

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_

Variance: X

Appeal: \_\_\_\_\_

2024 MAR 14 AM 11:29  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

57A-259579

PETITIONER: CATHERINE CHEN

PETITIONER'S ADDRESS: 133 SEAPORT BLVD #1023 BOSTON, MA 02210 617-515-3614

LOCATION OF PROPERTY: 191 FRANKLIN STREET

TYPE OF OCCUPANCY: SINGLE FAMILY ZONING DISTRICT: C-1

REASON FOR PETITION:

- |                                                               |                                        |
|---------------------------------------------------------------|----------------------------------------|
| <input checked="" type="checkbox"/> Additions                 | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy              | <input type="checkbox"/> Parking       |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign          |
| <input type="checkbox"/> Dormer                               | <input type="checkbox"/> Subdivision   |
| <input type="checkbox"/> Other: _____                         |                                        |

DESCRIPTION OF PETITIONER'S PROPOSAL:

WE PROPOSE TO INCREASE EXISTING NONCONFORMITY IN A SINGLE FAMILY RESIDENTIAL STRUCTURE. THE FIRST FLOOR ADDITION WILL BE ADDED WITHIN THE REAR AND LEFT SIDE BUILDABLE AREA, NOT WITHIN THE REAR OR LEFT SIDE YARD SETBACK. BASEMENT CEILING HEIGHT WILL BE INCREASED TO 7'-6". SECOND AND THIRD FLOOR ADDITIONS WILL BE CONSTRUCTED ABOVE AND WITHIN THE EXISTING STRUCTURES BUILDING LINES. PROPOSED ADDITIONS CREATE AN INCREASE OF 638 SF.

SECTIONS OF ZONING ORDINANCE CITED:

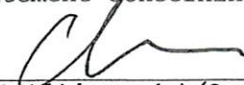
Article 5.000 Section 5.31 (TABLE OF DIMENSIONAL REQUIREMENTS)

Article 8.000 Section 8.21.3 (NON-CONFORMING STRUCTURE)

Article 10.000 Section 10.30 (Variance)

Applicants for a Variance must complete Pages 1-5  
Applicants for a Special Permit must complete Pages 1-4 and 6  
Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

  
\_\_\_\_\_  
(Petitioner(s)/Owner)  
Catherine Chen  
(Print Name)

Address:

133 Seaport Blvd #1023  
Boston MA 02210

Tel. No.:

617 515-3614

E-Mail Address:

Catherine158@yahoo.com  
c/o Peter Barbasa

Date: March 13, 2024

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

**To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.**

I/We CATHERINE CHEN & WESLEY CHEN & YISHU XIA  
(OWNER)

Address: 133 SEAPORT BLVD #1023 BOSTON, MA 02210 617-515-3614

State that I/We own the property located at 191 FRANKLIN STREET,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
CHEN WESLEY & YISHU XIA & CATHERINE CHEN ET AL

\*Pursuant to a deed of duly recorded in the date 10/01/2021, Middlesex South  
County Registry of Deeds at Book 78829, Page 147; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.


  
\_\_\_\_\_  
**SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\***

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

-----  
Commonwealth of Massachusetts, County of Suffolk

The above-name Catherine Chen personally appeared before me,  
this 16 of 2, 2024, and made oath that the above statement is true.

My commission expires 8.9.2030 (Notary Seal).

  
Katherine LaMotta-album  
NOTARY PUBLIC  
Commonwealth of  
Massachusetts  
My Commission Expires  
8/9/2030

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

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

- A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:**

A literal enforcement of the provisions of this Ordinance would prevent the applicant from modernizing the existing dwelling at the back side of the structure on each level of the dwelling and properly upgrading them into functional modern living spaces. The existing attic has non-code-compliant access stairs and limited natural light.

- 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 is related to the construction of the existing structure on a narrow and shallow lot. The original construction was built over what are now the legal front and left side setbacks. The applicant is left with extending the rear of the structure within the confines of the setbacks. Other structures in the area have modernized their attic levels similarly.

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

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

There will be no detriment to the public good as a result of this application. The applicant is not attempting to increase the number of dwelling units, only a modernization of the existing structure to accommodate their family. The over-all height of the structure will fall within the allowable height limits as set forth by the Table of Dimensional Requirements - Residential Districts. There is no planned addition on the front, left, or right sides of the structure. These faces will receive only cosmetic improvements.

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

The physical scale of the architectural character of the neighborhood would be maintained and enhanced. The variance for the proposed work would allow the applicant to provide a modern and visually appealing structure in the neighborhood, without increasing neighborhood density, or creating any safety risks to the community.

- \* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

**DIMENSIONAL FORM**

APPLICANT: Peter Barbosa PRESENT USE/OCCUPANCY: Single Family

LOCATION: 191 Franklin St ZONE: C-1

PHONE: 508-371-8510 REQUESTED USE/OCCUPANCY: Single Family

	<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS<sup>1</sup></u></b>
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	<u>2070</u>	<u>2708</u>	<u>2220</u>
<b><u>LOT AREA:</u></b>	<u>2960</u>	<u>2960</u>	<u>5000</u>
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u></b>	<u>0.69</u>	<u>0.91</u>	<u>0.75</u>
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	<u>2,960</u>	<u>2,960</u>	<u>1500</u>
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH:</b> <u>47.00'</u>	<b>47.00'</b>	<b>50.00'</b>
	<b>DEPTH:</b> <u>63.00'</u>	<b>63.00'</b>	
<b><u>SET-BACKS:</u></b>	<b>FRONT:</b> <u>5.6'</u>	<b>5.6'</b>	<b>5.0'</b>
<b>(in feet)</b>	<b>REAR:</b> <u>23.0'</u>	<b>20.0'</b>	<b>20.0'</b>
	<b>LEFT SIDE:</b> <u>2.0'</u>	<b>2.0'</b>	<b>7.0'</b>
	<b>RIGHT SIDE:</b> <u>9.7'</u>	<b>9.7'</b>	<b>7.0'</b>
<b><u>SIZE OF BUILDING:</u></b>	<b>HEIGHT:</b> <u>27.7'</u>	<b>33.2'</b>	<b>35'</b>
	<b>LENGTH:</b> <u>36'-10"</u>	<b>39'-10"</b>	<b>N/A</b>
	<b>WIDTH:</b> <u>30'-9"</u>	<b>30'-9"</b>	<b>N/A</b>
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u></b>	<u>36.4%</u>	<u>38.7%</u>	<u>30%</u>
<b><u>NO. OF DWELLING UNITS:</u></b>	<u>1</u>	<u>1</u>	<u>2</u>
<b><u>NO. OF PARKING SPACES:</u></b>	<u>1</u>	<u>1</u>	<u>1</u>
<b><u>NO. OF BIKE SPACES:</u></b>	<u>0</u>	<u>0</u>	<u>N/A</u>
<b><u>NO. OF LOADING AREAS:</u></b>	<u>0</u>	<u>0</u>	<u>N/A</u>
<b><u>DISTANCE TO NEAREST BLDG.:</u></b>	<u>2096</u>		<u>N/A</u>
<b><u>SIZE OF BLDGS. ADJACENT ON SAME LOT:</u></b>			<u>N/A</u>

Describe, where applicable, other occupancies on same lot, the size of adjacent building on same lot, and type of construction proposed, e.g.; woodframe, concrete, brick, steel, etc.

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

AMENDMENT  
04/29/2024

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_ Variance: X Appeal: \_\_\_\_\_

PETITIONER: CATHERINE CHEN

57A-259579

PETITIONER'S ADDRESS: 133 SEAPORT BLVD #1023 BOSTON, MA 02210 617-515-3614

LOCATION OF PROPERTY: 191 FRANKLIN STREET

TYPE OF OCCUPANCY: SINGLE FAMILY ZONING DISTRICT: C-1

REASON FOR PETITION:

- Additions  New Structure
- Change in Use/Occupancy  Parking
- Conversion to Addi'l Dwelling Unit's  Sign
- Dormer  Subdivision
- Other: \_\_\_\_\_

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES  
2024 APR 30 P 4: 29

DESCRIPTION OF PETITIONER'S PROPOSAL:

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SECTIONS OF ZONING ORDINANCE CITED:

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Applicants for a Variance must complete Pages 1-5  
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Original Signature(s): \_\_\_\_\_  
(Petitioner(s)/Owner)

Catherine Chen  
(Print Name)

Address: 133 Seaport Blvd #1023  
Boston MA 02210

Tel. No.: 617 515-3614

E-Mail Address: Catherine158@yahoo.com

c/o Peter Barbasa

Date: March 13, 2024

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To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

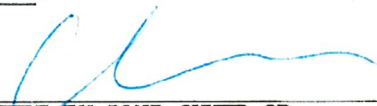
I/We CATHERINE CHEN & WESLEY CHEN & YISHU XIA  
(OWNER)

Address: 133 SEAPORT BLVD #1023 BOSTON, MA 02210 617-515-3614

State that I/We own the property located at 191 FRANKLIN STREET, which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
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\_\_\_\_\_  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

-----  
Commonwealth of Massachusetts, County of Suffolk

The above-name Catherine Chen personally appeared before me, this 16 of 2, 2024, and made oath that the above statement is true.

Katherine LaMotta-album Notary  
NOTARY PUBLIC  
Commonwealth of  
Massachusetts  
My Commission Expires  
8/9/2030  
My commission expires 8.9.2030 (Notary Seal). 

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

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A literal enforcement of the provisions of this Ordinance would prevent the applicant from modernizing the existing dwelling ~~at the back side of the structure on each level~~ the first and second and attic floors of the dwelling and properly upgrading them into functional modern living spaces. The existing attic has non-code-compliant access stairs and limited natural light. Raising the structure will allow a more usable basement and attic level and increases the ceiling heights of the other levels of the home.

- 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 is related to the construction of the existing structure on a narrow and shallow lot. The original construction was built over what are now the legal front and left side setbacks. The original structure also has low ceiling heights. Other structures in the area have modernized their attic levels similarly.

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

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

There will be no detriment to the public good as a result of this application. The applicant is not attempting to increase the number of dwelling units, only a modernization of the existing structure to accommodate their family. The over-all height of the structure will fall within the allowable height limits as set forth by the Table of Dimensional Requirements - Residential Districts. There is no planned addition on the front, left, or right sides of the structure. These faces will receive only cosmetic improvements.

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- \* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

**DIMENSIONAL FORM**

**AMENDMENT  
04/29/2024**

**APPLICANT:** Catherine Chen      **PRESENT USE/OCCUPANCY:** Single Family

**LOCATION:** 191 Franklin St      **ZONE:** C-1

**PHONE:** 508-371-8510      **REQUESTED USE/OCCUPANCY:** Single Family

	<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS<sup>1</sup></u></b>
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	<u>1888</u>	<u>2408</u>	<u>2220</u>
<b><u>LOT AREA:</u></b>	<u>2960</u>	<u>2960</u>	<u>5000</u>
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u></b>	<u>0.64</u>	<u>0.81</u>	<u>0.75</u>
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	<u>2,960</u>	<u>2,960</u>	<u>1500</u>
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH:</b> <u>47.00'</u>	<b>WIDTH:</b> <u>47.00'</u>	<b>WIDTH:</b> <u>50.00'</u>
	<b>DEPTH:</b> <u>63.00'</u>	<b>DEPTH:</b> <u>63.00'</u>	<b>DEPTH:</b> _____
<b><u>SET-BACKS:</u></b>	<b>FRONT:</b> <u>5.6'</u>	<b>FRONT:</b> <u>5.6'</u>	<b>FRONT:</b> <u>5.0'</u>
<b>(in feet)</b>	<b>REAR:</b> <u>23.0'</u>	<b>REAR:</b> <u>20.0'</u>	<b>REAR:</b> <u>20.0'</u>
	<b>LEFT SIDE:</b> <u>2.0'</u>	<b>LEFT SIDE:</b> <u>2.0'</u>	<b>LEFT SIDE:</b> <u>7.0'</u>
	<b>RIGHT SIDE:</b> <u>9.7'</u>	<b>RIGHT SIDE:</b> <u>9.7'</u>	<b>RIGHT SIDE:</b> <u>7.0'</u>
<b><u>SIZE OF BUILDING:</u></b>	<b>HEIGHT:</b> <u>27.7'</u>	<b>HEIGHT:</b> <u>33.2'</u>	<b>HEIGHT:</b> <u>35'</u>
	<b>LENGTH:</b> <u>36'-10"</u>	<b>LENGTH:</b> <u>39'-10"</u>	<b>LENGTH:</b> <u>-</u>
	<b>WIDTH:</b> <u>30'-9"</u>	<b>WIDTH:</b> <u>30'-9"</u>	<b>WIDTH:</b> <u>-</u>
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u></b>	<u>36.4%</u>	<u>36.7%</u>	<u>30%</u>
<b><u>NO. OF DWELLING UNITS:</u></b>	<u>1</u>	<u>1</u>	<u>2</u>
<b><u>NO. OF PARKING SPACES:</u></b>	<u>1</u>	<u>1</u>	<u>1</u>
<b><u>NO. OF BIKE SPACES:</u></b>	<u>0</u>	<u>0</u>	<u>-</u>
<b><u>NO. OF LOADING AREAS:</u></b>	<u>0</u>	<u>0</u>	<u>-</u>
<b><u>DISTANCE TO NEAREST BLDG.:</u></b>	_____	_____	_____
<b><u>SIZE OF BLDGS. ADJACENT ON SAME LOT:</u></b>	_____	_____	_____

<sup>1</sup> SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

<sup>2</sup> TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'3" IN HEIGHT AND ATTIC AREAS GREATER THAN 5") DIVIDED BY LOT AREA.

<sup>3</sup> OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



**CITY OF CAMBRIDGE**  
DEPARTMENT OF PUBLIC WORKS

147 Hampshire Street, Cambridge, MA 02139

Phone (617) 349-4800



**Flood Resilience Compliance Confirmation**

**Confirmation Number: 249183**  
**Date Issued: November 14, 2023**

**Project Address/** Location: 191 Franklin St  
Map/Lot: 93-68  
**Project Stage:** Building Permit

**Applicant:**

Name: Eric Bradanese  
Mailing Address: 194 Central Street Saugus, Saugus, Massachusetts 01906  
Email Address: ebradanese@eaicivil.com  
Telephone #: 7812311349

**Applicability:**

- Is this project subject to Green Building Requirements (Section 22.20)? No
- Does this project involve the construction of a new building? No
- Does this project enlarge an existing building's footprint by at least 50%? No
- Does Any development in Stories Below Grades seeking exemption under Section 5.25.2? No

**LTFE:**

	SLR/SS	Precip	LTFE*
2070 1%	23.5	22.1	23.5
2070 10%	N/A	N/A	N/A

All Elevations in Cambridge City Base

\*As defined by Zoning, whichever is higher of 1% and 10% events.

**Meeting of Development Standards**

Describe compliance with Section 22.84.1 (a): All occupiable spaces shall be protected from 10 % LTFE:

10% LTFE for the site is defined as N/A

Describe compliance with Section 22.84.1 (b and c): Habitable spaces and critical building equipment shall be protected from the 1% LTFE:

No direct access is provided to lower level beneath 1% LTFE elevation and window well wall elevation is set to 23.5 (1% LTFE elevation).

Describe compliance with Section 22.84.2, how spaces below the 10% LTFE will recover from flood event.

10% LTFE for the site is defined as N/A

Notes/Conditions:

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**This Document Confirms that the above mentioned project is in Conformance with the Flood Resilience Standards.**

Confirmation #: **249183** Date: **November 14, 2023**

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# 191 FRANKLIN STREET VARIANCE SUBMISSION SET

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES  
2024 APR 30 P 4: 20

### SHEET INDEX

NO.	NAME
AOO1	COVER SHEET
AOO2	ASSESSOR'S MAP AND EXISTING PHOTOS
AOO3	gfa diagrams
AOO4	existing elevations
AOO5	proposed elevations
AD1.0	DEMO PLANS
A1.0	proposed FLOOR PLANS
civil	
sheet 1	proposed plan



### ZONING REQUEST SUMMARY

#### PROJECT DESCRIPTION:

WE PROPOSE TO INCREASE EXISTING NONCONFORMING SINGLE FAMILY RESIDENTIAL STRUCTURE. THE FIRST FLOOR ADDITION WILL BE ADDED WITHIN THE REAR BUILDABLE AREA, NOT WITHIN THE REAR YARD SETBACK. BASEMENT CEILING HEIGHT WILL BE INCREASED TO 7'-6". SECOND AND THIRD FLOOR ADDITIONS WILL BE CONSTRUCTED ABOVE AND WITHIN THE EXISTING STRUCTURES BUILDING LINES. PROPOSED ADDITIONS CREATE AN INCREASE OF 520 SF.

191 FRANKLIN STREET EXISTING NONCONFORMITY:  
LOT SIZE / SETBACKS / LOT WIDTH

#### ZONING REQUEST

VARIANCE REQUEST TO INCREASE FAR

ALLOWABLE FAR:	0.75
EXISTING FAR:	0.64
PROPOSED FAR:	0.81

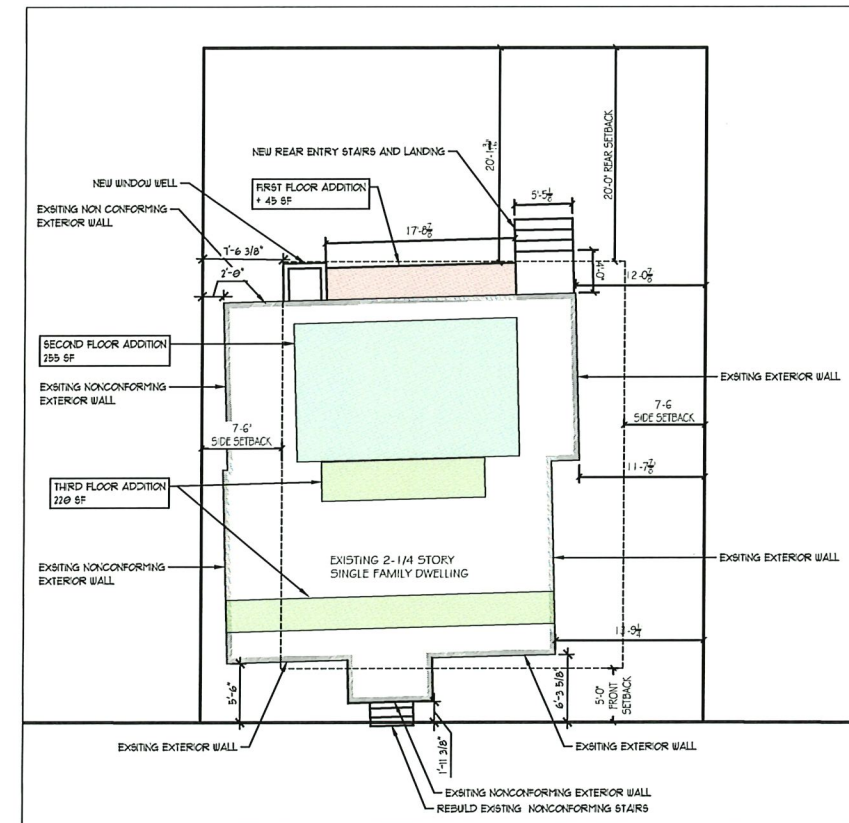
2220 SF ALLOWED
1800 SF EXISTING
2400 SF PROPOSED (+520 SF)

EXISTING PENETRATION WITHIN THE EXISTING NONCONFORMING SETBACKS WILL BE REPLACED IN-KIND, NO INCREASE IN SIZE OR LOCATION IS REQUESTED OR PROPOSED

EXISTING BUILDING HEIGHT HAS CHANGED BUT FALLS WITHIN THE ALLOWABLE BUILDING HEIGHT OF 35'

DIMENSIONAL FORM			
APPLICANT:	Catherine Chen	PRESENT USE/OCCUPANCY:	Single Family
LOCATION:	191 Franklin St	ZONE:	C-1
PHONE:	508-371-8510	REQUESTED USE/OCCUPANCY:	Single Family
TOTAL GROSS FLOOR AREA:	1888	2408	2220
LOT AREA:	2960	2960	5000
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	0.64	0.81	0.75
LOT AREA FOR EACH DWELLING UNIT:	2,960	2,960	1500
SIZE OF LOT:	WIDTH: 47.00' DEPTH: 63.00'	47.00' 63.00'	50.00'
SET-BACKS: (in feet)	FRONT: 5.6' REAR: 23.0' LEFT SIDE: 2.0' RIGHT SIDE: 9.7'	5.6' 20.0' 2.0' 9.7'	5.0' 20.0' 7.0' 7.0'
SIZE OF BUILDING:	HEIGHT: 27.7' LENGTH: 35'-10" WIDTH: 30'-9"	33.2' 39'-10" 30'-9"	35'
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	36.4%	36.7%	30%
NO. OF DWELLING UNITS:	1	1	2
NO. OF PARKING SPACES:	1	1	1
NO. OF BIKE SPACES:	0	0	-
NO. OF LOADING AREAS:	0	0	-
DISTANCE TO NEAREST BLDG. - SIZE OF BLDGS. ADJACENT ON SAME LOT:			

<sup>1</sup> SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 6.00, SECTION 5.10 (DISTRICT OF DIMENSIONAL REGULATIONS).  
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RENOVATIONS TO EXISTING  
SINGLE FAMILY RESIDENCE

191 FRANKLIN ST  
CAMBRIDGE, MA

DATE: 03/28/2023

DOCUMENT PHASE:

- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- BID DRAWINGS
- PERMIT DRAWINGS
- CONSTRUCTION DRAWINGS

REV	DATE	REMARK
1	04/30/24	REDUCED PROPOSED AREA INCREASE

ZONING SUMMARY

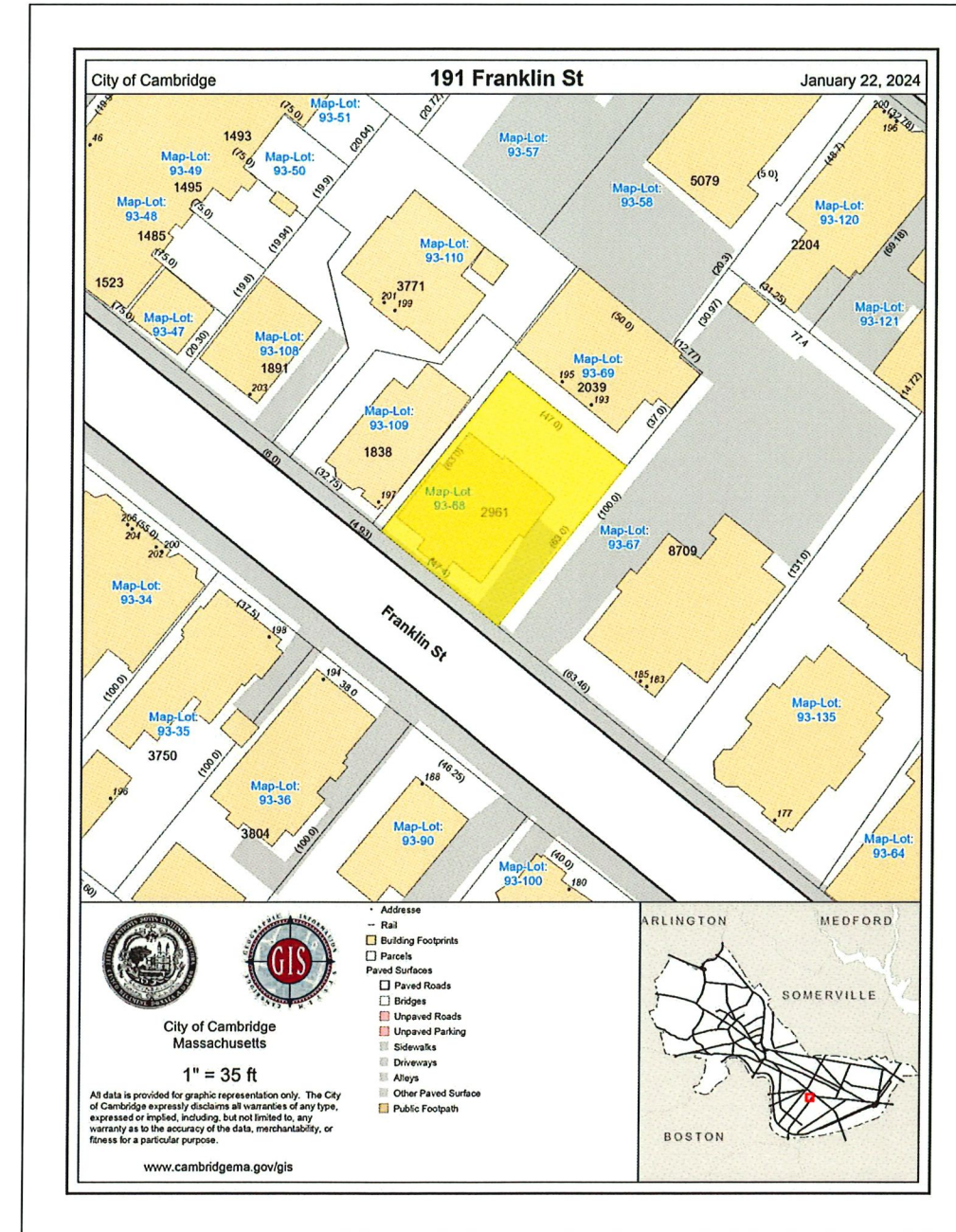
A001



EXISTING STRUCTURE VIEWED FROM STREET



EXISTING STRUCTURE VIEWED FROM STREET



ASSESSOR'S MAP

**RENOVATIONS TO EXISTING  
SINGLE FAMILY RESIDENCE**

191 FRANKLIN ST  
CAMBRIDGE, MA

DATE: 03/28/2023

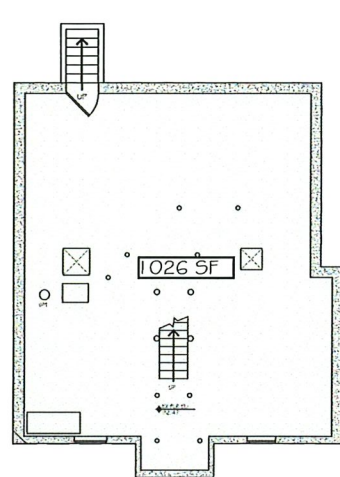
DOCUMENT PHASE:

- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- BID DRAWINGS
- PERMIT DRAWINGS
- CONSTRUCTION DRAWINGS

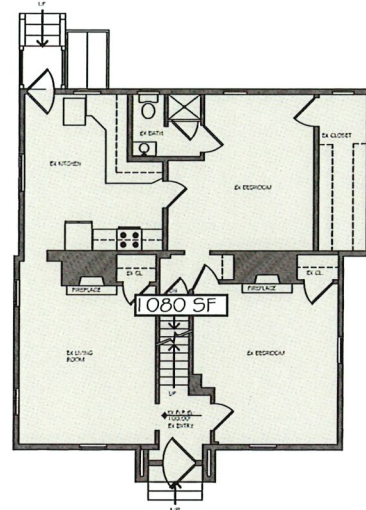
REV	DATE	REMARK
1	04/30/24	REDUCED PROPOSED AREA INCREASE

ASSESSOR'S MAP  
AND EXISTING PHOTOS

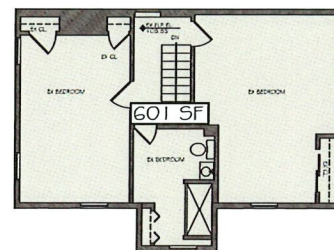
**A002**



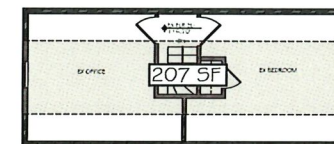
EXISTING FLOOR PLAN: BASEMENT  
SCALE: 1/8" = 1'-0" 1026 SF UNDER T-37



EXISTING FLOOR PLAN: FIRST FLOOR  
SCALE: 1/8" = 1'-0" 1080 SF

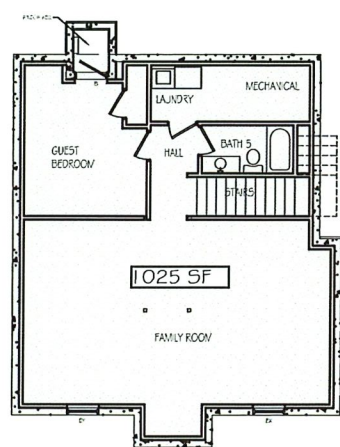


EXISTING FLOOR PLAN: SECOND FLOOR  
SCALE: 1/8" = 1'-0" 601 SF

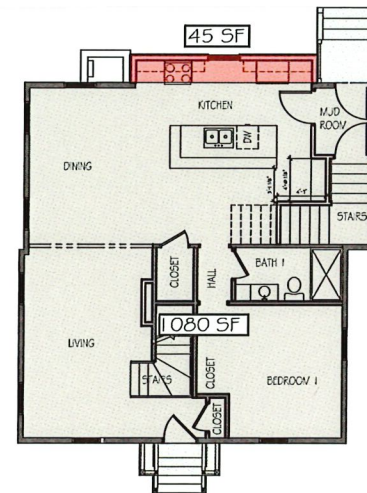


EXISTING FLOOR PLAN: THIRD FLOOR  
SCALE: 1/8" = 1'-0" 207 SF (OVER 57)

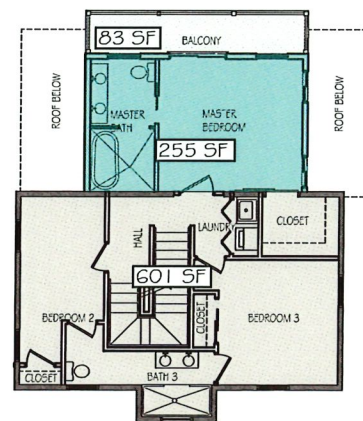
EXISTING AREA	
FLOOR	AREA
FIRST FLOOR	1080 SF
SECOND FLOOR	601 SF
THIRD FLOOR	207 SF
EX GFA	1888 SF
BASEMENT	1025 SF
EXT. OPEN DECK	30 SF
NON GFA	1055 SF



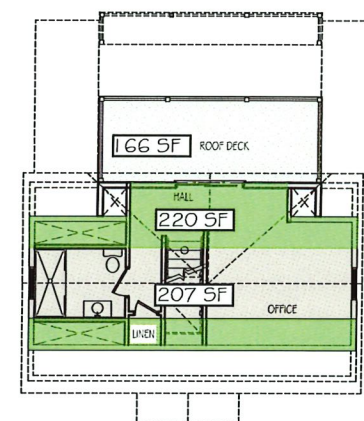
FLOOR PLAN: BASEMENT  
SCALE: 1/8" = 1'-0" 1025 GFA



FLOOR PLAN: FIRST FLOOR  
SCALE: 1/8" = 1'-0" 1080 GFA



FLOOR PLAN: SECOND FLOOR  
SCALE: 1/8" = 1'-0" 601 GFA



FLOOR PLAN: THIRD FLOOR  
SCALE: 1/8" = 1'-0" 207 GFA

AREA CALCULATIONS	
FIRST FLOOR ADDITION	45 SF
SECOND FLOOR ADDITION	255 SF
THIRD FLOOR ADDITION	220 SF
NEW GFA	520 SF
BASEMENT	1025 SF
OPEN DECK/ROOF DECK ADDITIONS	187 SF
NON GFA	1212 SF

EXISTING GFA	1888 SF
PROPOSED GFA	1888 + 520 = 2408 SF

**RENOVATIONS TO EXISTING  
SINGLE FAMILY RESIDENCE**

181 FRANKLIN ST  
CAMBRIDGE, MA

DATE: 03/28/2023

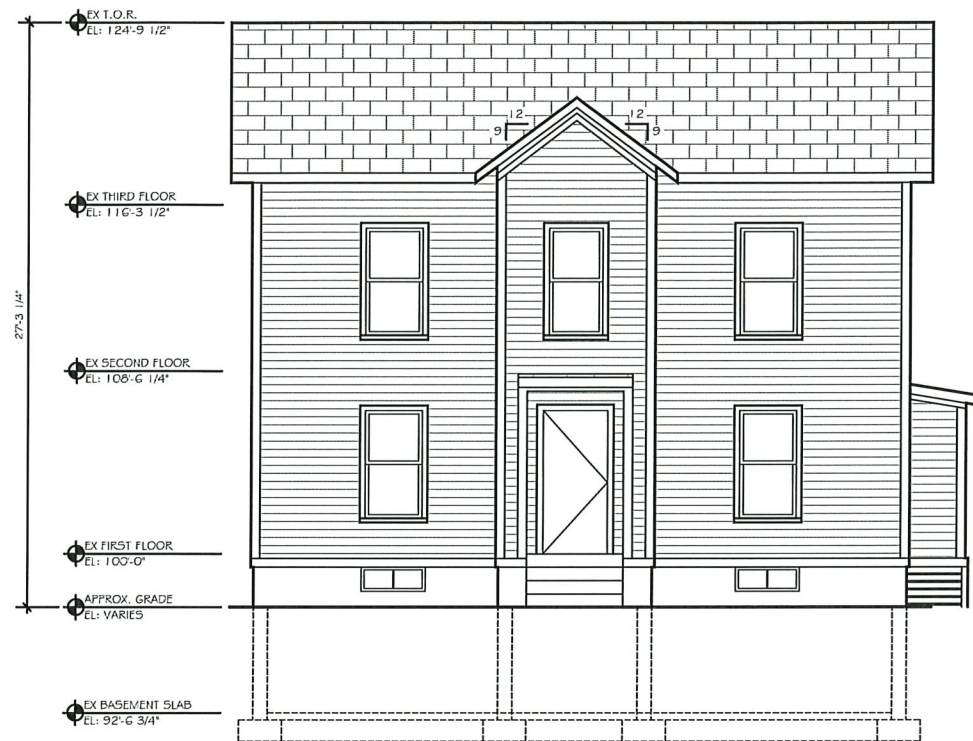
DOCUMENT PHASE:

- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- BID DRAWINGS
- PERMIT DRAWINGS
- CONSTRUCTION DRAWINGS

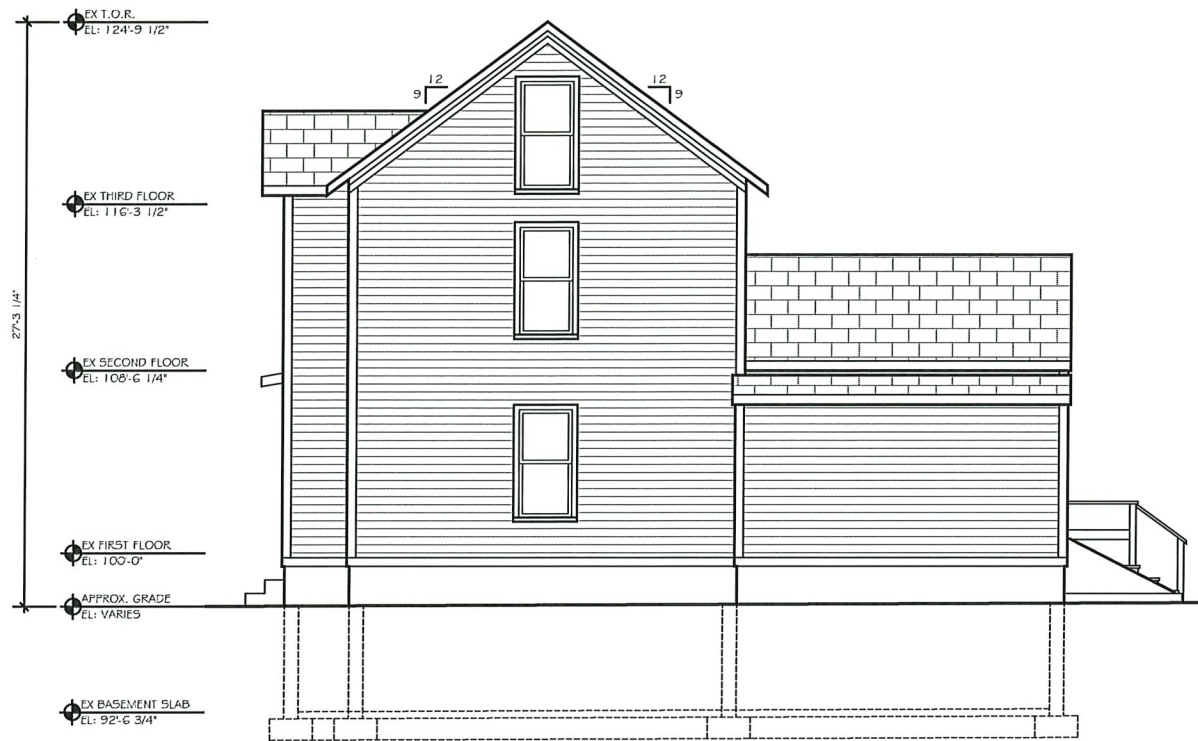
REV	DATE	REMARK
1	04/30/24	REDUCED PROPOSED AREA INCREASE

GFA DIAGRAMS

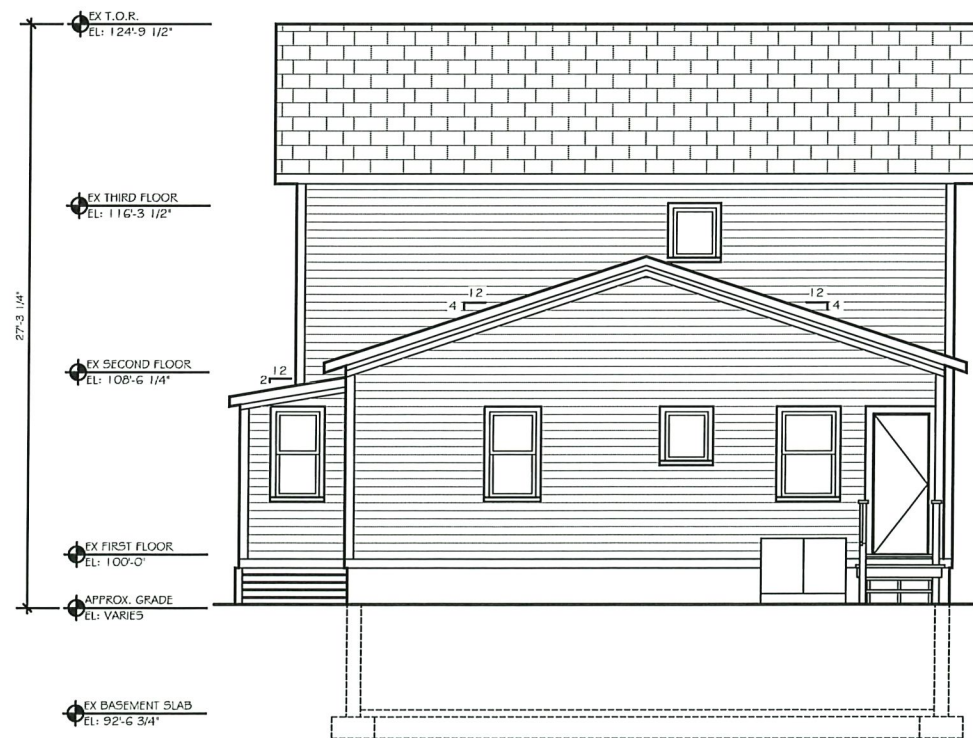
**A003**



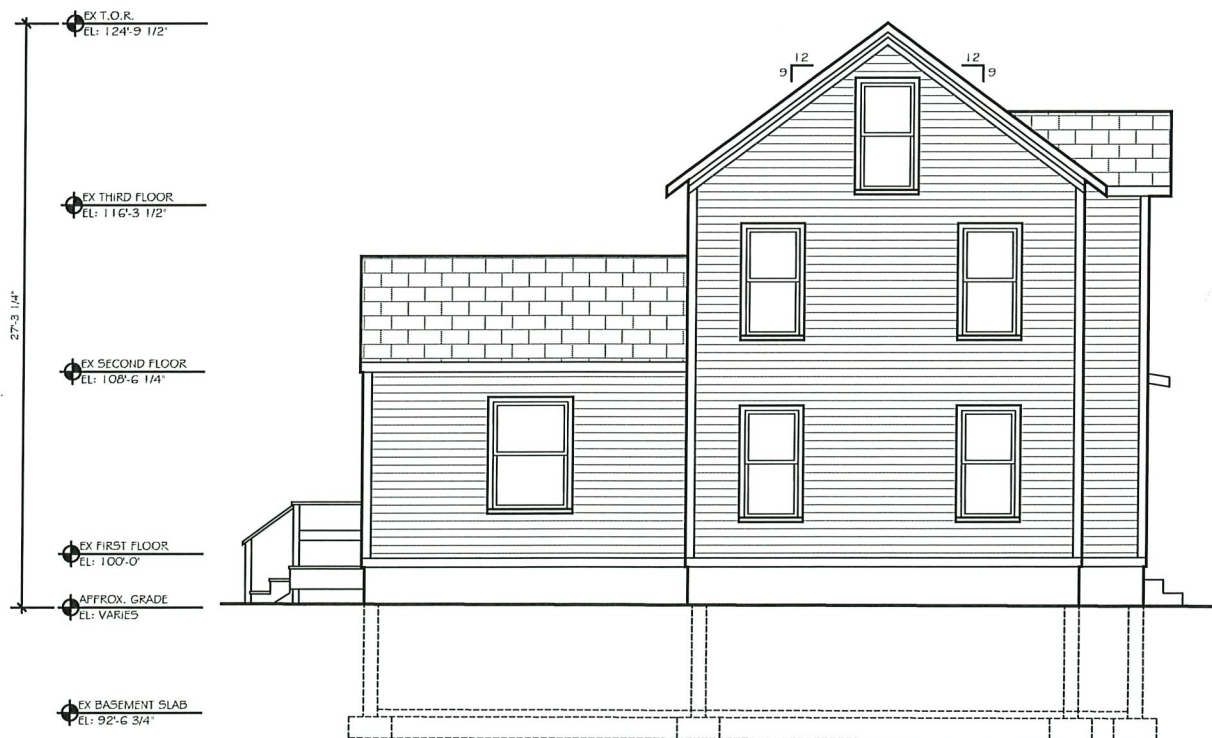
EXISTING FRONT ELEVATION  
SCALE 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



EXISTING REAR ELEVATION  
SCALE 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"

**RENOVATIONS TO EXISTING  
SINGLE FAMILY RESIDENCE**

191 FRANKLIN ST  
CAMBRIDGE, MA

DATE: 03/20/2023

DOCUMENT PHASE:

- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- BID DRAWINGS
- PERMIT DRAWINGS
- CONSTRUCTION DRAWINGS

REV	DATE	REMARK
1	04/30/24	REDUCED PROPOSED AREA INCREASE

EXISTING ELEVATIONS

**A004**



**JARVIS**  
DRAFTING & DESIGN

11 MIDDLESEX AVE, UNIT 6  
WILMINGTON, MA 01801

**RENOVATIONS TO EXISTING  
SINGLE FAMILY RESIDENCE**

191 FRANKLIN ST  
CAMBRIDGE, MA

DATE: 01/27/24

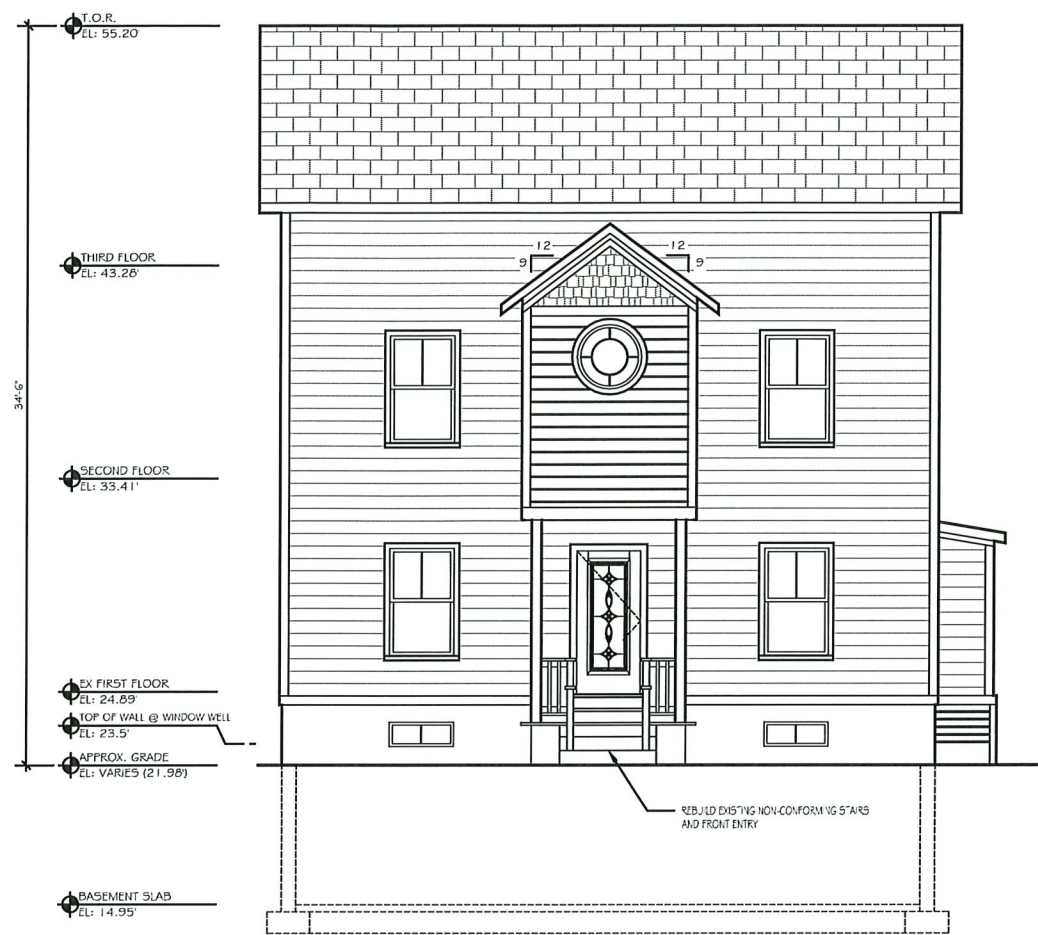
DOCUMENT PHASE:

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- DESIGN DEVELOPMENT
- BID DRAWINGS
- PERMIT DRAWINGS
- CONSTRUCTION DRAWINGS

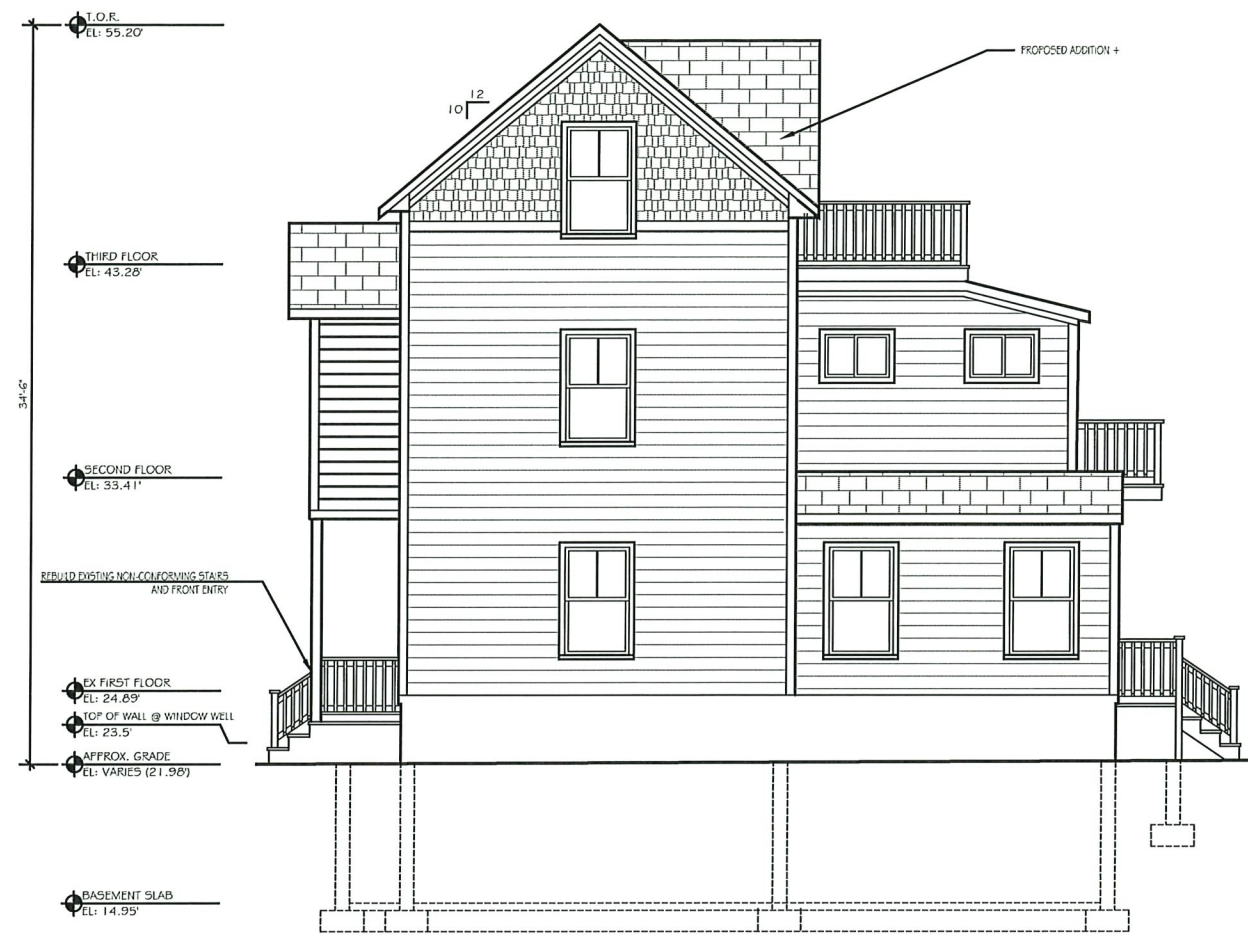
REV	DATE	REMARK
1	04/30/24	REDUCED PROPOSED AREA INCREASE

PROPOSED ELEVATIONS

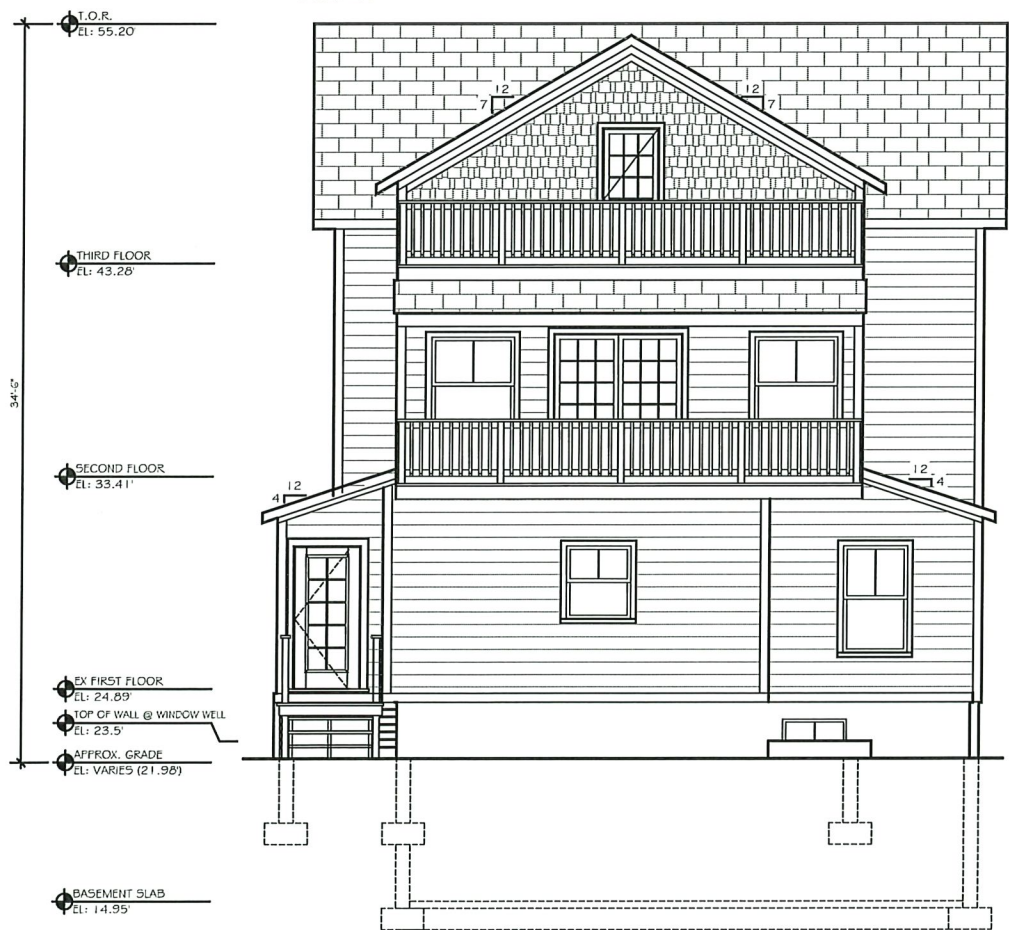
**A005**



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



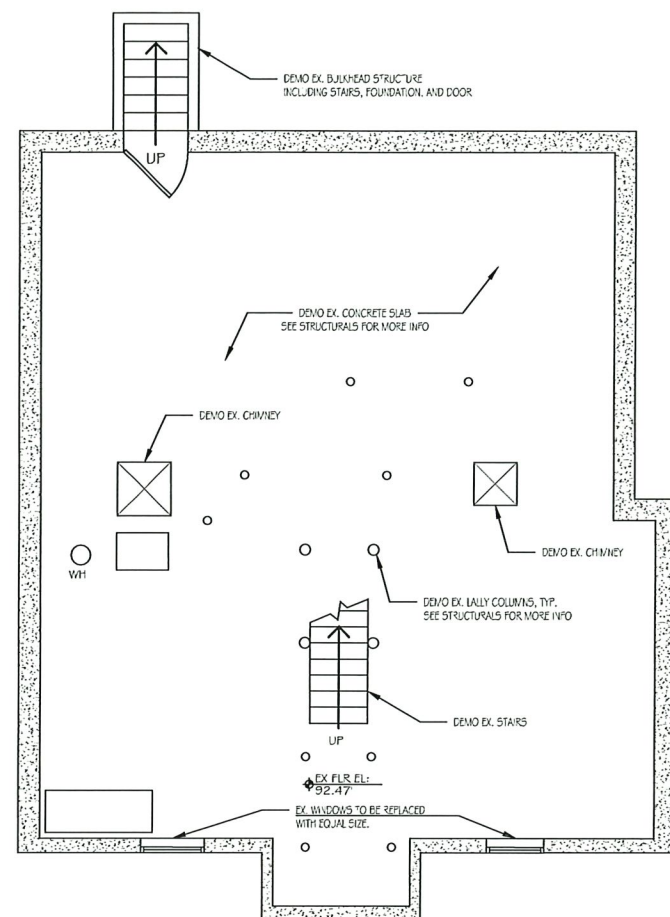
**PROPOSED RIGHT SIDE ELEVATION**  
SCALE 1/4" = 1'-0"



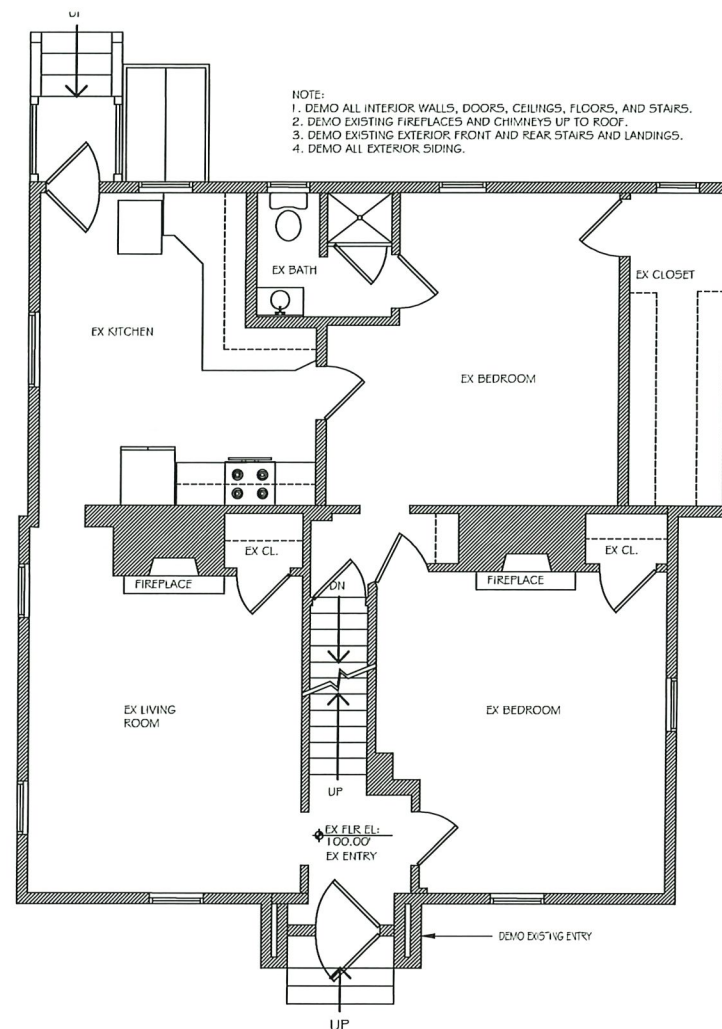
**PROPOSED REAR ELEVATION**  
SCALE 1/4" = 1'-0"



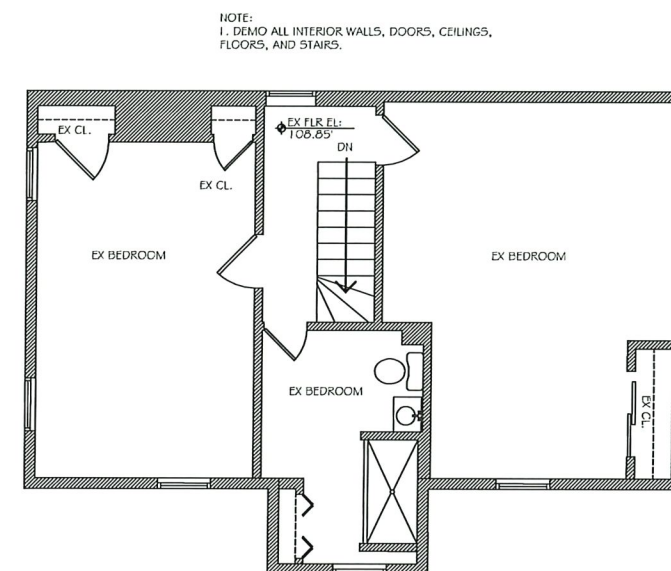
**PROPOSED LEFT SIDE ELEVATION**  
SCALE 1/4" = 1'-0"



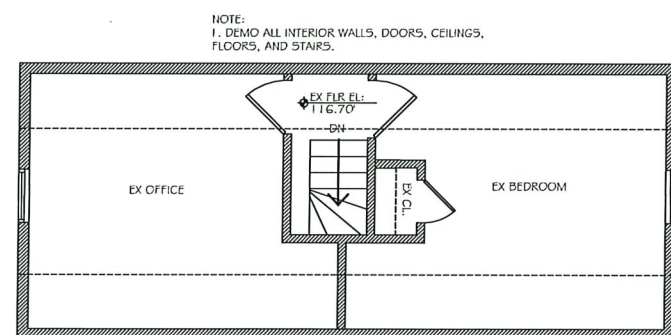
1 EXISTING FLOOR PLAN: BASEMENT  
SCALE 1/4" = 1'-0"



2 EXISTING FLOOR PLAN: FIRST FLOOR  
SCALE 1/4" = 1'-0"



3 EXISTING FLOOR PLAN: SECOND FLOOR  
SCALE 1/4" = 1'-0"



4 EXISTING FLOOR PLAN: THIRD FLOOR  
SCALE 1/4" = 1'-0"

**RENOVATIONS TO EXISTING  
SINGLE FAMILY RESIDENCE**

191 FRANKLIN ST  
CAMBRIDGE, MA

DATE: 03/20/2023

DOCUMENT PHASE:

- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- BID DRAWINGS
- PERMIT DRAWINGS
- CONSTRUCTION DRAWINGS

REV	DATE	REMARK
9	11/29/23	EX WINDOWS TO REMAIN

EXISTING/DEMO  
FLOOR PLANS

**ADI. 0**





JARVIS  
DRAFTING & DESIGN

11 MIDDLESEX AVE, UNIT 6  
WILMINGTON, MA 01881

RENOVATIONS TO EXISTING  
SINGLE FAMILY RESIDENCE

151 FRANKLIN ST  
CAMBRIDGE, MA

DATE: 03/28/2023

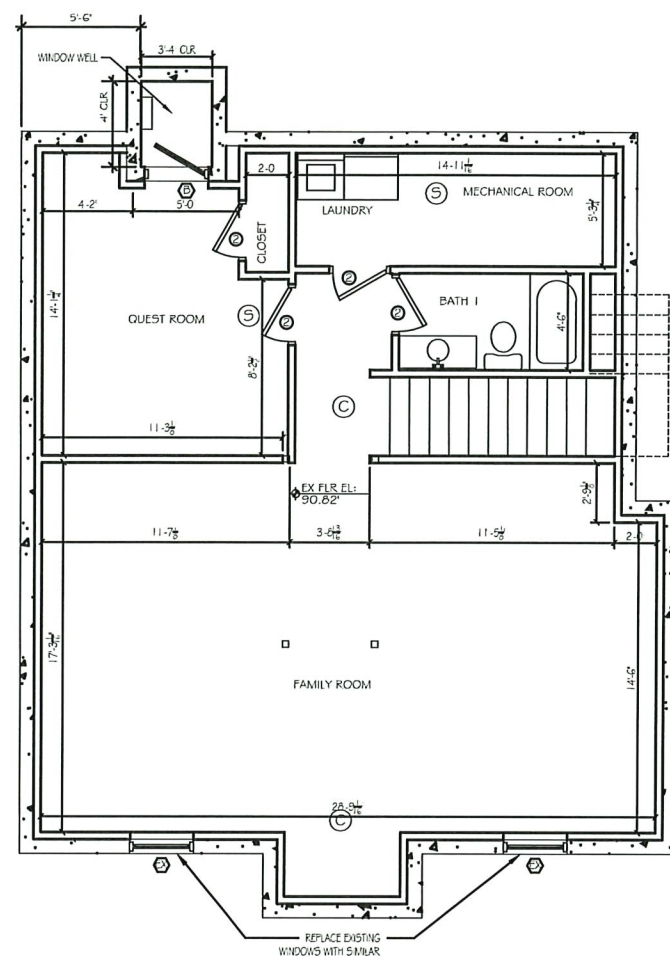
DOCUMENT PHASE:

- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- BID DRAWINGS
- PERMIT DRAWINGS
- CONSTRUCTION DRAWINGS

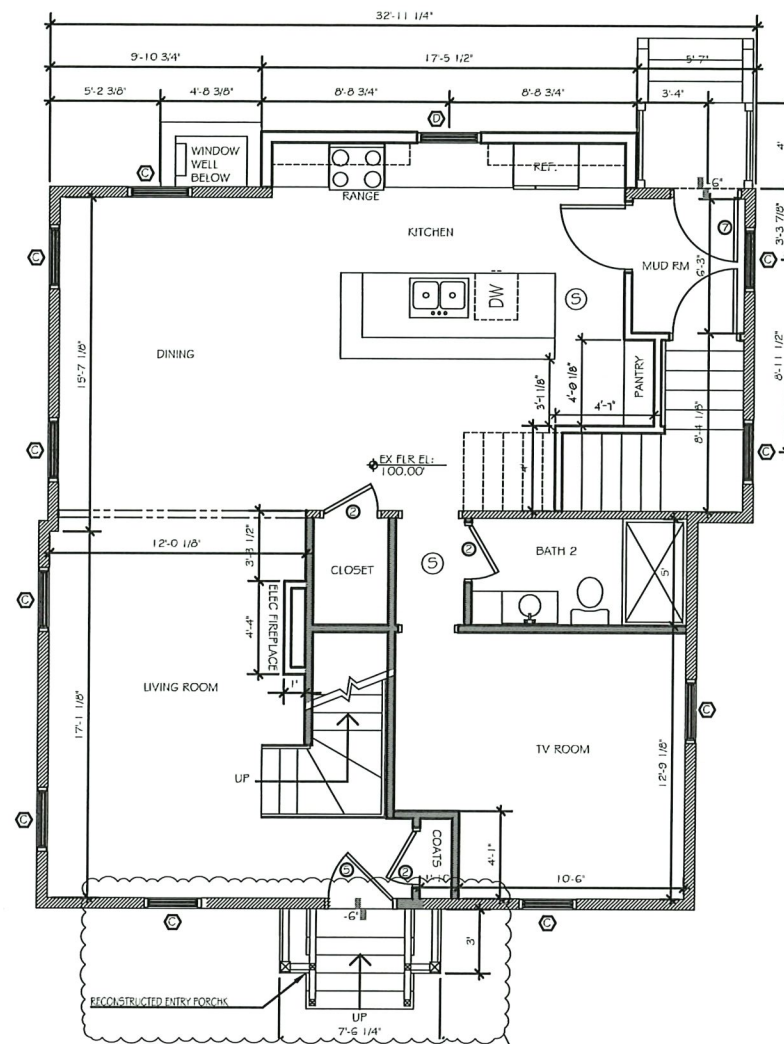
REV	DATE	REMARK
9	11/29/23	F.P. REV.

PROPOSED  
FLOOR PLANS

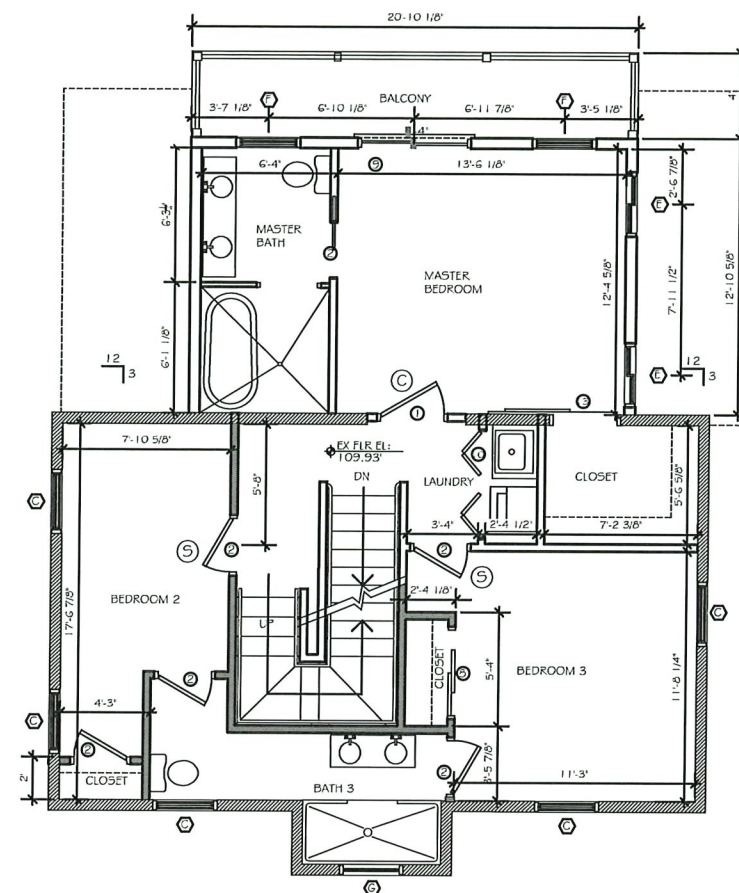
AI.0



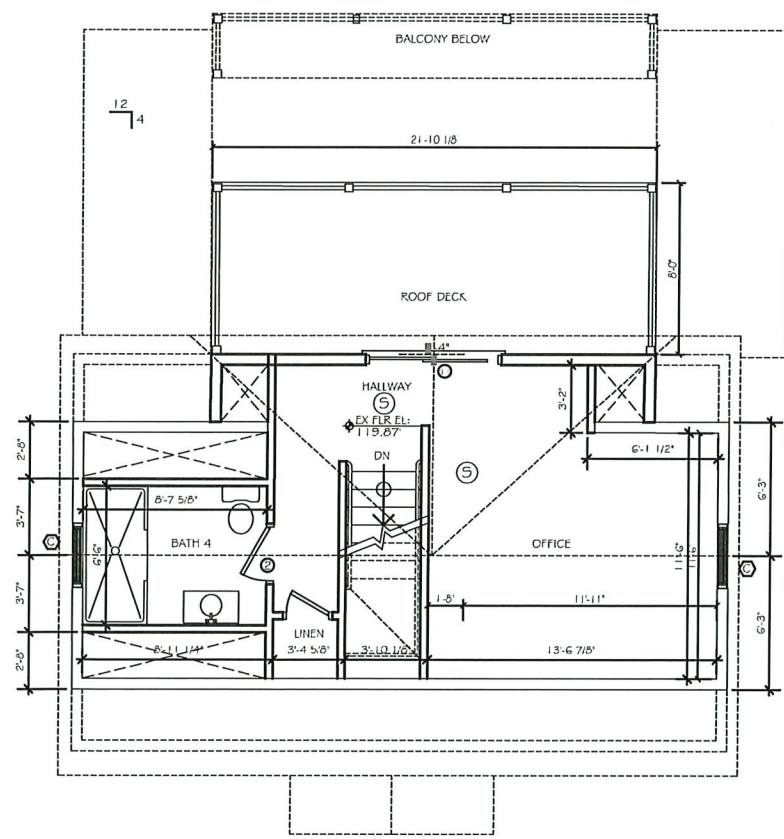
1 FLOOR PLAN: BASEMENT (1026 SF)  
SCALE 1/4" = 1'-0"



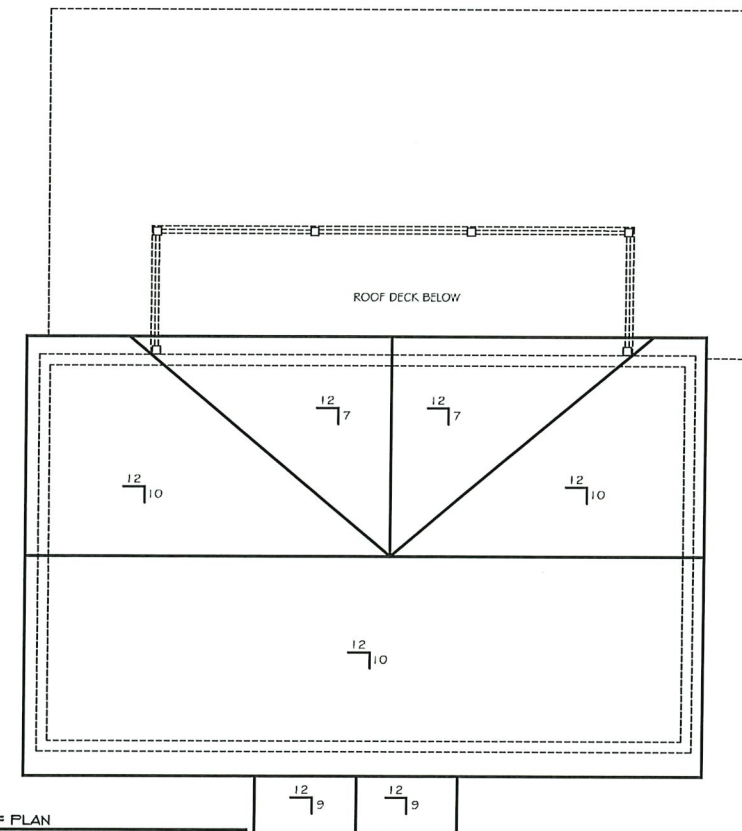
2 FLOOR PLAN: FIRST FLOOR (1,125 GFA)  
SCALE 1/4" = 1'-0"



3 FLOOR PLAN: SECOND FLOOR (856 GFA)  
SCALE 1/4" = 1'-0"



4 FLOOR PLAN: THIRD FLOOR (421 GFA)  
SCALE 1/4" = 1'-0"



5 ROOF PLAN  
SCALE 1/4" = 1'-0"

NOTE:

1. PER DPW BASEMENT PLUMBING FIXTURES REQUIRE BACKFLOW PREVENTERS (BACKWATER VALVES) AT EACH BELOW GRADE FIXTURE.

- Ⓢ SMOKE DETECTOR/ALARM HARD WIRED WITH BATTERY BACK UP
- Ⓒ COMBO CO2/SMOKE DETECTOR/ALARM WITH BATTERY BACK UP

DEVICE LOCATION PER 170 CMR 51.00 MASSACHUSETTS RESIDENTION CODE SECTION R314

**EXISTING LEGEND**

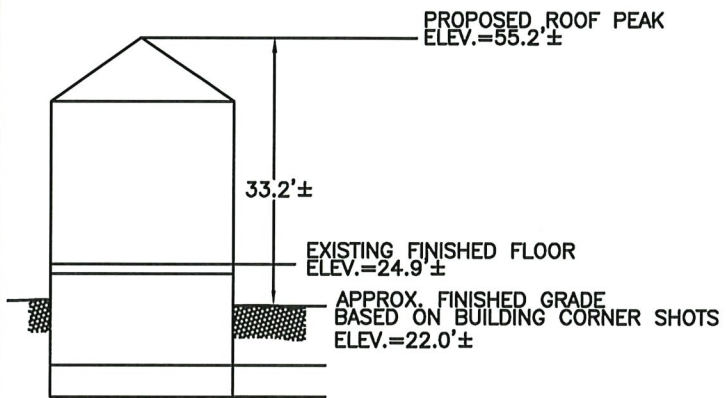
SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

LOT COVERAGE NUMBERS:

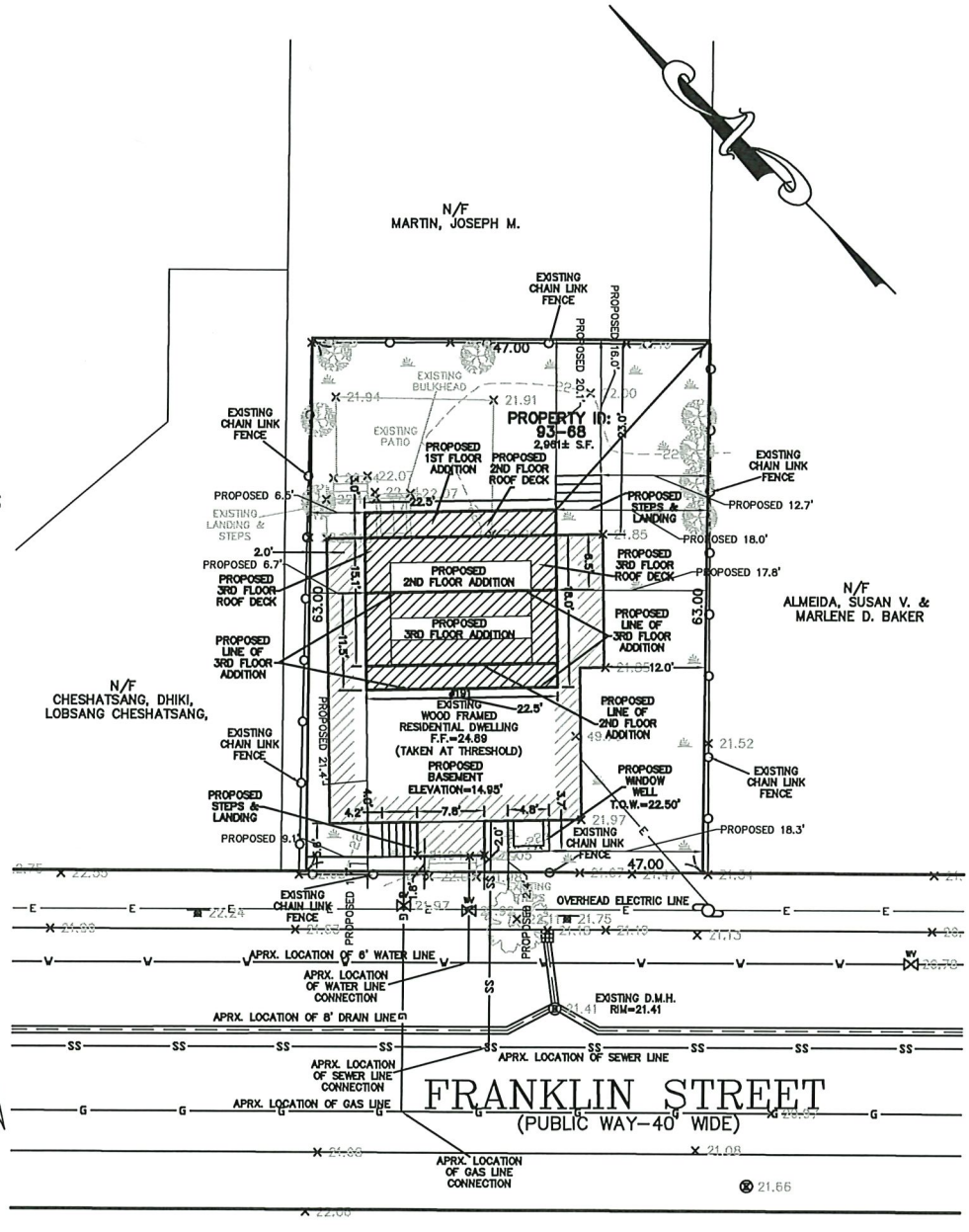
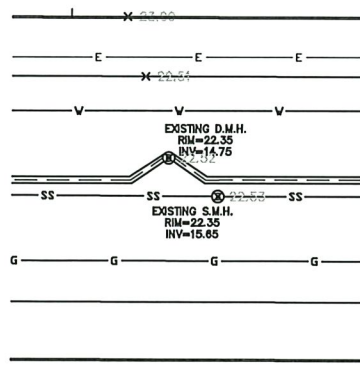
ZONING DISTRICT: RESIDENCE C-3

EXISTING LOT COVERAGE = 36.4%

PROPOSED LOT COVERAGE = 38.7%±



**PROPOSED PROFILE**  
NOT TO SCALE



Address: 191 Franklin St

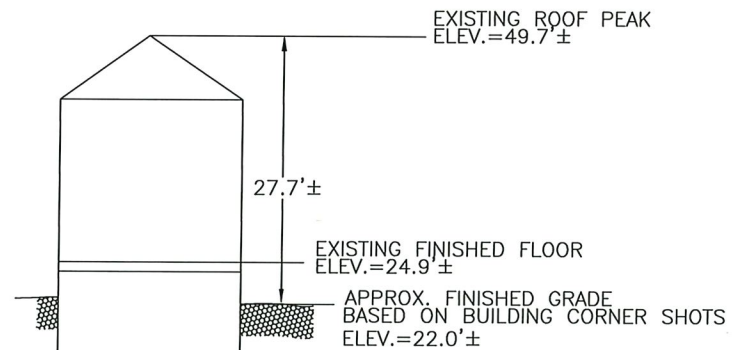
Ground Elevation Min:	21,1 ft-CCB
Ground Elevation Max:	22,7 ft-CCB
2070 - 1% - SLR/SS	23.5
2070 - 1% - Precip	22.1
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	21.8
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	21.4
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	23.5
10% - LTFE	N/A

Selected Map-Lot: 93-68

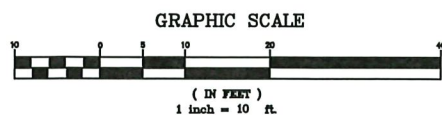
Selected Address: 191 Franklin St

**NOTES:**

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 09/26/2022.
2. DEED REFERENCE: BOOK 78829, PAGE 147  
PLAN REFERENCE 1: PLAN BOOK 103, PAGE 269  
PLAN REFERENCE 2: PLAN BOOK 184, PAGE 369  
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON CITY OF CAMBRIDGE DATUM.



**EXISTING PROFILE**  
NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES VIOLATED BY THE CONTRACTOR. THE USER OF THIS PLAN IS ADVISED THAT THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CONSTRUCTION OF THE CONTRACT DOCUMENTS. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CONSTRUCTION OF THE CONTRACT DOCUMENTS. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CONSTRUCTION OF THE CONTRACT DOCUMENTS.

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All Rights Reserved

SCALE	1"=10'		
DATE	10/6/2023		
REV	DATE	REVISION	BY
SHEET	191 FRANKLIN STREET CAMBRIDGE MASSACHUSETTS		
PLAN NO.	1 OF 1		
CLIENT:	PROPOSED PLAN		
DRAWN BY	MMP		
CHKD BY	P.N		
APPD BY	P.N		
<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, NEWTON, MA (SUITE 1) PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com			
SHEET NO.	<b>1</b>		



# 191 FRANKLIN STREET SPECIAL PERMIT SUBMISSION SET



**JARVIS  
DRAFTING & DESIGN**

11 MIDDLESEX AVE, UNIT 6  
WILMINGTON, MA 01897

CONSULTING ENGINEER:

NAME  
ADDRESS 1  
ADDRESS 2

### ZONING SUMMARY

#### PROJECT DESCRIPTION:

WE PROPOSE TO INCREASE EXISTING NONCONFORMITY IN A SINGLE FAMILY RESIDENTIAL STRUCTURE. THE FIRST FLOOR ADDITION WILL BE ADDED WITHIN THE REAR AND LEFT SIDE BUILDABLE AREA, NOT WITHIN THE REAR OR LEFT SIDE YARD SETBACK. BASEMENT CEILING HEIGHT WILL BE INCREASED TO 7'-6". SECOND AND THIRD FLOOR ADDITIONS WILL BE CONSTRUCTED ABOVE AND WITHIN THE EXISTING STRUCTURES BUILDING LINES. PROPOSED ADDITIONS CREATE +1570 SF.

191 FRANKLIN STREET EXISTING NONCONFORMITY:  
LOT SIZE / SETBACKS / LOT WIDTH

#### ZONING REQUEST

#### SPECIAL PERMIT TO INCREASE FAR

ALLOWABLE FAR:	0.69
EXISTING FAR:	0.70
PROPOSED FAR:	0.93

2220 SF ALLOWED  
2070 SF EXISTING  
2770 SF PROPOSED (+700 SF)

EXISTING FENESTRATION WITHIN THE EXISTING NONCONFORMING SETBACKS WILL BE REPLACED IN-KIND, NO INCREASE IN SIZE OR LOCATION IS REQUESTED OR PROPOSED

EXISTING BUILDING HEIGHT HAS CHANGED BUT FALLS WITHIN THE ALLOWABLE BUILDING HEIGHT OF 35'

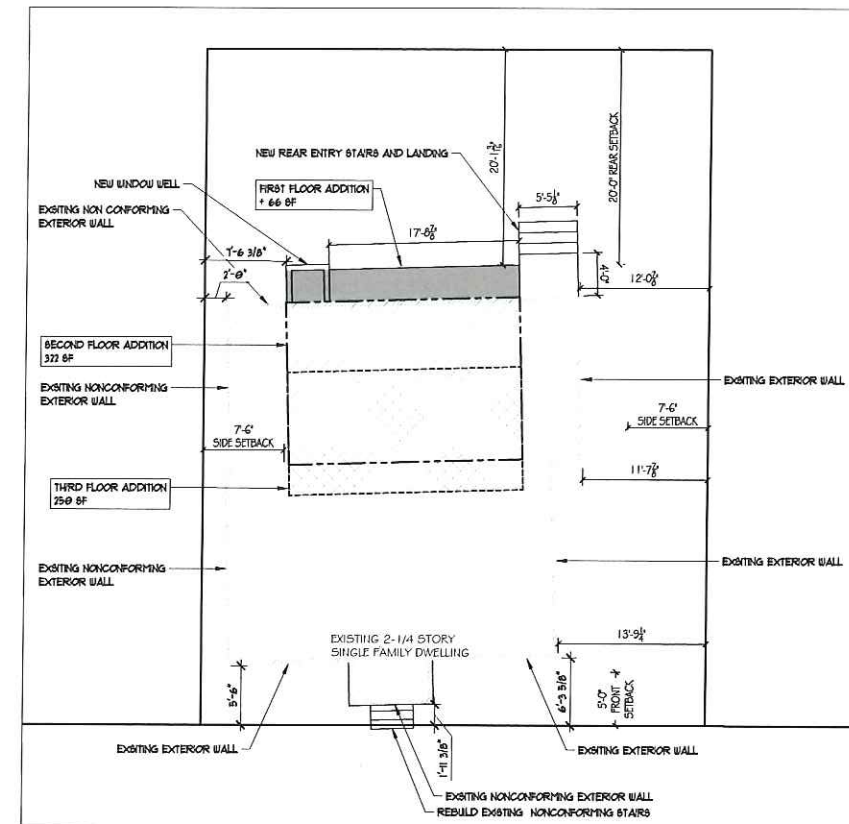
### DIMENSIONAL FORM

APPLICANT: Peter Barbosa PRESENT USE/OCCUPANCY: Single Family  
LOCATION: 191 Franklin St ZONE: C-1  
PHONE: 508-371-8510 REQUESTED USE/OCCUPANCY: Single Family

	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS <sup>1</sup>
TOTAL GROSS FLOOR AREA:	2070	2708	2220
LOT AREA:	2960	2960	5000
RATIO OF GROSS FLOOR AREA TO LOT AREA <sup>2</sup>	0.69	0.91	0.75
LOT AREA FOR EACH DWELLING UNIT:	2,960	2,960	1500
SIZE OF LOT:	WIDTH: 47.00' DEPTH: 63.00'	47.00' 63.00'	50.00'
SET-BACKS: (in feet)	FRONT: 5.6' REAR: 23.0' LEFT SIDE: 2.0' RIGHT SIDE: 9.7'	5.6' 20.0' 2.0' 9.7'	5.0' 20.0' 7.0' 7.0'
SIZE OF BUILDING:	HEIGHT: 27.7' LENGTH: 36'-10" WIDTH: 30'-9"	33.2' 39'-10" 30'-9"	35' N/A N/A
RATIO OF USABLE OPEN SPACE TO LOT AREA <sup>3</sup>	36.4%	38.7%	30%
NO. OF DWELLING UNITS:	1	1	2
NO. OF PARKING SPACES:	1	1	1
NO. OF BIKE SPACES:	0	0	N/A
NO. OF LOADING AREAS:	0	0	N/A
DISTANCE TO NEAREST BLDG.: 2096			N/A
SIZE OF BLDGS. ADJACENT ON SAME LOT:			N/A

Describe, where applicable, other occupancies on same lot, the size of adjacent building on same lot, and type of construction proposed, e.g.; woodframe, concrete, brick, steel, etc.

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



## RENOVATIONS TO EXISTING SINGLE FAMILY RESIDENCE

191 FRANKLIN ST  
CAMBRIDGE, MA

DATE: 03/28/2023

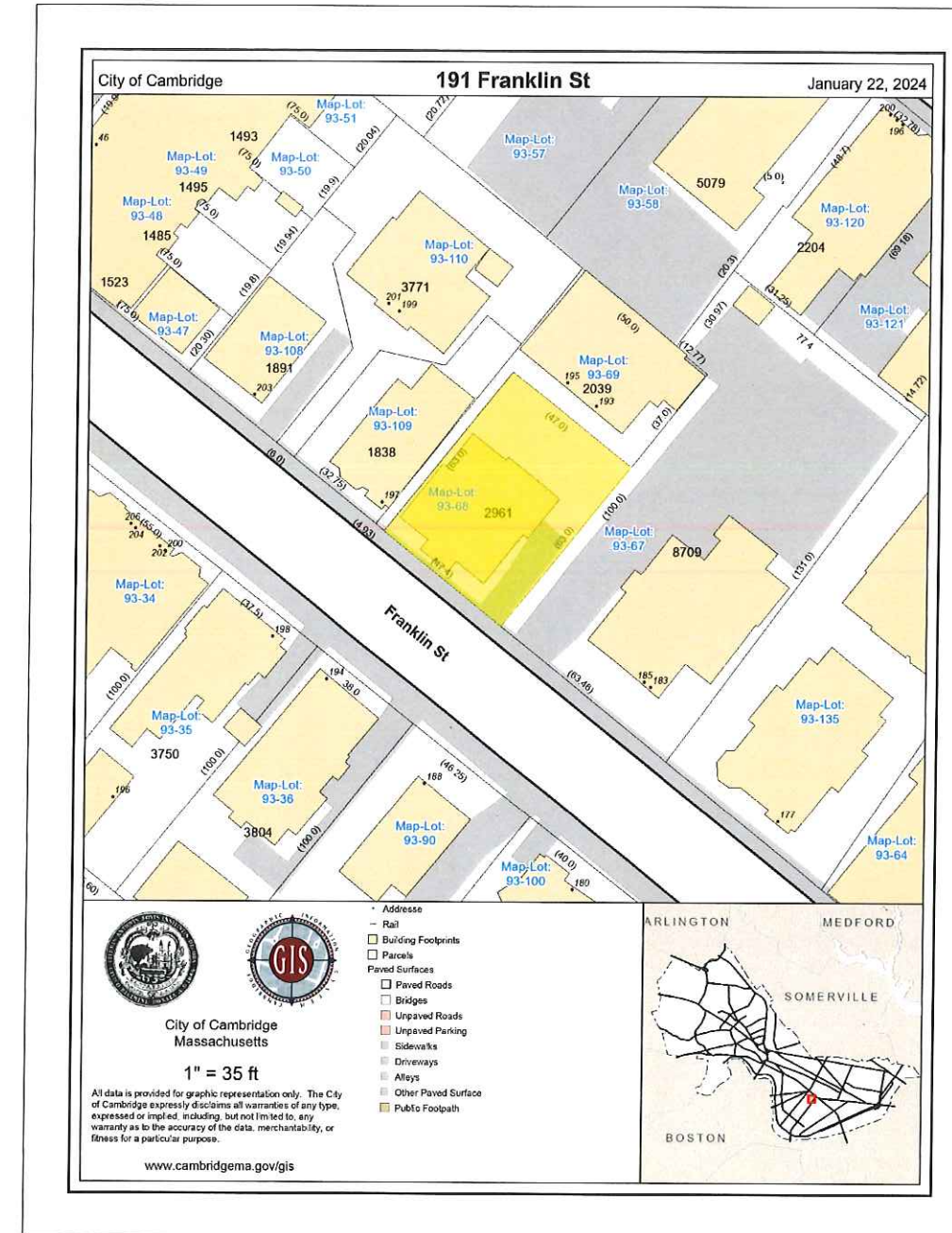
DOCUMENT PHASE:

- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- BID DRAWINGS
- PERMIT DRAWINGS
- CONSTRUCTION DRAWINGS

REV	DATE	REMARK
3	11/23/23	F.P. REV.

### ZONING SUMMARY

# A001



CONSULTING ENGINEER:

NAME  
ADDRESS 1  
ADDRESS 2

**RENOVATIONS TO EXISTING  
SINGLE FAMILY RESIDENCE**

191 FRANKLIN ST  
CAMBRIDGE, MA

DATE: 03/28/2023

DOCUMENT PHASE:

- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- BID DRAWINGS
- PERMIT DRAWINGS
- CONSTRUCTION DRAWINGS

REV	DATE	REMARK
3	11/23/23	F.P. REV.

ASSESSOR'S MAP  
AND EXISTING PHOTOS

**A002**

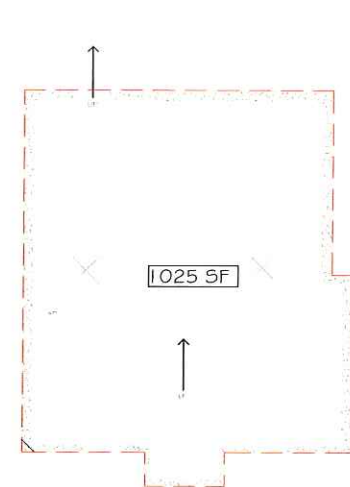


**JARVIS**  
DRAFTING & DESIGN

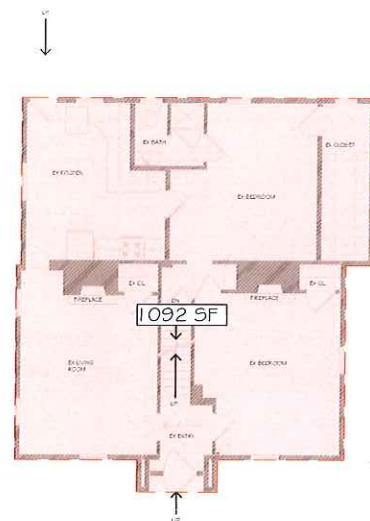
11 MIDDLESEX AVE, UNIT 6  
WILMINGTON, MA 01897

CONSULTING ENGINEER:

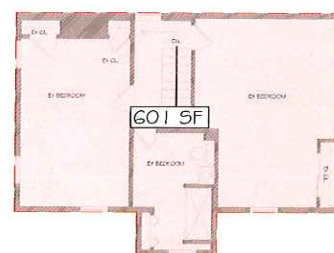
NAME  
ADDRESS 1  
ADDRESS 2



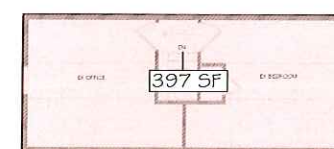
EXISTING FLOOR PLAN: BASEMENT  
SCALE: 1/8" = 1'-0" 1025 SF (UNDER T-3)



EXISTING FLOOR PLAN: FIRST FLOOR  
SCALE: 1/8" = 1'-0" 1092 SF



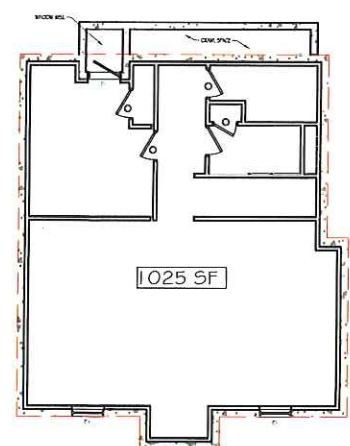
EXISTING FLOOR PLAN: SECOND FLOOR  
SCALE: 1/8" = 1'-0" 601 SF



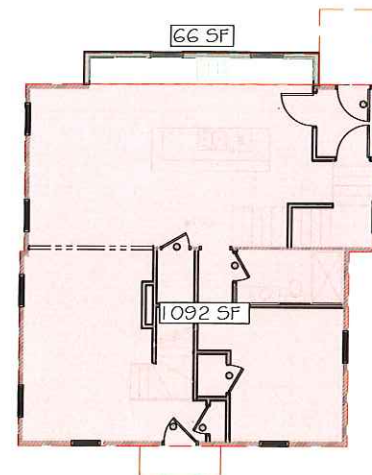
EXISTING FLOOR PLAN: THIRD FLOOR  
SCALE: 1/8" = 1'-0" 397 SF (OVER 5)

EXISTING AREA

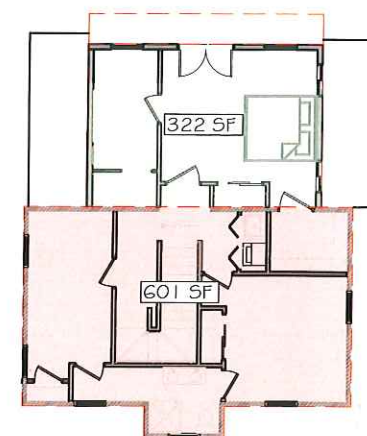
FLOOR	AREA
FIRST FLOOR	1092 SF
SECOND FLOOR	601 SF
THIRD FLOOR	397 SF
EX GFA	2090 SF
BASEMENT	1026 SF
EXT. OPEN DECK	30 SF
NON GFA	1056 SF



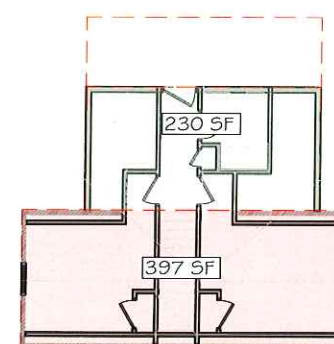
FLOOR PLAN: BASEMENT  
SCALE: 1/8" = 1'-0" 1025 GFA



FLOOR PLAN: FIRST FLOOR  
SCALE: 1/8" = 1'-0" 1092 GFA



FLOOR PLAN: SECOND FLOOR  
SCALE: 1/8" = 1'-0" 601 GFA



FLOOR PLAN: THIRD FLOOR  
SCALE: 1/8" = 1'-0" 671 GFA

PROPOSED AREA

FLOOR	AREA
FIRST FLOOR	1092 SF
SECOND FLOOR	601 SF
THIRD FLOOR	397 SF
EX GFA	2090 SF
FIRST FLOOR ADDITION	66 SF
SECOND FLOOR ADDITION	322 SF
THIRD FLOOR ADDITION	230 SF
NEW GFA	618 SF
BASEMENT	1026 SF
OPEN DECK/PORCH ADDITIONS	304 SF
NON GFA	1330 SF

EXISTING GFA	2090 SF
PROPOSED GFA	2090 + 618 = 2708 SF

**RENOVATIONS TO EXISTING  
SINGLE FAMILY RESIDENCE**

191 FRANKLIN ST.  
CAMBRIDGE, MA

DATE: 03/28/2023

DOCUMENT PHASE:

- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- BID DRAWINGS
- PERMIT DRAWINGS
- CONSTRUCTION DRAWINGS

REV DATE REMARK

ZONING COMPLIANCE  
GFA DIAGRAMS

**A003**



**JARVIS**  
DRAFTING & DESIGN

11 MIDDLESEX AVE, UNIT 6  
WILMINGTON, MA 01881

CONSULTING ENGINEER:

NAME  
ADDRESS 1  
ADDRESS 2

**RENOVATIONS TO EXISTING  
SINGLE FAMILY RESIDENCE**

191 FRANKLIN ST  
CAMBRIDGE, MA

DATE: 03/28/2023

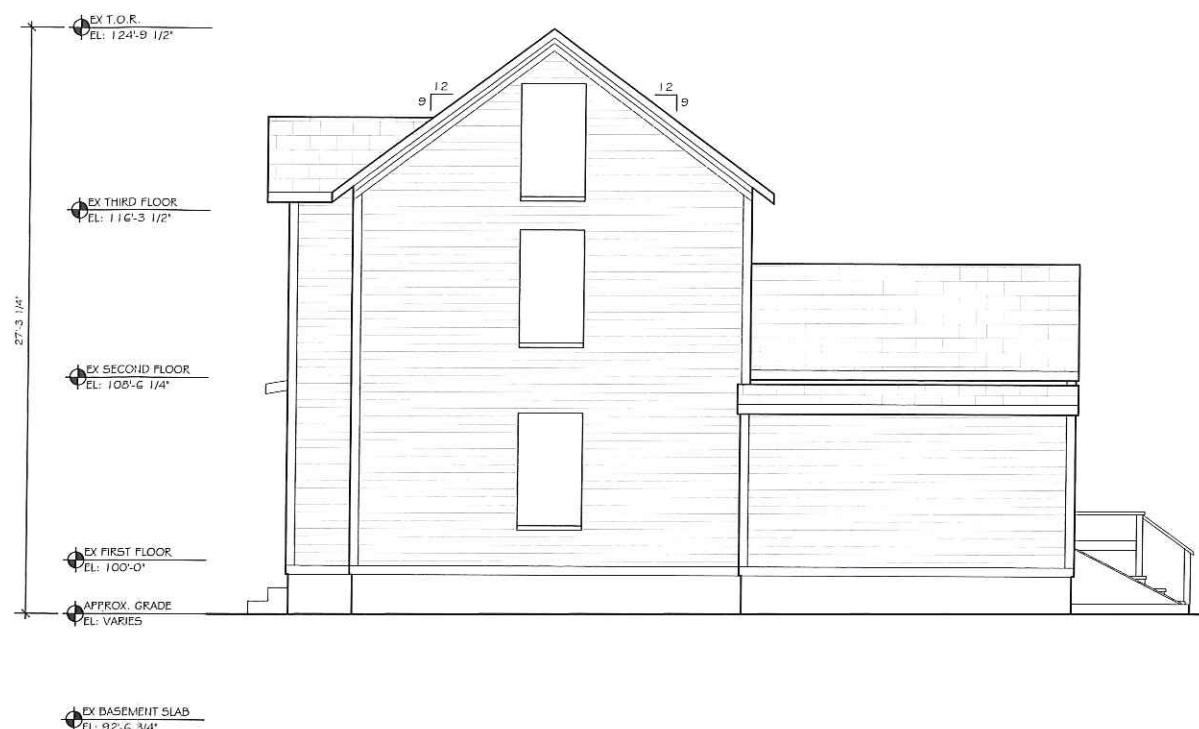
DOCUMENT PHASE:

- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- BID DRAWINGS
- PERMIT DRAWINGS
- CONSTRUCTION DRAWINGS

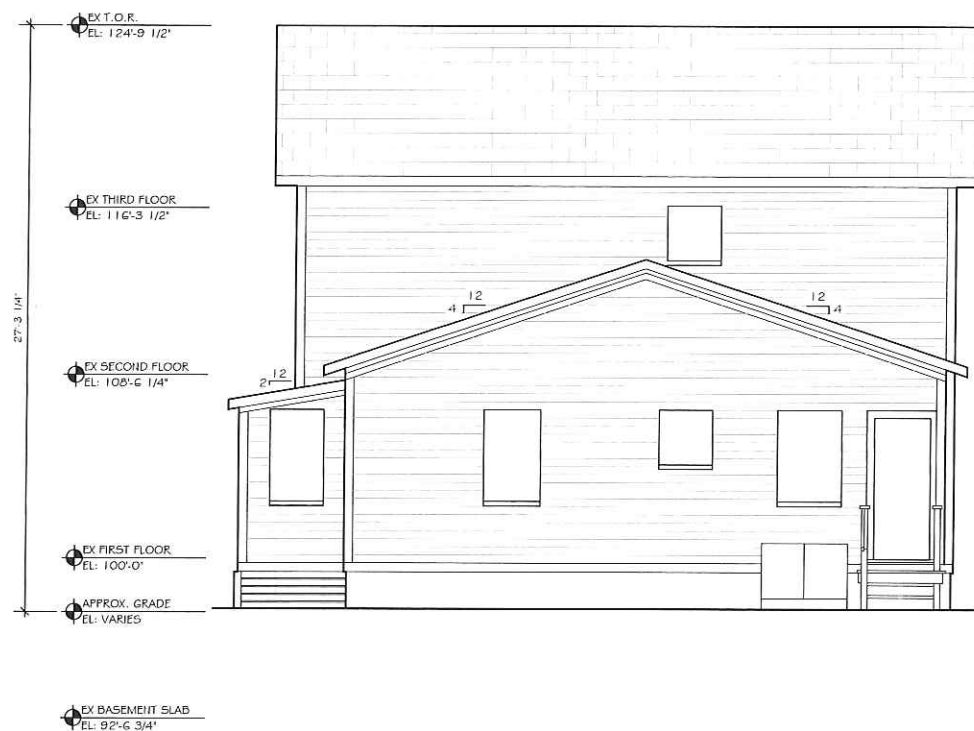
REV	DATE	REMARK
9	11/29/23	F.P. REV.



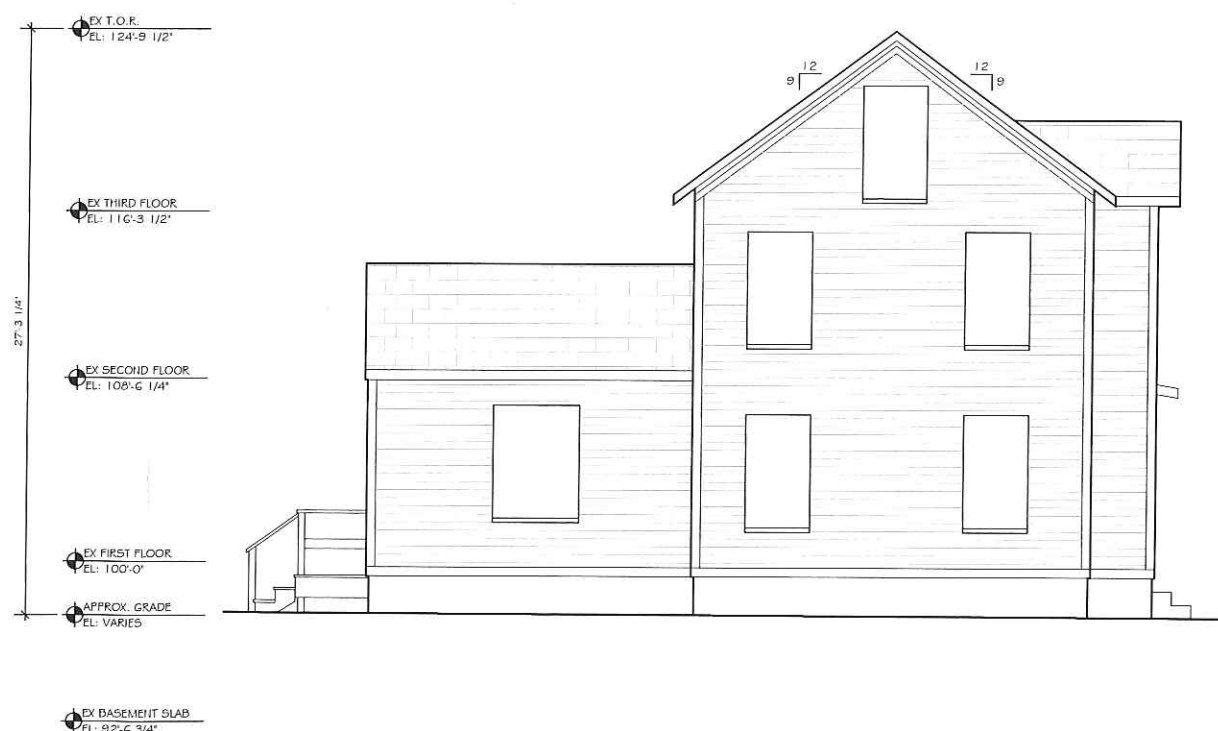
**EXISTING FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



**EXISTING RIGHT SIDE ELEVATION**  
SCALE 1/4" = 1'-0"



**EXISTING REAR ELEVATION**  
SCALE 1/4" = 1'-0"



**EXISTING LEFT SIDE ELEVATION**  
SCALE 1/4" = 1'-0"

EXISTING ELEVATIONS

**A004**



**JARVIS**  
DRAFTING & DESIGN

11 MIDDLESEX AVE, UNIT 6  
WILMINGTON, MA 01881

CONSULTING ENGINEER:

NAME  
ADDRESS 1  
ADDRESS 2

**RENOVATIONS TO EXISTING  
SINGLE FAMILY RESIDENCE**

19 FRANKLIN ST  
CAMBRIDGE, MA

DATE: 01/22/2024

DOCUMENT PHASE:

- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- BID DRAWINGS
- PERMIT DRAWINGS
- CONSTRUCTION DRAWINGS

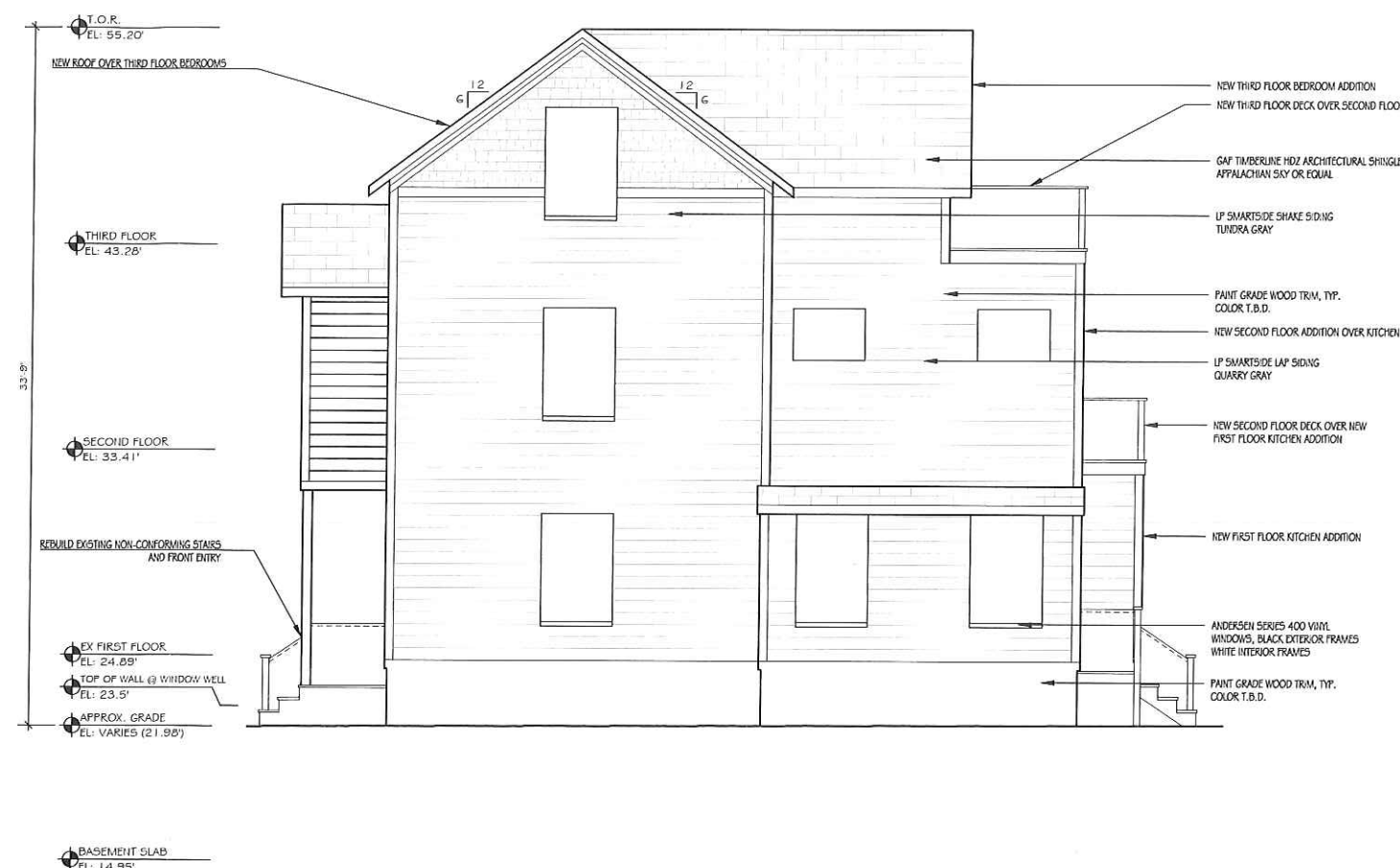
REV	DATE	REMARK

PROPOSED ELEVATIONS

**A005**



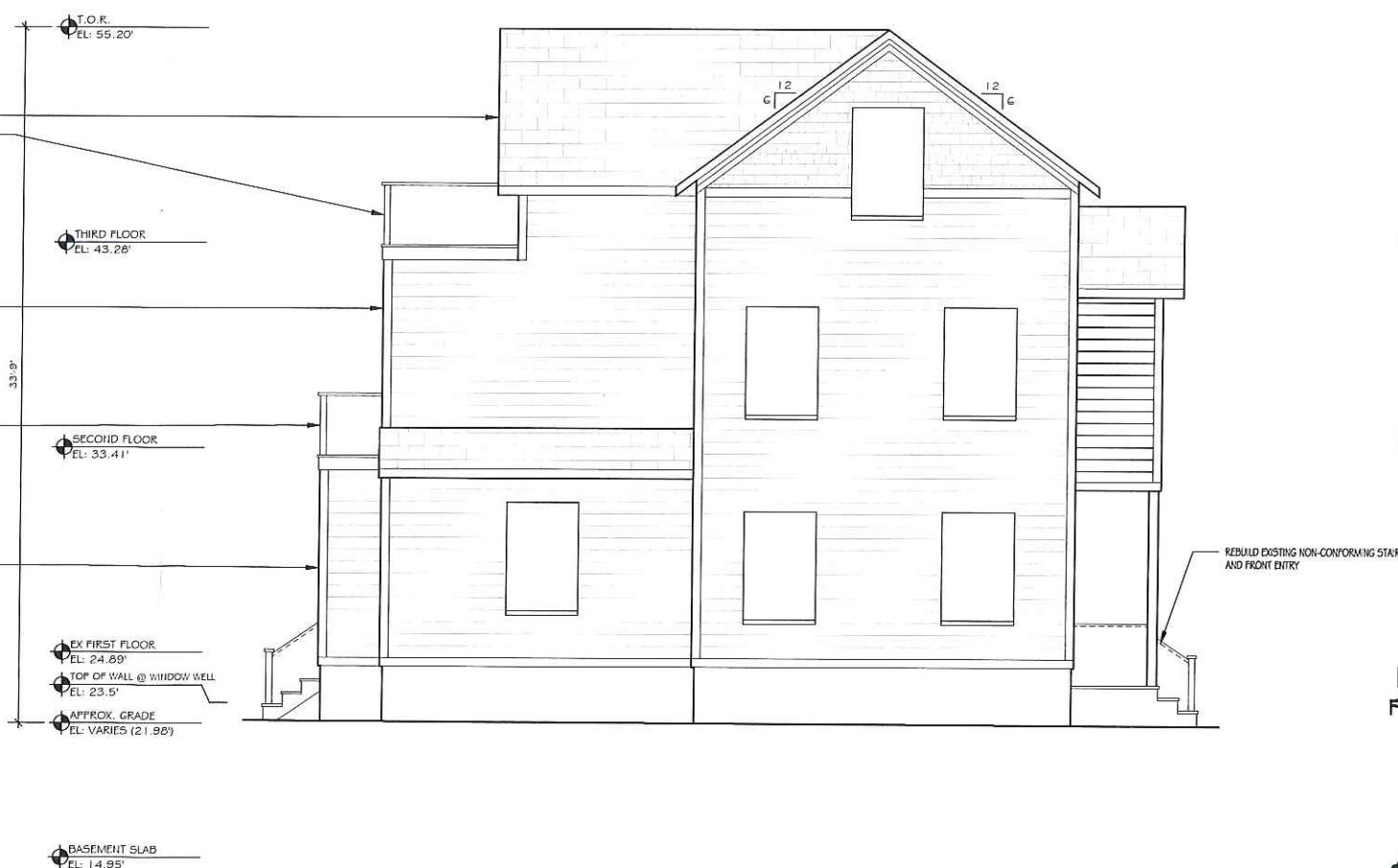
PROPOSED FRONT ELEVATION  
SCALE 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



PROPOSED REAR ELEVATION  
SCALE 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"

EXISTING LEGEND	
—S—	SEWER LINE
⊙	SEWER MANHOLE
—W—	WATER LINE
—G—	GAS LINE
—U—	UTILITY POLE
⊗	GAS VALVE
—E—	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
—O—	FENCE
-205-	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

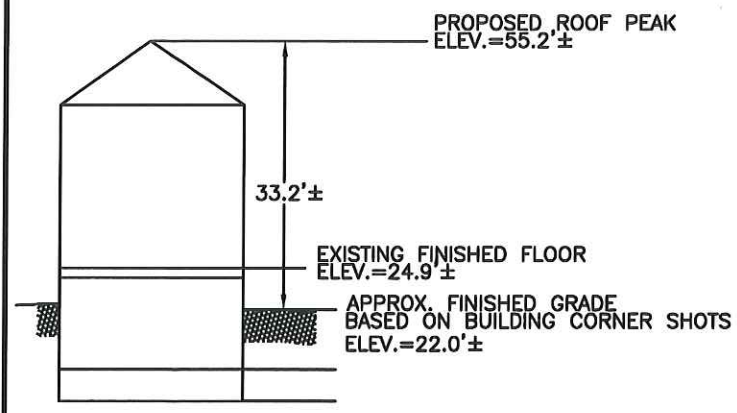
LOT COVERAGE NUMBERS:  
 ZONING DISTRICT: RESIDENCE C-3  
 EXISTING LOT COVERAGE = 36.4%  
 PROPOSED LOT COVERAGE = 38.7%±

- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 09/26/2022.
  - DEED REFERENCE: BOOK 78829, PAGE 147  
 PLAN REFERENCE 1: PLAN BOOK 103, PAGE 269  
 PLAN REFERENCE 2: PLAN BOOK 184, PAGE 369  
 MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
  - THIS PLAN IS NOT INTENDED TO BE RECORDED.
  - I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
  - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
  - FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
  - NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
  - THE ELEVATIONS SHOWN ARE ON CITY OF CAMBRIDGE DATUM.

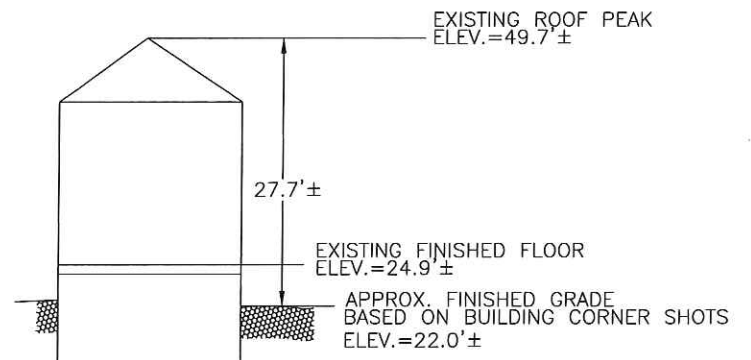
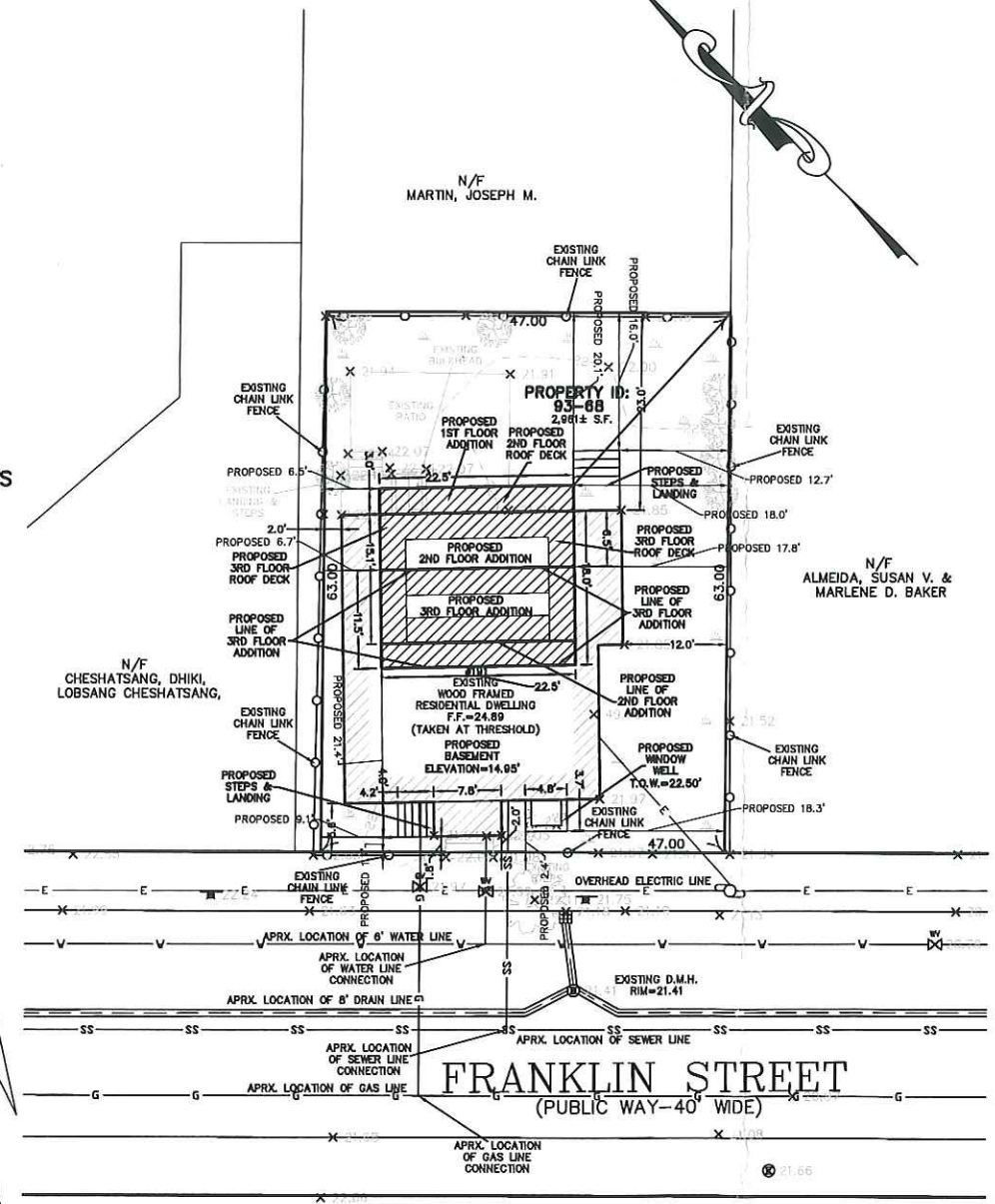
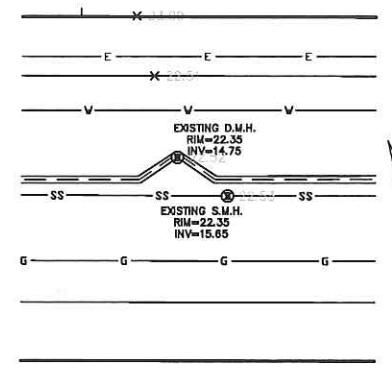
Address: 191 Franklin St

Ground Elevation Min:	21.1 ft-CCB
Ground Elevation Max:	22.7 ft-CCB
2070 - 1% - SLR/SS	23.5
2070 - 1% - Precip	22.1
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	21.8
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	21.4
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	23.5
10% - LTFE	N/A

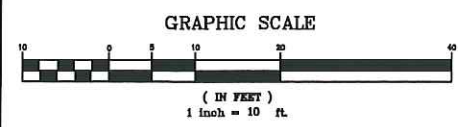
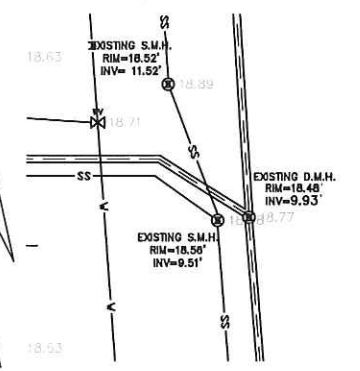
Selected Map-Lot: 93-68  
 Selected Address: 191 Franklin St



PROPOSED PROFILE  
 NOT TO SCALE



EXISTING PROFILE  
 NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION ERRORS, OMISSIONS, OR PROCEDURES USED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR CONSTRUCTION WORKERS OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING AGREEMENT WITH THE CONTRACT DOCUMENTS.  
 THE EXISTENCE OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF THE PROFESSIONAL SERVICE PROVIDED.  
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 All Rights Reserved

SCALE	1"=10'
DATE	10/8/2023
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	191 FRANKLIN STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	MMP
CHKD BY	P.N.
APPD BY	P.N.
REVISION	
BY	
PROPOSED PLAN	
SHEET NO.	1
<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, NEWTON, MA (SUITE 1) PHONE: 857 891 7478 EMAIL: pnolan@pnasurveyors.com	

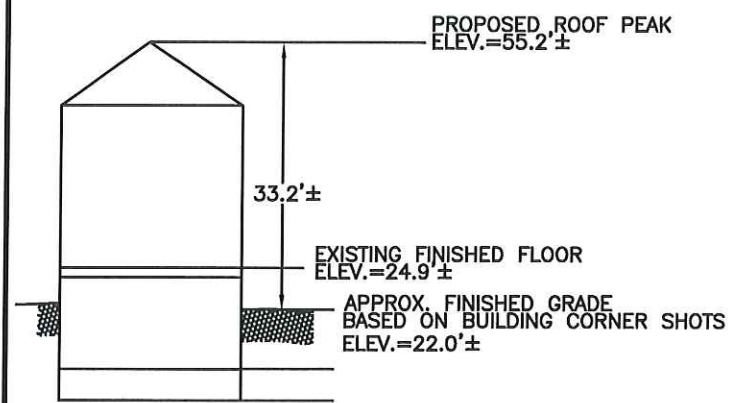


**EXISTING LEGEND**

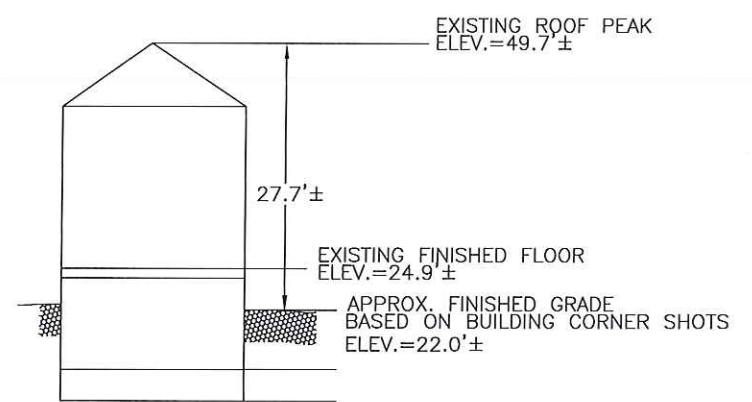
SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊗	TREE

LOT COVERAGE NUMBERS:  
 ZONING DISTRICT: RESIDENCE C-3  
 EXISTING LOT COVERAGE = 36.4%  
 PROPOSED LOT COVERAGE = 38.7%±

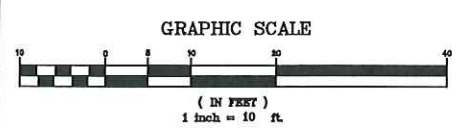
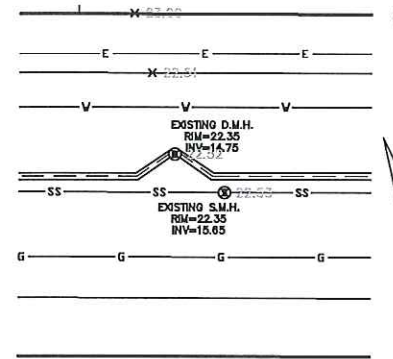
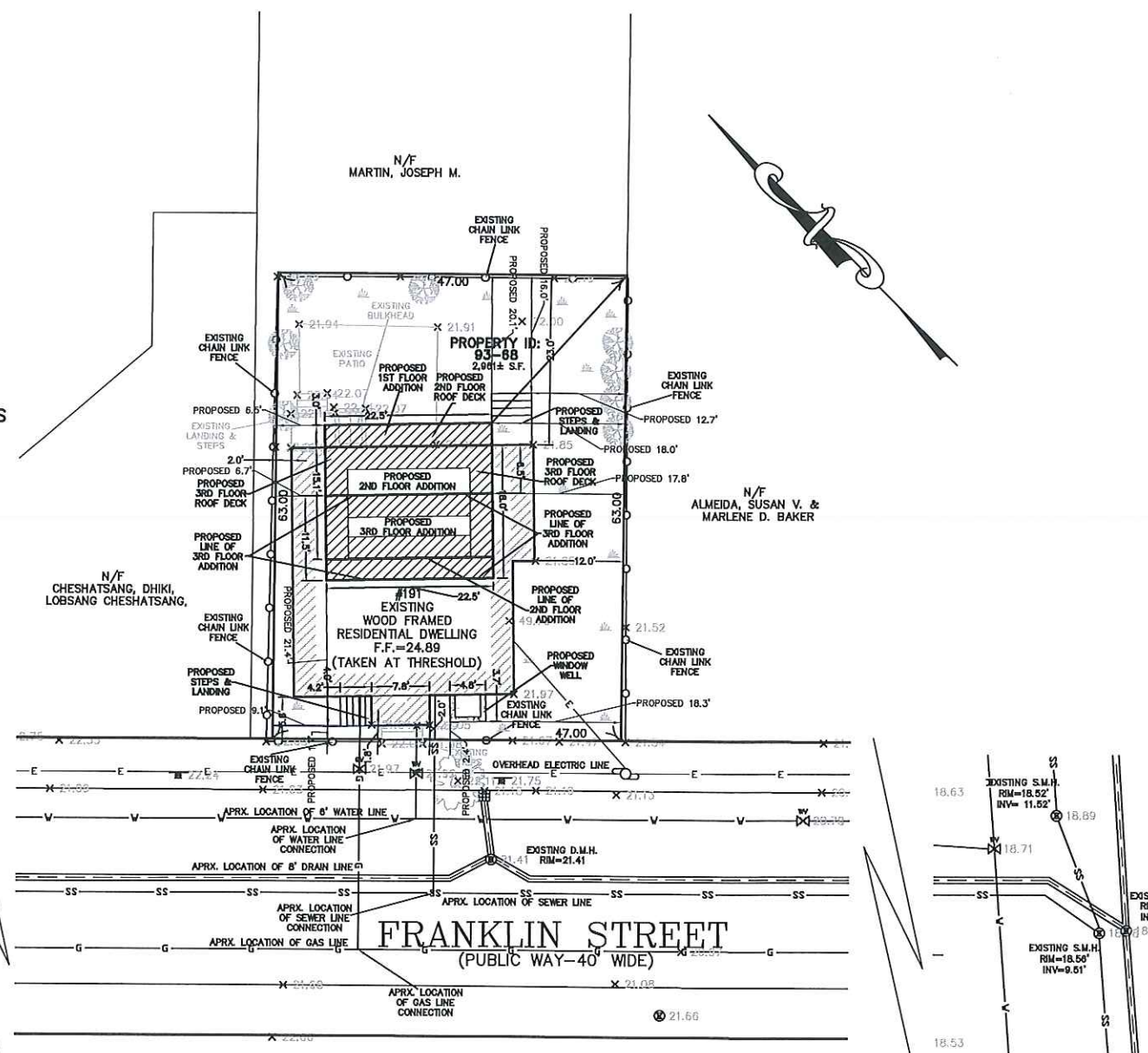
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  8. THE ELEVATIONS SHOWN ARE ON CITY OF CAMBRIDGE DATUM.



**PROPOSED PROFILE**  
NOT TO SCALE



**EXISTING PROFILE**  
NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, OR PROCEDURES UTILIZED BY THE CONTRACTOR. THE CLIENT IS ADVISED THAT THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMBRIDGE. THE CLIENT IS ADVISED THAT THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CAMBRIDGE. COPYRIGHT (C) 2023 by PETER NOLAN & ASSOCIATES LLC All Rights Reserved

SCALE	1"=10'
DATE	7/14/2023
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	191 FRANKLIN STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	MMP
CHKD BY	PJN
APPD BY	PJN
REVISION	
BY	
PROPOSED PLAN	
SHEET NO.	1



191 Franklin St.

BZA-259579



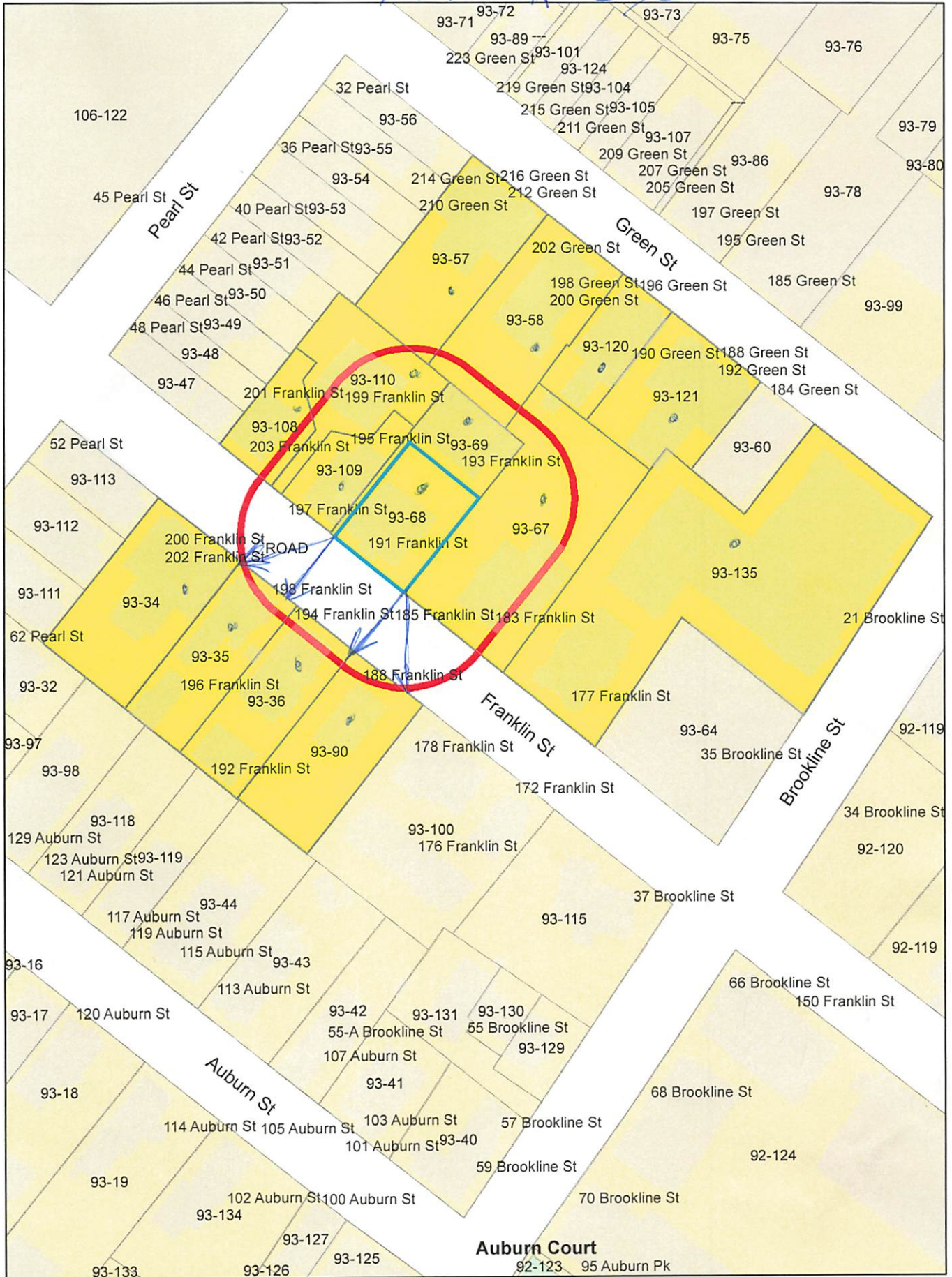








191 Franklin St.





191 Franklin St.

Petitioner

93-57  
KAJE INVESTMENTS GROUP, LLC  
25 EDGE HILL RD  
NEWTON, MA 02467

93-34  
200-206 FRANKLIN ST, LLC  
63 SHORE RD UNIT #31  
ATTN: EDWARD O. CACCIOLA  
WINCHESTER, MA 01890

PETER BARBOSA  
1360 EAST STREET  
MANSFIELD, MA 02048

93-135  
CRAIGIE ASSOCIATES LLC,  
907 MASS AVE  
CAMBRIDGE, MA 02139

93-109  
CHESHATSANG, DHIKI, LOBSANG CHESHATSANG,  
YAMA CHESHATSANG & CHHUNI CHESHATSANG  
48 PIERMONT ST  
WATERTOWN, MA 02472

93-120  
BEST, CLAUDINE M.  
TR. OF SCITUATE STREET REALTY TRUST  
27 WEXFORD CIR  
THOMASVILLE, NC 27360

93-67  
ALMEIDA, SUSAN V. & MARLENE D. BAKER  
120 BLUE HILLS PARKWAY  
MILTON, MA 02186

93-69  
MARTIN, JOSEPH M.  
193 FRANKLIN ST.  
CAMBRIDGE, MA 02139-4023

93-90  
YALOURIS, ELEFTHERIOS &  
CHARLOTTE E. KARNEY  
41 GRANITE ST  
CAMBRIDGE, MA 02139

93-58  
KRISHNAN, SRIRAM & SOWMYA  
BALASUBRAMANIAN  
202 GREEN ST UNIT 1  
CAMBRIDGE, MA 02139

93-58  
CHEN, TIANLE & YI CHAI  
202 GREEN ST UNIT 2  
CAMBRIDGE, MA 02139

93-58  
LIN, WEI-CHING & KATRINA CHU  
202 GREEN ST UNIT 3  
CAMBRIDGE, MA 02139

93-36  
LI, XIUMEI & QIANG WANG  
29 DEWEY RD  
LEXINGTON, MA 02420

93-36  
HANNAH DOUGLAS P  
TRS J. TIEN-TIEN CHAN, TRS  
192 FRANKLIN ST - UNIT 192  
CAMBRIDGE, MA 02139

93-36  
DUGAR, AMITABH  
20 BIRD HILL RD  
LEXINGTON, MA 02421

93-121  
194 GREEN ST LLC  
15 FULLER TER  
SWAMPSCOTT, MA 02145

93-110  
RIEMAN, SHELLEY  
201 FRANKLIN ST  
CAMBRIDGE, MA 02139

93-68  
CHEN WESLEY & YISHU XIA &  
CATHERINE CHEN ET AL  
133 SEAPORT BLVD #1023  
BOSTON, MA 02210

93-35  
CAMBRIDGE OAK LLC  
1712 PIONEER AVE - STE 500  
CHEYENNE, WY 82001

93-36  
CHANG, SOW-MEN YU-HUEI  
LUO CHANG TRS  
43 ESSEX ST - UNIT 2  
CAMBRIDGE, MA 02139

93-108  
WEST, MICHAEL & TERRI VIVEIROS  
203 FRANKLIN ST  
CAMBRIDGE, MA 02139



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

2024 APR 12 AM 10:17

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-259579

Address: 191 Franklin St

Owner,  Petitioner, or  Representative: Peter Barbosa, Contractor  
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The  Owner,  Petitioner, or  Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 4/12/24

Signature

## Pacheco, Maria

---

**From:** JOSEPH M MARTIN <jmartin193@comcast.net>  
**Sent:** Saturday, April 27, 2024 10:26 AM  
**To:** Pacheco, Maria  
**Subject:** Case # BZA-259579 191 Franklin Street

Good Morning,

I am contacting you regarding the application for change to the property noted above.

I live at 193 Franklin Street directly behind 191.

I personally would love to see a family once again occupy this property, however, I do have some reservations.

The scope of this project seems larger than what is required for this family based upon the information provided in the April meeting. We were told that the family consists of 6 individuals but 3 generations are moving into the house.

2 of the people noted on the application appear to be married. If that is the case, I don't see a need for a 7th bedroom.

My concern is not necessarily with this family but once this is built, we cannot go back and make changes. With a separate entrance to the basement, an entrance to the first floor in the back of the house and an entrance in front to the main part of the house, it could potentially, be marketed for rent as 2 or 3 separate units with some modifications.

Additionally adding 6 feet of height onto this residence, and bringing it closer to my property, my solar panels will be affected negatively by less sun during the winter months.

thank you for listening to my concerns

Joseph M Martin



# 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: Peter Barbosa Date: 3-22-2023  
(Print)

Address: 191 Franklin St

Case No. BZA-259579

Hearing Date: 4/11/24

Thank you,  
Bza Members

1 \* \* \* \* \*

2 (7:35 p.m.)

3 Sitting Members: Jim Monteverde, Steven Ng, Virginia  
4 Keesler, Daniel Hidalgo, and Bill Boehm

5 JIM MONTEVERDE: Next and last case is BZA --  
6 let's see if we're on time, we are -- BZA-259579 -- 191  
7 Franklin Street.

8 Is there anyone calling in who wishes to discuss  
9 this proposal?

10 Peter, are you there? Are you joining us?  
11 Anyone?

12 PETER BARBOSA: I'm here, I'm sorry.

13 JIM MONTEVERDE: Could you introduce yourself,  
14 please?

15 PETER BARBOSA: I'm Peter Barbosa. I'm actually  
16 the contractor for Catherine Chen and Wesley Chen.

17 JIM MONTEVERDE: Okay.

18 PETER BARBOSA: My architect should be here too,  
19 Jason Jarvis.

20 JIM MONTEVERDE: Mm-hm. All right. We'll wait a  
21 couple moments.

22 JASON JARVIS: Hello. Jason Jarvis here.

1 JIM MONTEVERDE: Okay. Good evening.

2 JASON JARVIS: Good evening.

3 JIM MONTEVERDE: Do you want to walk us through  
4 what's being proposed and what relief you're requesting for  
5 that proposal and --

6 JASON JARVIS: Yes.

7 JIM MONTEVERDE: -- also address that -- one  
8 second, please -- that this is a Variance Request and  
9 therefore you should discuss the conditions that a literal  
10 enforcement of the provisions would involve a substantial  
11 hardship, and the hardship is owing to the circumstances  
12 relating to the soil condition, shape or topography of such  
13 land or structure, and that desirable relief may be granted  
14 without either substantial detriment to the public good, or  
15 nullifying or substantially derogating from the intent and  
16 purpose of this Ordinance, which I think you addressed in  
17 your filing --

18 JASON JARVIS: Likely.

19 JIM MONTEVERDE: I would like you to just run  
20 through it, so we understand it. Okay? Take it away.

21 JASON JARVIS: Okay. So basically, we are looking  
22 to get relief on the FAR. We're adding a kitchen addition,

1 which is basically just to handle the kitchen cabinetry and  
2 what not to give the homeowner a larger kitchen and a better  
3 flowing space within that first floor.

4 On the second floor, we are adding some space  
5 above the kitchen for a master bedroom.

6 And on the third floor, we're adding a bathroom  
7 and a hallway out to a roof deck. And we're -- so we're --  
8 by doing this, we're going over the FAR by about 618 square  
9 feet.

10 And I noticed on the Dimensional Form, we used the  
11 old Dimensional Form. We had to revise the plan to make  
12 room for a basement access -- well, you know, escape wall.

13 So we had changed that addition during the process  
14 and didn't update the Dimensional Form. So the Dimensional  
15 Form turns out to be 638 square feet, but we're really only  
16 adding 618 square feet. And that's about it.

17 You know, we're just -- we're raising the house.  
18 The basement level was very low. I couldn't even stand in  
19 the basement while I was getting the dimensions of the  
20 house. So we're going to raise the house about 6'  
21 altogether, so we have consistent ceiling heights throughout  
22 the three floors and the basement.

1                   And that's about it.

2                   JIM MONTEVERDE: I'm sorry. Did you say -- just  
3 so I understand -- you're raising the house?

4                   JASON JARVIS: We're raising the house, yes.

5                   JIM MONTEVERDE: And that's why the height goes  
6 from 27.7 to 33.2?

7                   JASON JARVIS: Exactly.

8                   JIM MONTEVERDE: That, and whatever addition is  
9 going on the third floor?

10                  JASON JARVIS: Exactly.

11                  JIM MONTEVERDE: Okay. Can you describe the  
12 hardship, please?

13                  JASON JARVIS: Well, you know, they want to  
14 modernize that house so they can move their family in and  
15 have enough room to house their family. I believe they're  
16 going to have three generations of their family living at  
17 the house, and also some space down in the basement for  
18 guests when they have guests stay with them.

19                  Without increasing the size of the rooms, you  
20 know, on those floors, they wouldn't be able to house their  
21 entire family.

22                  PETER BARBOSA: Plus, they own a business in



1 Cambridge -- a Chinese restaurant -- for years. They're one  
2 of the oldest restaurants.

3 JIM MONTEVERDE: That's good, but that's not one  
4 of the conditions that we mentioned that we do have to find  
5 that you meet.

6 PETER BARBOSA: Mm-hm.

7 JIM MONTEVERDE: So again, let me read them back  
8 for you. We have to find that a literal enforcement of the  
9 provisions of the Ordinance would involve a substantial  
10 hardship, financial or otherwise.

11 And the hardship is owing to the circumstances  
12 relating to the soil condition, shape of the lot or the  
13 topography of such land or structure, affecting such land or  
14 structure but not affecting generally the zoning district in  
15 which it's located.

16 I'm struggling to see how you meet those. So if  
17 you could describe any more for us; otherwise I'll open it  
18 up to questions from the Board and we'll see where that  
19 goes.

20 JASON JARVIS: By not increasing the square  
21 footage and providing the adequate ceiling heights and room  
22 dimensions for the family, they won't be able to live in

1 this house.

2 JIM MONTEVERDE: But they knew that when they  
3 purchased the property, is that correct?

4 JASON JARVIS: I would assume so. I mean, that's  
5 why they thought if they were able to increase the height of  
6 the floor or the ceilings and increase, you know, get an  
7 extra bedroom in, a master bedroom, then they would have  
8 plenty of space for their family.

9 JIM MONTEVERDE: So the hardship is really being  
10 able to accommodate their extended family --

11 JASON JARVIS: Correct.

12 JIM MONTEVERDE: -- a I hear it?

13 JASON JARVIS: So the dimensions of the building,  
14 the structure, create a space that's not adequate.

15 JIM MONTEVERDE: And the intention is maintain  
16 this as a single-family dwelling?

17 JASON JARVIS: Single-family dwelling, correct.

18 JIM MONTEVERDE: Okay.

19 JASON JARVIS: No intentions otherwise.

20 JIM MONTEVERDE: Okay. Does that conclude your  
21 presentation?

22 JASON JARVIS: I believe so, yes.

1           JIM MONTEVERDE: Thank you. Questions from  
2 members of the Board? If not, we can open it to public  
3 comment.

4           BILL BOEHM: Yes. I have a question. The floor  
5 plans are not labeled for the uses of the rooms. They're  
6 not really complete floor plans, in fact. And just to  
7 understand what the proposed use is, I'd just be curious if  
8 the architect could tell us what the various rooms are being  
9 used for?

10          JASON JARVIS: I thought we had labels, and I  
11 apologize for that. So on the basement level, there's going  
12 to be a family room -- that large space is a family room.

13                 That back left corner is a guest room with the  
14 window well. There's a bathroom -- full bathroom down  
15 there. The room to the upper right is mechanical space.  
16 And then there's a closet in the bathroom for -- you know, a  
17 linen closet.

18                 The first floor, there's a bedroom to the right --  
19 bottom right. On the bottom left is the living room. Above  
20 that is the dining room. To the left, kitchen, in the  
21 center, there's a mudroom.

22                 And then there's stairs going down to the basement

1 on the far right, upper right. There's a whole bathroom  
2 below the stairs.

3 And obviously coming in the front door there's a  
4 set of stairs that goes up to the second floor. And on the  
5 second floor, we have two bedrooms on the left and right of  
6 the stairs, a laundry room. There's a bathroom in the  
7 front.

8 And then there's the master suite where it says,  
9 "322 square feet." So there's the master bedroom, a couple  
10 closets, a walk-in closet to the bottom right of the master,  
11 and there's a master bath on the left.

12 There's a balcony off the master suite as well.

13 And on the third floor, we have two bedrooms on  
14 either side of the stairs. There's a full bath, and then  
15 there's the roof deck off of that hallway that goes above  
16 that 230 square feet indication.

17 And then there's, you know, the two spaces on the  
18 left and right above the bedrooms that's just, you know,  
19 under roof space that they could use for storage if they  
20 needed to. There will be a hatch where they could access  
21 that.

22 JIM MONTEVERDE: So by my count that's seven

1 bedrooms, is that correct?

2 JASON JARVIS: Yes.

3 JIM MONTEVERDE: In the existing plan above, how  
4 many bedrooms are there currently?

5 JASON JARVIS: Let me take a peek. One, two,  
6 three, four -- four, five, six bedrooms.

7 JIM MONTEVERDE: Six currently?

8 JASON JARVIS: Yes.

9 JIM MONTEVERDE: Already. I thank you.

10 JASON JARVIS: You're welcome.

11 JIM MONTEVERDE: Any other questions from members  
12 of the Board?

13 VIRGINIA KEESLER: So you had mentioned in your  
14 application both that the existing attic has non-code  
15 compliant access stairs, and also you had mentioned the  
16 narrow and shallow lot and how that was sort of shaping your  
17 proposal.

18 So again, in light of the sort of hardship  
19 framework, I'm wondering if you would want to speak to any  
20 of those factors in additional detail?

21 JASON JARVIS: Well, the -- like, up in the third  
22 floor existing, the amount of usable space in those rooms is

1 very limited. It's really -- you know, you can barely stand  
2 up up there. So increasing the size of -- you know,  
3 increasing the roof height gives us more room up there for  
4 actual useable bedrooms.

5 As far as the kitchen, the current kitchen is very  
6 cramped and outdated to provide enough space. That's why we  
7 added that kitchen addition, which is really just housing  
8 the -- you know, cabinetry and the --

9 JIM MONTEVERDE: Yep.

10 JASON JARVIS: -- refrigerator and stove. It  
11 gives a more modern feel to an old house. So that was the  
12 intent, just give them more of a usable and more modern home  
13 while still keeping the same quaint feel of the existing  
14 house.

15 Does that answer the question?

16 VIRGINIA KEESLER: Yes, thank you.

17 JASON JARVIS: Okay. Thank you.

18 BILL BOEHM: You just mentioned that the attic --  
19 existing attic -- space is nearly unusable and cramped. And  
20 it's shown at 397 square feet in your calculation.

21 And the new one with the raised roof, or I think  
22 you've lifted the roof I don't know five or six feet, it's

1 still at 397 square feet. Can you tell me how you  
2 calculated that area?

3 JASON JARVIS: So the area is based on the five-  
4 foot-minimum ceiling height at the exterior walls. The  
5 current actual ceiling height is five feet -- I would say  
6 about four feet in from the exterior wall.

7 So it doesn't give a lot of space for furniture --  
8 for actually walking up there. I walked up there and  
9 couldn't even -- you know, to navigate the space up there  
10 currently is very difficult.

11 So we raised the roof -- I think we raised the  
12 roof just enough to get five feet usable at the exterior  
13 walls on the front and the back of those two bedrooms.

14 So it's a minimal change to achieve more useable  
15 space.

16 BILL BOEHM: I get that. It would be helpful if  
17 there was a section that showed that, but in my mind by  
18 doing that, you're increasing the calculable square footage.  
19 And yet, I don't think you show that in your calculations.

20 JIM MONTEVERDE: Right. I think from what I'm  
21 hearing, I would guess that the calculation for the existing  
22 third-floor plan is probably or maybe off, maybe overstated.

1 JASON JARVIS: That may be true. I guess what --

2 JIM MONTEVERDE: If it's 397 in the new floor plan  
3 then it can't be 397 in the existing, or you --

4 JASON JARVIS: Yeah, you know I went to the  
5 outside walls of the structure for the FAR. That's how FAR  
6 is calculated. Not the usable square footage, but the --  
7 the actual --

8 JIM MONTEVERDE: It's anything with a 5' height.

9 JASON JARVIS: Right. Yeah, so --

10 JIM MONTEVERDE: I think it's just -- I think it's  
11 just that existing floor 3 area is overstated.

12 JASON JARVIS: That's probably true. I would have  
13 to go back and double check my historical data.

14 JIM MONTEVERDE: Okay. Any other questions from  
15 members of the Board? If not, we have no correspondence in  
16 the file either for or against.

17 So I will open this up to public comment. Any  
18 members of the public who wish to speak should now click the  
19 icon at the bottom of your Zoom screen that says, "Raise  
20 hand." If you're calling in by phone, you can raise your  
21 hand by pressing \*9 and unmute or mute by pressing \*6.

22 I'll now ask Staff to unmute the speakers one at a



1 time. You should begin by saying your name and address, and  
2 Staff will then confirm that we can hear you. After that  
3 you will have up to three minutes to speak before I ask you  
4 to wrap up.

5           STEPHEN NATOLA: Joe Martin?

6           [Pause]

7           STEPHEN NATOLA: Joe Martin?

8           JIM MONTEVERDE: Mr. Martin, one more chance, one  
9 more try. Are you with us there? Let's come back.

10          STEPHEN NATOLA: Katy Downey?

11          JIM MONTEVERDE: Kary, do you want to join?

12          KATY DOWNEY: Hi, can you hear me?

13          JIM MONTEVERDE: Yep. Can you introduce yourself,  
14 please?

15          KATY DOWNEY: Hi. I'm Katy Downey. I live with  
16 my husband Philip at 195. He's going to speak.

17          PHILIP DOWNEY: Hi. Thank you for taking our  
18 questions. Yeah. So I have --

19          JIM MONTEVERDE: Can you introduce yourself,  
20 please?

21          PHILIP DOWNEY: Sure. I'm Phil Downey. I live at  
22 195 Franklin Street. It's the house directly in back of

1 191.

2 JIM MONTEVERDE: Yep. Thank you.

3 PHILIP DOWNEY: Just a quick question out of  
4 curiosity. On page 10 and 11, it shows the orientation of  
5 the front steps changing, and it doesn't show it on the  
6 other drawings. I wonder if that -- if a decision has been  
7 made in regards to that?

8 JASON JARVIS: Do you need me to answer that?

9 JIM MONTEVERDE: The proponent, yeah, please.

10 JASON JARVIS: Okay, so during the review process,  
11 we were told that we can't change the orientation of the  
12 front stairs. So we're leaving the stairs in the same  
13 orientation.

14 PHILIP DOWNEY: Okay. Yeah, I was just checking.  
15 I didn't matter one way or the other, I was just wondering  
16 if you were --

17 JASON JARVIS: Okay.

18 PHILIP DOWNEY: -- because it was inconsistent on  
19 the plans.

20 JASON JARVIS: Okay. Yeah, I --

21 PHILIP DOWNEY: Yeah. And then I have another --

22 JASON JARVIS: Okay. Yeah, I --

1 PHILIP DOWNEY: Yeah.

2 JIM MONTEVERDE: Any other question?

3 PHILIP DOWNEY: Are you pouring a new foundation  
4 to get --

5 JIM MONTEVERDE: Any other question?

6 PHILIP DOWNEY: Yes. Are you pouring a new  
7 foundation to get the new height, or are you achieving that  
8 through framing?

9 JASON JARVIS: A combination of both. We're going  
10 to be --

11 PHILIP DOWNEY: I'm getting feedback for some  
12 reason.

13 JASON JARVIS: So I'll try to get through with the  
14 feedback. But we're going to -- existing -- we're going to  
15 underpin the -- so we actually increase the height of -- the  
16 --

17 PHILIP DOWNEY: Okay.

18 STEPHEN NATOLA: Katy Downey, can you --

19 PHILIP DOWNEY: And my last question is in regard  
20 to --

21 STEPHEN NATOLA: Katy Downey, can you --

22 JIM MONTEVERDE: One second, one second. Echo.

1 We're getting an echo.

2           STEPHEN NATOLA: Katy Downey, mute your audio,  
3 please.

4           JIM MONTEVERDE: All right. Let's --

5           STEPHEN NATOLA: Your audio when you speak, not  
6 your mic.

7           JIM MONTEVERDE: Go ahead. Ask your question,  
8 please?

9           PHILIP DOWNEY: Sure. In regards to counting the  
10 bedrooms, you said it was six bedrooms. And I was wondering  
11 if that included the two rooms on the third floor?

12           JASON JARVIS: Existing or new?

13           PHILIP DOWNEY: Existing.

14           JIM MONTEVERDE: Existing.

15           PHILIP DOWNEY: Because in the plans of the  
16 existing house, I know -- I'm familiar with the house. And  
17 I know that the -- like a living room is being used as a  
18 bedroom on the first floor. So there's two bedrooms on the  
19 first floor and two bedrooms on the second floor. So the  
20 six-bedroom count includes the third floor, is that correct?

21           JASON JARVIS: Yes. So and one of them they call  
22 the existing office. So I guess that would there's really

1 five bedrooms and the office on the third floor.

2 PHILIP DOWNEY: But there's a living room on the  
3 first floor that's being used as a bedroom. So that's --

4 JASON JARVIS: Yes.

5 PHILIP DOWNEY: -- bedrooms on the first floor.

6 JASON JARVIS: Yes.

7 PHILIP DOWNEY: Two bedrooms on the second floor.

8 JASON JARVIS: Correct. Correct.

9 PHILIP DOWNEY: Okay. Just wanted to clarify.

10 JIM MONTEVERDE: Okay. Anything else?

11 PHILIP DOWNEY: No. That's been very helpful.

12 JIM MONTEVERDE: All right.

13 PHILIP DOWNEY: Thank you.

14 JIM MONTEVERDE: Thank you.

15 PHILIP DOWNEY: All right.

16 JIM MONTEVERDE: Thank you. Anyone else calling  
17 in? Yep. We have a couple more.

18 STEPHEN NATOLA: Gary Mello?

19 GARY MELLO: How do you do? My name is Gary  
20 Mello, Gary Mello, spelling --

21 JIM MONTEVERDE: Yep.

22 GARY MELLO: -- M-e-l-l-o.

1           JIM MONTEVERDE: I am co-owner along with Mr.  
2 Martin of the house immediately to the rear that is 193-195  
3 Franklin Street.

4           I can be brief and quite explicit. I'd like to  
5 know if there are any plans to be using this house as a  
6 short-term rental. Mr. Jarvis has explained that the family  
7 wishes to occupy or appears so.

8           I would be -- I'd like to get the assurances from  
9 the owner -- from the new owners or the architect if he  
10 knows -- that the family will indeed be occupying it, which  
11 is great by us. And if it's not being used -- that it's not  
12 being proposed as a short-term rental.

13           Thank you, Mr. Chair.

14           JIM MONTEVERDE: Thank you.

15           JASON JARVIS: I can say --

16           JIM MONTEVERDE: Can the proponent respond,  
17 please?

18           JASON JARVIS: Yes. I can say I've been working  
19 with the homeowners for about a year and a half on this  
20 project, and they intend to move into the house.

21           JOE MARTIN: And not use it for any short-term  
22 rental?

1 JASON JARVIS: There's never been a discussion  
2 with me about short-term rentals or the likes.

3 PETER BARBOSA: No, they are not. Yeah. Am I  
4 still on audio?

5 JIM MONTEVERDE: Thank you. Any other questions?

6 STEPHEN NATOLA: Amitabh Dugar?

7 AMITABH DUGAR: Can you hear me?

8 JIM MONTEVERDE: Yes. Can you introduce yourself,  
9 please and --

10 AMITABH DUGAR: Yes.

11 JIM MONTEVERDE: -- ask your question?

12 AMITABH DUGAR: I am the owner of 194 Franklin  
13 Street, Unit 1, which is I think across the street. And --

14 JIM MONTEVERDE: Introduce yourself, please?

15 AMITABH DUGAR: Sorry?

16 JIM MONTEVERDE: Introduce yourself, please --

17 AMITABH DUGAR: Yes.

18 JIM MONTEVERDE: -- if you haven't already.

19 AMITABH DUGAR: I'm the owner of 194 --

20 JIM MONTEVERDE: Your name.

21 AMITABH DUGAR: Oh. My name is Amitabh Dugar.

22 JIM MONTEVERDE: Thank you. So I wanted to ask --

1 I think I heard that there will be some extended family  
2 moving in. What would be the number of -- what's the number  
3 of occupants now, and how much would it go to?

4 JIM MONTEVERDE: Can the proponent --

5 JASON JARVIS: I'm unsure of the number of current  
6 occupants. I think the house is empty at the current time.  
7 I'm not sure.

8 AMITABH DUGAR: Well, more the latter part of the  
9 question is what I -- what's of interest, which is how many  
10 occupants would be in the new building, or the new space?

11 JASON JARVIS: I believe there would be six full-  
12 time occupants.

13 AMITABH DUGAR: Uh-huh.

14 JASON JARVIS: And they'd have a guest room in the  
15 basement. So if they have somebody, you know, to visit,  
16 they would occupy the guest room.

17 AMITABH DUGAR: Uh-huh.

18 JASON JARVIS: But they're not long-term.

19 AMITABH DUGAR: Okay. So I guess one of the  
20 questions or concerns I had was how would that affect  
21 availability of parking on the street and in the area?

22 JASON JARVIS: Well, they have a private driveway.



1 And there's only two adults. So --

2 JIM MONTEVERDE: So there's no change?

3 JASON JARVIS: There's no change.

4 JIM MONTEVERDE: Okay. Any other question?

5 AMITABH DUGAR: That's about it.

6 JIM MONTEVERDE: Thank you.

7 AMITABH DUGAR: Thank you for letting me speak.

8 STEPHEN NATOLA: Joe Martin?

9 JIM MONTEVERDE: No? I think that's it for  
10 everyone calling in. So I will close public testimony.

11 Discussion among members of the Board?

12 DANIEL HIDALGO: I have to say I'm still  
13 struggling with the justification for the variance. I just  
14 don't really quite see the hardship that's particular to  
15 this property.

16 You know, wanting a larger structure I understand  
17 that, but, you know, why they would want that. But it's not  
18 clear to me that that meets the hardship requirement for a  
19 variance.

20 VIRGINIA KEESLER: It does seem to me that there's  
21 a significant amount of underutilized space in the existing  
22 structure, both the basement and the third floor, so it

1 would allow for more useful use of the existing structure  
2 and also again the barrenness of the lot was noted.

3 So I think I would point to both of those factors.

4 JIM MONTEVERDE: So either the shape of the lot or  
5 the confined dimensions of the lot, Virginia?

6 VIRGINIA KEESLER: Yes.

7 JIM MONTEVERDE: As the hardship?

8 VIRGINIA KEESLER: Yes. Both that and the  
9 underutilized space in the existing structure.

10 JASON JARVIS: Yeah. The basement you can't even  
11 stand up in. So --

12 JIM MONTEVERDE: Nope, Jason, hold on a second.  
13 This is really --

14 JASON JARVIS: Oh.

15 JIM MONTEVERDE: -- discussion just among our --

16 JASON JARVIS: Sorry.

17 JIM MONTEVERDE: -- members of the Board.

18 JASON JARVIS: I'm sorry.

19 JIM MONTEVERDE: Anyone else have anything for  
20 discussion?

21 BILL BOEHM: Yes. I find the presentation and the  
22 plans are inadequate for understanding the project. So I

1 don't think calculations are correct.

2           The architect's site plan is -- I mean unless  
3 other people are seeing it differently, can you scroll to  
4 the site plan please? I don't know if it's just my copy.

5           No, up, up -- nope, yep. Zoom in on that? Zoom  
6 in on that site plan? You know, there's just too much  
7 information missing on those plans. There's all kinds of  
8 things being pointed to; I don't know what's going on.

9           JIM MONTEVERDE: Yep.

10          JASON JARVIS: Yeah, I --

11          BILL BOEHM: No, this is -- sorry, this is  
12 discussion amongst the Board.

13          JASON JARVIS: Sorry.

14          BILL BOEHM: You know, rooms not labeled, no  
15 building section. Normally we see plans that look like  
16 they're ready for permitting. And these don't look that way  
17 to me. So I would not be inclined to approve this.

18          JIM MONTEVERDE: Yeah. I think on the drawing  
19 we're looking at; it would appear that the existing building  
20 has somehow been omitted. And that's what some of the  
21 arrows and the dimensions I think are pointing to. You  
22 know, it's just the exterior walls. It's the building in

1 front. But.

2 And, you know, we've seen other cases where  
3 drawings have been as uninformative as these are. And we've  
4 had to ask the proponent to walk us through them.

5 So that's never been an impediment before, because  
6 in the end we're -- there isn't much we're questioning  
7 within the walls, as opposed to -- you know, in general in  
8 concept what they're doing overall; how many rooms, how many  
9 people, et cetera.

10 So I don't disagree with you in terms of the  
11 quality of the drawing and the pieces that are missing or  
12 misstated, but again, I don't know if that's -- that would  
13 be a hindrance to being able to rule on the pieces of relief  
14 being requested. But I'll leave that up to you.

15 Any other Board members have any comments? If  
16 not, I do. I have struggled with the hardship. Although I  
17 can see the -- I can follow, Virginia, your notion about the  
18 site -- you know, the narrowness of the lot.

19 But I don't think that gets me to -- you know, the  
20 GFA goes from what's allowed is 0.75 -- currently 0.69;  
21 again, I believe all those numbers are correct, and it's  
22 going to go to 9.1, which is significantly beyond the

1 ordinance requirement.

2 And it just seems like it's too much, too great of  
3 an increase beyond the Ordinance requirement.

4 The rest of it -- again, by the Dimensional Form  
5 if we agree that it's correct, there aren't many changes to  
6 the existing. Height is changed, but it stays within the  
7 Ordinance requirement. Length changes, but it says it's not  
8 applicable. I'm not sure how that happens.

9 So I'm just -- I'm still questioning the hardship.

10 And I don't know that, Virginia, your description  
11 of the hardship, which I concur with, that the lot has some  
12 effect on it -- drives me to the gross floor area ratio of  
13 9.1 versus the ordinance of 7.5.

14 I just feel like it's overdeveloped -- again  
15 trying to be sensitive to the extended family, but I'm not  
16 there. Does anyone else have a similar feeling or are you  
17 okay with the new gross floor area -- GFA?

18 DANIEL HIDALGO: I'm still sort of stuck on the  
19 hardship. The narrowness of the lot is a very good  
20 argument. So, you know, that -- but being more closer to  
21 the fence. But, you know, I -- maybe I'm not quite there.

22 JIM MONTEVERDE: Okay. So if I read between the

1 lines --

2 STEVEN NG: This is --

3 JIM MONTEVERDE: -- tell me if I'm wrong. Sorry.

4 Go ahead, Bill?

5 STEVEN NG: No, this is Steve Ng.

6 JIM MONTEVERDE: Steven.

7 STEVEN NG: I mean, I'm sympathetic to the need  
8 for the extended family and the need that I think it's the  
9 FAR number is, like, way over the top. And it doesn't help  
10 that the documentation is kind of hard to get through.

11 But I think on just -- if we're just saying based  
12 on what the applicant's putting out there, it is a high FAR.  
13 I mean, I think that whole lower cellar -- you know,  
14 increase is maybe where some of the problem lies or -- but I  
15 think, Jim, I agree with you that it seems to be reaching a  
16 little too much on that FAR, in terms of development.

17 JIM MONTEVERDE: Yeah. And I think Stephen just  
18 was doing an arithmetic check. And we don't think in the  
19 proposed area, the basement is actually added into the  
20 proposed GFA.

21 STEVEN NG: Hm.

22 JIM MONTEVERDE: So it's everything above grade.

1 It's just beyond the FAR. So trying to read the tea leaves  
2 here, and for the proponent. If you get two votes against,  
3 then you're turned down, and you can't come back for another  
4 two years without a substantially different proposal.

5 So I think your options are: You either instruct  
6 us to go ahead with a vote, which my sense is won't go  
7 favorably; you won't be granted the relief you want; or if  
8 you could withdraw -- not withdraw, ask for a continuance,  
9 to basically go back and look at your plans.

10 And I think the objection from the couple of  
11 speakers is it's really around the GFA to get that number  
12 closer to the Ordinance requirement and come back to us as a  
13 later date, and please make the drawings a bit more  
14 informative and deal with the issue that's being mentioned  
15 of the FAR being so far above the Ordinance requirement.

16 So that is the proponent's choice. So who do we  
17 have on the line for the proponent?

18 PETER BARBOSA: Peter Barbosa -- me.

19 JIM MONTEVERDE: Yep, Peter.

20 PETER BARBOSA: Jason, we're going to work on it  
21 again? Clean it up?

22 JIM MONTEVERDE: Well, I think it's clean it up.

1 I think it's also you've got to address that more than one  
2 of us has mentioned the GFA is a sticking point.

3 JASON JARVIS: The GFA; yeah. We'll take a look  
4 at the GFA, and we'll go from there. We'll come back to the  
5 next meeting.

6 JIM MONTEVERDE: Okay. Well, let's see when they  
7 can be scheduled.

8 [Side conversation]

9 Could you -- does 04/25 work for you?

10 PETER BARBOSA: 04/25? Yes, it does.

11 JIM MONTEVERDE: Okay. Does that work for --

12 PETER BARBOSA: Jason, does that work for you?

13 JASON JARVIS: It works for me.

14 JIM MONTEVERDE: Okay.

15 JASON JARVIS: Yep.

16 JIM MONTEVERDE: Does that work for the five  
17 members of the Board who are here tonight? This would be a  
18 continued case, and we'll need you to be there -- Steven?

19 STEVEN NG: Yeah. I'll make that happen.

20 JIM MONTEVERDE: Okay. Virginia?

21 VIRGINIA KEESLER: Yes. That works for me.

22 JIM MONTEVERDE: Bill?



1 BILL BOEHM: Yes, it does.

2 JIM MONTEVERDE: Daniel?

3 DANIEL HIDALGO: Yeah, I can make that work.

4 JIM MONTEVERDE: Yep. And me, that'll work.

5 That'll work for me.

6 Give us one second here. We just want to confirm  
7 that you've got enough time to change all the signage.

8 Which you'd have to do it today. Yeah, we can't do the --  
9 sorry, we can't offer the April 25, because you would have  
10 no time to modify the signage. So --

11 PETER BARBOSA: Okay.

12 JIM MONTEVERDE: We'll update a little bit  
13 further.

14 [Side conversation]

15 JIM MONTEVERDE: How about May 9?

16 PETER BARBOSA: May 9 sounds good to me too.

17 JIM MONTEVERDE: Okay. Members of the Board?  
18 Steven?

19 STEVEN NG: That's fine. Virginia? Thank you.

20 VIRGINIA KEESLER: Yep, that works.

21 JIM MONTEVERDE: Thank you. Bill?

22 BILL BOEHM: Yep. Yes.

1 JIM MONTEVERDE: Daniel?

2 DANIEL HIDALGO: Yes.

3 JIM MONTEVERDE: Yep. It's good for me. Okay.

4 So let me make a motion to continue this matter until May 8,  
5 2024, on the condition that the petitioner change the  
6 posting sign to reflect the new date of May 9, 2024, and the  
7 new time of 6 p.m.

8 Also, that the petitioner sign a waiver to the  
9 statutory requirement for the hearing. This waiver can be  
10 obtained from Maria Pacheco or Olivia Ratay at the  
11 Inspectional Services Department.

12 I ask that you sign the waiver and return it to  
13 the Inspectional Services Department by a week from this  
14 coming Monday. Failure to do so will de facto cause this  
15 Board to give an adverse ruling on this case.

16 Also, that if there are any new submittals,  
17 changes to drawings, dimensional forms, or any supporting  
18 statements, that those be in the file by 5 p.m. on the  
19 Monday prior to the continued meeting date.

20 On the motion to continue this matter until May 9,  
21 2024, by a voice vote of the Board members, please;  
22 Virginia?

1 VIRGINIA KEESLER: In favor.

2 JIM MONTEVERDE: Thank you. Steven?

3 STEVEN NG: In favor.

4 JIM MONTEVERDE: Thank you. Bill?

5 BILL BOEHM: In favor.

6 JIM MONTEVERDE: And Daniel?

7 DANIEL HIDALGO: In favor.

8 JIM MONTEVERDE: And Jim Monteverde in favor.

9 [All vote YES]

10 JIM MONTEVERDE: The matter is continued to May 9.

11 Thank you all.

12 COLLECTIVE: Thank you. Have a good night.

13 JIM MONTEVERDE: Thank you. Goodnight, everyone.

14 COLLECTIVE: Goodnight.

15 [08:12 p.m. End of Proceedings]

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