



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

BZA APPLICATION FORM

Plan No: BZA-010315-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Brady Built Sunrooms - C/O Kevin Kieler

PETITIONER'S ADDRESS : 160 Southbridge Street Auburn, MA 01501

LOCATION OF PROPERTY : 62 Putnam Ave Cambridge, MA 02139

TYPE OF OCCUPANCY : Article 10, section 5-31 ZONING DISTRICT : Residence C-1 Zone
the dimensional table

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Homeowners have an existing 8'X11' third floor deck located on rear of house. it is installed on section of almost flat roof measuring 18.1 X 24.7. During the winters the roof has almost collapsed from weight of snow. The customer had to go out and shovel it off (with no railings). they have investigated many options to remedy the situation and have decided the most attractive idea would be to install one of our sunrooms in that area. It would be slightly smaller than the existing roof but gabled to elevate most of the snow. a 4.3 x 18.1 deck along the side of the room would allow for a safe structure with railings to safely remove snow. the remaining roof is new rubber and had a large A/C for house. they would like to avoid disturbing that area if possible.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

X Kevin Kieler

(Petitioner(s) / Owner)

Kevin Kieler

(Print Name)

Address :

160 Southbridge St
Auburn MA 01501

Tel. No. :

508 798 2600

E-Mail Address :

Kevin@bradyrooms.com

Date :

5-25-16

* Rathil @ bradyrooms.com

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.

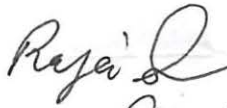
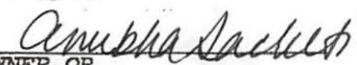
I/We Anubha Sacheti + Rajeev Surati
(OWNER)

Address: 62 Putnam Ave, Cambridge MA 02139

State that I/We own the property located at 62 Putnam ave, Cambridge MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of Rajeev Surati + Anubha Sacheti

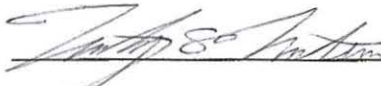
*Pursuant to a deed of duly recorded in the date July 31, 2003, Middlesex South County Registry of Deeds, at Book 4026, Page 352; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____



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 Anubha Sacheti + Rajeev Surati personally appeared before me, this 9th of May, 2016, and made oath that the above statement is true.

 : Notary

My commission expires TIMOTHY S. MARTEN (Notary Seal).



Notary Public
Commonwealth of Massachusetts
My Commission Expires Apr. 02, 2021

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

INDEPENDENT INVESTIGATION - ADULT ADOPTION ACT

It is hereby certified that the foregoing is a true and correct copy of the original as the same appears in the records of the Department of Social Services, State of New York.

James J. McGowan
Director

There is no record in the Department of Social Services, State of New York, of any adoption of a child by an adult.

The undersigned is the Director of the Department of Social Services, State of New York.

Witness my hand and the seal of the Department of Social Services, State of New York, at Albany, New York, this 1st day of January, 1961.

JOHN J. McGowan
Director

Notary Public for the State of New York

Notary Public for the State of New York

Notary Public for the State of New York

Notary Public for the State of New York



Notary Public for the State of New York

UNIT DEED

Bk: 51101 Pg: 175 Doc: DEED
Page: 1 of 2 04/29/2008 03:03 PM

9

GRANTOR: Nino Luraghi and Susanne Ebbinghaus of Cambridge, MA

GRANTEE: Rajeev J. Surati and Anubha K. Sacheti
husband and wife, tenants by the entirety
of 62-64 Putnam Avenue, #62, Cambridge, MA 02139

UNIT: 62

PERCENTAGE INTEREST: 65%

CONSIDERATION: \$820,000.00

POST OFFICE ADDRESS: 62-64 Putnam Avenue, #62, Cambridge, MA 02139

GRANTOR, the owner of the UNIT described above in the 62-64 Putnam Avenue Condominium, created by Master Deed dated July 31, 2003 and recorded with the Middlesex South Registry of Deeds in Book 40263, Page 552, as such may be amended by instruments of record, in accordance with the provisions of M.G.L. Chapter 183A, for the CONSIDERATION paid as stated above, hereby grants the said UNIT to the GRANTEE with QUITCLAIM COVENANTS.

The UNIT is laid out as shown on a plan recorded with the said Master Deed and to which is affixed a verified statement in the form provided for in M.G.L. Chapter 183A, Section 9.

The UNIT is conveyed together with the above-listed PERCENTAGE INTEREST (a) in the common areas and facilities of the 62-64 Putnam Avenue Condominium as described in the Master Deed, (b) in the 62-64 Putnam Avenue Condominium Trust, recorded with said Master Deed in said Registry of Deeds, as such may be amended by instruments of record, and with the exclusive rights and easements as described in said Master Deed.

The GRANTEE acquires the UNIT with the benefit of, and subject to, the provisions of M.G.L. Chapter 183A, relating to condominiums, as that statute is written as of the date hereof, the Master Deed and the Condominium Trust referred to above as the same maybe amended, and any by-laws and rules and regulations from time to time adopted thereunder, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein; and subject to real estate taxes attributable to the UNIT which are not yet due and payable.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 04/29/2008 03:03 PM
Ctrl# 107736 11940 Doc# 00069117
Fee: \$3,739.20 - Docs: \$820,000.00

Cam B. Brown
531 Center 2 St
Heller MA 01746

62-64 Putnam Ave Cambridge

Description of project;

The Homeowners, Anubha & Rajeev Sacheti, have an existing 8' x 11' third floor deck located on the rear of the house. It is installed on a section of almost flat roof measuring 18.1' x 24.7'. During two separate winters in the last 10 years the roof has almost collapsed from the weight of snow. If not for the fact that Mr. Sacheti went out on the roof that has no railings, and shoveled it off, they would have had a major tragedy. During the winter of 2014, the situation was so dangerous because of the vast amount of snow that Mr. Sacheti almost fell off. Despite numerous roof repairs, they have also been plagued by ongoing leaks as well.

It has become obvious that the situation needs to be remedied. They have explored several different possibilities to address this area, from extending the entire third floor roof and making that a new room, to removing the old roof and building a pitched roof.

They have decided that the most attractive idea would be to install one of our sunrooms in that area. Slightly smaller than the existing roof, but gabled like the remaining house roof to elevate most of the snow issue. Add a 4.3' x 18.1' deck area along the side of the room the same size as the existing, but that is long and skinny so it runs out to the edge of the roof. This will allow for a safe structure that has railings and runs all the way to the back of the house so excess snow can be safely dumped off there. The remaining roof is new rubber and has a large A/C compressor for the house on it. They would like to avoid disturbing this area if possible.

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:

To remedy this dangerous situation would require the homeowner to raise the center section of existing roof by more than 7'. Anything, including attic space, with a ceiling higher than 7' will add to the FAR. The existing FAR already exceeds what is allowed on the lot. No matter what they do it would require a variance and be costly. To go through all the work and expense necessary to remedy the situation and not get at least some additional use or value out of the area, in our opinion, is the very definition of a hardship.

- 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 property has 2 hardships. The first is the structure of the house. There are some houses in the area with small sections of flat roof, but none that come close to the size of this flat roof area. They did not create this condition, but inherited this problem when they bought the house. At the time they had no idea of how big a problem it would be. The second hardship is the shape of the lot and the location of the house on it. Because the lot is long and skinny and the house is situated so far over to the left. It is impossible to push the snow off the left side of the flat roof without it landing on the neighbors yard. If you push the snow off to the right it blocks the driveway. This leaves only the back yard to pile it up, which is part of the plan.

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

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

granting this variance would have no negative effect to the public good. the room does not affect the neighbors in any way or anyone's use of their property. It does not expand the footprint of the house or go above the level of the existing roof. In fact, it will not be visible from the street.

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

We feel granting the variance would not substantially derogate from the intent of the ordinance. the ordinance is to prevent people from putting too large of a house on a lot in this area. This sunroom addition is on the third floor and would be located on a roof that already exists. it is not making the house taller, wider or longer than it already is. We feel granting a variance would keep within the spirit and intent of the ordinance.

- * 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: Brady Sunrooms PRESENT USE/OCCUPANCY: flat roof
LOCATION: 62 Putnam Ave Cambridge, MA 02139 ZONE: Residence C-1 Zone
PHONE: _____ REQUESTED USE/OCCUPANCY: sunroom

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3334	3538	2948	(max.)
<u>LOT AREA:</u>		2948	2948	2948	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		1.13	1.24	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2948	2948	1500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	41.02	41.02	41.02	(min.)
	DEPTH	88.8	88.8	88.8	
<u>SETBACKS IN FEET:</u>	FRONT	44.87	44.87	10	(min.)
	REAR	13.1	13.1	20	(min.)
	LEFT SIDE	1.8	1.8	7.5	(min.)
	RIGHT SIDE	13.4	13.4	7.5	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	35	35	35	(max.)
	LENGTH	18.1	18.1	18.1	
	WIDTH	11.8	11.8	11.8	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		50.9	50.9	50	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		4	4	4	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		2.5	2.5	2.5	(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.

We propose to add a gabled prefabricated sunroom made of southern yellow pine beams, aluminum extrusion (exterior) and tinted, insulated glass to replace a flat roof which causes snow issues.
We propose a deck be added with railings so the snow can be safely removed.

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'.



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

2016 MAY 26 AM 11:43

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-010315-2016

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Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : 

(Petitioner(s) / Owner)

Kevin Kieler

(Print Name)

Address :

160 Southbridge St
Auburn MA 01501

Tel. No. :

508-798-2600

E-Mail Address :

Kevin@bradyrooms.com
*Kathi@bradyrooms.com

Date :

5-25-16



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 62 Putnam 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 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 SWB

Date 5/25/16

Received by uploaded to Energov
 Relationship to project _____

Date 11

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.

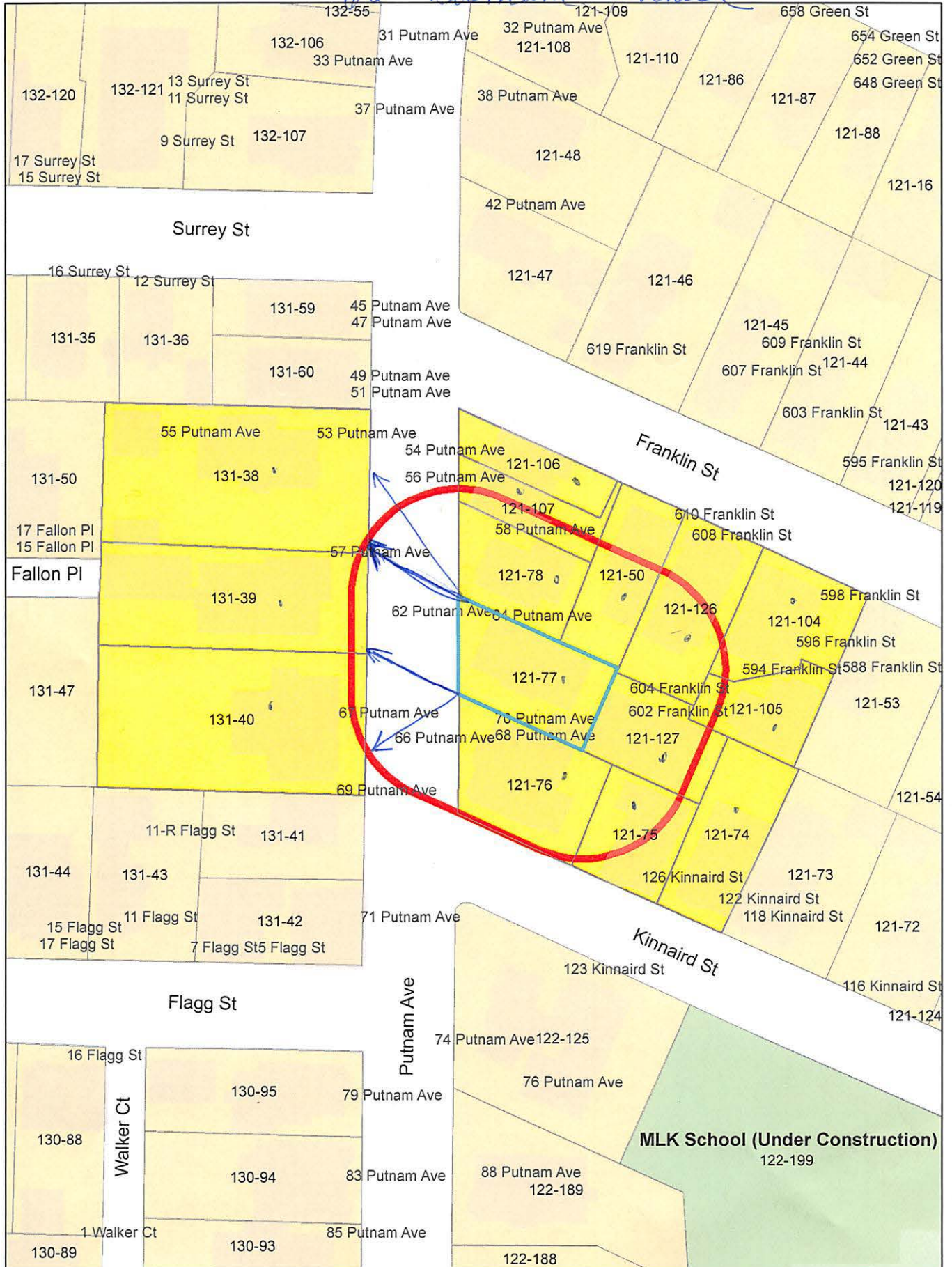
July 2003

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>

62 Putnam Avenue



62 Putnam Ave

Petitioner

121-75
LIM, KEE-HAK & JIHYON JANET LIM
158 SHAW RD
CHESTNUT HILL, MA 02467

121-104
MUGAR, CAROLYN G.
C/O GRAVESTAR INC.
10 MADISON AVE
GROVELAND, MA 01834

BRADY BUILT SUNROOMS
C/O KEVIN KIELER
160 SOUTHBRIDGE STREET
AUBURN, MA 01501

131-38
PEPI, RAMON G.,
TR. OF THE 53 PUTNAM AVE REALTY TRUST
53 PUTNAM AVE #2
CAMBRIDGE, MA 02139

131-40
BLANK, SAMUEL J.
C/O MERIDIAN MORTGAGE CO.
TWO DEVON SQUARE
744 WEST LANCASTER AVE.
WAYNE, PA 19087

121-76
COURTNEY, JULIA & LISA VANZANT
68 PUTNAM AVE. UNIT#2
CAMBRIDGE, MA 02139

121-75
BERAM, ELEANOR D. & JOSEPH H. KLOMPUS
70 PUTNAM AVE
CAMBRIDGE, MA 02139

121-127
GIAMBARELLA, UGO A.
602-604 FRANKLIN ST., UNIT #1
CAMBRIDGE, MA 02139

121-74
WING, WAILEY L.
% WAILEY L. WING REALTY RIVE GAUCHE BLDG
122 KINNAIRD ST.
CAMBRIDGE, MA 02139

131-39
VONTURKOVICH, RICHARD &
VONTURKOVICH, MYRA
31 SHEPARD ST #3
CAMBRIDGE, MA 02138

121-76
MIKHAK, MAHMOOD
66 PUTNAM AVE. UNIT#3
CAMBRIDGE, MA 02139

121-50
RILEY, SAMUEL C. &
KRISTIE M. FURROW
P.O BX N162
497 OLD COUNTY RD
WESTPORT, MA 02790

121-107
TRAN, TUAN D. & KAREN C. TSENG
56 PUTNAM AVE
CAMBRIDGE, MA 02139

121-105
CORPUS, JANET M.
TRUSTEE 594 FRANKLIN STREET TRUST
C/O GRAVESTAR, INC
160 SECOND ST
CAMBRIDGE, MA 02142

121-75
PARELLA, MICHAEL J.
126 KINNAIRD ST. UNIT#3
CAMBRIDGE, MA 02139

121-126
MOLITOR, UTE S. & MARK BURROW
606-608 FRANKLIN ST - UNIT #3
CAMBRIDGE, MA 02139

121-106
LIPMAN, DAVID S.
54 PUTNAM AVE
CAMBRIDGE, MA 02139

121-78
OCONNOR, FREDERICK C.,
DORIS M. OCONNOR KAREN LOSI
58 PUTNAM AVE
CAMBRIDGE, MA 02139

121-127
LAN CHUA, CYNTHIA CHER &
NICOLAS KEITH HOLMAN
C/O FONG & KASTON, LPP
24 SCHOOL ST.
BOSTON, MA 02108

121-76
BERAM, ELEANOR & JOSEPH KLOMPUS
70 PUTNAM AVE, UNIT #1
CAMBRIDGE, MA 02139

121-77
SURATI, RAJEEV J. & ANUBHA K. SACHETI
62-64 PUTNAM AVE., #62
CAMBRIDGE, MA 02139

121-127
LOPES, CHRISTOPHER
602 FRANKLIN ST., #4
CAMBRIDGE, MA 02139

121-126
SMITH, ERIC
606-608 FRANKLIN ST., #1
CAMBRIDGE, MA 02139

121-126
BARATZ, ADAM
606-608 FRANKLIN ST., #2
CAMBRIDGE, MA 02139

121-77
WOO, BENJAMIN
62-64 PUTNAM AVE., #64
CAMBRIDGE, MA 02139

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.

We Anubha Sacheti + Rajeev Surati
(OWNER)

Address: 62 Putnam Ave, Cambridge MA 02139

State that ~~I~~We own the property located at 62 Putnam ave, Cambridge MA
which is the subject of this zoning application. 02139

The record title of this property is in the name of Rajeev Surati
+ Anubha Sacheti

*Pursuant to a deed of duly recorded in the date July 31, 2003, Middlesex South
County Registry of Deeds, at Book 4026, Page 352; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

Rajeev Surati
Anubha Sacheti
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 Anubha Sacheti + Rajeev Surati personally appeared before me,
this 9th of May, 2016, and made oath that the above statement is true.

Timothy S. Marten Notary

My commission expires TIMOTHY S. MARTEN (Notary Seal).



Notary Public
Commonwealth of Massachusetts
My Commission Expires Apr. 02, 2021

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

UNIT DEED

Bk: 51101 Pg: 175 Doc: 04/29/2008 03:03 PM
Page: 1 of 2

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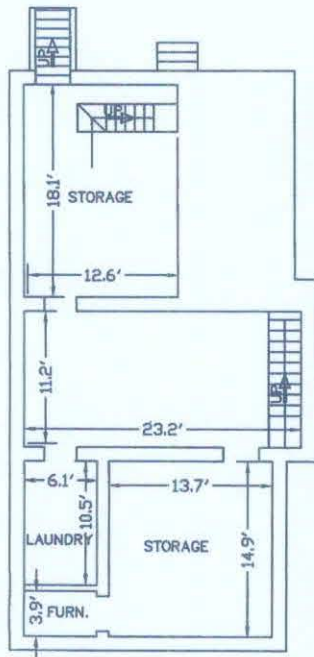
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Ctn# 107736 11940 Doc# 00069117
Fee: \$3,739.20 Cons: \$820,000.00

Liam B. Brown
531 Center St
Holliston MA 01746

UNIT 62 62-64 PUTNAM AVE CAMBRIDGE

BASEMENT FLOOR



GROSS FLOOR AREA CALCULATION:

FLOOR (CEILING 7' OR HIGHER)	0	SQ. FT.
(CEILING IS ONLY 6.4' HIGH)	0	SQ. FT.
TOTAL FLOOR	0	SQ. FT.

Antoni Szerszunowicz



BASEMENT FLOOR PLAN

62-64 PUTNAM AVENUE

CAMBRIDGE, MASS.

SCALE : 1" = 10'

APRIL 23, 2016

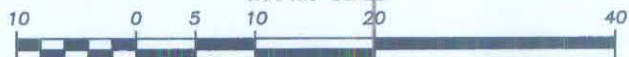
AGH ENGINEERING

166 WATER STREET

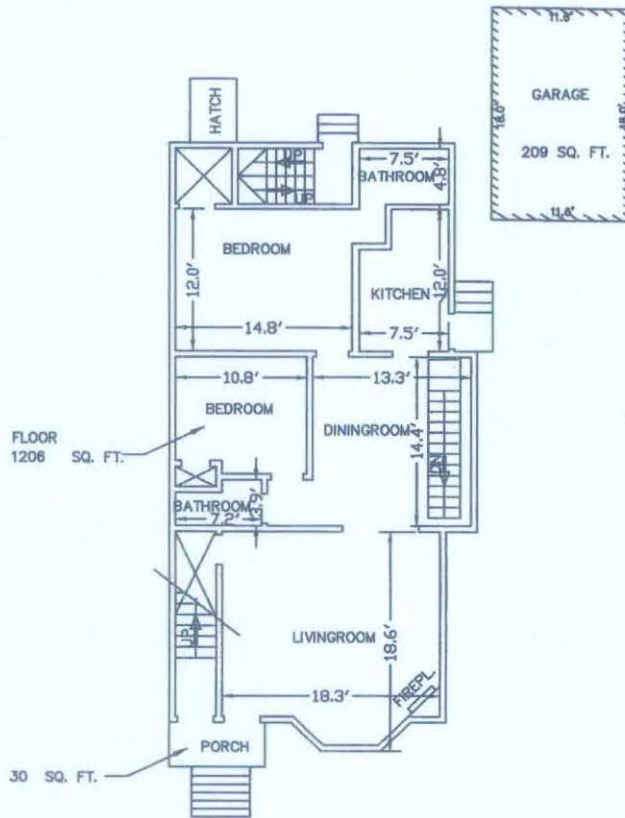
STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE



FIRST FLOOR



GROSS FLOOR AREA CALCULATION:

FLOOR	1206	SQ. FT.
PORCH	30	SQ. FT.
GARAGE	209	SQ. FT.
TOTAL FLOOR	1445	SQ. FT.

Antoni Szczerbunowicz



FIRST FLOOR PLAN 62-64 PUTNAM AVENUE CAMBRIDGE, MASS.

SCALE : 1" = 10'

APRIL 23, 2016

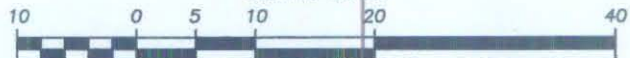
AGH ENGINEERING

166 WATER STREET

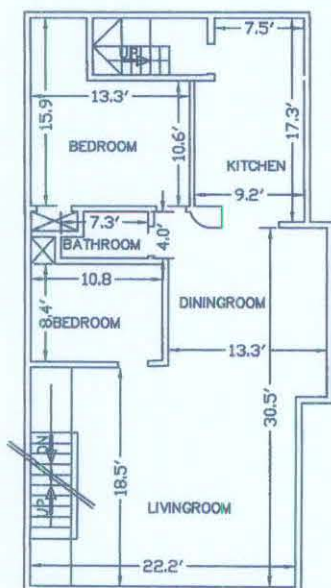
STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE



SECOND FLOOR



GROSS FLOOR AREA CALCULATION:

FLOOR	1206	SQ. FT.
TOTAL FLOOR	1206	SQ. FT.

Antoni Szerszunowicz



SECOND FLOOR PLAN

62-64 PUTNAM AVENUE

CAMBRIDGE, MASS.

SCALE : 1" = 10'

APRIL 23, 2016

AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

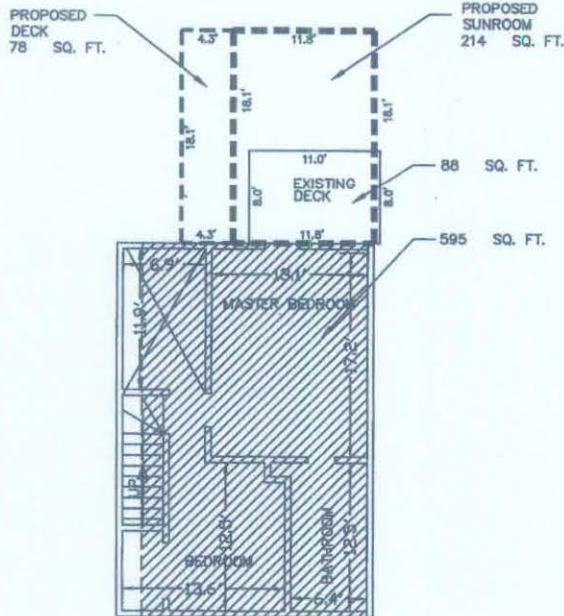
GRAPHIC SCALE



THIRD FLOOR



INDICATES SPACE WHERE CEILING IS 5' OR HIGHER



EXISTING:

GROSS FLOOR AREA CALCULATION:

FLOOR (CEILING 5' OR HIGHER)	595	SQ. FT.
DECK	88	SQ. FT.
TOTAL FLOOR	683	SQ. FT.

PROPOSED:

GROSS FLOOR AREA CALCULATION:

FLOOR (CEILING 5' OR HIGHER)	595	SQ. FT.
EXISTING DECK	-88	SQ. FT.
PROPOSED DECK	78	SQ. FT.
PROPOSED SUNROOM	214	SQ. FT.
TOTAL FLOOR	887	SQ. FT.

Antoni Szerszunowicz



THIRD FLOOR PLAN 62-64 PUTNAM AVENUE CAMBRIDGE, MASS.

SCALE : 1" = 10'

APRIL 23, 2016

AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE



2020



Arctostaphylos



08/31/03 PLAN NUMBER: 00020764

1-176

21

LOT AREA = 2948 SQ. FT.

EXISTING:

TOTAL GROSS FLOOR AREA CALCULATION:

BASEMENT FLOOR	0	SQ. FT.
FIRST FLOOR	1445	SQ. FT.
SECOND FLOOR	1206	SQ. FT.
THIRD FLOOR	683	SQ. FT.
TOTAL	3334	SQ. FT.

$$F.A.R. = \frac{3334}{2948} = 1.13$$

PROPOSED:

TOTAL GROSS FLOOR AREA CALCULATION:

BASEMENT FLOOR	0	SQ. FT.
FIRST FLOOR	1445	SQ. FT.
SECOND FLOOR	1206	SQ. FT.
THIRD FLOOR	887	SQ. FT.
TOTAL	3538	SQ. FT.

$$F.A.R. = \frac{3538}{2948} = 1.24$$

Antoni Szerszunowicz



FLOOR AREA RATIO CALCULATION

62-64 PUTNAM AVENUE

CAMBRIDGE, MASS.

SCALE : 1" = 10'

APRIL 23, 2016

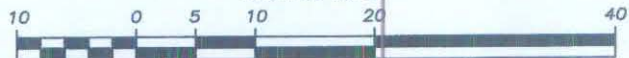
AGH ENGINEERING

166 WATER STREET

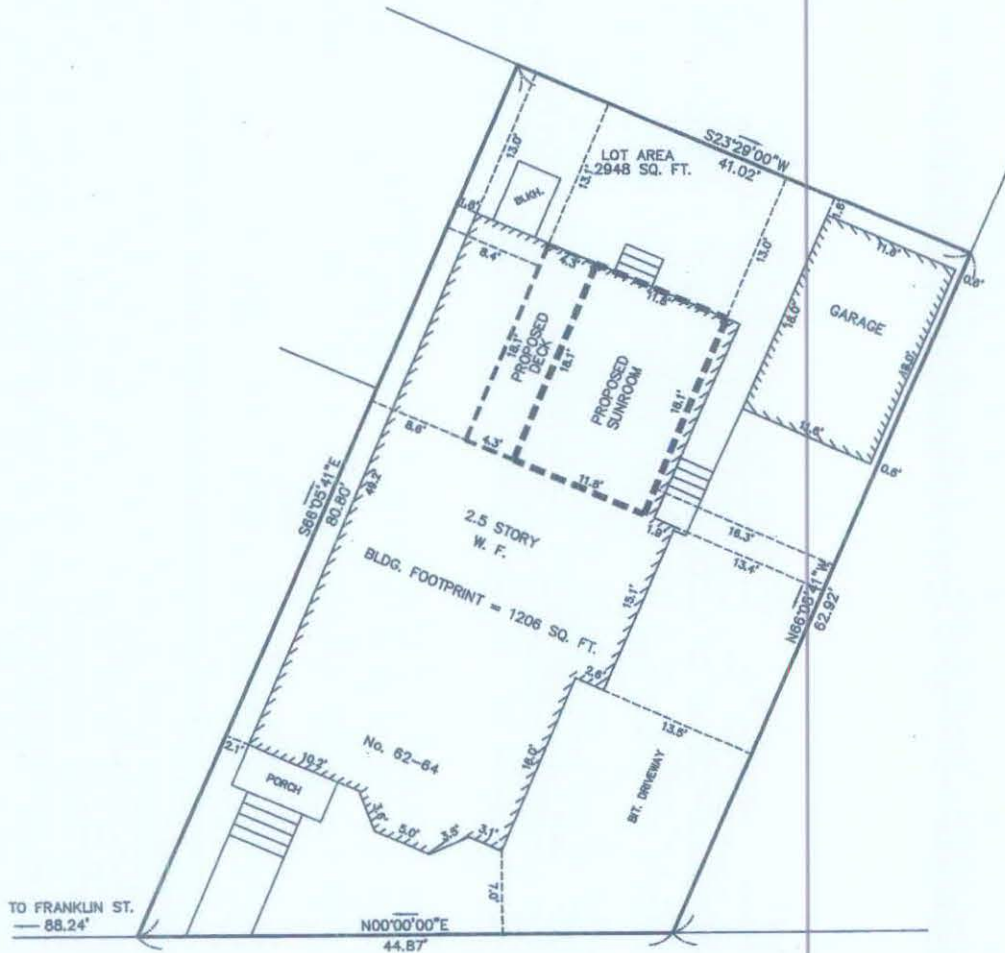
STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE



201



PUTNAM AVENUE

PLOT PLAN
62-64 PUTNAM AVENUE
CAMBRIDGE, MASS.

SCALE : 1" = 10'

MARCH 30, 2016

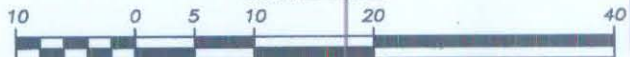
AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781) 344-2386

GRAPHIC SCALE



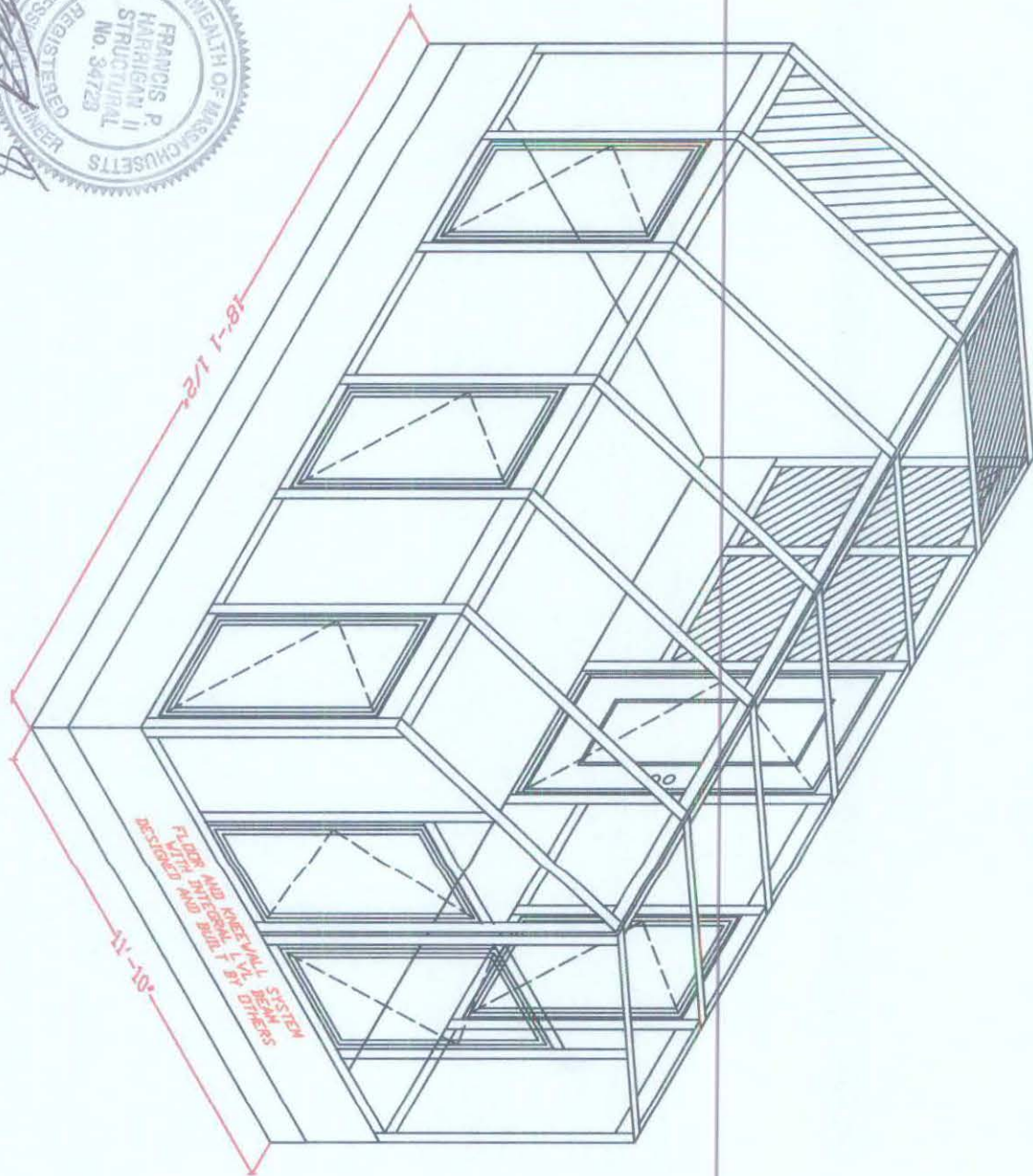
23

Drawing
1 of 10

8-24-15	Preliminary Drawing
9-22-15	Revision 3

CUSTOMER SIGNATURE _____

DATE _____



Isometric View - Left

160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



Drawn:	JDG
Date:	8-24-2015
Scale:	5/16"=1'-0"
Isometric	

Anaba & Raj Sacheti
62 Putnam Ave.
Cambridge, MA 02139

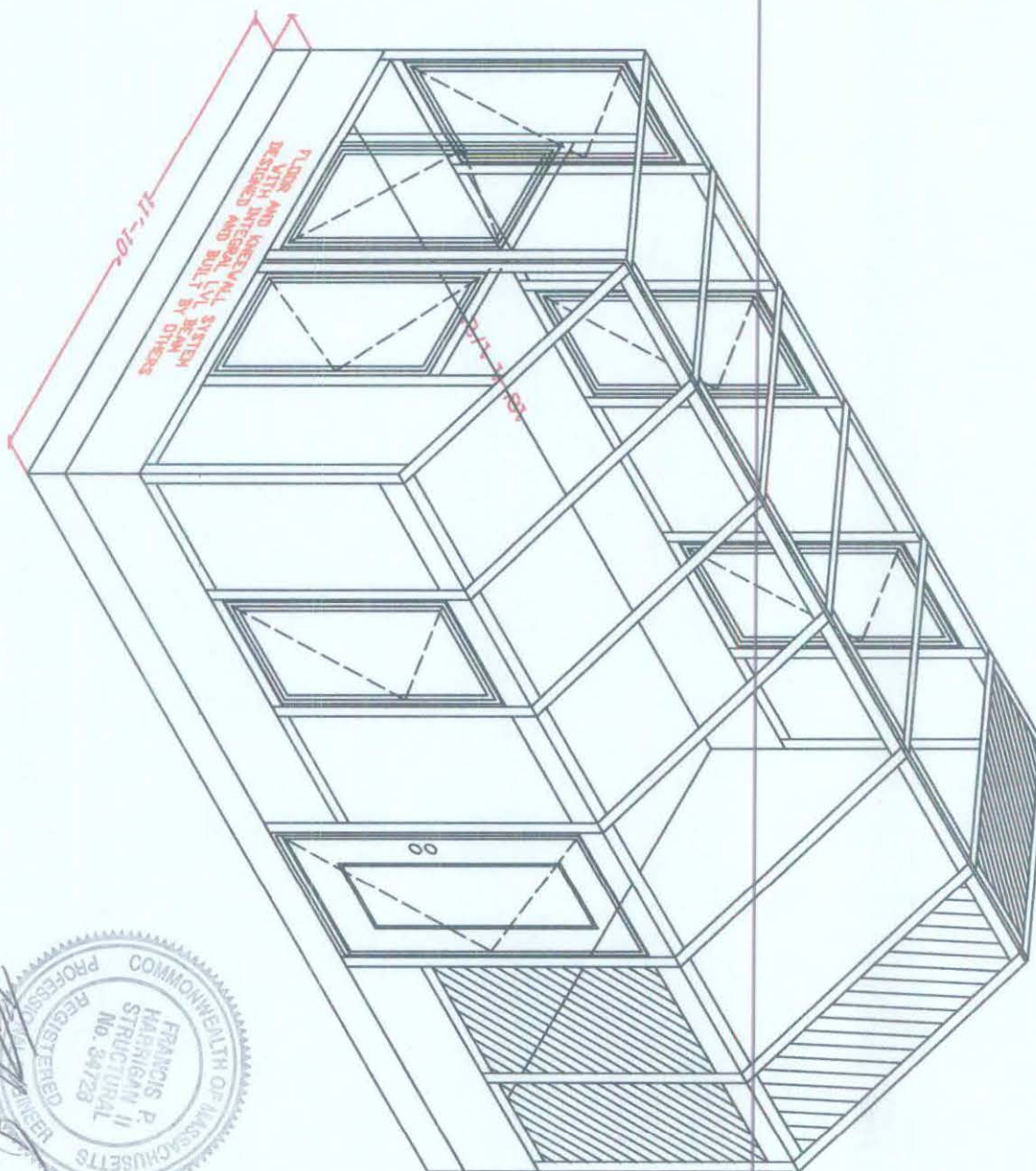
Drawing
2 of 10

8-24-15 Preliminary Drawing

9-22-15 Revision 3

CUSTOMER SIGNATURE _____

DATE _____



Isometric View - Left



160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



Drawn: JDG
Date: 8-24-2015
Scale: 5/16"=1'-0"
Isometric 2

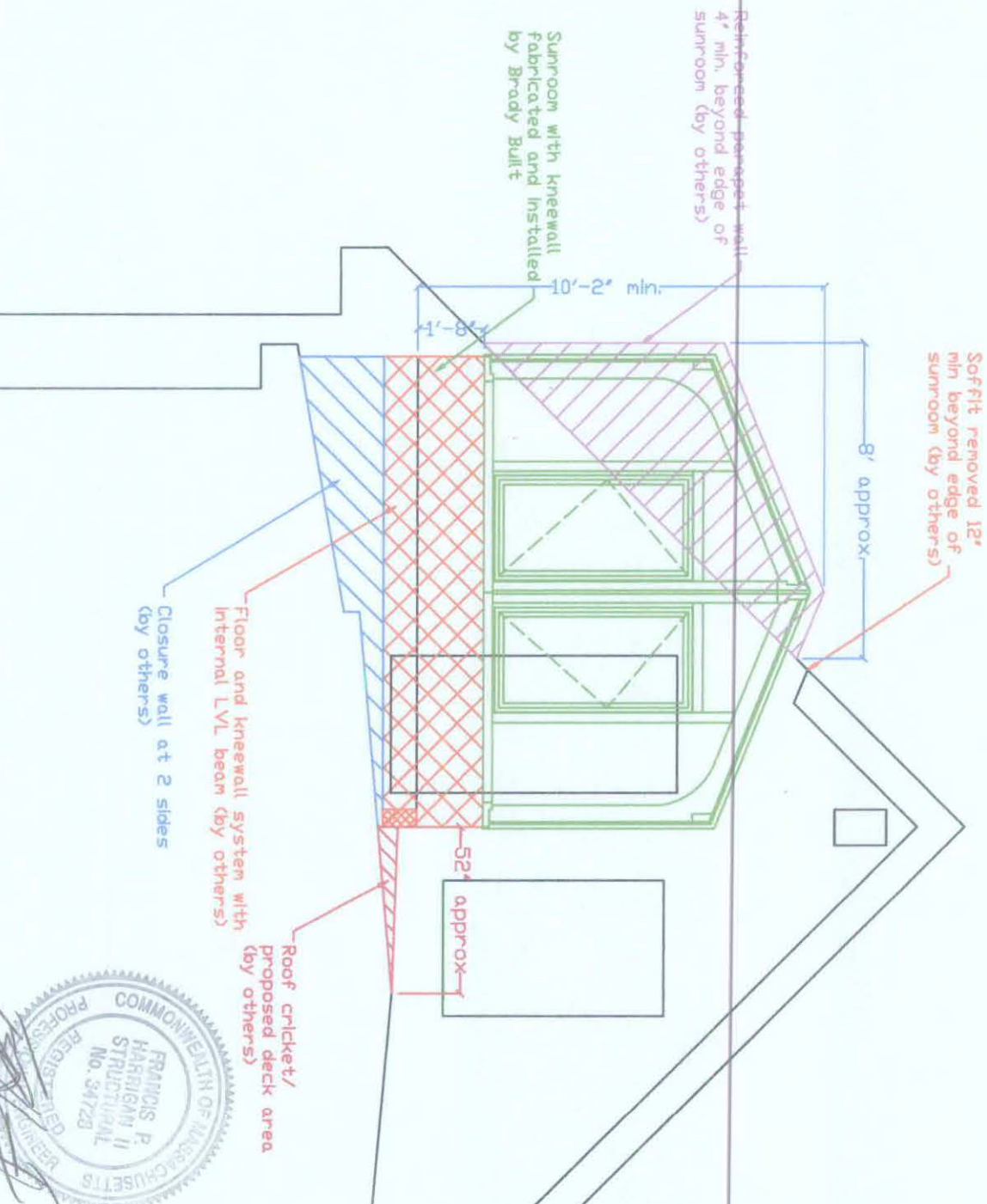
Anaba & Raj Sacheti
62 Putnam Ave.
Cambridge, MA 02139

Drawing 3 of 10	6-26-15	Preliminary Drawing	9-22-15	Revision 3		
	7-31-15	Revision 1				

CUSTOMER SIGNATURE

DATE

Elevation with Proposed
Project Scope



160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



Drawn:	JDG
Date:	6-26-2015
Scale:	1/4"=1'-0"
Elevation Proposed	

Anaba & Raj Sacheti
62 Putnam Ave.
Cambridge, MA 02139

Drawing
4 of 10

6-26-15

Preliminary Drawing

8-20-15

Revision 2

7-31-15

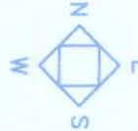
Revision 1

9-22-15

Revision 3

CUSTOMER SIGNATURE

DATE



NOTES:

- Dimensions shown for framing of floor/kneewall system (not including sheathing)
- Take measurements from face of house sheathing
- See PSE drawings for floor/kneewall system specifications

11'-8"

18'-0 1/2"

Plan View with Proposed
Project Scope - Phase 1



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www.sunroomsbybrady.com



Drawn: JDG
Date: 6-26-2015
Scale: 1/4"=1'-0"

Plan View Proposed

Anaba & Raj Sacheti
62 Putnam Ave.
Cambridge, MA 02139

Drawing
5 of 10

6-26-15	Preliminary Drawing	8-20-15	Revision 2
7-31-15	Revision 1	9-22-15	Revision 3

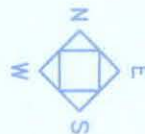
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DATE



Soffit removed 12" min beyond edge of sunroom (by others)

Roof cricket/ proposed deck area (by others)



52' approx

11'-10"

Sunroom fabricated and installed by Brady Built

Reinforced parapet wall 4" min. beyond edge of sunroom (by others)

8' approx

18'-1 1/2"

Plan View with Proposed Project Scope - Phase 2

160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



Drawn: JDG
Date: 6-26-2015
Scale: 1/4"=1'-0"

Anaba & Raj Sacheti
62 Putnam Ave.
Cambridge, MA 02139

Plan View Proposed

Drawing
6 of 10

6-16-15 Preliminary Drawing
7-31-15 Revision 1

9-22-15 Revision 3

CUSTOMER SIGNATURE

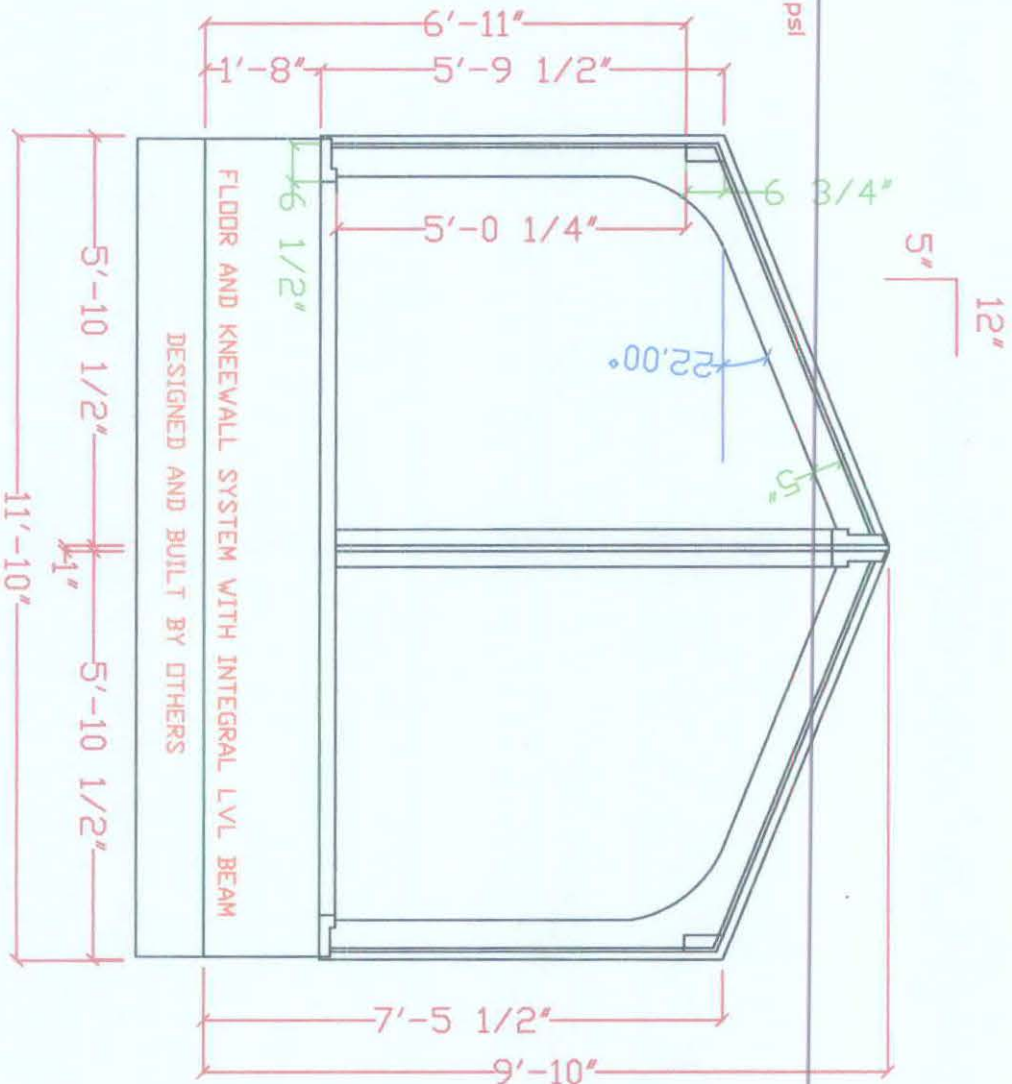
DATE



Glued Laminated Beam
Specifications:

Moisture Content < 16%
Laminations $t=1/4"$
Southern Yellow Pine 24F-V3
SP/SP
(AITC Manual)
F_b = 2400 psi
F_v = 200 psi
E = 1,800,000 psi

F_c (perp to grain) = 650 psi
F_c (par to grain) = 1700 psi
F_t (par to grain) = 1150 psi
E_{axial} = 1,600,000 psi
K = 20.6



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Drawn: JDG
Date: 6-16-2015
Scale: 3/8"=1'-0"
Beam Elevation

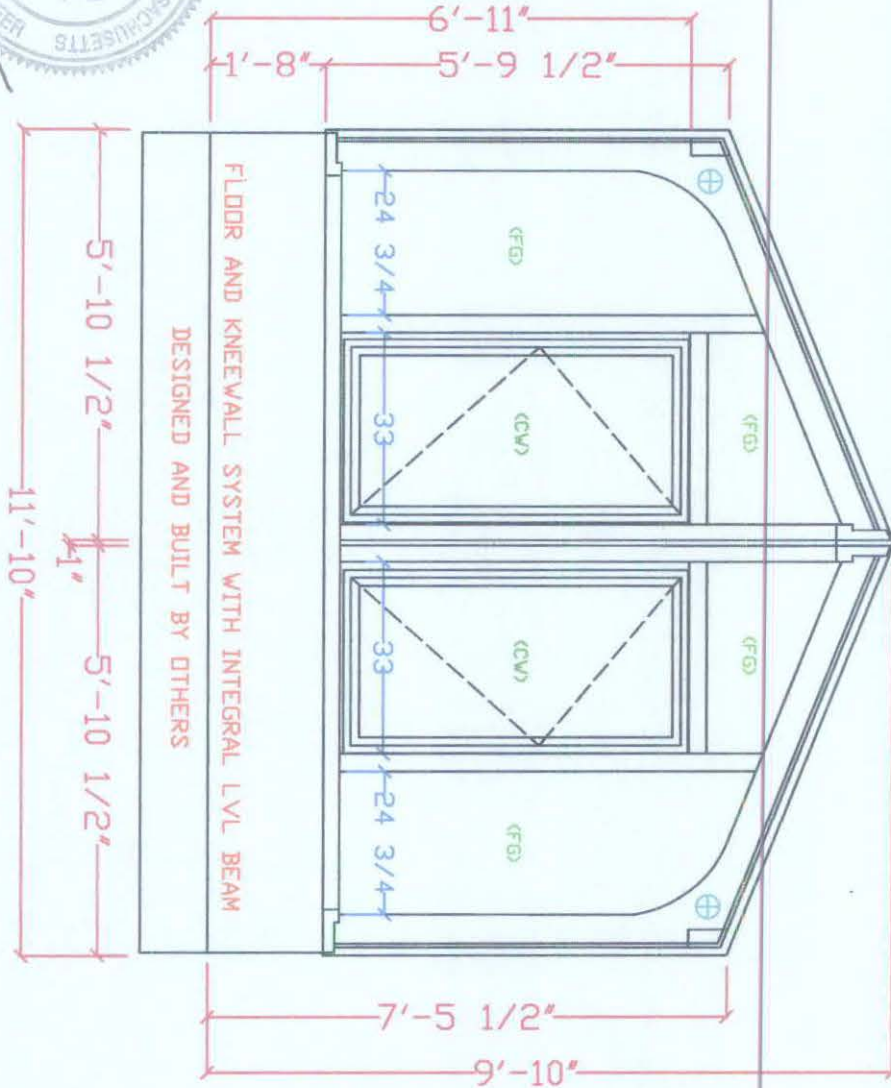
Anaba & Raj Sacheti
62 Putnam Ave.
Cambridge, MA 02139

Drawing
7 of 10

6-16-15	Preliminary Drawing	9-22-15	Revision 3
7-31-15	Revision 1		

CUSTOMER SIGNATURE

DATE



Elevation at Front (East) Wall
as Viewed From Exterior

160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



Drawn: JDG
Date: 6-16-2015
Scale: 3/8"=1'-0"
Front Elevation

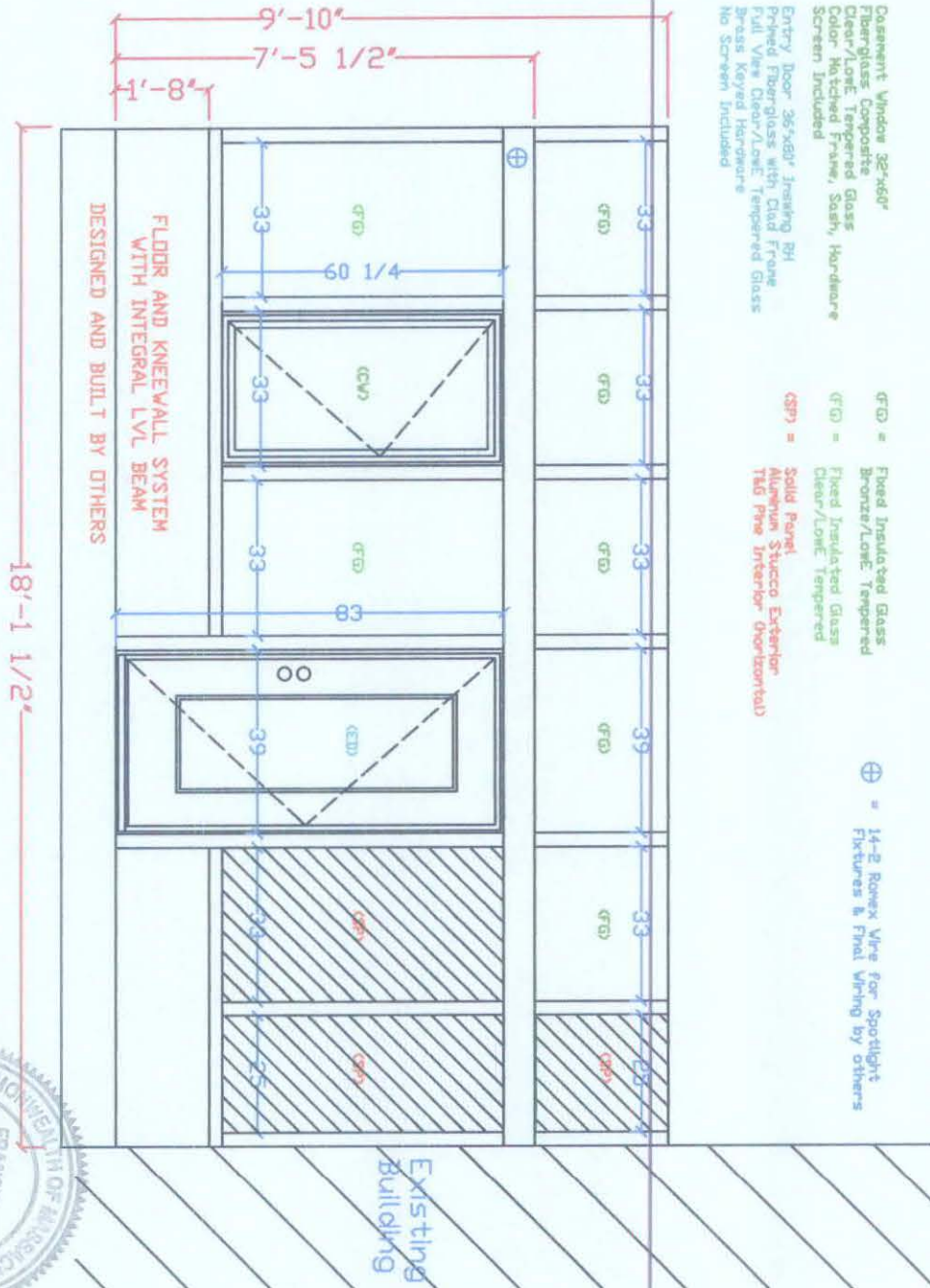
Anaba & Raj Sacheti
62 Putnam Ave.
Cambridge, MA 02139

Drawing 8 of 10	6-16-15	Preliminary Drawing	9-22-15	Revision 3		
	7-31-15	Revision 1				

CUSTOMER SIGNATURE _____

DATE _____

Elevation at Right (North) Wall
As Viewed From Exterior



- (CW) = Casement Window 32"x60"
Fiberglass Composite
Clear/LowE Tempered Glass
Color Matched Frame, Sash, Hardware
Screen Included
- (ED) = Entry Door 36"x80" Insulating RH
Pined Fiberglass with Clad Frame
Full View Clear/LowE Tempered Glass
Brass Keyed Hardware
No Screen Included
- (FD) = Fixed Insulated Glass
Bronze/LowE Tempered
- (FI) = Fixed Insulated Glass
Clear/LowE Tempered
- (SP) = Solid Panel
Aluminum Stucco Exterior
TAG Pine Interior (horizontal)
- ⊕ = 14-2 Romex Wire for Spotlight
Fixtures & Final Wiring by others

160 Southbridge St.
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Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



Drawn: JDG
Date: 6-16-2015
Scale: 5/16"=1'-0"
Right Elevation

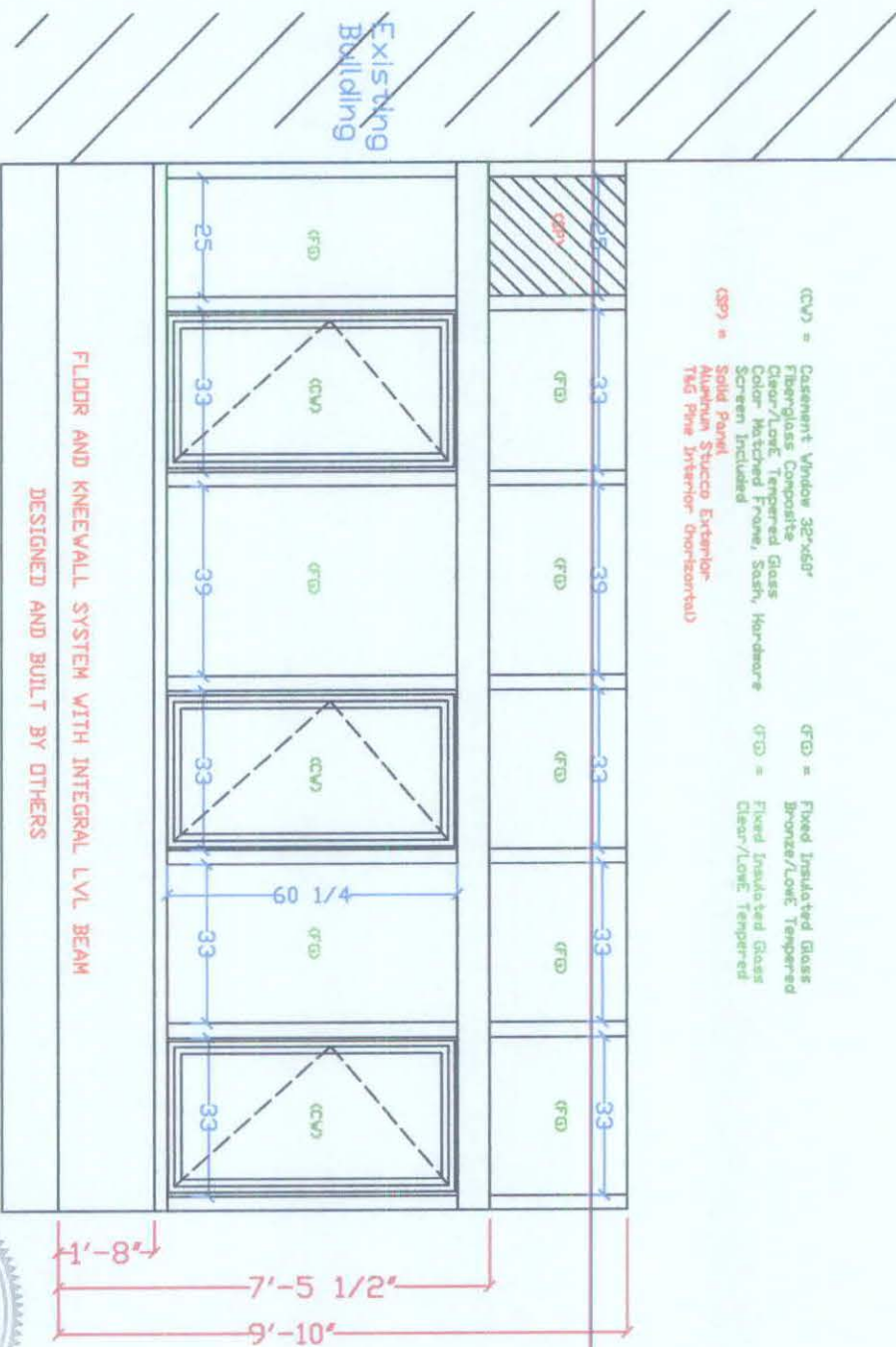
Anaba & Raj Sacheti
62 Putnam Ave.
Cambridge, MA 02139

Drawing 9 of 10	6-16-15	Preliminary Drawing	8-20-15	Revision 2		
	7-31-15	Revision 1	9-22-15	Revision 3		

CUSTOMER SIGNATURE _____

DATE _____

Elevation at Left (South) Wall
As Viewed From Exterior



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Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



Drawn: JDG
Date: 6-16-2015
Scale: 5/16"=1'-0"
Left Elevation

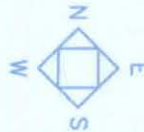
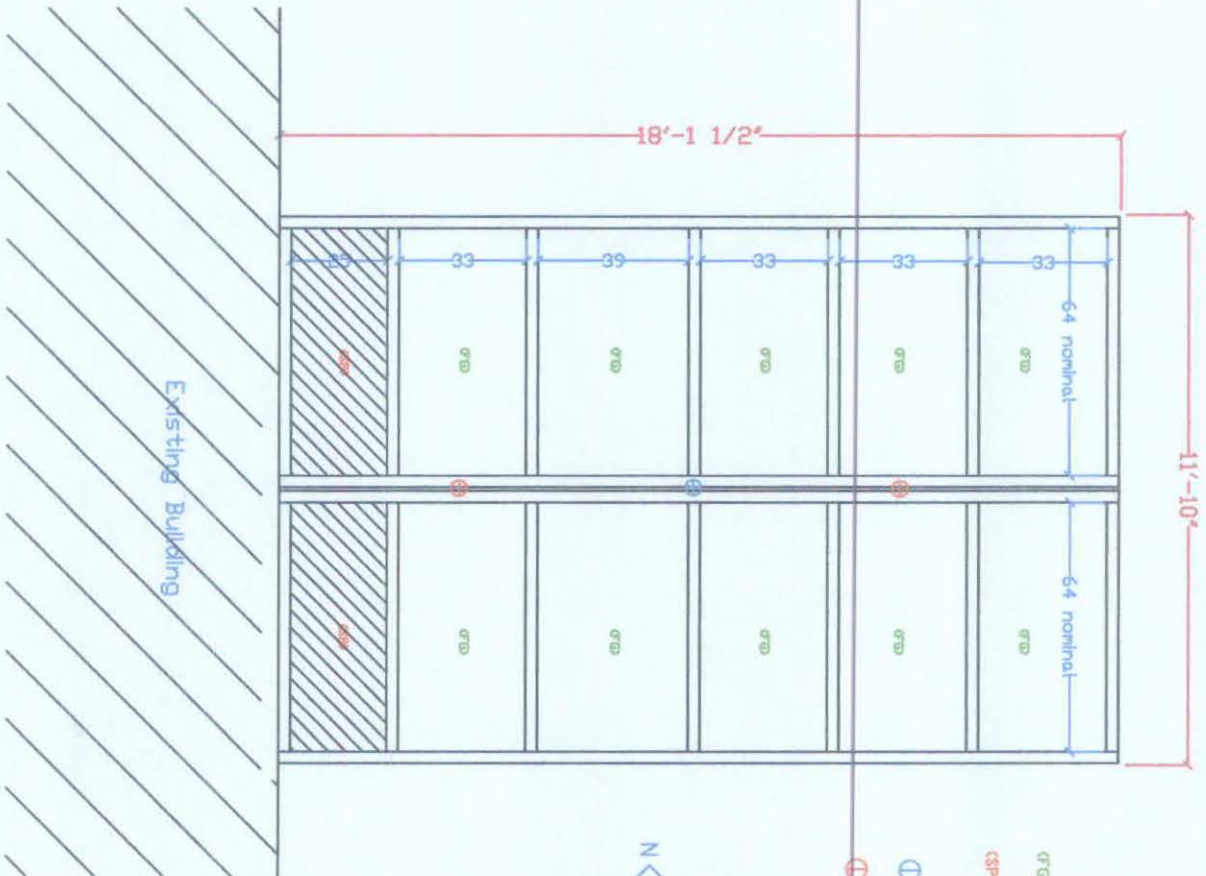
Anaba & Raj Sacheti
62 Putnam Ave.
Cambridge, MA 02139

Drawing
10 of 10

6-16-15	Preliminary Drawing	8-20-15	Revision 2
7-31-15	Revision 1		

CUSTOMER SIGNATURE _____

DATE _____



- (F) = Fixed Insulated Glass
Bronze/LowE Tempered
- (SP) = Solid Panel
Aluminum Stucco Exterior
T&G Pine Interior (horizontal)
- ① = 14-3 Romex Wire for Fan
Fixtures & Final Wiring by others
- ② = 14-2 Romex Wire for Track Light
Fixtures & Final Wiring by others

Plan View at Roof
As Viewed From Above



160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
www.sunroomsbybrady.com



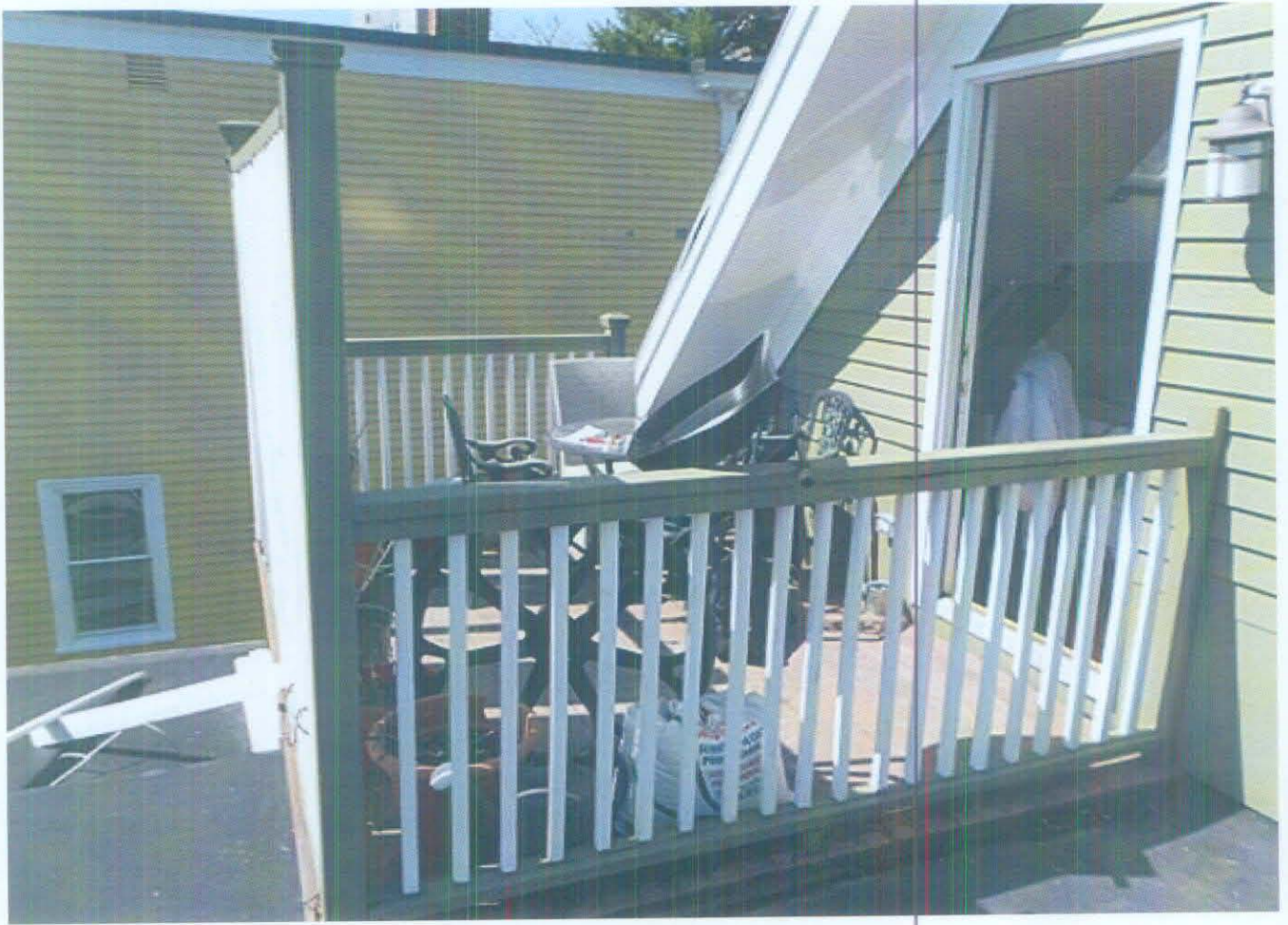
Drawn: JDG
Date: 6-16-2015
Scale: 1/4"=1'-0"
Roof Plan

Anaba & Raj Sacheti
62 Putnam Ave.
Cambridge, MA 02139











City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Prayce Surati Date: 6/13/2014
(Print)

Address: 62 Putnam Ave Case No. BZA 010315-2014

Hearing Date: 6/30/14

Thank you,
Bza Members