

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 Royce Realty LLC Roy Acervo
(OWNER)

Address: 228 Western Ave Cambridge, MA 02139

State that I/We own the property located at 211 Green St., which is the subject of this zoning application.

The record title of this property is in the name of Royce Realty LLC

*Pursuant to a deed of duly recorded in the date 8/31/15, Middlesex South County Registry of Deeds at Book 66007, Page 315; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

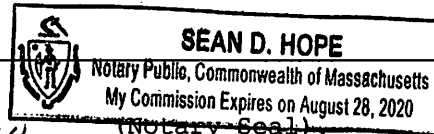


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Roy Acervo Jr personally appeared before me, this 15 of March, 2016, and made oath that the above statement is true.



Notary

My commission expires August 28, 2020 (Notary Seal)

- 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 Ordinance would be a substantial hardship to the Petitioner because unit 1 would not have access to the rear yard and open space on an extremely tight lot. Additionally the modest rear second story porch provides a means for additionally light and air which is extremely limited in the row house construction.

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 owing to circumstances related to the non-conforming size and shape of the lot which limits the available light and access to open space. Granting the requested relief will allow for reasonable access to light and open space without negatively impacting abutters.

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

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

Desirable relief may be granted without substantial detriment to the public good because many of the attached row houses similarly have rear decks and the additional openings are purely for access to the rear yard.

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

Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance because the property is in dire need of repair and will be consistent with the adjacent residential uses.

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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 211 Green St Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
With the requested relief the requirements of the Ordinance can be met.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
Traffic generated or patterns of access or egress will not cause congestion hazard, or substantial change in established neighborhood character because the unit count will be reduced and will be consistent with other sized units on the street.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
The operation of adjacent uses will not be adversely affected because the residential use is consistent with the adjacent uses despite the fact that the Business District allows for commercial uses and heights of up to 80'.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
No nuisance or hazard will be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use and will substantially improve the quality of life and access to outdoor space.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
The proposed use maintains the integrity of the district providing for residential use within the Business B zoning district.



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

2016 MAR 18 AM 10:32
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-009658-2016

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : Rayce Realty LLC - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 211 Green St Cambridge, MA

TYPE OF OCCUPANCY : 4.35 (b) ZONING DISTRICT : Business B Zone

REASON FOR PETITION :


Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Special Permit relief to add new windows/openings within the setback and Variance relief to construct a porch partially within the setback.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
- Article 8.000 Section 8.22.2 (c) (Non-conforming Structures).
- Article 10.000 Section 10.30 (Variance).
- Article 10.000 Section 10.40 (Special Permit).

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

Sean D. Hope
 (Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : March 12, 2016

211 Green St.

Petitioner

93-104
ALBRIGHT, JAMES D.
211 GREEN ST.
CAMBRIDGE, MA 02139

93-56
SECOND HOME, INC.
30 PEARL ST
CAMBRIDGE, MA 02139

SEAN D. HOPE, ESQ.
675 MASS AVENUE – 5TH FL.
CAMBRIDGE, MA 02139

93-72
RAMEY, JEAN ANN, TRUSTEE OF CRESCENT
C/O CRESENT REALTY TRUST
SYNAPSE ENERGY ECONOMICS, INC
ATTN: JEANANN RAMEY
485 MASS AVE STE #2
CAMBRIDGE, MA 02139

93-73
CARU RETAIL LLC.
614 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

93-74
NOSLEDA REALTY CORP ATTN: CAROL ATLAS
5723 MAYFAIR MANOR DR. #106
ROCKVILLE, MD 20852

93-105
HANSEN, JOHN
209 GREEN STREET
CAMBRIDGE, MA 02139

93-89
CHESHATSANG, LOBSANG N., DHIKI P., YAMA N.
CHESHATSANG & CHHUNI P.
48 PIERMONT ST
WATERTOWN, MA 02472

93-76
522-526 MASSACHUSETTS AVENUE, LLC
87 FAWCETT STREET
CAMBRIDGE, MA 02138

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

93-75
THE NEW DANCE COMPLEX, INC.
C/O RICHARD GETZ ASSOC. AGENT
22 HILLIARD ST. STE106
CAMBRIDGE, MA 02138

93-58
BRAU, RICARDO R. & LARA P. SUAREZ
C/O CHEN, TIANLE & YI CHAI
202 GREEN ST., UNIT #2
CAMBRIDGE, MA 02139

93-101
GAJOS, KRZYSZTOF Z.
215 GREEN ST. UNITB
CAMBRIDGE, MA 02139

93-86
OLIVIA LLC,
93 FISHER AVE
BROOKLINE, MA 02445

93-57
WATSON, IDEAN C.
216 GREEN STREET
CAMBRIDGE, MA 02139

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

93-71
CHAN, CHING-DA & HSOU CHUN LIU CHAN
TRUSTEE OF THE GREEN PEARL REALTY TRUST
5 ROYCE RD
FRAMINGHAM, MA 01701

93-86
CABRAL, KYLE PROPERTY MANAGER/REALTOR
ALL BRIGHT REAL ESTATE
1247A COMMONWEALTH AVE
ALLSTON, MA 02134

93-124
CHIU, SHAGWEN
213 GREEN ST. UNIT 2
CAMBRIDGE, MA 02139

93-86
PARSON-GREEN LLC,
1247A COMMONWEALTH AVE
BOSTON, MA 02134

93-101
CHIU, SHANGWEN
215A GREEN ST
CAMBRIDGE, MA 02139

93-86
FEUERMAN, JEFFREY M. & JEFFREY A. KESNER
TRUSTEE 195-197 GREEN STREET TRUST
1247A COMMONWEALTH AVE
ALLSTON, MA 02134

93-107
CASCAP REALTY, INC
231 SOMERVILLE AVENUE
SOMERVILLE, MA 02143

93-124
PANERU, UMESH & LAXMI PANERU
213 GREEN ST., #1
CAMBRIDGE, MA 02139



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Royce Reilly *Royce Reilly* Date: 3/28/16 *[Signature]*
(Print)

Address: 211 Green St. Case No. BZA-009658-2016

Hearing Date: 4/14/16

Thank you,
Bza Members











PROPOSED CHANGE OF USE & RENOVATION

211 GREEN STREET, CAMBRIDGE, MASSACHUSETTS

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO THE LATEST EDITION OF THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE CODES AND LAWS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
- THE CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY AQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS SPECIFICATIONS OR FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
- THE CONTRACTOR SHALL GIVE A WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

FOUNDATION NOTES:

- ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT. FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
- ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL, OR, ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95%.
- ALL FOOTING SHALL BE POURED IN THE DRY ONLY. WATER SHALL NOT BE ALLOWED TO FLOW THROUGH THE DEPOSITED CONCRETE.
- NO FOOTING SHALL BE POURED ON FROZEN GROUND. FOUNDATIONS NEED TO BE PROTECTED FROM FREEZING FOR A MIN OF 5 DAYS AFTER THEY WERE POURED.
- THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS, OR, AS SHOWN ON DRAWINGS.
- LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
- ALL REINFORCEMENT: ASTM A615-60, WWF A185.

CONCRETE NOTES:

- ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF:
 - 3000 PSI** FOR BASEMENT SLABS, FOUNDATION WALL, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE SURFACES EXPOSED TO THE WEATHER FOR DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, CARPORT SLAB, STEPS AND OTHER FLATWORK EXPOSED TO WEATHER AND GARAGE FLOOR SLABS
 - 3500 PSI** FOR BASEMENT SLABS, FOUNDATION WALL, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE SURFACES EXPOSED TO THE WEATHER FOR DRIVEWAYS, CURBS, WALKS, PATIOS, PORCHES, CARPORT SLAB, STEPS AND OTHER FLATWORK EXPOSED TO WEATHER AND GARAGE FLOOR SLABS
 - MAXIMUM SLUMP SHALL NOT EXCEED 3", AND MAXIMUM, COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.
 - ALL CONCRETE SLABS ON GRADE SHALL BE POURED IN 900 SQUARE FOOT PANELS, MAXIMUM; OR, PROVIDE CONTROL JOINTS BY SAW CUTTING THE SLAB WHILE THE CONCRETE IS STILL GREEN.
- ### REINFORCING NOTES:
- ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
 - ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40.
 - ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS.
 - ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
 - THE CONTRACTOR SHALL SUBMIT FOUR PRINTS OF SHOP DRAWINGS: SHOWING ALL REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS, ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT.
 - CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:
 - A. FOOTINGS **3 INCHES**
 - B. SIDES OF FOUNDATIONS WALLS, EXPOSED FACES OF FOUNDATIONS, SIDES OF COLUMNS/PIERS, SLABS ON GRADE FROM TOP SURFACE **2 INCHES**
 - C. INTERIOR FACES OF FOUNDATIONS, TOP REINFORCING IN SLABS EXPOSED TO THE WEATHER **1-1/2 INCHES**
 - D. TOP STEEL OF INTERIOR SLABS **1 INCHES**
 - MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10".

EPOXY ANCHORS:

- EXPANSION BOLTS USED IN CONCRETE SHALL BE SIMPSON STRONG BOLT 2 OR EQUAL. BOLTS NEED TO BE INSTALLED IN ACCORDANCE WITH ICC-REPORT ESR-3037.
- EPOXY ANCHORS AND DOWELS INSTALLED INTO CONCRETE SHALL BE A THREADED ROD OR REINFORCING BAR DOWEL WITH THE HILTI "RE-500SD" ADHESIVE SYSTEM AND BE INSTALLED ACCORDING TO ICC-REPORT ESR-2322.
- CONTRACTOR MAY SUBSTITUTE EXPANSION BOLTS OR EPOXY ADHESIVES OF EQUAL VALUE IN THE SPECIFIED MATERIAL WITH A CURRENT ICC-REPORT FOR REVIEW. EXPANSION BOLTS SHALL NOT BE USED IN MASONRY.

FOUNDATION NOTES:

- ALL FOOTINGS, SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT.
- ALL FOOTINGS SHALL BE CARRIED DOWN TO ELEVATIONS AS INDICATED ON THE DRAWINGS, OR DEEPER, AS NECESSARY TO OBTAIN THE SOIL BEARING PRESSURE AS REQUIRED.
- ALL CONCRETE SHALL BE POURED IN THE DRY ONLY.
- NO CONCRETE SHALL BE POURED ON FROZEN GROUND.
- THE BOTTOM OF ALL EXTERIOR GRADE BEAMS SHALL NOT BE LESS THAN 4'-0" BELOW THE FINISH EXTERIOR GRADE. POURED, OTHERWISE, WALLS AND GRADE BEAMS MUST BE ADEQUATELY SHORED FROM OVERTURNING.
- THE MINIMUM REINFORCING FOR ALL GRADE BEAMS AND FOUNDATION WALLS SHALL BE 2-#6 CONTINUOUS AT TOP AND 2-#6 CONTINUOUS AT BOTTOM.
- LAP ALL BARS 36 DIAMETERS AND AS PER REINFORCING SPECIFICATIONS.
- PROVIDE CORNER BARS AT CORNERS AND INTERSECTIONS.
- THE ARCHITECT OR HIS ENGINEER SHALL BE INFORMED PRIOR TO THE PLACEMENT OF ANY REINFORCEMENT AND CONCRETE AND SHALL INSPECT THE BOTTOM OF FOOTINGS BEFORE THE CONCRETE IS PLACED.

MASONRY NOTES:

- ALL BRICK SHALL BE NEW BRICK, GRADE SW OR MW, CONFORMING TO ASTM C62, C73, C216.
- THE ULTIMATE COMPRESSIVE STRENGTH, P.M. SHALL NOT BE LESS THAN 1,800 PSI IN 28 DAYS.
- ALL CONCRETE MASONRY UNITS SHALL BE TWO-CELL LOAD BEARING UNITS CONFORMING TO ASTM C90 WITH MINIMUM COMPRESSIVE STRENGTH, P.M. OF 3,000 PSI IN 28 DAYS, OR, HIGHER, AS REQUIRED, TO MEET THE REQUIRED P.M.
- ALL MORTAR, TYPE MS, AND GROUT SHALL CONFORM TO ASTM C476.
- ALL MASONRY WALL REINFORCEMENT SHALL BE A615 GRADE #6.
- ALL MASONRY PIERS, NARROWER THAN THE WIDEST OPENING ADJACENT TO THE PIER, SHALL HAVE VOIDS FILLED WITH GROUT.
- ALL CORNERS AND WALL INTERSECTIONS SHALL HAVE FOUR VERTICAL REINFORCING BARS; JAMBS AT DOORS AND OPENINGS SHALL HAVE TWO VERTICAL REINFORCING BARS; PIERS AT BEAM BEARING LOCATIONS SHALL HAVE A MINIMUM OF FOUR VERTICAL REINFORCING BARS.
- MINIMUM VERTICAL REINFORCEMENT IN CONCRETE MASONRY UNIT WALLS, #5 VERTICAL AT 32: O.C.
- ALL CELLS WITH VERTICAL REINFORCEMENT SHALL BE FILLED SOLID WITH GROUT.
- PROVIDE A BOND BEAM COURSE, OR FILL THREE COURSES SOLID WITH GROUT, AT EACH FLOOR OR ROOF LEVEL, AND AT A MAXIMUM WALL HEIGHT OF 16'-0".
- ALL COLD WEATHER MASONRY CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS OF THE BOCA CODE OR THE GUIDE SPECIFICATIONS OF THE INTERNATIONAL MASONRY INDUSTRY.
- NO CONSTRUCTION LOADS, THAT WILL DAMAGE THE MORTAR JOINTS, SHALL BE PLACED ON MASONRY WITH LESS THAN 72 HOURS CURING TIME; OR 500 PSI MORTAR STRENGTH.

CEMENT

- CEMENT SHALL BE AN AMERICAN PORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE II OR TYPE III FOR COLD WEATHER CONSTRUCTION (GRAY OR WHITE AS APPROPRIATE).

MIX

- THE MORTAR USED TO TUCK POINT THE JOINTS SHALL CONSIST OF ONE PART PORTLAND CEMENT, ONE PART TYPE S HYDRATED LIME, AND SIX PARTS SAND, PROPORTIONED BY VOLUME.

SAMPLE PANEL

- A SECTION OF WALL SHALL BE POINTED FOR THE PURPOSE OF CHOOSING A DESIRED MORTAR COLOR, WHICH MATCHES THE EXISTING COLOR AND TO DEMONSTRATE THE SPECIFIED WORKMANSHIP, DEPTH, AND TOOLING OF THE JOINTS REQUIRED FOR USE ON THE JOB. CONTRACTOR SHALL CUT JOINTS AND LEAVE SECTION UNPOINTED UNTIL THE AUTHORITY CAN CHECK DEPTH OF CUT.
- TWO OR MORE SAMPLE AREAS MAY BE REQUIRED BEFORE ONE IS APPROVED. AFTER APPROVAL OF ONE, THE OTHERS SHALL BE BROUGHT UP TO COLOR CONFORMANCE BY BRUSH GROUTING.

PREPARATION

- CARBON AND DIRT SHALL BE REMOVED WITH DETERGENT AND STIFF BRUSHES, MOSS OR FUNGUS SHALL BE REMOVED WITH A SOLUTION OF BLEACH AND WATER.
- ALL MORTAR THAT IS LOOSEEN BY HAND TOOLS IS REQUIRED TO BE REMOVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL BRICKS MISSING, BROKEN, OR CRACKED AS PART OF THE CONTRACT WORK ON ALL BUILDING FACES DESIGNATED FOR POINTING. BRICKS REPLACED SHALL BE HARD-BURNED OF A TYPE AND SIZE TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
- THE JOINTS SHALL BE THOROUGHLY VACUUMED, BLOWN CLEAN, OR BRUSHED TO REMOVE ALL LOOSE MATERIALS, AND CLEANED WITH A HIGH PRESSURE HOSE STREAM. IF THE OPEN JOINTS CANNOT RECEIVE MORTAR FOR ANY REASON WITHIN A TWELVE (12) HOUR PERIOD AFTER REMOVAL OF EXISTING MORTAR, OR INCLEMENT WEATHER IS FORECAST WHICH MAY CAUSE A DELAY IN COMPLETING THE REPOINTING IN ANY ONE OR SEVERAL AREAS, THE CONTRACTOR SHALL COVER THE OPEN JOINTS WITH POLYETHYLENE COVERING OR OTHER SUITABLE MATERIAL IN ORDER TO AVOID WATER PENETRATION INTO THE BUILDING AND POSSIBLE WATER DAMAGE. THE CONTRACTOR SHALL SECURE THE PROTECTIVE COVERING WITH TAPE OR OTHER ACCEPTABLE METHODS, AND MAINTAIN THE COVERING UNTIL THE WORK CAN CONTINUE UNDER FAVORABLE WEATHER CONDITIONS. CUT OUT MORTAR JOINTS SHALL REMAIN OPEN UNTIL INSPECTED BY THE ARCHITECT. EXISTING MORTAR NOT REMOVED THOROUGHLY AS REQUIRED SHALL BE REASON FOR REJECTION BY THE ARCHITECT.

INSTALLATION

- TO AVOID SHRINKAGE AND IMPROVE WORKABILITY, POINTING MORTAR SHALL BE PRE-HYDRATED THOROUGHLY MIX ALL MORTAR INGREDIENTS DRY. WHEN READY FOR USE, MIX INGREDIENTS AGAIN AND ADD ONLY ENOUGH WATER TO PRODUCE A DAMP WORKABLE MIX WHICH WILL RETAIN ITS FORM WHEN PRESSED INTO A BALL. THE MORTAR SHALL BE KEPT IN THIS MOIST CONDITION FOR ONE TO TWO HOURS, AND THEN SUFFICIENT WATER ADDED TO BRING IT TO THE PROPER CONSISTENCY; THAT IS, SOMEWHAT DRIER THAN CONVENTIONAL MASONRY MORTAR.
- TO INSURE A GOOD BOND TO THE EXISTING MORTAR, BRICK AND STONEMARK, WET THE EXISTING JOINTS THOROUGHLY BEFORE APPLYING FRESH MORTAR. THE JOINTS SHALL NOT RECEIVE MORTAR IF THERE IS EVIDENCE OF FREESTANDING WATER. IN SUCH CASES, ALLOW WATER TO SOAK INTO THE WALL. THE NEW MORTAR SHALL BE PACKED TIGHTLY IN 1/4" LAYERS UNTIL THE JOINT IS FILLED, THEN TOOLED TO A SMOOTH, CONCAVE SURFACE. NOTE CAREFULLY: FLUSH JOINTS WILL NOT BE ACCEPTABLE.
- THE CONTRACTOR SHALL PROTECT EXISTING ROOFING, WINDOWS, DOORS, STONEMARK, FLASHING, CAULKING, TRIM AND OTHER MATERIALS DURING THE COURSE OF OPERATIONS. ALL DAMAGES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT THEIR EXPENSE AND TO THE COMPLETE SATISFACTION OF THE ARCHITECT.
- AFTER NEW MORTAR IS THOROUGHLY SET AND CURED, REMOVE LARGE PARTICLES OF MORTAR WITH WOOD PADDES AND SCRAPERS PRIOR TO WETTING THE WALL. USE CHISELS OR WIRE BRUSHES AS NECESSARY WITH CARE TO PREVENT INJURY TO EXISTING BRICK AND STONEMARK. THE WALL AREAS WHERE POINTING HAS TAKE PLACE SHALL BE CLEANED WITH WATER TO FLUSH OFF ALL LOOSE MORTAR AND DIRT. THESE AREAS SHALL THEN BE SCRUBBED DOWN WITH A SOLUTION OF ONE HALF CUP TRISODIUM PHOSPHATE AND ONE HALF CUP OF HOUSEHOLD DETERGENT DISSOLVED IN ONE GALLON OF CLEAN WATER.

GUARANTEE

- THE CONTRACTOR SHALL GUARANTEE HIS WORK, LABOR, AND MATERIALS IN WRITING FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE BASE BID CONTRACT. SHOULD THE POINTED JOINTS EXECUTED UNDER THIS CONTRACT FAIL WITHIN THE GUARANTEED PERIOD AS DETERMINED BY THE ARCHITECT, THE CONTRACTOR SHALL MAKE SUITABLE REPAIRS INCLUDING AN ADDITIONAL APPLICATION OF THE LIQUID REPELLENT COATING AT HIS OWN EXPENSE.

CLEANUP

- AT COMPLETION, REMOVE ALL EXCESS MATERIAL, DEBRIS, AND RUBBISH RESULTING FROM THE WORK OF THIS SECTION FROM THE JOB SITE. THE GROUNDS SHALL BE LEFT CLEAN.

WOOD NOTES:

- ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
- ALL FRAMING LUMBER SHALL BE #2 HEM-FIR, OR BETTER, HAVING A MINIMUM: FB-1,200 PSI, FV-70 PSI, E-1,300,000 PSI.
- ALL L.V.L. LUMBER DENOTED ON PLANS SHALL HAVE A MINIMUM: AND NOT MORE THAN 8'-0" O.C.
- ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3": CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
- ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-0" O.C. MAXIMUM.
- PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
- PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
- PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
- PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
- PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
- PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT 45°, SIMPSON TYPE "CWB", OR EQUAL.
- ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" DIAMETER BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows; or as noted on drawings.

Span of opening:	Size: 2x6 studs	Size: 2x4 studs
less than 4'-0"	3 - 2x4	2 - 2x4
up to 6'-0"	3 - 2x6	2 - 2x6
up to 8'-0"	3 - 2x8	2 - 2x8
up to 10'-0"	3 - 2x10	2 - 2x10

STRUCTURAL STEEL NOTES:

- ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 SPECIFICATIONS, EXCEPT SQUARE STEEL TUBE COLUMNS.
- ALL SQUARE STEEL TUBE COLUMNS SHALL CONFORM TO ASTM A500, WITH A MINIMUM YIELD STRESS OF 46,000 PSI.
- ALL SHOP CONNECTIONS SHALL BE WELDED.
- FIELD CONNECTION SHALL BE MADE WITH HIGH STRENGTH FRICTION BOLTS MEETING A325-X SPECIFICATIONS.
- ALL BOLTS SHALL BE 3/4" IN DIAMETER, OR AS NOTED ON DRAWINGS. HOLES SHALL BE 1/16" LARGER.
- ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT OF RUST INHIBITIVE PAINT; SUCH AS TNEC-99, OR RUST INHIBITOR BY "MAINLINE", OR PAINT, AS NOTED IN THE SPECIFICATIONS.
- AFTER STRUCTURAL STEEL ERECTION IS IN PLACE, ALL EXPOSED AREAS SHALL BE TOUCHED UP. SEE SPECIFICATIONS ON PAINTING FOR ADDITIONAL REQUIREMENTS.
- PROVIDE 3/4" GROUT, 3,000 PSI, AND 1/4" THICK LEVELING PLATES UNDER ALL COLUMN BASE PLATES, WITH FOUR (4) 3/4" DIAMETER x 16" LONG ANCHOR BOLTS; OR AS NOTED.
- PROVIDE A MINIMUM OF 8" BEARING ON EACH SIDE OF LINTELS AND HEADERS OVER DOORS, WINDOWS, LOUVERS, AND OPENINGS, ETC.
- THE CONTRACTOR SHALL SUBMIT A REPRODUCIBLE SEPIA AND FOUR PRINTS OF SHOP DRAWINGS: SHOWING ALL STRUCTURAL STEEL SIZES, CONNECTIONS AND DETAILS, TO THE ARCHITECT FOR HIS APPROVAL. FABRICATION OF STRUCTURAL STEEL MEMBERS SHALL NOT BEGIN WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT OR HIS ENGINEER.
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST COMMONWEALTH OF MASSACHUSETTS BUILDING CODE AND THE STRUCTURAL STEEL INSTITUTE SPECIFICATIONS FOR BUILDINGS AND BRIDGES.

WELDING NOTES:

- ALL WELDS SHALL BE MADE BY AN APPROVED WELDER, CERTIFIED BY THE COMMONWEALTH OF MASSACHUSETTS.
- ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIALS BEING WELDED.
- ALL WELDS AND WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL WELDING CODE OF THE AMERICAN WELDING SOCIETY.
- ALL ELECTRODES FOR WELDING SHALL CONFORM TO E70XX SPECIFICATIONS.
- ALL WELDS WHICH WILL BE EXPOSED, SHALL BE GROUND SMOOTH, FREE FROM SLAGS AND FINIS.
- ALL WELDED PARTS SHALL BE STRAIGHT, SMOOTH, AND CONFORM TO THE SHAPES AND ANGLES DENOTED ON THE DRAWINGS.

FURNISHINGS:

- A COMPLETE NFPA 13 SPRINKLER SYSTEM THROUGHOUT THE BUILDING.
 - A BACKFLOW PREVENTER.
 - THE SPRINKLER SYSTEM SHALL BE HYDRAULICALLY CALCULATED, SIZED AND INSTALLED ACCORDINGLY BY THE SPRINKLER CONTRACTOR. DENSITY FACTOR SHALL BE DETERMINED BY THE OWNER'S INSURANCE COMPANY.
 - THE SPRINKLER CONTRACTOR SHALL SUBMIT WORKING SPRINKLER DRAWINGS AND GYDRAULIC CALCULATIONS STAMPED BY A MASSACHUSETTS REGISTERED FIRE PROTECTION PROFESSIONAL ENGINEER, THE BOSTON FIRE DEPARTMENT AND THE OWNERS' INSURANCE COMPANY.
 - FURNISHING AND SETTING OF ALL PIPE SLEEVES.
- CERTIFIED PLANS WILL BE SUBMITTED TO THE BOSTON BUILDING DEPARTMENT TO BE ATTACHED TO THE ARCHITECTURAL PLANS WE HAVE PREPARED.

ZONING CODE ANALYSIS

zone: BB (DWELLING) C-3

Use Regulations: Section Table	
Existing	Proposed
MULTIFAMILY	2F

Dimensional Regulations: Table

Any Other Use	Code Requirement		Existing Condition	Proposed Project	Notes
	Use 1	Any Other Use			
Lot Area Minimum	5000 SF				
Min Lot Area for Additional Units	300 SF				
Total Required Lot Size	5300 SF		1201 SF	1201 SF	
Min Required Lot Width and Frontage	50'		16.3'	16'3"	
Max FAR	3		2.4	2.4
Max Building Height / Stories	120'		34' / 3 STORIES	34' / 3 STORIES	
Ratio of Open Space to Lot Area	10%		23.30%	23.30%
Min Front Yard	5'		5'	5'	
Min Side Yard	7.5'		0' / 5.9'	0' / 5.9'	
Min Rear Yard	20'		14.3'	14.3'	
Max Use of Rear Yard					

Violations

CODE SUMMARY

EX'G TYPE 3B CONSTRUCTION
 EX'G 3 STORIES & BASEMENT
 EX'G R-2 USE GROUP
 PROPOSED R-3 USE (TWO-FAMILY)
 EX'G NON-SPRINKLERED
 PROPOSED SPRINKLERED
 ZONE: BB (C-3 DIM REQUIREMENTS)

KEY

⊙	SMOKE DETECTOR
⊕	HEAT DETECTOR
⊗	CARBON MONOXIDE DETECTOR
◇	1 HOUR WALL (SEE W.T.1/A-3.1)
◇	2 HOUR WALL (SEE W.T.2/A-3.1)
⊗	FAN
⊙	36"x 80" UNIT ENTRY 45 MIN. DOOR
⊕	1-1/2 HOUR DOOR
◇	WINDOW TYPE
1	1 HOUR CL.G. ABOVE (SEE C.T.1/A-3.1)
2	2 HOUR CL.G. WALL (SEE C.T.2/A-3.1)
////	NEW WALL
====	EX'G WALL TO REMAIN
----	WALL TO BE REMOVED

SOIL TESTING

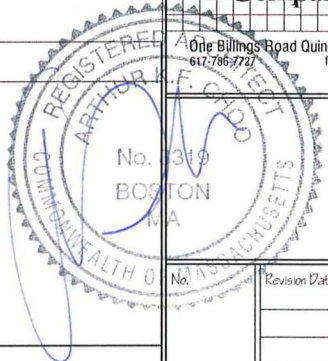
NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THEN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

Location

PROPOSED CHANGE OF USE & RENOVATION
211 GREEN STREET
CAMBRIDGE, MA

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715



No. _____

Revision Date _____

Project No. **15303**

Scale: **AS NOTED**

Date: **2-11-16**

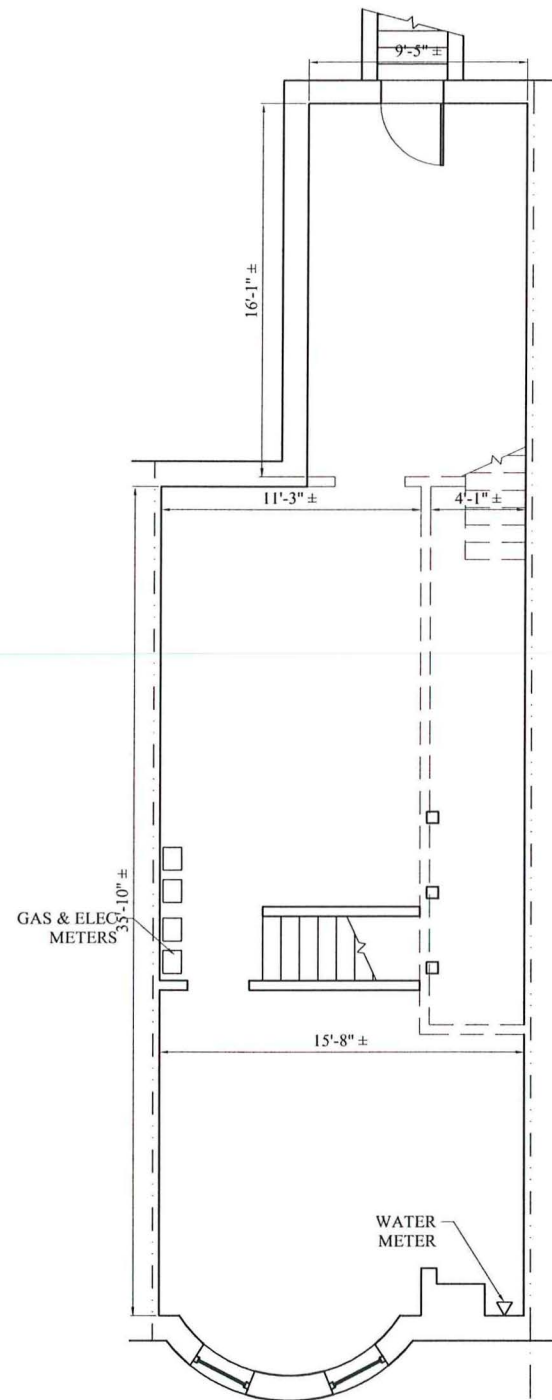
Drawn By: **DF**

Drawing Name _____

COVER SHEET

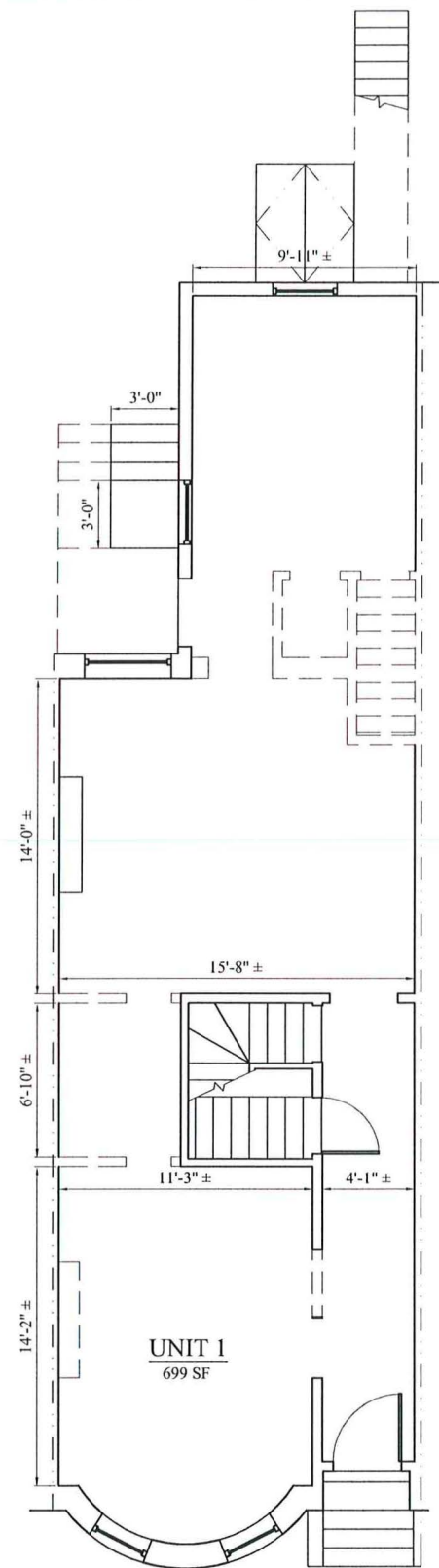
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A-0



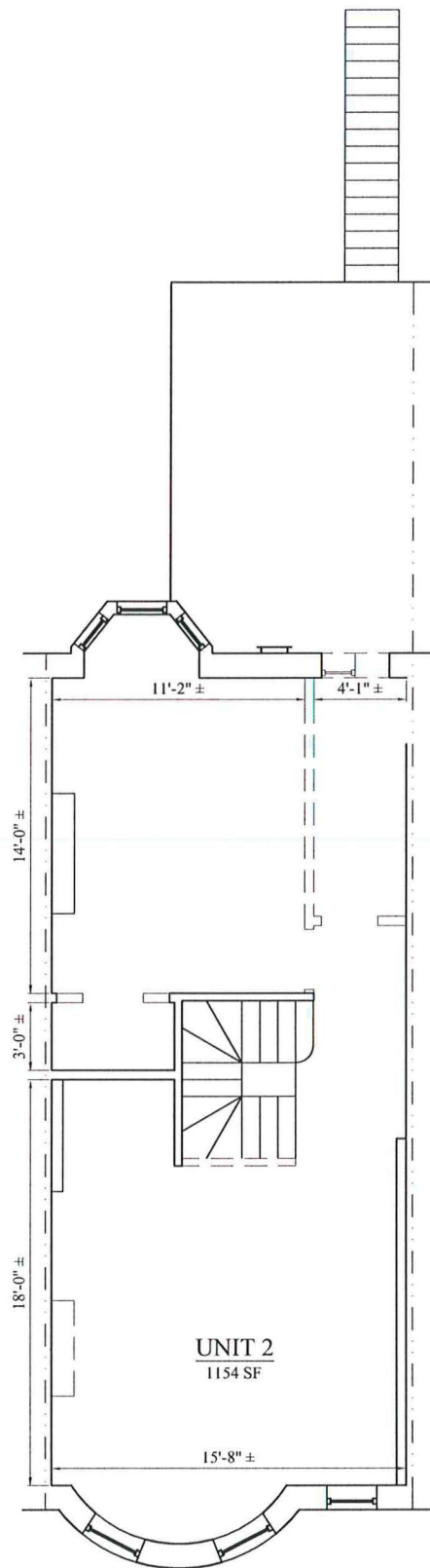
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1 EXISTING GARDEN LEVEL FLOOR PLAN
1/4" = 1'-0"



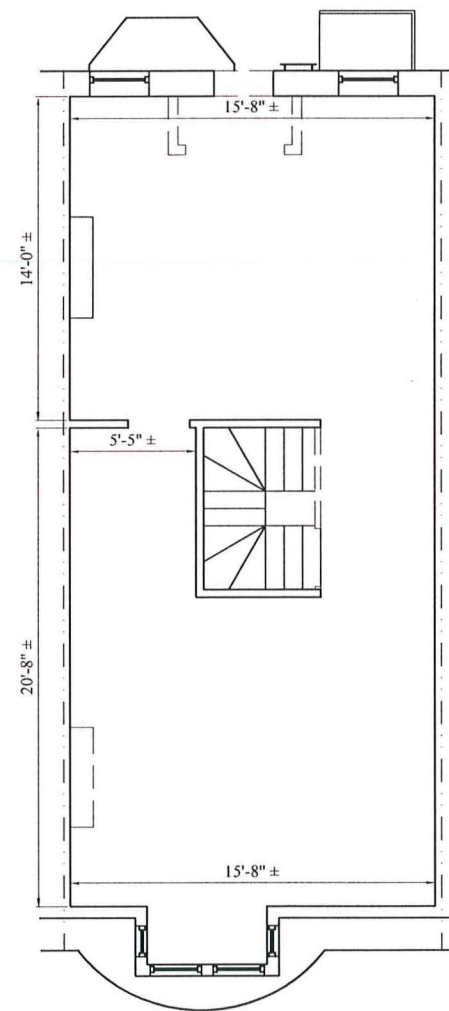
— GREEN STREET —

2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



— GREEN STREET —

3 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



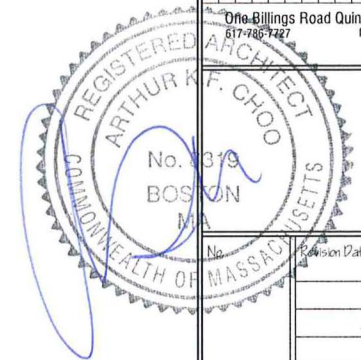
— GREEN STREET —

4 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"

Location
**PROPOSED CHANGE OF USE
& RENOVATION
211 GREEN STREET
CAMBRIDGE, MA**

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
617-786-7447
Fax 617-786-7715



Project No: 15303
Scale: AS NOTED
Date: 2-11-16
Drawn By: DF

Drawing Name:
**EXISTING
FLOOR PLANS**

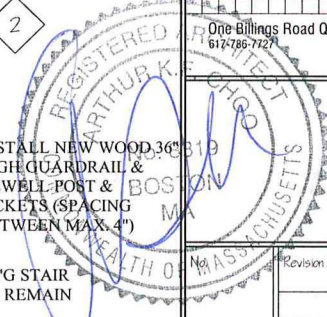
Sheet No.

D-1.1

**PROPOSED CHANGE OF USE
& RENOVATION
211 GREEN STREET
CAMBRIDGE, MA**

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7127 fax 617-786-7715



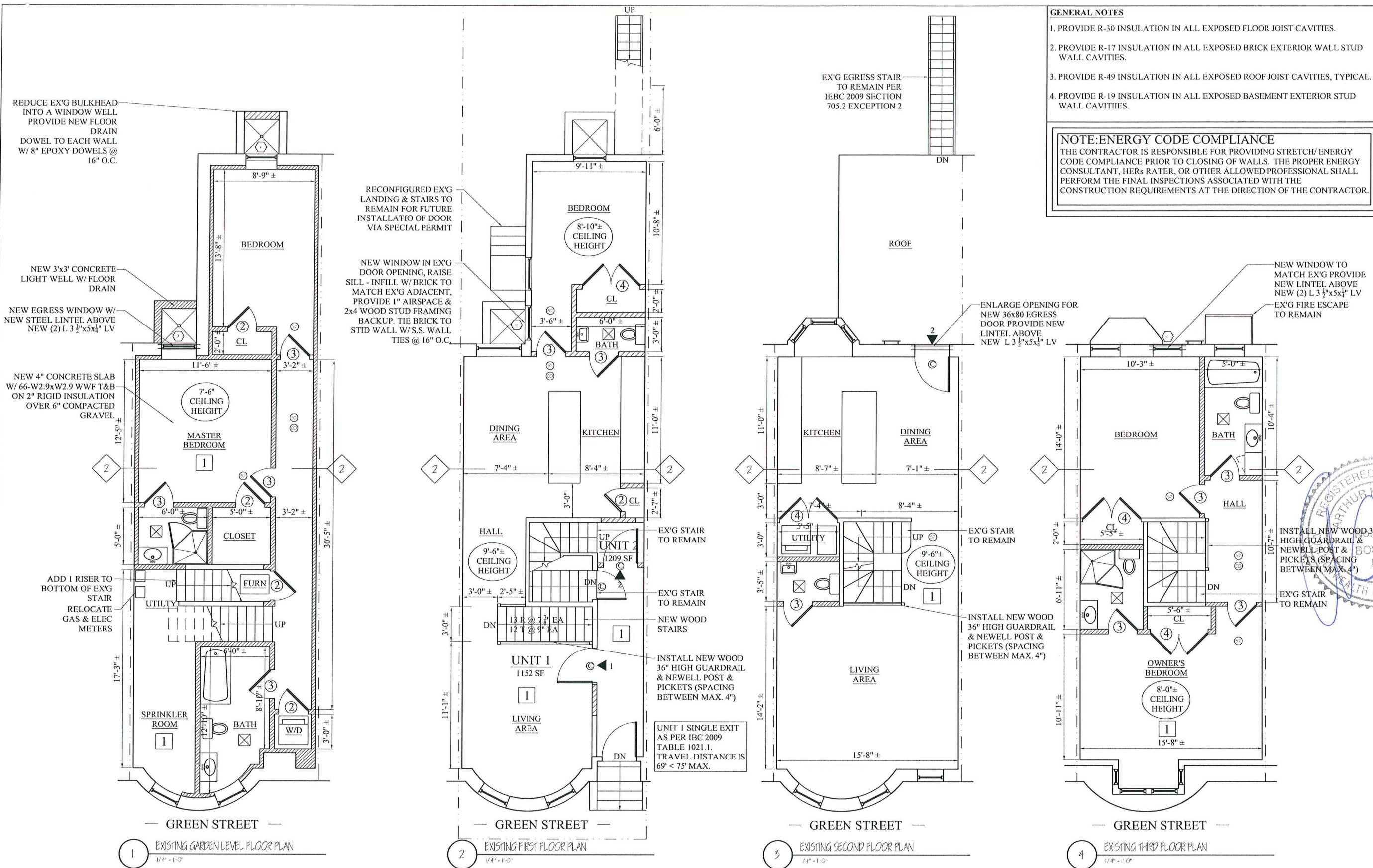
Project No: 15303
Scale: AS NOTED
Date: 2-11-16
Drawn By: DF

PROPOSED FLOOR PLANS

Sheet No. **A-1.1**

- GENERAL NOTES**
1. PROVIDE R-30 INSULATION IN ALL EXPOSED FLOOR JOIST CAVITIES.
 2. PROVIDE R-17 INSULATION IN ALL EXPOSED BRICK EXTERIOR WALL STUD WALL CAVITIES.
 3. PROVIDE R-49 INSULATION IN ALL EXPOSED ROOF JOIST CAVITIES, TYPICAL.
 4. PROVIDE R-19 INSULATION IN ALL EXPOSED BASEMENT EXTERIOR STUD WALL CAVITIES.

NOTE: ENERGY CODE COMPLIANCE
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRETCH/ ENERGY CODE COMPLIANCE PRIOR TO CLOSING OF WALLS. THE PROPER ENERGY CONSULTANT, HERS RATER, OR OTHER ALLOWED PROFESSIONAL SHALL PERFORM THE FINAL INSPECTIONS ASSOCIATED WITH THE CONSTRUCTION REQUIREMENTS AT THE DIRECTION OF THE CONTRACTOR.



DOOR SCHEDULE NOTE: DOOR STYLE, COLOR & HARDWARE FINISH TO BE SELECTED BY OWNER, ALL HARDWARE TO MATCH

NO.	SIZE	MATERIAL	RATING	FRAME	TYPE	HARDWARE	REMARKS
1	2'-8" x 6'-8" x 1 3/4"	FBGL & GLASS	45 MIN	WOOD	I	ENTRANCE	RATED DOOR & FRAME, PROVIDE TRANSOM
2	2'-6" x 6'-8" x 1 3/8"	COMP. OR WOOD	-	WOOD	I	SINGLE DUMMY	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
3	2'-6" x 6'-8" x 1 3/8"	COMP. OR WOOD	-	WOOD	I	BED / BATH	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
4	(2) 2'-6" x 6'-8" x 1 3/8"	COMP. OR WOOD	-	WOOD	I	SINGLE DUMMY	PAIR OF PANEL DOORS, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER
5	2'-8" x 6'-8" x 1 3/8"	COMP. OR WOOD	-	WOOD	I	STORAGE	PANEL DOOR, SMOOTH FINISH, PAINTED, STYLE SELECTED BY OWNER

WINDOW SCHEDULE NOTE: GC TO CONFIRM SIZES & QUANTITIES PRIOR TO ORDERING

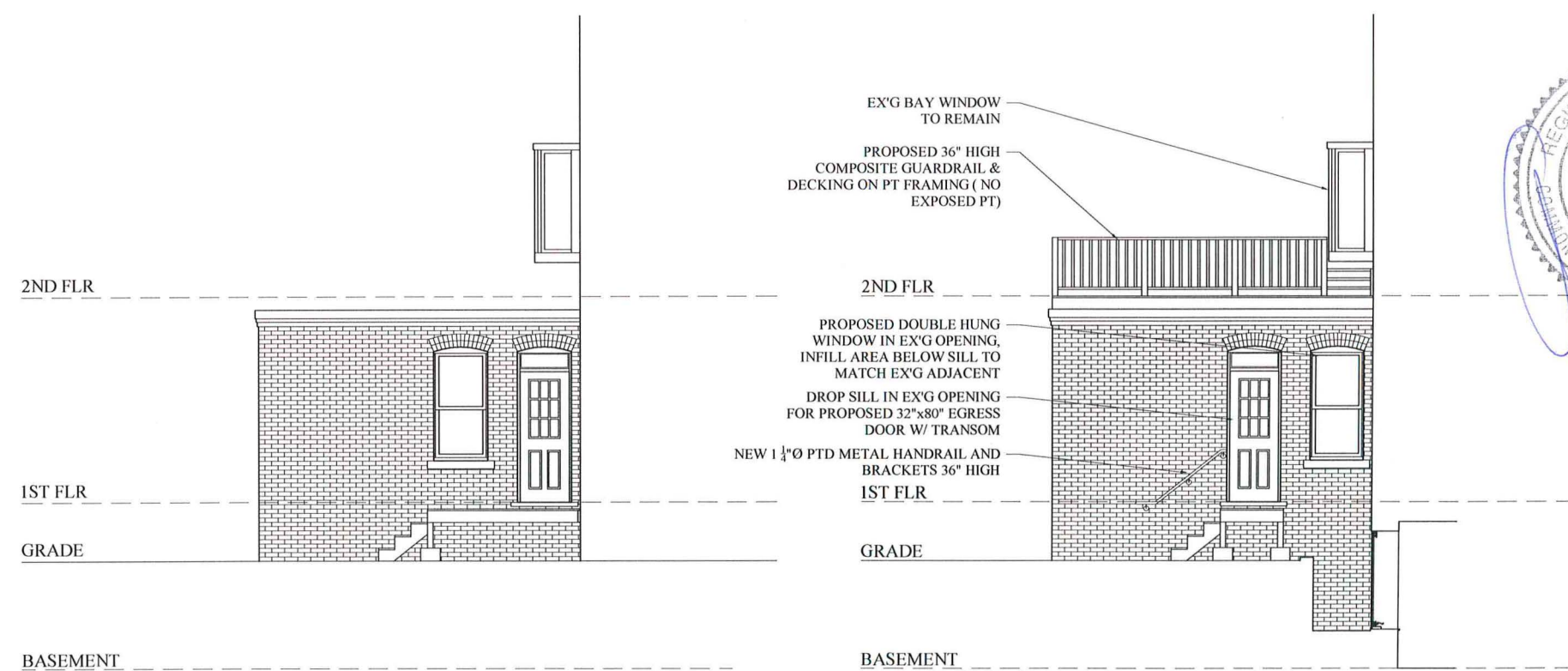
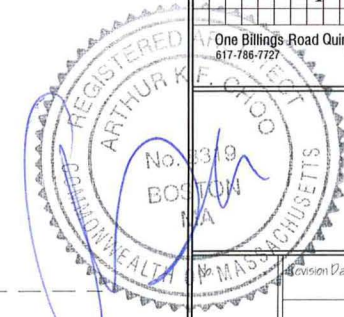
NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	REMARKS
A	ANDERSEN OR EQUAL	TW210410	2	35 5/8" x 60 7/8"	DOUBLE HUNG, 1 LITE OVER 1, COLOR SELECTED BY OWNER - EGRESS WINDOW COMPLIANT HARDWARE
B	ANDERSEN OR EQUAL	TW2852	1	33 5/8" x 64 7/8"	DOUBLE HUNG, 1 LITE OVER 1, COLOR SELECTED BY OWNER
C	ANDERSEN OR EQUAL	TW2442	1	29 5/8" x 52 7/8"	DOUBLE HUNG, 1 LITE OVER 1, COLOR SELECTED BY OWNER

* GC IS RESPONSIBLE FOR VERIFYING SIZE & QUANTITY IN THE FIELD PRIOR TO ORDERING PROVIDE HALF SCREENS ON TRACKS, WHITE FINISH HARDWARE.

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CAMBRIDGE, MA

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617-786-7727 fax 617-786-7715



1 EXISTING SIDE ELEVATION OF EX'G REAR ADDITION
1/4" = 1'-0"

2 PROPOSED SIDE ELEVATION OF EX'G REAR ADDITION
1/4" = 1'-0"

Project No: 15303
Scale: AS NOTED
Date: 2-11-16
Drawn By: DF

PROPOSED ELEVATIONS

Sheet No:
A-2.1

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 Royce Realty LLC Roy Acevedo
(OWNER)

Address: 228 Western Ave Cambridge MA 0213

State that I/We own the property located at 211 Green St., which is the subject of this zoning application.

The record title of this property is in the name of Royce Realty LLC.

*Pursuant to a deed of duly recorded in the date 8/31/15, Middlesex South County Registry of Deeds at Book 66007, Page 315; 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 _____

The above-name _____ personally appeared before me, this _____ of _____, 20____, and made oath that the above statement is true.

Notary

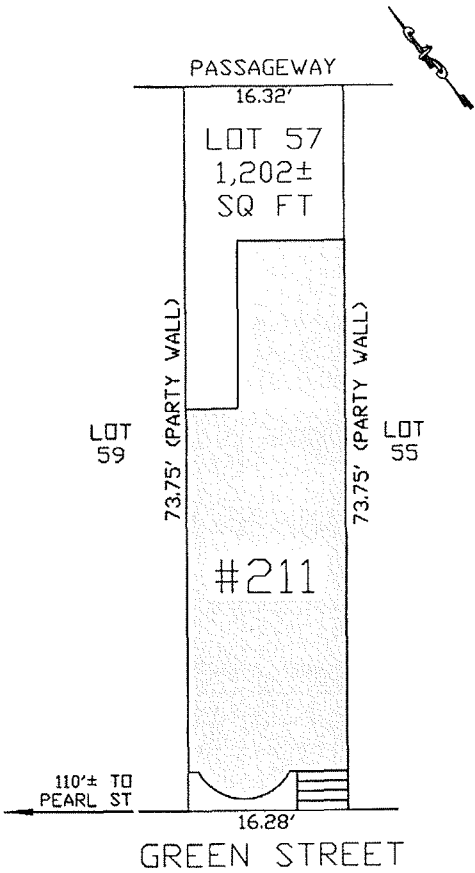
My commission expires _____ (Notary Seal).

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

<i>File number:</i>	150721-19	UNREGISTERED LAND			
<i>Attorney:</i>	LAW OFF OF ROSEMARY TRAINI, LLC	<i>Deed Book</i>	14479	<i>Page</i>	357
<i>Lender:</i>	ENDEAVOR CAPITAL	<i>Plan Book</i>		<i>Page</i>	<i>Lot(s)</i>
<i>Owner:</i>	JAMES ALBRIGHT	REGISTERED LAND			
		<i>Reg. Book</i>		<i>Sheet</i>	<i>Lot(s):</i>
<i>Date:</i>	7/27/2015	<i>Certificate of Title</i>			
<i>Assessor's Map</i>	93	<i>Blk:</i>	Lot 104	<i>Census Tract</i>	

MORTGAGE INSPECTION PLAN
211 GREEN STREET, CAMBRIDGE, MA

Scale: 1"=30'



CERTIFICATION

I CERTIFY TO THE ABOVE ATTORNEY, BANK, AND THEIR TITLE INSURANCE COMPANY THAT THE MAIN BUILDING, FOUNDATION OR DWELLING WAS IN COMPLIANCE WITH THE LOCAL ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY) OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. GENERAL LAW TITLE VII, CHAPTER 40A, SECTION 7.

FLOOD DETERMINATION

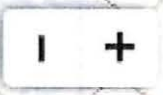
BY SCALE, THE DWELLING SHOWN HERE DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON A MAP OF COMMUNITY # 25017C0576E AS ZONE X DATED 6-4-2010 BY THE NATIONAL FLOOD INSURANCE PROGRAM.

Prelim Copy Originals to follow



Olde Stone Plot Plan Service, LLC
P.O. Box 1166
Lakeville, MA 02347-
Tel: (800) 993-3302
Fax: (800) 993-3304

PLEASE NOTE: This inspection is not the result of an instrument survey. The structures as shown are approximate only. An instrument survey would be required for an accurate determination of building locations, encroachments, property line dimensions, fences and lot configuration and may reflect different information than shown here. The land as shown is based on client furnished information only or assessor's map & occupation and may be subject to further out-sales, takings, easements and rights of way. No responsibility is extended to the landowner or surveyor, or occupant. This is merely a mortgage inspection and is not to be recorded.



Enter an Address