



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

BZA APPLICATION FORM

Plan No: BZA-010165-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Matthew Lake & Amelia Stewart

PETITIONER'S ADDRESS : 38-40 Aberdeen Ave Cambridge, MA 02138

LOCATION OF PROPERTY : 40 Aberdeen Ave Cambridge, MA

TYPE OF OCCUPANCY : 104 ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

Addition of (2) 15'-0" shed dormers requires zoning relief per existing non-conforming site.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :


(Petitioner(s) / Owner)

MATTHEW LAKE
(Print Name)

Address :

38-40 ABERDEEN AVE

Tel. No. :

617-763-4760

E-Mail Address :

LAKEMA@GMAIL.COM

Date : _____

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We Matthew Lake _____
(OWNER)

Address: 40 Aberdeen Ave, Cambridge, MA 02138 _____

State that I/We own the property located at 40 Aberdeen Ave _____,
which is the subject of this zoning application.

The record title of this property is in the name of Amelia Stewart _____

*Pursuant to a deed of duly recorded in the date _____, Middlesex South
County Registry of Deeds at Book 1119 _____, Page 41 _____; or
Middlesex Registry District of Land Court, Certificate No. 197791 _____
Book _____ Page _____.

MA Lake

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

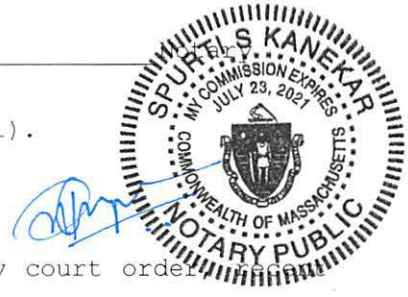
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex _____

The above-name Matthew Lake _____ personally appeared before me,
this 4th of May, 2016, and made oath that the above statement is true.

SPURTI KANEKAR

My commission expires July 23, 2021 (Notary Seal).



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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

We live in the upper 2 floors of a 2 family house. We would like to build (2) 15' dormers to convert our existing attic space into a functional living space to accomodate our growing family.

The proposed dormers would provide the additional living space we need as we plan to start a family in a house and in a neighborhood we love. We have a long history in this house as Amelia grew up in our very unit in the house she inherited, she went to the same local schools we will send our children to, and together we have lived here for 8 years. A literal enforecement of the provisions of this ordinance would not permit us to add to our home the space we need. We have investigated relocation and find ourselves overpriced out of the local real-estate market for homes of a reasonable size for a young family who will also have grandparents living with us for long periods of time. This is a house we love and we wish to raise our family here for many years to come.

- 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 house was built in 1926, prior to the current zoning code, and has pre-existing nonconforming set backs on 2 sides and is over the max allowable FAR.

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

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

Desireable relief may be granted without either:

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

1) The proposed modestly proportioned dormer design would enable out house to continur to fit into the neighborhood well in both style and scale. The existing gable ends and most of the existing roof would be preserved maintiang the character of the house and the neighborhood.

2) The propsoed dormers are situated towards the rear of the house and would not overwhelm the street scape in any way, and from most vantage points on Aberdeen Ave would be noticable.

3) We would not be reducing opening space or adding additional impervious surfaces. All existing open space would be preserved. We would not be castig any new shadows on adjacent properties.

C-2) Relief may be granted without nullifying or substantially derogating from the intent or purposes of this ordinance for the follow reasons:

1) We are not proposing to change the footprint of the house or increase the height of the house.

2) We meet all the peferred dormer desgn guidelines with regard to dormer size (15' max) all desired setbacks (sides of house, ends of house, main roof ridge), and 74% of the main dormer walls will be glazed.

3) We are not reducing any off street parking or increasing congestion in the neighborhod.

4) We are creating no new noise or light pollution.

5) Our proposed design has been reviewed by and approved by our neighbors.

6) Our proposed design creates no negative impact to our neighborhood or the public in general.

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

See responses above.

*** 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: GCD Architects **PRESENT USE/OCCUPANCY:** 2 family Residential
LOCATION: 40 Aberdeen Ave Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 2 family Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3,691</u>	<u>3,874</u>	<u>2,750</u>	(max.)
<u>LOT AREA:</u>	<u>5,500.9</u>	<u>5,500.9</u>	<u>2,500</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>	<u>.67</u>	<u>.70</u>	<u>.50</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>5,500.9</u>	<u>5,500.9</u>	<u>2,500</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>62.43'</u>	<u>no change</u>	<u>NA</u>	(min.)
DEPTH	<u>100'</u>	<u>no change</u>	<u>NA</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>13.7'</u>	<u>no change</u>	<u>15'</u>	(min.)
REAR	<u>39.7'</u>	<u>no change</u>	<u>25'</u>	(min.)
LEFT SIDE	<u>14.6'</u>	<u>no change</u>	<u>10'</u>	(min.)
RIGHT SIDE	<u>10.7'</u>	<u>no change</u>	<u>10'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>31.3'</u>	<u>no change</u>	<u>35'</u>	(max.)
LENGTH	<u>31.3'</u>	<u>no change</u>	<u>NA</u>	
WIDTH	<u>26'-2"</u>	<u>no change</u>	<u>NA</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>49%</u>	<u>no change</u>	<u>40%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>no change</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>4</u>	<u>no change</u>	<u>NA</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>19'</u>	<u>no change</u>	<u>NA</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.

Existing wood frame 2 car garage.
Proposed dormer construction is wood frame.

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'.



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 617 349-6100

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GENERAL INFORMATION

Plan No: BZA-010165-2016

Appeal : _____

2016 MAY -6 AM 10:51
 OFFICE OF THE CITY CLERK
 CAMBRIDGE MASSACHUSETTS

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MATTHEW LAKE

(Print Name)

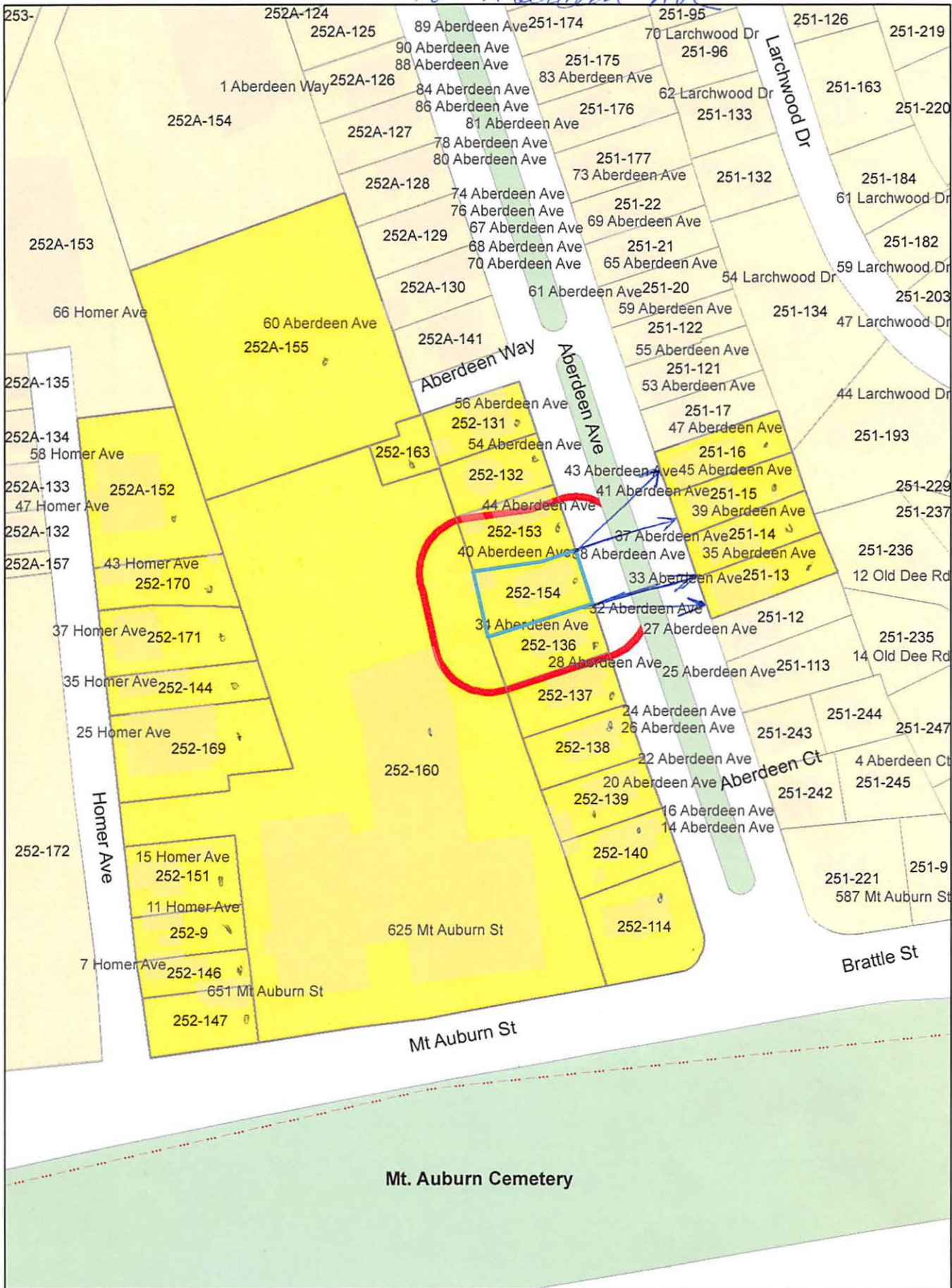
Address : 38-40 ABERDEEN AVE

Tel. No. : 617-763-4760

E-Mail Address : LAKE MA @ GMAIL.COM

Date : _____

40 Aberdeen Ave



40 Aberdeen Ave

Petitioner

1 of 3

252-169
MALLES, THOMAS LOWELL
25 HOMER AVE. UNIT# 26
CAMBRIDGE, MA 02138

251-16
MOONEY, ELIZABETH
5934 N.E. 201ST ST.
KENMORE, WA 98028

MATTHEW LAKE & AMELIA STEWART
38-40 ABERDEEN AVENUE
CAMBRIDGE, MA 02138

252-169
YU, YOUNG HWAN & JONG MIN KIM YU
C/O ELIZABETH R. CURRY
25 HOMER AVE, M UNIT #25
CAMBRIDGE, MA 02138

252-169
FORD, WALTER J. JR.
25 HOMER AVE, #2-2
CAMBRIDGE, MA 02138

252-169
CURRY, ELIZABETH R.
25 HOMER AVE
CAMBRIDGE, MA 02138

252-154
STEWART, LAURA J.
40 ABERDEEN AVE
CAMBRIDGE, MA 02139

252-169
CURRY, ELIZABETH R.
25 HOMER AVE - UNIT 3-2
CAMBRIDGE, MA 02138

252-169
LAY, KENNETH W. & VIRGINIA A. LAY,
TRS. LAY REALTY TRUST - RFD #2
80A GOOSE POND RD
LINCOLN, MA 01773

252-169
FLAHERTY, CHARLES F.
25 HOMER AVE., #34
CAMBRIDGE, MA 02138

252A-155
625 MOUNT AUBURN STREET, LLC
C/O KBS REALTY ADVISORS LLC
620 NEWPORT CENTER DR. - SUITE 1300
NEWPORT BEACH, CA 92660

252-163
CAMBRIDGE ELECTRIC LIGHT CO
C/O NSTAR ELECTRIC CO
PROPERTY TAX DEPT., P.O. BOX 270
HARTFORD, CT 06141

252-169
DIETER, KENNETH
25 HOMER AVE #1-1
CAMBRIDGE, MA 02138

252-169
SILVERMAN, SUMNER Z., SALLY M. PIERCE &
RONALD S. SILVERMAN
25 HOMER AVE #12
CAMBRIDGE, MA 02138

251-13
TISH, LARRY JAY & ROBIN TISH
33 ABERDEEN AVE., UNIT #2
CAMBRIDGE, MA 02138

251-13
NEIL, MICHELLE E.
C/O PEARSON EDUCATION
75 ARLINGTON STREET
BOSTON, MA 02116

251-15
ORTEGA, STEPHEN S. & NANCY ORTEGA
41 ABERDEEN AVE
CAMBRIDGE, MA 02138

252-136
PARONIS, CAROL A.
34 ABERDEEN AVE
CAMBRIDGE, MA 02138

252-137
LINEHAN, CHARLES H., JR. &
ELIZABETH J. LINEHAN, FOR LIFE
30 ABERDEEN AVE
CAMBRIDGE, MA 02138

252-139
COX, RANDALL L. & SUSAN T. CAULFIELD
22 ABERDEEN AVE
CAMBRIDGE, MA 02138

252-144
LORD, STEPHEN A.
35 HOMER AVE
CAMBRIDGE, MA 02138

252-144
CAMBRIDGE AFFORDABLE HOUSING CORP
675 MASS AVE., 2ND FLR
CAMBRIDGE, MA 02139

252-144
MERCURIO, MICHAEL F. &
FRANK MERCURIO, SR.
35 HOMER AVE. #6
CAMBRIDGE, MA 02138

252-146
MARGEY, WINIFRED B., LIFE ESTATE
C/O JUDITH BYRNE
59 OAKRIDGE AVE
ATTLEBORO, MA 02703

252A-152
LEE, CHEN-LI L.
C/O KEDIA, PRADEEP & JYOTI KEDIA
47 HOMER AVE., #42
CAMBRIDGE, MA 02138

252A-152
HUANG, RICHARD L. & JULIE S. J. HUANG
22944 TRUE GRIT PL
DIAMOND BAR, CA 91765

252A-152
JAYYUSI, SALMA KHADRA,
TR. OF THE JAYYUSI REALTY TRUST
34 HEREFORD SQUARE
S.W. 74 NB
LONDON, _ _

252A-152
MANASSAH, ALINA I. & MARWAN S. MANASSAH
73 BARBARA RD.
WALTHAM, MA 02154

252A-152
LEE, KYU WON
19 KENDALL TERRACE
NEWTON, MA 02458

252A-152
WONG, WANDA Y.
26 FALLON COURT
QUINCY, MA 02169

252A-152
MEKJIAN, MARY
C/O CHRISTINE MEKJIAN
71 LINCOLN STREET
WATERTOWN, MA 02472

252A-152
ENGIBOUS, JUDY A.
47 HOMER AVE., #31
CAMBRIDGE, MA 02138

252-144
ZALEWSKI, THEODORE A.
35 HOMER AVE. UNIT#8
CAMBRIDGE, MA 02138

252-147
VARTANESIAN, SIRVART
C/O SILVA DEMIYIAN
462 MT AUBURN STREET, #2F
WATERTOWN, MA 02472

252-171
MURPHY, JEAN F.
39 HOMER AVE. UNIT#1
CAMBRIDGE, MA 02138

252A-152
MENG, YAN
47 HOMER AVE. UNIT#41
CAMBRIDGE, MA 02138

251-15
SULLIVAN, LUCIA & KEVIN SULLIVAN
9 B STREET
BELMONT, MA 02478

252A-152
MCEACHERN, JOSEPH &
KATHLEEN TRACY MCEACHERN
47 HOMER AVE., #33
CAMBRIDGE, MA 02138

252-171
IZZI, CARMINE G. & JENINE LEPERA-IZZI
333 EAST 45TH STREET, #26C
NEW YORK, NY 10017

252-169
SPIRLING, ARTHUR PETER ANDREW
C/O FUNG, GRACE B. & KOICHI YUKI
12 CALVIN ST
LEXINGTON, MA 02420

252A-152
KUCHMENT, MARK M. &
VALERIA M. KUCHMENT
47 HOMER AVE., UNIT #22
CAMBRIDGE, MA 02139

252A-152
CAMBRIDGE AFFORDABLE HOUSING CORP
47 HOMER AVE., UNIT #62
CAMBRIDGE, MA 02138

252-144
MARSH, BONNIE L.
33 HOMER AVE., UNIT #2
CAMBRIDGE, MA 02139

252-169
DI TOMMASO, MARIA CRISTINA
27 HOMER AVE. UNIT#25
CAMBRIDGE, MA 02138

252A-152
CHEN, CHI-LI & HSIAO-YIN CHUNG
11 WABAN STREET
NEWTON, MA 02458

252A-152
LAI, RICHARD CHIA-TE & WAN-LING LAI
23 FAIRBANKS RD
LEXINGTON, MA 02421

252-144
RIZIKA, MARNE L., & JACK W. RIZIKA &
C/O GHOLE, SABA
33 HOMER AVE., #5
CAMBRIDGE, MA 02138

252A-152
FRUGGIERO, SANTA M., SUE LIU WEN,
AMY LIU CHUANG
6 OLD BROOK DR.
WORCESTER, MA 01609

252-169
MCNEIL, GORDON B.,
TR. OF THE GORDON B. MCNEIL REV TRUST
27 HOMER AVE., #16
CAMBRIDGE, MA 02138

251-13
KOCHANSKY, CHRIS
33 ABERDEEN AVE. #1
CAMBRIDGE, MA 02138

252A-152
COYNE, EDWARD B.
C/O TANG, DONGMEI & FENG DENG
9103 CLEARHILL ROAD
BOYNTON, FL 33473

252A-152
LE, HUU V. & NGOC-MINH T. LE
47 HOMER AVE., UNIT #21
CAMBRIDGE, MA 02138

252-169
PULLANO, ALINA
C/O TESTA, ENRIQUE & SILVIA TESTA
27 HOMER AVE., #15
CAMBRIDGE, MA 02138

252A-152
RAI, KALPANA KC.
47 HOMER AVE. UNIT#U43
CAMBRIDGE, MA 02138

252A-152
MOHSENI, TORANG
47 HOMER AVE. UNIT#34
CAMBRIDGE, MA 02138

252-132
HOWE, JEFFREY P. & ALYSIA ABBOTT
52 ABERDEEN AVE
CAMBRIDGE, MA 02138

252A-152
AKOPOV, ROSEANN
47 HOMER AVENUE, UNIT 54
CAMBRIDGE, MA 02138

252-169
GAO, XIAOBIN & WEIHENG WANG
33 WINTERBERRY WAY
BEDFORD, MA 01730

252-114
MESROBIAN, GRIGOR & ANAHIT MESROBIAN
70 WOODFALL RD.
BELMONT, MA 02478

252-144
HAKIM, MOHAMMAD A. & SHABBIR HAKIM
33 HOMER AVE., #4
CAMBRIDGE, MA 02138

251-13
GREENE, LYDIA
33 ABERDEEN AVE., #4
CAMBRIDGE, MA 02138

252-171
CLEARY, JOHN L.
37 HOMER AVE. UNIT #1
CAMBRIDGE, MA 02138

252-151
THE MCLEAN HOSPITAL CORPORATION
P.O. BOX 6240
BOSTON, MA 02114

252-144
DOUCETTE, DEREK A.
33 HOMER AVE., UNIT #7
CAMBRIDGE, MA 02138

252-153
MILLER, LIVIA. A LIFE ESTATE
86 HAVERHILL ST.
READING, MA 01867

252A-152
AMINI, MOJTABA M. & GAIL A. AMINI,
TRS THE AMINI FAMILY INVESTMENT R.T.
136 HOWARD ST.
NORTHBOROUGH, MA 02532

252-171
CSIZMADIA, VILMOS & KATHLEEN VOTOLATO
39 HOMER AVE., #2
CAMBRIDGE, MA 02138

252A-152
KE, WANG
254 WILTSHIRE RD
WYNNEWOOD, PA 19096

252-131
LODGE, JOHN E. & ELIZABETH T. LODGE
54-56 ABERDEEN AVE
CAMBRIDGE, MA 02139

252-170
FUSUNYAN, ROBERT D. & JANET T. CHUA
C/O CHATA ENTERPRISES LLC
44 NORTH ST
LEXINGTON, MA 02420

252-140
MICELI, CHRISTINE, A LIFE ESTATE
192 MILL STREET
BURLINGTON, MA 01803

252-138
HUBBELL, JOHN P. & KATHLEEN T. REIST
26 ABERDEEN AVE
CAMBRIDGE, MA 02141

251-14
BANDAR, SOUHEILA
6 AZALEA RD.
WINCHESTER, MA 01890

252-9
DO, HUONG
11 HOMER AVE
CAMBRIDGE, MA 02138

252-160
EOS AT 625 MOUNT AUBURN LLC
C/O KBS REALTY ADVISORS LLC
620 NEWPORT CENTER DR., SUITE 1300
NEWPORT BEACH, CA 92660

252-169
HU, JIANJUN & XIAOWEN SHEN
27 HOMER AVE. UNIT#2/1
CAMBRIDGE, MA 02138

252-169
DELUTIS, BARBARA A.
25 HOMER AVE., 1-3
CAMBRIDGE, MA 02138

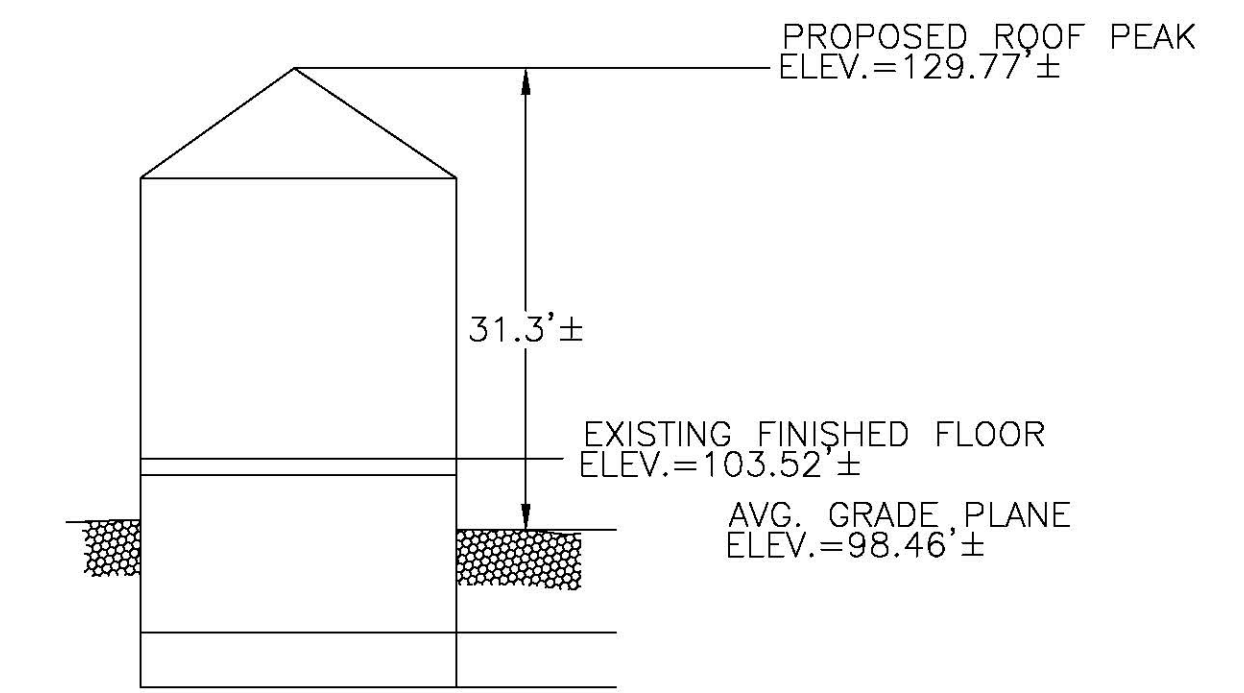
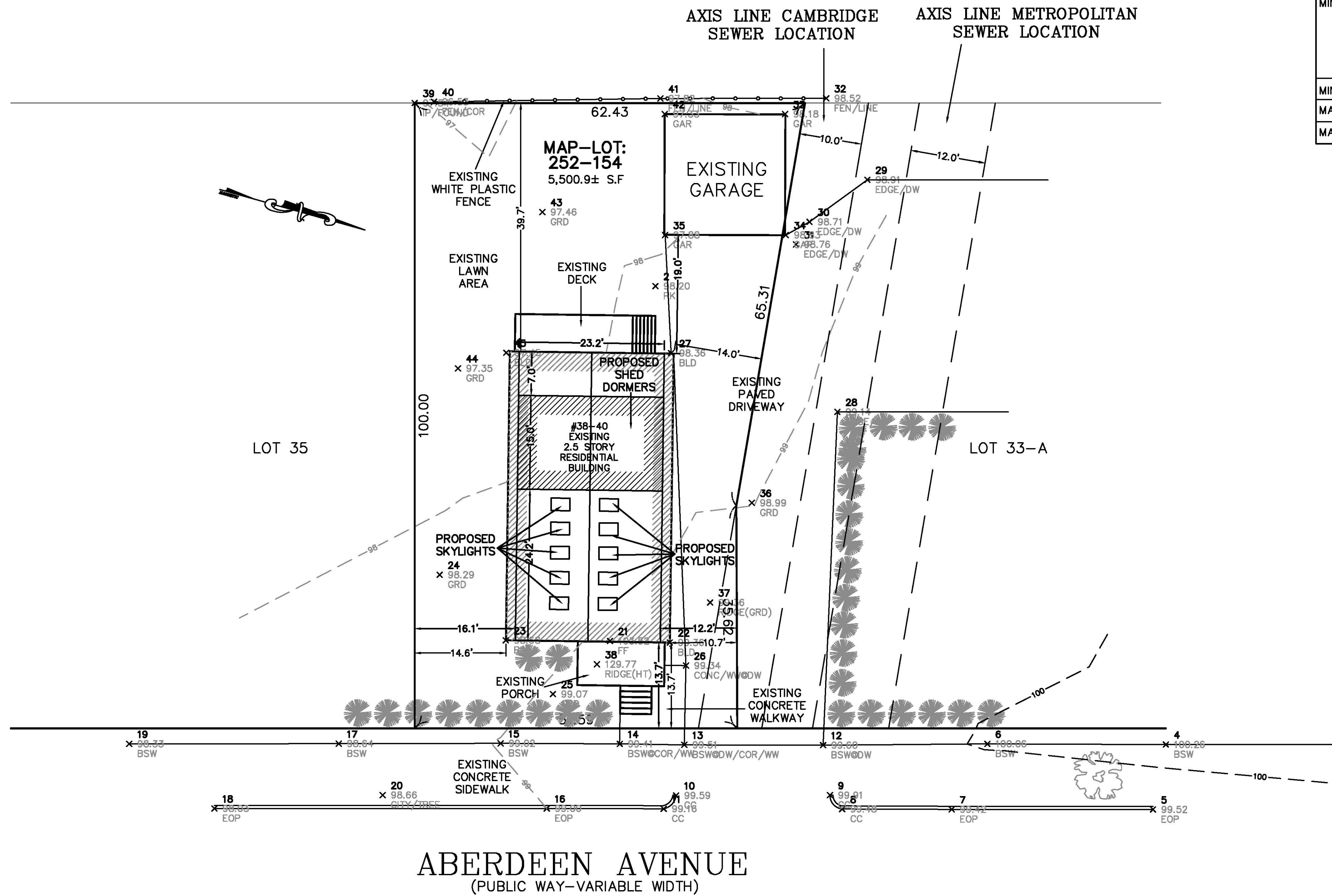
ZONING LEGEND

ZONING DISTRICT: B - RESIDENCE B

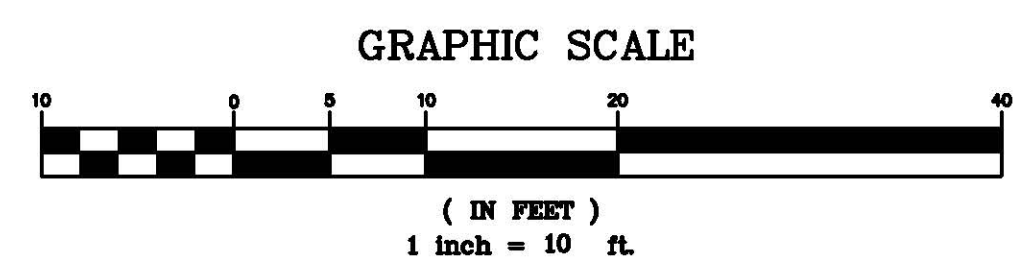
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. AREA	2,500 S.F.	5,500.9± S.F.	5,500.9± S.F.	YES
MIN. YARD FRONT	15'	13.7'±	13.7'±	EXISTING NON-COMFORMING
SIDE (LEFT)	10' (SUM TO 20')	14.6'	16.1'	YES
(RIGHT)	10' (SUM TO 20')	10.7'	12.2'	YES
REAR	25'	39.7'	39.7'	YES
MIN. OPEN SPACE	40%	49%	49%	YES
MAX. BLDG. HEIGHT	35'	31.3'±	31.3'±	YES
MAX. F.A.R.	0.5	0.67	0.7	EXISTING NON-COMFORMING

NOTES:

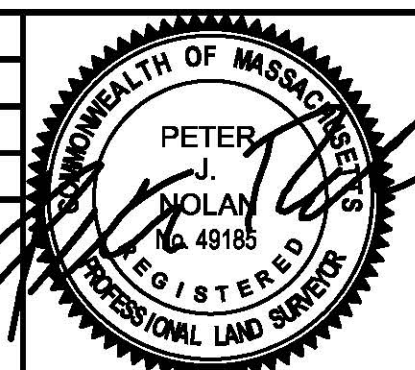
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 04-26-16.
2. DEED REFERENCE BOOK 10555 PAGE 77, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, PANEL NUMBER 0419E, COMMUNITY NUMBER: 250186, 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.



PROPOSED PROFILE
NOT TO SCALE



SCALE	1"=10'			
DATE	04/27/16	REV	DATE	REVISION
SHEET	1			
PLAN NO.	1 OF 1			
CLIENT:	38-40 ABERDEEN AVENUE CAMBRIDGE MASSACHUSETTS			
DRAWN BY	JK			
CHKD BY	PJN			
APPD BY	PJN			
		PETER NOLAN & ASSOCIATES LLC 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. <h1>1</h1>





CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

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

Jurisdiction Advice

To the Owner of Property at 40 Aberdeen Ave:

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

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
No demo proposed.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SPB Date 5/20/16

Received by uploaded to energov Date _____
Relationship to project _____

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

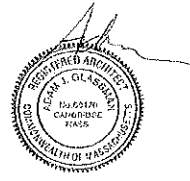
July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139

Ph: 617/349-4683 or TTY: 617/349-6112

<http://www.cambridgema.gov/Historic/demolitiondelay.html>

Lake / Stewart Residence
 3rd Floor Dormer Addition and Renovations
 48-50 Aberdeen Ave
 Cambridge, MA 02138



ARCHITECT:
 Adam J. Glassman, R.A.
 2 Worthington St
 Cambridge, MA 02138
 Tel (617) 412-8450

SURVEYOR:
 Peter Nolan
 27 Newton St.
 Brighton, MA 02135
 Tel (857) 891-7478

ISSUED FOR BZA REVIEW
 08 MAY, 2016

DRAWING LIST

COVER: DRAWING LIST, PLOT PLAN, LOCUS MAP,

0.0 PROPERTY PHOTOS

0.1 FAR PLANS

0.2 FAR PLANS

D1.1 EXISTING BASEMENT, FIRST AND SECOND FLOOR PLANS

D1.2 EXISTING THIRD FLOOR AND ROOF PLANS

D2.1 EXISTING BUILDING ELEVATIONS

D3.1 EXISTING BUILDING SECTIONS

A1.1 PROPOSED SECOND AND THIRD FLOOR PLANS

A1.2 PROPOSED ROOF PLAN

A2.1 PROPOSED FRONT AND REAR ELEVATIONS

A2.2 PROPOSED SIDE ELEVATION NORTH

A2.3 PROPOSED SIDE ELEVATION SOUTH

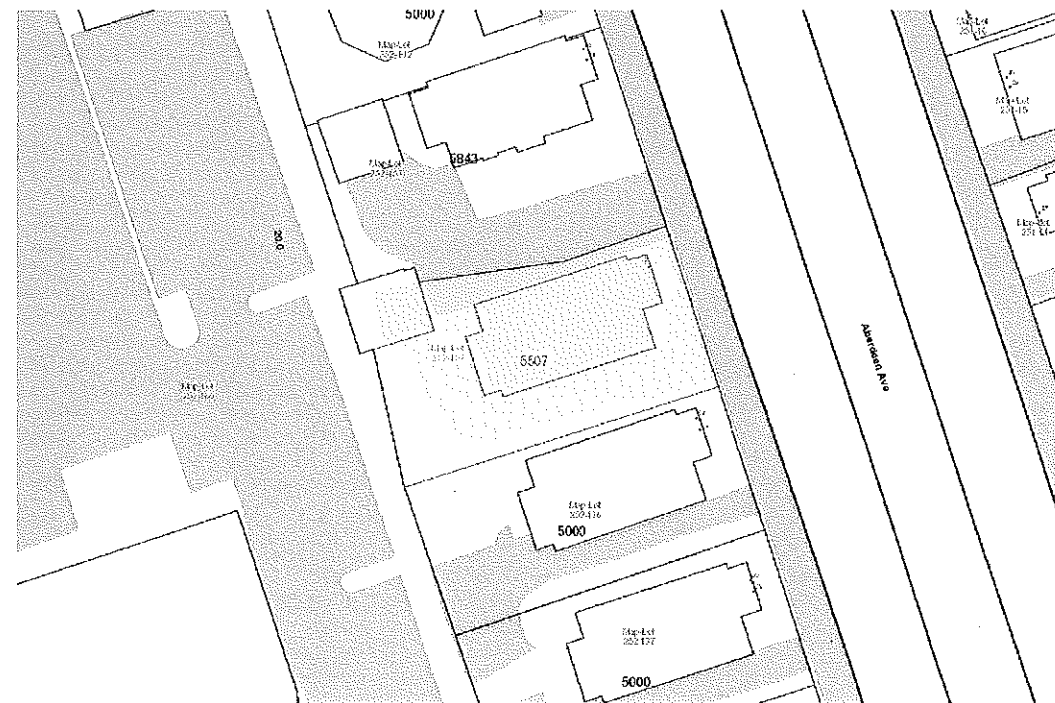
A3.1 PROPOSED THIRD FLOOR SECTIONS



40 ABERDEEN AVENUE - STREET VIEW



40 ABERDEEN AVENUE - STREET VIEW



40 ABERDEEN AVENUE - ASSESSORS BLOCK PLAN

GENERAL DEMOLITION NOTES:

1. THE DEMOLITION PLAN DESCRIBES THE GENERAL SCOPE OF WORK TO BE PERFORMED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL SCOPE WITH FIELD CONDITIONS AND THE REQUIREMENTS SET FORTH IN THE CONTRACT DOCUMENTS.
2. SELECTIVE DEMOLITION SHALL INCLUDE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT AND SUPPLIES, AND THE PERFORMANCE OF ALL OPERATIONS REQUIRED TO COMPLETE THE INDICATED SCOPE OF WORK.
3. THE DEMOLITION PLAN DESCRIBES THE GENERAL SCOPE OF THE WORK. THE CONTRACTOR SHALL COORDINATE THE ACTUAL WORK SCOPE WITH FIELD CONDITIONS AND DESIGN PLAN REQUIREMENTS.
4. THE SELECTIVE DEMOLITION SCOPE OF WORK IS INDICATED ON THE DRAWINGS AND SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
 - DEMOLITION OF INDICATED ITEMS PER THE DRAWINGS;
 - PROTECTION FROM DAMAGE OF ALL EXISTING ITEMS TO REMAIN;
 - SALVAGE AND STORAGE OF ALL INDICATED ITEMS PER THE DRAWINGS;
 - COMPLETE REMOVAL FROM THE PREMISES AND THE LEGAL DISPOSAL THEREOF OF ALL REMOVED OR DEMOLISHED MATERIALS, OTHER THAN THOSE ITEMS EITHER DIRECTED BY THE ARCHITECT OR INDICATED ON THE DRAWINGS TO BE SALVAGED.
 - LANDFILL DUMPING SLIPS SHALL BE RETAINED BY THE CONTRACTOR AND GIVEN TO THE OWNER UPON REQUEST.
5. THE CONTRACTOR SHALL USE DUE CARE IN CUTTING INTO AND WORKING ADJACENT TO EXISTING CONDITIONS WHICH ARE TO REMAIN. ALL CUTTING OF EXISTING MATERIALS SHALL BE HELD TO THE ABSOLUTE MINIMUM AS REQUIRED TO PROPERLY PERFORM THE WORK, AND SHALL BE SUBJECT AT ALL TIMES TO THE ARCHITECT'S APPROVAL.
6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THE SELECTIVE DEMOLITION PROCESS REVEALS PRE-EXISTING AND UNFORESEEN LATENT CONDITIONS OR DEFECTS REQUIRING IMMEDIATE REMEDIAL REPAIRS, TEMPORARY SUPPORT, OR OTHER ATTENTION.
7. WHERE WORK INVOLVES LOAD BEARING STRUCTURES, PROVIDE TEMPORARY BRACING OR SHORING AS REQUIRED TO SAFELY TRANSFER REQUIRED LOAD. DO NOT PROCEED WITH WORK UNLESS ALL SHORING IS IN PLACE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK, AND ARRANGING FOR ANY REQUIRED INSPECTIONS.

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE MASSACHUSETTS RESIDENTIAL BUILDING CODE 8TH ADDITION AND THE RULES AND REGULATIONS OF ALL GOVERNING BODIES
2. THE CONTRACTOR SHALL APPLY FOR AND MAINTAIN IN GOOD ORDER ALL REQUIRED PERMITS AND SHALL COORDINATE WITH OFFICIALS ALL REQUIRED INSPECTIONS AND CERTIFICATIONS
3. THE CONTRACTOR SHALL DETERMINE EXISTING CONDITIONS WHERE REQUIRED AND VERIFY ALL FIELD CONDITIONS FOR CLEARANCES, DIMENSIONS, AND ELEVATIONS SHOWN ON DRAWINGS. ANY DISCREPANCIES SHALL BE MARKED ON A PRINT OF THE RELEVANT DRAWING AND FORWARDED IMMEDIATELY TO THE ARCHITECT.
4. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT ALL REQUIREMENTS FOR INSTALLATION OF REQUIRED FURNISHINGS, WINDOWS, FIXTURES AND EQUIPMENT
5. HVAC, ELECTRICAL, PLUMBING AND FIRE PROTECTION WORK WILL BE PROCURED BY THE OWNER FROM THE CONTRACTOR ON A DESIGN/BUILD BASIS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS WORK AND FOR CONFORMING THE WORK TO ARCHITECTURAL REQUIREMENTS. CONTRACTOR RESPONSIBLE FOR ALL MEP TO CODE.
6. DIMENSIONS ARE FINISH TO FINISH, UNLESS OTHERWISE NOTED
7. ALL NEW WINDOWS, BY OWNER, TO BE ENERGY STAR RATED, MAX U FACTOR .30
8. ALL NEW EXTERIOR DOORS, BY OWNER, TO BE ENERGY STAR RATED, MAX U FACTOR .27
9. GC TO INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS
10. HARDWIRED SMOKE DETECTORS, HEAT DETECTORS & CO2 DETECTORS WILL BE INSTALLED PER CODE THROUGHOUT THE ENTIRE HOUSE INCLUDING BASEMENT. (CO2 WITHIN 10'-0" OF EVERY BEDROOM)



38-40 ABERDEEN AVENUE - STREET VIEW FROM SOUTH EAST



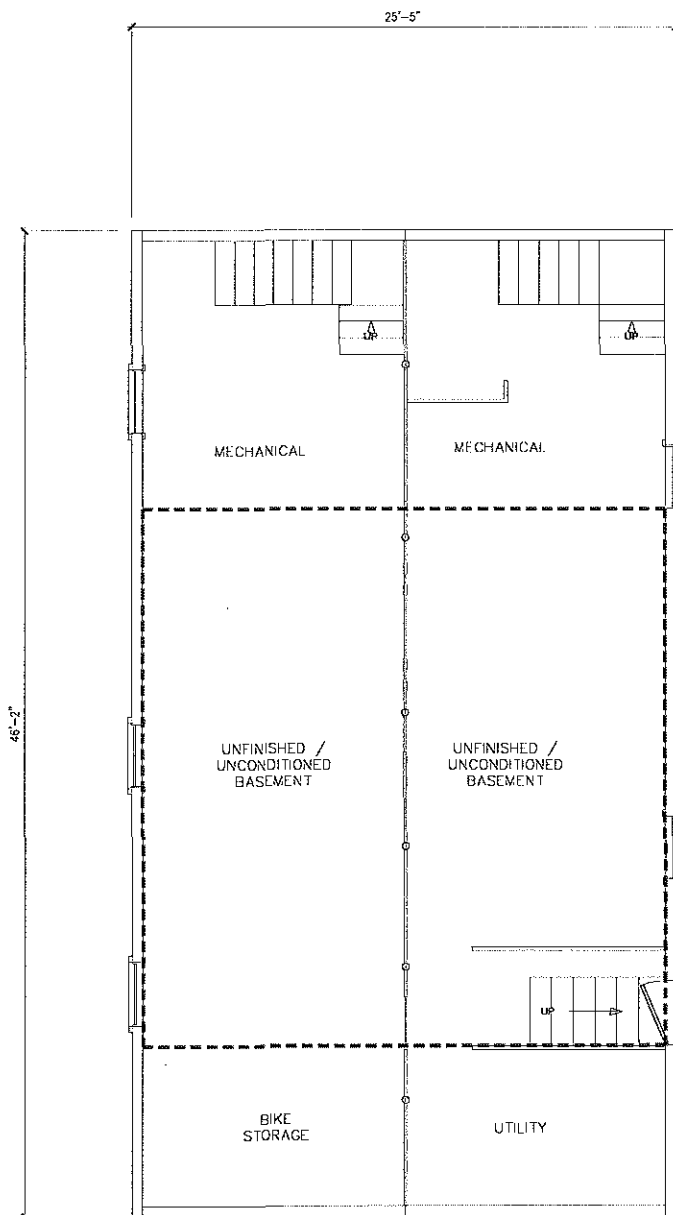
38-40 ABERDEEN AVENUE - STREET VIEW FROM EAST



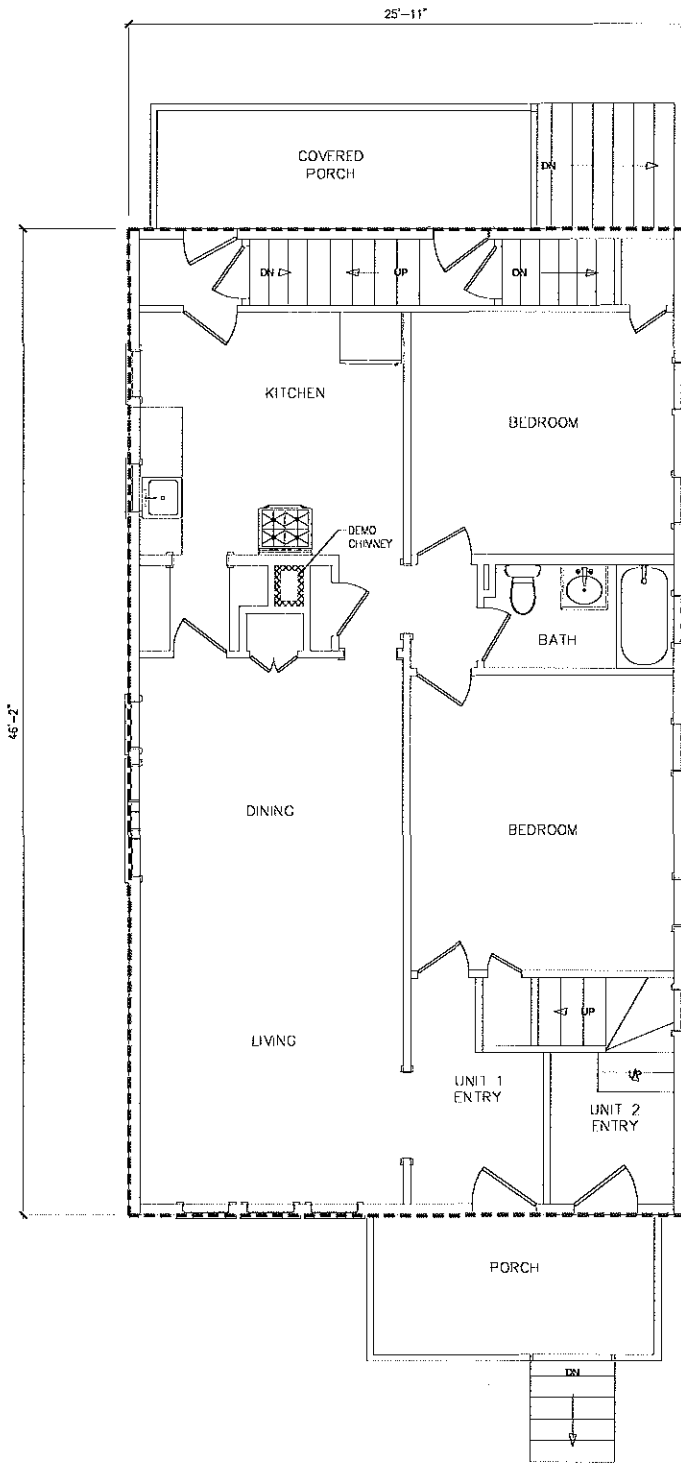
38-40 ABERDEEN AVENUE - STREET VIEW FROM SOUTHEAST



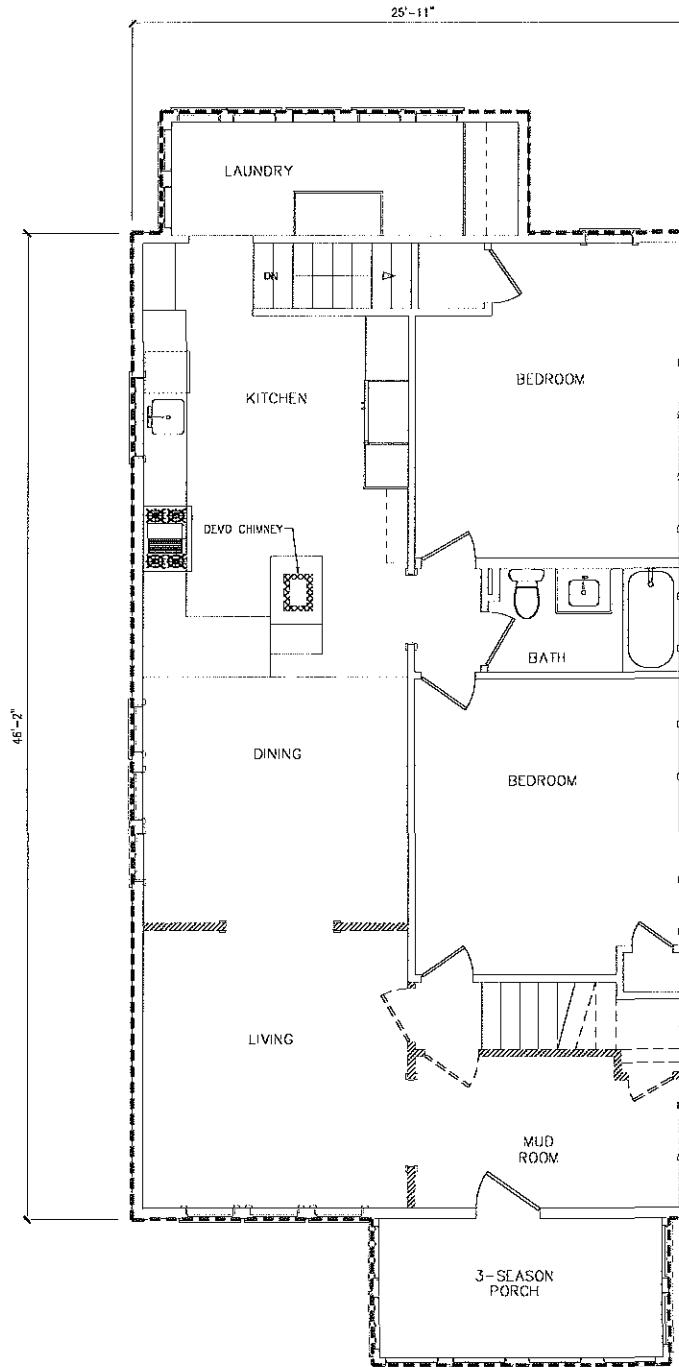
38-40 ABERDEEN AVENUE - STREET VIEW FROM NORTHEAST



1 BASEMENT - FAR PLAN
GROSS FLOOR AREA = 590 SF



2 FIRST FLOOR UNIT 1 - FAR PLAN
GROSS FLOOR AREA = 1,196 SF



3 SECOND FLOOR UNIT 2 - FAR PLAN
GROSS FLOOR AREA = 1,396 SF



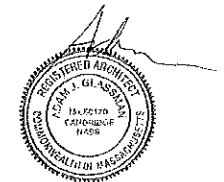
Graphic Scale



PROJECT:
Proposed Third Floor
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ajglassman.ra@gmail.com
www.glassmanchungdesign.com



BZA SET

Drawing Title:

FAR
Plans

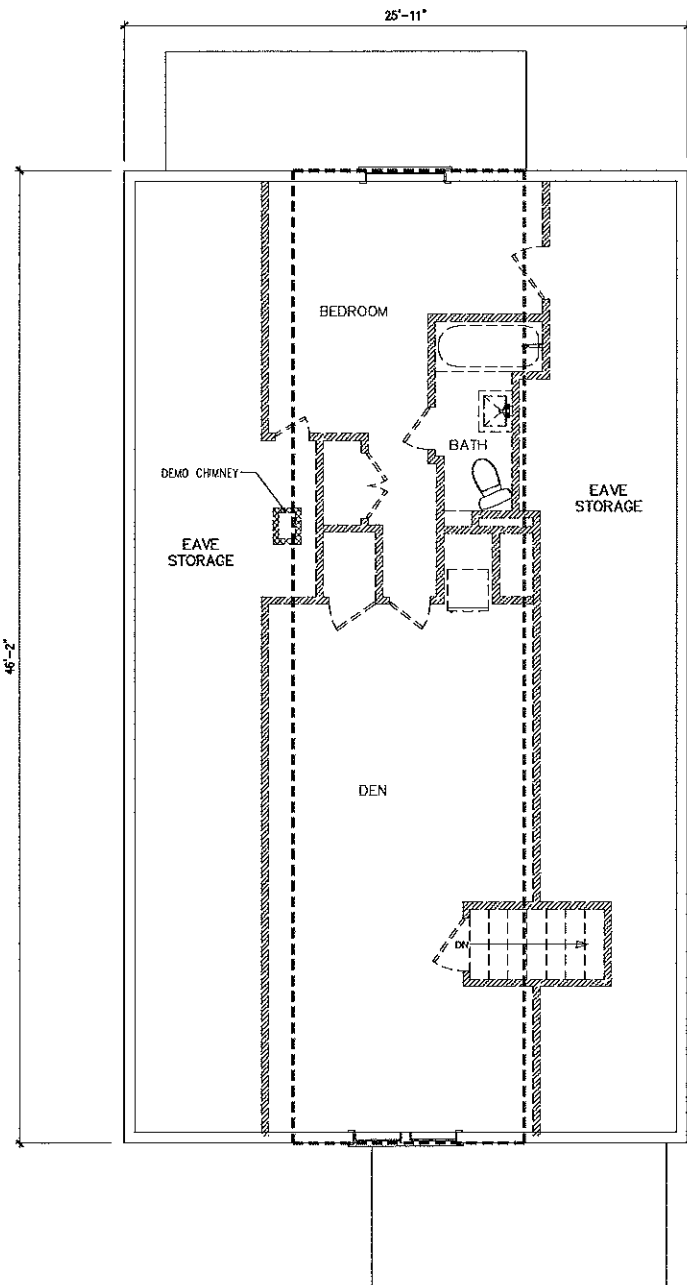
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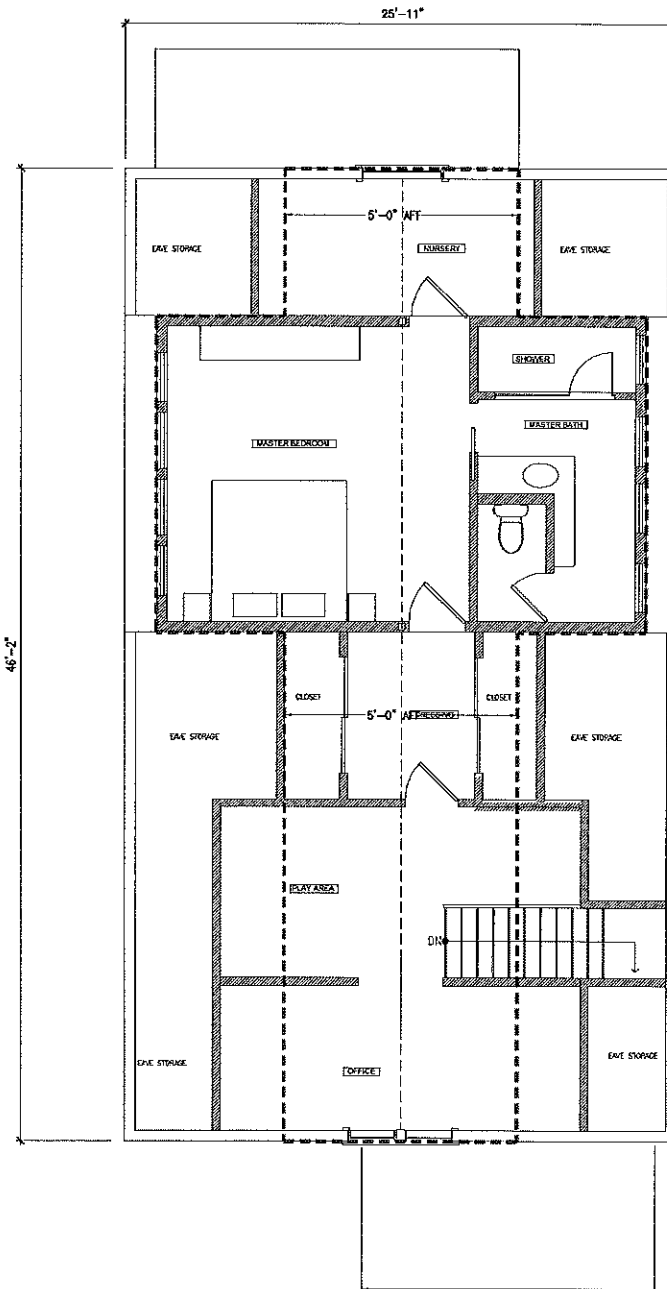
Job No.: A114.00

Date: 08 May 2016

0.1



1 THIRD FLOOR UNIT 2 - FAR PLAN EXISTING
GROSS FLOOR AREA = 509 SF



2 THIRD FLOOR UNIT 2 - FAR PLAN PROPOSED
GROSS FLOOR AREA = 692 SF

EXISTING FAR BREAKDOWN:

BASEMENT: 590 GSF
 FIRST FLOOR: 1,196 GSF
 SECOND FLOOR: 1,396 GSF
 THIRD FLOOR: 509 GSF

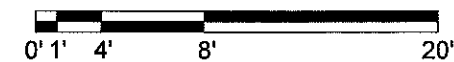
TOTAL: 3,691 GSF / 5,500 LOT SIZE =
 .67 EXISTING FAR

PROPOSED FAR BREAKDOWN:

BASEMENT: 590
 FIRST FLOOR: 1,196 GSF
 SECOND FLOOR: 1,396 GSF
 THIRD FLOOR: 692 GSF

TOTAL: 3,874 GSF / 5,500 LOT SIZE =
 .70 PROPOSED FAR

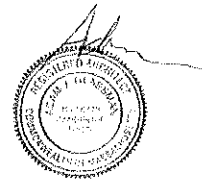
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Drawing Title:

FAR
 Plans

Scale: As Noted Drawing No.:

Job No.: A114.00

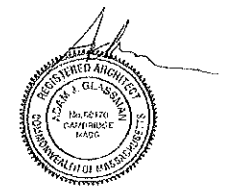
Date: 08 May 2016

0.2

PROJECT:
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BZA SET

Drawing Title:

**Existing
 Plans**

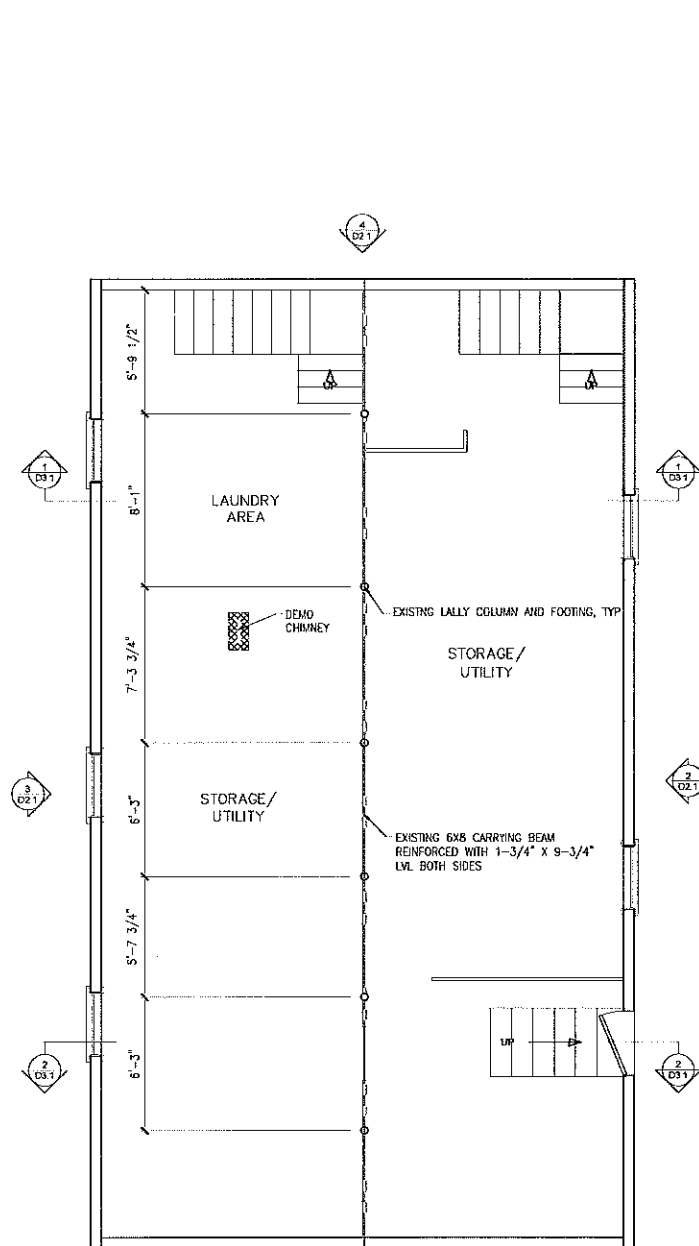
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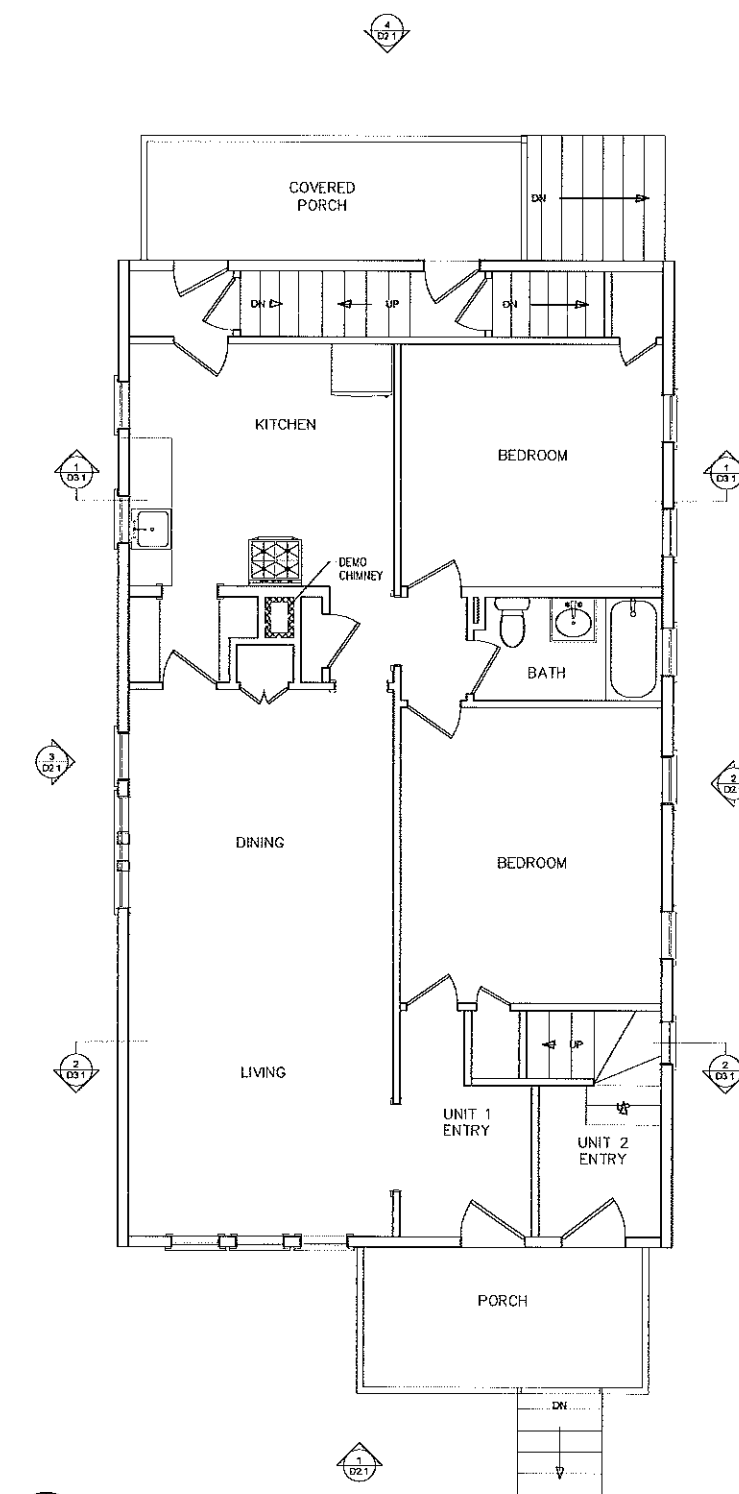
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Date: 08 May 2016

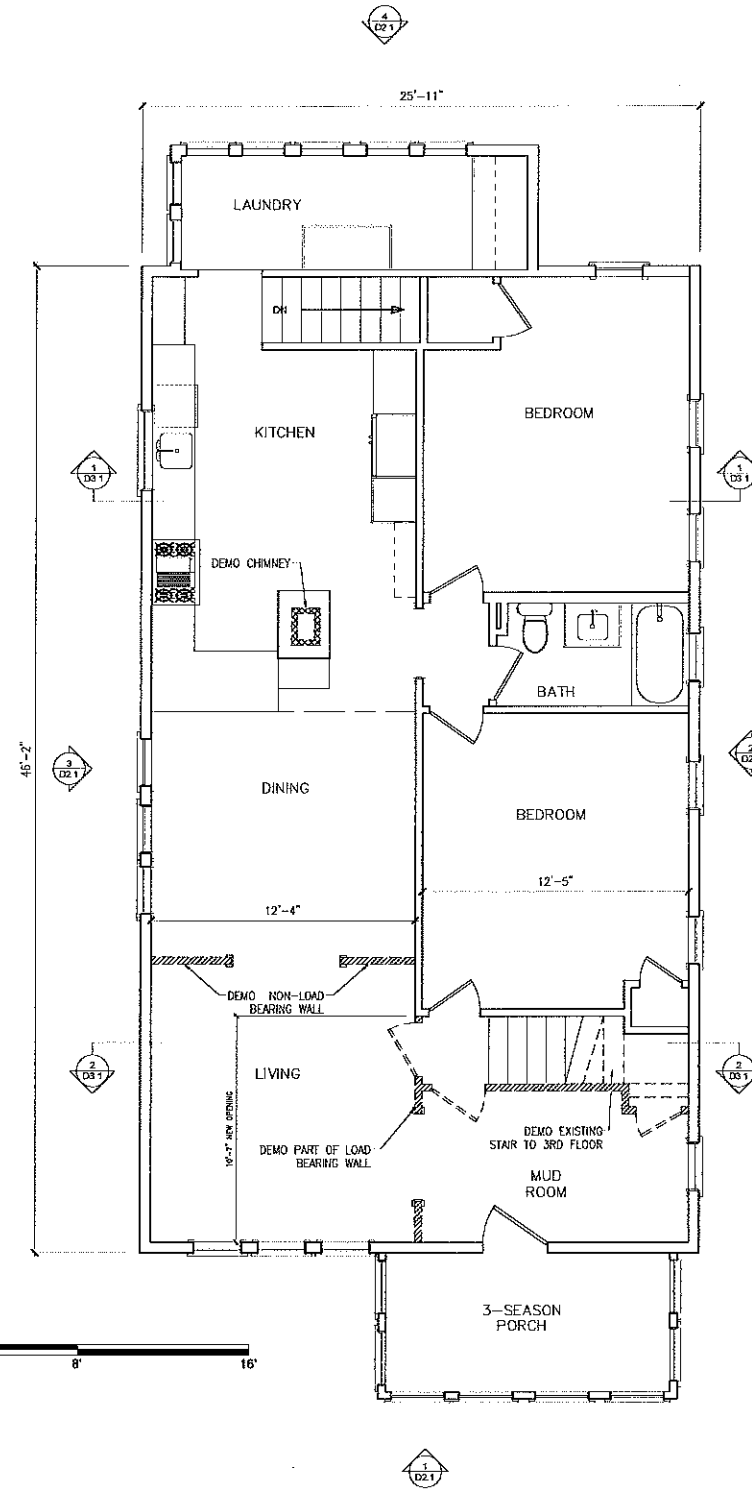
D1.1



1 BASEMENT



2 FIRST FLOOR UNIT 1



3 SECOND FLOOR - UNIT 2

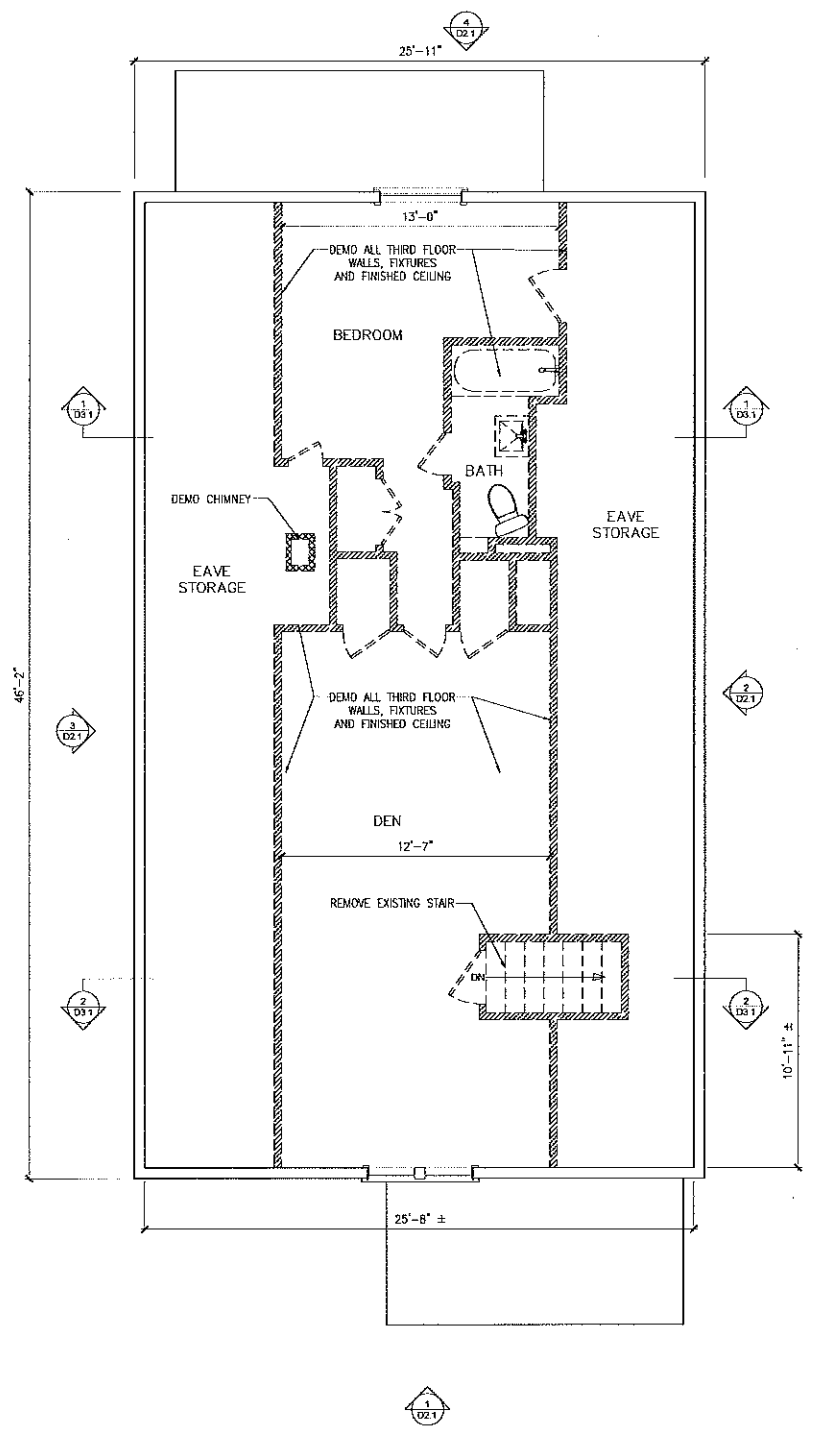
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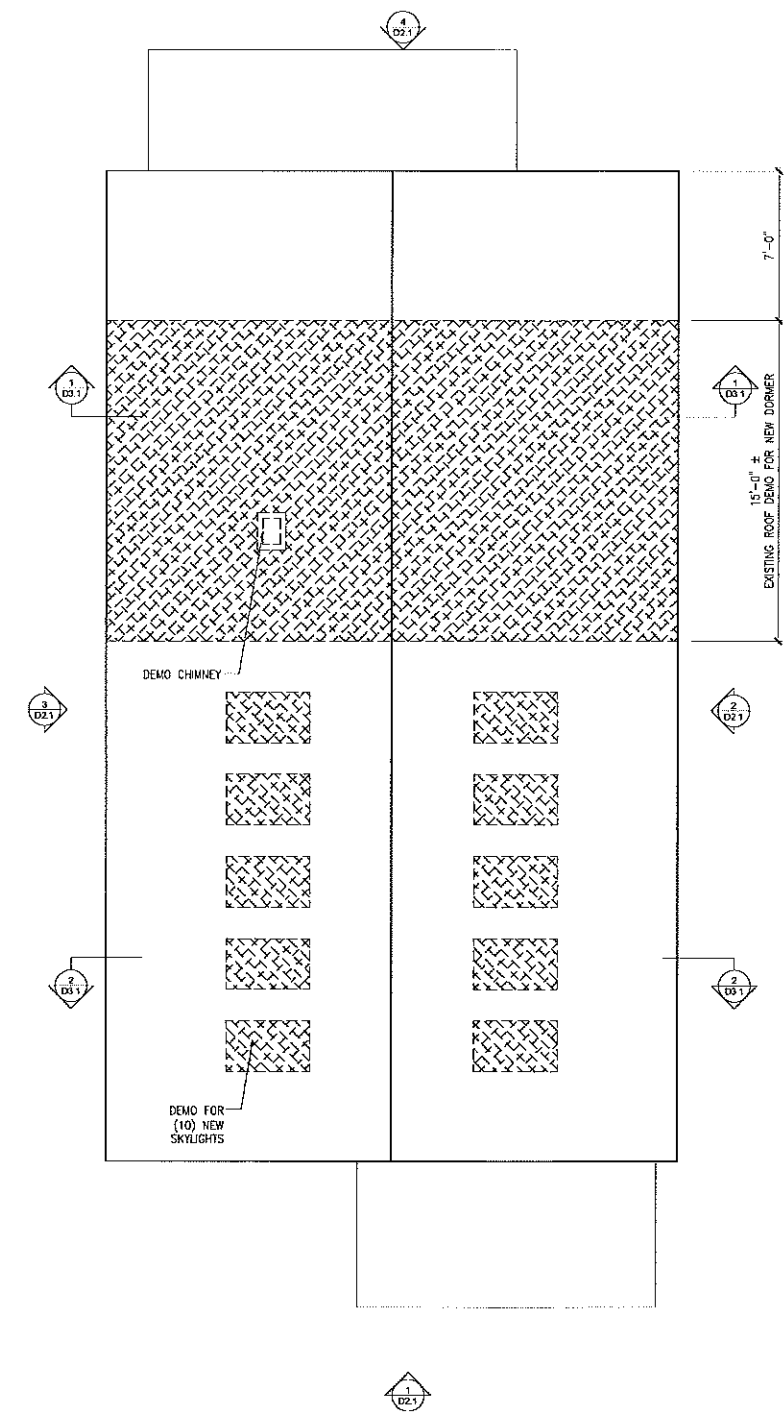


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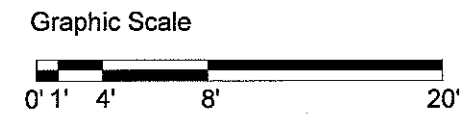
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 Date: 08 May 2016 **D1.2**

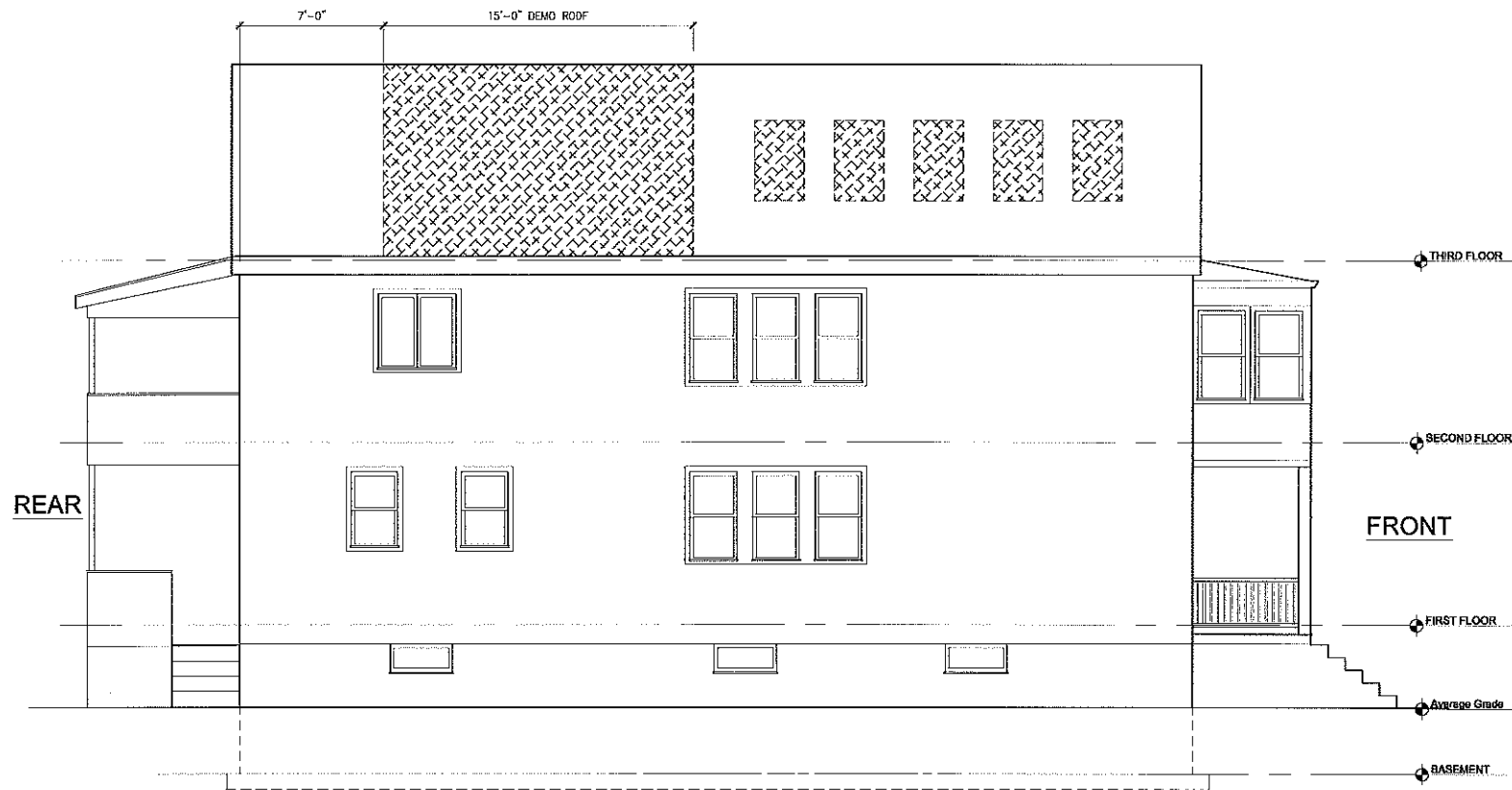


1 THIRD FLOOR UNIT 2

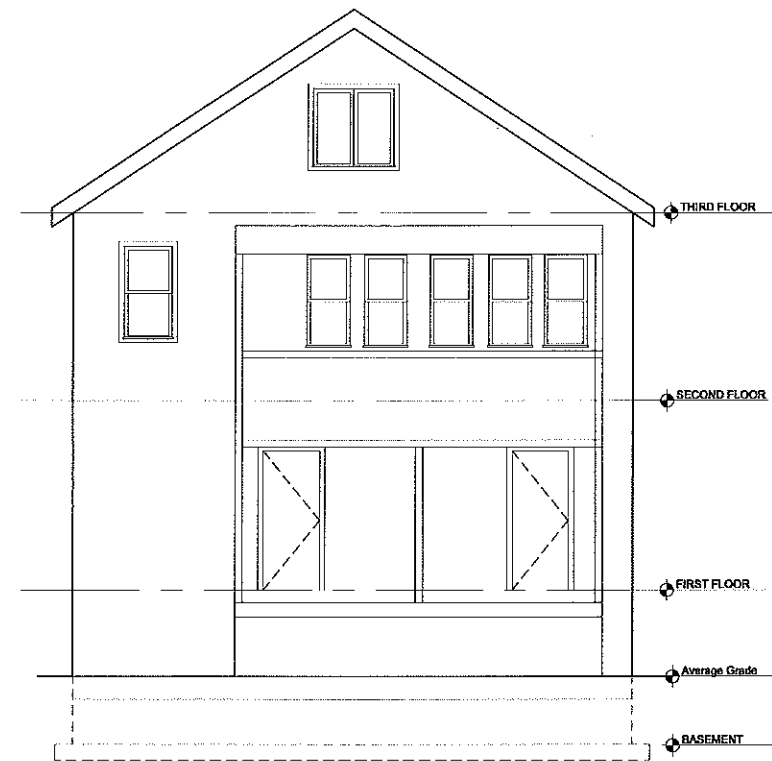


2 ROOF





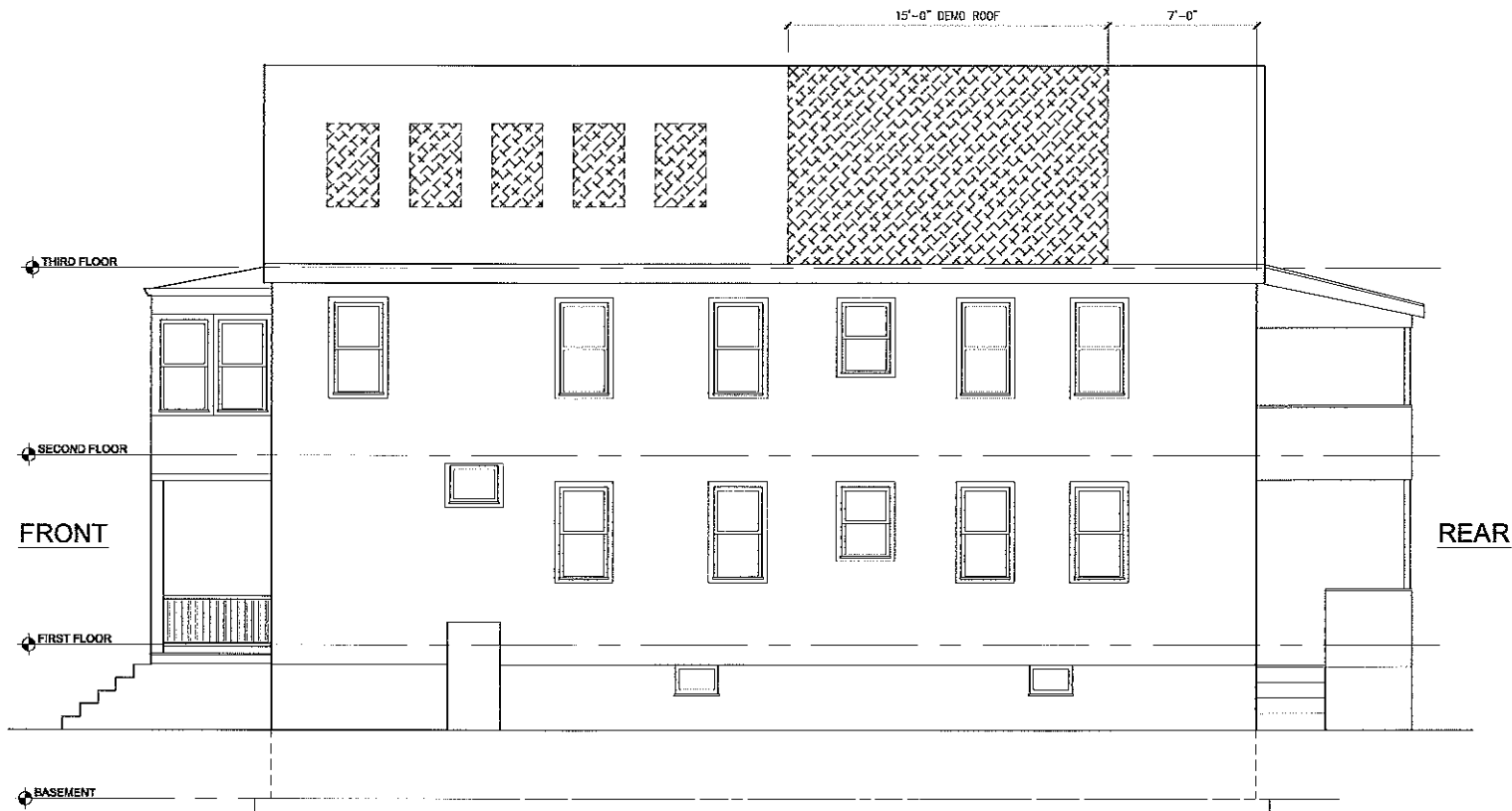
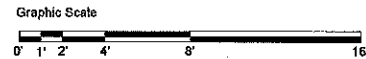
3 SIDE ELEVATION - SOUTH



4 REAR ELEVATION - WEST



1 FRONT ELEVATION - EAST



2 SIDE ELEVATION - NORTH



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Drawing Title:

**Existing
 Elevations**

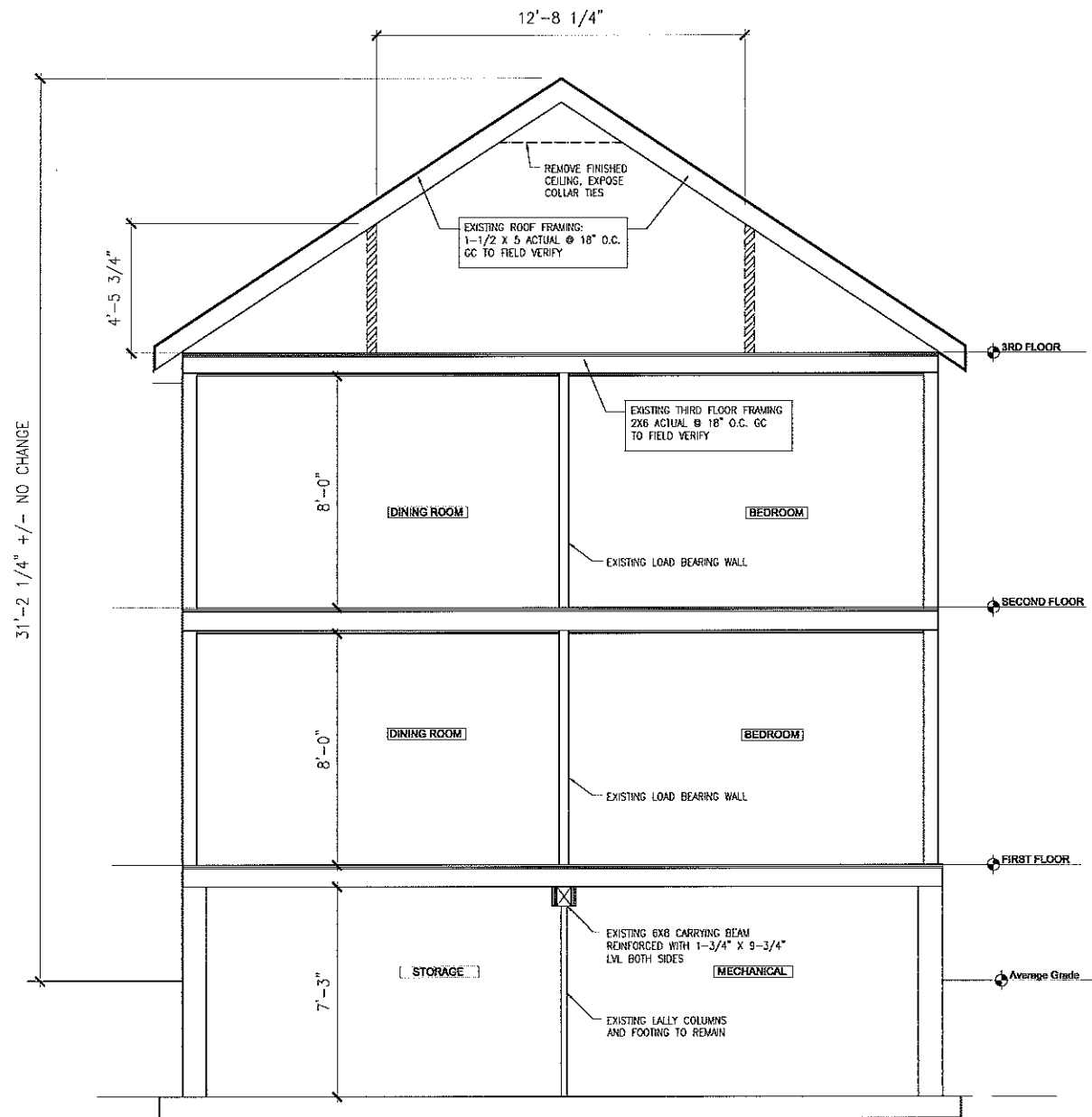
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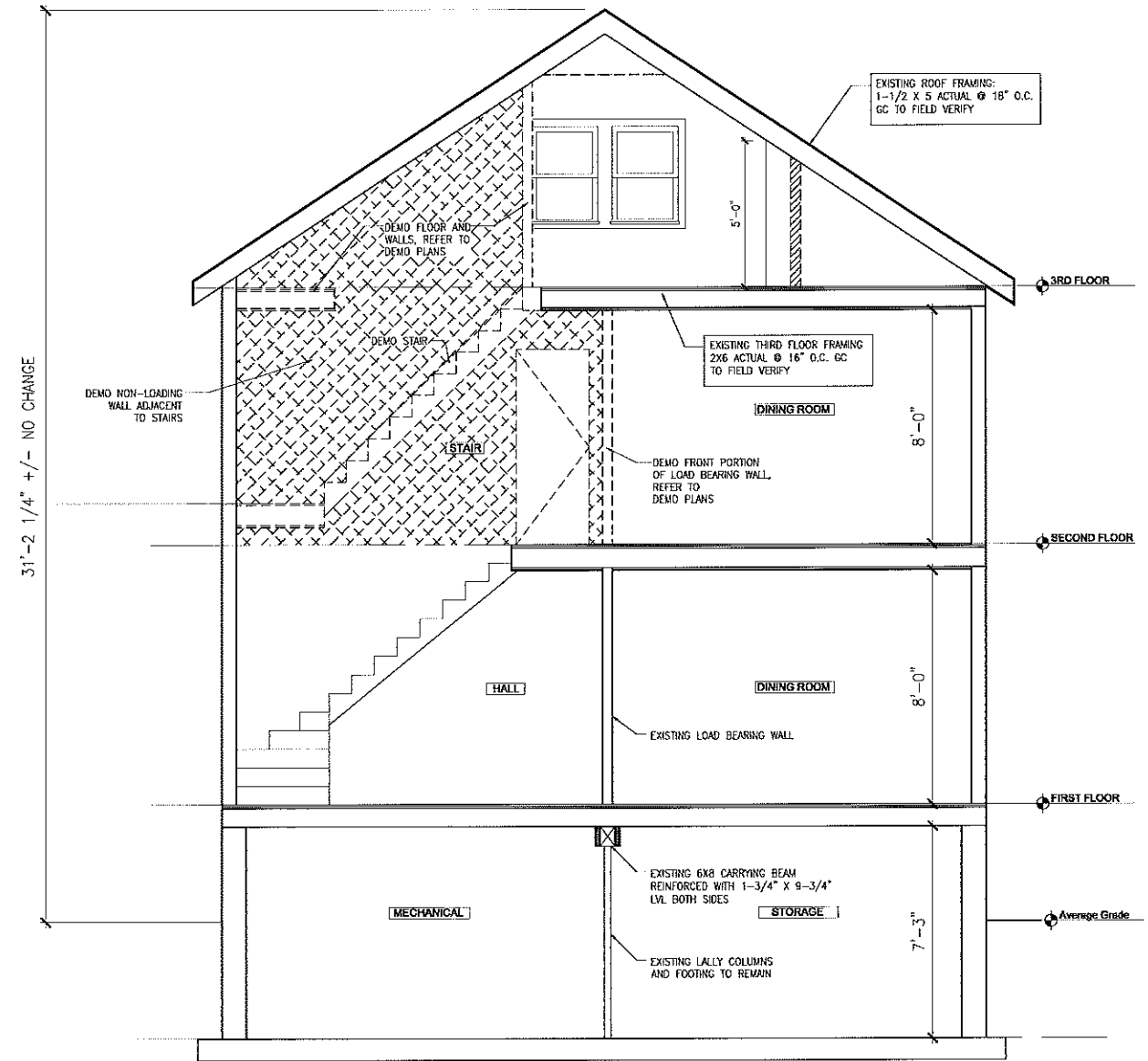
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Date: 08 May 2016

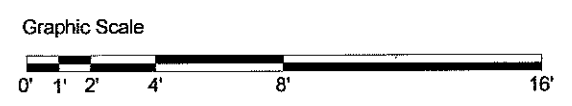
D2.1



1 EXISTING SECTION



2 EXISTING SECTION



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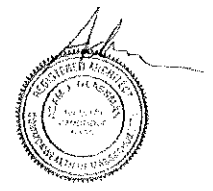


BZA SET

Drawing Title:
**Existing
 Sections**
 Scale: As Noted Drawing No.:
 Job No.: A114.00
 Date: 08 May 2016 **D3.1**

PROJECT:
**Proposed Third Floor
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BZA SET

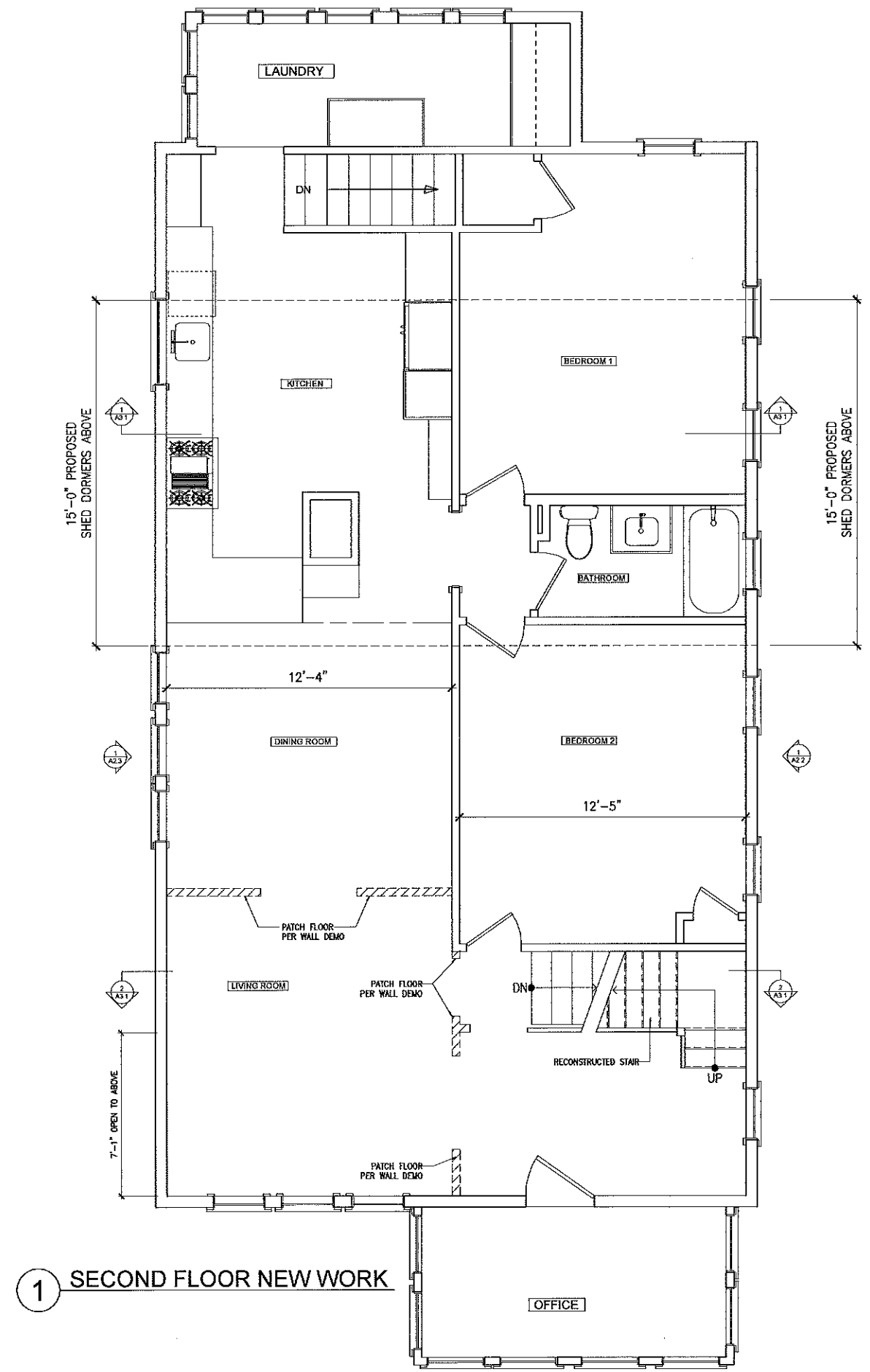
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**Proposed
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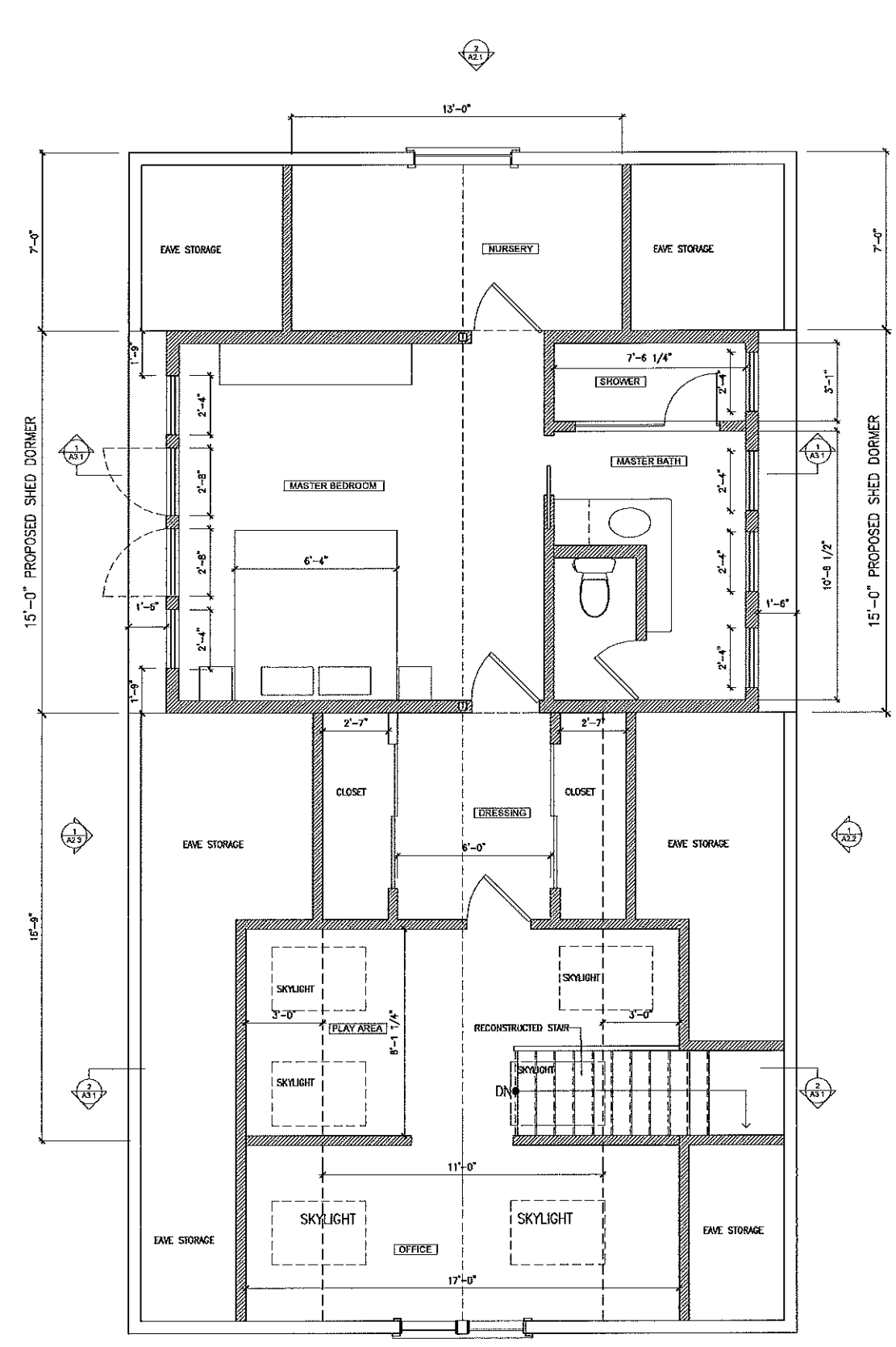
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Job No.: A114.00

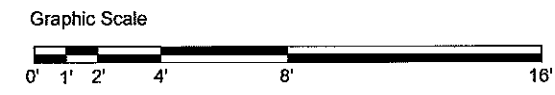
Date: 08 May 2016 **A1.1**

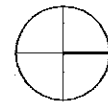
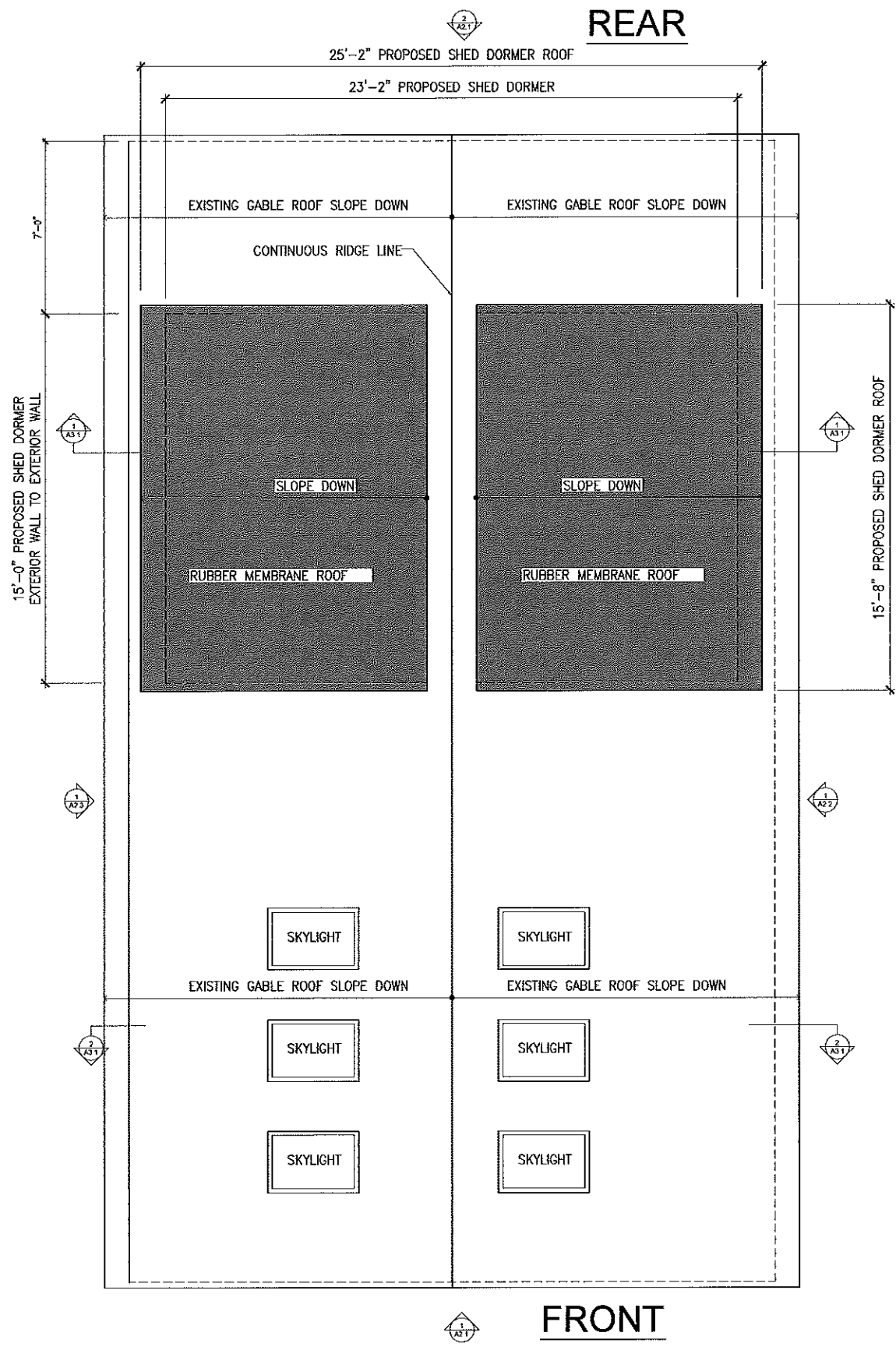


1 SECOND FLOOR NEW WORK

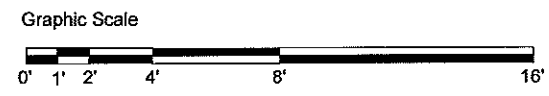


2 PROPOSED THIRD FLOOR DORMER ADDITION



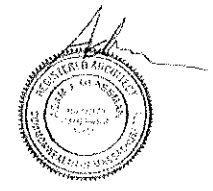


1 PROPOSED ROOF PLAN



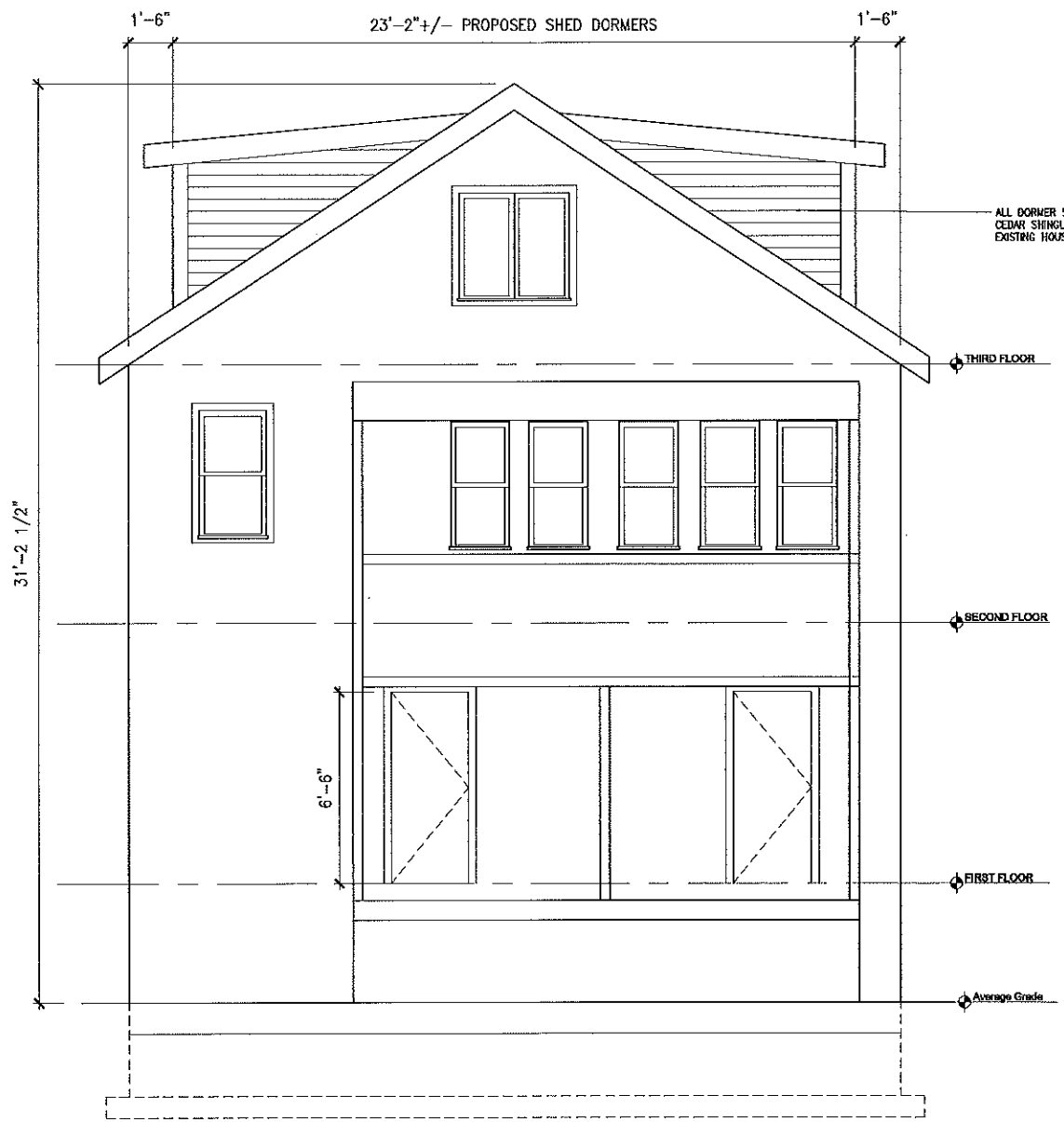
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BZA SET

Drawing Title:
**Proposed
 Roof Plan**
 Scale: As Noted Drawing No.:
 Job No.: A114.00
 Date: 08 May 2016 **A1.2**

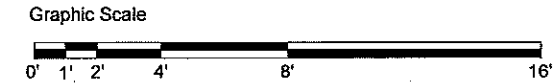


② REAR ELEVATION - WEST



① FRONT ELEVATION - EAST

ALL DORMER SIDING TO BE CEDAR SHINGLE TO MATCH EXISTING HOUSE



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Drawing Title:
**Proposed
 Elevations**

Scale: As Noted Drawing No.:
 Job No.: A114.00
 Date: 08 May 2016 **A2.1**



FRONT

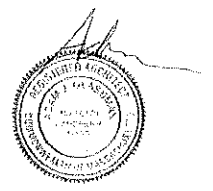
REAR

1 SIDE ELEVATION - NORTH



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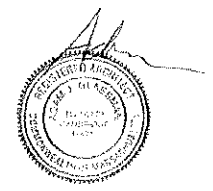


BZA SET

Drawing Title:
**Proposed
 Elevations**
 Scale: As Noted Drawing No.:
 Job No.: A114.00
 Date: 08 May 2016 **A2.2**

PROJECT:
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BZA SET

Drawing Title:
**Proposed
 Elevations**
 Scale: As Noted Drawing No.:
 Job No.: A114.00
 Date: 08 May 2016 **A2.3**



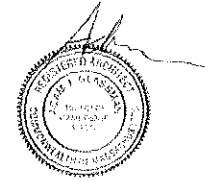
① **SIDE ELEVATION - SOUTH**



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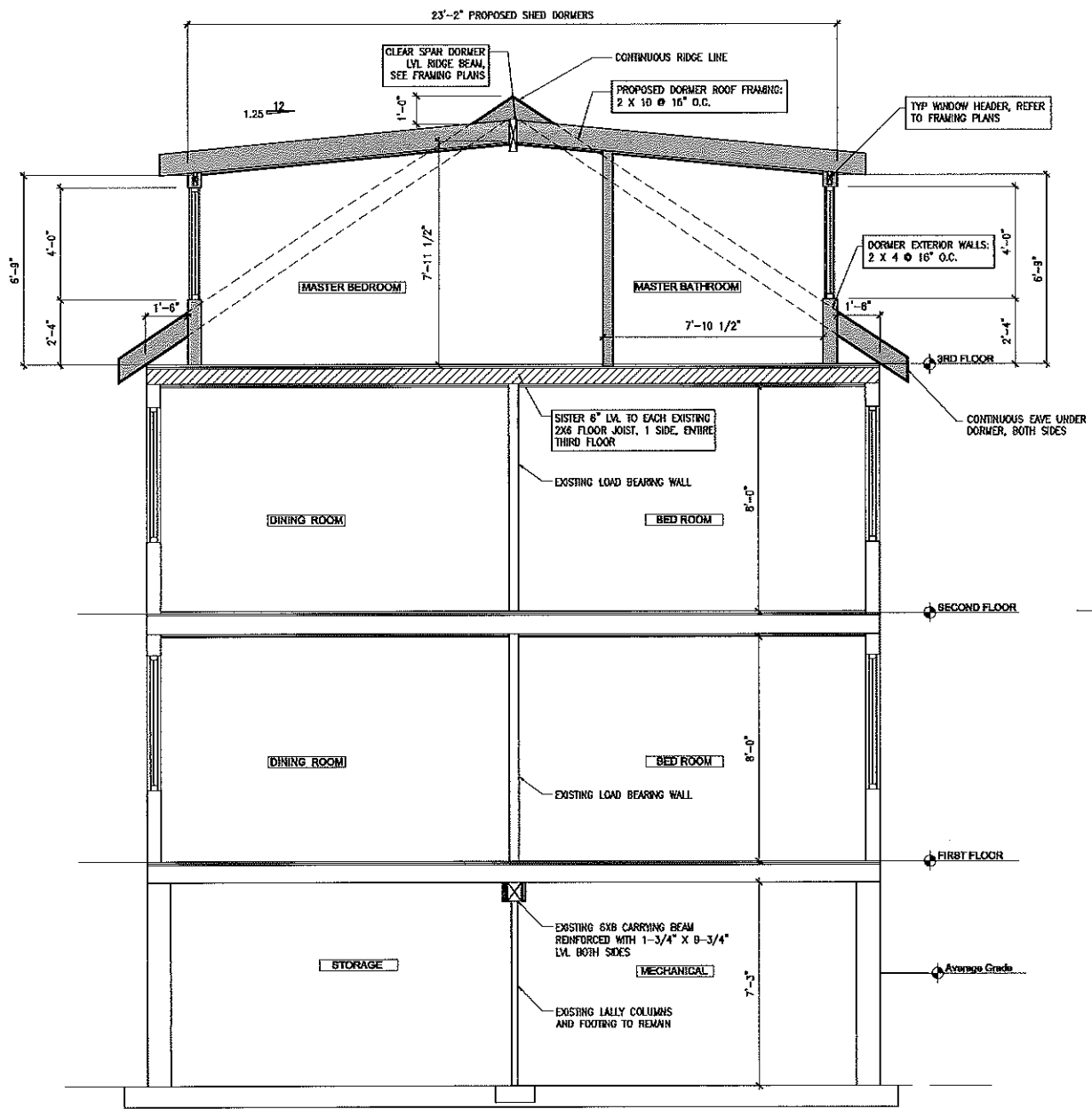
GCD ARCHITECTS

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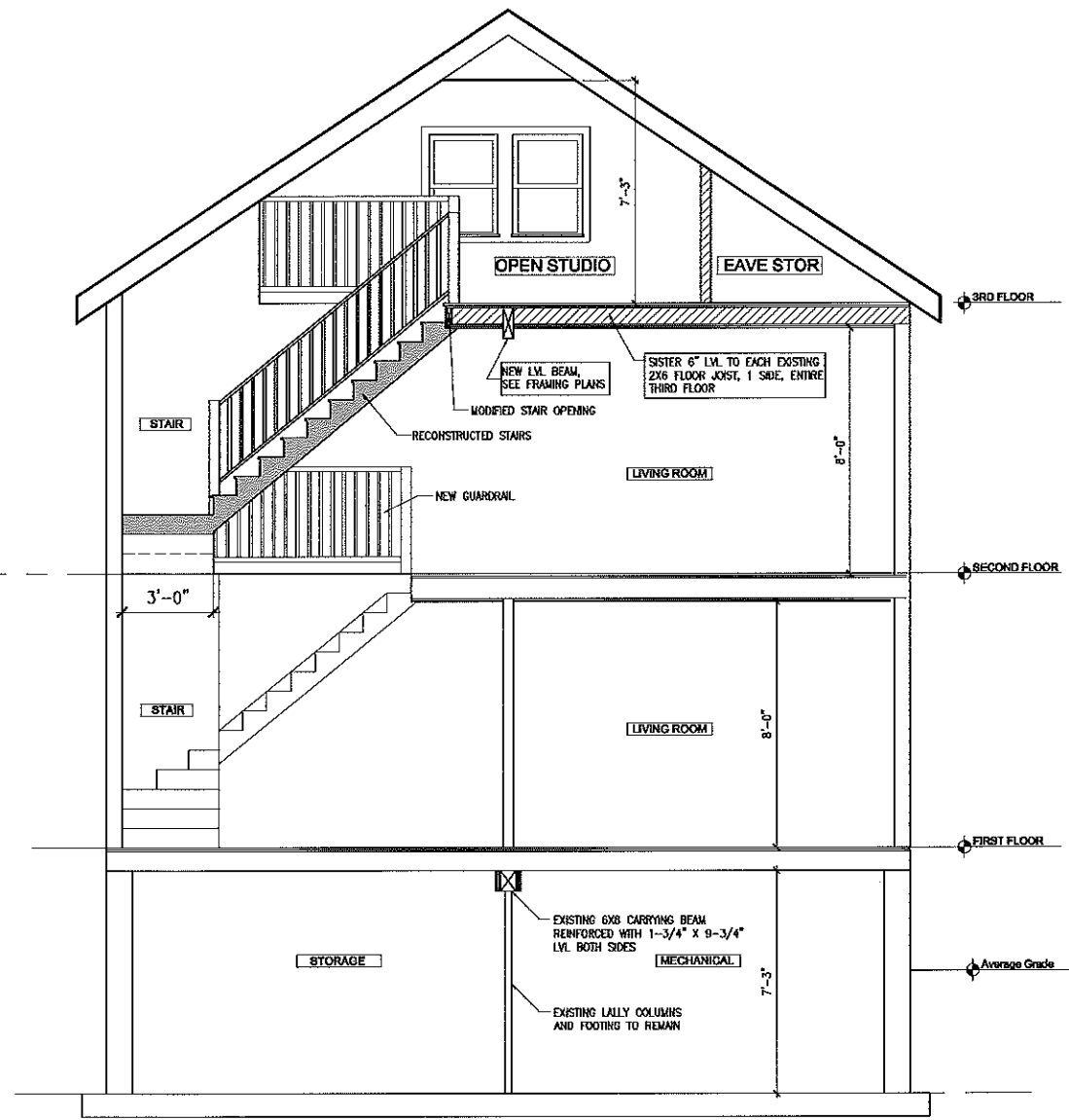


BZA SET

INSULATION NOTES:
 1. ENTIRE ROOF TO BE 7" CLOSED CELL INSULATION, R=49 MIN
 2. ALL DORMER WALLS TO BE 3" CLOSED CELL INSULATION R=21 MIN
 3. THIRD FLOOR TO HAVE ACOUSTIC BATT INSULATION

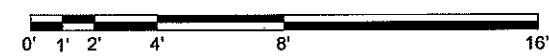


1 NEW DORMER SECTION



2 NEW STAIR SECTION

Graphic Scale



Drawing Title:

**Proposed
 Sections**

Scale: As Noted Drawing No.:

Job No.: A114.00

Date: 08 May 2016

A3.1