



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

BZA APPLICATION FORM

Plan No: BZA-012741-2017

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : Douglas Brown & Dorothy Elms - C/O Richard Bernstein, Architect

PETITIONER'S ADDRESS : 35 Standish Street Cambridge, MA 02138

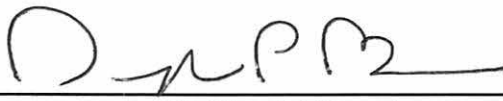
LOCATION OF PROPERTY : 35 Standish St Cambridge, MA 02138

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residential B Zone

REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :
Variance: To build an addition and construct dormers.
Special Permit: Modifications to existing windows.

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 Structure).

Original Signature(s) : 
 (Petitioner(s) / Owner)
Douglas P Brown
 (Print Name)

Address : 35 Standish St
Cambridge, MA 02138

Tel. No. : 617-699-1326

E-Mail Address : douglas_p_brown@yahoo.com

Date : _____

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 Douglas Parker Brown
(OWNER)

Address: 35 Standish St., Cambridge MA 02138

State that I/We own the property located at 35 Standish St., which is the subject of this zoning application.

The record title of this property is in the name of The 35 Standish Street Nominee Trust

*Pursuant to a deed of duly recorded in the date 3/25/15, Middlesex South County Registry of Deeds at Book 65111, Page 491; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
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 Douglas Parker Brown personally appeared before me, this 10th of March, 2017, and made oath that the above statement is true.

My commission expires 11/30/2018 (Notary Seal). Debbie D. Shay Notary



Debbie D. Shay
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 30, 2018

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



2015 00041604

Bk: 65111 Pg: 491 Doc: DEED
Page: 1 of 2 03/25/2016 03:19 PM

QUITCLAIM DEED

We, **Douglas P. Brown** and **Dorothy Elms**, of 35 Standish Street, Cambridge Massachusetts 02138, for consideration paid, and in full consideration of **LESS THAN ONE HUNDRED AND 00/100 DOLLARS (\$100.00)**, grant to **Douglas Parker Brown**, Trustee of **The 35 Standish Street Nominee Trust**, dated this 3rd day of March, 2015, a Trustee's Certificate (Trust Abstract under G.L. c.184, §35) recorded herewith, of 35 Standish Street, Cambridge Massachusetts 02138, with **QUITCLAIM COVENANTS**,

A certain parcel of land with the buildings thereon situated in Cambridge, being shown as Lot D on a plan entitled "Plan of House Lots in Cambridge belonging to William F. Brooks," by W.A. Mason & Son, dated August, 1915, recorded with Middlesex South District Registry of Deeds, Plan Book 236, Plan 48, bounded and described as follows:

- Westerly:** by Standish Street, forty-six (46) feet;
- Northerly:** by Lot E on said plan, one hundred fifty-nine and 67/100 (159.67) feet;
- Easterly:** by land of owners unknown, forty-six and 61/100 (46.61) feet; and
- Southerly** by Lot C on said plan, one hundred fifty-two and 11/100 (152.11) feet.

Containing 7168.9 square feet of land, more or less, and be said contents and any or all of said measurements, or however otherwise said premises may be bounded, measured, or described.

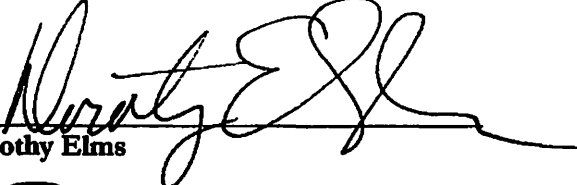
For Title Reference see Deed recorded with Middlesex South Registry of Deeds in Book 58814, Page 225.

Please return to:
Mark W. Williamson, Esq.
PO Box 267
Sterling, MA 01564

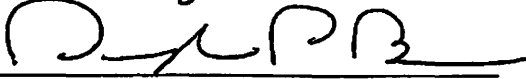
Address of Property and Grantee: 35 Standish Street, Cambridge Massachusetts 02138

Deed
Page 2 of 2

Executed this 3rd day of March, 2015.



Dorothy Elms

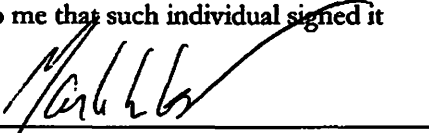


Douglas P. Brown

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk

On this 3rd day of March, 2015, before me, the undersigned notary public, personally appeared **Douglas P. Brown** and **Dorothy Elms**, each proved to me through satisfactory evidence of identification, which was my personal knowledge of such individual, and whose name is signed on the preceding or attached document, and acknowledged to me that such individual signed it voluntarily for its stated purpose.



Mark W. Williamson, Notary Public
My commission expires: 8/15/19

Please return to:
Mark W. Williamson, Esq.
PO Box 267
Sterling, MA 01564

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:

We are seeking an increase in floor area to meet the needs of our growing family. At the same time, we wish to enhance the appearance of the house and correct current structural and building code deficiencies, including a substandard foundation, inadequate ventilation, out of date and inefficient electrical and heating systems, low ceiling heights, poor basement drainage, and steep stairs that are not to code. Given the home's preexisting nonconforming status, these updates would be impossible without zoning relief.

- 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 lot's narrow width (46') and high water table (3' below grade) impose limits on the location of any expansion.

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

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

By improving the condition of the building, increasing open space, reducing paved areas, enhancing onsite storm water management, increasing energy efficiency, and reducing the property's intensity of use, the renovation represents a substantial benefit to the public good.

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

The new additions and dormers are dimensionally conforming to all height, setback, and open space requirements. The overall proposed FAR of 0.6 is below the neighborhood's average FAR of 0.62 (0.79 for abutters). In addition, the renovation is in keeping with the ordinance's stated purposes to: conserve health; secure safety from fire and flood; provide adequate light and air; prevent overcrowding of land; avoid undue concentration of population; encourage housing for persons of all income levels; conserve the value of land and buildings; prevent blight and pollution of the environment; encourage appropriate economic development; and protect residential neighborhoods from incompatible activities.

- * 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 35 Standish St Cambridge, MA 02138 (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:
Modifications to existing windows within the side setbacks are the minimum required to provide for the home's new use as a single-family home.
- 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:
Modifications to existing windows will have no negative impacts on traffic or congestion. Neighborhood character will be enhanced by the tasteful renovation of an older home in keeping with the ordinance's stated purpose to "prevent blight."
- 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:
Modifications to existing windows will have no negative impacts on adjacent properties. The renovation of the home is in keeping with the ordinance's stated purpose to "conserve the value of land and buildings."
- 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:
Modifications to existing windows will have no negative impacts on the health, safety, or welfare of occupants or other citizens. Occupancy will be enhanced in keeping with the ordinance's stated purpose to "conserve health" and "provide adequate light and air" to occupants.
- 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:
Modifications to existing windows will have no negative impacts on the integrity of the district and will not derogate from the intent or purpose of the ordinance. The renovation is in keeping with the ordinance's stated purpose to "encourage appropriate economic development."

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Douglas Brown PRESENT USE/OCCUPANCY: Two Family
LOCATION: 35 Standish St Cambridge, MA 02138 ZONE: Residential B Zone
PHONE: _____ REQUESTED USE/OCCUPANCY: Single Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹		
<u>TOTAL GROSS FLOOR AREA:</u>	3457	4321	3260	(max.)	
<u>LOT AREA:</u>	7171	7171	5000	(min.)	
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.48	0.6	0.45	(max.)	
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	3585	7171	2500	(min.)	
<u>SIZE OF LOT:</u>	WIDTH	46.00'	46.00'	50'	(min.)
	DEPTH	159.67'	159.67'	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	10.4'	10.4'	10.4'	(min.)
	REAR	81.9'	72.0'	25'	(min.)
	LEFT SIDE	14.9'	11.0'	7.5'	(min.)
	RIGHT SIDE	5.9'	7.5'	7.5'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	34.5'	33.52'	35'	(max.)
	LENGTH	60.2'	70.1'	N/A	
	WIDTH	26.4'	27.5'	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	28%	47%	40%	(min.)	
<u>NO. OF DWELLING UNITS:</u>	2	1	N/A	(max.)	
<u>NO. OF PARKING SPACES:</u>	6	1	1	(min./max)	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	(min.)	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	N/A	42'	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.

Proposal includes new 18' x 28' wood-framed, one-car garage with additional bicycle parking.

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'.



35 Standish St.

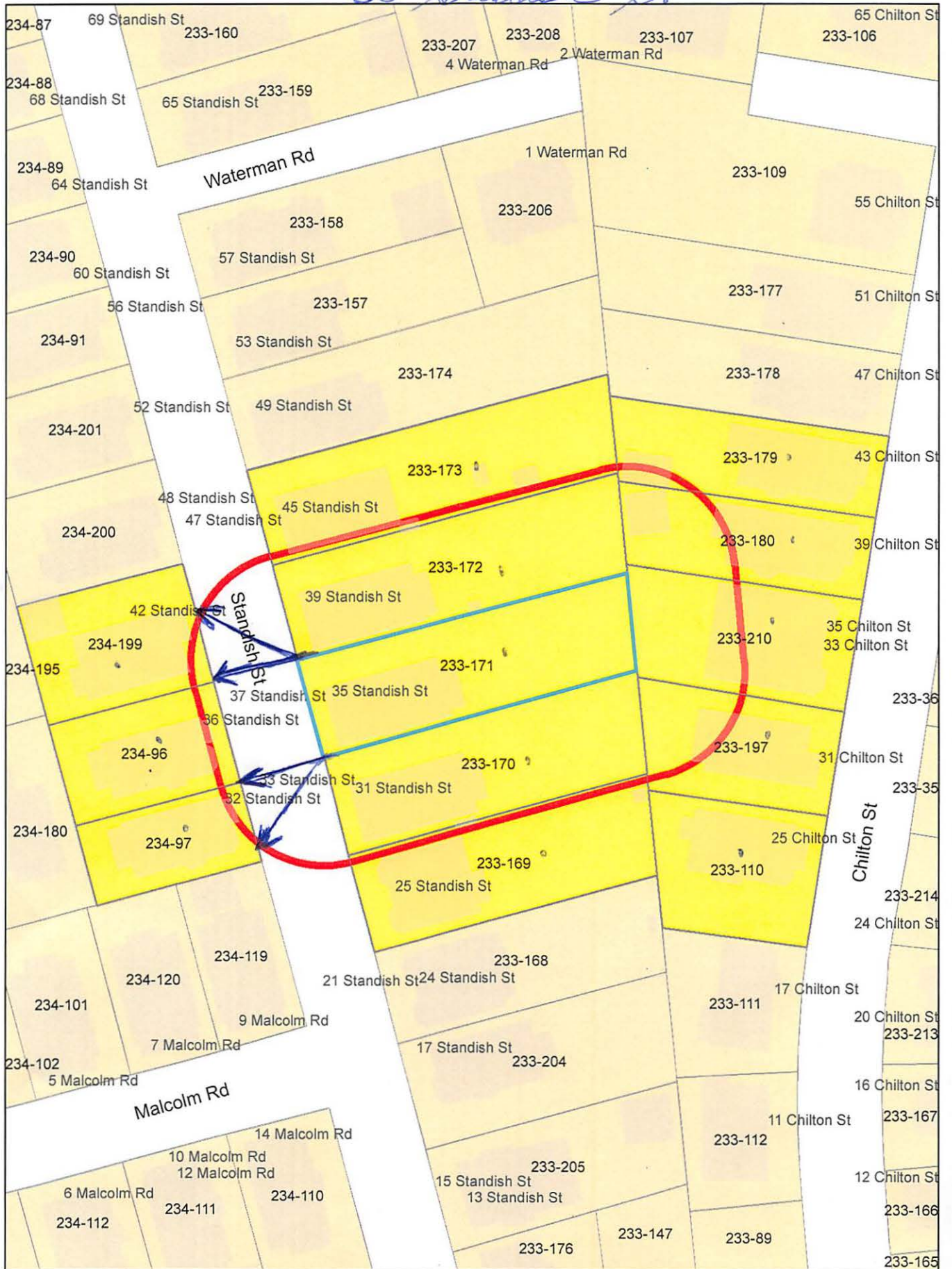








35 Standish St.



35 Standish st.

Petitioner

233-110
ROCKART, ELISE B.
25 CHILTON ST. UNIT#1
CAMBRIDGE, MA 02138

233-110
SPRINGER, S.A.
25 CHILTON ST., UNIT #2
CAMBRIDGE, MA 02138

233-171
BROWN, DOUGLAS PARKER,
TRUSTEE THE 35 STANDISH ST. NOM TRUST
35 STANDISH ST
CAMBRIDGE, MA 02138

233-169
CARTER, THOMAS E. & CHRISTINE M. ROGERS
25-27 STANDISH ST. UNIT 1
CAMBRIDGE, MA 02138

233-169
EPEE-BOUNYA, ALEXANDRA A. &
SAMUEL EPEE-BOUNYA,
25 STANDISH ST., UNIT #2
CAMBRIDGE, MA 02138

Architect
RICHARD BERNSTEIN, ARCHITECT
988 WASHINGTON STREET
GLOUCESTER, MA 01930

233-170
LOPEZ, ALBA
33 STANDISH ST
CAMBRIDGE, MA 02138

233-169
MILLER, DAVID & TIEN-YI LEE
25 STANDISH ST., UNIT #3
CAMBRIDGE, MA 02138

233-172
FOURNIER, ROBERT W.
41 STANDISH ST
CAMBRIDGE, MA 02138

233-173
STUMPP, PETER JENNIFER KNAPP
45-47 STANDISH ST
CAMBRIDGE, MA 02138

233-179
BELLAMACINA, LILLIAN &
FRANCES BELLAMACINA &
GEORGE BELLAMACINA
43 CHILTON ST
CAMBRIDGE, MA 02138

233-180
GERHARD, CHRISTOPHER F. &
LAURA F. GERHARD
39 CHILTON ST., #1
CAMBRIDGE, MA 02138

233-180
SALUJA, NAVTEJ S. & JASMINE DHINGRA
39 CHILTON ST. UNIT#2
CAMBRIDGE, MA 02138

233-180
LEFFERTS, ELLEN C.
39 CHILTON ST #3
CAMBRIDGE, MA 02138

233-197
WIGNARAJAH, NARESH
12 MAY STREET
JAMAICA PLAIN, MA 02130

233-197
SPRENGNETH, MICHELE
29-31 CHILTON ST., UNIT #3
CAMBRIDGE, MA 02138

233-197
GONZALEZ, RAMON G.
29-31 CHILTON ST., UNIT #3
CAMBRIDGE, MA 02138

233-210
FREEDMAN, JOSEPHINE
FARIA COSTA
7 EVERETT ST
CAMBRIDGE, MA 02138

234-199
JFM MARITAL, LLC.
C/O STEPHEN MCEVOY
15 DAY SCHOOL LANE
BELMONT, MA 02478

234-96
LEOFANTI, JR., PAUL J. & JAY M. PABIAN
TR. OF MCEVOY FAMILY 2013 ET-AL
C/O CHRISTINE MCEVOY
80 CUSHING AVENUE
BELMONT, MA 02478

234-97
MCEVOY CAMBRIDGE PROPERTIES LLC
C/O BOKHARI, AFSHAN & SCOTT CHISHOLM
43 DOVER ST
CAMBRIDGE, MA 02140

233-110
KERNAN, HENRIETTA
25 CHILTON ST., #3
CAMBRIDGE, MA 02138



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:

D. J. PB

(Print)

Date:

4/7/17

Address:

35 Standish St.

Case No.

BZA-012741-2017

Hearing Date:

4/27/17

Thank you,
Bza Members



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

BZA APPLICATION FORM

Plan No: BZA-012741-2017

GENERAL INFORMATION

2017 MAR 13 PM 2:47

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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

Special Permit : v Variance : v Appeal :

PETITIONER : Douglas Brown & Dorothy Elms - C/O Richard Bernstein, Architect

PETITIONER'S ADDRESS : 35 Standish Street Cambridge, MA 02138


LOCATION OF PROPERTY : 35 Standish St Cambridge, MA 02138

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residential B Zone

REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :
Variance: To build an addition and construct dormers.
Special Permit: Modifications to existing windows.

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 Structure).

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

Douglas P Brown
 (Print Name)

Address : 35 Standish St
Cambridge, MA 02138

Tel. No. : 617-699-1326

E-Mail Address : douglas-p-brown@yahoo.com

Date : _____



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., 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 35 Standish 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 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 March 13, 2017

Received by Uploaded to Energov

Date March 13, 2017

Relationship to project BZA 12741-2017

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>

35
STANDISH
STREET
CAMBRIDGE, MA

PROPOSED CONVERSION:
EXISTING TWO-FAMILY
DWELLING INTO A
SINGLE-FAMILY DWELLING

ZONING
ANALYSIS

MARCH 10TH 2017

DESCRIPTION of PROPOSED PROJECT:

TO ACCOMMODATE THEIR GROWING FAMILY AND TO BE ABLE TO REMAIN IN THEIR NEIGHBORHOOD OF CHOICE, THE OWNERS, DEE ELMS AND DOUGLAS BROWN INTEND TO CONVERT THEIR TWO-FAMILY DWELLING IN WHICH THEY ARE CURRENT OCCUPANTS INTO A SINGLE FAMILY HOME.

THE PROJECT WILL INCLUDE THE COMPLETE RENOVATION OF THE EXISTING STRUCTURE, PRESERVING THE ORIGINAL FRAMING, USING TRADITIONAL SIDING MATERIALS AND STYLE OF WINDOWS AND DOORS, AND ADDING FLOOR AREA AND ARCHITECTURAL DETAILS. THE SCOPE OF THE PROJECT WILL INCLUDE REPLACING THE ENTIRE SUB-STANDARD BLOCK FOUNDATION WITH A NEW REINFORCED CONCRETE FOUNDATION, AND REDUCING THE HEIGHT OF THE HOUSE BY THE DIMENSION OF ONE RISER. THIS CHANGE WILL MAKE THIS PROPERTY BETTER CONFORM IN HEIGHT TO THE ADJUTING PROPERTIES.

DUE TO THE EXISTING CONFIGURATION OF THE STRUCTURE AND THE NATURE OF THE OLD STYLE TWO FAMILY, THIS CONVERSION REQUIRES EXPANSION OF THE FLOOR AREA AND TRANSFORMATION OF THE STYLE OF THE BUILDING INTO A TRADITIONAL SINGLE FAMILY DESIGN.

THE PROPOSED ADDITIONS CONFORM TO THE SETBACK, HEIGHT AND OPEN SPACE REQUIREMENTS, AND THE INCREASE IN FLOOR AREA RESULTS IN A F.A.R. SIMILAR TO THE AVERAGE IN THE NEIGHBORHOOD. THE INTENTION OF THE NEW STYLE OF THE HOUSE IS TO CONFORM TO THE TRADITIONAL DESIGN OF SINGLE FAMILY HOMES IN THE AREA.

THE MODIFICATIONS TO THE WINDOWS ON THE EXISTING SOUTH SIDE ELEVATION WHICH IS NON-CONFORMING WITH RESPECT TO THE SETBACK REQUIREMENTS ARE THE MINIMUM CHANGES REQUIRED TO PROVIDE THE LIGHT AND AIR APPROPRIATE TO THE USE. THE SIZE AND STYLE OF THE WINDOWS ARE IN KEEPING WITH THE ADJUTING PROPERTIES. THE EXPANSION OF THE GABLE ATTIC FACING THE STREET TO ALIGN WITH THE WALLS BELOW IS AN INTEGRAL PART OF THE TRADITIONAL SINGLE FAMILY HOME DESIGN.

ZONING DISTRICT:	RESIDENCE B		
ALLOWABLE F.A.R.:	.5 (5,000 SF) + .35 (>5,000 SF)		
SITE AREA:	7171 SF		
MAXIMUM FLOOR AREA:	3260 SF (.45 F.A.R.)		
FLOOR AREA ANALYSIS:	EXISTING:	PROPOSED ADDITION:	TOTAL:
B'MENT:	N/A		
1 ST FLOOR:	1476 SF	354 SF	1830 SF
2 ND FLOOR:	1476 SF	166 SF	1642 SF
ATTIC:	505 SF	344 SF	849 SF
TOTALS:	3457 SF	864 SF	4321 SF
F.A.R.:	.48	.12	.60

LOT WIDTH:	REQUIRED:	50.00'
	ACTUAL:	46.00'
BUILDING HEIGHT:	MAXIMUM:	35.00'
	ACTUAL:	34.50'
	PROPOSED:	33.52' FRONT; 32.27' REAR
OPEN SPACE:	REQUIRED:	40%
	PROPOSED:	47%
EXISTING:	28% +/-	
REQUIRED SETBACKS:	FRONT:	10.4' (ESTABLISHED ALIGNMENT)
	SIDE:	7.5/7.5' (30% OF ACTUAL WIDTH)
	REAR:	25.00'
	ACCESSORY BLDG:	5.00'

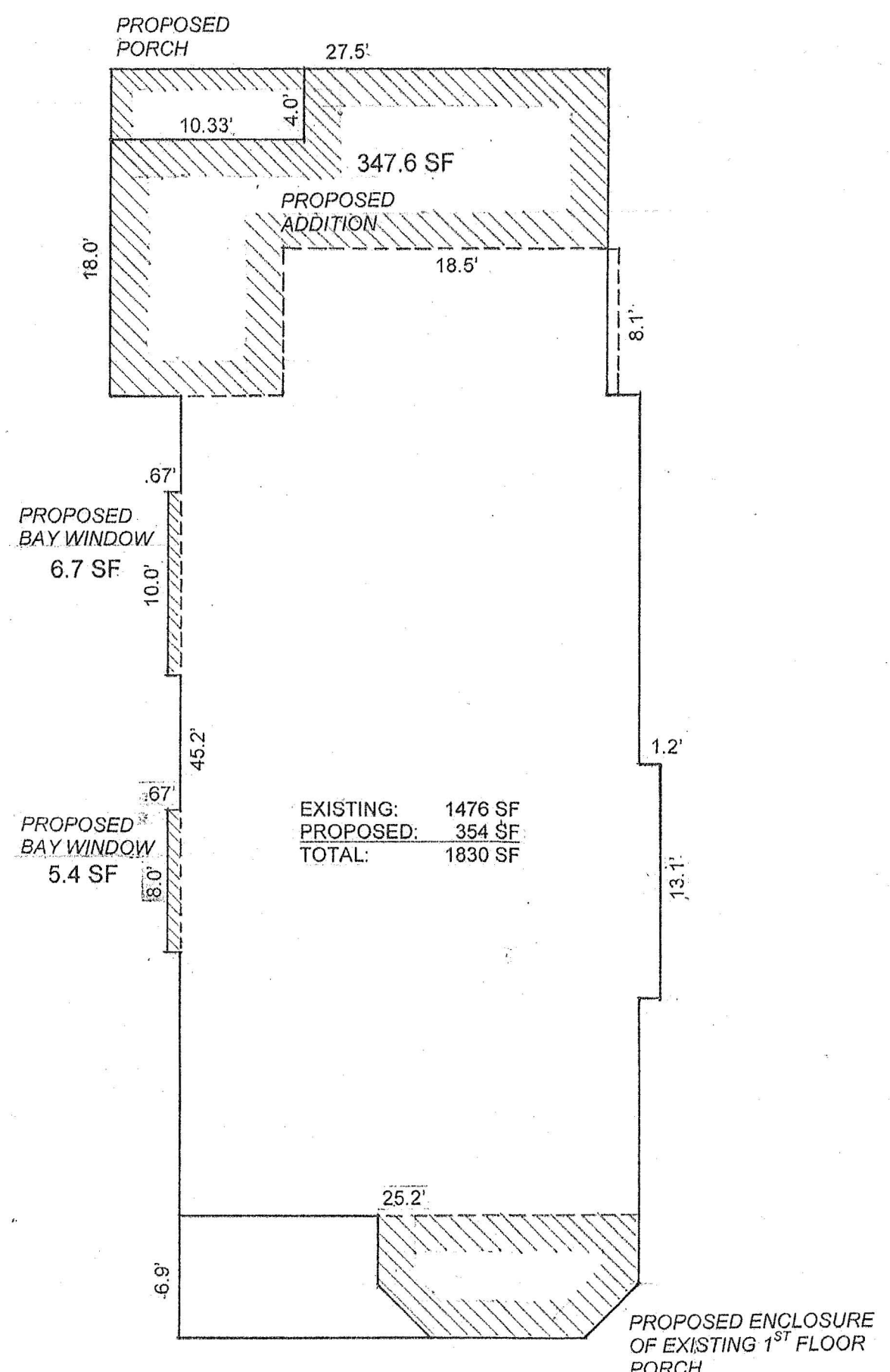
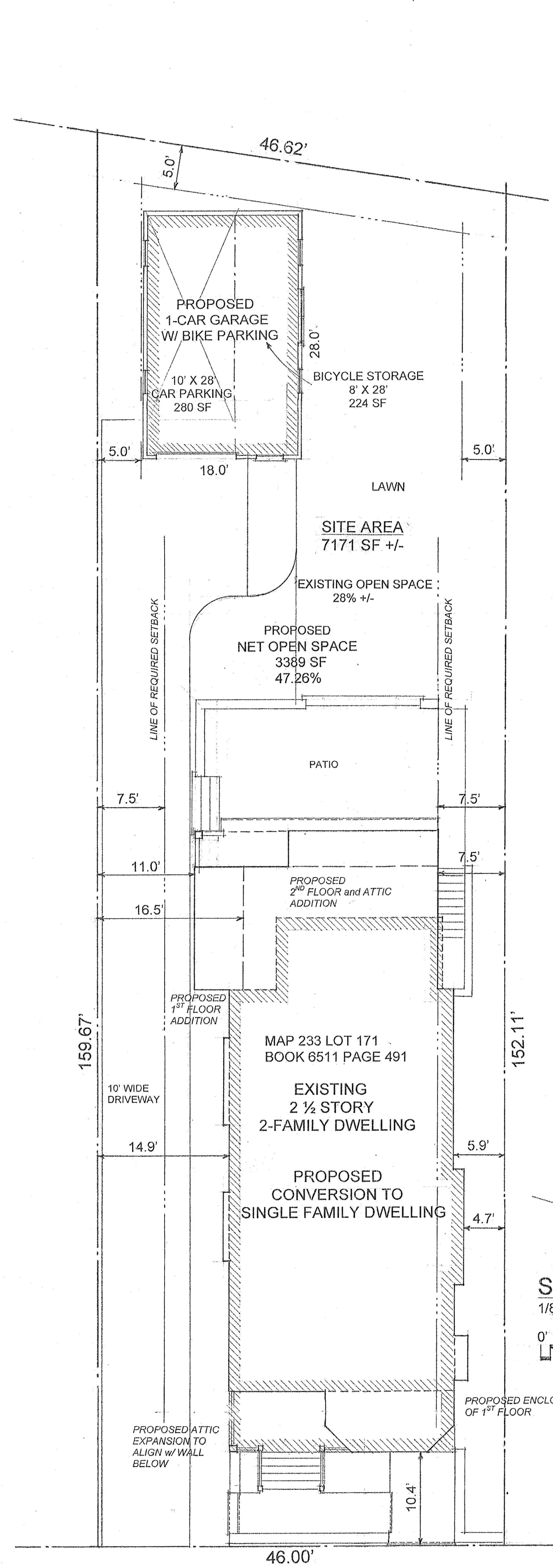
PROPOSED SETBACKS:	FRONT:	10.4' (EXISTING ALIGNMENT)
	SIDE:	4.7/14.9' (EXISTING)
	REAR:	7.5/11.0/16.5' (PROPOSED)
	REAR:	81.9' (EXISTING)
	REAR:	72.0' (PROPOSED)

DETERMINATION of REQUIRED RELIEF:	SPECIAL PERMIT:	MODIFICATIONS TO WINDOWS ON SOUTH (SIDE) ELEVATION
	VARIANCE:	EXCESSIVE FLOOR AREA



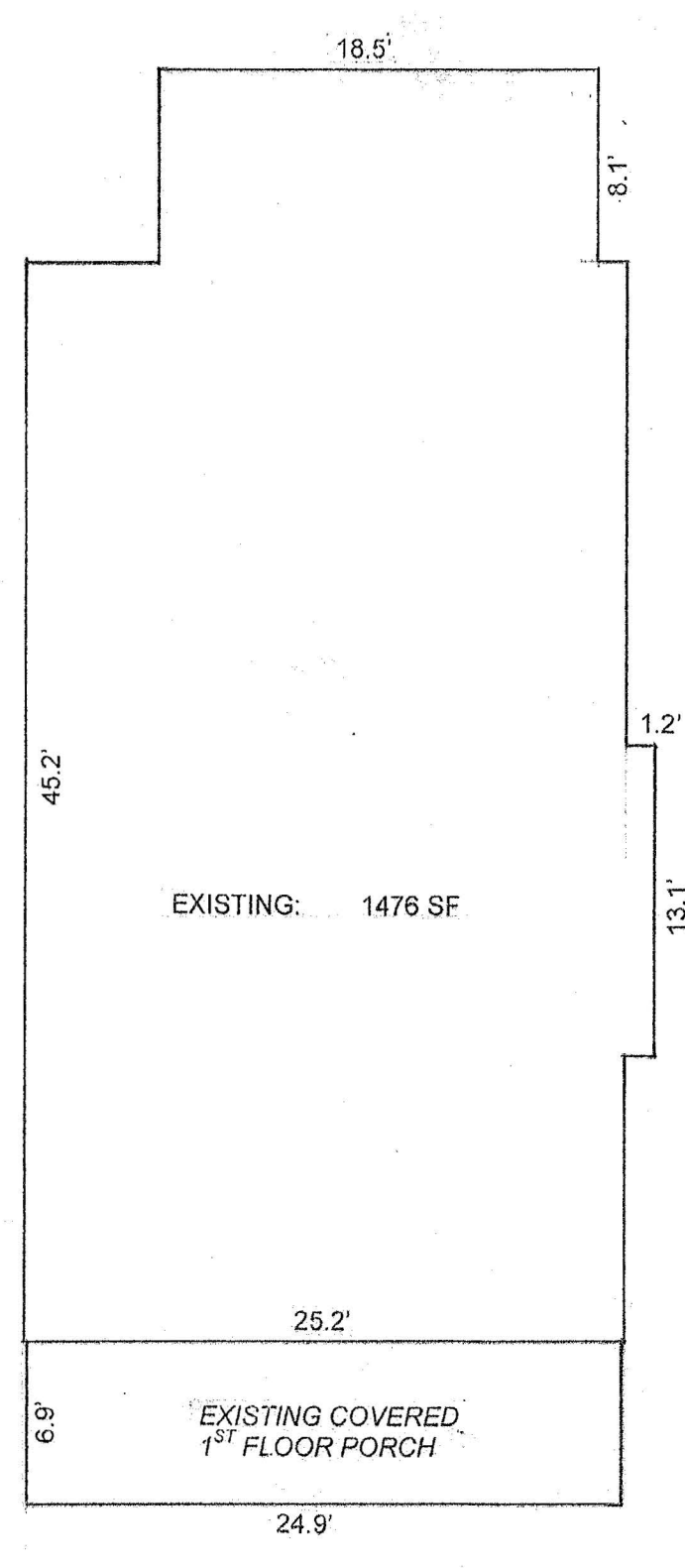
PREPARED BY:
RICHARD BERNSTEIN ARCHITECT
988 WASHINGTON STREET
GLOUCESTER, MA 01930
617-721-6227 RFBARCH@AOL.COM

A1

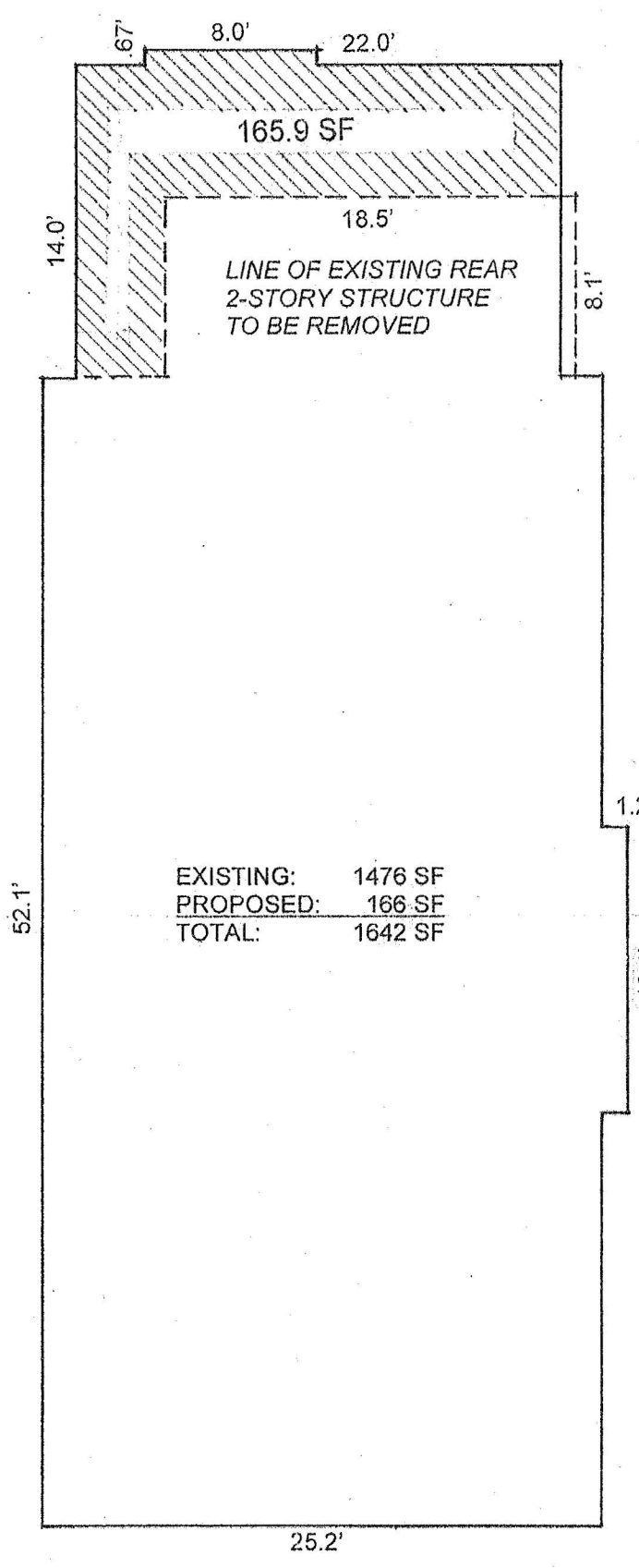


1ST FLOOR
1830 SF
PROPOSED FLOOR PLANS
4321 SF .60 F.A.R.

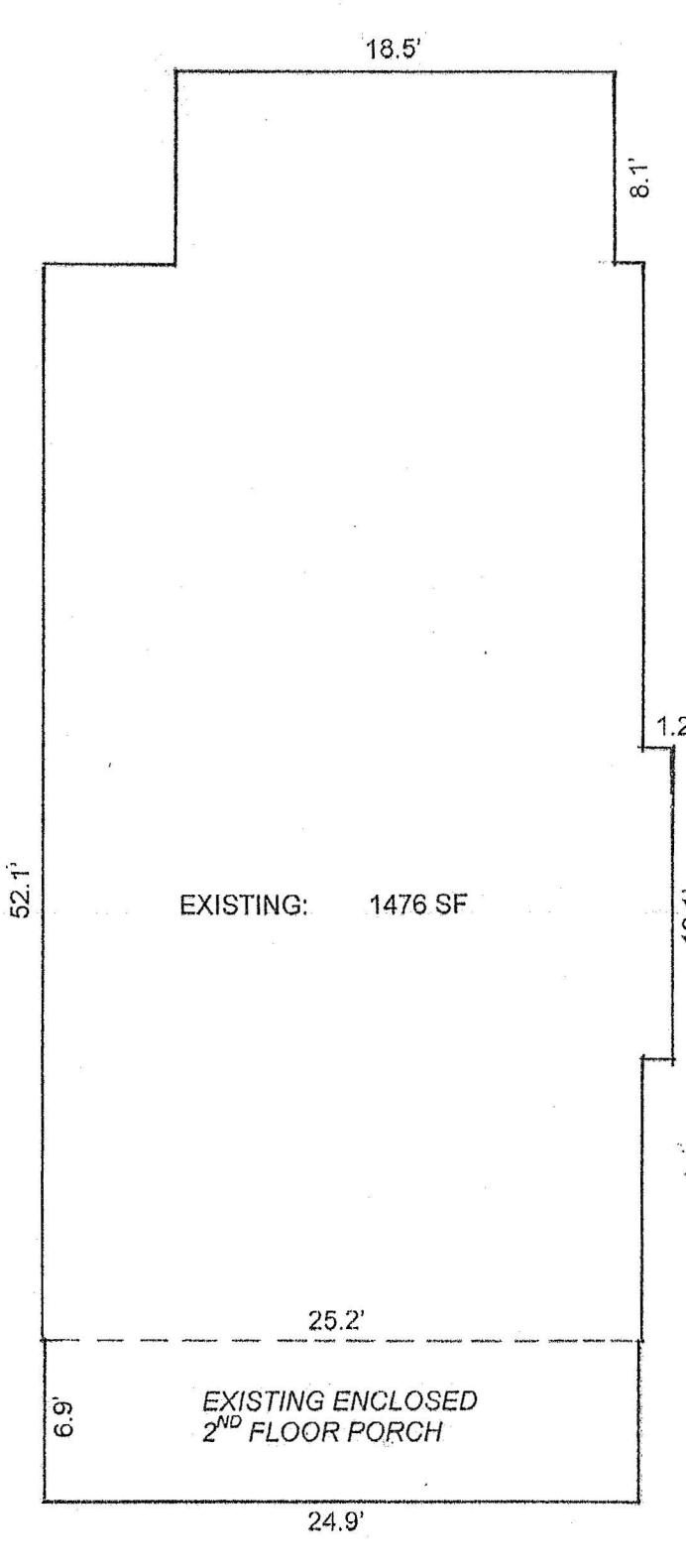
FLOOR AREA DIAGRAMS
F.A.R. CALCULATIONS and ANALYSIS



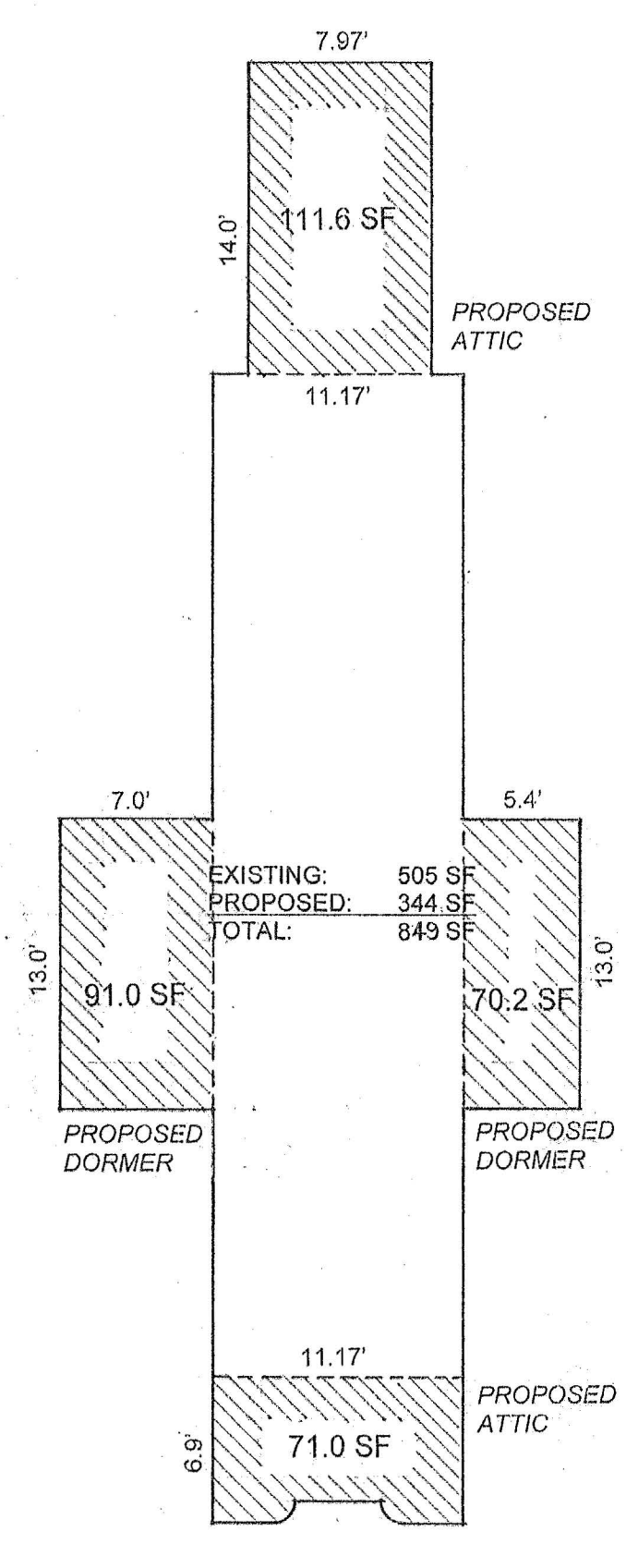
1ST FLOOR
1476 SF
EXISTING FLOOR PLANS
3457 SF .48 F.A.R.



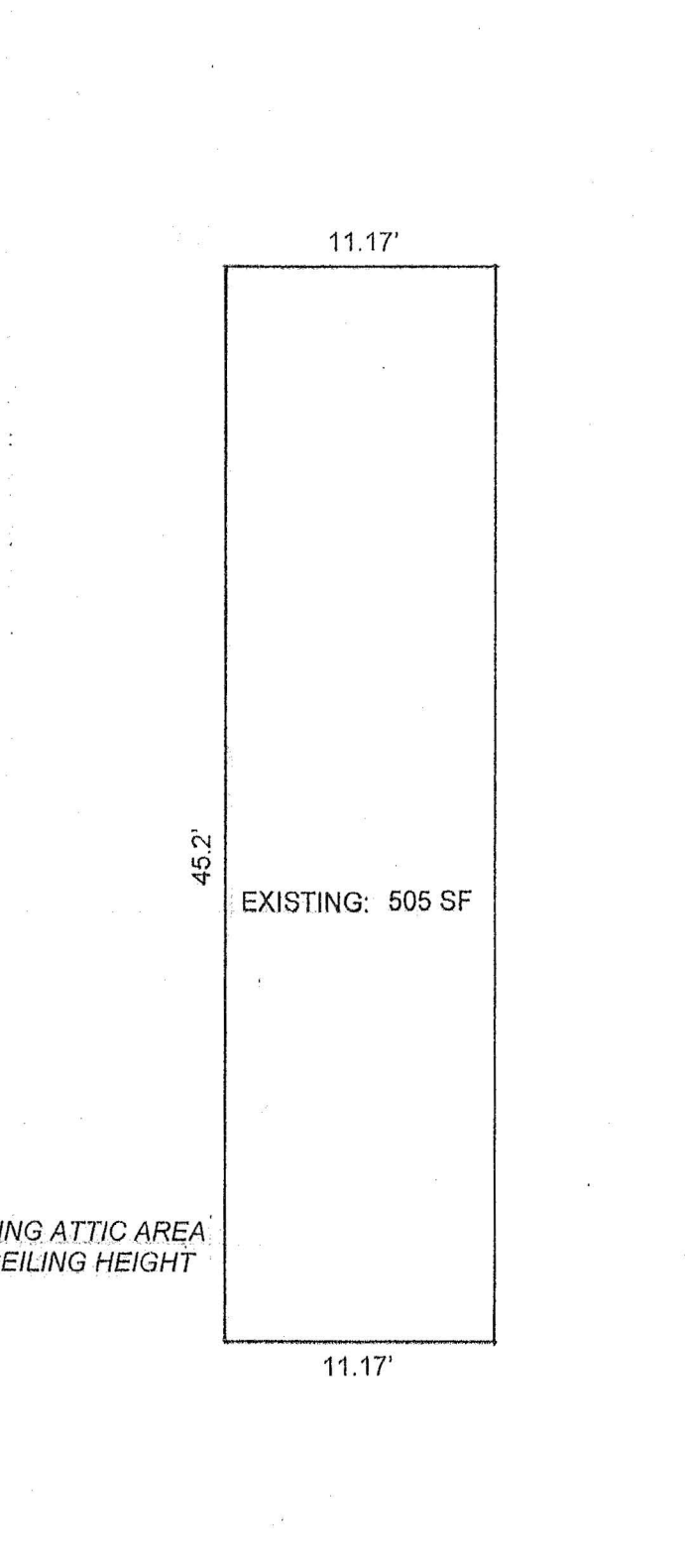
2ND FLOOR
1642 SF



2ND FLOOR
1476 SF



ATTIC FLOOR PLAN
849 SF



ATTIC FLOOR PLAN
505 SF

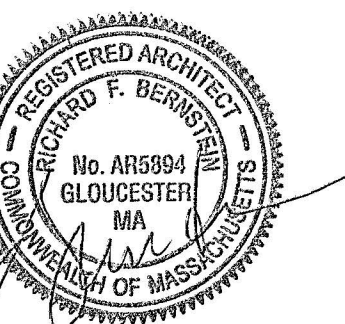
7.5' SOUTH SIDE SETBACK
11.0' 1ST FLOOR ADDITION SETBACK
16.5' 2ND FLOOR ADDITION SETBACK

35
**STANDISH
 STREET**
 CAMBRIDGE, MA

PROPOSED CONVERSION:
 EXISTING TWO-FAMILY
 DWELLING INTO A
 SINGLE-FAMILY DWELLING

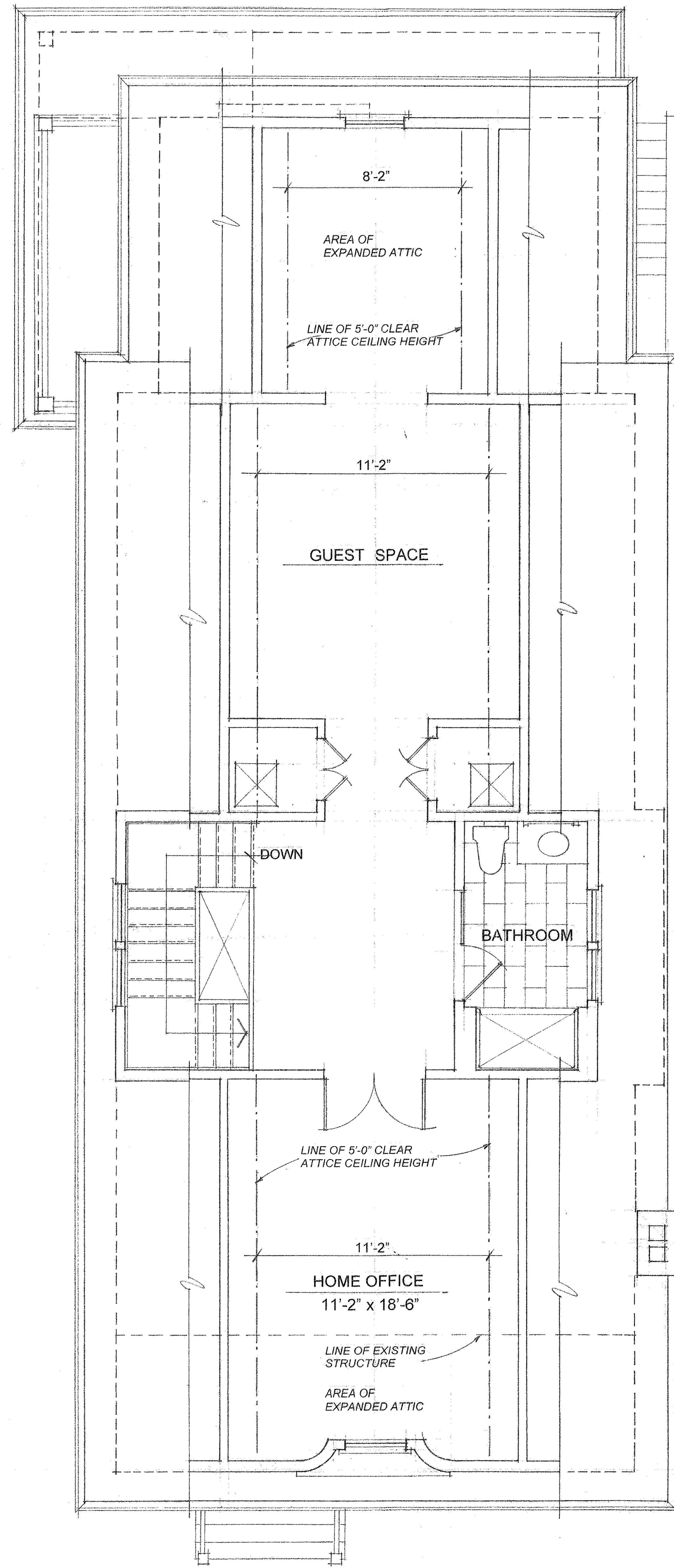
**PROPOSED
 FLOOR
 PLANS**

MARCH 10TH 2017

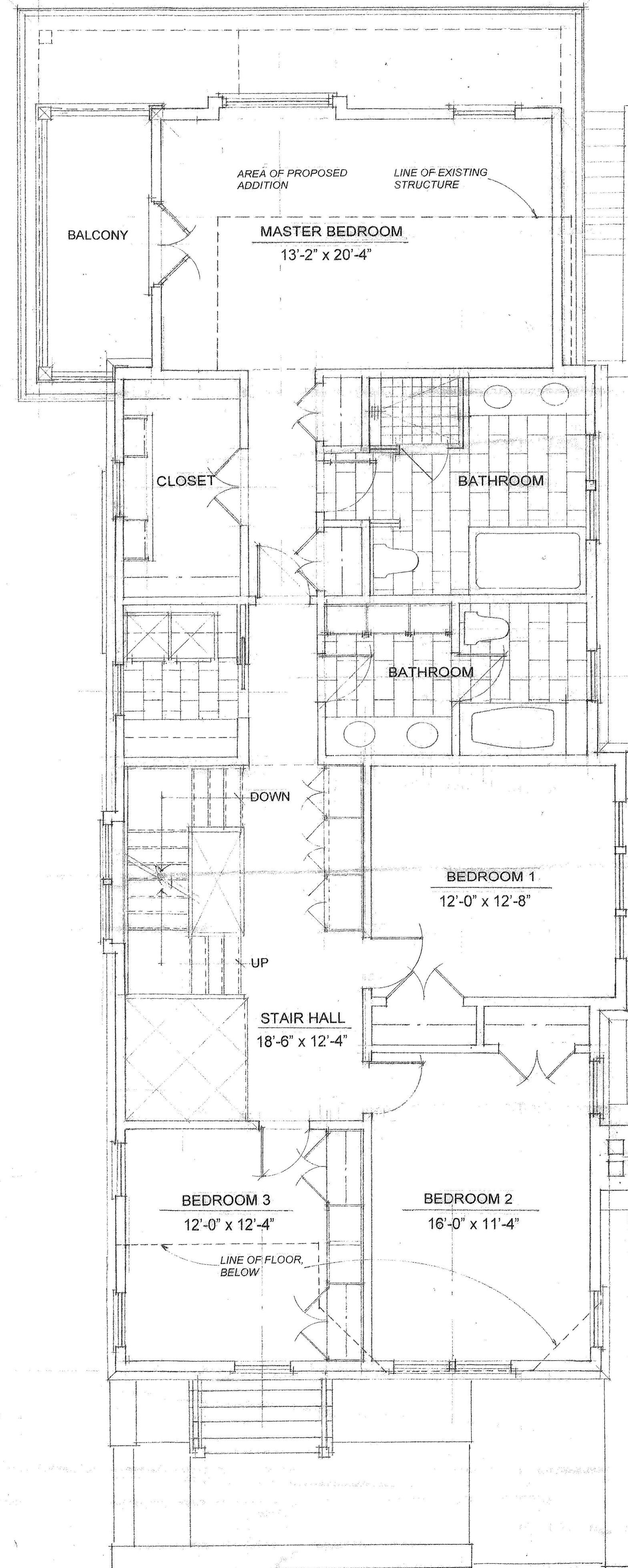


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 617-721-6227 RFBARCH@AOL.COM

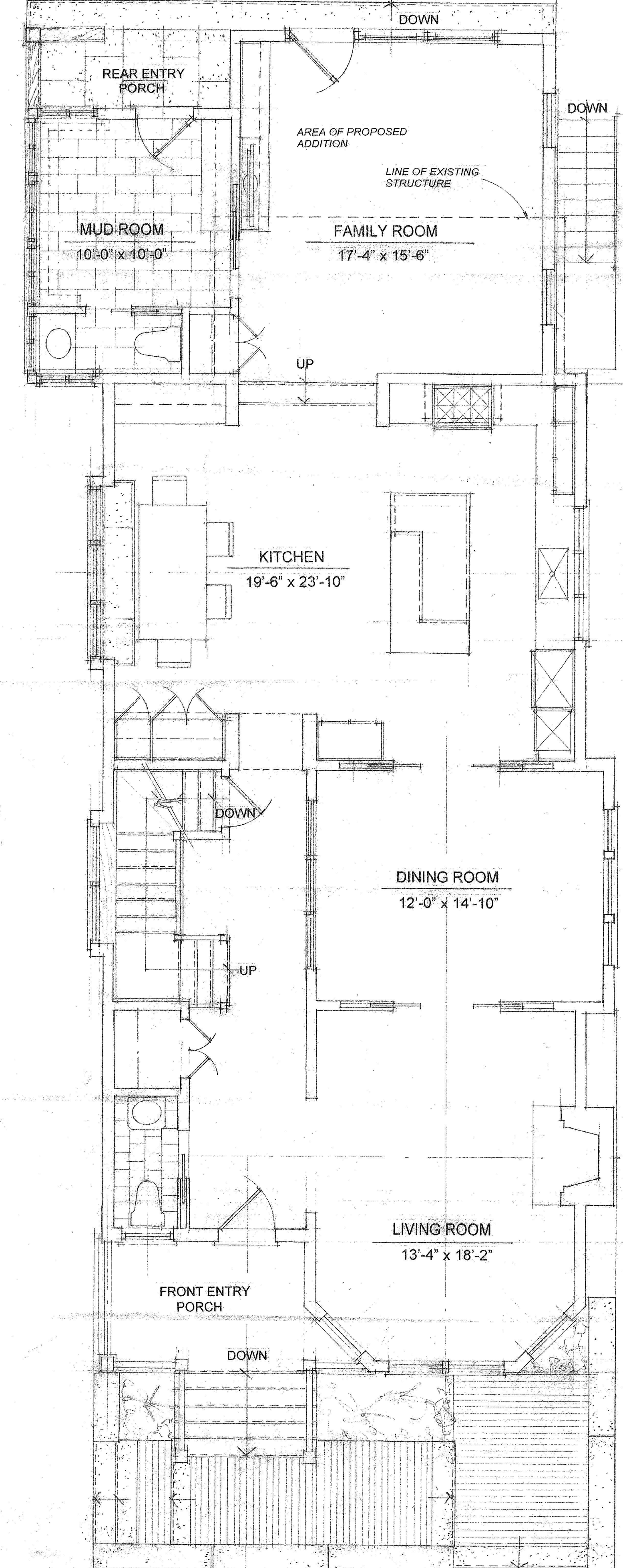
A2



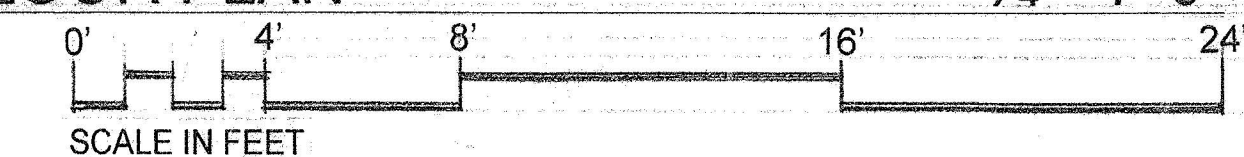
ATTIC FLOOR PLAN 1/4"=1'-0"



2ND FLOOR PLAN 1/4"=1'-0"



1ST FLOOR PLAN 1/4"=1'-0"



35
STANDISH
STREET
CAMBRIDGE, MA

PROPOSED CONVERSION:
EXISTING TWO-FAMILY
DWELLING INTO A
SINGLE-FAMILY DWELLING

PROPOSED
ELEVATIONS

MARCH 10TH 2017



SOUTH ELEVATION 1/4"=1'-0"



EAST ELEVATION 1/4"=1'-0"



NORTH ELEVATION 1/4"=1'-0"

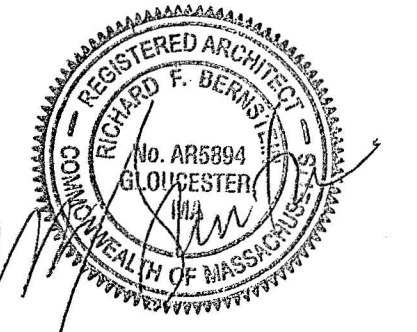
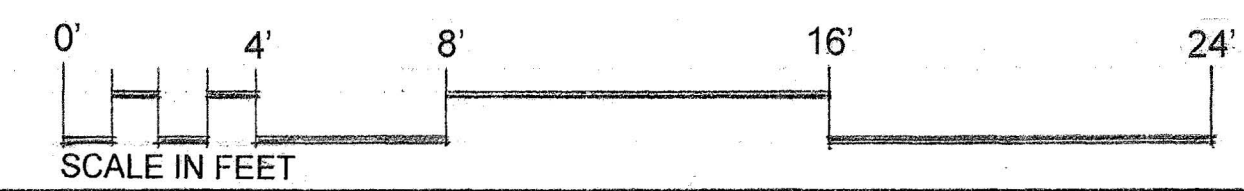


WEST ELEVATION 1/4"=1'-0"

DORMER and GABLE
SIDING: DECORATIVE
CEDAR SHINGLES

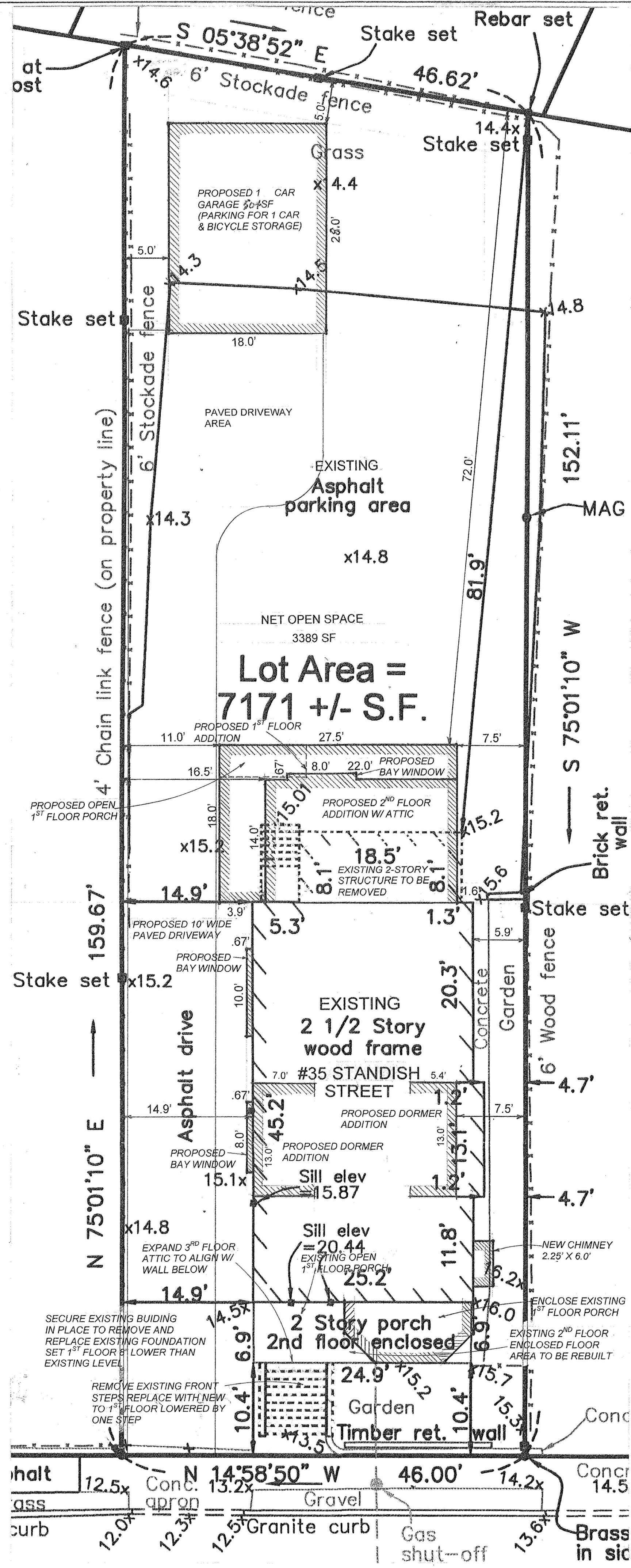
2ND FLOOR SIDING:
CEDAR SHINGLES

1ST FLOOR SIDING:
CEDAR CLAPBOARDS

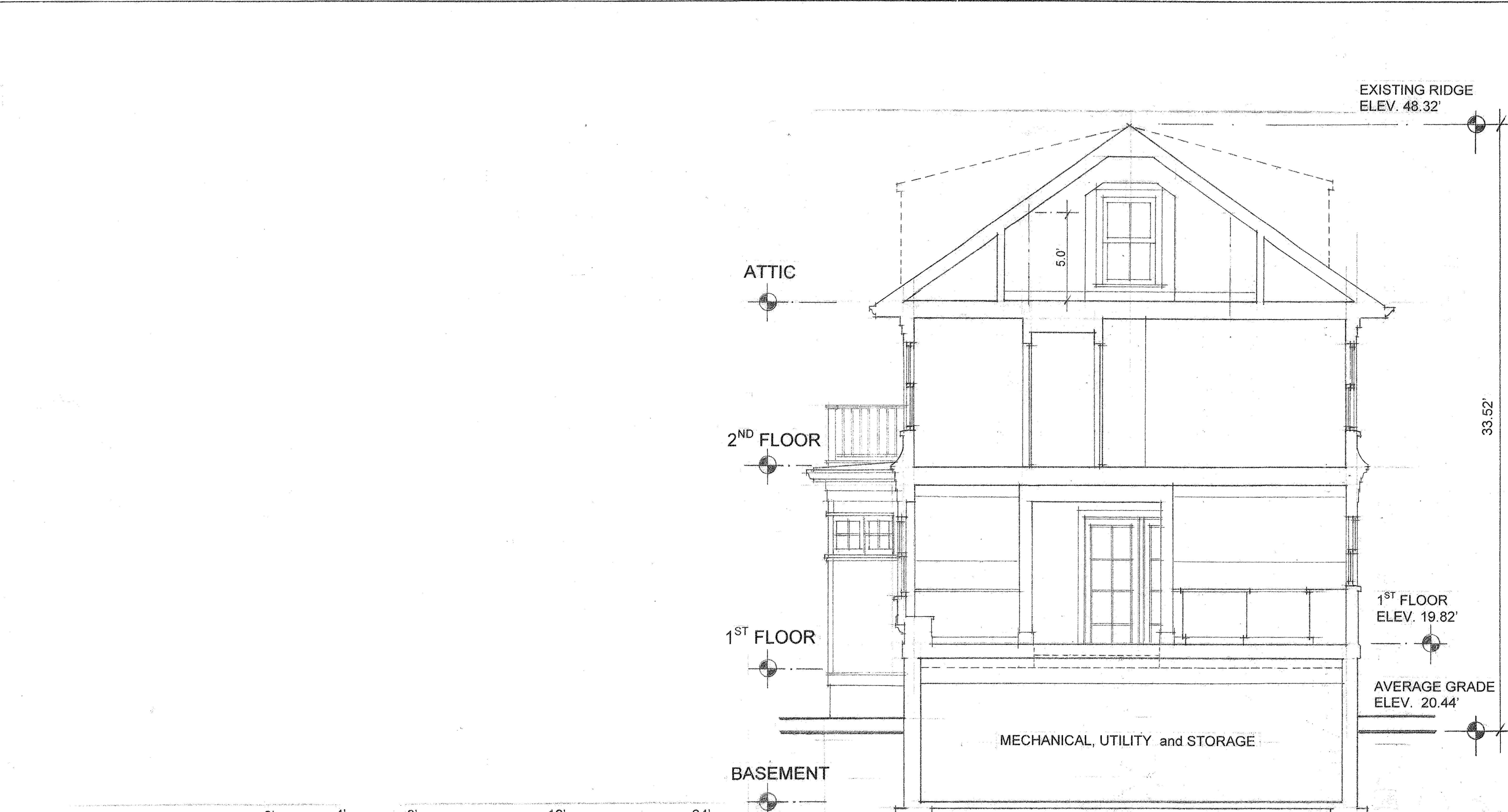


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A3



SURVEY PLAN 1/8"=1'-0"



BUILDING CROSS-SECTION 1/4"=1'-0"



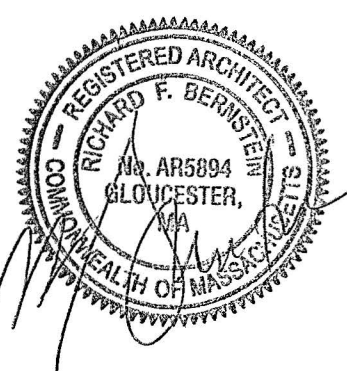
LONGITUDINAL SECTION 1/4"=1'-0"

35
STANDISH
STREET
CAMBRIDGE, MA

PROPOSED CONVERSION:
EXISTING TWO-FAMILY
DWELLING INTO A
SINGLE-FAMILY DWELLING

SURVEY &
SECTIONS

MARCH 10TH 2017



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A4



233

Malcolm Rd

201
52 Sta 3552

200
4000
48 Sta

199
4608
42 Sta

36 Sta 96
3040

32 Sta 97
3040

9 Mal 119
3400

5 Mal 101
3600

7 Mal 120
3400

6-8 Mal 112
4000

10-12 Mal 111
4000

14-16 Mal 110
4000

174
7849
49-51 Sta

173
7866
45-47 Sta

172
7520
39-41 Sta

171
7169
35-37 Sta

170
6823
31-33 Sta

169
6475
25 Sta

168
6127
21-24 Sta

17 Sta 204
6267

13-15 Sta 205
5856

7 Sta 176
3226

179
4701
43 Chi

180
4332
39 Chi

210
5492
33-35 Chi

29-31 Chi 197
4250

25 Chi 110
4600

17 Chi 111
4000

11 Chi 112
3500

47 Chi

37.50

50.0

47.0

69.0

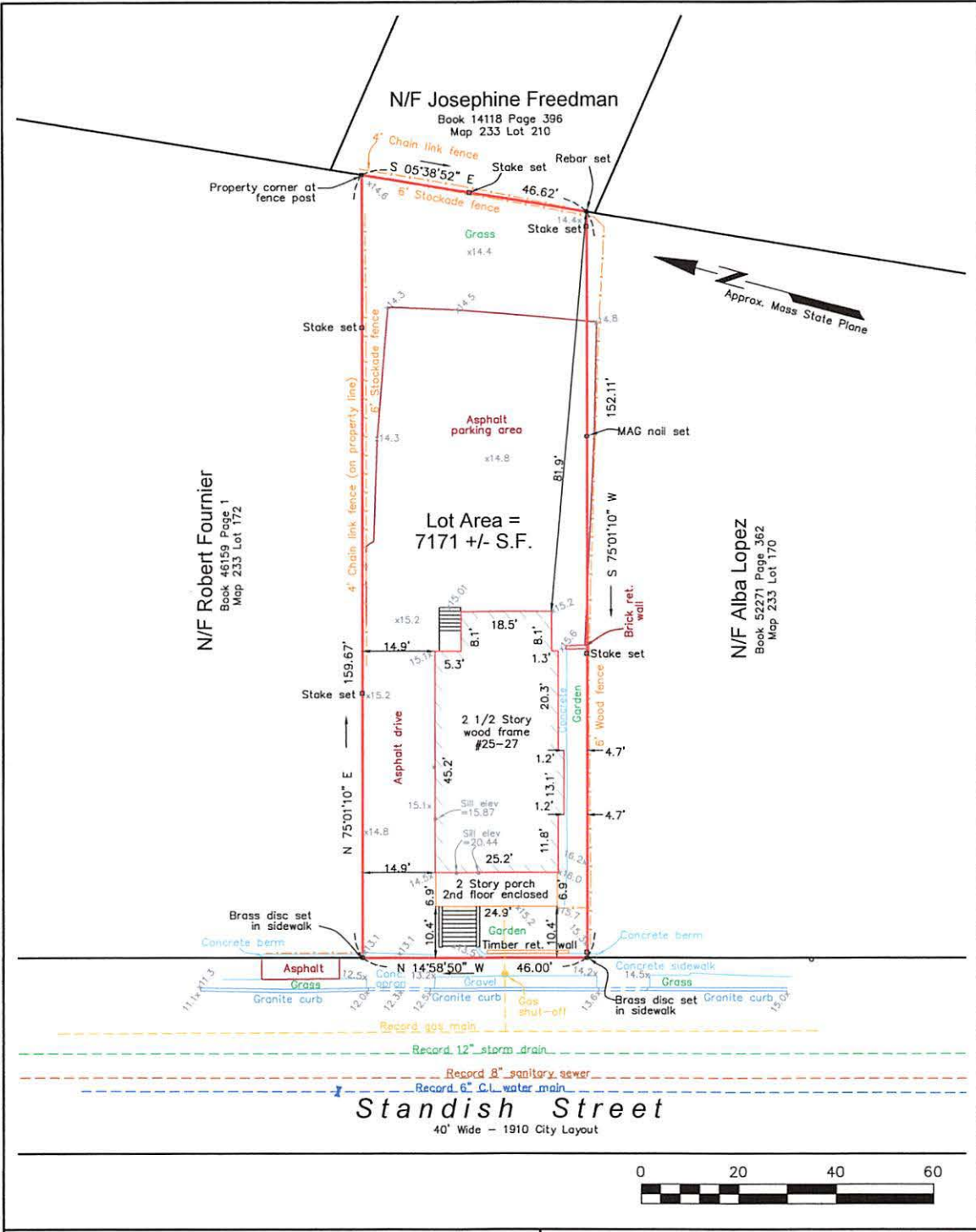
70.0

50.18

40.0

100

89



In my professional opinion, I certify to Doug Brown and the City of Cambridge building inspector that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0419E Dated: June 4, 2010 and that the location of the building is as shown hereon.

Site Plan of Land
in
Cambridge, Massachusetts
Prepared For: Doug Brown

Scale: 1" = 20' Date: March 6, 2012

PROFESSIONAL LAND SURVEYOR

DATE: _____

MALONEY GEOSPATIAL

10 Fenno Street
Cambridge, MA 02138

617-744-9002
maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 34362 Pg 286
Lot D, Plan Book 236, Plan 48
Assessors Map 233, Lot 171
Zoning District: Residence B