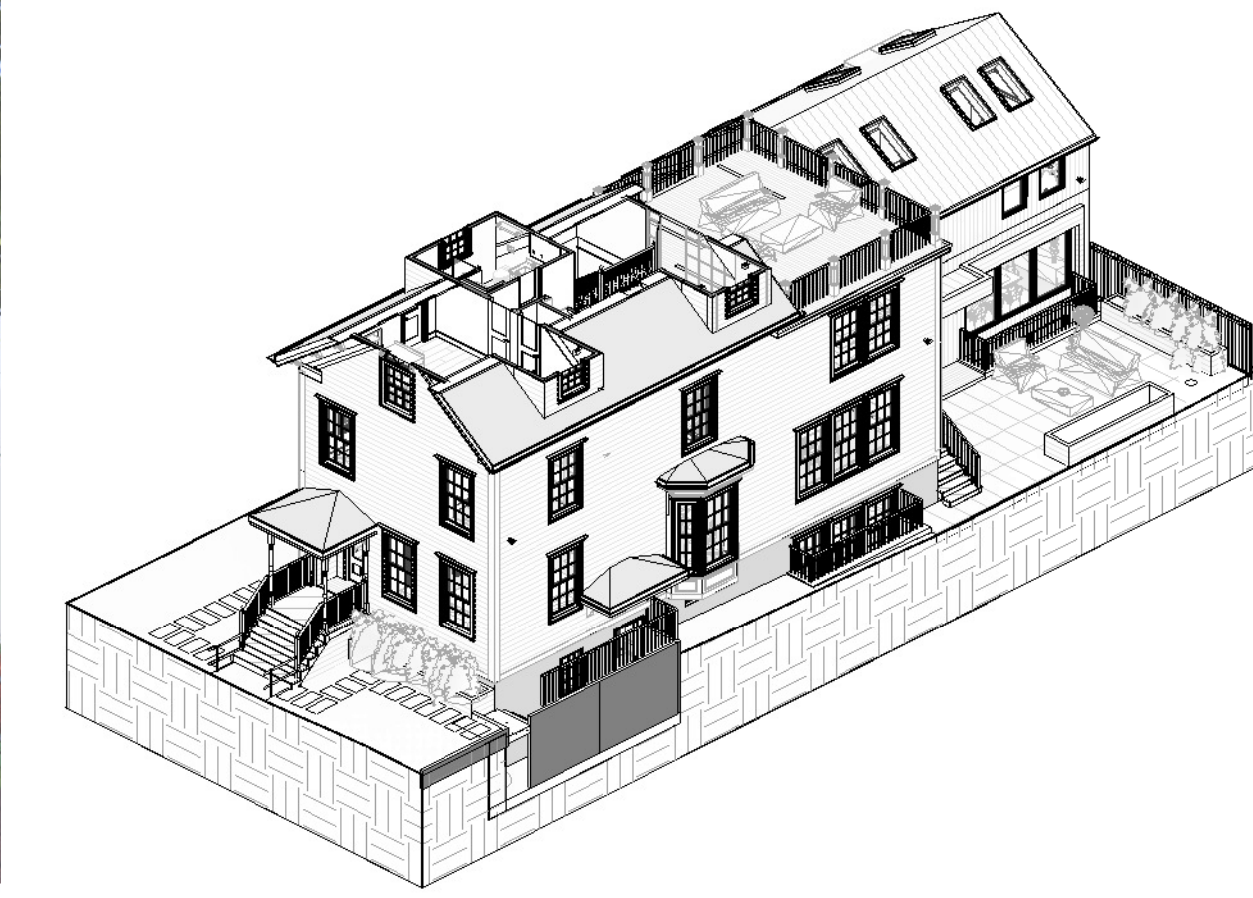
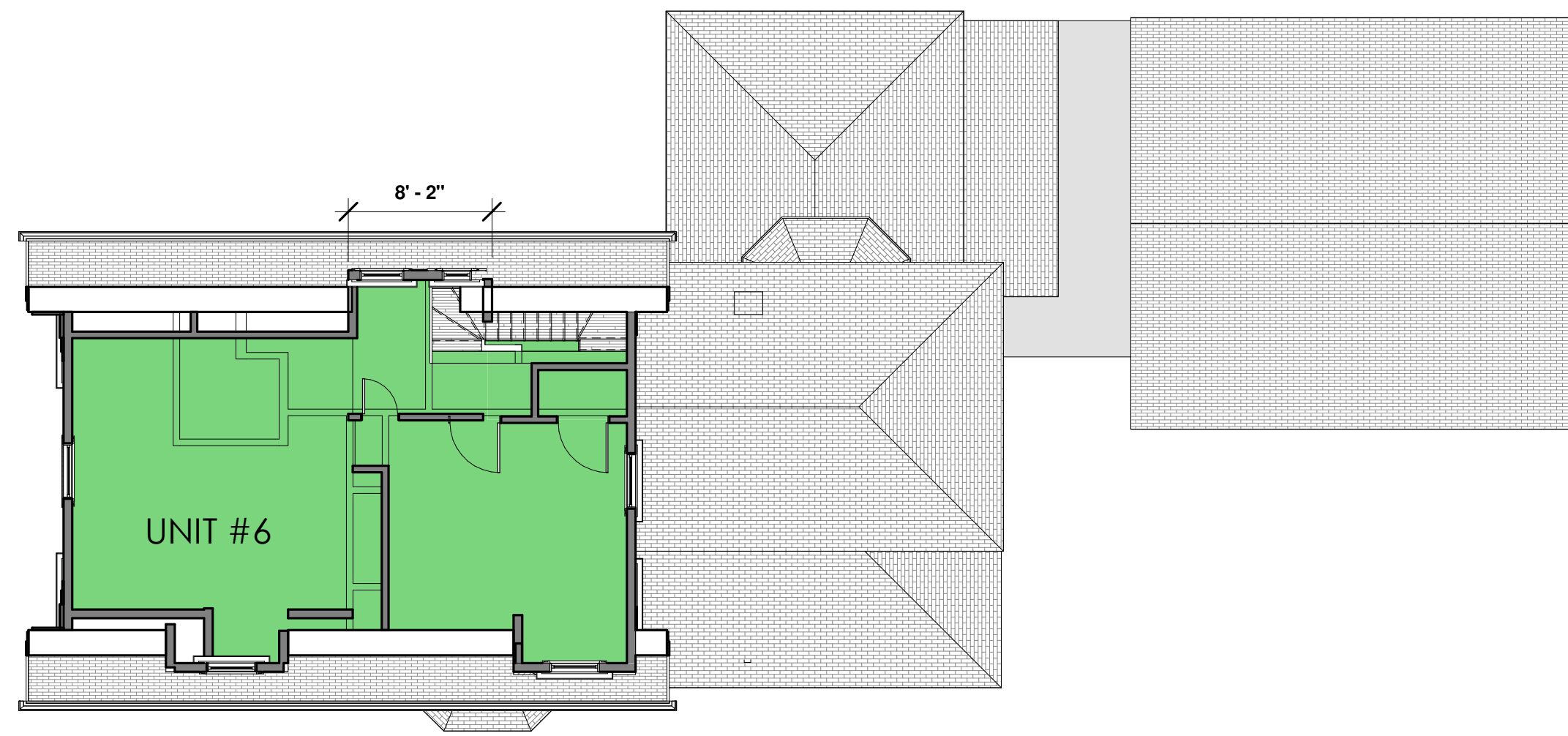
18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
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Project Status ZBA SUBMISSION SET
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ZBA-102
 Scale As indicated

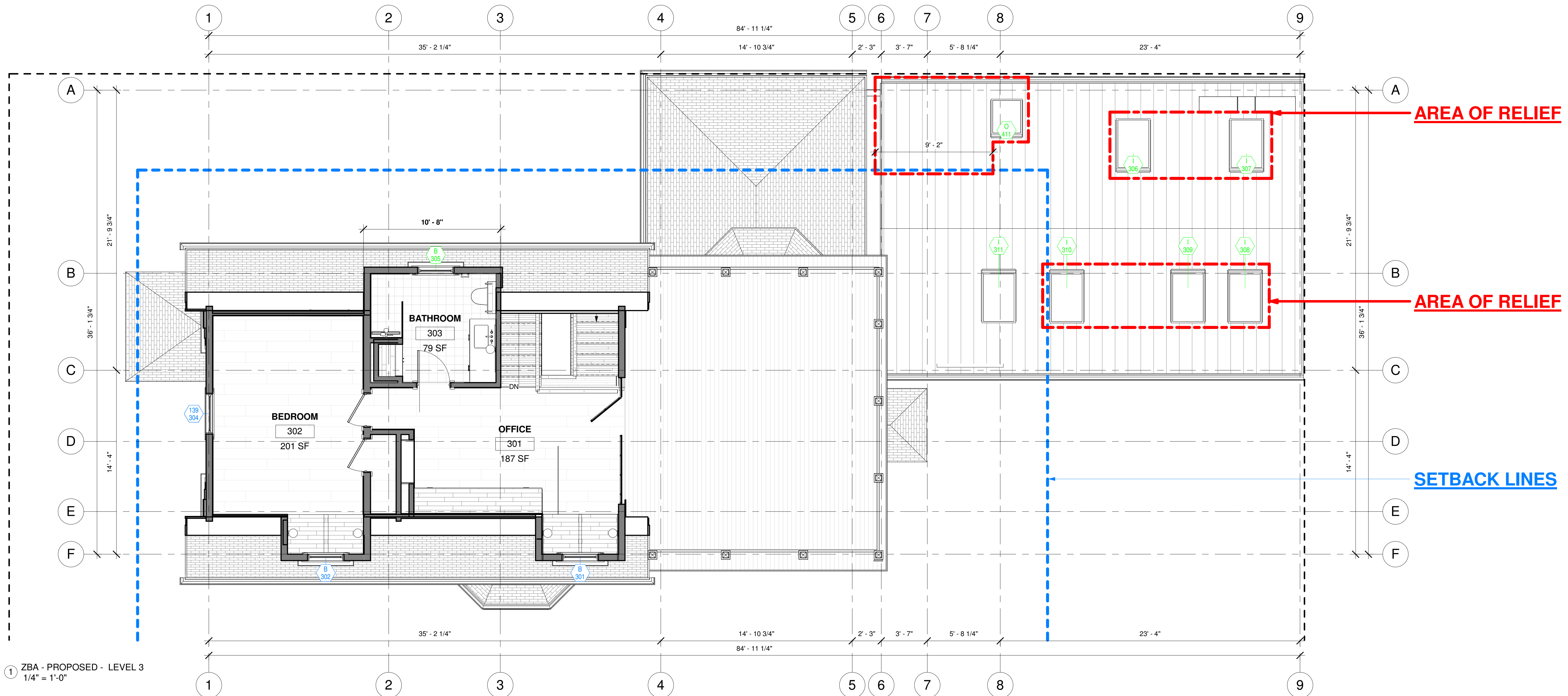
1/17/2023 1:35:04 PM

ZBA-103 LEVEL 3



3 ZBA - AXON - LEVEL 3 - PROPOSED

2 EXISTING - LEVEL 3
1/8" = 1'-0"



1 ZBA - PROPOSED - LEVEL 3
1/4" = 1'-0"

**NOT FOR
CONSTRUCTION**

LEVEL 3

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18 CLINTON RESIDENCE
18 CLINTON ST.
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Date 01/17/2023
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ZBA-103

Scale As indicated

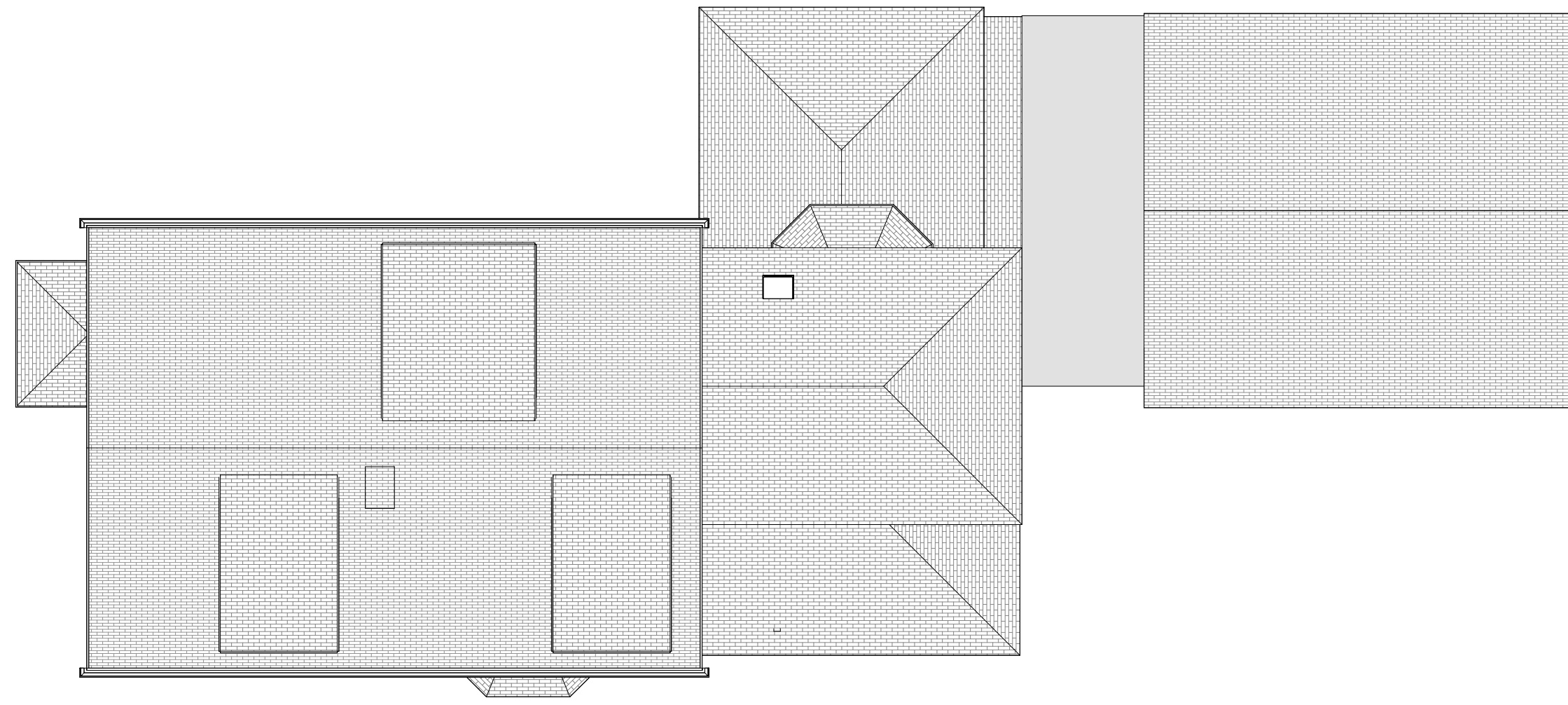


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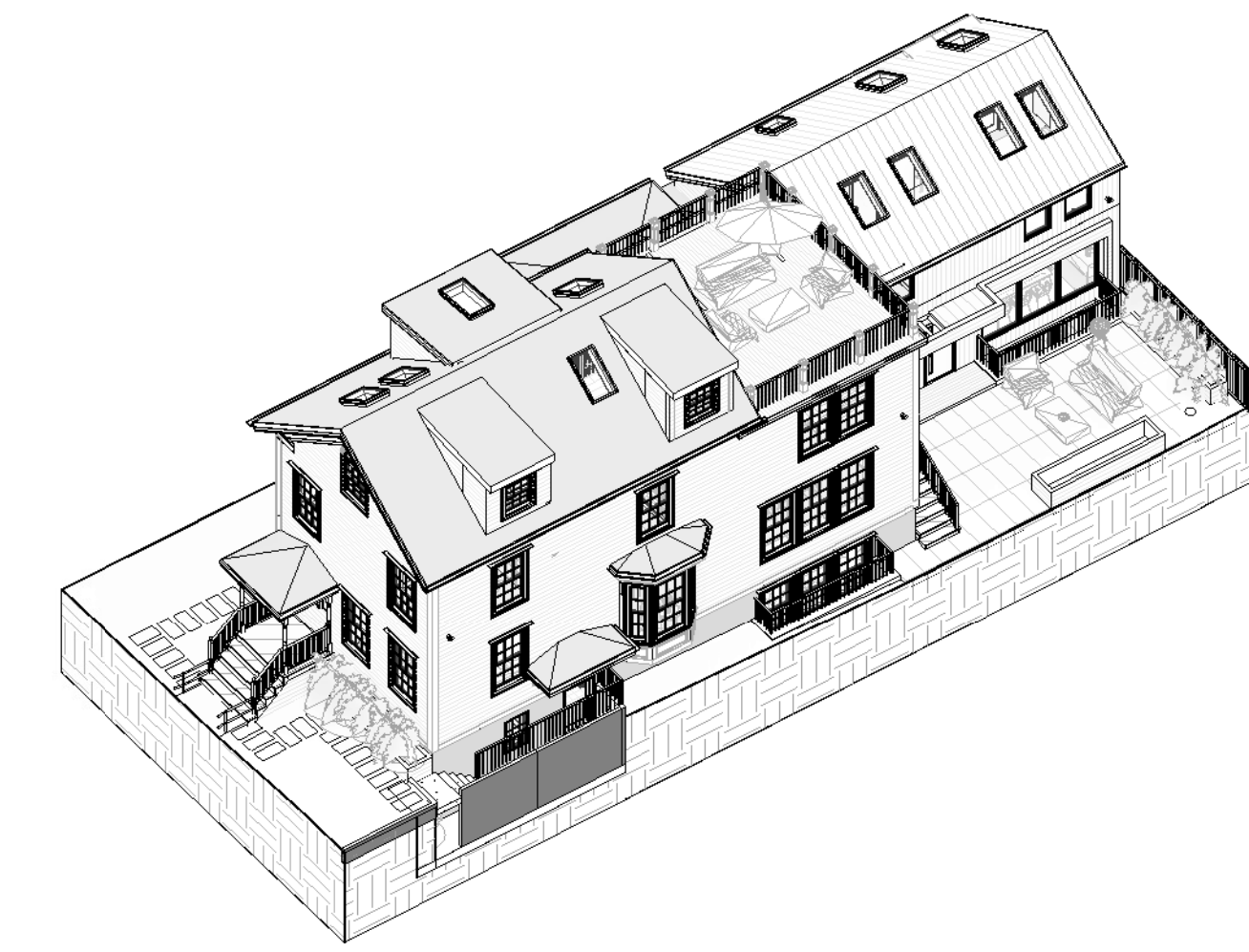
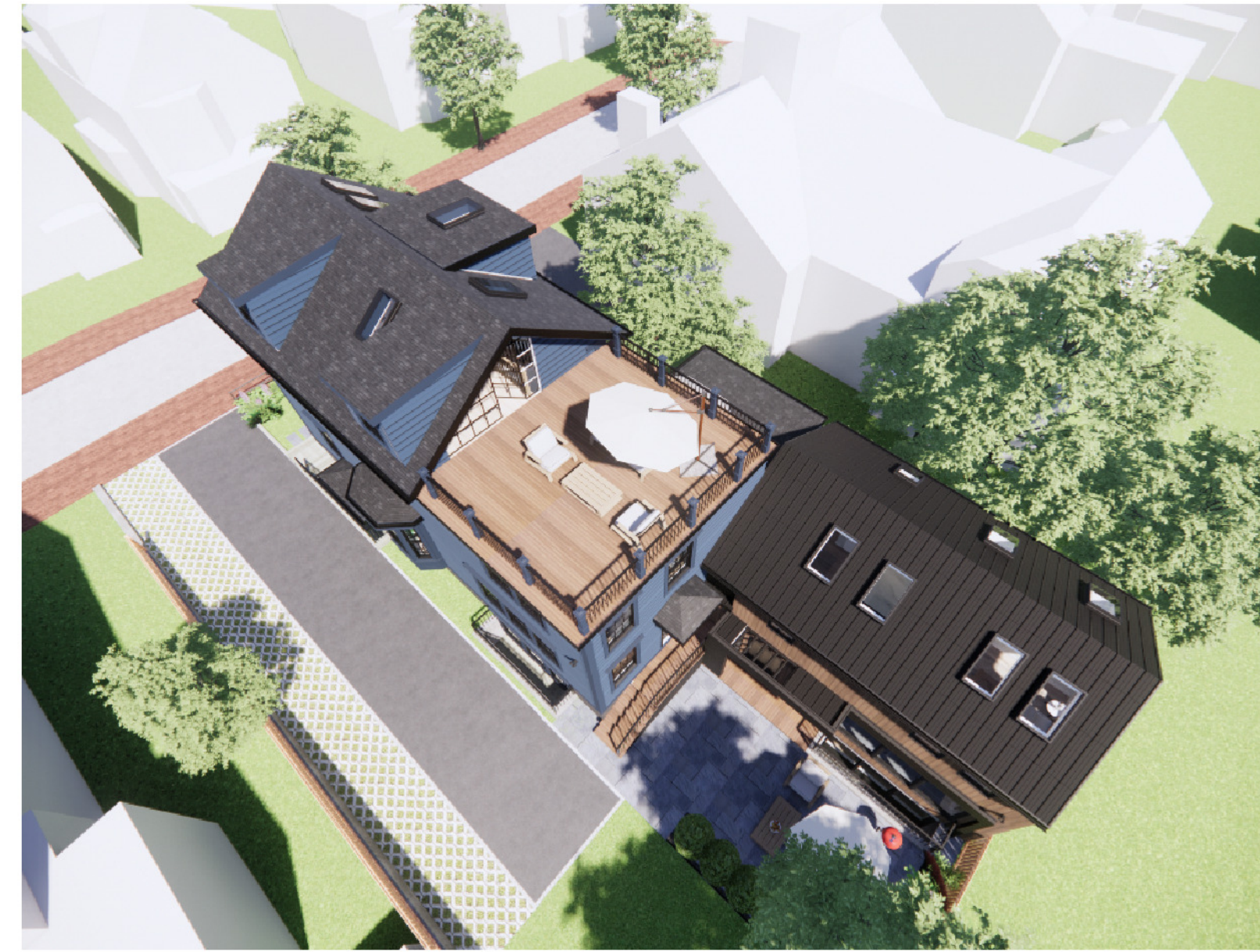
REGISTRATIONS:

1/17/2023 1:35:15 PM

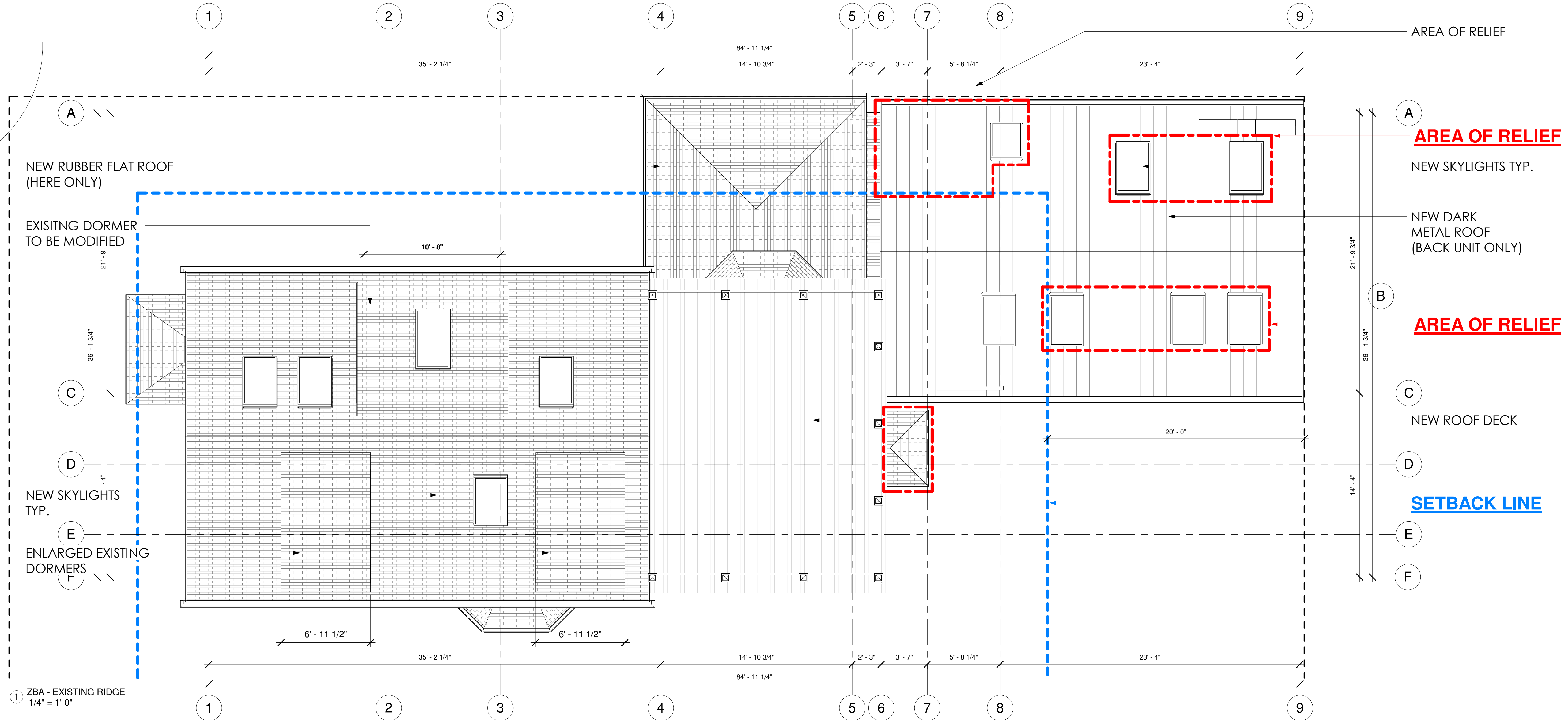
ZBA-104 ROOF PLAN



2 EXISTING RIDGE - Dependent 1
1/8" = 1'-0"



3 ZBA - AXON - ROOF - PROPOSED



1 ZBA - EXISTING RIDGE
1/4" = 1'-0"



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REGISTRATIONS:

NOT FOR CONSTRUCTION

ROOF PLAN

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ZBA-104

Scale As indicated

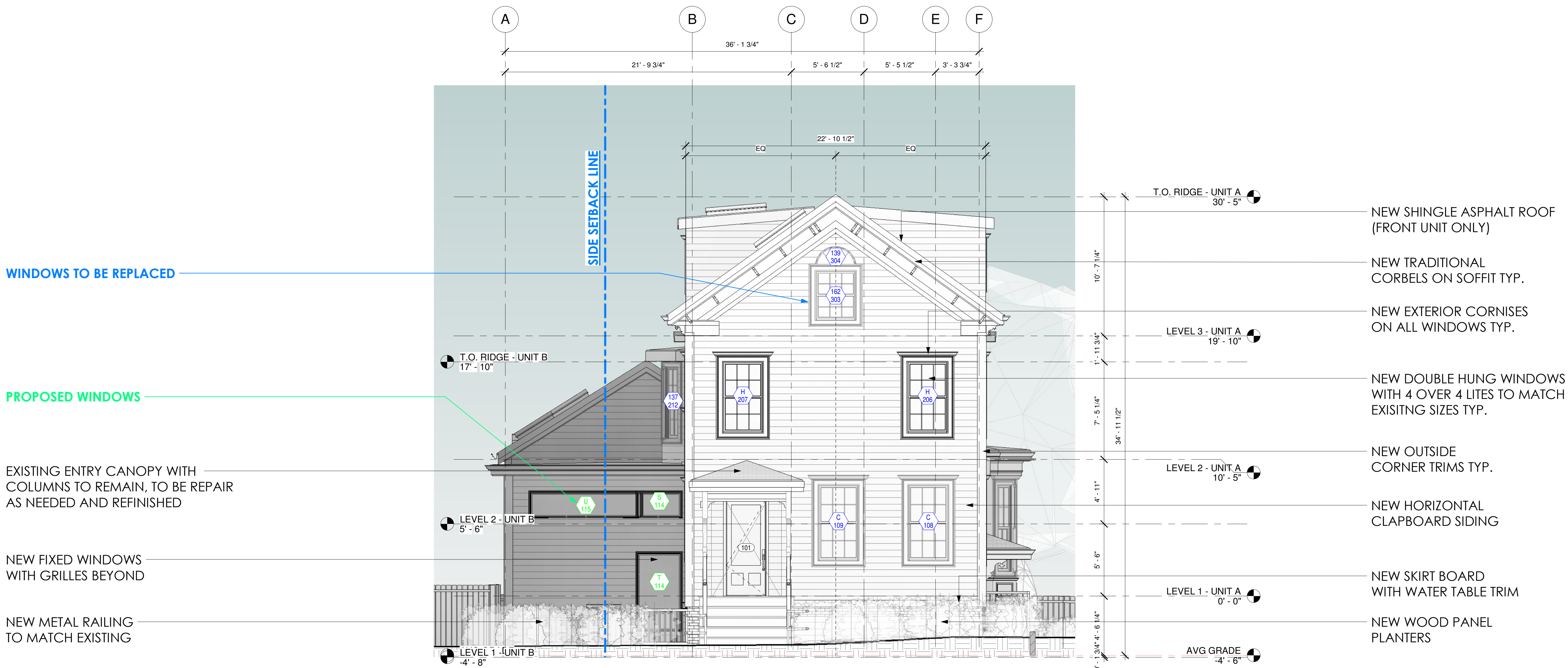
1/17/2023 1:35:26 PM

ZBA-200 ELEVATION WEST



- EXISTING CHIMNEY TO BE REMOVED
- EXISTING SHINGLE ROOF TO BE REMOVED.
- ALL WINDOWS TO BE REMOVED AND REPLACED WITH SIMILAR UNITS.
- EXISTING WOOD SHINGLE SIDING TO BE REMOVE AND REPLACE WITH NEW CLAPBOARD SIDING.
- EXISTING ENTRY TO REMAIN, TO BE REPAIR AS NEEDED AND REFINISHED.

1\$EXISTING - WEST ELEVATION -
Dependent 1
1/8" = 1'-0"



WINDOWS TO BE REPLACED

PROPOSED WINDOWS

EXISTING ENTRY CANOPY WITH COLUMNS TO REMAIN, TO BE REPAIR AS NEEDED AND REFINISHED

NEW FIXED WINDOWS WITH GRILLES BEYOND

NEW METAL RAILING TO MATCH EXISTING

- NEW SHINGLE ASPHALT ROOF (FRONT UNIT ONLY)
- NEW TRADITIONAL CORBELS ON SOFFIT TYP.
- NEW EXTERIOR CORNISES ON ALL WINDOWS TYP.
- NEW DOUBLE HUNG WINDOWS WITH 4 OVER 4 LITES TO MATCH EXISTING SIZES TYP.
- NEW OUTSIDE CORNER TRIMS TYP.
- NEW HORIZONTAL CLAPBOARD SIDING
- NEW SKIRT BOARD WITH WATER TABLE TRIM
- NEW WOOD PANEL PLANTERS

2\$PROPOSED - WEST ELEVATION -
Dependent 1
1/4" = 1'-0"



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ELEVATION WEST

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ZBA-200

Scale As indicated

1/17/2023 1:35:50 PM

ZBA-201 ELEVATION SOUTH



EXISTING CHIMNEY TO BE REMOVED

ALL WINDOWS TO BE REMOVED AND REPLACED WITH SIMILAR UNITS

ROOF SHINGLES TO BE REMOVED

EXISTING WOOD SHINGLE SIDING TO BE REMOVED AND REPLACED WITH NEW CLAPBOARD SIDING

WINDOWS TO BE REMOVED



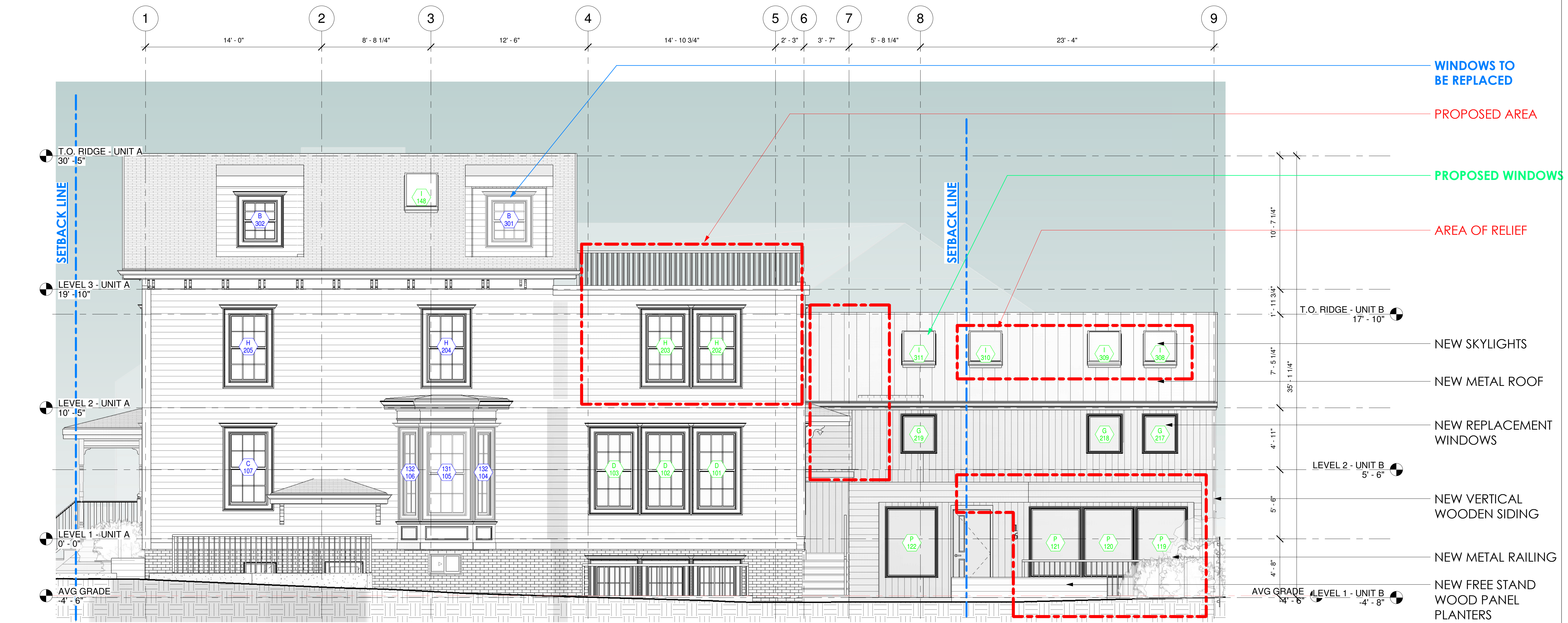
1\$EXISTING - SOUTH ELEVATION -
Dependent 1
1/8" = 1'-0"



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REGISTRATIONS:

NOT FOR CONSTRUCTION



2\$PROPOSED - SOUTH ELEVATION -
Dependent 1
1/4" = 1'-0"

ELEVATION SOUTH

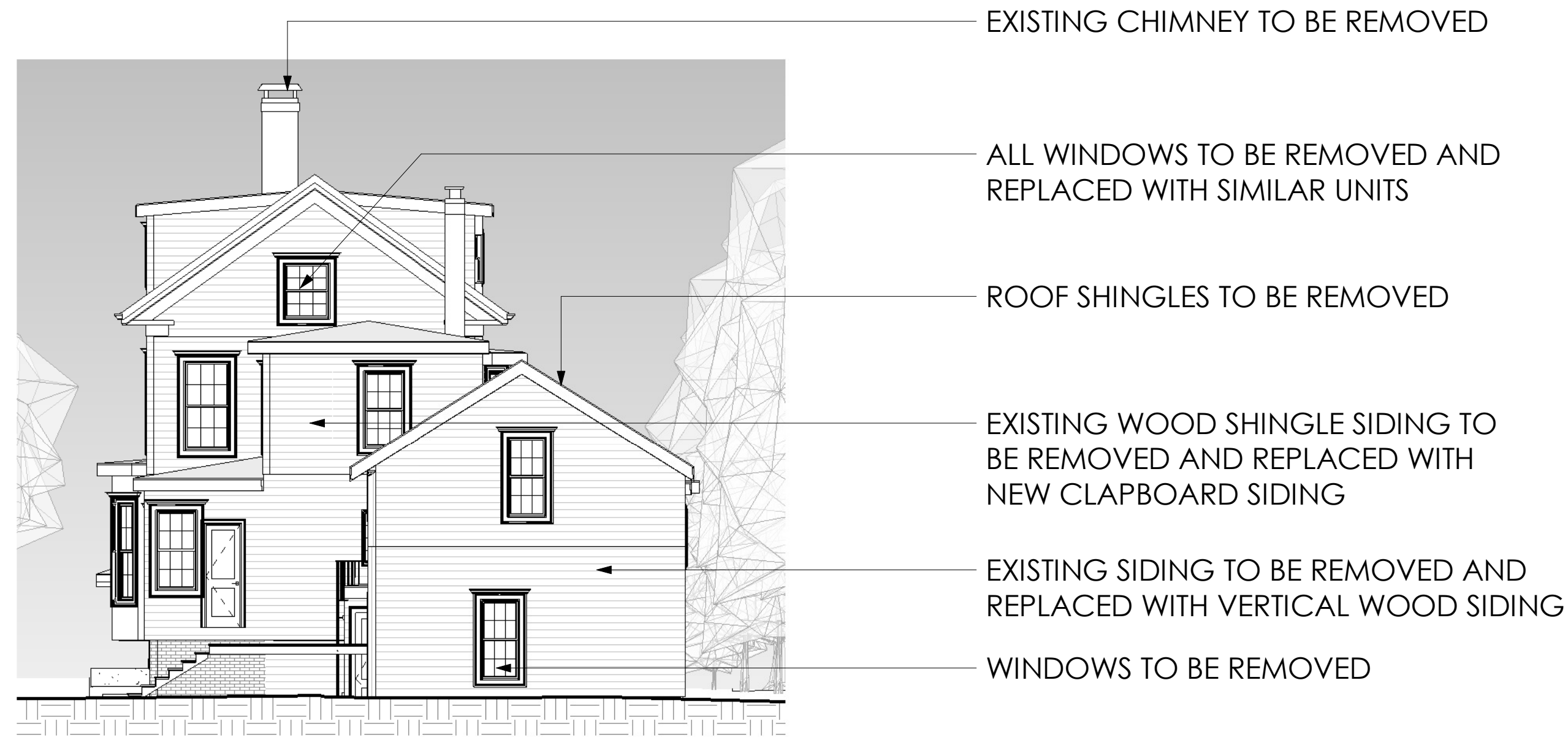
18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	01/17/2023
Drawn by	Author
Checked by	Checker

ZBA-201
 Scale As indicated

1/17/2023 1:35:52 PM

ZBA-202 ELEVATION EAST



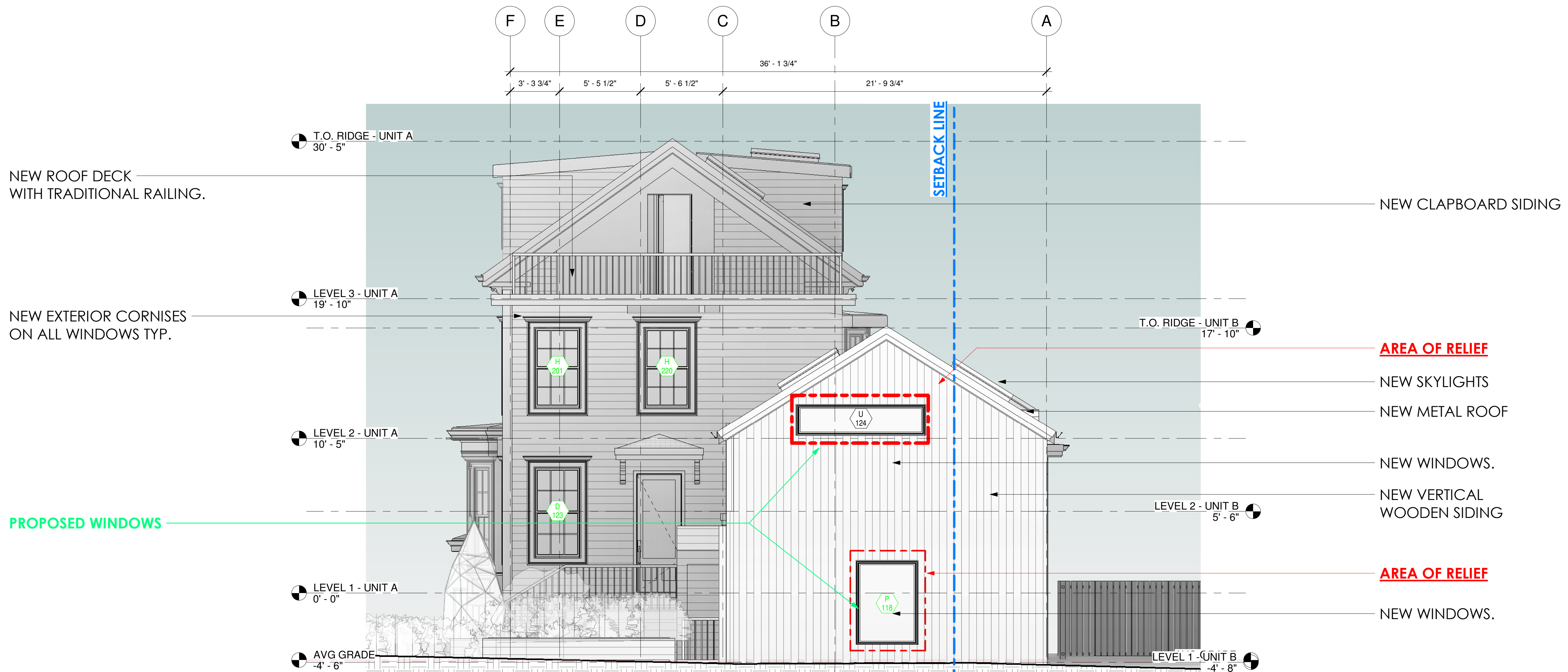
1\$EXISTING - EAST ELEVATION -
Dependent 1
1/8" = 1'-0"



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REGISTRATIONS:

NOT FOR CONSTRUCTION



1\$PROPOSED - EAST ELEVATION -
Dependent 1
1/4" = 1'-0"

ELEVATION EAST

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 01/17/2023
 Drawn by Author
 Checked by Checker

ZBA-202

Scale As indicated

ZBA-203 ELEVATION NORTH



- EXISTING CHIMNEY TO BE REMOVED
- ROOF SHINGLES TO BE REMOVED
- ALL WINDOWS TO BE REMOVED AND REPLACED WITH SIMILAR UNITS
- EXISTING WOOD SHINGLE SIDING TO BE REMOVED AND REPLACED WITH NEW CLAPBOARD SIDING
- WINDOWS TO BE REMOVED AND REPLACED



1\$EXISTING - NORTH ELEVATION -
Dependent 1
1/8" = 1'-0"



2\$PROPOSED - NORTH ELEVATION -
Dependent 1
1/4" = 1'-0"

NEW WINDOWS @
AREA OF RELIEF



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CONSTRUCTION**

ELEVATION NORTH

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	01/17/2023
Drawn by	Author
Checked by	Checker

ZBA-203

Scale As indicated

END OF PRESENTATION

18 CLINTON ST. EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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CONSTRUCTION**

QR CODE

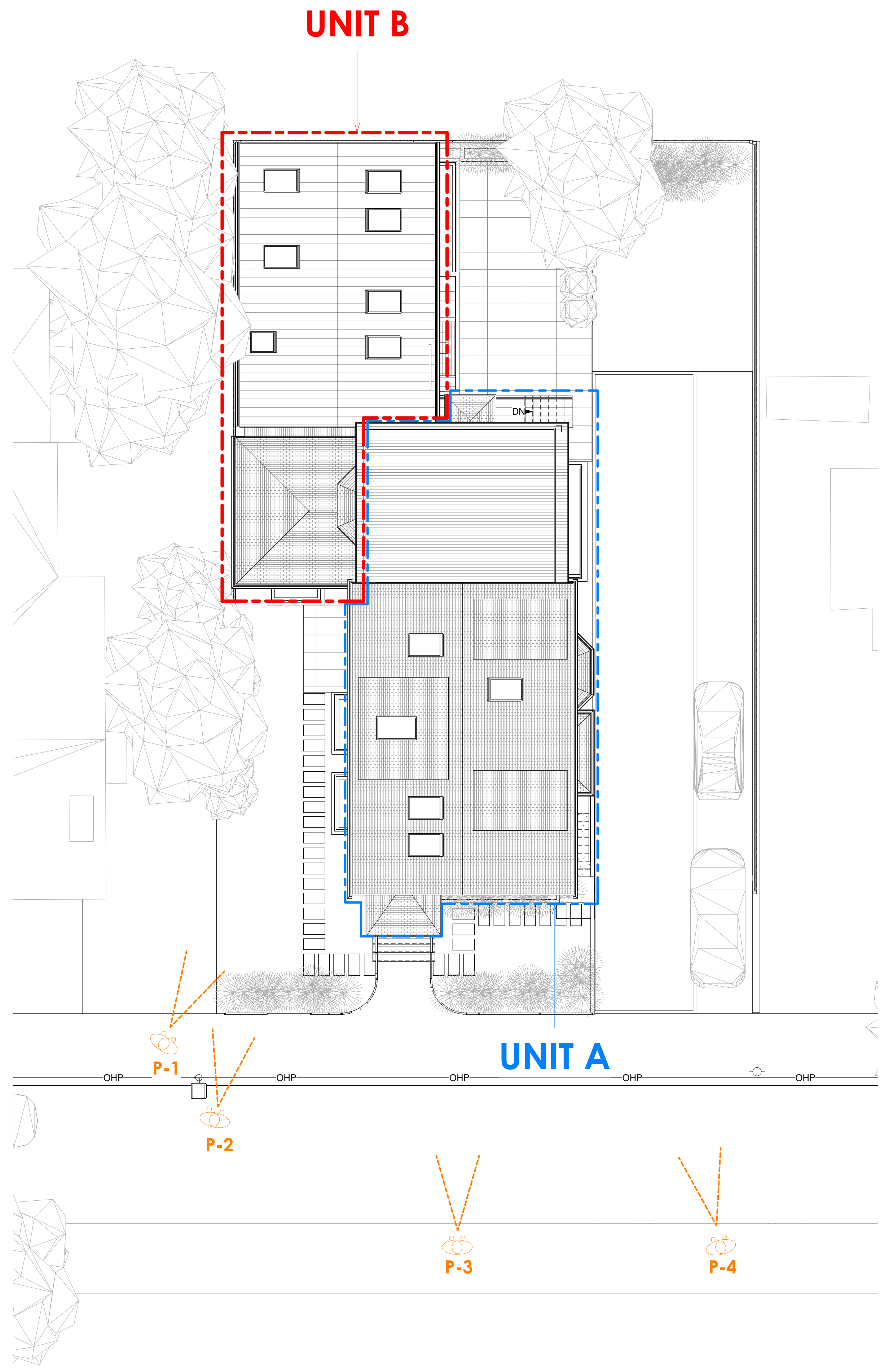
18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
Project number 2203-0018
Date 01/17/2023
Drawn by SKA
Checked by SKA

ZBA-300

Scale

ZBA-301 PICTURES AND RENDERS



1 PROPOSED SITE PLAN - HISTORICAL
1/8" = 1'-0"

P-1



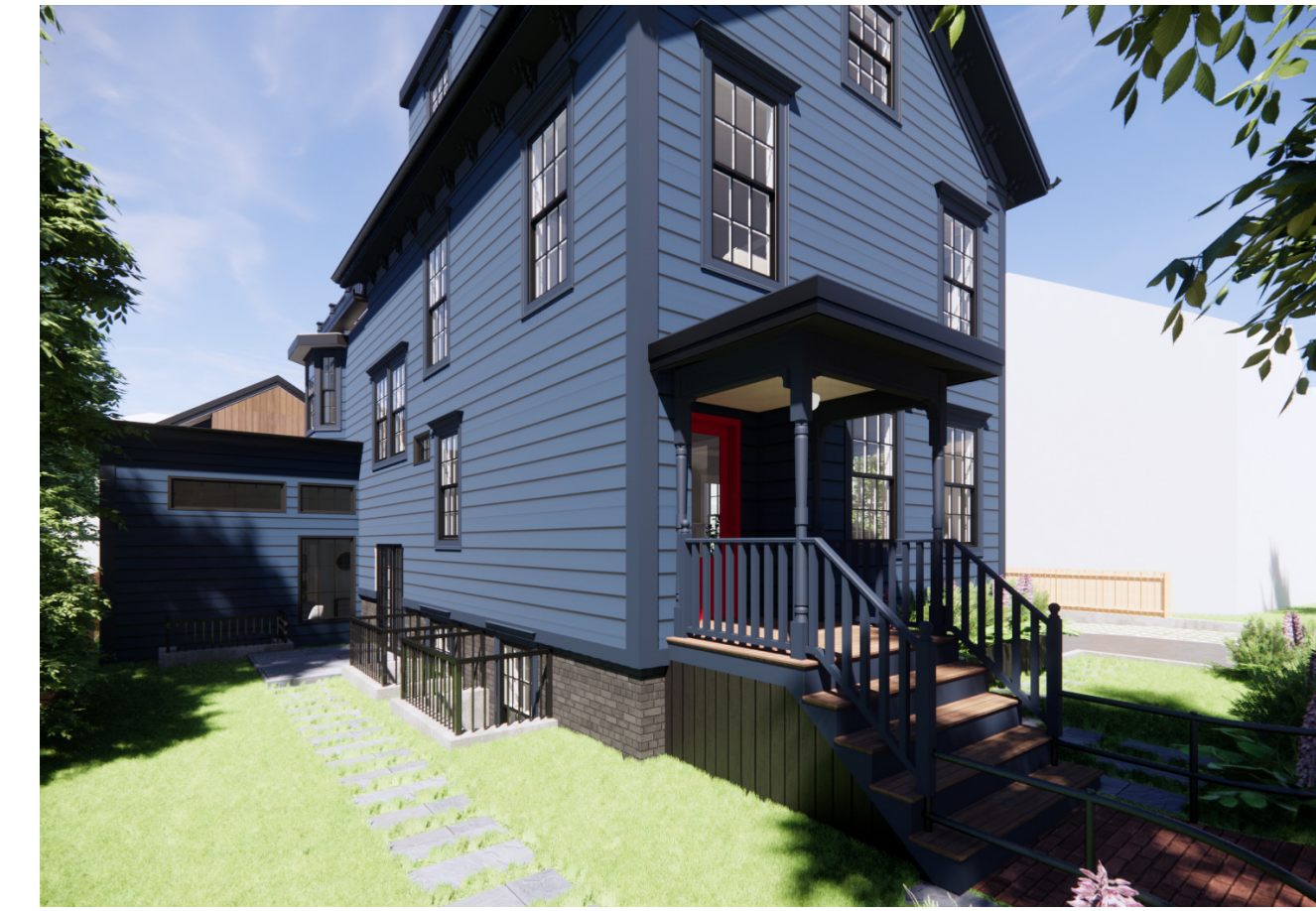
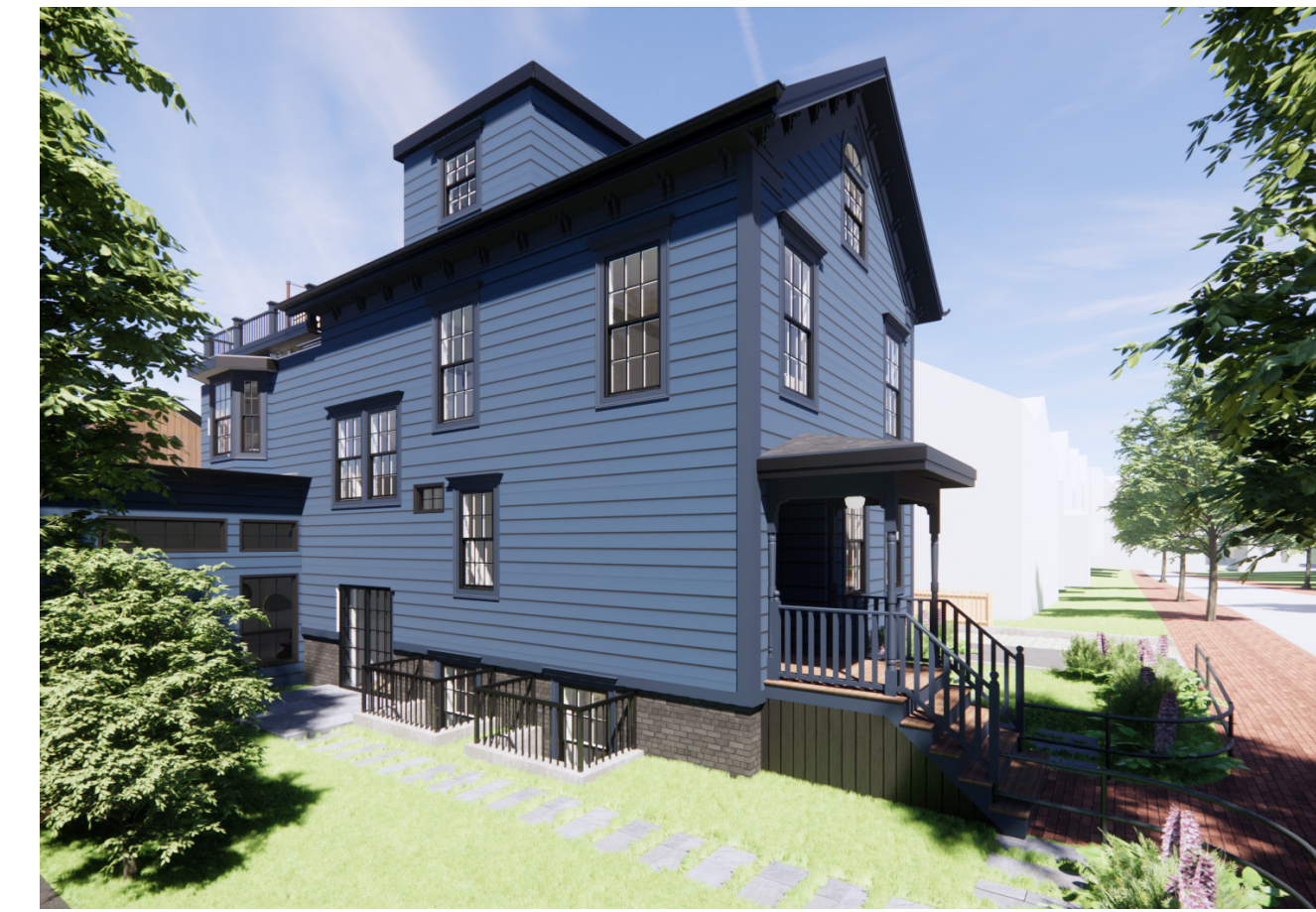
P-2



P-3



P-4



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REGISTRATIONS:

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CONSTRUCTION

PICTURES AND RENDERS

18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
CAMBRIDGE, MA 02138

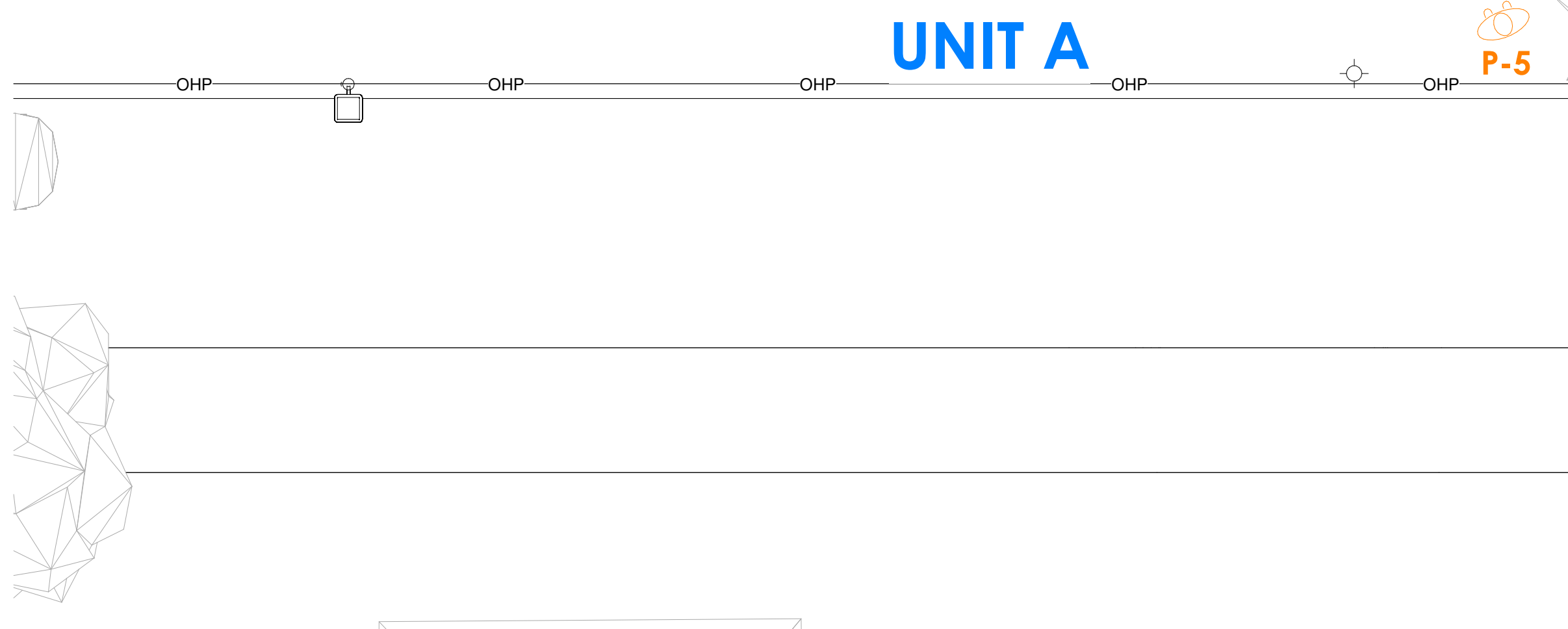
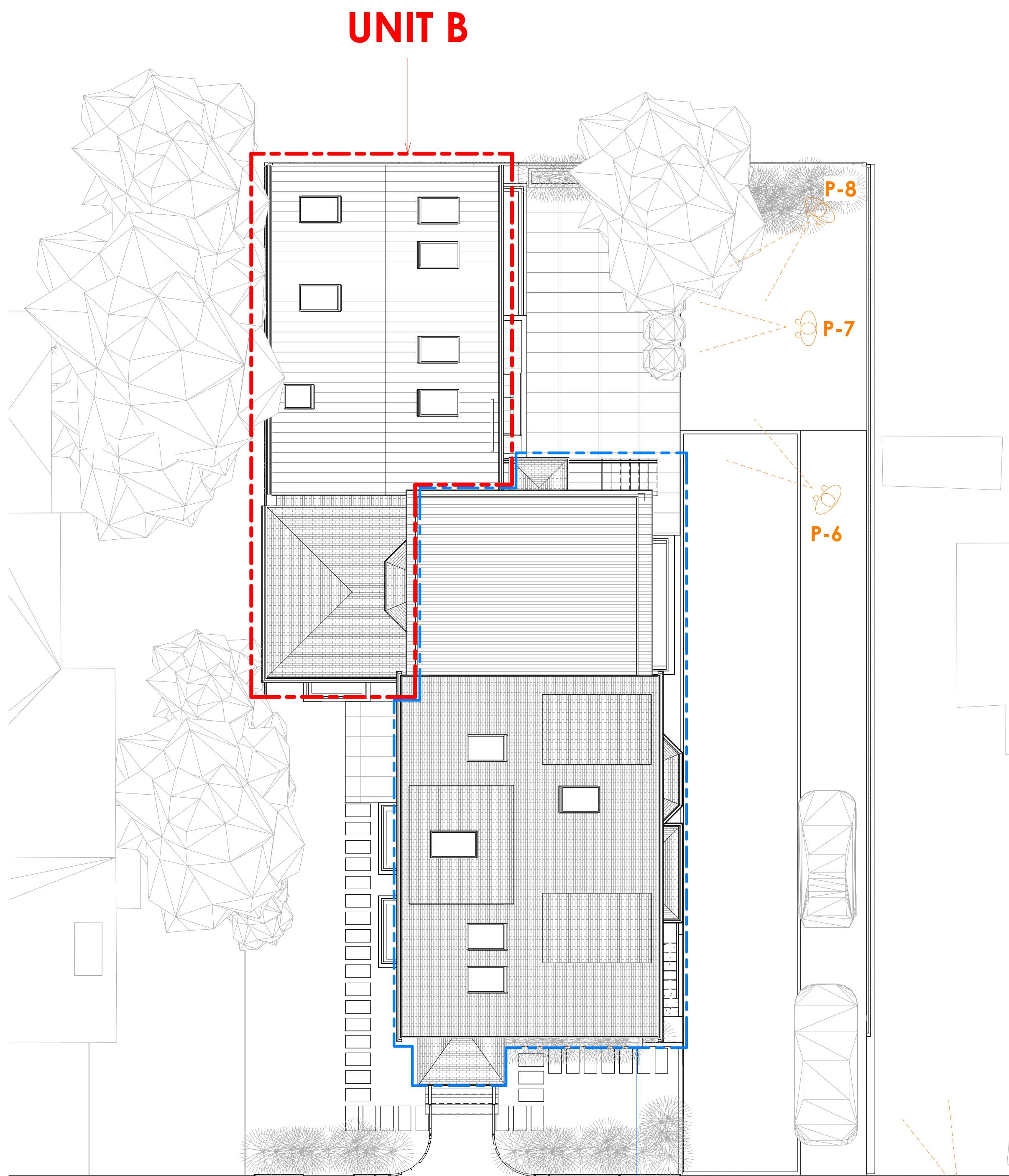
Project Status ZBA SUBMISSION SET
Project number 2203-0018
Date 01/17/2023
Drawn by Author
Checked by Checker

ZBA-301

Scale 1/8" = 1'-0"

1/17/2023 1:35:41 PM

ZBA-302 PICTURES AND RENDERS



1 \$PROPOSED SITE PLAN - HISTORICAL
1/8" = 1'-0"

P-5



P-6



P-7



P-8



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REGISTRATIONS:

NOT FOR CONSTRUCTION

PICTURES AND RENDERS

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 01/17/2023
 Drawn by Author
 Checked by Checker

ZBA-302

Scale 1/8" = 1'-0"

1/17/2023 1:35:43 PM

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 15, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0576E
 EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
 OWNER OF RECORD:
 ASHA DANIERE
 280 SOUTH KINGSWAY
 TORONTO, ONTARIO, CANADA

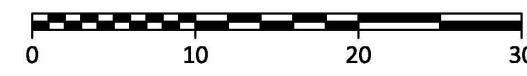
REFERENCES:
 OWNER OF RECORD:
 NIRMAL DANIERE
 18 CLINTON STREET
 CAMBRIDGE, MA 02140

DEED: BK 15003; PG 191
 PLAN: No. 609 OF 2015
 No. 316 OF 1980
 LCC: 4353-A
 11056-A
 13089-A

NOTES:
 MAP/LOT: 118-8
 VERTICAL DATUM: ASSUMED

SITE PLAN OF LAND
 LOCATED AT
 18 CLINTON STREET
 CAMBRIDGE, MA

DATE: SEPTEMBER 27, 2021 SCALE: 1.0 INCH = 10.0 FEET



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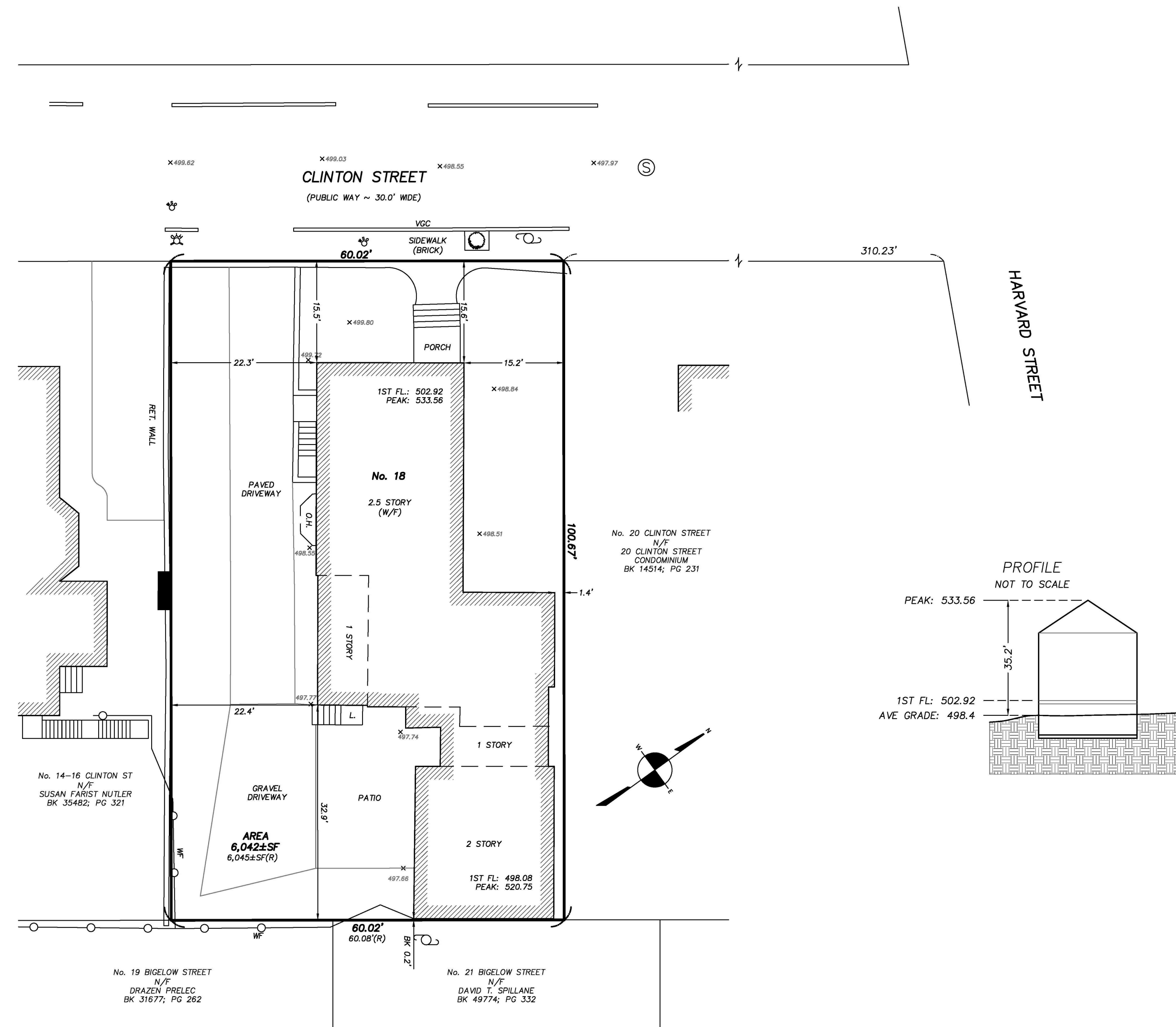
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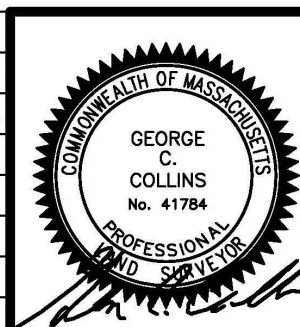
NOT FOR CONSTRUCTION

EXISTING PLOT PLAN



ZONING:			
DISTRICT:	RES. C-1	REQUIRED	EXISTING
FAR	(MAX.) 0.75	-	-
LOT SIZE	(MIN.) 5,000 SF	-	6,042±SF
LOT AREA/DW. UT	(MIN.) 1,500 SF	-	-
LOT WIDTH	(MIN.) 50'	60.02'	-
FRONT SETBACK	(MIN.) 15.5'	-	-
SIDE SETBACK	(MIN.) 1.4'	-	-
REAR SETBACK	(MIN.) 0.2'	-	-
HEIGHT	(MAX.) 35'	35.2'	-

FIELD:	JH
DRAFT:	NPP
CHECK:	GCC
DATE:	09/27/21
JOB #	21-00519



18 CLINTON LP

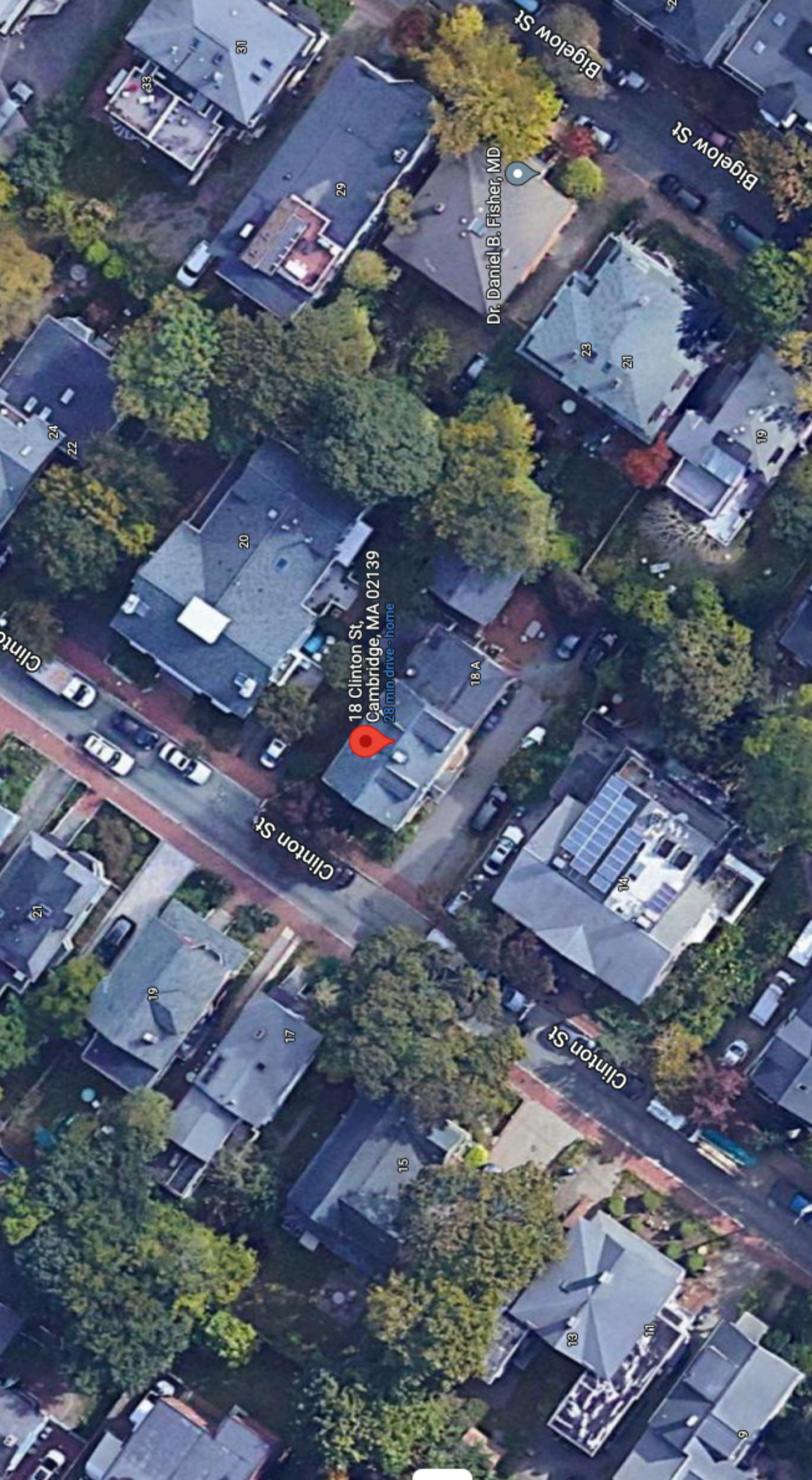
18 CLINTON RESIDENCE

18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 01/17/2023
 Drawn by SKA
 Checked by SKA

ZBA-303

Scale 1 : 140



18 Clinton St,
Cambridge, MA 02139
28 min drive - home

Dr. Daniel B. Fisher, MD

Clinton St

Clinton St

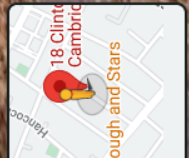
Clinton St

Bigelow St

Bigelow St




15 Clinton St
Cambridge, Massachusetts
Google
Street View - Nov 2020



Google

Image capture: Nov 2020 © 2022 Google United States Terms Privacy Report a problem

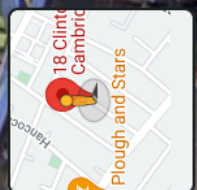
17 Clinton St
Cambridge, Massachusetts



Street View - Nov 2020



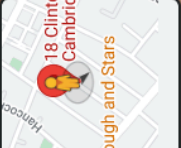
Google



18 Clinton St
Cambridge, MA

Plough and Stars

19 Clinton St
Cambridge, Massachusetts
Google
Street View - Nov 2020



Google

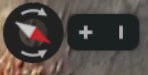
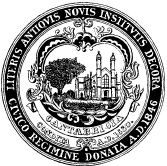
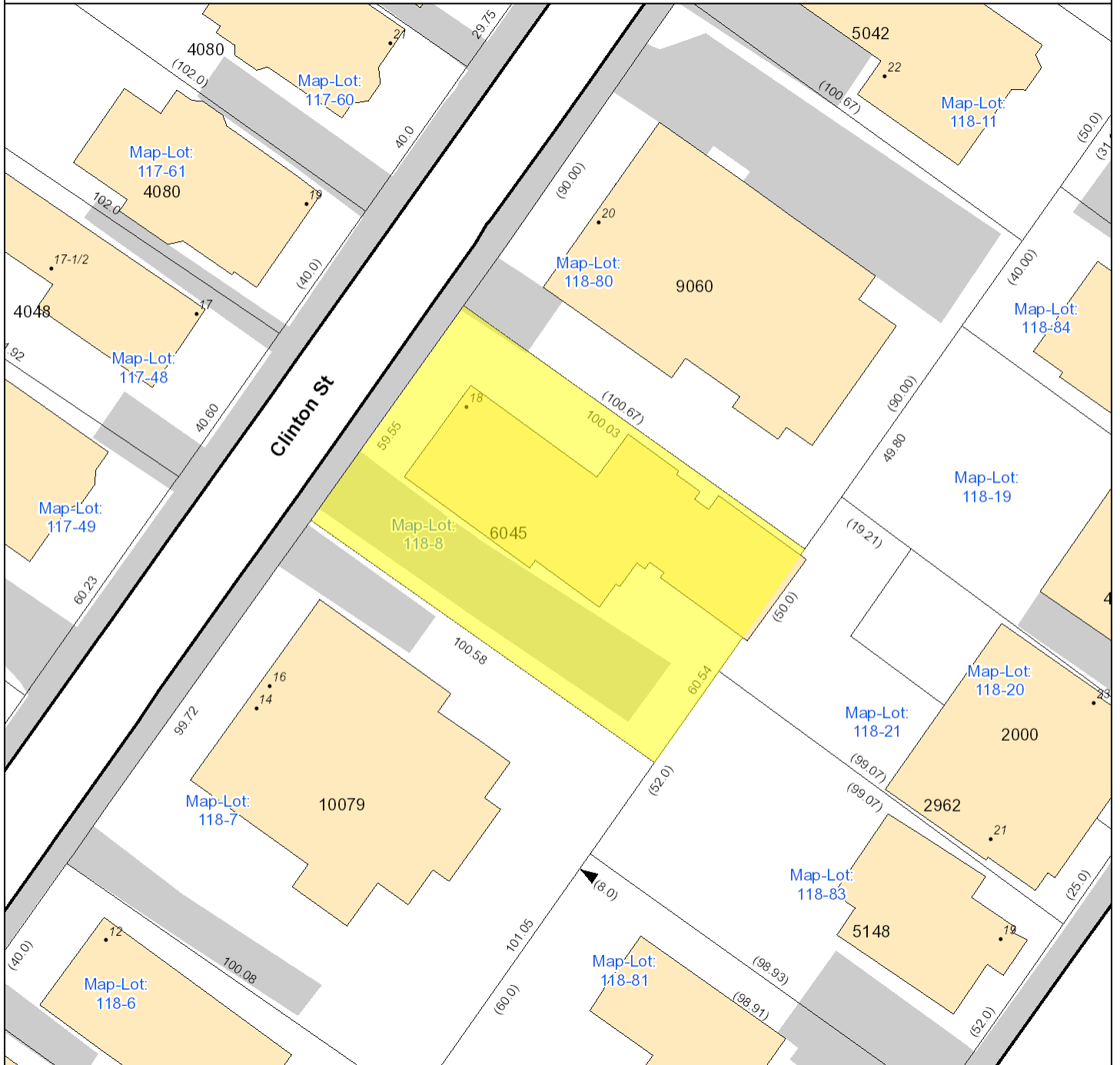


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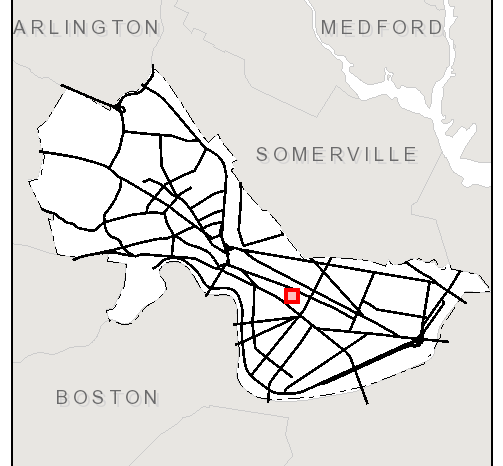
City of Cambridge
Massachusetts

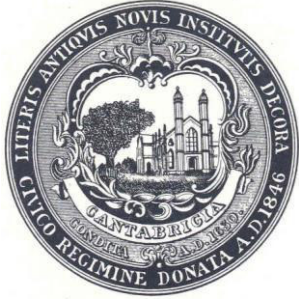
1" = 35 ft

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- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath





Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Tony Hsiao, *Chair*; Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, *Members*
Margaret McMahon, *Alternate*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **18 Clinton Street**

OWNER: **Asha Danieri**
18 Clinton Street
Cambridge, MA 02139

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Construct 2nd floor addition, alter fenestration, replace siding and trim, and remove chimneys.

The Commission approved the proposal as submitted with the following recommendations.

- 1. Consider additional plantings and landscaping on the site.**
- 2. Reduce pervious paving as much as possible.**
- 3. Consider delineating the addition from the original house on the façade facing the driveway, such as a corner board or change in color tone.**
- 4. Consider keeping the more visible chimney above the roofline, or install faux chimney, to preserve the historic character of the neighborhood.**
- 5. Consult with CHC staff on paint colors and architectural details.**

The plans and specifications that were submitted with the application are incorporated into this certificate, which is non binding on the applicant.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: **MC 6545**

Date of Certificate: **September 7, 2022**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on September 7, 2022.

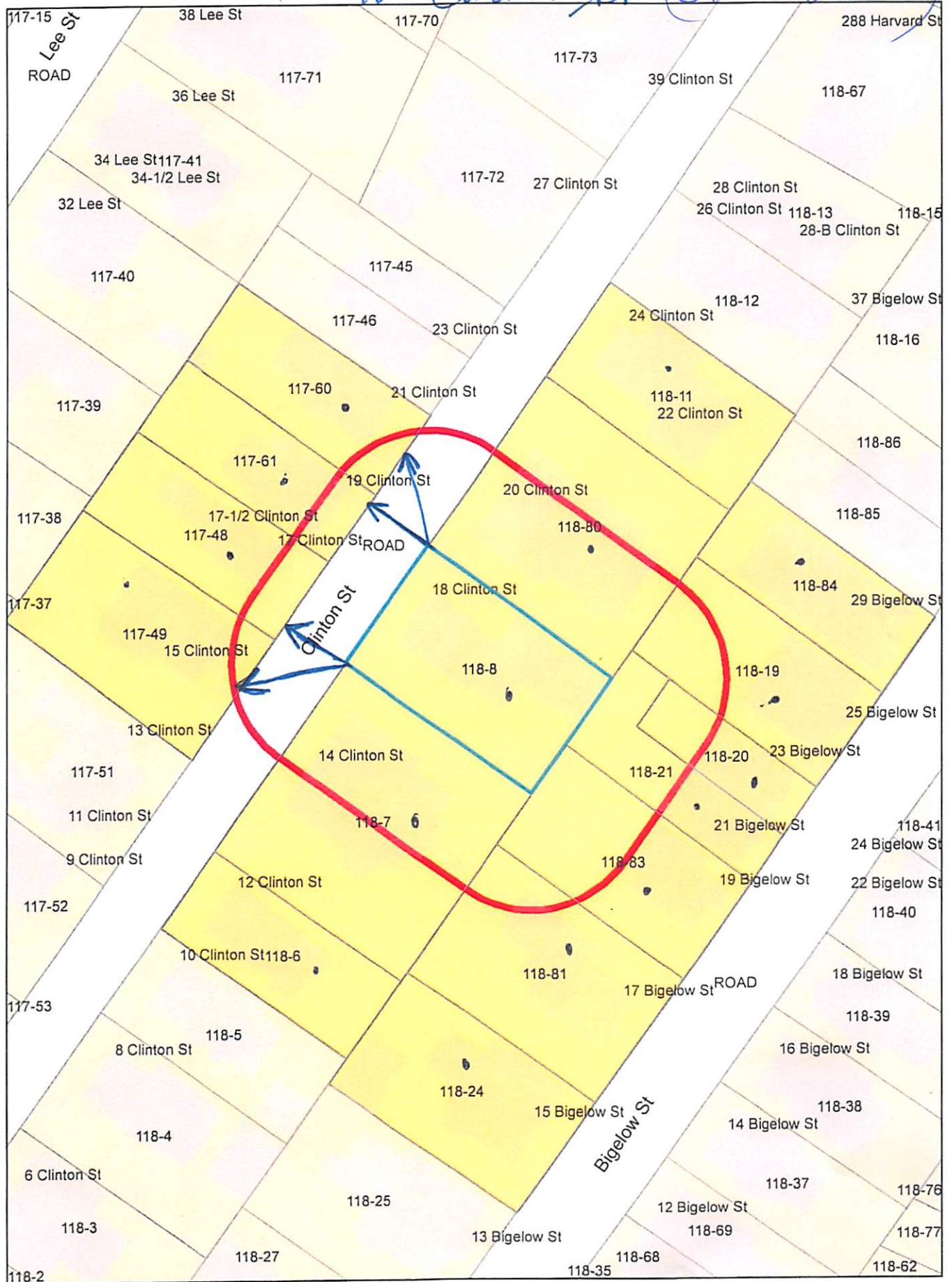
By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____ . Appeal has been filed _____ .

Date _____, City Clerk

18 Clinton St. (B7A-208880)



18 Clinton St.

Petitioner

118-21
SPILLANE, DAVID T. & LINDA S. MURPHY
21 BIGELOW ST
CAMBRIDGE, MA 02139

118-24
REILLY, PATRICIA J.
15 BIGELOW ST., UNIT #2
CAMBRIDGE, MA 02139

TRILOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

118-24
MAXWELL, MINDY,
TRUSTEE THE MAXWELL REALTY TRUST
12 CHAUNCY ST #4
CAMBRIDGE, MA 02138

118-80
BLITZ, AMY
20 CLINTON ST., UNIT #1
CAMBRIDGE, MA 02139

118-8
18 CLINTON LP
18 CLINTON ST
CAMBRIDGE, MA 02138

118-7
BUTLER, SUSAN FARIST
14-16 CLINTON ST
CAMBRIDGE, MA 02139-2303

118-24
LE, MONICA & MARTIN PURSCHKE
15 BIGELOW ST., #3
CAMBRIDGE, MA 02139

118-24
LEDWELL, JAMES R. & MARGARET R. LEDWELL
TRS. OF THE JAMES & MARGARET REALTY TRUST
52 MILL RD
FALMOUTH, MA 02536

118-83
PRELEC, DRAZEN & DANICA MIJOVIC PRELEC
19 BIGELOW STREET
CAMBRIDGE, MA 02138

118-80
KARNIK, ROHIT NANDKUMAR & YUKIKO OKA
20 CLINTON ST., #5
CAMBRIDGE, MA 02139

118-80
DAVIS, JANENE L.
20 CLINTON ST., #2
CAMBRIDGE, MA 02139

118-80
ROBINSON JR, ROBERT JAMES &
STEPHANIE W. ROBINSON
20 CLINTON ST UNIT #7
CAMBRIDGE, MA 02139

118-81
SPINKS, FRANCIS FOX & CYNTHIA R.
MACDOUGALL
17 BIGELOW ST
CAMBRIDGE, MA 02139

118-84
HOLLENBECK, PATRICK G.
29 BIGELOW ST
CAMBRIDGE, MA 02139

117-61
COLE, HEATHER E. & HAVIARAS STRATIS
19 CLINTON ST
CAMBRIDGE, MA 02139-2303

118-24
JOY, DAVID
456 WATEROWN ST
NEWTON, MA 02460

118-80
DENIZ, YAMO & SUSAN SHAW-DENIZ
20 CLINTON ST., #3
CAMBRIDGE, MA 02139

118-11
BOWDEN, CHRISTOPHER J. &
ELIZABETH C. BOWDEN
22 CLINTON ST.
CAMBRIDGE, MA 02140

118-11
BRONSON, PAOLA G. & NATHAN G. BRONSON
24 CLINTON ST
CAMBRIDGE, MA 02140

118-6
WAGNER, DAVID PATRICIA WAGNER
12 CLINTON ST
CAMBRIDGE, MA 02139

118-20
OLIVIER, KATHERINE L.
23 BIGELOW ST
CAMBRIDGE, MA

117-48
BUTLER, SUSAN FARIST
CITY OF CAMBRIDGE TAX TITLE
17 CLINTON ST
CAMBRIDGE, MA 02139

118-19
FISHER DANIEL B DAVIS K LETITIA
25 BIGELOW ST
CAMBRIDGE, MA 02139

118-24
MAXWELL, MINDY
186 GRANITE ST
ROCK-POR, MA 01966

118-24
KWAN NICOLE Q
253 ACTON ST
CARLISLE, MA 01741

118-80
MCGOVERN, PATRICIA
20 CLINTON ST - UNIT 4
CAMBRIDGE, MA 02139

117-49
RESIDENT
15 CLINTON ST
CAMBRIDGE, MA 02139

117-60
BEAUSANG, KENNETH WILLIAM &
KARI ANN JORGENSON
21 CLINTON ST
CAMBRIDGE, MA 02139

118-80
WERLANG, CAROLINE ANDREA
CONNOR W COLEY
20 CLINTON ST - UNIT 6
CAMBRIDGE, MA 02139

18 Clinton St.

118-24
LEPERA, JOSEPH N.
15 BIGELOW ST. UNIT 4
CAMBRIDGE, MA 02139

18 CLINTON RESIDENCE

ZBA SUBMISSION SET

02/20/2023

18 CLINTON LP

18 CLINTON ST.
CAMBRIDGE, MA 02138



PROJECT #: 2203-0018

ARCHITECT:

SAM KACHMAR
ARCHITECTS

(p)617-800-6223

www.SKA-MA.com

357 HURON AVE.

CAMBRIDGE MA, 02138



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CLIENTS:

18 CLINTON LP

GENERAL CONTRACTOR:

N/A

STRUCTURAL ENGINEER:

N/A

NARRATIVE:

THE 18 CLINTON RESIDENCE PROJECT CONSISTS OF A FULL RENOVATION - CONVERTING THE 6 APARTMENTS BUILDING INTO AN ATTACHED 2 FAMILY HOUSE, MAINTAINING THE CURRENT FOOTPRINT WITH ADDITIONAL LIVING SPACE ON LEVELS 0 AND 2.

THE MAIN UNIT FACING CLINTON ST., WILL KEEP ITS TRADITIONAL ASPECT WITH ADDITIONAL EXTERIOR ELEMENTS LIKE DECORATIVE CORBELS, CORNER TRIMS, WINDOW CORNICES AND CLAPBOARD SIDING, ALL NEW WINDOWS TO MATCH EXISTING. THE MAIN ENTRY IS TO REMAIN, WITH REPAIRS AS NEEDED, RESHINGLING OF THE ROOF WITH ADDITIONAL SKYLIGHTS, NEW TRADITIONAL GUTTERS AND DOWNSPOUTS, NEW WINDOW WELLS WITH RAILINGS TO MATCH EXISTING AND EXISTING CHIMNEY REMOVAL.

ON THE REAR UNIT, WHERE THE BUILDING IS NOT VISIBLE FROM PUBLIC VIEW, A NEW CONTEMPORARY EXTERIOR WILL BE ADDED. THE EXTERIOR WORK WILL INCLUDE A NEW METAL DARK ROOF WITH VERTICAL WOODEN SIDING AND NEW CASEMENT AND AWNING WINDOWS WITHOUT DIVIDERS AND ALL NEW WINDOW WELLS.

ZBA Sheet List

Sheet Number	Sheet Name	Count
ZBA-000	COVER	1
ZBA-001	GENERAL NOTES	1
ZBA-002	SITE AXONS	1
ZBA-003	AREA PLANS	1
ZBA-004	STREET VIEW 1	1
ZBA-005	STREET VIEW 2	1
ZBA-006	STREET VIEW 3	1
ZBA-007	SHADOW STUDY	1
ZBA-100	LEVEL 0	1
ZBA-101	LEVEL 1	1
ZBA-102	LEVEL 2	1
ZBA-103	LEVEL 3	1
ZBA-104	ROOF PLAN	1
ZBA-200	ELEVATION WEST	1
ZBA-201	ELEVATION SOUTH	1
ZBA-202	ELEVATION EAST	1
ZBA-203	ELEVATION NORTH	1
ZBA-300	QR CODE	1
ZBA-301	PICTURES AND RENDERS	1
ZBA-302	PICTURES AND RENDERS	1
ZBA-303	EXISTING PLOT PLAN	1

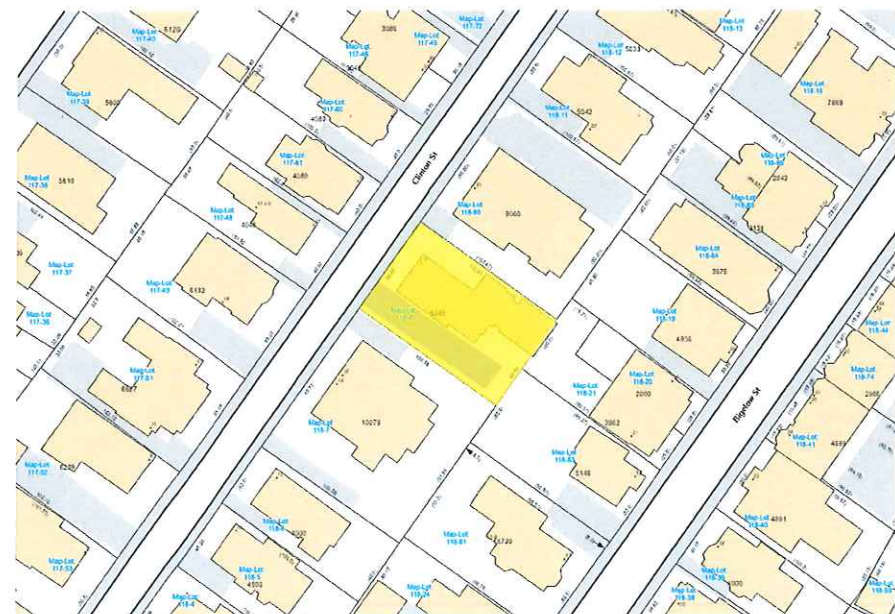
ZBA-001 GENERAL NOTES

ABBREVIATIONS

#	NUMBER OR POUND	L	LENGTH
&,+	AND	LAM	LAMINATE, LAMINATED
@	AT	LB	POUND
ADJ	ADJUSTABLE	LGMF	LIGHT GAGE METAL FRAMING
AFF	ABOVE FINISH FLOOR	LT	LIGHT
ALUM	ALUMINUM	LT WT	LIGHT WEIGHT
APPROX	APPROXIMATELY	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MDF	MEDIUM DENSITY FIBER
AVB	AIR AND VAPOR BARRIER	MECH	MECHANICAL
BD	BOARD	MED	MEDIUM
BIT	BITUMINOUS	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BTWN	BETWEEN	MTD	MOUNTED
CF	CUBIC FEET	MTL	METAL
CJ	CUBIC INCHES	N	NORTH
CJ	CONTROL JOINT	N/A	NOT APPLICABLE
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR OR CLEARANCE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OH	OPPOSITE HAND
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR, CORRUGATED	OSB	ORIENTED STRANDBOARD
CTR	CENTER	OVHD	OVERHEAD
D	DEPTH, DEEP	OZ	OUNCE (S)
DBL	DOUBLE	PATT	PATTERN (ED)
DEMO	DEMOLISH, DEMOLITION	PERF	PERFORATED
DIA	DIAMETER	PERP	PERPENDICULAR
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
DN	DOWN	PLYWD	PLYWOOD
DTL	DETAIL	PNT	PAINT, PAINTED
DW	DISHWASHER	PR	PAIR
E	EAST	PREFAB	PREFABRICATE, PREFABRICATED
EA	EACH	QTY	QUANTITY
EJ	EXPANSION JOINT	RAD	RADIUS
EL	ELEVATION (GRADE)	RBR	RUBBER
ELEC	ELECTRICAL	RD	ROOF DRAIN
ELEV	ELEVATION (FACADE)	REF	REFERENCE
EOS	EDGE OF SLAB	REFR	REFRIGERATE, REFRIGERATOR
EQ	EQUAL, EQUIPMENT, EQUIP	REINF	REINFORCE, REINFORCED
ETR	EXISTING TO REMAIN	REQ	REQUIRE
EXG	EXISTING	REV	REVISION, REVISE, REVISED
EXP	EXPOSED	RM	ROOM
EXT	EXTERIOR	RO	ROUGH OPENING
FAB	FABRICATE, FABRICATION	S	SOUTH
FD	FLOOR DRAIN	SCHED	SCHEDULE
FF	FINISHED FLOOR	SF	SQUARE FEET
FL	FLOOR	SI	SQUARE INCHES
FOW	FACE OF WALL	SIM	SIMILAR
FT	FEET, FOOT	SPEC	SPECIFICATION
GA	GAUGE	SQ	SQUARE
GALV	GALVANIZED	SS, SST	STAINLESS STEEL
GL	GLASS, GLAZING, GLAZED	STC	SOUND TRANSMISSION CLASS
GWB	GYPSUM WALLBOARD, BACKING BOARD	STL	STEEL
GYP	GYPSUM	STOR	STORAGE
H	HIGH	STR	STAIR
HDWD	HARDWOOD	T.O.	TOP OF
HM	HOLLOW METAL	U.O.	UNDERSIDE OF
HORIZ	HORIZONTAL	UON	UNLESS OTHERWISE NOTED
HVAC	HEATING, VENTILATING & AIR CONDITIONING	WD	WOOD
IN	INCH, INCHES	WT	WEIGHT
INCL	INCLUDE, INCLUDED	X	INDICATES TIMES OR BY
INT	INTERIOR		
JT	JOINT		

	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

② 1\$MATERIALS
1 1/2" = 1'-0"



	VIEW NAME SCALE: 1/4" = 1'-0"	DRAWING TITLE
		EXTERIOR ELEVATION KEY
		INTERIOR ELEVATION KEY
		BUILDING SECTION MARKER
		WALL SECTION MARKER
		DETAIL AREA MARKER
		DETAIL SECTION MARKER
		GRID LINE
		VERTICAL ELEVATION KEY (ELEV)
		SPOT ELEVATION W/ TARGET (PLAN)
		SPOT ELEVATION NO TARGET (PLAN)
		REVISION CLOUD AND REVISION TAG
	ROOM NAME ROOM #	ROOM TAG
	AREA NAME AREA	AREA TAG
	DOOR #	DOOR TAG
	# TYPE	WINDOW TAG
	ROOM NAME ROOM # FLOOR BASE WALL CEILING	FINISH TAG
	€	CENTERLINE
	SHEET SHEET	MATCH LINE
		HINGE SIDE OF DOOR
		ALIGN SURFACES

③ 1\$SYMBOLS
1 1/2" = 1'-0"

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING " SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.

④ 1\$GENERAL NOTES
1 1/2" = 1'-0"



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REGISTRATIONS:

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GENERAL NOTES

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 02/20/2023
 Drawn by SKA
 Checked by SKA

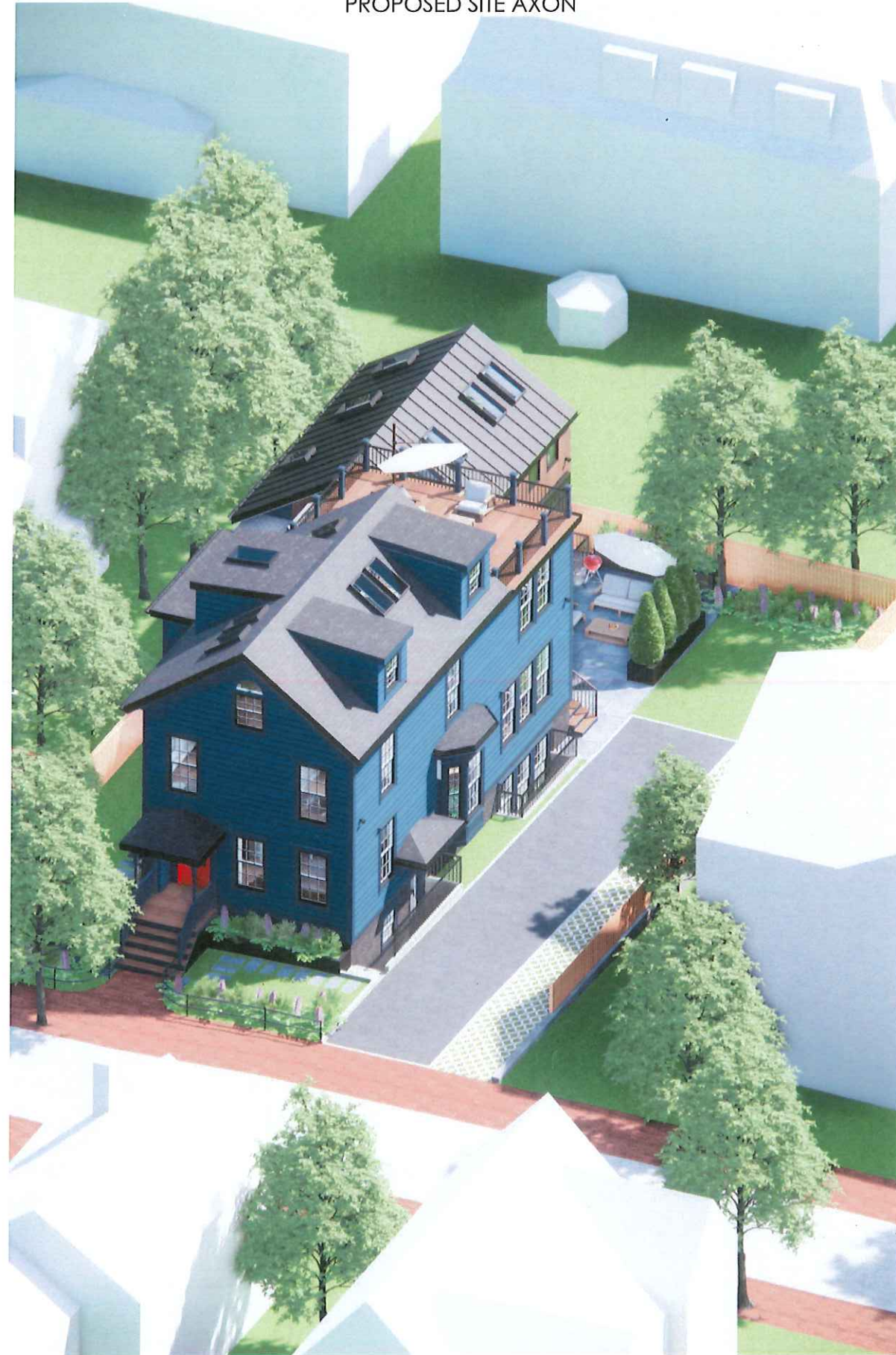
ZBA-001
 Scale 1 1/2" = 1'-0"

ZBA-002 SITE AXONS

EXISTING SITE AXON



PROPOSED SITE AXON



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REGISTRATIONS:

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SITE AXONS

18 CLINTON LP

18 CLINTON RESIDENCE

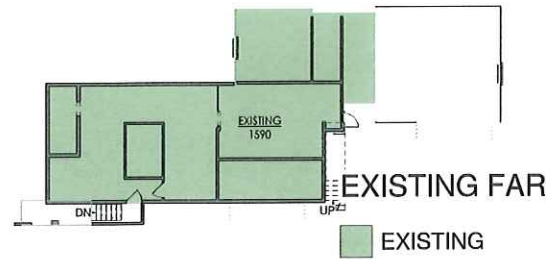
18 CLINTON ST.
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ZBA-002

Scale

ZBA-003 AREA PLANS



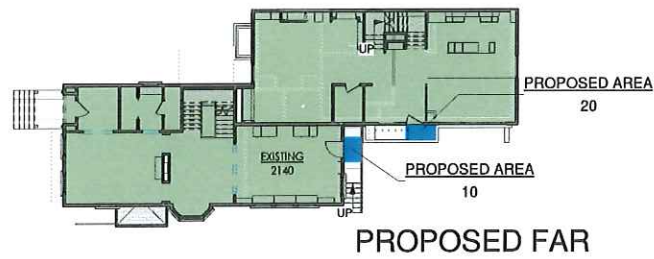
② 1SZBA - EXISTING LEVEL 0
1/16" = 1'-0"



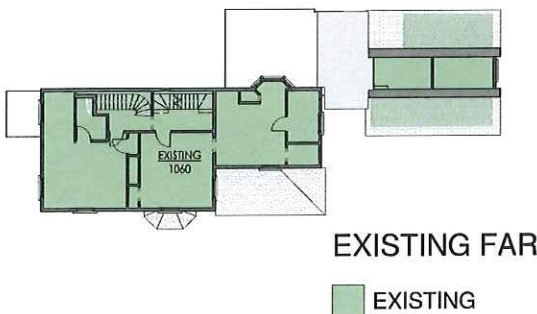
⑥ 2SZBA - EXISTING LEVEL 0
1/16" = 1'-0"



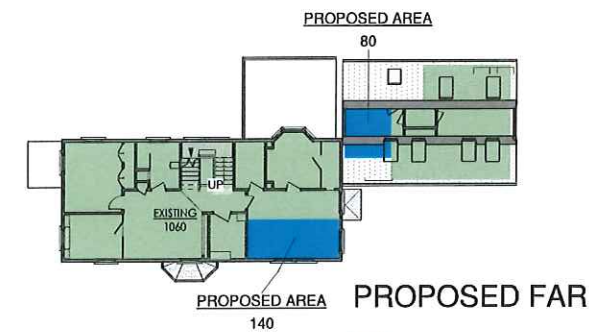
③ 1SZBA - EXISTING LEVEL 1
1/16" = 1'-0"



⑦ 2SZBA - EXISTING LEVEL 1
1/16" = 1'-0"



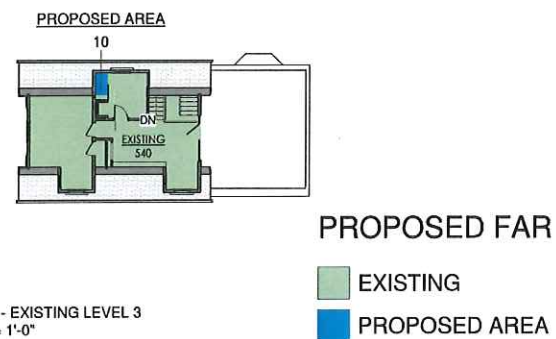
④ 1SZBA - EXISTING LEVEL 2
1/16" = 1'-0"



⑧ 2SZBA - EXISTING LEVEL 2
1/16" = 1'-0"



⑤ 1SZBA - EXISTING LEVEL 3
1/16" = 1'-0"



⑨ 2SZBA - EXISTING LEVEL 3
1/16" = 1'-0"

EXISTING FAR CALCULATIONS		
Name	Name	Area
LEVEL 0	EXISTING	1590 SF
LEVEL 1	EXISTING	2140 SF
LEVEL 2	EXISTING	1500 SF
LEVEL 3	EXISTING	540 SF
		5770 SF

EXISTING ABOVE GRADE FAR: 4190 SF
EXISTING BASEMENT FAR: 1590 SF*
***INCLUDED IN MULTI-FAMILY ZONING**

TOTAL EXISTING FAR: 5780 SF

LOT AREA: 6042 SF
EXISTING FAR % CALCULATION: 0.96%

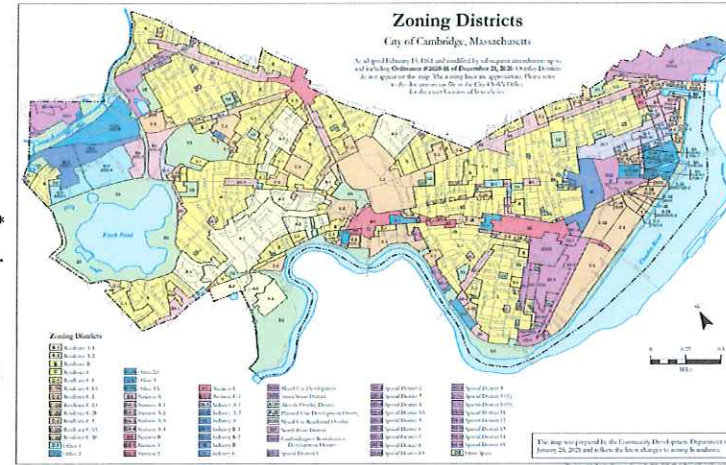
PROPOSED FAR CALCULATIONS		
Name	Name	Area
LEVEL 1	EXISTING	2140 SF
LEVEL 2	EXISTING	1510 SF
LEVEL 3	EXISTING	540 SF
		4190 SF

LEVEL 1	PROPOSED AREA	30 SF
LEVEL 2	PROPOSED AREA	220 SF
LEVEL 3	PROPOSED AREA	10 SF
		260 SF
		4450 SF
*BASEMENT EXEMPT		

EXISTING ABOVE GRADE FAR: 4190 SF
BASEMENT FAR: 0 SF**
****BASEMENT EXEMPT**
ADDITIONAL ABOVE GRADE FAR: 260 SF

TOTAL PROPOSED FAR: 4450 SF

LOT AREA: 6042 SF
PROPOSED FAR % CALCULATION: 0.73%



ZONING DISTRICT - C1

FAR CALCULATION

REQUIRED FAR: 0.75

EXISTING FAR: 0.96

PROPOSED FAR: 0.73

*BASEMENT EXEMPT

OPEN SPACE CALCULATIONS

LOT AREA= 6,042 SF

REQUIRED OPEN SPACE: 30%

EXISTING OPEN SPACE: 45.9%

PROPOSED OPEN SPACE: 45.9%

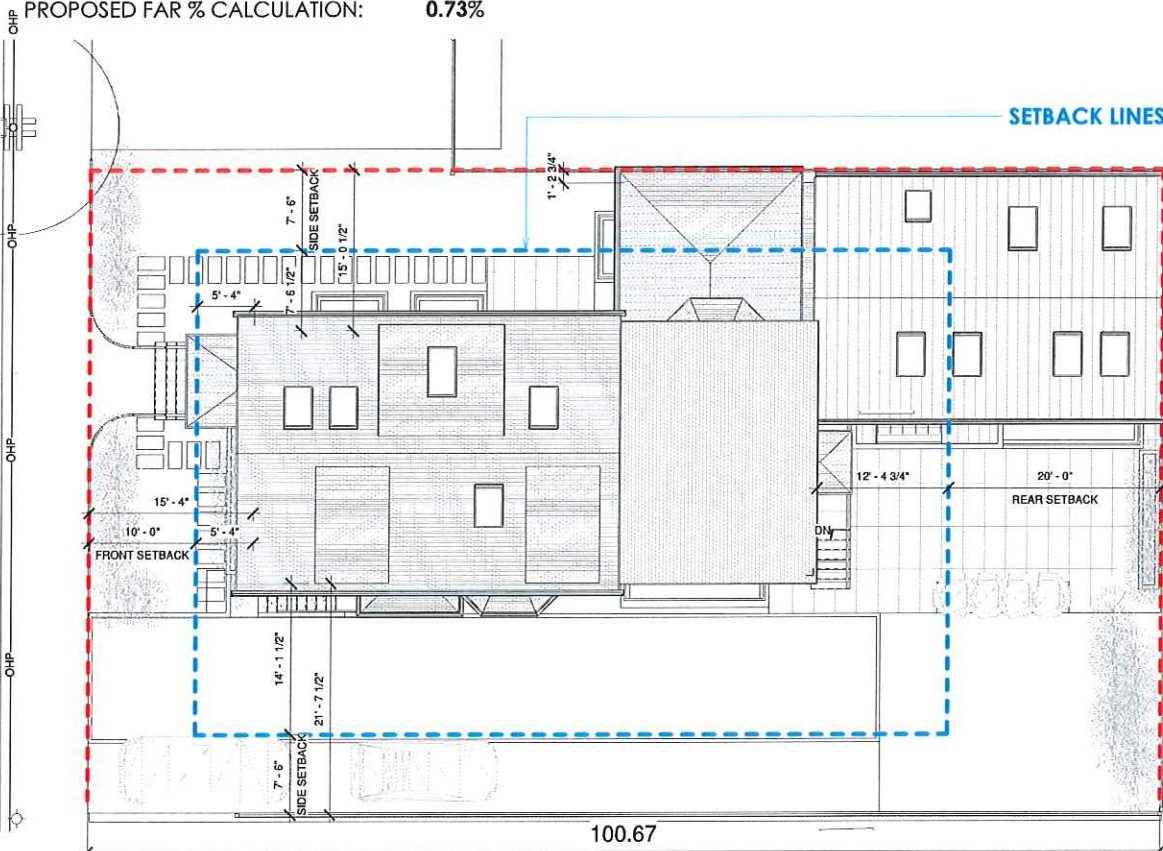
BUILDING HEIGHT

REQUIRED BUILDING HEIGHT: 35'-0"

EXISTING BUILDING HEIGHT: 35'-2"

PROPOSED BUILDING HEIGHT: 35'-2"

PROPOSED BUILDING HEIGHT
W/ WINDOW WELL: 36'-0"



① 1SZBA - PROPOSED SITE PLAN
1/8" = 1'-0"



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AREA PLANS

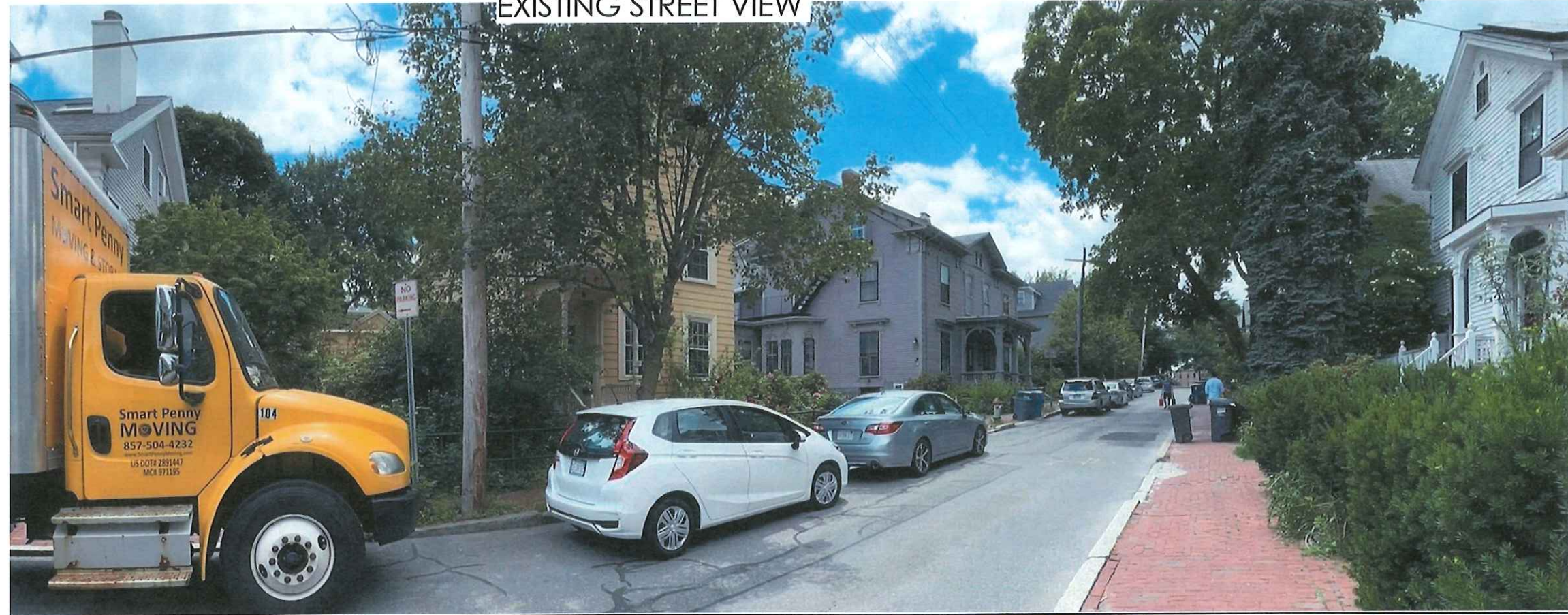
18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
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Project Status ZBA SUBMISSION SET
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Date 02/20/2023
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ZBA-003

Scale As indicated

EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW 1

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Scale



EXISTING STREET VIEW



PROPOSED STREET VIEW



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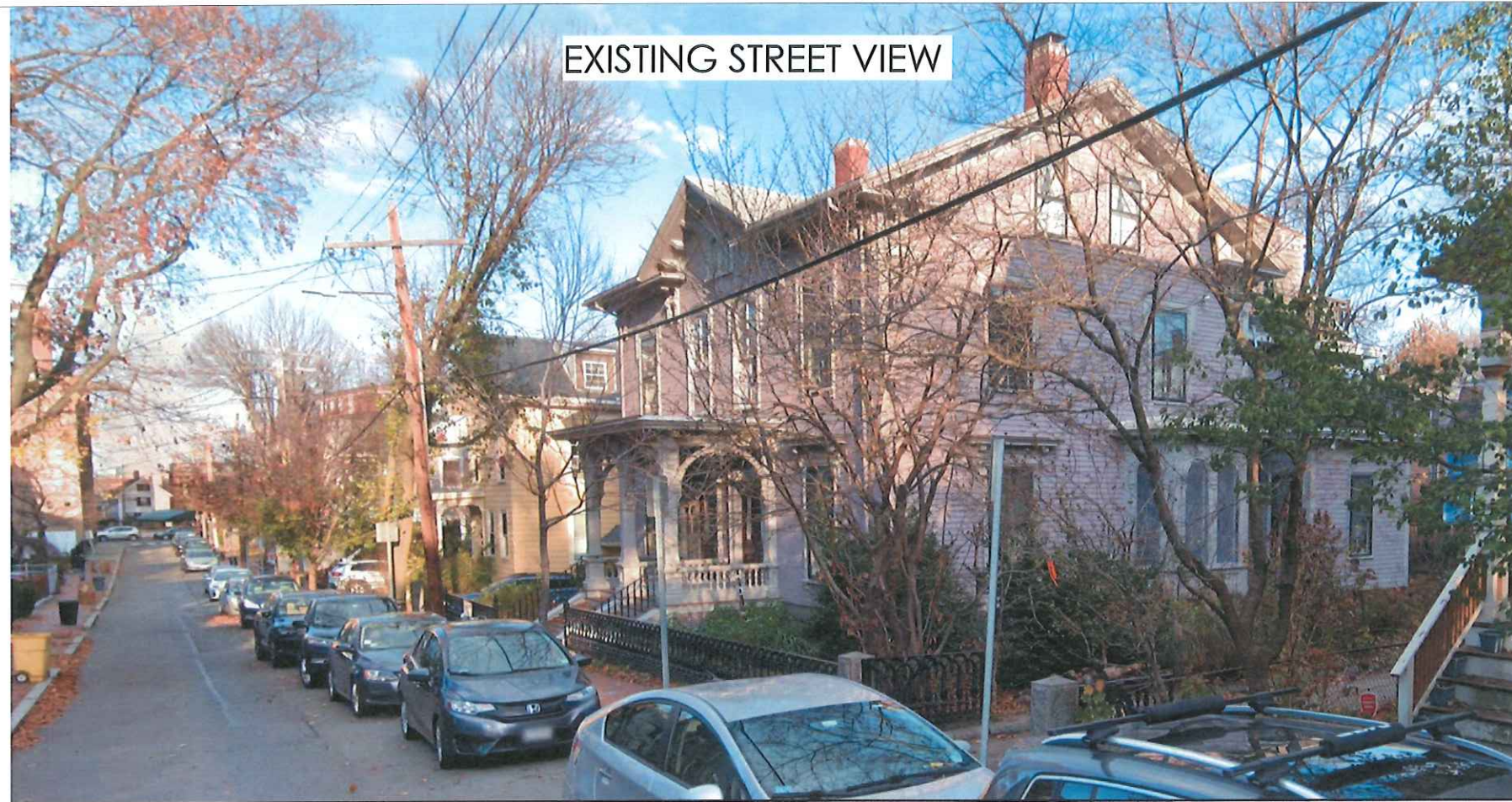
STREET VIEW 2

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
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Project Status	ZBA SUBMISSION SET
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Date	02/20/2023
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ZBA-005

Scale



EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW 3

18 CLINTON LP

18 CLINTON RESIDENCE

18 CLINTON ST.
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ZBA-006

Scale

ZBA-007 SHADOW STUDY



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SHADOW STUDY

18 CLINTON LP
18 CLINTON RESIDENCE
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Project number 2203-0018
Date 02/20/2023
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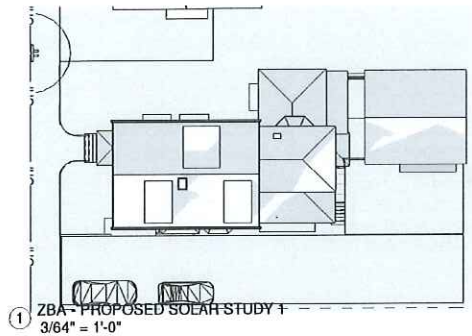
ZBA-007

Scale 3/64" = 1'-0"

2/19/2023 11:42:28 AM

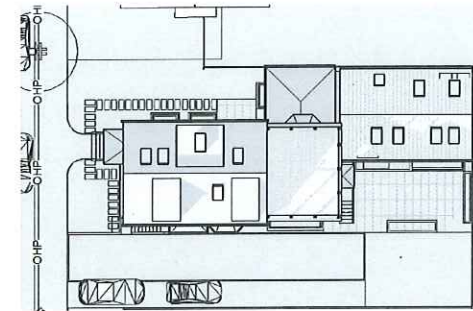
AFTERNOON - 3PM

WINTER SOLSTICE - EXISTING



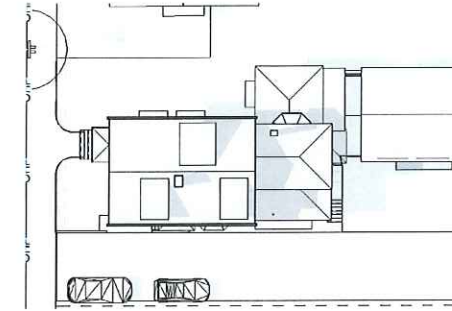
① ZBA - PROPOSED SOLAR STUDY 1
3/64" = 1'-0"

WINTER SOLSTICE - PROPOSED



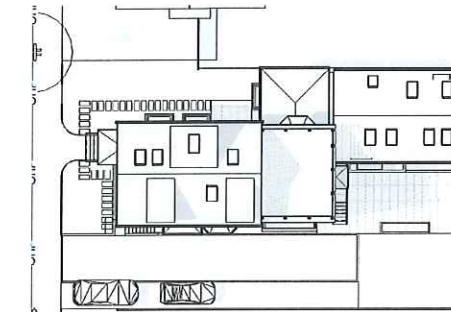
② ZBA - PROPOSED SOLAR STUDY 2
3/64" = 1'-0"

SUMMER SOLSTICE - EXISTING



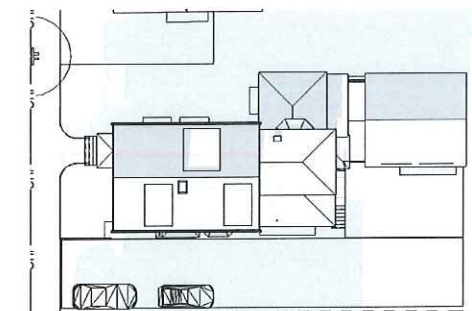
③ ZBA - PROPOSED SOLAR STUDY 3
3/64" = 1'-0"

SUMMER SOLSTICE - PROPOSED

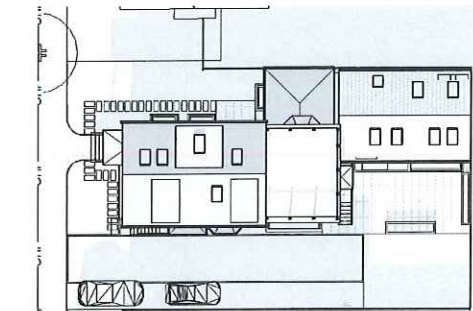


④ ZBA - PROPOSED SOLAR STUDY 4
3/64" = 1'-0"

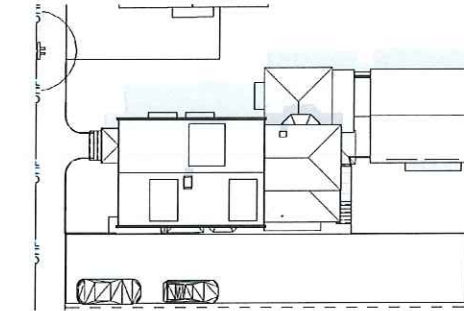
NOON - 12PM



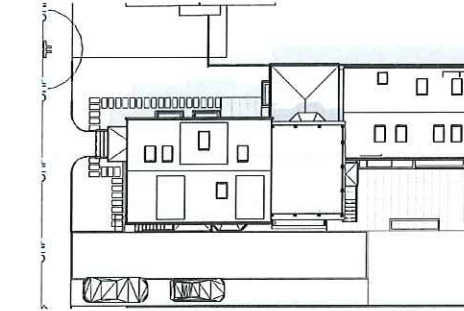
⑤ ZBA - PROPOSED SOLAR STUDY 5
3/64" = 1'-0"



⑥ ZBA - PROPOSED SOLAR STUDY 6
3/64" = 1'-0"

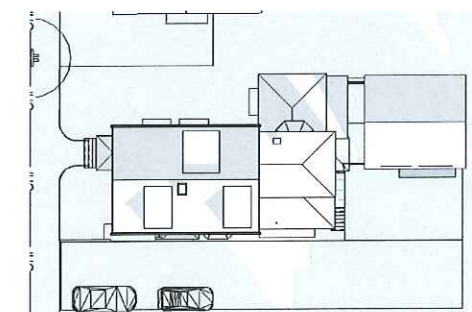


⑦ ZBA - PROPOSED SOLAR STUDY 7
3/64" = 1'-0"

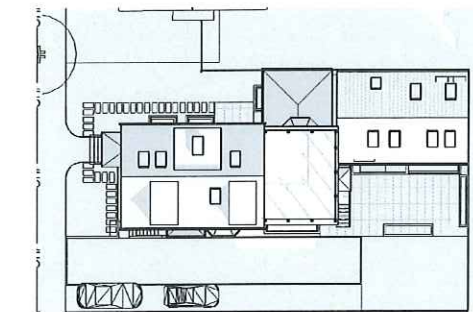


⑧ ZBA - PROPOSED SOLAR STUDY 8
3/64" = 1'-0"

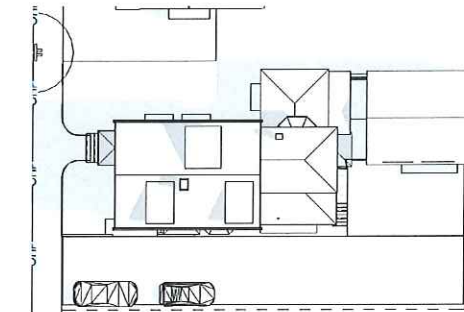
MORNING - 9AM



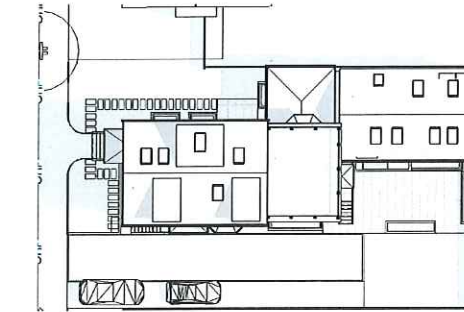
⑨ ZBA - PROPOSED SOLAR STUDY 9
3/64" = 1'-0"



⑩ ZBA - PROPOSED SOLAR STUDY 10
3/64" = 1'-0"

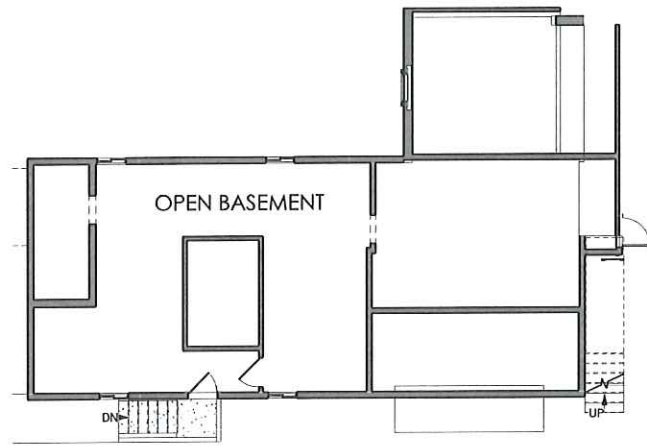


⑪ ZBA - PROPOSED SOLAR STUDY 11
3/64" = 1'-0"

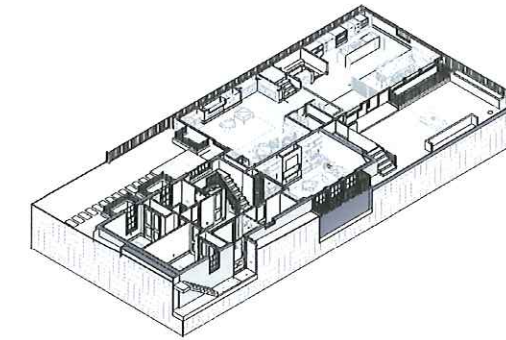


⑫ ZBA - PROPOSED SOLAR STUDY 12
3/64" = 1'-0"

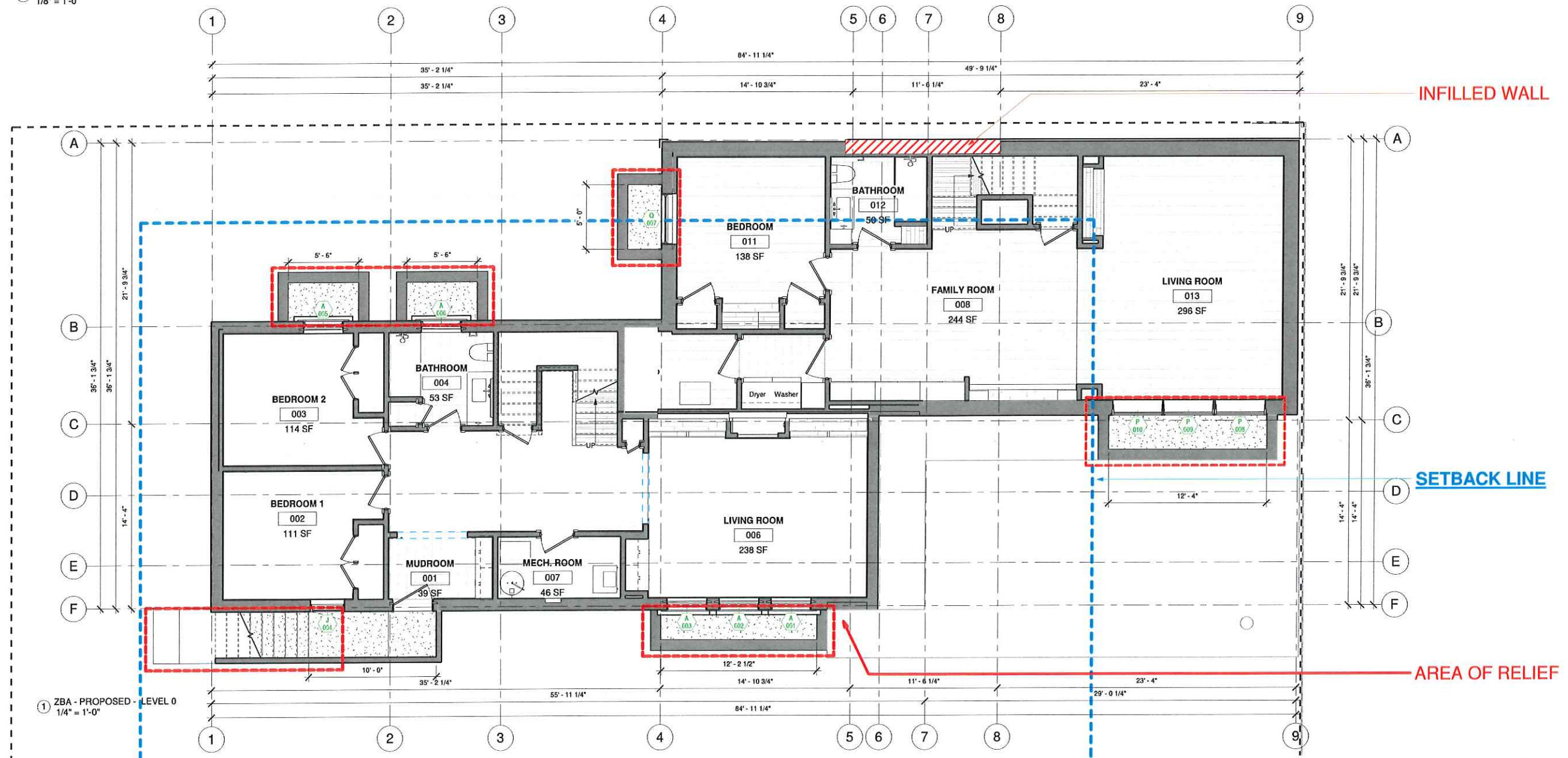
ZBA-100 LEVEL 0



2 EXISTING - LEVEL 0 - Dependent 1
1/8" = 1'-0"



3 ZBA - AXON - LEVEL 0 - PROPOSED



1 ZBA - PROPOSED - LEVEL 0
1/4" = 1'-0"



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LEVEL 0

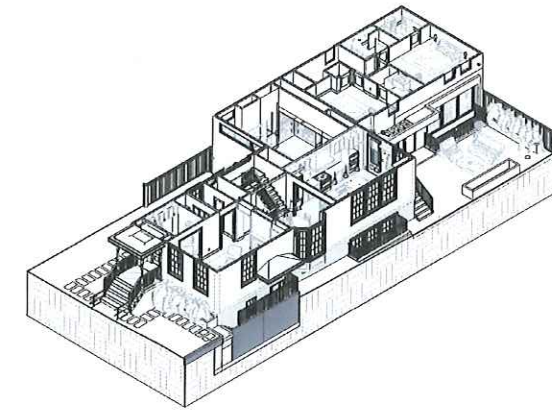
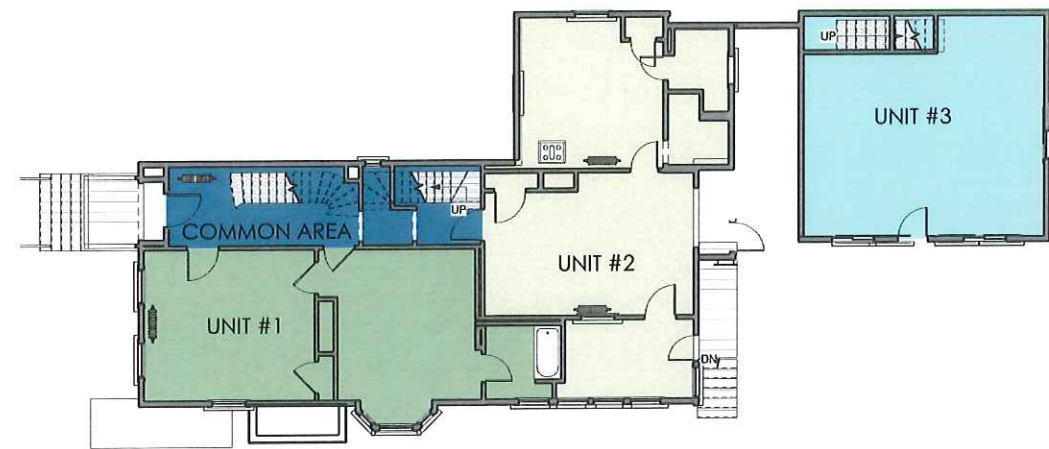
18 CLINTON LP
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Project Status ZBA SUBMISSION SET
 Project number 2203-0018
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ZBA-100

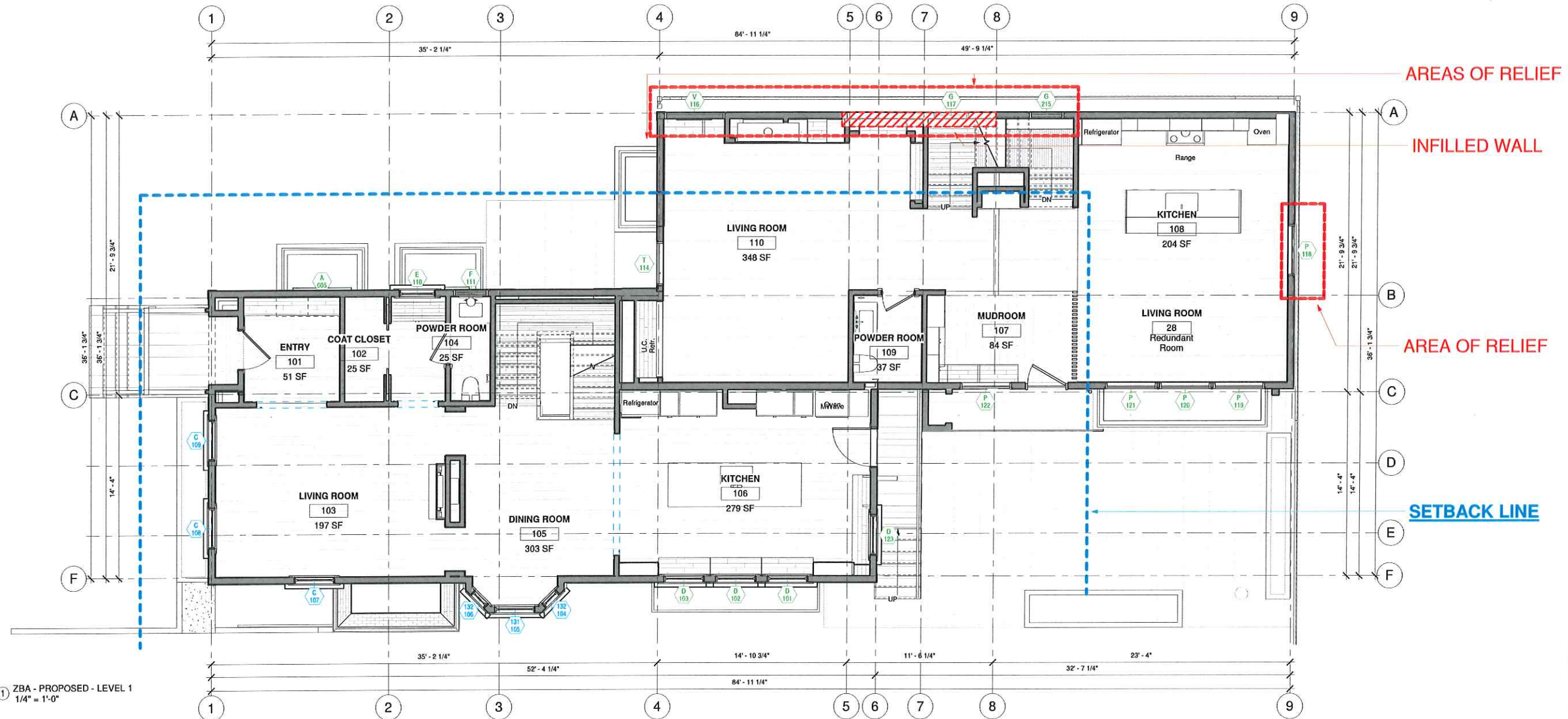
Scale As Indicated

ZBA-101 LEVEL 1



③ ZBA - AXON - LEVEL 1 - PROPOSED

② EXISTING - LEVEL 1 - Dependent 1
1/8" = 1'-0"



① ZBA - PROPOSED - LEVEL 1
1/4" = 1'-0"



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REGISTRATIONS:

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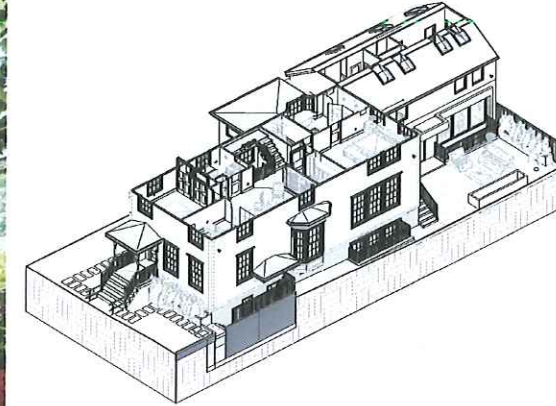
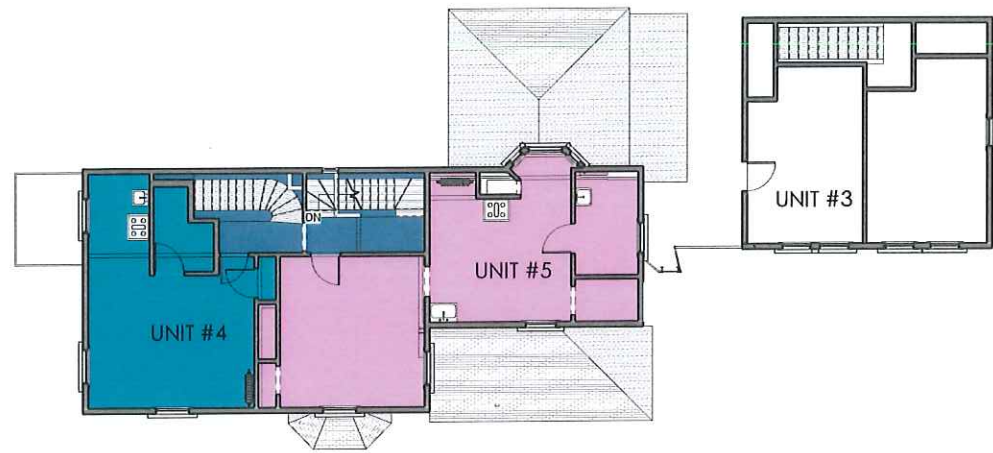
LEVEL 1

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 02/20/2023
 Drawn by SKA
 Checked by SKA

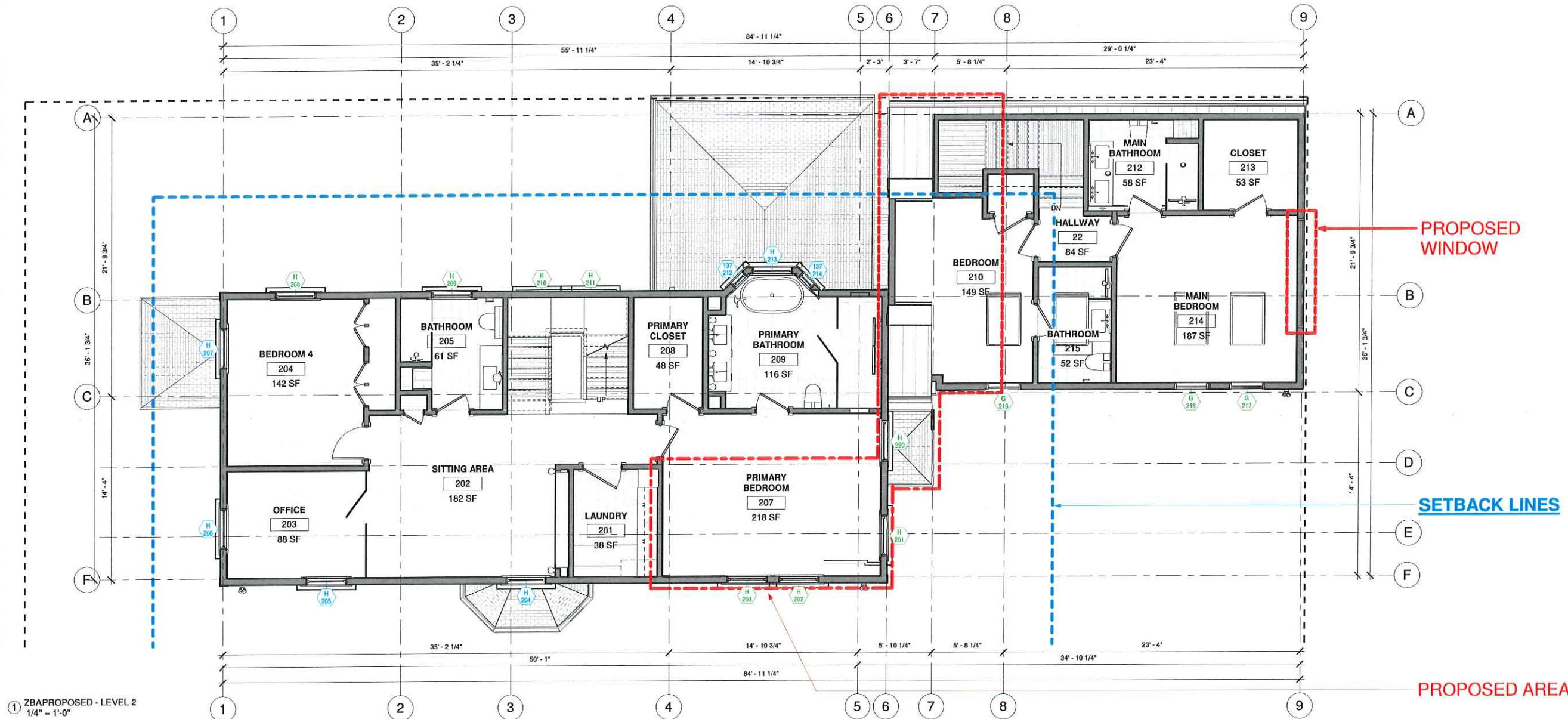
ZBA-101
 Scale As indicated

ZBA-102 LEVEL 2



3 1\$AXON - LEVEL 2 - PROPOSED

2 EXISTING - LEVEL 2 - Dependent 1
1/8" = 1'-0"



1 ZBAPROPOSED - LEVEL 2
1/4" = 1'-0"



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REGISTRATIONS:

NOT FOR CONSTRUCTION

LEVEL 2

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 02/20/2023
 Drawn by SKA
 Checked by SKA

ZBA-102
 Scale As indicated

ZBA-103 LEVEL 3



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REGISTRATIONS:

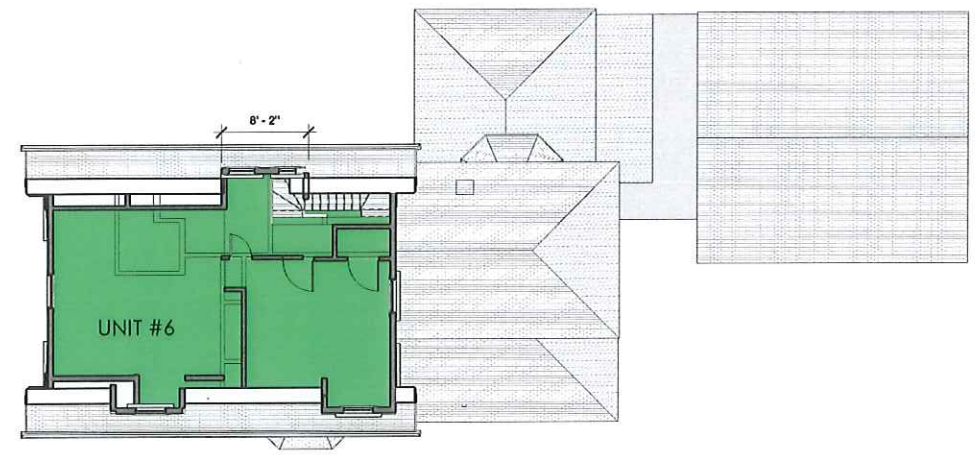
NOT FOR CONSTRUCTION

LEVEL 3

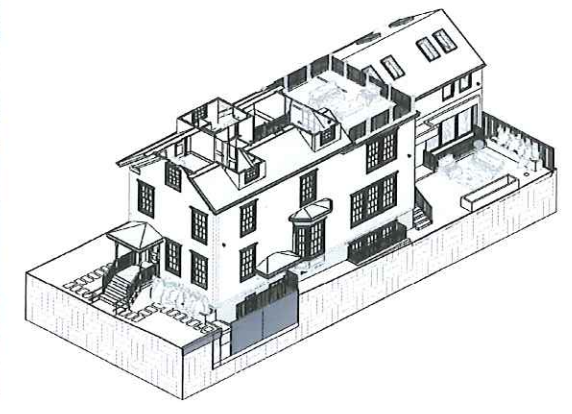
18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 02/20/2023
 Drawn by SKA
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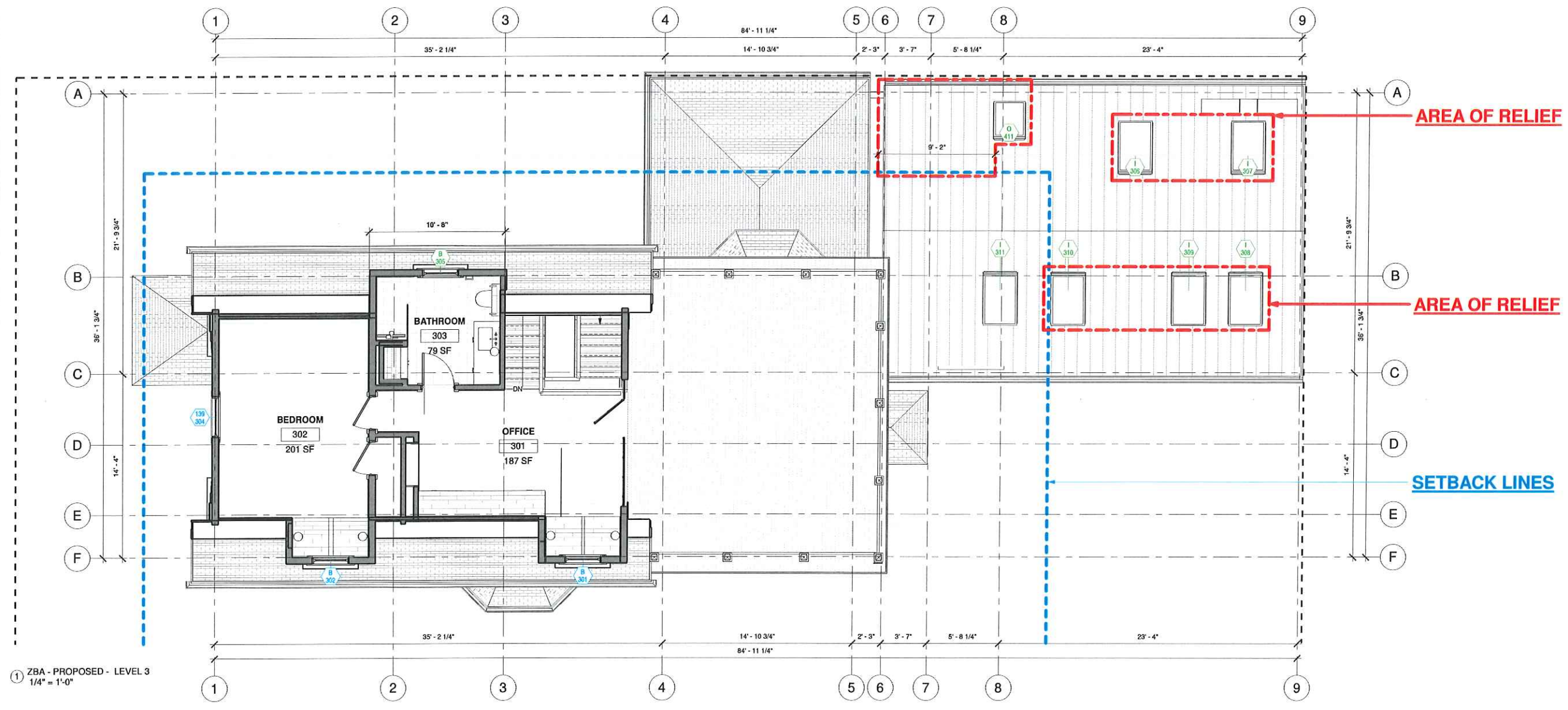
ZBA-103
 Scale As indicated



② EXISTING - LEVEL 3
 1/8" = 1'-0"



③ ZBA - AXON - LEVEL 3 - PROPOSED



ZBA-104 ROOF PLAN



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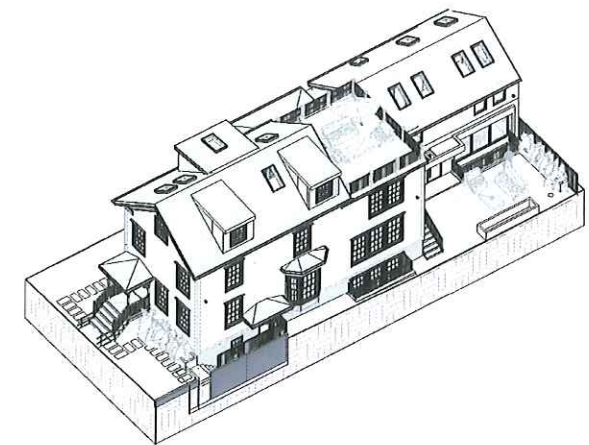
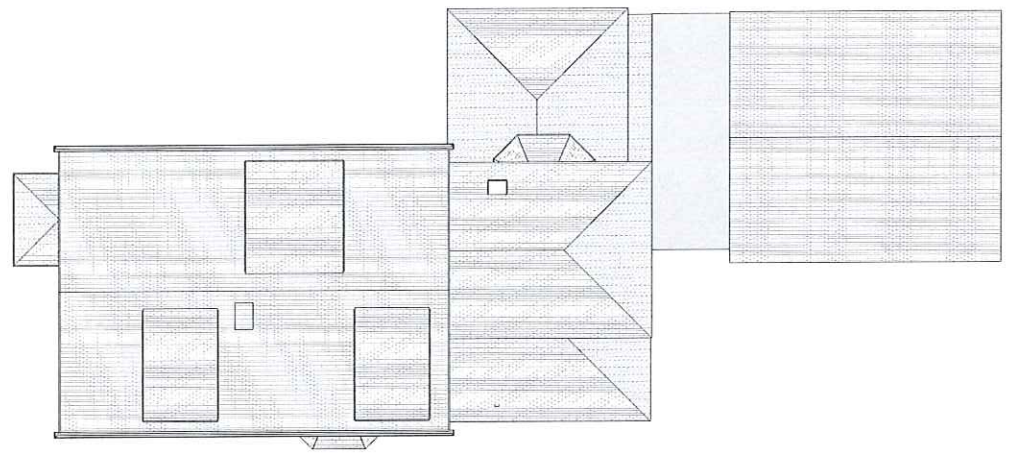
ROOF PLAN

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 02/20/2023
 Drawn by SKA
 Checked by SKA

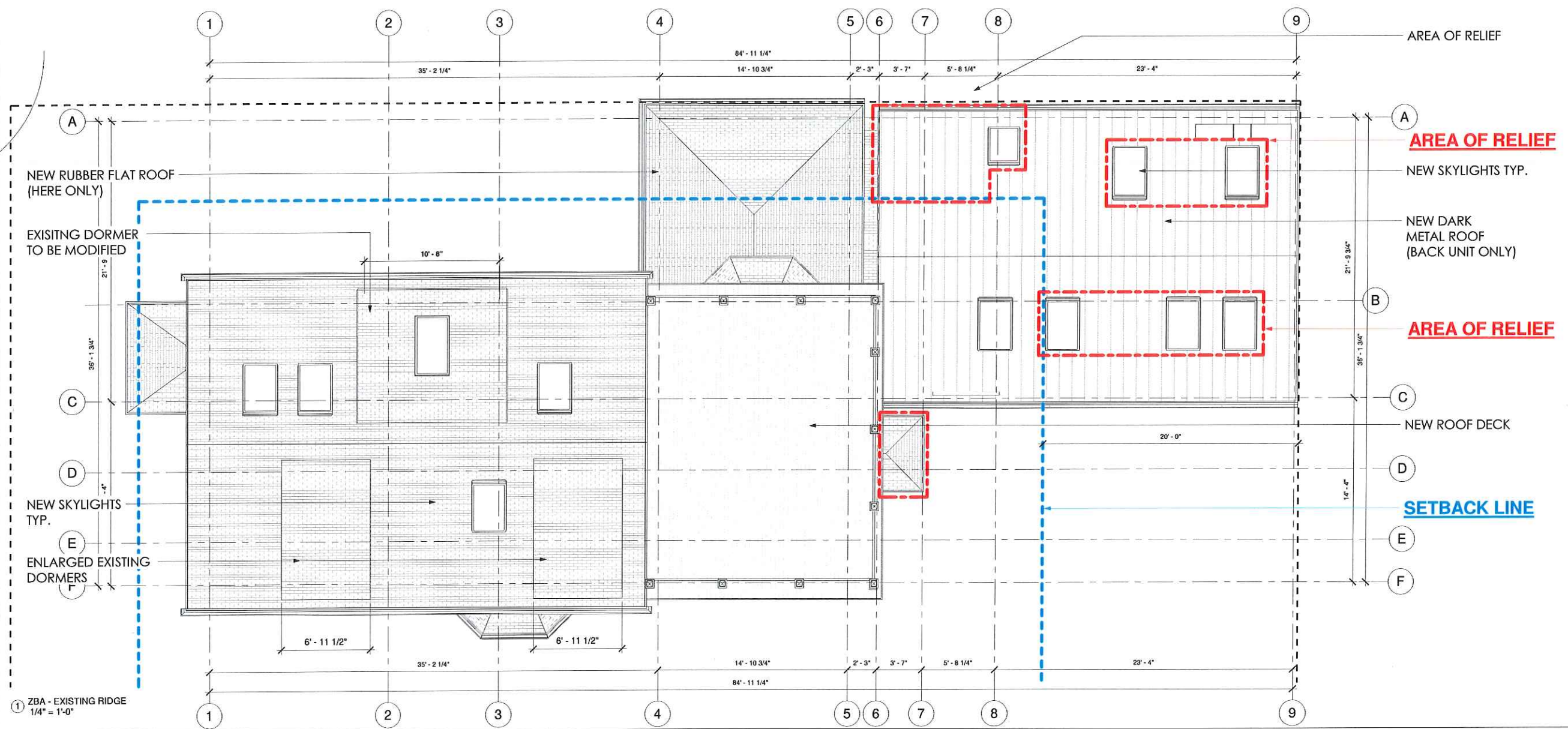
ZBA-104
 Scale As Indicated

2/19/2023 11:43:11 AM



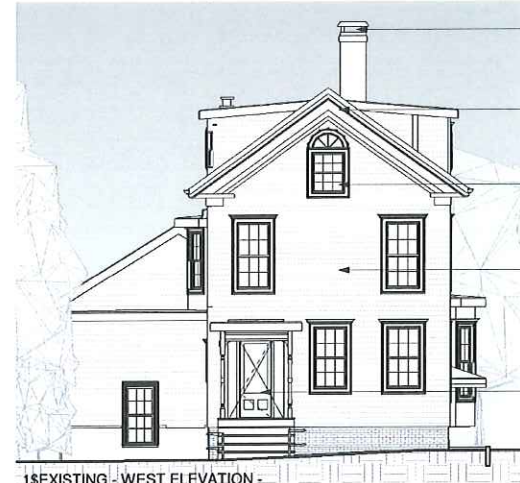
② EXISTING RIDGE - Dependent 1
 1/8" = 1'-0"

③ ZBA - AXON - ROOF - PROPOSED



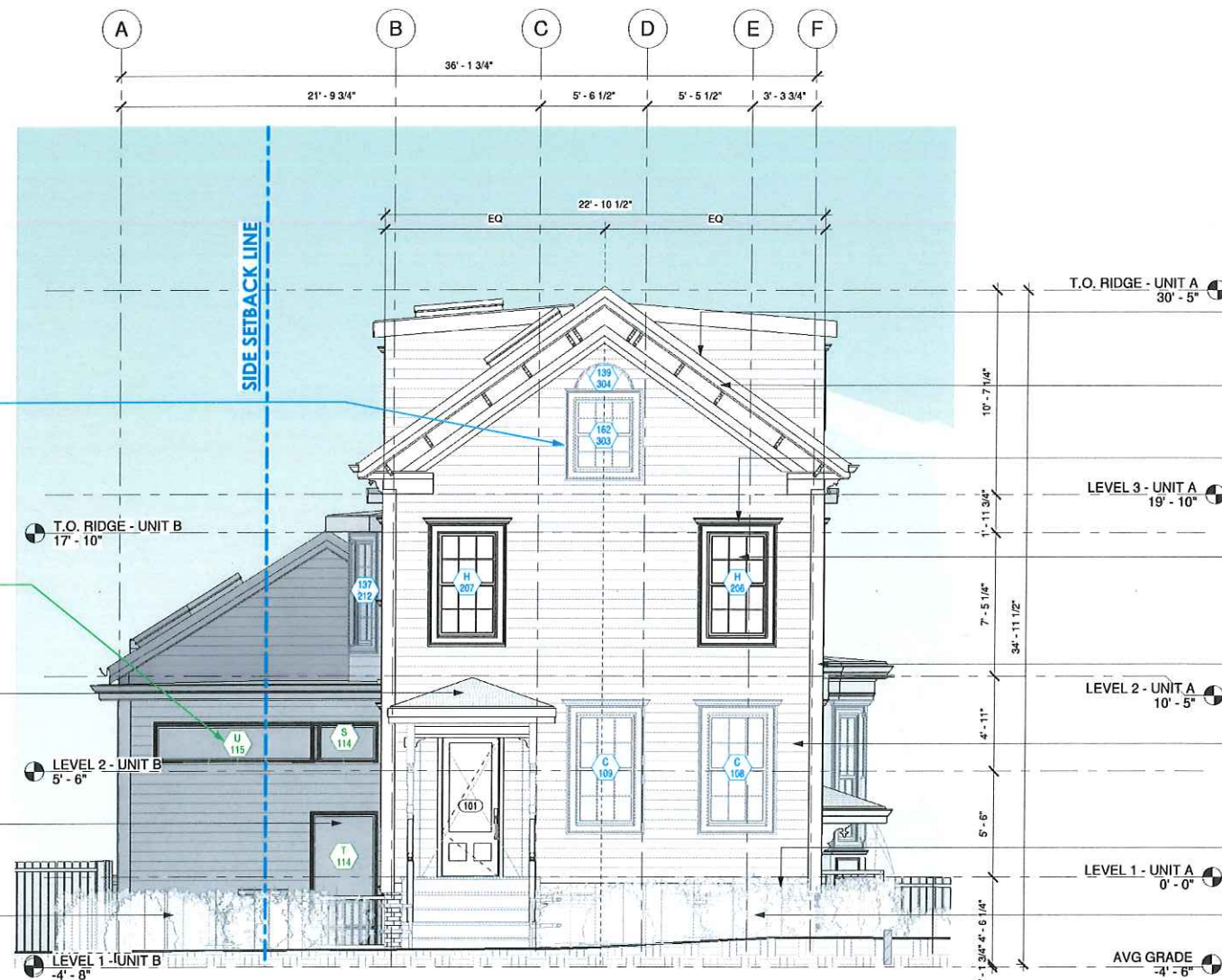
① ZBA - EXISTING RIDGE
 1/4" = 1'-0"

ZBA-200 ELEVATION WEST



- EXISTING CHIMNEY TO BE REMOVED
- EXISTING SHINGLE ROOF TO BE REMOVED.
- ALL WINDOWS TO BE REMOVED AND REPLACED WITH SIMILAR UNITS.
- EXISTING WOOD SHINGLE SIDING TO BE REMOVE AND REPLACE WITH NEW CLAPBOARD SIDING.
- EXISTING ENTRY TO REMAIN, TO BE REPAIR AS NEEDED AND REFINISHED.

1\$EXISTING - WEST ELEVATION -
Dependent 1
1/8" = 1'-0"



WINDOWS TO BE REPLACED

PROPOSED WINDOWS

EXISTING ENTRY CANOPY WITH COLUMNS TO REMAIN, TO BE REPAIR AS NEEDED AND REFINISHED

NEW FIXED WINDOWS WITH GRILLES BEYOND

NEW METAL RAILING TO MATCH EXISTING

- NEW SHINGLE ASPHALT ROOF (FRONT UNIT ONLY)
- NEW TRADITIONAL CORBELS ON SOFFIT TYP.
- NEW EXTERIOR CORNISES ON ALL WINDOWS TYP.
- NEW DOUBLE HUNG WINDOWS WITH 4 OVER 4 LITES TO MATCH EXISTING SIZES TYP.
- NEW OUTSIDE CORNER TRIMS TYP.
- NEW HORIZONTAL CLAPBOARD SIDING
- NEW SKIRT BOARD WITH WATER TABLE TRIM
- NEW WOOD PANEL PLANTERS

2\$PROPOSED - WEST ELEVATION -
Dependent 1
1/4" = 1'-0"



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ELEVATION WEST

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	02/20/2023
Drawn by	Author
Checked by	Checker

ZBA-200

Scale As Indicated

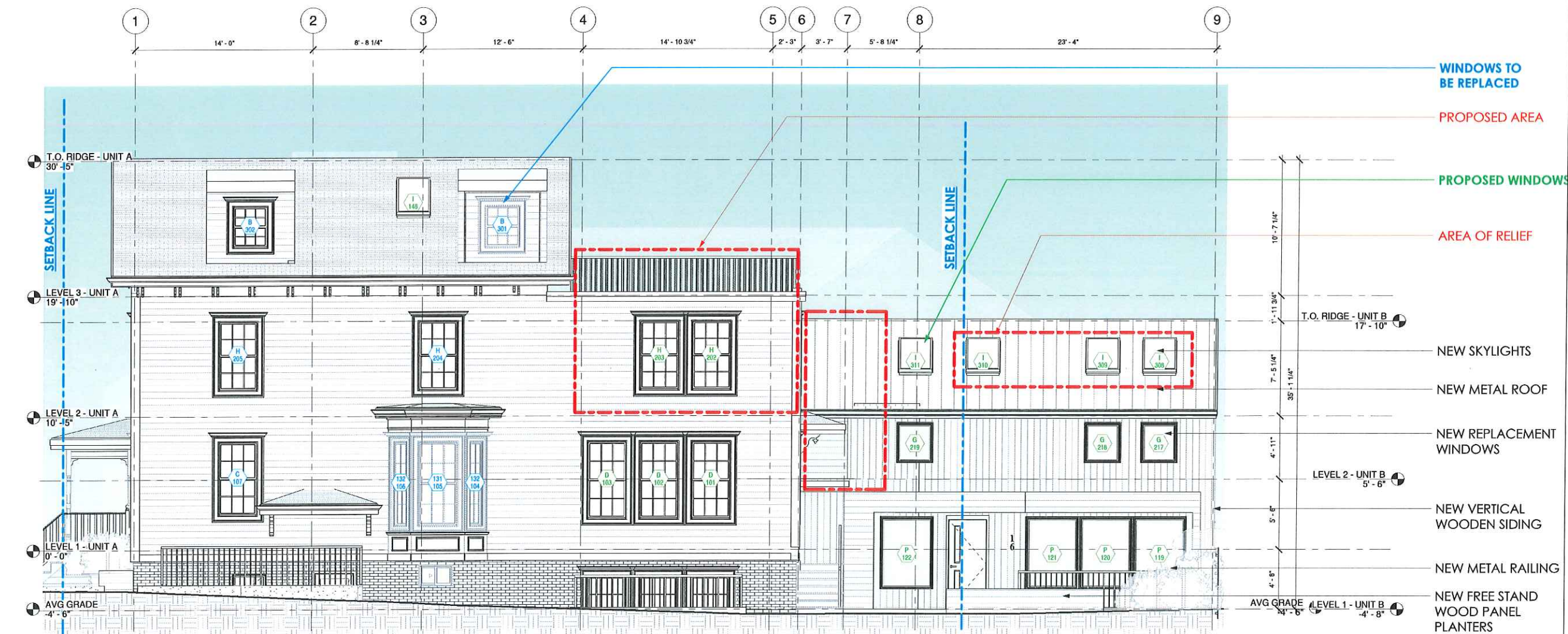
ZBA-201 ELEVATION SOUTH



- EXISTING CHIMNEY TO BE REMOVED
- ALL WINDOWS TO BE REMOVED AND REPLACED WITH SIMILAR UNITS
- ROOF SHINGLES TO BE REMOVED
- EXISTING WOOD SHINGLE SIDING TO BE REMOVED AND REPLACED WITH NEW CLAPBOARD SIDING
- WINDOWS TO BE REMOVED



1\$EXISTING - SOUTH ELEVATION -
Dependent 1
1/8" = 1'-0"



- WINDOWS TO BE REPLACED
- PROPOSED AREA
- PROPOSED WINDOWS
- AREA OF RELIEF
- NEW SKYLIGHTS
- NEW METAL ROOF
- NEW REPLACEMENT WINDOWS
- NEW VERTICAL WOODEN SIDING
- NEW METAL RAILING
- NEW FREE STAND WOOD PANEL PLANTERS

2\$PROPOSED - SOUTH ELEVATION -
Dependent 1
1/4" = 1'-0"



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REGISTRATIONS:

NOT FOR CONSTRUCTION

ELEVATION SOUTH

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

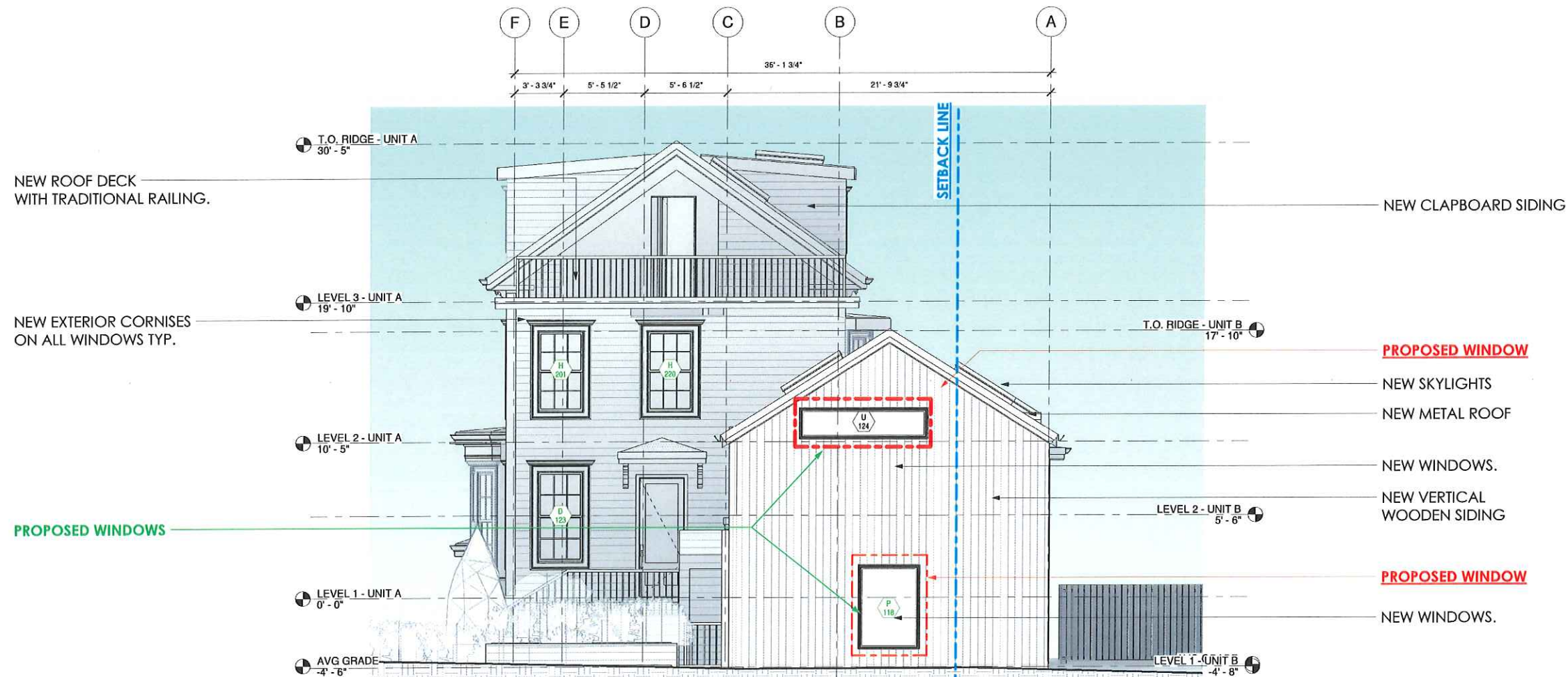
Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 02/20/2023
 Drawn by Author
 Checked by Checker

ZBA-201
 Scale As indicated

ZBA-202 ELEVATION EAST



1\$EXISTING - EAST ELEVATION -
 Dependent 1
 1/8" = 1'-0"



1\$PROPOSED - EAST ELEVATION -
 Dependent 1
 1/4" = 1'-0"



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REGISTRATIONS:

**NOT FOR
 CONSTRUCTION**

ELEVATION EAST

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	02/20/2023
Drawn by	Author
Checked by	Checker

ZBA-202

Scale As indicated

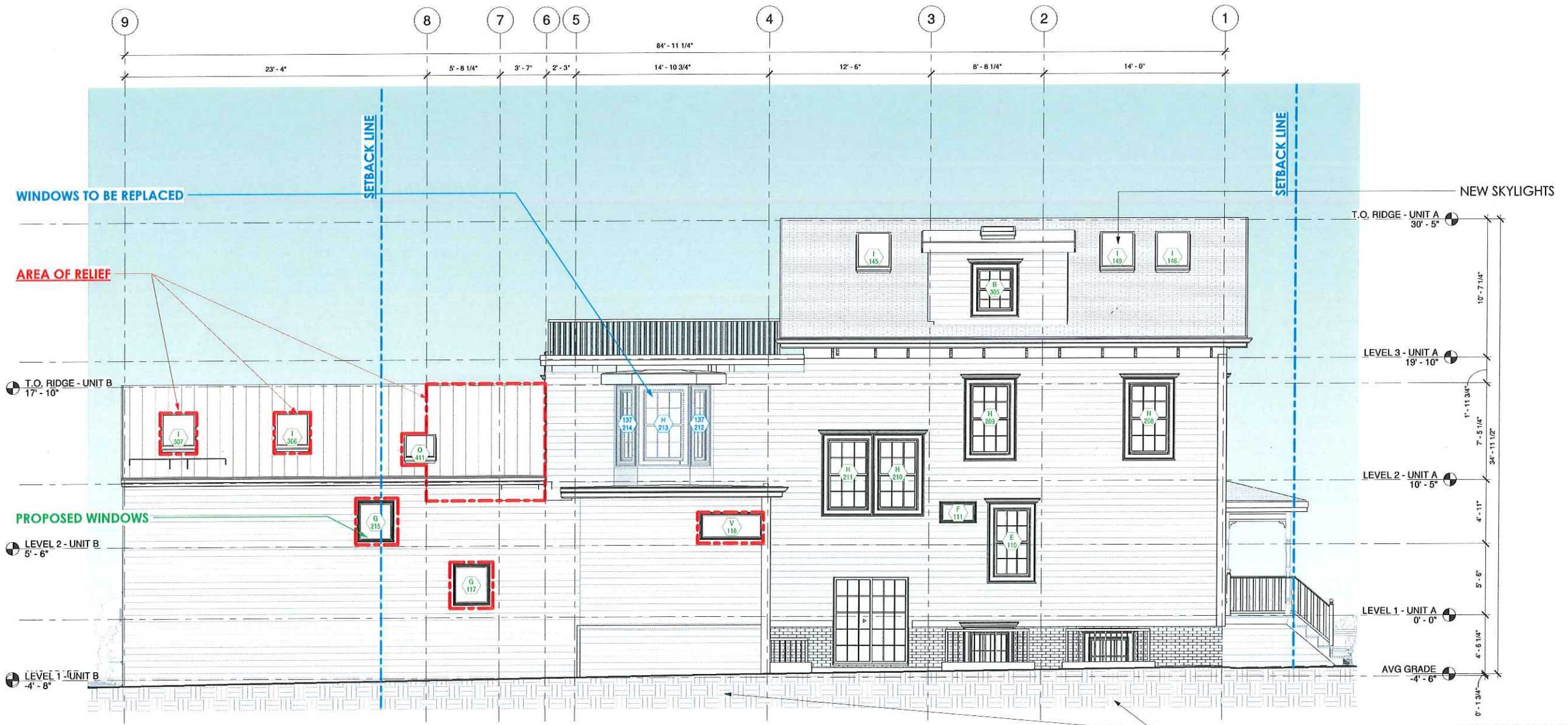
ZBA-203 ELEVATION NORTH



- EXISTING CHIMNEY TO BE REMOVED
- ROOF SHINGLES TO BE REMOVED
- ALL WINDOWS TO BE REMOVED AND REPLACED WITH SIMILAR UNITS
- EXISTING WOOD SHINGLE SIDING TO BE REMOVED AND REPLACED WITH NEW CLAPBOARD SIDING
- WINDOWS TO BE REMOVED AND REPLACED



1\$EXISTING - NORTH ELEVATION -
Dependent 1
1/8" = 1'-0"



1\$PROPOSED - NORTH ELEVATION -
Dependent 1
1/4" = 1'-0"



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ELEVATION NORTH

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 02/20/2023
 Drawn by Author
 Checked by Checker

ZBA-203
 Scale As Indicated

2/17/2023 11:43:25 AM

END OF PRESENTATION

18 CLINTON ST. EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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QR CODE

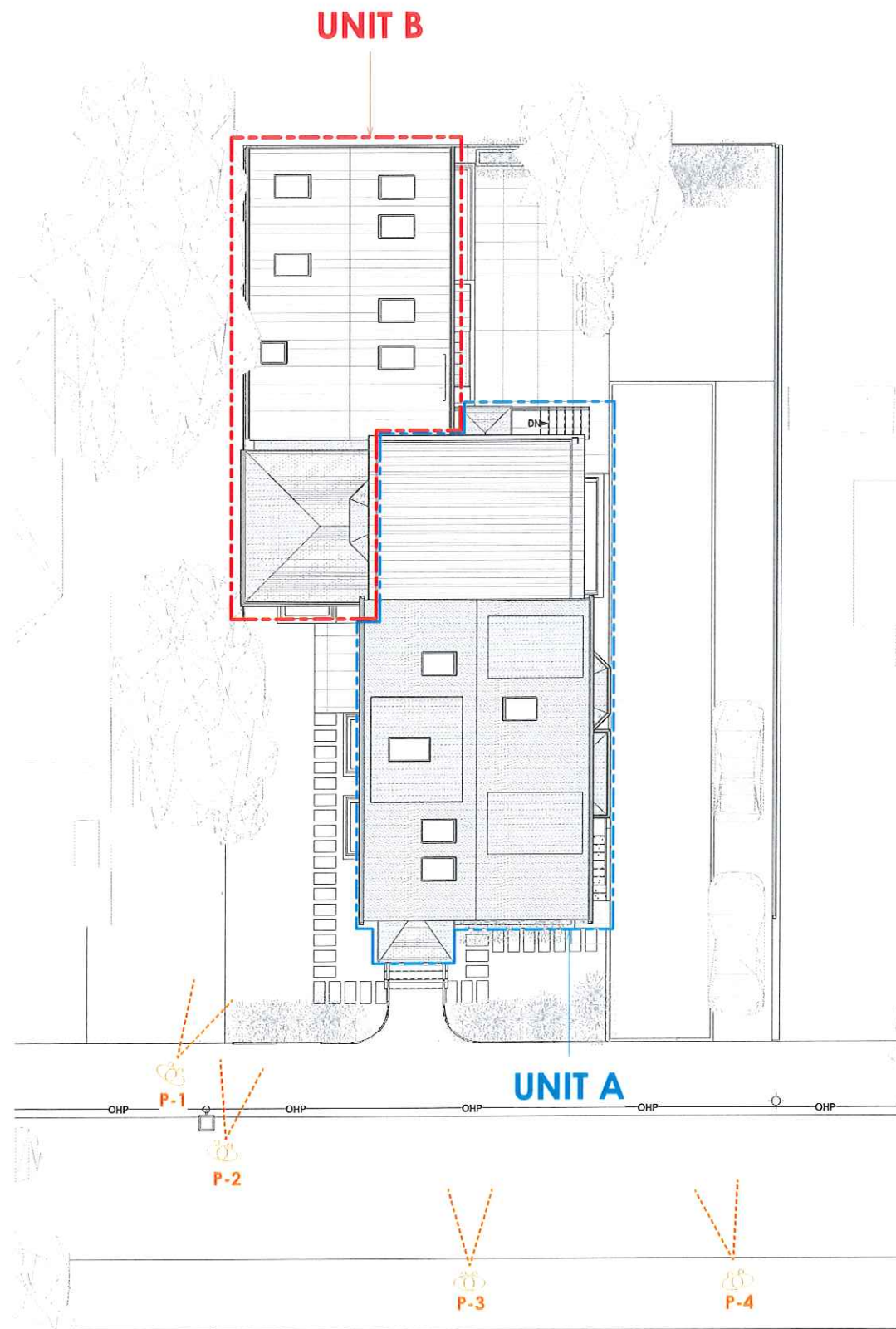
18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
Project number 2203-0018
Date 02/20/2023
Drawn by SKA
Checked by SKA

ZBA-300

Scale

ZBA-301 PICTURES AND RENDERS



P-1

P-2

P-3

P-4



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PICTURES AND RENDERS

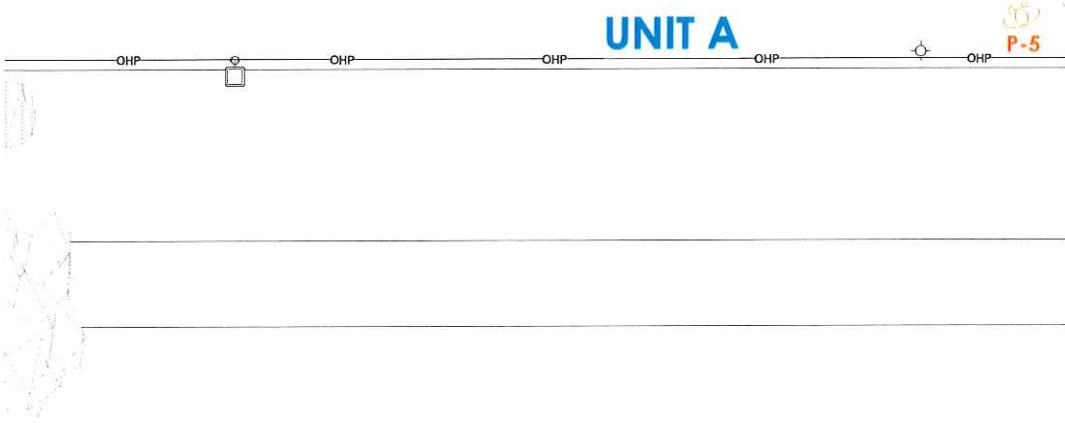
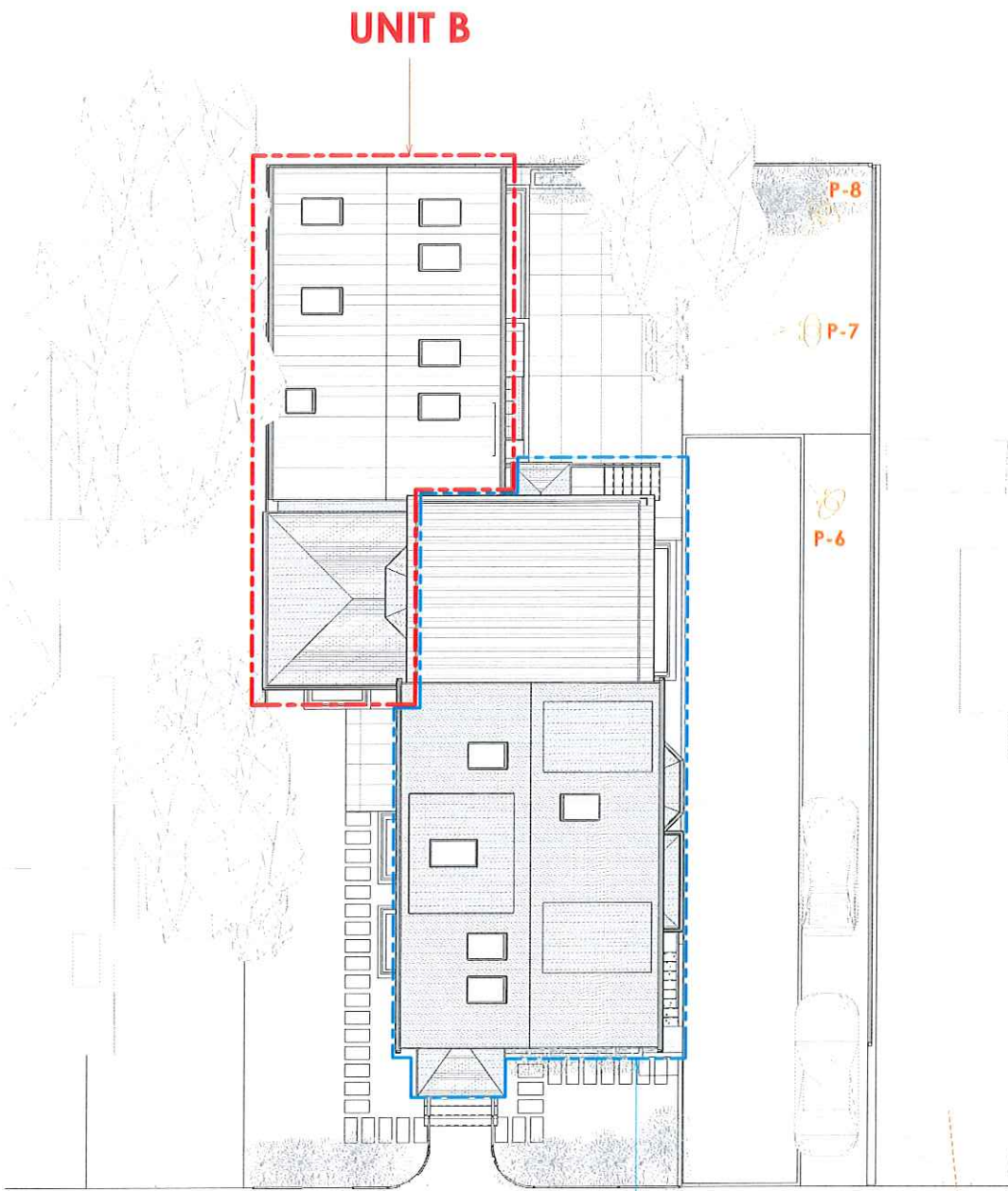
18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 02/20/2023
 Drawn by Author
 Checked by Checker

ZBA-301

Scale 1/8" = 1'-0"

1 PROPOSED SITE PLAN - HISTORICAL
 1/8" = 1'-0"



P-5



P-6



P-7



P-8



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PICTURES AND RENDERS

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 02/20/2023
 Drawn by Author
 Checked by Checker

ZBA-302

Scale 1/8" = 1'-0"

1 \$PROPOSED SITE PLAN - HISTORICAL
 1/8" = 1'-0"

ZBA-303 EXISTING PLOT PLAN



BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313

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REGISTRATIONS:

NOT FOR CONSTRUCTION

EXISTING PLOT PLAN

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 02/20/2023
 Drawn by SKA
 Checked by SKA

ZBA-303

Scale 1:140

SITE PLAN OF LAND LOCATED AT 18 CLINTON STREET CAMBRIDGE, MA

DATE: SEPTEMBER 27, 2021 SCALE: 1.0 INCH = 10.0 FEET



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 15, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

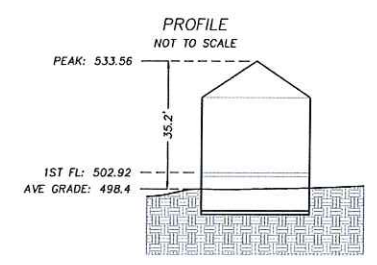
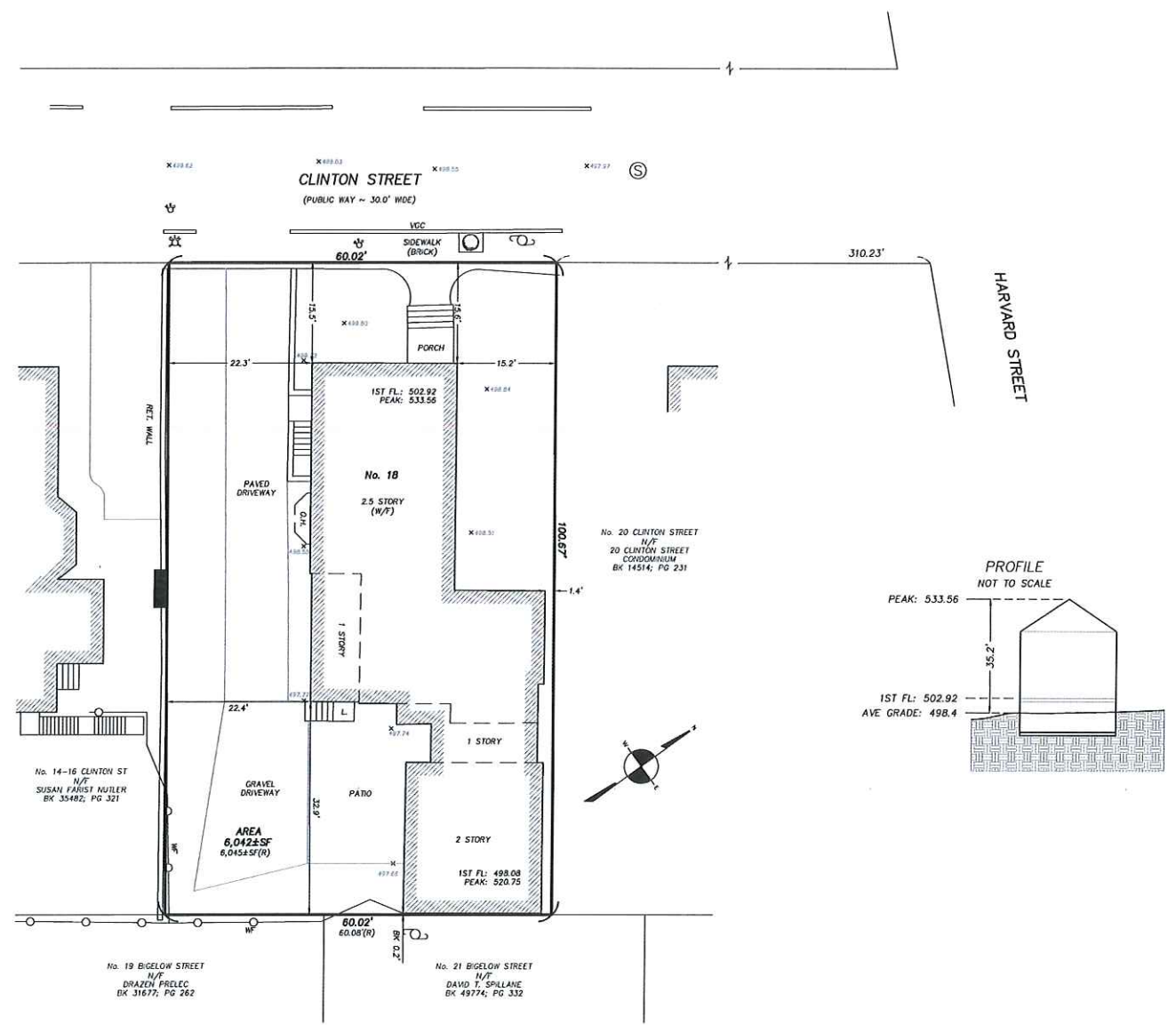
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X
 COMMUNITY PANEL: 25017C0576E
 EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
 OWNER OF RECORD:
 ASHA DAHIERE
 280 SOUTH KINGSWAY
 TORONTO, ONTARIO, CANADA

REFERENCES:
 OWNER OF RECORD:
 NIRMAL DAHIERE
 18 CLINTON STREET
 CAMBRIDGE, MA 02140

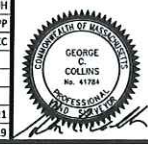
DEED: BK 15003; PG 191
 PLAN: No. 609 OF 2015
 No. 316 OF 1980
 LCC: 4353-A
 11056-A
 13089-A

NOTES:
 MAP/LOT: 118-B
 VERTICAL DATUM: ASSUMED



ZONING:	RES. C-1	REQUIRED	EXISTING
FAR	(MAX.)	0.75	-
LOT SIZE	(MIN.)	5,000 SF	6,042±SF
LOT AREA/DW. UT	(MIN.)	1,500 SF	-
LOT WIDTH	(MIN.)	50'	60.02'
FRONT SETBACK	(MIN.)	15.5'	-
SIDE SETBACK	(MIN.)	1.4'	-
REAR SETBACK	(MIN.)	0.2'	-
HEIGHT	(MAX.)	35'	35.2'

FIELD:	JJH
DRAFT:	NPP
CHECK:	GCC
DATE:	09/27/21
JOB #	21-00519



1 EXISTING PLOT PLAN
 1:140

From: Asha Daniere asha@ashadaniere.com

Subject: Fwd: Quick hello from 15 Clinton

Date: January 5, 2023 at 10:46 AM

To: mpacheco@cambridgema.gov

Cc: Axel Ramirez-Palacios axel@kachmardesign.com, Samuel Kachmar sam@kachmardesign.com, Sarah Rhatigan sarah@trilogylaw.com, Steve Hoheb steve@kachmardesign.com

AD

Hi Maria.

I am the home-owner of 18 Clinton Street. Sarah Ratigan is away this week so I am forwarding the below email I received in support of our application to you directly. Please include this in the file for the application regarding 18 Clinton St. (re BZA case no 2022-203612).

Thanks very much.

Best wishes,

Asha Daniere

----- Forwarded message -----

From: **Molly Howard** <molly.e.howard@gmail.com>

Date: Thu, Jan 5, 2023 at 8:33 AM

Subject: Quick hello from 15 Clinton

To: asha@ashadaniere.com <asha@ashadaniere.com>

Hi Asha,

I'm Molly, and together with my husband Nick Nanda, we own 15 Clinton. Thanks for your nice note yesterday. We're excited to see the continued improvement of houses on Clinton Street and are supportive of your renovation plans. Good luck with all of the zoning / permitting processes!

Best,
Molly

From: Asha Daniere asha@ashadaniere.com

Subject: Fwd: 18 Clinton - Letter of support

Date: January 3, 2023 at 4:32 PM

To: Sarah Rhatigan sarah@trilogylaw.com

Cc: Axel Ramirez-Palacios axel@kachmardesign.com, Samuel Kachmar sam@kachmardesign.com, Steve Hoheb steve@kachmardesign.com

AD

FYI

----- Forwarded message -----

From: **Patricia Wagner** <patricialiuwagner@gmail.com>

Date: Tue, Jan 3, 2023 at 4:15 PM

Subject: 18 Clinton - Letter of support

To: Asha Daniere <Asha@ashadaniere.com>

CC: David Wagner <davidswagner@gmail.com>

To: Asha Daniere

Re: [18 Clinton Street, Cambridge, MA 02139](#)

To Whom it May Concern,

Our names are David and Patricia Wagner and we live at [12 Clinton Street](#). We live two buildings away and are **writing to voice our support for Asha's proposed project for 18 Clinton Street.**

Asha has shared with us the plans for the project. The overall transformation will greatly improve the current conditions of the building, which has not been updated in a long time and could benefit from some updates. After reviewing these proposed changes, we feel that these renovations will be a positive improvement to our street and to the overall neighborhood. We have numerous young families on the block with children, and feel the transformation into two larger units (vs six small rental units) could be a beneficial change for the community on the block. As a resident on Clinton Street, I look forward to the completion of this project and welcoming new community members to our street.

My biggest concern has been about professionalism of contractors on-site and site management in executing the project; Asha has emphasized that she will actively ensure this concern will be attended to and monitored to ensure neighborly relations. We hope that she will continue to consider neighbors like us during the construction process, particularly regarding safety with so many children on the block. While construction is never convenient for anyone, we recognize and support her efforts.

Asha has been transparent about her goals to improve her childhood home for the better, and we appreciate her status updates along the way. We worked with SKA (her architect) on our own renovation, and we feel tremendously confident that the ongoing project management and subsequent outcome will be in good hands.

Thank you for your consideration, and appreciate your time.

Best,

Patricia & David Wagner

[12 Clinton Street, Cambridge MA 02139](#)

Susan Farist Butler, RN, MSN, PhD
14 Clinton Street
Cambridge, MA 02139
617 429 0009

8 January 2023

Board of Zoning Appeal
831 Mass Ave.
Cambridge, MA 02139

Dear Board of Zoning Appeal,

I am delighted to write a letter of strong support for the proposed changes, improvement and building at 18 Clinton Street. I abut the property on two sides, because I own 14-16 Clinton Street and 17 Clinton Street. I have lived on Clinton Street for 41 years and care deeply about my neighbors and my community. We have a variety of small apartments and condos and a few larger ones. Asha's proposal will bring a better balance of unit size and affordability to our street.

The proposed building is excellent. It is a wonderful restoration of a property that has been exploited for years. Many tenants have come and gone in the tiny apartments in this building. The building has suffered from poor or minimal maintenance over the years. It is wonderful that Asha would like to restore the building to something approximating its original use. The front building was very likely a single-family house, similar to number 17 Clinton Street. The building in the back is used as a single-family house now.

The reduction of units is very appropriate. These units will provide housing for families. There are single-family houses and three-bedroom condos on Clinton Street that are lived in by families now. The children living on the street are a wonderful addition to the community. Some years ago, Mahmood Firouzbakht made similar changes to the building at 24 Clinton Street. There are two families happily living there now. Asha's proposed changes are fully fitting with the neighborhood, and I endorse them with unqualified enthusiasm.

Sincerely yours,

Sue Butler, Neighbor.



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: Nasar Mahmood Date: 2/8/23
(Print)

Address: 18 Clinton St.

Case No. BZA-208880

Hearing Date: 2/23/23

Thank you,
Bza Members

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 27179
Document Type	: DECIS
Recorded Date	: March 20, 2024
Recorded Time	: 09:29:43 AM
Recorded Book and Page	: 82582 / 269
Number of Pages(including cover sheet)	: 5
Receipt Number	: 2984521
Recording Fee	: \$105.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com



CITY OF CAMBRIDGE

Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA. 2023 APR 28 AM 10: 55

617) 349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 208880

LOCATION: 18 Clinton Street Residence C-1 Zone
Cambridge, MA

PETITIONER: 18 Clinton LP, A Delaware Limited Partnership
C/o Sarah L. Rhatigan, Esq.

DEED REFERENCE: See Deed Recorded at Book 78 415, Page 113.

PETITION: Variance: Alterations to a pre-existing nonconforming multi-family dwelling and conversion to a two-family dwelling, including additions and new window wells within setbacks and an increase in calculated height.

Special Permit: New and modified windows/doors within setbacks.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).
Art. 8.000, Sec. 8.22.2.c & 8.22.1.d (New or Modified Windows).
Art. 10.000, Sec. 10.30 (Variance). & Sec. 10.40 (Special Permit).

DATE OF PUBLIC NOTICE: February 9 & 16, 2023

DATE OF PUBLIC HEARING: February 23, 2023

MEMBERS OF THE BOARD:

BRENDAN SULLIVAN – CHAIR
JIM MONTEVERDE – VICE-CHAIR
ANDREA A. HICKEY
LAURA WERNICK

✓
✓
✓
✓

ASSOCIATE MEMBERS:

SLATER W. ANDERSON
JASON MARSHALL
MATINA WILLIAMS
WENDY LEISERSON

✓
✓
✓

Property address: 18 Clinton Street, Cambridge, MA

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner's property, the layout, and other characteristics as well as the surrounding district.

Case No. BZA-208880
Location: 18 Clinton Street, Cambridge, MA
Petitioner: 18 Clinton LP, A Delaware Limited Partnership – c/o Sarah L. Rhatigan, Esq.

On February 23, 2023, Petitioner's attorney Sarah Rhatigan and architect Steve Hoheb appeared before the Board of Zoning Appeal requesting a variance in order to alter a preexisting nonconforming multi-family dwelling and convert it into a two-family dwelling, including additions and new window wells within setbacks and an increase in calculated height and a special permit in order to add and modify windows and doors within the setbacks. The Petitioner requested relief from Article 5, Section 5.31, Article 8, Sections 8.22.3, 8.22.2.c and 8.22.1.d, and Article 10, Sections 10.30 and 10.40 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Ms. Rhatigan stated that the property held an oddly shaped, antique 6-unit apartment building in disrepair. Ms. Rhatigan stated that the proposal was to renovate it and convert it to a two-family. Mr. Hoheb stated that there would be small additions to the property in order to assist with the new floor plan, but that the resulting FAR would be reduced. Ms. Rhatigan stated that window wells would affect height calculations. Ms. Rhatigan stated that the hardship related to the oddly shaped structure, placed within the lot's setbacks, and encumbered by the Historical District. Mr. Hoheb stated that the project had a Certificate of Appropriateness from the Historical Commission. Ms. Rhatigan briefly stated the hardships present concerning the variance portion of the application.

The Chair asked if any Board members had any questions or if anyone wished to be heard on the matter, no one indicated such. The Chair read the letter of Appropriateness from the Mid-Cambridge Neighborhood Conservation Commission and the letters of support from adjoining properties.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that a literal enforcement of the provisions of the Ordinance would involve a substantial hardship the petitioner, because it would preclude the petitioner from making the necessary alterations to repurpose the building, which over years had fallen into great disrepair, with an interior space that was somewhat unworkable, potentially illegal, and unsafe for occupants of the structure; that the Board find that the petitioner's proposal would attempt to alleviate those concerns and create two family-sized, up to date, modern, energy-efficient residential units; that the Board find that the hardship owed to the unique siting of the lot and the house contained thereon, which was built prior to the existing Ordinance and was encumbered by it; that the Board find that the alterations were de minimis in nature and included modest additions, which would bring the structure more into conformity due to the reduction of the FAR; that the Board find that desirable relief could be granted without substantial detriment to the public good; that the Board note the letter of Appropriateness from the Mid-Cambridge Neighborhood Conservation Commission and the letters of support from

adjoining properties; that the Board find that the public good would be enhanced by a totally refurbished premise, which would add to the streetscape and to the preservation of existing housing stock; that the Board find that relief could be granted without nullifying or substantially derogating from the intent and purpose of the Ordinance; that the Board find that the proposal was consistent with Massachusetts General Laws Chapter 40A, Section 10, where the variance being granted would encourage the rational use of land throughout the City, including the encouragement of appropriate economic development to create the quality housing within close proximity to public transportation; that the Board find that granting relief would not result in a use or activity not otherwise permitted in the Ordinance, and that there would be no negative impacts regarding traffic, population density, blight or pollution, and that it would encourage the preservation of and reuse of preexisting structures, which added to the amenities of the City.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the condition that the work proceed as per the dimensional form, the supporting statements, and the plans submitted, as initialed by the Chair.

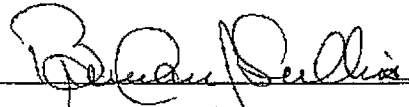
The five-member Board voted unanimously in favor of granting the variance with the above condition (Sullivan, Monteverde, Hickey, Wernick, and Williams). Therefore, the variance is granted as conditioned.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the requirements of the Ordinance were met; that the Board find that traffic generated, or patterns of access or egress would not change and that there would be no congestion, hazard, or substantial change in the established neighborhood character; that the Board note the Letter of Appropriateness from the Mid-Cambridge Neighborhood Conservation Association and the letters from adjoining property owners in favor of the project; that the Board find that the continued operation of or development of adjacent uses, as permitted in the Zoning Ordinance, would not be affected by the nature of the proposed use; that the Board find that there would not be any nuisance or hazard created to the detriment of the health, safety and/or welfare of the occupants of the proposed use, in fact, it would be enhanced by upgraded, code-compliant, units with modern amenities and utilities; that the Board find that the proposed use would not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of the Ordinance; and that the Board note the above granting of the variance and the language used regarding enhancing the purpose of the Ordinance.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the condition that the work comply with the supporting statements, dimensional form, and drawings submitted.

The five-member Board voted unanimously in favor of granting the special permit with the above condition (Sullivan, Monteverde, Hickey, Wernick, and Williams). Therefore, the special permit is granted as conditioned.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.


Brendan Sullivan, Chair

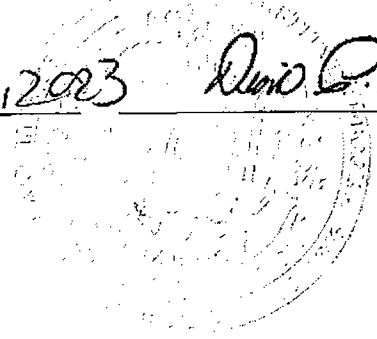
Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 4-28-23 by Maia Pichero, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓

Appeal has been filed and dismissed or denied.

Date: JUN 26, 2023  City Clerk.



1 * * * * *

2 (9:37 p.m.)

3 Sitting Members: Brendan Sullivan, Andrea A. Hickey,
4 Jim Monteverde, Laura Wernick, and Matina Williams

5 BRENDAN SULLIVAN: Okay, it being at least 7:45,
6 the Board will hear Case No. 208880 -- 18 Clinton Street.

7 SARAH RHATIGAN: Thank you, Mr. Chairman. This is
8 Sarah Rhatigan, Trilogy Law, LLC, 12 Marshall Street in
9 Boston. I am here representing the petitioner, an 18
10 Clinton LP. And that's Asha Daniere, who I believe is
11 online.

12 And also with us are the architects from Sam
13 Kachmar Design -- Steve Hoheb I believe is going to be here
14 presenting with me.

15 I'll give you a brief introduction, and then turn
16 over to Steve, who will run through some slides. Steven or
17 Olivia, would you mind bringing up the slide presentation
18 for us?

19 So while that occurs, this is a case that you may
20 recall was originally filed as a special permit not heard.
21 That case was not heard and continued. We refiled this as a
22 variance after some advice on that issue.

1 The house -- the photo is on the left, the yellow
2 home on 18 Clinton Street just off of Massachusetts Avenue
3 and just outside of Central Square. This is a home built in
4 I believe 1856. This is in the Mid Cambridge Neighborhood
5 District and was granted -- this project was granted a
6 Certificate of Appropriateness by the Historical Commission
7 in the fall.

8 And Ms. Daniere actually grew up or spent some
9 years in her younger childhood at this home. Her mother
10 purchased it in 1983 -- Nirmal Daniere -- and lived here and
11 rented to tenants over many decades. And it's currently,
12 and for several decades, been a six-unit dwelling.

13 What you can't see quite so well in this photo,
14 but you'll see it the others is that historically this was a
15 main house, and then it was a horse barn in the back. And
16 then over years, the two structures were combined together,
17 when the units were divided up into what are now six, things
18 got a little unique and hectic inside is I guess what I
19 would say.

20 And when we go through the plans, we'll show you
21 how the current unit sizes and dimensions are -- are very
22 difficult and kind of unworkable.

1 Could you go to the next slide, please? Second.
2 Third slide. Thank you. This is a good view. So the
3 reason to be here today for a variance and special permit
4 are -- the proposed renovations to this property are some
5 small additions, and there are improvements in the basement
6 and creating more livable space and bedrooms -- code-
7 compliant bedrooms in the basement that are creating some
8 window wells, and as a result of these, these are increasing
9 current nonconformities in the setbacks.

10 And also the addition of these window wells, as
11 this Board I'm sure is aware, once you change window wells,
12 then you're changing the calculated height of the building,
13 because the average grade is -- is changing slightly.

14 So we have -- again, there's no change in the roof
15 height, but there's a technical increase in height because
16 of the way the ordinance defines height.

17 And as I said, Steve will go through the plan
18 modifications in some detail.

19 But reasons for these changes relate to both
20 creating more code-compliant situations in the basement, and
21 also improving some -- creating some livable space there,
22 the additions which removed some very constrained

1 conditions, and then being able to convert this to a two-
2 unit, as opposed to the six-unit conditions.

3 Ms. Daniere and her family want to ultimately be
4 able to live in the rear unit, and then by the renter or
5 perhaps more likely sell the front unit in order to be able
6 to finance what's going to be a very, very significant
7 renovation project.

8 Steve, I'm going to turn this over to you to run
9 through the plans.

10 STEVE HOHEB: Thank you, Sarah. Olivia, could we
11 go to the top of the presentation, and I'll try to
12 officially go through the drawings. We could start on the
13 first sheet, on the cover page. Oh, that's perfect. Thank
14 you.

15 So as Sarah said, we're SKA. I'm Steve Hoheb.
16 I'm here with Axel Ramirez-Palacio --

17 AXEL RAMIREZ-PALACIO: Mm-hm.

18 STEVE HOHEB: -- and Sam Kachmar. On the screen
19 here we have two photos of the 18 Clinton residence. The
20 image on the left is the photo of the existing house in
21 yellow. And on the right is the proposed rendering in blue.

22 As mentioned, the property is being converted from

1 a 6-unit property down to a two-family dwelling. We met
2 with the Historical Commission and were approved on
3 September 6 of last year, and we were also in front of the
4 Zoning Board for a special permit on January 12.

5 On the Board's recommendation, we are here tonight
6 to pursue a variance to seek relief on the property
7 conversion.

8 Next slide, please?

9 On the bottom left of the screen, we have a lot
10 map of the building along Clinton Street.

11 Next slide, please?

12 Here we have the bird's eye renderings of the
13 property with the proposed work for comparison. On the
14 right along the driveway, the second floor is being infilled
15 above the existing first-floor footprint. It is also
16 highlighted in the following floor plans.

17 Next slide, please?

18 This shows the zoning calculations. We've added
19 to the Zoning Board a few times and it's a unique situation
20 where the FAR is going from a 9.6 to a 0.73, bringing the
21 FAR into conformity. We are adding additional square
22 footage shown in blue on the left side of the sheet.

1 We had several discussions with ISD and met with
2 the Building Commissioner on January 9 of this year, where
3 we ended with the understanding that the basement is exempt
4 from the proposed FAR calculation once those six units were
5 converted into a two-family dwelling.

6 Sarah can go into more detail if there are any
7 questions regarding this.

8 Next slide, please?

9 These pages show the existing and proposed street
10 views from the left side of the property. We've omitted the
11 shrubs and bushes for visual clarity.

12 Next slide, please?

13 These street views show the front of the building,
14 which preserve the historic detailing of the building.

15 Next slide, please?

16 On this page, the street views from down the
17 street show how visible the property is from this angle of
18 the street. Only a small section of the property is visible
19 from this. The yard and rear unit can't be seen from this
20 angle.

21 Next slide, please?

22 Here we're showing the existing and proposed

1 shadow studies of the site. The proposed work does not cast
2 additional shadow on the neighboring properties.

3 Next slide, please?

4 Here's the basement plans. The setback lines are
5 shown in blue, and we've highlighted the area we're seeking
6 relief in red. And Sarah mentioned the window wells that
7 are highlighted as the building height is increasing, due to
8 the decrease in the average grade caused by the window
9 wells. The roof ridge is not increasing, and the existing
10 condition will remain.

11 Additionally, along gridline A, and between
12 gridlines 5 and 8, the wall is being infilled as shown in
13 the highlighted region.

14 Next slide, please?

15 On the first floor, highlighted in red along
16 gridline A and between gridlines 4 and 8, we are seeking
17 relief for additional windows and the infills shown in the
18 hatch region.

19 An additional window is being added along gridline
20 9 and between gridlines A and B on the right side of the
21 sheet -- all covered using the following elevations.

22 Next slide, please?

1 On the second floor, the areas highlighted show
2 the proposed area that adds square footage. On the right,
3 along gridline 9, an additional window is being added
4 between gridlines A and B.

5 Next slide, please?

6 On the third floor, along -- one dormer along
7 gridline B is being widened by 30 inches but remains within
8 the Cambridge Guideline requirements. The other dormers on
9 the south side of the house are remaining the same size.

10 On the right, we've highlighted the skylights to
11 within setbacks. I don't believe we need relief for the
12 skylights, but we've highlighted these for clarity.

13 Next slide, please?

14 This is the overall roof plan, which again shows
15 the skylights within the setbacks. The proposed roof at the
16 rear entry is also highlighted.

17 Next slide, please?

18 This is the front elevation. And shows the
19 preserved historic detailing. No changes needing relief
20 here.

21 Next slide, please?

22 On the south elevation, the additional areas are

1 highlighted to show we infilled the regions above the
2 existing first-floor footprint, along with the skylights
3 within the setbacks.

4 Next slide, please?

5 On the -- I'm sorry, on the east elevation, two
6 windows are within the setback. We met with the neighbors
7 on January 9 and made the changes in an effort to address
8 the neighbors' concern over privacy. As the windows
9 overlook the neighbors rear yard, the horizontal window will
10 allow for more light and provide privacy for the neighbor,
11 for the neighbor's request.

12 Next slide, please?

13 On the north elevation, the proposed windows and
14 skylights that are within the setback are highlighted in
15 red.

16 Next slide, please?

17 You can scan the QR code with your phone camera,
18 and for an aerial walk through of the project. We've also
19 included supplementary photos of the existing house on the
20 following pages, though you also included the existing plot
21 plan. I believe we also have three letters of support
22 included in the file.

1 Thanks for your time. I'll turn this over to
2 Sarah, who can summarize the variance application. Thank
3 you.

4 SARAH RHATIGAN: Thanks very much, Steve. Just
5 briefly, I wanted to show you also some photos of the
6 interior, which we thought would be illustrative of the
7 conditions inside. Olivia or Steven, if you could just page
8 through to the additional photos after the site plan. We've
9 seen a bunch of street views.

10 It looks like this might not be the presentation
11 that I had sent to you, which has photos -- additional
12 photos. Do you have those on hand?

13 BRENDAN SULLIVAN: Well, there's photos of the
14 property, Sarah, but --

15 SARAH RHATIGAN: If not, I can share my screen if
16 I'm allowed to --

17 BRENDAN SULLIVAN: -- there's, yeah, there's none
18 in the --

19 SARAH RHATIGAN: There we go.

20 BRENDAN SULLIVAN: -- file.

21 SARAH RHATIGAN: Thank you. Thank you. These are
22 the -- these were part of the set that I had sent earlier.

1 Perfect. Thanks. So you can see some lovely basement
2 conditions. I believe that there may have been a legal
3 apartment in here at some point. There was some signs of
4 that.

5 Next page, please?

6 This is showing the side entry to the basement,
7 and then showing the entry, the basement egress in its
8 current condition.

9 Next slides, please?

10 And you can just scroll through slowly. I just
11 wanted to give a sense to the Board of what the, you know,
12 kind of the cramped interior conditions and its current
13 configuration as a six-unit, as a six-unit property.

14 Just briefly on the variance, on the hardships, I
15 think we've touched on all these, but I just wanted to make
16 sure that we kind of summarized for you in terms of meeting
17 a standard of hardship, our -- our circumstances are pretty
18 unique for this property. It's an oddly-shaped, multiple
19 level historic home.

20 So you have the floor plates of the original home
21 not meeting the -- the floor plates of the carriage house in
22 the rear. And there's sort of, you know, efforts that were

1 made to connect those two buildings with the buildings, but
2 that were not very efficient or not workable at this point.

3 The interior has been modified over decades to
4 allow for the six units, small units, and kind of
5 substandard units.

6 The location of the structure, the rear portion of
7 it is very close to the left side and to the rear of the
8 lot, so that any of those changes that we're proposing in
9 those areas are within setbacks, and so, you know, extending
10 existing nonconformities.

11 And also additionally being in the jurisdiction of
12 the Mid-Cambridge Neighborhood Conservation District, this
13 constrains in some ways what one could do with the property
14 in order to, you know, sort of accommodate the needs of
15 modernizing, bringing code-compliance and doing so within
16 the ordinance restrictions.

17 So we hope that the Board sees this as a valuable
18 property, a valuable project that really works within an
19 existing historic structure, finds a -- you know, a way of
20 redeveloping it and to provide quality housing.

21 There's really low to no impact on abutters, and
22 none of the negative impact that you sometimes are concerned

1 about, and also is encouraging the preservation and reuse of
2 the existing home.

3 And we are happy to answer your questions.

4 BRENDAN SULLIVAN: Okay. Jim Monteverde, any
5 questions at this time?

6 JIM MONTEVERDE: I see a Certificate of
7 Appropriateness from the Mid-Cambridge Neighborhood
8 Conservation District Commission dated September 7 of last
9 year. Have those --

10 SARAH RHATIGAN: Yes.

11 JIM MONTEVERDE: -- comments been incorporated in
12 the set that's dated February 20?

13 SARAH RHATIGAN: I'm going to ask Steve to comment
14 on it specifically. But my recollection is that none of the
15 comments requested any modifications to the design. There
16 were some requests with respect to landscaping. Were --

17 JIM MONTEVERDE: Well, the planting is pervious --

18 SARAH RHATIGAN: -- there any comments, Mr.
19 Monteverde --

20 JIM MONTEVERDE: -- paving, and it says -- yep,
21 consider delineating the addition from the original house on
22 the façade facing the driveway, such as a corner board or --

1 SARAH RHATIGAN: Mm-hm.

2 JIM MONTEVERDE: -- changing color tones, and then
3 consider keeping the more visible chimney above the roofline
4 or install chimney to preserve, da-da-da-da-da.

5 And then consult CHC Staff on paint colors and
6 details. It's those last three.

7 SARAH RHATIGAN: Okay. Sure. Steve, are you able
8 to respond to those?

9 STEVE HOHEB: Yeah, yeah. So -- yes, we
10 incorporated all those changes. The -- the Board had
11 mentioned that in regards to color, that was -- that they
12 had urged us to proceed with a more [connection
13 interference] color.

14 But they -- they had also stated that it was a
15 down to the owner's preference as to the overall color
16 selection. But we have incorporated all those changes.

17 JIM MONTEVERDE: Okay. I'm looking at the proposed
18 site axonometric. Is there a chimney somewhere I'm not
19 seeing in the proposed?

20 STEVE HOHEB: There's not a chimney, just because
21 there was a discussion as to whether or not to go all-
22 electric or to remain gas powered. And the only reason to

1 keep the chimney was for, like, gas exhaust.

2 So just as a decorative element itself in the
3 historical discussion, we talked about it's sort of an
4 antiquated element, and that it would only -- they've only
5 been utilized in that building not for fireplaces, but just
6 for ventilation of old equipment.

7 JIM MONTEVERDE: Yep.

8 STEVE HOHEB: So it was kind of discussed that it
9 would be let go.

10 JIM MONTEVERDE: Okay. But that's the discussion
11 you had with the Conservation District Commission?

12 STEVE HOHEB: Yep, correct.

13 JIM MONTEVERDE: Okay. Thank you. That's all.

14 STEPHEN HISERODT: Andrea Hickey, any questions,
15 comments at this time?

16 ANDREA HICKEY: I have no questions, Mr. Chair.

17 BRENDAN SULLIVAN: Laura Wernick, any questions,
18 comments?

19 LAURA WERNICK: How long -- how many -- I didn't
20 catch, I'm sorry -- how many bedrooms are in the proposed?
21 The new home? The front home?

22 STEVE HOHEB: There are -- for the new home

1 there's a total I believe of seven bedrooms between the two
2 units.

3 LAURA WERNICK: Between the two units, there's
4 seven?

5 STEVE HOHEB: Correct.

6 LAURA WERNICK: Okay. Thank you.

7 BRENDAN SULLIVAN: Matina Williams, any questions,
8 comments at this time?

9 MATINA WILLIAMS: No. Not at this time.

10 BRENDAN SULLIVAN: Thank you. Let me open it to
11 public comment. Any members of the public who wish to speak
12 should now click the button that says, "Participants," and
13 then click the button that says, "Raise hand."

14 If you are calling in by phone, you can raise your
15 hand by pressing *9 and unmute or mute by pressing *6, and
16 you'll have up to three minutes to comment.

17 There appears to be nobody calling in. We are in
18 receipt of correspondence from Asha Daniere, A-s-h-a D-a-n-
19 i-e-r-e. It's addressed to Maria Pacheco.

20 "I am the homeowner of 18 Clinton Street. Sarah
21 Rhatigan is away this week, so I am forwarding the below e-
22 mail I received in support of our application to you

1 directly."

2 This is from Molly Howard, M-o-l-l-y Howard, H-o-
3 w-a-r-d.

4 "Hi, Asha. I am Molly and together with my
5 husband Nick Nanda, N-a-n-d-a, we own 15 Clinton. Thanks
6 for your nice note. We're excited to see the continued
7 improvement of houses on Clinton Street and are supportive
8 of your renovation plan. Good luck with all of the zoning
9 permitting processes.

10 "Best, Molly."

11 We are in receipt of a Certificate of
12 Appropriateness from the Mid-Cambridge Neighborhood
13 Conservation District.

14 "The Mid-Cambridge Neighborhood Conservation
15 District hereby certifies pursuant to Chapter 2, Title 2
16 Chapter 2.78 establishing the Commission that the
17 construction described below is not incongruous to the
18 historic aspect or architecture character of the building or
19 district. Construct a second-floor addition, alter the
20 fenestration, replace siding and trim and remove chimneys.

21 "The Commission approved the proposal as submitted
22 with the following recommendations: Consider additional

1 plantings and landscaping on the site. Reduce pervious
2 paving as much as possible. Consider delineating the
3 addition from the original house on the façade facing the
4 driveway, such as corner board or change in color tone.

5 "Consider keeping the more visible chimney above
6 the roofline or install faux chimneys to preserve the
7 historic character of the neighborhood. Consult with CHC
8 Staff on paint colors and architectural details, plans,
9 specifications that were submitted with the application are
10 incorporated into this certificate, which is nonbinding.

11 "Case No. MC6545C, date of certificate September
12 7, 2022."

13 And the that is the sum and substance of any
14 correspondence. I will close the public comment, send it
15 back to Sarah for any further comments at all?

16 SARAH RHATIGAN: Mr. Chairman, I do believe there
17 were two other letters in the file that came from other
18 neighbors in support.

19 BRENDAN SULLIVAN: I'm sorry. Yeah. That was
20 stuck together here.

21 SARAH RHATIGAN: That's all right. And don't feel
22 that you need to read them, they're long.

1 BRENDAN SULLIVAN: Yeah.

2 "Our name is David and Patricia Wagner. We live
3 at 12 Clinton. We live two buildings away and writing to
4 voice our support for Asha's proposed project, 18 Clinton."

5 And that's basically it. And then from Sue
6 Butler?

7 SARAH RHATIGAN: Correct.

8 BRENDAN SULLIVAN: "I am delighted to write a
9 letter of strong support for the proposed changes,
10 improvements to the building at 18 Clinton. I abut the
11 property on two sides, because I own 14-16 Clinton and 17
12 Clinton.

13 "I have lived on Clinton Street for 41 years, and
14 care deeply about my neighborhood and my community. We have
15 a variety of small apartments and condos and a few larger
16 ones.

17 "Asha's proposal will bring a better balance of
18 unit size and affordability to our street. The reduction of
19 units is very appropriate. These units will provide housing
20 for families.

21 "There are single-family houses and three-bedroom
22 condos on Clinton Street this are lived in by families now.

1 There are two families. Asha's proposed changes are fully
2 fitting with the neighborhood, and I endorse them with
3 unqualified enthusiasm."

4 And let's see if I can unstick any more here.
5 Nope, that's it. Okay. And I will close the public comment
6 part.

7 Anything else, Sarah?

8 SARAH RHATIGAN: No, thank you.

9 BRENDAN SULLIVAN: Okay. Are we ready for a
10 motion, then, Board?

11 JIM MONTEVERDE: Ready.

12 COLLECTIVE: Yes.

13 BRENDAN SULLIVAN: Let me make a motion, then, to
14 grant the relief requested. Now, we're asking for two for
15 most of relief, the variance to the preexisting,
16 nonconforming dwelling conversion to a two-family dwelling,
17 including the additions, new window wells within the setback
18 and increase in the calculated height.

19 Also a special permit for the new and modified
20 windows and doors within the setbacks.

21 So first on the variance, let me make a motion,
22 then, to grant the relief requested.

1 The Board finds that a literal enforcement of the
2 provision of the ordinance would involve a substantial
3 hardship the the petitioner, because it would preclude the
4 petitioner from making the commitment necessary alterations,
5 repurposing of this building, which over years has fallen
6 into great disrepair that the interior space is somewhat
7 unworkable, potentially illegal and not safe for occupants
8 of the structure, and that the petitioners proposal will
9 attempt to alleviate that and to create two family-size, up
10 to date, modern, energy-efficient apartments -- residential
11 units, so there were.

12 The Board finds that the hardship is owing to the
13 unique siting of this particular lot and the house contained
14 thereon, which was built prior to the existing ordinance,
15 that it is encumbered by the existing ordinance, in that so
16 any alterations of this particular nation (sic) which the
17 Board finds somewhat de minimis in nature, as to the modest
18 additions, which will actually bring it closer to
19 conformity.

20 And that it's a reduction of the FAR, and that
21 does not create any new nonconformities.

22 The Board finds that desirable relief may be

1 granted without substantial detriment to the public good, or
2 would -- relief may be granted.. Yes, it is a great long
3 night, Sarah, thank you. Desirable relief may be granted
4 without substantial detriment to the public good.

5 The Board notes the letter of Appropriateness from
6 the Mid-Cambridge Neighborhood Conservation Commission --
7 also letters of support from adjoining properties.

8 That the public good will be enhanced by a totally
9 refurbished premise, which will add to the streetscape and
10 to the preservation of existing housing stock.

11 The Board finds that relief may be granted without
12 nullifying or substantially derogating from the intent and
13 purpose of the ordinance.

14 The Board finds that the proposal is consistent
15 with Massachusetts General Laws 40A, Section 10. The
16 variance is being granted to encourage the rational use of
17 land throughout the city, including the encouragement of
18 appropriate economic development to create the quality
19 housing within close proximity to public transportation.

20 The Board finds that it will not result in a use
21 or activity not otherwise permitted in the ordinance, and
22 there would be no negative impact regarding traffic,

1 population density, blight or pollution. And that it would
2 encourage the preservation of and reuse of preexisting
3 structures, which adds to the amenities of the city.

4 On the motion, then, to grant the variance as per
5 the application, supporting statements, dimensional forms,
6 initialed by the Chair and drawings provided, Jim
7 Monteverde:

8 JIM MONTEVERDE: In favor of the variance.

9 BRENDAN SULLIVAN: Andrea Hickey?

10 ANDREA HICKEY: Yes, in favor.

11 BRENDAN SULLIVAN: Laura Wernick?

12 LAURA WERNICK: Yes, in favor.

13 BRENDAN SULLIVAN: Matina Williams?

14 MATINA WILLIAMS: Yes, in favor.

15 BRENDAN SULLIVAN: Brendan Sullivan in favor.

16 [All vote YES]

17 BRENDAN SULLIVAN: The five affirmative votes, the
18 variance is granted. Now on the special permit, the special
19 permit is for new and modified window, doors openings with
20 as per the plan submitted.

21 The Board finds that it appears that the
22 requirements of the ordinance can be met. Traffic

1 generated, or patterns of access or egress would not change
2 -- would not congestion, hazard, or substantial change in
3 the established neighborhood character.

4 The Board again notes and incorporates by
5 reference the Letter of Appropriateness from the Mid-
6 Cambridge Neighborhood Conservation Association; also
7 letters from adjoining property owners in favor of this
8 project.

9 The continued operation of or development of
10 adjacent uses, as permitted in the Zoning Ordinance, would
11 not be affected by the nature of the proposed use.

12 There would not be any nuisance or hazard created
13 to the detriment of the health, safety and/or welfare of the
14 occupants of the proposed use, in fact, it would be enhanced
15 by an upgraded property, code-compliant, with modern
16 amenities and utilities.

17 The Board finds that the proposed use would not
18 impair the integrity of the district or adjoining district,
19 or otherwise derogate from the intent and purpose of the
20 ordinance.

21 And the Board notes the previous granting of the
22 variance and the language used then to support the granting

1 of the variance, enhancing the purpose of the ordinance and
2 how it meets that criteria.

3 On the motion, then, to grant the special permit,
4 Jim Monteverde?

5 JIM MONTEVERDE: In favor of the special permit.

6 BRENDAN SULLIVAN: Andrea Hickey?

7 ANDREA HICKEY: Yes in favor.

8 BRENDAN SULLIVAN: Laura Wernick?

9 LAURA WERNICK: Yes, in favor.

10 BRENDAN SULLIVAN: Matina Williams?

11 MATINA WILLIAMS: Yes, in favor.

12 BRENDAN SULLIVAN: Brendan Sullivan in favor.

13 [All vote YES]

14 BRENDAN SULLIVAN: five affirmative votes; the
15 special permit part is granted also. Good luck.

16 COLLECTIVE: Thank you very much, Thank you, Mr.
17 Chairman.

18 MATINA WILLIAMS: I think there's one more case,
19 right?

20 BRENDAN SULLIVAN: Okay. We have one more case.
21
22



CITY OF CAMBRIDGE

Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA. 2023 APR 28 AM 10: 55
617) 349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 208880

LOCATION: 18 Clinton Street Residence C-1 Zone
Cambridge, MA

PETITIONER: 18 Clinton LP, A Delaware Limited Partnership
C/o Sarah L. Rhatigan, Esq.

PETITION: Variance: Alterations to a pre-existing nonconforming multi-family dwelling and conversion to a two-family dwelling, including additions and new window wells within setbacks and an increase in calculated height.

Special Permit: New and modified windows/doors within setbacks.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).
Art. 8.000, Sec. 8.22.2.c & 8.22.1.d (New or Modified Windows).
Art. 10.000, Sec. 10.30 (Variance). & Sec. 10.40 (Special Permit).

DATE OF PUBLIC NOTICE: February 9 & 16, 2023

DATE OF PUBLIC HEARING: February 23, 2023

MEMBERS OF THE BOARD:

BRENDAN SULLIVAN – CHAIR
JIM MONTEVERDE – VICE-CHAIR
ANDREA A. HICKEY
LAURA WERNICK

✓
✓
✓
✓

ASSOCIATE MEMBERS:

SLATER W. ANDERSON
JASON MARSHALL
MATINA WILLIAMS
WENDY LEISERSON

✓

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner’s property, the layout, and other characteristics as well as the surrounding district.

Case No. BZA-208880
Location: 18 Clinton Street, Cambridge, MA
Petitioner: 18 Clinton LP, A Delaware Limited Partnership – c/o Sarah L. Rhatigan, Esq.

On February 23, 2023, Petitioner's attorney Sarah Rhatigan and architect Steve Hoheb appeared before the Board of Zoning Appeal requesting a variance in order to alter a preexisting nonconforming multi-family dwelling and convert it into a two-family dwelling, including additions and new window wells within setbacks and an increase in calculated height and a special permit in order to add and modify windows and doors within the setbacks. The Petitioner requested relief from Article 5, Section 5.31, Article 8, Sections 8.22.3, 8.22.2.c and 8.22.1.d, and Article 10, Sections 10.30 and 10.40 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Ms. Rhatigan stated that the property held an oddly shaped, antique 6-unit apartment building in disrepair. Ms. Rhatigan stated that the proposal was to renovate it and convert it to a two-family. Mr. Hoheb stated that there would be small additions to the property in order to assist with the new floor plan, but that the resulting FAR would be reduced. Ms. Rhatigan stated that window wells would affect height calculations. Ms. Rhatigan stated that the hardship related to the oddly shaped structure, placed within the lot's setbacks, and encumbered by the Historical District. Mr. Hoheb stated that the project had a Certificate of Appropriateness from the Historical Commission. Ms. Rhatigan briefly stated the hardships present concerning the variance portion of the application.

The Chair asked if any Board members had any questions or if anyone wished to be heard on the matter, no one indicated such. The Chair read the letter of Appropriateness from the Mid-Cambridge Neighborhood Conservation Commission and the letters of support from adjoining properties.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that a literal enforcement of the provisions of the Ordinance would involve a substantial hardship the petitioner, because it would preclude the petitioner from making the necessary alterations to repurpose the building, which over years had fallen into great disrepair, with an interior space that was somewhat unworkable, potentially illegal, and unsafe for occupants of the structure; that the Board find that the petitioner's proposal would attempt to alleviate those concerns and create two family-sized, up to date, modern, energy-efficient residential units; that the Board find that the hardship owed to the unique siting of the lot and the house contained thereon, which was built prior to the existing Ordinance and was encumbered by it; that the Board find that the alterations were de minimis in nature and included modest additions, which would bring the structure more into conformity due to the reduction of the FAR; that the Board find that desirable relief could be granted without substantial detriment to the public good; that the Board note the letter of Appropriateness from the Mid-Cambridge Neighborhood Conservation Commission and the letters of support from

adjoining properties; that the Board find that the public good would be enhanced by a totally refurbished premise, which would add to the streetscape and to the preservation of existing housing stock; that the Board find that relief could be granted without nullifying or substantially derogating from the intent and purpose of the Ordinance; that the Board find that the proposal was consistent with Massachusetts General Laws Chapter 40A, Section 10, where the variance being granted would encourage the rational use of land throughout the City, including the encouragement of appropriate economic development to create the quality housing within close proximity to public transportation; that the Board find that granting relief would not result in a use or activity not otherwise permitted in the Ordinance, and that there would be no negative impacts regarding traffic, population density, blight or pollution, and that it would encourage the preservation of and reuse of preexisting structures, which added to the amenities of the City.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the condition that the work proceed as per the dimensional form, the supporting statements, and the plans submitted, as initialed by the Chair.


The five-member Board voted unanimously in favor of granting the variance with the above condition (Sullivan, Monteverde, Hickey, Wernick, and Williams). Therefore, the variance is granted as conditioned.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the requirements of the Ordinance were met; that the Board find that traffic generated, or patterns of access or egress would not change and that there would be no congestion, hazard, or substantial change in the established neighborhood character; that the Board note the Letter of Appropriateness from the Mid-Cambridge Neighborhood Conservation Association and the letters from adjoining property owners in favor of the project; that the Board find that the continued operation of or development of adjacent uses, as permitted in the Zoning Ordinance, would not be affected by the nature of the proposed use; that the Board find that there would not be any nuisance or hazard created to the detriment of the health, safety and/or welfare of the occupants of the proposed use, in fact, it would be enhanced by upgraded, code-compliant, units with modern amenities and utilities; that the Board find that the proposed use would not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of the Ordinance; and that the Board note the above granting of the variance and the language used regarding enhancing the purpose of the Ordinance.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the condition that the work comply with the supporting statements, dimensional form, and drawings submitted.

The five-member Board voted unanimously in favor of granting the special permit with the above condition (Sullivan, Monteverde, Hickey, Wernick, and Williams). Therefore, the special permit is granted as conditioned.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.


Brendan Sullivan, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 4-28-23 by Maia Pascheco, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____.

Appeal has been filed and dismissed or denied.

Date: _____ City Clerk.