

**BZA APPLICATION FORM**

**GENERAL INFORMATION**

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

Special Permit:   X   Variance:            Appeal:           

PETITIONER: Mark J. Lanza, Trustee, 36 Follen Street Realty Trust

PETITIONER'S ADDRESS: 9 Damonmill Square - Suite 4A4, Concord, MA 01742

LOCATION OF PROPERTY: 36 Follen Street, Cambridge, MA

TYPE OF OCCUPANCY: Single-Family ZONING DISTRICT: A-1

**REASON FOR PETITION:**

<u>  X  </u> Additions	<u>          </u> New Structure
<u>          </u> Change in Use/Occupancy	<u>          </u> Parking
<u>          </u> Conversion to Addi'l Dwelling Unit's	<u>          </u> Sign
<u>  X  </u> Dormer	<u>          </u> Subdivision
<u>          </u> Other: <u>                                </u>	

2018 JUL 26 PM 2:30  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Alter and extend the legally pre-existing nonconforming single-family dwelling by: 1.) raising the house 18" on a new, brick-faced foundation; 2.) construct new front steps; 3.) enclose the southern portion of the front porch; 4.) restore the windows; 5.) construct a rear addition; 6.) construct a dormer on the north side; 7.) extend the dormer on the west (rear) side to attach to the gable; 8.) install skylights; and 9.) construct a trash enclosure at the fence at the end of the driveway.

No new nonconformities will be created.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article   8   Section   8.22.1  

Article   8   Section   8.22.2, c.  

Article            Section                                 

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

  
(Petitioner(s)/Owner)

Mark J. Lanza, Trustee, 36 Follen Street Realty Trust  
(Print Name)

Address: 9 Damonmill Square - Suite 4A4, Concord, MA 01742

Tel. No.: (978) 369-9100

E-Mail Address: mjlanza@comcast.net

Date: July 11, 2018

**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~~ Mark J. Lanza, Trustee, 36 Follen Street Realty Trust  
(OWNER)

Address: 9 Damonmill Square - Suite 4A4, Concord, MA 01742

State that I/~~we~~ own the property located at 36 Follen Street, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Mark J. Lanza, Trustee, 36 Follen Street Realty Trust

\*Pursuant to a deed of duly recorded in the date November 28, 2017 Middlesex South County Registry of Deeds at Book 70297, Page 282; or Middlesex Registry District of Land Court, Certificate No. N/A  
Book N/A Page N/A. See attached deed.

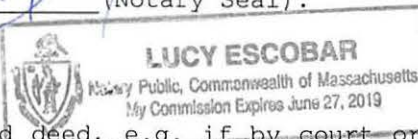
  
\_\_\_\_\_  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Mark J. Lanza, Trustee, 36 Follen Street Realty Trust personally appeared before me, this 12 of July, 2018, and made oath that the above statement is true.

My commission expires 06/27/2019 (Notary Seal).



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

UNITED STATES DEPARTMENT OF THE INTERIOR

Geological Survey

Washington, D. C.

February 1, 1906

Dear Sir:

I have the honor to acknowledge the receipt of your letter of the 28th inst.

and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.

Very respectfully,  
J. W. Powell, Director

Enclosed for you are two copies of the report of the

Commissioner of the General Land Office, dated January 10, 1906.

I am, Sir, very respectfully,  
Your obedient servant,

J. W. Powell, Director

Very truly yours,

J. W. Powell, Director

Very truly yours,

J. W. Powell, Director





2017 00192545

Bk: 70297 Pg: 282 Doc: DEED

Page: 1 of 2 11/28/2017 12:44 PM

## DEED

I, Jennifer P. Reed, of 728 Valita Drive, San Leandro, California, for consideration of One Million Nine Hundred Twenty Five Thousand Dollars (\$1,925,000.00) grant to Mark J. Lanza, Trustee, 36 Follen Street Realty Trust u/d/t dated November 27, 2017, as evidenced by the Trustee's Certificate dated November 27, 2017 and recorded herewith

with *Quitclaim Covenants*

All of my right, title and interest in a certain parcel of land with the buildings thereon situated in Cambridge, being now numbered 36 Follen Street, bounded and described as follows:

Beginning at a point on the westerly side of said Follen Street distant two hundred twenty-five and 9/10 (225.9) feet northerly from Waterhouse Street, thence running

WESTERLY in a straight line seventy-five (75) feet;  
thence turning at right angles and running

NORTHERLY in a straight line fifty-one (51) feet; thence  
turning at right angles and running

EASTERLY in a straight line ninety-two and 2/10 (92.2)  
feet to said Follen Street; thence turning and  
running

SOUTHERLY fifty-four (54) feet to the point of beginning.

Containing 4321 square feet of land.

Grantor hereby states under the penalties of perjury that Grantor is unmarried, releases any and all right of homestead, so-called, in the premises conveyed hereunder and affirms that there is no other person entitled to the protection of Chapter 188 of the General Laws of Massachusetts.

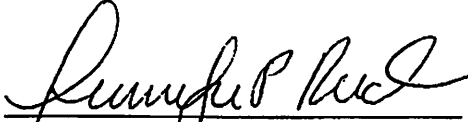
For Grantor's title, see deeds dated September 8, 2017 recorded at Middlesex South Registry of Deeds at Book 69943, Page 402 and Page 406.

CLARK, HUNT, AHERN & EMBRY  
150 CAMBRIDGE PARK DRIVE  
CAMBRIDGE, MA 02140

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 11/28/2017 12:44 PM  
Ctrl# 273827 25040 Doc# 00192545  
Fee: \$8,778.00 Cons: \$1,925,000.00



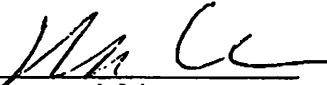
Witness my hand and seal this 27th day of November, 2017.

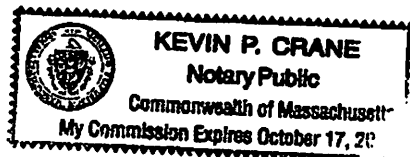
  
Jennifer P. Reed

COMMONWEALTH OF MASSACHUSETTS

Middlesex SS

On this 27th day of November 2017, before me the undersigned notary public, personally appeared Jennifer P. Reed proved to me through satisfactory evidence of identification which was personally known to be the person whose name is signed on the preceding document and acknowledged to me that she signed it voluntarily for its stated purpose.

  
Notary Public Kevin P. Crane



**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 36 Follen Street, 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: The existing and proposed use of the lot and structure as a single-family residence are conforming. The single-family dwelling on the lot and the proposed alterations conform dimensionally to the building height, rear setback, left side setback and ratio of private open space to lot area land-structure relationship requirements of the Zoning Ordinance. The lot and the house on it are legally preexisting nonconforming as to lot area, lot width, front setback, right side setback and floor area ratio (FAR). There will be no increases in any of these nonconformities, except for a modest 4 % increase in FAR. No new nonconformities will be created. Such a modest increase in floor area will not be substantially more detrimental to the neighborhood than the existing nonconforming FAR.
- 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: Since there will be no change in use, the volume of traffic generated and the patterns of access and egress will not be changed.
- 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: Since there will be no change in use, the proposed modest alterations will have no impact on adjacent uses.
- 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: The proposed modest alterations which involve no change of use will have no impact on the health, safety and/or welfare of the occupants of the house or the citizens of the City.
- 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: There will be no change in use. On May 22, 2018, the Cambridge Historical Commission issued a Certificate of Appropriateness for the proposed alterations. Please see attached copy. Also, please see the Applicant's additional supporting statement.

**SUPPLEMENTAL SUPPORTING STATEMENT**

**CITY OF CAMBRIDGE BOARD OF ZONING APPEALS**

**36 FOLLEN STREET, CAMBRIDGE, MASSACHUSETTS**

**SPECIAL PERMIT APPLICATION DATED JULY 11, 2018**

The applicant seeks a special permit to alter and extend a legally preexisting single-family dwelling. The alterations involve a modest increase in floor area of 210 square feet or 4%. The increased floor area for additional living space is primarily interior to the house. The addition at the rear is conforming as to rear setback and does not involve an extension of the building further into the rear yard. Rather, the alterations at the rear of the house harmonize the bay windows with the rest of the rear of the structure.

The ground water in the area is seasonably high. Many of the lowest clapboards are at or very near ground level. Additionally, numerous resurfacings of Follen Street by the City have resulted in an incongruous relationship between the respective levels of street and the first floor of the house. All of these conditions will be improved by raising the elevation of the house by 18 inches on a new brick-faced foundation, consistent with the abutting houses.

Most of the properties in the neighborhood, including this one, are nonconforming. The minor increase in FAR and the construction of more building mass within the front yard and more building space in right side yard will result in truly *de minimis* increases in these legally preexisting dimensionally nonconforming land-structure relationships. Such minor increases will not (and could not) be substantially more detrimental to the neighborhood than the existing nonconformities.

Where no new nonconformities will be created in a single-family owner-occupied dwelling such as this one, a dimensional variance is not, and in any event, cannot be required. See Deadrick v. Zoning Board of Appeals of Chatham, 85 Mass. App. Ct. 539 (2014); and Gale v. Zoning Bd. of Appeals of Gloucester, 80 Mass. App. Ct. 331 (2011), citing M.G.L. Chapter 40A, Section 6.

Respectfully submitted,



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Mark J. Lanza, Trustee,  
36 Follen Street Realty Trust

DATED: July 11, 2018

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Mark J. Lanza, Trustee, 36 Follen Street Realty Trust **PRESENT USE/OCCUPANCY:** Single-Family Residential

**LOCATION:** 36 Follen Street, Cambridge, MA **ZONE:** A-1

**PHONE:** (978) 369-9100 **REQUESTED USE/OCCUPANCY:** Single-Family Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2,497 sq. ft.</u>	<u>2,707 sq. ft.</u>	<u>2,160 sq. ft.</u> (max.)
<u>LOT AREA:</u>	<u>4,321 sq. ft.</u>		<u>                    </u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u>	<u>0.58</u>	<u>0.62</u>	<u>0.5</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>4,321 sq. ft.</u>	<u>4,321 sq. ft.</u>	<u>6,000 sq. ft.</u> (min.)
<u>SIZE OF LOT:</u>			
<u>WIDTH</u>	<u>51 ft.</u>		<u>80 ft.</u> (min.)
<u>DEPTH</u>			
<u>Setbacks in Feet:</u>			
<u>FRONT</u>	<u>5.67 ft.</u>	<u>5.67 ft.</u>	<u>15 ft.</u> (min.)
<u>REAR</u>	<u>44.0 ft.</u>	<u>40.0 ft.</u>	<u>25 ft.</u> (min.)
<u>LEFT SIDE</u>	<u>15.53 ft.</u>	<u>15.53 ft.</u>	<u>7.5 ft</u> (min.)
<u>RIGHT SIDE</u>	<u>1.38 ft.</u>	<u>1.38 ft.</u>	<u>7.5 ft.</u> (min.)
<u>SIZE OF BLDG.:</u>			
<u>HEIGHT</u>	<u>26.5 ft.</u>	<u>28.0 ft.</u>	<u>35.0 ft.</u> (max.)
<u>LENGTH</u>			
<u>WIDTH</u>			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u>	<u>61%</u>	<u>55%</u>	<u>50%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>1</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (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.

None.

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'.

See attached form showing changes in dimensions where applicable.



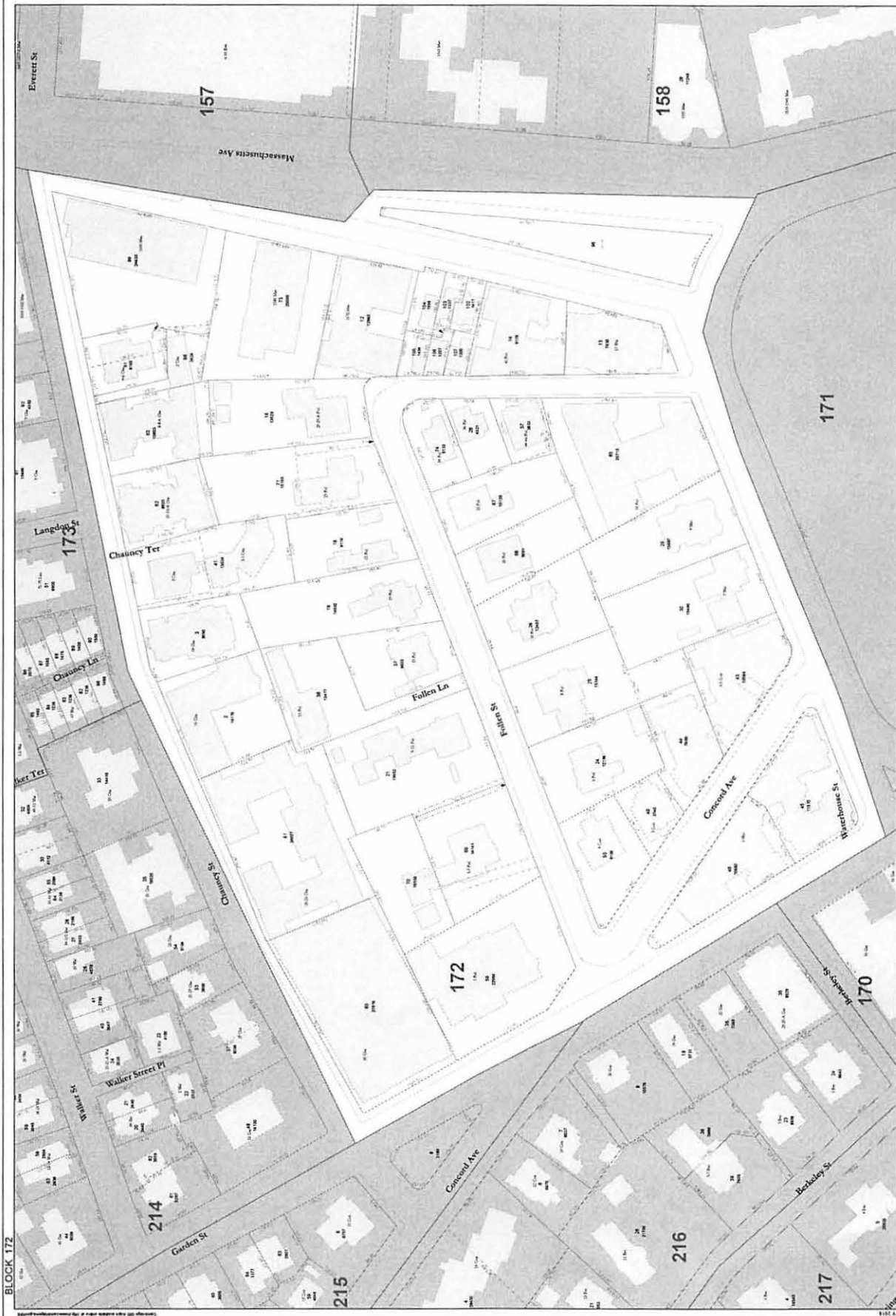
**CITY OF CAMBRIDGE ZONING DIMENSIONAL FORM**

**36 FOLLEN STREET, CAMBRIDGE, MASSCHUSETTS**


**SPECIAL PERMIT APPLICATION DATED JULY 11, 2018**

**A-1 Residential Zoning District**


<u>Dimension</u>	<u>Required/Limit</u>	<u>Existing</u>	<u>Proposed</u>	<u>Change</u>
Lot Area	8,000 sq. ft. & 6,000 sq. ft.. per unit min.	4,321 sq. ft.	4,321 sq. ft.	None
Lot Width	80 ft. min.	51 ft.	51 ft.	None
Front Setback	15 ft. min.	5.67 ft.	5.67 ft.	None
Side Setback	7.5 ft. min.	1.38 ft.- Right 15.53 ft.- Left	1.38 ft. 15.53 ft.	None None
Rear Setback	25 ft. min.	44.0 FT.	40.0 FT.	- 4.0 ft.
Building Height	35 ft. max.	26.5 ft.	28 ft.	+ 1.5 ft.
Floor Area Ratio	0.5 max.	0.58	0.62	+ 0.04
Ratio of Open Space to Lot Area	50% min.	61%	55%	- 6%




**City of Cambridge**  
Assessing Department  
705 Massachusetts Ave  
Cambridge, MA 02139



**Parcel Block Map**  
172











0 20 40 80 Feet  
1 inch = 43 feet

N 

Buildings shown on this map are the result of an aerial photograph taken in 1997. The City of Cambridge is not responsible for the accuracy of the information shown on this map. The City of Cambridge is not responsible for the accuracy of the information shown on this map. The City of Cambridge is not responsible for the accuracy of the information shown on this map.

10	Lot Number	100	Parcel size in Sq. Ft.
172	Block Number	44	0.11 Land Court Dimension
10	Cam. Street Number	65	0 Survey Dimensions
		(125.0)	Deed Dimension

 Water  
 Sub-Paved Line  
 Easement  
 Railway  
 Buildings  
 Lot Line  
 Block Line  
 City Boundary



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: [histcomm@cambridgema.gov](mailto: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,

Susannah Barton Tobin, *Members*; Joseph V. Ferrara, Kyle Sheffield, *Alternates*

### CERTIFICATE OF APPROPRIATENESS

Property: 36 Follen Street

Applicant: 36 Follen Street Realty Trust

Attention: Mark Lanza, Trustee  
36 Follen Street Realty Trust  
9 Damonmill Square, Ste. #4A4  
Concord, Mass. 01742

Sam Kachmar  
Sam Kachmar Architects  
45 Saville Street  
Cambridge, Mass. 02138

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

1. Lift the house 18" on a new brick-faced foundation
2. Construct new front steps
3. Enclose the southern portion of the front porch
4. Restore the windows, except those noted on the plans that are changing size or location
5. Construct a rear addition
6. Construct a dormer on the north side
7. Extend dormer on the west (rear) side to attach to gable
8. Install skylights
9. Construct a trash enclosure at the fence at the end of the driveway

All work is to be carried out as indicated on the drawings by Sam Kachmar Architects titled, "36 Follen St Realty Trust," and dated March 13, 2018.

The Commission found that, given the idiosyncratic nature of the house, the adjustments proposed were not incongruous

July 19, 2018

Cambridge Board of Zoning Appeals  
831 Massachusetts Avenue  
Cambridge, MA 02139

**RE: 36 Follen Street, Cambridge, MA**

Dear Members of the Committee,

I'm writing in support of the the application for plan approval for the house at 36 Follen Street. I do so as a neighbor (though not an abutting one) as well as an architect who has, himself, restored a historic property at 7 Waterhouse Street in the neighborhood. Like the owners of 36 Follen Street, we have faced the challenge of bringing to new life a property which was in extremely deteriorated condition.

The Historical Commission has unanimously approved the plans to move forward. The Zoning variations have no bearing on anyone in the neighborhood; their plan for 36 Follen Street has merit and should be supported.

Having served on numerous review boards, I would like to reiterate my support for the new boundaries. I have no ulterior motive in supporting this scheme, other than to provide my professional view to a friend and colleague in the interest of our neighborhood.

Sincerely,



Moshe Safdie, FAIA, CC, O.Q., C.A.L.Q., FRAIC

**Safdie Architects**  
msafdie.com

**Boston**  
100 Properzi Way  
Somerville, MA 02143 USA  
Telephone: 617-629-2100  
Facsimile: 617-629-2406  
boston@msafdie.com

**Jerusalem**  
7 Shlomo Hamelech  
Jerusalem 94182, Israel  
Telephone: 972-2-625-1471  
Facsimile: 972-2-625-4679  
jerusalem@msafdie.com

**Toronto**  
401 Wellington Street West  
Toronto, ON M5V E7 Canada  
Telephone: 416-427-8456  
Facsimile: 617-629-2406  
toronto@msafdie.com

**Singapore**  
2 Shenton Way #18-01  
SGX Centre 1, Singapore 068804  
Telephone: 65 6464 1777  
Facsimile: 617-629-2406  
singapore@msafdie.com

# **BOARD OF ZONING APPEAL (BZA)**

## **PROCEDURES & APPLICATION**

### **Table of Contents:**

<b>Procedure for BZA Petitions</b>	<b>Attachment A</b>
<b>BZA Application:</b>	
Check List	(Attach. B, - pg. 1)
General Information	(Attach. B, - pg. 2)
	(Need 3 forms w/original signatures)
Ownership Information	(Attach. B, - pg. 3)
Dimensional Data	(Attach. B, - pg. 4)
Variance Information	(Attach. B, - pg. 5)
Special Permit Information	(Attach. B, - pg. 6)
<b>Fee Schedule</b>	<b>Attachment C</b>
<b>Instructions for Posting Notice of Hearing</b>	<b>Attachment D</b>
<b>Historical Commission Coordination</b>	<b>Attachment E</b>
<b>Deviations from Approved Plans</b>	<b>Attachment F</b>
<b>Subdivision Information</b>	<b>Attachment G</b>

**BEFORE YOU BUY, OR RENT PROPERTY IN THE CITY OF CAMBRIDGE,  
CHECK ALL APPLICABLE LAWS AND REGULATIONS, INCLUDING THE  
CAMBRIDGE ZONING ORDINANCE TO BE SURE THAT THE PROPERTY  
CAN BE USED OR ALTERED FOR THE PURPOSE INTENDED.**

**(Revised: August 2012)**



# PLEASE READ THESE INSTRUCTIONS BEFORE SUBMISSION

## PROCEDURE FOR BOARD OF ZONING APPEAL PETITIONS

These procedures are general in nature and not intended to be complete. You should Consult with your advisor as to specific legal requirements that may apply in your case.

1. The process generally begins with denial of a Building Permit or Certificate of Occupancy application or with a determination of the need for a Variance or Special Permit, or upon the determination by an official of the Inspectional Services Department (ISD) that relief from the Zoning Ordinance or a special permit is required.
2. Online application must be fully and correctly completed and submitted with all required attachments. Once review is completed the application is then filed with the Office of the City Clerk. The date of filing is the date time-stamped on the petition form by the Office of the City Clerk. **State Law requires that a public hearing must be held within 65 days of the date of filing.**
3. The Planning Board electronically reviews all BZA applications. The Planning Board reviews Board of Zoning Appeal cases at its regularly scheduled meetings. Dates of Planning Board meetings may be obtained by calling the Community Development Department at 349-4600. **It's advisable to check prior to the Board of Zoning Appeal Hearing with the Community Development Department or Inspectional Services Department to determine if the Planning Board submitted any comments.**
4. The Secretary to the Board of Zoning Appeal sends notices of the scheduled hearing to abutters & abutters to abutters within 300 feet of the subject property, and property owners across the street from the subject property, as described in MGL, Ch. 40A, Sec. 11, at least fourteen days in advance of the scheduled hearing date.
5. A similar notice of the scheduled hearing is published for two consecutive weeks in a paper of local circulation. The first advertisement must appear at least two weeks prior to the date of the hearing.
6. The petitioner is also required to post a notice at the property prior to the hearing in accordance with the procedures set fourth in Attachment D. Please, read carefully for timely & proper display.
7. A notice of the scheduled hearing is posted at the City Clerk's Office two weeks prior to the hearing date.
8. At the hearing, the Board reviews the case material, the petitioner presents pertinent information, and the Board takes testimony in favor and testimony in opposition. Usually, cases are decided at the public hearing. **Decisions on Variances and Appeals must be filed by the Board with the City Clerk's office within 100 days of the filing date of the application. Decisions on Special Permits must be filed by the Board with the City Clerks office within 90 days of the hearing date. These deadlines can be extended upon written waiver of the applicant.**
9. A deliberation meeting is held on a subsequent date if a decision is not reached at the original hearing. Generally, no additional testimony is taken at the deliberation hearings. If revised plans are to be submitted, they must be filed by the Monday prior to the hearing.
10. The Board's decision, after reasonable time for transcription and typing, (approximately 30 days) is filed in the Office of the City Clerk and a copy is mailed to the petitioner. If no appeal to Superior Court or Land Court is undertaken within twenty (20) days of the date of filing with the City Clerk, the Petitioner brings his or her copy of the decision to the City Clerk, who signs the decision indicating that no appeal has been undertaken. For variances and special permits the petitioner must file this signed copy with the deed for the subject property at the Registry of Deeds. A copy of the decision stamped as filed by the Registry of Deeds must be filed with the Division of Inspectional Services before buidling permits or certificates of occupancy can be issued.

**\*Note: Special Permits for certain use categories, as defined in the Zoning Ordinance, are issued by the Planning Board. Applications for Planning Board Special Permits are made at the Community Planning Division at the Community Development Department (349-4657)**

**BZA APPLICATION FORM**

**CHECK LIST**

PROPERTY LOCATION: 36 Follen Street DATE: June , 2018

PETITIONER OR REPRESENTATIVE: Mark J. Lanza, Trustee, 36 Follen Street Realty Trust

ADDRESS & PHONE: 9 Damonmill Square - Suite 4A4, Concord, MA 01742

BLOCK: 172 LOT: 28

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION.  
ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.

**DOCUMENTS**

**REQUIRED**

**ENCLOSED**

Application Form	<u>3</u>	<u>3</u>
<b>3 Forms with Original Signatures</b>		
Supporting Statements - Scanned & 1 set to Zoning	<u>Scanned &amp; 1 set to Zoning</u>	<u>Scanned &amp; 1 set to Zoning</u>
Application Fee (You will receive invoice online)	<u>\$135.00</u>	<u>\$135.00</u>
Assessor's GIS "Block Map" (Available on line or At Engineering Dept. - 147 Hampshire Street)	<u>1</u>	<u>1</u>
Dimensional Form - Refer to Cambridge Zoning Ordinance - Scanned & 1 set to Zoning (Subject to further review by Zoning Specialist)	<u>Scanned &amp; 1 set to Zoning</u>	<u>Scanned &amp; 1 set to Zoning</u>
Ownership Certificate, Notarized - Scanned & 1 set to Zoning	<u>Scanned &amp; 1 set to Zoning</u>	<u>Scanned &amp; 1 set to Zoning</u>
Floor Plans - Scanned & 1 set to Zoning	<u>Scanned &amp; 1 set to Zoning</u>	<u>Scanned &amp; 1 set to Zoning</u>
Elevations - Scanned & 1 set to Zoning	<u>Scanned &amp; 1 set to Zoning</u>	<u>Scanned &amp; 1 set to Zoning</u>
Certified Plot Plan - Scanned & 1 set to Zoning (By Registered Land Surveyor)	<u>Scanned &amp; 1 set to Zoning</u>	<u>Scanned &amp; 1 set to Zoning</u>
Photographs of Property - Scanned & 1 set to Zoning	<u>Scanned &amp; 1 set to Zoning</u>	<u>Scanned &amp; 1 set to Zoning</u>
Parking Plan (if relevant to your application) Scanned & 1 set to Zoning	<u>N/A</u>	<u>N/A</u>

**FOR SUBDIVISION ALSO INCLUDE:** Scanned & 1 set to Zoning

Proposed Deeds	<u>N/A</u>	<u>N/A</u>
Evidence of Separate Utilities **	<u>N/A</u>	<u>N/A</u>
Proposed Subdivision Plan	<u>N/A</u>	<u>N/A</u>

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.  
**It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.**

\* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.

\*\* Can be submitted after subdivision has been approved.

**BZA APPLICATION FORM**

**GENERAL INFORMATION**

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

Special Permit:   X   Variance:            Appeal:           

PETITIONER: Mark J. Lanza, Trustee, 36 Follen Street Realty Trust

PETITIONER'S ADDRESS: 9 Damonmill Square - Suite 4A4, Concord, MA 01742

LOCATION OF PROPERTY: 36 Follen Street, Cambridge, MA

TYPE OF OCCUPANCY: Single-Family ZONING DISTRICT: A-1

**REASON FOR PETITION:**

<u>  X  </u> Additions	<u>          </u> New Structure
<u>          </u> Change in Use/Occupancy	<u>          </u> Parking
<u>          </u> Conversion to Addi'l Dwelling Unit's	<u>          </u> Sign
<u>  X  </u> Dormer	<u>          </u> Subdivision
<u>          </u> Other: <u>                                </u>	

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Alter and extend the legally pre-existing nonconforming single-family dwelling by: 1.) raising the house 18" on a new, brick-faced foundation; 2.) construct new front steps; 3.) enclose the southern portion of the front porch; 4.) restore the windows; 5.) construct a rear addition; 6.) construct a dormer on the north side; 7.) extend the dormer on the west (rear) side to attach to the gable; 8.) install skylights; and 9.) construct a trash enclosure at the fence at the end of the driveway.

No new nonconformities will be created.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article   8   Section   8.22.1  

Article   8   Section   8.22.2, c.  

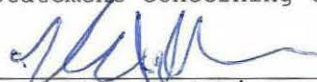
Article            Section                                 

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

  
(Petitioner(s)/Owner)

Mark J. Lanza, Trustee, 36 Follen Street Realty Trust  
(Print Name)

Address: 9 Damonmill Square - Suite 4A4, Concord, MA 01742

Tel. No.: (978) 369-9100

E-Mail Address: mjlanza@comcast.net

Date: July 11, 2018

**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~~ Mark J. Lanza, Trustee, 36 Follen Street Realty Trust  
(OWNER)

Address: 9 Damonmill Square - Suite 4A4, Concord, MA 01742

State that I/~~we~~ own the property located at 36 Follen Street, Cambridge, MA,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Mark J. Lanza, Trustee, 36 Follen Street Realty Trust

\*Pursuant to a deed of duly recorded in the date November 28, 2017 Middlesex South  
County Registry of Deeds at Book 70297, Page 282; or  
Middlesex Registry District of Land Court, Certificate No. N/A  
Book N/A Page N/A. See attached deed.

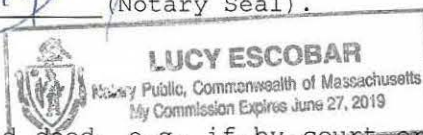
  
\_\_\_\_\_  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Mark J. Lanza, Trustee, 36 Follen Street Realty Trust personally appeared before me,  
this 12 of July, 2018, and made oath that the above statement is true.

My commission expires 06/27/2019 (Notary Seal).



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





2017 00192545

Bk: 70297 Pg: 282 Doc: DEED

Page: 1 of 2 11/28/2017 12:44 PM

**DEED**

I, Jennifer P. Reed, of 728 Valita Drive, San Leandro, California, for consideration of One Million Nine Hundred Twenty Five Thousand Dollars (\$1,925,000.00) grant to Mark J. Lanza, Trustee, 36 Follen Street Realty Trust u/d/t dated November 27, 2017, as evidenced by the Trustee's Certificate dated November 27, 2017 and recorded herewith

with ***Quitclaim Covenants***

All of my right, title and interest in a certain parcel of land with the buildings thereon situated in Cambridge, being now numbered 36 Follen Street, bounded and described as follows:

Beginning at a point on the westerly side of said Follen Street distant two hundred twenty-five and 9/10 (225.9) feet northerly from Waterhouse Street, thence running

WESTERLY in a straight line seventy-five (75) feet;  
thence turning at right angles and running

NORTHERLY in a straight line fifty-one (51) feet; thence  
turning at right angles and running

EASTERLY in a straight line ninety-two and 2/10 (92.2)  
feet to said Follen Street; thence turning and  
running

SOUTHERLY fifty-four (54) feet to the point of beginning.

Containing 4321 square feet of land.

Grantor hereby states under the penalties of perjury that Grantor is unmarried, releases any and all right of homestead, so-called, in the premises conveyed hereunder and affirms that there is no other person entitled to the protection of Chapter 188 of the General Laws of Massachusetts.

For Grantor's title, see deeds dated September 8, 2017 recorded at Middlesex South Registry of Deeds at Book 69943, Page 402 and Page 406.

**CLARK, HUNT, AHERN & EMBRY**  
**150 CAMBRIDGE PARK DRIVE**  
**CAMBRIDGE, MA 02140**

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 11/28/2017 12:44 PM  
Ctrl# 273827 25040 Doc# 00192545  
Fee: \$8,778.00 Cons: \$1,925,000.00



Witness my hand and seal this 27<sup>th</sup> day of November, 2017.

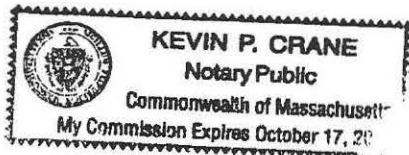
  
Jennifer P. Reed

## COMMONWEALTH OF MASSACHUSETTS

Middlesex SS

On this 27<sup>th</sup> day of November 2017, before me the undersigned notary public, personally appeared Jennifer P. Reed proved to me through satisfactory evidence of identification which was personally known to be the person whose name is signed on the preceding document and acknowledged to me that she signed it voluntarily for its stated purpose.

  
Notary Public KEVIN P. CRANE



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Mark J. Lanza, Trustee, 36 Follen Street Realty Trust    PRESENT USE/OCCUPANCY: Single-Family Residential

LOCATION: 36 Follen Street, Cambridge, MA    ZONE: A-1

PHONE: (978) 369-9100    REQUESTED USE/OCCUPANCY: Single-Family Residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2,497 sq. ft.</u>	<u>2,707 sq. ft.</u>	<u>2,160 sq. ft.</u> (max.)
<u>LOT AREA:</u>	<u>4,321 sq. ft.</u>		(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> <sup>2</sup>	<u>0.58</u>	<u>0.62</u>	<u>0.5</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>4,321 sq. ft.</u>	<u>4,321 sq. ft.</u>	<u>6,000 sq. ft.</u> (min.)
<u>SIZE OF LOT:</u> <u>WIDTH</u>	<u>51 ft.</u>		<u>80 ft.</u> (min.)
			<u>DEPTH</u>
<u>Setbacks in</u> <u>FRONT</u>	<u>5.67 ft.</u>	<u>5.67 ft.</u>	<u>15 ft.</u> (min.)
<u>Feet:</u>			
			<u>REAR</u>
	<u>44.0 ft.</u>	<u>40.0 ft.</u>	<u>25 ft.</u> (min.)
	<u>15.53 ft.</u>	<u>15.53 ft.</u>	<u>7.5 ft.</u> (min.)
	<u>1.38 ft.</u>	<u>1.38 ft.</u>	<u>7.5 ft.</u> (min.)
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	<u>26.5 ft.</u>	<u>28.0 ft.</u>	<u>35.0 ft.</u> (max.)
			<u>LENGTH</u>
			<u>WIDTH</u>
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> <sup>3</sup>	<u>61%</u>	<u>55%</u>	<u>50%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>1</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (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.

None.

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'.

See attached form showing changes in dimensions where applicable.

CITY OF CAMBRIDGE ZONING DIMENSIONAL FORM

36 FOLLEN STREET, CAMBRIDGE, MASSCHUSETTS

SPECIAL PERMIT APPLICATION DATED JULY 11, 2018

**A-1 Residential Zoning District**

<u>Dimension</u>	<u>Required/Limit</u>	<u>Existing</u>	<u>Proposed</u>	<u>Change</u>
Lot Area	8,000 sq. ft. & 6,000 sq. ft.. per unit min.	4,321 sq. ft.	4,321 sq. ft.	None
Lot Width	80 ft. min.	51 ft.	51 ft.	None
Front Setback	15 ft. min.	5.67 ft.	5.67 ft.	None
Side Setback	7.5 ft. min.	1.38 ft.- Right 15.53 ft.- Left	1.38 ft. 15.53 ft.	None None
Rear Setback	25 ft. min.	44.0 FT.	40.0 FT.	- 4.0 ft.
Building Height	35 ft. max.	26.5 ft.	28 ft.	+ 1.5 ft.
Floor Area Ratio	0.5 max.	0.58	0.62	+ 0.04
Ratio of Open Space to Lot Area	50% min.	61%	55%	- 6%

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 36 Follen Street, 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: The existing and proposed use of the lot and structure as a single-family residence are conforming. The single-family dwelling on the lot and the proposed alterations conform dimensionally to the building height, rear setback, left side setback and ratio of private open space to lot area land-structure relationship requirements of the Zoning Ordinance. The lot and the house on it are legally preexisting nonconforming as to lot area, lot width, front setback, right side setback and floor area ratio (FAR). There will be no increases in any of these nonconformities, except for a modest 4 % increase in FAR. No new nonconformities will be created. Such a modest increase in floor area will not be substantially more detrimental to the neighborhood than the existing nonconforming FAR.
- 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: Since there will be no change in use, the volume of traffic generated and the patterns of access and egress will not be changed.
- 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: Since there will be no change in use, the proposed modest alterations will have no impact on adjacent uses.
- 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: The proposed modest alterations which involve no change of use will have no impact on the health, safety and/or welfare of the occupants of the house or the citizens of the City.
- 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: There will be no change in use. On May 22, 2018, the Cambridge Historical Commission issued a Certificate of Appropriateness for the proposed alterations. Please see attached copy. Also, please see the Applicant's additional supporting statement.



**SUPPLEMENTAL SUPPORTING STATEMENT**

**CITY OF CAMBRIDGE BOARD OF ZONING APPEALS**

**36 FOLLEN STREET, CAMBRIDGE, MASSACHUSETTS**

**SPECIAL PERMIT APPLICATION DATED JULY 11, 2018**

The applicant seeks a special permit to alter and extend a legally preexisting single-family dwelling. The alterations involve a modest increase in floor area of 210 square feet or 4%. The increased floor area for additional living space is primarily interior to the house. The addition at the rear is conforming as to rear setback and does not involve an extension of the building further into the rear yard. Rather, the alterations at the rear of the house harmonize the bay windows with the rest of the rear of the structure.

The ground water in the area is seasonably high. Many of the lowest clapboards are at or very near ground level. Additionally, numerous resurfacings of Follen Street by the City have resulted in an incongruous relationship between the respective levels of street and the first floor of the house. All of these conditions will be improved by raising the elevation of the house by 18 inches on a new brick-faced foundation, consistent with the abutting houses.

Most of the properties in the neighborhood, including this one, are nonconforming. The minor increase in FAR and the construction of more building mass within the front yard and more building space in right side yard will result in truly *de minimis* increases in these legally preexisting dimensionally nonconforming land-structure relationships. Such minor increases will not (and could not) be substantially more detrimental to the neighborhood than the existing nonconformities.

Where no new nonconformities will be created in a single-family owner-occupied dwelling such as this one, a dimensional variance is not, and in any event, cannot be required. See Deadrick v. Zoning Board of Appeals of Chatham, 85 Mass. App. Ct. 539 (2014); and Gale v. Zoning Bd. of Appeals of Gloucester, 80 Mass. App. Ct. 331 (2011), citing M.G.L. Chapter 40A, Section 6.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Mark J. Lanza', written over a horizontal line.

Mark J. Lanza, Trustee,  
36 Follen Street Realty Trust

DATED: July 11, 2018





## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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., Robert G. Crocker, Chandra Harrington, Jo M. Solet,  
Susannah Barton Tobin, *Members*; Joseph V. Ferrara, Kyle Sheffield, *Alternates*

### CERTIFICATE OF APPROPRIATENESS

Property: 36 Follen Street

Applicant: 36 Follen Street Realty Trust

Attention: Mark Lanza, Trustee  
36 Follen Street Realty Trust  
9 Damonmill Square, Ste. #4A4  
Concord, Mass. 01742

Sam Kachmar  
Sam Kachmar Architects  
45 Saville Street  
Cambridge, Mass. 02138

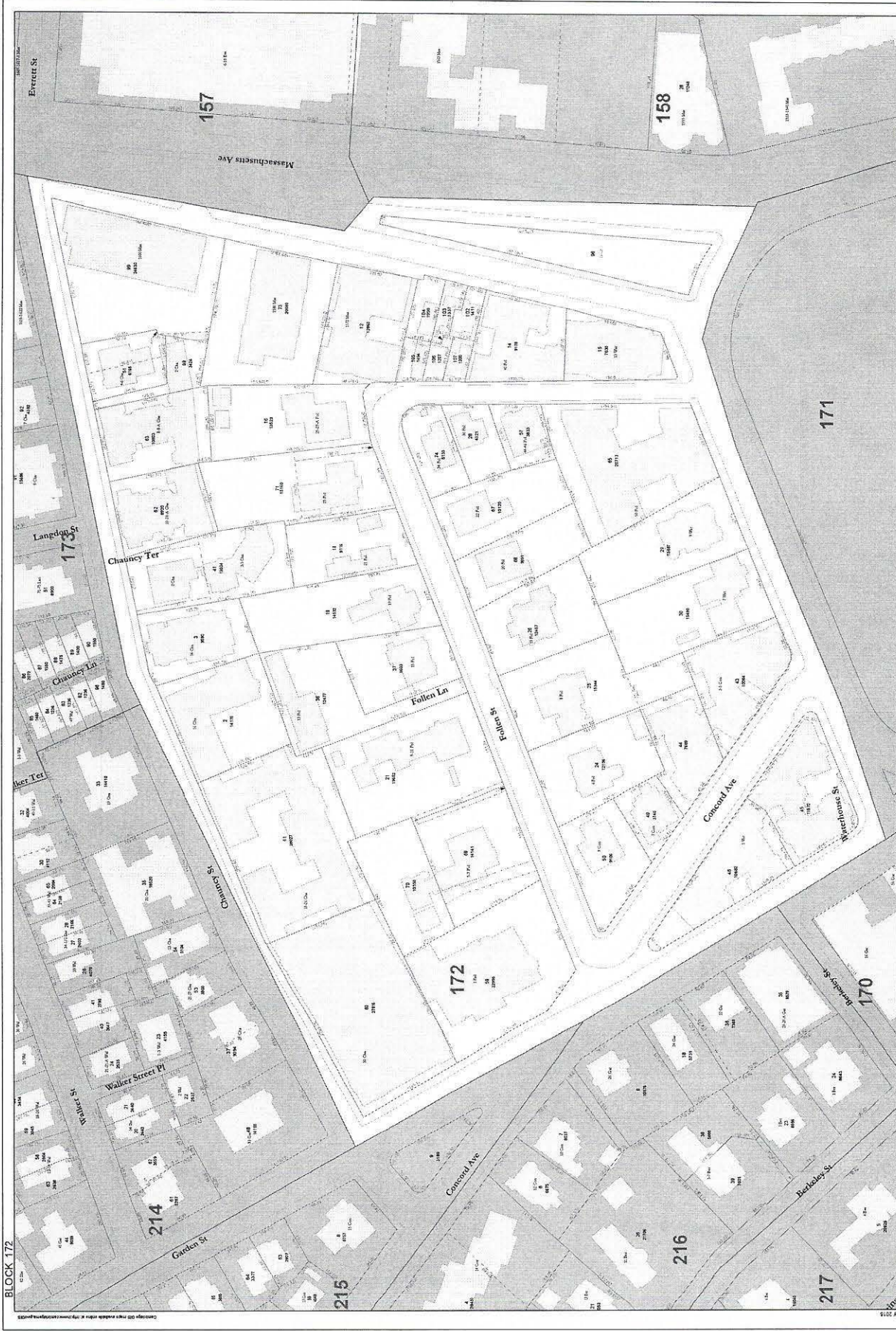
The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

1. Lift the house 18" on a new brick-faced foundation
2. Construct new front steps
3. Enclose the southern portion of the front porch
4. Restore the windows, except those noted on the plans that are changing size or location
5. Construct a rear addition
6. Construct a dormer on the north side
7. Extend dormer on the west (rear) side to attach to gable
8. Install skylights
9. Construct a trash enclosure at the fence at the end of the driveway

All work is to be carried out as indicated on the drawings by Sam Kachmar Architects titled, "36 Follen St Realty Trust," and dated March 13, 2018.

The Commission found that, given the idiosyncratic nature of the house, the adjustments proposed were not incongruous





**City of Cambridge**  
Assessing Department  
755 Massachusetts Ave  
Cambridge, MA 02139

**Parcel Block Map**  
**172**

**Legend**

- Buildings
- Vacant
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Paved Line
- Easement
- Railway

**Scale**

0 20 40 80 Feet

1 inch = 43 feet

**North Arrow**

N

**Block 172 Statistics**

10	Lot Number	100	Parcel size in Sq. Ft.
172	Block Number	44,010	Land Court Dimension
10	Cur. Street Number	65.0	Survey Dimensions
123.0	Dead Dimension		



Effective August 1, 2012

BOARD OF ZONING APPEAL (FEE SCHEDULE)

The fee for a public hearing before the Board of Zoning Appeal shall be determined by the category of relief being sought. The fee per case for each category is as follows:

1. Parking  
\$100.00 per space for which relief is requested.
2. Signs  
\$100.00 per sign plus \$2.00 per square foot of signage requiring relief.
3. Appeal of Building Department Official's Determination  
\$100.00
4. Additions, Structural Alterations, Dimensional Violations, Alteration of Non-Conforming Structure  
\$100.00 plus \$20.00 per 100 square feet of construction requiring relief.
5. Subdivision  
\$500.00 plus \$100.00 per new lot proposed.
6. Conversion to Additional Dwelling Units  
\$300.00 plus \$100.00 per dwelling unit requested.
7. Use Variance, Use Special Permit, Alteration or Enlargement of Non-Conforming Uses  
\$100.00 base fee, subject to an additional fee of \$100.00 per occupied dwelling) unit or its equivalent requiring relief.
8. Cell Antenna  
\$500.00 per application.

Other uses shall be subject to a fee of \$100.00 plus an additional fee of \$.50 per square foot of new construction or conversion requiring relief as follows:

Under the following Sections of the Zoning Ordinance:

Sec. 4.15	Unlisted Uses	Category to be determined by Zoning Specialist.
Sec. 4.32	Transportation, etc.	50 cents per sq. ft.
Sec. 4.33	Institutional	50 cents per sq. ft.
Sec. 4.34	Office and Lab	50 cents per sq. ft.
Sec. 4.35	Retail Business & Consumer Service	50 cents per sq. ft.
Sec. 4.36	Open Air/Drive-In	50 cents per sq. ft.
Sec. 4.37	Light Industry	50 cents per sq. ft.
Sec. 4.38	Heavy Industry	50 cents per sq. ft.

Projects requesting relief in more than one of the above categories shall be required to pay a total of the fees from each applicable category.

Fees are based on the magnitude of the relief being requested and not that ultimately granted.

Notwithstanding the above schedule of fees, City Agencies and Non-Profit Institutions established for the welfare of citizens of the City of Cambridge shall be subject to a maximum fee of \$100.00 or the actual cost of advertisement and notification of the Board of Zoning Appeal's hearing, whichever is greater.

Those structures and uses begun in advance of obtaining necessary relief from the Board of Zoning Appeal shall be subject to a double fee for corrective hearing before the Board of Zoning Appeal.

The fee for renotification of a case pending before the Board of Zoning Appeal shall be \$200.00 or the actual cost of advertisement and notification of the Board of Zoning Appeal's hearing, whichever is greater.

All Board of Zoning Appeal decisions predicated on the fulfillment of certain conditions assigned by the Board shall be subject to certification for compliance with those conditions on an annual or other appropriated basis. The fee for such certification shall be \$100.00 per year.

## **ADDENDUM TO THE BOARD OF ZONING APPEAL APPLICATION FORM**

**RE: ADDITIONAL PUBLIC NOTIFICATION REQUIREMENTS FOR VARIANCE OR SPECIAL PERMIT APPLICATIONS.**

AN AMENDMENT TO THE CAMBRIDGE ZONING ORDINANCE UNDER ARTICLE 10.000, SECTION 10.42.1 REQUIRES THAT APPLICANTS FOR A VARIANCE OR SPECIAL PERMIT ERECT AND MAINTAIN ONE OR MORE NOTIFICATION PANELS AT THE SITE FOR WHICH THE VARIANCE OR SPECIAL PERMIT RELIEF IS REQUESTED. THE REQUIREMENTS ARE AS FOLLOWS:

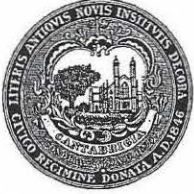
- A. The number of notification panels required to be erected is based on the street frontage of the property. For the first 200 feet of frontage, one panel is required. Additional panels are required for each additional 500 feet of frontage or portion thereof.
- B. The panels shall be securely mounted on the lot at the street line or within the property, but in any case not more than twenty (20) feet from the street line.
- C. The location of the panel(s) shall be shown on the site plan included with the application documents. The locations are subject to the approval of the Inspectional Services Department.
- D. The panels will be available for pickup by the applicant from the BZA Secretary at the Inspectional Services Department, no later than 3 weeks from the hearing date. The wording on the panels will be completed by the Inspectional Services Department.
- E. The panels must be installed by the applicant at the designated locations, no later than fourteen (14) days prior to the public hearing. Failure to install the panels by this date could result in rescheduling of the public hearing.
- F. The panels must be displayed continuously until such time as the notice of decision is filed with the city clerk. Note: For information purposes, it can take approximately a month and a half between the time of the hearing and the filing of the notice of decision.
- G. After the notice of decision has been filed, the panel shall be promptly removed and discarded.

**Note: The following information will be included on the notification panel:**

Name of Petitioner;  
Description of Premises;  
Information concerning the public hearing;  
Nature of relief requested;  
Case number, and  
City point of contact for additional information or submission of comments.

**(ATTACHMENT D)**





**CITY OF CAMBRIDGE**  
**BOARD OF ZONING APPEAL**  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MASS. 02139 (617) 349-6100

**ADDENDUM TO BOARD OF ZONING APPEAL APPLICATION FORM**

SUBJECT: DEVIATIONS FROM PLANS APPROVED BY THE BOARD OF ZONING APPEAL (BZA)

WHEN THE BZA GRANTS A VARIANCE OR SPECIAL PERMIT, SUCH APPROVAL IS CONDITIONED ON CONFORMANCE WITH THE EXTERIOR FEATURES OF THE PLANS AND DRAWINGS APPROVED AT THE HEARING BY THE BOARD. THEREFORE, WHEN APPLYING FOR THE BUILDING PERMIT FOR THE APPROVED PROJECT, THE PLANS MUST BE THE SAME AS THOSE APPROVED BY THE BOARD, INCLUDING THE LOCATION AND SIZE OF WINDOWS.

IF THE PLANS ARE NOT THE SAME, THE BUILDING PERMIT CANNOT BE ISSUED.

IF THE APPLICANT FEELS THAT THE EXTERIOR FEATURES OF THE PLANS ARE LIKELY TO UNDERGO MODIFICATION BETWEEN THE TIME OF THE BZA HEARING AND THE APPLICATION FOR THE BUILDING PERMIT, THIS SHOULD BE BROUGHT TO THE ATTENTION OF THE BOARD AT THE HEARING SO THE DECISION CAN REFLECT THE FINAL CHANGES AS APPROVED BY THE BOARD. NO CHANGES CAN BE MADE TO PLANS APPROVED BY THE BZA SUBSEQUENT TO THE ISSUANCE OF THE BOARD'S DECISION.

(ATTACHMENT F)

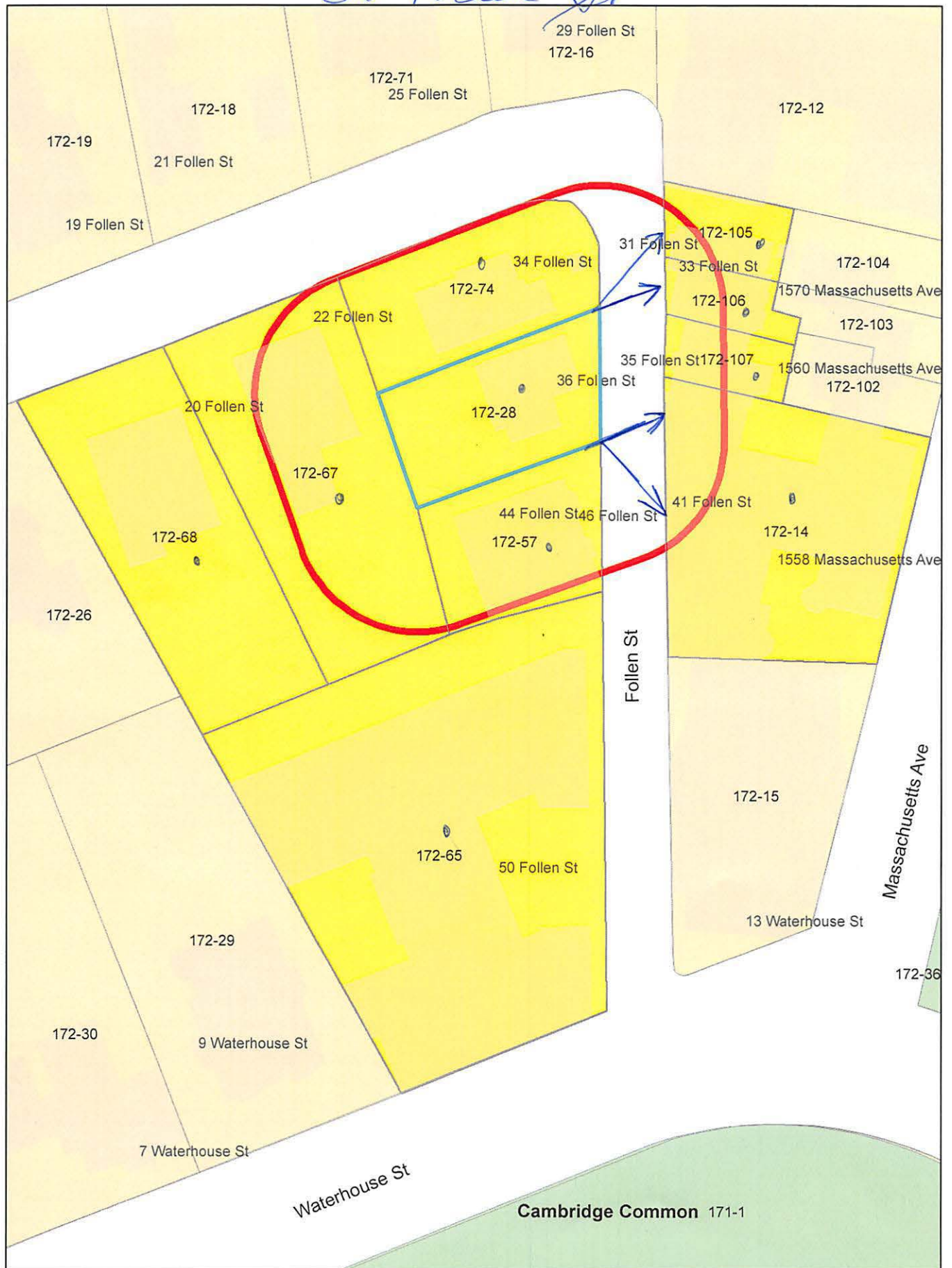


#### PROCEDURES FOR SUBDIVIDING EXISTING BUILDINGS OR PARCELS

1. Petition is made to the Board of Zoning Appeal for subdivision approval.
2. Twenty days after the Board of Zoning Appeal's decision granting the subdivision has been filed, petitioner must bring the decision to the Office of the City Clerk for Certification that there has been no appeal to the Superior Court. Then, the decision must be filed with the Registry of Deeds and evidence of such filing submitted to the Department of Inspectional Services.
3. When an interior lot line is created through an existing building or connected buildings, a total separation is to be made with a fire wall in accordance with the provisions of the Massachusetts State Building Code.
4. An existing fire wall must be certified by a registered professional Architect, Engineer, or qualified person.
5. Where compliance with a fire wall is impractical because of structural or construction difficulties or regulatory conflicts, compliance alternatives may be submitted to the building inspector for consideration and approval.
6. All utilities must be divided and be totally independent in each unit. All penetrations of the separated utilities left in a fire wall must be inspected and approved.
7. Upon compliance with the conditions of the decision and subdivision of the property, an application for a Certificate of Occupancy must be submitted.
8. Prior to issuance of the final Certificate of Occupancy the following items must be on file with the Inspectional Services Department.
  - a) Reports attesting items No. 3, 4, 5, 6 by a registered professional Architect, Engineer or qualified person.
  - b) A copy of the subdivision plan and relevant documents as recorded with the Registry of Deeds.

(ATTACHMENT G)

36 Follen St.





36 Follen St.

Petitioner

172-14  
SYCAMORE LAND CORPORATION  
C/O STEPHEN WOLFBERG  
1010 MEMORIAL DR #17A  
CAMBRIDGE, MA 02138

172-28  
REED, CHRISTOPHER THE  
CHRISTOPHER D. REED REV TRUST  
36 FOLLEN ST  
CAMBRIDGE, MA 02138

MARK J. LANZA,  
TR. OF 36 FOLLEN ST. REALTY TR.  
9 DAMONMIL SQ. - SUITE 4A4  
CONCORD, MA 01742

172-65  
MOFFIE, ROSE C. AND SAUL O. NESSEN,  
TRS. OF MOFFIE PROPERTY TRUST  
50 FOLLEN ST.  
CAMBRIDGE, MA 02138

172-107  
COGAN, CHARLES G. AND SUSAN Y. COGAN  
35 FOLLEN ST  
CAMBRIDGE, MA 02138

172-57  
44-46 FOLLEN STREET LLC  
50 FOLLEN ST  
CAMBRIDGE, MA 02138

172-65  
CIT LLC  
1 NASSAU ST., #1809  
BOSTON, MA 02111

172-106  
LORENZ, MARIAN B. & J..DIRK LORENZ  
33 FOLLEN STREET  
CAMBRIDGE, MA 02138

172-105  
SLOVIN, JUDITH & ROGER LOWENSTEIN  
31 FOLLEN ST  
CAMBRIDGE, MA 02138

172-65  
VOSKUIL, SONIA N.  
50 FOLLEN STREET, UNIT 7  
CAMBRIDGE, MA 02138

172-65  
SMITH, BETHEL J.  
50 FOLLEN ST. UNIT#405  
CAMBRIDGE, MA 02138

172-65  
REISHTEN, KATHLEEN COOPER,  
TRUSTEE 50 FOLLEN ST UNIT 406 NOMINEE TR.  
542 UVEDALE ROAD  
RIVERSIDE, IL 60546

172-65  
CONLEY, MICHAEL J, & ELIZABETH CONLEY OF  
RGC FOLLEN STREET, REALTY TRUST  
50 FOLLEN ST., #412  
CAMBRIDGE, MA 02138

172-65  
PLAYER, BETTY JEAN &  
CANDICE TERI-LOWE PLAYER  
50 FOLLEN ST. UNIT#415  
CAMBRIDGE, MA 02138

172-65  
DIENHART, MARIA  
99 POKONOKET AVE  
SUDBURY, MA 01776

172-65  
WITWICKI, NANCY & THOMAS F. WITWICKI  
50 FOLLEN ST. UNIT#312  
CAMBRIDGE, MA 02139

172-65  
DMUKAUSKAS, THOMAS  
50 FOLLEN STREET UNIT #15  
CAMBRIDGE, MA 02139

172-65  
CREAGHE, CHRISTOPHER &  
NOELIE VERONIQUE CREAGHE  
50 FOLLEN ST., UNIT #408  
CAMBRIDGE, MA 02138

172-65  
MOORE, AUGUSTUS  
50 FOLLEN STREET #7D  
CAMBRIDGE, MA 02138

172-65  
GANDHI, KAMAL V. & SUSHMA GANDHI &  
DAYAN K. GANDHI, TRUSTEE  
17343 SIGNATURE DRIVE  
GRANADA HILLS, CA 91344

172-65  
HOFFMAN, PELAHIA D.  
669 FOREST STREET  
MARSHFIELD, MA 02050

172-67  
ELLIOTT, DAVID J. & HUNGWAH YU  
22 FOLLEN ST  
CAMBRIDGE, MA 02139

172-65  
STERN, DAVID  
50 FOLLEN ST., UNIT #516  
CAMBRIDGE, MA 02138

172-65  
SHAPIRO, THOMAS & EMILY T. KLINE  
600 CONCORD AVE  
BELMONT, MA 02478

172-65  
RAPHAEL, FREDERIC,  
TR. THE 50-107 FOLLEN ST REALTY TRUST  
P.O. BOX 381255  
CAMBRIDGE, MA 02238

172-65  
WANG, LIZHENG & XIDUO CAO  
C/O EDWARD KANG  
PO BOX 458  
BEARSVILLE, NY 12409

172-65  
DANBERG, SEMOUR A. TRUSTEE OF DANBERG  
CAMBRIDGE REALTY TRUST  
12 TRAYMORE ST  
CAMBRIDGE, MA 02140

172-65  
RAPHAEL, FREDERIC, TRUSTEE THE 50-110  
FOLLEN ST REALTY TRUST  
P.O. BOX 381255  
CAMBRIDGE, MA 02238

172-68  
FOLLEN STREET, LLC  
1770 MASSACHUSETTS AVE. #607  
CAMBRIDGE, MA 02140

172-74  
34 FOLLEN STREET, LLC  
C/O DOUGLAS YOFFE  
50 FOLLEN ST  
CAMBRIDGE, MA 02138

36 Fallen St.

172-65  
DESAI, JYOTSNA M.& M.V. DESAI  
19112 JASPER HILL RD  
TRABUCA CANYON, CA 92679

172-65  
YOFFEE, DOUGHLAS A. & PATTY M. YOFFEE  
50 FOLLEN ST., #502  
CAMBRIDGE, MA 02138

172-65  
BROSIO, GIUSTINA M.,  
TR. OF UNIT 306 130 MT. AUBURN STREET TR.  
14 CHANNING ST  
CAMBRIDGE, MA 02138

172-65  
SUBTELNY, MARIA E.  
86 BABY POINT ROAD  
TORONTO, ON M6S2G

172-65  
DU, YONGLIANG  
50 FOLLEN ST., #505  
CAMBRIDGE, MA 02138

172-65  
AOKI, TOSHIYAKI & MICHIKO Y. AOKI  
50 FOLLEN  
CAMBRIDGE, MA 02138

172-65  
BROWER, RICHARD C. & RUTH A. BROWER  
38 LEXINGTON AVE  
CAMBRIDGE, MA 02138

172-65  
CARLSON, DAVID  
69 HAMMOND ROAD  
BELMONT, MA 02478

172-65  
LANT, JEFFREY L. & CAMBRIDGE TRUST  
COMPANY, TR. OF JEFFREY L. LANT2009 TR.  
50 FOLLEN ST #507  
CAMBRIDGE, MA 02138

172-65  
COLLIER, PAUL S. & MATTHEW S. COLLIER  
50 FOLLEN ST., UNIT #302  
CAMBRIDGE, MA 02138

172-65  
SALEY, RICHARD JAMES,  
TR OF OF R.J.S. REALTY TRUST  
50 FOLLEN ST. UNIT#504  
CAMBRIDGE, MA 02138

172-65  
SHAPIRO, THOMAS G. & EMILY T. KLINE  
600 CONCORDE AVENUE  
BELMONT, MA 02178

172-65  
BOSCO, JOSEPH A.  
C/O OXFORD ST. REALTY, LLC  
1644 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

172-65  
DYGAS, IRENE  
50 FOLLEN STREET UNIT 308  
CAMBRIDGE, MA 02138

172-65  
ODONI, ELENI M., AMEDEO R. ODONI  
50 FOLLEN ST., UNIT #211  
CAMBRIDGE, MA 02138

172-65  
OLBERT, STANISLAW N& NORMA L. OLBERT TRU  
OF STANISLAW & NORMA L. OLBERT LIVING TR  
50 FOLLEN ST., UNIT #217  
CAMBRIDGE, MA 02139

172-65  
BERBERIAN, EDWARD B. &  
CAROL ANN K. BERBERIAN  
50 FOLLEN ST 301  
CAMBRIDGE, MA 02138

# 36 FOLLEN ST RENOVATION

BZA SUBMISSION

6/27/2018

36 FOLLEN ST  
REALTY TRUST

36 FOLLEN ST.  
CAMBRIDGE MA  
02138



1 EXISTING 1



2 PROPOSED

ARCHITECT:

SAM KACHMAR ARCHITECTS

CLIENT:

36 FOLLEN REALTY  
TRUST

DESIGN CONSULTANT:

ROYCE LANIER

GENERAL CONTRACTOR

KIWI ENTERPRISES

STRUCTURAL  
ENGINEER:



**SAM KACHMAR**

ARCHITECTS

(p)978-270-8441

kachmardesign.com

45 SAVILLE ST.

CAMBRIDGE MA, 02138

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A-005	SUNSHADOW STUDIES	
A-100	LOWER LEVEL PLANS	
A-101	1ST FLOOR PLANS	
A-102	2ND FLOOR PLANS	
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A-804	EXTERIOR PERSPECTIVE - FOLLEN STREET	
A-805	EXTERIOR PERSPECTIVE - FOLLEN STREET	
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A-807	INTERIOR PERSPECTIVE	
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Grand total: 40

ABBREVIATIONS

#	NUMBER OR POUND
AND	
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AVB	AIR AND VAPOR BARRIER
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BSMT	BASEMENT
BTWN	BETWEEN
CF	CUBIC FEET
CI	CUBIC INCHES
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR OR CLEARANCE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR, CORRUGATED
CTR	CENTER
D	DEPTH, DEEP
DBL	DOUBLE
DEMOL	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DW	DISHWASHER
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRICAL
ELEV	ELEVATION (FACADE)
EOS	EDGE OF SLAB
EQ	EQUAL, EQUIPMENT, EQUIP
ETR	EXISTING TO REMAIN
EXG	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FAB	FABRICATE, FABRICATION
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FL	FLOOR
FW	FACE OF WALL
FT	FEET, FOOT
GA	GAUGE
GALV	GALVANIZED
GL	GLASS, GLAZING, GLAZED
GWB	GYPSUM WALLBOARD, BACKING BOARD
GYP	GYPSUM
H	HIGH
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IN	INCH, INCHES
INCL	INCLUDE, INCLUDED
INT	INTERIOR
JT	JOINT

L	LENGTH
LAM	LAMINATE, LAMINATED
LB	POUND
LOMF	LIGHT GAGE METAL FRAMING
LT	LIGHT
LT WT	LIGHT WEIGHT
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPP	OPPOSITE
OSB	ORIENTED STRANDBOARD
OVRD	OVERHEAD
OZ	OUNCE(S)
PATT	PATTERN(ED)
PERF	PERFORATED
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNT	PAINT, PAINTED
PR	PAIR
PREFAB	PREFABRICATE, PREFABRICATED
QTY	QUANTITY
RAD	RADIUS
RBR	RUBBER
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATE, REFRIGERATOR
REIN	REINFORCE, REINFORCED
REQ	REQUIRE
REV	REVISION, REVISE, REVISED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SCHED	SCHEDULE
SF	SQUARE FEET
SI	SQUARE INCHES
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS, SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STL	STEEL
STOR	STORAGE
STR	STAIR
T.O.	TOP OF
U.O.	UNDERSIDE OF
UNOT	UNLESS OTHERWISE NOTED
WD	WOOD
WT	WEIGHT
X	INDICATES TIMES OR BY

MATERIALS

	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

SYMBOLS

VIEW #	VIEW NAME	DRAWING TITLE
	SCALE: 1/8" = 1'-0"	
		EXTERIOR ELEVATION KEY
		INTERIOR ELEVATION KEY
		BUILDING SECTION MARKER
		WALL SECTION MARKER
		DETAIL AREA MARKER
		DETAIL SECTION MARKER
		GRID LINE
		VERTICAL ELEVATION KEY (ELEV)
		SPOT ELEVATION W/ TARGET (PLAN)
		SPOT ELEVATION NO TARGET (PLAN)
		REVISION CLOUD AND REVISION TAG
	ROOM TAG	CENTERLINE
	AREA TAG	MATCH LINE
	DOOR TAG	HINGE SIDE OF DOOR
	WINDOW TAG	ALIGN SURFACES
	ROOM NAME ROOM # FLOOR BASE WALL CEILING	FINISH TAG

GENERAL NOTES

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING " SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.



GENERAL NOTES,  
SYMBOLS &  
ABBREVIATIONS

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST RENOVATION

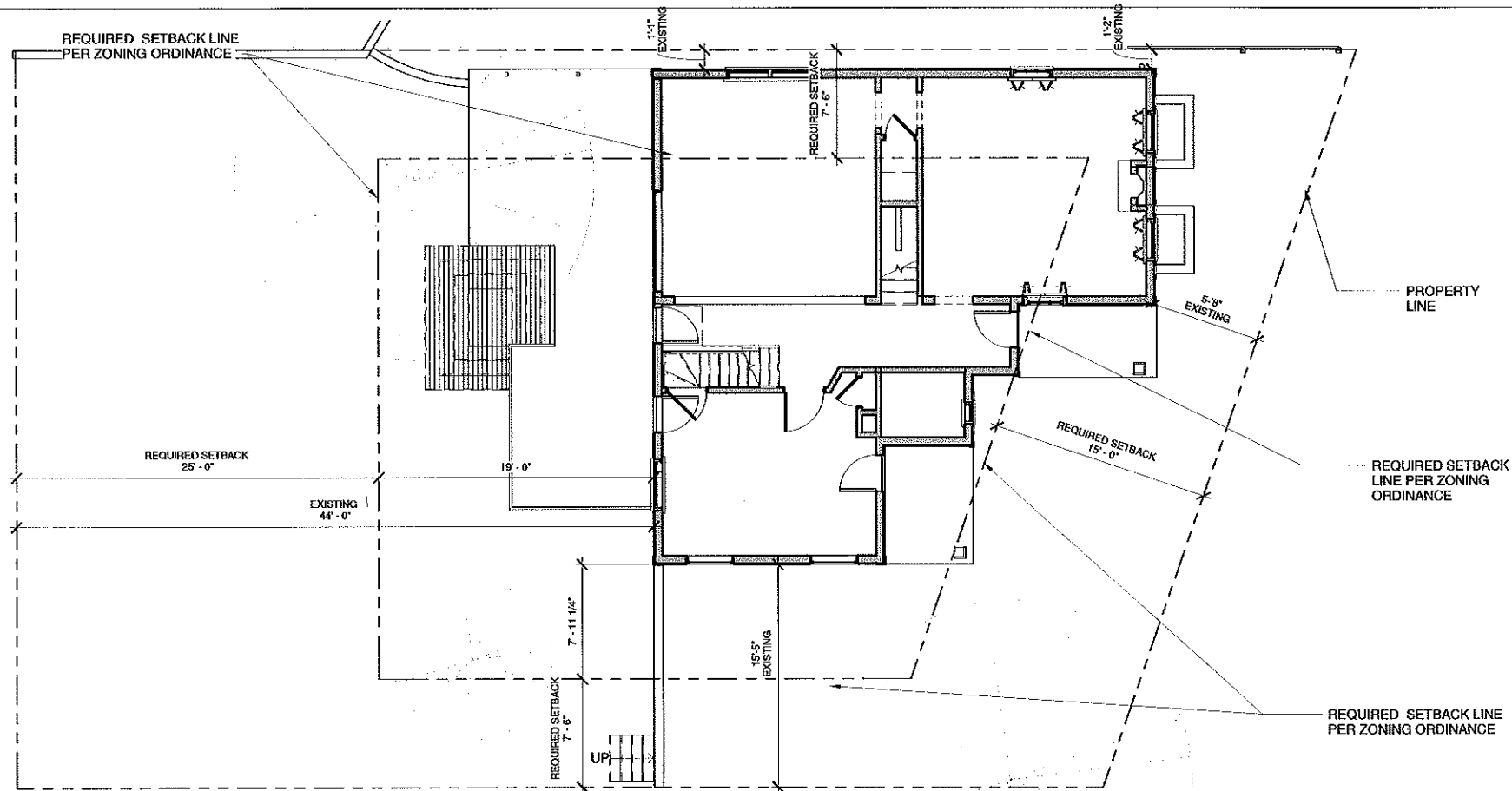
36 FOLLEN ST. CAMBRIDGE MA  
02138

Project Status	BZA SUBMISSION
Project number	2017.05
Date	6/27/2018
Drawn by	SKA
Checked by	Checker

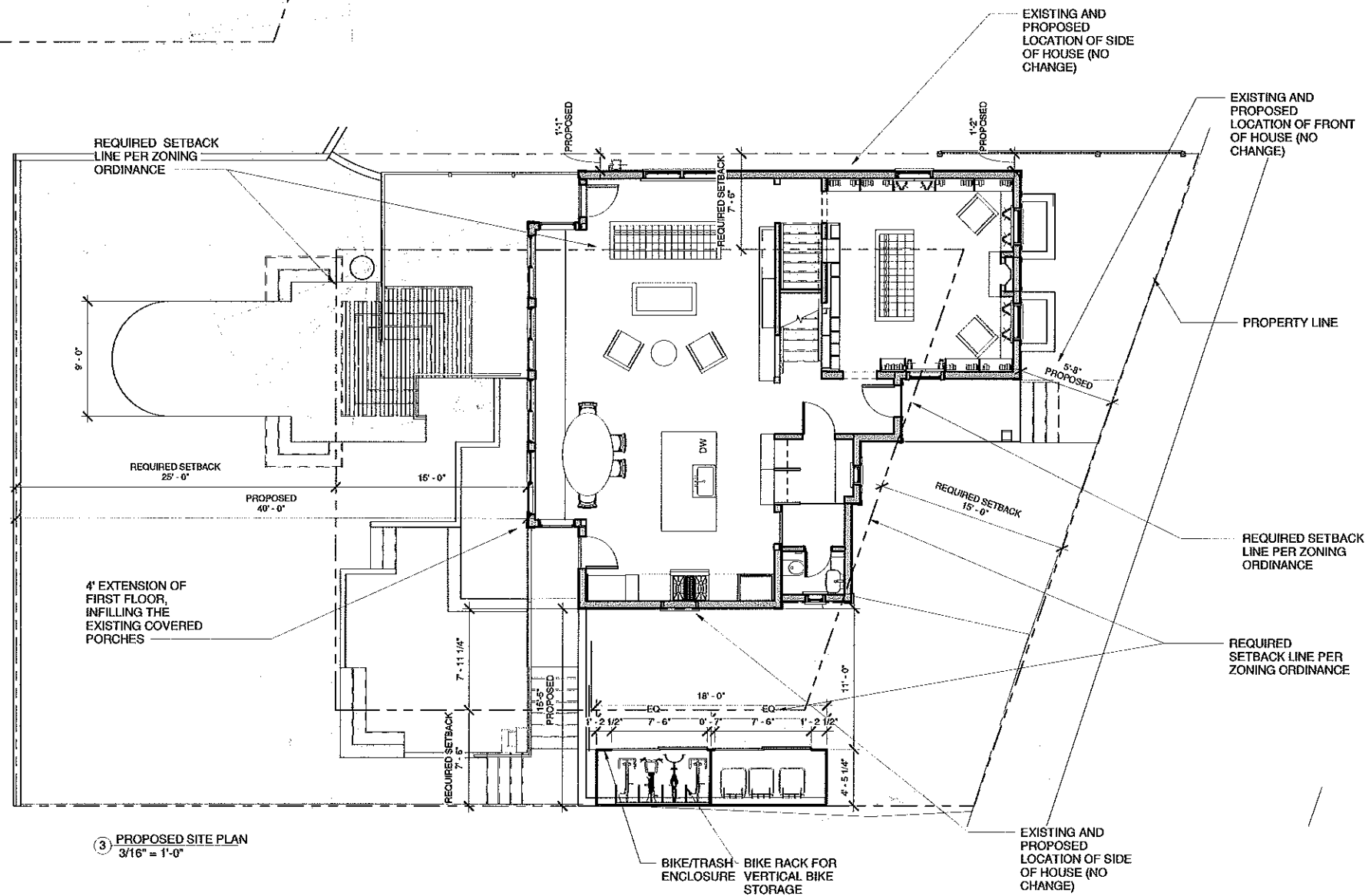
A-001

Scale 1 1/2" = 1'-0"





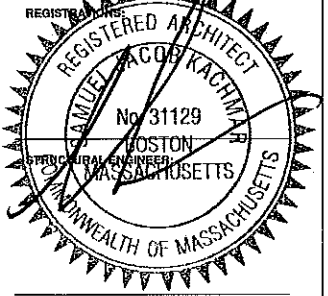
① EXISTING SITE PLAN  
3/16" = 1'-0"



③ PROPOSED SITE PLAN  
3/16" = 1'-0"



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45 SAVILLE ST.  
CAMBRIDGE MA,



EXISTING AND  
PROPOSED SITE

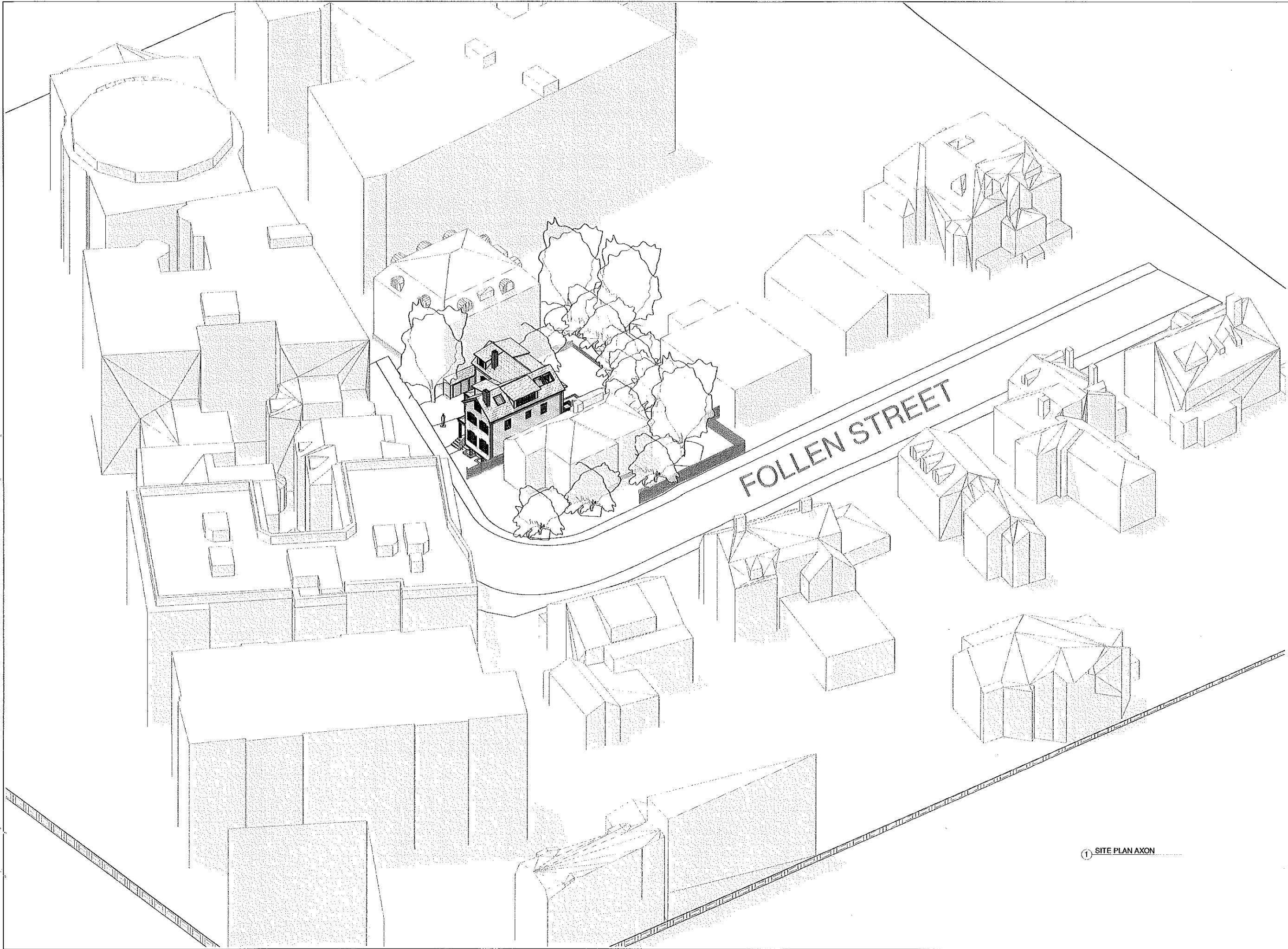
36 FOLLEN ST REALTY TRUST  
36 FOLLEN ST RENOVATION  
36 FOLLEN ST. CAMBRIDGE MA  
02138

Project Status	BZA SUBMISSION
Project number	2017.05
Date	6/27/2018
Drawn by	Author
Checked by	Checker

**A-003**

Scale 3/16" = 1'-0"

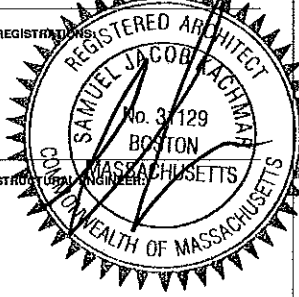
6/27/2018 7:55:48 PM



1 SITE PLAN AXON



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CAMBRIDGE, MA



SITE PLAN AXON

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST RENOVATION

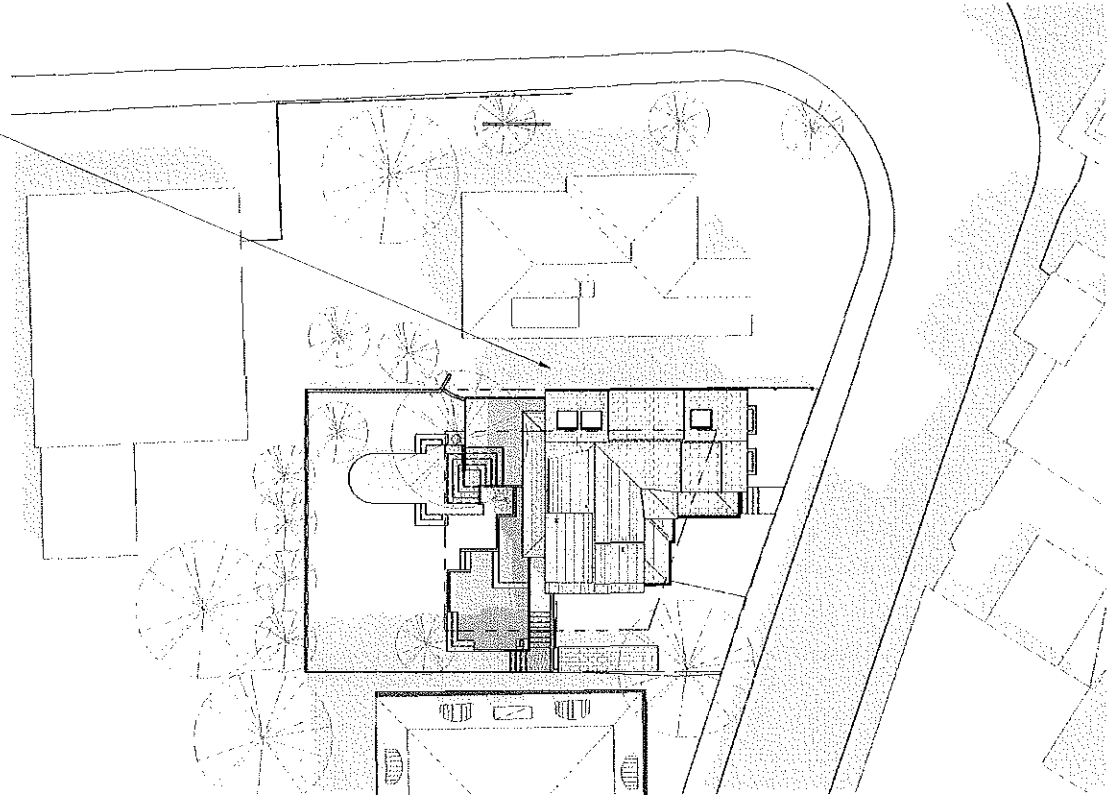
36 FOLLEN ST. CAMBRIDGE MA  
02138

Project Status	BZA SUBMISSION
Project number	2017.05
Date	6/27/2018
Drawn by	SKA
Checked by	Checker

A-004

Scale

SUMMER SHADOWS FROM  
36 FOLLEN ST.



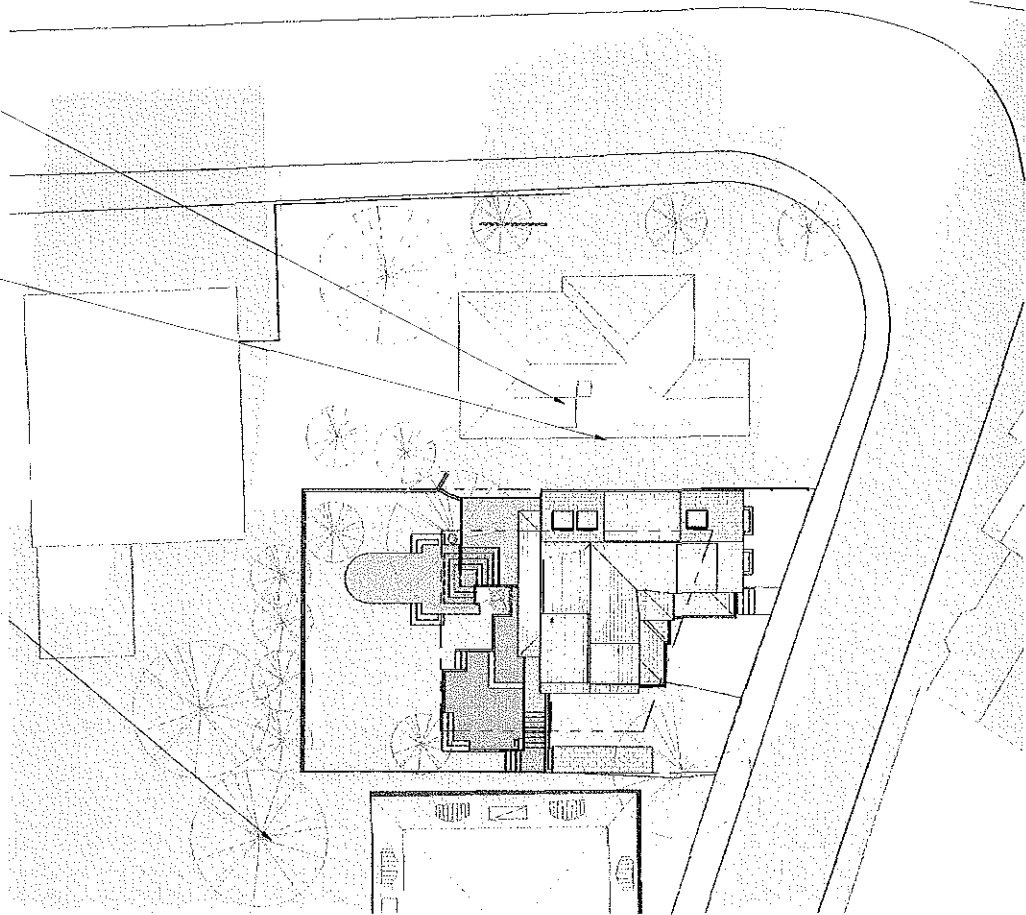
① SUN STUDY (SUMMER SOLSTICE)  
1/16" = 1'-0"



UNAFFECTED SOLAR PANELS  
OF NEIGHBOR

EXTENT OF WINTER SHADOW  
FROM 36 FOLLEN ST.

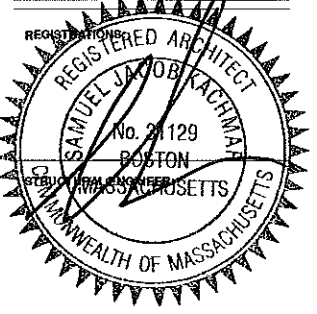
LONG SHADOWS COVER 36  
FOLLEN ST.



② SUN STUDY (WINTER SOLSTICE)  
1/16" = 1'-0"



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45 SAVILLE ST.  
CAMBRIDGE MA



SUN/SHADOW STUDIES

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST RENOVATION

36 FOLLEN ST. CAMBRIDGE MA  
02138

Project Status	BZA SUBMISSION
Project number	2017.05
Date	6/27/2018
Drawn by	SKA
Checked by	Checker

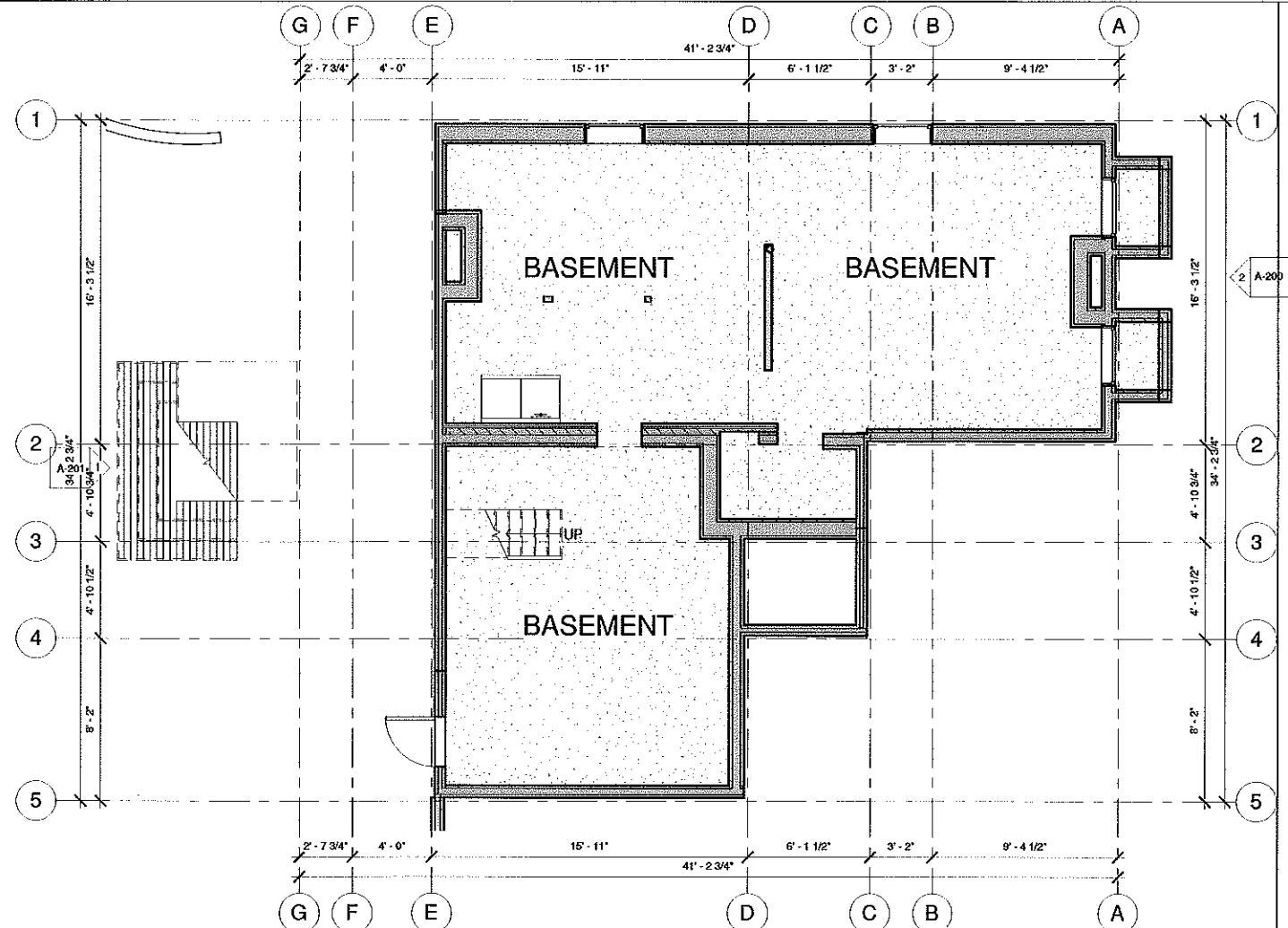
A-005

Scale 1/16" = 1'-0"

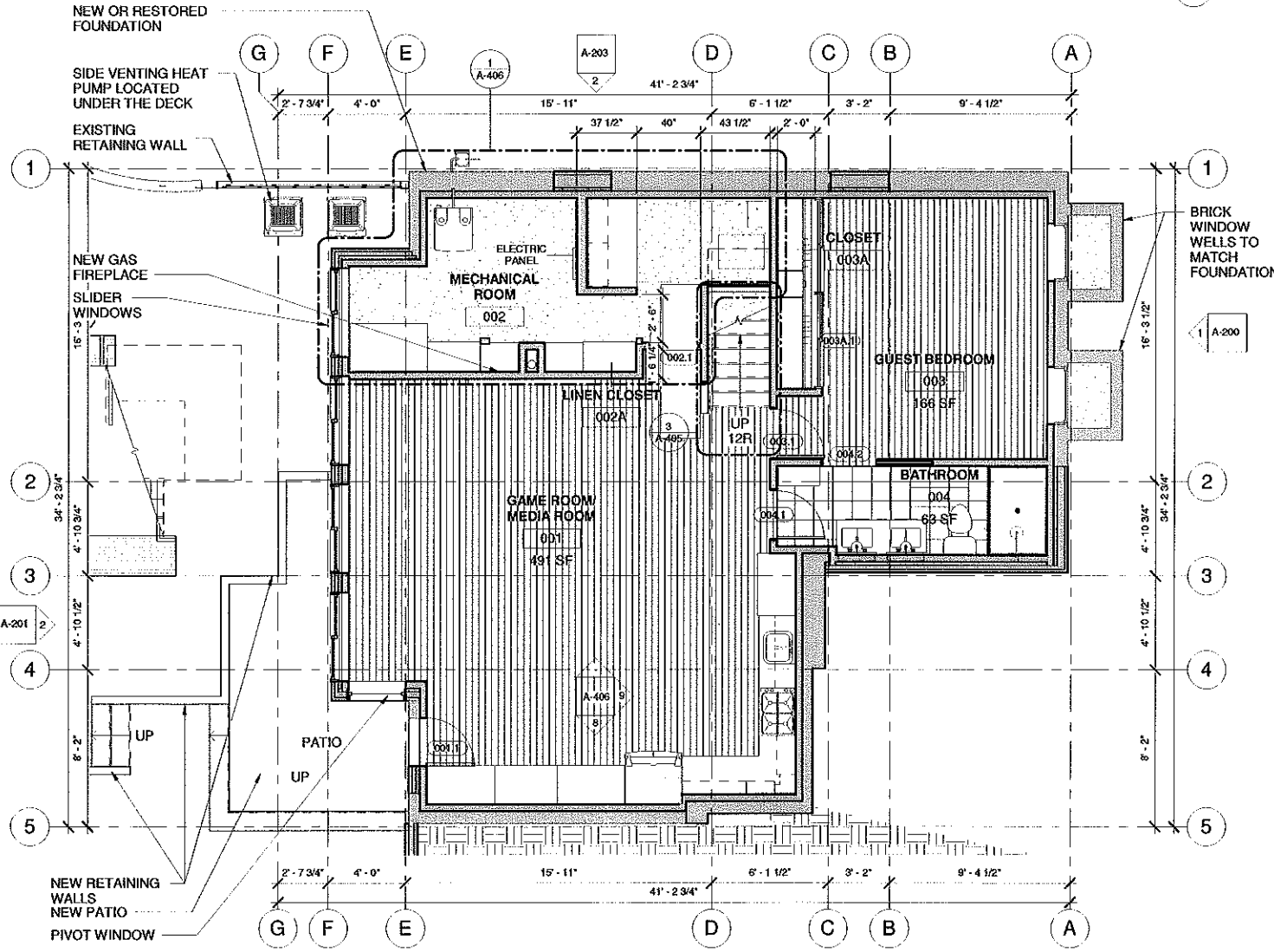




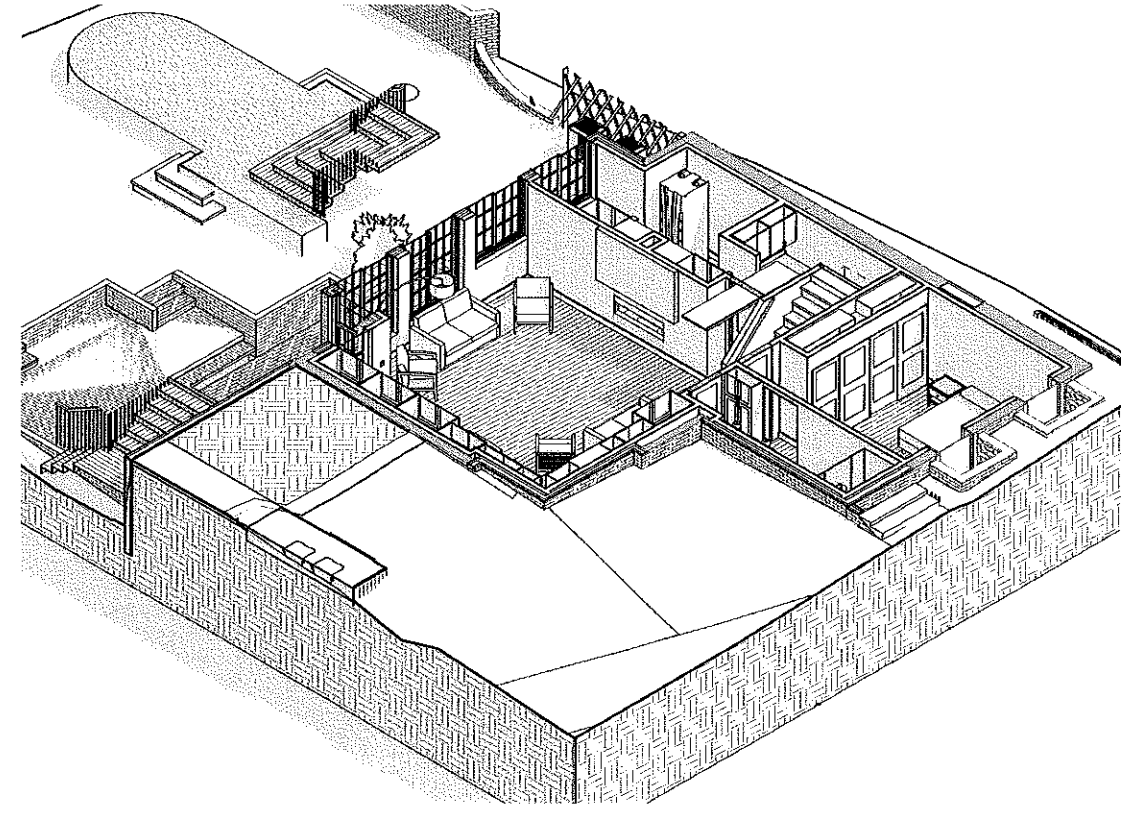
EXISTING VIEW FROM REAR YARD



1 EXISTING LOWER LEVEL PLAN  
1/4" = 1'-0"



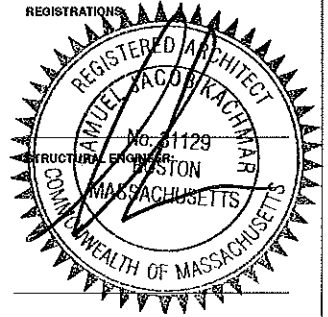
3 FLOOR PLAN - LOWER LEVEL  
1/4" = 1'-0"



2 PROPOSED LOWER LEVEL AXON



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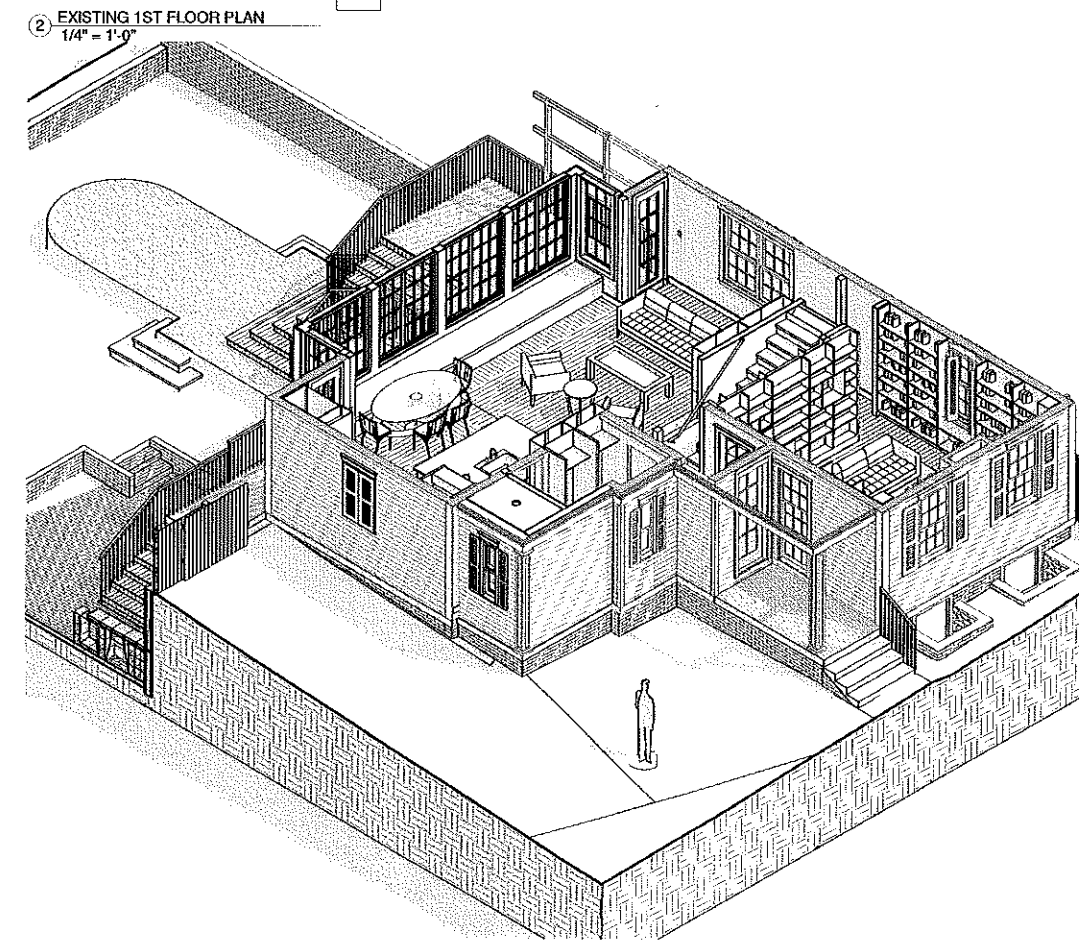
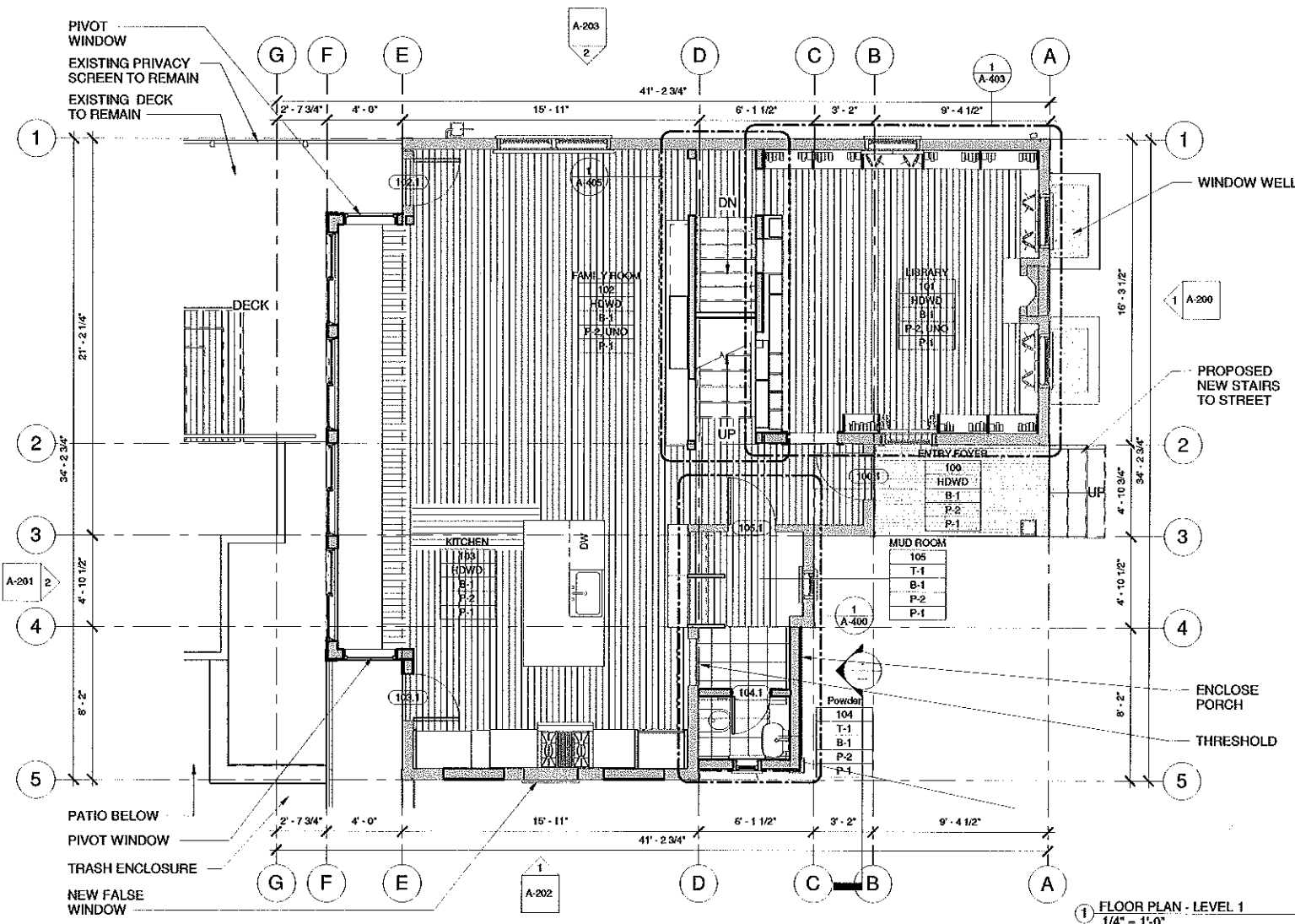
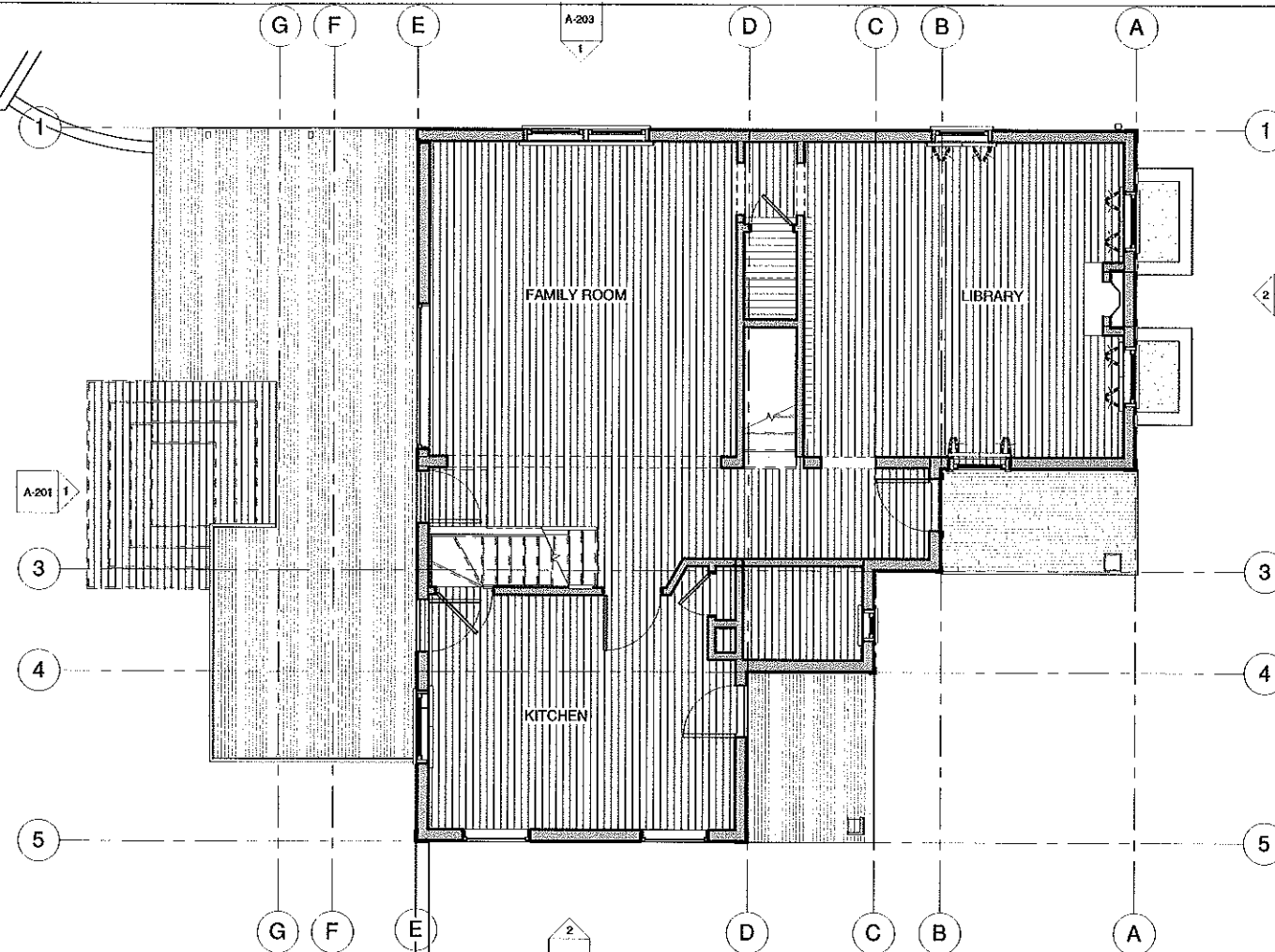


LOWER LEVEL PLANS

36 FOLLEN ST REALTY TRUST  
36 FOLLEN ST RENOVATION  
36 FOLLEN ST. CAMBRIDGE MA  
02138

Project Status	BZA SUBMISSION
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Checked by	Checker

**A-100**  
Scale 1/4" = 1'-0"



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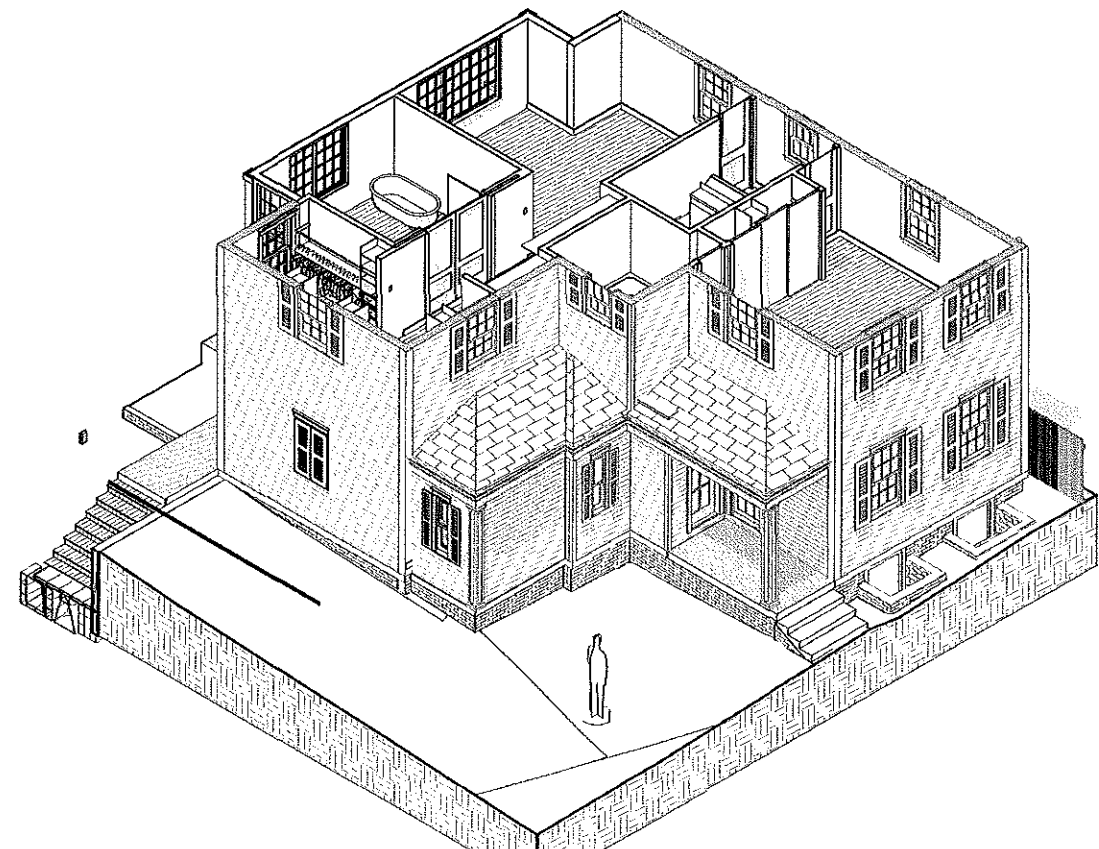
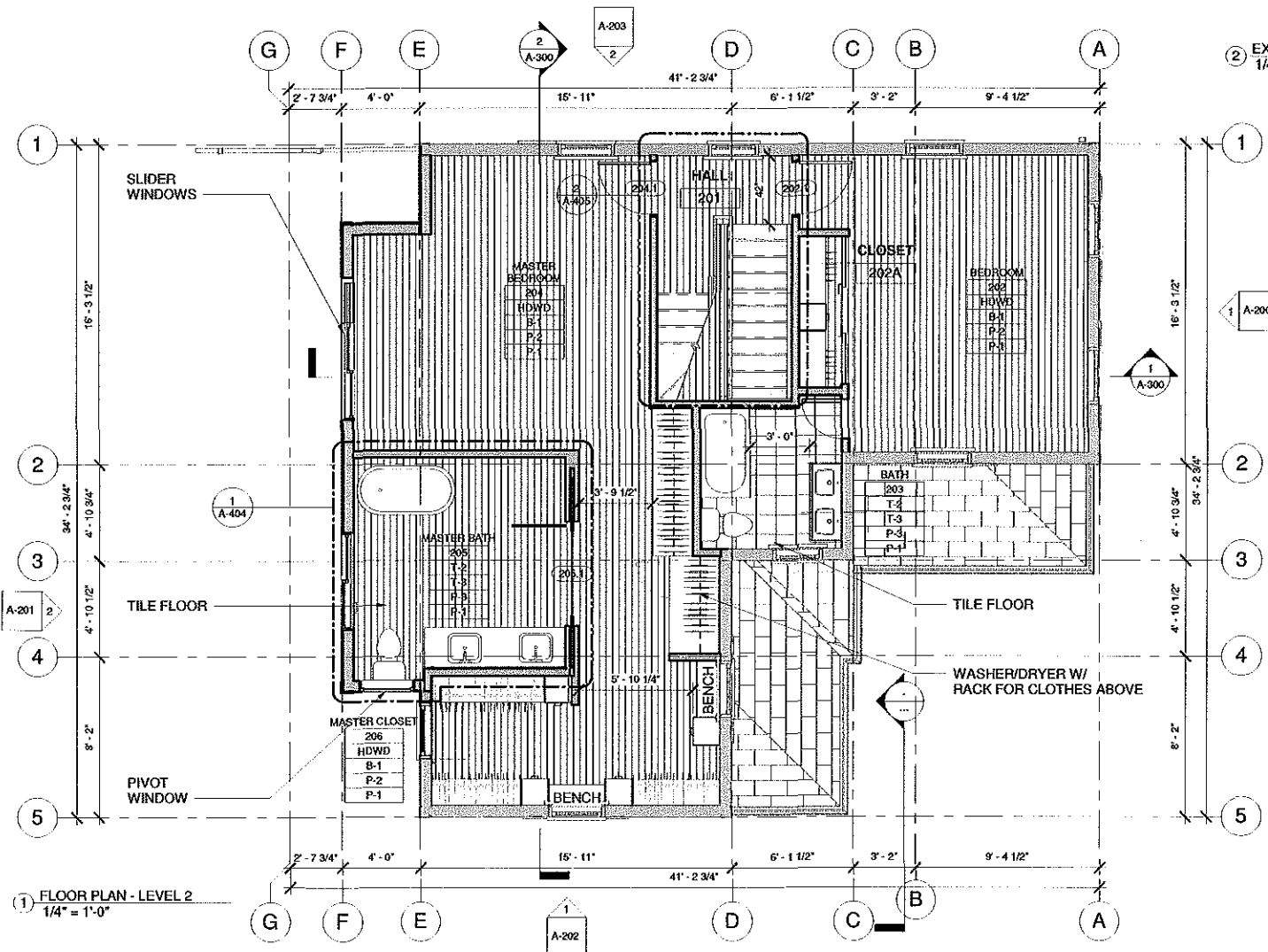
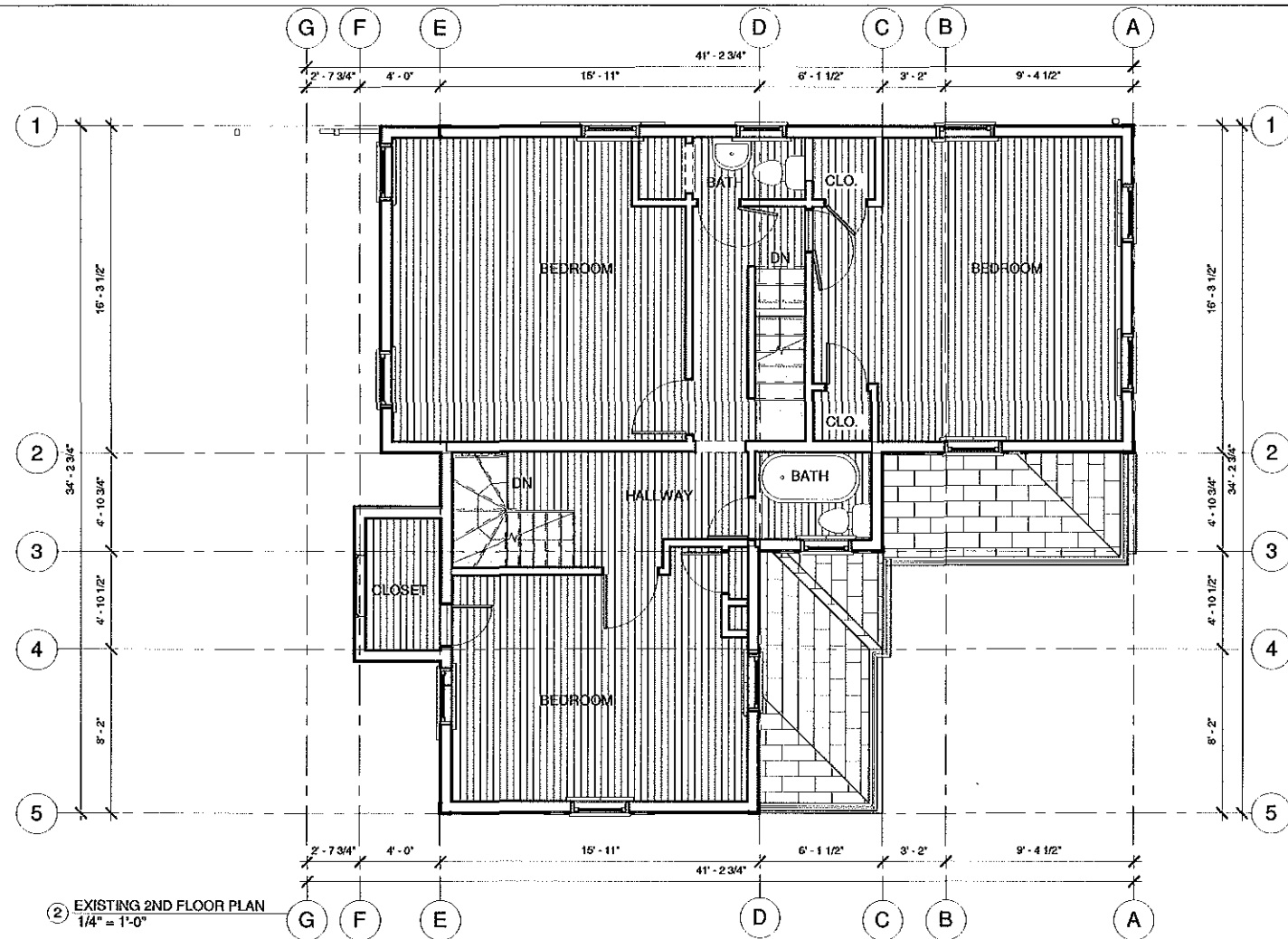
REGISTERED ARCHITECT  
 No. 54129  
 COMMONWEALTH OF MASSACHUSETTS

1ST FLOOR PLANS

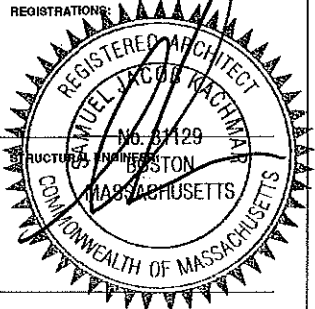
36 FOLLEN ST REALTY TRUST  
 36 FOLLEN ST RENOVATION  
 36 FOLLEN ST, CAMBRIDGE MA  
 02138

Project Status	BZA SUBMISSION
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Checked by	SJK
<b>A-101</b>	
Scale	1/4" = 1'-0"





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## 2ND FLOOR PLANS

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36 FOLLEN ST RENOVATION

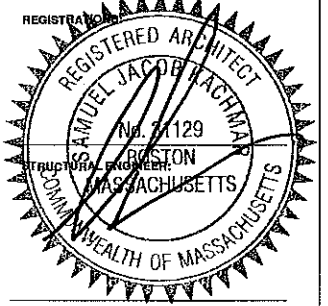
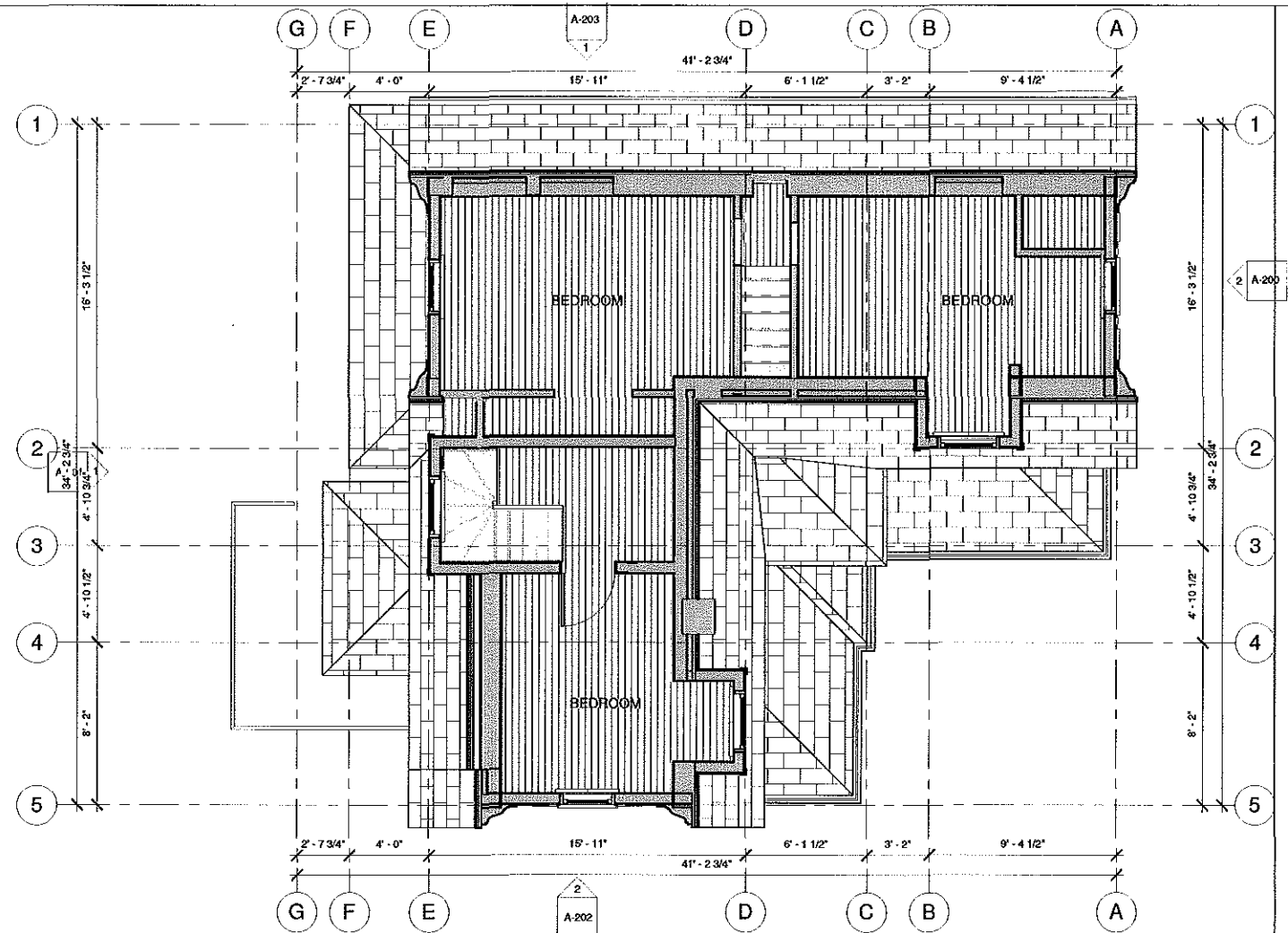
36 FOLLEN ST. CAMBRIDGE MA  
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Project number 2017.05  
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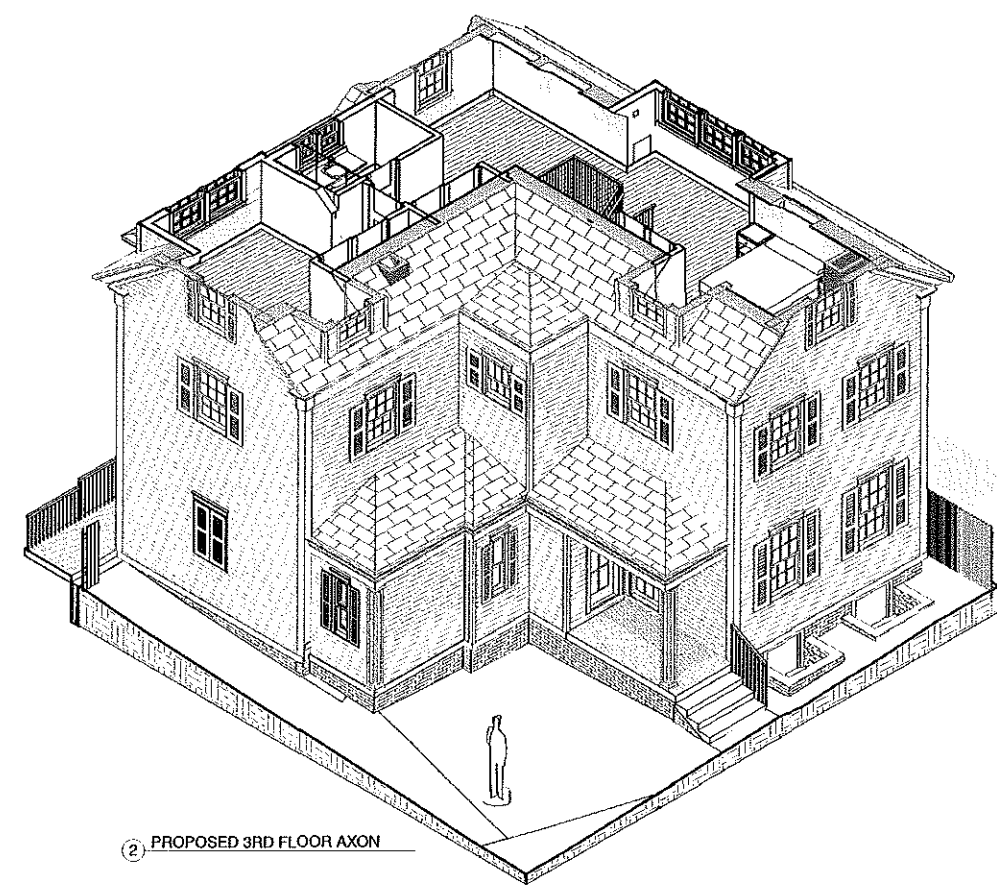
**A-102**

Scale 1/4" = 1'-0"

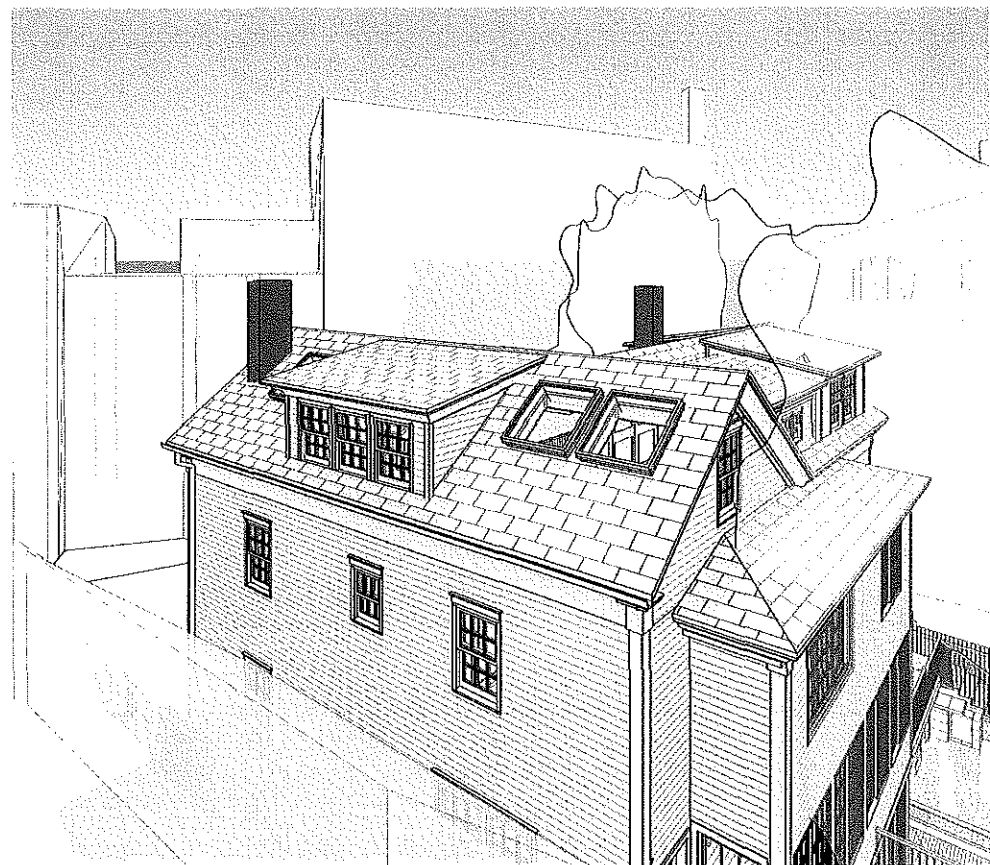




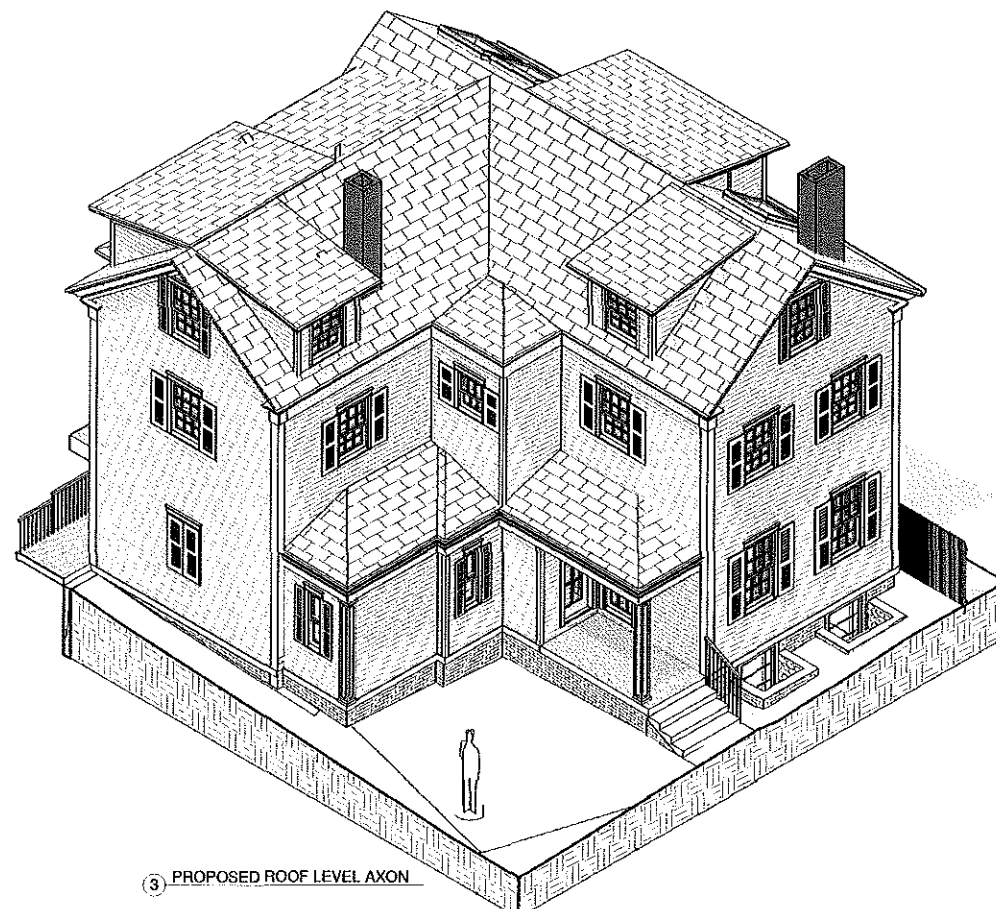
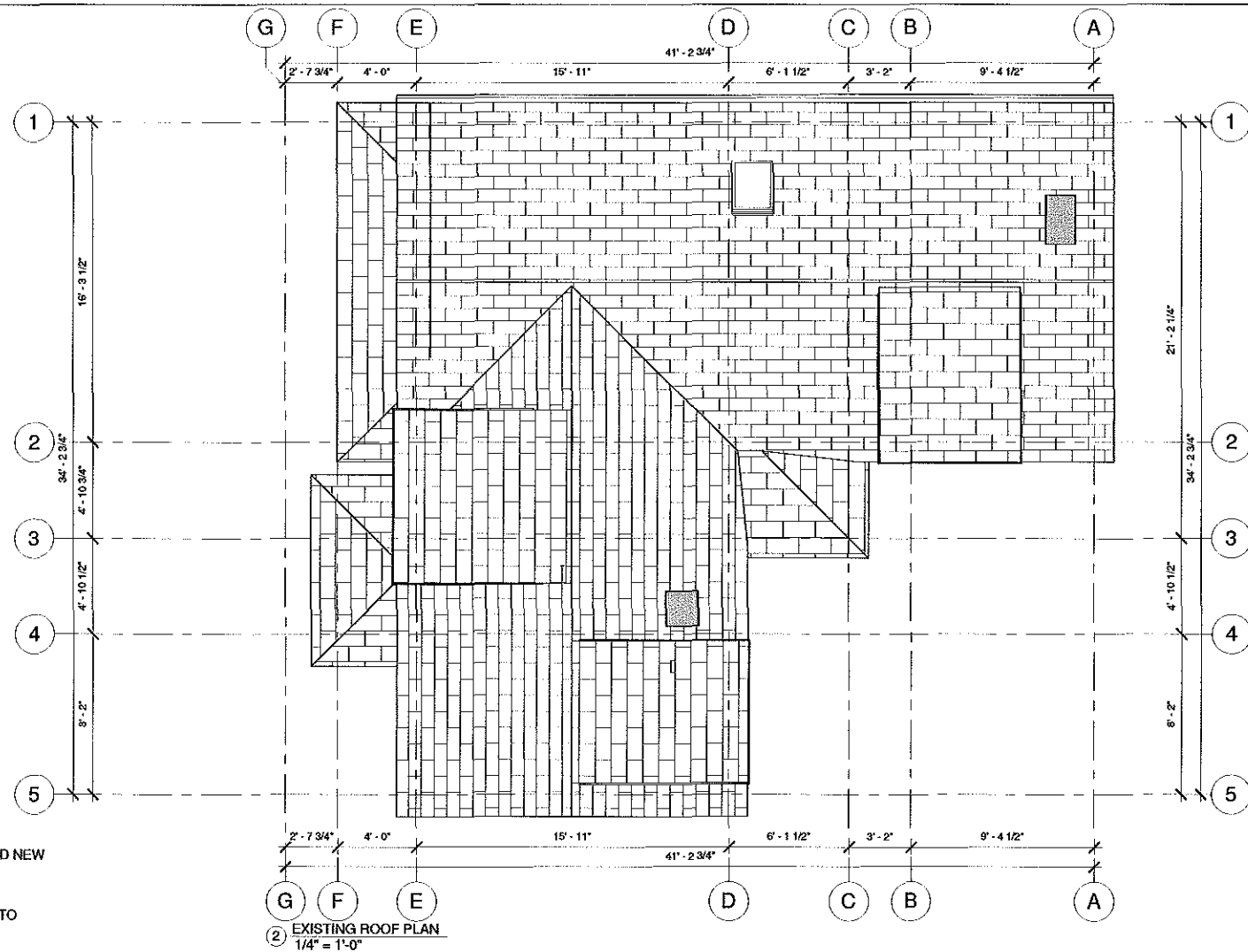
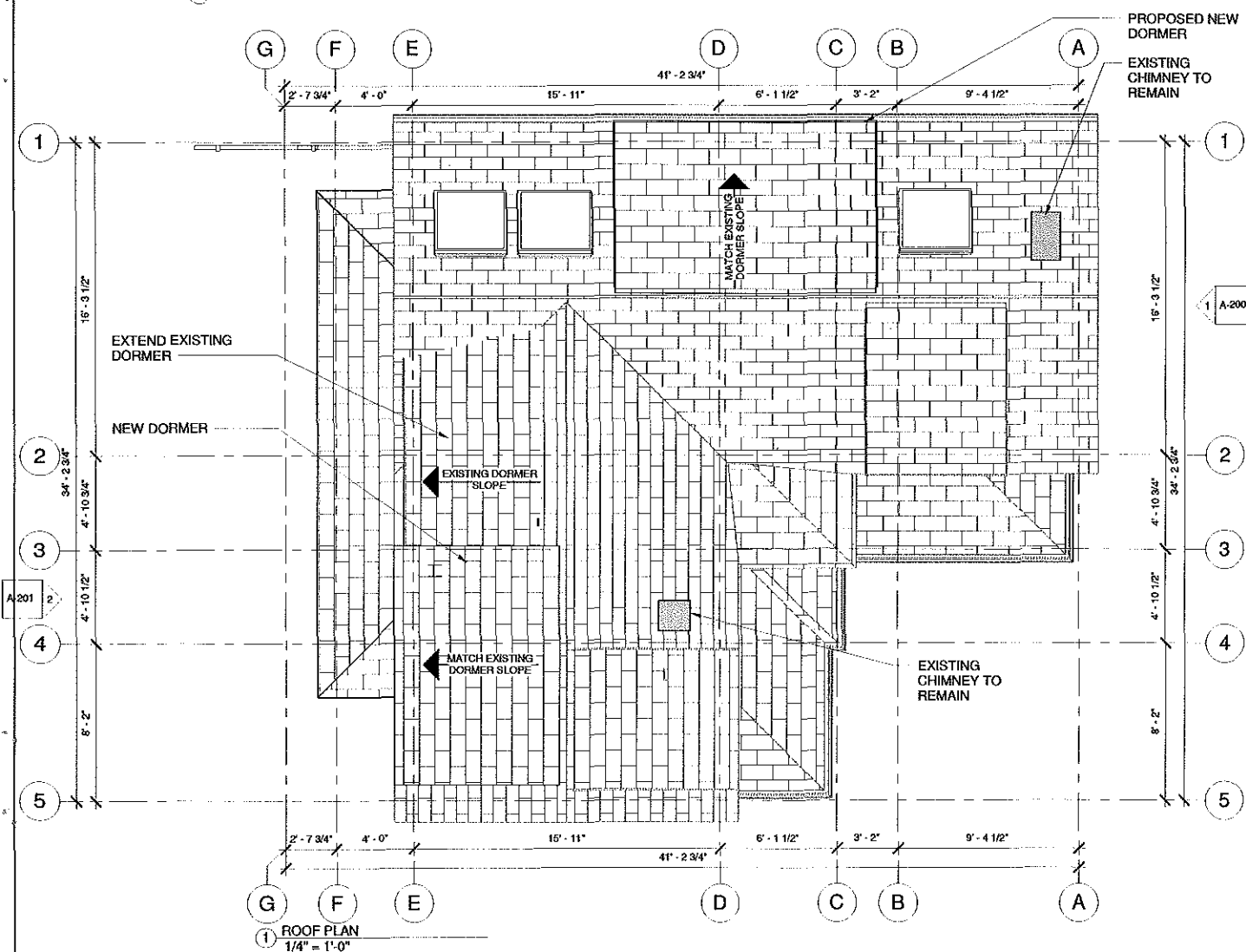
Scale  $1/4" = 1'-0"$



② PROPOSED 3RD FLOOR AXON



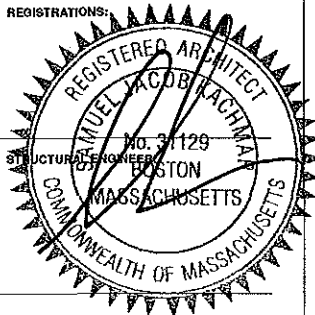
④ 3D View 17



③ PROPOSED ROOF LEVEL AXON



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# ROOF PLANS

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST RENOVATION

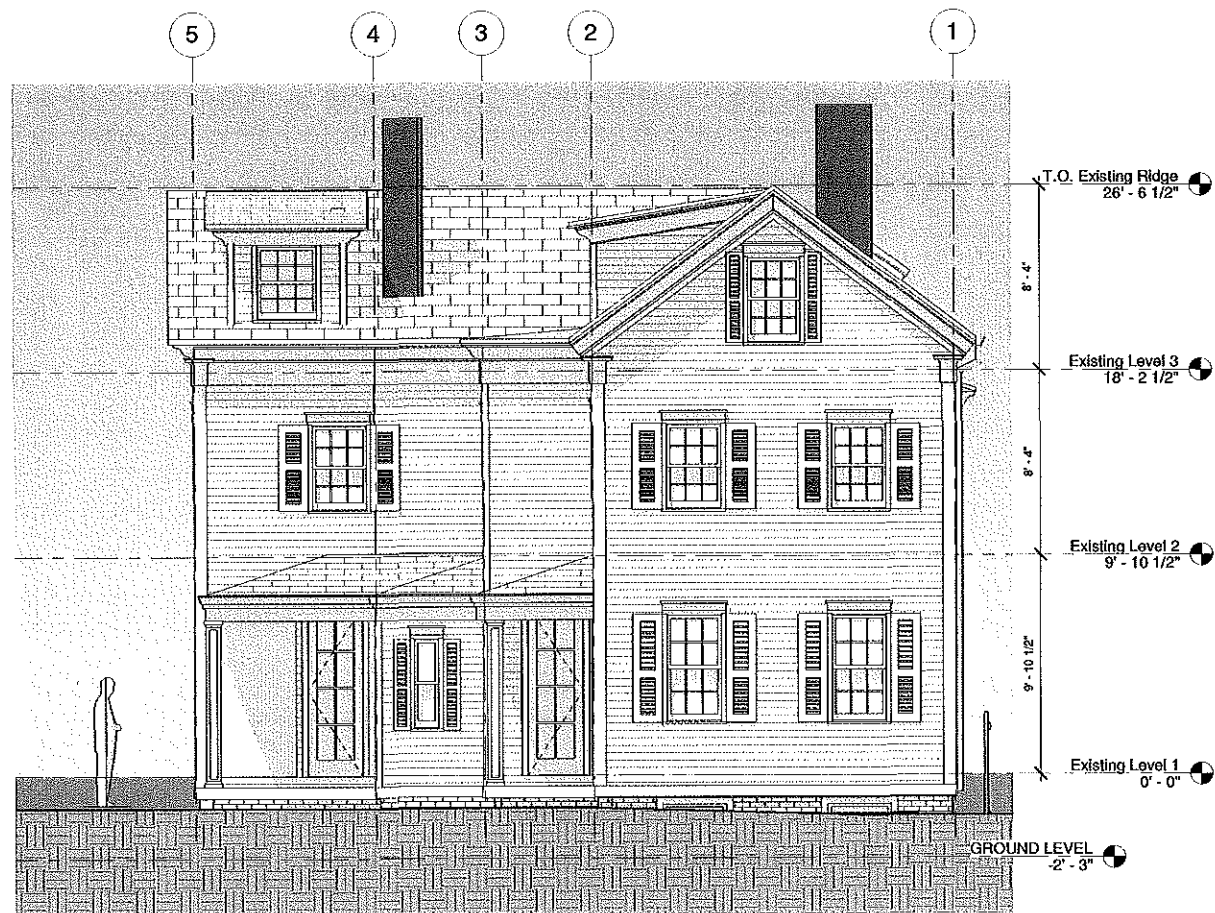
36 FOLLEN ST. CAMBRIDGE MA  
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Project number 2017.05  
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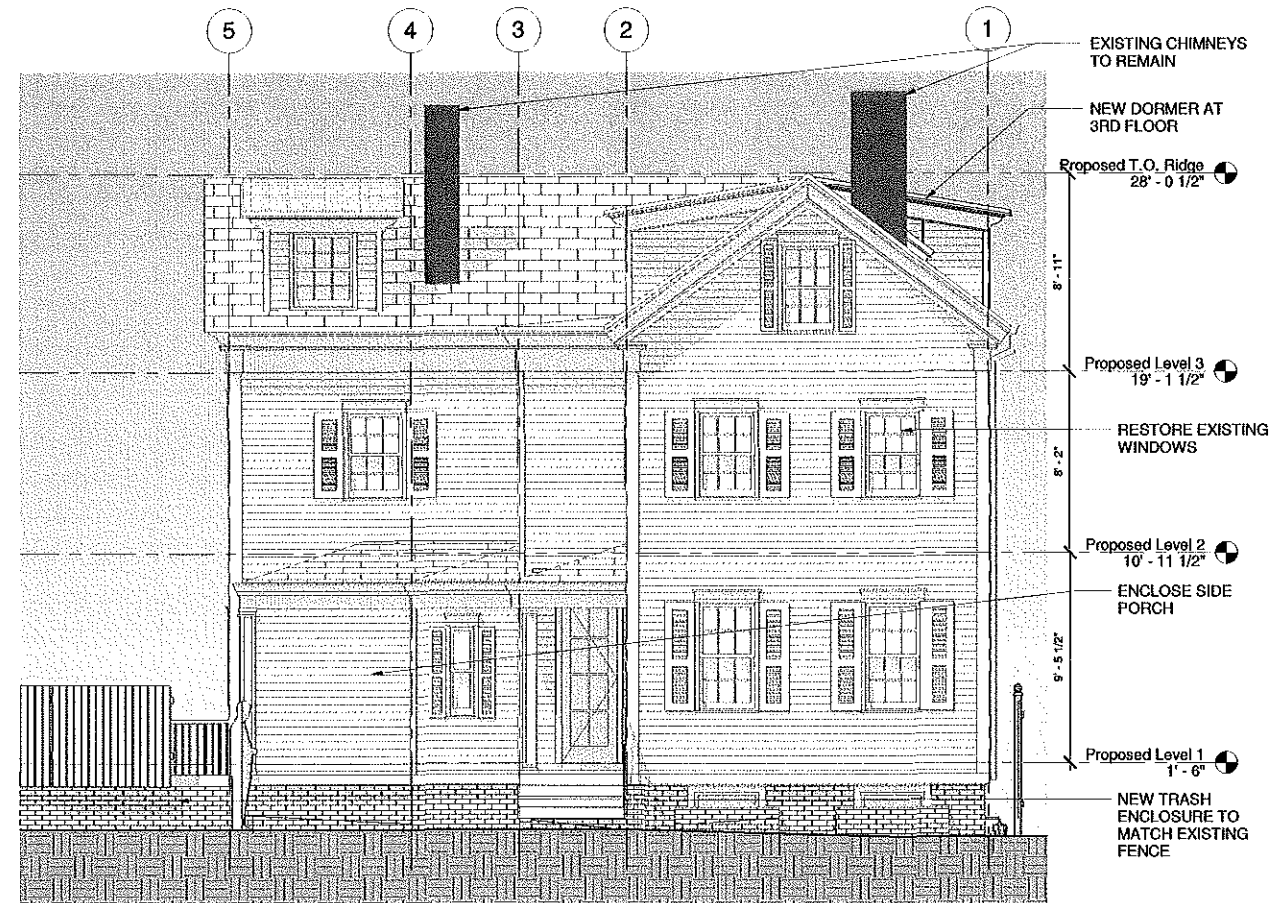
A-104

Scale 1/4" = 1'-0"





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



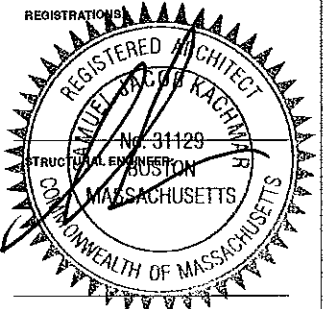
1 PROPOSED EAST ELEVATION  
1/4" = 1'-0"



3 3D View 14



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WEST ELEVATION

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST RENOVATION

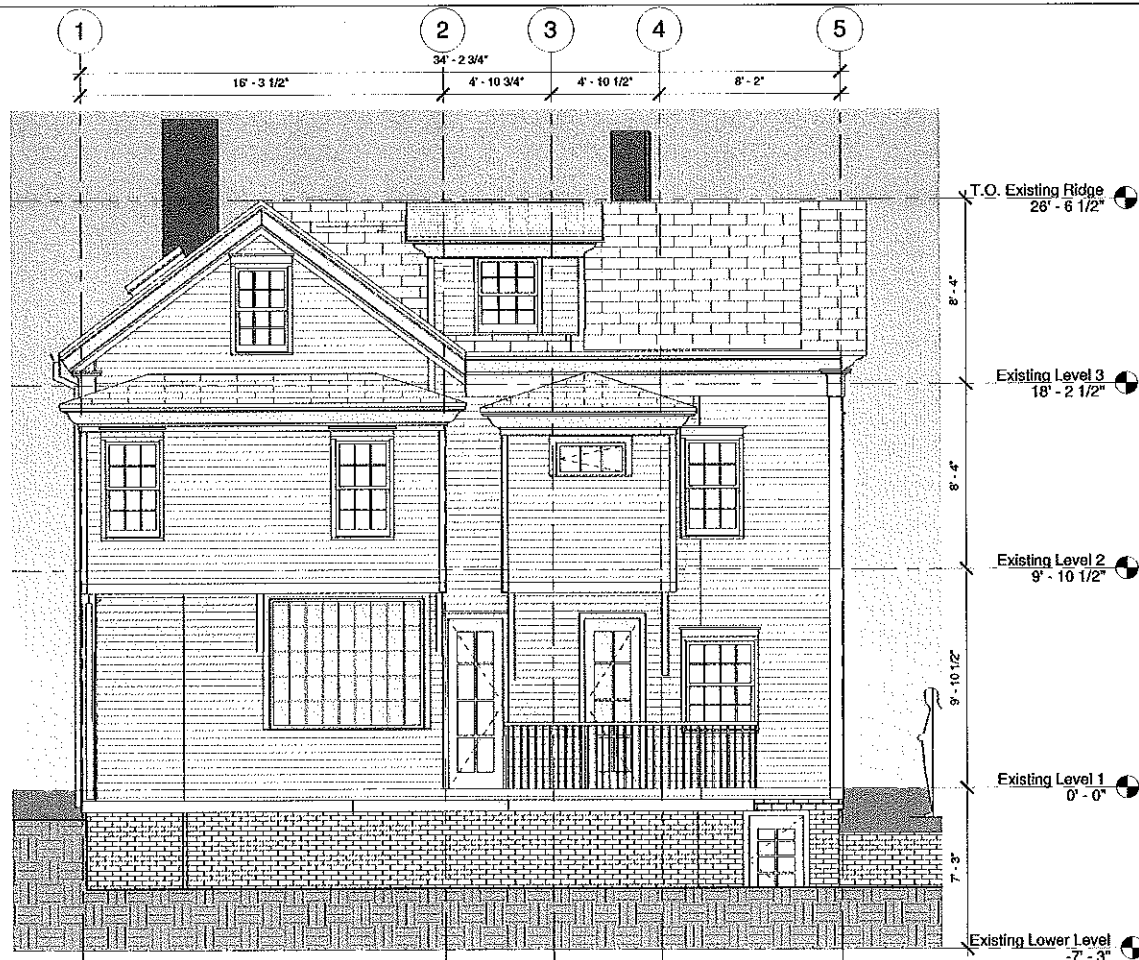
36 FOLLEN ST. CAMBRIDGE MA  
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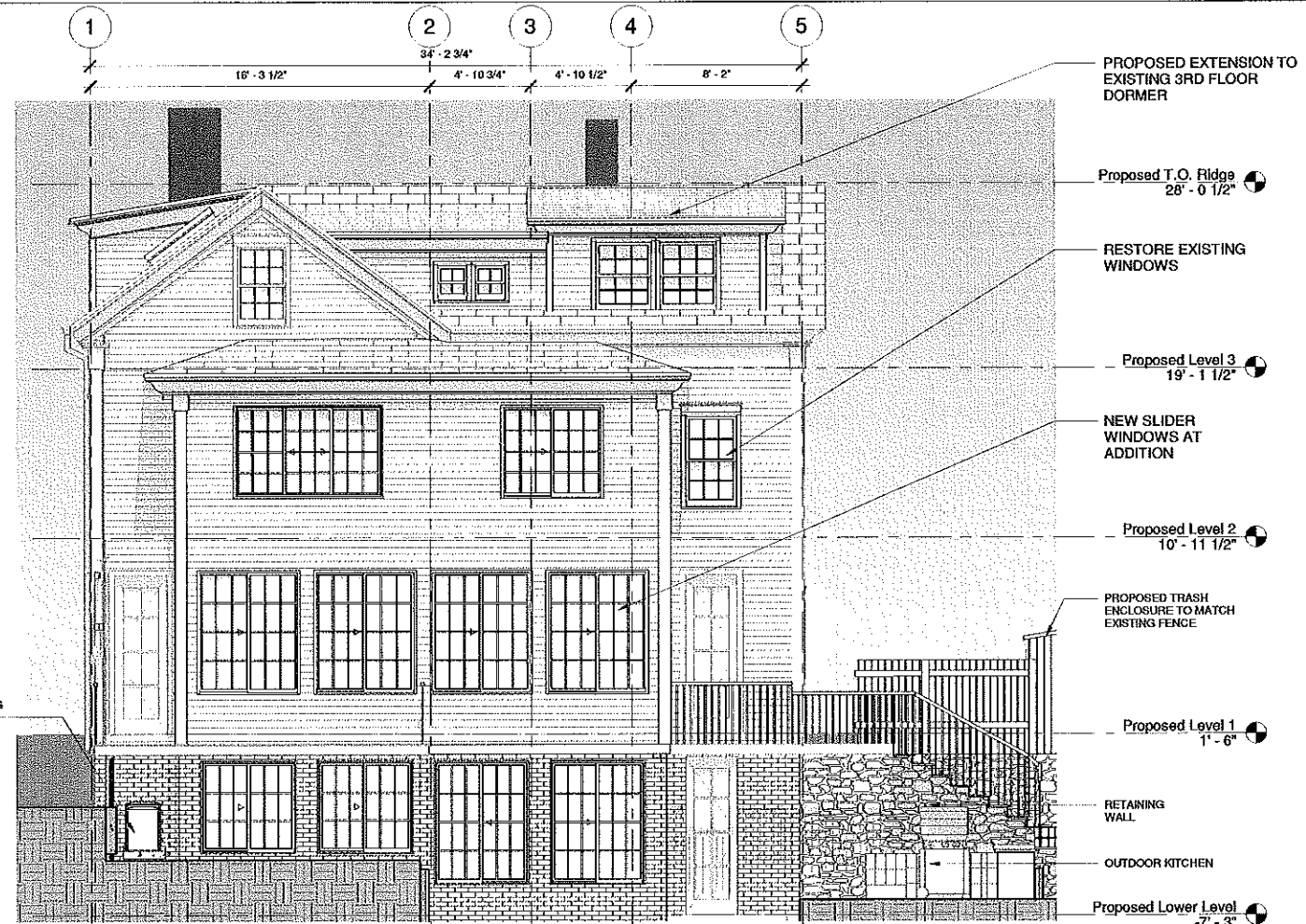
A-200

Scale 1/4" = 1'-0"

6/27/2018 7:58:50 PM



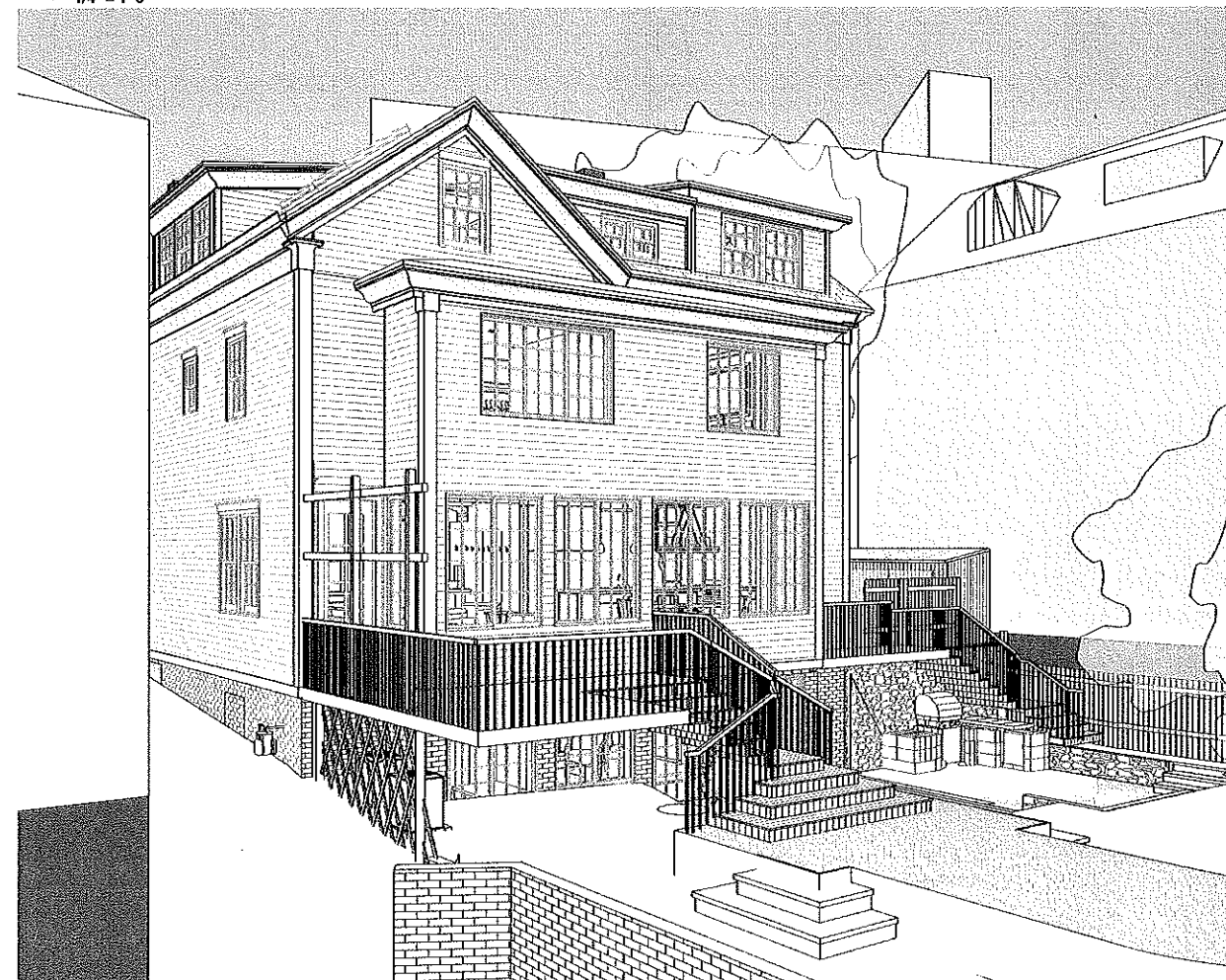
① EXISTING WEST ELEVATION  
1/4" = 1'-0"



② PROPOSED WEST ELEVATION  
1/4" = 1'-0"



④ PROPOSED - REAR PERSPECTIVE



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EAST ELEVATION

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST RENOVATION

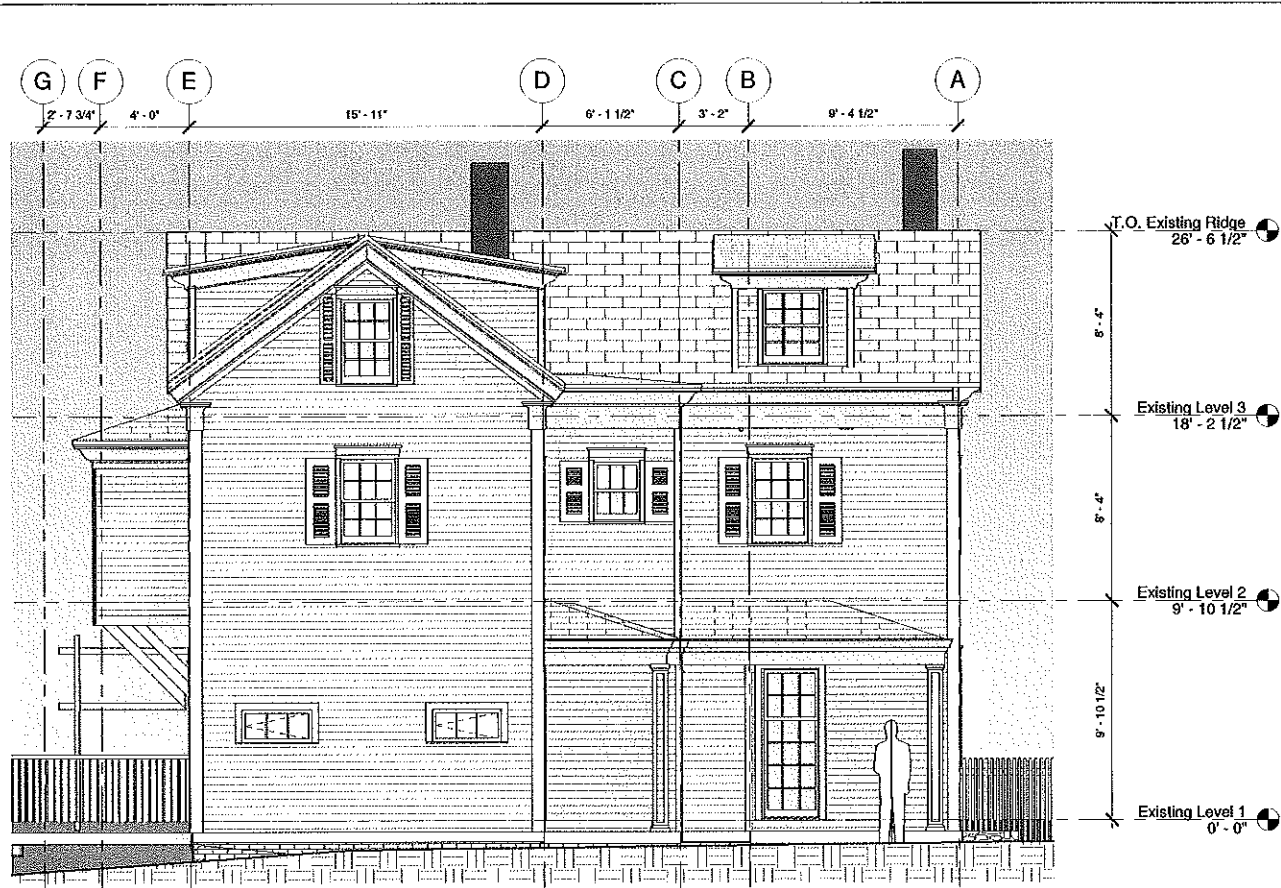
36 FOLLEN ST. CAMBRIDGE MA  
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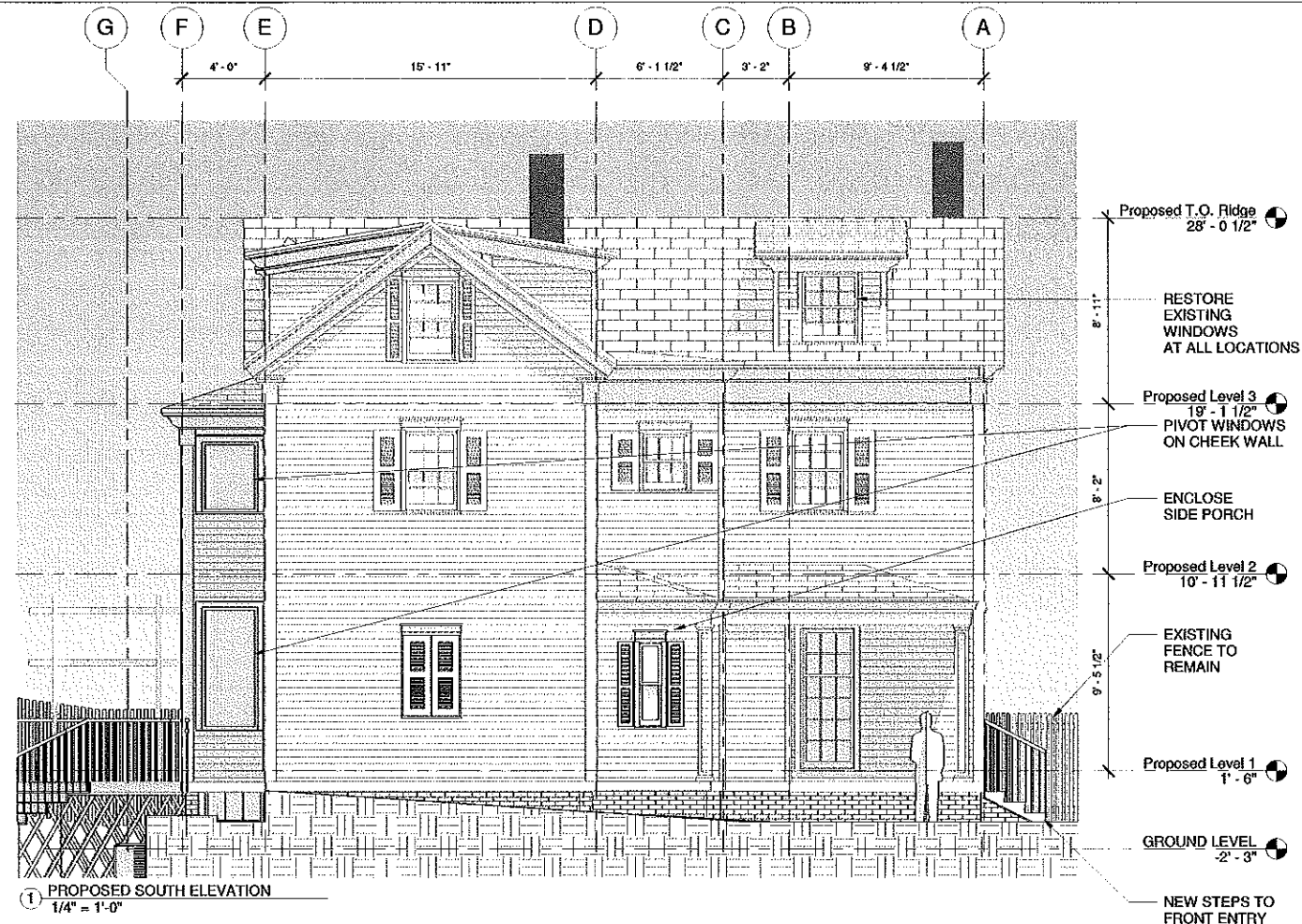
**A-201**

Scale 1/4" = 1'-0"

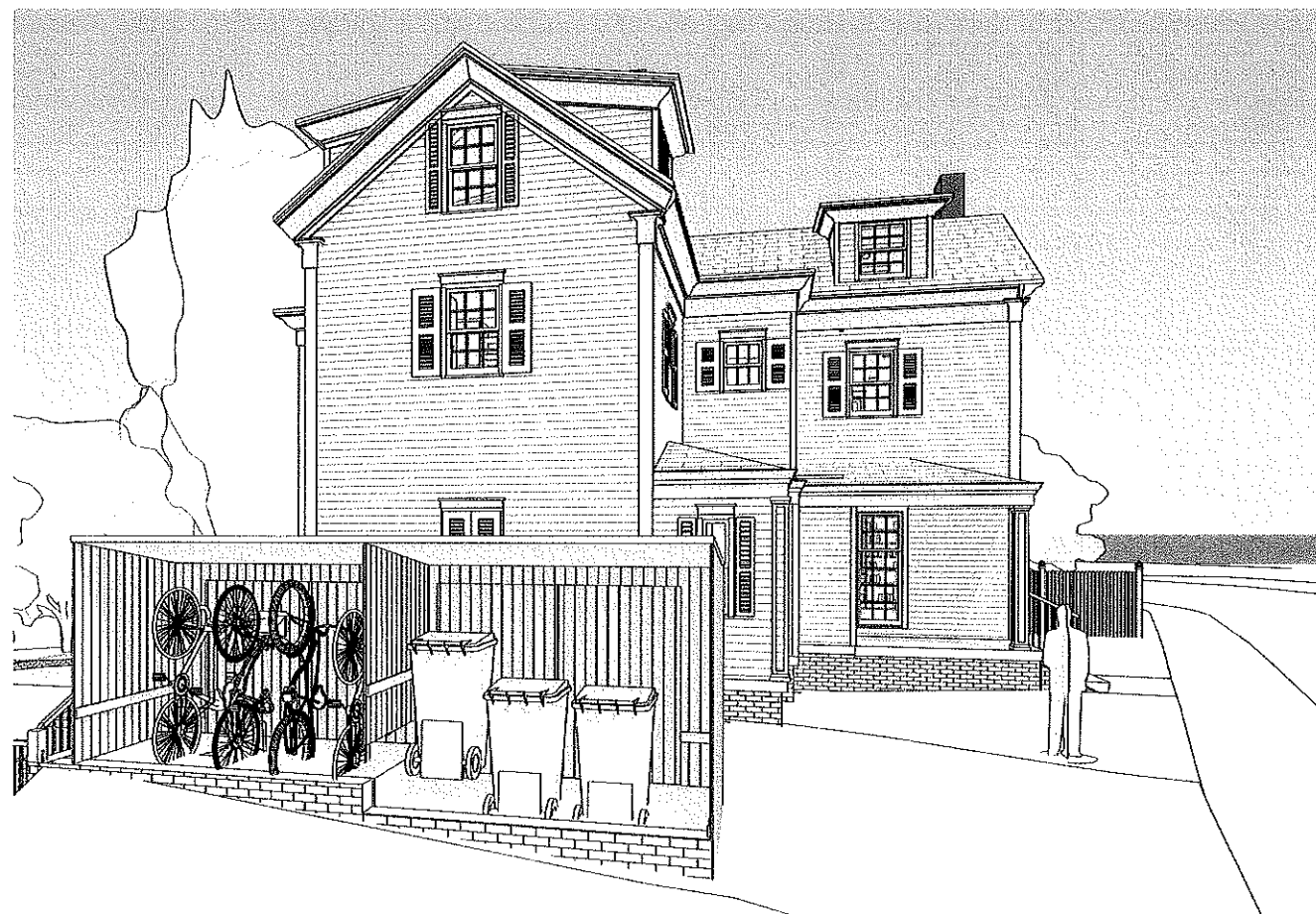




2 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



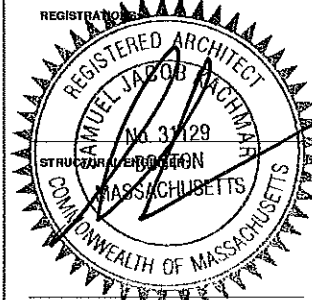
1 PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"



3 3D View 18



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NORTH ELEVATION

36 FOLLEN ST REALTY TRUST

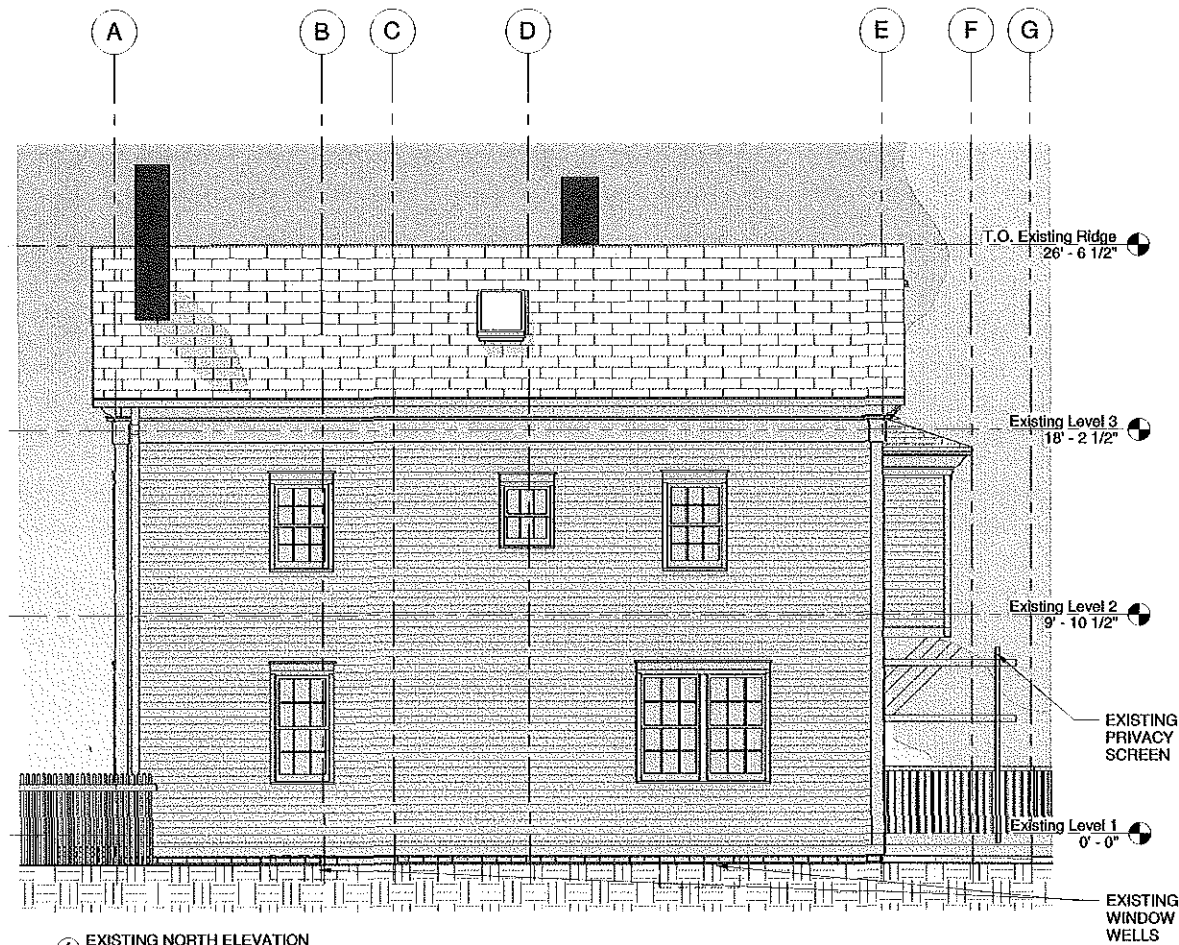
36 FOLLEN ST RENOVATION

36 FOLLEN ST. CAMBRIDGE MA  
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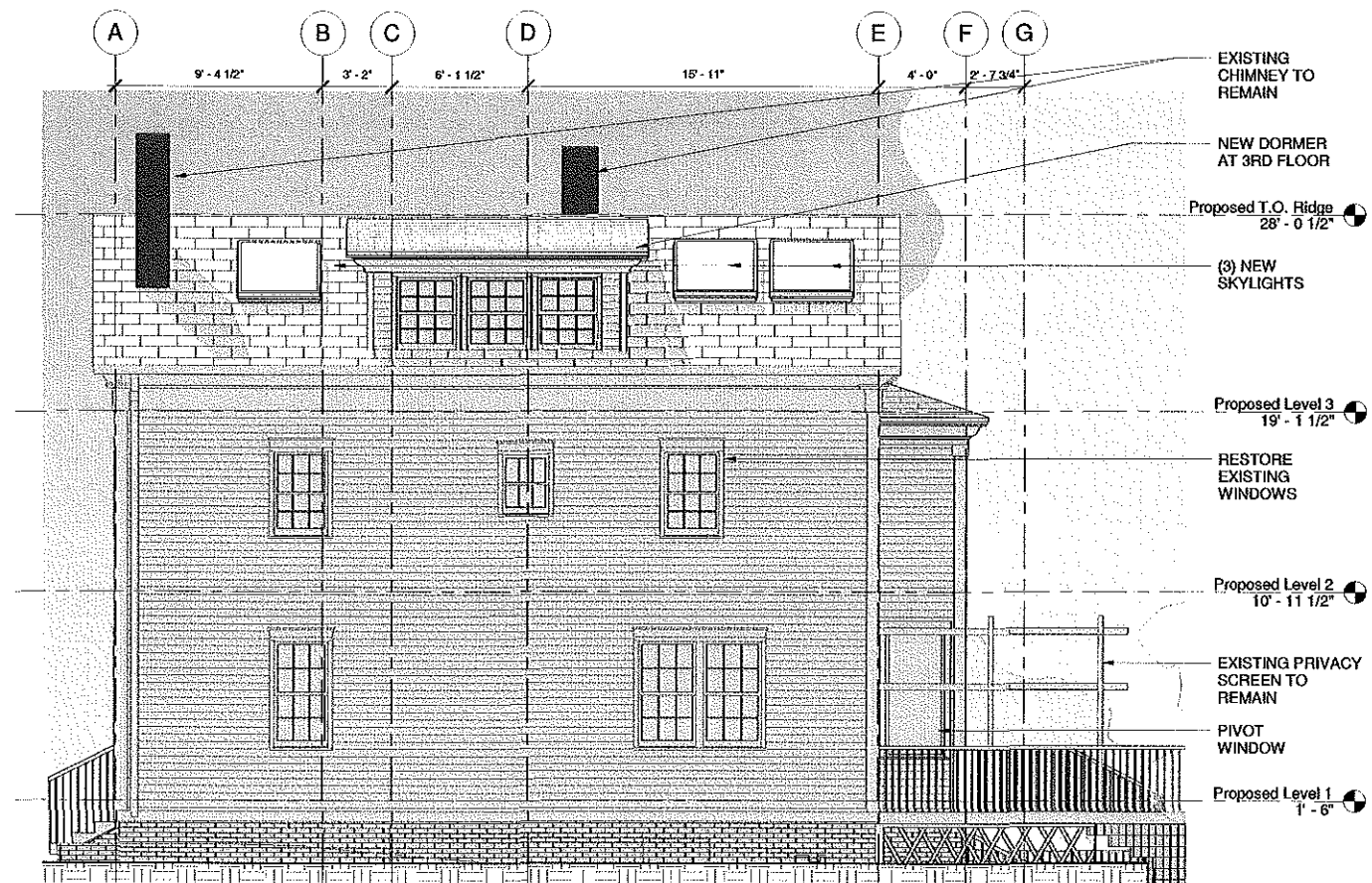
Project Status BZA SUBMISSION  
Project number 2017.05  
Date 6/27/2018  
Drawn by SKA  
Checked by Checker

A-202

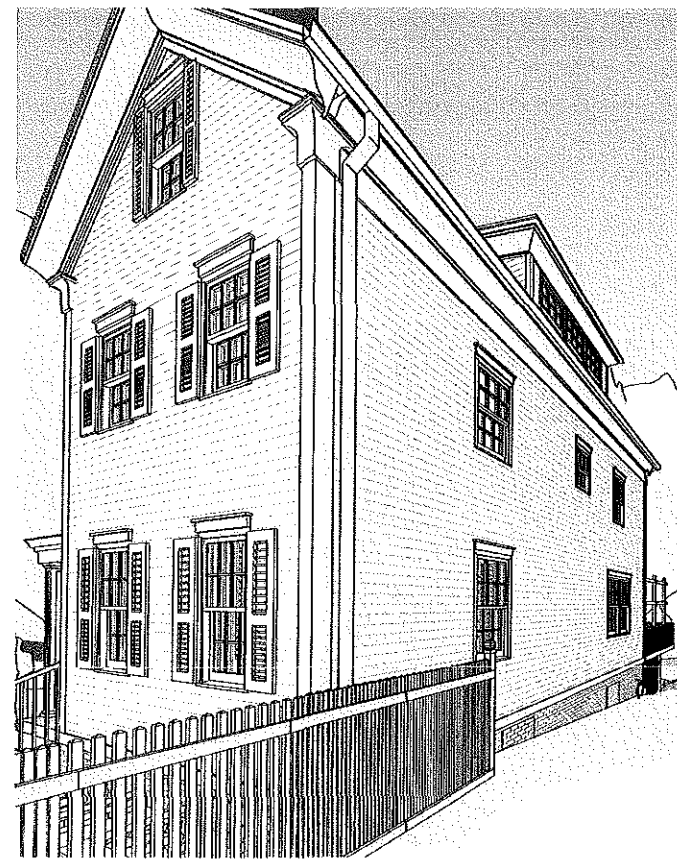
Scale 1/4" = 1'-0"



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



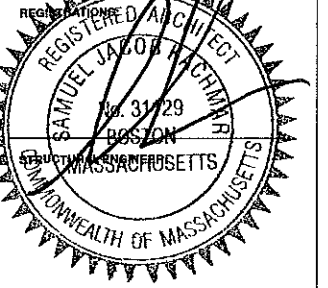
② PROPOSED NORTH ELEVATION  
1/4" = 1'-0"



③ EXTERIOR PERSPECTIVE - NORTH ELEVATION



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SOUTH ELEVATION

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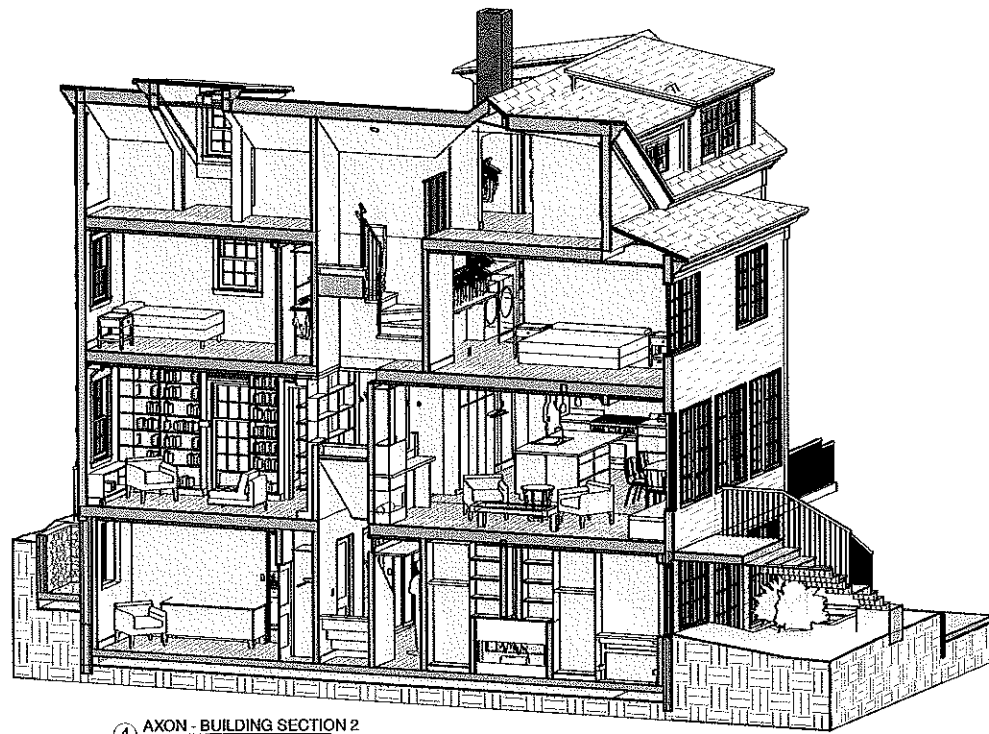
Project Status BZA SUBMISSION  
Project number 2017.05  
Date 6/27/2018  
Drawn by SKA  
Checked by Checker

A-203

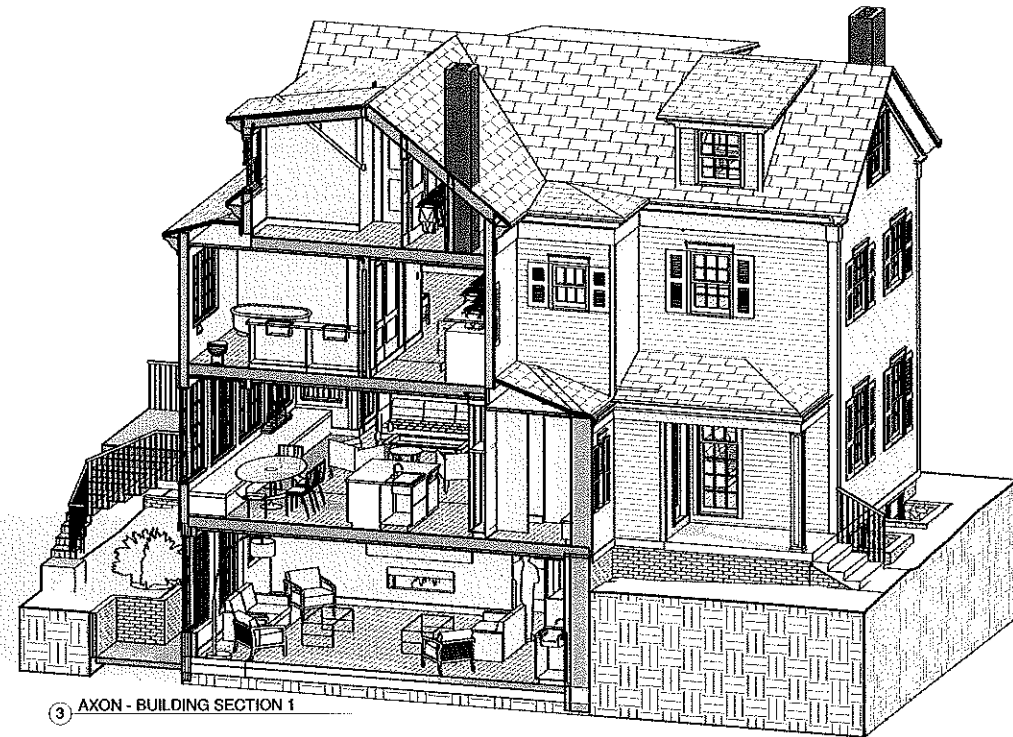
Scale 1/4" = 1'-0"

6/27/2018 8:00:38 PM

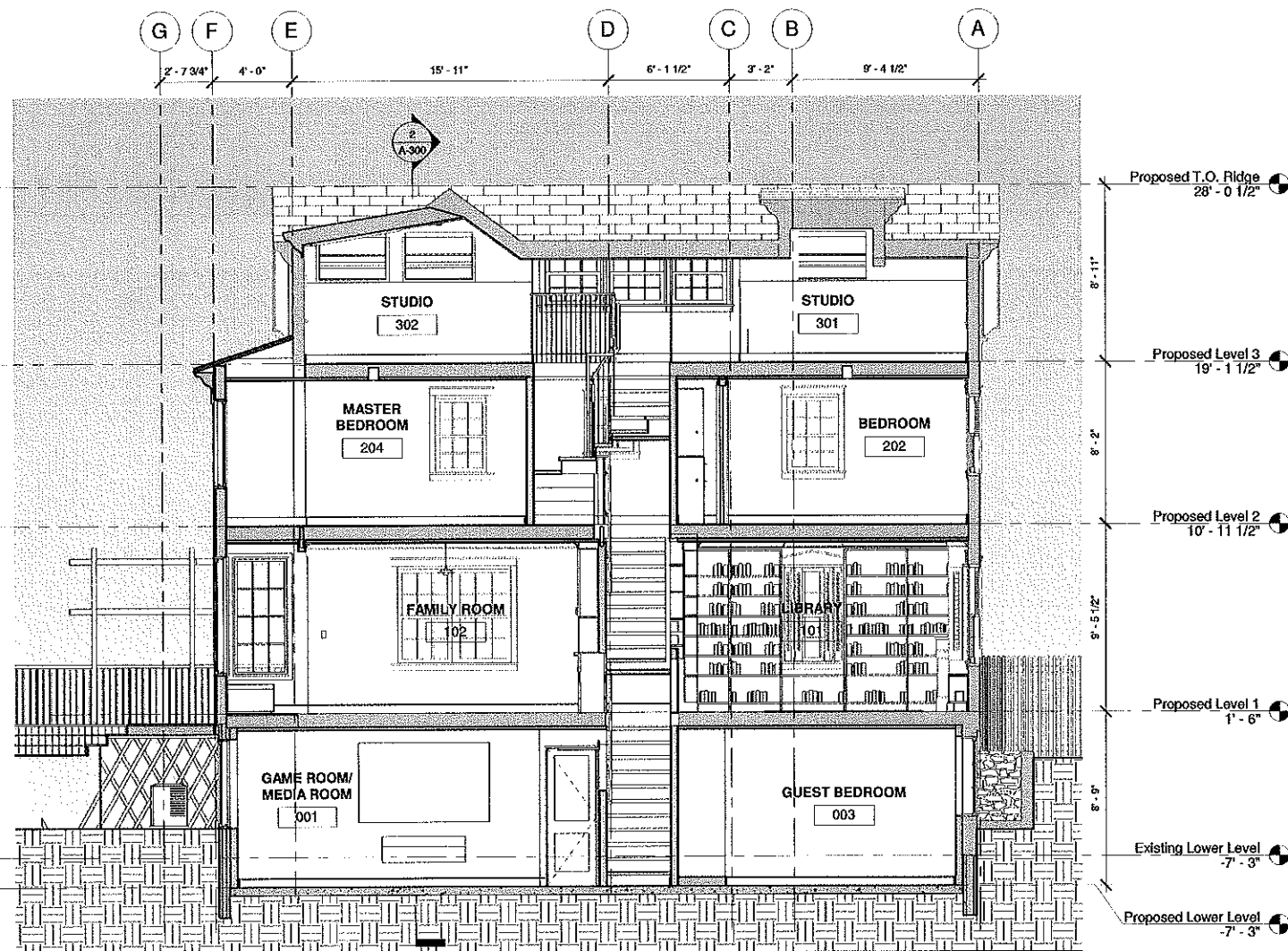




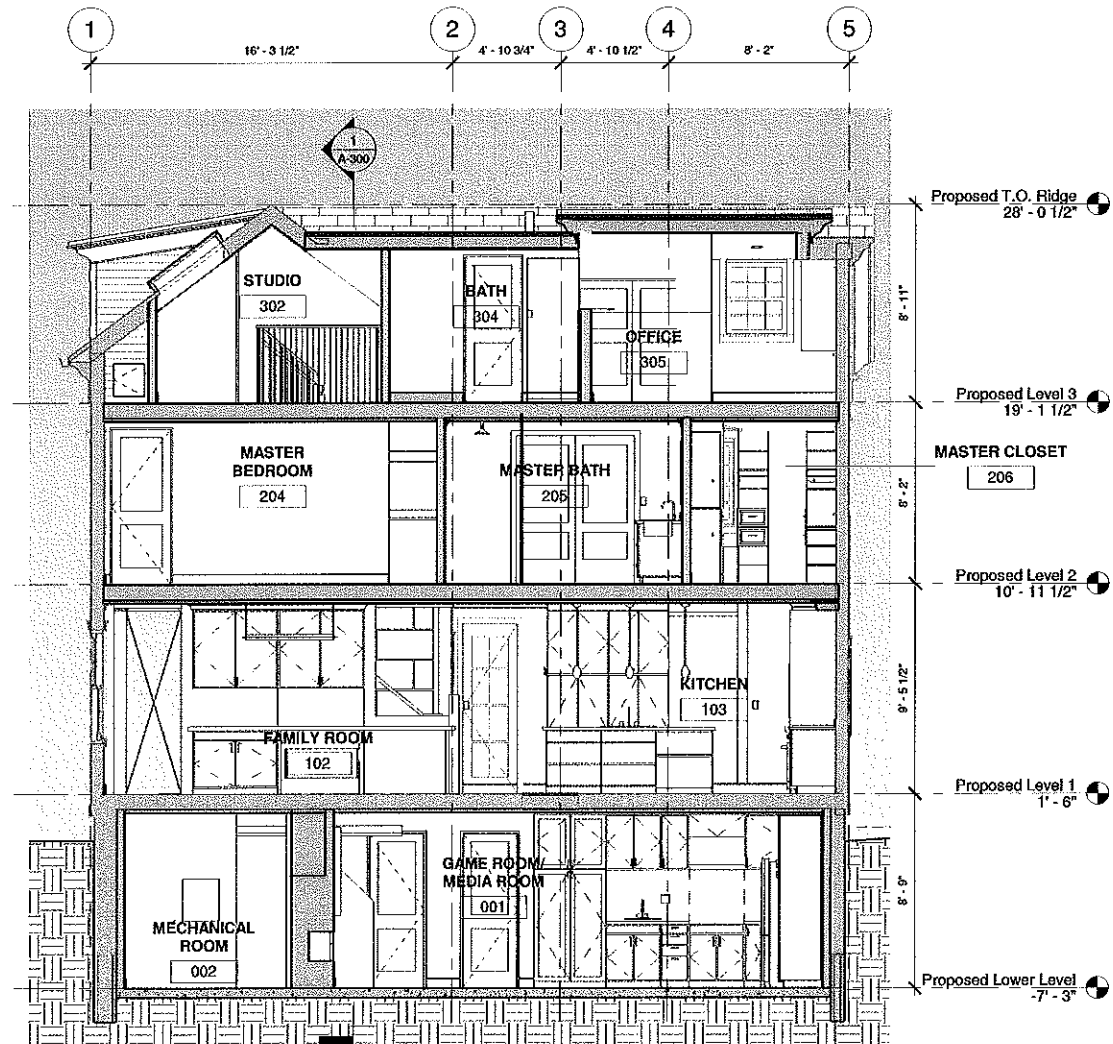
4 AXON - BUILDING SECTION 2



3 AXON - BUILDING SECTION 1



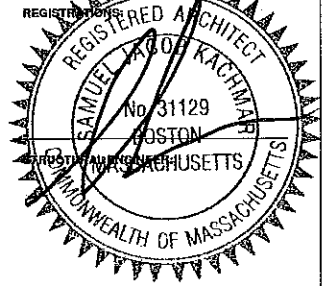
1 BUILDING SECTION 2  
1/4" = 1'-0"



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



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## SECTIONS

36 FOLLEN ST REALTY TRUST

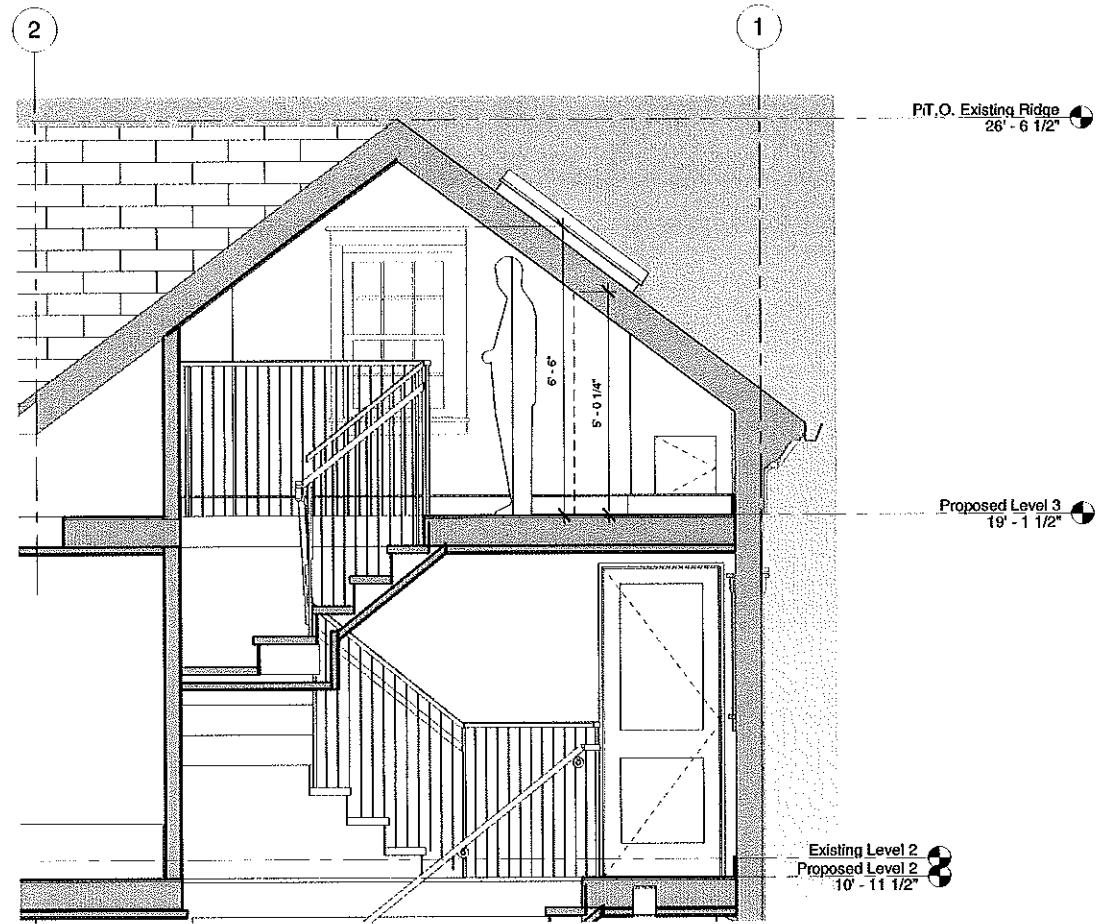
36 FOLLEN ST RENOVATION

36 FOLLEN ST. CAMBRIDGE MA  
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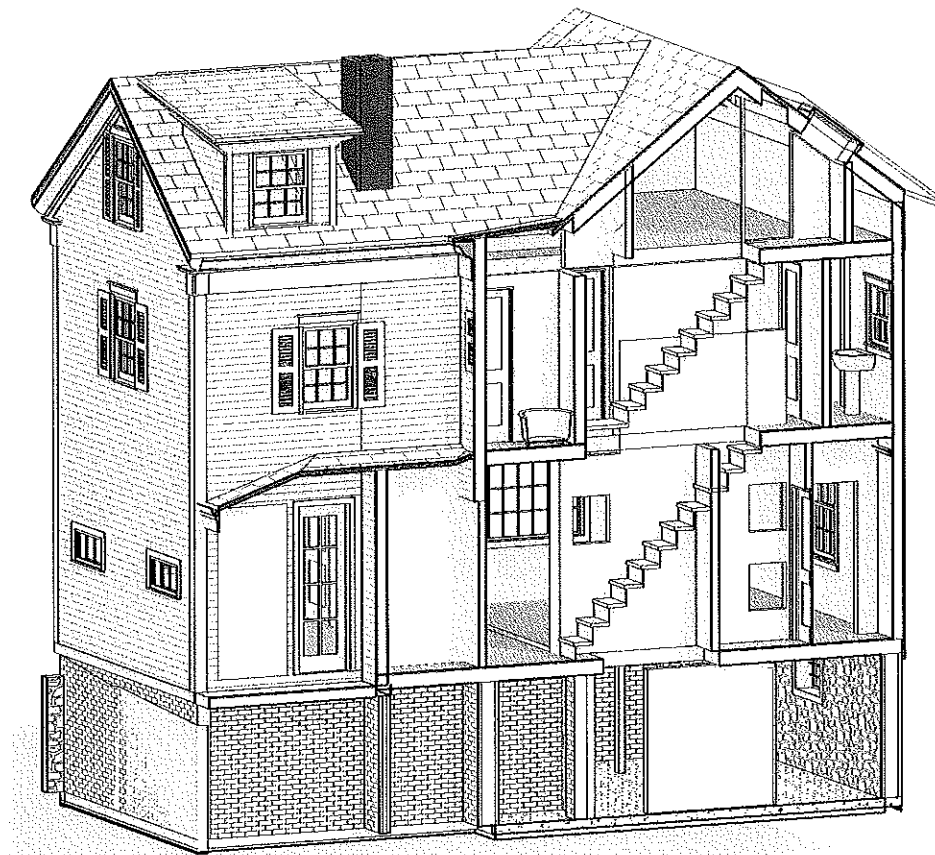
Project Status BZA SUBMISSION  
Project number 2017.05  
Date 6/27/2018  
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A-300

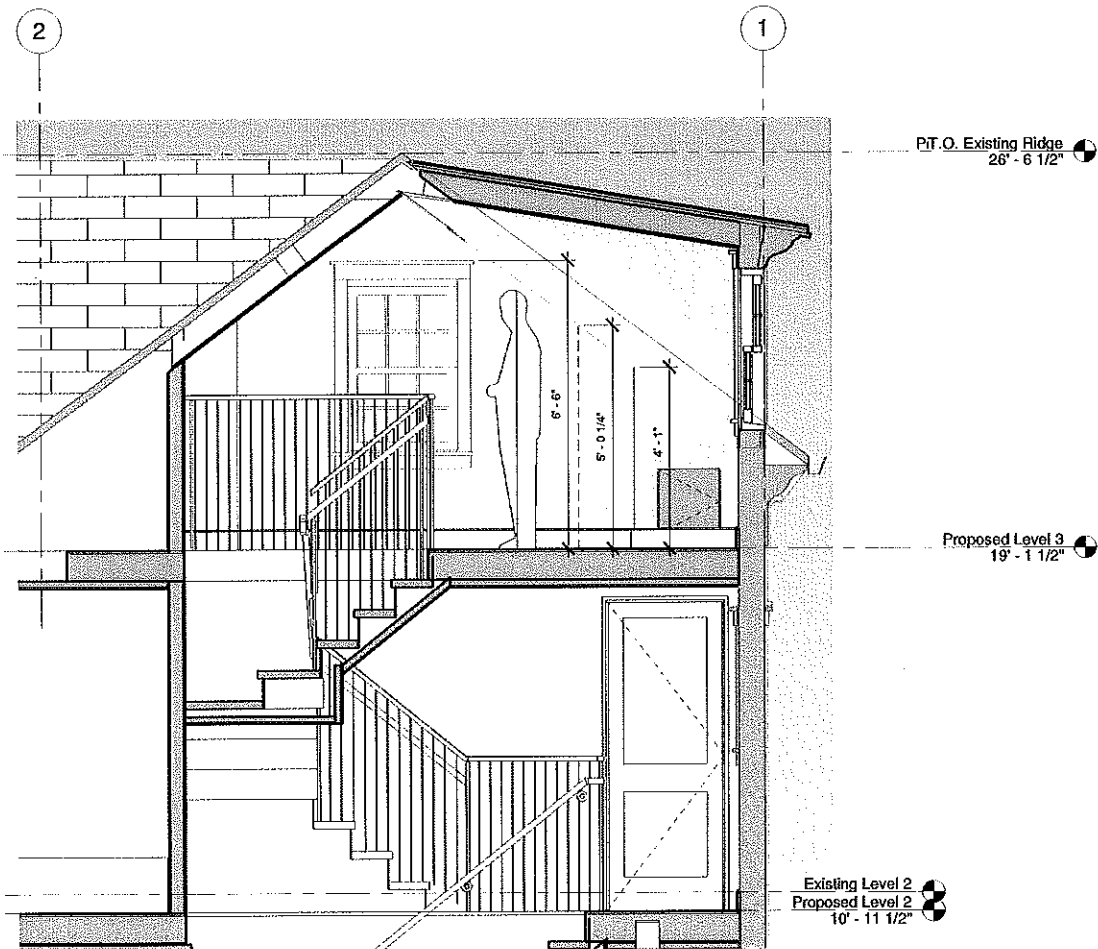
Scale 1/4" = 1'-0"



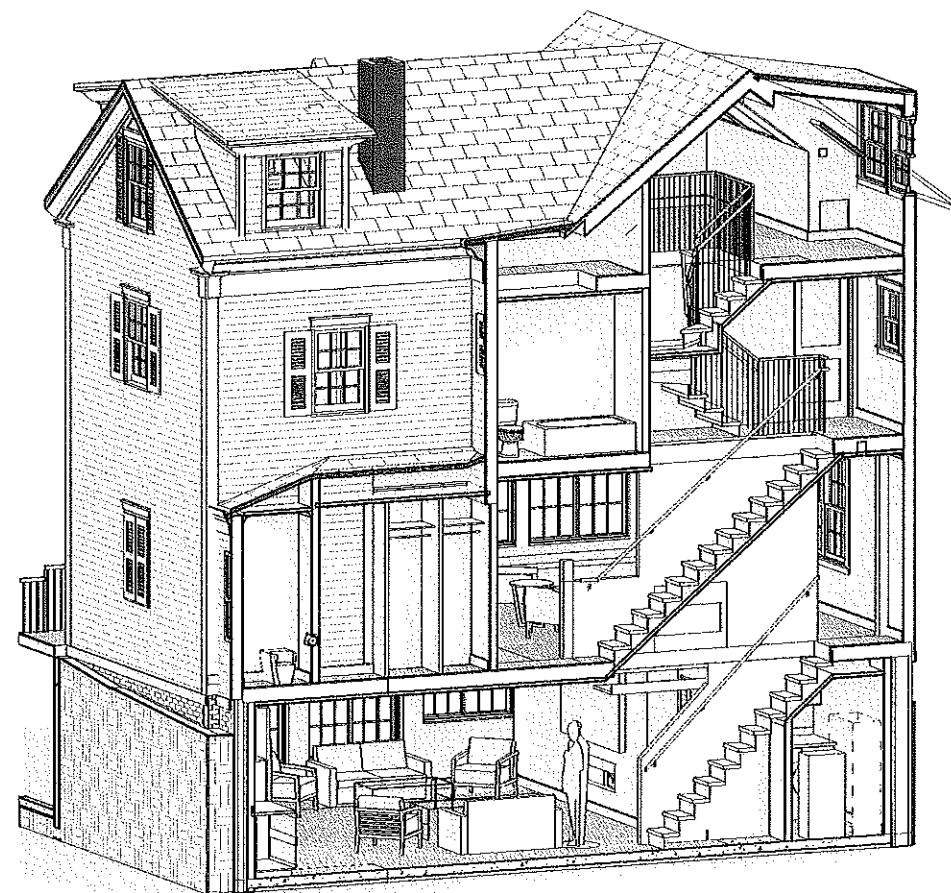
② SECTION AT 3RD FLOOR W/O DORMER  
1/2" = 1'-0"



④ EXISTING SECTIONAL AXON AT STAIRS



① SECTION AT NEW DORMER  
1/2" = 1'-0"



③ PROPOSED SECTIONAL AXON AT STAIRS



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# LEVEL 3 ROOF SECTIONS

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST RENOVATION

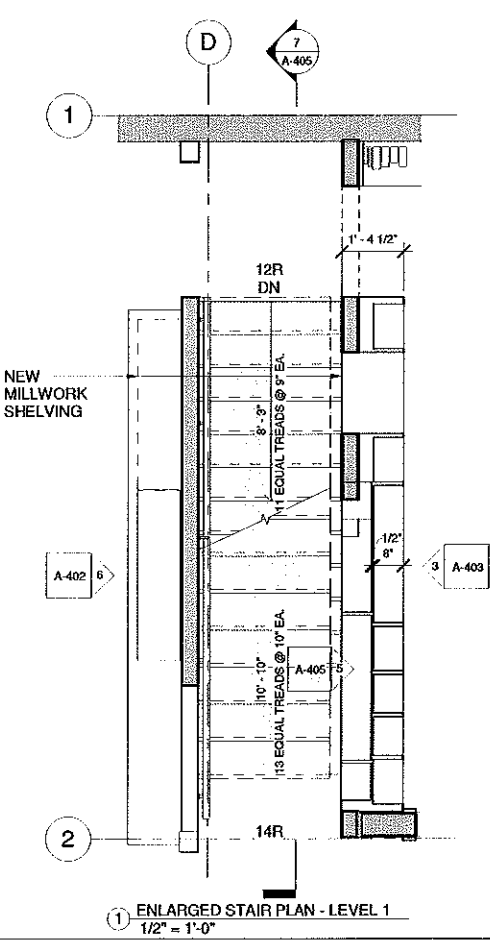
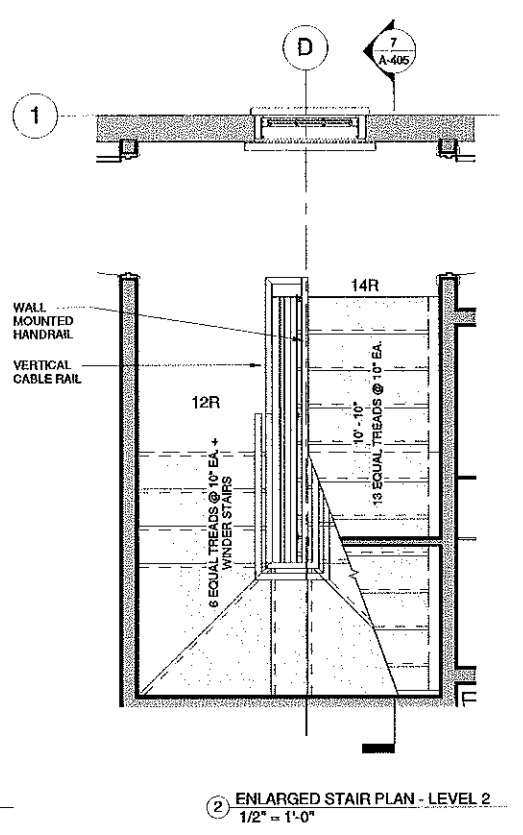
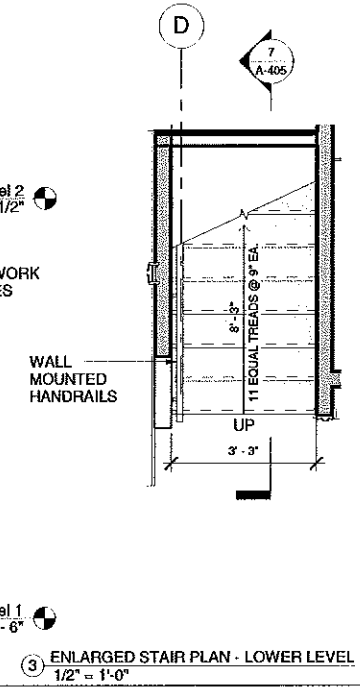
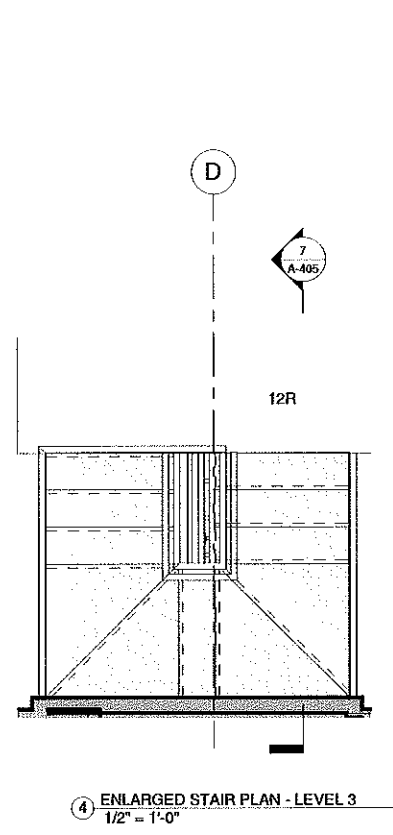
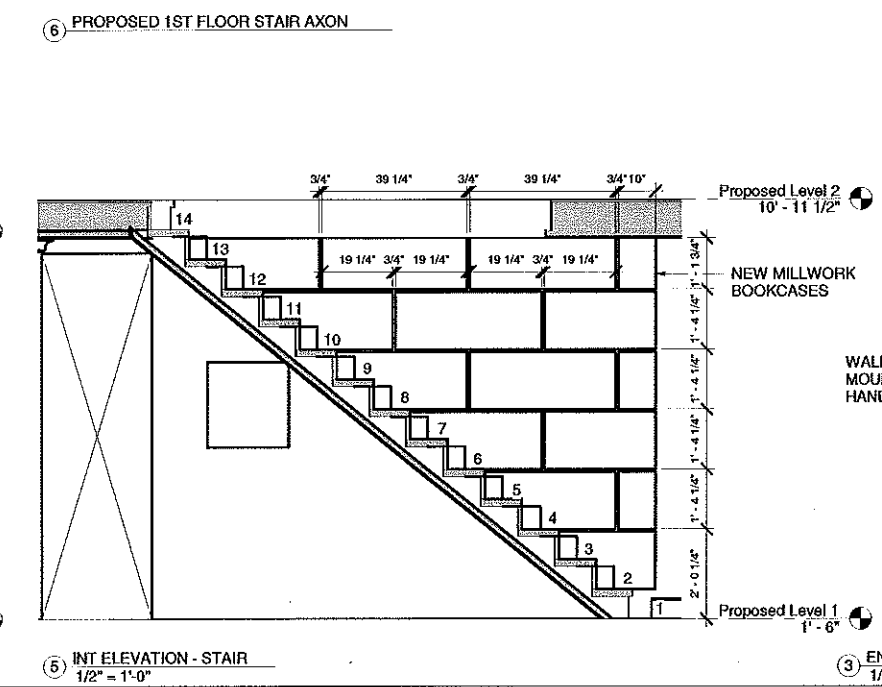
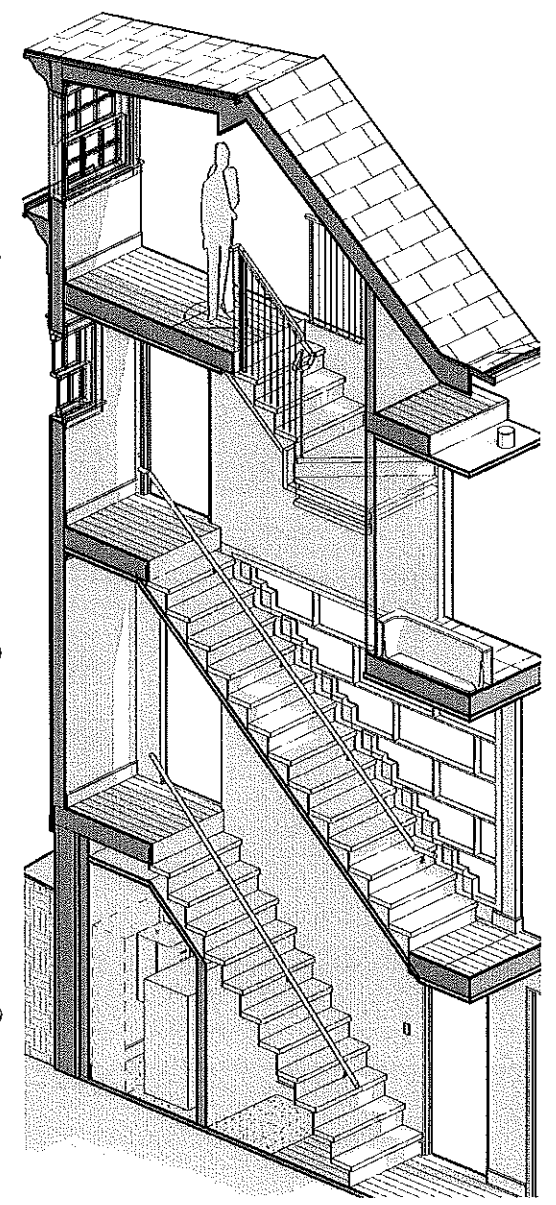
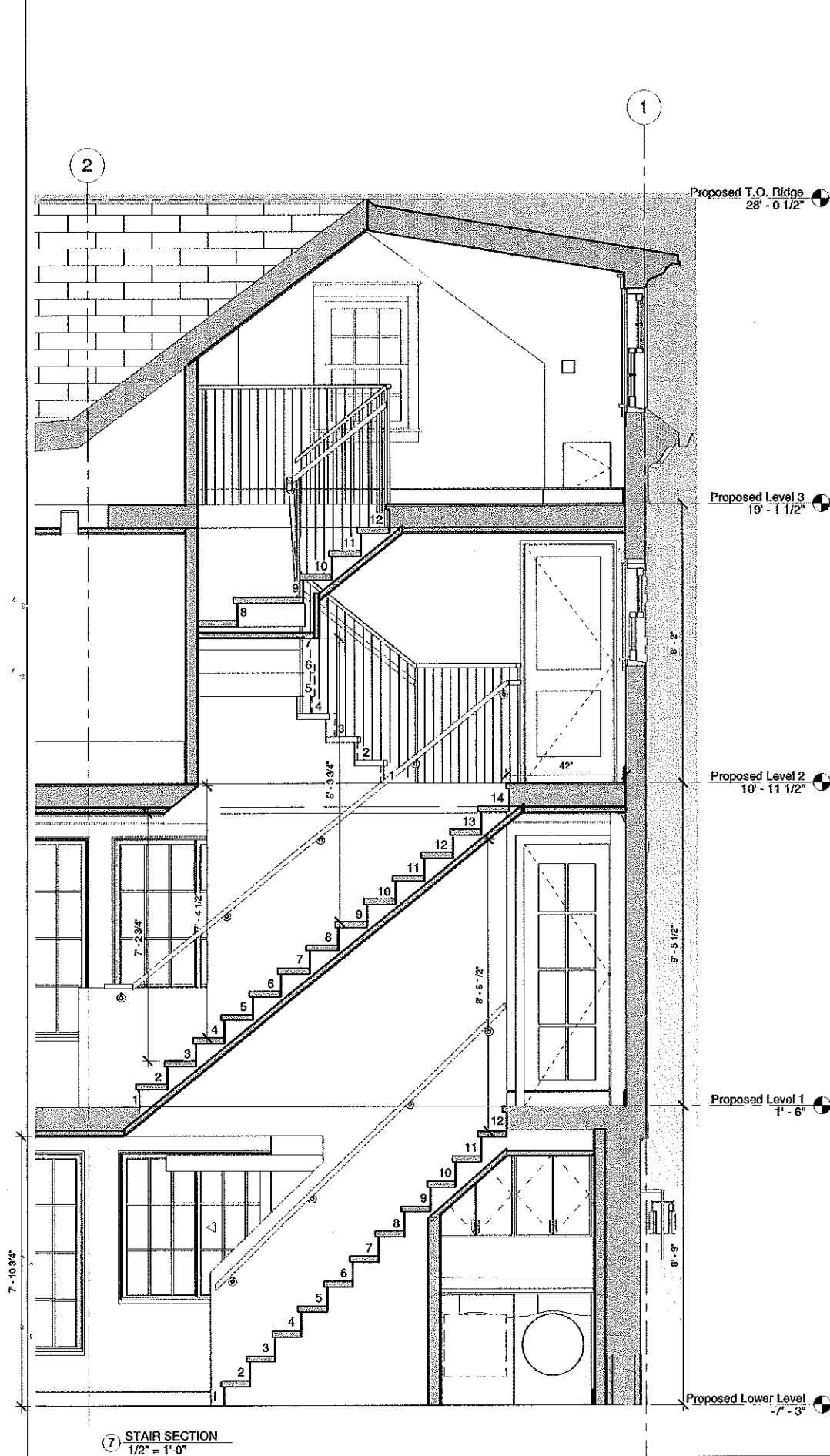
36 FOLLEN ST. CAMBRIDGE MA  
02138

Project Status	BZA SUBMISSION
Project number	2017.05
Date	6/27/2018
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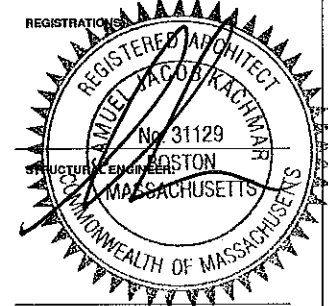
**A-301**

Scale 1/2" = 1'-0"





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ENLARGED STAIRS

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Project Status	BZA SUBMISSION
Project number	2017.05
Date	6/27/2018
Drawn by	Author
Checked by	Checker

**A-405**

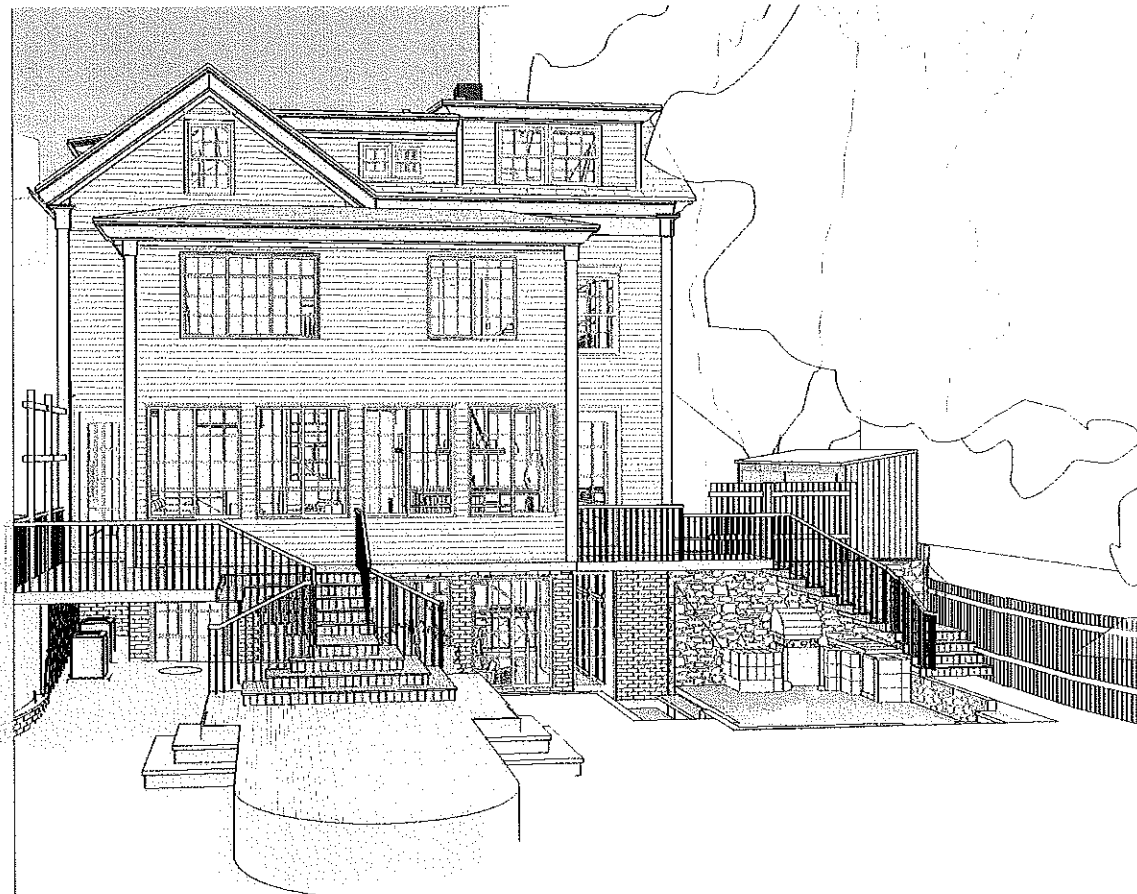
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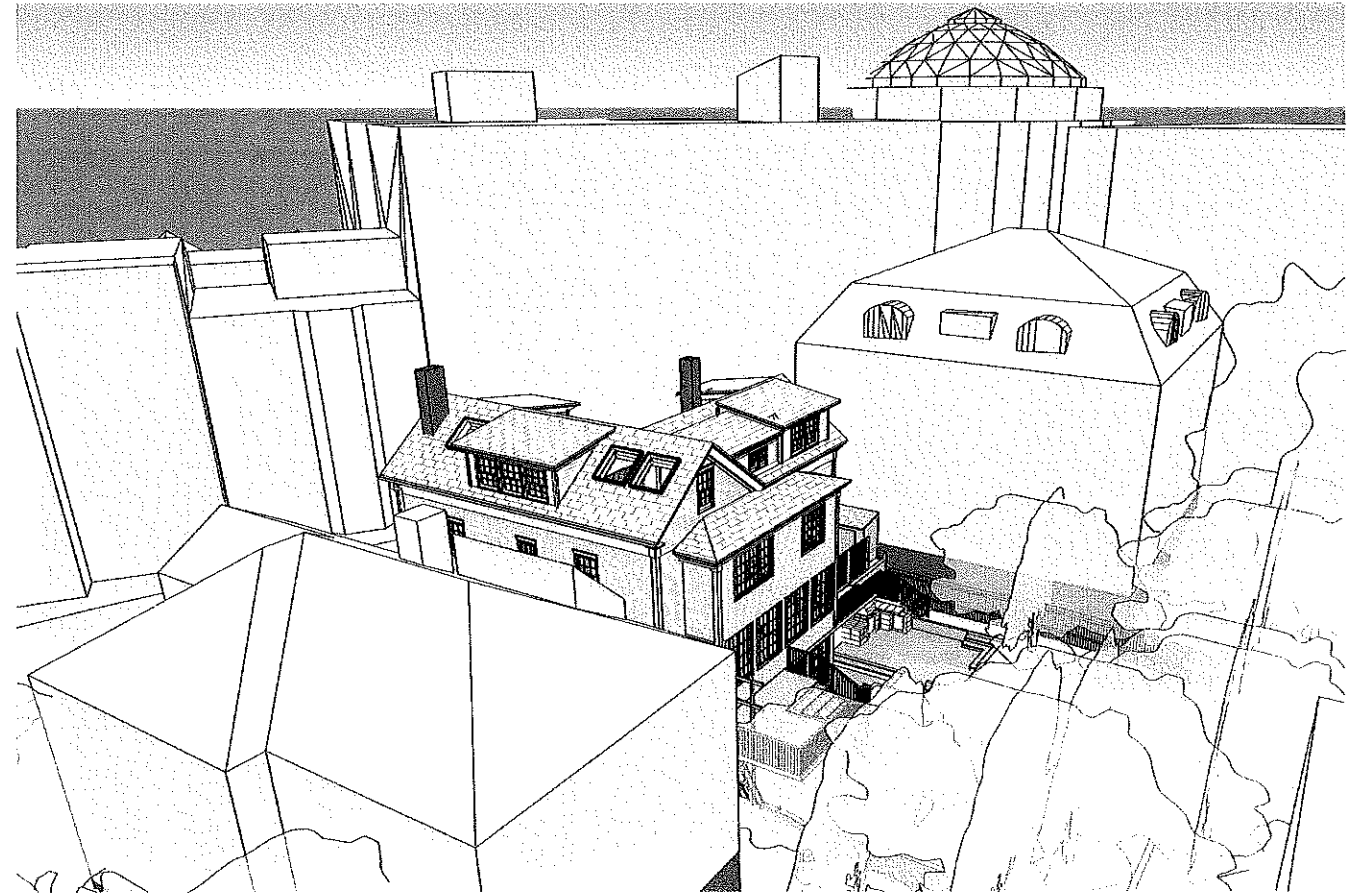
④ EXTERIOR PERSPECTIVE - REAR YARD 2



② EXTERIOR PERSPECTIVE-AERIAL VIEW 1



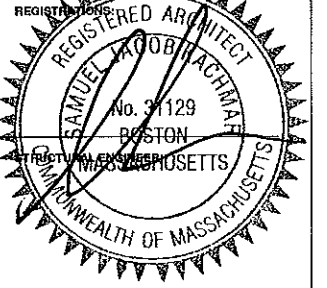
③ EXTERIOR PERSPECTIVE - REAR YARD



① EXTERIOR PERSPECTIVE - AERIAL - REAR



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EXTERIOR  
PERSPECTIVES - MISC

36 FOLLEN ST REALTY TRUST

36 FOLLEN ST RENOVATION

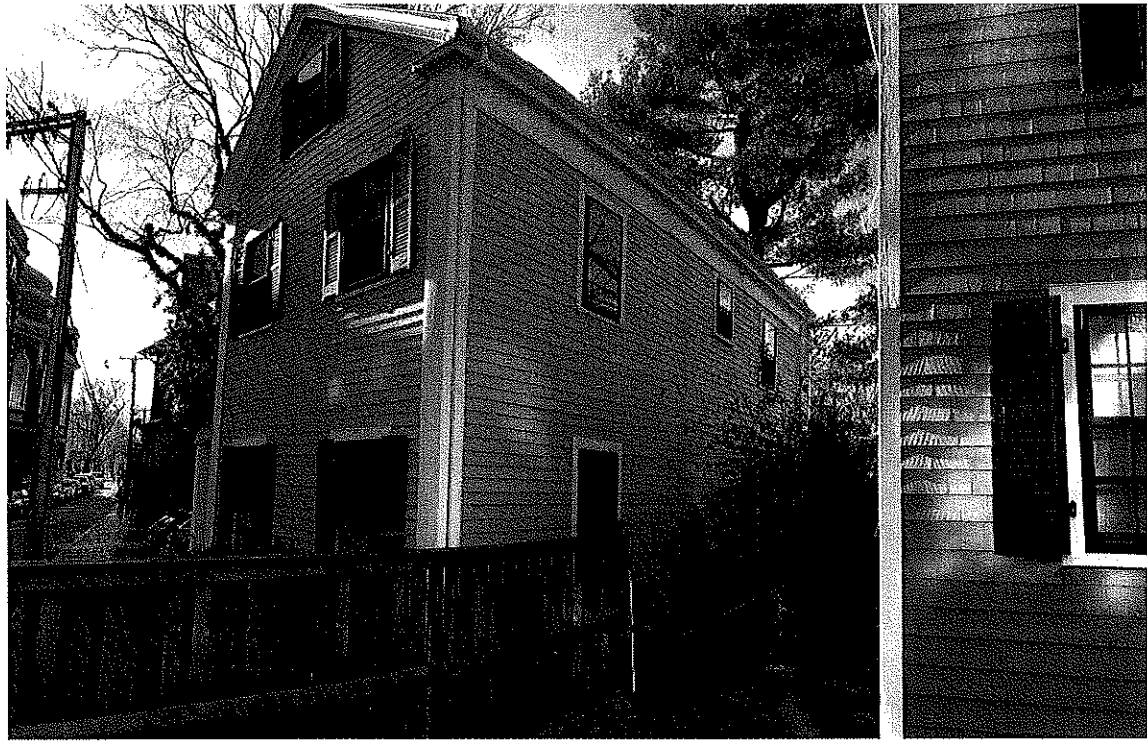
36 FOLLEN ST. CAMBRIDGE MA  
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Project Status	BZA SUBMISSION
Project number	2017.05
Date	6/27/2018
Drawn by	SKA
Checked by	SJK

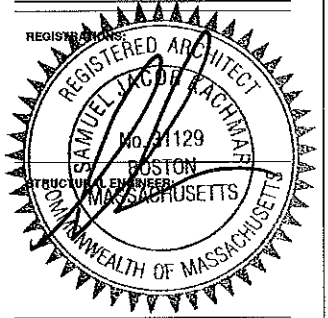
A-800

Scale

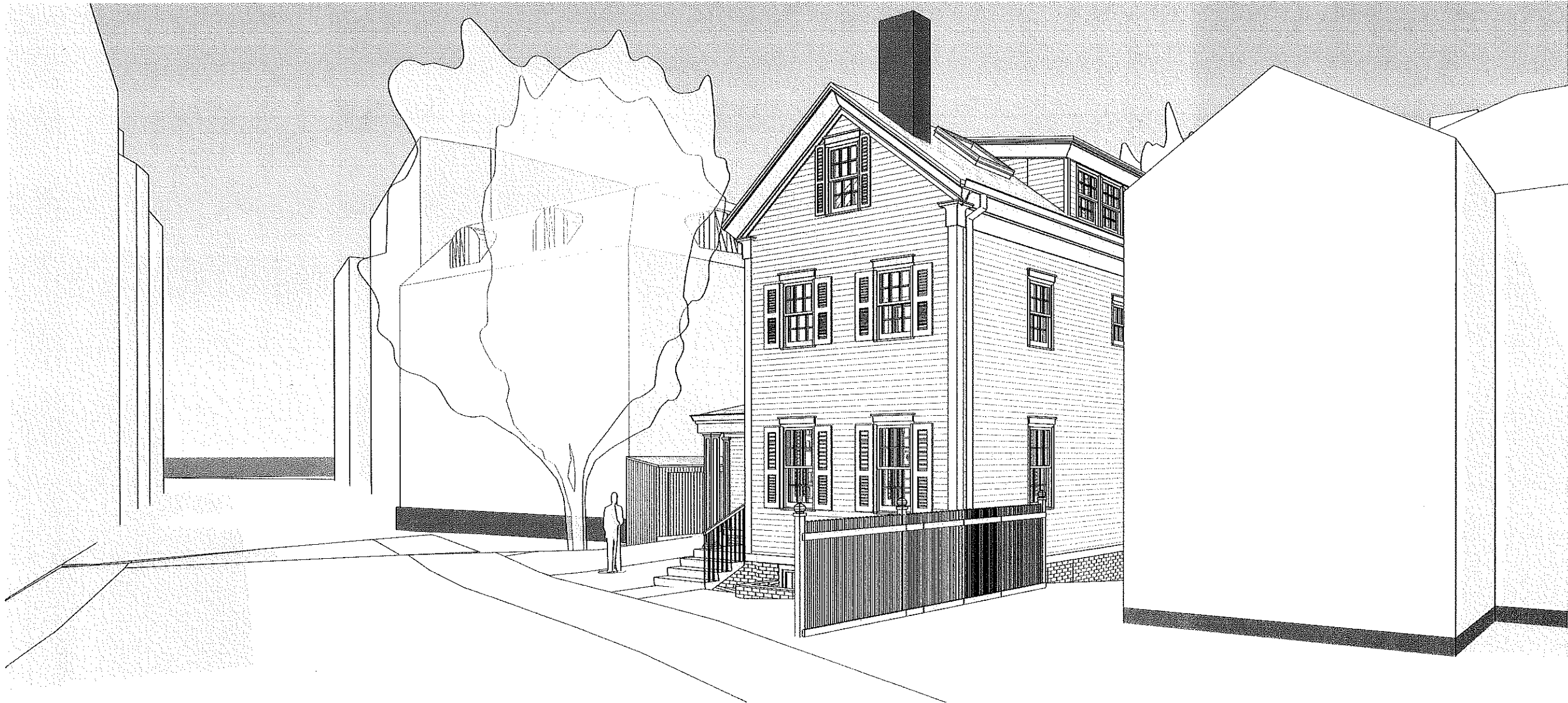
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EXTERIOR PERSPECTIVE  
- FOLLEN STREET



EXTERIOR PERSPECTIVE - FOLLEN STREET -  
FRONT 2

36 FOLLEN ST REALTY TRUST  
36 FOLLEN ST RENOVATION  
36 FOLLEN ST. CAMBRIDGE MA  
02138

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A-801

Scale

6/27/2018 8:33:38 PM





① 3D View 23



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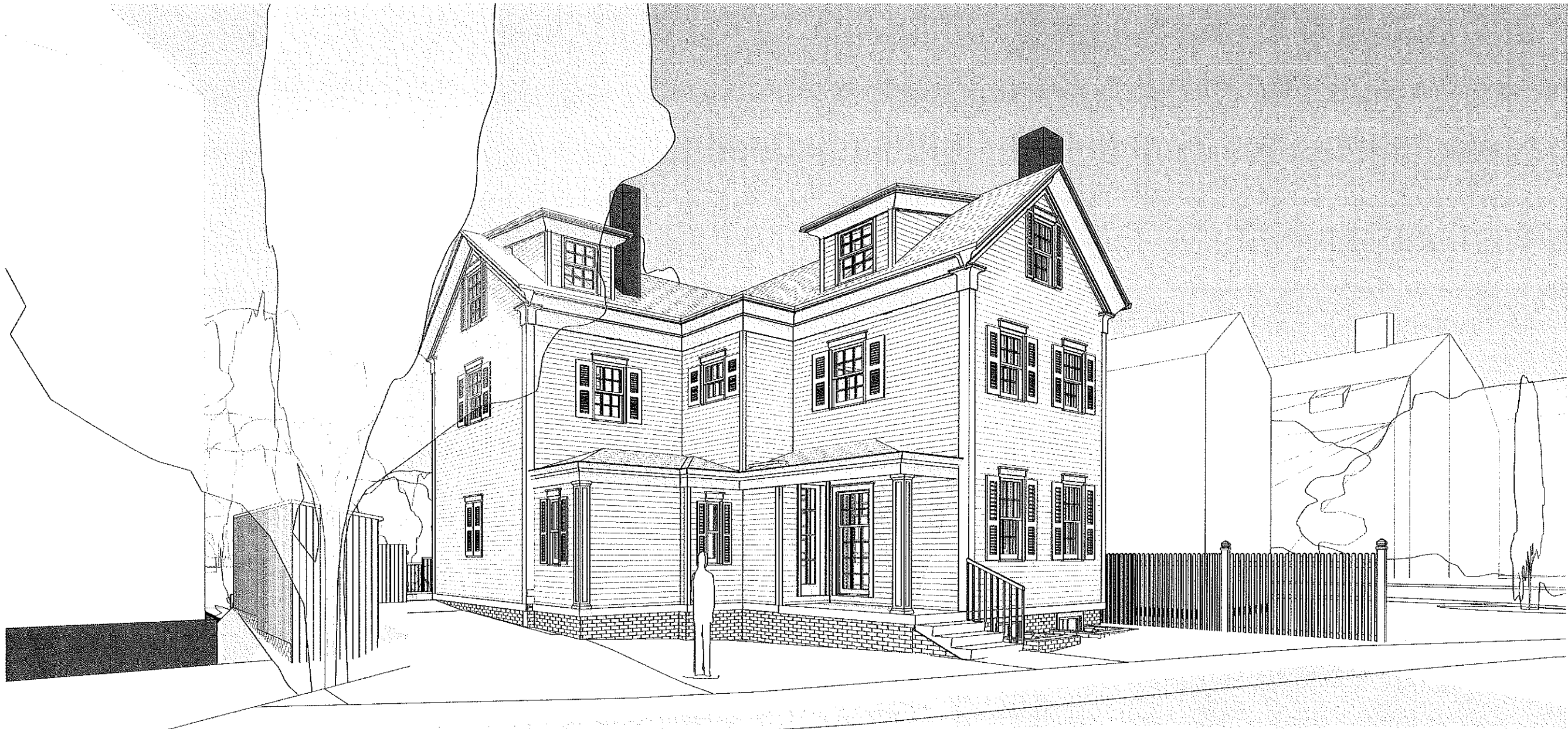
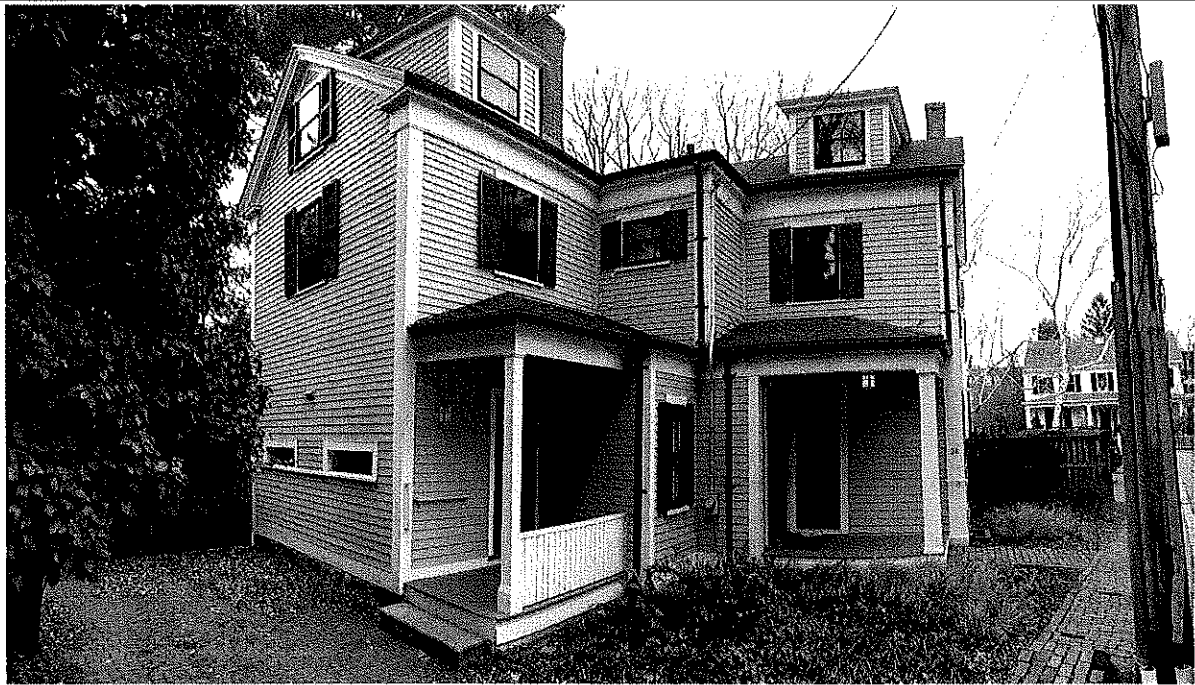
EXTERIOR PERSPECTIVE  
- FOLLEN STREET

36 FOLLEN ST REALTY TRUST  
36 FOLLEN ST RENOVATION  
36 FOLLEN ST. CAMBRIDGE MA  
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**A-802**  
Scale





EXTERIOR PERSPECTIVE - FOLLEN STREET - FRONT



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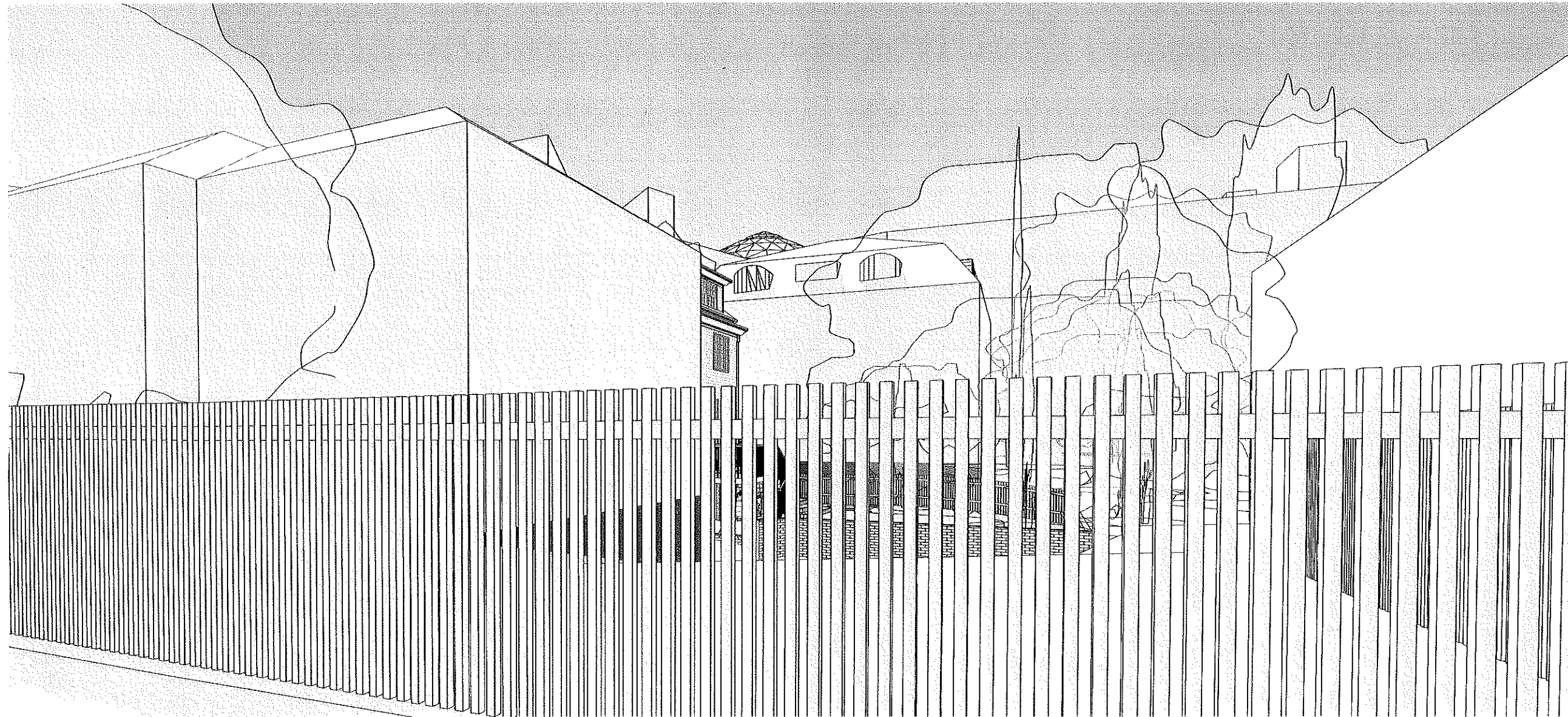
EXTERIOR PERSPECTIVE  
- FOLLEN STREET

36 FOLLEN ST REALTY TRUST  
36 FOLLEN ST RENOVATION  
36 FOLLEN ST. CAMBRIDGE MA  
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Project Status	BZA SUBMISSION
Project number	2017.05
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A-803

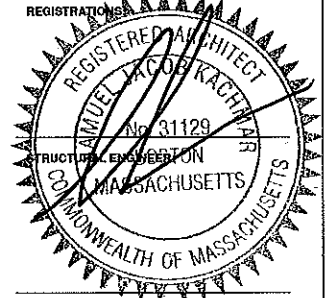
Scale



1 EXTERIOR PERSPECTIVE - FOLLEN STREET - REAR 2



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45 SAVILLE ST.  
CAMBRIDGE MA,



EXTERIOR PERSPECTIVE  
- FOLLEN STREET

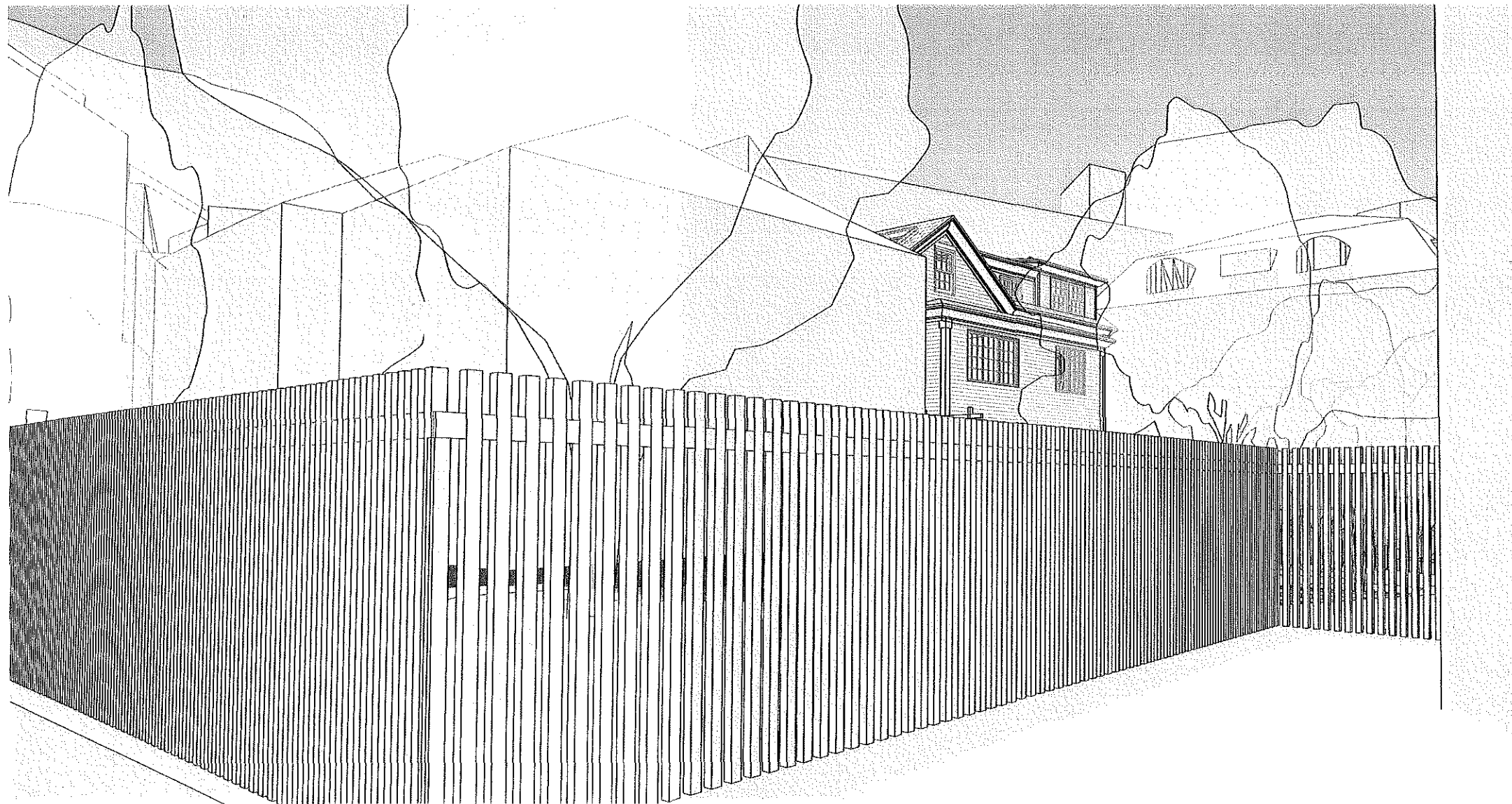
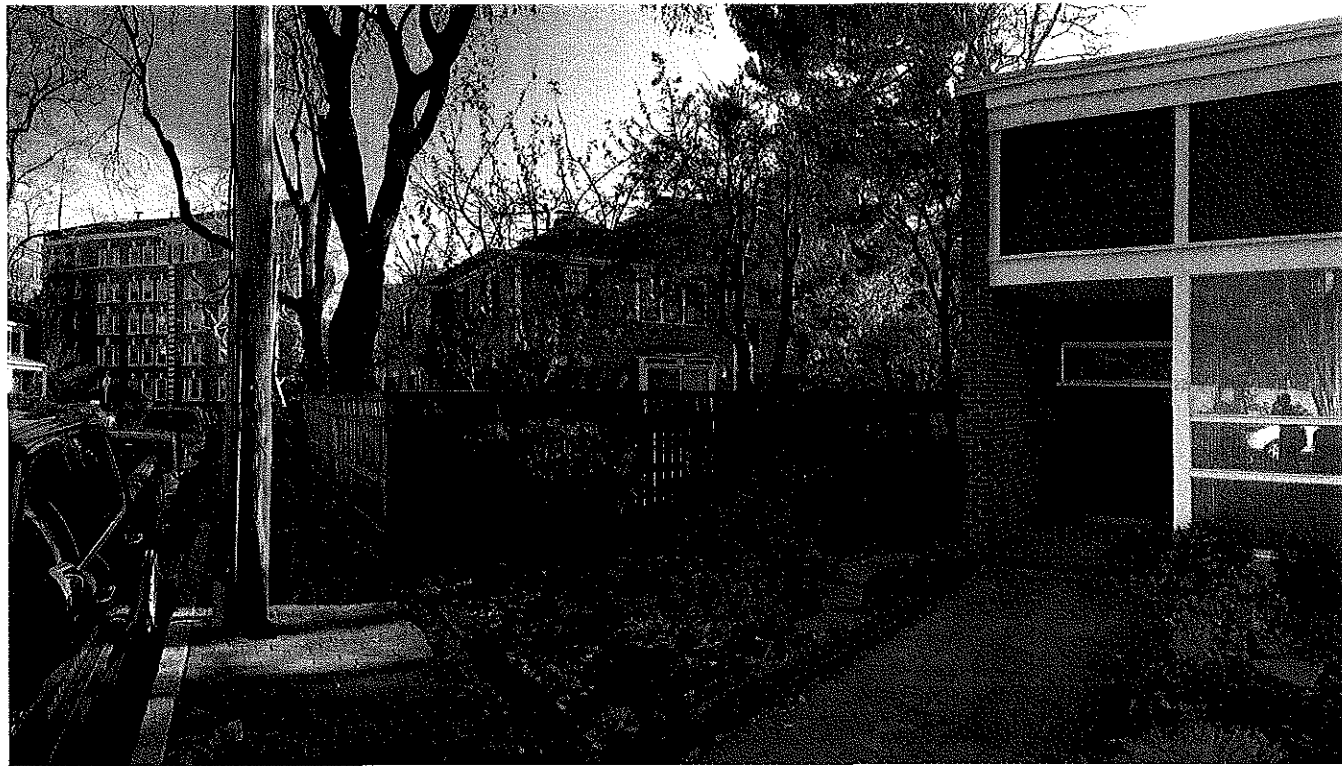
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36 FOLLEN ST RENOVATION  
36 FOLLEN ST. CAMBRIDGE MA  
02138

Project Status	BZA SUBMISSION
Project number	2017.05
Date	6/27/2018
Drawn by	SKA
Checked by	Checker

A-804

Scale



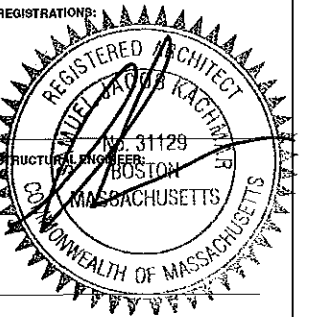


EXTERIOR PERSPECTIVE - FOLLEN STREET -  
REAR 1

1



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- FOLLEN STREET

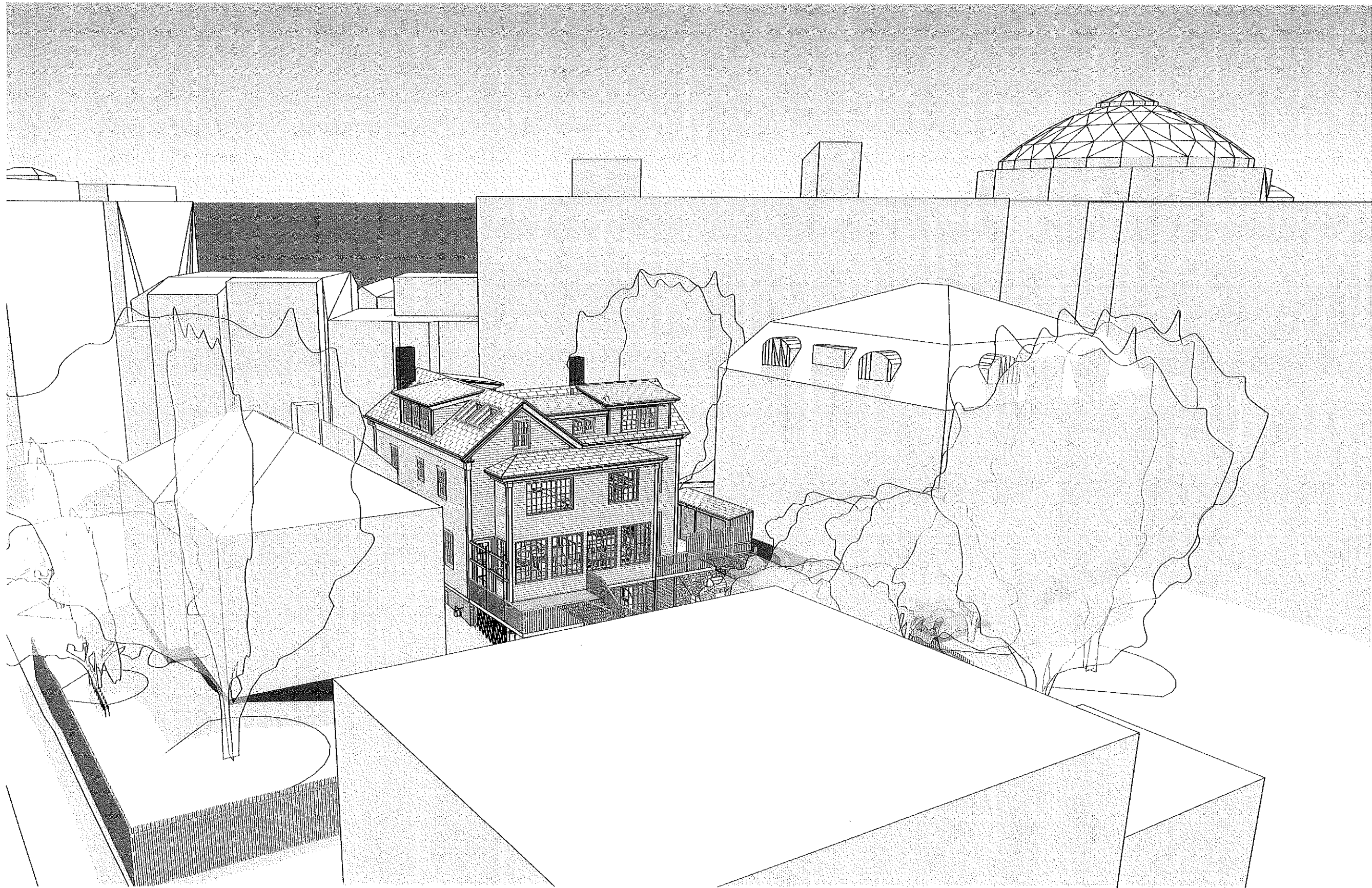
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36 FOLLEN ST RENOVATION  
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Date	6/27/2018
Drawn by	SKA
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**A-805**

Scale

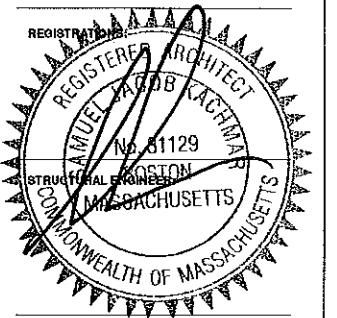
6/27/2018 8:06:00 PM



② EXTERIOR PERSPECTIVE - AERIAL



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AERIAL PERSPECTIVE

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02138

Project Status	BZA SUBMISSION
Project number	2017.05
Date	6/27/2018
Drawn by	SKA
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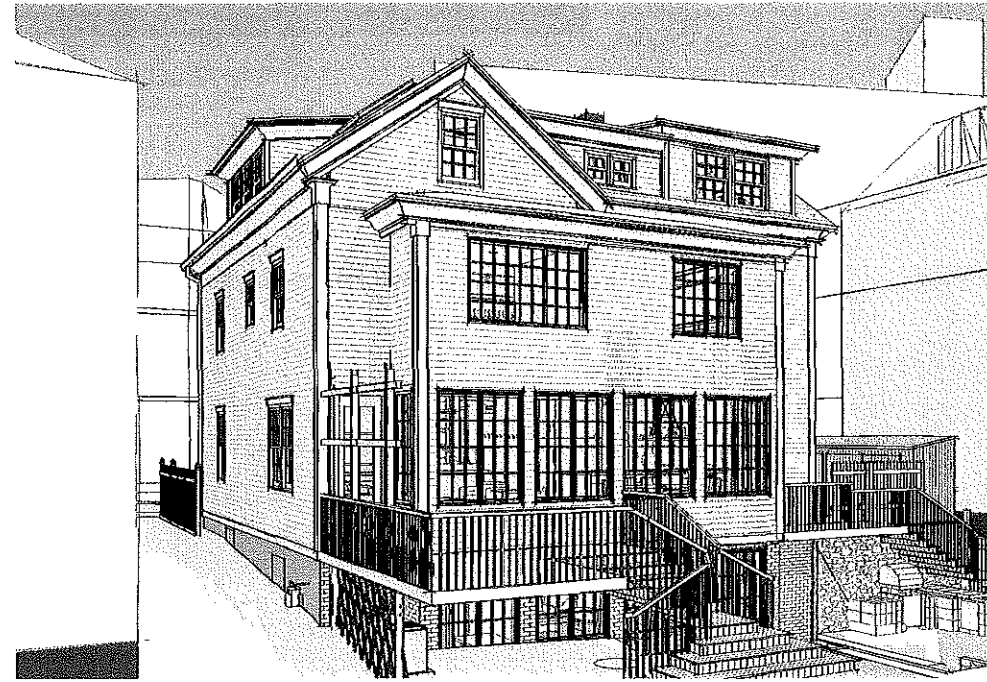
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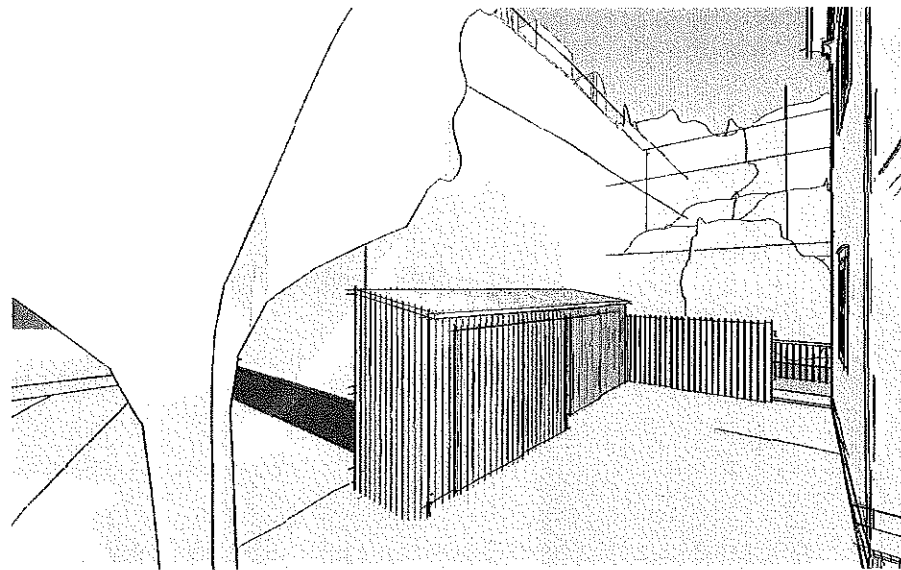




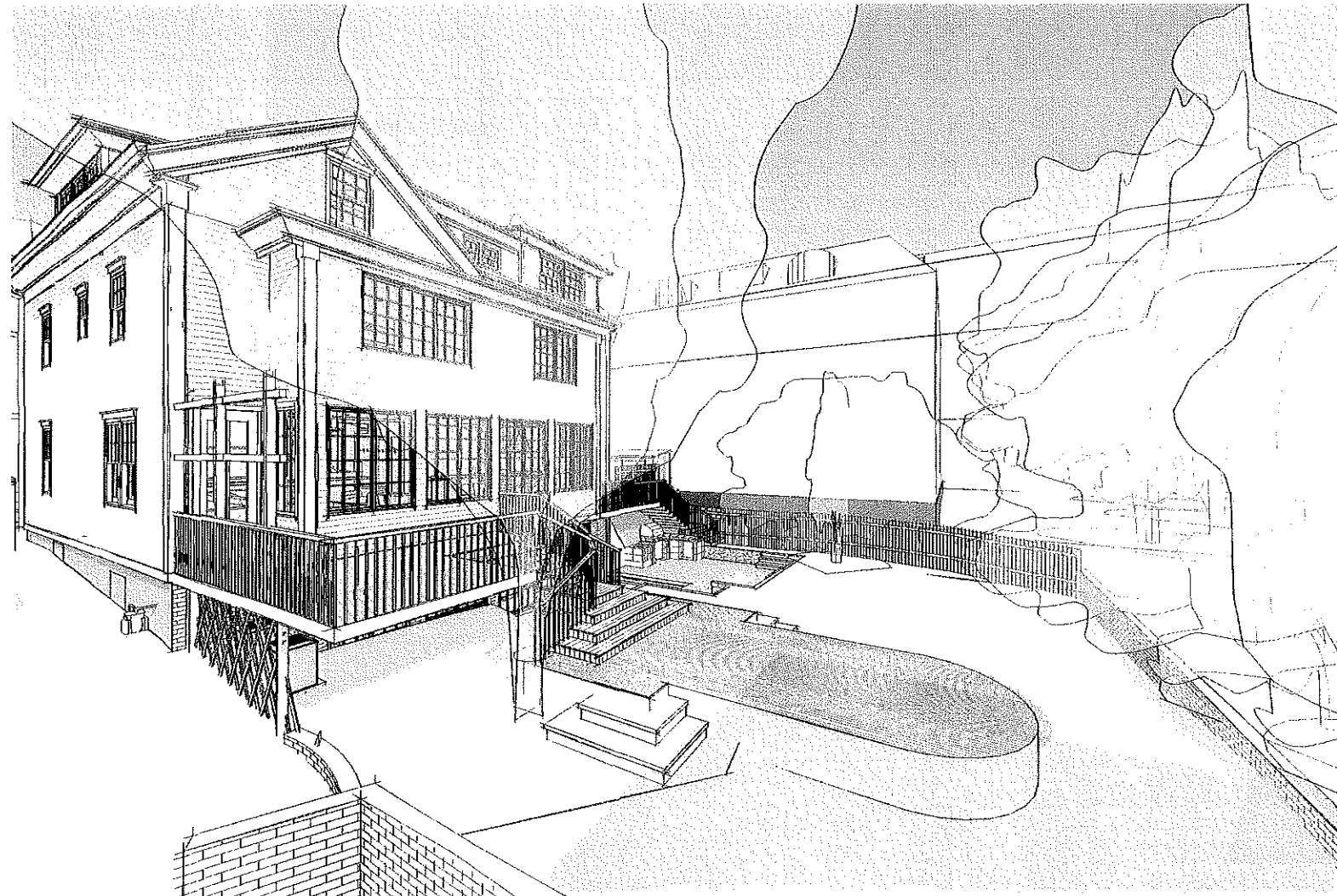
2 3D View 4



1 3D View 5



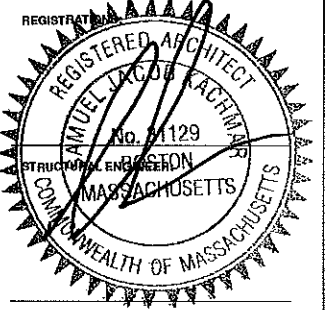
3 3D View 8



4 3D View 6



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EXTERIOR PERSPECTIVE

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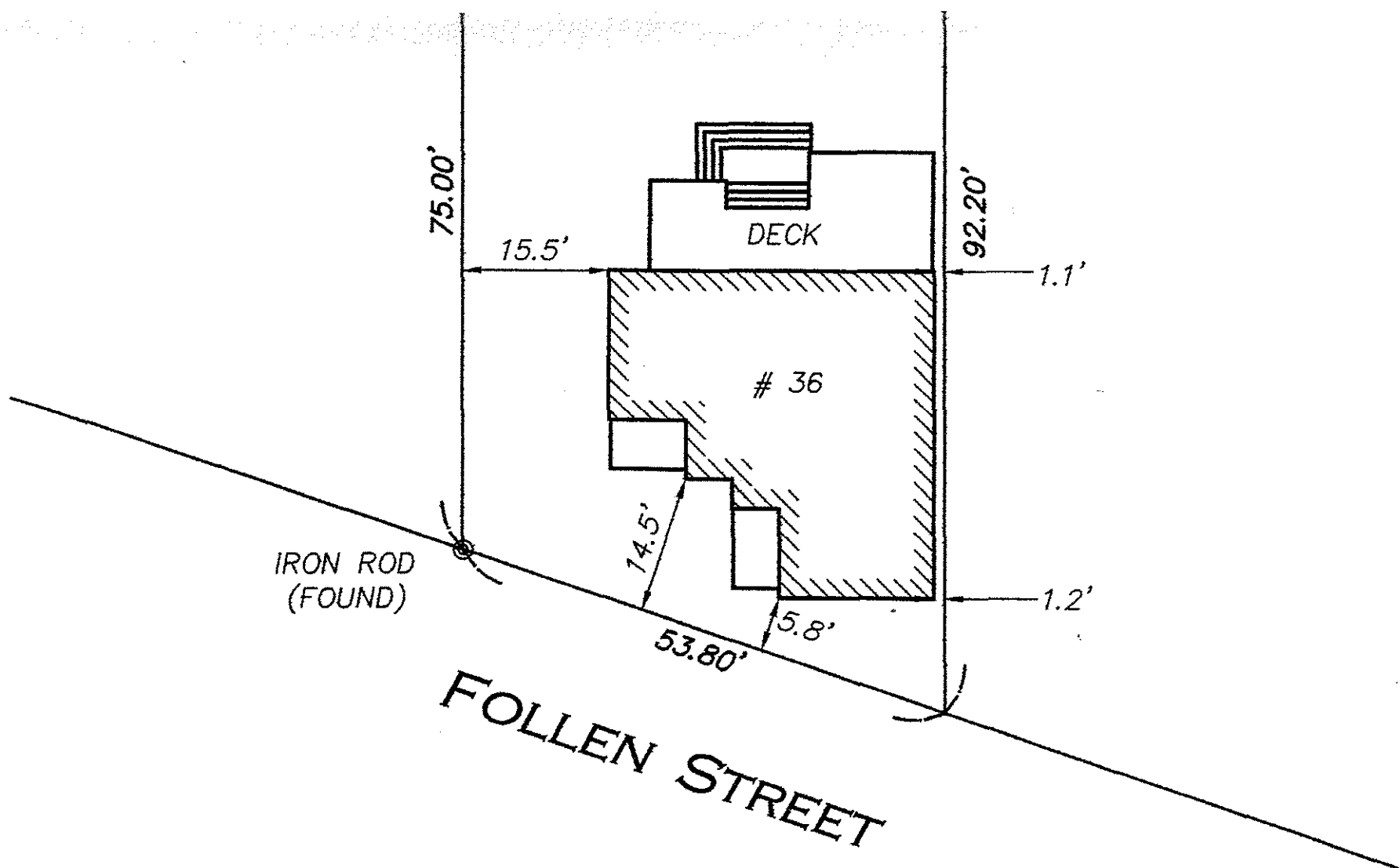
36 FOLLEN ST RENOVATION

36 FOLLEN ST. CAMBRIDGE MA  
02138

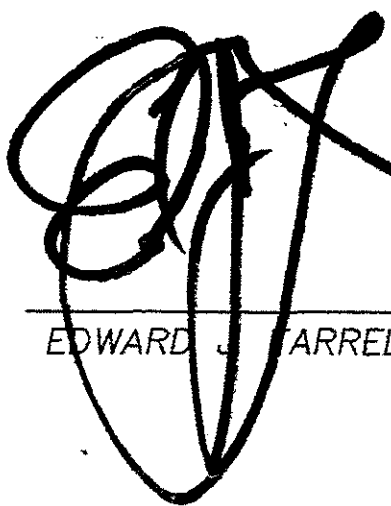
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Project number	2017.05
Date	6/27/2018
Drawn by	Author
Checked by	Checker

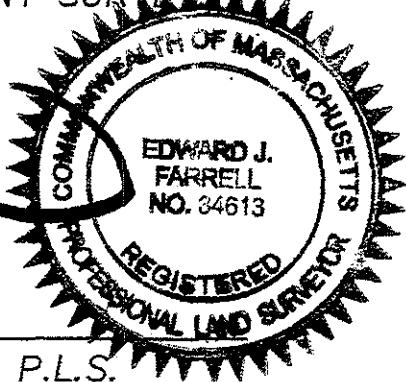
**A-809**

Scale



I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN  
ACTUAL INSTRUMENT SURVEY

  
EDWARD J. FARRELL P.L.S.



12-20-17

DATE

OWNER OF RECORD

MARK LANZA, TR. 36 FOLLEN  
STREET REALTY TRUST

BOOK 70297 PAGE 282 M.S.R.D.

PLAN REFERENCES

PLAN # 188 OF 2010

PLOT PLAN  
36 FOLLEN STREET  
CAMBRIDGE, MASS.

SCALE: 1" = 20' DECEMBER 20, 2017

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.