

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: ALEKSANDRS ZOSULS

PETITIONER'S ADDRESS: 124 PLEASANT STREET

LOCATION OF PROPERTY: 124 PLEASANT STREET

TYPE OF OCCUPANCY: RESIDENCE ZONING DISTRICT: C

REASON FOR PETITION:

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Add'l Dwelling Unit's	_____ Sign
<u>X</u> Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

ONE DORMER ON THE EAST SIDE AND TWO SMALL DORMERS
ON THE WEST SIDE OF THE THIRD FLOOR & ONE RECESS STED
WINDOW ON THE SOUTH SIDE THE THIRD FLOOR TO REPLACE A SMALLER
WINDOW

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.24.4 & TABLE 5-1 (SETBACKS)

Article 5 Section 5.28 & TABLE 5-1 (FAR)

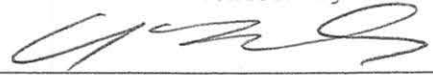
Article 5 Section 5.31

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)
Aleksandrs Zosuls
(Print Name)

Address: 124 PLEASANT STREET

CAMBRIDGE, MA. 02139

Tel. No.: _____

E-Mail Address: _____

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.

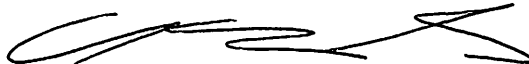
I/We ZOSULS, ALEKSANDRS
(OWNER)

Address: 124 PLEASANT STREET

State that I/We own the property located at 124 PLEASANT STREET,
which is the subject of this zoning application.

The record title of this property is in the name of ZOSULS, ALEKSANDRS

*Pursuant to a deed of duly recorded in the date 12/20/2005, Middlesex South
County Registry of Deeds at Book 46696, Page 40; or
Middlesex Registry District of Land Court, Certificate No. _____
Book 46696 Page 40.



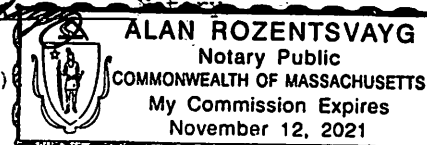
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Suffolk

The above-name Aleksandrs ZOSULS personally appeared before me,
this 1 of November 20 17, and made oath that the above statement is true.

My commission expires Nov. 12, 2021 (Notary Seal)



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

(ATTACHMENT B - PAGE 3)

CONFIDENTIAL - POLICE ONLY

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

1. *What is the purpose of the study?*
 2. *What are the research objectives?*
 3. *What is the research methodology?*
 4. *What are the results of the study?*
 5. *What are the conclusions of the study?*
 6. *What are the limitations of the study?*
 7. *What are the implications of the study?*
 8. *What are the future research directions?*
 9. *What are the contributions of the study?*
 10. *What are the key findings of the study?*
 11. *What are the main results of the study?*
 12. *What are the primary outcomes of the study?*
 13. *What are the secondary outcomes of the study?*
 14. *What are the tertiary outcomes of the study?*
 15. *What are the quaternary outcomes of the study?*
 16. *What are the quinary outcomes of the study?*
 17. *What are the senary outcomes of the study?*
 18. *What are the septenary outcomes of the study?*
 19. *What are the octenary outcomes of the study?*
 20. *What are the nonary outcomes of the study?*
 21. *What are the decenary outcomes of the study?*
 22. *What are the undecenary outcomes of the study?*
 23. *What are the duodecenary outcomes of the study?*
 24. *What are the tredecenary outcomes of the study?*
 25. *What are the quattuordecenary outcomes of the study?*
 26. *What are the quindecenary outcomes of the study?*
 27. *What are the sexdecenary outcomes of the study?*
 28. *What are the septendecenary outcomes of the study?*
 29. *What are the octodecenary outcomes of the study?*
 30. *What are the nonodecenary outcomes of the study?*
 31. *What are the vigintenary outcomes of the study?*
 32. *What are the unvigintenary outcomes of the study?*
 33. *What are the duovigintenary outcomes of the study?*
 34. *What are the duodevigintenary outcomes of the study?*
 35. *What are the tredevigintenary outcomes of the study?*
 36. *What are the quattuorvigintenary outcomes of the study?*
 37. *What are the quinvigintenary outcomes of the study?*
 38. *What are the sexvigintenary outcomes of the study?*
 39. *What are the septenvigintenary outcomes of the study?*
 40. *What are the octovigintenary outcomes of the study?*
 41. *What are the nonavigintenary outcomes of the study?*
 42. *What are the sexagesenary outcomes of the study?*
 43. *What are the unsexagesenary outcomes of the study?*
 44. *What are the duosexagesenary outcomes of the study?*
 45. *What are the duodesexagesenary outcomes of the study?*
 46. *What are the tresexagesenary outcomes of the study?*
 47. *What are the quattuorsexagesenary outcomes of the study?*
 48. *What are the quinvexagesenary outcomes of the study?*
 49. *What are the sexsexagesenary outcomes of the study?*
 50. *What are the septensexagesenary outcomes of the study?*
 51. *What are the octosexagesenary outcomes of the study?*
 52. *What are the nonsexagesenary outcomes of the study?*
 53. *What are the septuagesenary outcomes of the study?*
 54. *What are the unseptuagesenary outcomes of the study?*
 55. *What are the duoseptuagesenary outcomes of the study?*
 56. *What are the duodeseptuagesenary outcomes of the study?*
 57. *What are the treseptuagesenary outcomes of the study?*
 58. *What are the quattuorseptuagesenary outcomes of the study?*
 59. *What are the quinvseptuagesenary outcomes of the study?*
 60. *What are the sexseptuagesenary outcomes of the study?*
 61. *What are the septuseptuagesenary outcomes of the study?*
 62. *What are the octuseptuagesenary outcomes of the study?*
 63. *What are the nonseptuagesenary outcomes of the study?*
 64. *What are the octogonesenary outcomes of the study?*
 65. *What are the unoctogonesenary outcomes of the study?*
 66. *What are the duooctogonesenary outcomes of the study?*
 67. *What are the duodeoctogonesenary outcomes of the study?*
 68. *What are the treoctogonesenary outcomes of the study?*
 69. *What are the quattuoroctogonesenary outcomes of the study?*
 70. *What are the quinvogonesenary outcomes of the study?*
 71. *What are the sexoctogonesenary outcomes of the study?*
 72. *What are the septemogonesenary outcomes of the study?*
 73. *What are the octogogonesenary outcomes of the study?*
 74. *What are the nonogonesenary outcomes of the study?*
 75. *What are the nonagonesenary outcomes of the study?*
 76. *What are the unnonagonesenary outcomes of the study?*
 77. *What are the duononagonesenary outcomes of the study?*
 78. *What are the duodeonagonesenary outcomes of the study?*
 79. *What are the treonagonesenary outcomes of the study?*
 80. *What are the quattuoragonesenary outcomes of the study?*
 81. *What are the quinvagonesenary outcomes of the study?*
 82. *What are the sexagonesenary outcomes of the study?*
 83. *What are the septemagonesenary outcomes of the study?*
 84. *What are the octogagonesenary outcomes of the study?*
 85. *What are the nonagagonesenary outcomes of the study?*
 86. *What are the sexagesagonesenary outcomes of the study?*
 87. *What are the unsexagesagonesenary outcomes of the study?*
 88. *What are the duosexagesagonesenary outcomes of the study?*
 89. *What are the duodesexagesagonesenary outcomes of the study?*
 90. *What are the tresexagesagonesenary outcomes of the study?*
 91. *What are the quattuorsexagesagonesenary outcomes of the study?*
 92. *What are the quinvexagesagonesenary outcomes of the study?*
 93. *What are the sexsexagesagonesenary outcomes of the study?*
 94. *What are the septensexagesagonesenary outcomes of the study?*
 95. *What are the octosexagesagonesenary outcomes of the study?*
 96. *What are the nonsexagesagonesenary outcomes of the study?*
 97. *What are the septuagesagonesenary outcomes of the study?*
 98. *What are the unseptuagesagonesenary outcomes of the study?*
 99. *What are the duoseptuagesagonesenary outcomes of the study?*
 100. *What are the duodeseptuagesagonesenary outcomes of the study?*
 101. *What are the treseptuagesagonesenary outcomes of the study?*
 102. *What are the quattuorseptuagesagonesenary outcomes of the study?*
 103. *What are the quinvseptuagesagonesenary outcomes of the study?*
 104. *What are the sexseptuagesagonesenary outcomes of the study?*
 105. *What are the septuseptuagesagonesenary outcomes of the study?*
 106. *What are the octuseptuagesagonesenary outcomes of the study?*
 107. *What are the nonseptuagesagonesenary outcomes of the study?*
 108. *What are the octogonesagonesenary outcomes of the study?*
 109. *What are the unoctogonesagonesenary outcomes of the study?*
 110. *What are the duooctogonesagonesenary outcomes of the study?*
 111. *What are the duodeoctogonesagonesenary outcomes of the study?*
 112. *What are the treoctogonesagonesenary outcomes of the study?*
 113. *What are the quattuoroctogonesagonesenary outcomes of the study?*
 114. *What are the quinvogonesagonesenary outcomes of the study?*
 115. *What are the sexoctogonesagonesenary outcomes of the study?*
 116. *What are the septemogonesagonesenary outcomes of the study?*
 117. *What are the octogogonesagonesenary outcomes of the study?*
 118. *What are the nonogonesagonesenary outcomes of the study?*
 119. *What are the nonagonesagonesenary outcomes of the study?*
 120. *What are the unnonagonesagonesenary outcomes of the study?*
 121. *What are the duononagonesagonesenary outcomes of the study?*
 122. *What are the duodeonagonesagonesenary outcomes of the study?*
 123. *What are the treonagonesagonesenary outcomes of the study?*
 124. *What are the quattuoragonesagonesenary outcomes of the study?*
 125. *What are the quinvagonesagonesenary outcomes of the study?*
 126. *What are the sexagonesagonesenary outcomes of the study?*
 127. *What are the septemagonesagonesenary outcomes of the study?*
 128. *What are the octogagonesagonesenary outcomes of the study?*
 129. *What are the nonagagonesagonesenary outcomes of the study?*
 130. *What are the sexagesagonesenary outcomes of the study?*
 131. *What are the unsexagesagonesenary outcomes of the study?*
 132. *What are the duosexagesagonesenary outcomes of the study?*
 133. *What are the duodesexagesagonesenary outcomes of the study?*
 134. *What are the tresexagesagonesenary outcomes of the study?*
 135. *What are the quattuorsexagesagonesenary outcomes of the study?*
 136. *What are the quinvexagesagonesenary outcomes of the study?*
 137. *What are the sexsexagesagonesenary outcomes of the study?*
 138. *What are the septensexagesagonesenary outcomes of the study?*
 139. *What are the octosexagesagonesenary outcomes of the study?*
 140. *What are the nonsexagesagonesenary outcomes of the study?*
 141. *What are the septuagesagonesenary outcomes of the study?*
 142. *What are the unseptuagesagonesenary outcomes of the study?*
 143. *What are the duoseptuagesagonesenary outcomes of the study?*
 144. *What are the duodeseptuagesagonesenary outcomes of the study?*
 145. *What are the treseptuagesagonesenary outcomes of the study?*
 146. *What are the quattuorseptuagesagonesenary outcomes of the study?*
 147. *What are the quinvseptuagesagonesenary outcomes of the study?*
 148. *What are the sexseptuagesagonesenary outcomes of the study?*
 149. *What are the septuseptuagesagonesenary outcomes of the study?*
 150. *What are the octuseptuagesagonesenary outcomes of the study?*
 151. *What are the nonseptuagesagonesenary outcomes of the study?*
 152. *What are the octogonesagonesenary outcomes of the study?*
 153. *What are the unoctogonesagonesenary outcomes of the study?*
 154. *What are the duooctogonesagonesenary outcomes of the study?*
 155. *What are*

100-443887-100

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:

Because of the existing size of the lot is small compared to the required lot size, this has created a low allowable FAR that is nonconforming. In addition 450 sq. ft. of the building FAR is calculate by unheated porch space, a fairly excessive amount. Since both of these porches are also used as rear entrances it makes a needed bedroom addition on the east side (the yard side) almost impossible. In addition the building is located almost adjacent to the street and thus within the required setback. The applicants are in need of an additional bedroom because of an expanding family and the only logical expansion space is to dormer the third floor a small amount of 101.5 sq. ft., with two dormers on the Pleasant Street side and one on the opposite side. In addition two egress windows are to be added on the north and south sides of the building.

- 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 hardships for this property are due to the small size of the lot which creates a low FAR, the house's proximity to the street which makes it nonconforming, a small width which makes the third floor have a low ceiling and the existing layout of the rear porches which makes adding the needed space difficult except as dormers, the two dormers on the Pleasant St. front which will be within the front yard setback.

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

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

There will be an increase in the floor area of the house by only 101.5 sq. ft. and the addition of only one bedroom for the future child, neither of which will be a detriment to the neighborhood. Additionally there will be no increase in the allowable number of cars. The shading impact of the dormers will affect no other houses and the appearance will have negligible effect on the street frontage (the applicants have reviewed it with Charlie Sullivan even though he has no authority in this area).

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

The purpose of the zoning ordinance is to maintain the character of various neighborhoods. Granting this variance for several dormers will not change the functional character of the residence and therefore should maintain the quality and desired residential character of the neighborhood. Adding the dormers will actually make it a more livable space as a residence, especially for the present owners.

- * 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
DIMENSIONAL INFORMATION

APPLICANT: ALEKSANDRS ZOSULS PRESENT USE/OCCUPANCY: RES.

LOCATION: 124 PLEASANT STREET ZONE: C

PHONE: 617-501-1429 REQUESTED USE/OCCUPANCY: RES.

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
TOTAL GROSS FLOOR AREA:	<u>2086.5</u>	<u>2188.0</u>	<u>2040</u>	(max.)
LOT AREA:	<u>3401</u>			(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.614</u>	<u>.644</u>	<u>.60</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1700</u>	<u>1700</u>	<u>1800</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>50</u>		<u>50</u>	(min.)
DEPTH	<u>69.15</u>			
Setbacks in Feet:				
FRONT PLEASANT	<u>5.2</u>	<u>5.2</u>	<u>10'-0"</u>	(min.)
REAR ALSTON	<u>2.2</u>	<u>2.2</u>	<u>10'-0"</u>	(min.)
LEFT SIDE	<u>0</u>	<u>0</u>	<u>8'-2"</u>	(min.)
RIGHT SIDE	<u>35'-0"</u>	<u>35'-0"</u>	<u>11'-3 1/2"</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>32'-0"</u>	<u>32'-0"</u>	<u>35'-0"</u>	(max.)
LENGTH	<u>47'-0"</u>	<u>47'-0"</u>		
WIDTH	<u>25'-0"</u>	<u>25'-0"</u>		
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>.40</u>	<u>.40</u>	<u>36%</u>	(min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>2</u>	<u>1</u>	(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
NO. OF LOADING AREAS:	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>NA</u>	<u>NA</u>	<u>NA</u>	(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.

EXISTING BLDG. IS WOOD FRAME AND THE PROPOSED PORCHES ARE
WOOD FRAME

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'.

124 Pleasant St.

Petitioner

101-31
FERGUSON, MARY L.
306 ALLSTON ST
CAMBRIDGE, MA 02139

101-56
PROSPER, IPHETA
120 1/2 PLEASANT ST. UNIT #4
CAMBRIDGE, MA 02139

101-55
ZOSULS, ALEKSANDRS
124 PLEASANT ST
CAMBRIDGE, MA 02139

101-56
MACGIBBON, JOHN A
120 PLEASANT ST., UNIT #2
CAMBRIDGE, MA 02139

101-56
JOSEPH, RODRIGUE M. & AMENIE E. JOSEPH
120 1/2 PLEASANT ST
CAMBRIDGE, MA 02139

RICHARD BROWN ARCHITECTS
C/O RICHARD BROWN
50 HILLCREST AVE
LEXINGTON, MA 02420

101-56
JULMEUS, JOSIANE & LISANA JOSEPH
120 PLEASANT ST., UNIT #5
CAMBRIDGE, MA 02139

101-56
FLAMAND, TONY & Yael RUBINSTEIN
120 PLEASANT ST., #6
CAMBRIDGE, MA 02139

101-80
CULLEN, WILLIAM M.
297 ALLSTON ST
CAMBRIDGE, MA 02139

101-82
MANFREDI, LOUIS J. & JOANNE M. CARROLL
307 ALLSTON ST
CAMBRIDGE, MA 02139

127-11
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE,
CITY MANAGER

127-11
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

127-69
GREENIDGE, DENISE GAUL & MICHELE GAUL
121 PLEASANT ST
CAMBRIDGE, MA 02139

127-70
DOBAK, KAREN
323 ALLSTON ST
CAMBRIDGE, MA 02139

101-57
MASCAR, LLC,
22 PINE POINT ROAD
NORWALK, CT 06853

101-57
GUI, DAN Y. & JAY X. LIN
118 PLEASANT ST. B
CAMBRIDGE, MA 02139

101-57
RADA, ALEXANDRA
118 PLEASANT ST., #C
CAMBRIDGE, MA 02139

101-127
MONTGOMERY, MOLLY J. &
MANJULA SUBRAMANI
C/O WEI, SHUAN & LI YUE
304 ALLSTON ST. UNIT #1
CAMBRIDGE, MA 02139

101-127
LEE, WEI-CHUNG & JENNIFER FORTIN
304 ALLSTON ST., UNIT #6
CAMBRIDGE, MA 02139

101-127
LUKASIAK, TOMASZ & MARIA SAINO
304 ALLSTON ST., #5
CAMBRIDGE, MA 02139

101-127
304 ALLSTON ST PROPERTIES LLC
131 PLEASANT ST
CAMBRIDGE, MA 02139

101-127
FEDEROWICZ, STEPHEN, MARY FEDEROWICZ &
CATHERINE FEDEROWICZ
304 ALLSTON ST., #3
CAMBRIDGE, MA 02139

101-127
WEINROBE, ZOE R.
304 ALLSTON ST, #2
CAMBRIDGE, MA 02139

101-161
SORIERO, JULIA A. & MARSHA H. FLORIO,
TRS THE SORIERO-FLORIO REV LIV TRUST
62-64 PRINCE ST
CAMBRIDGE, MA 02139

101-161
REAVIS, MARY CATHERINE
64 PRINCE ST
CAMBRIDGE, MA 02139

101-56
YOUNG, MARY
C/O SINNOTT, ROBERT W. &
120 PLEASANT ST 1
CAMBRIDGE, MA 02139

127-68
PICKETT, MATTHEW D. & ANNE I. BANDES
119 PLEASANT ST
CAMBRIDGE, MA 02139

184 Pleasant St.



FRONT ON PLEASANT ST.



STRAIGHT VIEW FROM ALSTON ST



ANGLE VIEW FROM ALSTON



CLOSE ANGLE VIEW FROM ALSTON

BZA APPLICATION FORM

GENERAL INFORMATION

2017 NOV 16 AM 11:25

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

Special Permit: _____ Variance: X Appeal: _____PETITIONER: ALEKSANDRS ZOSULSPETITIONER'S ADDRESS: 124 PLEASANT STREETLOCATION OF PROPERTY: 124 PLEASANT STREETTYPE OF OCCUPANCY: RESIDENCE ZONING DISTRICT: C

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

ONE DORMER ON THE EAST SIDE AND TWO SMALL DORMERS
ON THE WEST SIDE OF THE THIRD FLOOR & ONE RECESS SIZED
WINDOW ON THE SOUTH SIDE THE THIRD FLOOR TO REPLACE A SMALLER
WINDOW

SECTIONS OF ZONING ORDINANCE CITED:

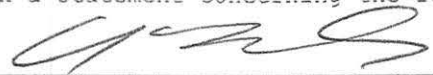
Article 5 Section 5.24.4 & TABLE 5-1 (SETBACKS)Article 5 Section 5.28 & TABLE 5-1 (FAR)Article 5 Section 5.31

Applicants for a Variance must complete Pages 1-3

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):

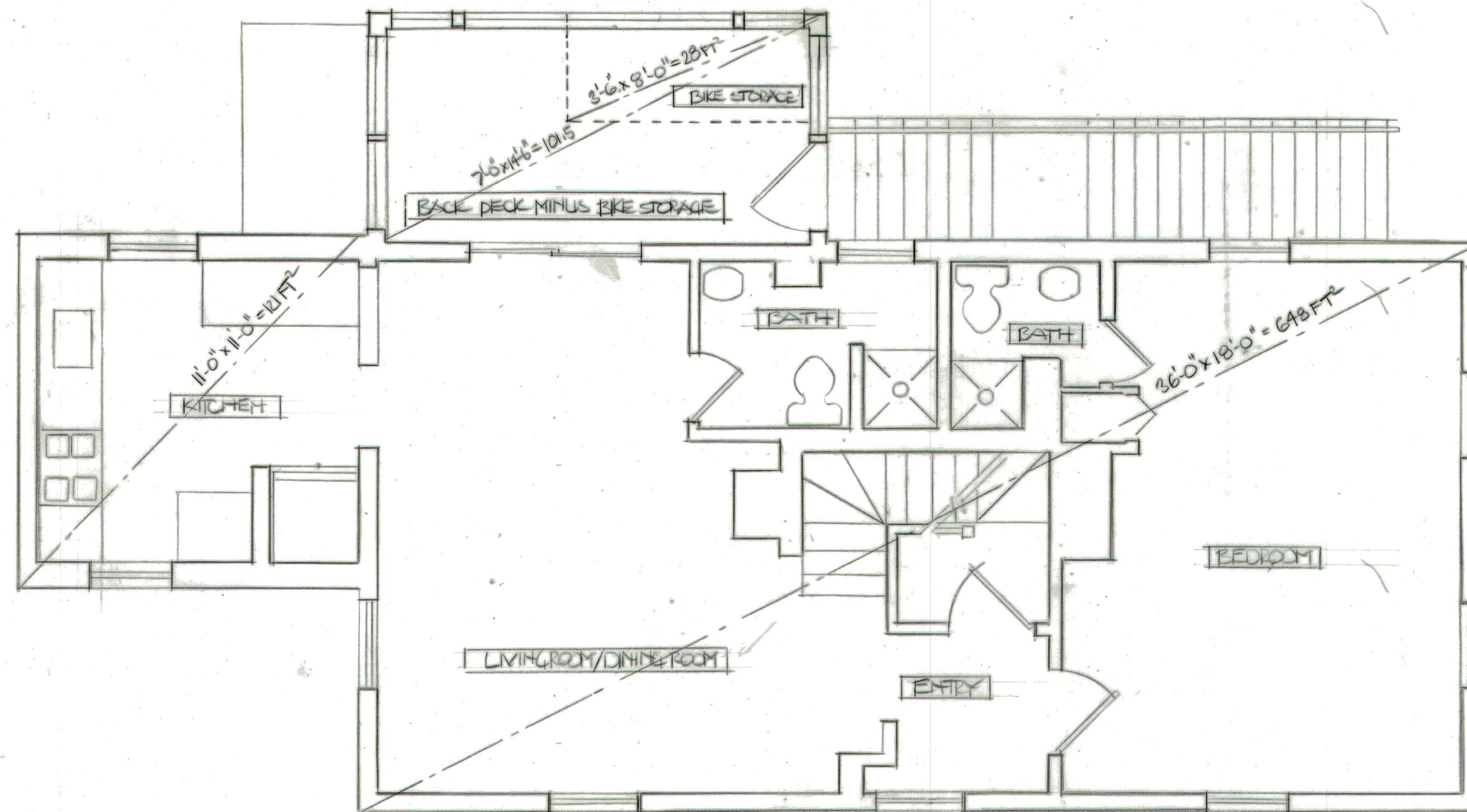

 (Petitioner(s)/Owner)
Aleksandrs Zosuls
 (Print Name)

Address: 124 PLEASANT STREETCAMBRIDGE, MA. 02139

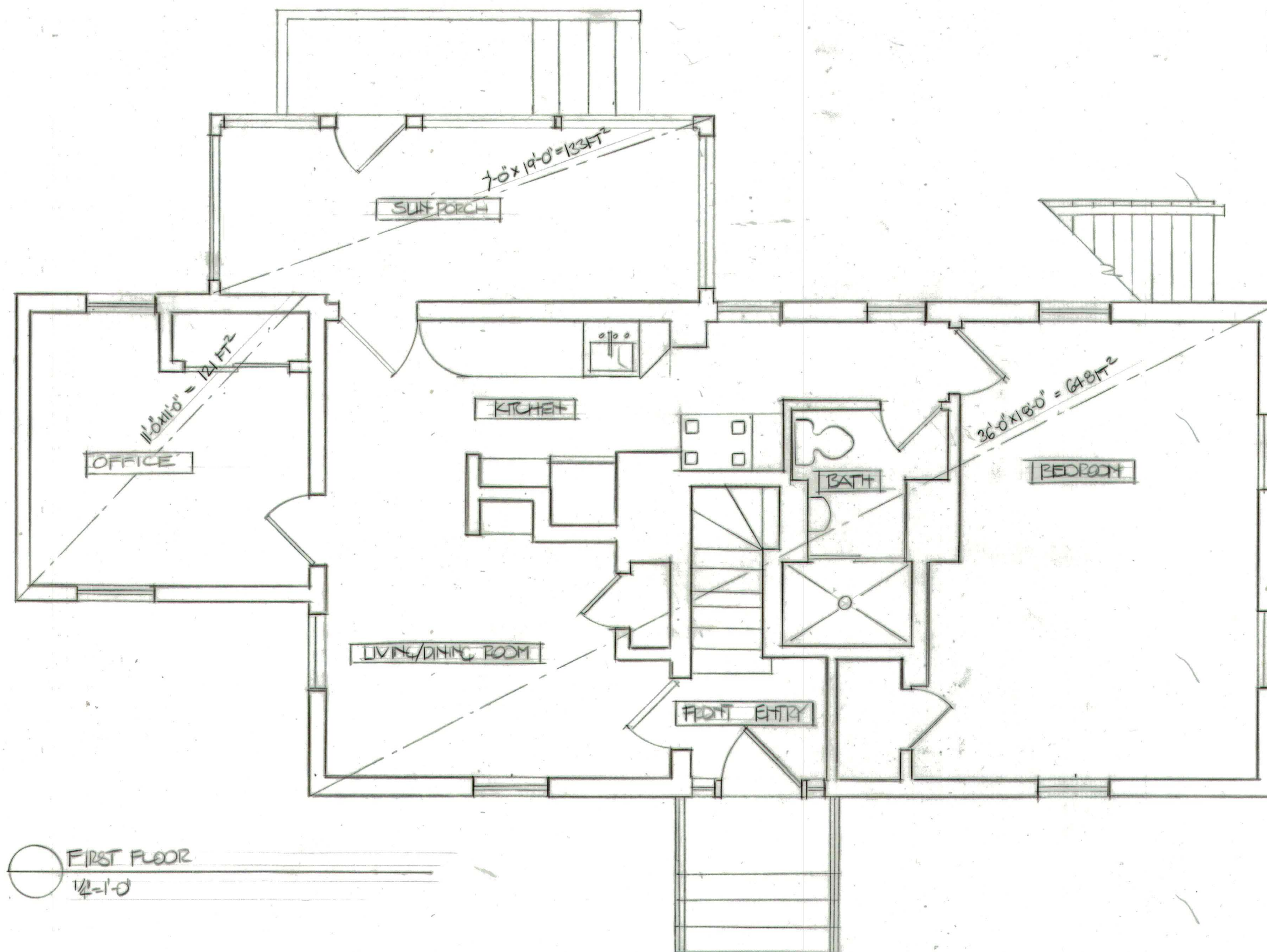
Tel. No.: _____

E-Mail Address: _____

Date: _____



SECOND FLOOR
1/4" = 1'-0"



FIRST FLOOR
1/4" = 1'-0"

FIRST FLOOR AREA

123 FT ²	
121 FT ²	
648 FT ²	
<u>902 FT²</u>	902 FT ²

SECOND FLOOR AREA

101.5 FT ²	
121 FT ²	
648 FT ²	
(28) FT ² (BIKE STORAGE)	
<u>842.5 FT²</u>	842.5 FT ²

THIRD FLOOR AREA

342 FT ²	
<u>342 FT²</u>	2086.5 FT ²

TOTAL LOT AREA = 3400
 FAR = 3400 (.6) = 2040 < 2086

THEREFORE LOT IS NOT CONFORMING BY FAR.
 " " " " " SETBACKS

ZOSULS RESIDENCE

124 PLEASANT STREET
 CAMBRIDGE, MA

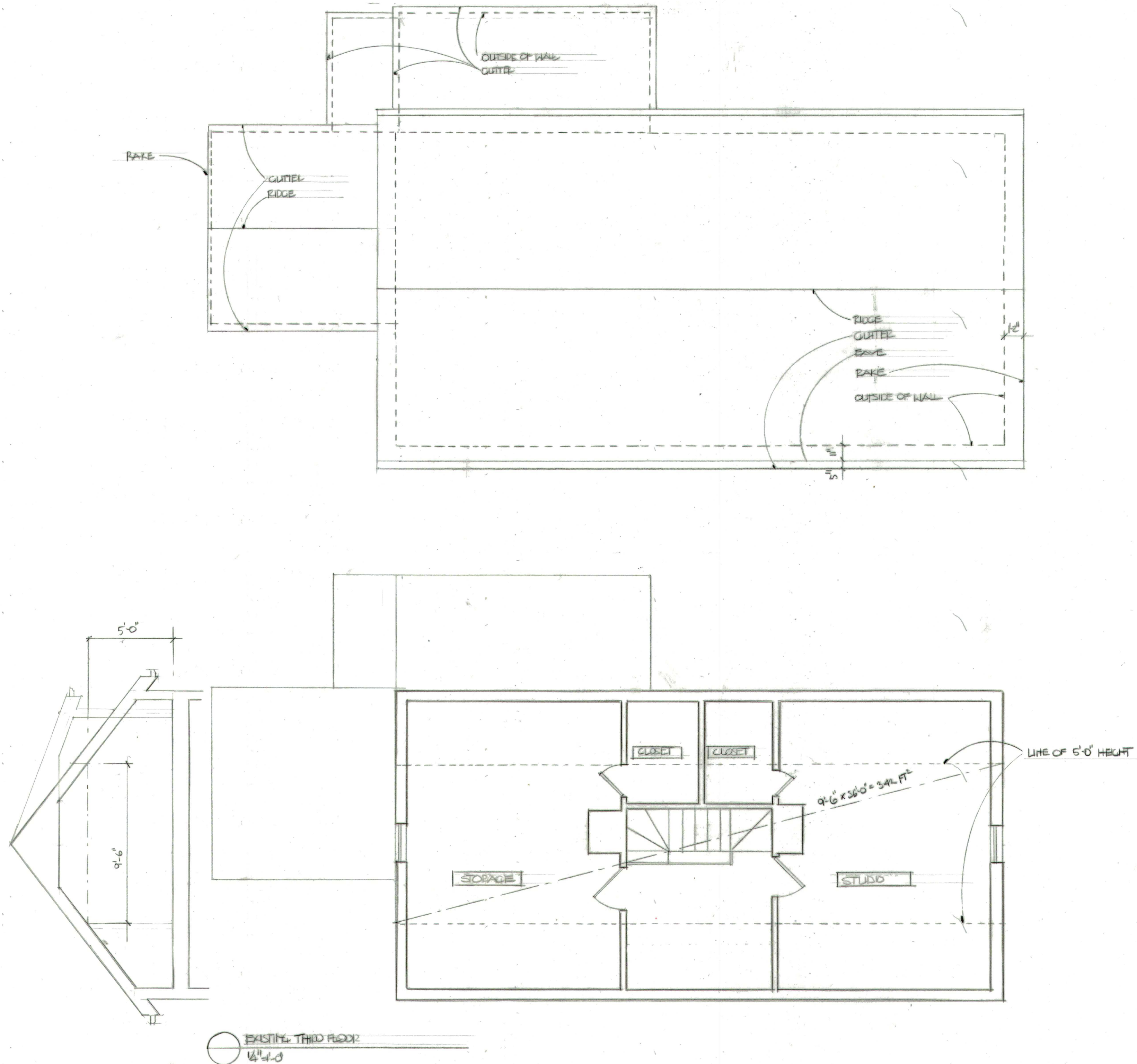
RICHARD BROWN ARCHITECTS

50 HILLCREST AVENUE
 LEXINGTON, MA 02420
 (617) 515-7403

richardbrownarchitects.com

9/20
 9/12/17

EXISTING FIRST & SECOND FLOOR AS



ZOSULS RESIDENCE
 124 PLEASANT STREET
 CAMBRIDGE, MA

RICHARD BROWN ARCHITECTS
 50 HILLCREST AVENUE
 LEXINGTON, MA 02420
 (617) 515-7403

richardbrownarchitects.com

9/6/17
 9/12/17

EXISTING THIRD FLOOR PLAN A-4



○ EAST ELEVATION EXISTING
1/4" = 1'-0"

ZOSULS RESIDENCE

124 PLEASANT STREET
CAMBRIDGE, MA

RICHARD BROWN ARCHITECTS

50 HILLCREST AVENUE
LEXINGTON, MA 02420
(617) 515-7403

richardbrownarchitects.com

9/26/10

9/12/17

EXISTING EAST ELEVATION A-2



EXISTING WEST ELEVATION
1/4" = 1'-0"



EXISTING SOUTH ELEVATION
1/4" = 1'-0"

ZOSULS RESIDENCE
124 PLEASANT STREET
CAMBRIDGE, MA

RICHARD BROWN ARCHITECTS
50 HILLCREST AVENUE
LEXINGTON, MA 02420
(617) 515-7403

richardbrownarchitects.com

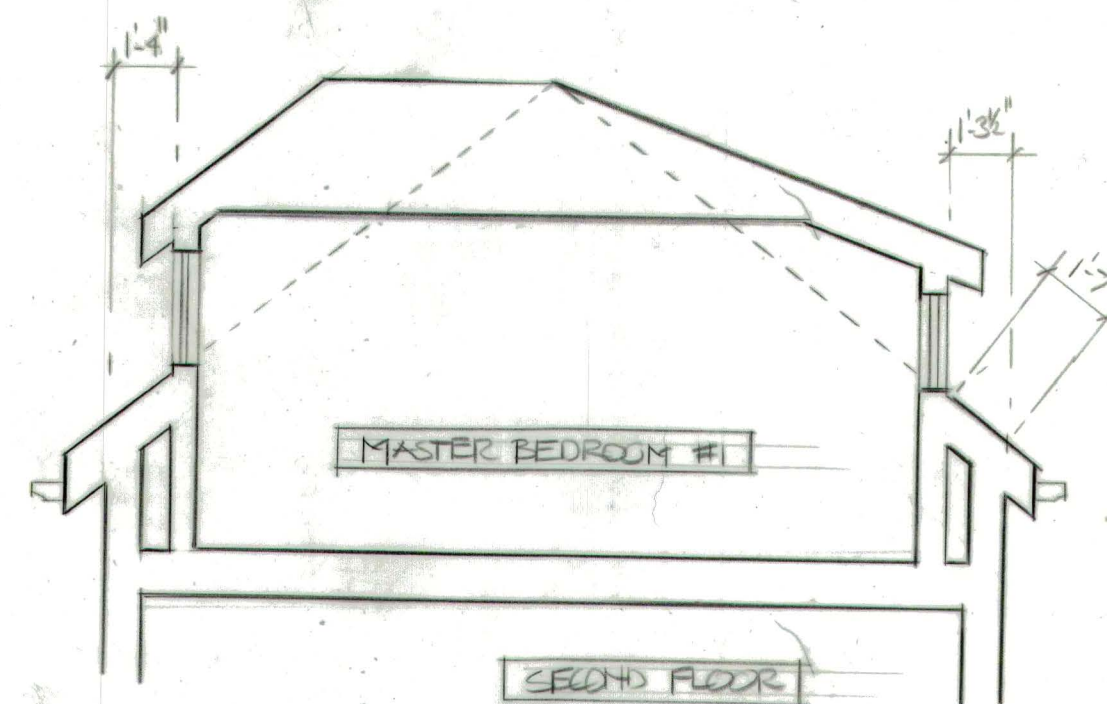
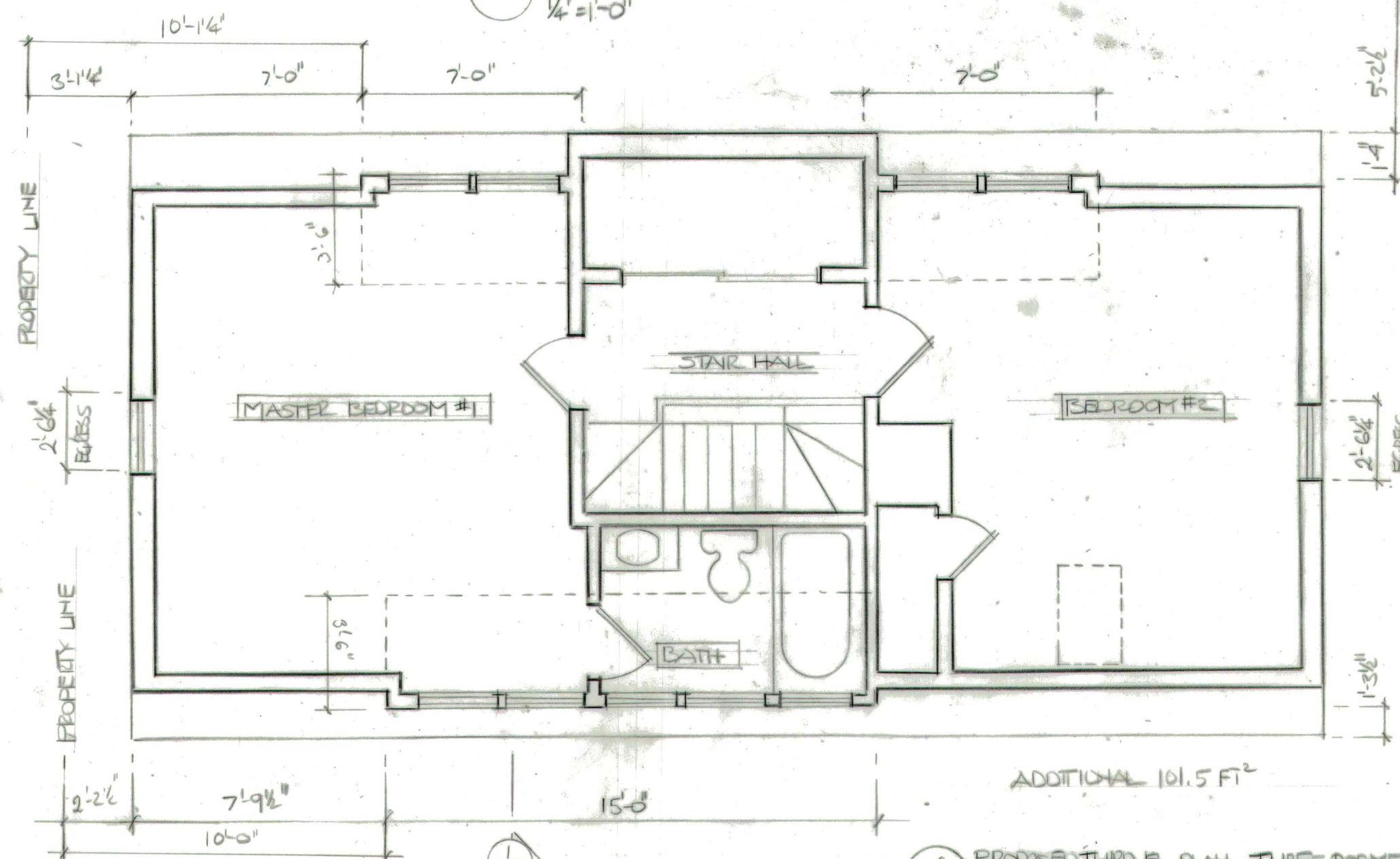
9/22/16
4/12/17

EXISTING WEST & SOUTH EL. A-1



3 PROPOSED WEST ELEVATION
1/4" = 1'-0"

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



1 SECTION @ DORMERS
1/4" = 1'-0"

$$\begin{aligned}
 3'-6" \times 7'-0" &= 24.5 \text{ FT}^2 (2) = 49 \text{ FT}^2 \\
 3'-6" \times 15'-0" &= 52.5 \text{ FT}^2 \\
 \hline
 &101.5 \text{ FT}^2 \text{ ADDITIONAL SPACE}
 \end{aligned}$$

EXISTING FL. AREA = 2086.5 FAR = .614
 REQUIRED FL. AREA = 2090.0 FAR = .600
 ADDITIONAL AREA = 101.5
 PROPOSED FL. AREA = 2188.0 FAR = .644

ZOSULS RESIDENCE
 124 PLEASANT STREET
 CAMBRIDGE, MA

RICHARD BROWN ARCHITECTS
 50 HILLCREST AVENUE
 LEXINGTON, MA 02420
 (617) 515-7403

richardbrownarchitects.com
 9/12/17

PROPOSED DORMER PLAN # EL. A-6



PROPOSED WEST ELEVATION
1/4" = 1'-0"

ZOSULS RESIDENCE

124 PLEASANT STREET
CAMBRIDGE, MA

RICHARD BROWN ARCHITECTS

50 HILLCREST AVENUE
LEXINGTON, MA 02420
(617) 515-7403

richardbrownarchitects.com
9/12/17

PROPOSED WEST & SOUTH EL. A-5



CURRENT ZONE: RESIDENCE C
CURRENT OWNER: ALEKSANDRS ZOSULS
TITLE REFERENCE: BOOK 46696 PAGE 40
PLAN REFERENCE: PLAN BOOK 42 PLAN 10
PLAN No. 707 OF 1974
PLAN No 655 OF 2003

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

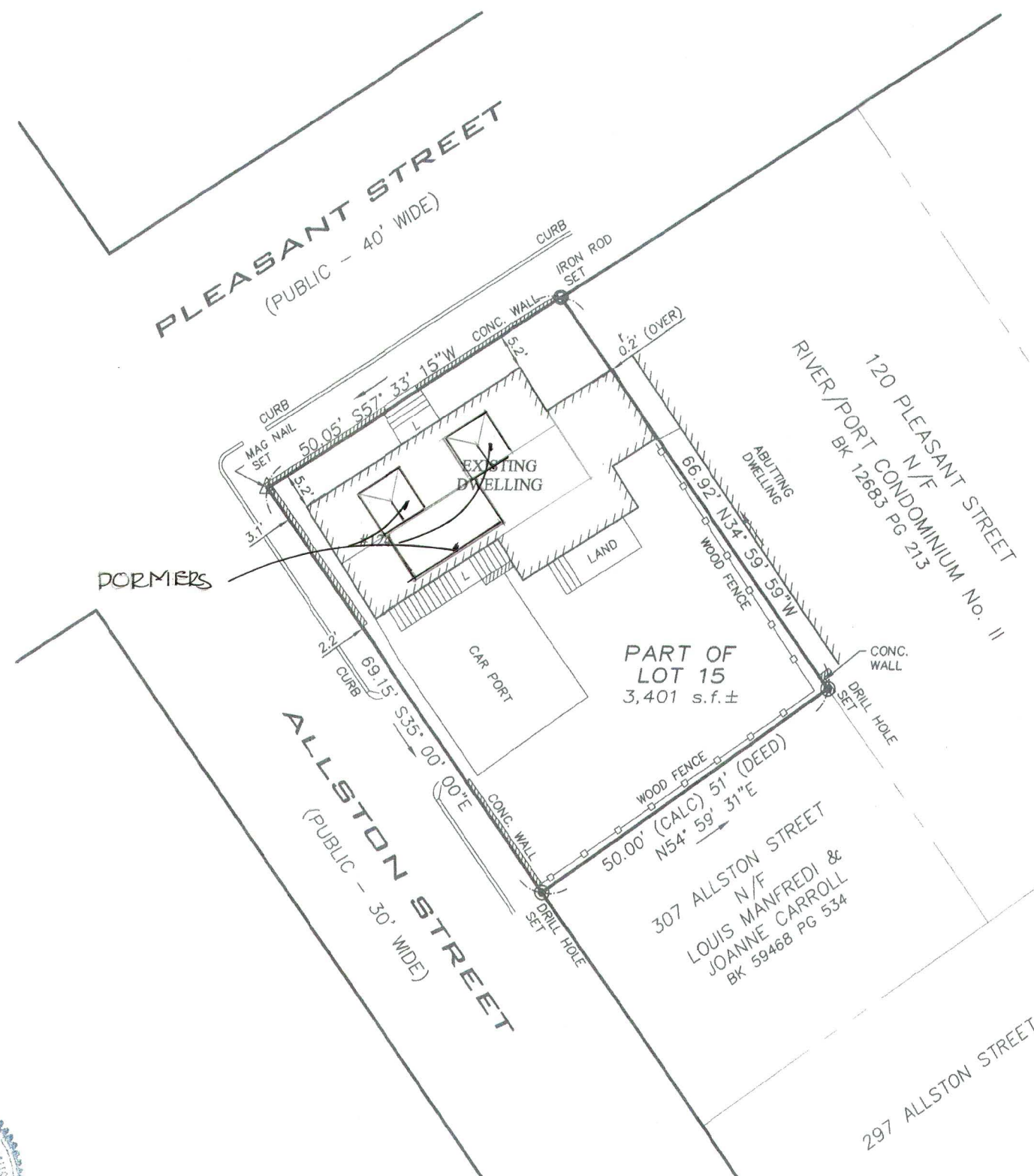
TO: ALEKSANDRS ZOSULS

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MAY 11, 2017
DATE OF PLAN: MAY 12, 2017


RICHARD J. MEDE, JR. P.L.S.

05/12/2017
DATE:



**PLOT PLAN
OF LAND**
124 PLEASANT STREET
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:

**MEDFORD
ENGINEERING
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:

ALEKSANDRS ZOSULS

DRAWN	CHECKED	FILE No.
KKG	RJM	19707