

1 FIRST FLOOR PLAN
1/8" = 1'-0"

Sheet No. A-200

NO.	REVISIONS
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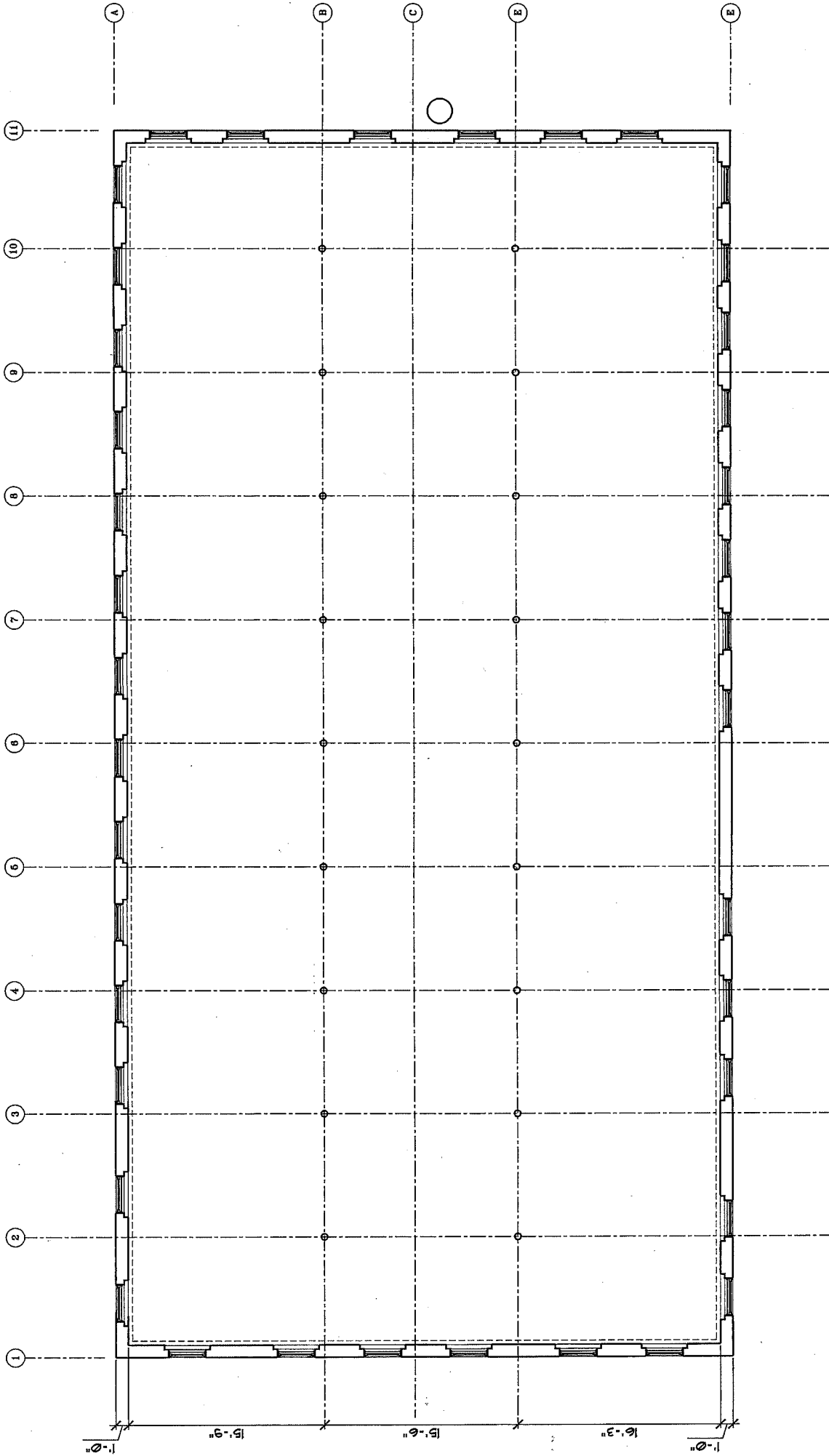
Scale 1/4" = 1'-0"
Date 12.14.06

Project No. 16180

Project 72 HAMILTON STREET - CAMBRIDGE, MA
Title EXISTING CONDITIONS FLOOR PLANS

BOYES-WATSON
ARCHITECTS
architects@boyeswatson.com
170th Street, Somerville, MA 02143 Phone: 617.635-3400 Fax: 617.635-3001

Peggy Morrissey
Real Estate Development



1 SECOND FLOOR PLAN
1/4"=1'-0"

Sheet No.
A-201

NO.	REVISIONS
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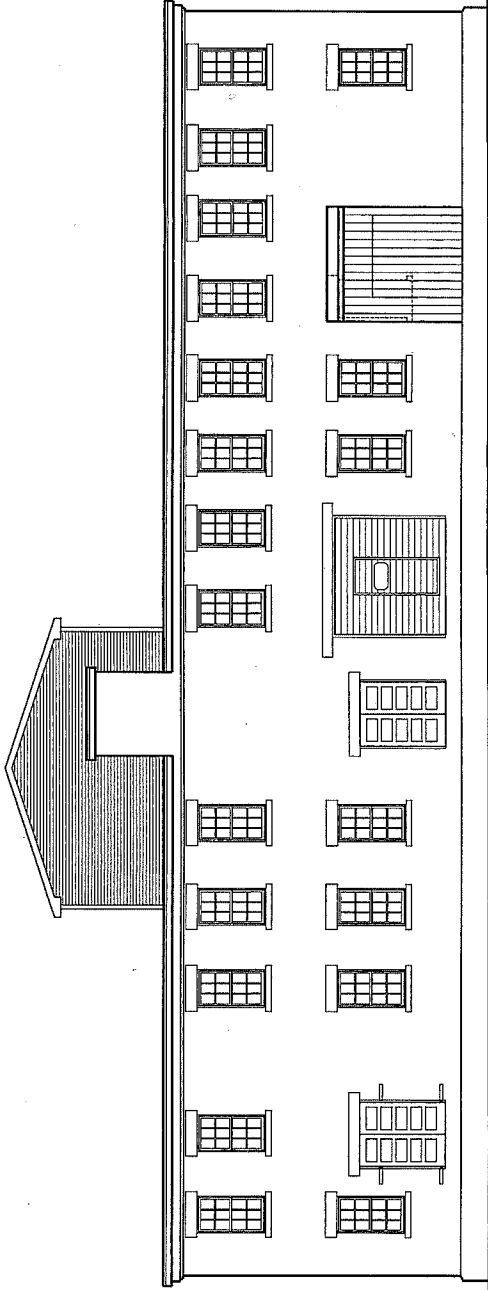
Scale: 1/4"=1'-0"
Date: 12.14.08

Job No.
16180

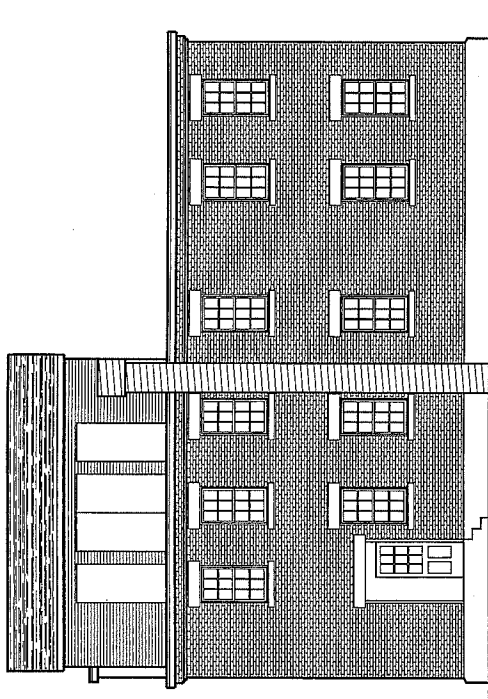
Project:
72 HAMILTON STREET - CAMBRIDGE, MA
Title:
EXISTING CONDITIONS FLOOR PLANS

BOYES-WATSON
ARCHITECTS
architects@boyeswatson.com
They Saw Smart. Someville, MA 02443. Phone: (617) 828-8200 Fax: (617) 828-8201

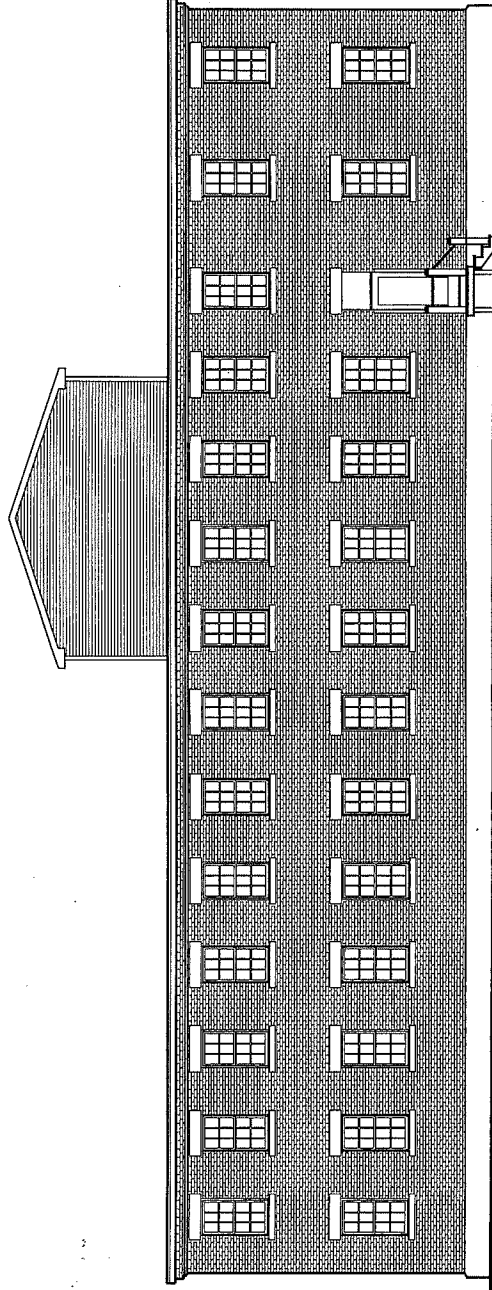
Client:
Peggy Morrissey
Real Estate Development



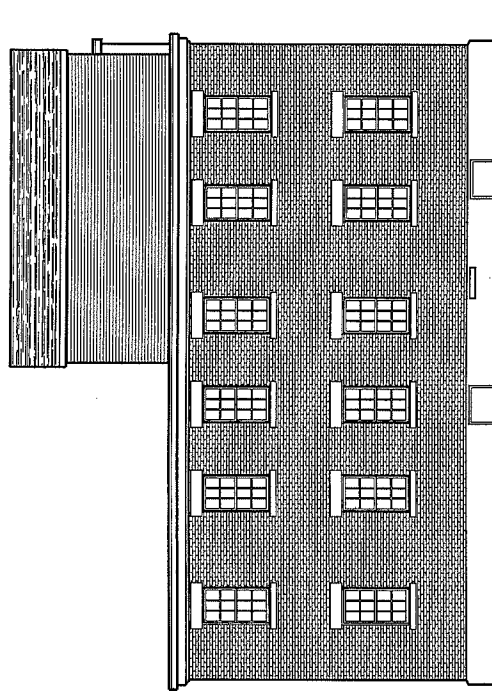
3 REAR ELEVATION
3/16" = 1'-0"



4 LEFT SIDE ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"



2 RIGHT SIDE ELEVATION
3/16" = 1'-0"

Peggy Morrissey
Real Estate Development

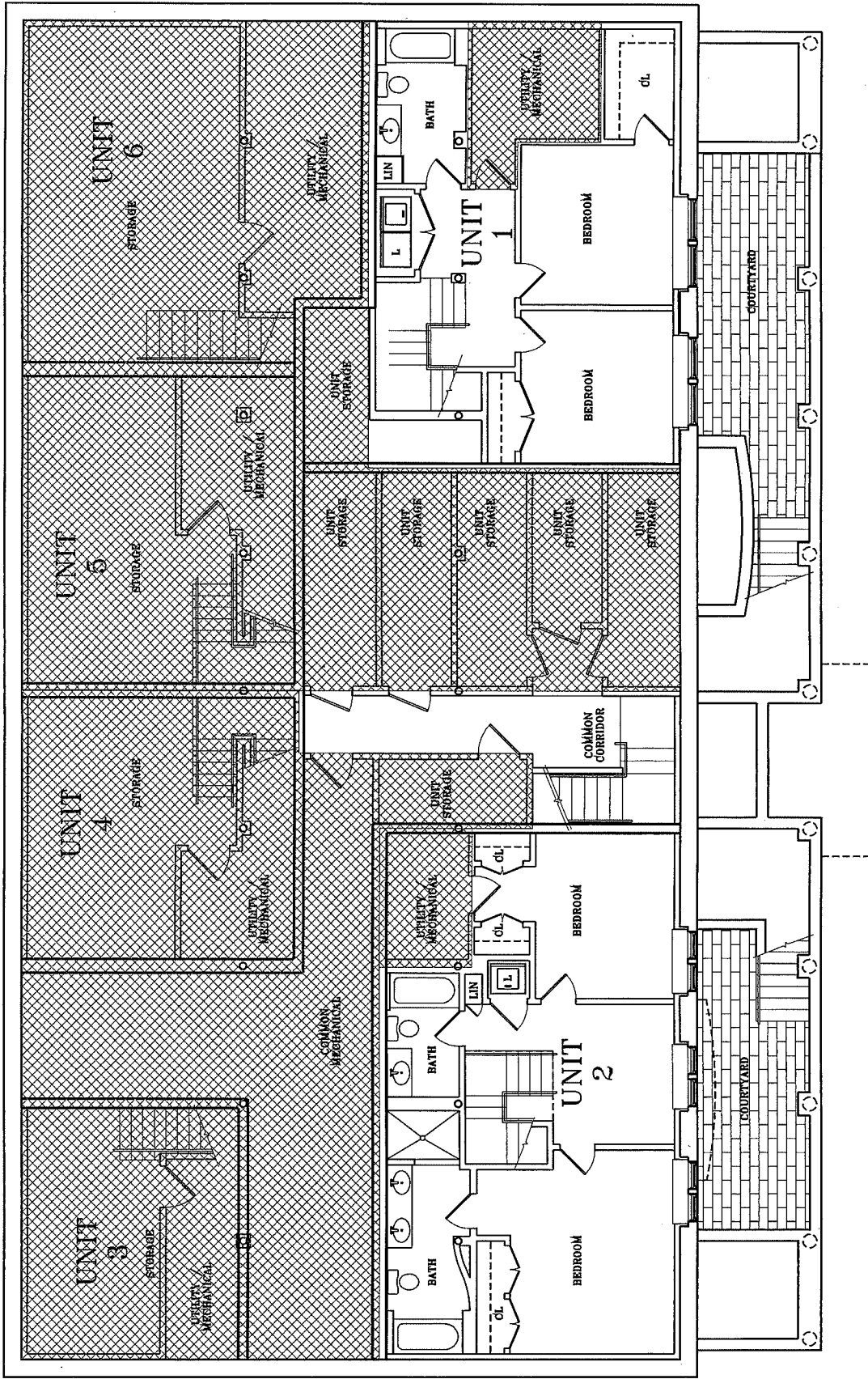


Boyes-Watson Architects
30 Pine Street
Somerville, MA 02143
Phone: (617) 625-8200 Fax: (617) 625-8201

PROJECT: 72 HAMILTON STREET - CAMBRIDGE, MA
16180
DATE: 3/16/11-07
DRAWN BY: 12.14.08

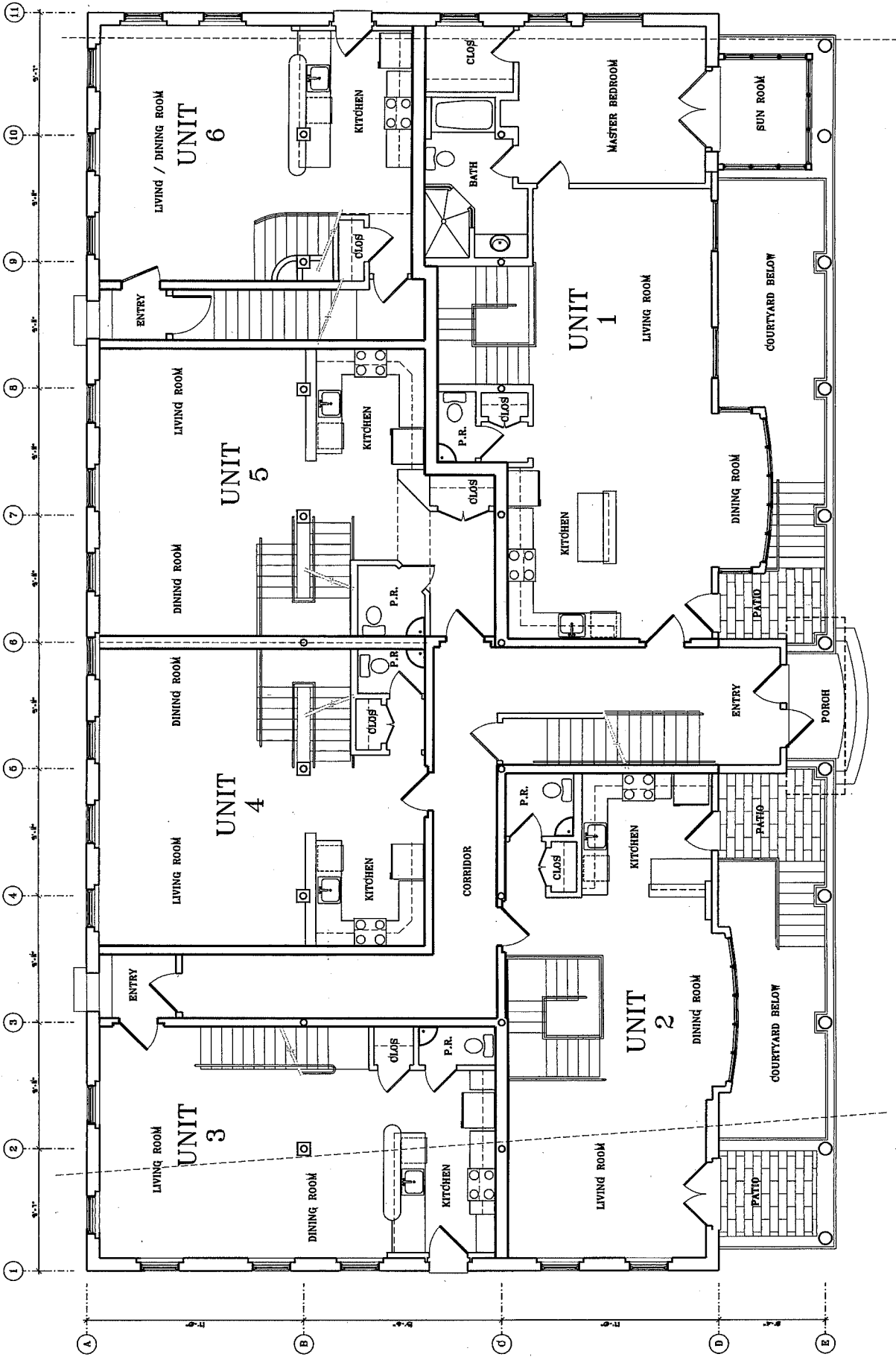
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PROJECT NO. A-202



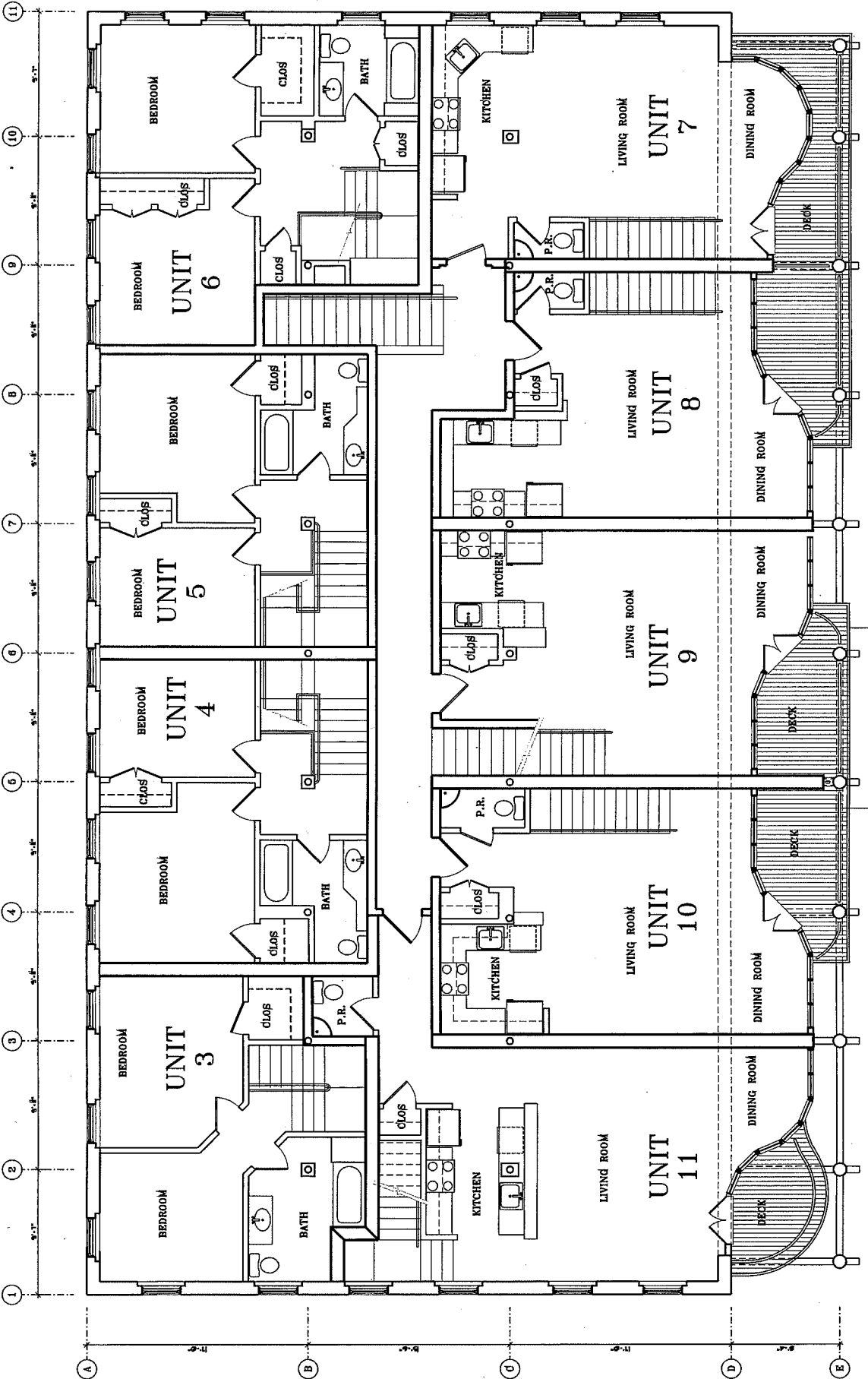
1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

 BOYES-WATSON ARCHITECTS <small>architects@boyeswatson.com Phone (617) 852-3200 Fax (617) 894-3001 Thirty Bow Street Somerville, MA 02148</small>	PROJECT 72 HAMILTON STREET - CAMBRIDGE, MA TITLE PROPOSED BASEMENT FLOOR PLAN	SHEET NO. 16180	SCALE 1/4" = 1'-0" DATE REVISION 12.14.06	REVISIONS 1 2 3 4 5 6	DRAWING NO. A-301
	Peggy Morrissey Real Estate Development				



1 FIRST FLOOR PLAN
1/4" = 1'-0"

Peggy Morrissey Real Estate Development	 BOYES-WATSON ARCHITECTS <small>architects@boyeswatson.com 31 Ivy Street, Somerville, MA 02145 Phone (617) 624-4200 Fax (617) 624-2011</small>	Project: 16180	Scale: 1/4" = 1'-0" Date: 12.14.08	Sheet No.: A-302
		Project: 72 HAMILTON STREET - CAMBRIDGE, MA PROPOSED FIRST FLOOR PLAN	No. of Units: 6 No. of Units Shown: 6 No. of Units Not Shown: 0	Date: 12.14.08



11 10 9 8 7 6 6 4 3 2 1

9'-0" 9'-0" 9'-0" 9'-0" 9'-0" 9'-0" 9'-0" 9'-0" 9'-0" 9'-0" 9'-0"

A B C D E

1 SECOND FLOOR PLAN
1/4" = 1'-0"

sheet no. A-303

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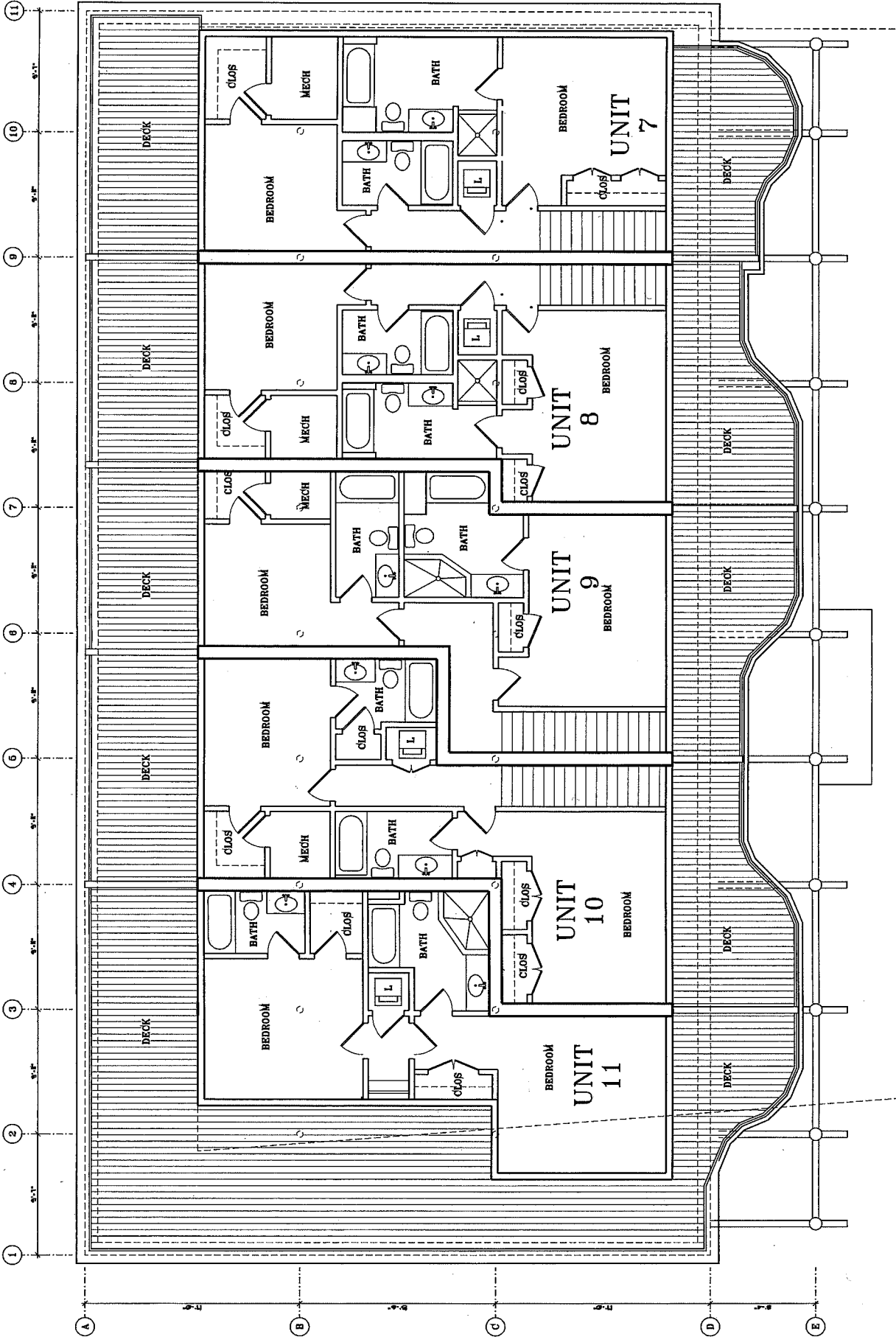
scale 1/4" = 1'-0"
date 12.14.08

project no. 16180

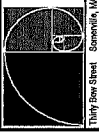
72 HAMILTON STREET - CAMBRIDGE, MA
PROPOSED SECOND FLOOR PLAN

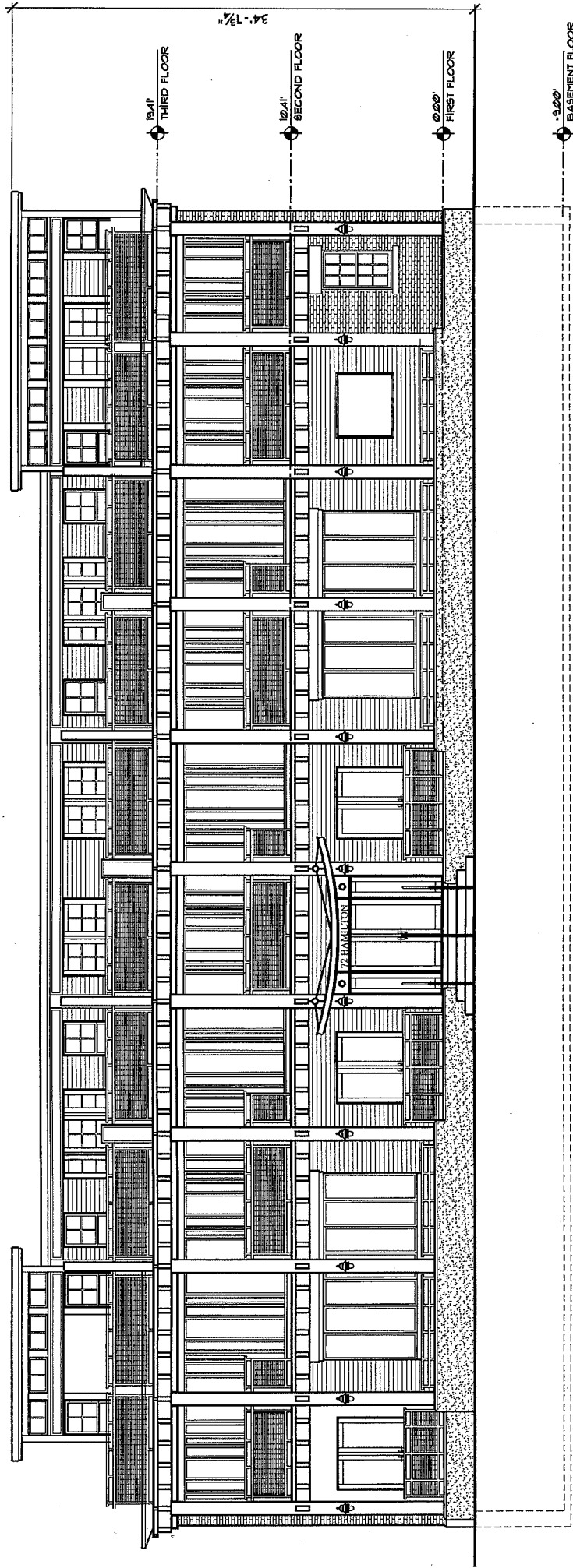
ROYES-WATSON ARCHITECTS
architects@royeswatson.com
709 Bow Street, Somerville, MA 02145 Phone (617) 524-5200 Fax (617) 524-8201

Peggy Morrissey
Real Estate Development



1 THIRD FLOOR PLAN
1/4" = 1'-0"

Peggy Morrissey Real Estate Development	 BOYES-WATSON ARCHITECTS <small>architects@boyeswatson.com 300 Boylston Street, Somerville, MA 02143 Phone (617) 828-8200 Fax (617) 828-8201</small>	Project: 72 HAMILTON STREET - CAMBRIDGE, MA Title: PROPOSED THIRD FLOOR PLAN	Date: 12.14.08 Scale: 1/4" = 1'-0" Project No.: 16180	Revision: <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> </table>	1		2		3		4		5		6		Sheet No.: A-304
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1 PROPOSED REAR ELEVATION
3/16" = 1'-0"

sheet no. A-401

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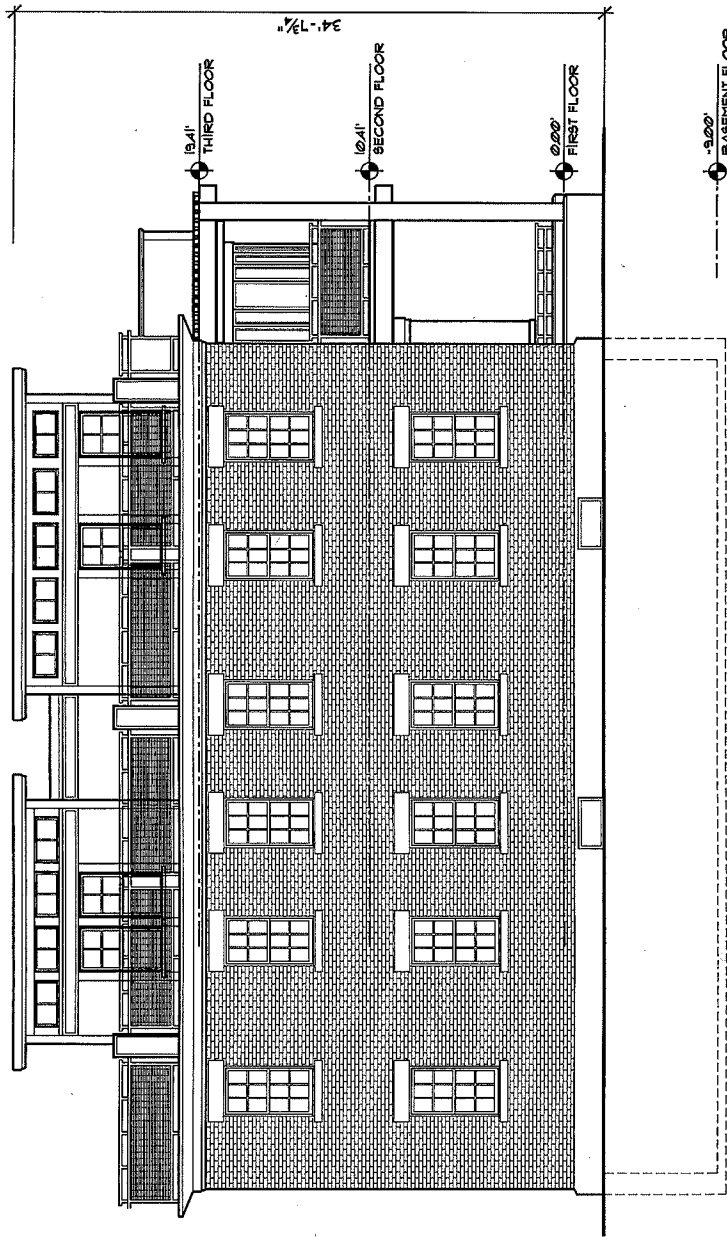
scale 3/16" = 1'-0"
date issued 12.14.08

300 no. 16180

project 72 HAMILTON STREET - CAMBRIDGE, MA
PROPOSED ELEVATIONS

ROYES-WATSON
ARCHITECTS
architects@royeswatson.com
701 New Street, Somerville, MA 02145 Phone (617) 624-6200 Fax (617) 624-6201

Peggy Morrissey
Real Estate Development



1 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

Sheet No. A-402

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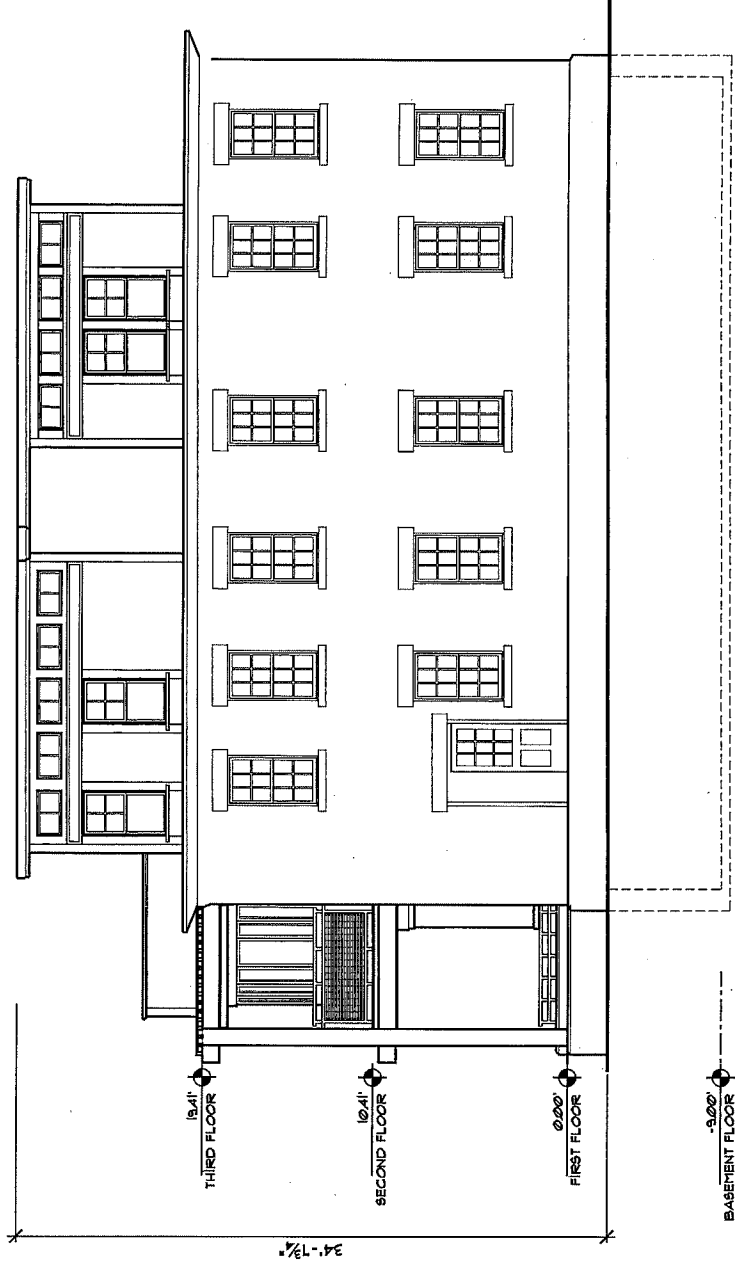
Scale 3/16" = 1'-0"
Date Plotted 12.14.08

Job No. 16180

Project 72 HAMILTON STREET - CAMBRIDGE, MA
PROPOSED ELEVATIONS

BOYES-WATSON ARCHITECTS
architects@boyeswatson.com
Thirty Bow Street Somerville, MA 02143 Phone (617) 228-8300 Fax (617) 228-8201

Client Peggy Morrissey
Real Estate Development



1 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"

sheet no.
A-403

REVISIONS	
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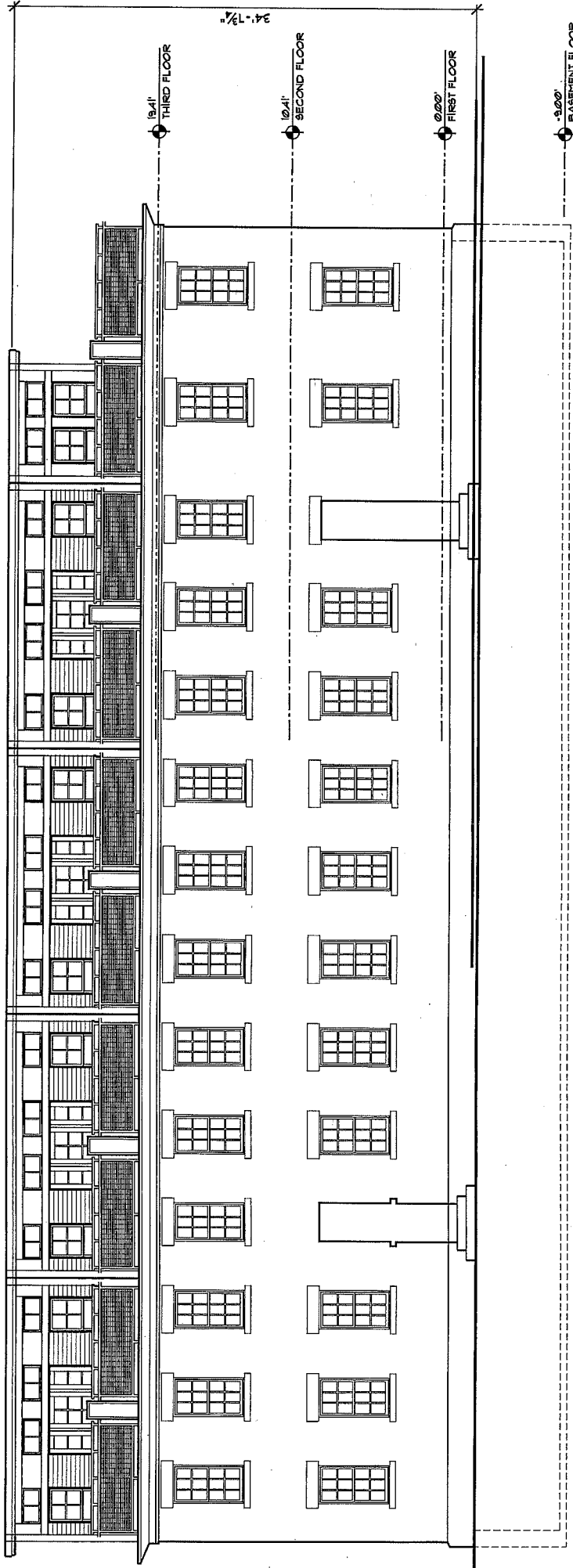
scale 3/16" = 1'-0"
date 12.14.06

project no.
16180

72 HAMILTON STREET - CAMBRIDGE, MA
PROPOSED ELEVATIONS

BOYES-WATSON
ARCHITECTS
architects@boyeswatson.com
Thiry Bow Street, Somerville, MA 02145 Phone (617) 828-4200 Fax (617) 828-2011

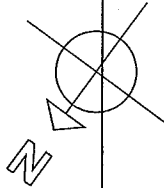
client
Peggy Morrissey
Real Estate Development



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

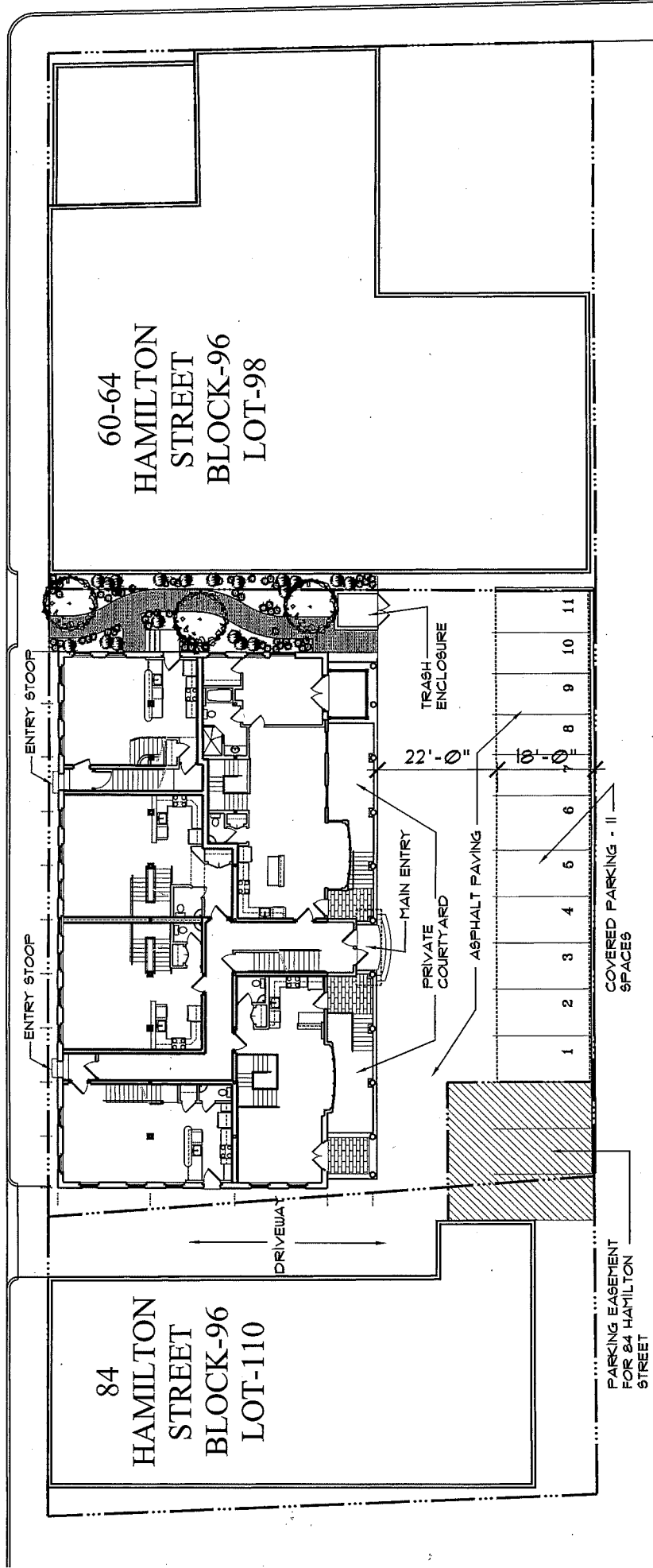
Peggy Morrissey Real Estate Development	ROYES-WATSON ARCHITECTS <small>1100 New Street, Somerville, MA 02145 Phone: (617) 552-8200 Fax: (617) 552-8201</small>	Project: 16180	Scale: 3/16" = 1'-0"	Date: 12.14.08	Revision: <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> </table>	1		2		3		4		5		Sheet No.: A-404
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72 HAMILTON STREET - CAMBRIDGE, MA PROPOSED ELEVATIONS		Title:	Date:	Scale:	Revision:	Sheet No.:										

226



HAMILTON STREET

SIDNEY STREET



60-64
HAMILTON
STREET
BLOCK-96
LOT-98

84
HAMILTON
STREET
BLOCK-96
LOT-110

1 PROPOSED SITE PLAN
1/8"=1'-0"

PLAN NO.
A-101

NO.	REVISIONS
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SCALE
3/16" = 1'-0"
DATE
12.14.08

PROJ. NO.
16180

PROJECT
72 HAMILTON STREET - CAMBRIDGE, MA
TITLE
PROPOSED SITE PLAN

BOYES-WATSON
ARCHITECTS
architects@boyeswatson.com
Thirty Bow Street, Somerville, MA 02143 Phone (617) 628-8200 Fax (617) 628-8201

Peggy Morrissey
Real Estate Development

a. SPECIAL PERMIT APPLICATION - COVER SHEET

2007 JAN 29 A 11: 50

OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for one or more Special Permits in accordance with the requirements of the following Sections of the Zoning Ordinance:

- 1. Article 5.28.2
- 2. Article 10.40
- 3. _____
- 4. _____

Applicant: Peggy Morrissey

Address: c/o James J. Rafferty

130 Bishop Allen Drive, Cambridge, MA 02139

Telephone: 617.492.4100 FAX: 617.492.3131

Location of Premises: 72 Hamilton Street

Zoning District: Special District 10

Submitted Materials: Project Narrative; Site Plan; Elevations; Floor Plans; Survey;
Photographs; Dimensional Form; Ownership Certificate

Signature of Applicant: James J. Rafferty, Attorney for Applicant

For the Planning Board, this application has been reviewed and is hereby certified complete by the Community Development Department:

1/25/07
Date

Elizabeth M. Fisher
Signature of CDD Staff

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name: Address of Site: Applicant: Planning Board Project Number: (CDD)

Hearing Timeline (CDD)

Application Date: _____

Planning Board 1st Hearing Date: _____ *

(PUD Development Proposal, other special permit)

Planning Board Preliminary Determination: _____ *

(PUD Development Proposal)

Second Submission Date: _____ *

(PUD Final Development Plan)

Planning Board 2nd Hearing Date: _____ *

(PUD Final Development Plan)

Final Planning Board Action Date: _____ *

(PUD Final Development Plan, other special permit)

Deadline for Filing Decision: _____ *

**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief:

- Article 5.28.2 Conversion of Nonresidential Structure to Residential use
- _____

Project Description

Brief Narrative: Petitioner seeks to convert pre-existing manufacturing warehouse to multi-family residential units

Project Size:

- Total GFA: 14,777 sf
- Non-residential uses GFA: none
- Site Area (acres and SF): 11,172 sf
- # of Parking Spaces: 11

Proposed Uses:

- # of Dwelling Units: 11
- Other Uses: none
- Open Space (% of the site and SF) 28%
- ***Proposed Dimensions:***
 - Height: 35'
 - FAR: 1.32

Project Narrative

This is an application for a Special Permit to convert a pre-existing manufacturing building into multi-family housing. The building is located in Special District 10 in Cambridgeport and is currently used as a furniture manufacturing facility. For decades the building was owned and operated by the Meyerson Tooth Corporation.

The building is two stories high with a roof top mezzanine. It contains a gross floor area of 14,777 square feet, nearly a third of which is located in the basement. The conversion involves the creation of eleven duplex dwelling units. The first floor units have bedrooms and storage units on the basement level. The second floor units have bedrooms on a third floor that is being created as part of the residential conversion.

The gross floor area of the third floor is equal to the area in the basement that will be used for mechanical equipment and storage space that is less than seven feet in height. Thus, the third floor addition will not result in any increase in the floor area ratio (FAR) of the building.

The project contains eleven parking spaces and one affordable dwelling unit.

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g. fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 72 Hamilton Street (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reason:

The project is eligible for a Special Permit under Article 5.28.2 since the building was designed built and used as a non residential structure. Moreover, the project satisfies the criteria of Article 5.28.27 since it will not affect the privacy of residential neighbors and will not impact on street parking.

- B) Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character or the following reasons:

The current use generates significant truck traffic. The residential use will eliminate that level of traffic and reduce congestion on the street.

- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The surrounding properties contain a mix of residential and commercial uses. Their operation will not be adversely affected by an 11 unit residential building.

- D) Nuisance of hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:

The new residences will be constructed in accordance with all applicable health, safety and building code requirements.

- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:

To the contrary this project is consistent with the purpose of Special District 10 as outlined in Article 17.102, to promote housing that is well integrated into the existing neighborhood.

DIMENSIONAL FORM

LOCATION:	<u>66-72 Hamilton Street</u>	ZONE:	<u>SD-10 (Res C Dims)</u>
APPLICANT:	<u>Margaret Morrissey</u>	REQUESTED OCCUPANCY:	<u>Multi-Family</u>
PHONE:	<u>(617) 491-9712</u>	PRESENT USE/OCCUPANCY:	<u>Commercial</u>
	<u>EXISTING</u>	<u>REQUESTED</u>	<u>ORDINANCE</u>
	<u>CONDITIONS</u>	<u>CONDITIONS</u>	<u>REQUIREMENTS (1)</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>14777</u>	<u>14777</u>	<u>14777</u>
<u>LOT SIZE:</u>	<u>11172</u>	<u>11172</u>	<u>11172</u>
<u>RATIO OF TOTAL FLOOR AREA TO LOT AREA</u>	<u>1.32</u>	<u>1.32</u>	<u>1.32 (per 5.28.2)</u>
<u>MINIMUM LOT AREA FOR EACH DWELLING UNIT</u>	<u>NA</u>	<u>1016</u>	<u>698.2 (per 5.28.2)</u>
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>115.21</u>	<u>115.21</u>
	<u>LENGTH</u>	<u>100.42</u>	<u>100.42</u>
(setbacks in feet)	<u>FRONT</u>	<u>1.79</u>	<u>1.79 @ EXISTING</u>
			<u>10.0 @ NEW</u>
	<u>REAR</u>	<u>49.2</u>	<u>39.75</u>
	<u>LEFT SIDE</u>	<u>11.5</u>	<u>11.5 @ EXISTING</u>
			<u>12.8 @ NEW</u>
	<u>RIGHT SIDE</u>	<u>1.39</u>	<u>1.39 @ EXISTING</u>
			<u>12.8 @ NEW</u>
<u>SIZE OF BUILDING</u>	<u>HEIGHT</u>	<u>35'</u>	<u>35'</u>
	<u>LENGTH</u>	<u>98'-6"</u>	<u>98'-6"</u>
	<u>WIDTH</u>	<u>49'-6"</u>	<u>58'-6"</u>
<u>RATIO OF USABLE OPEN SPACE (PER 5.28.2)</u>	<u>0%</u>	<u>28%</u>	<u>36%</u>
		<u>Includes Decks, Balconies and Walks</u>	<u>(Requesting reduction per 5.28.2)</u>
<u>NO. OF DWELLING UNITS:</u>	<u>NA</u>	<u>11</u>	<u>16 (per 5.28.2)</u>
<u>NO. OF PARKING SPACES:</u>	<u>13</u>	<u>11</u>	<u>1 PER D.U.</u>
<u>NO. OF LOADING AREAS:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>OTHER OCCUPANCIES ON SAME LOT:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>DISTANCE TO NEAREST BUILDING:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>SIZE OF BLDGS. ADJACENT ON SAME LOT:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>TYPE OF CONSTRUCTION:</u>	<u>5</u>		
<u>SUBMIT:</u>	<u>PLOT PLAN: _____</u>	<u>PARKING PLAN: _____</u>	<u>BUILDING PLAN: _____</u>

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT DIMENSIONAL REQUIREMENTS).