

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____

Variance: X

Appeal: _____

2024 MAR 14 AM 11:29
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
57A-259579

PETITIONER: CATHERINE CHEN

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

LOCATION OF PROPERTY: 191 FRANKLIN STREET

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

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

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

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section 5.31 (TABLE OF DIMENSIONAL REQUIREMENTS)

Article 8.000 Section 8.21.3 (NON-CONFORMING STRUCTURE)

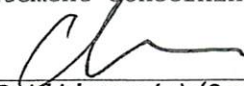
Article 10.000 Section 10.30 (Variance)

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):



(Petitioner(s)/Owner)

Catherine Chen

(Print Name)

Address:

133 Seaport Blvd #1023
Boston MA 02210

Tel. No.:

617 515-3614

E-Mail Address:

Catherine158@yahoo.com
c/o Peter Barbasa

Date: March 13, 2024

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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


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

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

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

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

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



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

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

Commonwealth of Massachusetts, County of Suffolk

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

My commission expires 8.9.2030 (Notary Seal).

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



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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

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

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

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

- B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:**

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

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

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

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

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

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

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

DIMENSIONAL FORM

APPLICANT: Peter Barbosa PRESENT USE/OCCUPANCY: Single Family

LOCATION: 191 Franklin St ZONE: C-1

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

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2070</u>	<u>2708</u>	<u>2220</u>
<u>LOT AREA:</u>	<u>2960</u>	<u>2960</u>	<u>5000</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>0.69</u>	<u>0.91</u>	<u>0.75</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,960</u>	<u>2,960</u>	<u>1500</u>
<u>SIZE OF LOT:</u>	WIDTH: <u>47.00'</u> DEPTH: <u>63.00'</u>	47.00' 63.00'	50.00'
<u>SET-BACKS:</u> (in feet)	FRONT: <u>5.6'</u> REAR: <u>23.0'</u> LEFT SIDE: <u>2.0'</u> RIGHT SIDE: <u>9.7'</u>	5.6' 20.0' 2.0' 9.7'	5.0' 20.0' 7.0' 7.0'
<u>SIZE OF BUILDING:</u>	HEIGHT: <u>27.7'</u> LENGTH: <u>36'-10"</u> WIDTH: <u>30'-9"</u>	33.2' 39'-10" 30'-9"	35' N/A N/A
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>36.4%</u>	<u>38.7%</u>	<u>30%</u>
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>2</u>
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>NO. OF BIKE SPACES:</u>	<u>0</u>	<u>0</u>	<u>N/A</u>
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>N/A</u>
<u>DISTANCE TO NEAREST BLDG.:</u> <u>2096</u>			<u>N/A</u>
<u>SIZE OF BLDGS. ADJACENT ON SAME LOT:</u>			<u>N/A</u>

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

¹ SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
² TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'3" 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'.

191 FRANKLIN STREET SPECIAL PERMIT SUBMISSION SET



**JARVIS
DRAFTING & DESIGN**

11 MIDDLESEX AVE, UNIT 6
WILMINGTON, MA 01897

CONSULTING ENGINEER:

NAME
ADDRESS 1
ADDRESS 2

ZONING SUMMARY

PROJECT DESCRIPTION:

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

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

ZONING REQUEST

SPECIAL PERMIT TO INCREASE FAR

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

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

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

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

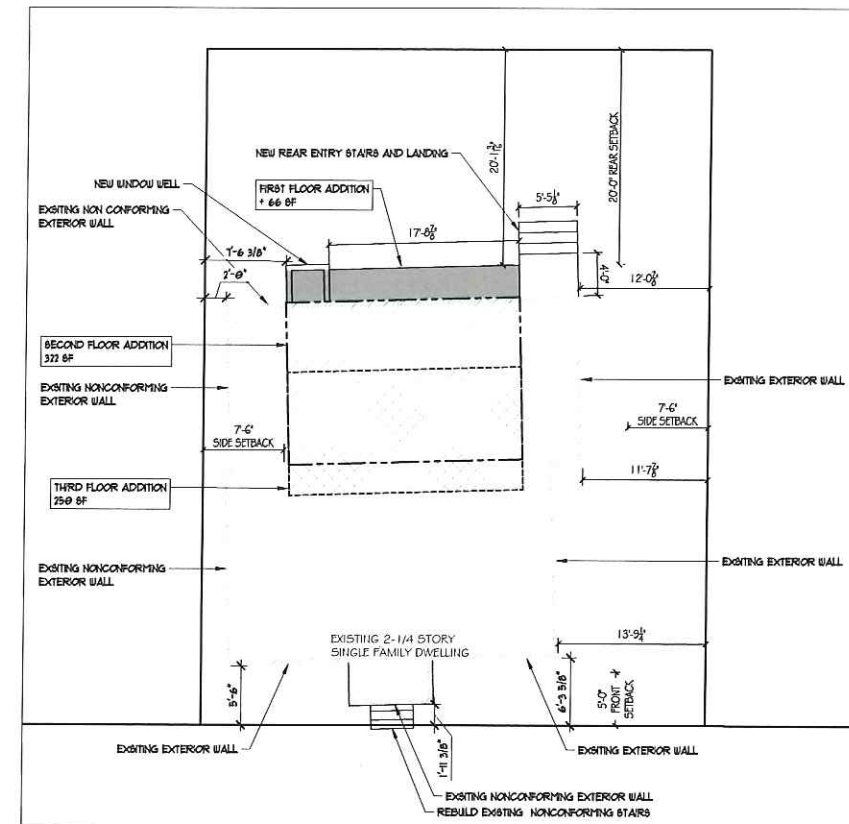
DIMENSIONAL FORM

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

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

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

¹ SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
² TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-3" 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'.



RENOVATIONS TO EXISTING SINGLE FAMILY RESIDENCE

191 FRANKLIN ST
CAMBRIDGE, MA

DATE: 03/28/2023

DOCUMENT PHASE:

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

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

ZONING SUMMARY

A001

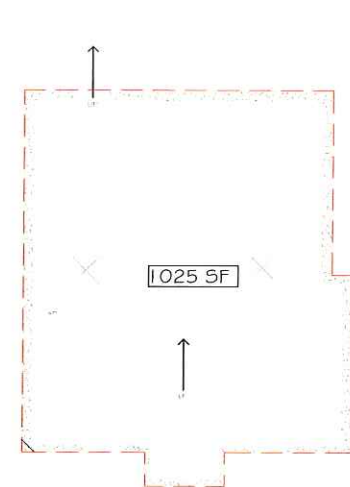


JARVIS
DRAFTING & DESIGN

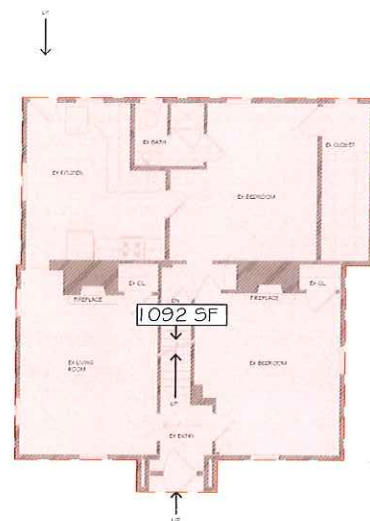
11 MIDDLESEX AVE, UNIT 6
WILMINGTON, MA 01897

CONSULTING ENGINEER:

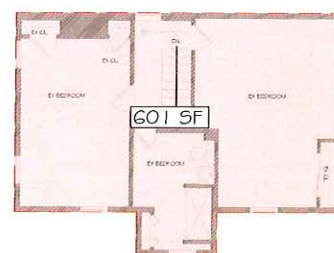
NAME
ADDRESS 1
ADDRESS 2



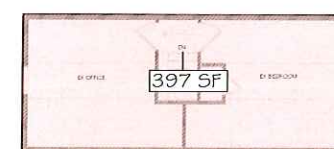
EXISTING FLOOR PLAN: BASEMENT
SCALE: 1/8" = 1'-0" 1025 SF (UNDER T-3)



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



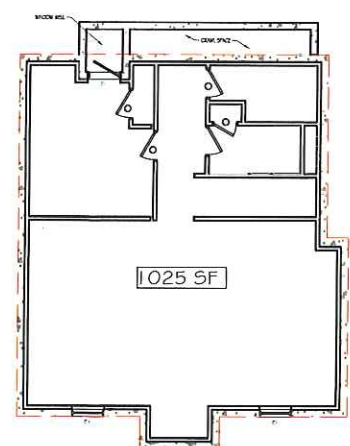
EXISTING FLOOR PLAN: SECOND FLOOR
SCALE: 1/8" = 1'-0" 601 SF



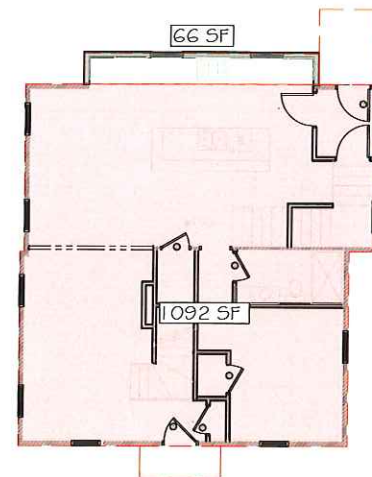
EXISTING FLOOR PLAN: THIRD FLOOR
SCALE: 1/8" = 1'-0" 397 SF (OVER 5)

EXISTING AREA

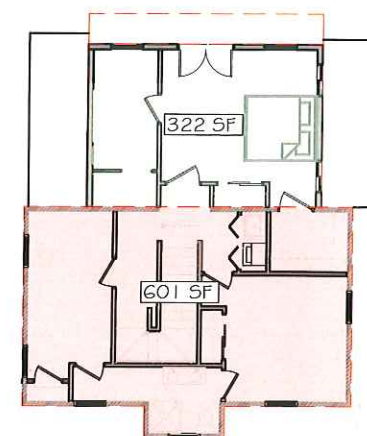
FLOOR	AREA
FIRST FLOOR	1092 SF
SECOND FLOOR	601 SF
THIRD FLOOR	397 SF
EX GFA	2090 SF
BASEMENT	1026 SF
EXT. OPEN DECK	30 SF
NON GFA	1056 SF



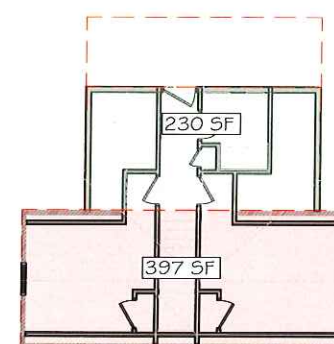
FLOOR PLAN: BASEMENT
SCALE: 1/8" = 1'-0" 1025 GFA



FLOOR PLAN: FIRST FLOOR
SCALE: 1/8" = 1'-0" 1158 GFA



FLOOR PLAN: SECOND FLOOR
SCALE: 1/8" = 1'-0" 923 GFA



FLOOR PLAN: THIRD FLOOR
SCALE: 1/8" = 1'-0" 627 GFA

PROPOSED AREA

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

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

RENOVATIONS TO EXISTING
SINGLE FAMILY RESIDENCE

191 FRANKLIN ST.
CAMBRIDGE, MA

DATE: 03/28/2023

DOCUMENT PHASE:

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

REV DATE REMARK

ZONING COMPLIANCE
GFA DIAGRAMS

A003



JARVIS
DRAFTING & DESIGN

11 MIDDLESEX AVE, UNIT 6
WILMINGTON, MA 01881

CONSULTING ENGINEER:

NAME
ADDRESS 1
ADDRESS 2

**RENOVATIONS TO EXISTING
SINGLE FAMILY RESIDENCE**

191 FRANKLIN ST
CAMBRIDGE, MA

DATE: 03/28/2023

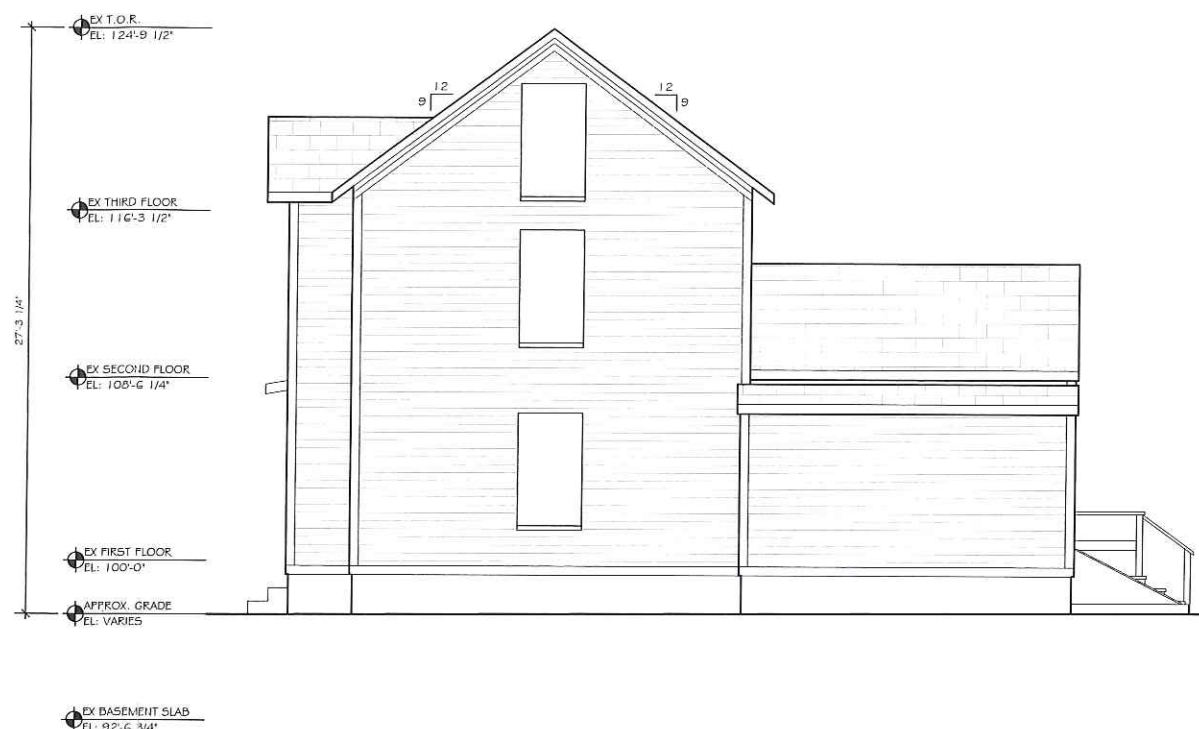
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- CONSTRUCTION DRAWINGS

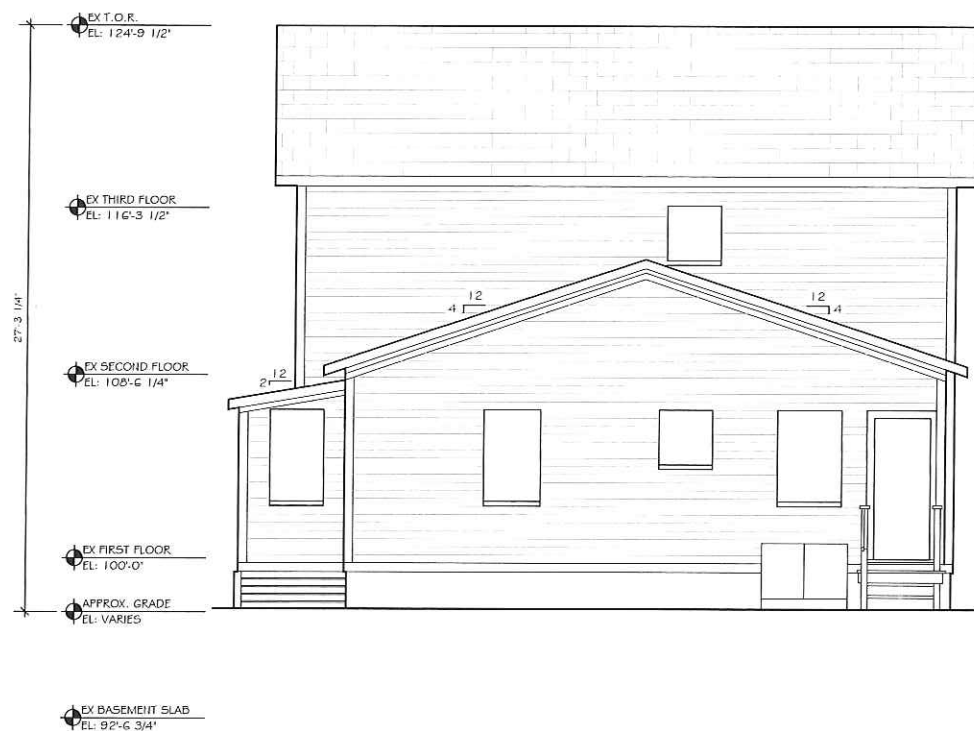
REV	DATE	REMARK
9	11/29/23	F.P. REV.



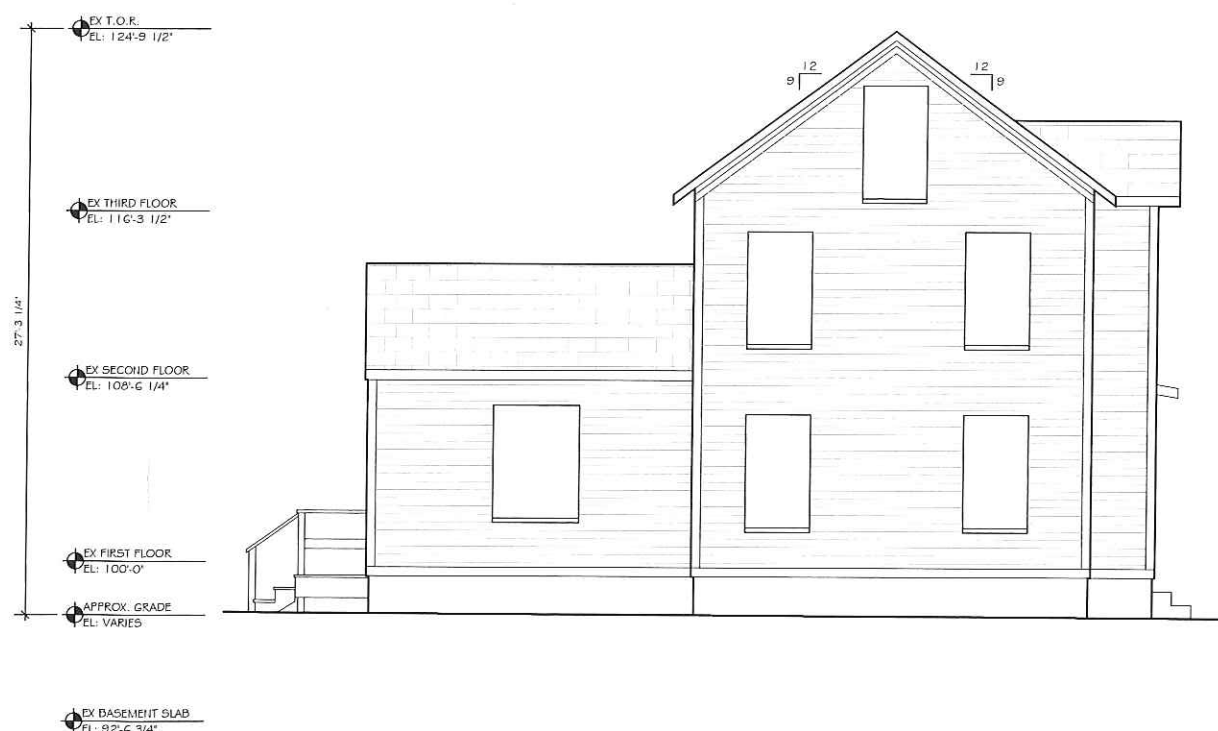
EXISTING FRONT ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

EXISTING ELEVATIONS

A004



JARVIS
DRAFTING & DESIGN

11 MIDDLESEX AVE, UNIT 6
WILMINGTON, MA 01881

CONSULTING ENGINEER:

NAME
ADDRESS 1
ADDRESS 2

**RENOVATIONS TO EXISTING
SINGLE FAMILY RESIDENCE**

19 FRANKLIN ST
CAMBRIDGE, MA

DATE: 01/22/2024

DOCUMENT PHASE:

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

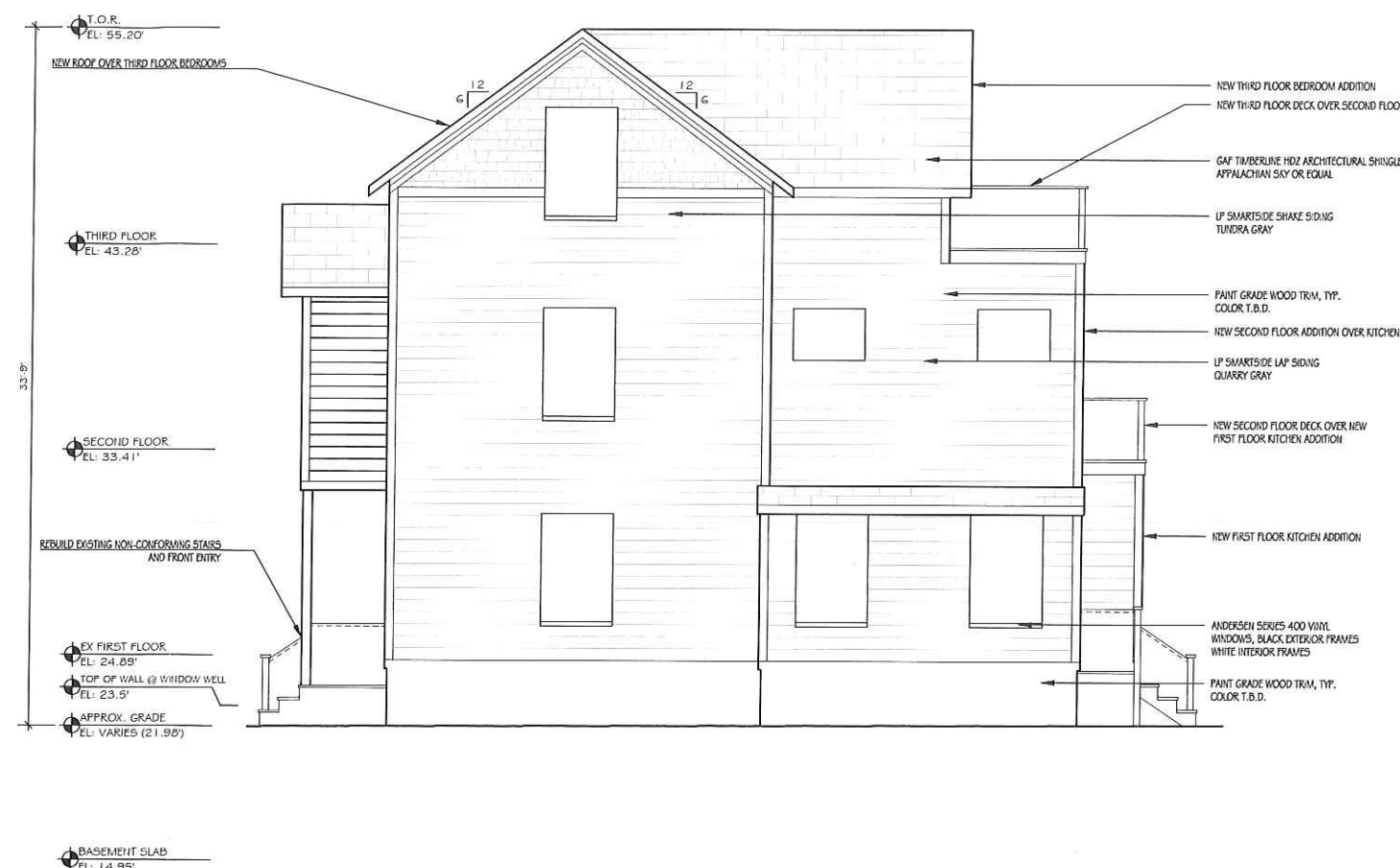
REV	DATE	REMARK

PROPOSED ELEVATIONS

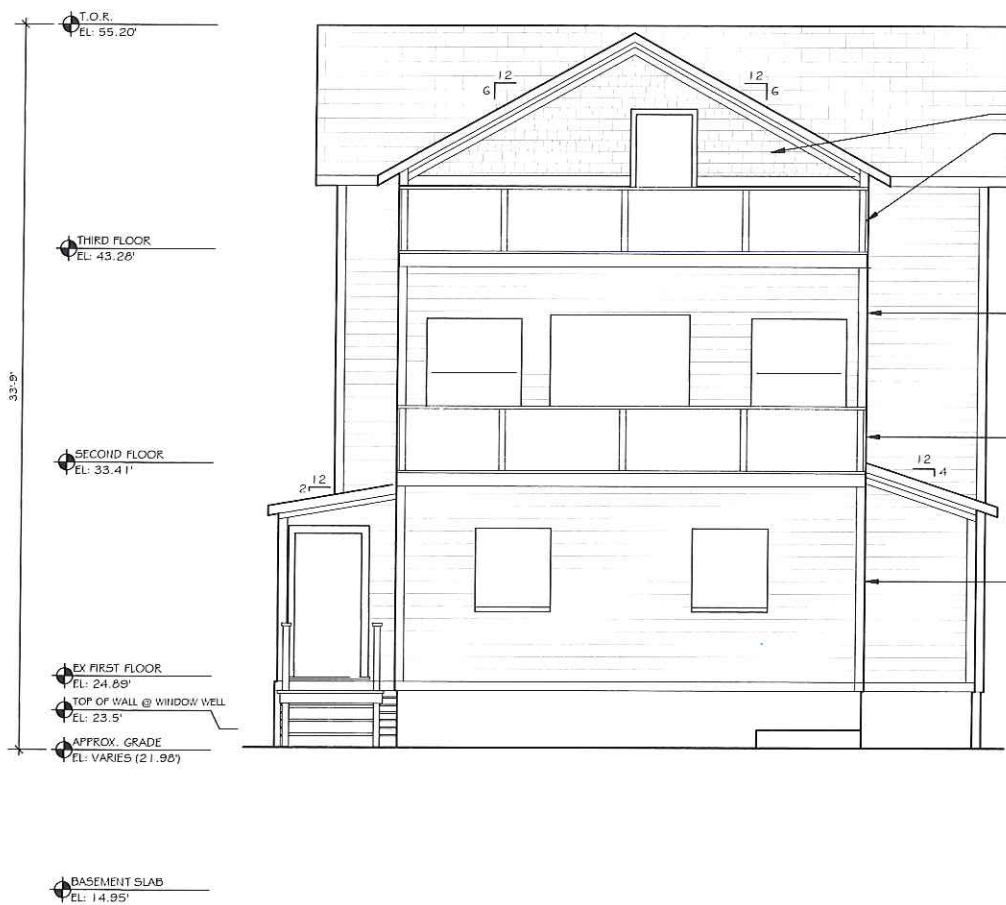
A005



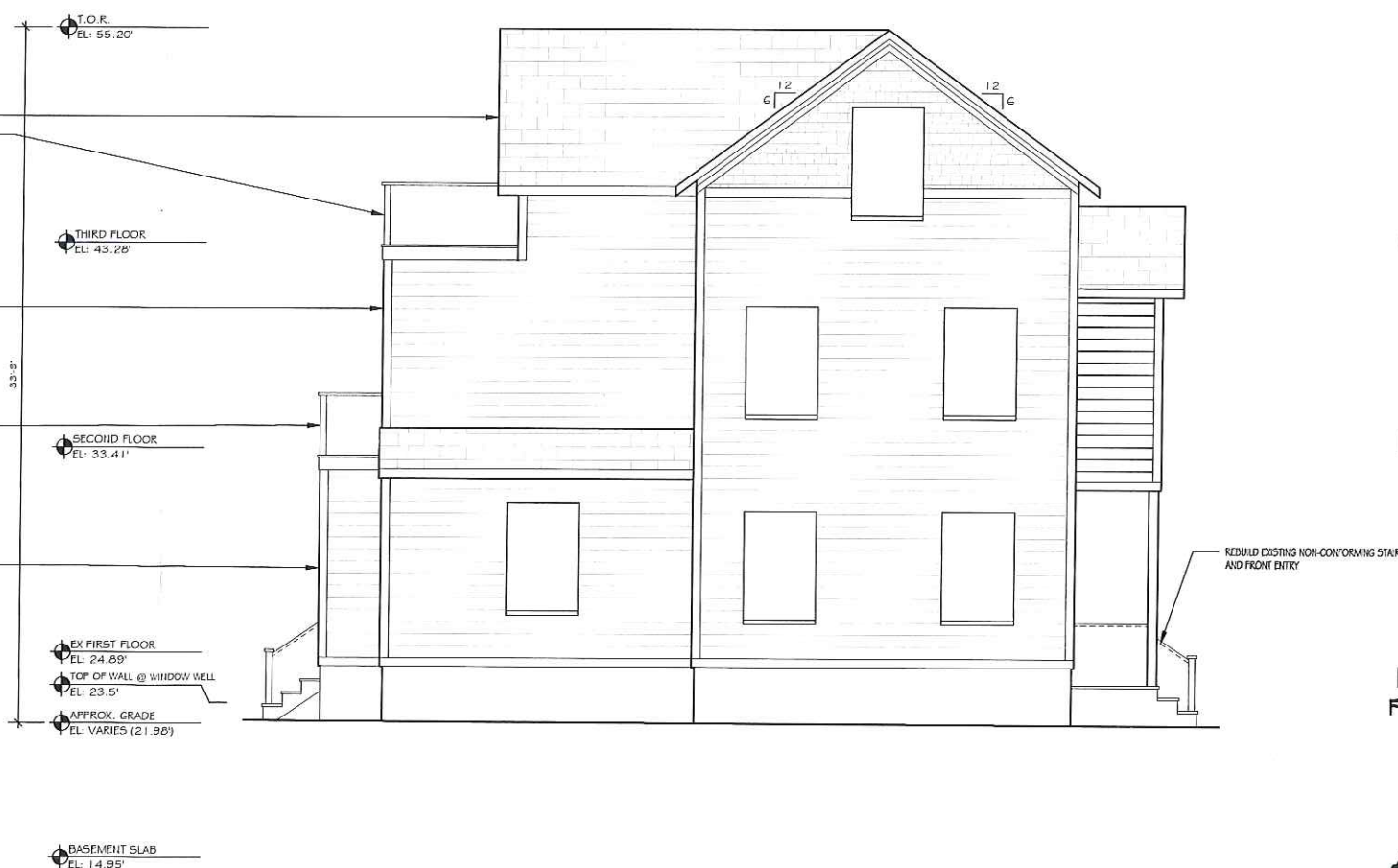
PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

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

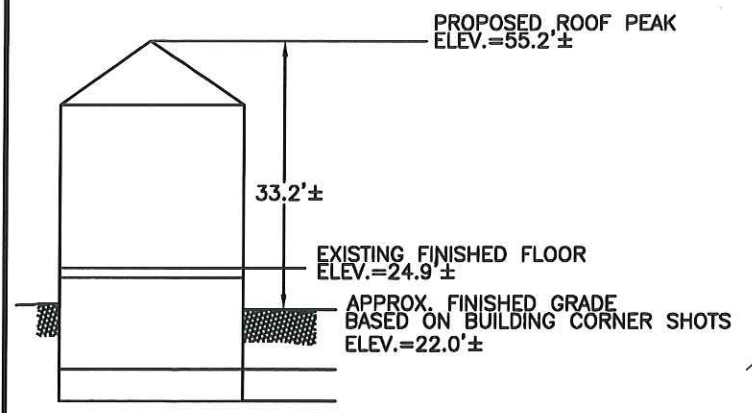
LOT COVERAGE NUMBERS:
 ZONING DISTRICT: RESIDENCE C-3
 EXISTING LOT COVERAGE = 36.4%
 PROPOSED LOT COVERAGE = 38.7%±

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

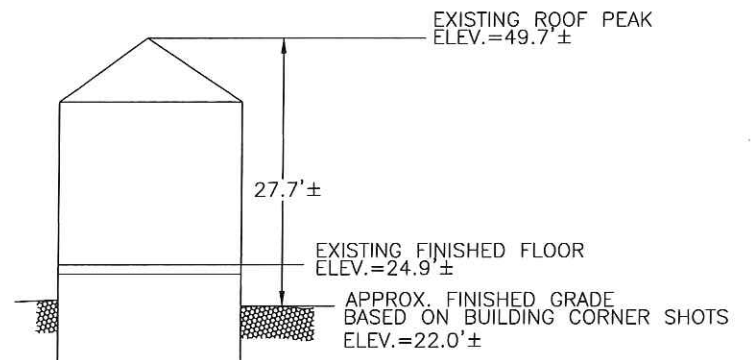
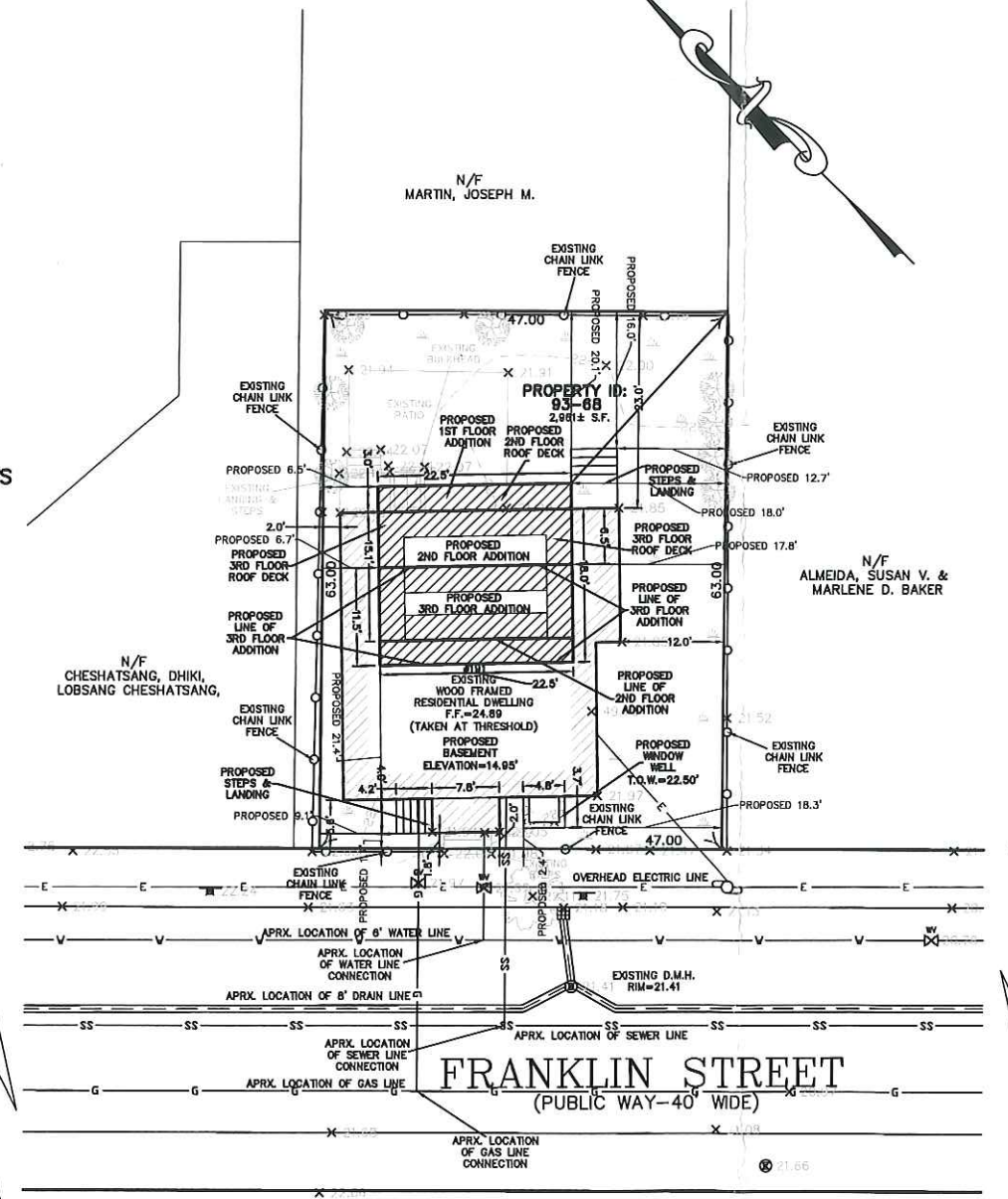
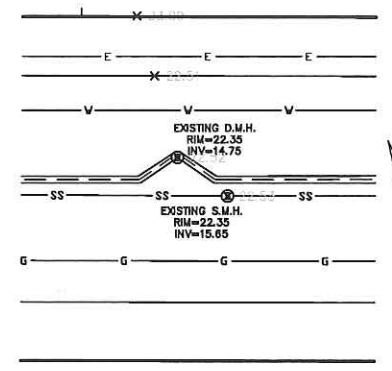
Address: 191 Franklin St

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

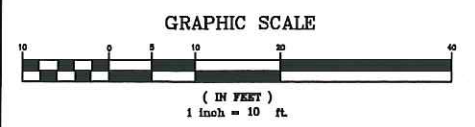
Selected Map-Lot: 93-68
 Selected Address: 191 Franklin St



PROPOSED PROFILE
 NOT TO SCALE



EXISTING PROFILE
 NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION ERRORS, OMISSIONS, OR PROCEDURES USED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR CONSTRUCTION WORKERS OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 THE EXISTENCE OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF THE PROFESSIONAL SERVICE PROVIDED.
 COPYRIGHT (C) 2023 by PETER NOLAN & ASSOCIATES LLC
 All Rights Reserved

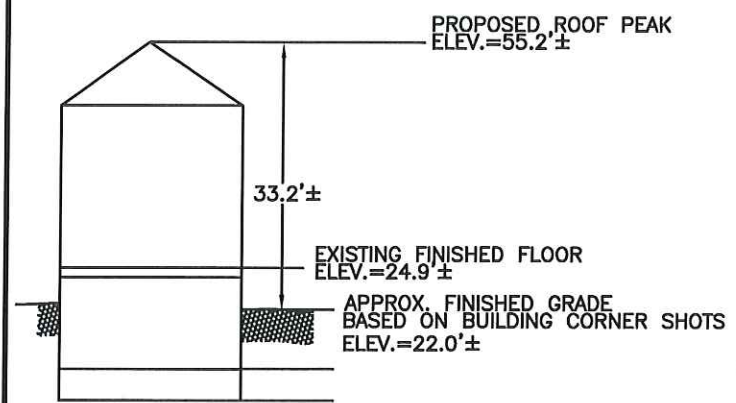
SCALE	1"=10'
DATE	10/8/2023
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	191 FRANKLIN STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	MMP
CHKD BY	P.N.
APPD BY	P.N.
REVISION	
BY	
PROPOSED PLAN	
SHEET NO.	1
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, NEWTON, MA (SUITE 1) PHONE: 857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

EXISTING LEGEND

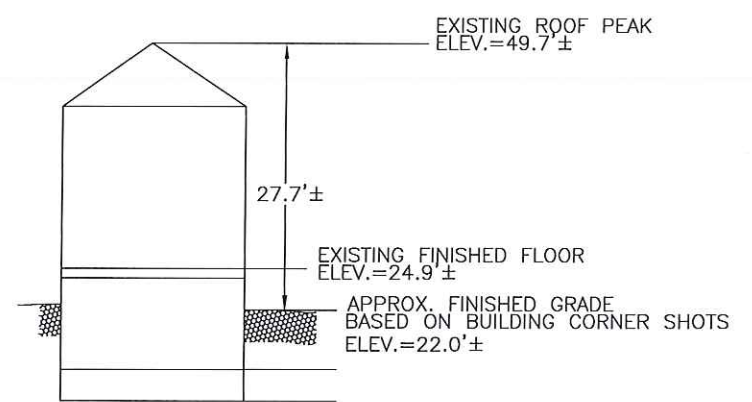
SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

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

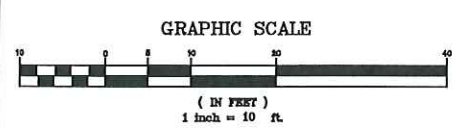
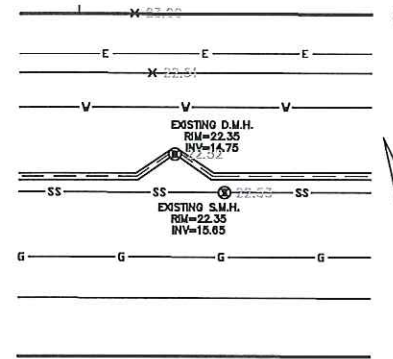
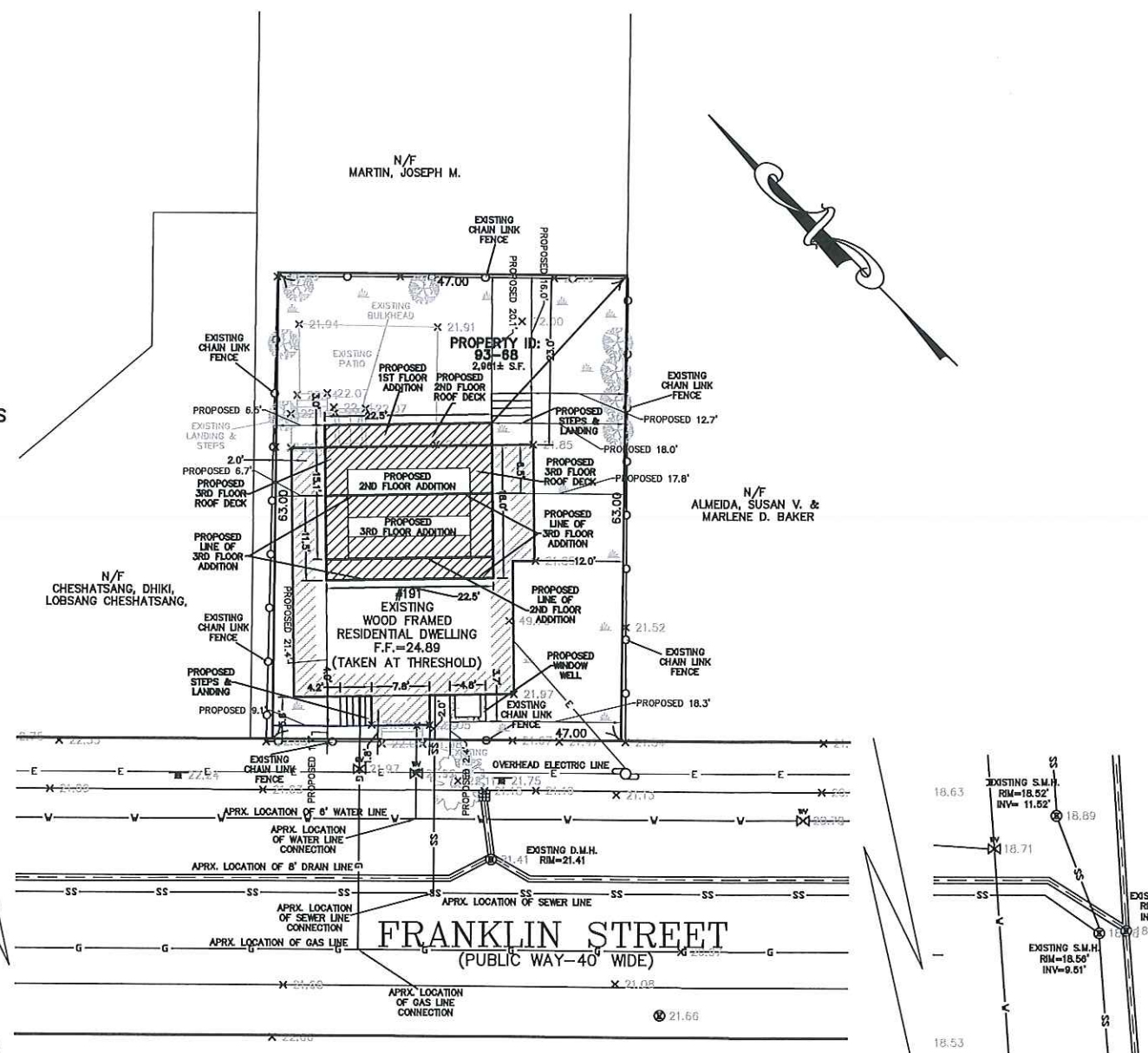
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 09/26/2022.
 2. DEED REFERENCE: BOOK 78829, PAGE 147
 PLAN REFERENCE 1: PLAN BOOK 103, PAGE 269
 PLAN REFERENCE 2: PLAN BOOK 184, PAGE 369
 MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY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



PROPOSED PROFILE
NOT TO SCALE



EXISTING PROFILE
NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, MATERIALS, OR PROCEDURES UTILIZED BY THE CONTRACTOR. THE CLIENT IS ADVISED THAT THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CLIENT IS ADVISED THAT THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CLIENT IS ADVISED THAT THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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



191 Franklin St.

BZA-259579



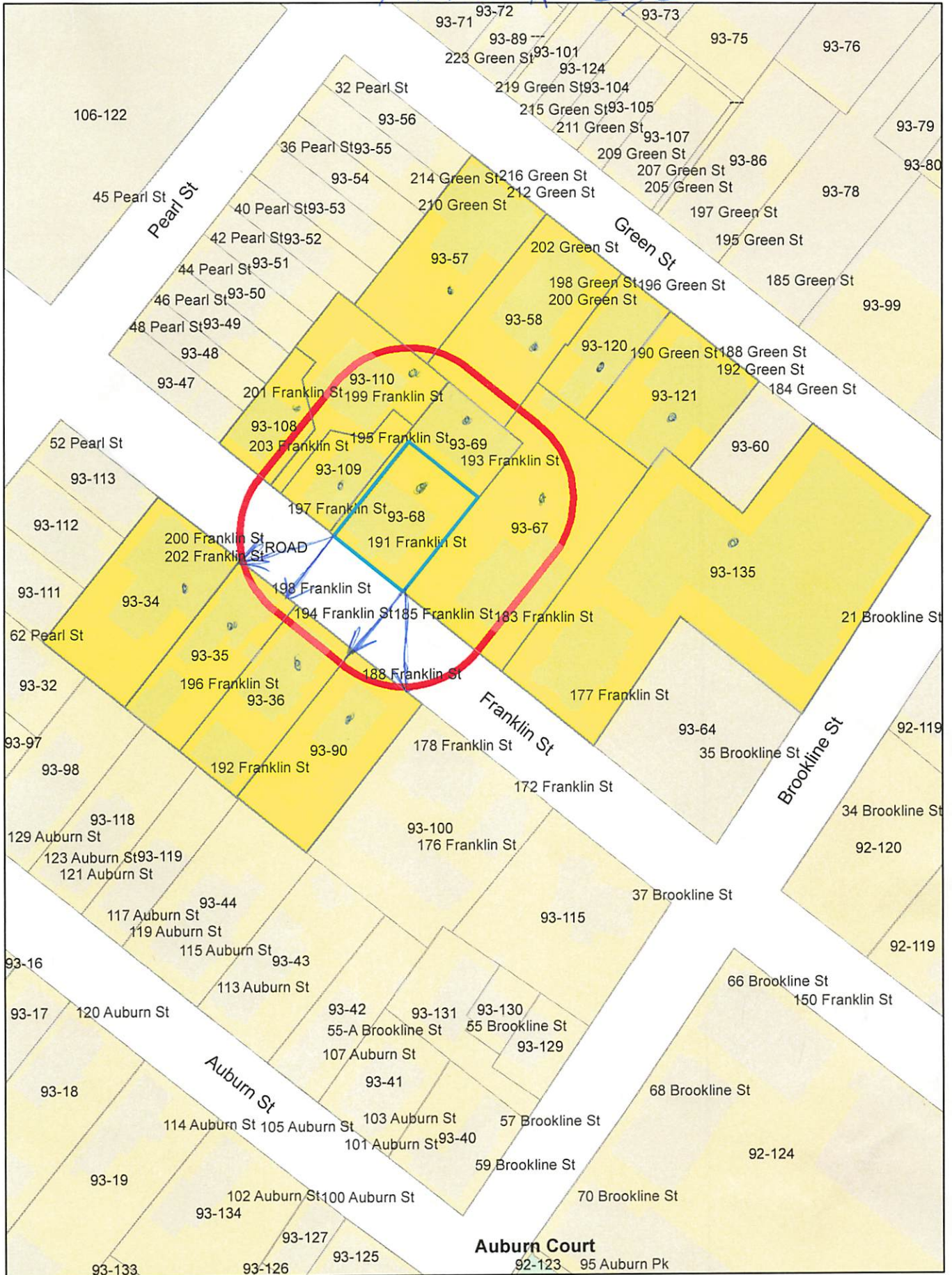








191 Franklin St.



191 Franklin St.

Petitioner

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

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

PETER BARBOSA
1360 EAST STREET
MANSFIELD, MA 02048

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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