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 petitions the Board of Zoning Appeal for the following:

Special Permit : √ **Variance :** √ **Appeal :** _____

PETITIONER : 110 Hancock 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 :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Variance: To construct two story addition and two dormers on existing single family dwelling.

Special Permit: Install windows on a nonconforming wall.

SECTIONS OF ZONING ORDINANCE 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 : jrafferty@adamsrafferty.com

Date : May 10, 2016

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 110 Hancock Street Trust

whose address is 110 Hancock Street, Cambridge MA 02139
(Street) (City or Town) (State & Zip Code)

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

==========

On this 3rd 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 knowledge, 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:

CAMERON CASEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires November 3, 2017

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.**

7

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.

D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

Adding windows will benefit the health, safety, and welfare of the occupants of this dwelling.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The 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

APPLICANT: James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** single family

LOCATION: 110 Hancock St Cambridge, MA **ZONE:** Residence C-1 Zone

PHONE: **REQUESTED USE/OCCUPANCY:** single family

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
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 TO LOT AREA: [2]		.40	.44	.75	(max.)
LOT AREA FOR EACH DWELLING UNIT:		6,562	no change	1,500	(min.)
SIZE OF LOT:	WIDTH	51	no change	50	(min.)
	DEPTH	128.5	no change	N/A	
SETBACKS IN FEET:	FRONT	14.3'	no change	+/-10'	(min.)
	REAR	37.5'	no change	27'	(min.)
	LEFT SIDE	2.2'	5'	20.8'	(min.)
	RIGHT SIDE	15.8'	22.3'	20.8'	(min.)
SIZE OF BLDG.:	HEIGHT	27.6'	no change	35'	(max.)
	LENGTH	76.4'	no change	N/A	
	WIDTH	23.4'	no change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA: [3]		67%	65%	30%	(min.)
NO. OF DWELLING UNITS:		1	no change	12	(max.)
NO. OF PARKING SPACES:		1	no change	1 min	(min./max)
NO. OF LOADING AREAS:		N/A	N/A	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		N/A	N/A	N/A	(min.)

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.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

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

2016 MAY 11 AM 11:56

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-010180-2016

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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)

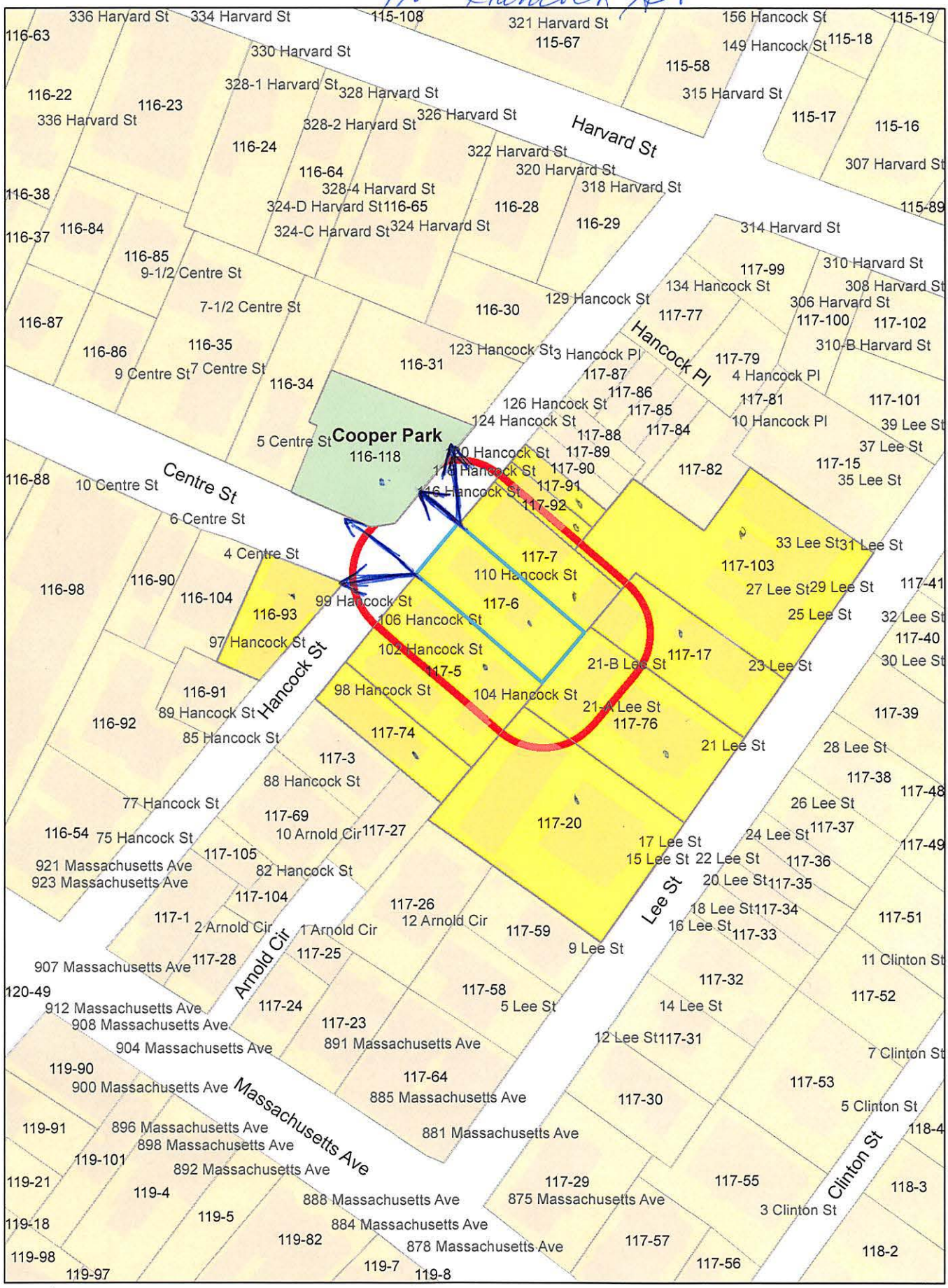
Address : 675 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : May 10, 2016

110 Hancock St.



110 Hancock St.

Petitioner

JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

117-74
BROADWAY LANDMALLS INC.
339 BROADWAY
CAMBRIDGE, MA 02139

117-20
NGUYEN, HA D.
15 LEE STREET, #1
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

117-76
SHARMA, SANDEEP & AMRITA SINGH
21 LEE ST., #3L
CAMBRIDGE, MA 02139

117-76
CHANG, PAMELA R.
21 LEE ST., #2R
CAMBRIDGE, MA 02139

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

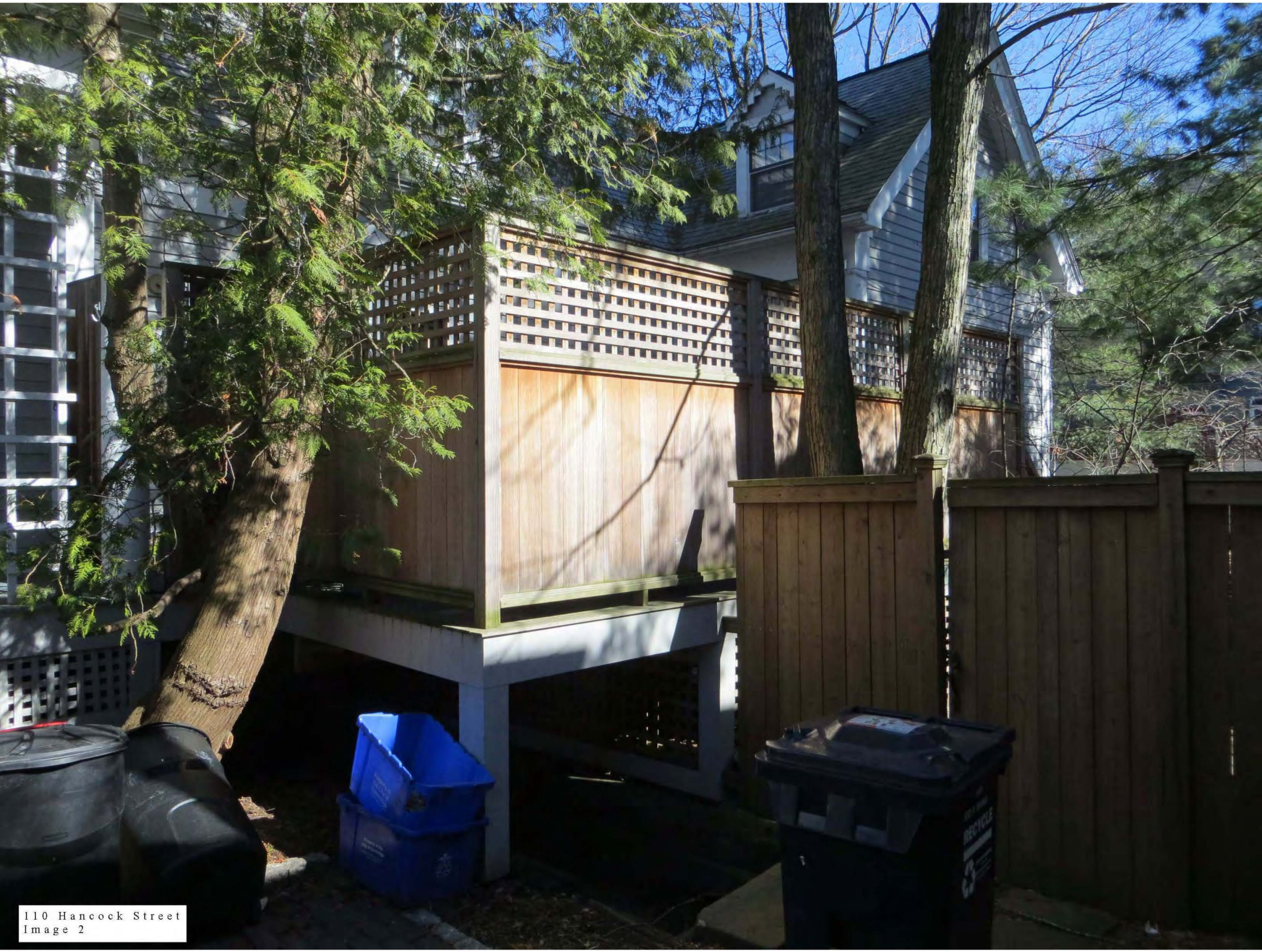
117-5
WOLITZKY, ALEXANDER GREENBERG &
SANDRA ULLMAN WOLITZKY
104 HANCOCK ST., #7
CAMBRIDGE, MA 02139

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

116-118
CITY OF CAMBRIDGE
C/O RICHARD ROSSI
CITY MANAGER

116-118
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

110 Hancock Street
Image 1



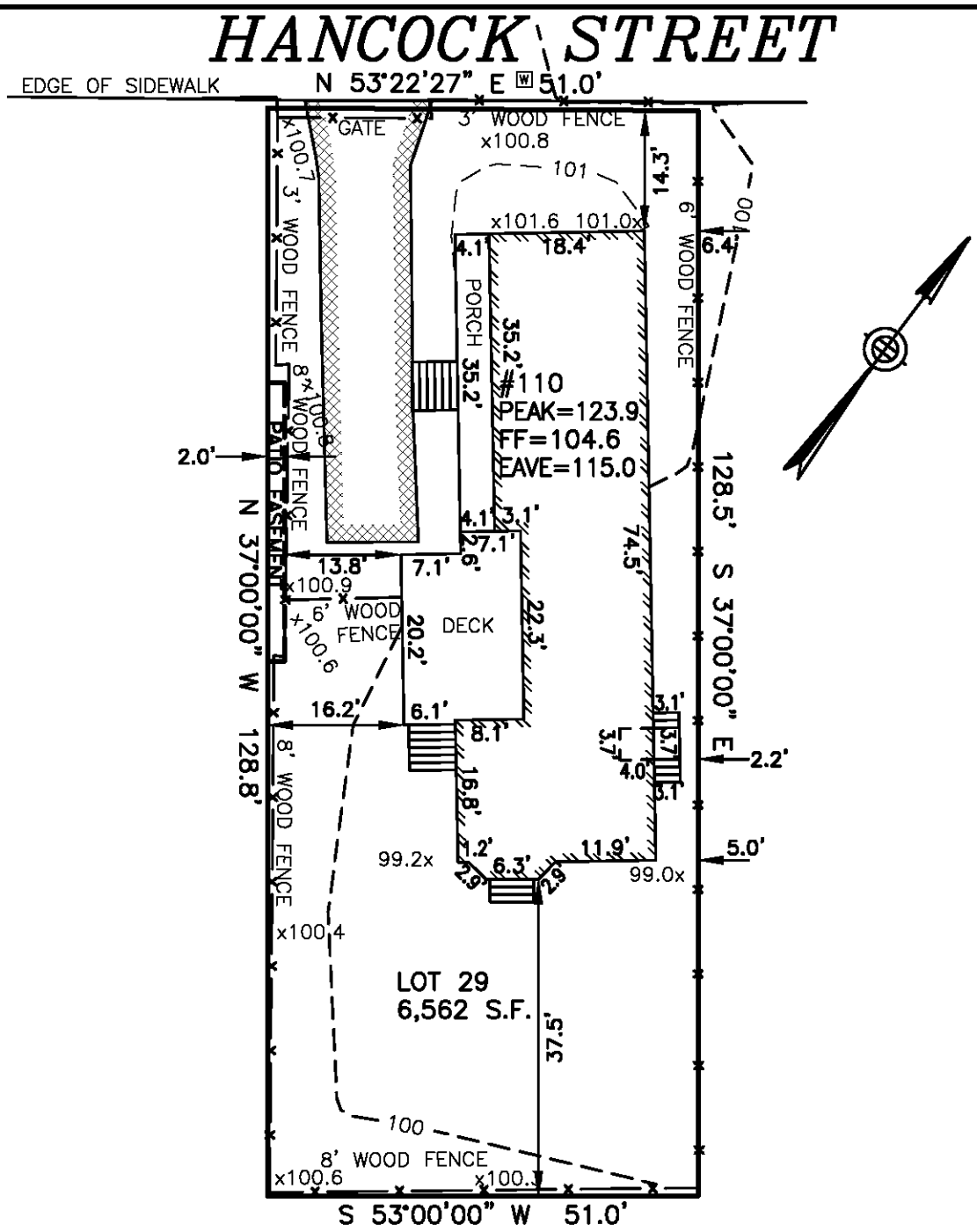
110 Hancock Street
Image 2

110 Hancock Street
Image 3

110 Hancock Street
Image 4

110 Hancock Street
Image 5

110 Hancock Street
Image 6



ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

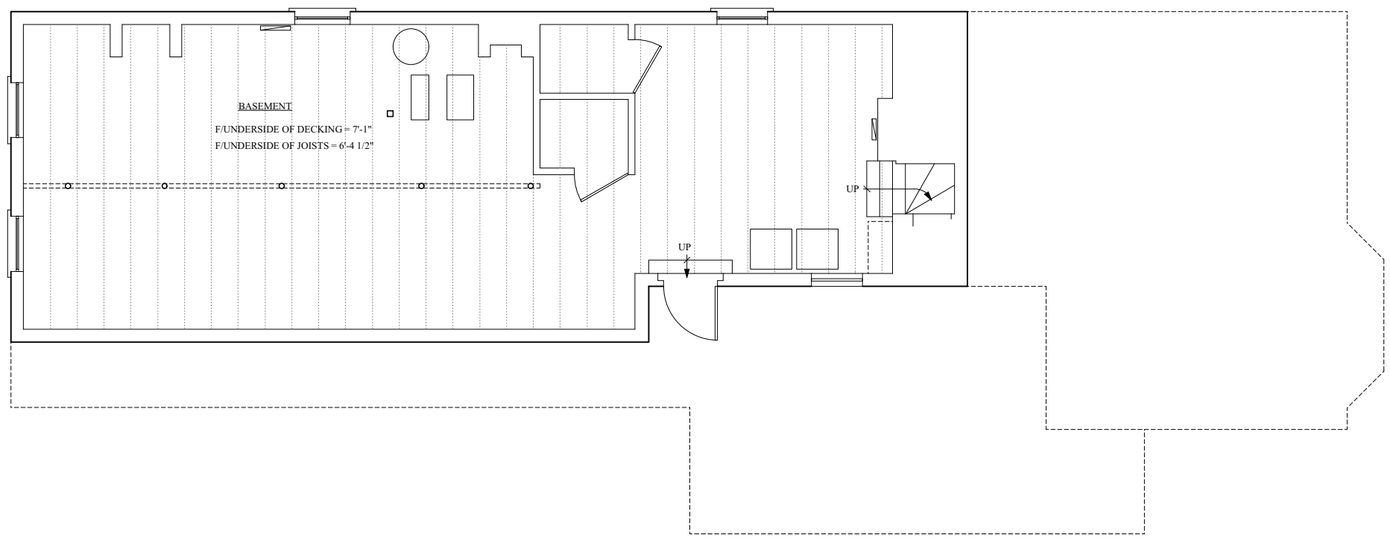
(617) 527-8750
info@everettbrooks.com

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



1 AS-BUILT BASEMENT FLOOR PLAN
SCALE: 1/8" = 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*
16 MAR 16	MCNCDC APPLICATION SUBMISSION

DRAWING TITLE

As-built Basement Floor Plan

SCALE

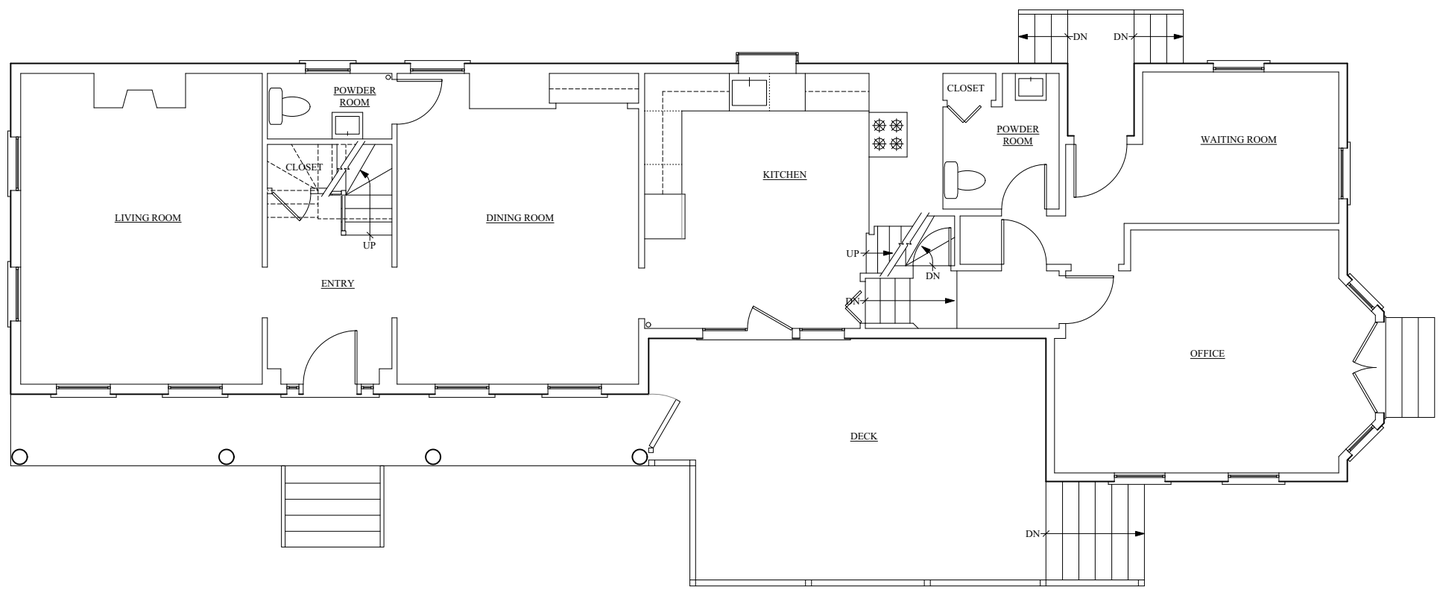
1/8" = 1'-0"

DATE

March 16, 2016

SHEET NUMBER

AB-0



FLOOR AREA SUMMARY	
FIRST FLOOR:	= ~1,554 SF
SECOND FLOOR:	= ~1,100 SF
(FLOOR AREA WITH 5' HEIGHT OR GREATER)	
TOTAL GFA, PROPOSED (FIRST & SECOND FLOORS)	= ~2,654 SF

1 AS-BUILT FIRST FLOOR PLAN

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

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THESE EXISTING PLANS AND/OR PHOTOGRAPHS ARE A REPRESENTATION OF THE EXISTING CONDITIONS OF THE BUILDING. THESE DRAWINGS/PHOTOGRAPHS ARE FOR THE GENERAL CHARACTERISTICS OF THE EXISTING CONDITIONS AND NOT AN EXHAUSTIVE INVESTIGATION INTO ACTUAL HIDDEN CONDITIONS. THIS INFORMATION IS FOR COORDINATION OF THE WORK TO BE PREFORMED BY THE GENERAL CONTRACTOR. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION. THE GENERAL CONTRACTOR SHALL EXAMINE THESE CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND BECOME FAMILIAR WITH THE WORK. AFTER EXAMINATION OF THE EXISTING CONDITIONS, THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE NEW PROPOSED WORK. ALL WORK CONSTRUCTED PRIOR TO NOTIFICATION, THAT DOES NOT CONFORM TO THE DESIGN OR LAYOUT OF THE PLANS AND DIMENSIONS SHALL BE REPLACED BY THE GENERAL CONTRACTOR.

ISSUES / REVISIONS

Date	*Description*
15 APR 16	BZA APPLICATION SUBMISSION

DRAWING TITLE

As-built First Floor Plan

SCALE

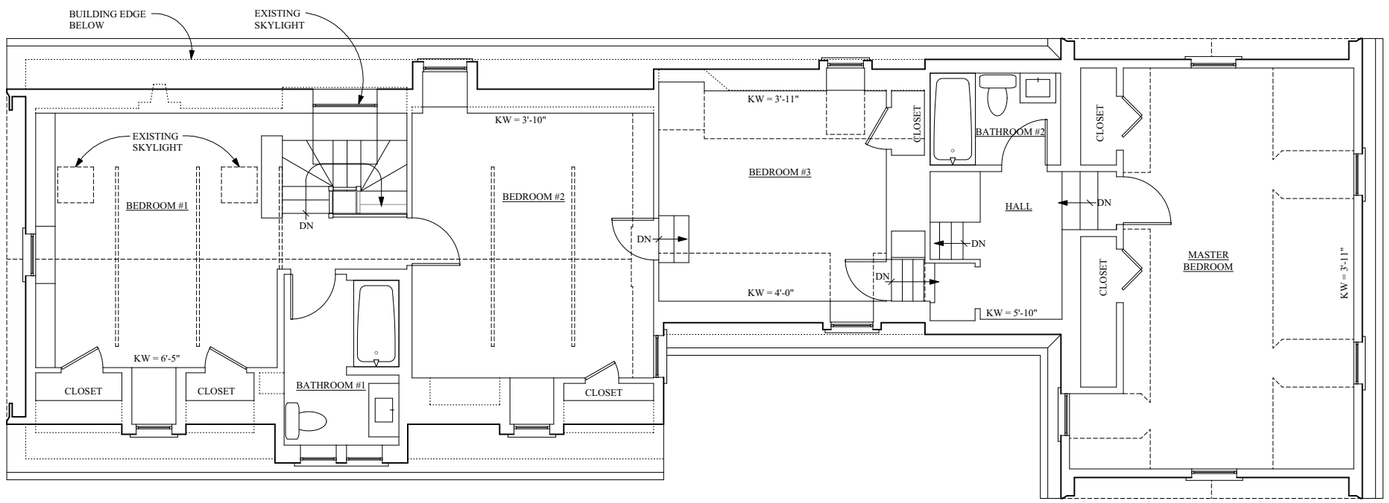
1/4" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER

AB-1



1 AS-BUILT SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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ISSUES / REVISIONS

Date	*Description*
15 APR 16	BZA APPLICATION SUBMISSION

DRAWING TITLE

As-built Second Floor Plan

SCALE

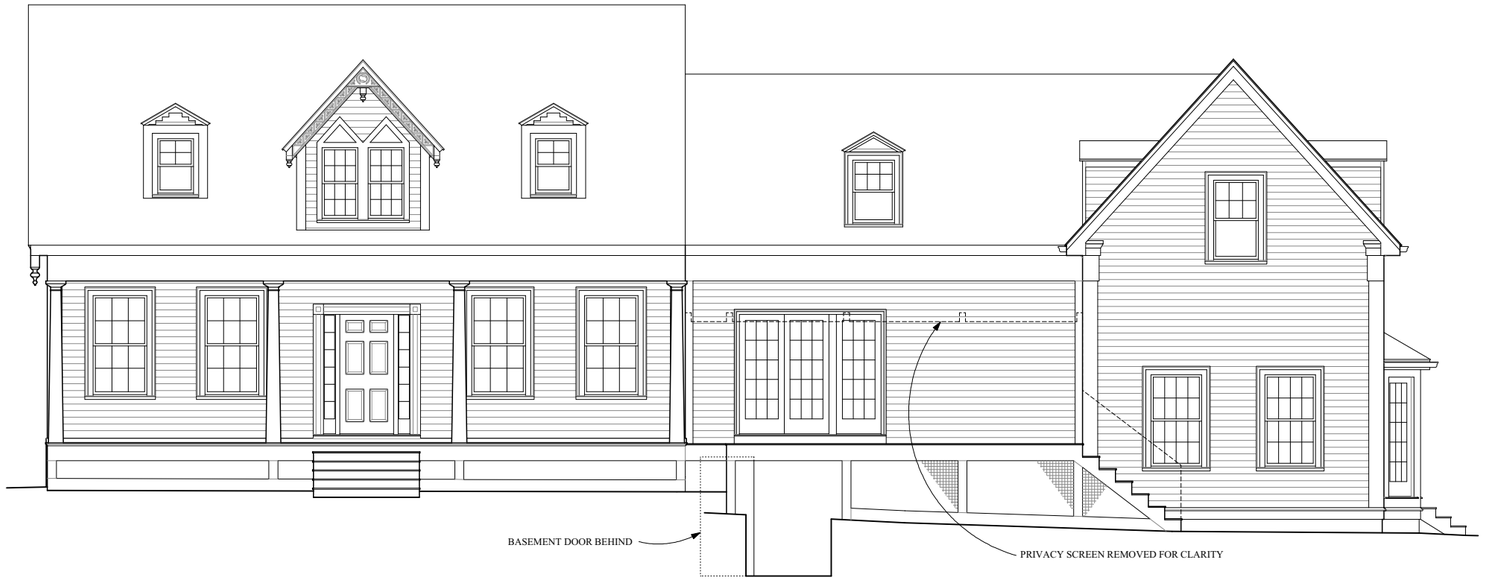
1/4" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER

AB-2



1 AS-BUILT WEST ELEVATION
SCALE: 1/8" = 1'-0"

2 AS-BUILT NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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ISSUES / REVISIONS

Date	*Description*
15 APR 16	BZA APPLICATION SUBMISSION

DRAWING TITLE

As-Built West & North Elevations

SCALE

1/8" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER

AB-3

1 AS-BUILT EAST ELEVATION
SCALE: 1/8" = 1'-0"

2 AS-BUILT SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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Alterations & Addition to:

110 HANCOCK STREET
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ISSUES / REVISIONS

Date	*Description*
15 APR 16	BZA APPLICATION SUBMISSION

DRAWING TITLE

As-Built East & South Elevations

SCALE

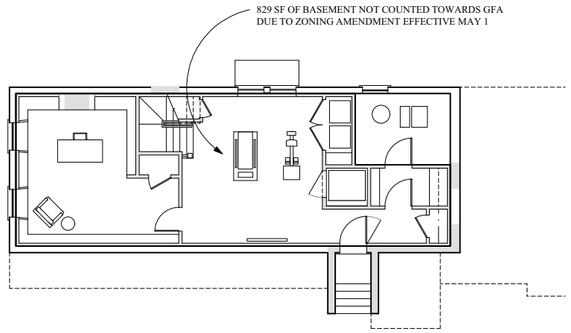
1/8" = 1'-0"

DATE

April 15, 2016

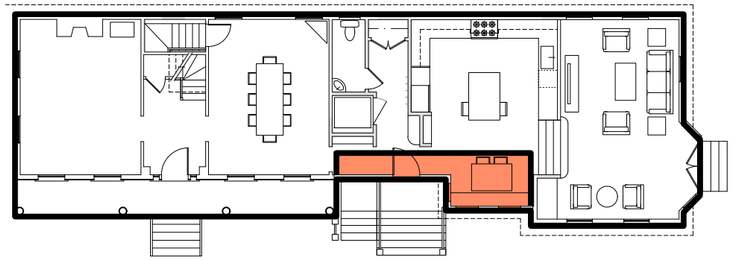
SHEET NUMBER

AB-4



GROSS FLOOR AREA= 0sf

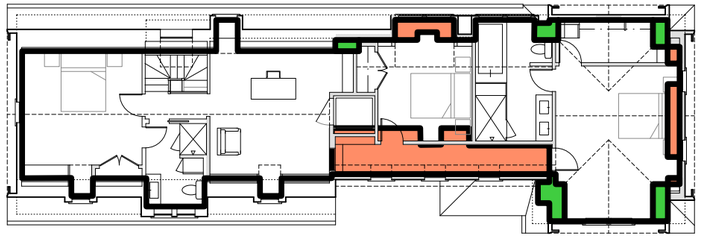
3 BASEMENT GFA DIAGRAM - PROPOSED CONDITIONS
SCALE: 1/16" = 1'-0"



GFA ADDED ~104sf

GROSS FLOOR AREA= ~1,658sf

2 FIRST FLOOR GFA DIAGRAM - PROPOSED CONDITIONS
SCALE: 1/16" = 1'-0"



GFA ADDED ~185sf

GFA REMOVED DUE TO RAISING FLOOR ~30sf

GROSS FLOOR AREA= ~1,255sf

1 SECOND FLOOR GFA DIAGRAM - PROPOSED CONDITIONS
SCALE: 1/16" = 1'-0"

GFA SUMMARY - PROPOSED CONDITIONS		
BASEMENT	= ~	0 SF
1ST FLOOR	=	~1,658 SF
2ND FLOOR	=	~1,255 SF
TOTAL GFA, PROPOSED	=	~2,913 SF

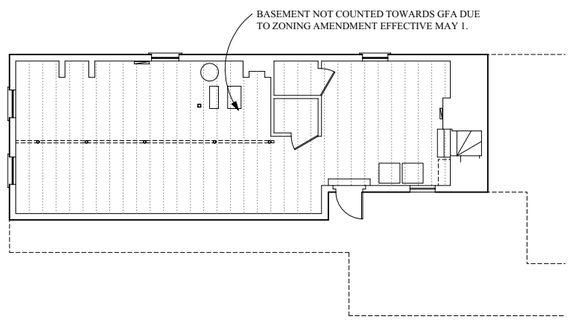
GFA INCREASE - PROPOSED CONDITIONS

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

GFA REMOVED DUE TO RAISING SECOND FLOOR ~30sf

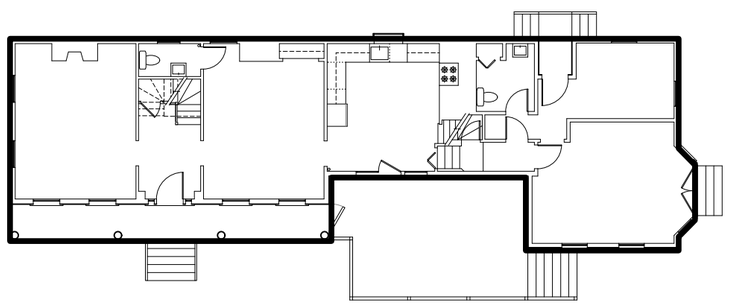
TOTAL GFA GAIN ~289sf - ~30sf = ~259sf

INCREASE OF ~176 SF OVER EXISTING OR ~9.7%



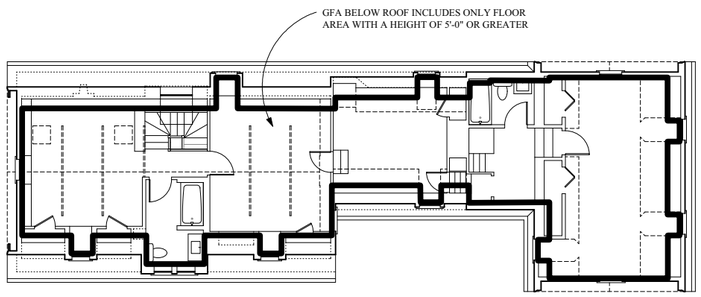
GROSS FLOOR AREA= 0sf

6 BASEMENT GFA DIAGRAM - EXISTING CONDITIONS
SCALE: 1/16" = 1'-0"



GROSS FLOOR AREA= 1,554sf

5 FIRST FLOOR GFA DIAGRAM - EXISTING CONDITIONS
SCALE: 1/16" = 1'-0"



GROSS FLOOR AREA= 1,100sf

4 SECOND FLOOR GFA DIAGRAM - EXISTING CONDITIONS
SCALE: 1/16" = 1'-0"

GFA SUMMARY - CURRENT CONDITIONS		
BASEMENT	= ~	0 SF
1ST FLOOR	=	~1,554 SF
2ND FLOOR	=	~1,100 SF
TOTAL GFA, PROPOSED	=	~2,654 SF

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	GFA / FAR Calcs.

NOT FOR CONSTRUCTION

DRAWING TITLE

GFA / FAR CALCS.

SCALE

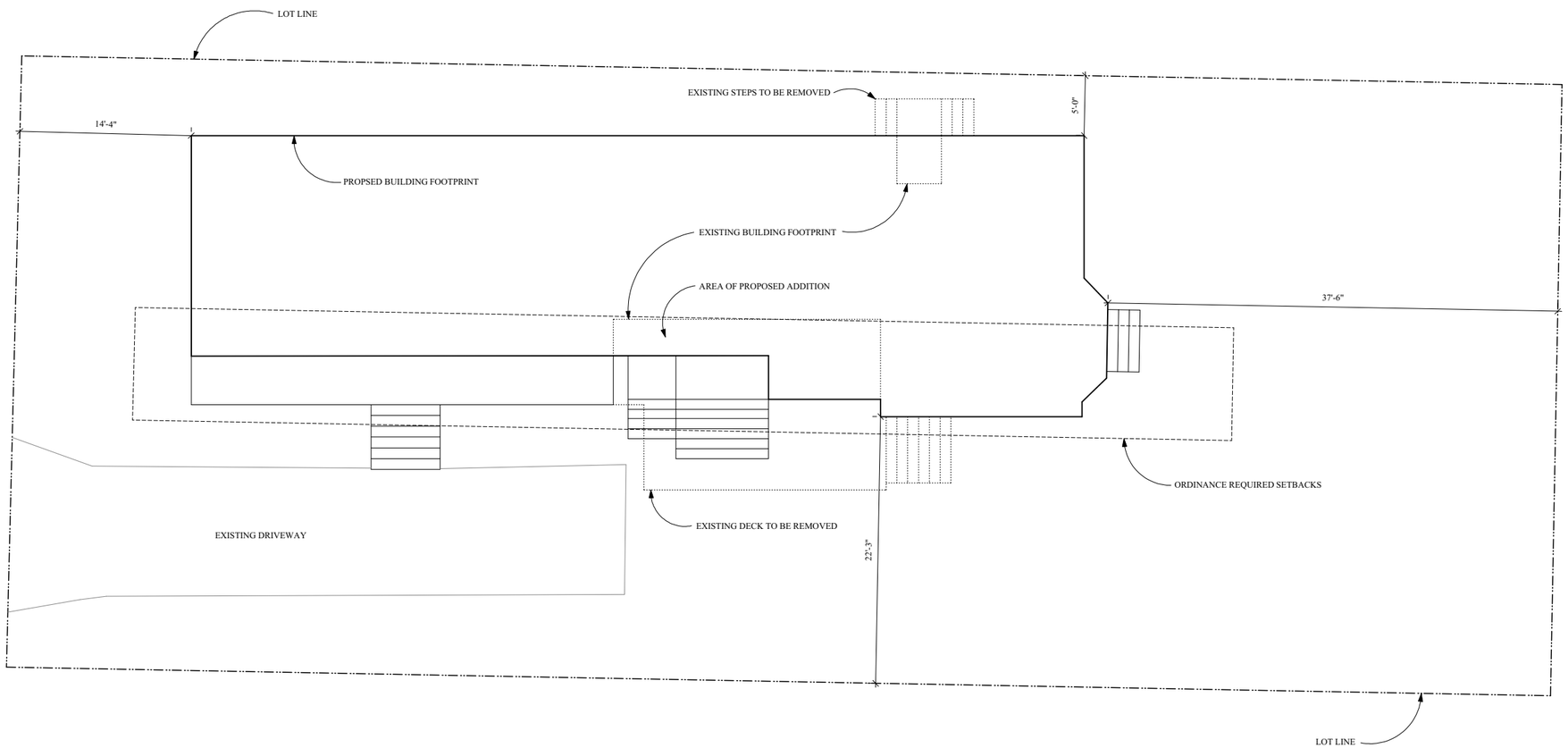
1/8" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER

Z-1



1 PROPOSED SITE PLAN WITH SETBACKS
SCALE: 3/32" = 1'-0"

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ISSUES / REVISIONS

Date	Description
15 APR 16	BZA APPLICATION SUBMISSION

NOT FOR CONSTRUCTION

DRAWING TITLE

Proposed Site Plan

SCALE

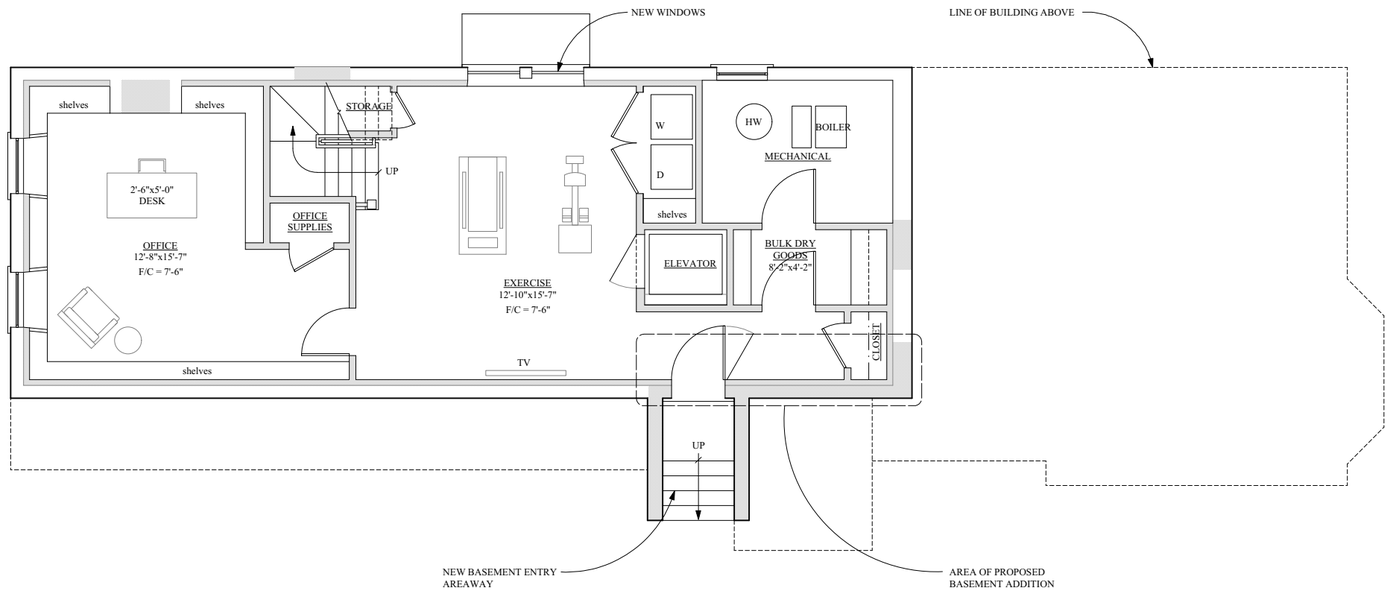
3/32" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER

SD-FINAL



TOTAL BASEMENT FLOOR AREA: 829 SF*

*BASEMENT FLOOR AREA NOT INCLUDED IN GROSS FLOOR AREA CALCULATIONS

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

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Proposed Basement Plan

SCALE

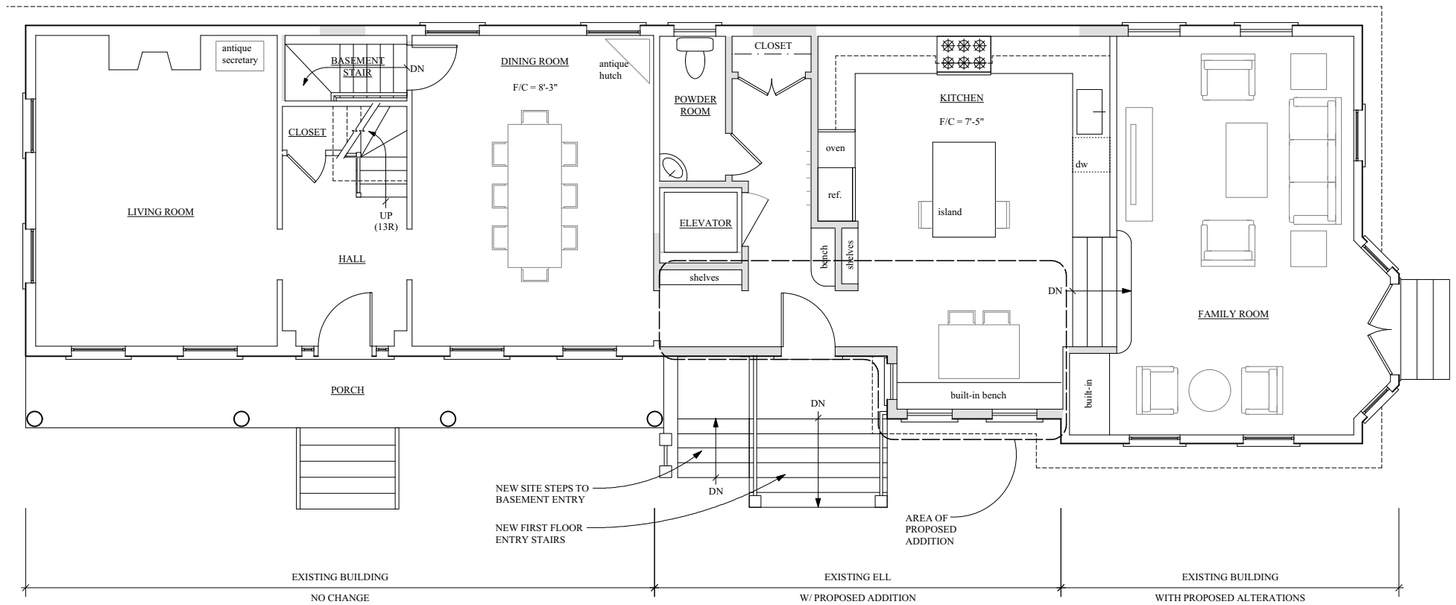
1/8" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER

SD-FINAL



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

1 PROPOSED FIRST FLOOR PLAN

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

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Date	Description
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DRAWING TITLE

Proposed First Floor Plan

SCALE

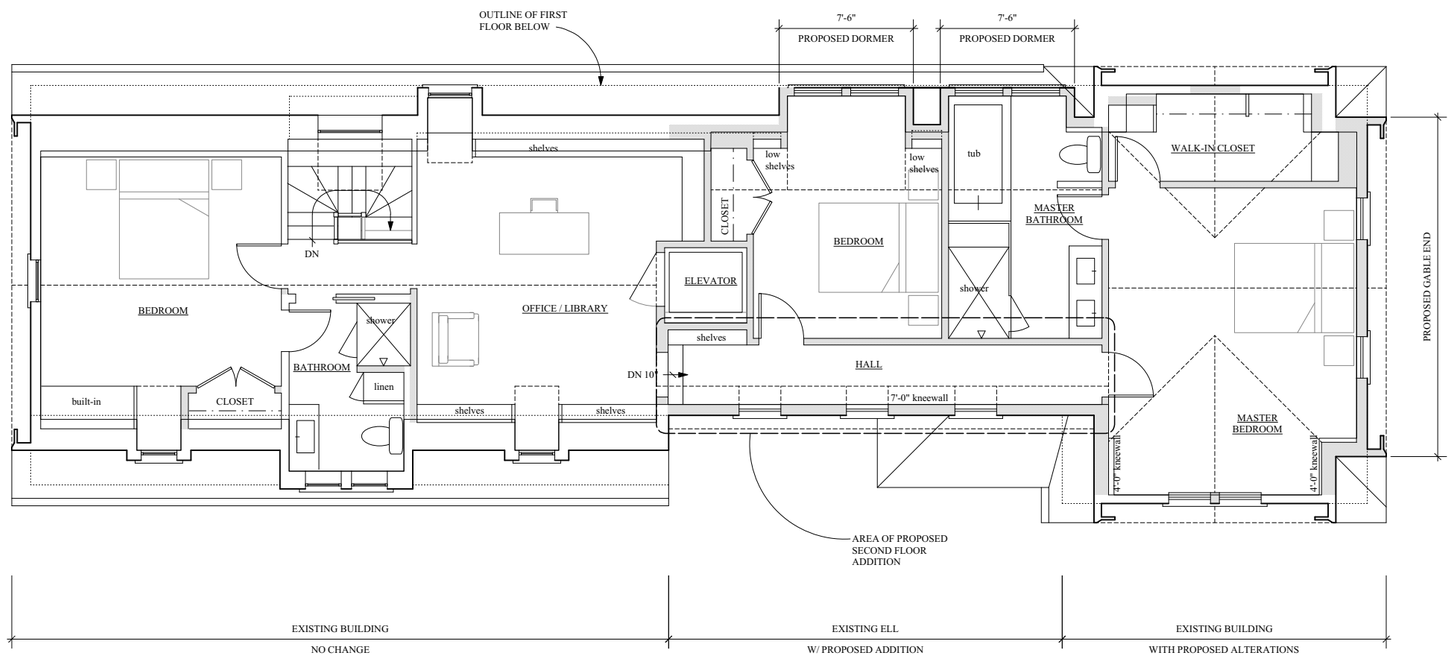
1/8" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER

SD-FINAL



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

1 PROPOSED SECOND FLOOR PLAN

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

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ISSUES / REVISIONS

Date	Description
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NOT FOR CONSTRUCTION

DRAWING TITLE

Proposed Second Floor Plan

SCALE

1/8" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER

SD-FINAL

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

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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Date	Description
15 APR 16	BZA APPLICATION SUBMISSION

NOT FOR CONSTRUCTION

DRAWING TITLE

Proposed West & North Elevations

SCALE

1/8" = 1'-0"

DATE

April 15, 2016

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SD-FINAL

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

2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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ISSUES / REVISIONS

Date	Description
15 APR 16	BZA APPLICATION SUBMISSION

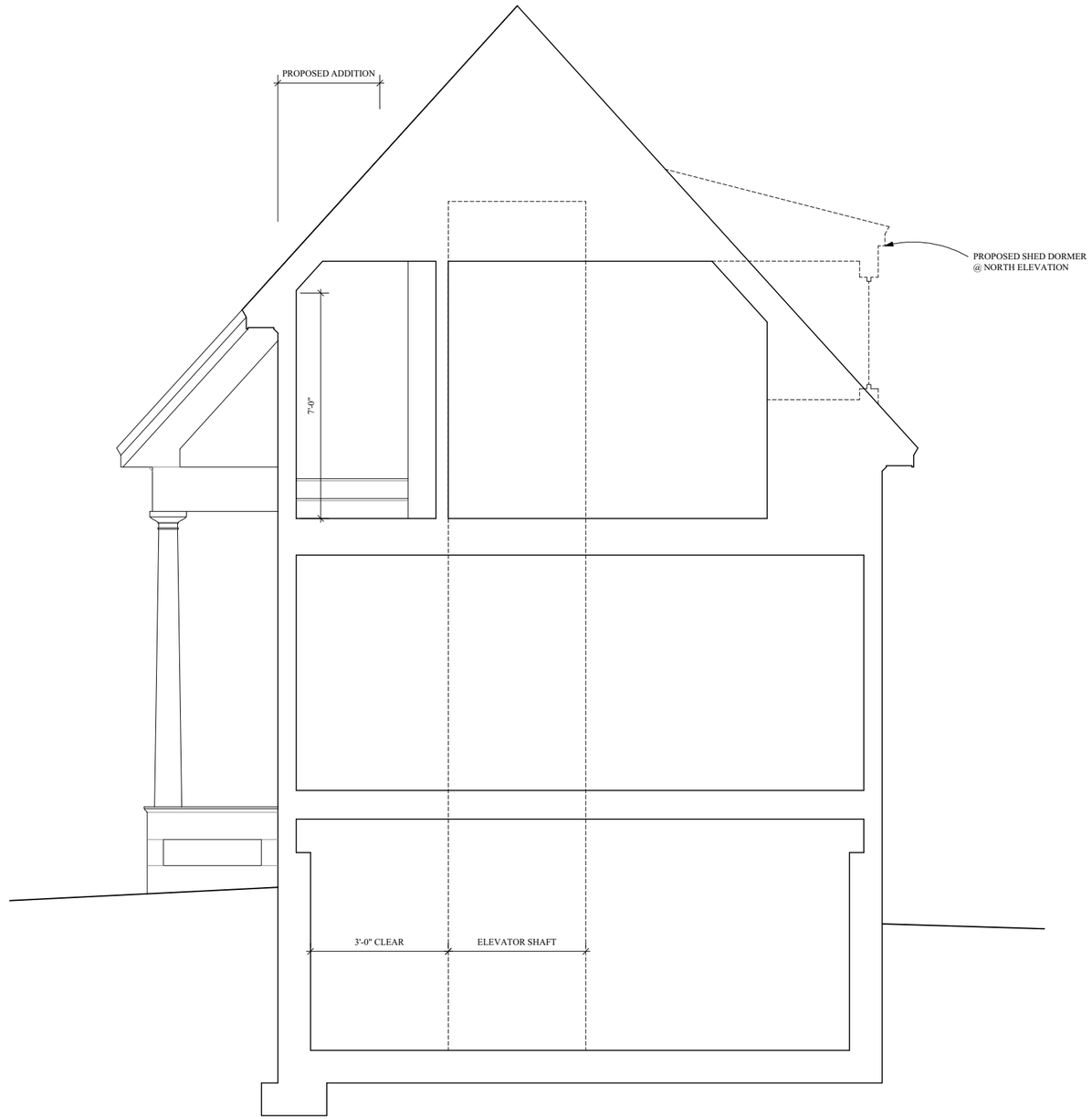
NOT FOR CONSTRUCTION

DRAWING TITLE
Proposed East & South Elevations

SCALE
1/8" = 1'-0"

DATE
April 15, 2016

SHEET NUMBER
SD-FINAL



1 PROPOSED SECTION @ ELL
SCALE: 1/4" = 1'-0"

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ISSUES / REVISIONS

Date	Description
15 APR 16	BZA APPLICATION SUBMISSION

NOT FOR CONSTRUCTION

DRAWING TITLE

Proposed Section

SCALE

1/4" = 1'-0"

DATE

April 15, 2016

SHEET NUMBER

SD-FINAL

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

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 filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on _____.

By _____, Chair

Twenty days have elapsed since the filing of this decision.
No appeal has been filed _____. Appeal has been filed _____.
Date _____, City Clerk

BZA 10180-2016

CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd 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

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
__ Fort Washington Historic District
(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 Approved by MCNCD Commission.
__ 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 for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**

__ No jurisdiction: not a designated historic property and the structure is less than fifty years old.

__ No local jurisdiction, but the property is listed on the National Register of Historic Places; 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 initials SWB Date 5/20/16

Received by _____ Date _____
Relationship to project _____

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., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
http://www.cambridgema.gov/Historic/demolitiondelay.html