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

2017 JAN 12 PM 2:20

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-012376-2017

GENERAL INFORMATION

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

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

PETITIONER : Foley Fiore Architecture - C/O David Foley

PETITIONER'S ADDRESS : 316 Cambridge St Cambridge, MA 02141

LOCATION OF PROPERTY : 120 Magazine St Cambridge, MA 02139

TYPE OF OCCUPANCY : Residential **ZONING DISTRICT :** Residence C Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

To construct addition and a dormer violating dimensional requirements.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Original Signature(s) : _____
(Petitioner(s) / Owner)

DAVID FOLEY
(Print Name)

Address : FOLEY FIORE ARCHITECTURE
316 CAMBRIDGE ST.
CAMBRIDGE, MA 02141

Tel. No. : 617 · 547 · 8002

E-Mail Address : DFOLEY@FOLEYFIORE.COM
JCOMBS@FOLEYFIORE.COM

Date : 1/11/2017

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Foley Fiore Architecture **PRESENT USE/OCCUPANCY:** Multi Family Residence

LOCATION: 120 Magazine St Cambridge, MA 02139 **ZONE:** Residence C Zone

PHONE: **REQUESTED USE/OCCUPANCY:** multi Family Residence

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		3088	3080	2318	(max.)
LOT AREA:		3863	3863	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.799	.797	.6	(max.)
LOT AREA FOR EACH DWELLING UNIT:		3863 shared	3863 shared	1800 each DU	(min.)
SIZE OF LOT:	WIDTH	45	45	50	(min.)
	DEPTH	86.3	86.3	100	
SETBACKS IN FEET:	FRONT	7.8 & 2.0	7.8 & 2.0	10.0	(min.)
	REAR	NA	NA	NA	(min.)
	LEFT SIDE	East 13.8	East 13.8	7.5 (sum 20)	(min.)
	RIGHT SIDE	South 19.8	South 19.8	7.5 (sum 20)	(min.)
SIZE OF BLDG.:	HEIGHT	32	32	35	(max.)
	LENGTH	63.75	63.75	NA	
	WIDTH	22	22.75	NA	
RATIO OF USABLE OPEN SPACE TO LOT AREA: [3]		42.6	42	36	(min.)
NO. OF DWELLING UNITS:		2	2	2	(max.)
NO. OF PARKING SPACES:		2	2	2	(min./max)
NO. OF LOADING AREAS:		NA	NA	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		NA	NA	NA	(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'.

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 Wendy S. Holding + Lindsay A. MacIndoe
(OWNER)

Address: 11 Salem Street, Cambridge MA 02139

State that I/We own the property located at 120 Magazine Street, which is the subject of this zoning application.

The record title of this property is in the name of _____

_____

*Pursuant to a deed of duly recorded in the date 9/6/16, Middlesex South County Registry of Deeds at Book 67961, Page 23; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Wendy Holding · Lindsay MacIndoe
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

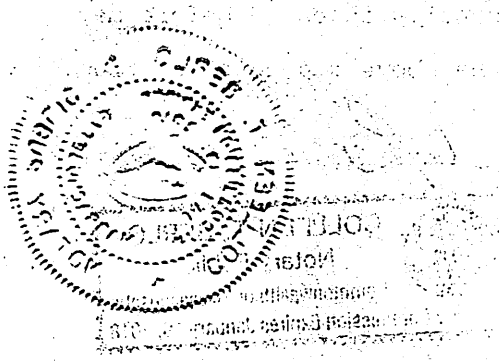
The above-named Wendy Holding + Lindsay MacIndoe personally appeared before me, this 14th of December 20 16, and made oath that the above statement is true.

Colleen T. Berlo Notary

My commission expires 1/19/18 (Notary Seal)

COLLEEN T. BERLO
Notary Public
Commonwealth of Massachusetts
My Commission Expires January 19, 2018

- 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:

First floor of home does not allow for adequate kitchen/dining space in relation to scale of home. Current third floor stairs are not code compliant due to 6'-3" of clear headroom at upper landing.

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:

Due to the existing shape of the rear structure a workable kitchen/dining area required a re-configuration of space leading to a small addition in that area where currently a first floor porch is located. Existing third floor stair does not have required headroom at upper landing to meet code.

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

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

Exterior of home will be renovated and visually enhance the public good aesthetically from views on public streets and ways

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

The proposed structure will be renovated to fit respectfully in the existing neighborhood fabric.

* **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 120 Magazine St Cambridge, MA 02139 (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:

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:

Proposed changes to dormers would not alter current traffic patterns

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:

Proposed changes to dormers would not alter current use or occupancy classification

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:

There is minimal physical impact to the property. North dormer will be enlarged to allow for code compliant stair landing while South dormer will be made smaller by rebuilding front wall setback from outside wall.

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:

This will not imapir the integrity of the district because existing South dormer will be re-configured to be smaller. Enlarged dormer on North side will be in keeping with historic style of house and neighborhood and is located off of private way and not on main street (Magazine Street), minimizing visual impact.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT : Foley Fiore Architecture **PRESENT USE/OCCUPANCY :** Multi Family Residence

LOCATION : 120 Magazine St Cambridge, MA 02139 **ZONE :** Residence C Zone

PHONE : **REQUESTED USE/OCCUPANCY :** multi Family Residence

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CAMBRIDGE HISTORICAL COMMISSION

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

Jurisdiction Advice

To the Owner of Property at 120 Magazine Street

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
__ 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)
_X_ 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 SLB Date January 17, 2017

Received by Uploaded to Energov Date January 17, 2017
Relationship to project BZA 12376-2017

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.

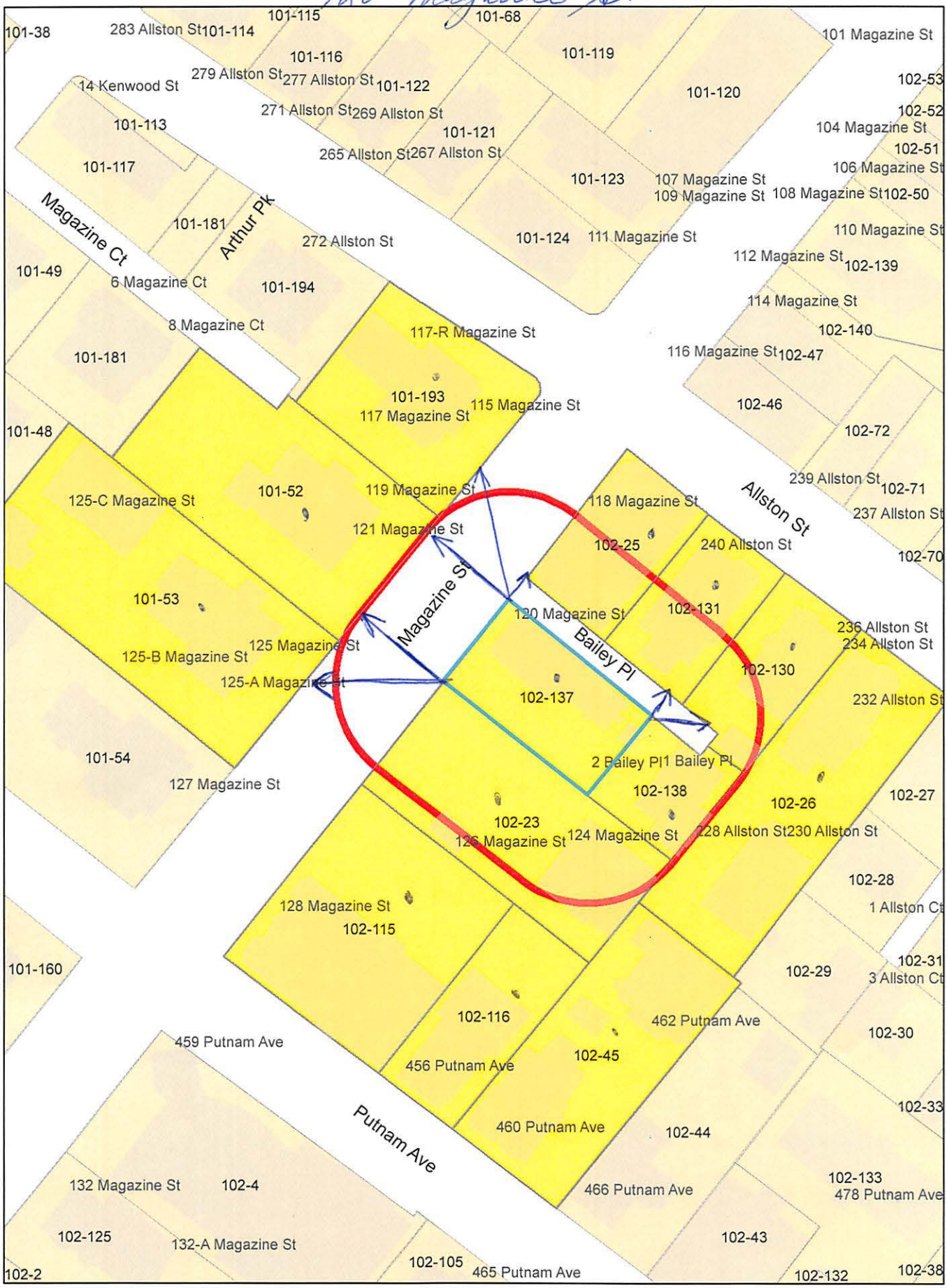
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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

120 Magazine St.



120 Magazine St. Petitioner 192

102-115
BELLISARIO, CATHERINE C.,
TRUSTEE OF D&M REALTY TRUST
1 FLORENCE ST., APT #3
CAMBRIDGE, MA 02139

102-115
BELLISARIO, DAVID P.
1 FLORENCE ST
CAMBRIDGE, MA 02139

FOLEY FIORE ARCHITECTURE
C/O DAVID FOLEY
316 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

102-115
DANILA, NICOLAS
128 MAGAZINE ST., #14
CAMBRIDGE, MA 02139

102-115
SCHMIDT, AARON J.
128 MAGAZINE ST. UNIT#12A
CAMBRIDGE, MA 02139

102-115
KESSLER, BELINDA VALENTI &
JEFFREY C. KESSLER
139 WELSH ST., APT # 3
SAN FRANCISCO, CA 94107

102-115
HIBBEN, EDWARD
128 MAGAZINE ST., #11
CAMBRIDGE, MA 02139

102-115
ISMAIL, AYMAN
128 MAGAZINE ST. UNIT#10
CAMBRIDGE, MA 02139

102-115
MCINERNEY, MEGHAN L.
128 MAGAZINE ST. UNIT#9
CAMBRIDGE, MA 02139

102-115
KIM, PETER , YANG SUN KIM & ERICA KIM
128 MAGAZINE ST. UNIT#8
CAMBRIDGE, MA 02139

102-115
TREANOR, KEVIN
207 GOLDEN STREET
BELMONT, MA 02478

102-115
SILVA, BERNARD N.,
TRUSTEE OF F&D TRUST
51 PRINCE ST #3
CAMBRIDGE, MA 02139

102-115
KESSLER, JEFFREY & BELINDA VALENTI
139 WELSH ST. APT 3
SAN FRANCISCO, CA 94107

102-115
BANDAR, RAYMOND B.,
TR. THE WOODLAND ST 2011 REALTY TRS.
6 WOODLAND ST
ARLINGTON, MA 02476

102-115
PURDY, ROBERT
128 MAGAZINE STREET, UNIT #15
CAMBRIDGE, MA 02139

102-115
KHANGURA, NAVTEJ
128 MAGAZINE ST., #2
CAMBRIDGE, MA 02139

101-52
TUCKER, EMILY & EMILY D. HOWE
119-121 MAGAZINE ST.
CAMBRIDGE, MA 02139

101-53
KING, GREGORY D. & DEBRA L. AMERY
125 MAGAZINE ST. UNIT#3
CAMBRIDGE, MA 02139

101-53
CHAPIN, A. LYMAN & SUZANNE H. CHAPIN
125 MAGAZINE ST., #A
CAMBRIDGE, MA 02139

101-53
MACDONALD, GUY
125 MAGAZINE ST
CAMBRIDGE, MA 02139

101-193
DOWNING, ROBERT E. & HEATHER E. GRAHAM
115 MAGAZINE ST
CAMBRIDGE, MA 02139

101-193
KONIAK, SUSAN P.
115-117 MAGAZINE ST, #117A
CAMBRIDGE, MA 02139

101-193
ELLENBERGER, CAROLYN L.
117B MAGAZINE ST
CAMBRIDGE, MA 02139

102-23
DAVIDOFF, DONALD & SUSAN J. TARLOW
124-126 MAGAZINE ST., UNIT A
CAMBRIDGE, MA 02139

102-23
TARLOW, RITA ELLEN
124-126 MAGAZINE ST., UNIT B
CAMBRIDGE, MA 02139

102-25
HARGREAVES, GEORGE
398 KANSAS ST
SAN FRANCISCO, CA 94103

102-26
CLARK, ROSE, S. &
ELLEN DONATO & FRANK DONATO
228 ALLSTON ST
CAMBRIDGE, MA 02139

102-45
RICE, EDWARD J. & DIANNE RICE
460 PUTNAM AVE
CAMBRIDGE, MA 02139

102-116
TUMARKIN, TOBIAS
207 WEST 110TH ST.
APARTMENT 26
NEW YORK CITY, NY 10026

102-130
YUNG CHANG CHEN
27 GOODMANS HILL RD
SUDBURY, MA 01776

120 Magazine St.

242

102-131
CYRUS LLC
5 FOLSOM POND RD
WAYLAND, MA 01778

102-137
ALLIED MORTGAGE & SERVICES, INC
14541 VICTORY BLVD., SUITE 228
VAN NUYS, CA 91316

102-138
SOMMERS, ELIZABETH A. & LOOCIE S. BROWN
1 BAILEY PL
CAMBRIDGE, MA 02139

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X **Variance:** X **Appeal:** _____

PETITIONER: Foley Fiore Architecture c/o David Foley

PETITIONER'S ADDRESS: 316 Cambridge St. Cambridge, MA 02141

LOCATION OF PROPERTY: 120 Magazine St. Cambridge, MA 02139

TYPE OF OCCUPANCY: Residential **ZONING DISTRICT:** C Zone

REASON FOR PETITION:

X Additions

_____ Change in Use/Occupancy

_____ Conversion to Addi'l Dwelling Unit's

X Dormer

_____ Other: _____

_____ New Structure

_____ Parking

_____ Sign

_____ Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

Current property FAR is slightly above zoning requirements at .8, adjustments in plan result in slight reduction in current FAR. Relief from front setback and special permit request to enlarge North dormer for code complaint stair.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section Section 5.31 (Table of Dimensional Requirements)

Article 8 Section Section 8.22.1 h

Article 8 Section Section 8.22

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)

David Foley of Foley Fiore Architecture
(Print Name)

Address: 316 Cambridge St.
Cambridge, MA 02141

Tel. No.: 617-547-8002

E-Mail Address: dfoley@foleyfiore.com

Date: _____

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 Wendy S. Holding + Lindsay A. MacIndoe
(OWNER)

Address: 11 Salem Street, Cambridge MA 02139

State that I/We own the property located at 120 Magazine Street, which is the subject of this zoning application.

The record title of this property is in the name of _____

_____

*Pursuant to a deed of duly recorded in the date 9/6/16, Middlesex South County Registry of Deeds at Book 67961, Page 23; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Wendy Holding · [illegible]
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 Wendy Holding + Lindsay MacIndoe personally appeared before me, this 14th of December 20 16, and made oath that the above statement is true.

Colleen T. Berlo Notary

My commission expires 1/19/18 (Notary Seal) COLLEEN T. BERLO Notary Public Commonwealth of Massachusetts My Commission Expires January 19, 2018

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: David Foley of Foley Fiore Arch. **PRESENT USE/OCCUPANCY:** Multi Family Res.

LOCATION: 120 Magazine St. **ZONE:** C

PHONE: 617-547-8002 **REQUESTED USE/OCCUPANCY:** Multi Family Res.

		EXISTING CONDITIONS	*REQUESTED CONDITIONS*	*ORDINANCE REQUIREMENTS*[1]	
TOTAL GROSS FLOOR AREA:		3088 sf	3080 sf	2318 sf	(max.)
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Setbacks in Feet:	FRONT	7.8' & 2.0'	7.8' & 2.0'	10'	(min.)
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	LEFT SIDE	East 13.8'	East 13.8'	7.5'(sum 20)	(min.)
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SIZE OF BLDG.:	HEIGHT	32'	32'	35'	(max.)
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	WIDTH	22'	22.75'	NA	
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3])		42.6%	42%	36%	(min.)
NO. OF DWELLING UNITS:		2	2		(max.)
NO. OF PARKING SPACES:		2	2	2	(min./max)
NO. OF LOADING AREAS:		NA	NA	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		NA	NA	NA	(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.

NA

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.*
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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:

First floor of home does not allow for adequate kitchen/dining space in relation to scale of home. Current third floor stairs are not code compliant due to 6'-3" of clear headroom at upper landing.

***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:

Due to the existing shape of the rear structure a workable kitchen/dining area required a re-configuration of space leading to a small addition in that area where currently a first floor porch is located. Existing third floor stair does not have required headroom at upper landing to meet code.

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

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

Exterior of home will be renovated and visually enhance the public good aesthetically from views on public streets and ways.

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

The proposed structure will be renovated to fit respectfully in the existing neighborhood fabric.

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

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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 120 Magazine St. **(*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:

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:

Proposed changes to dormers would not alter current traffic patterns

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:

Proposed changes would not alter current use or occupancy classification

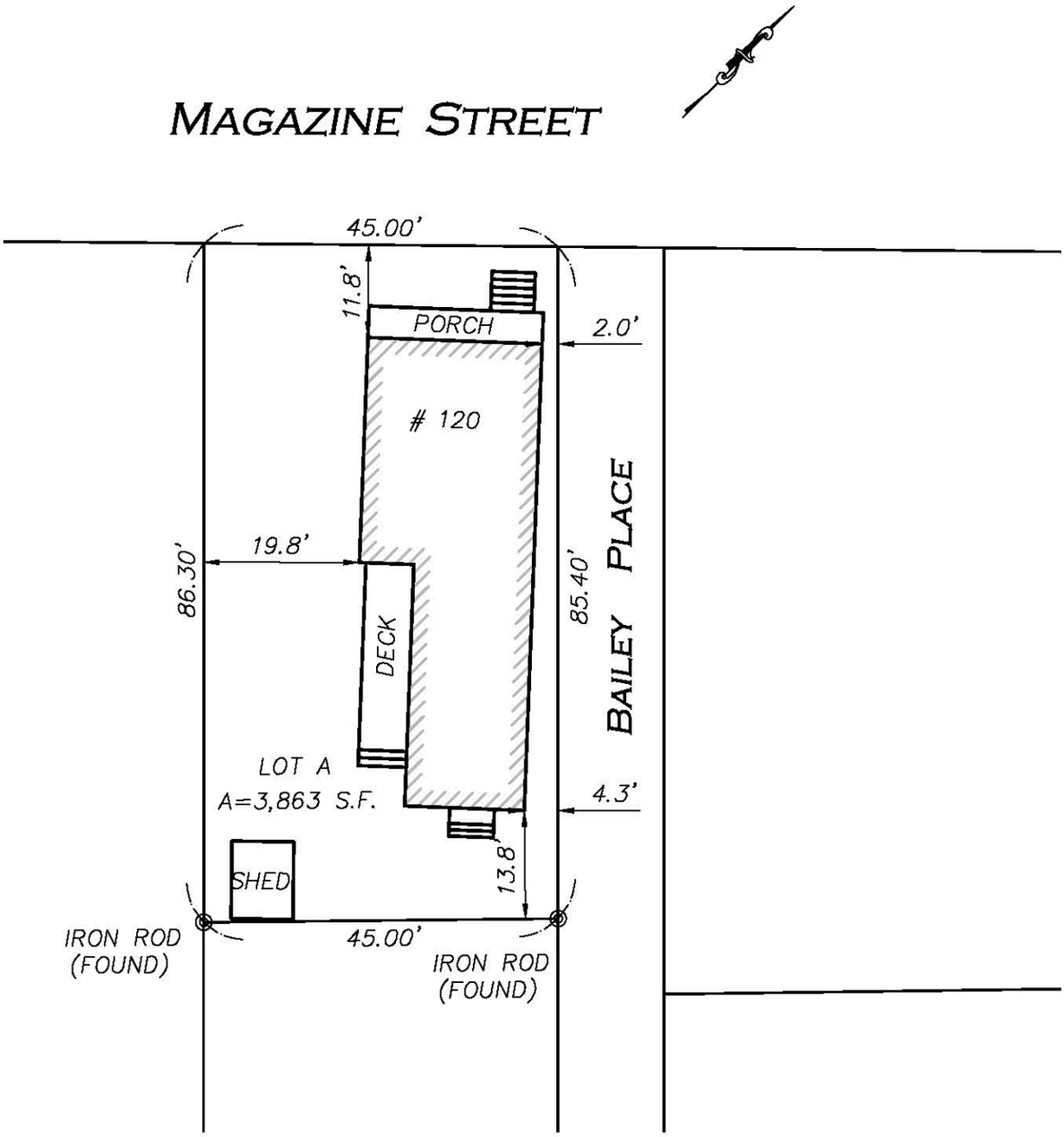
D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

There is minimal physical impact to the property. North dormer will be enlarged to allow for code compliant stair landing while South dormer will be made smaller by rebuilding it in from outside wall.

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:

(ATTACHMENT B - PAGE 6)

This will not impair the integrity of the district because existing South dormer will be re-configured to be smaller. Enlarged dormer on North side will be in keeping with historic style of house and neighborhood and is located off of private way and not on main street (Magazine St.), minimizing visual impact.



I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY.

EDWARD J. FARRELL P.L.S. DATE

OWNER OF RECORD

WENDY HOLDING & LINDSAY MACINDOE

BOOK 67961 PAGE 23 M.S.R.D.

PLAN REFERENCES

PLAN # 666 OF 1954

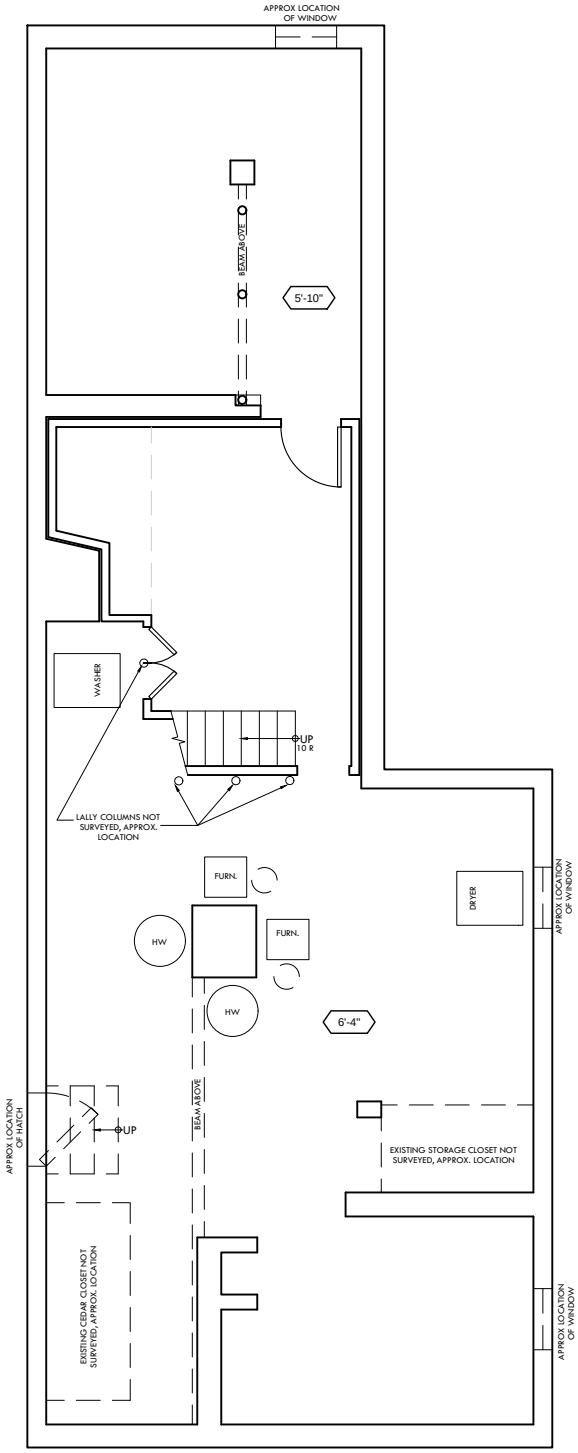
PLOT PLAN
120 MAGAZINE STREET
CAMBRIDGE, MASS.

SCALE: 1" = 20' SEPT. 13, 2016

Prepared By

EDWARD J. FARRELL
PROFESSIONAL LAND SURVEYOR
110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.
(781) - 933 - 9012

15 August 2016



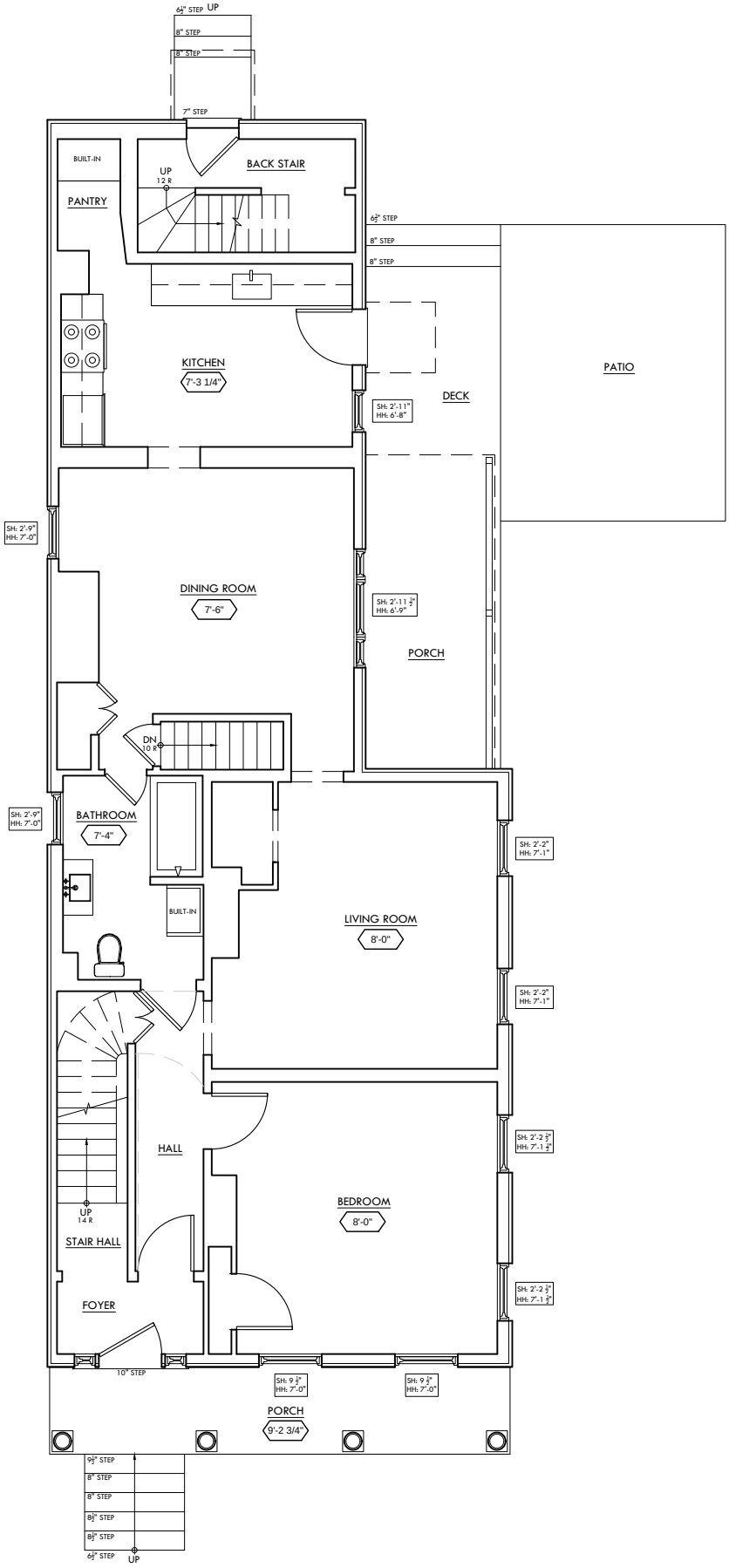
FOLEY FIORE ARCHITECTURE

316 Cambridge Street Cambridge MA 02141 617.547.8002

120 Magazine Street

Ex. Basement Plan $\frac{1}{8}$" = 1'-0"

15 August 2016



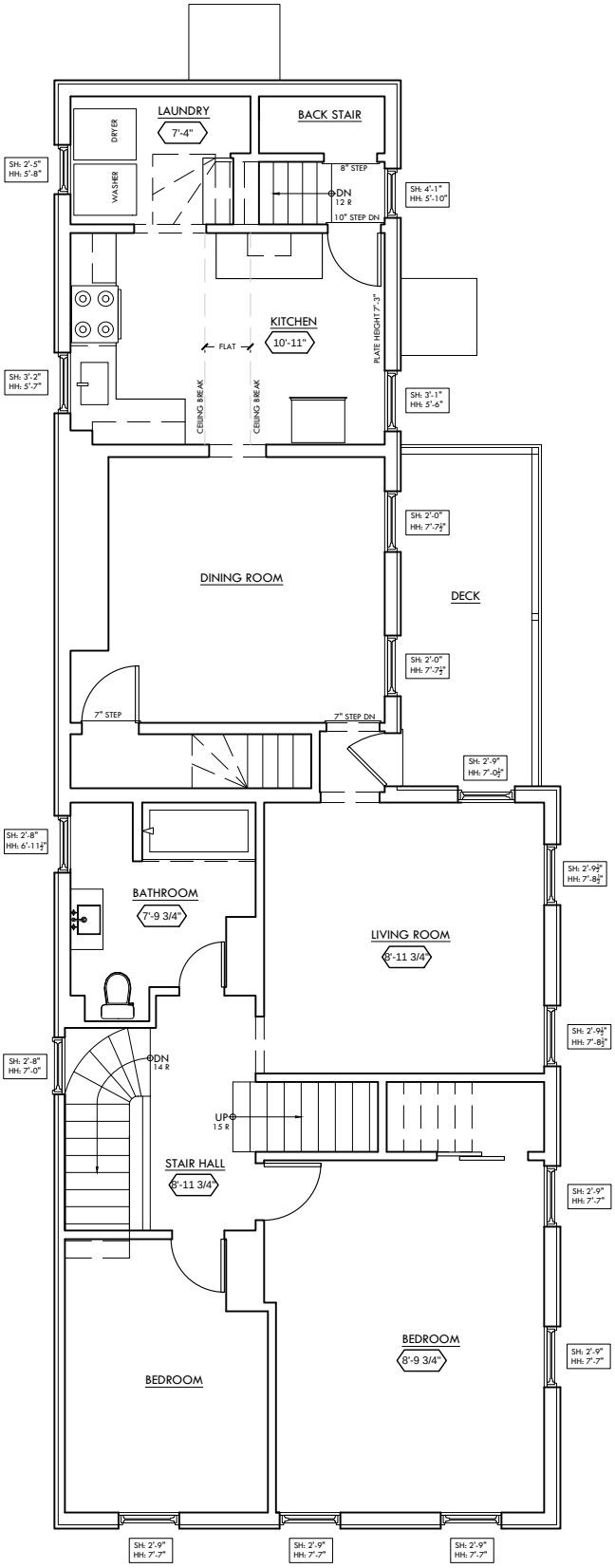
FOLEY FIORE ARCHITECTURE

316 Cambridge Street Cambridge MA 02141 617.547.8002

120 Magazine Street

Ex. 1st Floor Plan $\frac{1}{8}$" = 1'-0"

15 August 2016

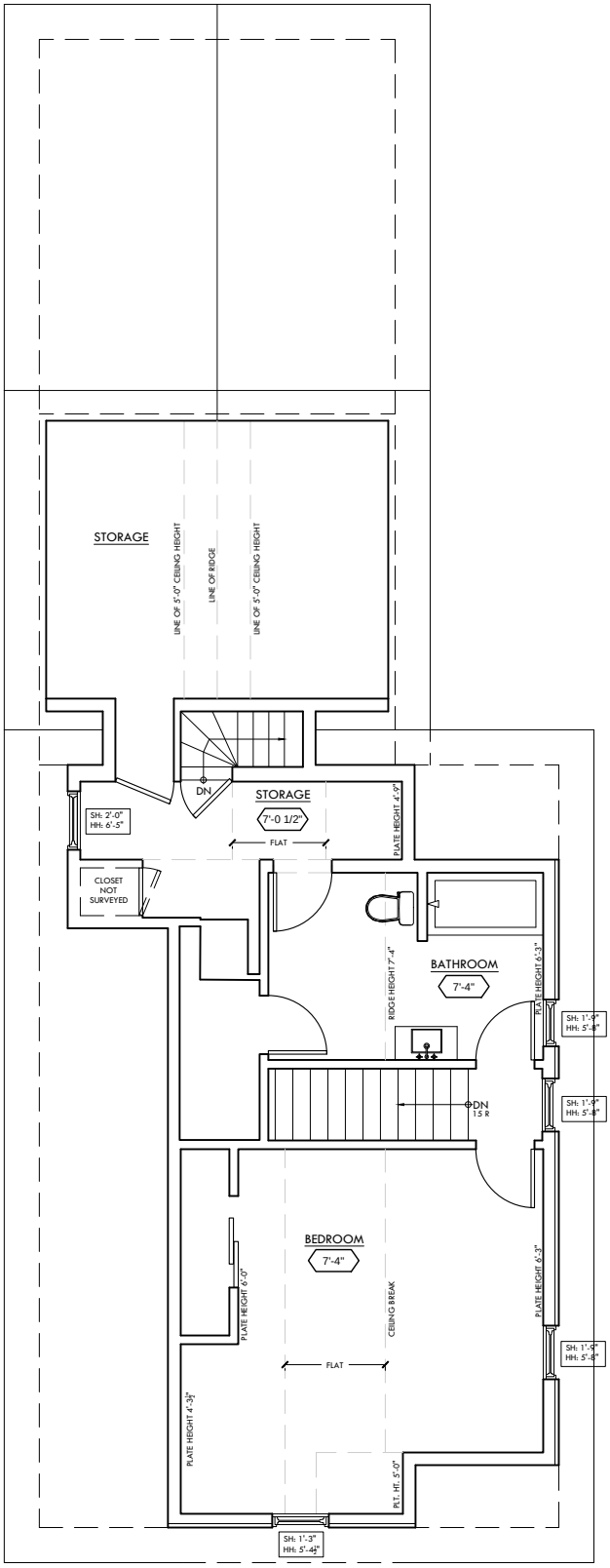


FOLEY FIORE ARCHITECTURE
316 Cambridge Street Cambridge MA 02141 617.547.8002

120 Magazine Street

Ex. 2nd Floor Plan $\frac{1}{8}$" = 1'-0"

15 August 2016



FOLEY FIORE ARCHITECTURE

316 Cambridge Street Cambridge MA 02141 617.547.8002

120 Magazine Street

Ex. 3rd Floor Plan $\frac{1}{8}$" = 1'-0"

WEST

EAST

FOLEY FIORE ARCHITECTURE
316 Cambridge Street Cambridge MA 02141 617.547.8002

120 Magazine Street

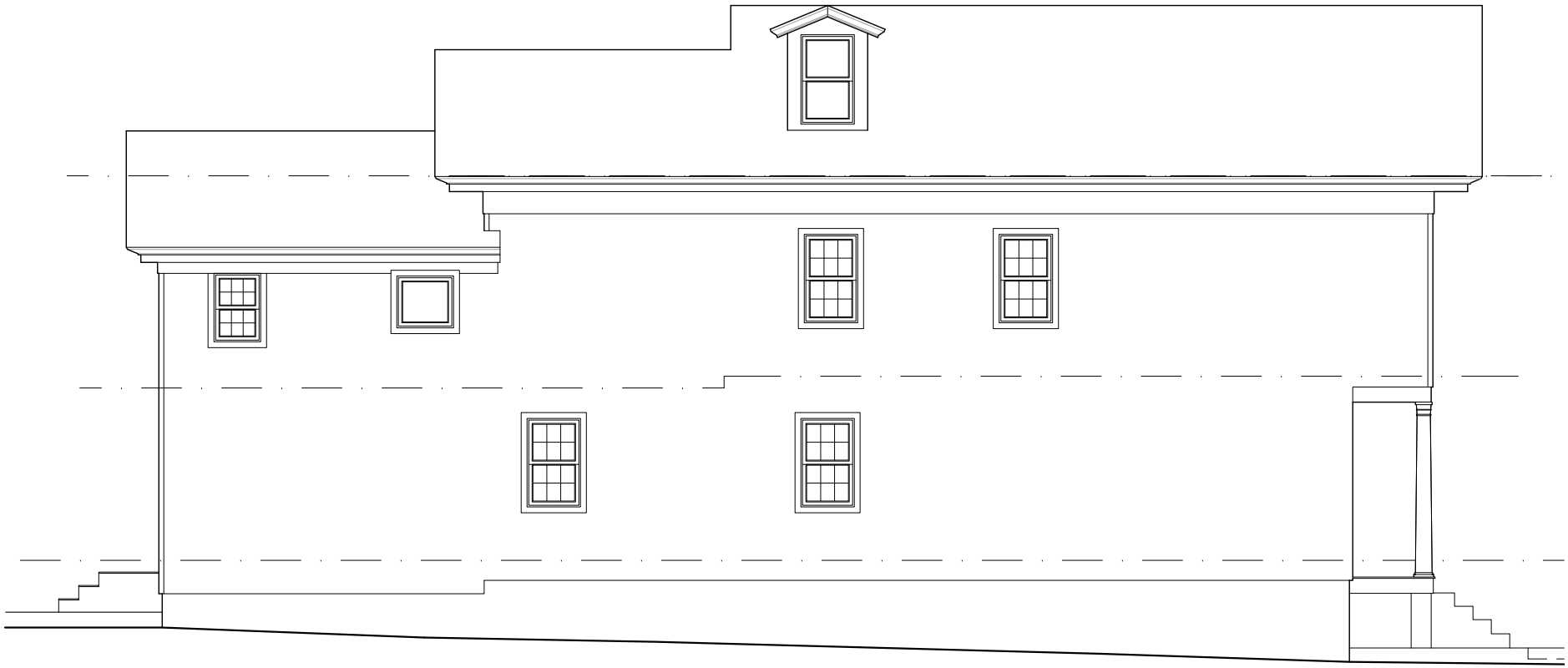
Ex. Exterior Elev. $\frac{1}{8}$" = 1'-

SOUTH

FOLEY FIORE ARCHITECTURE
316 Cambridge Street Cambridge MA 02141 617.547.8002

120 Magazine Street

Ex. Exterior Elev. $\frac{1}{8}$" = 1'-



NORTH

FOLEY FIORE ARCHITECTURE
316 Cambridge Street Cambridge MA 02141 617.547.8002

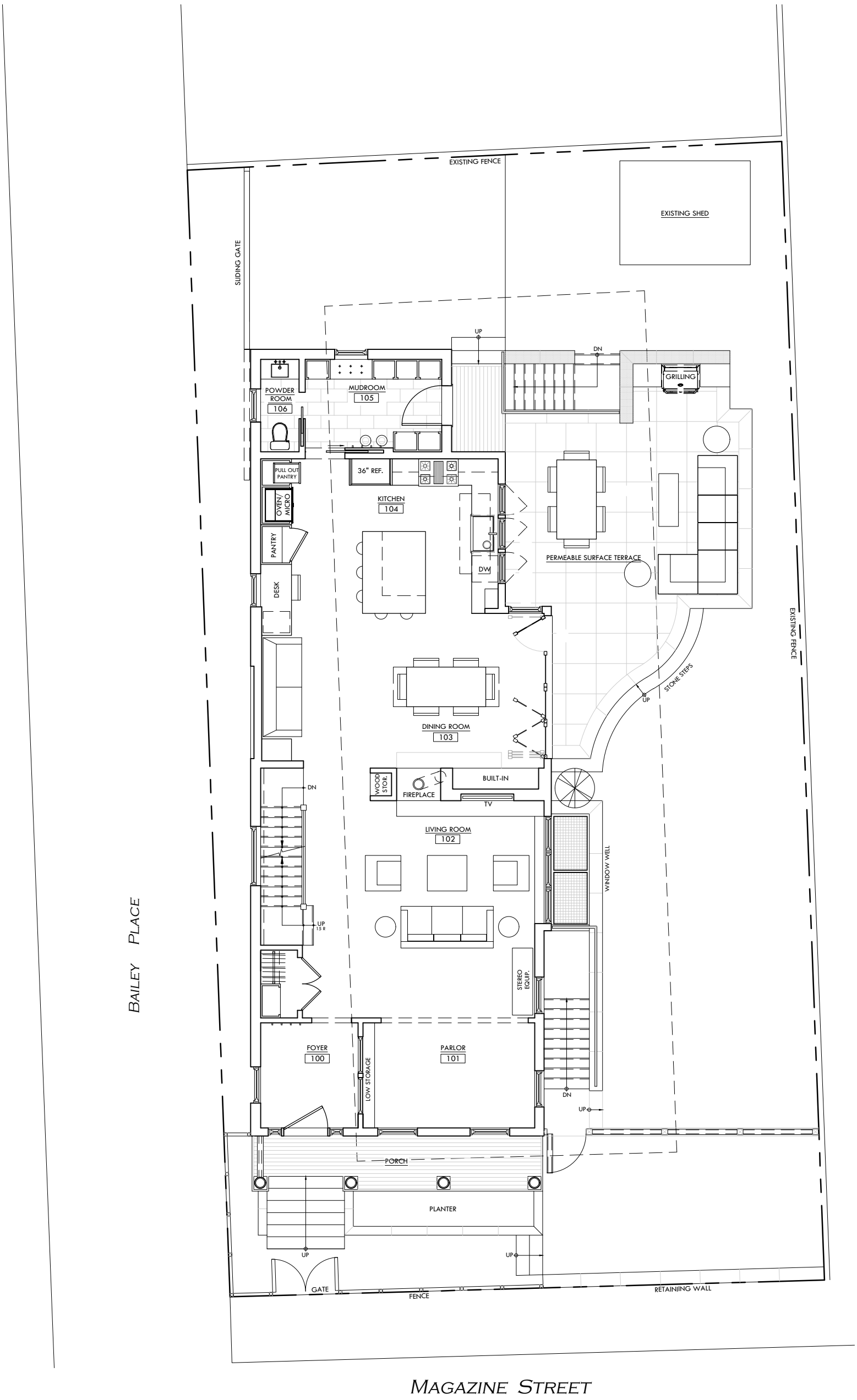
120 Magazine Street

Ex. Exterior Elev. $\frac{1}{8}$" = 1'-


BAILEY
PRIVATE


BAILEY PL

09 January 2017



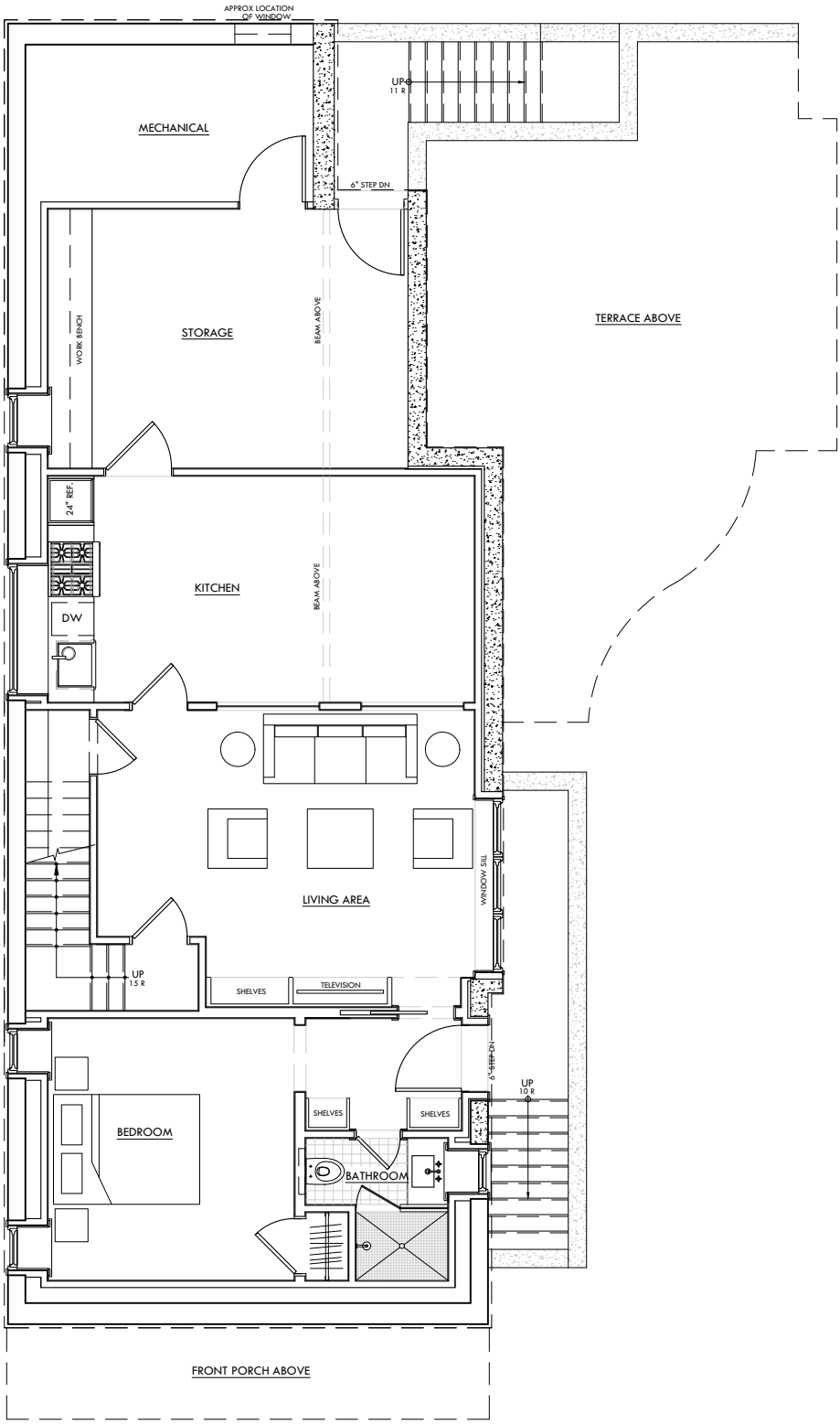
FOLEY FIORE ARCHITECTURE

316 Cambridge Street Cambridge MA 02141 617.547.8002

HOLDING-MACINDOE RESIDENCE

Proposed Site Plan $\frac{1}{8}$" = 1'-0"

09 January 2017

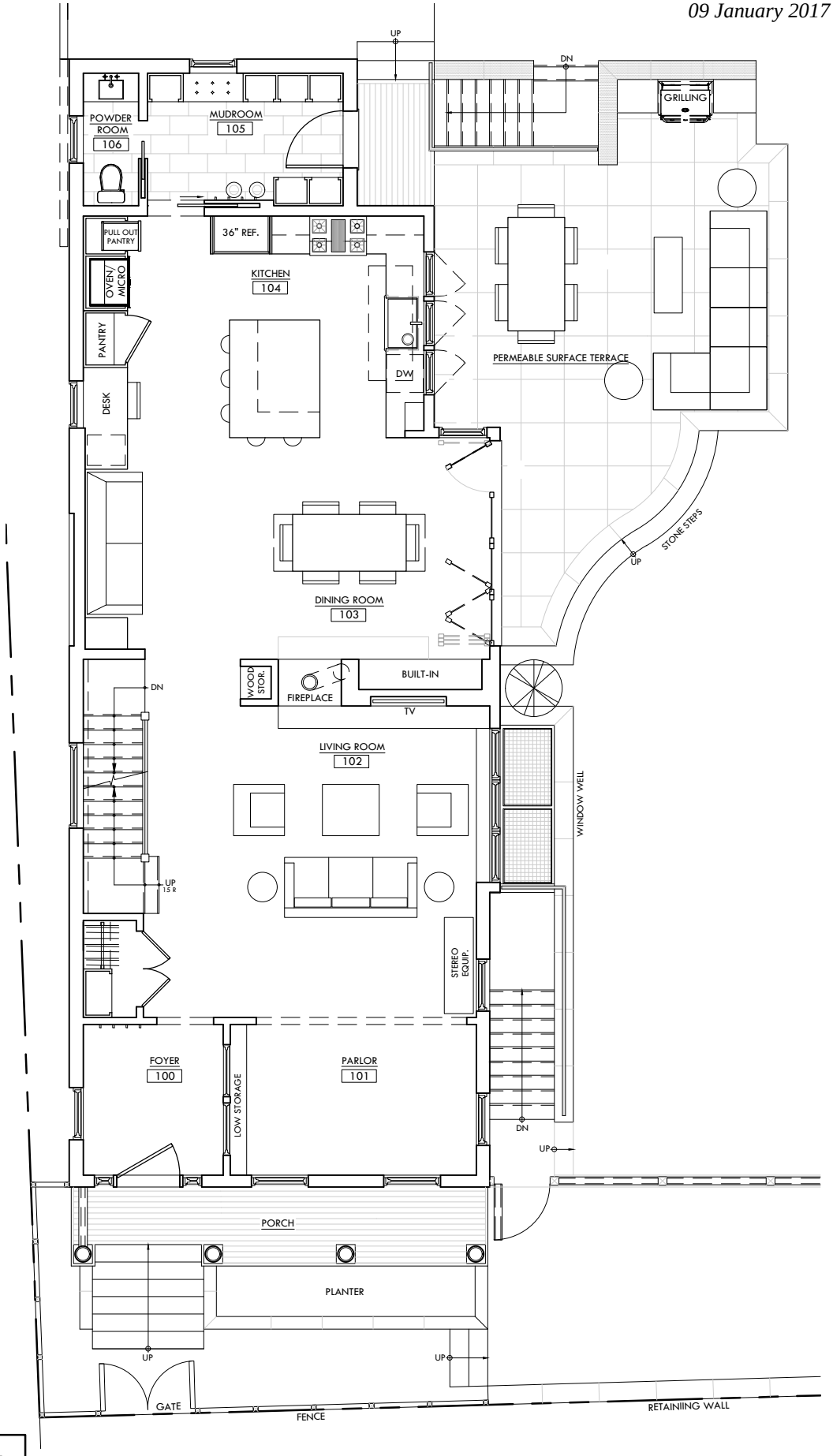


FOLEY FIORE ARCHITECTURE
316 Cambridge Street Cambridge MA 02141 617.547.8002

120 Magazine Street

Proposed Basement Plan $\frac{1}{8}$" = 1'-0"

09 January 2017



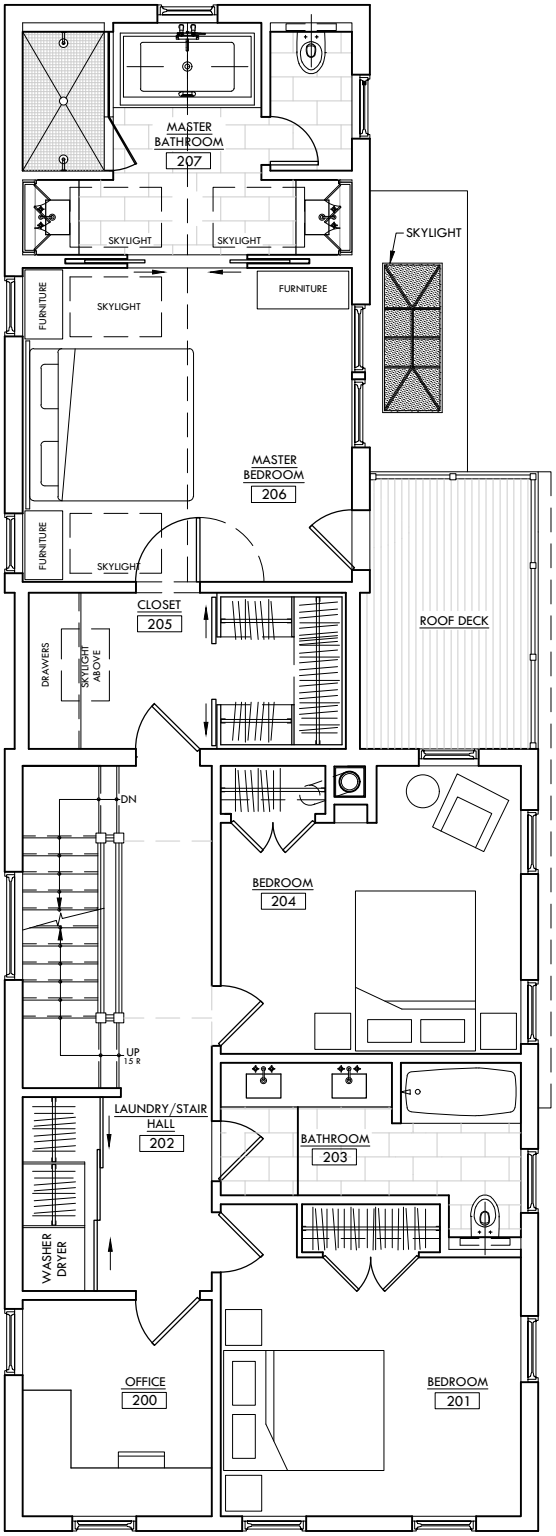
FOLEY FIORE ARCHITECTURE

316 Cambridge Street Cambridge MA 02141 617.547.8002

120 Magazine Street

Proposed First Floor Plan $\frac{1}{8}$" = 1'-0"

09 January 2017



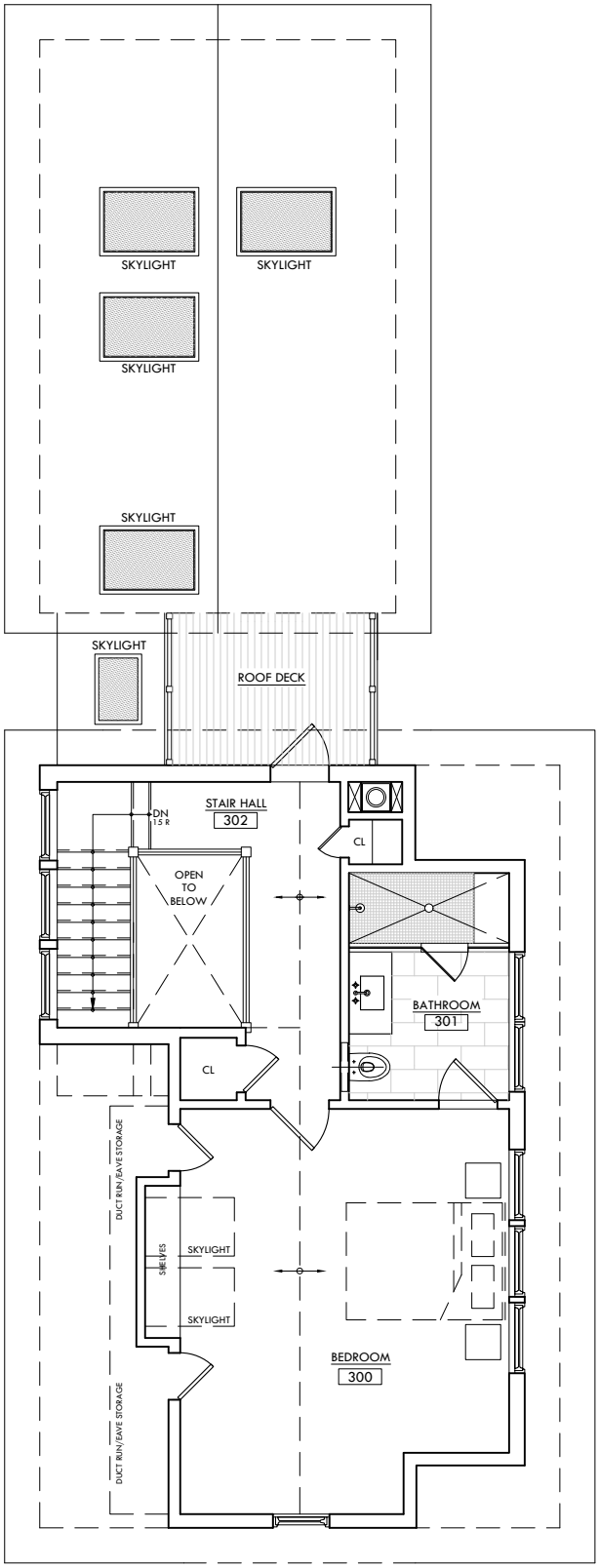
FOLEY FIORE ARCHITECTURE

316 Cambridge Street Cambridge MA 02141 617.547.8002

120 Magazine Street

Proposed Second Floor Plan $\frac{1}{8}$" = 1'-0"

09 January 2017

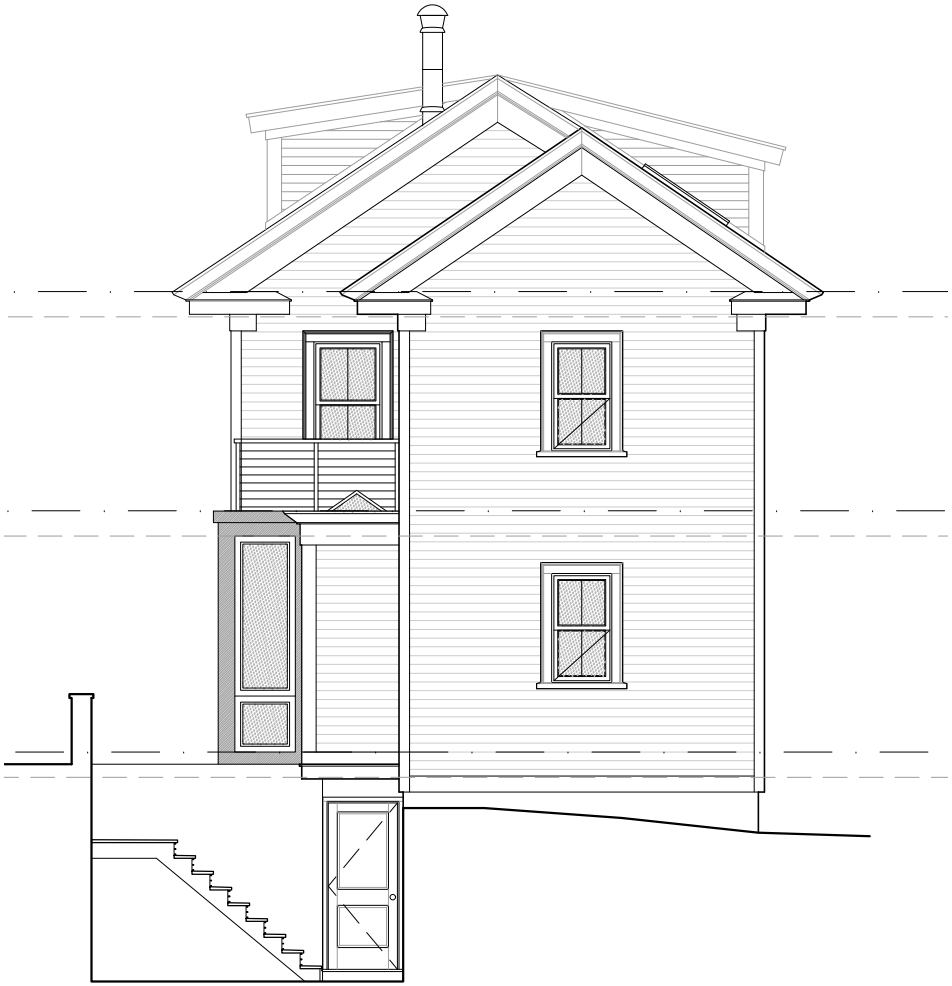


FOLEY FIORE ARCHITECTURE
316 Cambridge Street Cambridge MA 02141 617.547.8002

120 Magazine Street

Proposed Third Floor Plan $\frac{1}{8}$" = 1'-0"

WEST



EAST

FOLEY FIORE ARCHITECTURE
316 Cambridge Street Cambridge MA 02141 617.547.8002

120 Magazine Street

Proposed Exterior Elev. $\frac{1}{8}$" = 1'-

SOUTH

FOLEY FIORE ARCHITECTURE
316 Cambridge Street Cambridge MA 02141 617.547.8002

120 Magazine Street

Proposed Exterior Elev. $\frac{1}{8}$" = 1'-

NORTH

FOLEY FIORE ARCHITECTURE
316 Cambridge Street Cambridge MA 02141 617.547.8002

120 Magazine Street

Proposed Exterior Elev. $\frac{1}{8}$" = 1'-