



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

2016 JUN -6 PM 3:19
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-010455-2016

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : Gregory Matteosian - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue - 5th Fl. Cambridge, MA 02139

LOCATION OF PROPERTY : 2 Hollis Pk Cambridge, MA

TYPE OF OCCUPANCY : section 4.31 ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner is requesting Variance relief to alter a non-conforming two-family located within the front yard setback dwelling and a Special Permit to located window(s) and openings within the rear yard setback.

SECTIONS OF ZONING ORDINANCE CITED :


Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2 (Non-Conforming Structures).

Article 10.000 Section 10.40 (Variance).

Article 10.000 Section 10.31 (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 : June 6, 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~~ Sheila R. Packard, Personal Representative of the Estate of Mary E. Ryan
(OWNER) (Midd. Probate Court Docket #MI16P0221EA)

Address: 2 Hollis Park, Cambridge, Massachusetts

State that I/We own the property located at 2 Hollis Park,
which is the subject of this zoning application.

The record title of this property is in the name of Mary E. Ryan

*Pursuant to a deed of duly recorded in the date 3/19/1983, Middlesex South
County Registry of Deeds at Book 14937, Page 116; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Kevin P. Crane, Attorney
Kevin P. Crane, Attorney for Personal Representative
of Estate, Authorized Agent

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Kevin P. Crane personally appeared before me,
this 25th of May, 2016, and made oath that the above statement is true.

Janet Goodwin Notary

My commission expires 9/29/2017 (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 provisions of the Ordinance would involve a substantial hardship because the pre-existing two family dwelling is dated and in need of significant upgrades to its internal systems and modernizations of its internal layout. The proposed dormer (conforming to the dormer guidelines) to the third floor attic space will provide a home office for the Petitioner and the additional bedrooms on the second floor will provide for extended stays for Petitioner's family who visit from Thailand often for extended stays.

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 siting of the preexisting non-conforming structure that is located within the right side setback as well as the gross floor area that exceeds the allowable FAR such that any change to the structure would require zoning relief. The proposed alterations to the structure conform to the dimensional requirements of the Ordinance and do not exacerbate any of the dimensional nonconformities.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The requested relief will not substantially derogate from the intent or purpose of the ordinance as the relief will have minimal if any negative impact on the neighborhood and will support a Cambridge family to upgrade the functionality and livability of their home.

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

The requested relief will not substantially derogate from the intent or purpose of the ordinance as the relief is modest in nature and will provide additional bedrooms creating a more family friendly living environment while also improving Cambridge's aging housing stock with family friendly housing. Lastly, the dormers have been designed to be consistent with the dormer guidelines and are similar style to the neighboring homes within the district.

*** 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 2 Hollis Pk 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 will be satisfied.
- 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:
No congestion, hazard, or substantial change in the established neighborhood character will result from approval of the application because the rear facing windows well/egress is sited in the rear of the lot and the additional windows will be sheilded by a fence, trees and landscaping.
- 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 will not be adversely affected because the adjacent properties are also residential uses and the proposed renovation will be of a quality that is consistent with the surrounding 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 be created nor will any detriment to the health, safety and/or welfare of the of occupants of the proposed use or the citizens of the City because the proposed windows will provide the appropriate light and air into the garden level living space and will not create negative issues of privacy.
- 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 windows pattern and placement will provide the required amount of light and air into the garen level units consistent with the intent and purpose of the ordinance. Additionally the City Council recently passed the "Barret Petition" encouraging garden level dwelling units by exempting the gross floor area regardless of the floor to ceiling height.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Sean Hope, Esq. **PRESENT USE/OCCUPANCY:** two family
LOCATION: 2 Hollis Pk Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** two family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2780	2746	1187	(max.)
<u>LOT AREA:</u>	2375	2375	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	1.17	1.16	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1187	1187	2,500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	40'	40'	50'	(min.)
DEPTH	60.74'	60.74'	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	>4'	>4'	15'	(min.)
REAR	7.5'	7.5'	25'	(min.)
LEFT SIDE	9.8'	9.8'	7'6"	(min.)
RIGHT SIDE	2.5'	2.5'	7'6"	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	32.4'	32.4'	35'	(max.)
LENGTH	49'+/-	49'+/-	n/a	
WIDTH	20'	20'	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	.13	.16	.4	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	.95	(max.)
<u>NO. OF PARKING SPACES:</u>	1	1	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	n/a	n/a	10'	(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'.



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 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., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 2 Hollis Park:

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 demo permit 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 SPB

Date 6/6/2016

Received by Uploaded

Date 11

Relationship to project _____

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/demolitiondelay.html>

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(OWNER) (Midd. Probate Court Docket #MI16P0221EA)

Address: 2 Hollis Park, Cambridge, Massachusetts

State that I/We own the property located at 2 Hollis Park,
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*Pursuant to a deed of duly recorded in the date 3/19/1983, Middlesex South
County Registry of Deeds at Book 14937, Page 116; or
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Kevin P. Crane, Attorney
Kevin P. Crane, Attorney for Personal Representative
of Estate, Authorized Agent

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

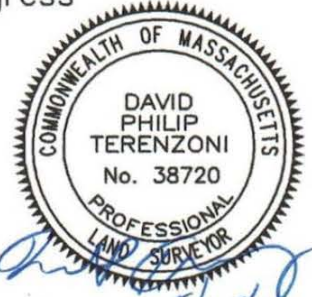
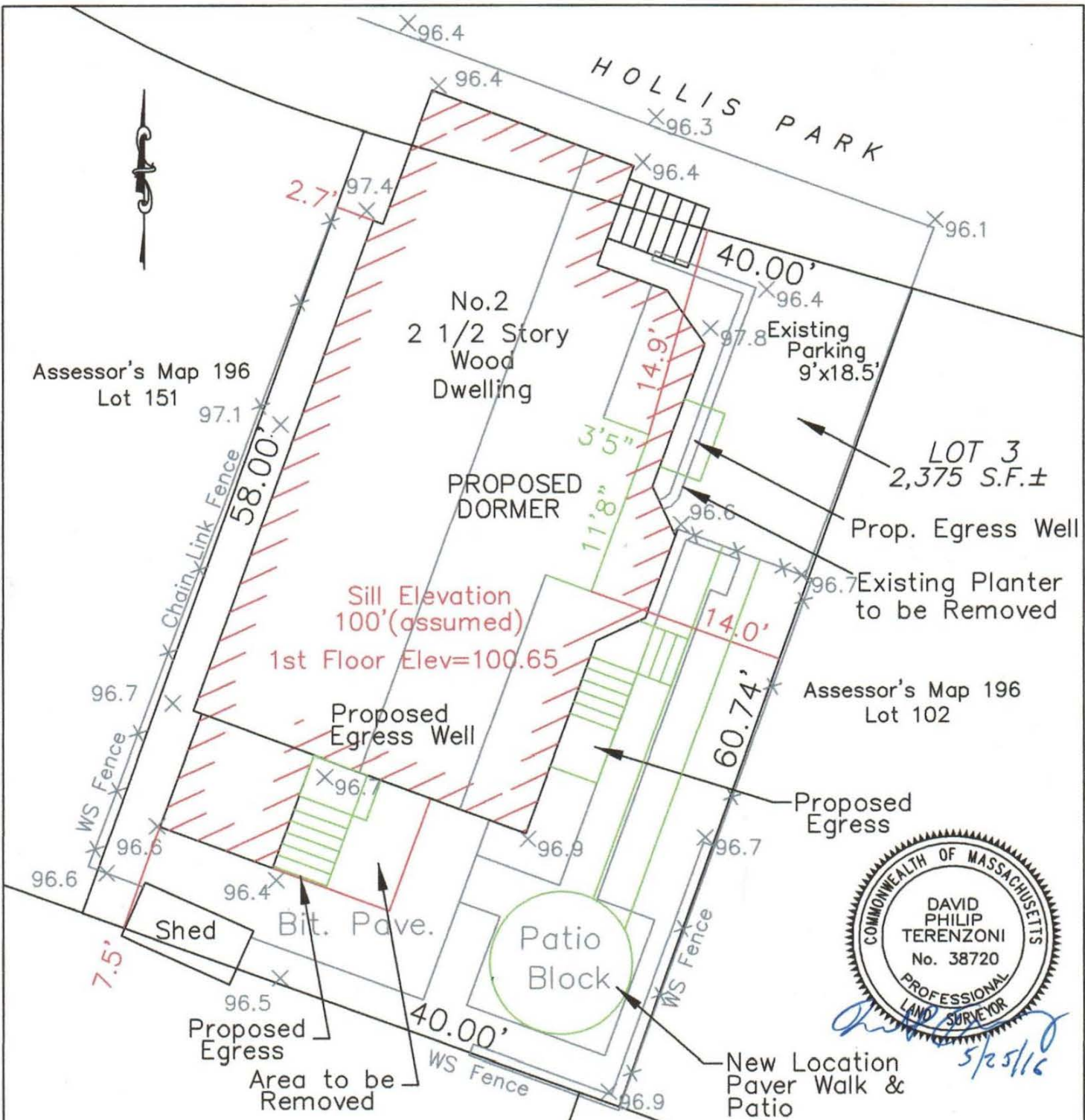
Commonwealth of Massachusetts, County of Middlesex

The above-name Kevin P. Crane personally appeared before me,
this 25th of May, 2016, and made oath that the above statement is true.

Janet Goodwin Notary

My commission expires 9/29/2017 (Notary Seal).

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



**PLOT PLAN OF LAND
CAMBRIDGE, MA.**

PREPARED FOR:
GREGORY MATTEOSIAN
 2 HOLLIS PARK
 SCALE: 1"=10' DATE: MAY 11, 2016
 Revised: May 25, 2016
DAVID P. TEREZONI, P.L.S.
 4 ALLEN ROAD, PEABODY, MA. 01960

Assessor's Map 196
Lot 151

LOT 3
2,375 S.F.±

Assessor's Map 196
Lot 102

Assessor's Map 196
Lot 31

Assessor's Map 196
Lot 28

Zoning District: B
 Deed Reference: Book 8307, Page 302
 Assessor's Map 196, Lot 103

ZBA APPLICATION ALTERATION AND ADDITION TO 2 HOLLIS PARK 2 HOLLIS PARK, CAMBRIDGE, MA 02140

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



FRONT ELEVATION (HOLLIS PARK)

LIST OF DRAWINGS		BZA APPL	
		31 MAY 2016	
GENERAL			
T1	TITLE SHEET	X	
	PLOT PLAN OF LAND	X	
Z1.1	ZONING COMPLIANCE	X	
Z1.2	ZONING COMPLIANCE	X	

ARCHITECTURAL			
A1.0	SITE PLAN	X	
A1.1	PROPOSED BASEMENT & FIRST FLOOR PLANS	X	
A1.2	PROPOSED SECOND & ATTIC FLOOR PLANS	X	
A1.3	PROPOSED FRONT ELEVATION	X	
A1.4	PROPOSED LEFT ELEVATION	X	
A2.1	PROPOSED RIGHT ELEVATION	X	
A2.2	PROPOSED REAR ELEVATION	X	
EX1.1	EXISTING BASEMENT & FIRST FLOOR PLANS	X	
EX1.2	EXISTING SECOND & ATTIC FLOOR PLANS	X	
EX1.3	EXISTING FRONT ELEVATION	X	
EX1.4	EXISTING LEFT ELEVATION	X	
EX1.5	EXISTING RIGHT ELEVATION	X	
EX1.6	EXISTING REAR ELEVATION	X	
EX1.7	EXISTING CONDITION PHOTOS	X	

SEAL



CONSULTANT

PROJECT

RENOVATION AND ADDITION TO
2 HOLLIS PARK,
CAMBRIDGE, MA 02140

PREPARED FOR

DESIGN SYNERGY GROUP LLC
521 MEDFORD ST
CHARLESTOWN, MA 02129

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

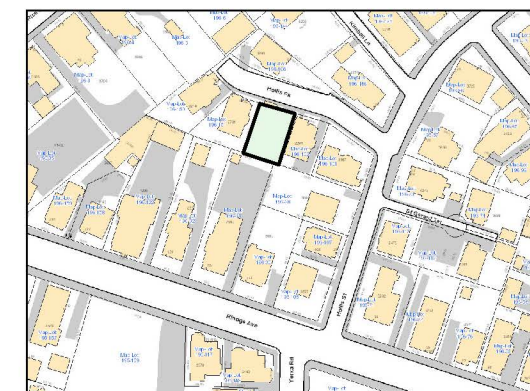
REVISION	DATE

ZBA APPL	31 MAY 2016
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DRAWN BY MY	REVIEWED BY PQ
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SHEET

T1.1



LOCUS PLAN



PREPARED BY:

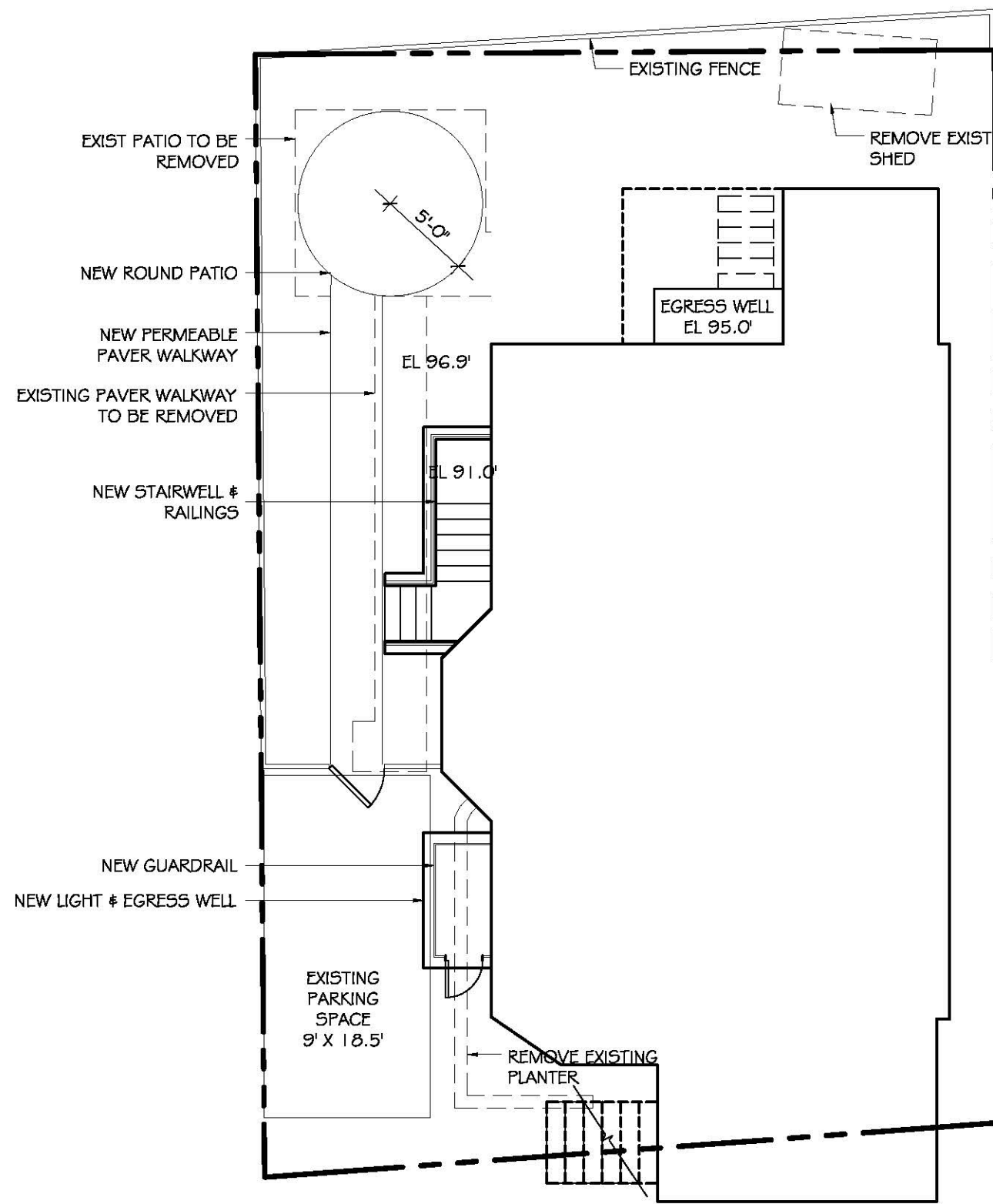
ARCHITECT

PETER QUINN ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

SURVEYOR

DAVID TERENCEZONI P.L.S.
4 ALLEN RD
PEABODY, MA 01960

Z:\DCADD\WGSI\Hollis 2\Drawings\A1.1 - Floor Plans - Hollis Park 2.dwg, A1.0, 5/31/2016 6:39:21 PM

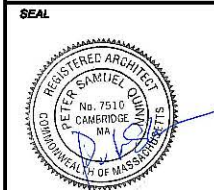


1 SITE PLAN
SCALE: 1/8" = 1'-0"



PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 917-364-3999



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PROJECT
RENOVATION AND ADDITION TO
2 HOLLIS PARK,
CAMBRIDGE, MA 02140

PREPARED FOR
DESIGN SYNERGY GROUP LLC
521 MEDFORD ST
CHARLESTOWN, MA 02129

DRAWING TITLE
SITE PLAN

SCALE AS NOTED

REVISION	DATE
ZBA APPL	31 MAY 2016
DRAWN BY KA	REVIEWED BY PQ

SHEET

A1.0



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RENOVATION AND ADDITION TO
2 HOLLIS PARK,
CAMBRIDGE, MA 02140

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GROUP LLC
521 MEDFORD ST
CHARLESTOWN, MA 02129

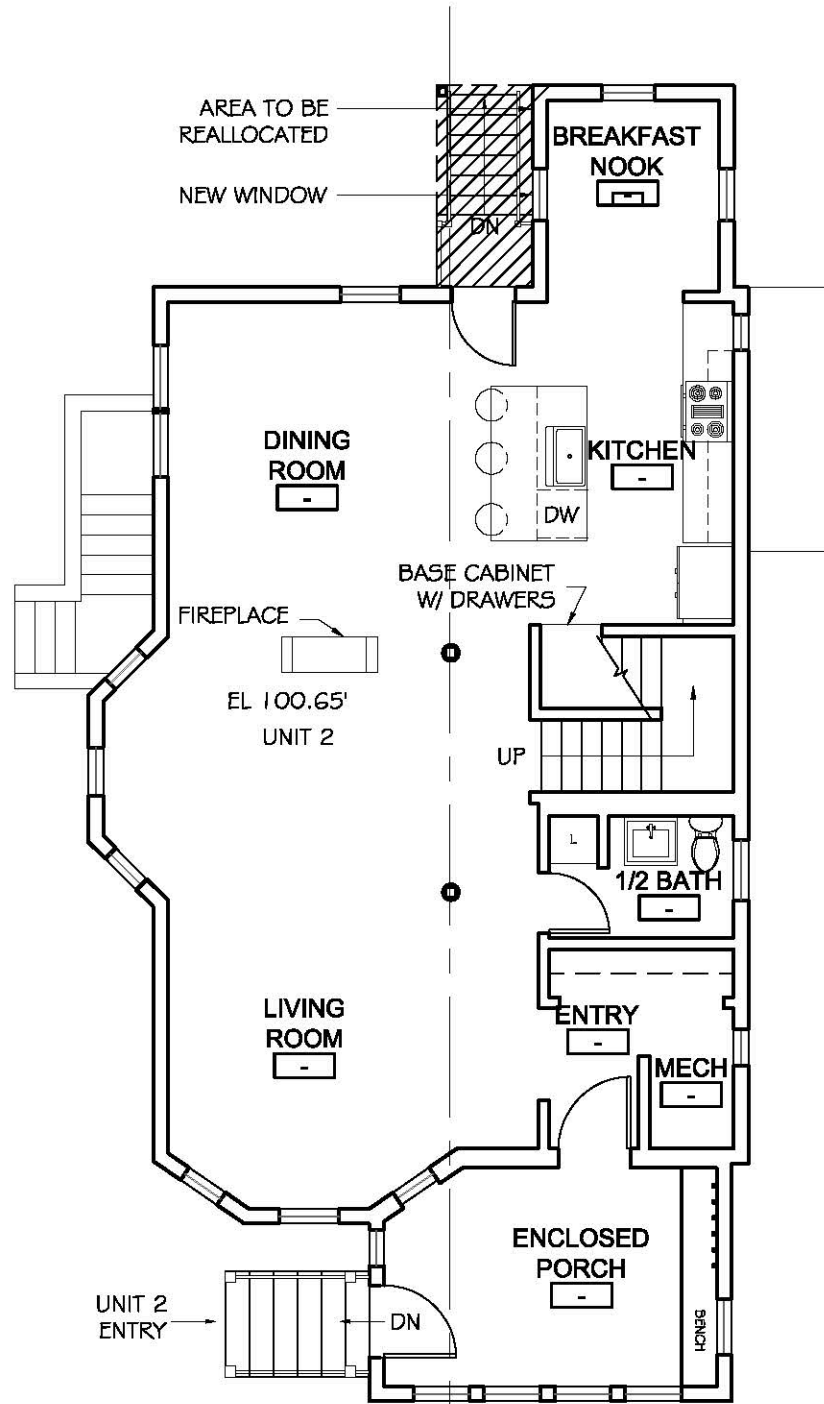
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PROPOSED BASEMENT & FIRST FLOOR PLANS

SCALE AS NOTED

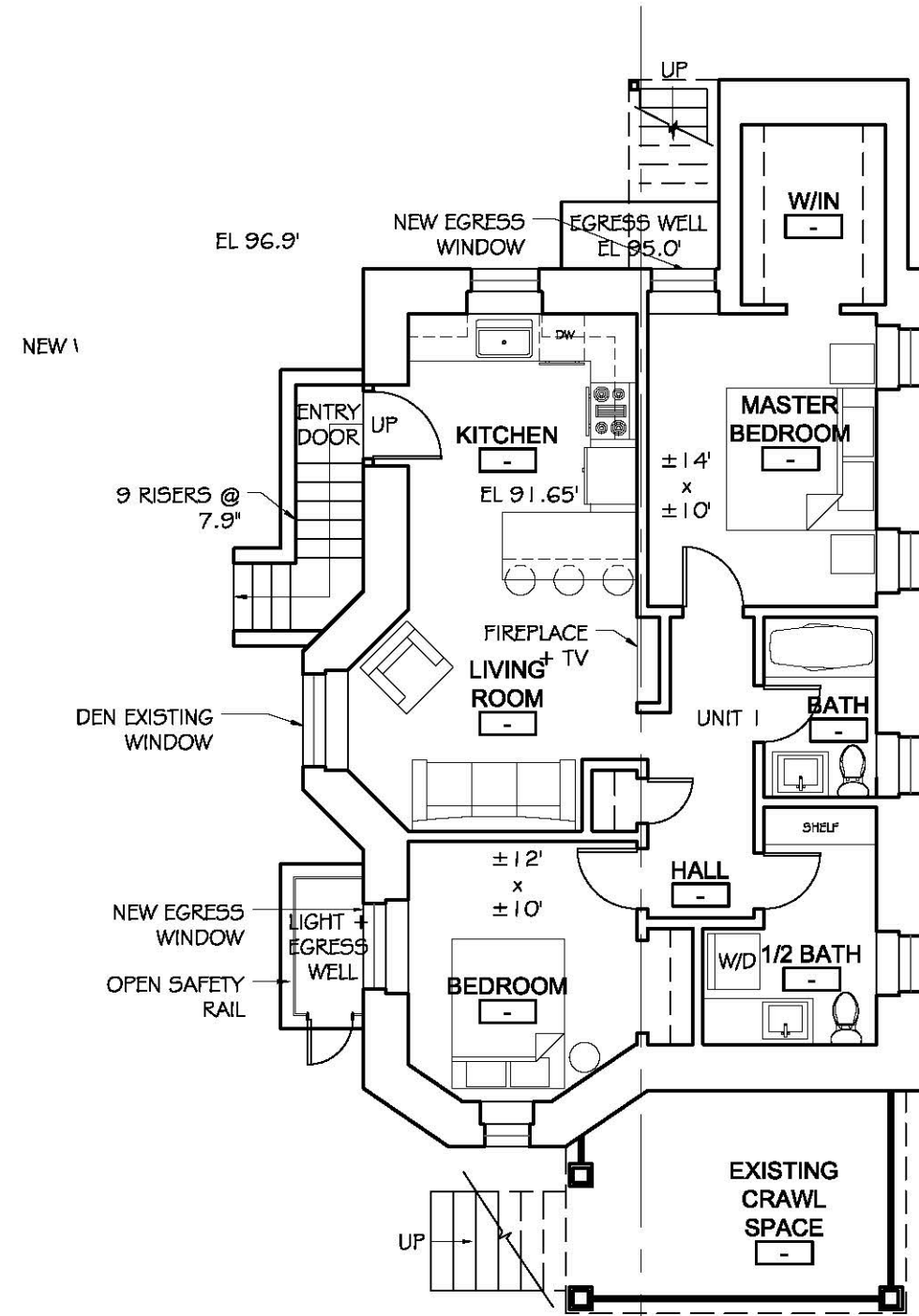
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ZBA APPL	31 MAY 2016
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SHEET

A1.1



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



1 GARDEN LEVEL
SCALE: 1/8" = 1'-0"





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RENOVATION AND ADDITION TO
 2 HOLLIS PARK,
 CAMBRIDGE, MA 02140

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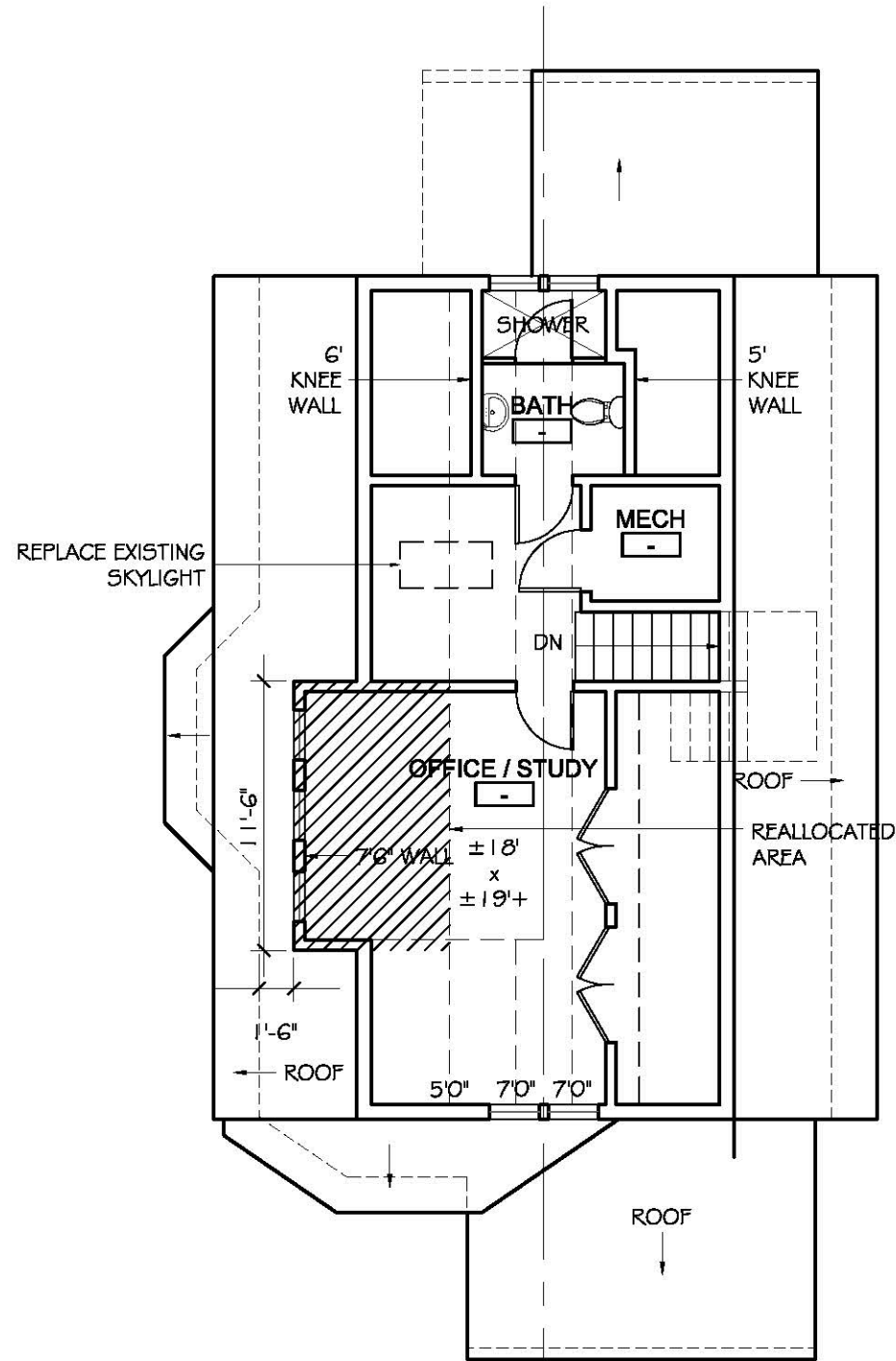
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PROPOSED SECOND FLOOR AND ATTIC PLANS

SCALE AS NOTED

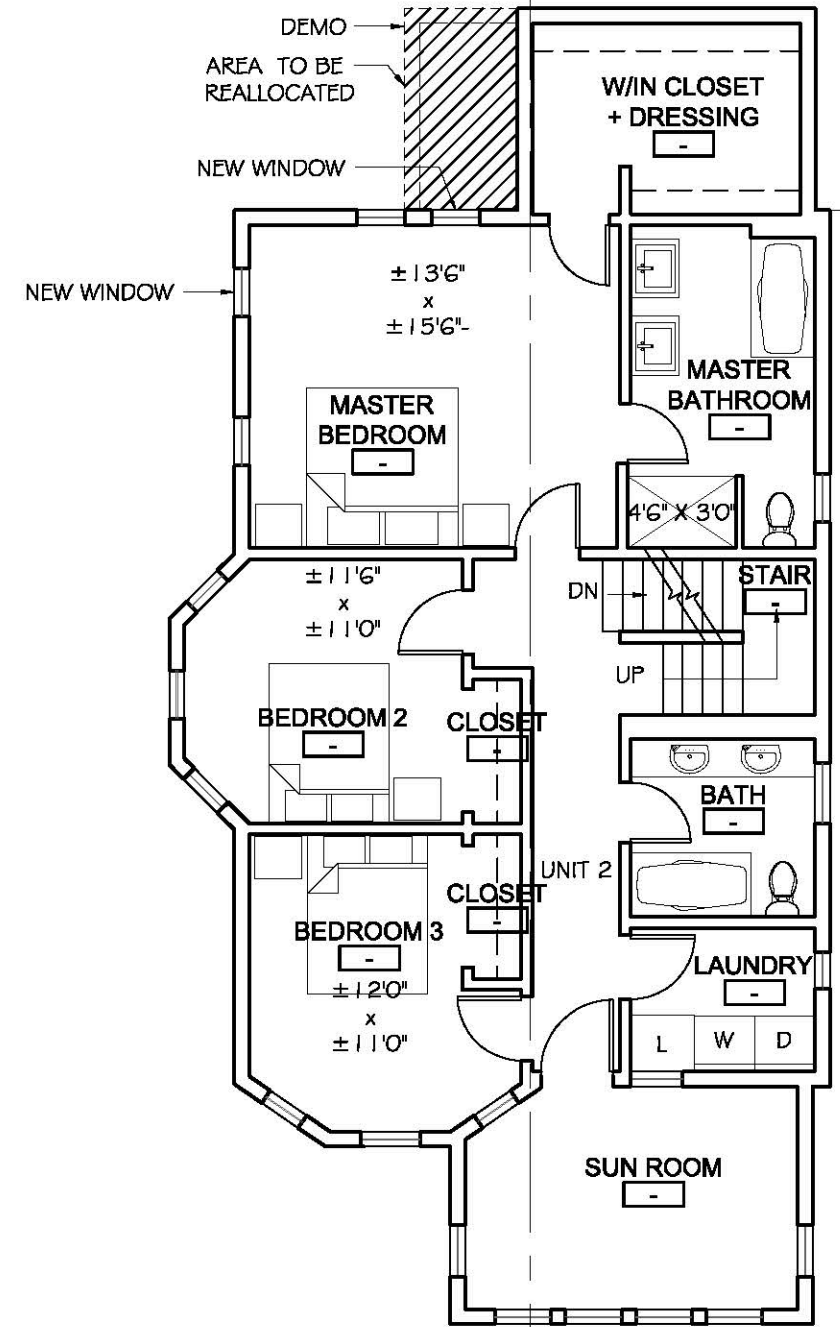
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ZBA APPL	31 MAY 2016
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SHEET

A1.2



2 ATTIC PLAN
 SCALE: 1/8" = 1'-0"



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



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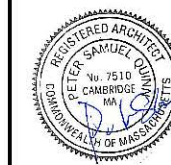


1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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250 ELM STREET, SUITE 301
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PH 617-354-3998

SEAL



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RENOVATION AND ADDITION TO

2 HOLLIS PARK
CAMBRIDGE, MA 02140

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DRAWING TITLE

FRONT ELEVATION

SCALE AS NOTED

REVISION	DATE

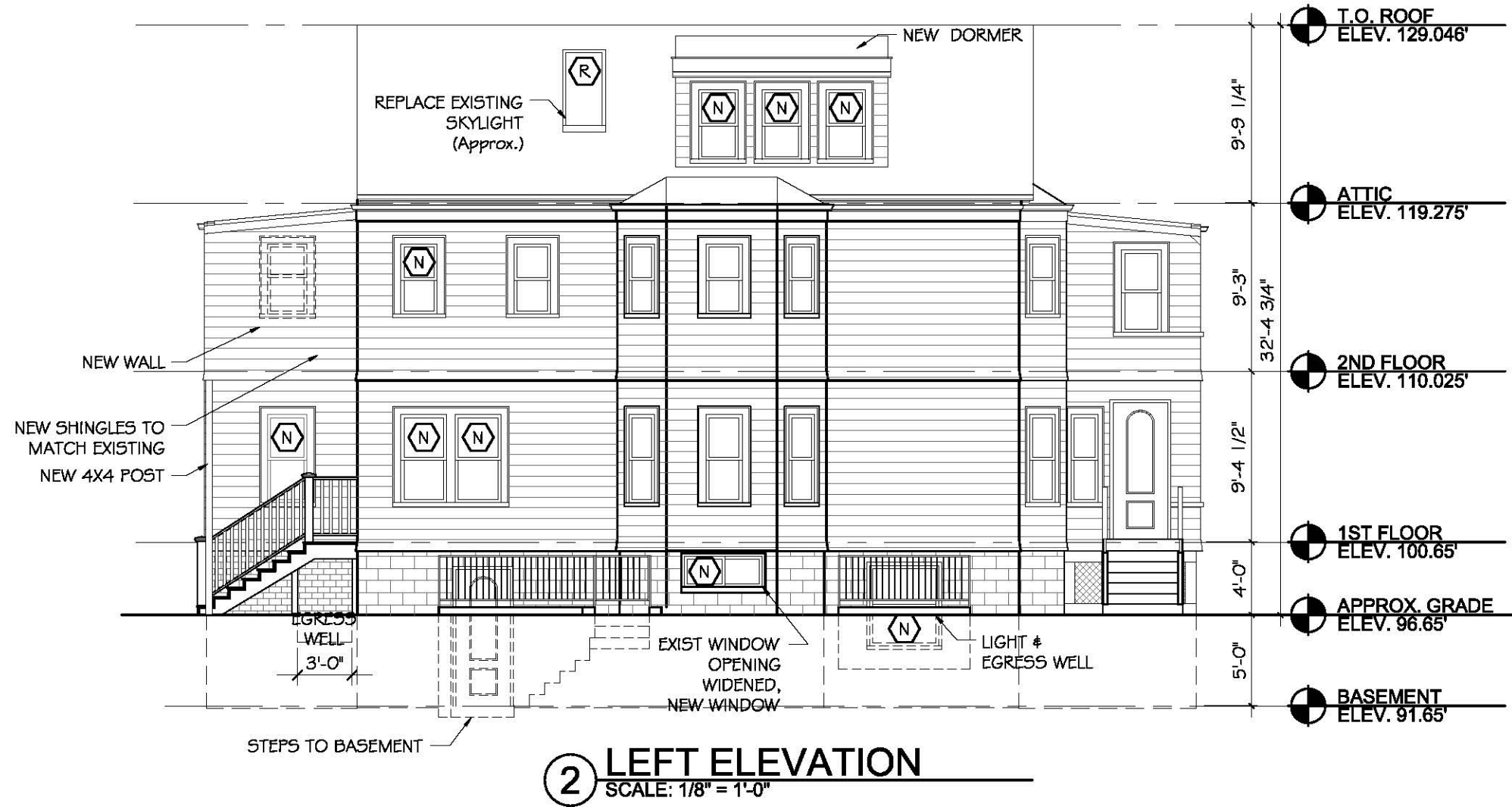
ZBA APPL 31 MAY 2016

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KA	PQ

SHEET

A2.1

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2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

(N) NEW WINDOW & OPENING
 (R) RETROFIT NEW WINDOW
 UNSCHEDULED WINDOWS ARE EXISTING & ARE TO REMAIN
 WINDOWS IN HIDDEN LINE TO BE REMOVED

PETER QUINN ARCHITECTS

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DRAWING TITLE

LEFT ELEVATION

SCALE AS NOTED

REVISION	DATE

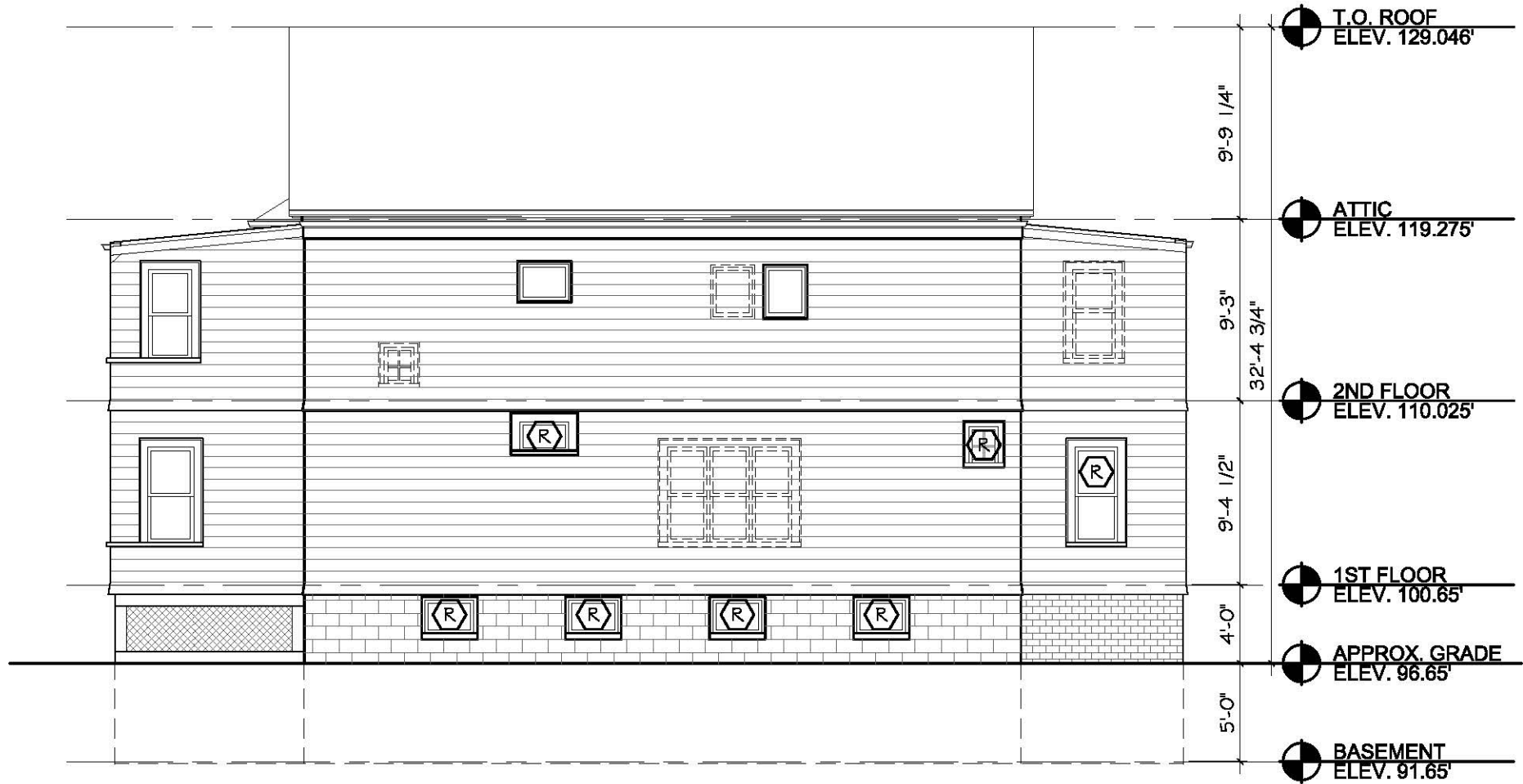
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SHEET

A2.2

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3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

(N) NEW WINDOW & OPENING
 (R) RETROFIT NEW WINDOW
 UNSCHEDULED WINDOWS ARE EXISTING & ARE TO REMAIN
 WINDOWS IN HIDDEN LINE TO BE REMOVED

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 ARCHITECTURE
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DRAWING TITLE
RIGHT ELEVATION

SCALE AS NOTED

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ZBA APPL	31 MAY 2016
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SHEET
A2.3

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SEAL



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DRAWING TITLE

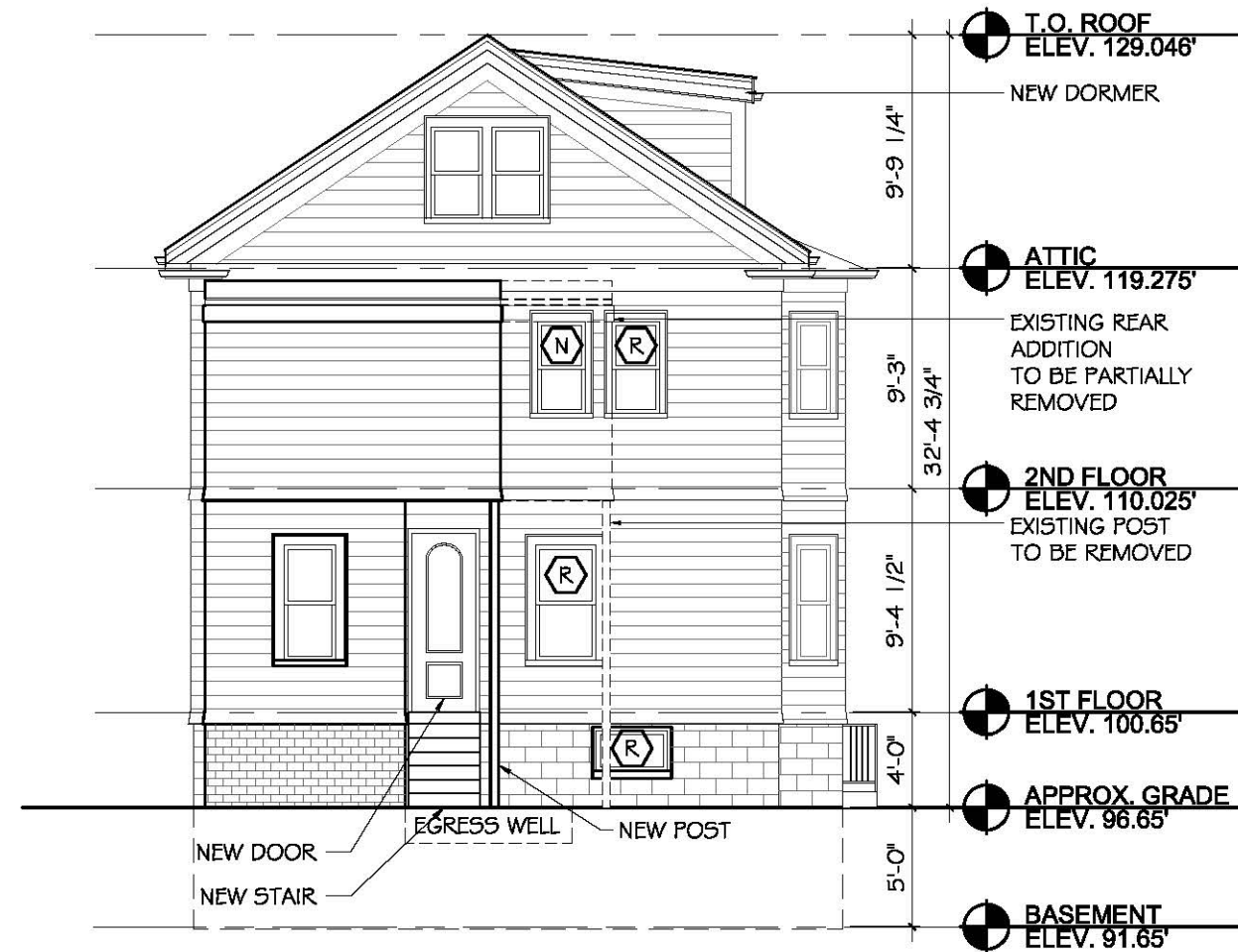
REAR ELEVATION

SCALE AS NOTED

REVISION	DATE
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DRAWN BY KA	REVIEWED BY PQ

SHEET

A2.4



4 REAR ELEVATION
 SCALE: 1/8" = 1'-0"

N NEW WINDOW & OPENING
R RETROFIT NEW WINDOW
 UNSCHEDULED WINDOWS ARE EXISTING & ARE TO REMAIN
 WINDOWS IN HIDDEN LINE TO BE REMOVED

SEAL



CONSULTANT

PROJECT
RENOVATION AND ADDITION TO
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 CAMBRIDGE, MA 02140

PREPARED FOR
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 521 MEDFORD ST
 CHARLESTOWN, MA 02129

DRAWING TITLE
EXISTING BASEMENT & FIRST FLOOR PLANS

SCALE AS NOTED

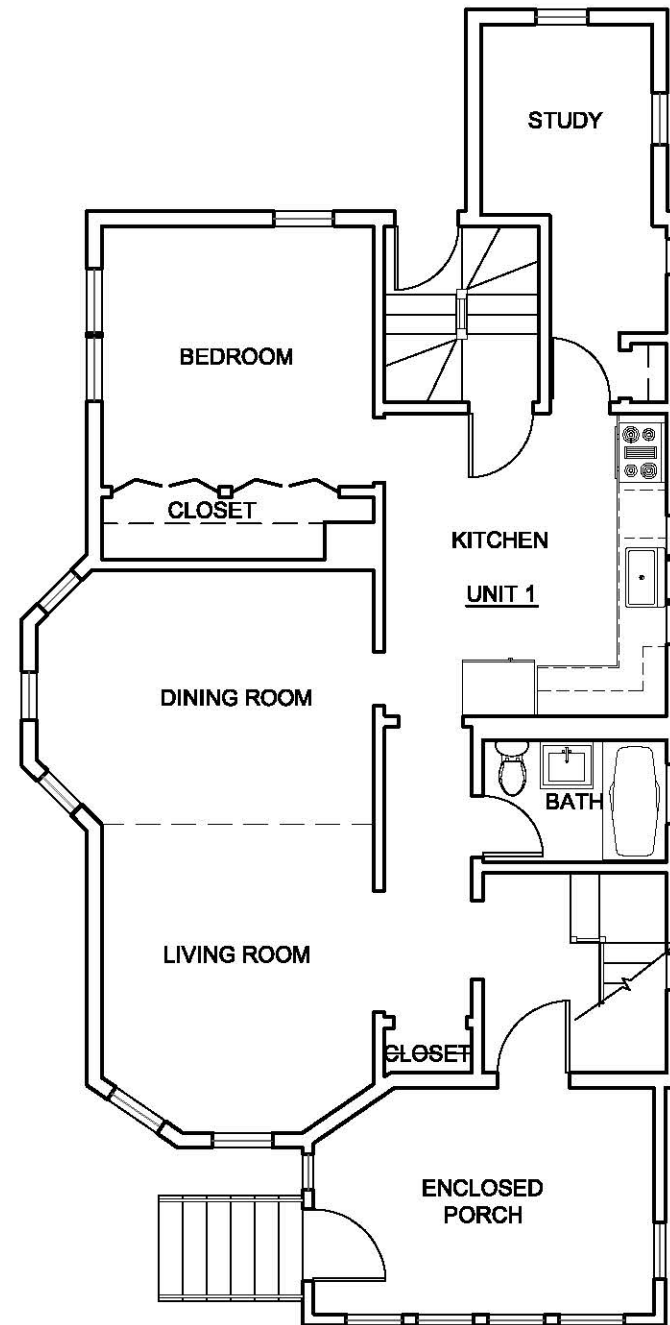
REVISION	DATE

ZBA APPL	31 MAY 2016
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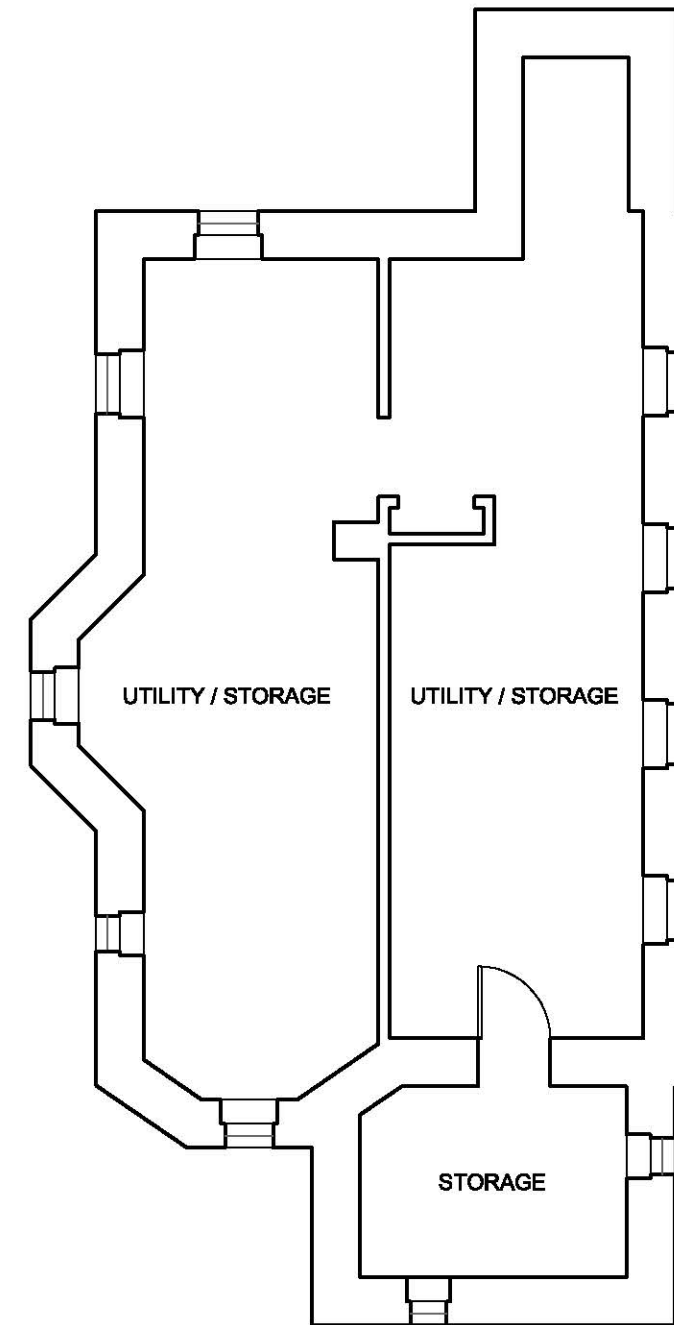
DRAWN BY WFD	REVIEWED BY PQ
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SHEET

EX1.1



2 **EXIST. FIRST FLOOR PLAN**
 SCALE: 1/8" = 1'-0"



1 **EXIST. BASEMENT PLAN**
 SCALE: 1/8" = 1'-0"



SEAL



CONSULTANT

PROJECT
RENOVATION AND ADDITION TO
 2 HOLLIS PARK,
 CAMBRIDGE, MA 02140

PREPARED FOR
DESIGN SYNERGY GROUP LLC
 521 MEDFORD ST
 CHARLESTOWN, MA 02129

DRAWING TITLE
EXISTING SECOND FLOOR AND ATTIC PLANS

SCALE AS NOTED

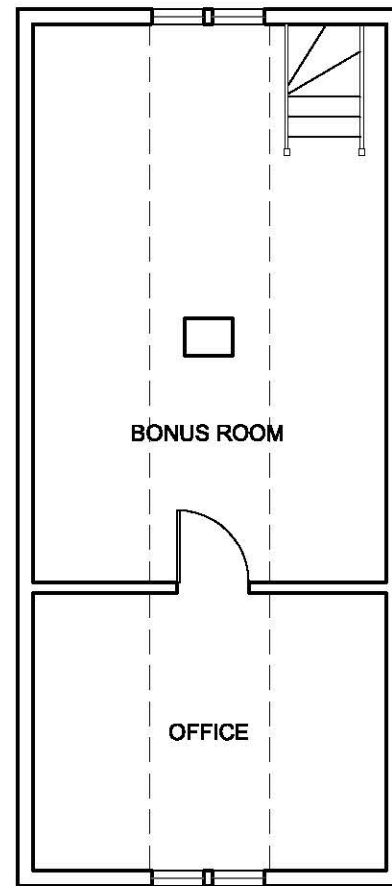
REVISION	DATE

ZBA APPL	31 MAY 2016
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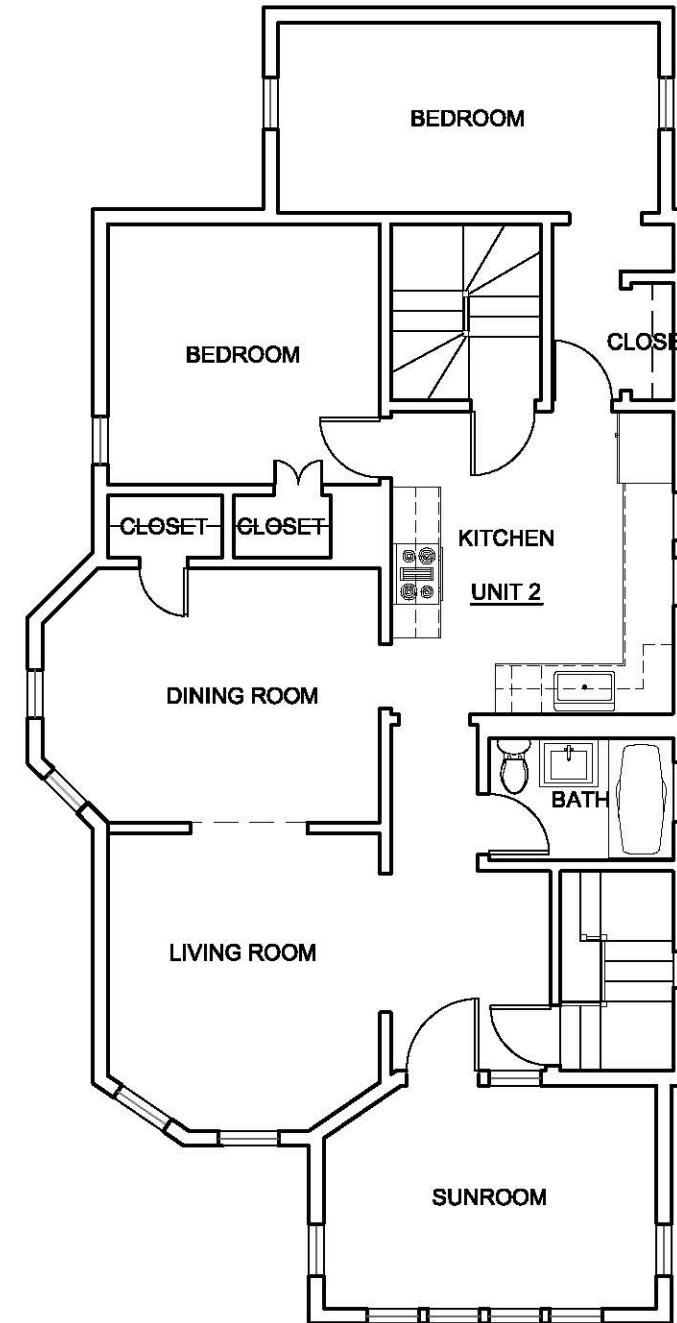
DRAWN BY WFD	REVIEWED BY PQ
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SHEET

EX1.2



2 **EXIST. ATTIC PLAN**
 SCALE: 1/8" = 1'-0"



1 **EXIST. SECOND FLOOR PLAN**
 SCALE: 1/8" = 1'-0"



SEAL



CONSULTANT

PROJECT
RENOVATION AND ADDITION TO
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 CAMBRIDGE, MA 02140

PREPARED FOR
DESIGN SYNERGY GROUP LLC
 521 MEDFORD ST
 CHARLESTOWN, MA 02129

DRAWING TITLE
EXISTING FRONT ELEVATIONS

SCALE AS NOTED

REVISION	DATE

ZBA APPL	31 MAY 2018
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SHEET

EX1.3



1 **EXIST. FRONT ELEVATION**
 SCALE: 1/8" = 1'-0"

SEAL



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 CAMBRIDGE, MA 02140

PREPARED FOR
DESIGN SYNERGY GROUP LLC
 521 MEDFORD ST
 CHARLESTOWN, MA 02129

DRAWING TITLE
EXISTING LEFT ELEVATIONS

SCALE AS NOTED

REVISION	DATE

ZBA APPL	31 MAY 2016
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SHEET

EX1.4



2 EXIST. LEFT ELEVATION
 SCALE: 1/8" = 1'-0"

SEAL



CONSULTANT

PROJECT
RENOVATION AND ADDITION TO
 2 HOLLIS PARK
 CAMBRIDGE, MA 02140

PREPARED FOR
DESIGN SYNERGY GROUP LLC
 521 MEDFORD ST
 CHARLESTOWN, MA 02129

DRAWING TITLE
EXISTING RIGHT ELEVATIONS

SCALE AS NOTED

REVISION	DATE
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SHEET

EX1.5



3 EXIST. RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

SEAL



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 2 HOLLIS PARK
 CAMBRIDGE, MA 02140

PREPARED FOR
DESIGN SYNERGY GROUP LLC
 521 MEDFORD ST
 CHARLESTOWN, MA 02129

DRAWING TITLE
EXISTING REAR ELEVATIONS

SCALE AS NOTED

REVISION	DATE

ZBA APPL	31 MAY 2018
----------	-------------

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-----------------	-------------------

SHEET

EX1.6



4 EXIST. REAR ELEVATION
 SCALE: 1/8" = 1'-0"



FRONT VIEW



RIGHT SIDE VIEW



REAR VIEW



FRONT VIEW



LEFT SIDE VIEW

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
269 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-361-3699



SEAL
CONSULTANT

PROJECT
RENOVATION AND ADDITION TO
2 HOLLIS PARK
CAMBRIDGE, MA 02140

PREPARED FOR
DESIGN SYNERGY GROUP LLC
521 MEDFORD ST
CHARLESTOWN, MA 02129

DRAWING TITLE
EXISTING CONDITION ELEVATIONS

SCALE AS NOTED

REVISION	DATE

ZBA APPL. 31 MAY 2016
DRAWN BY WFD REVIEWED BY PQ

SHEET
EX1.7

2 Hollis pk.

Petitioner

196-28
DELEO, JAMES G. & PAULETTE G DELEO
27 HOLLIS ST
CAMBRIDGE, MA 02140

196-30
ROBERT, WILLIAM E & ROSARIO ROBERT
113 RINDGE AVENUE
CAMBRIDGE, MA 02140

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

196-106
LARKIN, CELINE M.
5-6 HOLLIS PARK
CAMBRIDGE, MA 02140

196-151
DOW, FREDERICK H. & SHIRLEY MARK
3 HOLLIS PK.
CAMBRIDGE, MA 02140

196-122
QUIRION, PAULINE L.
125 RINDGE AVE. #2
CAMBRIDGE, MA 02140

196-122
LOVE, LYNN M. &
CITY OF CAMBRIDGE TAX TITLE
185 BUCKMINSTER ROAD
BROOKLINE, MA 02445

196-146
WIGGINS, MICHAEL W. & GAIL LEMILY
23 HOLLIS ST.
CAMBRIDGE, MA 02140

196-101
TUFTS, THOMAS B. & SENGCHAN TUFTS
25 HOLLIS ST. APT#2
CAMBRIDGE, MA 02140

196-103
RYAN, MARY E.
2 HOLLIS PK
CAMBRIDGE, MA 02140

196-122
PERRY, JASON M.
125 RINDGE AVE, UNIT #1
CAMBRIDGE, MA 02140

196-107
OVIATT, LOUISE & JEAN L. OVIATT-ROTHHAM
29 HOLLIS ST
CAMBRIDGE, MA 02140

196-122
MILLER, BENJAMIN A. & ANNI HSIA
125 RINDGE AVE #3
CAMBRIDGE, MA 02140

196-31
HEADING HOME, INC
C/O SCHRAFFT CENTER
529 MAIN ST #100
CHARLESTOWN, MA 02129

196-102
O'BRIEN, YVONNE M.,
TR. OF THE YVONNE M. O'BRIEN REALTY TR.
1 HOLLIS PK
CAMBRIDGE, MA 02140

196-150
KENNEALLY, BARBARA A.
4 HOLLIS PK
CAMBRIDGE, MA 0214

196-32
MULLANE, MARY A., A LIFE ESTATE
121 RINDGE AVE
CAMBRIDGE, MA 02140