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

BZA APPLICATION FORM

Plan No: BZA-013941-2017

GENERAL INFORMATION

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

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

PETITIONER : Renee L. Beard & Adam Z. Bard - C/O Bhupesh Patel, Designtank Inc

PETITIONER'S ADDRESS : 3 Bowdoin Street Cambridge, ma 02138

LOCATION OF PROPERTY : 201 Brookline St 5 Cambridge, MA 02139

TYPE OF OCCUPANCY : residential **ZONING DISTRICT :** Special District-9

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

The existing unit exceeds the square footage allowed. The addition is a second floor addition to a one story building that adds 4% additional floor area. The releif required for the additional square footage allows for the one story space to add essentail storage space, mechanical room, children's room with a bathroom. The existing unit that has no basement space, no mudroom, no pantry storage or bike storage. The existing open loft space allows the living room. the dining room, and kitchen to overlap each other to create less than average room sizes that restrictive for a family to utilize.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : OWNERS C/O RENEE BEARD & ADAM BARD

(Petitioner(s) / Owner)

BHUPESH PATEL

(Print Name)

Address : 3 BOWDOIN ST.
CAMBRIDGE, MA. 02138

Tel. No. : 617-953-7716

E-Mail Address : bhupesh@designtank.org

Date : 7-21-17

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:

The lack of basement, lack of outdoor space and no storage or mudroom make the existing 2 bedroom apartment difficult to sustain for a family with children. The addition was previously approved but the existing structural steel framing required the footprint to be altered slightly creating an increase of 34 sq. ft. of interior penthouse space and corresponding decrease in the proposed roof deck space.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or to pograp hy of such lan d o r str uctur es and especia lly affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The building is a previous industrial one story structure. The development of the unit was restricted to the main floor with no basement because of the possible legal costs to rectify environmental conditions of subgrade soil of the industrial buiding was too much of a hardship for the original development to address. The lack of exterior open space and a children's room can be resolved by adding a roof deck and penthouse. The penthouse would also compensate for the loss of floor area on the compact first floor when adding the staircase. The proposed building height would only be 2 stories in a 3 story allowable district. Making the existing setbacks more detrimental are also avoided by keeping the penthouse setback from the parapet of existing first floor.

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

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

There is no impact on public good such as street parking or additional shadows to neighbors from the penthouse. Rather the roof deck would create an increase in useable open space and better marketability of the unit to long term families to use as an owner occupied unit rather than a short term rental if it remains a 2 bedroom without outdoor space and essential storage.

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

The intended massing of the zoning district is 3 stories so the small 2nd story penthouse for one unit that is roughly 1/6 of the much larger one story 6 unit building has very little impact on the increased massing. The setback of the penthouse also helps preserve the appearance of a one story converted industrial building.

* **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: designtank inc **PRESENT USE/OCCUPANCY:** residential

LOCATION: 201 Brookline St 5 Cambridge, MA 02139 **ZONE:** Special District-9

PHONE: **REQUESTED USE/OCCUPANCY:** residential

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		9093	9585	6977	(max.)
LOT AREA:		11629	11629	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.78	0.82	0.60	(max.)
LOT AREA FOR EACH DWELLING UNIT:		1938	1938	1800	(min.)
SIZE OF LOT:	WIDTH	134.7	134.7	50	(min.)
	DEPTH	98.5	98.5	50	
SETBACKS IN FEET:	FRONT	0	0	29.0	(min.)
	REAR	n/a	n/a	n/a	(min.)
	LEFT SIDE	34.7	34.7	23.0	(min.)
	RIGHT SIDE	0.7	0.7	23.0	(min.)
SIZE OF BLDG.:	HEIGHT	15.0	29.25	35.0	(max.)
	LENGTH	100	100	46	
	WIDTH	98.5	98.5	98.5	
RATIO OF USABLE OPEN SPACE TO LOT AREA: [3]		12	17	36	(min.)
NO. OF DWELLING UNITS:		6	6	6	(max.)
NO. OF PARKING SPACES:		5	5	6	(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.

Wood framed and wood clad.
Addition has rubber roof and sprinkler system.

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'.

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

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Kyle Sheffield, *Alternate*

Jurisdiction Advice

To the Owner of Property at 201 Brookline Street, #5

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 demolition permit application is anticipated.
__ 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 August 2, 2017

Received by Uploaded to Energov Date August 2, 2017
Relationship to project BZA 13941-2017

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

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

2015 DEC -3 AM 11:33
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-008899-2015

GENERAL INFORMATION

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

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

PETITIONER : Renee L. Beard

PETITIONER'S ADDRESS : 201 Brookline Street, Unit 5 Cambridge, MA 02139

LOCATION OF PROPERTY : 201 Brookline St 5 Cambridge, MA 02139

TYPE OF OCCUPANCY : _____ **ZONING DISTRICT :** Special District-9

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Proposed project was developed in 2006 under Special Permit No. 197 where a former industiral property was converted to residential lofts consistent with Special District 9. There are a total of six units and we are proposing to create an addition on the roof of unit 5. The current height of the one story building is below the allowed height in the district, we propose to add an additional floor which would result in additonal built up area. The relief that is being requested is the additional FAR beyond the base/special permit allowed FAR.

SECTIONS OF ZONING ORDINANCE CITED :

Article 17.000 Section 17.90 (Special District).

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : Renee L Beard
(Petitioner(s) / Owner)

Renee L. Beard
(Print Name)

Address : 201 Brookline St #5
Cambridge, MA 02139

Tel. No. : 617.714.5724

E-Mail Address : reneelbeard@gmail.com

Date : 12/1/15

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Kishore Varanasi **PRESENT USE/OCCUPANCY:** residential

LOCATION: 201 Brookline St 5 Cambridge, MA 02139 **ZONE:** Special District-9

PHONE: **REQUESTED USE/OCCUPANCY:** residential

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		9093	10293	6977	(max.)
LOT AREA:		11629	11629	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.78	0.89	0.6	(max.)
LOT AREA FOR EACH DWELLING UNIT:		1938	1938	1800	(min.)
SIZE OF LOT:	WIDTH	134'	134'	50'	(min.)
	DEPTH	98.5'	98.5'	n/a	
SETBACKS IN FEET:	FRONT	8.5	8.5	10	(min.)
	REAR	0	0	20	(min.)
	LEFT SIDE	0	0	21.5	(min.)
	RIGHT SIDE	0	0	23	(min.)
SIZE OF BLDG.:	HEIGHT	15'	35'	35'	(max.)
	LENGTH	100'	100'	n/a	
	WIDTH	92'	92'	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		20	20	36	(min.)
NO. OF DWELLING UNITS:		6	6	6	(max.)
NO. OF PARKING SPACES:		5	5	6	(min./max)
NO. OF LOADING AREAS:		0	0	0	(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.

The existing building was developed under Special Permit 197 and is a one story structure. There are six loft units with a courtyard in the middle. Three units, including Unit 5, are on the Brookline Street side of the courtyard, whereas the three other units are on the rear side. The one-story building is made of Brick and CMU walls/Steel Beams and Concrete SLab.

Adjacent Buildings:
1. To the east across Brookline Street: a surface parking lot and a wood-frame triple decker.
2. To the south: a wood frame triple decker.
3. To the west: CHA senior housing tower.
4. To the north across Erie Street: wood frame triple deckers.

Type of construction proposed:
Wood frame construction

Renee Beard + Adam Bard
201 Brookline #5
Cambridge, MA 02139

July, 2017

The members of the Condominium Association of the 6-unit building at 201 Brookline, Cambridge, MA, have seen and approved the minor change (due to structural reasons) to the footprint shape of the previously approved 2nd story addition to Unit #5.

Sincerely,

201 Brookline Condominium Association.

Member Names:

Unit 1: Kimberly Leary & Richard Hale Shaw
Unit 2: Michael Smith
Unit 3: Karthish Manthiram
Unit 4: John Calladine
Unit 5: Renée Beard & Adam Bard
Unit 6: Jennifer Lord & William Foulsham

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 RENEE L. BEARD & ADAM Z. BARD
(OWNER)

Address: 201 BROOKLINE ST. UNIT #5, CAMBRIDGE, MA. 02139

State that I/We own the property located at 201 BROOKLINE ST #5, CAMBRIDGE, MA.
which is the subject of this zoning application.

The record title of this property is in the name of
RENEE L. BEARD & ADAM Z. BARD

*Pursuant to a deed of duly recorded in the date JUNE 26, 2008, Middlesex South County Registry of Deeds at Book 51359, Page 285; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

BHUPESH PATEL, DESIGNTANK INC.
C/O OWNERS

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 MIDDLESEX

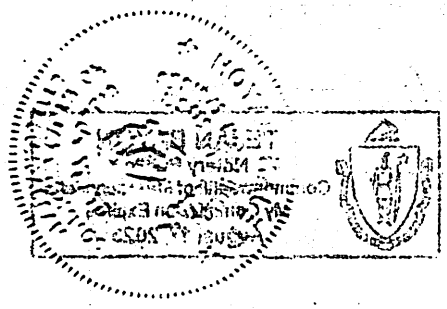
The above-name BHUPESH D. PATEL personally appeared before me, this 21ST of July, 2017, and made oath that the above statement is true.

Notary

My commission expires AUGUST 17, 2017 (Notary Seal).

TEJAN BAYOH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 17, 2023

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



VARIANCE APPLICATION
DRAWINGS + DIMENSIONAL FORM

201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

---

1. Letter to the BZA
2. Assessor's Map
3. Certified Plot Plan
4. Owner's Certificate
5. Dimensional Information Form
6. Property Photos
7. Existing Aerial
8. Proposed Aerial
9. Proposed Street View (Brookline Perspective)
10. Proposed Street View (Brookline Elevation)
11. Existing Ground Floor Plan Building
12. Existing Unit 5 Plan
13. Proposed Ground Floor Plan
14. Proposed Second Floor Plan
15. Proposed Roof Plan
16. Proposed Elevations: Brookline + Erie Streets
17. Proposed Elevations: Courtyard

SIMPSON GUMPERTZ & HEGER
Engineering of Structures and Building Enclosures

22 June 2017

Mr. Garth Goldstein
Garth Goldstein Studio, Inc.
19 Bishop Allen Drive
Cambridge, MA 02139

Project 161206 – Second-Story Addition – 201 Brookline Street, Cambridge, MA

Dear Mr. Goldstein:

This letter is to summarize the structural limitations of the existing one-story structure at the above-mentioned location and how they affect the proposed second-story addition to Unit 5.

In the spring of 2016, you contacted Erik Farrington of Simpson Gumpertz & Heger Inc. to request a proposal for structural engineering consulting for a proposed vertical addition to Unit 5 and potentially to Unit 6 at the 201 Brookline Street building.

In the summer of 2016, you told us that you had received a variance from the city of Cambridge for the addition and asked us to provide a structural engineering review, including an analysis of the impact of the 2006 International Existing Building Code (IEBC) with Massachusetts Amendments (8th Edition), as part of a feasibility study for the proposed additions.

In the fall 2016, we completed our IEBC review. We provided the following conclusions about the impact of the IEBC in an 8 September 2016 letter to you.

1. Both units may require localized strengthening of the existing steel roof members or the addition of new steel roof members to support the additions, decks, potential snow drifting, and stair openings.

2. The addition of a second floor to Unit 5, Unit 6, or both Units 5 and 6 will require additional steel braced frame members and associated foundations for the lateral-load-resisting systems in the east-west direction.

In January 2017, we met with you to discuss options to reduce the impact of the vertical addition on the existing building's lateral-load-resisting system. We worked with you to develop modifications to reduce the weight of the vertical addition so that if only Unit 5 were to receive a vertical addition, IEBC seismic provisions would not trigger the installation of new steel braced frames at the first floor.

On 8 March, 2017, we performed a gravity analysis of the existing roof structure and proposed vertical addition to the building. We determined that several of the existing steel roof members were not adequate to support the increased gravity loads from the vertical addition, so it would be necessary to reinforce existing steel members and install new steel members below the proposed bearing locations of the vertical addition.

SIMPSON GUMPERTZ & HEGER INC.
41 Seyon Street, Building 1, Suite 500, Waltham, MA 02453 main: 781.907.9000 fax: 781.907.9009 www.sgh.com
Boston | Chicago | Houston | New York | San Francisco | Southern California | Washington, DC

Unfortunately, we were unable to find a structural solution to economically reinforce the existing roof structure while maintaining the proposed architectural footprint of the vertical addition that you submitted to the Cambridge Building Department in the summer of 2016. The previously submitted architectural footprint had several jogs in the proposed bearing walls, each of which required additional steel framing members at the existing roof level. Consequently, we worked with you to alter the locations of the exterior walls of the vertical addition to follow a simpler form that could bear on existing steel members and on fewer new steel members.

Sincerely yours,

Pedro J. Sifre, P.E.
Senior Principal
MA License No. 47204

Rachel E. Shanley, P.E.
Senior Staff II – Structures
MA License No. 48438

I:\BOS\Projects\2016\161206.00-201B\WP\002PJSifre-L-161206.00.sco.docx

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000

Board of Zoning Appeal
City of Cambridge
795 Massachusetts Avenue
Cambridge MA 02139

November 29, 2015

Dear Members of the Board of Zoning Appeal,

We, Renée L. Beard and Adam Z. Bard, are respectfully petitioning the City of Cambridge for a Variance to expand our primary residence located at 201 Brookline Street (Tech Lofts), Unit 5. The Tech Lofts' condo documents provide that each condo owner owns the rights above their units ("roof rights") and all owners have subsequently and unanimously approved our plans to build upon our unit.

We are a family of four who wish to continue to live in Cambridge. Having lived here for 8 years, we are committed to contributing to the Cambridge community including sending our children to Cambridge public schools: our eldest child attends first grade at Amigos and our youngest child currently attends the Morse Preschool and will start Junior Kindergarten at Amigos next fall. While we would love to stay in the neighborhood, we need more room to live comfortably as we are currently living in a two bedroom/one bath condominium. Given our long-term residence in the neighborhood and our commitment to the Cambridge community, expanding our current residence would allow us to continue living in Cambridge and in a place that our children have always called home.

Our current unit, Unit #5, located at Tech Lofts is a condominium building converted from an automobile shop to a residential building under Special Permit #197. This Special Permit was granted 2005. This Special Permit is consistent with the City's Special District 9 aspirations to transform the area into a vibrant district complete with housing for families. In furthering the City's desire to keep families within Special District 9, we are simply requesting that the City grant us a variance to increase our floor area ration (FAR). We wish to do this by adding an additional floor to our unit.

We are pursuing this addition with our neighbors, Sucharita and Kishore Varanasi, at Tech Lofts, Unit #6, who are simultaneously filing a separate application with us for a similar variance. The additional floor to both of our units would enhance Brookline Street and make the character of the street and area more consistent as we are currently the only single-story building in the area. By pursuing this addition together, we hope to minimize any construction disturbance to our neighbors as well as present a cohesive frontal addition that will face the street with proposed setbacks and a terrace.

The proposed relief in this application falls in line with the desire of Special District 9 to encourage housing and families to live within the district. We are not asking to increase the number of units within Tech Lofts or add additional parking. The additional floor will not in any way create a substantial detriment to our neighbors or alter the street character and is well within the allowed zoning height of 35 feet. We have initiated conversations with our neighbors, already obtained approvals from the other owners at Tech Lofts and know that the proposed addition will not pose any negative environmental impact on the neighborhood.

To be able to raise our children and continue to contribute to the community in the City of Cambridge and to realize the full potential of city-living for a growing family would be a tremendous opportunity for us. Please contact us should you have any questions. We look forward to hearing favorably from you in the coming weeks.

Sincerely,

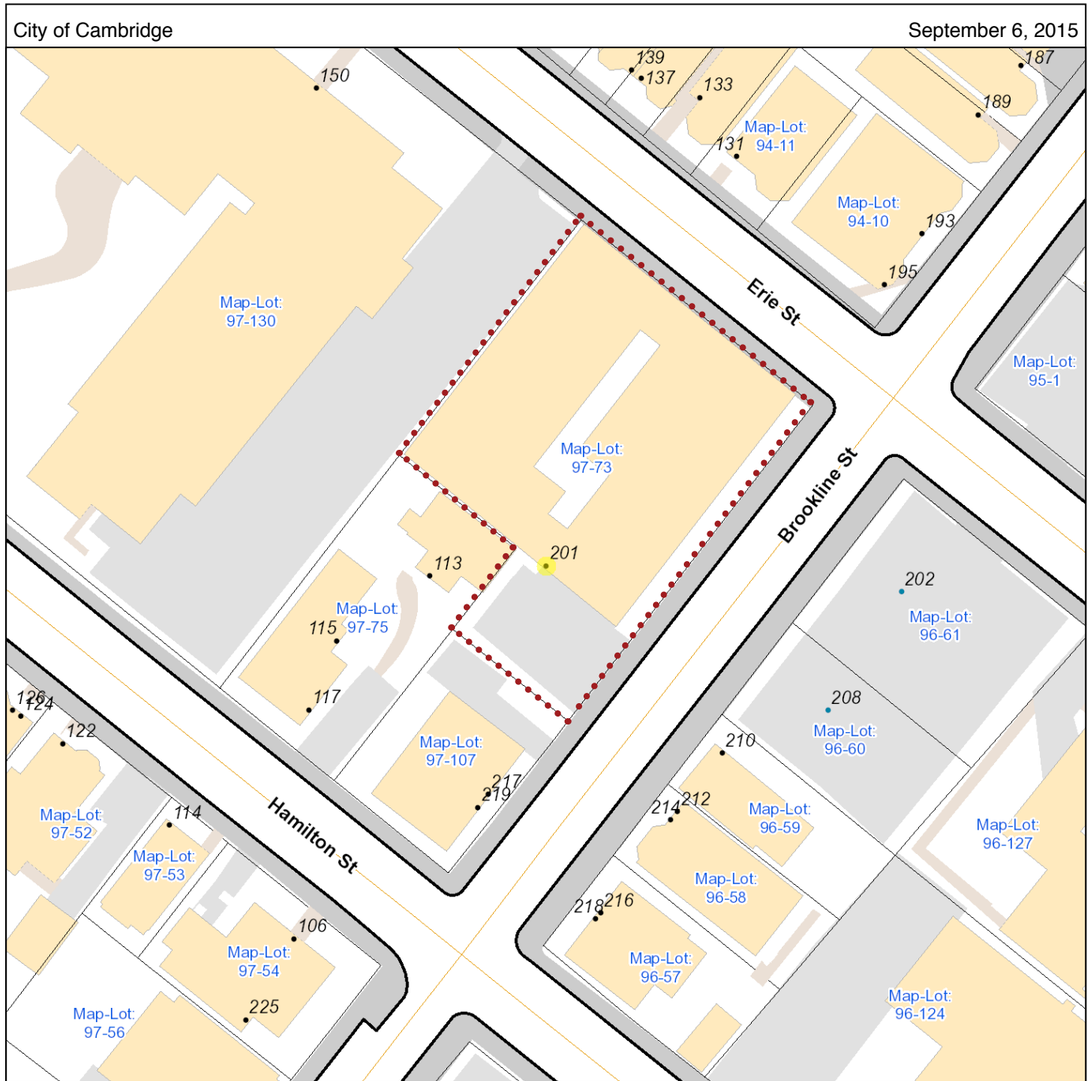
Renée Beard and Adam Bard

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000



City of Cambridge
Massachusetts

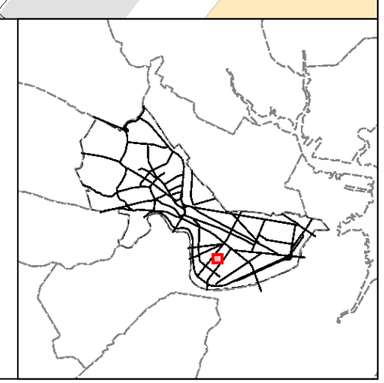
1" = 49 ft

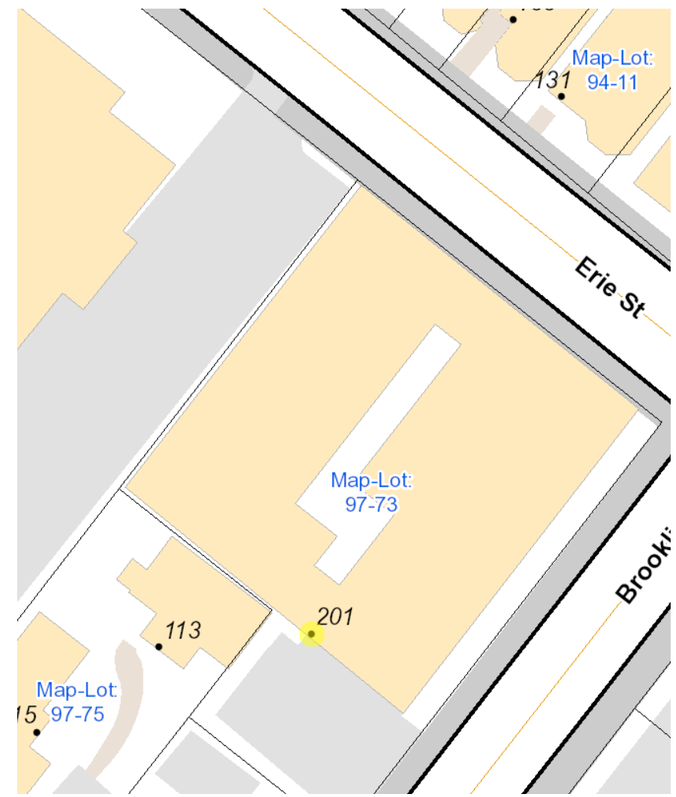
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

Addresses
- Building
- Call Box
- Other
- Park

Private Walkways
Rail
Parcels
Building Footprints
Paved Surfaces
- Paved Roads
- Bridges
- Unpaved Roads
- Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath





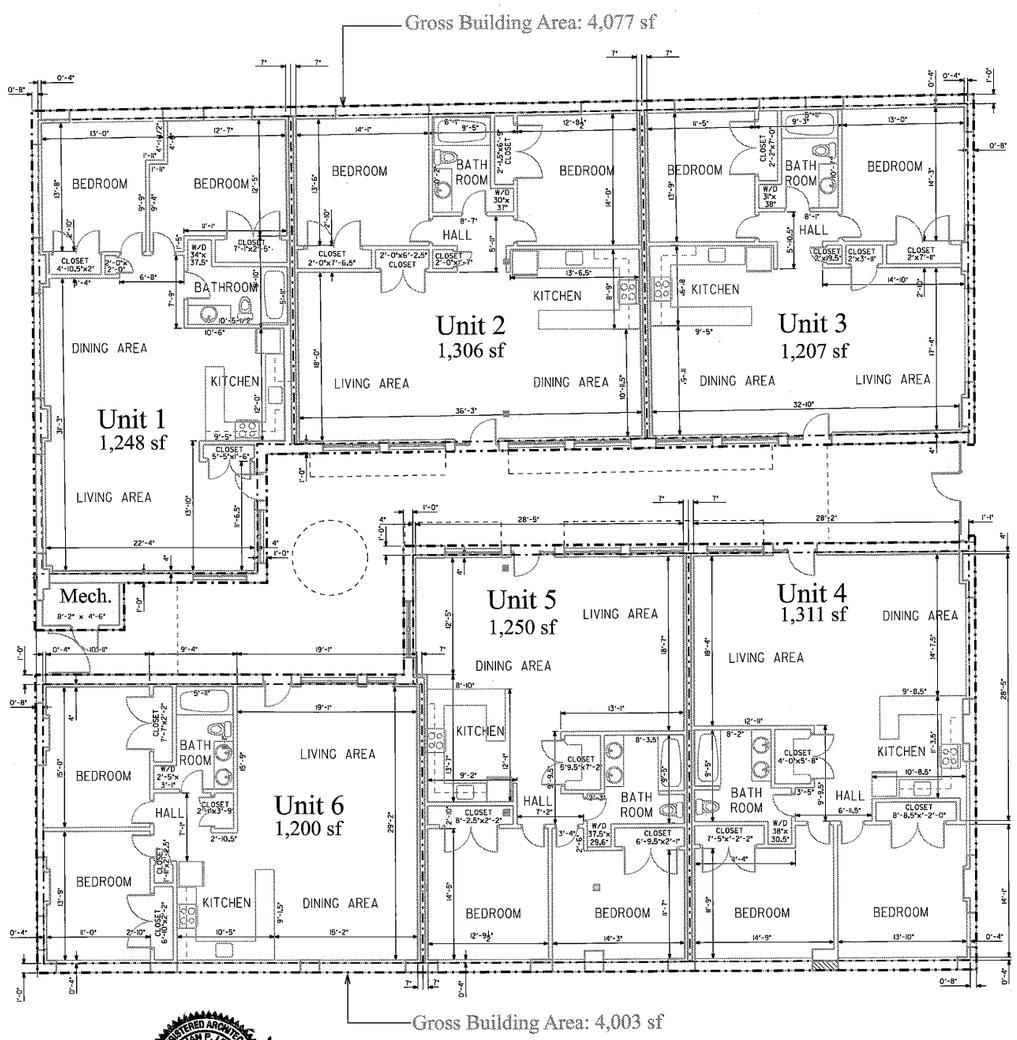
ASSESSOR'S MAP

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000



PLAN NO. 964 OF 2006
SHEET 2 OF 2

REGISTERED ARCHITECT JONATHAN R. LEACH No. 7847 CAMBRIDGE, MA COMMONWEALTH OF MASSACHUSETTS

I certify that this plan fully and accurately depicts the layout, location, unit number and dimensions of the units as built.

Gross Building Area: 8,080 sf
Net Area of Units: 7,522 sf
Net Common Area: 558 sf

Tech Lofts Condominium
201 Brookline Street, Cambridge, MA
July 10, 2006

964 _2

CERTIFIED PLOT PLAN

MAP LOT 97-73

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000

2008 00104813
Bk: 51359 Pg: 285 Doc: DEED
Page: 1 of 2 06/26/2008 11:29 AM

UNIT DEED

Property:	Unit No. 5, 201 Brookline Street, Tech Lofts Condominium Cambridge, Massachusetts
Mailing Address:	201 Brookline Street, Cambridge, MA
Grantor:	Tech Rentals, LLC, 39 Brighton Avenue, Allston, MA
Grantee:	Renee Beard and Adam Bard, husband and wife as Tenants by the Entirety of 2045 West Concord Place, Unit 601, Chicago, IL
Consideration:	Five Hundred Fifty Thousand and 00/100 ($550,000.0) Dollars
Percentage Ownership:	Seventeen (17%) Percent
Parking Space:	No. 3
Condominium Name:	TECH LOFTS CONDOMINIUM

201 Brookline st. Cambridge unit 5

Tech Rentals, LLC for the consideration stated above grants to Renee Beard and Adam Bard, husband and wife as tenants by the entirety of 2045 West Concord Place, Unit 601, Chicago, IL, in consideration as stated above with quitclaim covenants, Unit #5 of the Tech Lofts Condominium in Cambridge, Middlesex County, Commonwealth of Massachusetts, created by Master Deed dated July 27, 2006 and recorded with the Middlesex South Registry of Deeds in Book 47886, Page 451.

The address of which is stated above, together with a undivided seventeen (17%) percent interest appertaining to said Unit in the Common areas and facilities of said Condominium and together with the rights and easements appurtenant to said Unit set forth on said Master Deed including the exclusive right to use parking space numbered 3 and shown on the site plan recorded with the Master Deed. Attached thereto is a copy of a portion of the plans attached to said Master Deed bearing the verified statement of a registered architect certifying that it shows the Unit designation of the Unit hereby being conveyed and immediately adjoining units and that it fully and accurately depicts the layout of the Unit hereby conveyed, it's location, dimensions, approximate area, main entrance and immediate common area to which it has access, as built.

The Grantee acquires the Unit with the benefit of and subject to the provisions of M.G.L. ch. 183A relating to condominiums, as that statute is written in the Master Deed and Condominium Trust referred to above as the same may be amended and any By-Laws and rules and regulations from time to time adopted thereunder and all matters of record stated or referred to in the Master Deed as completely if each were set forth herein.

Adam Bard
201 Brookline st
unit 5
Cambridge MA. 02139

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 06/26/2008 11:29 AM
Ctrl# 110681 18401 Doc# 00104813
Fee: $2,508.00 Cons: $550,000.00

Being the same premises conveyed to Grantor by Deed recorded at Middlesex South District Registry of Deeds at Book 48422, Page 394.

Witness our hand and seal this 20th day of June, 2008.

TECH RENTALS, LLC

By: _____
Enrique Darer, Manager

By: _____
Mark Lepler, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss: June 20, 2008

Subscribed, sworn to and acknowledged before me by, Enrique Darer and Mark Lepler, Managers of Tech Rentals, LLC known to me through satisfactory evidence of identification which was based upon a valid Massachusetts driver's license on this 20 day of June, 2008 and acknowledged the foregoing to be their free act and deed, before me,

Notary Public
My Commission Expires:

GRETA C. GHIOZZI
NOTARY PUBLIC
MY COMMISSION EXPIRES:
SEPTEMBER 25, 2011

Eugene C. Brune
Attest Middlesex S. Register

OWNERSHIP CERTIFICATE

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000

DIMENSIONAL INFORMATION

APPLICANT: RENEE L. BEARD & ADAM Z. BARD PRESENT USE/OCCUPANCY: RESIDENTIAL

LOCATION: 201 BROOKLINE ST. UNIT #5 ZONE: SPECIAL DISTRICT 9

PHONE: 617-714-5724 REQUESTED USE/OCCUPANCY: RESIDENTIAL

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		9,093 FT²	9,585	6,977 FT²	(max.)
LOT AREA:		11,629 FT²			(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		0.78	0.82	0.60	(max.)
LOT AREA FOR EACH DWELLING UNIT:		1,938 FT²	1,938 FT²	1,800 FT²	(min.)
SIZE OF LOT:	WIDTH	134.7 & 98.5 BROOKLINE ERIE ST		50.0 FT	(min.)
	DEPTH				
Setbacks in Feet:	FRONT	7.6 FT & 0.0 FT.	SAME	29.0 FT	(min.)
	REAR	N/A	N/A	N/A	(min.)
BROOKLINE	LEFT SIDE	34.7 FT.	34.7 FT.	23.0 FT.	(min.)
ERIE STREET	RIGHT SIDE	0.7 FT.	0.7 FT.	23.0 FT.	(min.)
SIZE OF BLDG.:	HEIGHT	15.0 FT.	29.25 FT.	35.0 FT.	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3])		12%	17%	36 %	(min.)
NO. OF DWELLING UNITS:		6	6	6	(max.)
NO. OF PARKING SPACES:		5	5	6	(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.

WOOD FRAMED & WOOD CLAD.

ADDITION HAS RUBBER ROOF & SPRINKLER SYSTEM.

DIMENSIONAL INFORMATION FORM

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000

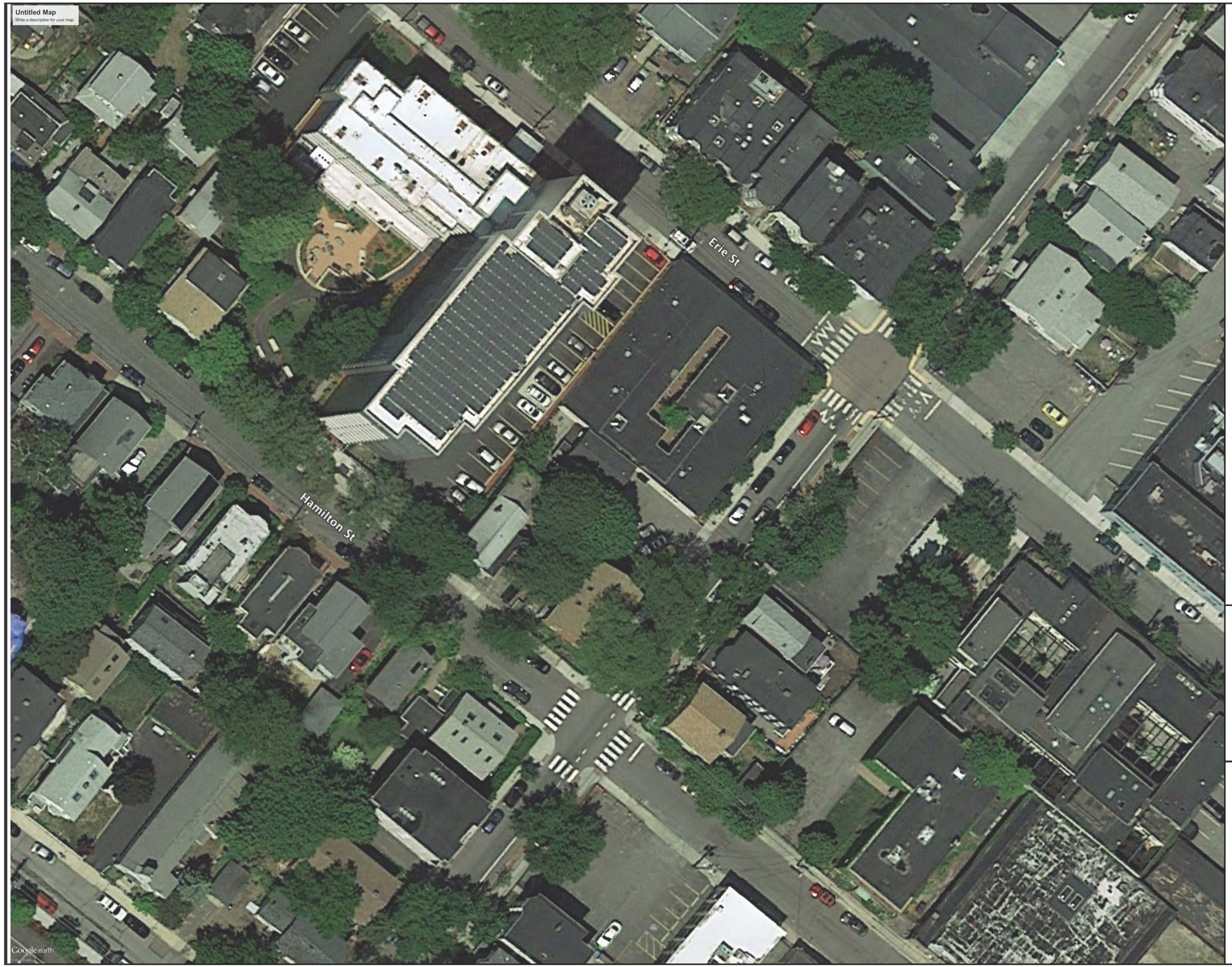
PROPERTY PHOTOS

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000



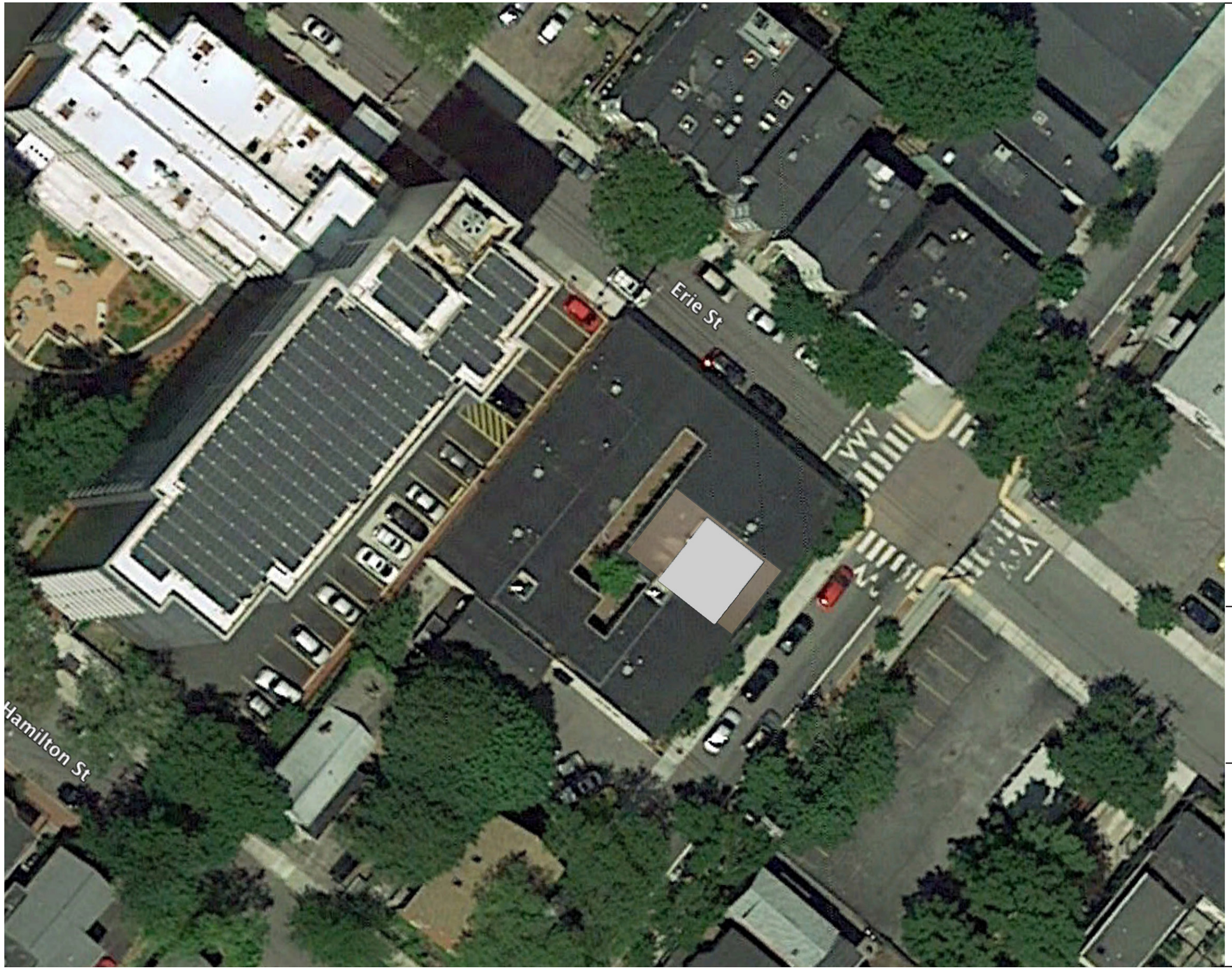
EXISTING AERIAL

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000



PROPOSED AERIAL

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000

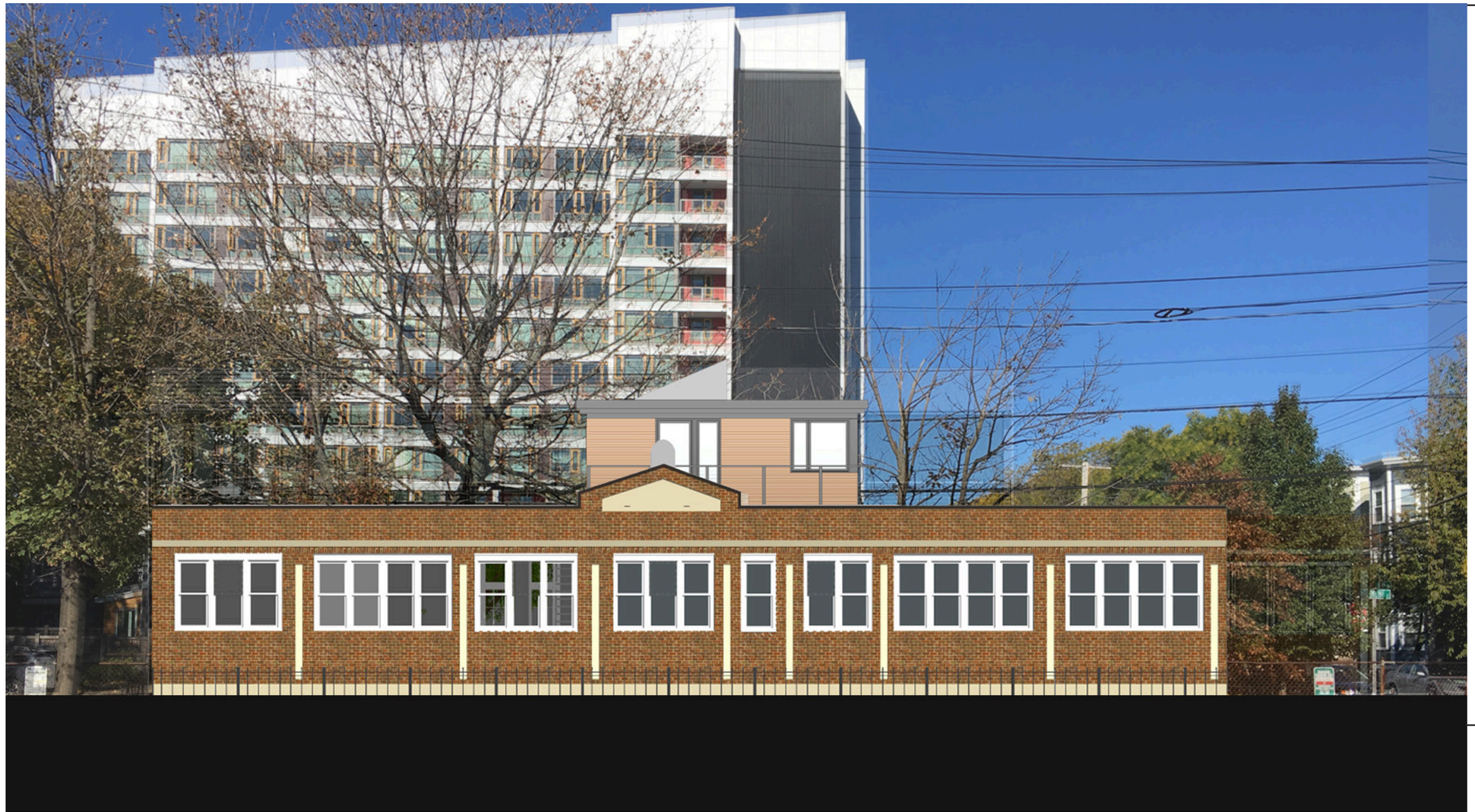
PROPOSED STREET VIEW

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000



PROPOSED STREET VIEW

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000

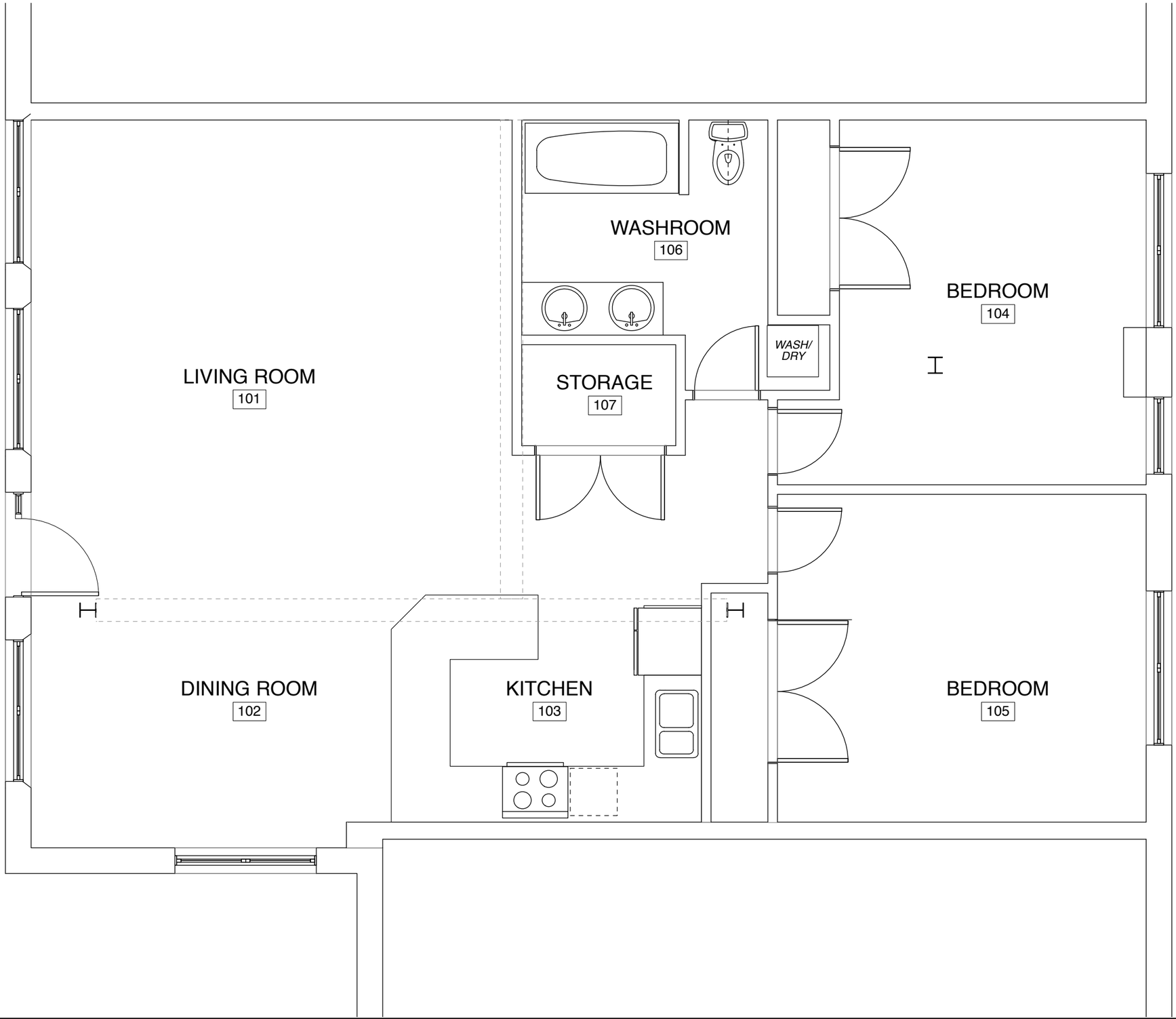
EXISTING GROUND FLOOR PLAN BUILDING

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000



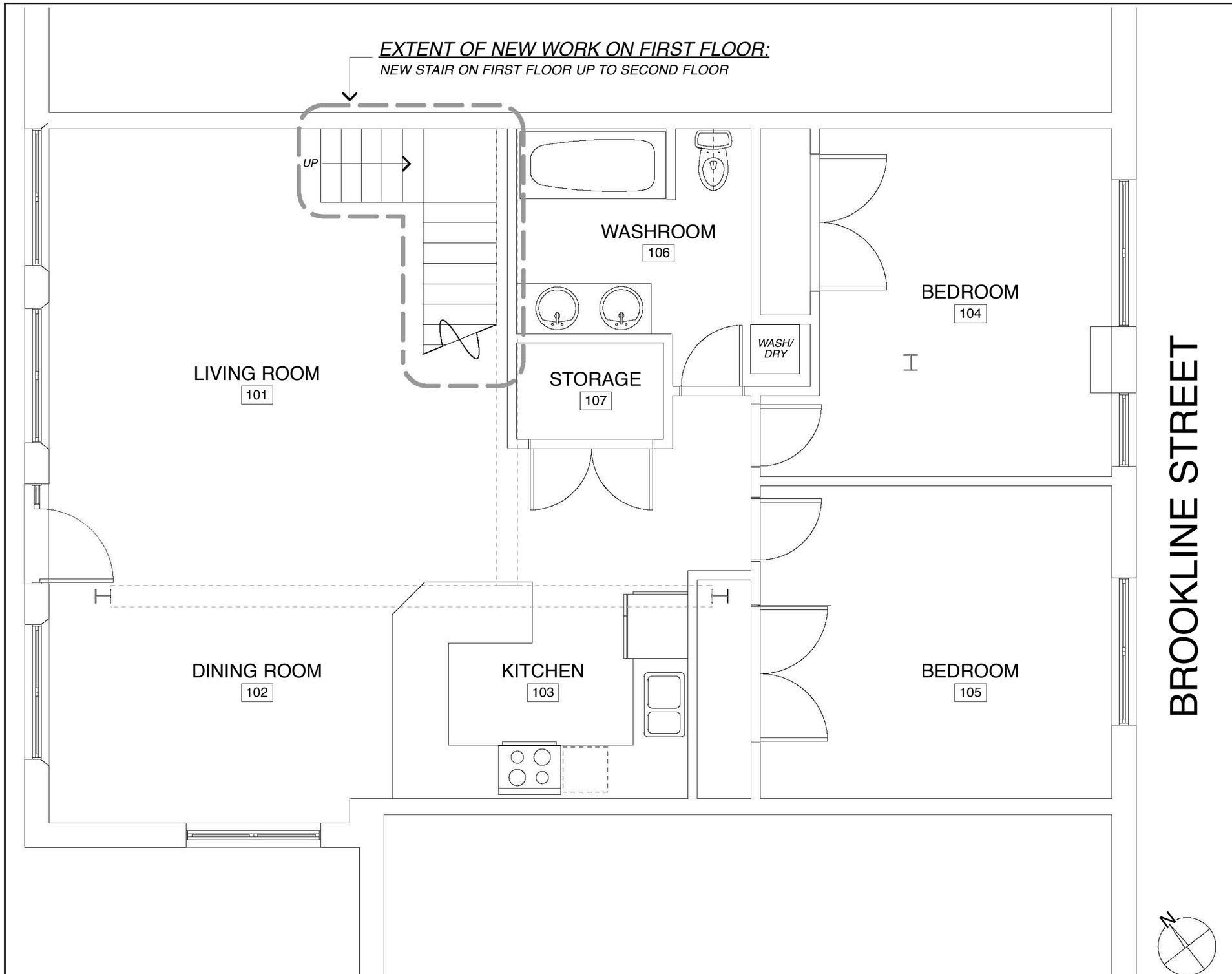
EXISTING UNIT 5 PLAN
1200 SF
1/4″ = 1′-0″

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000



PROPOSED GROUND FLOOR PLAN

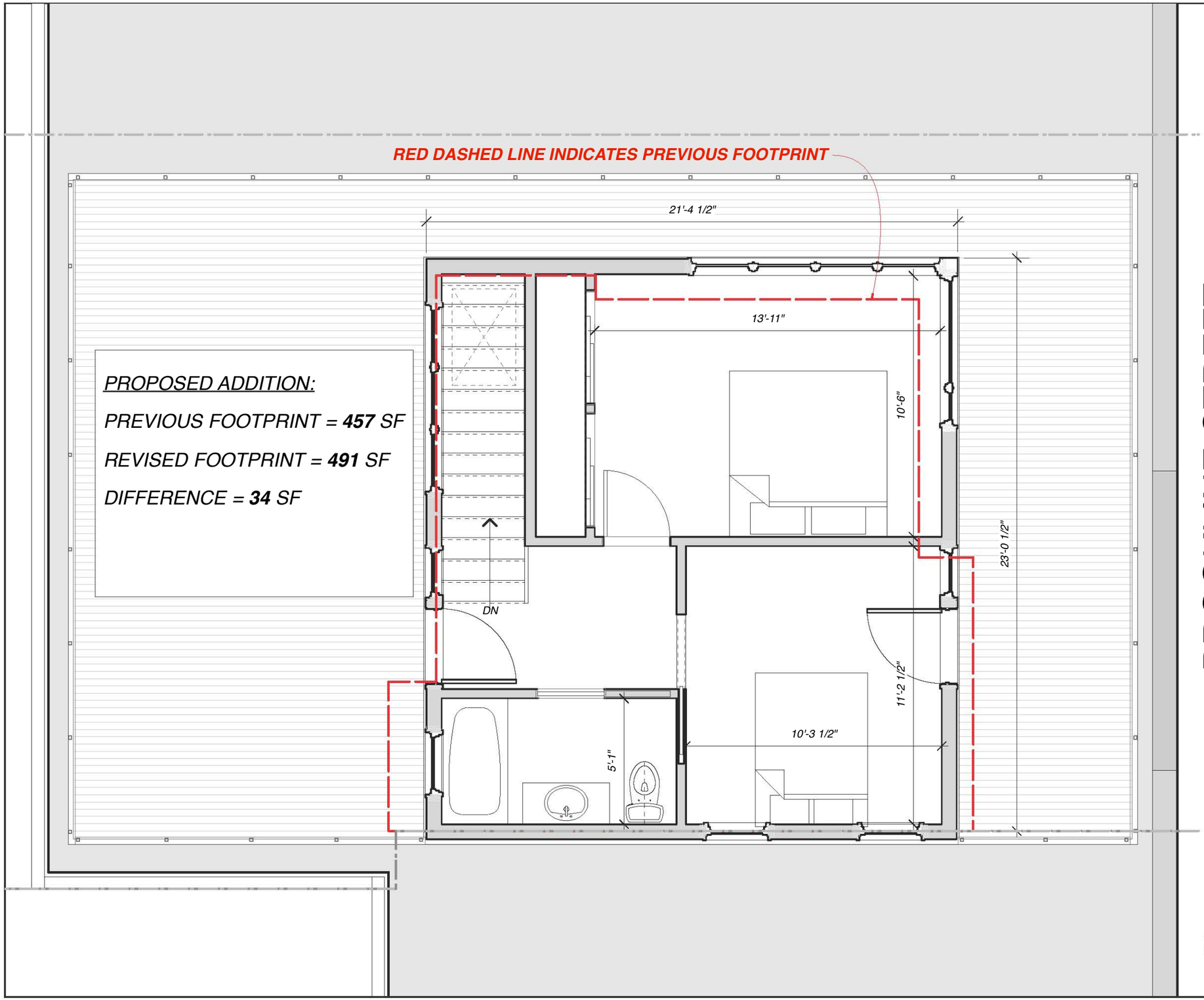
1/4″ = 1′-0″

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000

PROPOSED ROOF PLAN
NOT TO SCALE

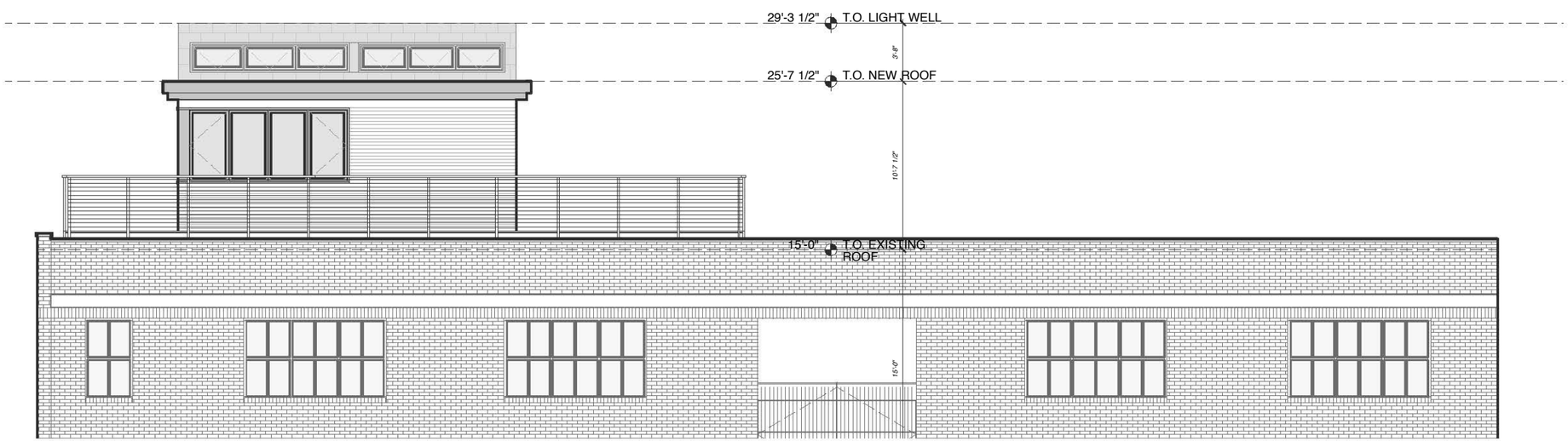
VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000

BROOKLINE STREET EAST ELEVATION



ERIE STREET NORTH ELEVATION

BUILDING ELEVATIONS

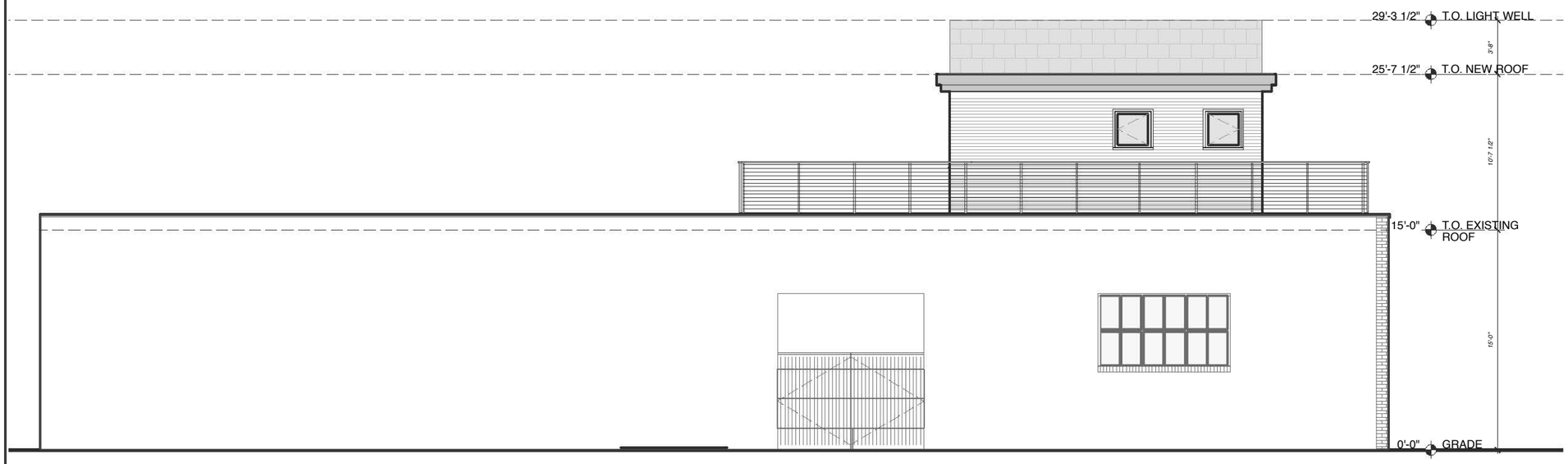
1/8″ = 1′-0″

VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

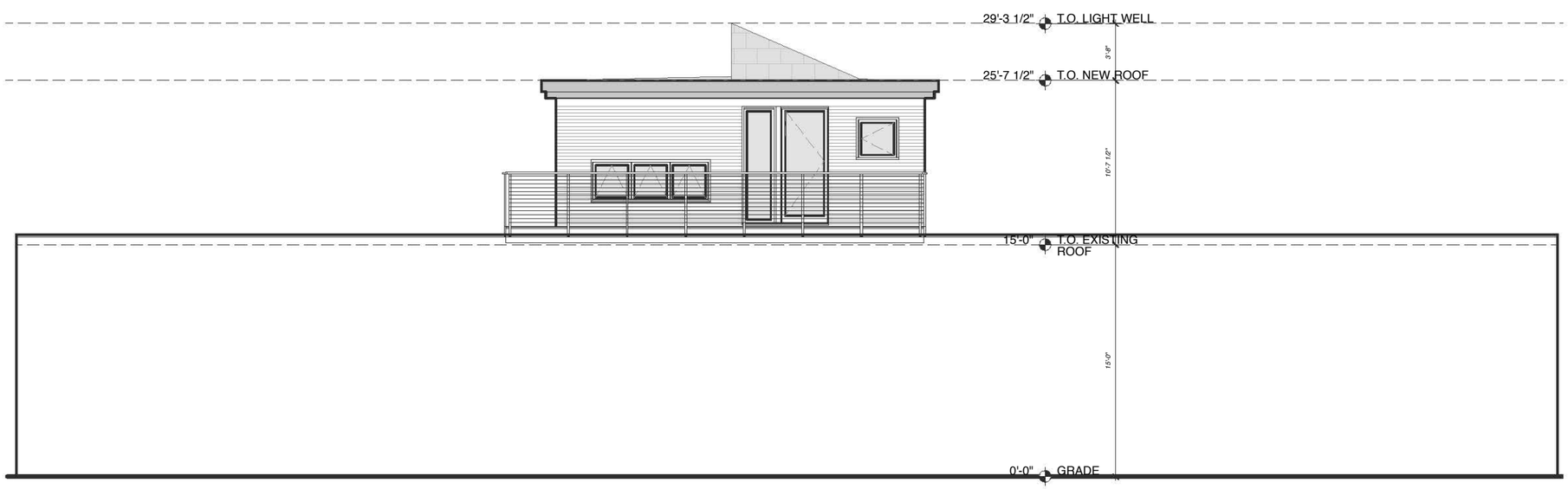
SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive | cambridge, ma 02139
garth.goldstein@gmail.com | 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000



PARKING LOT SOUTH ELEVATION



COURTYARD WEST ELEVATION

BUILDING ELEVATIONS

1/8″ = 1′-0″

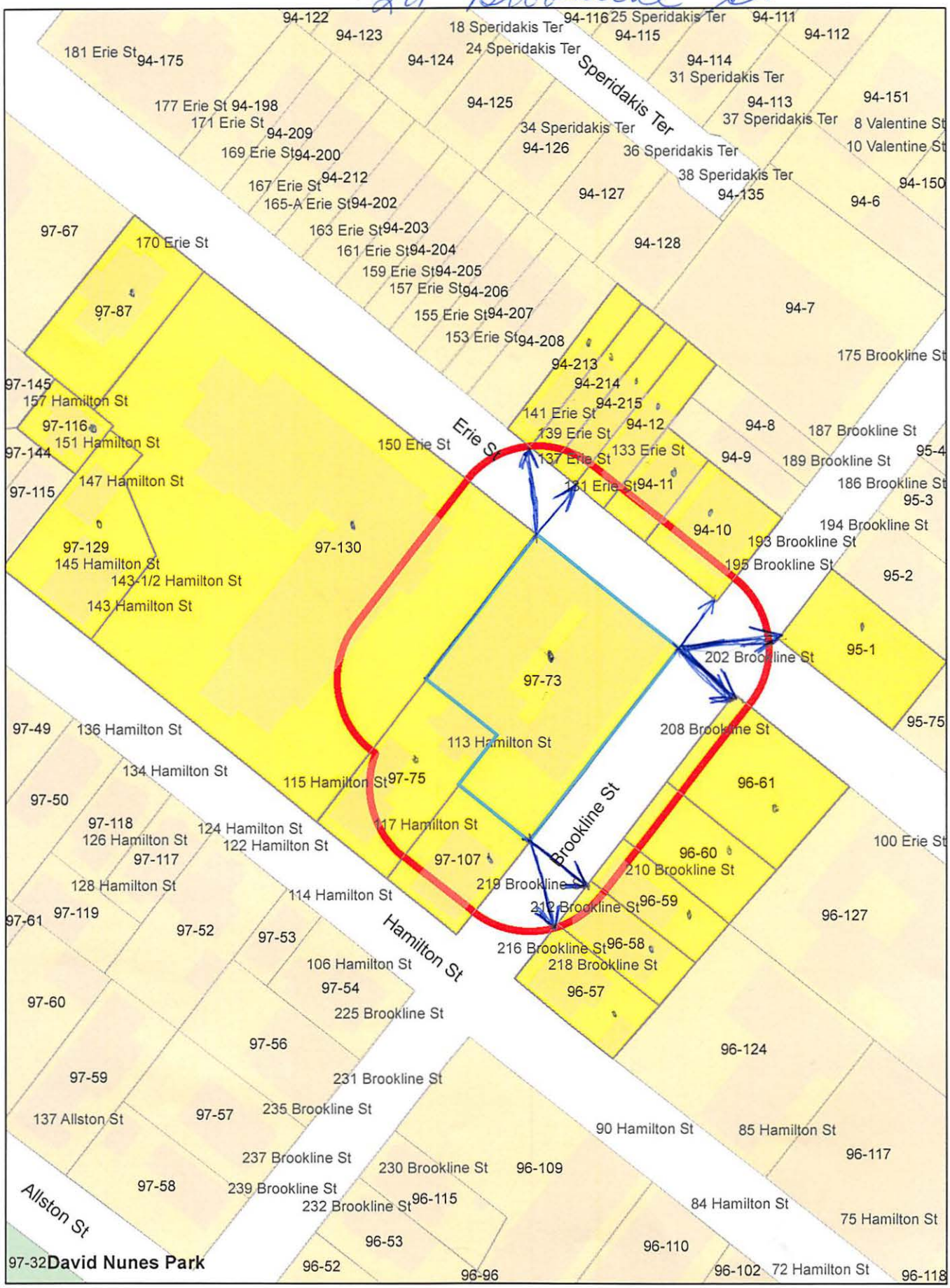
VARIANCE APPLICATION DOCUMENTS
201 BROOKLINE STREET
UNIT 5
CAMBRIDGE MA 02139

SUBMITTED ON BEHALF OF
RENEE BEARD + ADAM BARD

GARTH GOLDSTEIN STUDIO
19 bishop allen drive I cambridge, ma 02139
garth.goldstein@gmail.com I 617 308 3094

Structural Engineer
SIMPSON GUMPERTZ & HEGER
41 Seyon Street
Building 1, Suite 500
Waltham, MA 02453
781.907.9000

201 Brookline St.



201 Brookline St.

Petitioner

97-73
SHAW, RICHARD HALE & KIMBERLYN R. LEARY
201 BROOKLINE ST., #1
CAMBRIDGE, MA 02141

97-73
VARANASI, KISHORE & SUCHARITA VARANASI
201 BROOKLINE ST. UNIT #6
CAMBRIDGE, MA 02139

DESIGNTANK, INC.
C/O BHUPESH PATEL
3 BOWDOIN ST
CAMBRIDGE, MA 02138

97-73
CALLADINE, JOHN C.P.
201 BROOKLINE STREET, UNIT #4
CAMBRIDGE, MA 02139

97-73
CHANG, PAUL
201 BROOKLINE ST. UNIT#3
CAMBRIDGE, MA 02139

97-73
BEARD, RENNE & ADAM BARD
201 BROOKLINE ST. UNIT#5
CAMBRIDGE, MA 02139

97-129
JACKSON, ROBERTA L. &
CITY OF CAMBRIDGE TAX TITLE
22 UNION AVE.
MILTON, MA 02186

97-129
IANNETTA, DAVID C., LEATRICE JOY SOMOGYI &
CITY OF CAMBRIDGE TAX TITLE
147 HAMILTON ST., UNIT #3
CAMBRIDGE, MA 02139

97-129
JACKSON, ROBERTA L
22 UNION AVE.
MILTON, MA 02186

97-75
HOHENBOKEN, MATTHEW J. &
JENNIFER L. HOHENBOKEN
113 HAMILTON ST
CAMBRIDGE, MA 02138

97-75
BROWN, LEE & LARRY DUBERSTEIN
113-115-117 HAMILTON ST.,UNIT #115
CAMBRIDGE, MA 02139

97-75
BROWN LEE & LARRY DUBERSTEIN
113-115-117 HAMILTON ST.,UNIT#117
CAMBRIDGE, MA 02139

94-10
MASON-BROWN, LUCAS D. &
ROGER H. BROWN, JR.
193 BROOKLINE ST., #1R
CAMBRIDGE, MA 02139

94-10
CHEN, KUAN-NENG & I-NING LEE
193 BROOKLINE ST., #2L
CAMBRIDGE, MA 02139

94-10
CALLAHAN, MARK A. & AMEY C. CALLAHAN
8 MERRILL ST.
CAMBRIDGE, MA 02139

94-10
KISTANOVA, GALINA
193-195 BROOKLINE ST., #3L
CAMBRIDGE, MA 02139

94-10
SWEENEY, CHRISTOPHER &
ELISABETH DAVIS SWEENEY
193-195 BROOKLINE ST., #3R
CAMBRIDGE, MA 02139

94-10
BACON, ROBERT A. & ATIENO SIMMONS
C/O DENISE SIMMONS
P.O. BOX 390148
CAMBRIDGE, MA 02139

94-11
FLEMING, LIVINGSTONE & SEAN D. HOPE
C/O HRE FAMILY VENTURES LLC
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

94-12
WU, FAN
177 EAST 75TH ST., APT 12D
NEW YORK, NY 10075

94-213
CARTER, SCOTT & SARAH E. CALVO
141 ERIE ST
CAMBRIDGE, MA 02139

94-214
KIT PROPERTY MANAGEMENT LLC
52 ARLINGTON ST., #2
NEWTON, MA 02458

94-215
MEHTA, CYRUS R. & SATU S. MEHTA
137 ERIE STREET #3
CAMBRIDGE, MA 02139

95-1
W & D REALTY LIMITED PARTNERSHIP
163 MAGAZINE ST
CAMBRIDGE, MA 02138

96-57
AUSTIN, JONATHAN R. & LAURA L. SHEFFIELD
219 BROOKLINE ST
CAMBRIDGE, MA 02139

96-58
HOLMES, ALBA M. CAWLEY LIFE ESTATE
214 BROOKLINE ST
CAMBRIDGE, MA 02139

96-59
TAYLOR, RENFORD G. AND PATRICIA D. TAYLOR,
TRS. TAYLOR REALTY TRUST
210 BROOKLINE ST
CAMBRIDGE, MA 02139

96-60-61
MIT 99 ERIE LLC C/O ARE EQUITIES,INC
C/O ARE-MA REGION NO. 33 LLC
P.O. BOX 847
CARLSBAD, CA 92018

97-73
SMITH, MICHAEL B.
201 BROOKLINE STREET, UNIT #2
CAMBRIDGE, MA 02139

97-87
JUVALLES, STEPHEN THE
JOHN A. JUVALLES REV TRUST
170 ERIE ST
CAMBRIDGE, MA 02139

201 Brookline St.

97-107
SHEFFIELD, LAURA L.
217 BROOKLINE ST
CAMBRIDGE, MA 02139

97-116
STONE, JOHN
151 HAMILTON ST
CAMBRIDGE, MA 02139

97-130
LYNDON B. JOHNSON APARTMENTS, LLC.
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139