



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

**BZA APPLICATION FORM**

Plan No: BZA-012463-2017

**GENERAL INFORMATION**

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

Special Permit : \_\_\_\_\_ Variance :   v   Appeal : \_\_\_\_\_

PETITIONER : Justin Crane a & Sarah Roszler

PETITIONER'S ADDRESS : 220 Harvard Street #1 Cambridge, MA 02139

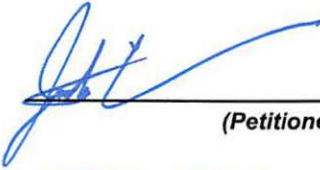

LOCATION OF PROPERTY : 3 St Gerard Ter Cambridge, MA

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :  
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :  
Variance To construct a dormer and replace a single story addition.

SECTIONS OF ZONING ORDINANCE CITED :  
Article 5.000 Section 5.31 (Table of Dimensional Requirements).  
Article 22.000 Section 22.43.1 (Exterior Insulation).

Original Signature(s) :   
  
(Petitioner(s) / Owner)  
JUSTIN CRANE  
(Print Name)

Address : 220 HARVARD ST.#1  
CAMBRIDGE, MA 02139  
Tel. No. : 617.816.3777  
E-Mail Address : jferance@gmail.com

Date : 1/27/17



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 JUSTIN CRANE AND SARAH ROSZLER  
(OWNER)

Address: 220 HARVARD ST. #1, CAMBRIDGE, MA 02139

State that I/We own the property located at 3 SAINT GERARD TERRACE, which is the subject of this zoning application.

The record title of this property is in the name of JUSTIN CRANE AND SARAH ROSZLER

\*Pursuant to a deed of duly recorded in the date 4/12/1907, Middlesex South County Registry of Deeds at Book 169+55710, Page 15+370; 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 Essex

The above-name Justin Crane + Sarah Roszler personally appeared before me, this 27 of January, 2017, and made oath that the above statement is true.

[Signature] Notary

My commission expires June 30, 2017



- If ownership is not shown in recorded deed, deed, or inheritance, please include documentation of court order, recent deed, or inheritance.

**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:

As a family that intends to grow and stay in Cambridge long-term, we seek to make the third floor bedroom more appealing and livable by adding a small shed dormer on the east side of the house. This dormer is also intended to visually balance a new, as-of-right dormer of the same size, which we are adding over an existing stairwell to improve head clearance.

The existing, non-conforming single-level addition was built by the previous owner to meet the functional needs of an elderly building occupant. The addition is currently on sonotube-pilings, with an insulated floor. We are concerned that the construction of this space will not have the longevity we are hoping to achieve, and could require additional renovation costs in the near future. We propose to rebuild this addition with the improved energy efficiency and pest-resistance of a full basement, and insulated foundation walls. We also would like to improve the character of this part of the building, to make it feel better-connected to the existing house. As renovations are currently proceeding within the rest of the house, costs of replacing the addition with a contractor on site will likely be less than those required in the future due to re-mobilization.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is not owing to soil conditions, shape or topography of land or structures.

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

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

The new dormer will match and be symmetrical with another new dormer which we are adding as-of-right to improve head clearance at an existing stair; will meet the City's Design Guidelines for Roof Dormers; and will face the largest yard setback on the site and the rear of all abutting structures.

The addition will nearly match in length and width an existing addition. The incremental addition to length and width is due to a small thickness (less than 3") of continuous exterior insulation. The roof of the rebuilt addition will be lower than the ridge of the existing addition. Further, the addition will be built with higher quality materials, energy-efficient assemblies, and more consideration for historically-appropriate detailing than the existing addition.

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

The overall GSF of the structure will be decreased after completion of work as-of-right and, if granted, via the variance (primarily due to the removal of an existing three-season porch). No existing non-conforming conditions will be made worse; however, the quality, appearance, and livability of the existing structure will be improved.



February 9, 2017

Board of Zoning Appeal  
c/o Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: Case Number BZA-012463-2017

Dear Members of the Board of Zoning Appeal,

I'm writing to support Justin Crane and Sarah Roszler in seeking a variance as part of their renovation at 3 Saint Gerard Terrace. I understand that the parts of their project requiring zoning relief include a new dormer, and the reconstruction of an existing addition, which will be modified with a flat roof and roof deck. I have discussed the proposal with Justin and Sarah and reviewed the drawings. I believe that this work will not be a detriment to our property, and that the rebuilding of the addition may improve the neighborhood through its use of quality materials and historically-appropriate detailing. We look forward to welcoming Justin and Sarah and their family.

Sincerely,

Agnes and Cliff Gallant  
22-24 Hollis Street  
Cambridge, MA 02140

*Agnes Gallant*  
*Cliff Gallant*

1. The first part of the report  
describes the general situation  
of the country and the  
state of the economy.

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the report describes the  
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describes the situation in the  
country and the state of the  
economy in the first part of  
the report describes the  
general situation of the  
country and the state of the  
economy.

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*[Handwritten signature]*



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

2017 JAN 30 PM 12:02

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS  
 Plan No: BZA-012463-2017

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance :   v   Appeal : \_\_\_\_\_

PETITIONER : Justin Crane a & Sarah Roszler

PETITIONER'S ADDRESS : 220 Harvard Street #1 Cambridge, MA 02139

LOCATION OF PROPERTY : 3 St Gerard Ter Cambridge, MA

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :  
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :  
Variance To construct a dormer and replace a single story addition.

SECTIONS OF ZONING ORDINANCE CITED :  
 Article 5.000 Section 5.31 (Table of Dimensional Requirements).  
 Article 22.000 Section 22.43.1 (Exterior Insulation).

Original Signature(s) :   
 (Petitioner(s) / Owner)  
JUSTIN CRANE  
 (Print Name)

Address : 220 HARVARD ST.#1

CAMBRIDGE, MA 02139

Tel. No. : 617.816.3777

E-Mail Address : jferane@gmail.com

Date : 1/27/17



2/20/17

Board of Zoning Appeal  
c/o Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge, MA 02139

Re: Case Number BZA-012463-2017

Dear Members of the Board of Zoning Appeal,

I'm writing to support Justin Crane and Sarah Roszler in seeking a variance as part of their renovation at 3 Saint Gerard Terrace. I understand that the parts of their project requiring zoning relief include thickened exterior walls to accommodate new insulation, new dormers, and the reconstruction of an existing addition, which will be modified with a flat roof and roof deck. I have discussed the proposal with Justin and Sarah and reviewed the drawings. I believe that this work will not be a detriment to our property, and that the rebuilding of the addition may improve the neighborhood through its use of quality materials and historically-appropriate detailing. We look forward to welcoming Justin and Sarah and their family.

Sincerely,

Agnes and Cliff Gallant  
22 Hollis Street  
Cambridge, MA 02140

*Agnes Gallant*

*Cliff Gallant*

11/17

Received from the  
Honorable Secretary of the  
State of New York  
No. 10 Albany, N.Y.

Dear Sir:  
I have the honor to acknowledge the receipt of your letter of the 10th inst.

in relation to the application for a license to sell and dispense  
alcoholic liquors in the State of New York. The application was  
received by the Board of Alcoholic Control on the 10th inst. and  
has been referred to the Board of Alcoholic Control for their  
consideration. The Board of Alcoholic Control will hold a public  
hearing on the application on the 15th inst. at 10 o'clock  
A.M. in the Board Room of the State Office Building, Albany,  
New York. You are invited to attend the hearing and to present  
any evidence in support of your application.

Very truly yours,  
Albion W. Ketchum  
Secretary of the State

Albion W. Ketchum  
Secretary of the State



## Singanayagam, Ranjit

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**From:** Kelley, Craig  
**Sent:** Monday, February 06, 2017 7:44 PM  
**To:** Singanayagam, Ranjit  
**Cc:** Justin Crane; Hope Kelley  
**Subject:** Support for Case Number BZA-012463-2017 (3 Saint Gerard Terrace)

Hi Ranjit:

Could you pass this note onto the BZA members, please?

Thanks a lot.

Craig

Dear BZA Members:

I write in support of Case Number BZA-012463-2017 (3 Saint Gerard Terrace). With its dormers, roof deck and basement extension, the newly renovated house will be a wonderful place for Justin and his family to call home and we are excited to welcome them to the neighborhood. As designed, the project should have negligible, if any, impact on local privacy, open space or any other issues generally associated with a healthy neighborhood. In fact, I think the design will be a nice improvement in many ways.

I understand that there are larger issues about when a variance is appropriate and when one isn't and that those lines are getting increasingly blurry as property values, construction techniques, building codes and societal expectations all change faster than our zoning code can accommodate. Ideally, Envision Cambridge will provide solid guidance on how to handle future building alterations such as these to make the application process less onerous and free up the Board's time to consider other challenging land use planning issues, but in the interim, I am excited by this project, I think it will make the Crane's new house an even better home and will make them especially happy to have chosen to live there. I hope you approve the application.

Should you have any questions, please feel free to contact me at [CKelley@Cambridgema.gov](mailto:CKelley@Cambridgema.gov) or by phone at 617-631-4224.

Thank you all for your service to the City.

Craig Kelley  
6 St. Gerard Terrace

Amended  
**BZA APPLICATION FORM**  
**GENERAL INFORMATION**

BZA-012463-2017

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

Special Permit: \_\_\_\_\_ Variance: X Appeal: \_\_\_\_\_

PETITIONER: Justin Crane & Sarah Roszler

PETITIONER'S ADDRESS: 220 Harvard Street #1 Cambridge, MA 02139

LOCATION OF PROPERTY: 3 St Gerard Terrace Cambridge, MA

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

- |                                                                                               |                                        |
|-----------------------------------------------------------------------------------------------|----------------------------------------|
| <input checked="" type="checkbox"/> Additions                                                 | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy                                              | <input type="checkbox"/> Parking       |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's                                 | <input type="checkbox"/> Sign          |
| <input checked="" type="checkbox"/> Dormer                                                    | <input type="checkbox"/> Subdivision   |
| <input checked="" type="checkbox"/> Other: <u>Additional Insulation at Exterior Enclosure</u> |                                        |

DESCRIPTION OF PETITIONER'S PROPOSAL:

Variance to replace a single story addition, construct two (2) dormers, and add insulation at exterior wall and roof.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section 5.31 (Table of Dimensional Requirements)

Article 22.000 Section 22.43 (Exterior Insulation)

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)

JUSTIN CRANE SARAH ROSZLER  
(Print Name)

Address: 220 HARVARD ST. #1

CAMBRIDGE, MA 02139

Tel. No.: 617.816.3777

E-Mail Address: jferance@gmail.com

Date: 2/15/17

Amended

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:

As a family that intends to grow and stay in Cambridge long-term, we seek to make the third-floor bedroom more livable by adding two small shed dormers on the east side of the house. The first is over the stairs to the third level, allowing the ceiling to be raised to 80" as opposed to the existing 72". The second will visually balance the first, and add a small amount of usable space to the bedroom otherwise constrained by the sloped ceiling.

The existing, non-conforming addition we hope to replace is built on Sonotube pilings, with an insulated floor and dirt floor crawl space below. We are concerned that the construction will not have the longevity we are hoping to achieve, and could require additional renovation costs in the near future. We propose to rebuild this addition with the improved energy efficiency and pest-resistance of a full basement and insulated foundation walls. We also would like to improve the character of this part of the building, to make it feel better-connected to the existing house.

B) As renovations are currently proceeding within the rest of the house, costs of replacing the addition with a contractor on site will likely be less than those required in the future due to re-mobilization.

Finally, we intend to add 3.5" to the exterior walls and 5.5" to the roof in order to meet current energy code requirements using continuous insulation - XPS in the roof and rock wool in the walls. In our opinion, the alternative of filling cavities with closed cell spray foam insulation is unappealing due to its flammability, its trapping of water vapor and potentially contributing to mold growth, and its manufacturing process' contribution to greenhouse gases.

The hardship is not owing to soil conditions, shape or topography of land or structures.

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

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

The new dormers will be symmetrical (one of which may technically be added as-of-right over the stairs as it does not add to GSF); will meet the City's Design Guidelines for Roof Dormers; and will face the largest yard setback on the site and the rear of all abutting structures.

The addition will nearly match in length and width an existing addition. The incremental addition to length and width is due to a small thickness (3") of continuous exterior insulation. The roof of the rebuilt addition will be lower than the ridge of the existing addition. Further, the addition will be built with higher quality materials, energy-efficient assemblies, and more consideration for historically-appropriate detailing.

The increase in envelope thickness is allowed as-of-right per Article 22 on three facades; the fourth (west facade) faces the rear yard of the abutting property; further, the increased thickness (3.5" at the walls and 5.5" at the roof) allows for continuous insulation and ventilation space which will increase energy efficiency; further, the rock wool insulation in the walls will increase the fire resistance of the structure.

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

The overall GSF of the structure will be decreased after completion of work (primarily due to the removal of an existing three-season porch). No existing non-confirming conditions will be made worse; however, the quality, appearance, and livability of the existing structure will be improved.

\* 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

DIMENSIONAL INFORMATION

APPLICANT: Justin Crane and Sarah Roszler PRESENT USE/OCCUPANCY: Detached one family

LOCATION: 3 St Gerard Terrace Cambridge, MA ZONE: Residence B Zone

PHONE: 617-816-3777 REQUESTED USE/OCCUPANCY: Detached one family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>
TOTAL GROSS FLOOR AREA:	<u>2010</u>	<u>1981</u>	<u>1844</u> (max.)
LOT AREA:	<u>3689</u>	<u>3689</u>	<u>3689</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>.54</u>	<u>.54</u>	<u>.50</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>3689</u>	<u>3689</u>	<u>2500</u> (min.)
SIZE OF LOT:			
WIDTH	<u>70.31</u>	<u>70.31</u>	<u>50</u> (min.)
DEPTH	<u>51.96</u>	<u>51.96</u>	<u>50</u>
Setbacks in Feet:			
FRONT	<u>10.1</u>	<u>9.8</u>	<u>15</u> (min.)
REAR	<u>8</u>	<u>7.7</u>	<u>25</u> (min.)
LEFT SIDE	<u>5.5</u>	<u>5.2</u>	<u>7.5</u> (min.)
RIGHT SIDE	<u>28.6</u>	<u>28.3</u>	<u>7.5</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>32.3</u>	<u>32.8</u>	<u>35</u> (max.)
LENGTH	<u>36.7</u>	<u>37.3</u>	N/A
WIDTH	<u>31.9</u>	<u>32.5</u>	N/A
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	<u>71.9% &amp; 25%</u>	<u>71.95 &amp; 25%</u>	<u>40% &amp; 20%</u> (min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	<u>1</u> (max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>1 min.</u> (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>12.5</u>	<u>12.2</u>	<u>10</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.

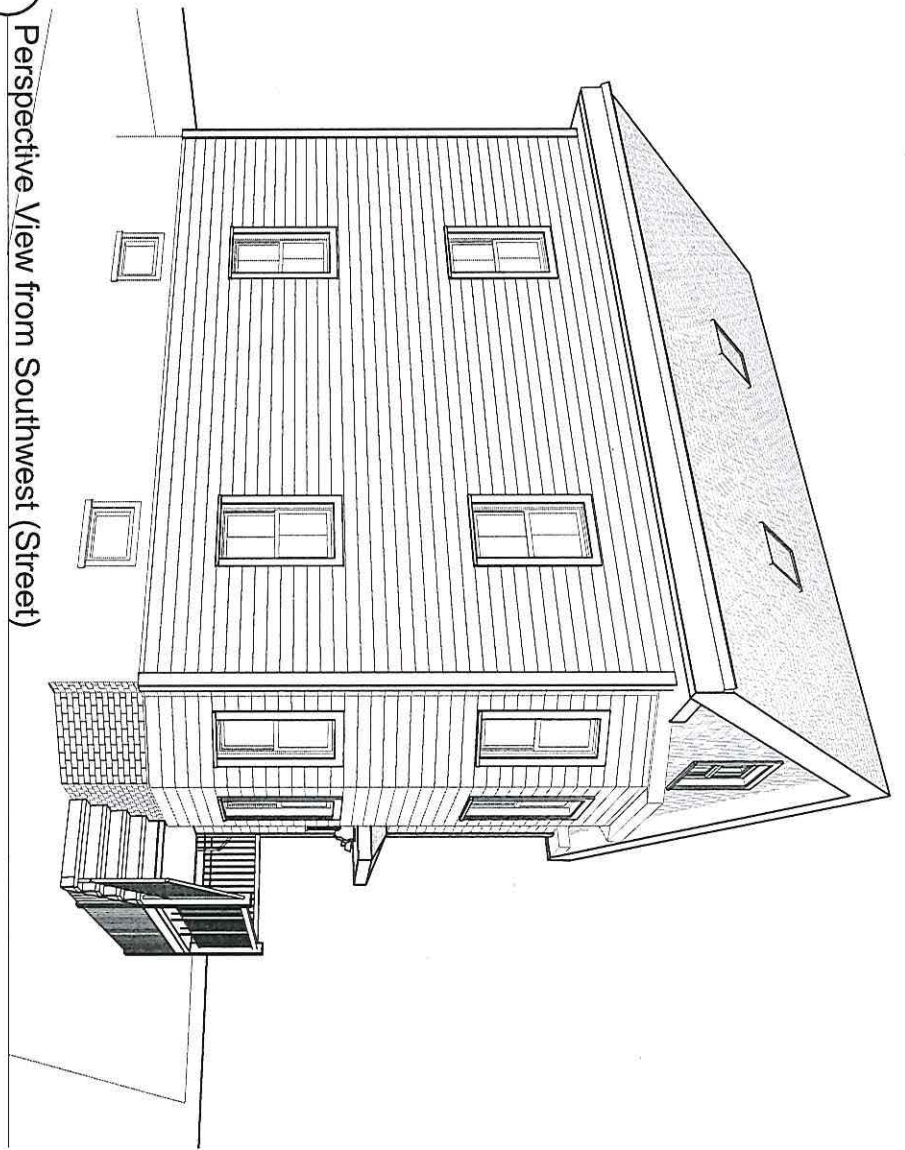
Nearest structure is a wood frame shed used for storage of yard equipment, furnishings, and bicycles.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

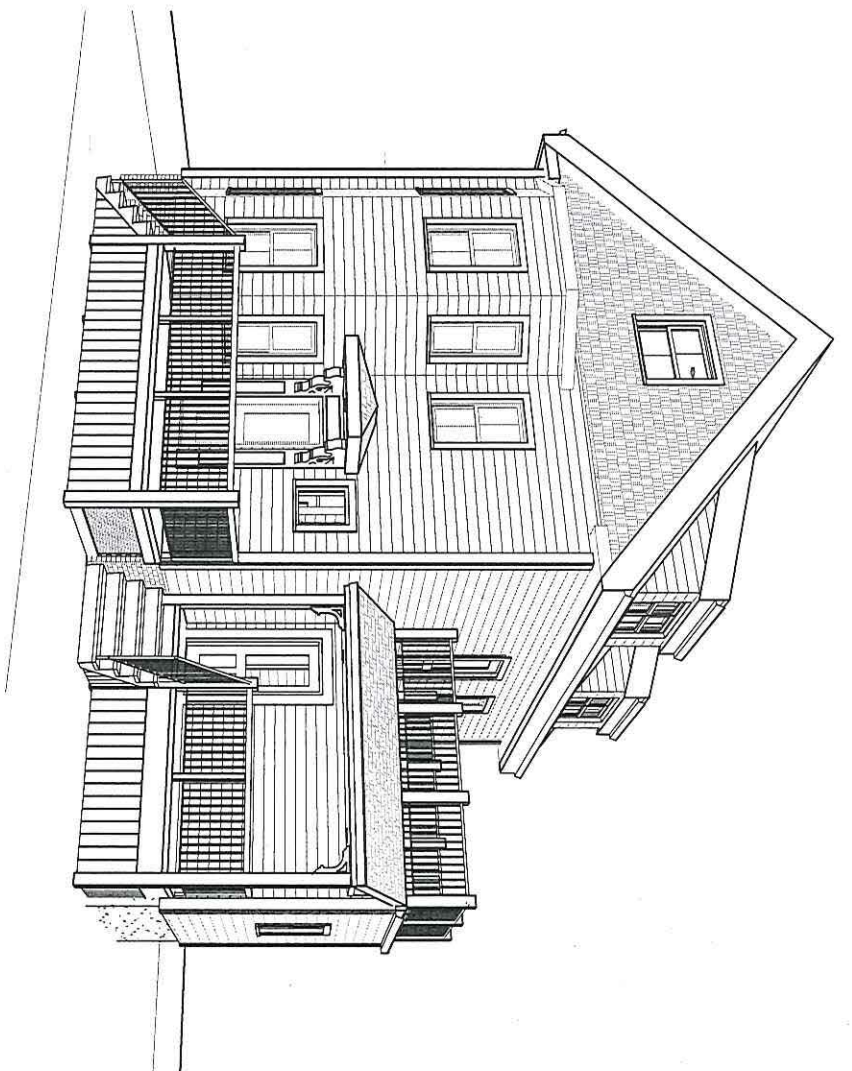
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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



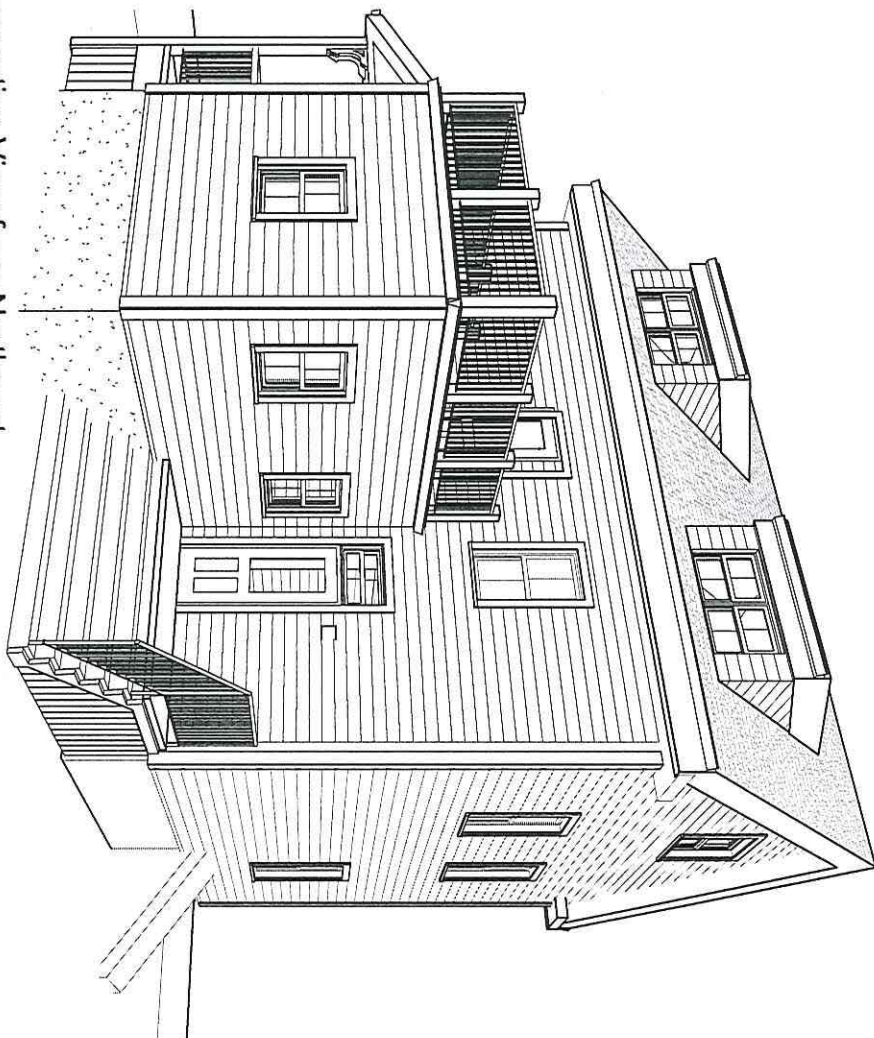
3 Perspective View from Southwest (Street)



2 Perspective View from Southeast



1 Perspective View from Northeast



Title:

# Perspective Views

Project:

3 SAINT GERARD TERRACE

Scale:

Date:

2/16/17

RFI No:

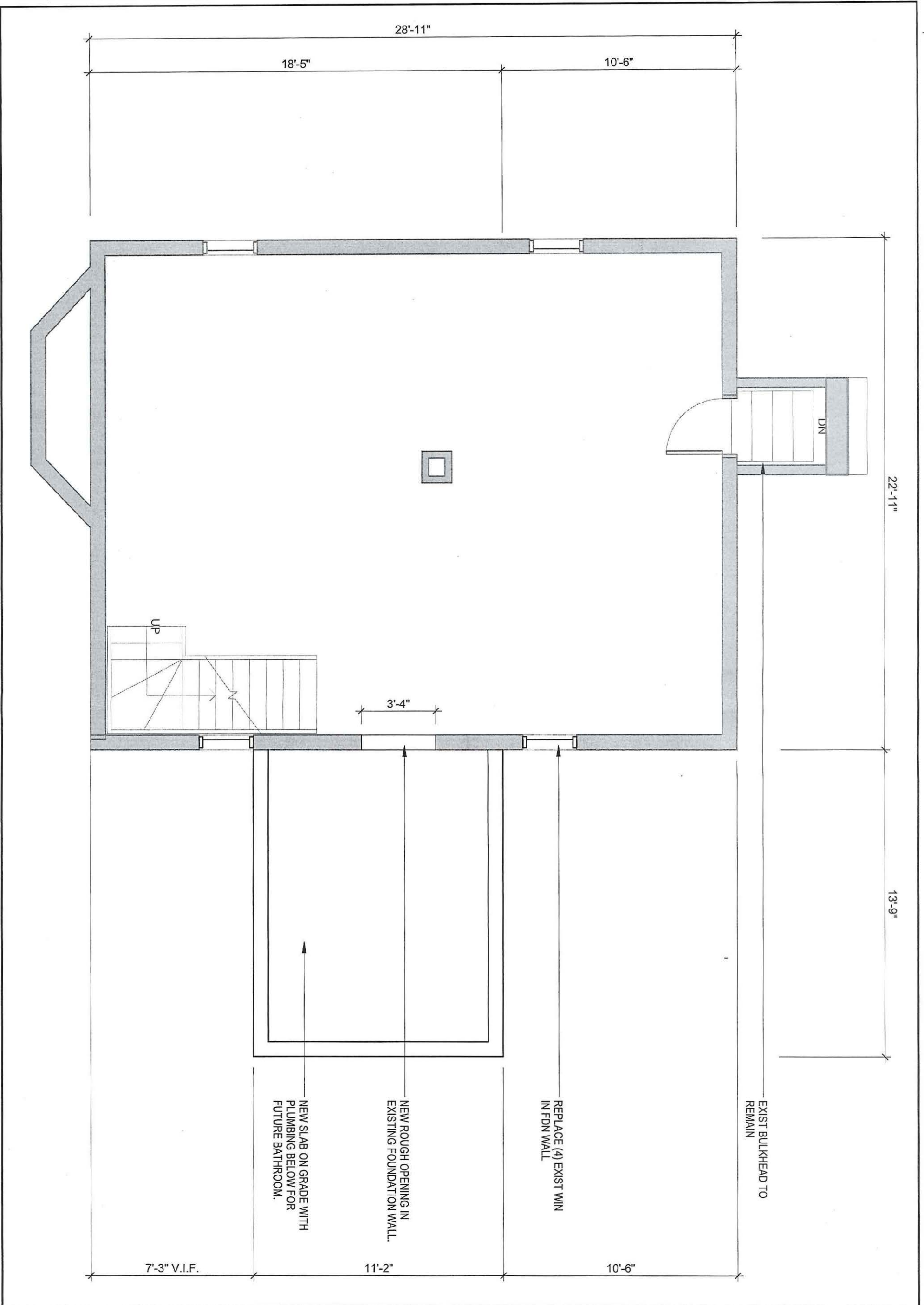
Drawn by:

Author

Ref Sheet:

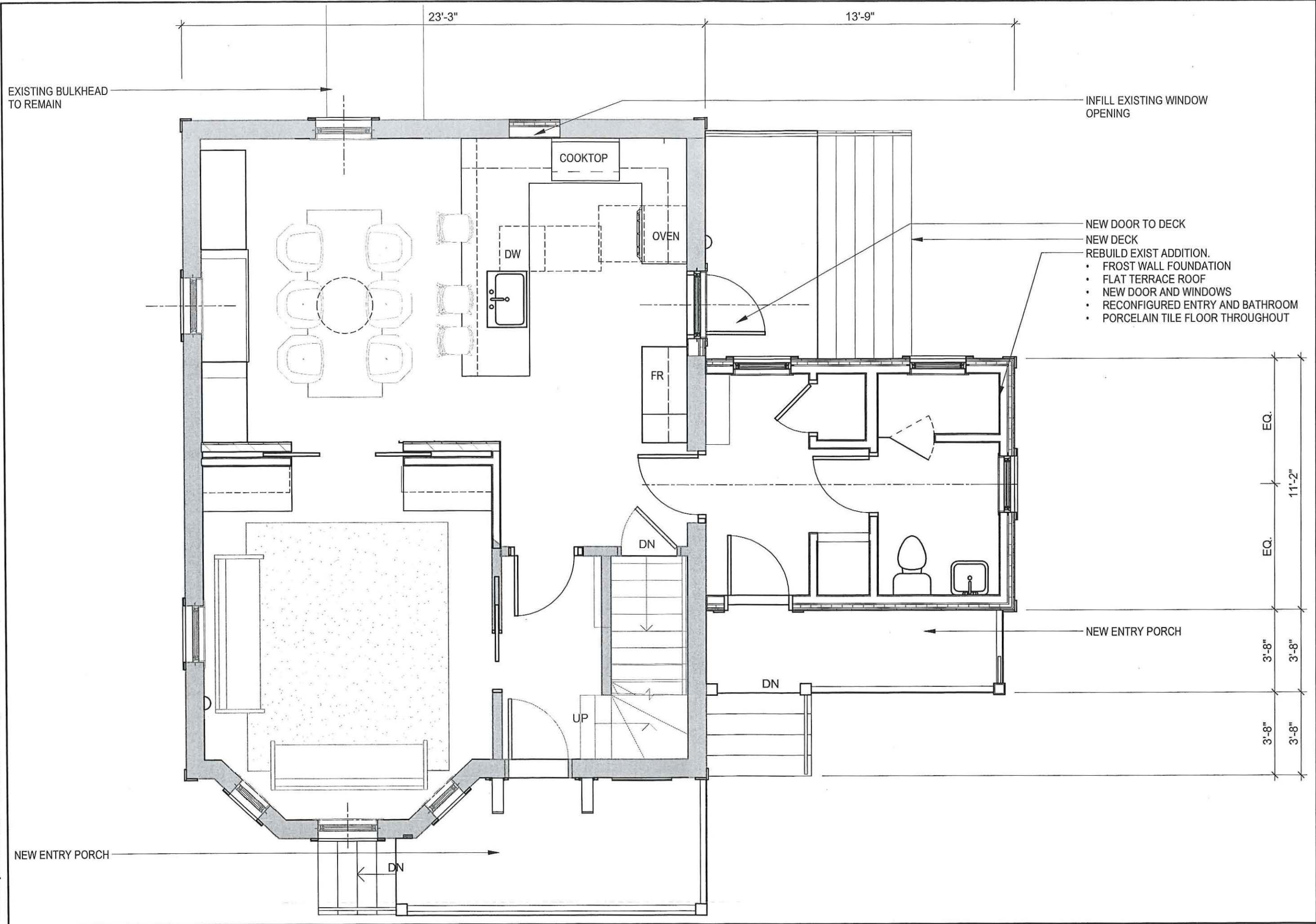
A0.3

2017 FEB 16 A 8:56  
CITY OF CAMBRIDGE  
ADDITIONAL SERVICES



Title: <b>BSMT Plan - Variance</b>			
Project: 3 SAINT GERARD TERRACE			
Scale: 1/4" = 1'-0"	Date: 2/16/17	RFI No:	Drawn by: SR
			Ref Sheet: <b>A1.00</b>





# L1 Plan - Variance

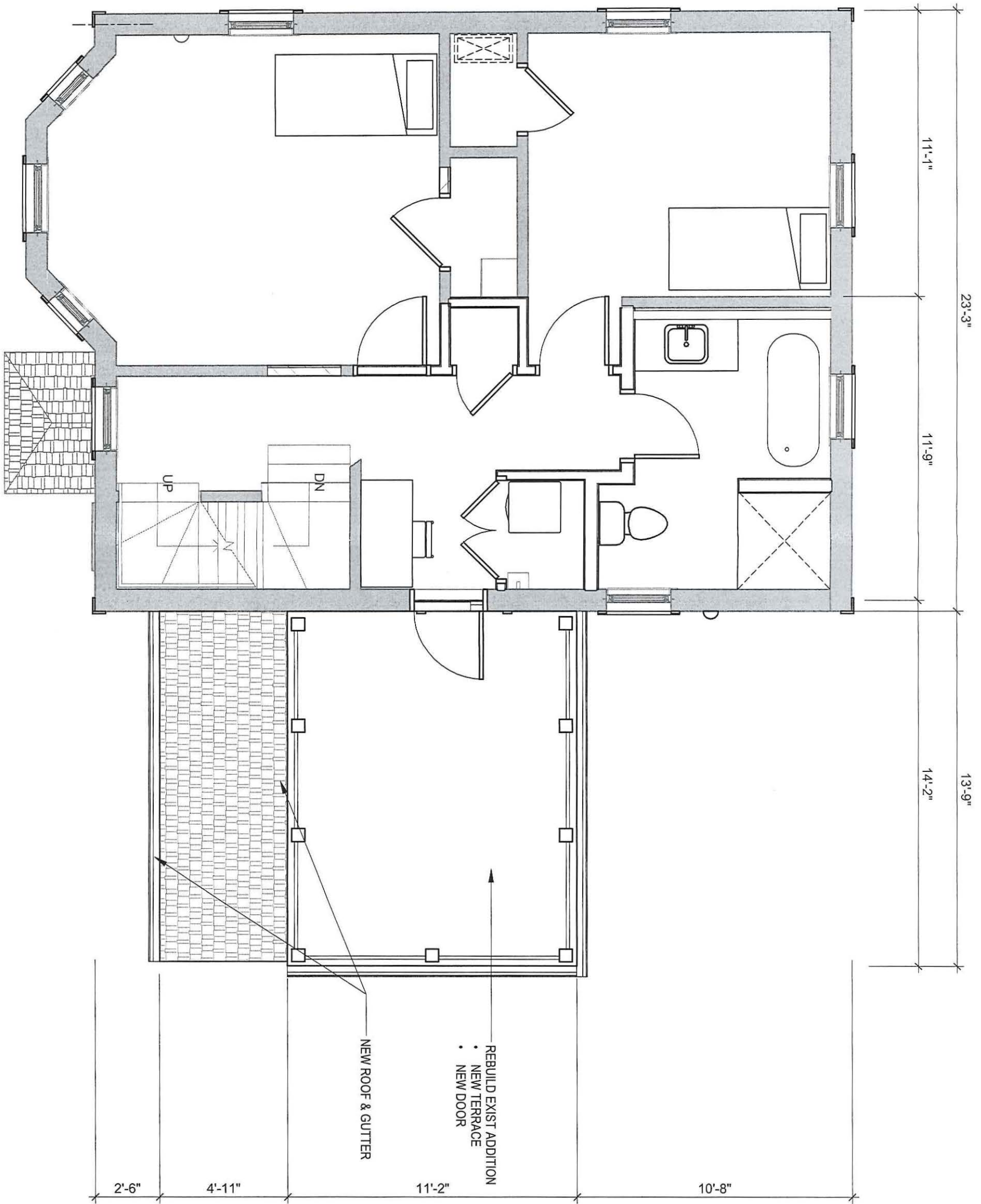
Project: 3 SAINT GERARD TERRACE

Scale: 1/4" = 1'-0" Date: 2/16/17

Drawn by: SR

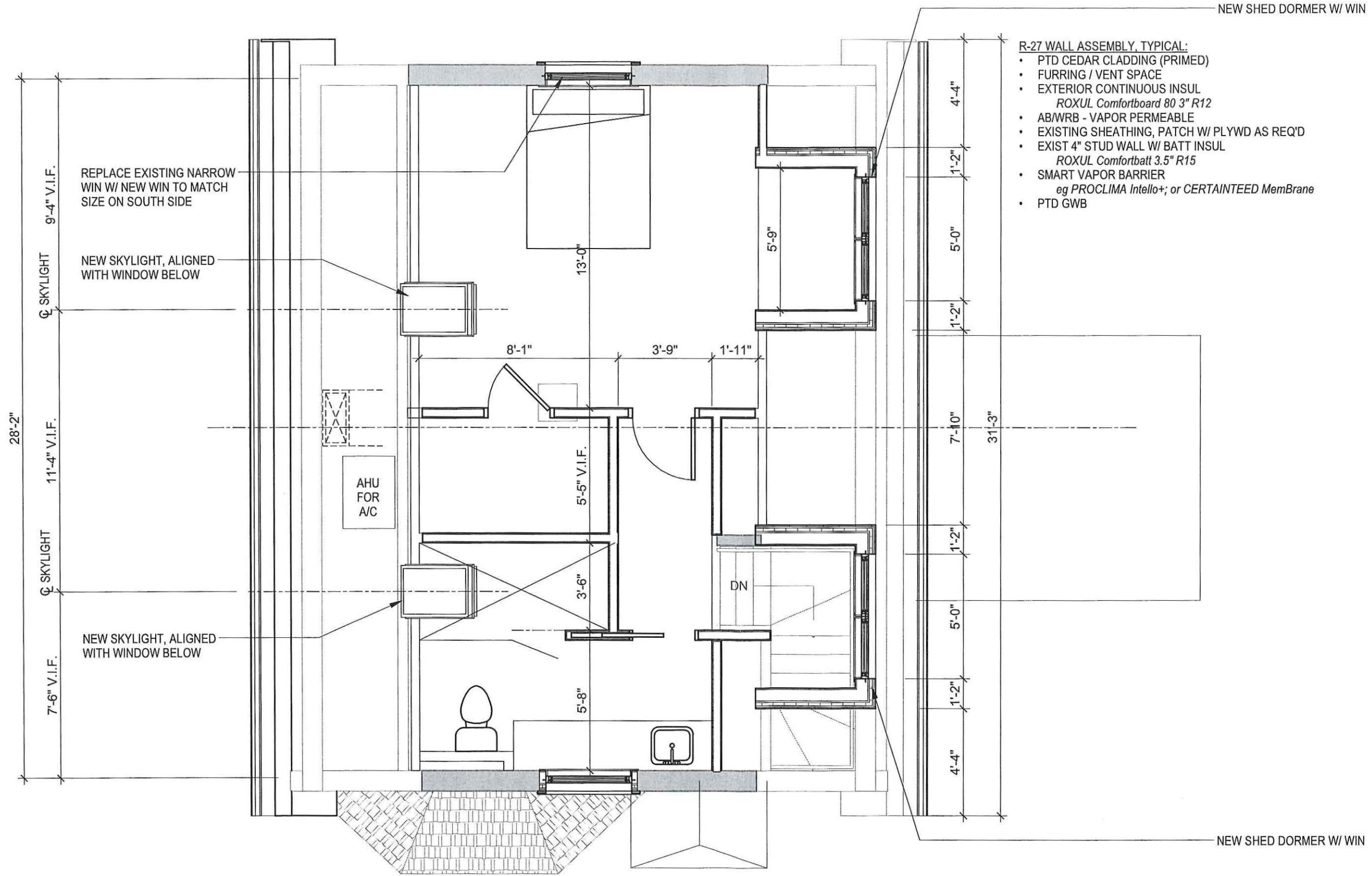
RFI No:

Ref Sheet: A1.01



Title: <b>L2 Plan - Variance</b>			
Project: 3 SAINT GERARD TERRACE			
Scale: 1/4" = 1'-0"	Date: 2/16/17	RFI No:	Drawn by: SR
			Ref Sheet: <b>A1.02</b>





- R-27 WALL ASSEMBLY, TYPICAL:**
- PTD CEDAR CLADDING (PRIMED)
  - FURRING / VENT SPACE
  - EXTERIOR CONTINUOUS INSUL  
ROXUL Comfortboard 80 3" R12
  - AB/WRB - VAPOR PERMEABLE
  - EXISTING SHEATHING, PATCH W/ PLYWD AS REQ'D
  - EXIST 4" STUD WALL W/ BATT INSUL  
ROXUL Comfortbatt 3.5" R15
  - SMART VAPOR BARRIER  
eg PROCLIMA Intello+; or CERTAINTEED MemBrane
  - PTD GWB

NEW SHED DORMER W/ WIN

NEW SHED DORMER W/ WIN

Title:

# L3 Plan - Variance

Project: 3 SAINT GERARD TERRACE

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

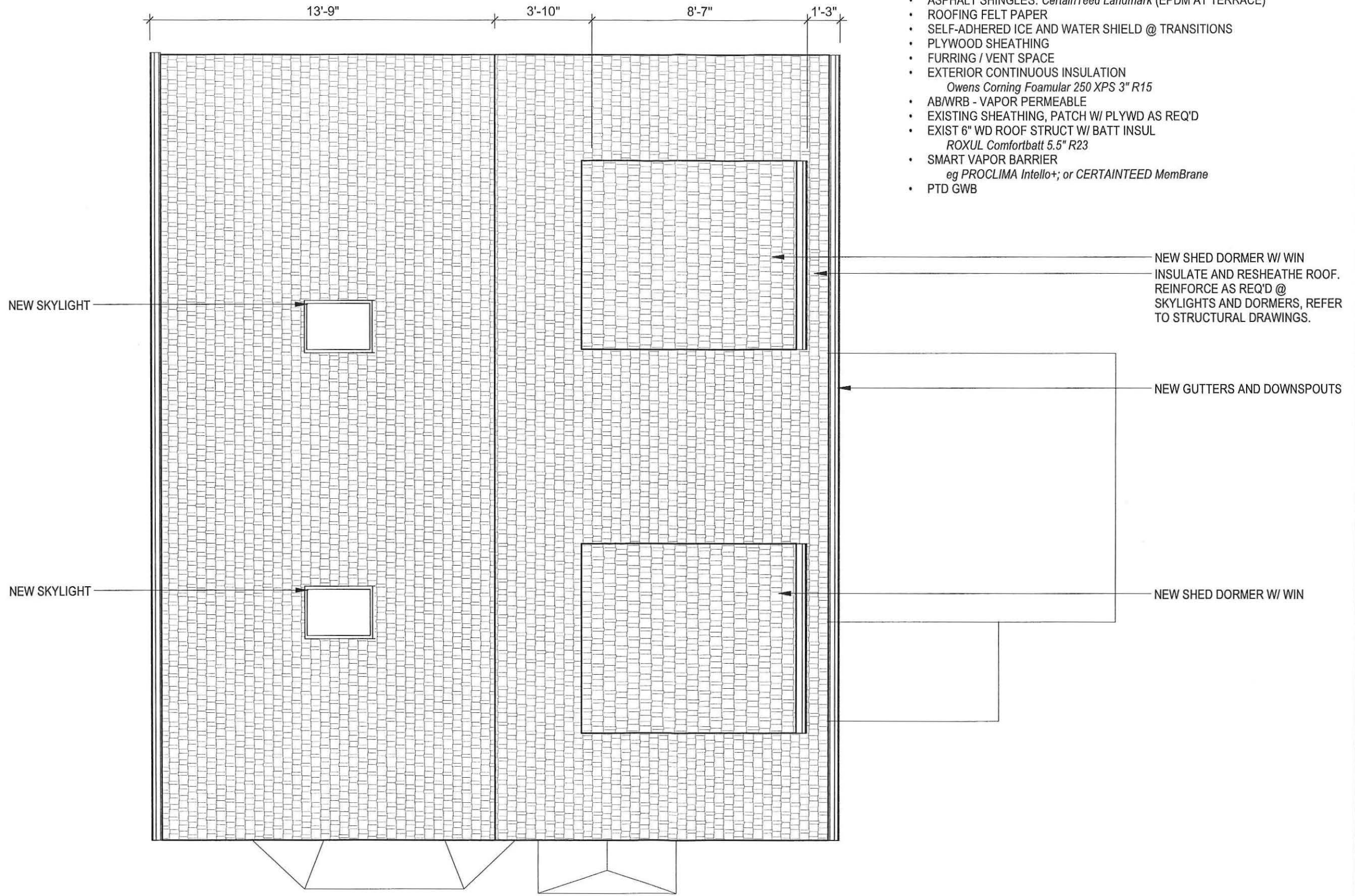
Date: 2/16/17

RFI No:

Drawn by: SR

Ref Sheet: A1.03





**R-38 ROOF ASSEMBLY, TYPICAL:**

- ASPHALT SHINGLES: *CertainTeed Landmark* (EPDM AT TERRACE)
- ROOFING FELT PAPER
- SELF-ADHERED ICE AND WATER SHIELD @ TRANSITIONS
- PLYWOOD SHEATHING
- FURRING / VENT SPACE
- EXTERIOR CONTINUOUS INSULATION  
*Owens Corning Foamular 250 XPS 3" R15*
- AB/WRB - VAPOR PERMEABLE
- EXISTING SHEATHING, PATCH W/ PLYWD AS REQ'D
- EXIST 6" WD ROOF STRUCT W/ BATT INSUL  
*ROXUL Comfortbatt 5.5" R23*
- SMART VAPOR BARRIER  
*eg PROCLIMA Intello+; or CERTAINTEED MemBrane*
- PTD GWB

# Roof Plan - Variance

Project: 3 SAINT GERARD TERRACE

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

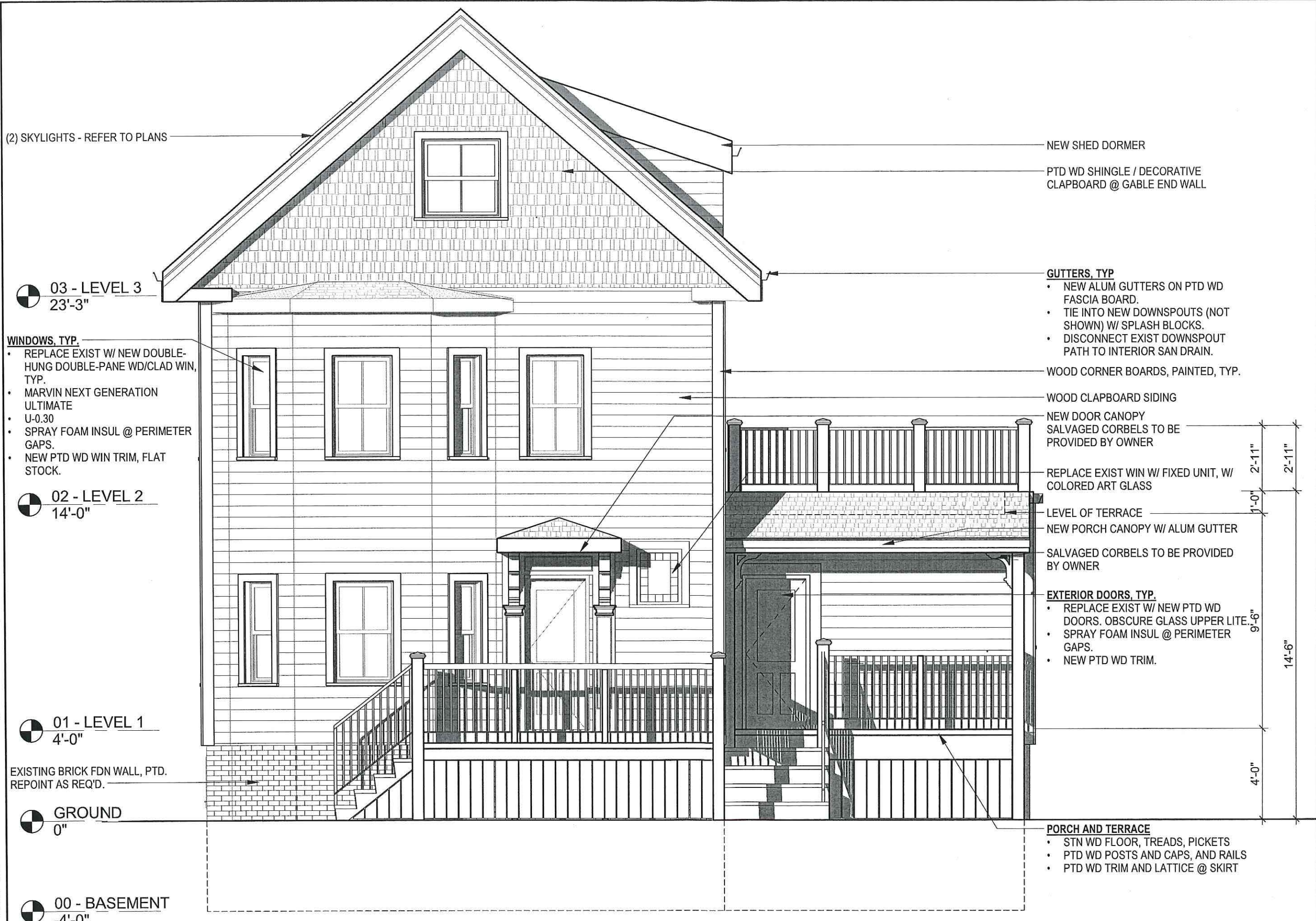
Date: 2/16/17

RFI No:

Drawn by: SR

Ref Sheet: A1.04





# South Elevation - Variance

Project: 3 SAINT GERARD TERRACE

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

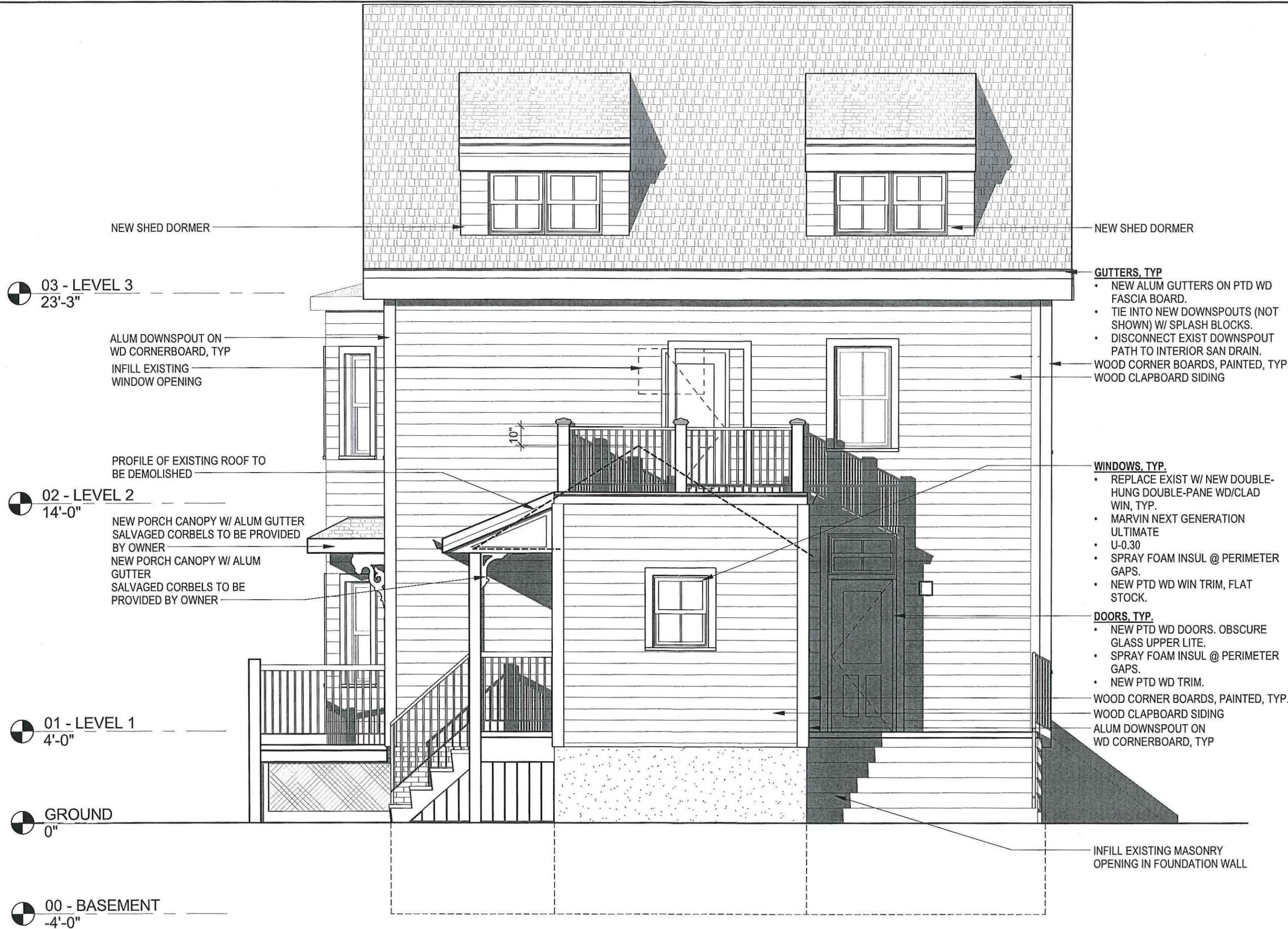
Date: 2/16/17

RFI No:

Drawn by: SR

Ref Sheet: A2.01





03 - LEVEL 3  
23'-3"

NEW SHED DORMER

NEW SHED DORMER

ALUM DOWNSPOUT ON  
WD CORNERBOARD, TYP  
INFILL EXISTING  
WINDOW OPENING

**GUTTERS, TYP**

- NEW ALUM GUTTERS ON PTD WD FASCIA BOARD.
  - TIE INTO NEW DOWNSPOUTS (NOT SHOWN) W/ SPLASH BLOCKS.
  - DISCONNECT EXIST DOWNSPOUT PATH TO INTERIOR SAN DRAIN.
- WOOD CORNER BOARDS, PAINTED, TYP.  
WOOD CLAPBOARD SIDING

PROFILE OF EXISTING ROOF TO  
BE DEMOLISHED

02 - LEVEL 2  
14'-0"

NEW PORCH CANOPY W/ ALUM GUTTER  
SALVAGED CORBELS TO BE PROVIDED  
BY OWNER  
NEW PORCH CANOPY W/ ALUM  
GUTTER  
SALVAGED CORBELS TO BE  
PROVIDED BY OWNER

**WINDOWS, TYP.**

- REPLACE EXIST W/ NEW DOUBLE-HUNG DOUBLE-PANE WD/CLAD WIN, TYP.
- MARVIN NEXT GENERATION ULTIMATE
- U-0.30
- SPRAY FOAM INSUL @ PERIMETER GAPS.
- NEW PTD WD WIN TRIM, FLAT STOCK.

01 - LEVEL 1  
4'-0"

**DOORS, TYP.**

- NEW PTD WD DOORS. OBSCURE GLASS UPPER LITE.
- SPRAY FOAM INSUL @ PERIMETER GAPS.
- NEW PTD WD TRIM.

GROUND  
0"

WOOD CORNER BOARDS, PAINTED, TYP.  
WOOD CLAPBOARD SIDING  
ALUM DOWNSPOUT ON  
WD CORNERBOARD, TYP

00 - BASEMENT  
-4'-0"

INFILL EXISTING MASONRY  
OPENING IN FOUNDATION WALL

Title: **East Elevation - Variance**

Project: **3 SAINT GERARD TERRACE**

Scale: 1/4" = 1'-0" Date: 2/16/17

RFINc:

Drawn by: SR

Ref Sheet: A2.02





NEW SHED DORMER

(2) SKYLIGHTS - REFER TO PLANS

03 - LEVEL 3  
23'-3"

**PORCH AND TERRACE**

- STN WD FLOOR, TREADS, PICKETS
- PTD WD POSTS AND CAPS, AND RAILS
- PTD WD TRIM AND LATTICE @ SKIRT

**GUTTERS, TYP**

- NEW ALUM GUTTERS ON PTD WD FASCIA BOARD.
- TIE INTO NEW DOWNSPOUTS (NOT SHOWN) W/ SPLASH BLOCKS.
- DISCONNECT EXIST DOWNSPOUT PATH TO INTERIOR SAN DRAIN.

02 - LEVEL 2  
14'-0"

**WINDOWS, TYP.**

- REPLACE EXIST W/ NEW DOUBLE-HUNG DOUBLE-PANE WD/CLAD WIN, TYP.
- MARVIN NEXT GENERATION ULTIMATE
- U-0.30
- SPRAY FOAM INSUL @ PERIMETER GAPS.
- NEW PTD WD WIN TRIM, FLAT STOCK.

WOOD CLAPBOARD SIDING

WOOD CORNER BOARDS, PAINTED, TYP.

01 - LEVEL 1  
4'-0"

GROUND  
0"

00 - BASEMENT  
-4'-0"

**GUTTERS, TYP**

- NEW ALUM GUTTERS ON PTD WD FASCIA BOARD.
- TIE INTO NEW DOWNSPOUTS (NOT SHOWN) W/ SPLASH BLOCKS.
- DISCONNECT EXIST DOWNSPOUT PATH TO INTERIOR SAN DRAIN.

WOOD CORNER BOARDS, PAINTED, TYP.

WOOD CLAPBOARD SIDING

INFILL EXISTING WINDOW OPENING

EXISTING BULKHEAD  
EXISTING BRICK FDN WALL, PTD. REPOINT AS REQ'D.

**North Elevation - Variance**

Project: 3 SAINT GERARD TERRACE

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

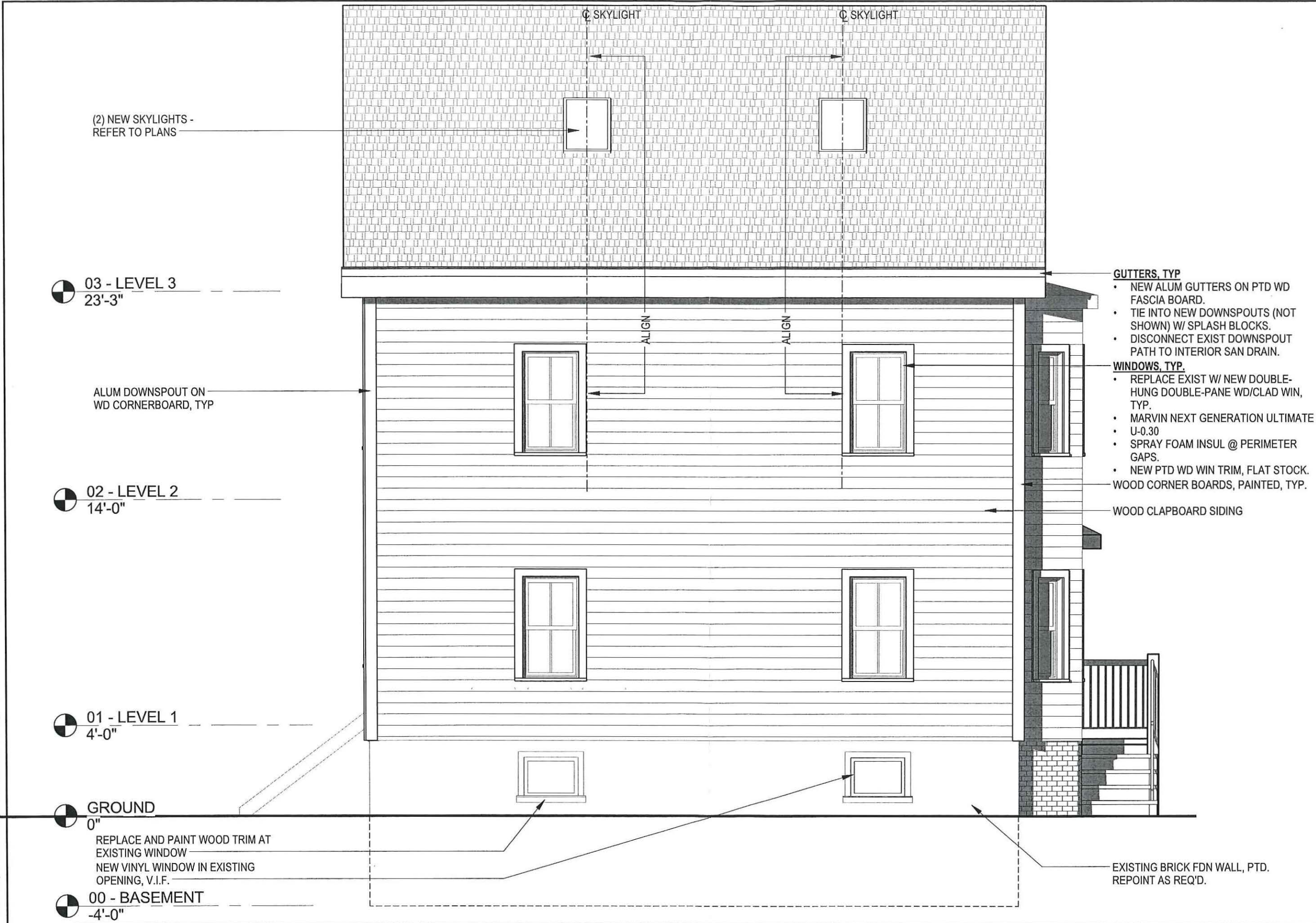
Date: 2/16/17

RFI No:

Drawn by: SR

Ref Sheet: A2.03





(2) NEW SKYLIGHTS - REFER TO PLANS

03 - LEVEL 3  
23'-3"

ALUM DOWNSPOUT ON WD CORNERBOARD, TYP

02 - LEVEL 2  
14'-0"

01 - LEVEL 1  
4'-0"

GROUND  
0"

REPLACE AND PAINT WOOD TRIM AT EXISTING WINDOW  
NEW VINYL WINDOW IN EXISTING OPENING, V.I.F.

00 - BASEMENT  
-4'-0"

SKYLIGHT

SKYLIGHT

ALIGN

ALIGN

**GUTTERS, TYP**

- NEW ALUM GUTTERS ON PTD WD FASCIA BOARD.
- TIE INTO NEW DOWNSPOUTS (NOT SHOWN) W/ SPLASH BLOCKS.
- DISCONNECT EXIST DOWNSPOUT PATH TO INTERIOR SAN DRAIN.

**WINDOWS, TYP**

- REPLACE EXIST W/ NEW DOUBLE-HUNG DOUBLE-PANE WD/CLAD WIN, TYP.
- MARVIN NEXT GENERATION ULTIMATE U-0.30
- SPRAY FOAM INSUL @ PERIMETER GAPS.
- NEW PTD WD WIN TRIM, FLAT STOCK.

WOOD CLAPBOARD SIDING

WOOD CORNER BOARDS, PAINTED, TYP.

EXISTING BRICK FDN WALL, PTD. REPOINT AS REQ'D.

# West Elevation - Variance

Project: 3 SAINT GERARD TERRACE

Scale: 1/4" = 1'-0" Date: 2/16/17

Drawn by: SR

RFI No:

Ref Sheet: A2.04



CITY OF CAMBRIDGE  
INSPECTION SERVICES

2011 FEB 16 A 8:56













Amended

BZA APPLICATION FORM  
GENERAL INFORMATION

BZA-012463-2017

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

Special Permit: \_\_\_\_\_ Variance: X Appeal: \_\_\_\_\_

PETITIONER: Justin Crane & Sarah Roszler

PETITIONER'S ADDRESS: 220 Harvard Street #1 Cambridge, MA 02139

LOCATION OF PROPERTY: 3 St Gerard Terrace Cambridge, MA

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

- Additions  New Structure
- Change in Use/Occupancy  Parking
- Conversion to Addi'l Dwelling Unit's  Sign
- Dormer  Subdivision
- Other: Additional Insulation at Exterior Enclosure

DESCRIPTION OF PETITIONER'S PROPOSAL:

Variance to replace a single story addition, construct two (2) dormers, and add insulation at exterior wall and roof.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section 5.31 (Table of Dimensional Requirements)

Article 22.000 Section 22.43 (Exterior Insulation)

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):

[Signature]  
(Petitioner(s)/Owner)  
JUSTIN CRANE SARAH ROSZLER  
(Print Name)

Address: 220 HARVARD ST. #1  
CAMBRIDGE, MA 02139

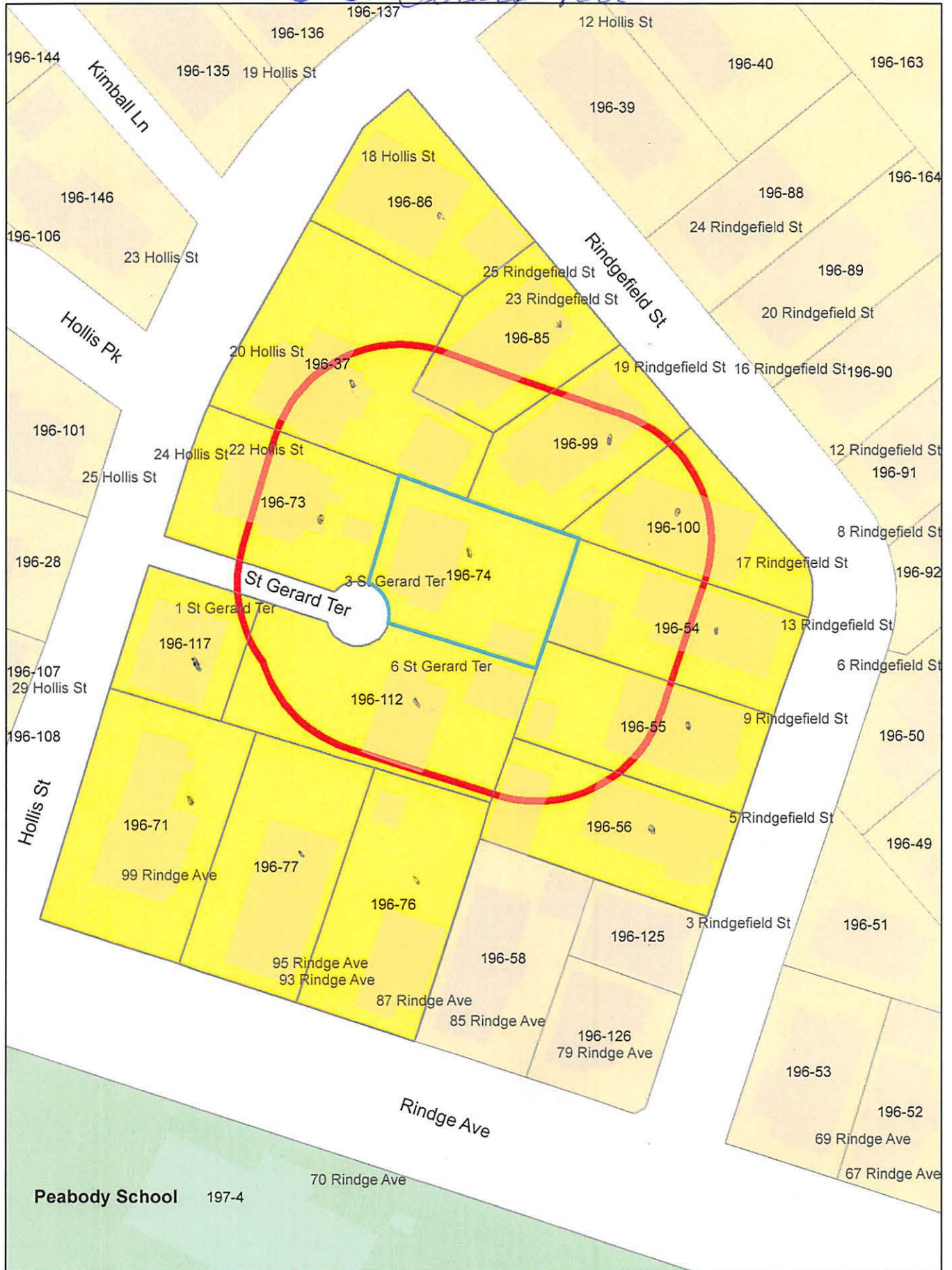
Tel. No.: 617.816.3777

E-Mail Address: jferane@gmail.com

Date: 2/15/17



3 St. Gerard Terr.



3 St. Gerard Ter.

*Petitioner*

196-117  
SIRACO, ALESSANDRA E. & MARIA R. SIRACO  
1 ST GERARD TER., #1  
CAMBRIDGE, MA 02140

196-117  
WILINSKY, JENNIFER L.  
1 ST GERARD TER., #3  
CAMBRIDGE, MA 02140

JUSTIN CRANE & SARAH ROSZLER  
220 HARVARD STREET #1  
CAMBRIDGE, MA 02139

196-37  
SEEVAK, MARINA  
20 HOLLIS ST  
CAMBRIDGE, MA 02140

196-54  
ELANJIAN, C. GEORGE & DOROTHY E. ELANJIA  
16 INDEPENDENCE DRIVE  
WOBURN, MA 01801

196-55  
KIM, PETER K. & SIBYLLE T. KIM,  
TRUSTEE OF PETER K. KIM LIVING TR.  
37 FAIRFIELD ST  
CAMBRIDGE, MA 02141

196-56  
LOTZ, ROBERT & SUSAN H. LOTZ  
C/O OXFORD STREET REALTY  
ATTN: JEFF INDECK  
1644 MASS AVE  
CAMBRIDGE, MA 02138

196-71  
GRIFFIN, PAUL D.,  
TRUSTEE THE LUX AETERNA TRUST  
99 RINDGE AVE  
CAMBRIDGE, MA 02140

196-73  
GALLANT, CLIFFORD M. & AGNES M. GALLANT  
24 HOLLIS STREET  
CAMBRIDGE, MA 02140

196-74  
JOHN DEVEREAUX, THOMPSON, PAULA,  
JOAN MULLARKY, MONICA MCKENZIE ET-AL  
3 ST GERARD TER  
CAMBRIDGE, MA 02139

196-76  
MILI, VINCENT JR. & LESLIE E. MILI  
87 RINDGE AVE.  
CAMBRIDGE, MA 02140

196-86  
DOYLE, GREGORY F.  
29 RINDGEFIELD ST., UNIT #1  
CAMBRIDGE, MA 02140

196-86  
DUNLAP, BEN N. & MELISSA FEUERSTEIN  
18 HOLLIS ST, UNIT #2  
CAMBRIDGE, MA 02140

196-99  
BOLTON, ELIZABETH A.  
19 RINDGEFIELD ST  
CAMBRIDGE, MA 02140

196-100  
POWNALL, PHYLLIS A.  
17 RINDGEFIELD ST  
CAMBRIDGE, MA 02140

196-112  
KELLEY, CRAIG A. & HOPE L. HAYDEN KELLEY  
6 ST GERARD TERR  
CAMBRIDGE, MA 02140

196-77  
SRIVASTAVA, ACHINT & VAISHALI DIXIT  
93-95 RINDGE AVE. UNIT #1  
CAMBRIDGE, MA 02140

196-77  
STANLEY, LAUGHTON & REBECCA BERRY  
93-95 RINDGE AVE., UNIT #2  
CAMBRIDGE, MA 02140

196-85  
CAUGHEY, DEVIN MICHAEL &  
SARA ALEXIS NEWLAND  
23 RINDGEFIELD ST.  
CAMBRIDGE, MA 02139

196-85  
GLOOR, PETER A.  
25 RINDGEFIELD ST., UNIT #25  
CAMBRIDGE, MA 02139

196-117  
ONOFRIO, ROBERTO & LORENZA VIOLA  
16 DORSET LANE  
LEBANON, NH 03766



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

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

## Jurisdiction Advice

To the Owner of Property at 3 St. Gerard Terrace

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 January 31, 2017

Received by Uploaded to Energov  
Relationship to project BZA 12463-2017

Date January 31, 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., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>



**EXISTING LEGEND**

SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊗	TREE

**ZONING LEGEND**

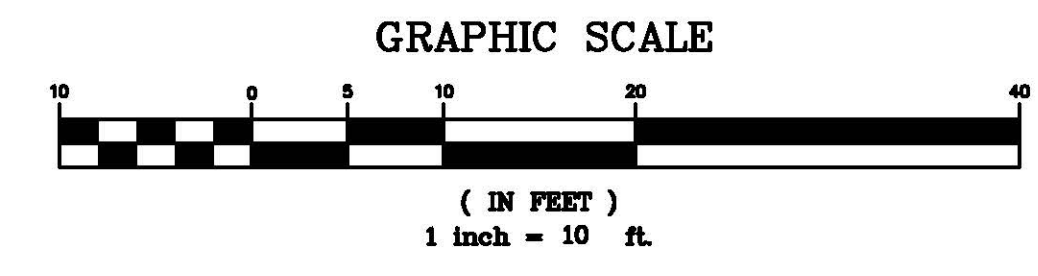
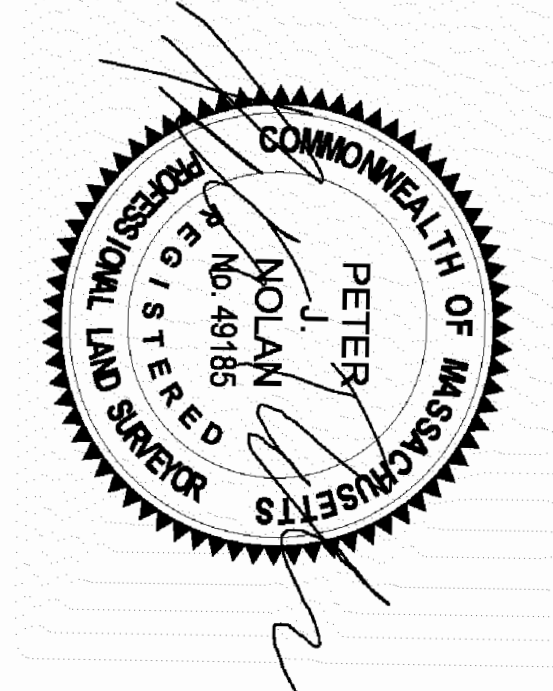
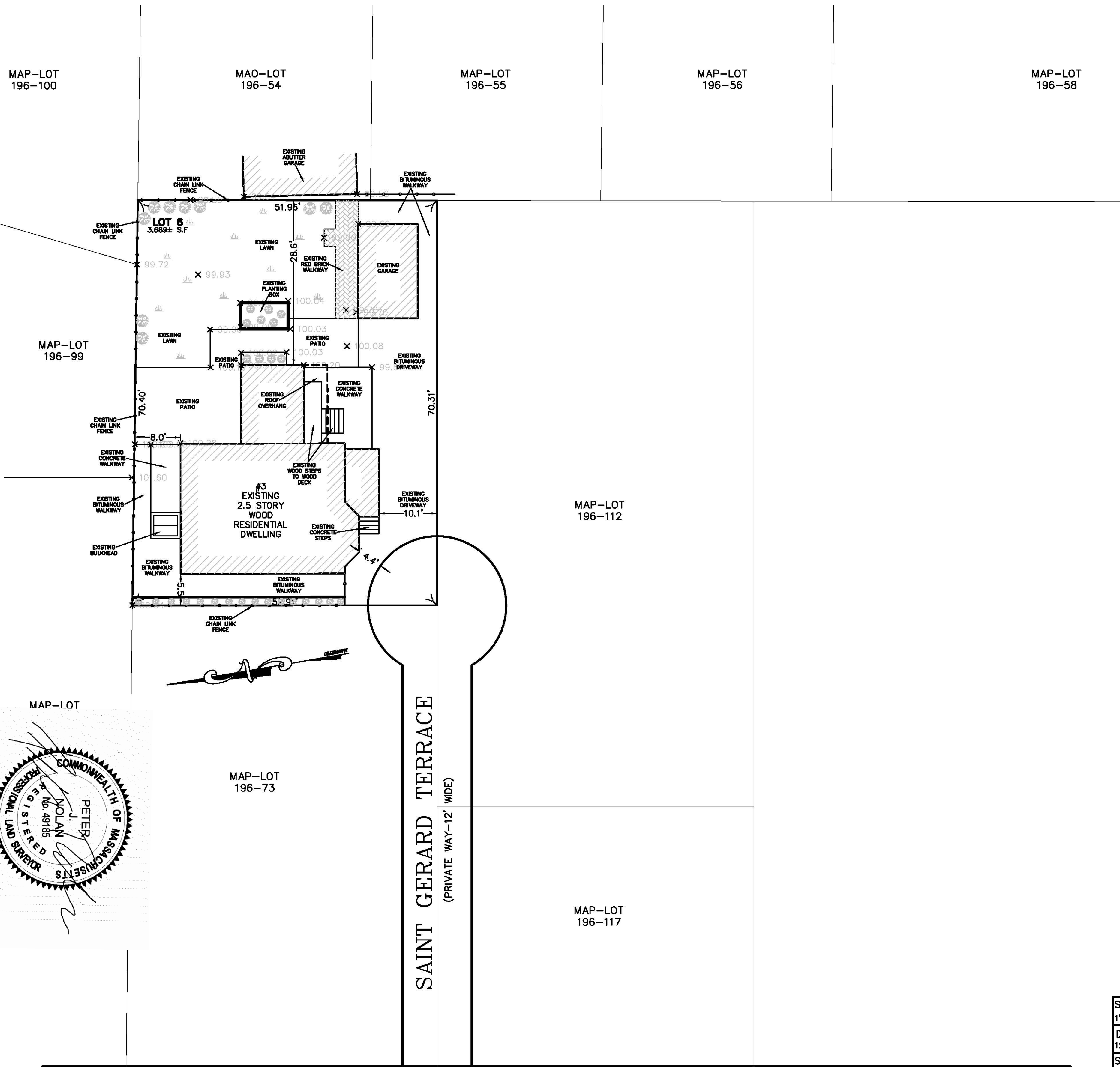
ZONING DISTRICT: RESIDENCE B			
	REQUIRED	EXISTING	COMPLIANCE
MIN. AREA	5,000 S.F.	3,689± S.F.	EXISTING NON-COMFORMING
MIN. YARD FRONT	15'	10.1'	EXISTING NON-COMFORMING
SIDE (RIGHT)	7.5'	28.6'	YES
SIDE (LEFT)	7.5'	5.5'	EXISTING NON-COMFORMING
REAR*	25'	8.0'	EXISTING NON-COMFORMING
MAX. BLDG. HEIGHT	35'	32.3'±	YES
MIN. OPEN SPACE	40%	71.9%	YES
MIN. LOT WIDTH	50'	70.31'	YES
MAX. F.A.R. **	0.5	0.54	EXISTING NON-COMFORMING

\* In Residence A-1, A-2, and B districts, no building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lotline.

\*\* Applicable to the first five thousand (5,000) square feet of lot area.

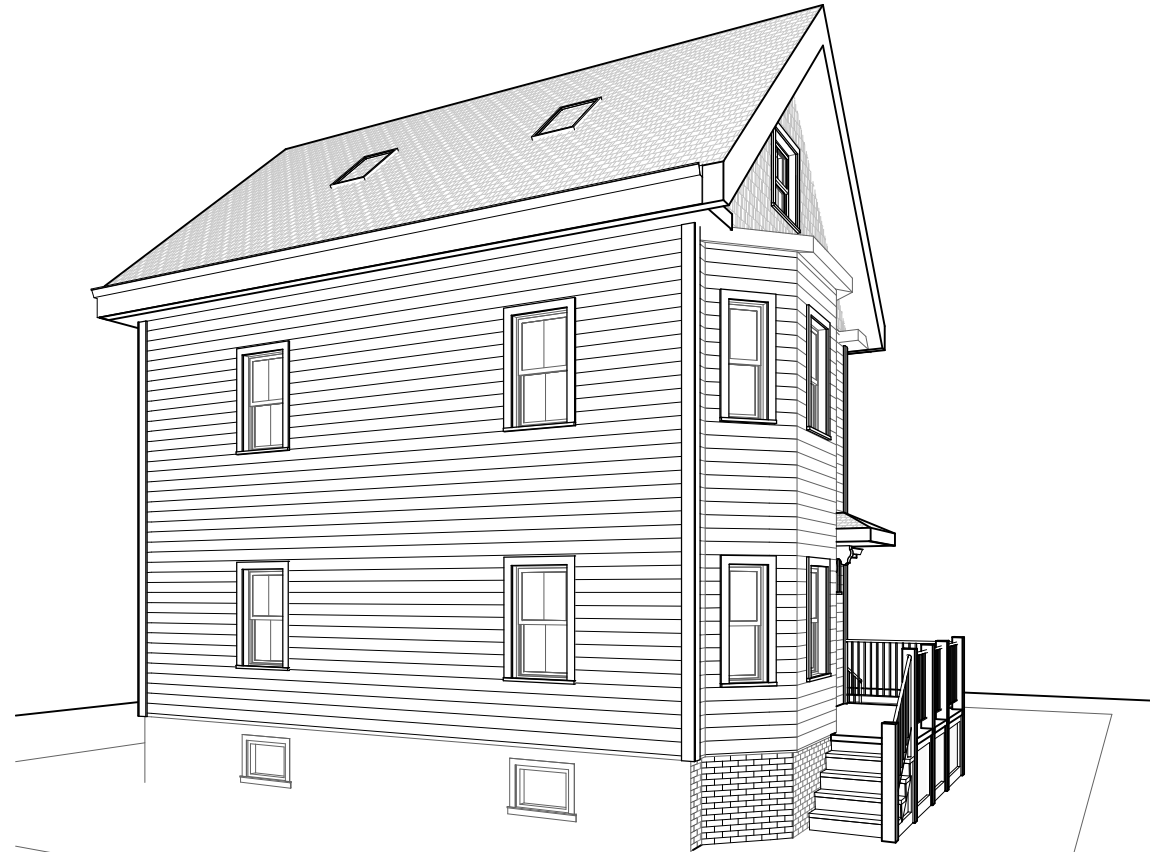
NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12-19-2016.
2. DEED REFERENCE BOOK 67995 PAGE 402, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, PANEL NUMBER 0419E, COMMUNITY NUMBER: 25017, DATED JUNE 4, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.



SCALE	1"=10'
DATE	12/20/2016
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	3 SAINT GERARD TERRACE CAMBRIDGE MASSACHUSETTS PLOT PLAN OF LAND
DRAWN BY	PUN
CHKD BY	PUN
APPD BY	PUN
<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	

SHEET NO. **1**



3 Perspective View from Southwest (Street)



2 Perspective View from Southeast



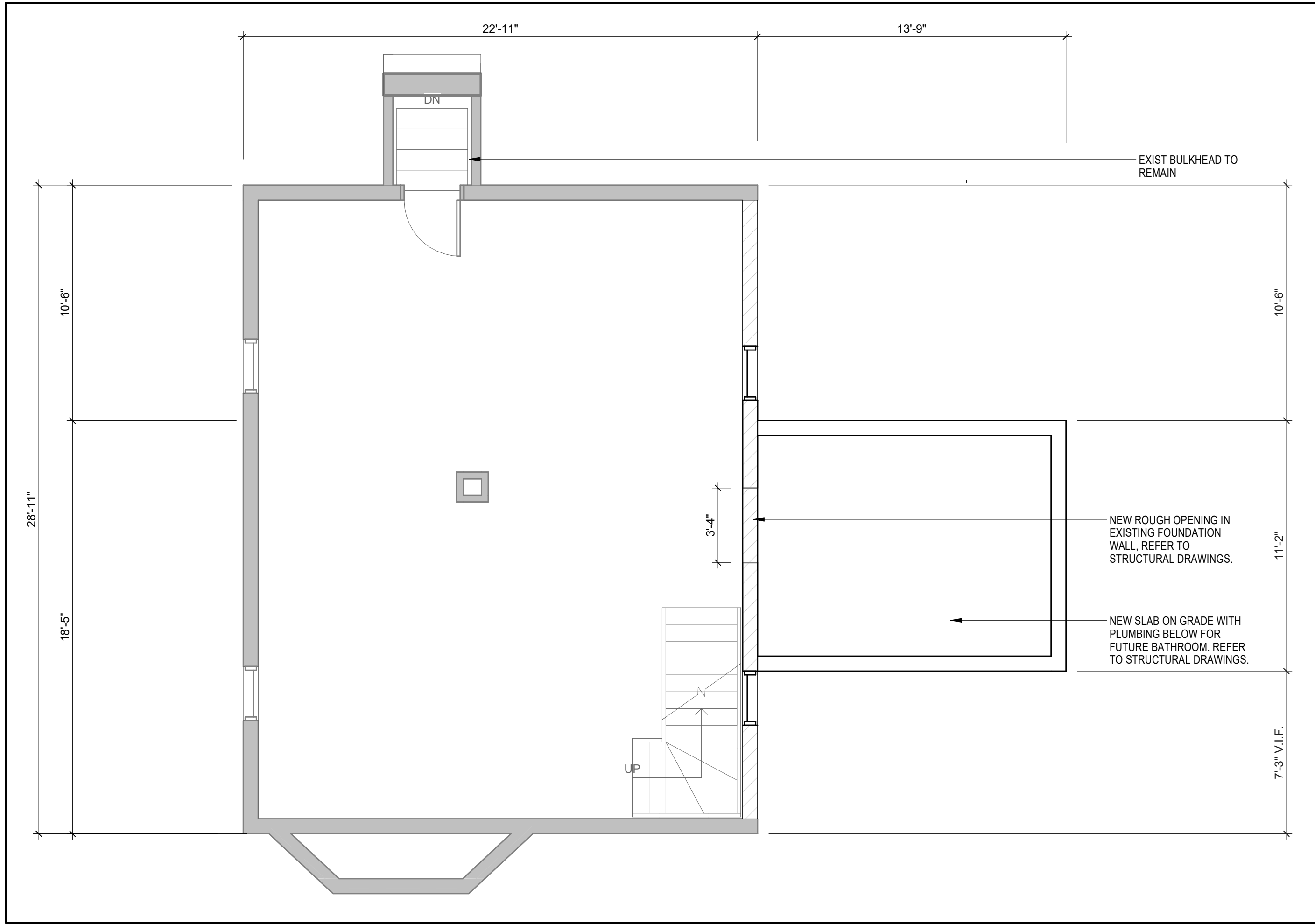
1 Perspective View from Northeast

# Perspective Views

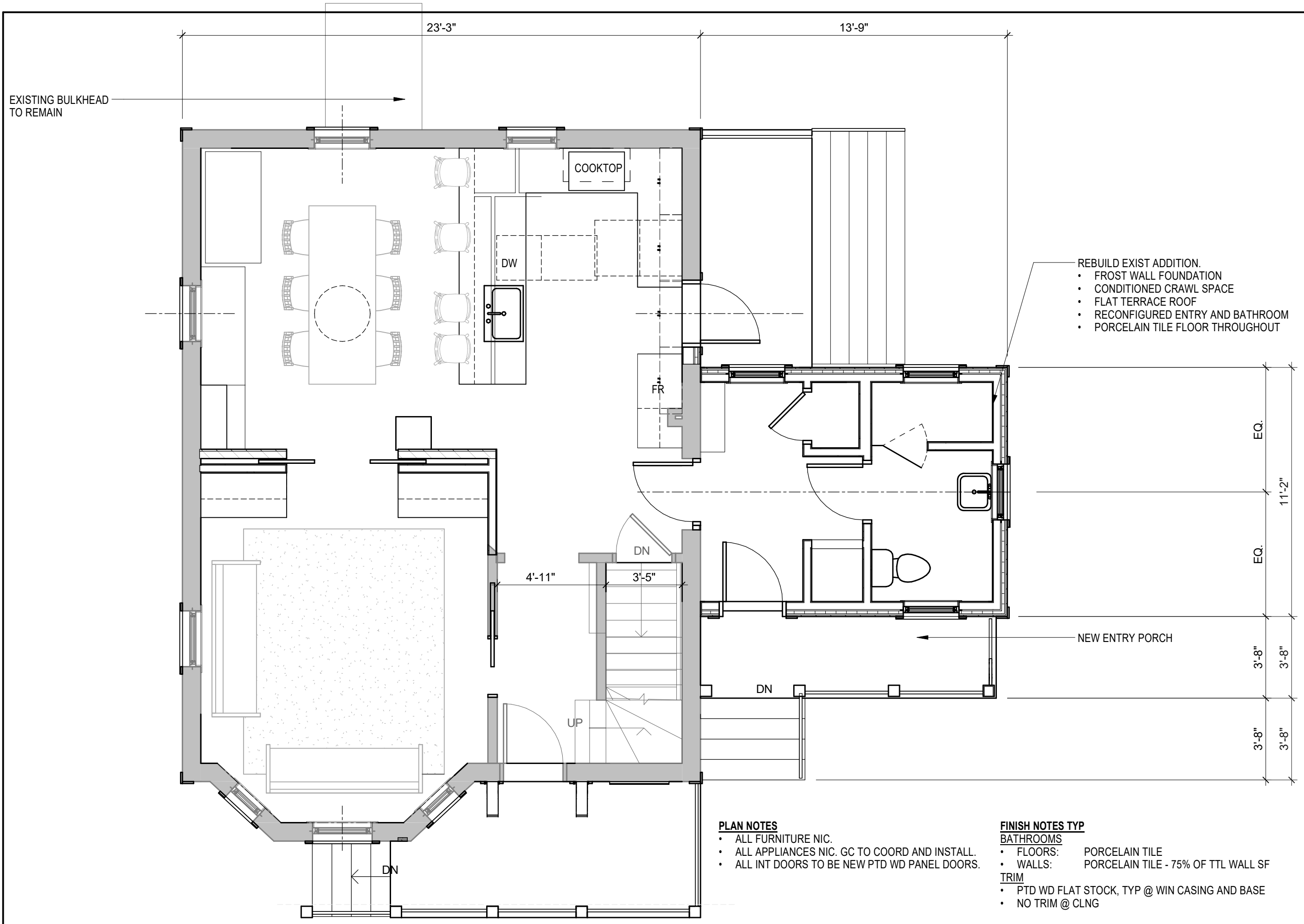
Title: **3 SAINT GERARD TERRACE**  
 Project: **3 SAINT GERARD TERRACE**  
 Date: 1/09/17  
 Scale:

RFI No:  
 Drawn by:  
 Author:

Ref Sheet: **A0.3**



<b>Title:</b> BSMT Plan - Variance		Ref Sheet: A1.00
<b>Project:</b> 3 SAINT GERARD TERRACE		Drawn by: SR
<b>Scale:</b> 1/4" = 1'-0"	<b>Date:</b> 1/09/17	<b>RFI No.:</b>



- REBUILD EXIST ADDITION.
- FROST WALL FOUNDATION
  - CONDITIONED CRAWL SPACE
  - FLAT TERRACE ROOF
  - RECONFIGURED ENTRY AND BATHROOM
  - PORCELAIN TILE FLOOR THROUGHOUT

**PLAN NOTES**

- ALL FURNITURE NIC.
- ALL APPLIANCES NIC. GC TO COORD AND INSTALL.
- ALL INT DOORS TO BE NEW PTD WD PANEL DOORS.

**FINISH NOTES TYP**

- BATHROOMS**
- FLOORS: PORCELAIN TILE
  - WALLS: PORCELAIN TILE - 75% OF TTL WALL SF
- TRIM**
- PTD WD FLAT STOCK, TYP @ WIN CASING AND BASE
  - NO TRIM @ CLNG

**Title: L1 Plan - Variance**

Project: 3 SAINT GERARD TERRACE

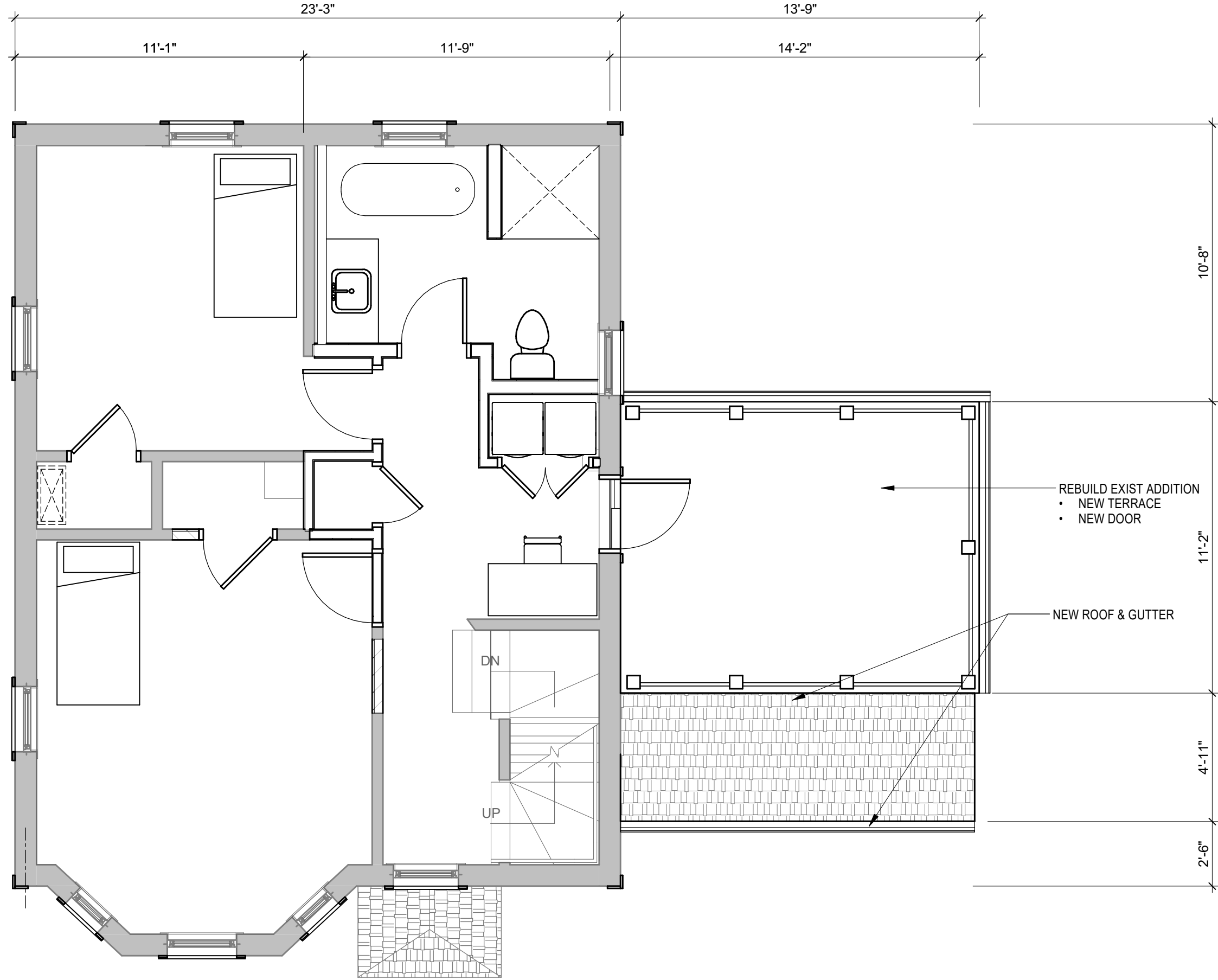
Scale: 1/4" = 1'-0" Date: 1/09/17

Drawn by: SR

RFI No:

Ref Sheet: A1.01





Title:

# L2 Plan - Variance

Project: 3 SAINT GERARD TERRACE

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

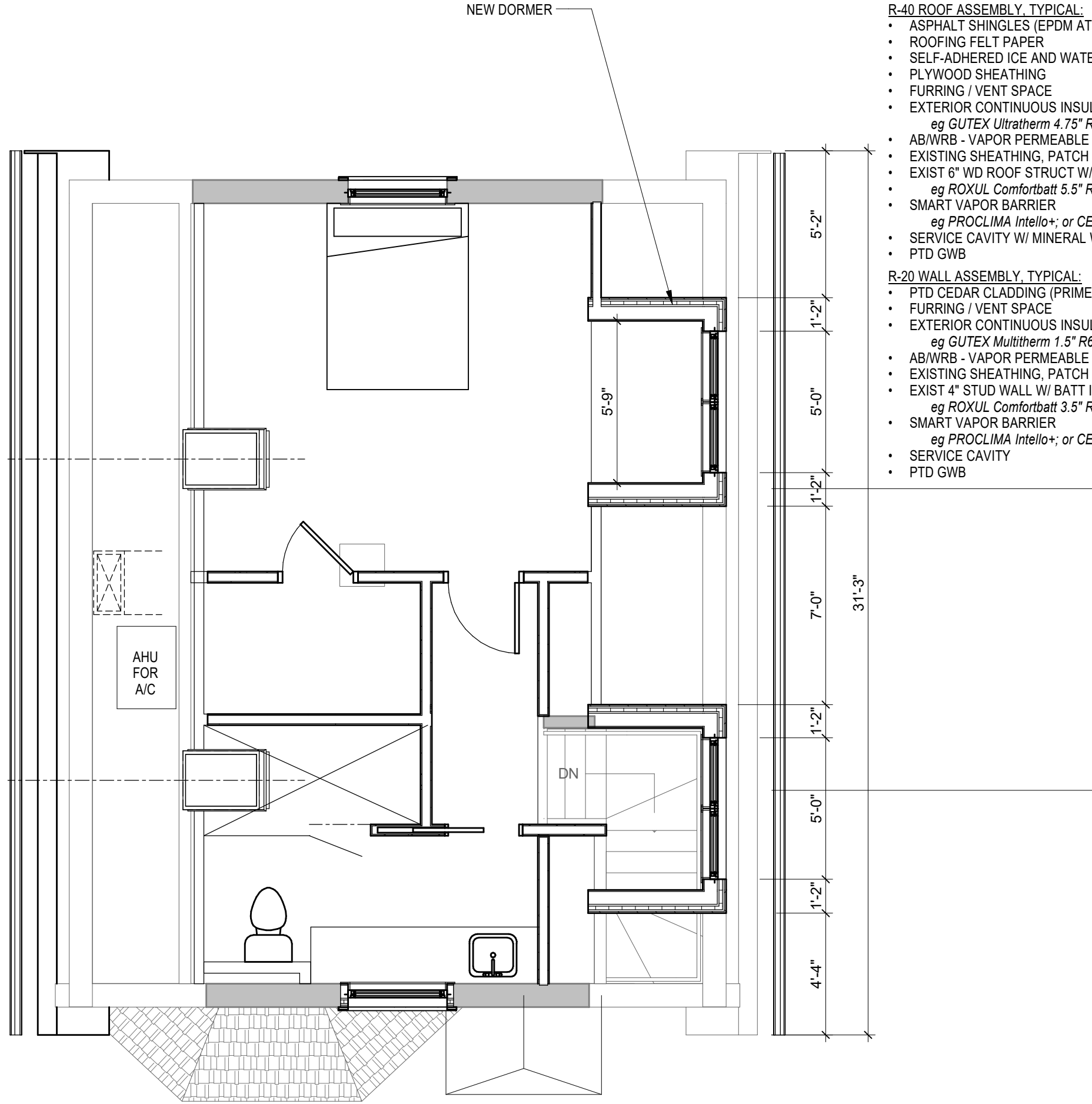
Date: 1/09/17

RFI No:

Drawn by:

SR

Ref Sheet: A1.02



**R-40 ROOF ASSEMBLY, TYPICAL:**

- ASPHALT SHINGLES (EPDM AT TERRACE)
- ROOFING FELT PAPER
- SELF-ADHERED ICE AND WATER SHIELD @ TRANSITIONS
- PLYWOOD SHEATHING
- FURRING / VENT SPACE
- EXTERIOR CONTINUOUS INSULATION  
eg GUTEX Ultratherm 4.75" R17.5; or ROXUL Comfortboard 80 3" R12
- AB/WRB - VAPOR PERMEABLE
- EXISTING SHEATHING, PATCH W/ PLYWD AS REQ'D
- EXIST 6" WD ROOF STRUCT W/ BATT INSUL  
eg ROXUL Comfortbatt 5.5" R22
- SMART VAPOR BARRIER  
eg PROCLIMA Intello+; or CERTAINTEED MemBrane
- SERVICE CAVITY W/ MINERAL WOOL BATTS
- PTD GWB

**R-20 WALL ASSEMBLY, TYPICAL:**

- PTD CEDAR CLADDING (PRIMED)
- FURRING / VENT SPACE
- EXTERIOR CONTINUOUS INSUL  
eg GUTEX Multitherm 1.5" R6; or ROXUL Comfortboard 80 1.5" R12
- AB/WRB - VAPOR PERMEABLE
- EXISTING SHEATHING, PATCH W/ PLYWD AS REQ'D
- EXIST 4" STUD WALL W/ BATT INSUL  
eg ROXUL Comfortbatt 3.5" R15
- SMART VAPOR BARRIER  
eg PROCLIMA Intello+; or CERTAINTEED MemBrane
- SERVICE CAVITY
- PTD GWB

Title:

# L3 Plan - Variance

Project: 3 SAINT GERARD TERRACE

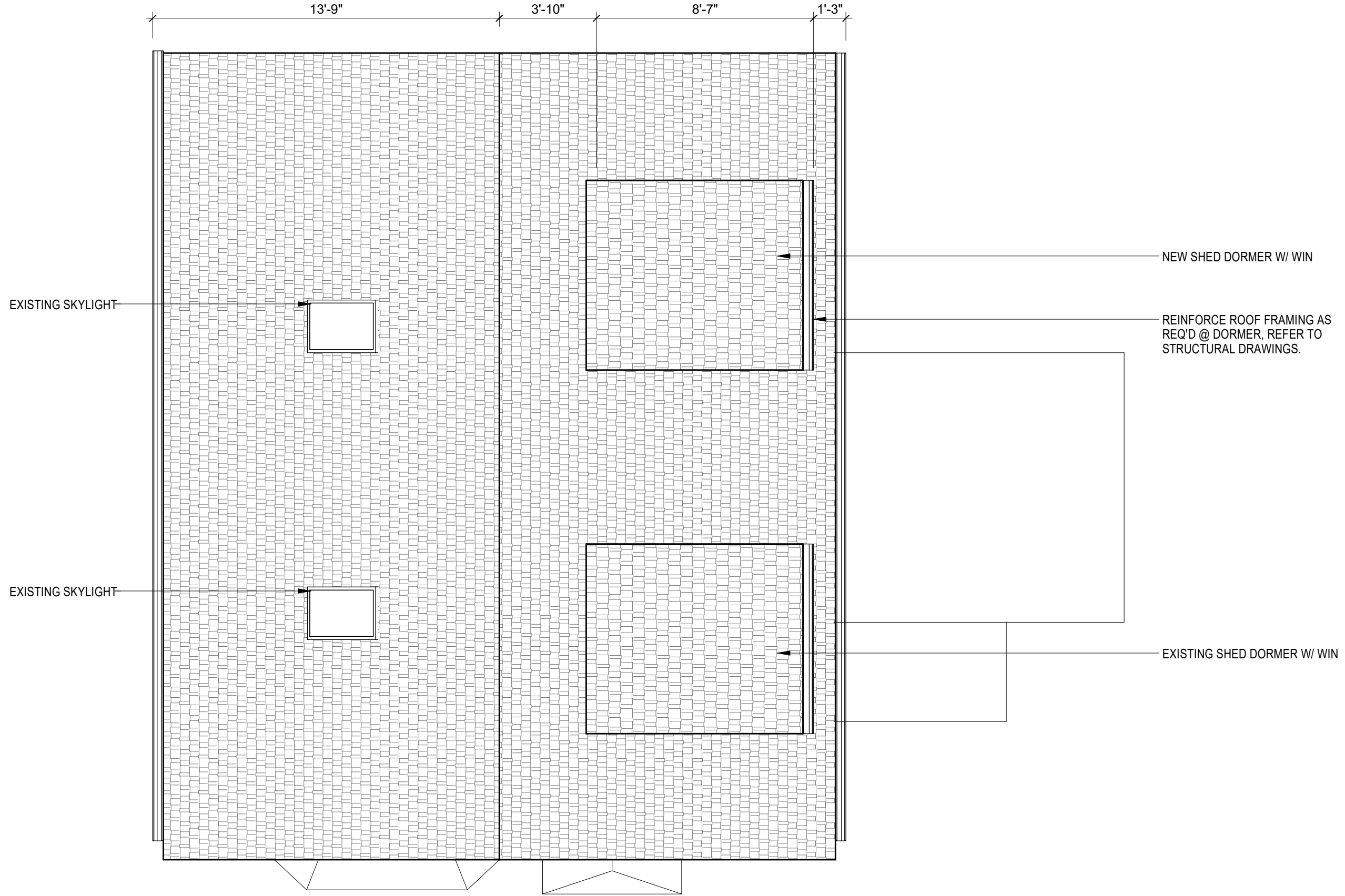
Scale: 1/4" = 1'-0"

Date: 1/09/17

RFI No:

Drawn by: SR

Ref Sheet: A1.03



# Roof Plan - Variance

Project: 3 SAINT GERARD TERRACE

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

Date: 1/09/17

RFI No:

Drawn by: SR

Ref Sheet: A1.04

- 03 - LEVEL 3  
23'-3"
- 02 - LEVEL 2  
14'-0"
- 01 - LEVEL 1  
4'-0"
- GROUND  
0"
- 00 - BASEMENT  
-4'-0"



LEVEL OF TERRACE

**GUTTERS, TYP**

- NEW ALUM GUTTERS ON PTD WD FASCIA BOARD.
- TIE INTO NEW DOWNSPOUTS (NOT SHOWN) W/ SPLASH BLOCKS.
- DISCONNECT EXIST DOWNSPOUT PATH TO INTERIOR SAN DRAIN.

NEW PORCH CANOPY W/ ALUM GUTTER

NEW DOOR CANOPY  
SALVAGED CORBELS TO BE PROVIDED BY OWNER

**DOORS, TYP.**

- REPLACE EXIST W/ NEW PTD WD DOORS. OBSCURE GLASS UPPER LITE.
- SPRAY FOAM INSUL @ PERIMETER GAPS.
- NEW PTD WD TRIM.

**WINDOWS, TYP.**

- REPLACE EXIST W/ NEW DOUBLE-HUNG DOUBLE-PANE WD/CLAD WIN, TYP.
- ANDERSON A-SERIES BOD
- SPRAY FOAM INSUL @ PERIMETER GAPS.
- NEW PTD WD WIN TRIM, FLAT STOCK.

**PORCH AND TERRACE**

- STN WD FLOOR, TREADS, PICKETS
- PTD WD POSTS AND CAPS, AND RAILS
- PTD WD TRIM AND LATTICE @ SKIRT

2'-11" 2'-11" 1'-0" 9'-6" 14'-6" 4'-0"

# South Elevation - Variance

Project: 3 SAINT GERARD TERRACE

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

Date: 1/09/17

Drawn by: SR

RFI No:

Ref Sheet: A2.01



03 - LEVEL 3  
23'-3"

(1) EXISTING SHED DORMER

(1) NEW SHED DORMER

02 - LEVEL 2  
14'-0"

INFILL EXISTING WINDOW OPENING

PROFILE OF EXISTING ROOF TO BE DEMOLISHED

10"

NEW PORCH CANOPY W/ ALUM GUTTER  
SALVAGED CORBELS TO BE PROVIDED BY OWNER

01 - LEVEL 1  
4'-0"

- GUTTERS, TYP.**
- NEW ALUM GUTTERS ON PTD WD FASCIA BOARD.
  - TIE INTO NEW DOWNSPOUTS (NOT SHOWN) W/ SPLASH BLOCKS.
  - DISCONNECT EXIST DOWNSPOUT PATH TO INTERIOR SAN DRAIN.

- WINDOWS, TYP.**
- REPLACE EXIST W/ NEW DOUBLE-HUNG DOUBLE-PANE WD/CLAD WIN, TYP.
  - ANDERSON A-SERIES BOD
  - SPRAY FOAM INSUL @ PERIMETER GAPS.
  - NEW PTD WD WIN TRIM, FLAT STOCK.

WOOD CORNER BOARDS, PAINTED, TYP.

WOOD CLAPBOARD SIDING

ALUM DOWNSPOUT ON WD CORNERBOARD, TYP

GROUND  
0"

00 - BASEMENT  
-4'-0"



# East Elevation - Variance

Project: 3 SAINT GERARD TERRACE

Scale: 1/4" = 1'-0" Date: 1/09/17

Drawn by: SR

RFI No:

Ref Sheet: A2.02

NEW SHED DORMER

03 - LEVEL 3  
23'-3"

**PORCH AND TERRACE**

- STN WD FLOOR, TREADS, PICKETS
- PTD WD POSTS AND CAPS, AND RAILS
- PTD WD TRIM AND LATTICE @ SKIRT

**GUTTERS, TYP**

- NEW ALUM GUTTERS ON PTD WD FASCIA BOARD.
- TIE INTO NEW DOWNSPOUTS (NOT SHOWN) W/ SPLASH BLOCKS.
- DISCONNECT EXIST DOWNSPOUT PATH TO INTERIOR SAN DRAIN.

02 - LEVEL 2  
14'-0"

**WINDOWS, TYP.**

- REPLACE EXIST W/ NEW DOUBLE-HUNG DOUBLE-PANE WD/CLAD WIN, TYP.
- ANDERSON A-SERIES BOD
- SPRAY FOAM INSUL @ PERIMETER GAPS.
- NEW PTD WD WIN TRIM, FLAT STOCK.

WOOD CLAPBOARD SIDING

WOOD CORNER BOARDS, PAINTED, TYP.

01 - LEVEL 1  
4'-0"

GROUND  
0"

00 - BASEMENT  
-4'-0"



EXISTING BULKHEAD

Title: **North Elevation - Variance**

Project: **3 SAINT GERARD TERRACE**

Scale: 1/4" = 1'-0" Date: 1/09/17

Drawn by: SR

RFI No:

Ref Sheet: **A2.03**











