



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

BZA APPLICATION FORM

Plan No: BZA-011794-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : 30 Lopez Street LLC - C/O Sean D. Hop Esq.

PETITIONER'S ADDRESS : 675 Mass Ave Cambridge, MA 0239

LOCATION OF PROPERTY : 24 Lopez St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :
 Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief from the Open Space requirement of the Ordinance to park One (1) vehicle in the rear yard.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

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 : October 21, 2016

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 Zhinan Xia & Nancy Su
(OWNER)

Address: 24-26 Lopez Street, Cambridge MA

State that I/We own the property located at 24-26 Lopez Street, which is the subject of this zoning application.

The record title of this property is in the name of Zhinan Xia & Nancy Su

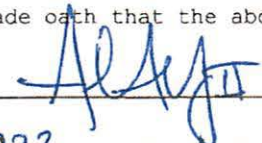
*Pursuant to a deed of duly recorded in the date 7/30/15, Middlesex South County Registry of Deeds at Book 65822, Page 498; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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 NORFOLK

The above-name NANCY SU personally appeared before me, this 26TH of SEPT, 2016, and made oath that the above statement is true.


Notary

My commission expires FEB 17, 2023 (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

DIMENSIONAL INFORMATION

APPLICANT: Sean Hope, Esq. **PRESENT USE/OCCUPANCY:** two family
LOCATION: 24 Lopez St Cambridge, MA **ZONE:** Residence C Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** two family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2146sf	2146sf	1373sf	(max.)
<u>LOT AREA:</u>	2289sf	2289sf	5000sf	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	.94	.94	.6	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1144.5sf	1144.5sf	1800sf	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	35.4'	35.4'	50'	(min.)
DEPTH	64'	64'	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	3.1'	3.1'	10'	(min.)
REAR	8.9'	8.9'	20'	(min.)
LEFT SIDE	5.7'	5.7'	7.5'	(min.)
RIGHT SIDE	4.1'	4.1'	7.5'	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	23'	23'	35'	(max.)
LENGTH	48.1'	48.1'	48.1'	
WIDTH	26.1'	26.1'	26.1'	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	.38	.26	.3	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	1	(max.)
<u>NO. OF PARKING SPACES:</u>	0	1	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	0	0	0	(min.)

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

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA APPLICATION FORM

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 currently the site has no parking to serve the two (2) dwelling units contributing to the lack of available street parking. Granting the requested relief will provide compliant parking in the rear yard thereby satisfying Petitioner's substantial hardship as well as mitigating the parking challenges existing on Lopez street.

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 the non-conforming size of the Lot that has almost no usable open space to accommodate parking for the two dwelling on site. Additionally any change to the lot would require Variance relief regardless how size and shape of the lot.

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 the parking will be located in the rear yard shielded from the public view and has the support from the direct abutters

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

The reduction in the Open Space will not substantially derogate from the purpose of the Ordinance because it will allow for the most practical and rational use of land.

*** 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 - OWNERSHIP INFORMATION

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


I/We Anthony Fava, Manager 30 Lopez LLC
(OWNER)

Address: 28-30 Lopez Street Cambridge MA

State that I/We own the property located at 28-30 Lopez St., which is the subject of this zoning application.

The record title of this property is in the name of 30 Lopez LLC

*Pursuant to a deed of duly recorded in the date 10/20/15, Middlesex South County Registry of Deeds at Book 66250, Page 421; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.



manager

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 ANTHONY FAVA personally appeared before me, this 17th of AUGUST, 20 16, and made oath that the above statement is true.

ALLEN A. GARZONE II Notary

My commission expires FEBRUARY 17, 2023 (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 - OWNERSHIP INFORMATION

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

I/We Zhinan Xia & Nancy Su
(OWNER)

Address: 24-26 Lopez Street, Cambridge MA

State that I/We own the property located at 24-26 Lopez Street, which is the subject of this zoning application.

The record title of this property is in the name of Zhinan Xia & Nancy Su

*Pursuant to a deed of duly recorded in the date 7/30/15, Middlesex South County Registry of Deeds at Book 65822, Page 498; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

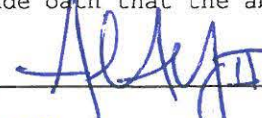


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of NORFOLK

The above-name NANCY SU personally appeared before me, this 26TH of SEPT, 20 16, and made oath that the above statement is true.



Notary

My commission expires FEB 17, 2023 (Notary Seal).

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



Amended

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

2016 NOV -8 AM 11:44
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-011794-2016

GENERAL INFORMATION

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

Special Permit: X Variance: v Appeal:

PETITIONER: 30 Lopez Street LLC - C/O Sean D. Hop Esq.

PETITIONER'S ADDRESS: 675 Mass Ave Cambridge, MA 0239

LOCATION OF PROPERTY: 24 Lopez St Cambridge, MA

TYPE OF OCCUPANCY: Two family ZONING DISTRICT: Residence C Zone


REASON FOR PETITION :
Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Special Permit relief for a shared driveway and to allow a driveway/parking within 5' of the side-yard setback. Petitioner also request a Variance for Open Space to locate parking in the rear yard.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
- Article 6.000 Section 6.34.6 (driveway easement)
- Article 10.000 Section 10.30 Special Permit Relief
- Article 10.000 Section 10.40 Variance Relief

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 : October 21, 2016

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 24 Lopez Street (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reason:

With the requested relief the requirements of the ordinance will be satisfied.

B) Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character or the following reasons:

Traffic generated or patterns of access or egress will not cause congestion, hazard or substantial change in the established neighborhood character, in fact the proposed relief will lessen the impact on the neighborhood by provided much needed off-street parking.

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 continued operation of or the development of adjacent uses would not be adversely affected because the multifamily use will remain unchanged and the parking in the rear yard is consistent with parking in the neighborhood.

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 not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or citizens of the City because the loss of a parking space by creation of a shared driveway will be offset by removing 5 cars from parking on the street.

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 would not impair the integrity of the district and is consistent with the intent and purpose of this ordinance because parking should be located in the appropriate rear yards with ample room to lessen street congestion and enhance livability.



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

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

Jurisdiction Advice

To the Owner of Property at 24 Lopez Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- 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 request 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 November 8, 2016

Received by Uploaded to Energov

Date November 8, 2016

Relationship to project BZA 11794-2016

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>

24 Lopez St.

Petitioner
SEAN D. HOPE, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

94-177
NARASIMHAM, UDAY
10-12 LOPEZ ST., #10
CAMBRIDGE, MA 02139

94-177
CHANEY, BENNETT SMITH
10-12 LOPEZ ST., #12A
CAMBRIDGE, MA 02139

94-52
APTER, ETHAN & KELLEN ANDRILENAS
22 LOPEZ ST., #1
CAMBRIDGE, MA 02139

94-52
PERLOW, DAVID
22 LOPEZ ST., UNIT #2
CAMBRIDGE, MA 02139

94-144
CHOI, ELLEN
21 DECATUR ST., #1
CAMBRIDGE, MA 02139

94-144
MADDEN, THOMAS M.
21 DECATUR ST., #3
CAMBRIDGE, MA 02139

94-144
KHABBAZAN, MONA
21 DECATUR ST., #2
CAMBRIDGE, MA 02139

94-137
GROSZMANN, DANIEL E. & DEBORAH B. KULICK
TRS THE 17 DECATUR ST NOM TR
236 CROSS ST
BELMONT, MA 02478

94-50
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

94-50
CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE
CITY MANAGER

94-50
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

94-53
MEINERS, ELEANOR
28 FOCH ST., #2
CAMBRIDGE, MA 02140

94-61
LOULOURGAS, EMILIOS &
THEODORA LOULOURGAS TRS.
14 DANSEREAU PLACE
MIDDLETON, MA 01949

94-86
GRIPPO, MELISSA LEILA & CHRISTIAN GRIPPO
31 LOPEZ ST
CAMBRIDGE, MA 02139

94-87
HENDRICKS, ANDOLINE A.
35 LOPEZ ST., #1
CAMBRIDGE, MA 02139

94-87
SAVORY, GLADYS
35 LOPEZ ST., #2
CAMBRIDGE, MA 02139

94-87
EDOUARD, FRANTZ & MARIE-ANGE B. EDOUARD
35 LOPEZ ST., UNIT #35/3
CAMBRIDGE, MA 02139

94-87
MOUSSIGNAC, ROSELEINE
35 LOPEZ ST., #4
CAMBRIDGE, MA 02139

94-87
PIERRE, MARIE C.
35 LOPEZ ST. UNIT#5
CAMBRIDGE, MA 02139

94-87
COLIMON, MARC F. & CLARA L. COLIMON
35 LOPEZ ST., #6
CAMBRIDGE, MA 02139

94-87
FORTY-SEVEN LS UNIT ONE, LLC
47 LOPEZ STREET, UNIT #47/1
CAMBRIDGE, MA 02139

94-87
PAYNE, NORMAN
47 LOPEZ ST., UNIT #2
CAMBRIDGE, MA 02139

94-87
RAHMAN, MOHAMMAD L.
47 LOPEZ ST., UNIT #3
CAMBRIDGE, MA 02139

94-87
MUZYKEWICZ, MARCY
47 LOPEZ ST. UNIT#4
CAMBRIDGE, MA 02139

94-87
KENNEY, ANA
47 LOPEZ ST., UNIT #5
CAMBRIDGE, MA 02139

94-87
RUBENS, JAMES I & JAMI R. RUBENS
20 LEDGEWOOD RD
WESTON, MA 02493

94-136
PIERSON, JOHN & KAREN PIERSON
13 DECATUR STREET
CAMBRIDGE, MA 02139

94-145
WEINER, RICHARD & KATHLEEN CORBETT
25 DECATUR ST
CAMBRIDGE, MA 02139

94-161
30 LOPEZ LLC
199 GREAT PLAIN AVE
NEEDHAM, MA 02492

24 Lopez St.

94-162
XIA, ZHINAN & NANCY SU
29 BURKE ST.
WELLESLEY, MA 02482

94-178
KATSIAFICAS, GEORGE N.
30 LOCKE ST
CAMBRIDGE, MA 02140

94-217
NASON, STEVEN C.
29 LOPEZ ST., #1
CAMBRIDGE, MA 02139

94-217
CLARIZA, TODD T. & OKSANA L. BEREZOVSKA
27 LOPEZ ST. UNIT#2
CAMBRIDGE, MA 02139

94-217
BERDNIKOV, BORIS & NATALIA BERDNIKOV
3 ROLLINS CT., #3
CAMBRIDGE, MA 02139

94-217
CATTONAR, MAREN M.
4 ROLLINS CT., UNIT #4
CAMBRIDGE, MA 02139

94-217
LIN, HSIN-CHIANG &
5 ROLLINS CT 5
CAMBRIDGE, MA 02139

94-217
NOBLE, VICKI
6 ROLLINS CT #6
CAMBRIDGE, MA 02139

94-217
HU, CHUN YI & CHERILYN HU
7 ROLLINS CT., #7
CAMBRIDGE, MA 02139

94-217
ADAMS, TRACY
8 ROLLINS COURT
CAMBRIDGE, MA 02139

94-217
MORTE, STEPHEN G.
74 MAIN ST
MARLBORO, MA 01752

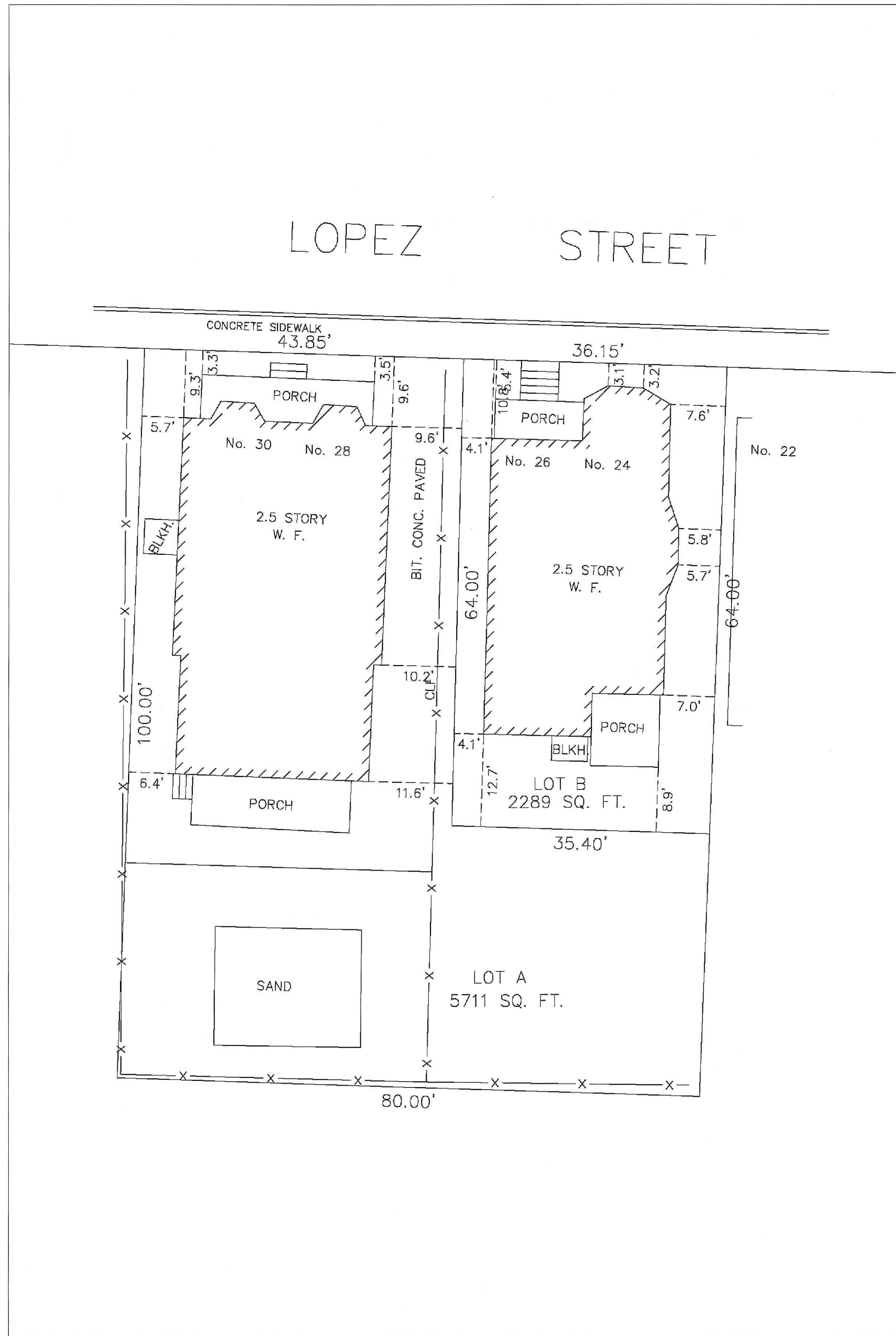
94-217
LIN, YUNG-KAI
10 ROLLINS CT.
CAMBRIDGE, MA 02139

94-217
DAVIDSON, AMY L.
11 ROLLINS COURT
CAMBRIDGE, MA 02139

94-177
QURESHI, MUHAMMAD MUDDASIR,
MUHAMMAD MURTAZA & MUHAMMAD MUSTAFA
12 LOPEZ ST.
CAMBRIDGE, MA 02139

94-49
DANGEL, JEROME R.,
TRUSTEE OF SMALL REALTY TRUST
825 BEACON ST #1
NEWTON CENTRE, MA 02159

94-137
GROSZMANN, YVETTE S.
19 DECATUR STREET
CAMBRIDGE, MA 02139



EXISTING CONDITIONS PLAN



PROPOSED PARKING PLAN

LEGEND:

- ① PARKING SPACE NUMBERING
- ▭ FAVER AREA LIMITS
- ▭ OPEN SPACE LIMITS

ZONING TABLE

(PER SECTION 6.40 OF THE CAMBRIDGE ZONING ORDINANCE)

90° PARKING SPACE (REGULAR CAR)	REQUIRED	PROVIDED
WIDTH	8.5'	8.5'
DEPTH	18'	18'
aisle WIDTH	22'	22'

DRIVEWAY WIDTH (ONE WAY) 10' MINIMUM 13.7' - 15.6'

SETBACKS

PKG. SPC. TO 1ST FLR. OR BASEMENT HABITABLE SPACE	10' MINIMUM	12.4' (28-30 LOPEZ) (4-FAMILY)	9.2' (24-26 LOPEZ) (2-FAMILY)
---------------------------------------------------	-------------	--------------------------------	-------------------------------

PKG. SPC. TO SIDE OR REAR LOT LINE 5' MINIMUM 0'

DRIVEWAY TO SIDE OR REAR LOT LINE 5' MINIMUM 0'

OPEN SPACE	30% (1,713 SF)	30% (1,716 SF) (28-30 LOPEZ)	30% (686 SF) (24-26 LOPEZ)
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NOTES:

- PLAN PURPOSE IS TO CREATE 6 OFF-STREET PARKING SPACES. TWO (2) SPACES (SPACES 1-2) WILL BE FOR 24-26 LOPEZ STREET (2-FAMILY) AND FOUR (4) SPACES (SPACES 3-6) WILL BE FOR 28-30 LOPEZ STREET (4-FAMILY).
- ACCESS EASEMENT WILL BE GRANTED BY THE OWNER OF 24-26 LOPEZ STREET FOR THE BENEFIT OF THE OWNER OF 28-30 LOPEZ STREET FOR THE RIGHT TO PASS OVER THE SHARED DRIVEWAY.
- ACCESS AND EXCLUSIVE USE EASEMENT WILL BE GRANTED BY THE OWNER OF 28-30 LOPEZ STREET FOR THE BENEFIT OF THE OWNER OF 24-26 LOPEZ STREET FOR THE RIGHT TO PASS OVER THE SHARED DRIVEWAY AND TO UTILIZE PARKING SPACES 1 AND 2 THAT ARE SITUATED ON THE LAND OWNED BY 28-30 LOPEZ STREET.



Anton Szerszuowicz

OWNER/APPLICANT
30 LOPEZ LLC
11 ELKINS STREET, #250
BOSTON, MA 02127

EXISTING CONDITIONS PLAN & PROPOSED PARKING PLAN

28-30 LOPEZ STREET
CAMBRIDGE, MASS.

SCALE: 1" = 10' AUGUST 4, 2016

AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072
PHONE: (617)312-7786

GRAPHIC SCALE





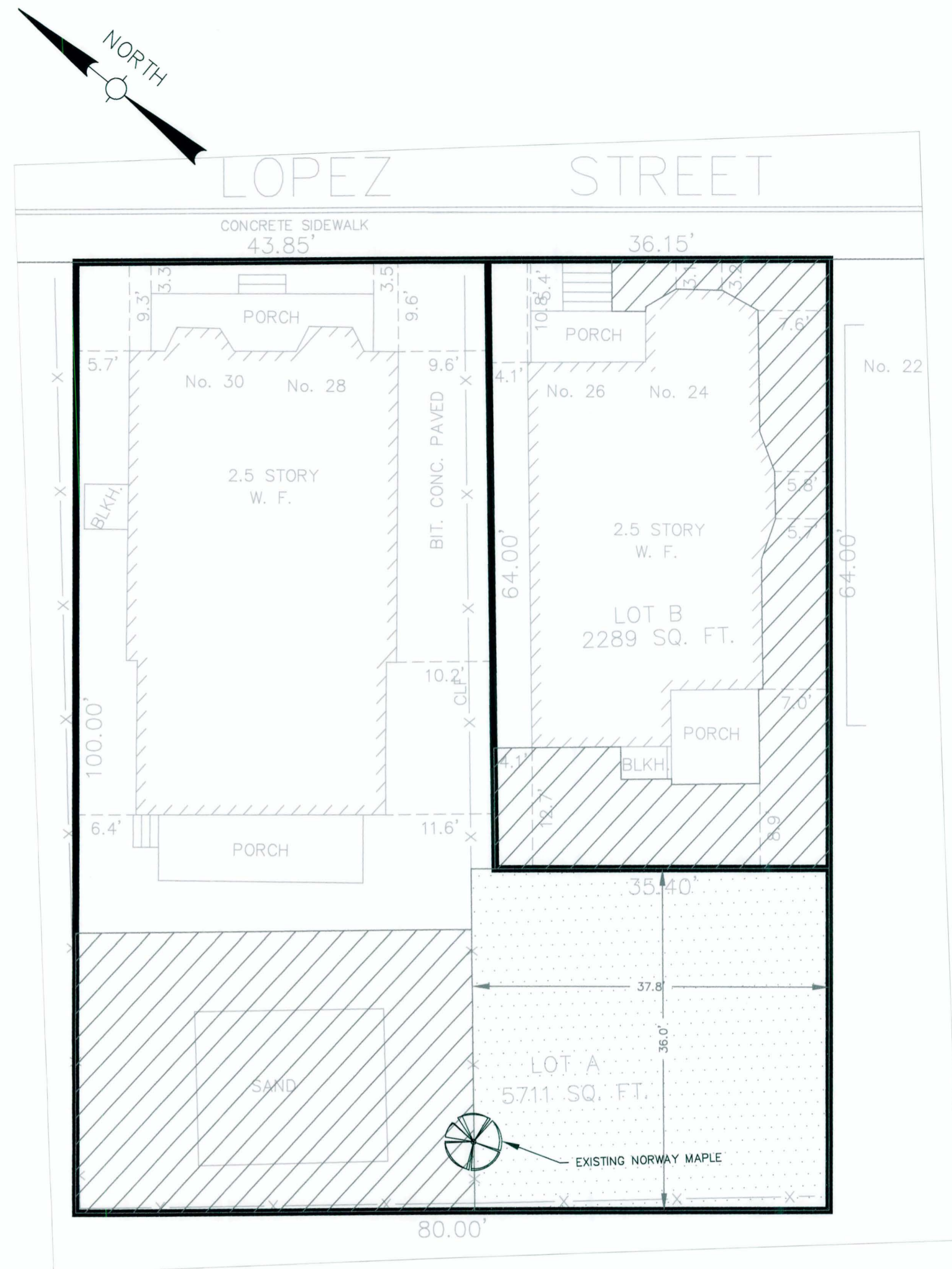




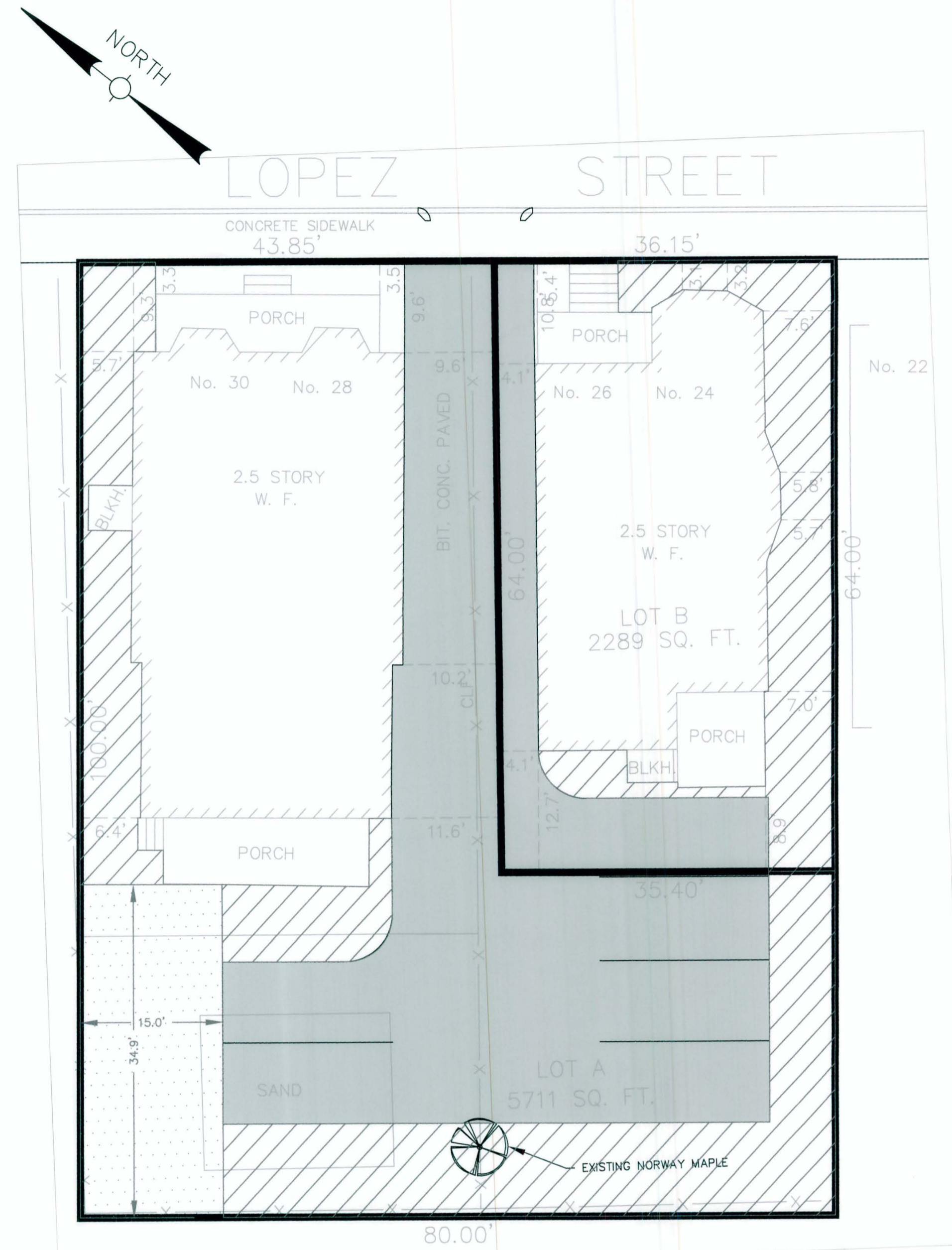








**EXISTING OPEN SPACE
DELINEATION**



**PROPOSED OPEN SPACE
DELINEATION**

- PRIVATE OPEN SPACE (MINIMUM 15' WIDE X 15' LONG)
- PERMEABLE OPEN SPACE

OPEN SPACE CALCULATION

PER TABLE 5.1 - REQUIRED OPEN SPACE IS 36% OF LOT AREA

	LOT A	LOT B
REQUIRED OPEN SPACE (15'X15' MIN.)	1,028 SF (18% OF 5,711 SF)	412 SF (18% OF 2,289 SF)
REQUIRED PERMEABLE OPEN SPACE	1,028 SF (18% OF 5,711 SF)	412 SF (18% OF 2,289 SF)
TOTAL REQUIRED OPEN SPACE	2,056 SF (36% OF 5,711 SF)	824 SF (36% OF 2,289 SF)
EXISTING OPEN SPACE (15'X15' MIN.)	1,360 SF	822 SF
EXISTING PERMEABLE OPEN SPACE	1,248 SF	822 SF
TOTAL EXISTING OPEN SPACE	2,608 SF	822 SF
PROPOSED OPEN SPACE (15'X15' MIN.)	525 SF*	0 SF*
PROPOSED PERMEABLE OPEN SPACE	1,359 SF	577 SF
TOTAL PROPOSED OPEN SPACE	1,884 SF*	577 SF*

* - ZONING RELIEF REQUIRED

OWNER/APPLICANT
(28-30 LOPEZ STREET)
30 LOPEZ LLC
11 ELKINS STREET, #250
BOSTON, MA 02127

(24-26 LOPEZ STREET)
NANCY SU
24 LOPEZ STREET
CAMBRIDGE, MA 02139

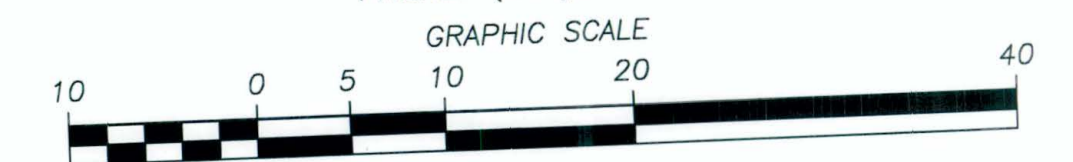
ZONING CLASSIFICATION
RESIDENCE C / C-1

ASSESSOR'S REFERENCE
MAP 94 / LOT 162 (24-26 LOPEZ)
MAP 94 / LOT 161 (28-30 LOPEZ)

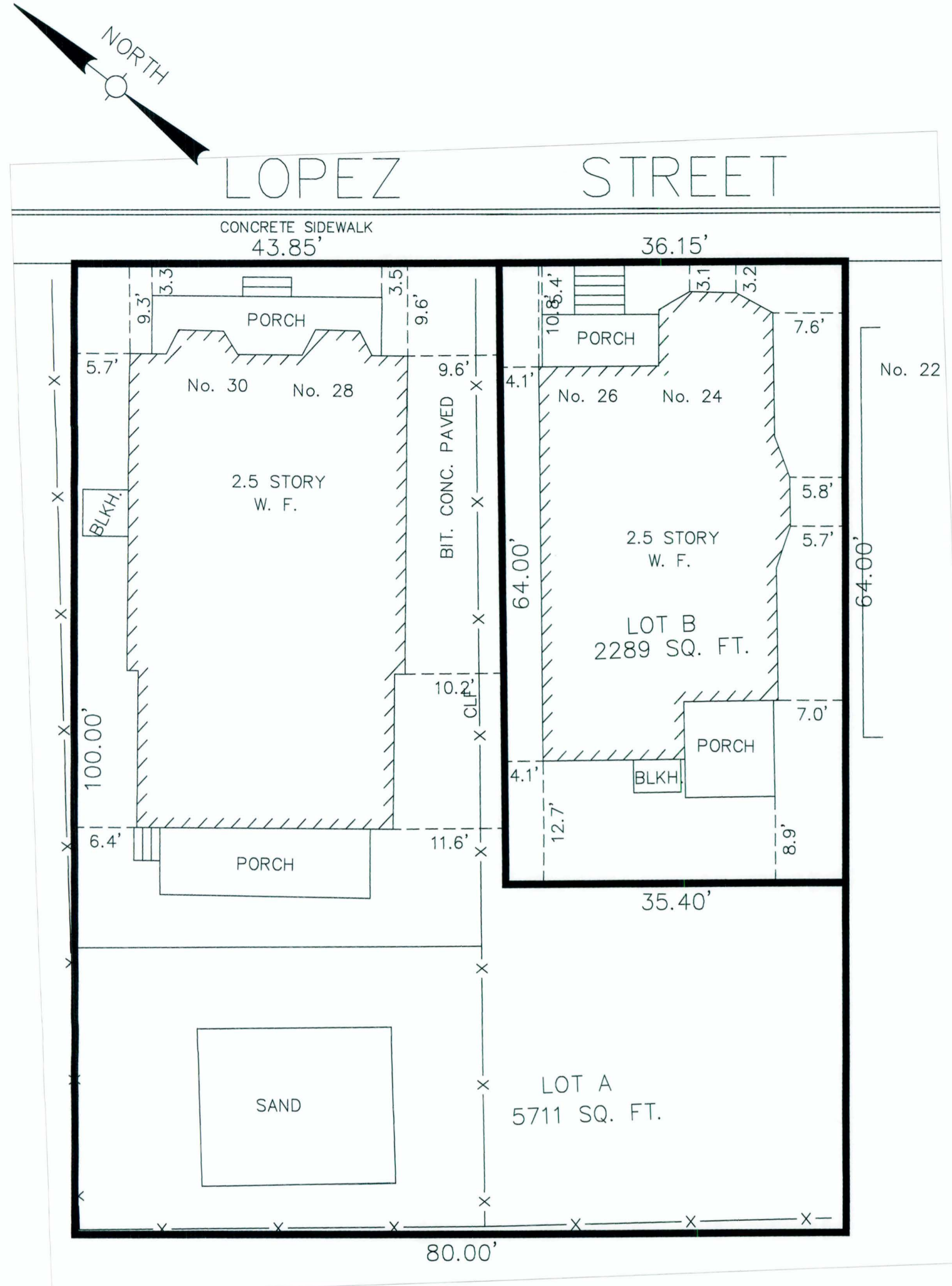
**EXISTING CONDITIONS PLAN &
PROPOSED PARKING PLAN**
28-30 LOPEZ STREET
CAMBRIDGE, MASS.

SCALE : 1" = 10' AUGUST 4, 2016

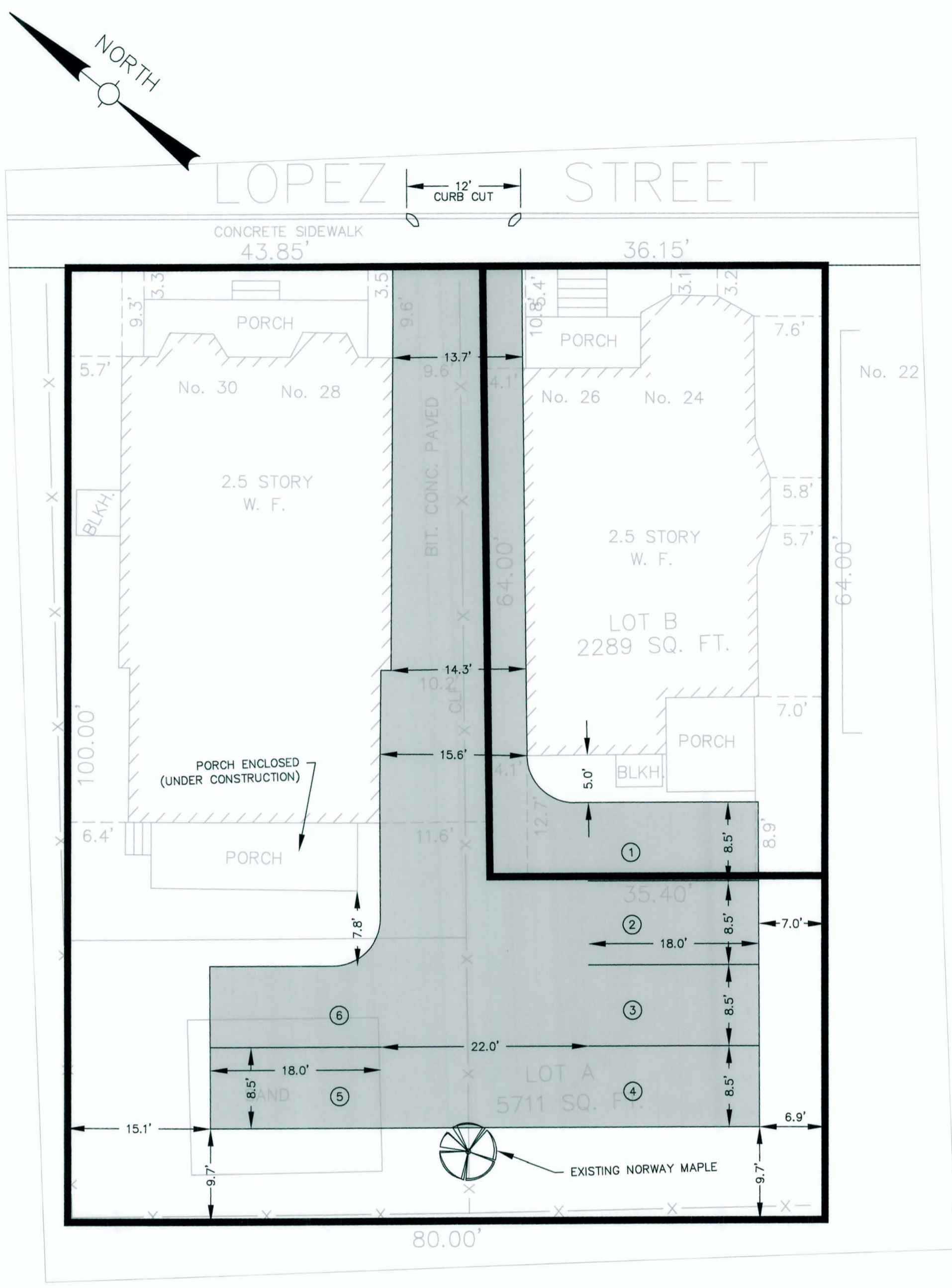
AGH ENGINEERING
166 WATER STREET STOUGHTON, MA 02072
PHONE: (617)312-7786



Antoni Szersznjowicz



EXISTING CONDITIONS PLAN



PROPOSED PARKING AND SETBACKS PLAN

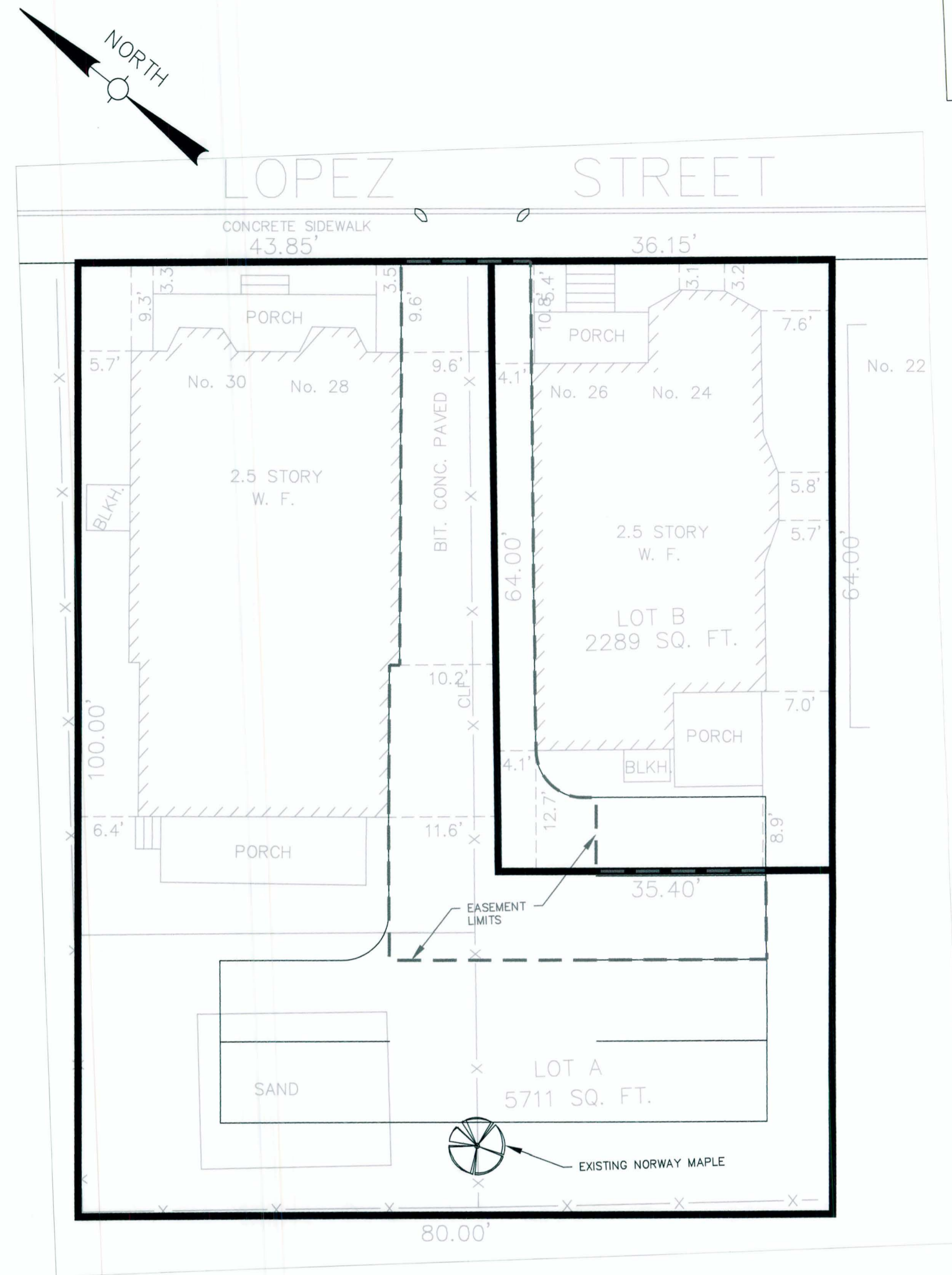
- ① PARKING SPACE NUMBERING
- ▭ PAVES AREA LIMITS

PARKING REQUIREMENTS
(PER SECTION 6.40 OF THE CAMBRIDGE ZONING ORDINANCE)

	REQUIRED	PROVIDED (LOT A)	PROVIDED (LOT B)
90° PARKING SPACE (REGULAR CAR)			
WIDTH	8.5'	8.5'	8.5'
DEPTH	18'	22'	22'
aisle width			
	10' MINIMUM	13.7' - 15.6'	13.7' - 15.6'
DRIVEWAY WIDTH (ONE WAY)			
SETBACKS			
PKG. SPC. TO 1ST FLR. OR BASEMENT HABITABLE SPACE	10' MINIMUM	7.8*	5'
PKG. SPC. TO SIDE OR REAR LOT LINE	0' (1,2,3 FAMILY) 5' MINIMUM	0*	0'
DRIVEWAY TO SIDE OR REAR LOT LINE	0' (1,2,3 FAMILY) 5' MINIMUM	0*	0'

* - SPECIAL PERMIT REQUIRED
(A 4-FAMILY DWELLING EXISTS ON LOT A AND A 2-FAMILY DWELLING EXISTS ON LOT B)

- NOTES:**
- PLAN PURPOSE IS TO CREATE 6 OFF-STREET PARKING SPACES. TWO (2) SPACES (SPACES 1-2) WILL BE FOR 24-26 LOPEZ STREET (2-FAMILY) AND FOUR (4) SPACES (SPACES 3-6) WILL BE FOR 28-30 LOPEZ STREET (4-FAMILY).
 - ACCESS EASEMENT WILL BE GRANTED BY THE OWNER OF 24-26 LOPEZ STREET FOR THE BENEFIT OF THE OWNER OF 28-30 LOPEZ STREET FOR THE RIGHT TO PASS OVER THE SHARED DRIVEWAY.
 - ACCESS AND EXCLUSIVE USE EASEMENT WILL BE GRANTED BY THE OWNER OF 28-30 LOPEZ STREET FOR THE BENEFIT OF THE OWNER OF 24-26 LOPEZ STREET FOR THE RIGHT TO PASS OVER THE SHARED DRIVEWAY AND TO UTILIZE PARKING SPACES 1 AND 2 THAT ARE SITUATED ON THE LAND OWNED BY 28-30 LOPEZ STREET.
 - LOT A IS 28-30 LOPEZ STREET AND LOT B IS 24-26 LOPEZ STREET.



PROPOSED EASEMENT PLAN

--- LIMITS OF EASEMENT

OWNER/APPLICANT
(28-30 LOPEZ STREET)
30 LOPEZ LLC
11 ELKINS STREET, #250
BOSTON, MA 02127

(24-26 LOPEZ STREET)
NANCY SU
24 LOPEZ STREET
CAMBRIDGE, MA 02139

ZONING CLASSIFICATION
RESIDENCE C / C-1

ASSESSOR'S REFERENCE
MAP 94 / LOT 162 (24-26 LOPEZ)
MAP 94 / LOT 161 (28-30 LOPEZ)

EXISTING CONDITIONS PLAN & PROPOSED PARKING PLAN
28-30 LOPEZ STREET
CAMBRIDGE, MASS.

SCALE : 1" = 10' OCTOBER 6, 2016

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