

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT

831 Massachusetts Avenue
Cambridge, Ma 02139
617-349-6100

Ranjit Singanayagam, Commissioner

DEMOLITION PERMIT APPLICATION

Project start date: 3/1/2016 Project end date: 6/1/2016
 Permit No: _____ Fee: _____
 Date: 12/1/2015
 Building location: 33 Kinnaird St. Cambridge, MA
 Description of proposed work: Complete demolition of existing single family structure.
Proposed construction of conforming 2 family unit pending ISD approval.
 Property Owner: Ryan Wittig
 Address: 65 Broad St. Unit 6 Boston, MA 02109
 Telephone Number: 617-835-6037 Email Address: culverman1999@hotmail.com
 Contractor: A&O Danner Companies, Inc
 Address: 32 Scotland Blvd suite #9 Bridgewater, MA
 Telephone number: 508-209-4598 Email Address: info@AODanner.com
 Material of building: WOOD
 Type of building construction (wood, concrete, steel, etc.): WOOD
 How is building occupied: Single family home No. of stories: 2
 Number of residential units demolished: 1
 Is a Street Occupany permit (DPW) necessary?: Yes No
 Is a Sidewalk Obstruction permit required?: Yes No
 Estimated cost of demolition (copy of contract must be attached): _____

A copy of the plot plan showing extent of demolition is required with the filing of this application.

READ BEFORE SIGNING: A 24 hour notice prior to commencement of any work shall be given to applicable agencies. The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subject to the provision of the Massachusetts State Building Code and the other applicable laws and ordinaces is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this applicaiton to the best of his/her ability.

Hold Harmless Clause:

The Permittee(s) by acceptance of this permit agree(s) to indemnify and hold harmless the City of Cambridge, and its employees from and against any and all claims, demands and actions for damages, and to assume the defense of the City of Cambridge, and its employees, against all such claims, demands and actions.

Read Before Signing:

The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subjected to the provisions of Massachusetts State building Code and other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.

[Signature]
 Signature of Licensed Contractor
Stephen Danner
 Print Name of Licensed Contractor
15 Independence St.
 Contractor's Address
Plymouth, MA 02360
 Contractor's City, State, ZipCode
508-209-4598
 Contractor's Telephone Number
 License Number 98117
 Class Unrestricted
 Expiration Date: 7/09/17
 City Plymouth

[Signature]
 Signature of Owner
Ryan Wittig
 Print Name of Owner
65 Broad St. #6
 Owner's Address
Boston, MA 02109
 Owner's City, State, ZipCode
617-835-6037
 Owner's Telephone Number

**BZA APPLICATION FORM
DIMENSIONAL FORM**

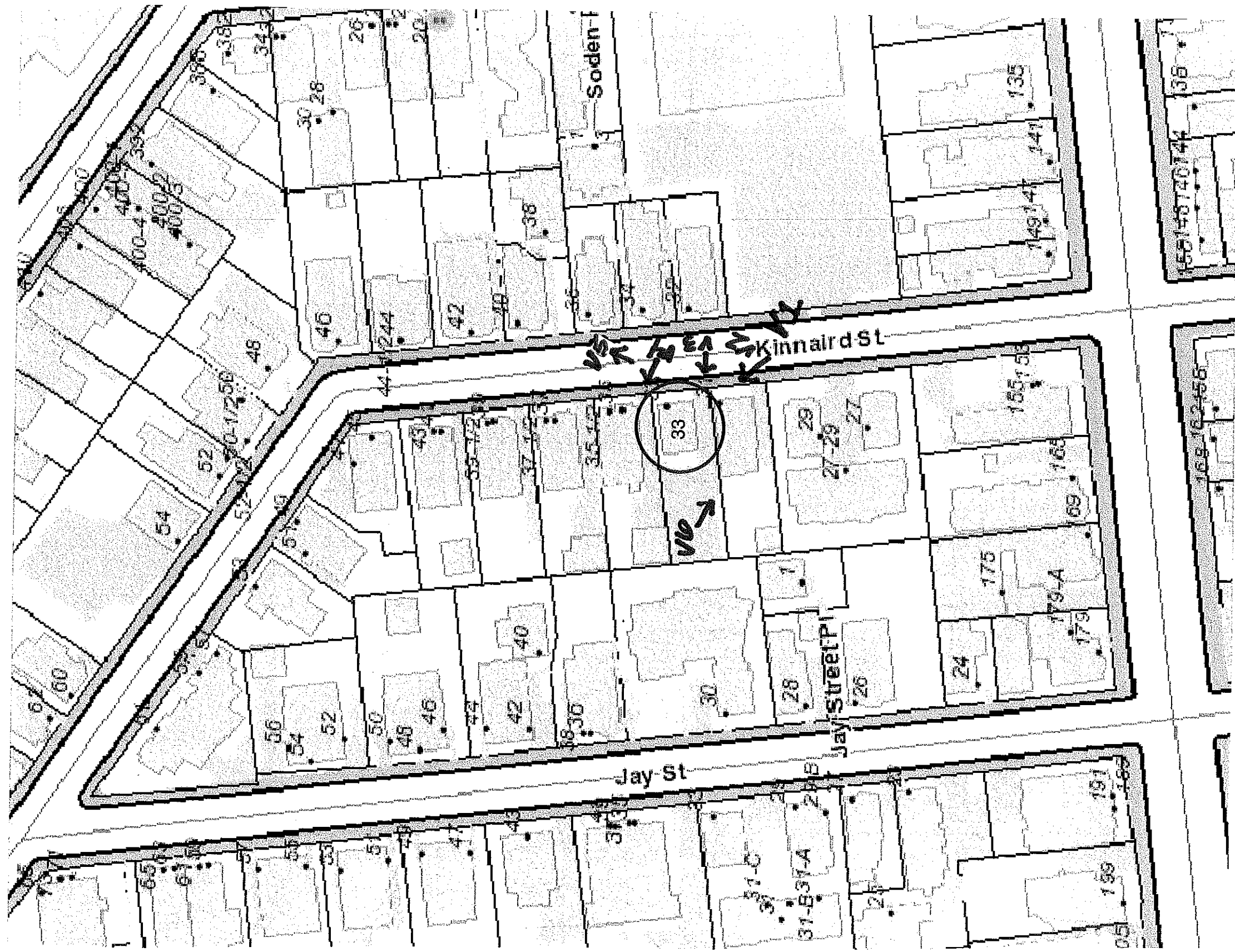
APPLICANT: RYAN WITTIG PRESENT USE/OCCUPANCY: SINGLE FAMILY RES
 LOCATION: 33 KINNAIRD STREET ZONE: C-1 RIVERSIDE
 PHONE: 617-835-6037 REQUESTED USE/OCCUPANCY: TWO UNIT RES

	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS ¹
TOTAL GROSS FLOOR AREA:	<u>1534 SF</u>	<u>2539 SF</u>	<u>2550 (max.)</u>
LOT AREA:	<u>3400 SF</u>	<u>3400</u>	<u>NA AS (min.)</u> <u>PER 5.21.2</u>
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.35</u>	<u>.74</u>	<u>.75 (max.)</u>
LOT AREA FOR EACH DWELLING UNIT:	<u>3400 SF</u>	<u>1700</u>	<u>1500 (min.)</u>
SIZE OF LOT:			
WIDTH:	<u>34'</u>	<u>34</u>	<u>NA 5.21.2 (min.)</u>
DEPTH:	<u>100'</u>	<u>100</u>	<u>(min.)</u>
SET-BACKS: (in feet)			
FRONT:	<u>8'</u>	<u>5'-6"</u>	<u>7' (min.)</u>
REAR:	<u>54'-5</u>	<u>26'-2"</u>	<u>20' (min.)</u>
LEFT SIDE:	<u>10'-0 1/2</u>	<u>7'-0</u>	<u>7'-0 (min.)</u>
RIGHT SIDE:	<u>5'-0</u>	<u>4' 1/2 7'-0</u>	<u>7'-0 (min.)</u>
SIZE OF BUILDING:			
HEIGHT:	<u>28'</u>	<u>34'-0</u>	<u>35' (max.)</u>
LENGTH:	<u>27'-0</u>	<u>105'-10</u>	<u>-</u>
WIDTH:	<u>18'-3 1/2</u>	<u>19'-0</u>	<u>-</u>
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>.15</u>	<u>.47</u>	<u>.30 (min.)</u>
NO. OF DWELLING UNITS:	<u>1</u>	<u>2</u>	<u>2 (max.)</u>
NO. OF PARKING SPACES:	<u>4</u>	<u>2</u>	<u>2 (min./max)</u>
NO. OF LOADING AREAS:	<u>-</u>	<u>-</u>	<u>- (min.)</u>
DISTANCE TO NEAREST BLDG.:	<u>12'</u>	<u>12'</u>	<u>15'-0" (min.)</u>
SIZE OF BLDGS. ADJACENT ON SAME LOT:	<u>(RIGHT SIDE)</u>	<u>(RIGHT SIDE)</u>	<u>-</u>

Describe, where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; woodframe, concrete, brick, steel, etc.

NA

¹ See Cambridge Zoning Ordinance Article 5.000, Section 5.30 (District of Dimensional Regulations).
² Total Gross Floor Area (including basement 7'3" in height and attic areas greater than 5') divided by Lot Area.
³ Open space shall not include parking areas, walkways or driveway and shall have a minimum dimension of 15'.



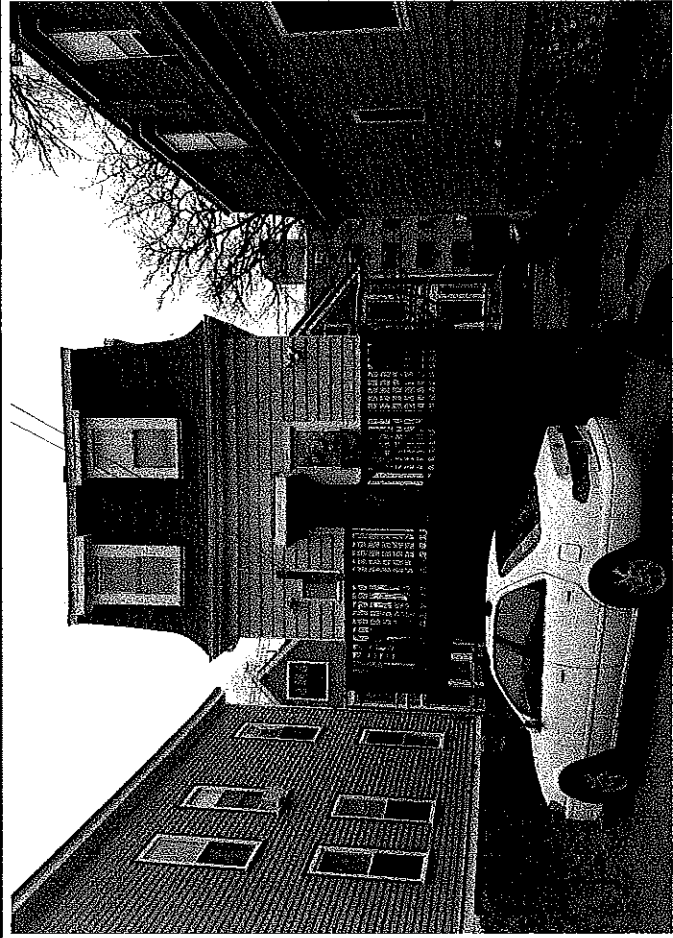
JMA Architects, Inc.

Four New Street, Newburyport, MA 01950
 E info@jmaarchitects-ma.com T 978.465.2263

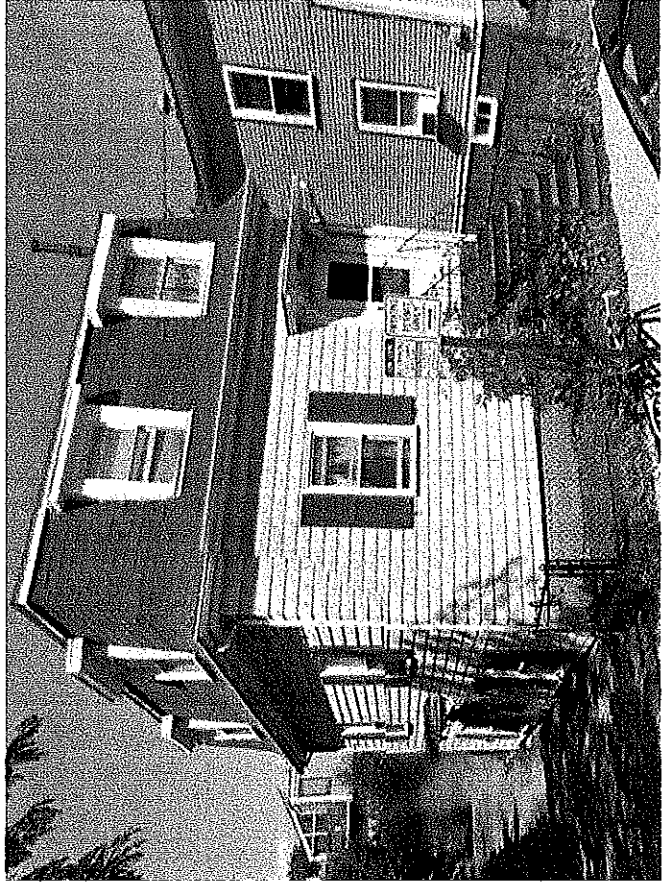
**33 KINNAIRD STREET, CAMBRIDGE, MA
 NEIGHBORHOOD SITE PLAN**

SUBMITTED: DECEMBER 16, 2015

P 1



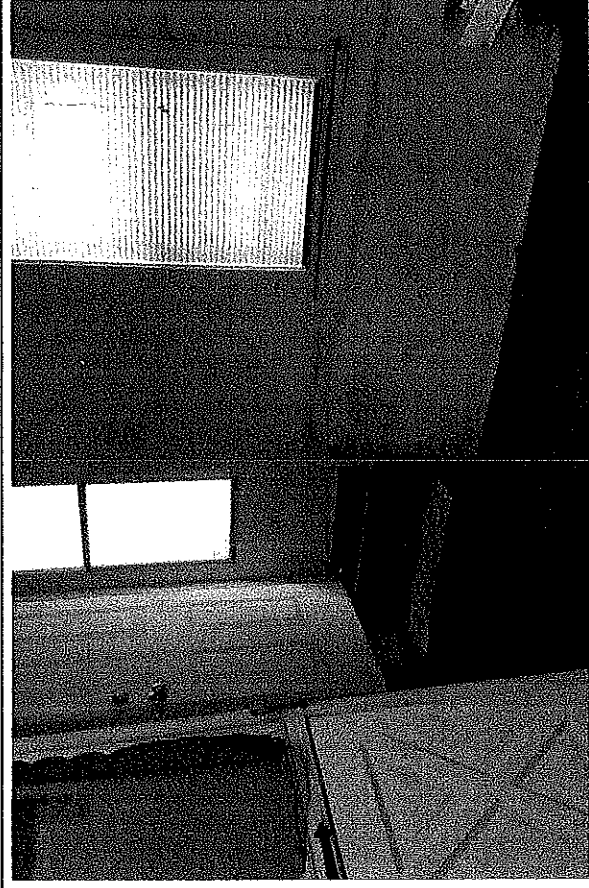
Rear View



Front View from Kinnaird Street



View inside of lower level. New CMU constructed on top of rubble foundation wall.



View inside of lower level steps and concrete floor.



Crumbling existing foundation wall. Hose bib located above window.



Existing first floor framing

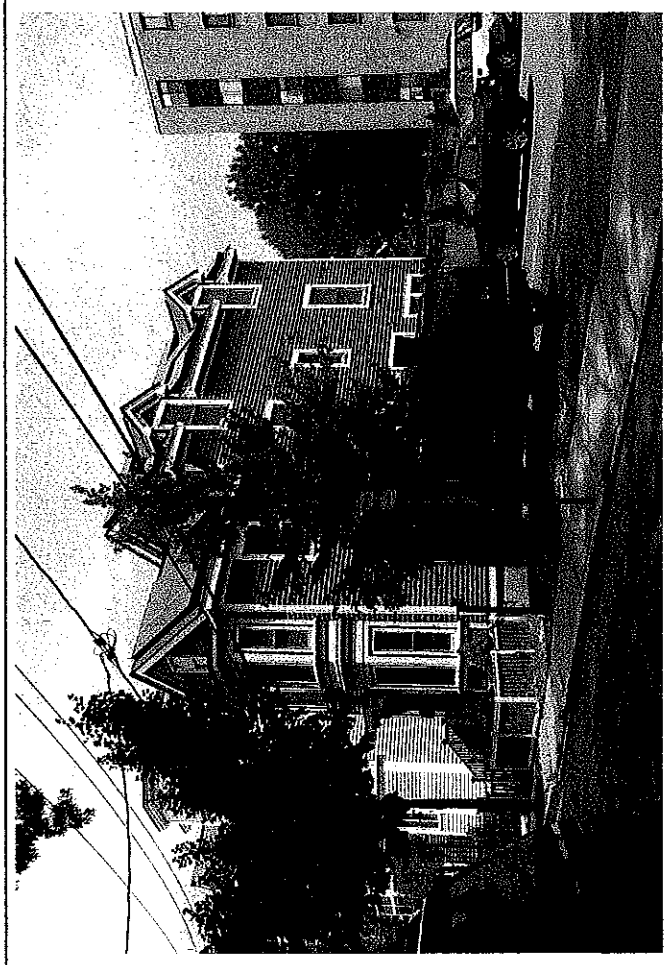
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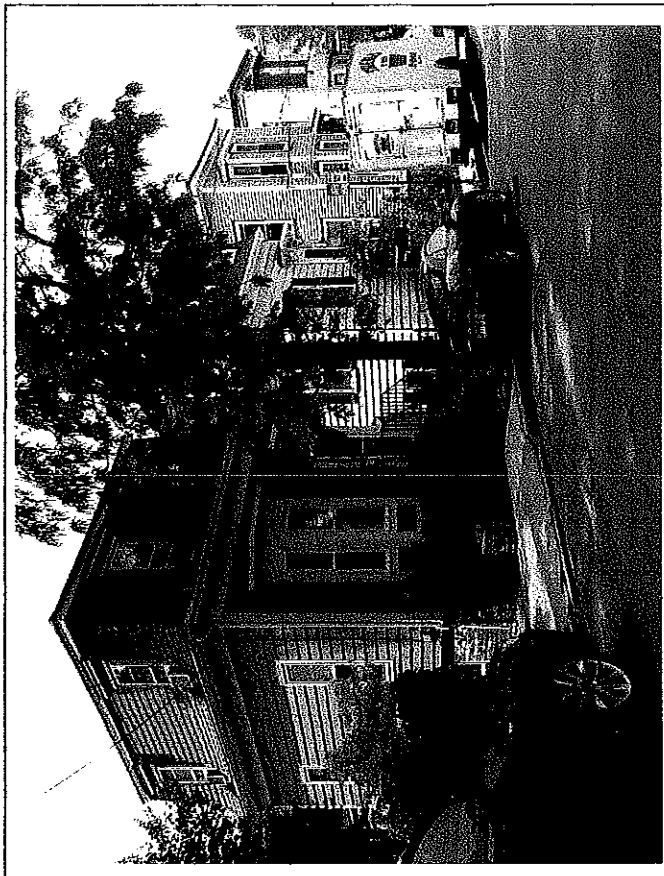
33 KINNAIRD STREET, CAMBRIDGE, MA
PHOTOGRAPHS

SUBMITTED : DECEMBER 16, 2015

P 2



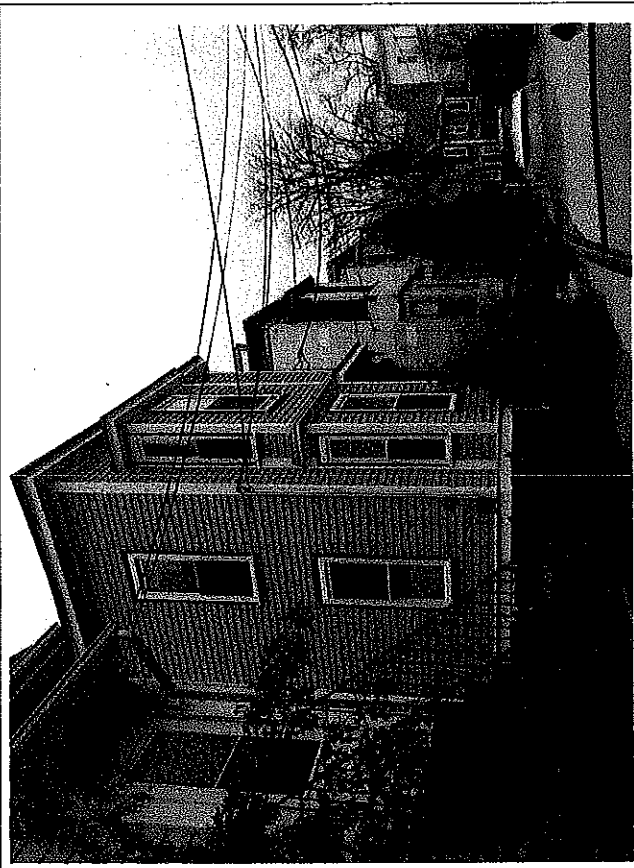
View 1



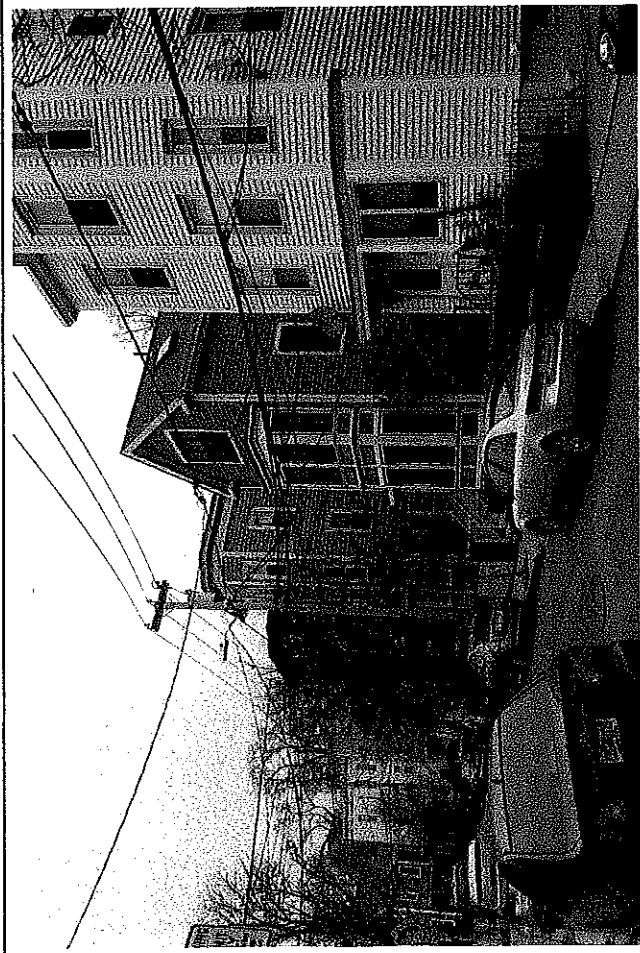
View 2



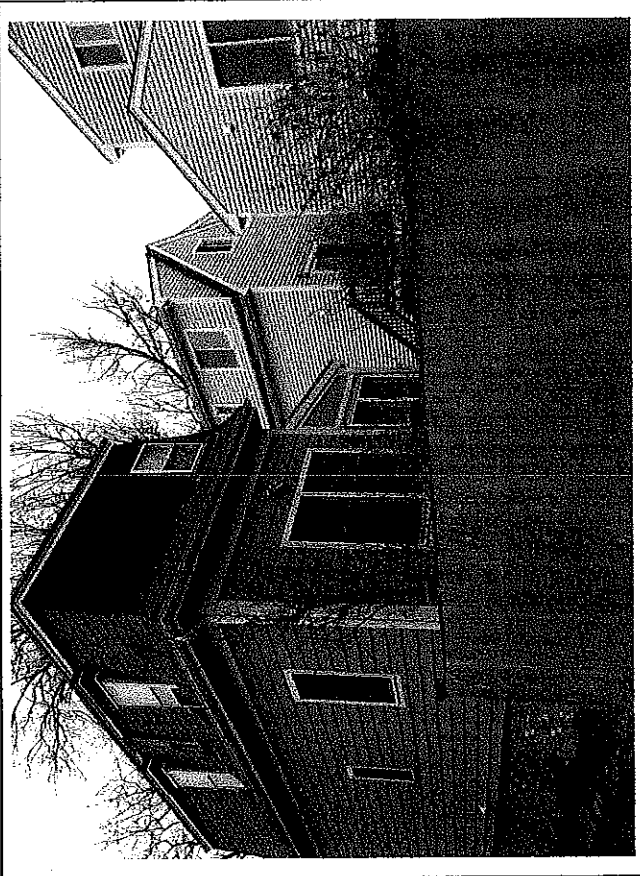
View 3



View 4



View 5



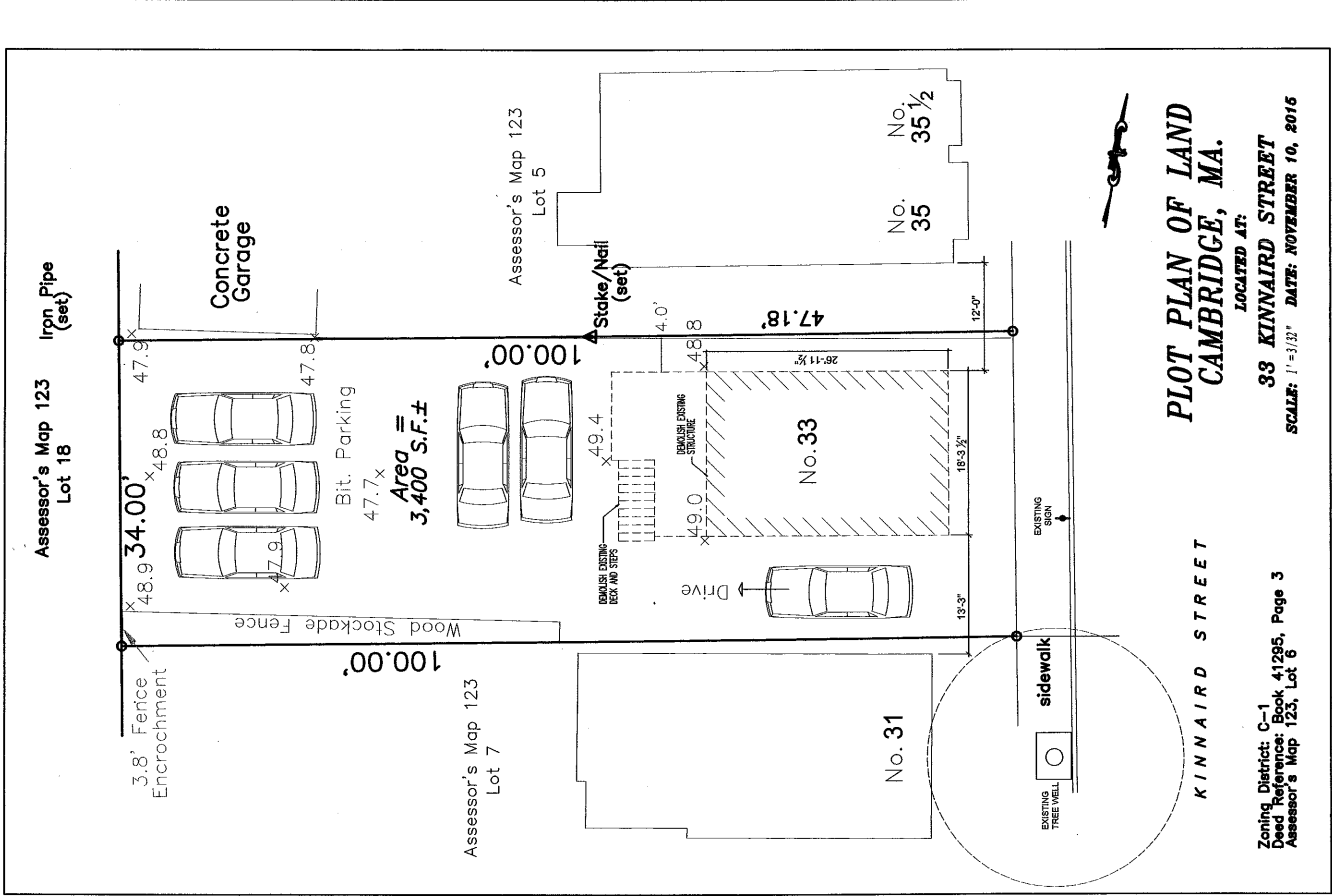
View 6

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PHOTOGRAPHS

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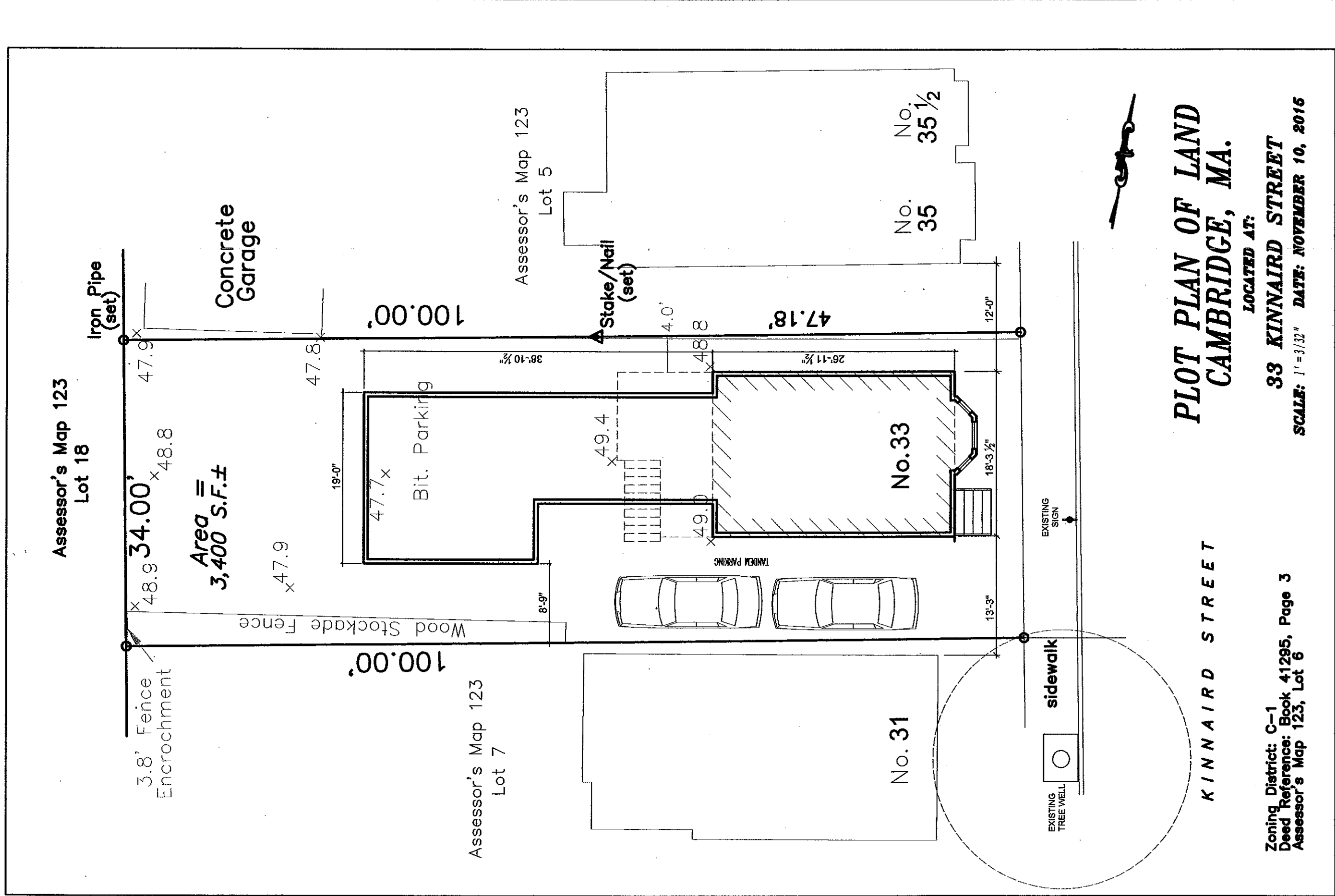
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33 KINNAIRD STREET, CAMBRIDGE, MA
PROPOSED DEMOLITION PLAN

SUBMITTED: DECEMBER 16, 2015

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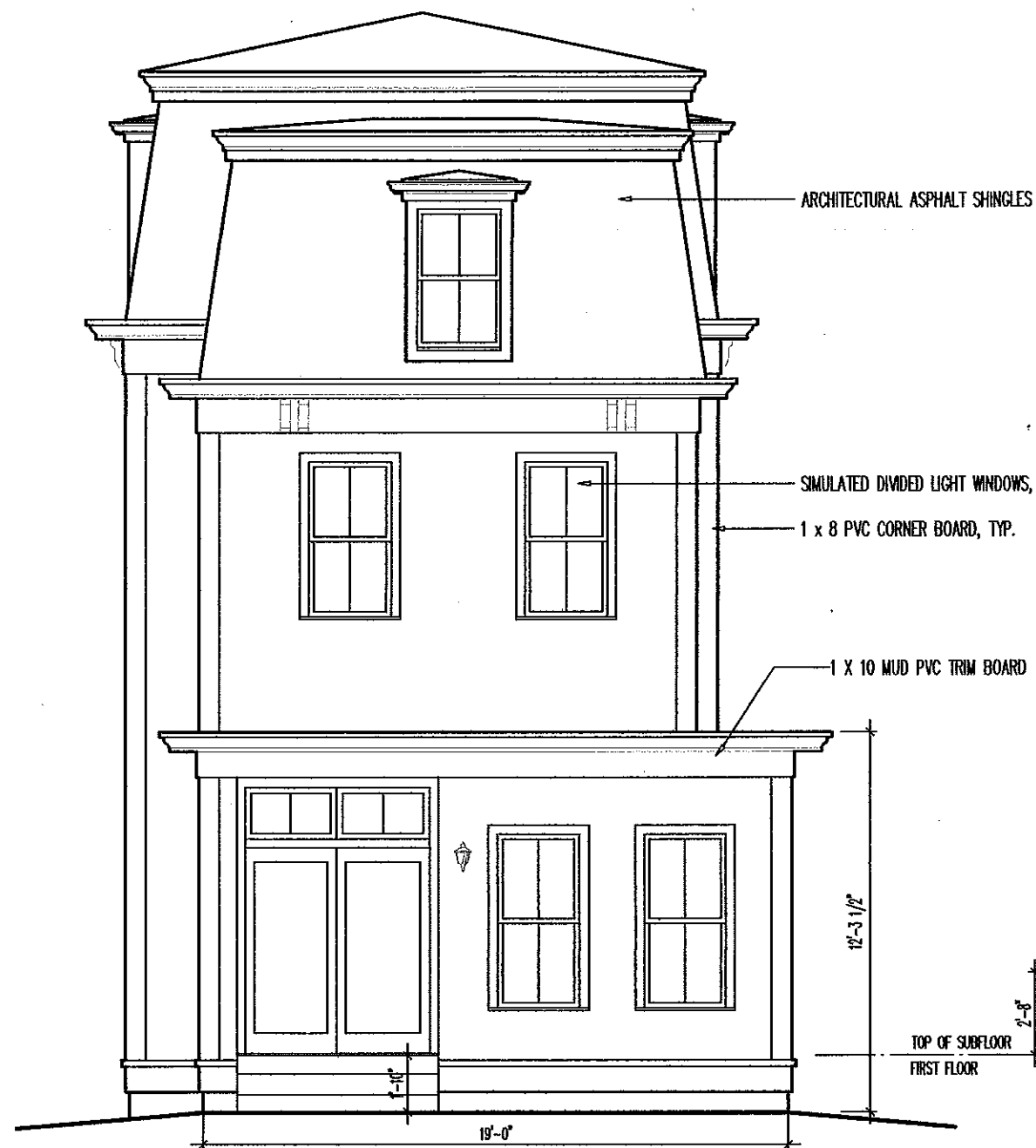


Zoning District: C-1
 Deed Reference: Book 41295, Page 3
 Assessor's Map 123, Lot 6

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33 KINNAIRD STREET, CAMBRIDGE, MA
PROPOSED BUILDING FOOTPRINT

SUBMITTED: DECEMBER 16, 2015



A REAR ELEVATION
NO SCALE



B FRONT ELEVATION
NO SCALE



A

RIGHT SIDE ELEVATION

NO SCALE

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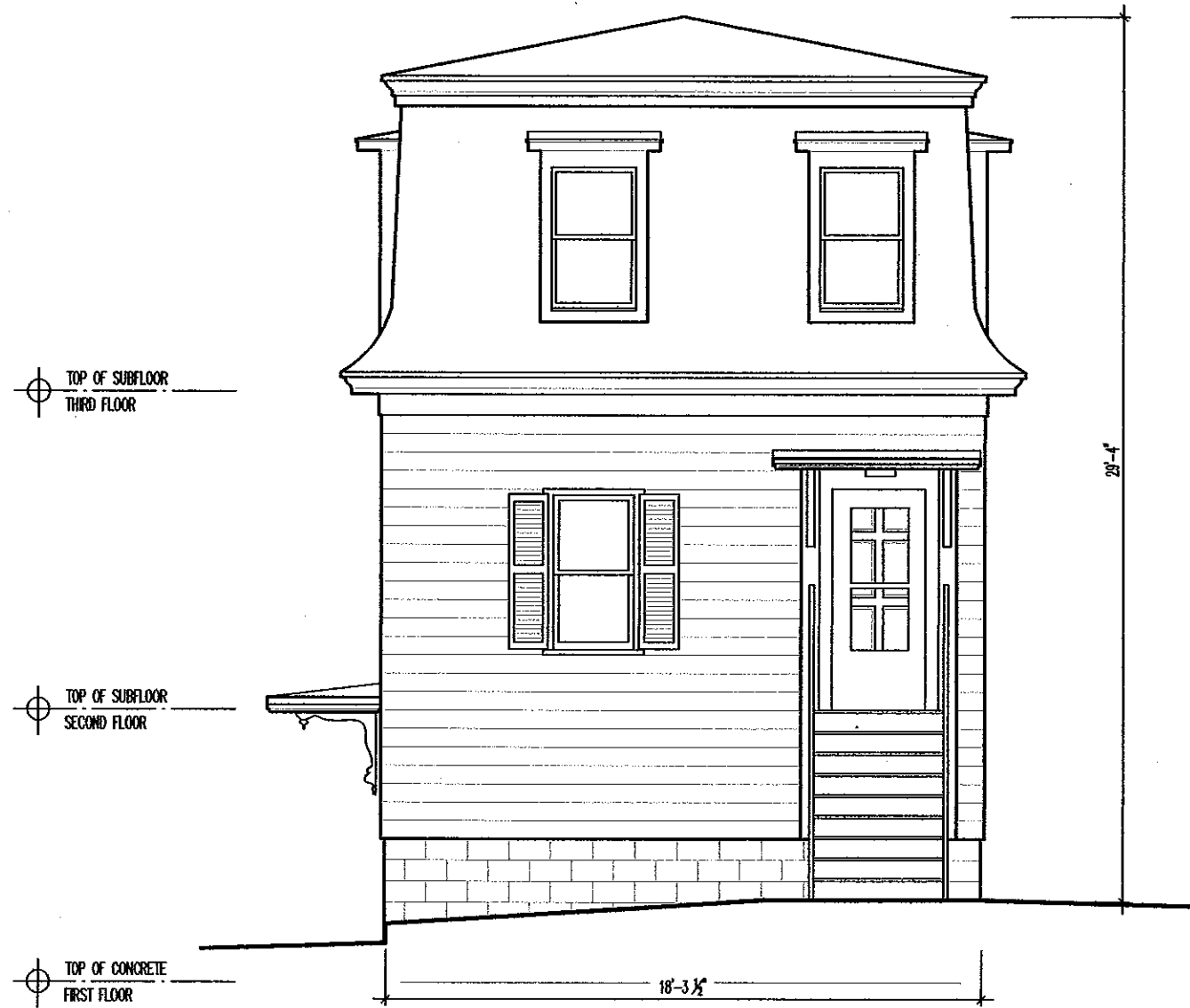
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33 KINNAIRD STREET, CAMBRIDGE, MA
 PROPOSED EXTERIOR ELEVATIONS SUBMITTED: DECEMBER 16, 2015

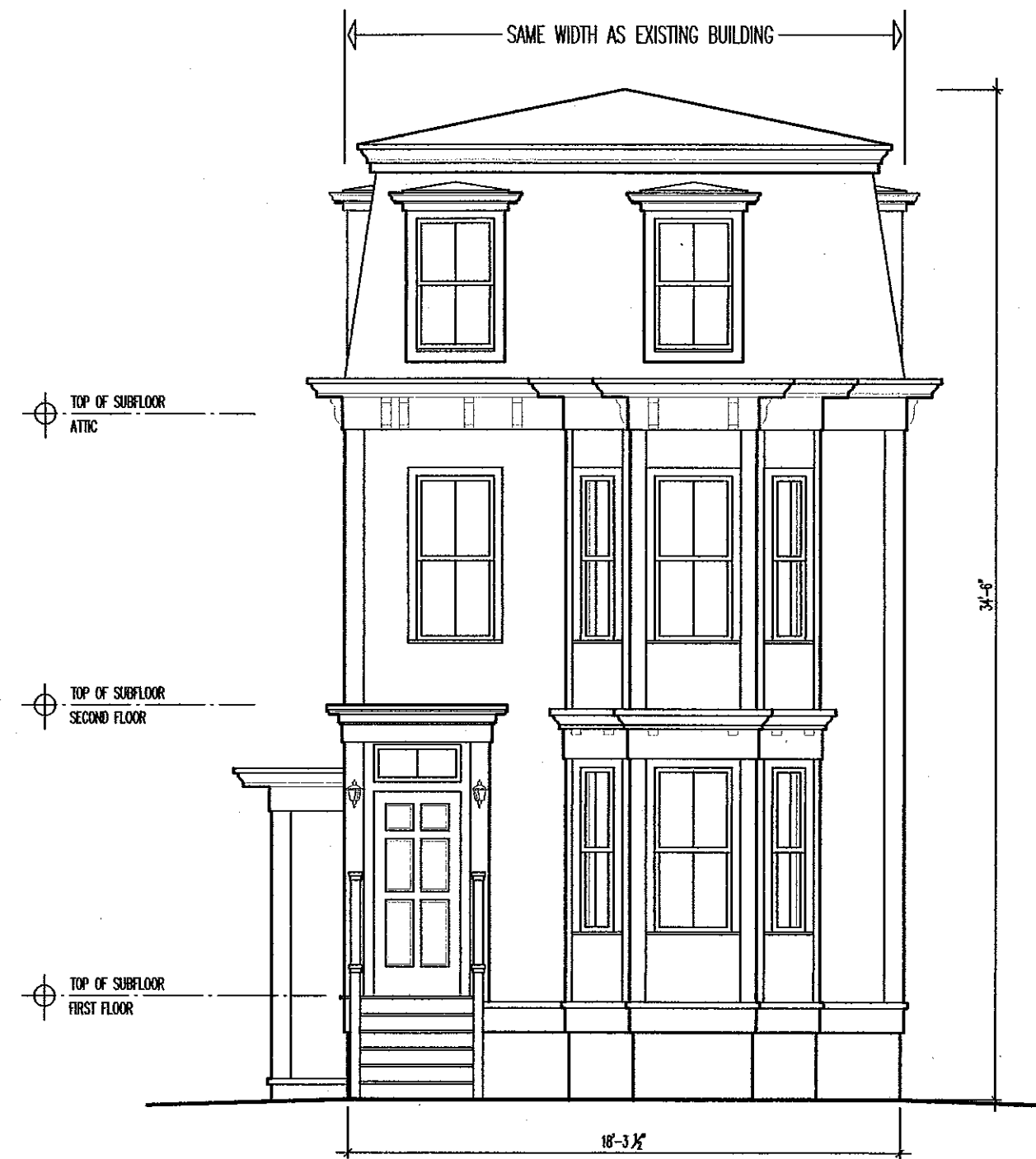
P 7



LEFT SIDE ELEVATION



A EXISTING FRONT ELEVATION
NO SCALE



B PROPOSED FRONT ELEVATION
NO SCALE

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33 KINNAIRD STREET, CAMBRIDGE, MA
PROPOSED AND EXISTING FRONT ELEVATIONS

SUBMITTED: DECEMBER 16, 2015



A

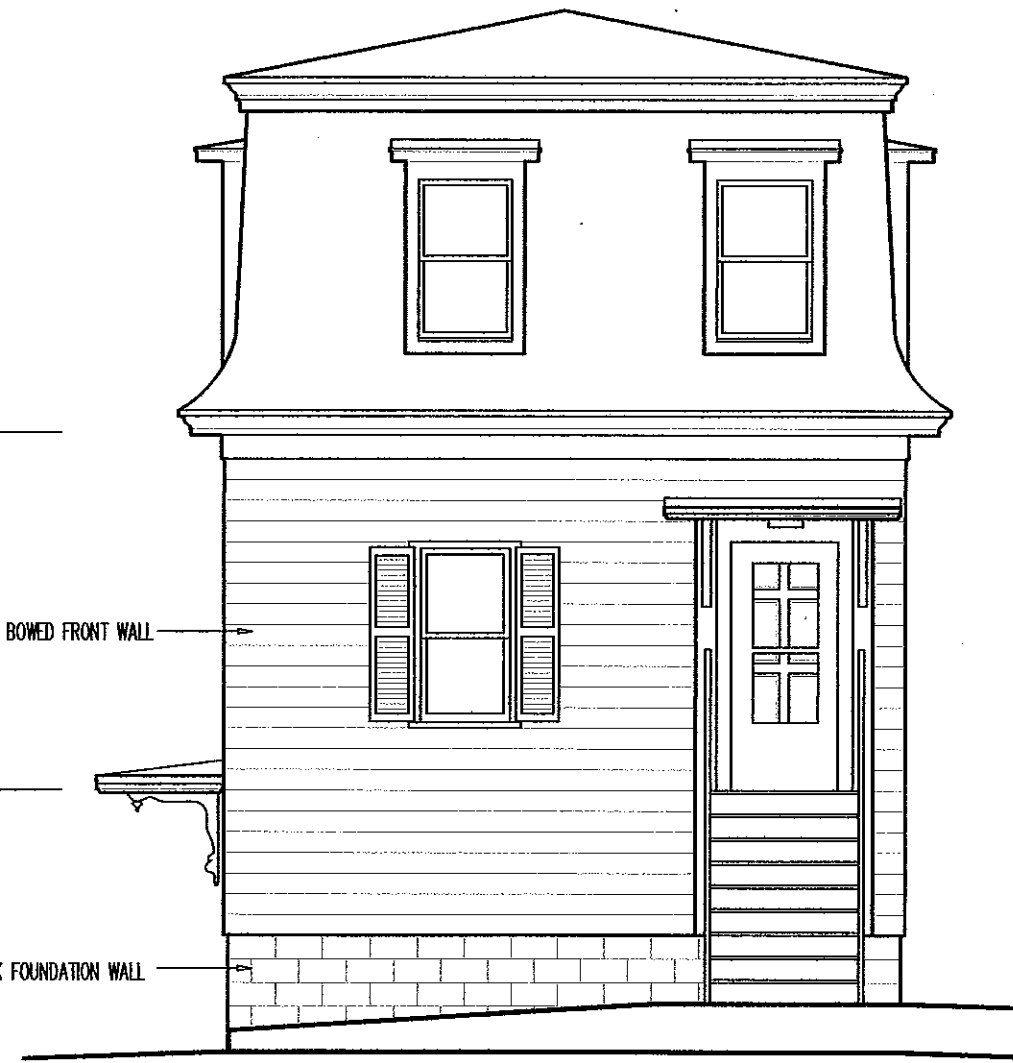
EXISTING LEFT SIDE ELEVATION

NO SCALE

TOP OF SUBFLOOR
THIRD FLOOR

TOP OF SUBFLOOR
SECOND FLOOR

TOP OF CONCRETE
FIRST FLOOR



B

EXISTING FRONT ELEVATION

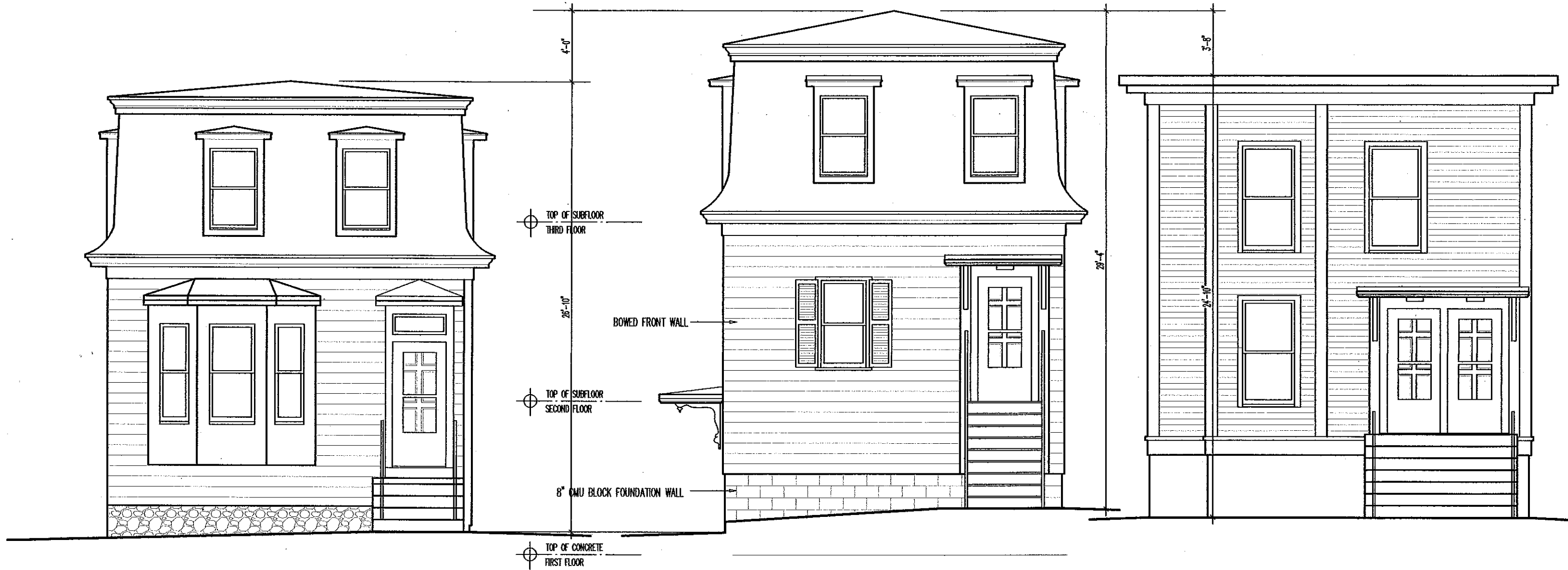
NO SCALE

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33 KINNAIRD STREET, CAMBRIDGE, MA
EXISTING FRONT & SIDE ELEVATIONS

SUBMITTED: DECEMBER 16, 2015



A FRONT ELEVATION – 31 KINNAIRD
NO SCALE

B FRONT ELEVATION – 33 KINNAIRD
NO SCALE

C FRONT ELEVATION – 35 & 35 1/2 KINNAIRD
NO SCALE

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33 KINNAIRD STREET, CAMBRIDGE, MA
EXISTING FRONT ELEVATIONS

SUBMITTED: DECEMBER 16, 2015