



OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

HALL ANNEX, 57 INMAN STREET, CAMBRIDGE

02139

SPECIAL PERMIT APPLICATION

PB# 116

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for a Special Permit in accordance with Section _____ of the Zoning Ordinance.

Applicant: SCOTT RENTON

(name)

547.3391

(phone)

152 VASSAL LANE CAMBRIDGE

(address)

[Signature]

Signature of Authorized Representative

Type of Special Permit: 5.53.1 second principal structure more than 75' from street

1996 MAR 13 PM 1:14
CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT
*** 5.53.2 second principal residential structure
Multi-Family, Townhouse, Parkway Overlay District, Harvard Square Overlay District, Elderly Congregate Housing, Flood Plain Overlay District, Other 5.50 SPECIAL DIMENSIONS RES. 6 DISTRICT

Location of Premises: 152 VASSAL LANE

Zoning District: RESIDENCE B

Maps, Plans submitted: 2 FLOOR PLANS; 3 ELEVATIONS; ONE MORTGAGE SURVEY SITE PLAN

Reports, Documents submitted: Cambridge Historical Commission letter (11-7-95); photos of existing house;

Documents, Plans referenced: _____

Date of Application
Signature of Applicant

This application has been reviewed and is hereby certified complete.

March 13, 1996
Date
[Signature]
For the Cambridge Planning Board

Revised 6/82

*** Please be complete; list all special permits and variances needed.

OWNERSHIP CERTIFICATE FOR PLANNING BOARD RECORD

To be completed by OWNER, signed, and returned to Office of the Planning Board:

I hereby authorize:

SCOTT KENTON
(Petitioner)

Address: 152 VISSAL LANE City OR Town: CAMBRIDGE

to apply for a special permit for _____ on premises

(Type of Development)

Located at: 152 VISSAL LANE (City)
(Street & Number) (Plat and Lot number(s))


For which the record title stands in the name of: SCOTT KENTON

whose address is: 152 VISSAL LANE CAMBRIDGE MA
(Street) (City or Town) (State)

by a deed duly recorded in the CITY OF CAMBRIDGE, MIDDLESEX County Registry of Deeds

in Book: 25784 Page: 464 Registry District of

the Land Court Certificate No: _____ Book: _____ Page: _____


(Signature, by Land Owner
If authorized representative
please identify as such)

Commonwealth of Massachusetts County of Walden
Then personally appeared the above-named Scott Kenton
and made oath that the above statement is true.

Before me

 _____, Notary

my commission expires Dec 1, 2001 NOTARY SEAL
(Date)

Narrative description of proposed project- 152 Vassal Lane

The structure at 152 Vassal Lane was built in 1820 and moved to this site in 1892. It is deemed a significant structure (see November 7 letter by Charles Sullivan). It was purchased by the petitioner in November of 1995.

A "back ell" of poor construction was added to the original house sometime after 1892. The owner currently lives in this back section. The original house is currently being substantially renovated. The owner intends to move into the main house in late spring, demolish the back ell, and construct a second dwelling unit as his principal residence.

The Board of Zoning Appeals granted two variances for case 7152. One was to provide parking for the proposed second unit within the "front yard", although along the side of the existing structure.

The second variance was for a 2nd residential unit to be added as an addition to the existing structure. The use of a roofed mechanical area as attachment was requested by the Board. At that time, the Board encouraged the owner to apply to the Planning Board to seek to have the structures separated.

The proposed residence completely conforms to all dimensional requirements for a structure in this zone, including FAR and number of units. What does not conform is the new restriction (5.53.1) that all parts of a new structure be within 75' of a street line.

The owner petitions the Board, under 5.53.2 to not build the attaching structure shown on the drawings, thereby resulting in two principal residential units, one of which is partially greater than 75' from street. The applicant requests application fee relief and/or relief from minimum application fee in this instance.

The new residence would still exceed the setbacks required in this zone, having approx. 35' rear yard and 25' on one of the sides. The granting of the special permit would not cause greater density, would not reduce setbacks or decrease open space. Most significant, the original intention of the design scheme (which was proposed prior to the fall 95 zoning change) can be realized: the construction of a contextually appropriate new structure fully separated from an historically significant house.



Cambridge Historical Commission

Cambridge Historical Commission, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts 02139. 617/349-4683



William B. King, *Chairman*, Allison M. Crump, *Vice Chairman*, Charles M. Sullivan, *Executive Director*,
Dorothy LeMessurier, Helen F. Moulton, Robert G. Neiley, Jo M. Soler, *Commission Members*,
M. Wyllis Bihbins, Suzanne R. Green, Anthony C. Platt, *Alternates*

November 7, 1995

Rangit Singanayagam, Secretary
Board of Zoning Appeal
819 Massachusetts Avenue
Cambridge, Mass. 02139

Re: Case 7152, 152 Vassal Lane

Dear Mr. Singanayagam:


The variances requested in this case would allow the applicant, Scott Kenton, to park in the front yard setback and build a single-unit addition at 152 Vassal Lane.

The house at 152 Vassal Lane was built about 1820 by Nathaniel J. Wyeth, proprietor of the Fresh Pond Hotel, as his own residence. It originally faced the pond near the intersection of Huron Avenue and Fresh Pond Parkway, but was moved to its present site when the city took the land in 1894.

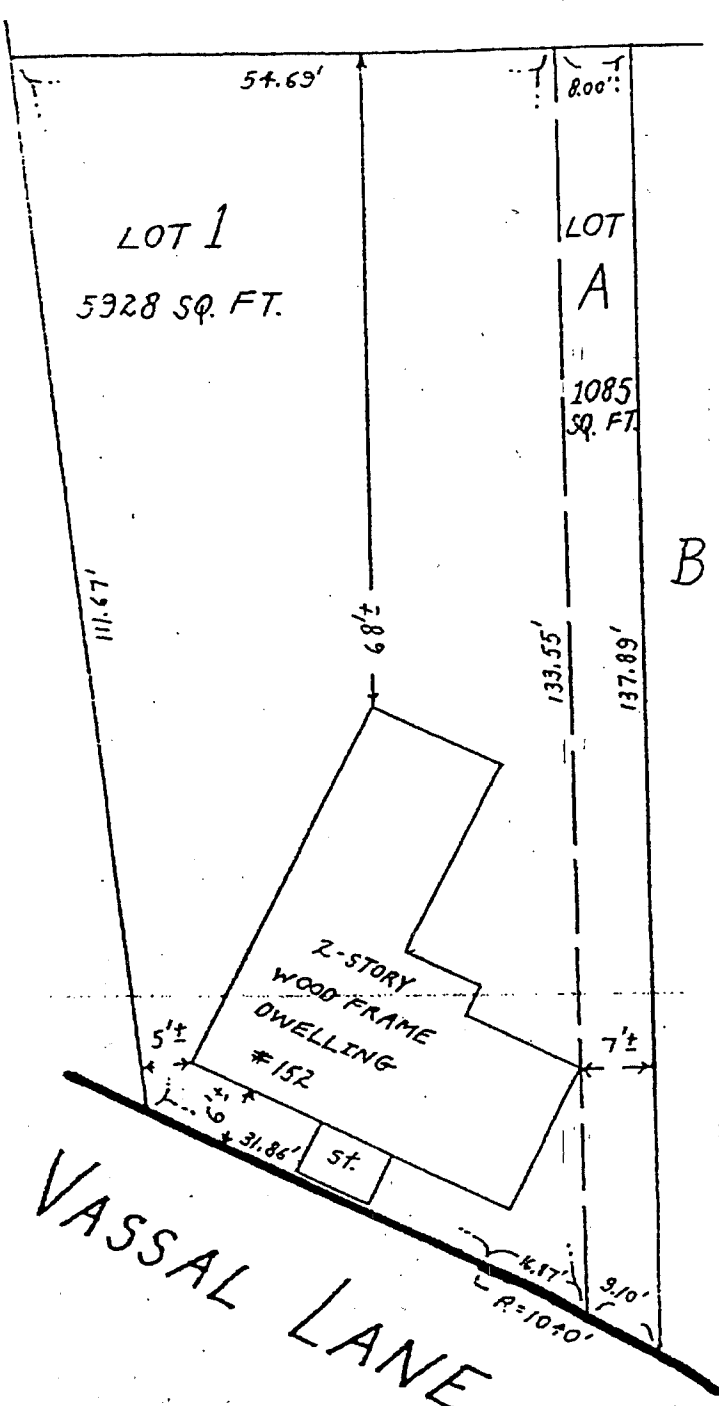
The Wyeth house was listed on the National Register of Historic Places in 1982 as an important early example of the Federal style of architecture. It is substantially intact, both inside and out, and I have Mr. Kenton's assurance that he will respect its early features.

The proposed addition seems appropriate to the character of the house, and I have agreed that I would not oppose the demolition of the ell. Front yard parking is rarely desirable, however, and I defer to the board in this matter.

Sincerely,


Charles M. Sullivan
Executive Director

cc: Scott Kenton, 171 Brookline Street



Address: 152 Vassal Avenue, Cambridge, MA
 Registry of Deeds, County: Middlesex South
 Book: 11098 Page: 378 & Son
 Plan by: W.A. Mason & Son Plan by: W.A. Mason
 Dated: Oct. 29, 1921 Dated: Oct. 29, 1921
 Plan Book: 348 Plan: 8 Plan Book: 400 Plan: 50

I hereby certify that the structures shown on this plan are located on the ground as shown, and that they conformed to the horizontal dimensional requirements of the zoning laws of the City of Cambridge when constructed, or exist in accordance with Mass. General Laws Chapter 40A, Section 7.

I hereby certify that the structures do not lie within the Special Flood Hazard Zone as shown on the Federal Emergency Management Agency Flood Insurance Rate Map of Cambridge, MA, Community Panel No.: 250186 0001 B Effective Date: July 5, 1982.

Richard B. Betts

Registered Professional Land Surveyor

This mortgage inspection plan was not made from an instrument survey and is intended for the use of the mortgagee for mortgage purposes only. Under no circumstances is this plan to be used for determining the location of property lines, for special permits or variances, or to be used to establish the location of fences, walls, hedges, or additions.



MORTGAGE INSPECTION PLAN CAMBRIDGE, MA.

Scale: 1" = 20' Date: October 25, 1995

JEFF KALAJIAN - METRO SURVEYS
 41 BISHOPS FOREST DRIVE
 WALTHAM, MASS.

EXISTING SITE & DEMO

SCALE 1" = 120'

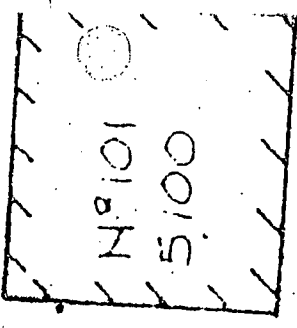
TOWN SCHOOL

092

VASSAL LANE

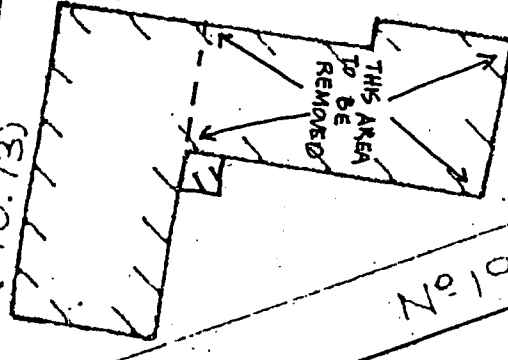
15' 0" 0" 15' 0" 15' 0"

(82.56) L.C.



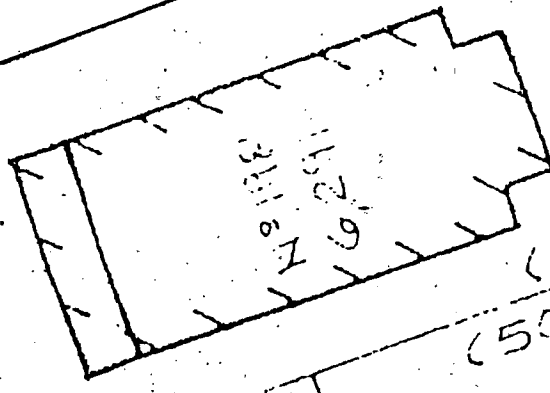
(112.09) L.C.

17,928
17,189



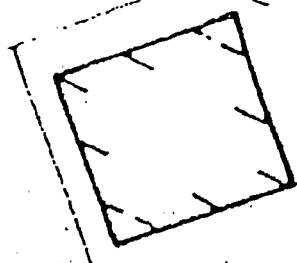
(133.55)

N° 199 - 1085
(137.89)



(162.30)

(50.0)



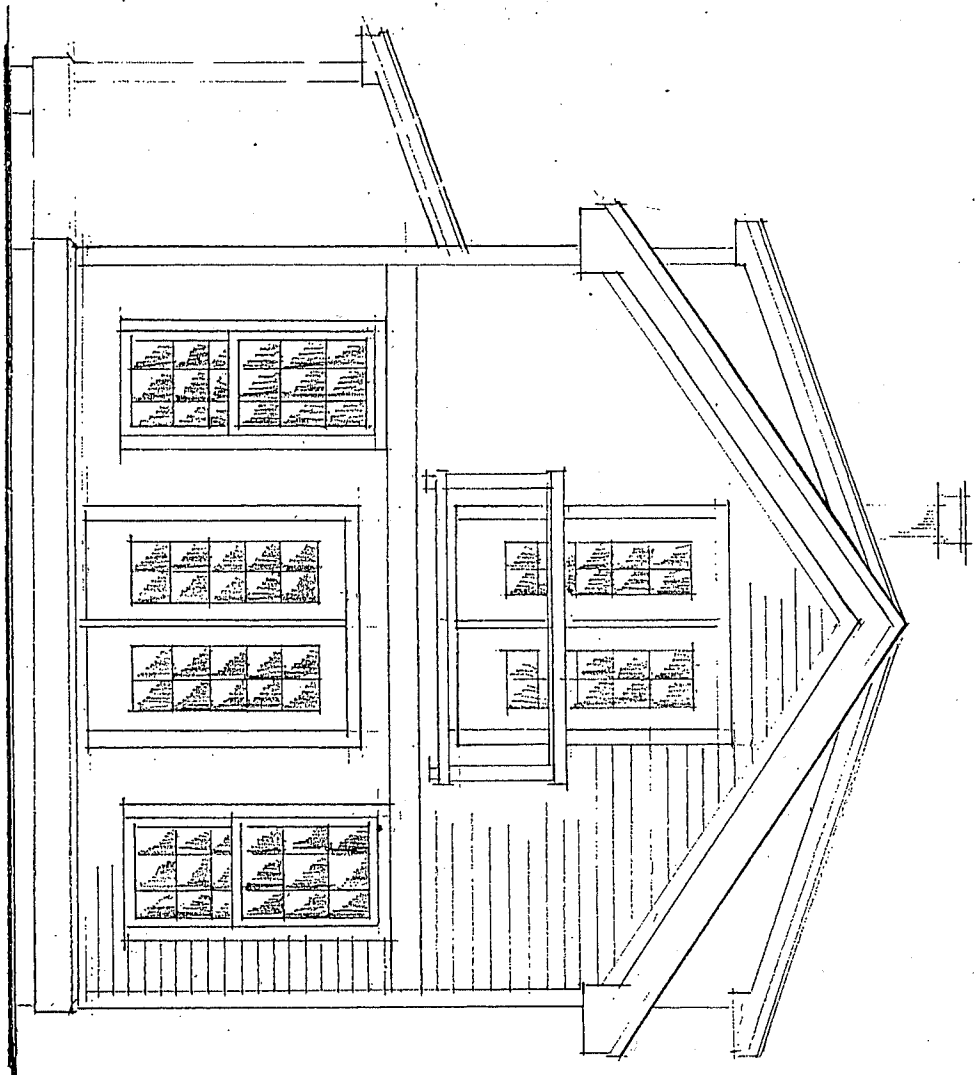
(26.41) L

(25.36)
(25.92)

(54.99)
(40.0)

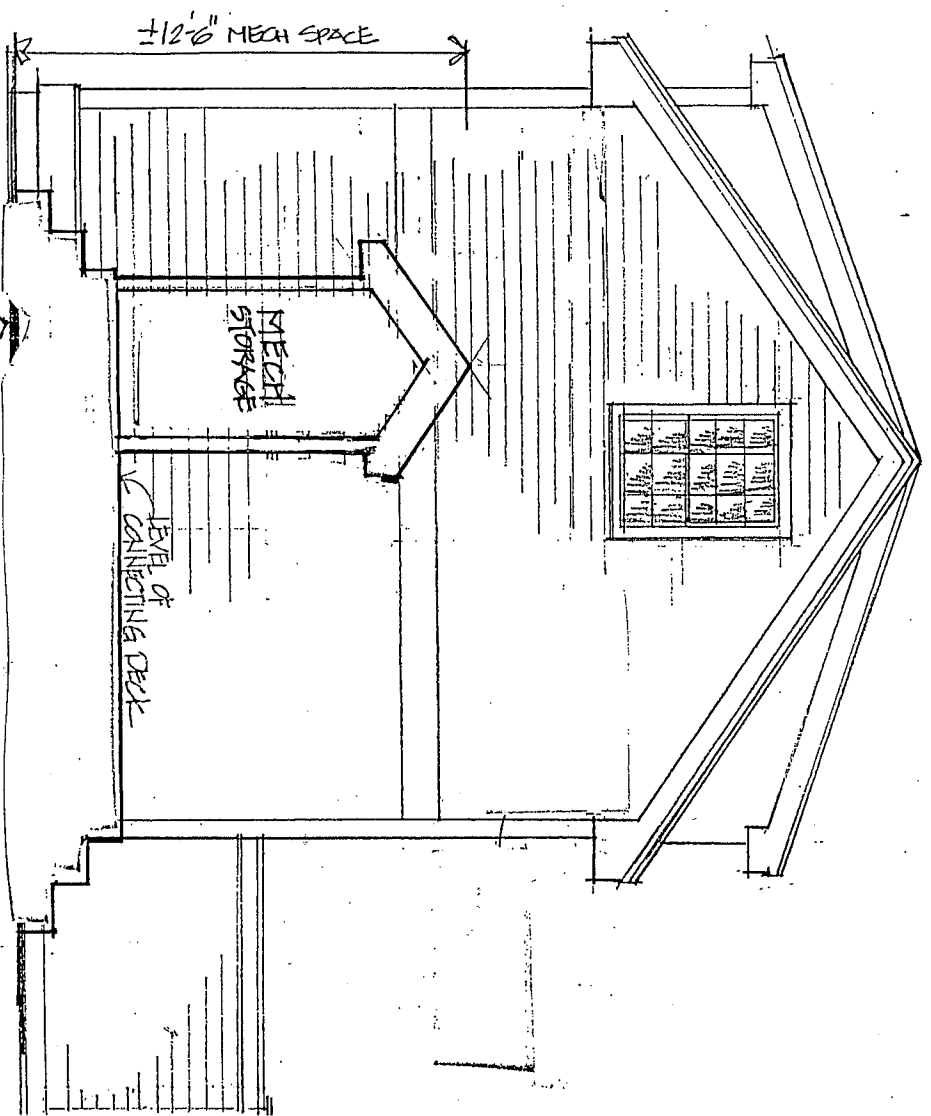
(42.0)
(39.56)





BACK YARD ELEV.

DIVIDED-LITE WINDOWS
 CEDAR SIDING - EITHER
 NATURAL OR CLAPBOARDS



UTILITY CONNECTION
 BELOW DECK
 FACING EXIST HOUSE

±12" MECH SPACE

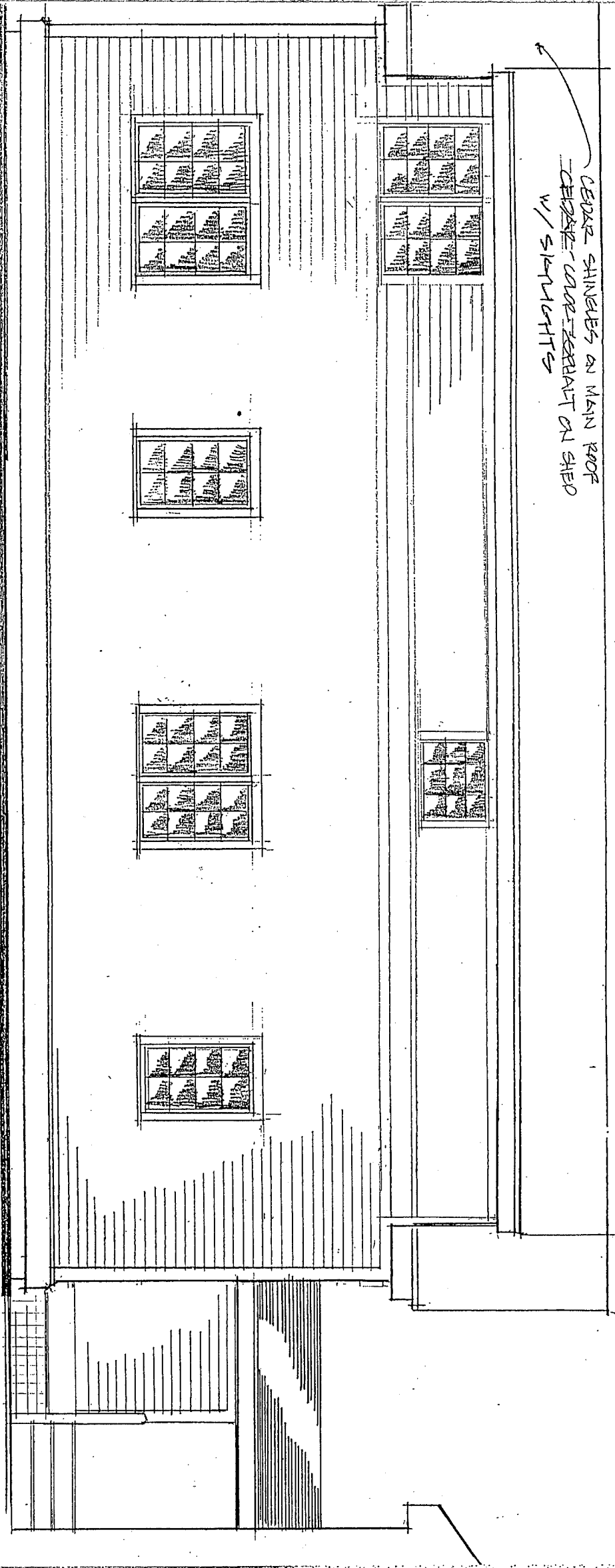
MECH STORAGE

LEVEL OF
 CONNECTING DECK

END ELEVATIONS

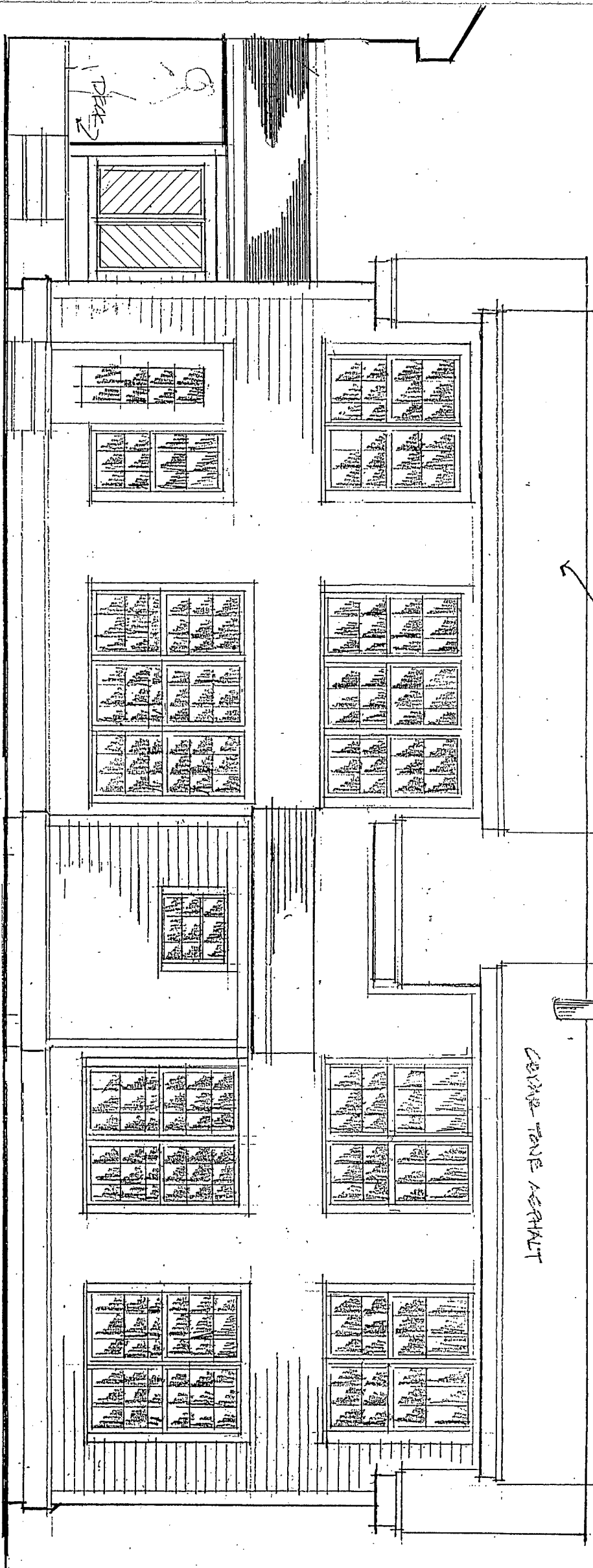
NOV. 6 '95

CEDR SHINGLES ON MAIN ROOF
CEDR SHINGLES ON SHED
W/ SKIMMERS



EAST ELEVATION

1/4" = 1'-0"
NOV. 6 '95

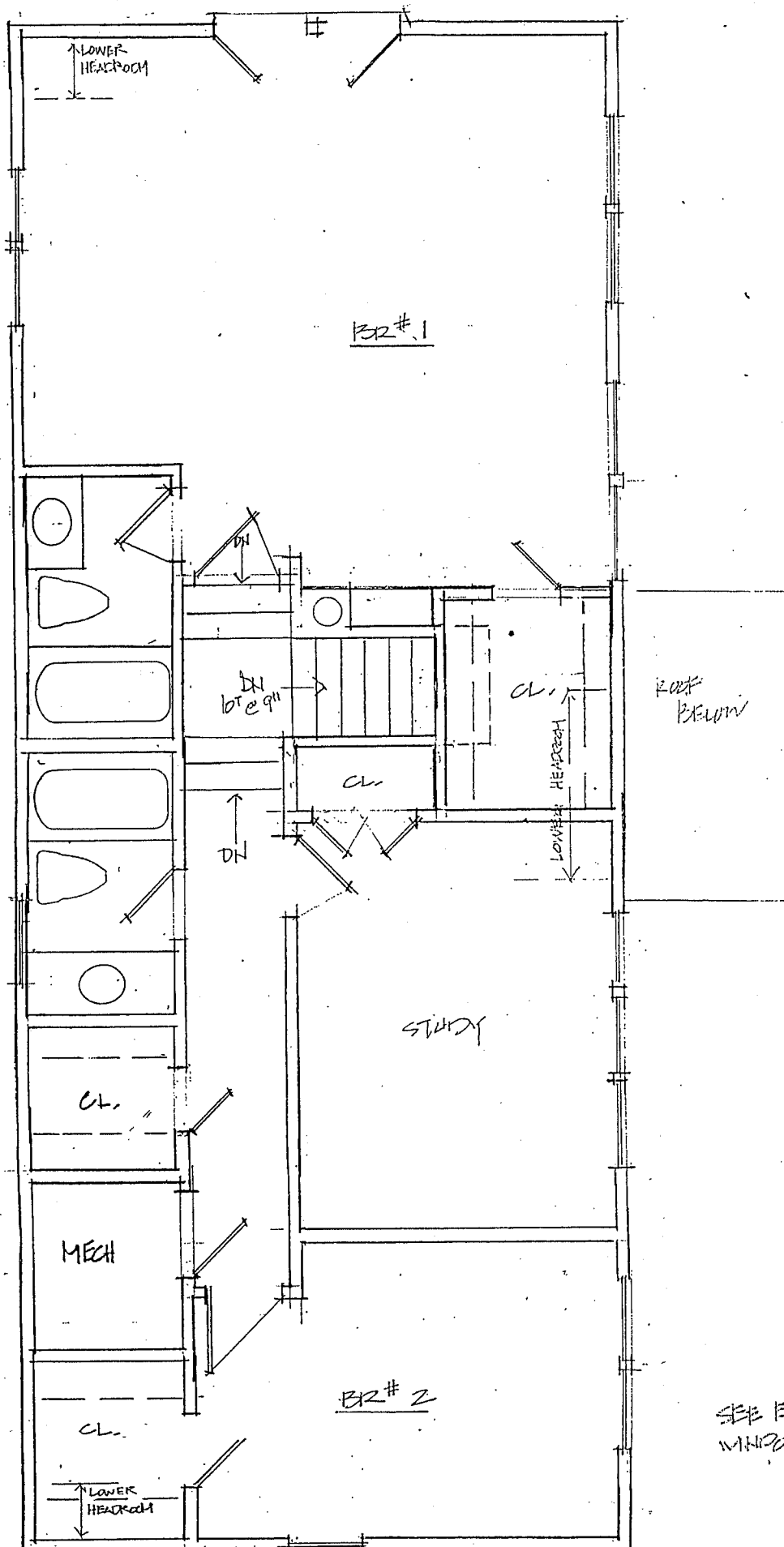


CHERRY SHINGLES ON MAUI BIRCH
CRIBBLE STONE ASPHALT ON DOWNERS
SKYLIGHTS TO BE DETERMINED

CHERRY TONE ASPHALT

WEST ELEVATION

NOV 6 '95 - 1/4" = 1'-0"

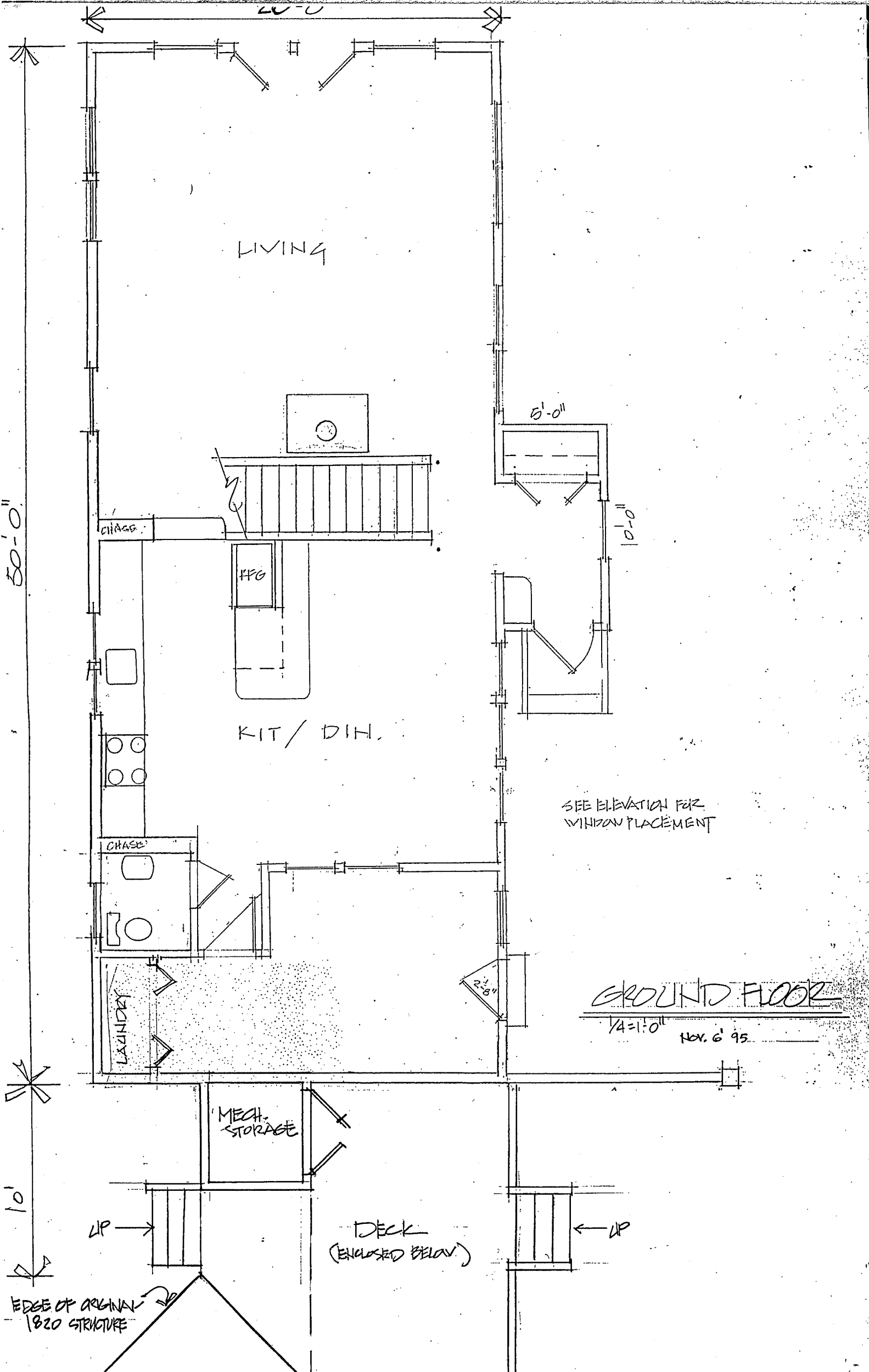


SEE ELEVATIONS FOR WINDOW LAYOUT.

CEEDAR ROOF BELOW (STORAGE/MECH) ← DECK BELOW

UPPER FLOOR

1/4" = 1'-0" NOV. 6 '95



LIVING

KIT / DIN.

CHASE

FFG

CHASE

LAUNDRY

MECH. STORAGE

DECK
(ENCLOSED BELOW)

SEE ELEVATION FOR WINDOW PLACEMENT

GROUND FLOOR

1/4"=1'-0"

NOV. 6 '95

50'-0"

20'-0"

10'

EDGE OF ORIGINAL 1820 STRUCTURE

UP

UP

VASSAL

ST

260

PASSAGEWAY

WATERMAN ROAD (PRIVATE WAY)

STANDISH

