

# CITY OF CAMBRIDGE MASSACHUSETTS BOARD OF ZONING APPEAL 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 617 349-6100

#### **BZA APPLICATION FORM**

Plan No:

BZA-010180-2016

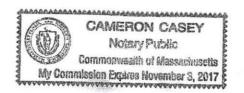
**GENERAL INFORMATION** 

| The undersigned hereby petition | ons the Boar | rd of Zoning | Appeal for the | following:                            |
|---------------------------------|--------------|--------------|----------------|---------------------------------------|
| Special Permit : ✓              |              | Variance     | : <u> </u>     | Appeal :                              |
| PETITIONER: 110 Hanc            | ock Stree    | t Trust -    | C/O James      | J. Rafferty, Esq.                     |
| PETITIONER'S ADDRESS :          | 675 Mas      | ssachusett   | cs Avenue Ca   | mbridge, MA 02139                     |
| LOCATION OF PROPERTY:           | 110 Han      | cock St Ca   | ambridge, M    | A                                     |
| TYPE OF OCCUPANCY:              |              |              | zo             | NING DISTRICT: Residence C-1 Zone     |
| REASON FOR PETITION:            |              |              |                |                                       |
| Addit                           | ions         |              |                |                                       |
| DESCRIPTION OF PETITIONER       | 'S PROPOS    | AL:          |                |                                       |
| Variance: To construct          | two story    | / addition   | and two do     | rmers on existing single family       |
| dwelling.                       |              |              |                |                                       |
| Special Permit: Install         | windows      | on a nonc    | conforming w   | all.                                  |
| SECTIONS OF ZONING ORDIN        | ANCE CITED   | ) :          |                |                                       |
| Article 5.000                   | Section      | 5.31 (Tab    | le of Dimen    | sional Requirements).                 |
| Article 8.000                   | Section      | 8.22.2.C     | (Windows).     |                                       |
| Article 8.000                   | Section      | 8.22.3 (N    | onconformin    | g Structure).                         |
| Article 10.000                  | Section      | 10.30 (Va    | riance).       |                                       |
| Article 10.000                  | Section      | 10.40 (Sp    | ecial Permi    | t).                                   |
|                                 |              | Original Sig | nature(s) :    | In Alto                               |
|                                 |              |              |                | (Petitioner(s) / Owner)               |
|                                 |              |              |                | James J. Rafferty, Esq.               |
|                                 |              |              |                | (Print Name)                          |
|                                 |              |              | Address :      | 675 Massachusetts Avenue              |
|                                 |              |              |                | Cambridge, MA 02139                   |
|                                 |              |              | Tel. No. :     |                                       |
|                                 |              |              |                | (617) 492-4100                        |
|                                 |              |              | E-Mail Addres  | s: <u>irafferty@adamsrafferty.com</u> |
| Date: May 10, 2016              |              |              | <u> -</u>      |                                       |

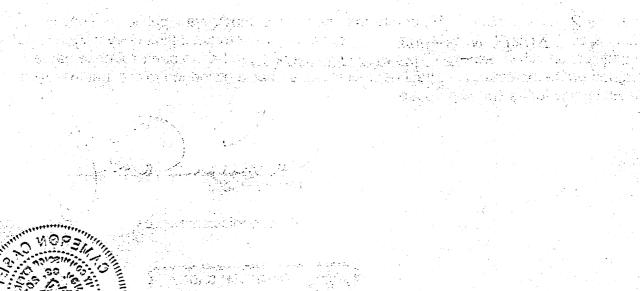
#### OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

110 Hancock Street Trust (Owner or Petitioner) Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139 Location of Premises: 110 Hancock Street, Cambridge MA the record title standing in the name of <u>110 Hancock Street Trust</u> whose address is 110 Hancock Street, Cambridge MA 02139 (City or Town) (State & Zip Code) (Street) by a deed duly recorded in the Middlesex South County Registry of Deeds in Book \_\_\_\_\_\_ 67191 Page \_\_318 \_ or \_\_\_\_\_\_ Registry District of Land Court Certificate No. Book Page Robert N. Shapiro, Trustee \_\_\_\_\_\_ day of May, 2016, before me, the undersigned notary public, personally appeared Robert N. Shapiro proved to me through satisfactory evidence of identification, which were was personal furnilde, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose. Notary Public



My commission expires:





#### **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 this Ordinance would preclude the modest alterations to this single family home that will improve circulation and accessibility.
- 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 realted to the size of the existing structure and its location on the lot.

#### 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. The work proposed will not have any negative effect on abutters or the neighborhood.
- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
  - The use of the property as a single family dwelling will not change. Moreover, the structure will continue to be considerably smaller than what is allowed by the FAR for this lot. Similarly, the amount of Open Space considerably exceeds the requirements of the Residence C-1 Zoning District.
- \* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

#### **BZA APPLICATION FORM**

#### SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 110 Hancock St Cambridge, MA (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:
  - Article 8.22.2(c) permits the creation of windows on non-conforming walls when, as in this case, there are no further violations of the dimensional requirements of Article 5.000.
- 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:

There will not be any change in traffic patterns as a result of adding windows.

- 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:
  - Adjecent uses will not be affected since the use of the property as a single family dwelling will not be changed.
- 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:
  - Adding windows will benefit the health, safety, and welfare of the occupants of this dwelling.
- For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed windows iwll not change the use of the peroperty and are consistent with the residential uses in the district.

#### **BZA APPLICATION FORM**

#### **DIMENSIONAL INFORMATION**

PRESENT USE/OCCUPANCY:

22.3'

no change

no change

no change

65%

no change

no change

N/A

N/A

single family

20.8'

35'

N/A

N/A

30%

12

1 min

N/A

N/A

(min.)

(max.)

(min.)

(max.)

(min.)

(min.)

(min./max)

James Rafferty, Esq.

RIGHT SIDE

HEIGHT

LENGTH

WIDTH

**APPLICANT:** 

SIZE OF BLDG.:

TO LOT AREA:

ON SAME LOT:

RATIO OF USABLE OPEN SPACE

NO. OF DWELLING UNITS:

NO. OF PARKING SPACES:

NO. OF LOADING AREAS:

DISTANCE TO NEAREST BLDG.

110 Hancock St Cambridge, MA ZONE: Residence C-1 Zone **LOCATION:** PHONE: **REQUESTED USE/OCCUPANCY:** single family **EXISTING** REQUESTED <u>ORDINANCE</u> **CONDITIONS** CONDITIONS REQUIREMENTS TOTAL GROSS FLOOR AREA: 2,654 2,913 4,992 (max.) LOT AREA: 6,562 no change 5,000 (min.) RATIO OF GROSS FLOOR AREA .40 .44 .75 (max.) TO LOT AREA: 2 LOT AREA FOR EACH DWELLING UNIT: 6,562 no change 1,500 (min.) SIZE OF LOT: WIDTH 51 50 no change (min.) DEPTH 128.5 no change N/A SETBACKS IN FEET: FRONT 14.3' no change +/-10' (min.) 27' REAR 37.5' no change (min.) 2.2' 51 LEFT SIDE 20.8 (min.)

15.81

27.61

76.4'

23.4'

67%

1

1

N/A

N/A

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

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

TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5')
DIVIDED BY LOT AREA.

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



Date:

May 10, 2016

# CITY OF CAMBRIDGE MASSACHUSETTS BOARD OF ZONING APPEAL 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 617 349-6100

2016 MAY 11 AM 11:56

**BZA APPLICATION FORM** 

OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSETTS

**GENERAL INFORMATION** 

Plan No: BZA-010180-2016

| The undersigned hereby no  | titions the Board of Zoning Annual for the following:                       |
|--|---|
| Special Permit: √  | itions the Board of Zoning Appeal for the following:  Variance : √ Appeal : |
| The second secon | ncock Street Trust - C/O James J. Rafferty, Esq.                            |
| PETITIONER'S ADDRESS :   | 675 Massachusetts Avenue Cambridge, MA 02139                                |
| LOCATION OF PROPERTY   | 110 Hancock St Cambridge, MA  |
| TYPE OF OCCUPANCY:   | ZONING DISTRICT: Residence C-1 Zone   |
| REASON FOR PETITION:   |   |
| Ad   | itions  |
| DESCRIPTION OF PETITIO   | ER'S PROPOSAL :   |
| Variance: To construduelling.  | et two story addition and two dormers on existing single family             |
| Special Permit: Inst   | all windows on a nonconforming wall.  |
| SECTIONS OF ZONING OR  | DINANCE CITED :   |
| Article 5.000  | Section 5.31 (Table of Dimensional Requirements).                           |
| Article 8.000  | Section 8.22.2.C (Windows).   |
| Article 8.000  | Section 8.22.3 (Nonconforming Structure).                                   |
| Article 10.000   | Section 10.30 (Variance).   |
| Article 10.000   | Section 10.40 (Special Permit).   |
|  | Original Signature(s):  (Petitioner(s) / Owner)  James J. Rafferty, Esq.    |
|  | (Print Name)  |
|  | Address: 675 Massachusetts Avenue   |
|  | Cambridge, MA 02139   |
|  | Tel. No.: (617) 492-4100  |
|  | E-Mail Address : irafferty@adamsrafferty.com                                |

110 Hancock St.

| 16-38 32-64 Harvard St 116-65 116-29 314 Harvard St 116-65 116-29 314 Harvard St 116-65 116-29 314 Harvard St 116-65 324-C Harvard St 116-65 116-29 314 Harvard St 117-99 316 Harvard St 117-91 116-85 116-85 116-85 116-30 117-91 116-86 116-35 116-36 116-36 116-36 116-36 116-37 116-86 116-36 116-36 116-36 116-36 116-36 116-37 116-86 116-36 116-37 116-86 116-36 116-37 116-38 117-38 116-38 | /  | 110 LIUNCON NI                                       |
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| 117-38 117-49 116-54 75 Hancock St 117-105 921 Massachusetts Ave 923 Massachusetts Ave 924 Massachusetts Ave 925 Massachusetts Ave 926 Massachusetts Ave 927 Massachusetts Ave 928 Massachusetts Ave 929 Massachusetts Ave 920 Massachusetts Ave 920 Massachusetts Ave 920 Massachusetts Ave 921 Massachusetts Ave 922 Massachusetts Ave 923 Massachusetts Ave 924 Lee St 117-36 925 Lee St 117-36 926 Lee St 117-36 927 Massachusetts Ave 117-27 928 Massachusetts Ave 929 Massachusetts Ave 920 Massachusetts Ave 920 Massachusetts Ave 920 Massachusetts Ave 920 Massachusetts Ave 921 Massachusetts Ave 922 Massachusetts Ave 923 Massachusetts Ave 117-26 117-27 117-28 117-29 117-26 118-3 118-3 119-98  | 8  | 21-B Lee St 23 Lee St 30 Lee St                      |
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| 116-54 75 Hancock St 117-69 117-27 117-20 17 Lee St 24 Lee St 117-37 117-49 117-20 17 Lee St 24 Lee St 117-37 117-49 117-20 17-104 117-26  |  | 117-48   |
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| 19-18 119-82 884 Massachusetts Ave 117-57 118-2  | 110.5  | 3 Clinton St   |
| 119-98 110-7 118-2   | 113-10 ) 004 Wass                            | ssachusetts Ave                                      |
| 119-90   |  | 118-2  |
| 11001  |  | 117-56   |
|  | 1,10-01                                      |  |

10 Hancock Ad.

117-74 BROADWAY LANDMALLS INC. 339 BROADWAY CAMBRIDGE, MA 02139 117-20 NGUYEN, HA D. 15 LEE STREET, #1 CAMBRIDGE, MA 02139 JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

117-20 HWANG, MIIN 15 LEE STREET, UNIT #4 CAMBRIDGE, MA 02139 117-20 ELIOT, MARY K. C/O 17 LEE STREET REALTY LLC 17 LEE ST. UNIT #6 CAMBRIDGE, MA 02139 117-20 KOCHHAR, SANDEEP 15-17 LEE ST., #T2 CAMBRIDGE, MA 02139

117-5 GREENBERG, STEVEN AND AVRA GOLDMAN 106 HANCOCK ST #1 CAMBRIDGE, MA 02139 117-5
PINCKNEY, THOMAS II & THOMAS PNCKNEY III
C/O HEACOCK, SHELLY A.
102 HANCOCK ST., #4
CAMBRIDGE, MA 02139

117-5 MASON, BAYLEY F. C/O ROMAN, JORGE 102 HANCOCK ST. #5 CAMBRIDGE, MA 02139

117-5 MCDONALD, CHRISTIE A. 97 BANKS ST CAMBRIDGE, MA 02138 117-7 ROBBINS, ARNOLD ARNOLD ROBBINS NOMINEE TRUST 116 HANCOCK STREET CAMBRIDGE, MA 02139 117-17 SCHULERT, ANDREW & JOY LUCAS 23 LEE ST. CAMBRIDGE, MA 02139

117-76 LESLIE, KATHLEEN P. & DONALD M. LESLIE JR. 21 LEE ST., UNIT #6 CAMBRIDGE, MA 02139 117-76 BREGMAN, LAWRENCE D. & ADEANE H. BREGMAN 21 LEE STREET #4R CAMBRIDGE, MA 02139

116-118
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

117-103 LEE STREET REALTY, INC. 1259 BROADWAY SOMERVILLE, MA 02144 117-91 MANN, SUZANNE B. TR. OF 120 HANCOCK STREET TR. 120 HANCOCK STREET CAMBRIDGE, MA 02139 117-92 BOURQUIN, RUTH A. 118 HANCOCK ST. CAMBRIDGE, MA 02139

117-20 DERRAH, THOMAS L. 15 LEE ST., UNIT #5 CAMBRIDGE, MA 02139 117-20 HARRIS, BARBARA 15 LEE ST., UNIT #3 CAMBRIDGE, MA 02139

117-76 GREELEY,ROBIN ADELE & MICHAEL R. ORWICZ 21 LEE ST., UNIT#5 CAMBRIDGE, MA 02139

117-20 BERENSON, MARSHALL 15-17 LEE ST., UNIT #T4 CAMBRIDGE, MA 02139 117-20 HALL, CURTIS W. & ELIZABETH J. HALL 17 LEE ST. UNIT#7 CAMBRIDGE, MA 02148 117-20 WILLS, ANNE MARIE & MIGUEL N. RIVERA 15-17 LEE ST., UNIT #T5 CAMBRIDGE, MA 02139

116-93 YOGEL, DAVID M. TR. OF 97 & 99 HANCOCK TRUST 87 HAMPSHIRE ST CAMBRIDGE, MA 02139 117-20 DOYLE, SANDRA 15 LEE ST, UNIT# 2 CAMBRIDGE, MA 02139 117-6
ROSENBERG, CHARLES E. &
CATHERINE D. G. FAUST
33 ELMWOOD AVE.
CAMBRIDGE, MA 02138

117-74 MAJOR, APRIL J. & DONALD W. MAJOR 98 HANCOCK ST #1 CAMBRIDGE, MA 02139 117-20 BERENSON, KATHY LASHAY 15-17 LEE ST, #T3 CAMBRIDGE, MA 02139 117-5 BALDWIN, BLAIR F. JR & LINDSAY HYDE 102 HANCOCK ST., UNIT #3 CAMBRIDGE, MA 02139 110 Hancock St.

117-76 PUCKETT, JULIE M. 21 LEE ST. UNIT#7 CAMBRIDGE, MA 02139

117-20 CHARM, TAMARA B. & OREN L. WEISBERG 48A DANA ST. CAMBRIDGE, MA 02139

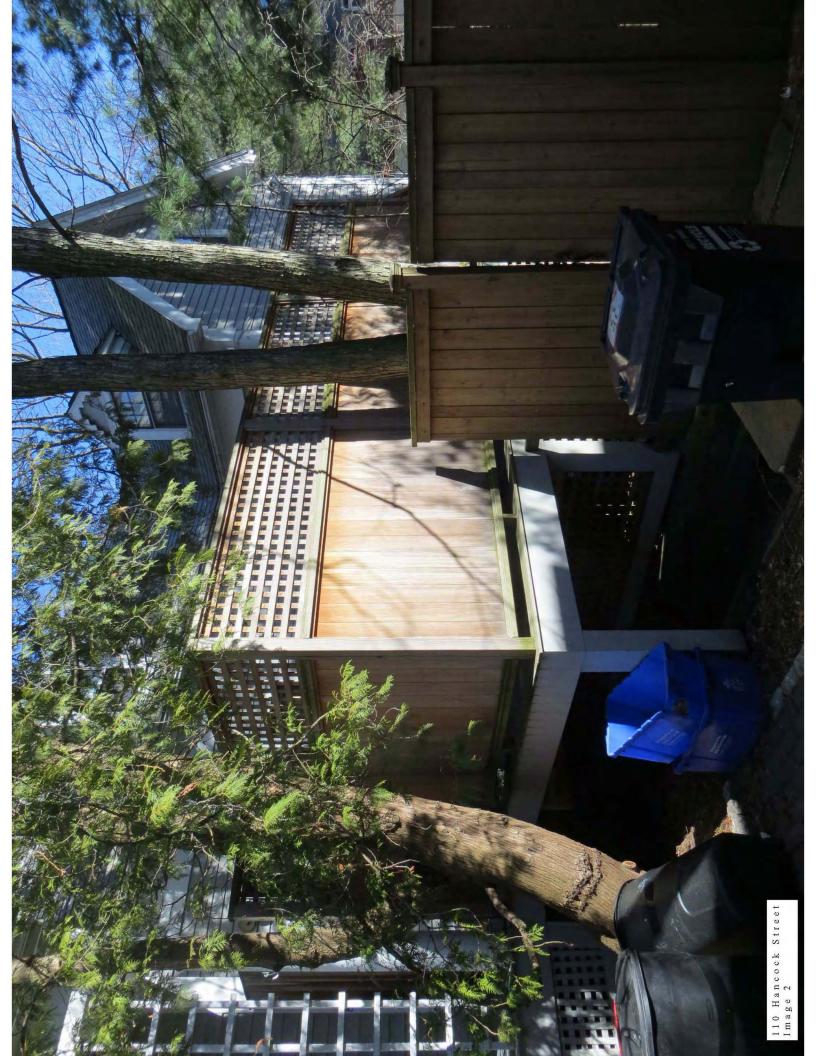
116-118 CITY OF CAMBRIDGE C/O RICHARD ROSSI CITY MANAGER 117-76 SHARMA, SANDEEP & AMRITA SINGH 21 LEE ST., #3L CAMBRIDGE, MA 02139

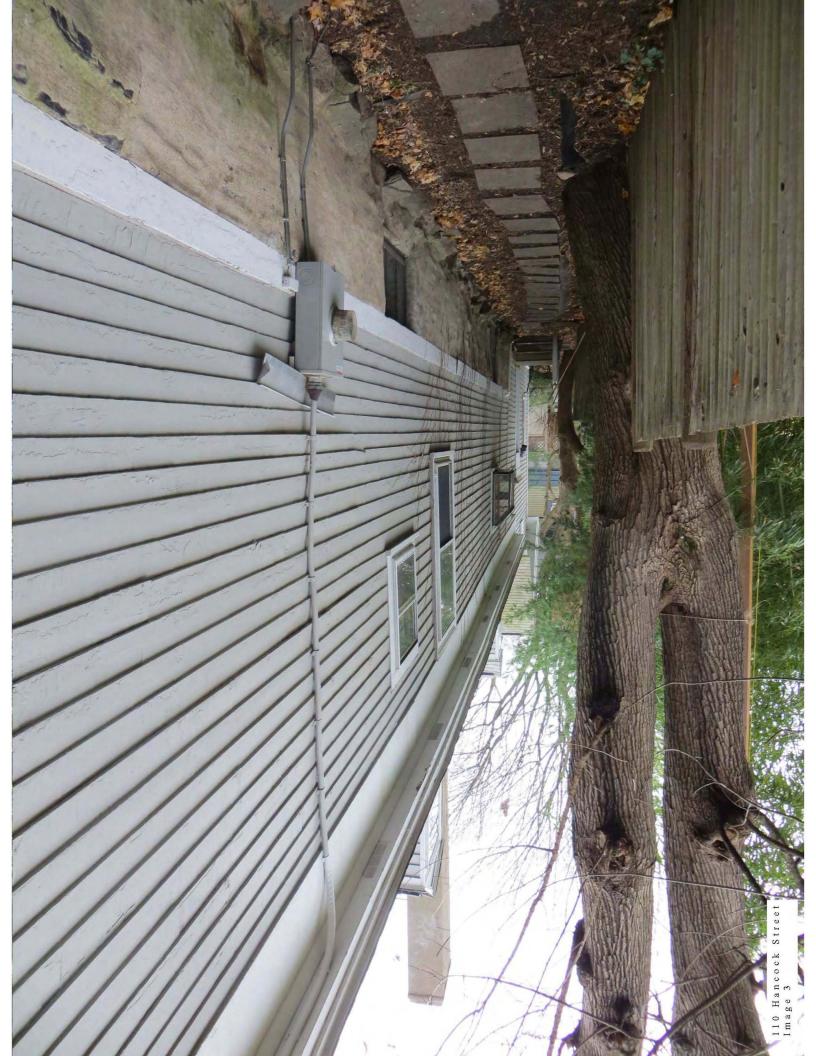
117-5 WOLITZKY, ALEXANDER GREENBERG & SANDRA ULLMAN WOLITZKY 104 HANCOCK ST., #7 CAMBRIDGE, MA 02139

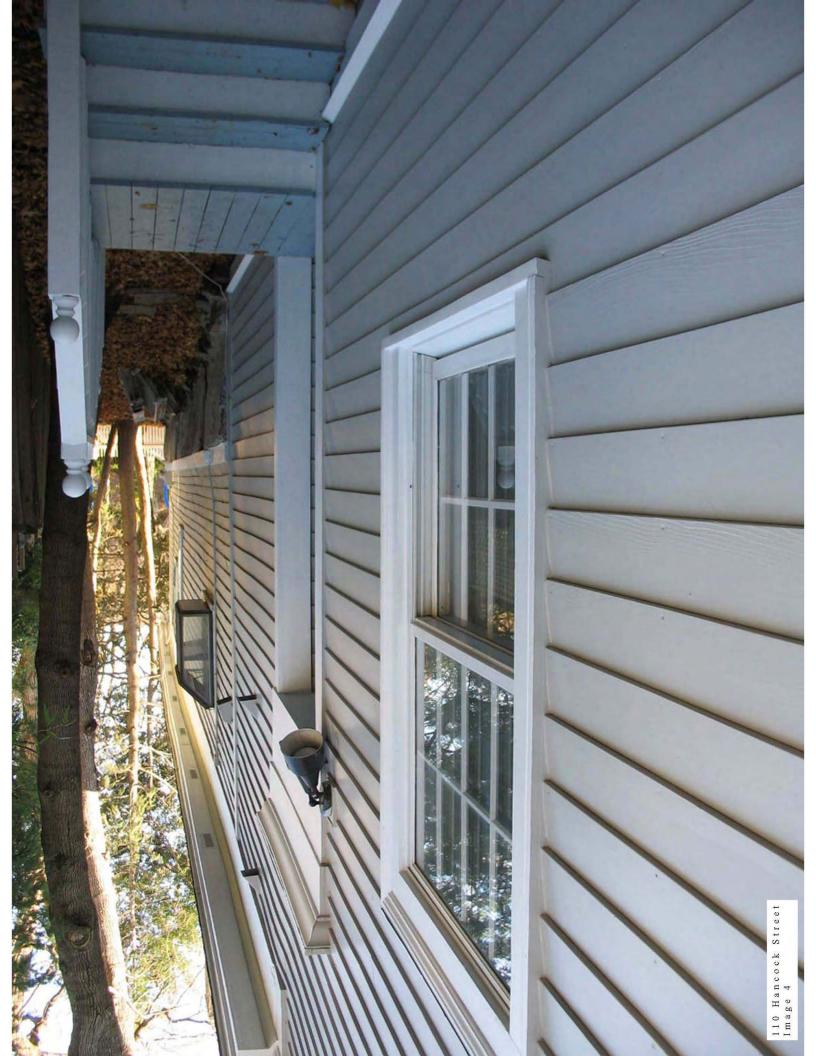
116-118 CITY OF CAMBRIDGE C/O NANCY GLOWA CITY SOLICITOR 117-76 CHANG, PAMELA R. 21 LEE ST., #2R CAMBRIDGE, MA 02139

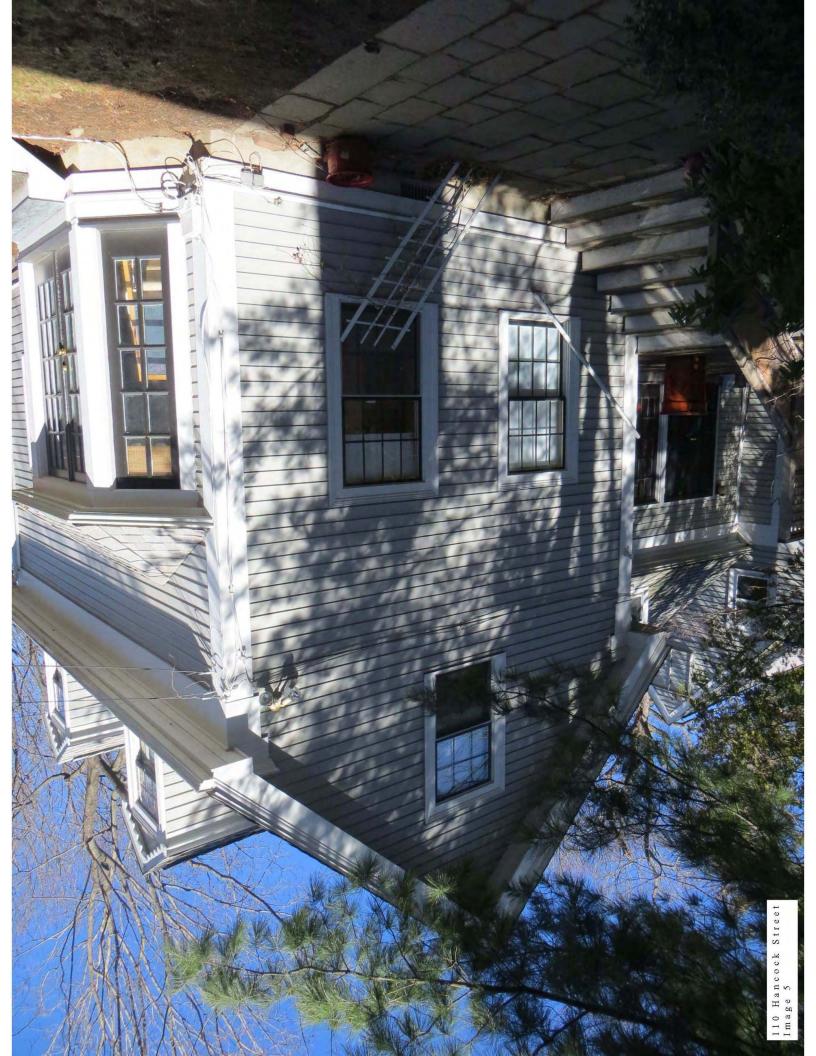
117-76 LUSKSTEVEN J. 21 LEE ST 1L CAMBRIDGE, MA 02139

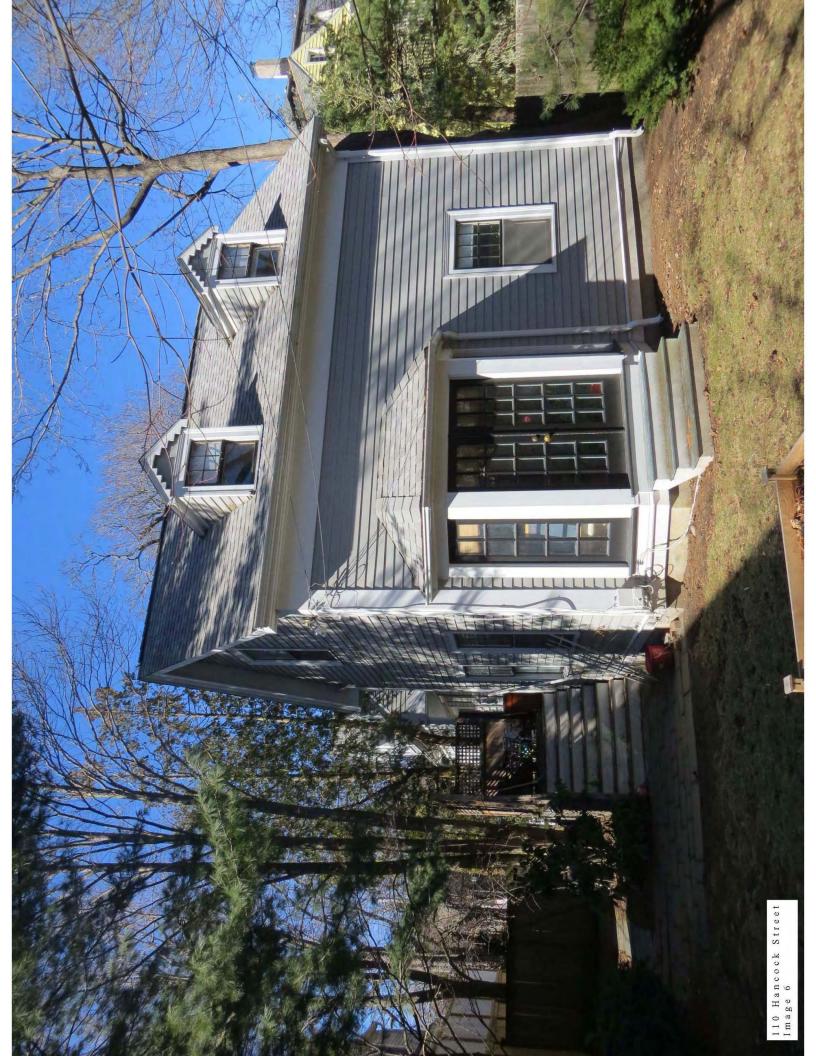


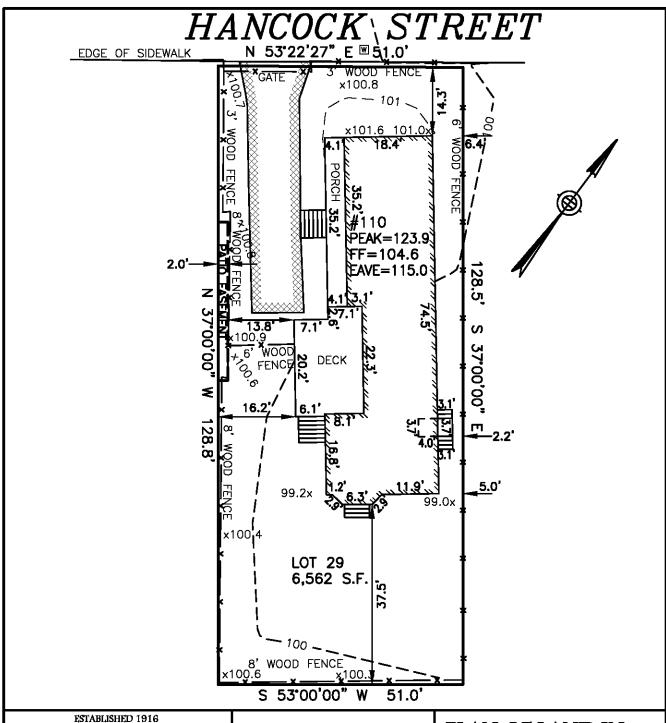














EVERETT M. BROOKS CO. SURVEYORS & ENGINEERS

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(617) 527-8750 info@everettbrooks.com

# PLAN OF LAND IN CAMBRIDGE, MA

110 HANCOCK STREET EXISTING CONDITIONS

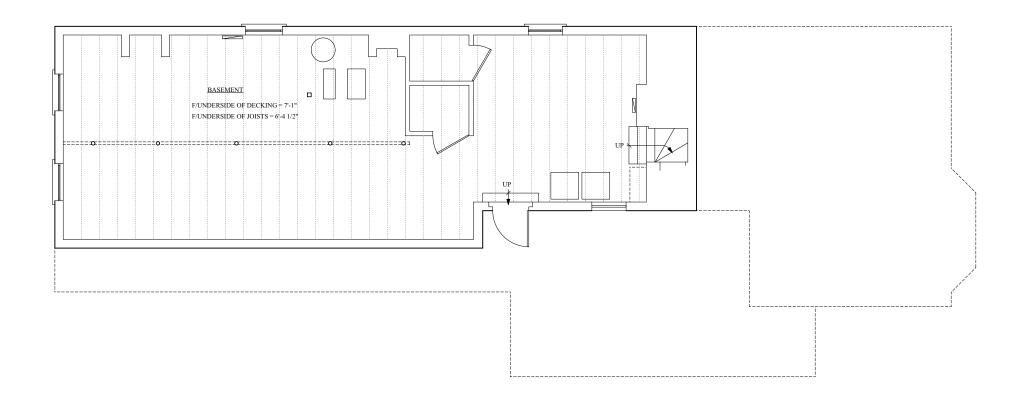
SCALE: 1 IN.= 20 FT.

DATE: FEBRUARY 16, 2016

DRAWN: MF

CHECK: BB

PROJECT NO. 24860



AS-BUILT BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

## FRANK SHIRLEY

ARCHITECTS

40 Pearl Street t: 617.547.3355 Cambridge MA 02139 f: 617.547.2385

www.frankshirleyarchitects.com

PROJECT

Alterations & Addition to:

110 HANCOCK STREET Cambridge, MA 02139

THESE EXISTING FLANS ANDIGE PROTOGRAPHS ARE A REPRESENTATION OF THE EXISTING CONDITIONS OF THE BRIDGEN, THESE DRAWNING-PROTOGRAPHS ARE FOR THE GENERAL CHEARCHTERISTICS OF THE EXISTING CONDITIONS AND NOT AN EXPLANGING THE WASTERNAMEN TO BE A CHARLEST THE STRENGARD OF THE EXISTING CONDITIONS. THIS PROPRIOR THE PROTOGRAPH OF THE ACCURACY OF THE STRENGARD CONSTRUCTION AND BECOME FAMILIAR WITH THE WORK. AFTER EXAMINATIONS OF THE STRENGARD THE ACCURACY OF THE ACCURACY O

ISSUES / REVISIONS

Date Description

16 MAR 16 MCNCDC APPLICATION SUBMISSION

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DRAWING TITLE

As-built Basement Floor Plan

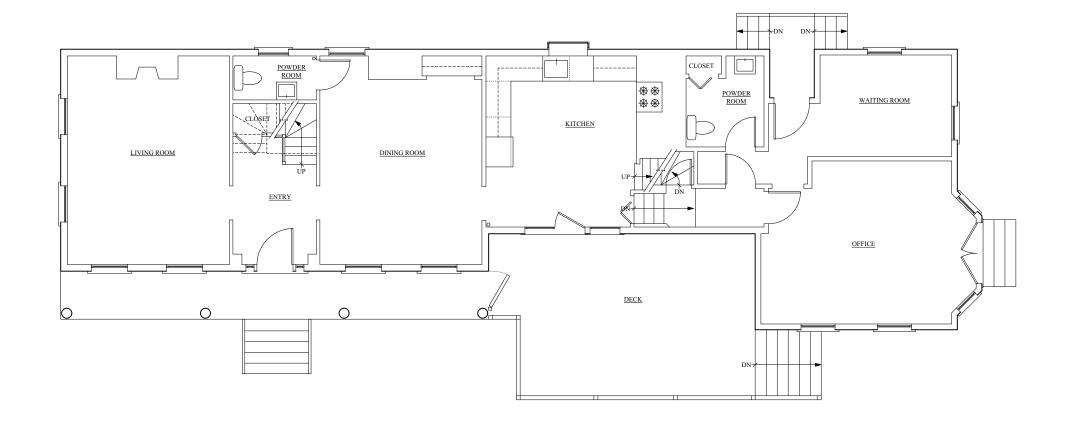
SCALE

1/8" = 1'-0"

DATE

March 16, 2016

SHEET NUMBER



| SECOND FLOOR: $= \sim 1,100 \text{ S}$ | FLOOR AREA SUMMARY                                   |                            |
|--|--|----------------------------|
| HEIGHT OR GREATER)                     | FIRST FLOOR:<br>SECOND FLOOR:<br>(FLOOR AREA WITH 5' | = ~1,554 SF<br>= ~1,100 SF |
| FOTAL GEA PROPOSED = $\sim 2.654.5$    | HEIGHT OR GREATER) TOTAL GFA, PROPOSED               | = ~2,654 SF                |

AS-BUILT FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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ARCHITECTS

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110 HANCOCK STREET Cambridge, MA 02139

THESE EXISTING FLANS. ANDOR PROTOGRAPIS ARE A REPRESENTATION OF THE EXISTING CONDITIONS OF THE BUILDION, THESE DRAWNESS/BHOTDORAPIS ARE RETHE GENERAL CHARACTERISTICS OF THE EXISTING CONDITIONS AND NOT AN EXHAUSTREE PROVINCIAGORD FOR TACHAL HIRDSO CONDITIONS. THIS INFORMATION OF THE ACCURACY OF THE INFORMATION OF THE ACCURACY OF THIS INFORMATION OF THE ACCURACY OF THE INFORMATION OF THE ACCURACY OF THE INFORMATION OF THE INFORMATION

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Date Description
15 APR 16 BZA APPLICATION SUBMISSION

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DRAWING TITLE

As-built First Floor Plan

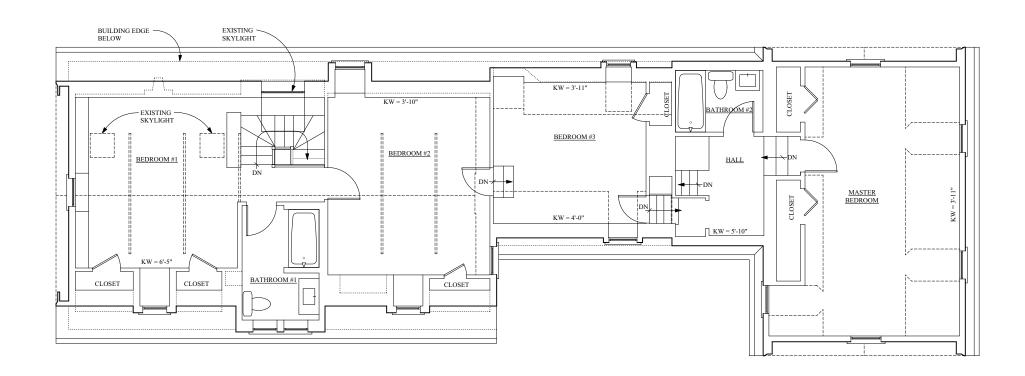
SCALE

1/4" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER



AS-BUILT SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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THESE EXISTING FLANS ANDOR PROTOGRAPHS ARE A REPRESENTATION OF THE EXISTING CONDITIONS OF THE BUILDING. THESE DRAWNINGS-PROTOGRAPHS ARE FOR THE GENERAL CHARACTERISTICS OF THE EXISTING CONDITIONS AND NOT AN EXHIBATION FROM STRIKE AND THE ADMINISTRATION FOR THE ACTUAL HIRDIDGS. CONDITIONS. THIS ROPOMATION THE ACCURACY OF THE ACCURACY

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Date Description

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DRAWING TITLE

As-built Second Floor Plan

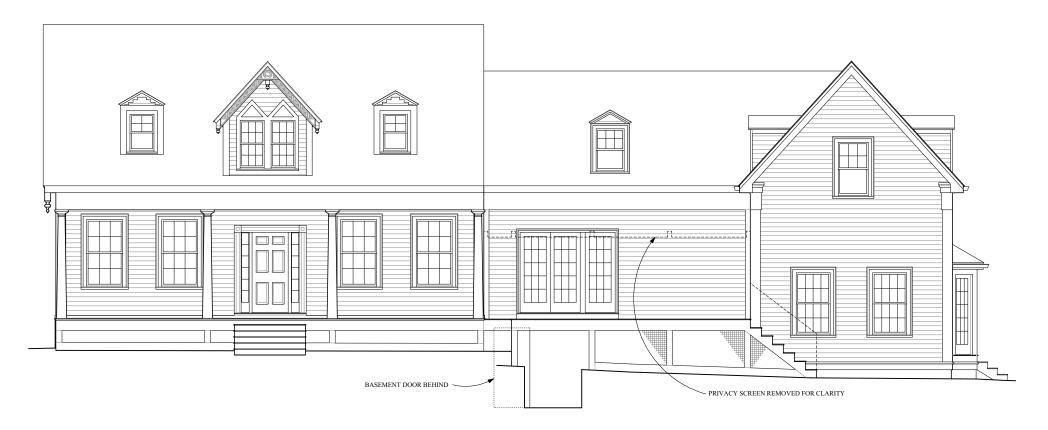
1/4" = 1'-0"

DATE

SCALE

April 15, 2016

SHEET NUMBER



#### AS-BUILT WEST ELEVATION



AS-BUILT NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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Date Description
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DRAWING TITLE

As-Built West & North Elevations

SCALE

1/8" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER



AS-BUILT EAST ELEVATION



AS-BUILT SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

| F I | R A | λN | K |   | S H | Ι | R I | LΕ | Y |
|-----|-----|----|---|---|-----|---|-----|----|---|
| A   | R   | С  | Н | I | T   | Е | С   | T  | S |

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AND DEMONSIONS AND MOTIFY THE ARCHITECT OF ANY DISCUSPANCIES BETWEEN THE 
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Date Description

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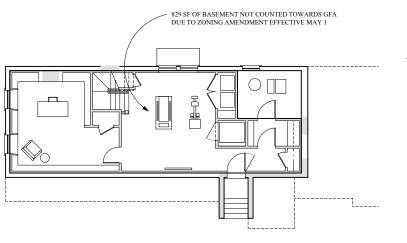
 $\begin{array}{cc} & \text{As-Built East \& South} \\ & \text{Elevations} \end{array}$ 

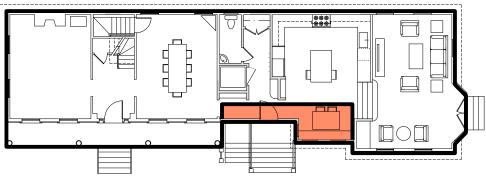
1/8" = 1'-0"

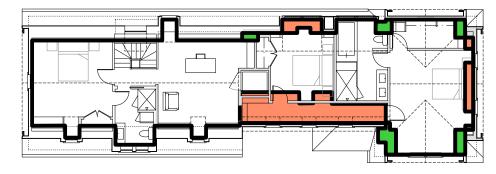
DATE

April 15, 2016

SHEET NUMBER







GFA ADDED ~185sf

GFA REMOVED DUE TO RAISING FLOOR ~30sf

GROSS FLOOR AREA= ~1,255sf

GROSS FLOOR AREA= 0sf

BASEMENT GFA DIAGRAM - PROPOSED CONDITIONS

SCALE: 1/16" = 1'-0"

FIRST FLOOR GFA DIAGRAM - PROPOSED CONDITIONS

SCALE: 1/16" = 1'-0"

GROSS FLOOR AREA= ~1,658sf

GFA ADDED ~104sf

SECOND FLOOR GFA DIAGRAM - PROPOSED CONDITIONS

GFA SUMMARY - PROPOSED CONDITIONS

BASEMENT =  $\sim 0 \text{ SF}$ 1ST FLOOR =  $\sim 1,658 \text{ SF}$ 2ND FLOOR =  $\sim 1,255 \text{ SF}$ TOTAL GFA, PROPOSED =  $\sim 2,913 \text{ SF}$ 

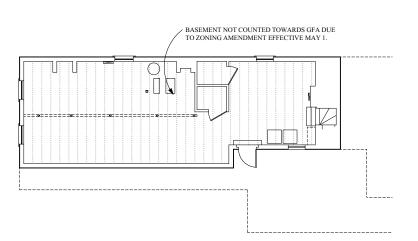
GFA INCREASE - PROPOSED CONDITIONS

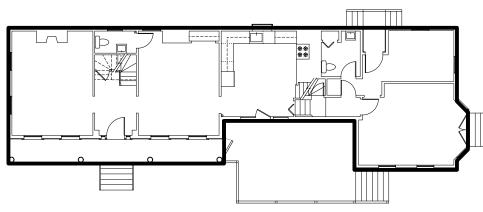
GFA ADDED (BOTH FLOORS) ~104sf + 185sf = ~289sf

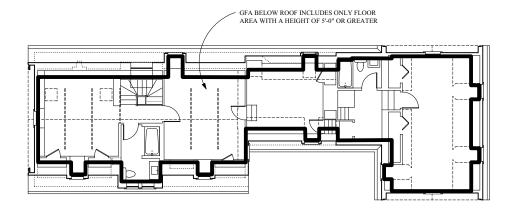
GFA REMOVED DUE TO RAISING SECOND FLOOR ~30sf

TOTAL GFA GAIN ~289sf - ~30sf = ~259sf

INCREASE OF ~176 SF OVER EXISTING OR ~9.7%







GROSS FLOOR AREA= 0sf

GROSS FLOOR AREA= 1,554sf

GROSS FLOOR AREA= 1,100sf

6 BASEMENT GFA DIAGRAM - EXISTING CONDITIONS

SCALE: 1/16" = 1'-0"

FIRST FLOOR GFA DIAGRAM - EXISTING CONDITIONS

SCALE: 1/16" = 1'-0"

SECOND FLOOR GFA DIAGRAM - EXISTING CONDITIONS

SCALE: 1/16" = 1'-0"

GFA SUMMARY - CURRENT CONDITIONS

BASEMENT =  $\sim 0 \text{ SF}$ 1ST FLOOR =  $\sim 1,554 \text{ SF}$ 2ND FLOOR =  $\sim 1,100 \text{ SF}$ TOTAL GFA, PROPOSED =  $\sim 2,654 \text{ SF}$ 



FRANK SHIRLEY
ARCHITECTS

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Date Description
15 APR 16 GFA / FAR Calcs.

NOT FOR CONSTRUCTION

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DRAWING TITLE

GFA / FAR CALCS.

SCALE

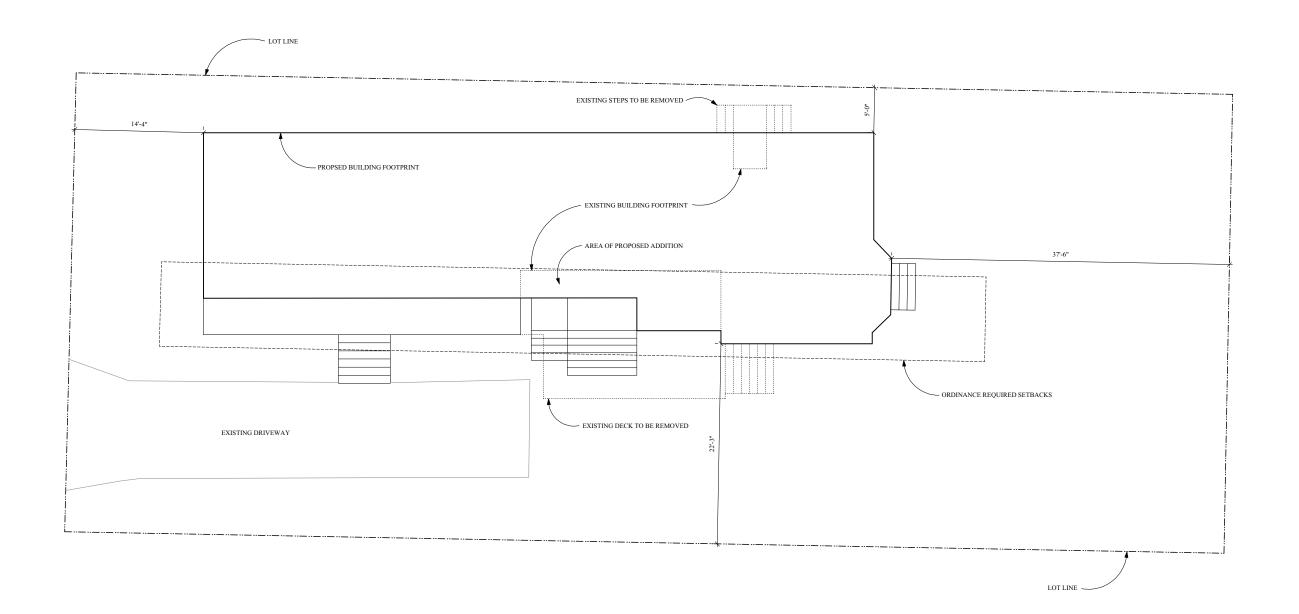
1/8" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER

Z-1



PROPOSED SITE PLAN WITH SETBACKS

SCALE: 3/32" = 1'-0"

# FRANK SHIRLEY ARCHITECTS

40 Pearl Street t: 617.547.3355 Cambridge MA 02139 f: 617.547.2385

www.frankshirleyarchitects.com

PROJECT

Alterations & Addition to:

110 HANCOCK STREET Cambridge, MA 02139

ISSUES / REVISIONS

Date Description

15 APR 16 BZA APPLICATION SUBMISSION

#### NOT FOR CONSTRUCTION

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DRAWING TITLE

Proposed Site Plan

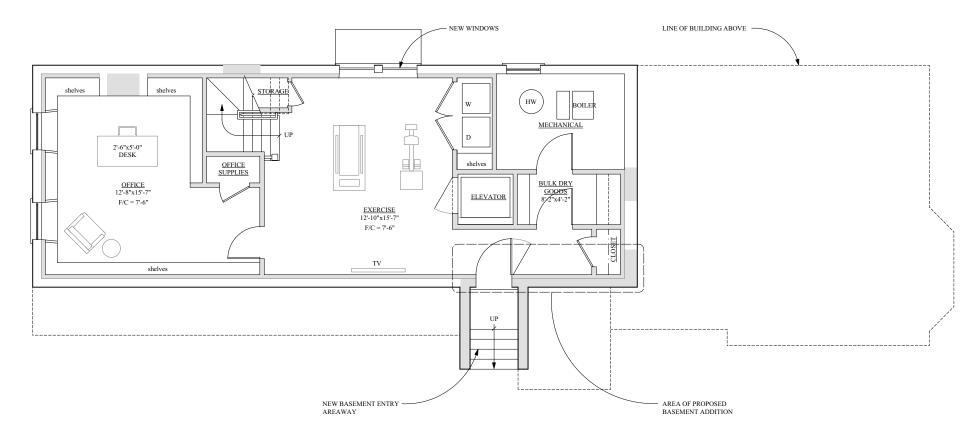
SCALE

3/32" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER



TOTAL BASEMENT FLOOR AREA: 829 SF\*

\*BASEMENT FLOOR AREA NOT INCLUDED IN GROSS FLOOR AREA CALCULATIONS

PROPOSED BASEMENT PLAN

SCALE: 1/8" = 1'-0"

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DRAWING TITLE

Proposed Basement Plan

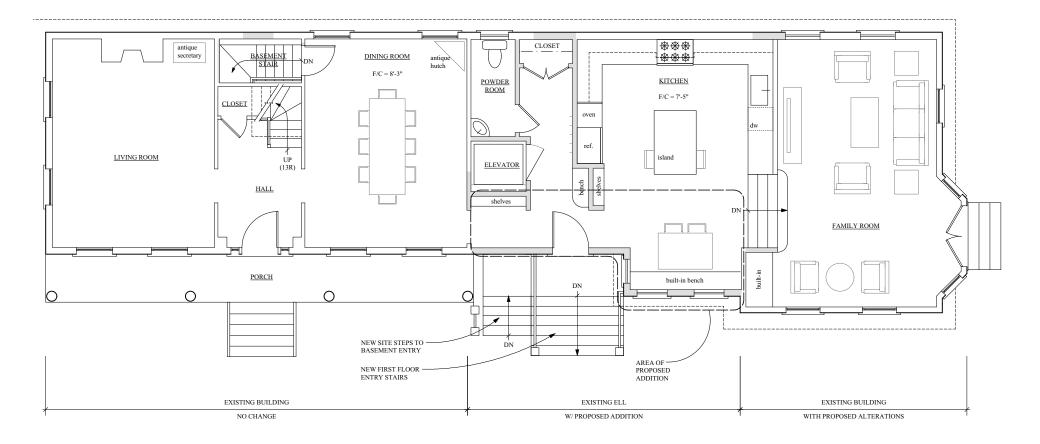
SCALE

1/8" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER



| FLOOR AREA SUMMARY      |             |
|-------------------------|-------------|
| FIRST FLOOR:            | = ~1,658 SF |
| SECOND FLOOR:           | = ~1,255 SF |
| (FLOOR AREA WITH 5'     |             |
| HEIGHT OR GREATER)      |             |
| TOTAL GFA, PROPOSED     | = ~2.913 SF |
| (FIRST & SECOND FLOORS) |             |

PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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DRAWING TITLE

Proposed First Floor Plan

SCALE

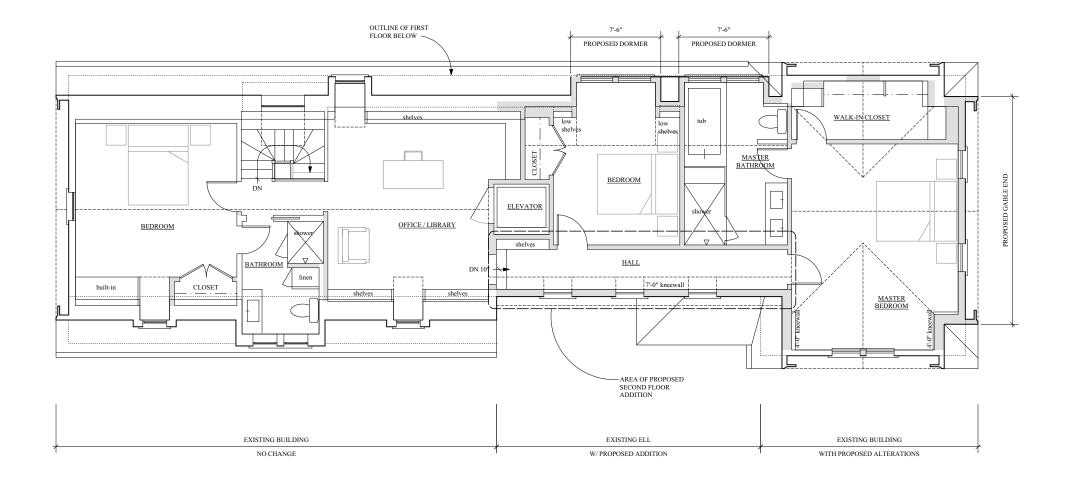
1/8" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER





| FLOOR AREA SUMMARY   |                            |  |
|--|----------------------------|--|
| FIRST FLOOR:<br>SECOND FLOOR:<br>(FLOOR AREA WITH 5'<br>HEIGHT OR GREATER) | = ~1,658 SF<br>= ~1,255 SF |  |
| TOTAL GFA, PROPOSED (FIRST & SECOND FLOORS)                                | = ~2,913 SF                |  |

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

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DRAWING TITLE

Proposed Second Floor Plan

SCA

1/8" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER





#### PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'L0"

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DRAWING TITLE

Proposed West & North Elevations

SCALE

1/8" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER



## PROPOSED EAST ELEVATION SCALE: 1/8" = 1'-0"

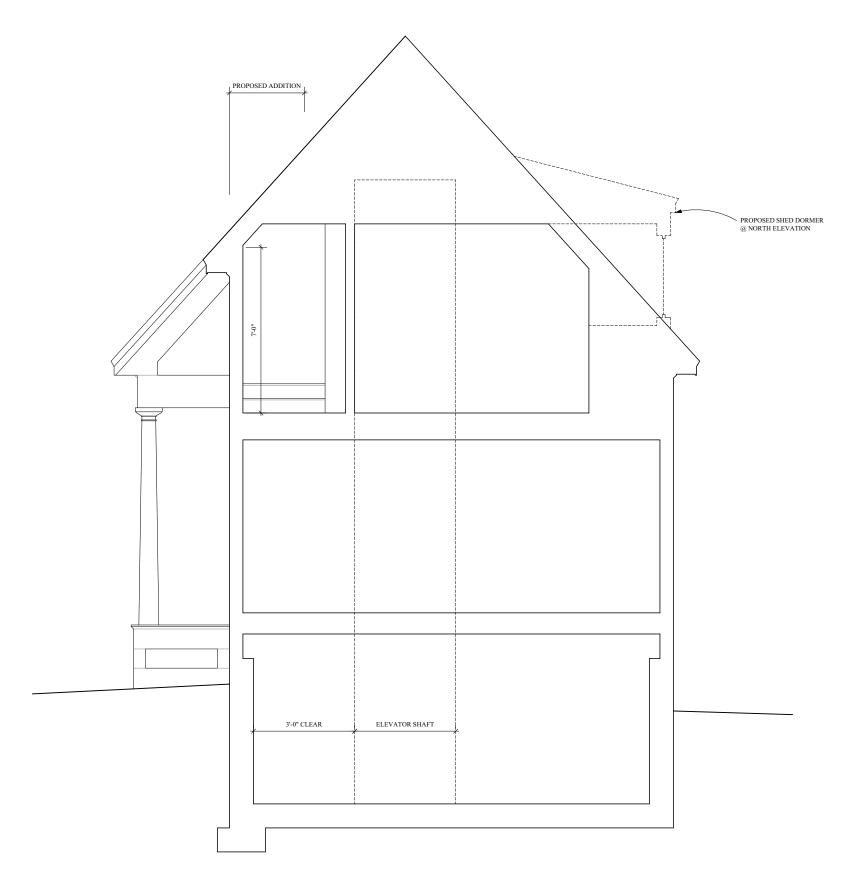


PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

# FRANK SHIRLEY ARCHITECTS t: 617.547.3355 f: 617.547.2385 40 Pearl Street Cambridge MA 02139 www.frankshirleyarchitects.com PROJECT Alterations & Addition to: 110 HANCOCK STREET Cambridge, MA 02139 ISSUES / REVISIONS Date Description 15 APR 16 BZA APPLICATION SUBMISSION NOT FOR CONSTRUCTION © FRANK SHIRLEY ARCHITECTS, 2016. All rights reserved. This drawing cannot be reproduced without permission. DRAWING TITLE Proposed East & South Elevations SCALE 1/8" = 1'-0" DATE April 15, 2016

SHEET NUMBER



PROPOSED SECTION @ ELL

SCALE: 1/4" = 1'-0"

# FRANK SHIRLEY ARCHITECTS 40 Pearl Street Cambridge MA 02139 t: 617.547.3355 f: 617.547.2385 www.frankshirleyarchitects.com PROJECT Alterations & Addition to: 110 HANCOCK STREET Cambridge, MA 02139 ISSUES / REVISIONS Date Description 15 APR 16 BZA APPLICATION SUBMISSION NOT FOR CONSTRUCTION © FRANK SHIRLEY ARCHITECTS, 2016. All rights reserved. This drawing cannot be reproduced without permission. DRAWING TITLE Proposed Section SCALE

1/4" = 1'-0"

April 15, 2016

SD-FINAL

DATE

SHEET NUMBER



### 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

Nancy Goodwin, Chair Tony Hsiao, Vice-Chair Lestra Litchfield, Sue-Ellen Myers, Monika Pauli, Members Margaret McMahon, Charles Redmon, Alternates

#### CERTIFICATE OF APPROPRIATENESS

PROPERTY: 110 Hancock Street

OWNER: 110 Hancock Realty Trust

> c/o Adams & Rafferty 675 Massachusetts Ave 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:

Renovate the structure, demolish a portion of the existing addition, construct an addition, and remove a chimney as depicted in the plans titled, "110 Hancock Street, Cambridge, MA 02139" by Frank Shirley Architects and dated March 16, 2016.

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

This certificate is granted with the above recommendation. 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 Chair.

| Case Number: MC-4942  | Date of Certificate: April 21, 2016                                   |
|---|---|
| Attest: A true and correct copy of decision :<br>Neighborhood Conservation District Commiss | filed with the office of the City Clerk and the Mid Cambridge sion on |
| Ву  | , Chair   |
| Twenty days have elapsed since the filing of the  | his decision.   |
| No appeal has been filed  | . Appeal has been filed   |
| Date  | . City Clerk  |



### **CAMBRIDGE HISTORICAL COMMISSION**

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139 Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112 E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director* William G. Barry, Jr., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members* Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates* 

| Jurisdiction Advice  |
|--|
| To the Owner of Property at 110 Hancock St. :  |
| The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:  |
| Old Cambridge Historic District<br>Fort Washington Historic District<br>(M.G.L. Ch. 40C, City Code §2.78.050)  |
| Avon Hill Neighborhood Conservation District  Half Crown – Marsh Neighborhood Conservation District  Harvard Square Conservation District  Mid Cambridge Neighborhood Conservation District  Designated Landmark  Property is being studied for designation:  (City Code, Ch. 2.78., Article III, and various City Council Orders)  Preservation Restriction or Easement (as recorded) |
| _ Structure is fifty years or more old and therefore subject to CHC review of any application<br>for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See<br>the back of this page for definition of demolition.   |
| <ul> <li>No jurisdiction: not a designated historic property and the structure is less than fifty years old.</li> <li>No local jurisdiction, but the property is listed on the National Register of Historic Places;</li> </ul>  |
| CHC staff is available for consultation, upon request.  Staff comments:  |
| The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.  |
| If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.   |
| CHC staff initial Date 5 20 16   |
| Received by Date   |
| cc: Applicant  |

Inspectional Services Commissioner

#### **Demolition Delay Ordinance and Application Information**

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. In addition to complete demolition of a building, the following actions may require a demolition permit,

- removal of a roof,
- · removal of one side of a building,
- gutting of a building's interior to the point where exterior features (windows, etc.) are impacted,
   and
- removal of more than 25% of a structure.

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission 831 Massachusetts Ave., 2<sup>nd</sup> Fl. Cambridge, MA 02139 Ph: 617/349-4683 or TTY: 617/349-6112 http://www.cambridgema.gov/Historic/demolitiondelay.html