



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT 831 MASS. AVE.
CAMBRIDGE, MASSACHUSETTS 02139 (617) 349-6100

Ranjit Singanayagam
Commissioner

June 23, 2017

Joao Bairos
51 Hawthorne Street
Malden, MA 02148

RE: 22-24 Berkshire Street, Cambridge, MA.

Dear Mr. Bairos,

I am writing this letter at your request regarding the above referenced property, which is owned or controlled by you.

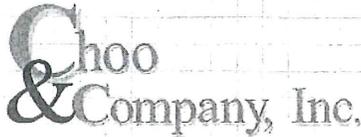
An inspection was made by Senior Building inspector David Byrne, and by the letter written by the Architect Mr. Arthur Choo, it was found the building suffered water damage due to the fire that took place on some of the buildings on the street.

Building inspector has informed that due to large amounts of water in the building, it appears that the water damaged the foundation and other parts of the building. Therefore, at this time the building is condemned for human habitation.

If you have questions please free to call me at 617-349-6100 or email me at ranjiits@cambridgema.gov.

Sincerely,

Ranjit Singanayagam
Commissioner, I.S.D



Architecture and Engineering

April 26th, 2017

Mr. Joao Barios
22-24, 26 Berkshire Street
Cambridge MA 02141

Project No. 17116

Dear Mr. Barios

As requested, we visited 22-24 and Berkshire Street, Cambridge MA 02141 on April 25th. In the basement of 22-24 Berkshire street, we found that the existing brick and rubble combined foundation wall with limestone mortar was in poor condition. Water in the basement due to the fire 4 months ago caused the severe mortar damage. Cracks were found at multiple locations as well as loose rubble and falling mortar (see attachment 3). Large holes on the foundation wall were found at several locations, as well as large piece of wall moved from original place (see attachment 1, 2). Large pieces rubble foundation can be removed from their locations easily by hand alone. Repoint the existing foundation is not going to cure the damage since most of the mortar damages are really deep inside the foundation wall, and will not restore the adhesion between the stones.

Because of the fire in December, 2016, thousands of gallons of water were used. The water in the basement caused the settlement of existing foundation and foundation may keep settle and cause crack on the walls for building above.

For 26 Berkshire Street, part of the foundation was exposed. The condition of the exposed foundation was severely damaged as 22-24 Berkshire Street. The finished dry wall were filled with mold, we assume that the foundation wall behind the dry wall is in similar condition as the exposed walls.

For a safe certification and code compliant foundation, foundation of both buildings should be removed entirely and rebuild with new concrete walls. Based on the soil condition in Cambridge area, a geotechnical report may be required for designing new foundation.

Please contact us if you have any questions. Thank you.

Very truly yours,
CHOO & COMPANY, INC.


Arthur Choo Jr., A.I.A.



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

Joao DeAndrade Bairos c/o Jason A. Panos,

APPLICANT: Esquire PRESENT USE/OCCUPANCY: 6 Dwelling Unit Apartment

LOCATION: 22, 24 & 26 Berkshire St., Cambridge, MA 02141 ZONE: Residence C-1 Zone

PHONE: 978-406-9979 REQUESTED USE/OCCUPANCY: 6 Dwelling Unit Apartment

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>6,773 sf</u>	<u>6,204 sf</u>	<u>2,838 sf</u> (max.)
LOT AREA:	<u>3,784 sf</u>		<u>5,000 sf</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>1.79</u>	<u>1.64</u>	<u>0.75</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>630 sf</u>	<u>630 sf</u>	<u>1,500 sf</u> (min.)
SIZE OF LOT:			
WIDTH	<u>70' (Berkshire) 54' (Plymouth)</u>		<u>50'</u> (min.)
DEPTH	<u>0.2' (Berkshire)</u>	<u>0.5' (Berkshire)</u>	
Setbacks in Feet:			
FRONT	<u>0.9' (Plymouth)</u>	<u>0.9' (Plymouth)</u>	<u>10'</u> (min.)
REAR	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
LEFT SIDE	<u>(L = Berkshire) 0.1'</u>	<u>0.8'</u>	<u>15'(Calc.)/7.5'</u> (min.)
RIGHT SIDE	<u>(R = Plymouth) 0.6'</u>	<u>5.2'</u>	<u>21'(Calc.)/7.5'</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>28' +/-</u>	<u>35'</u>	<u>35'</u> (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>5.5%</u>	<u>18.2%</u>	<u>30%</u> (min.)
NO. OF DWELLING UNITS:	<u>6</u>	<u>6</u>	<u>2</u> (max.)
NO. OF PARKING SPACES:	<u>1</u>	<u>3</u>	<u>6 (min.)</u> (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>2.3'</u>	<u>N/A</u>	<u>10'</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.

Occupancies on the same lot consist of that for residential dwelling purposes only and there is no change proposed from the existing use which is allowed by right according to the Zoning Ordinance. The Three (3) existing structures (one, two (2) dwelling apartment building, one four (4) dwelling apartment building and one accessory, one (1) car garage) are prosed to be replaced by on structure as described above. Proposed construction is Type 5- Wood Frame Constructio

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'.



38

39

40

LOCUS

Hardwick St

Cardinal Medeiros Ave

York St

Vanine St

Plymouth St

Berkshires St

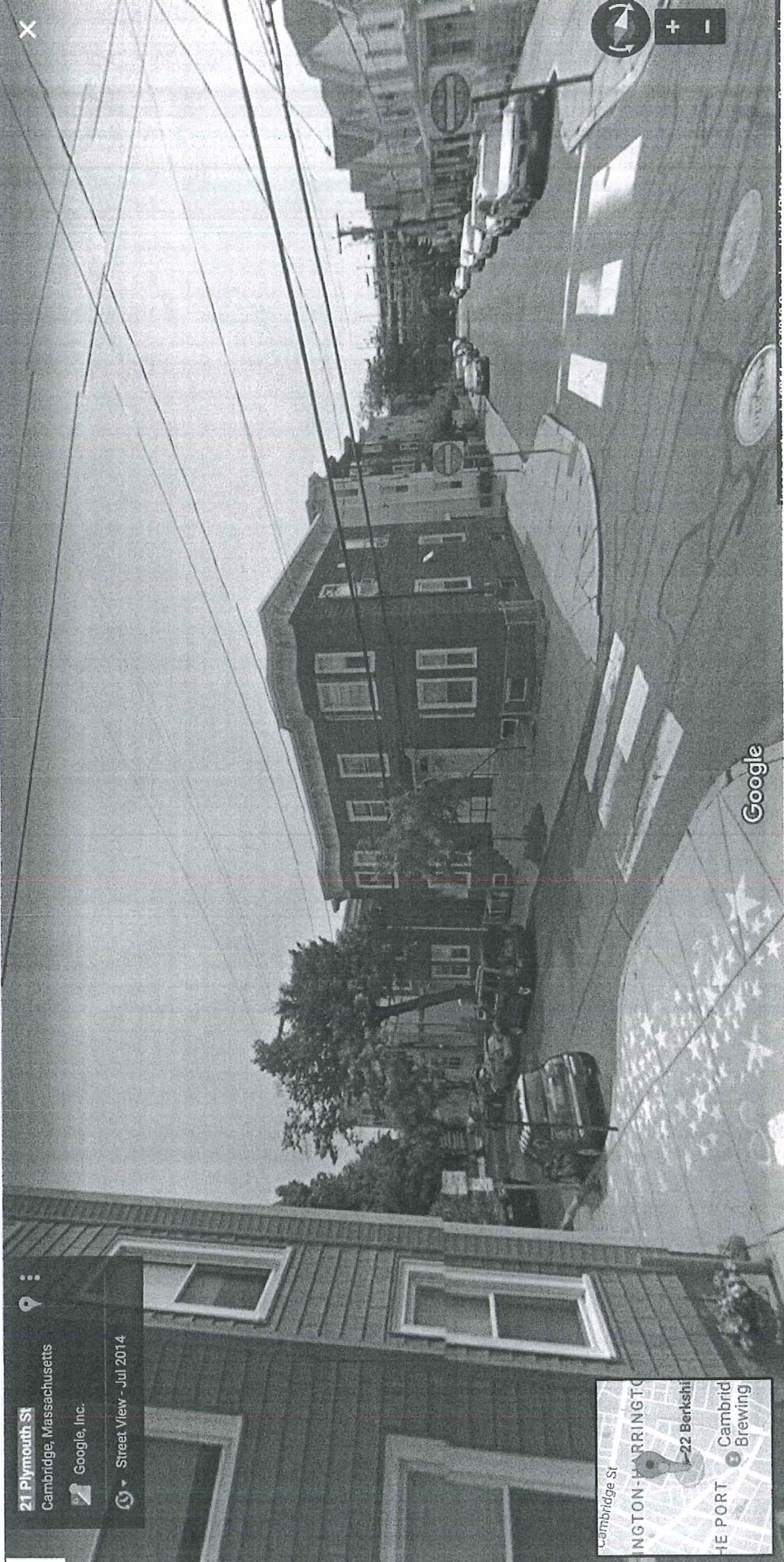
Berkshire Pl

Bristol St

Webster Ave

Seckel St

Portsmouth St

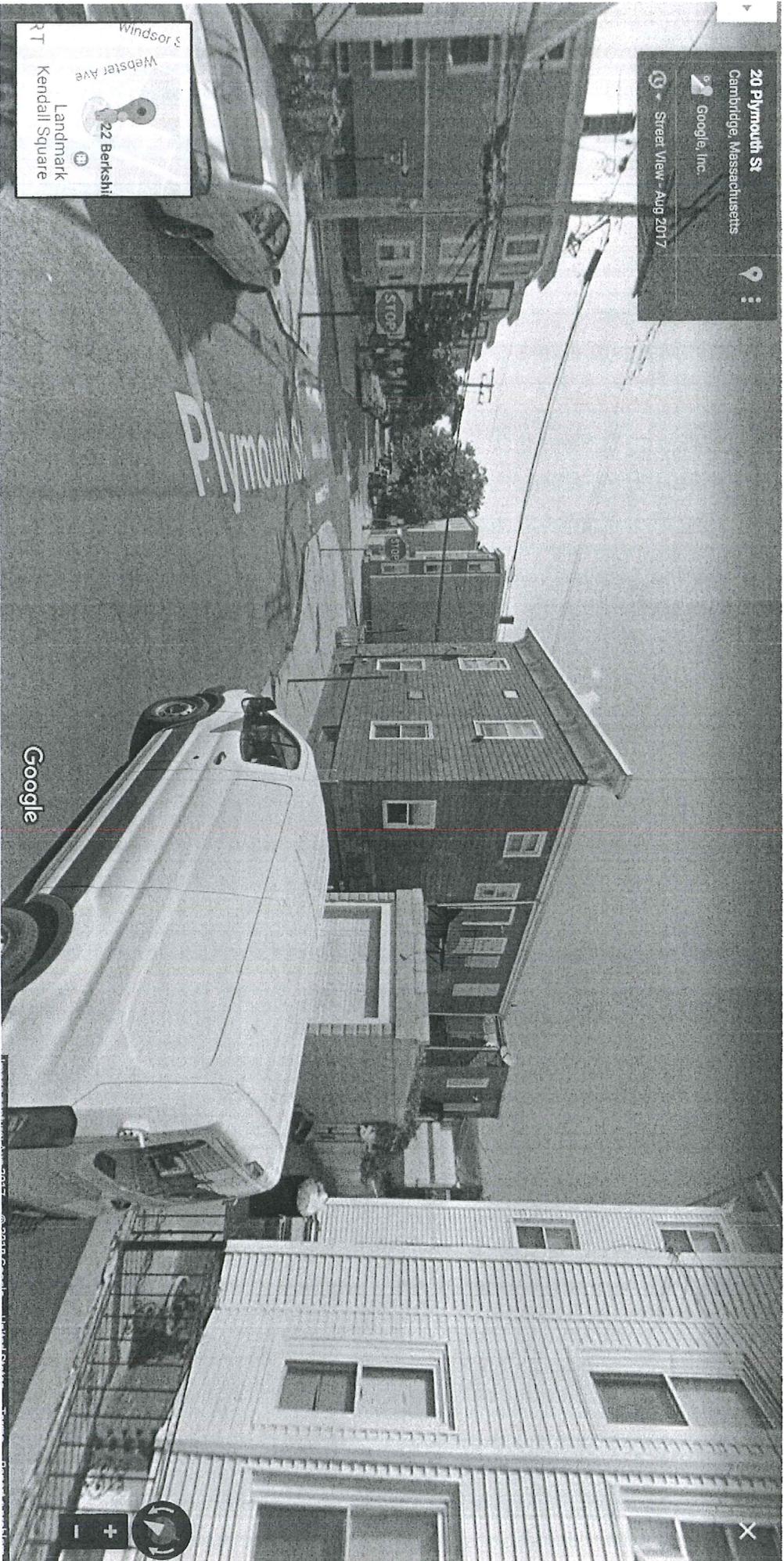


X



21 Plymouth St
Cambridge, Massachusetts
Google, Inc.
Street View - Jul 2014





20 Plymouth St
Cambridge, Massachusetts

Google, Inc.

Street View - Aug 2017

Windsor St
Webster Ave
22 Berkshires
Landmark
Kendall Square

Google

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16 Plymouth St

Cambridge, Massachusetts



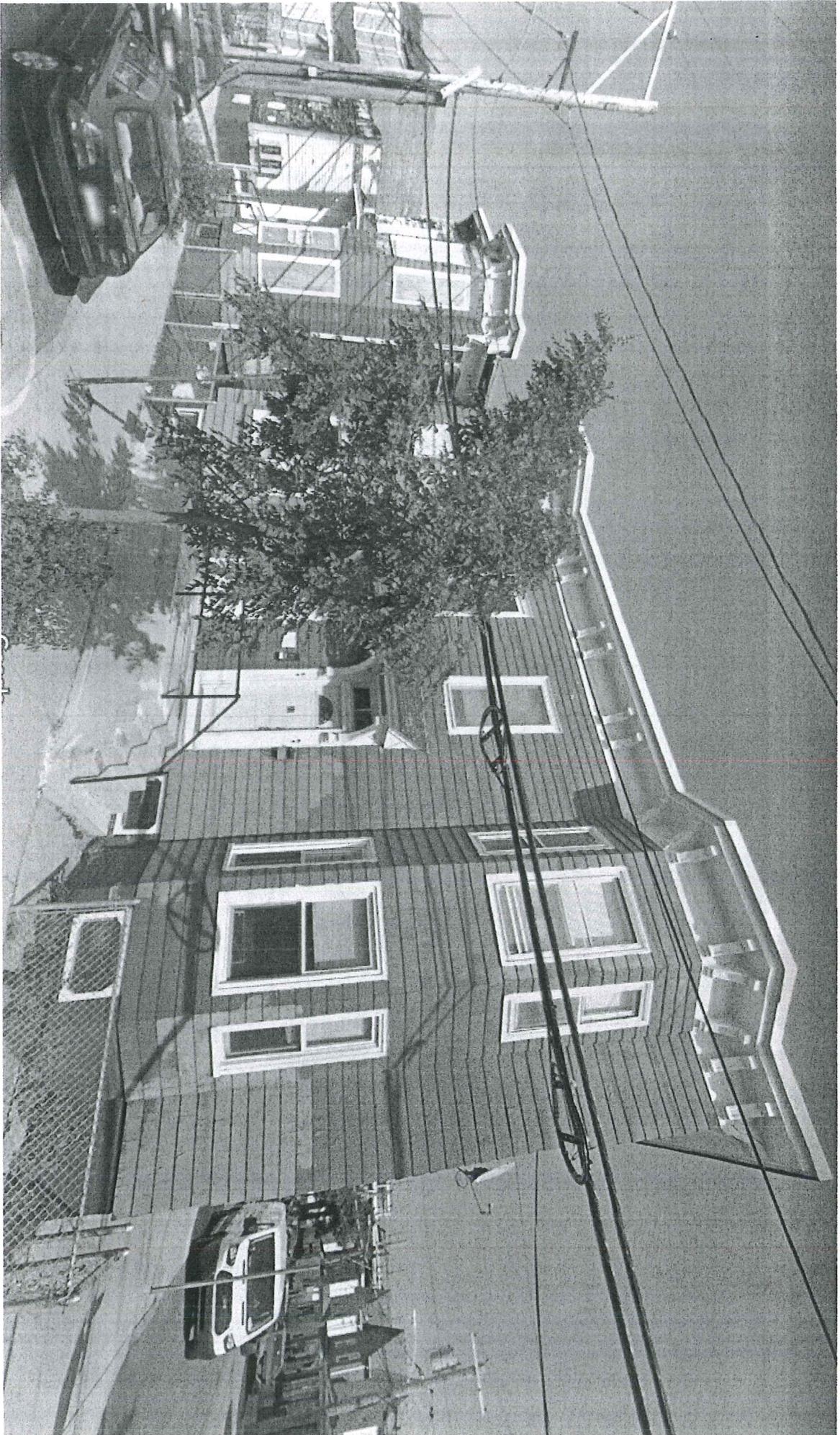
Google, Inc.

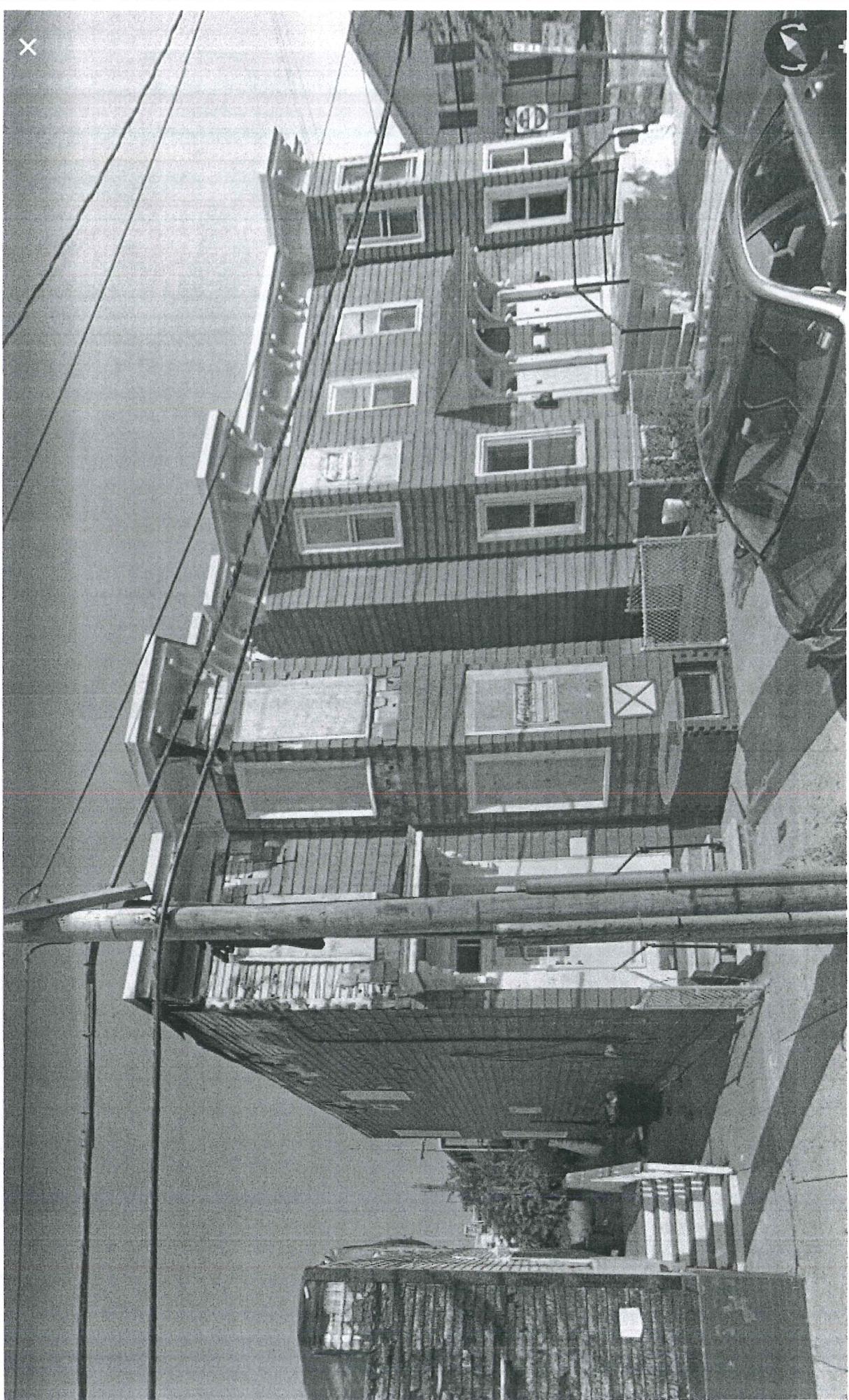
Street View - Aug 2017



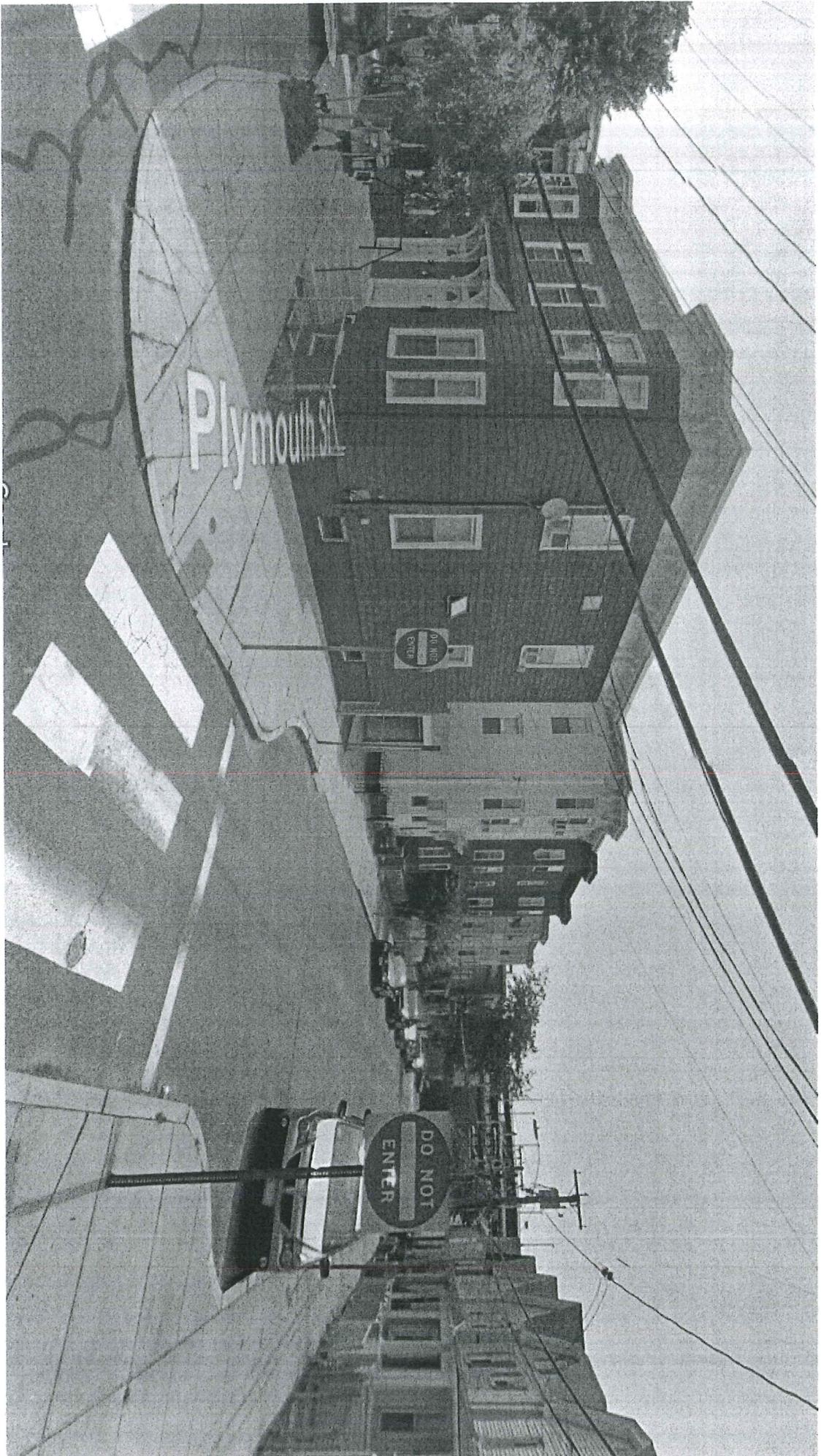
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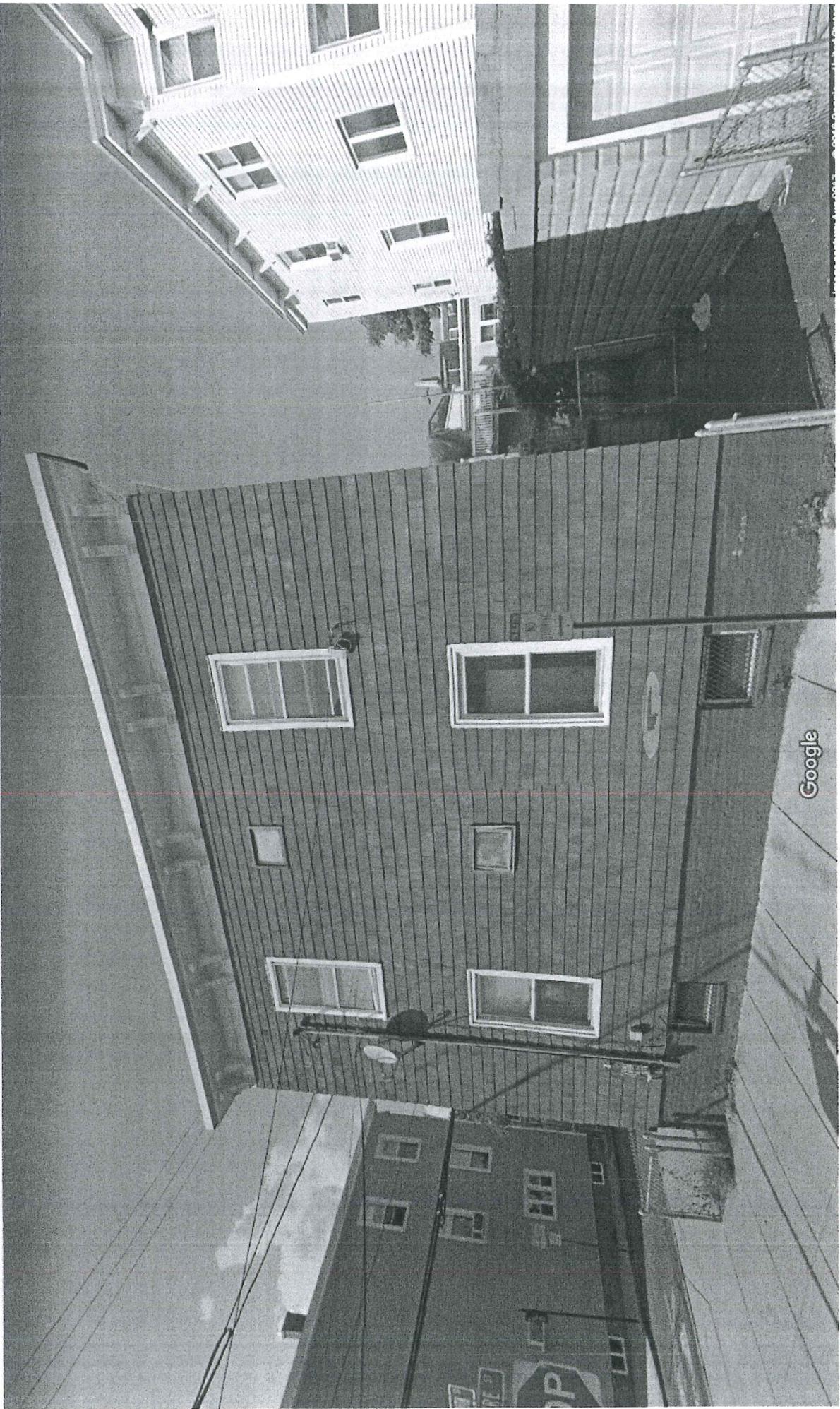
Image capture: Aug 2017 © 2018 Google United States Terms Report a problem



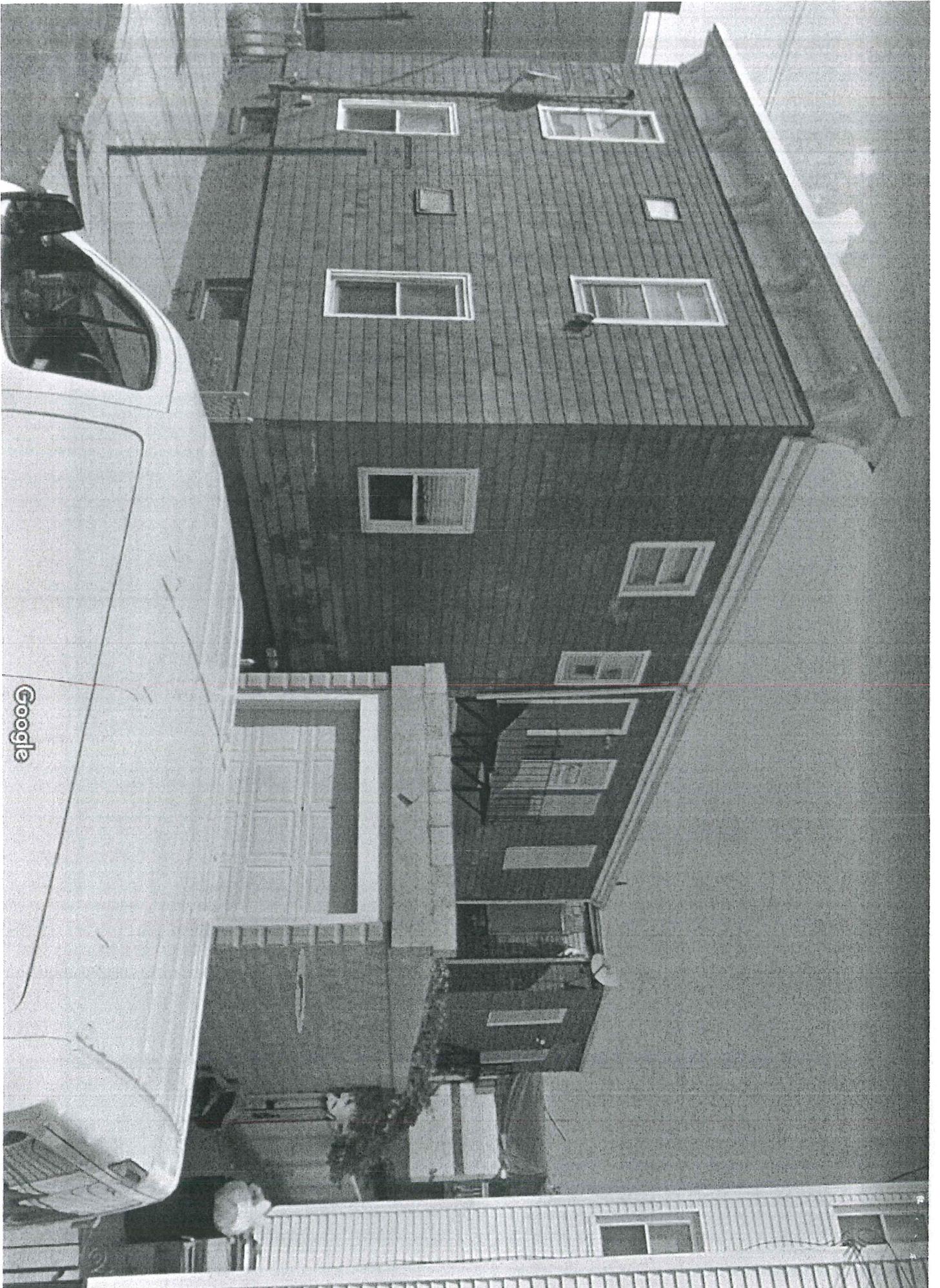


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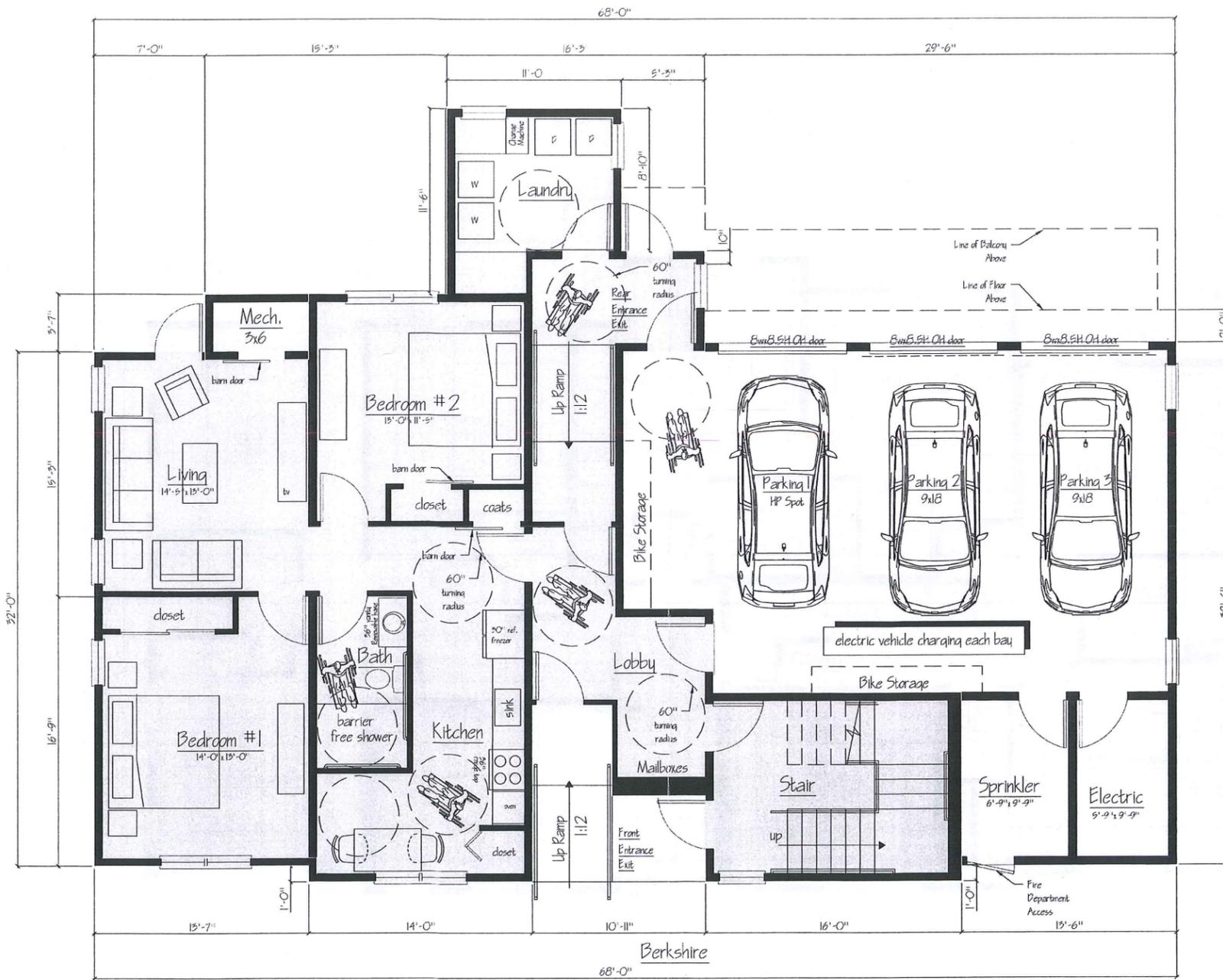




Google



Google



○ Sidewalk Level
 SCALE: 1/4" = 1'-0"

Color Legend

Area included in FAR	
Area excluded in FAR	
Area included in FAR - First Floor	1,505 sf
Area excluded in FAR - First Floor	
Mechanical -(inside unit)	26 sf
Garage/ Sprinkler/ Electric	876 sf
Area included in FAR - Second Floor	2,304 sf
Area excluded in FAR - Second Floor	79 sf
Area included in FAR - Third Floor	2,395 sf
Area excluded in FAR - Third Floor	50 sf
Total Area included in FAR	6,204 sf
Total Area excluded in FAR	1,031 sf



Eric H. Gjerde AIA
 Architect

SeaGlass Architects, LLC
 246 Andover Street
 Peabody, MA 01960

prepared for Mr. Joao Bairos

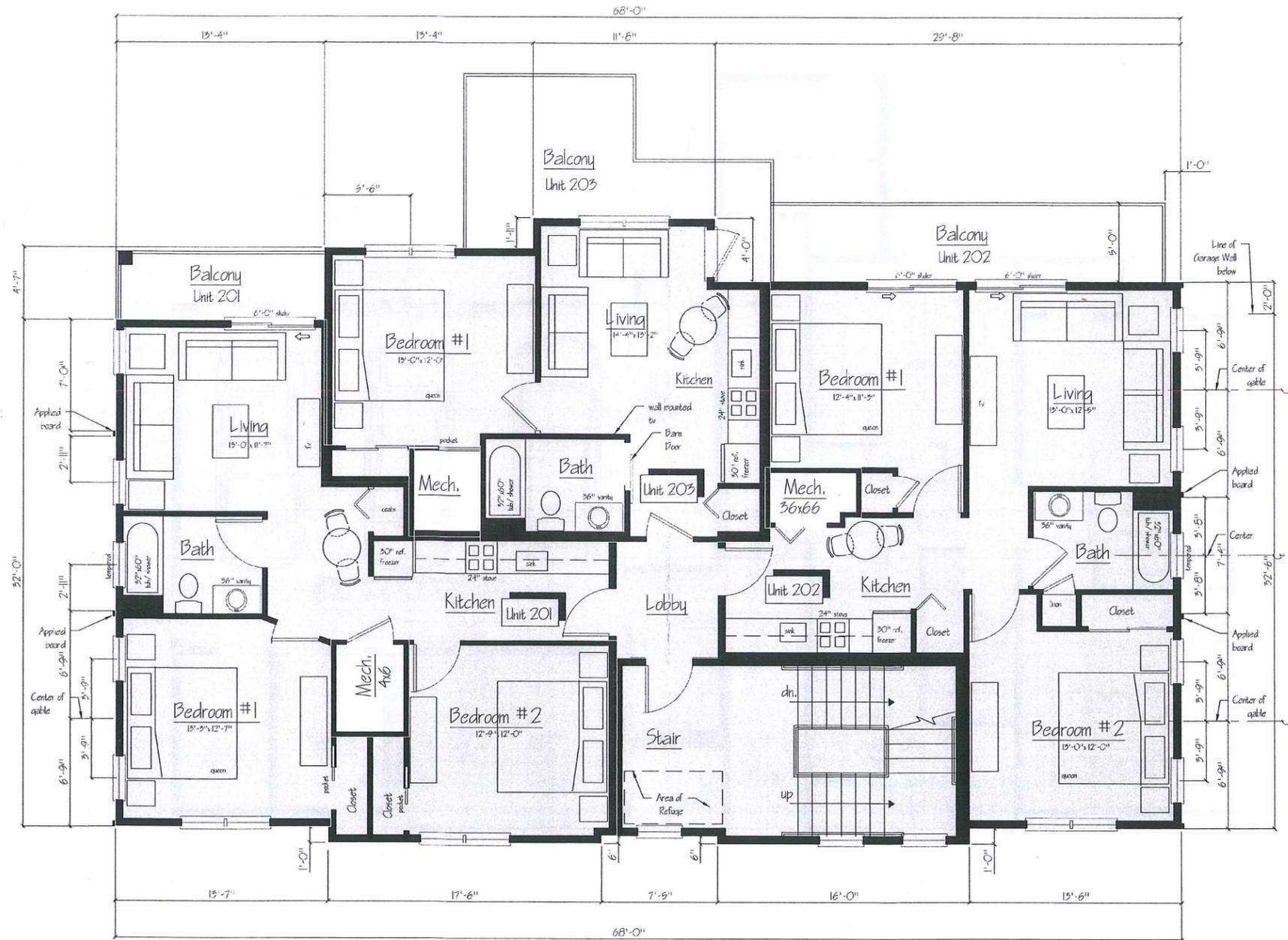
22, 24, & 26
 Berkshire Street
 Cambridge, MA

Sidewalk Level

A-1

DATE
 4-10-18

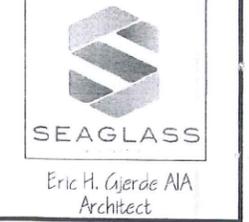




Second Floor Plan
 SCALE: 1/4" = 1'-0"

Color Legend

Area included in FAR	
Area excluded in FAR	
Area included in FAR - First Floor	1,505 sf
Area excluded in FAR - First Floor	
Mechanical - (inside unit)	26 sf
Garage/ Sprinkler/ Electric	876 sf
Area included in FAR - Second Floor	2,304 sf
Area excluded in FAR - Second Floor	79 sf
Area included in FAR - Third Floor	2,395 sf
Area excluded in FAR - Third Floor	50 sf
Total Area included in FAR	6,204 sf
Total Area excluded in FAR	1,031 sf



SeaGlass Architects, LLC
 246 Andover Street
 Peabody, MA 01960

Prepared for Mr. Joao Bairos

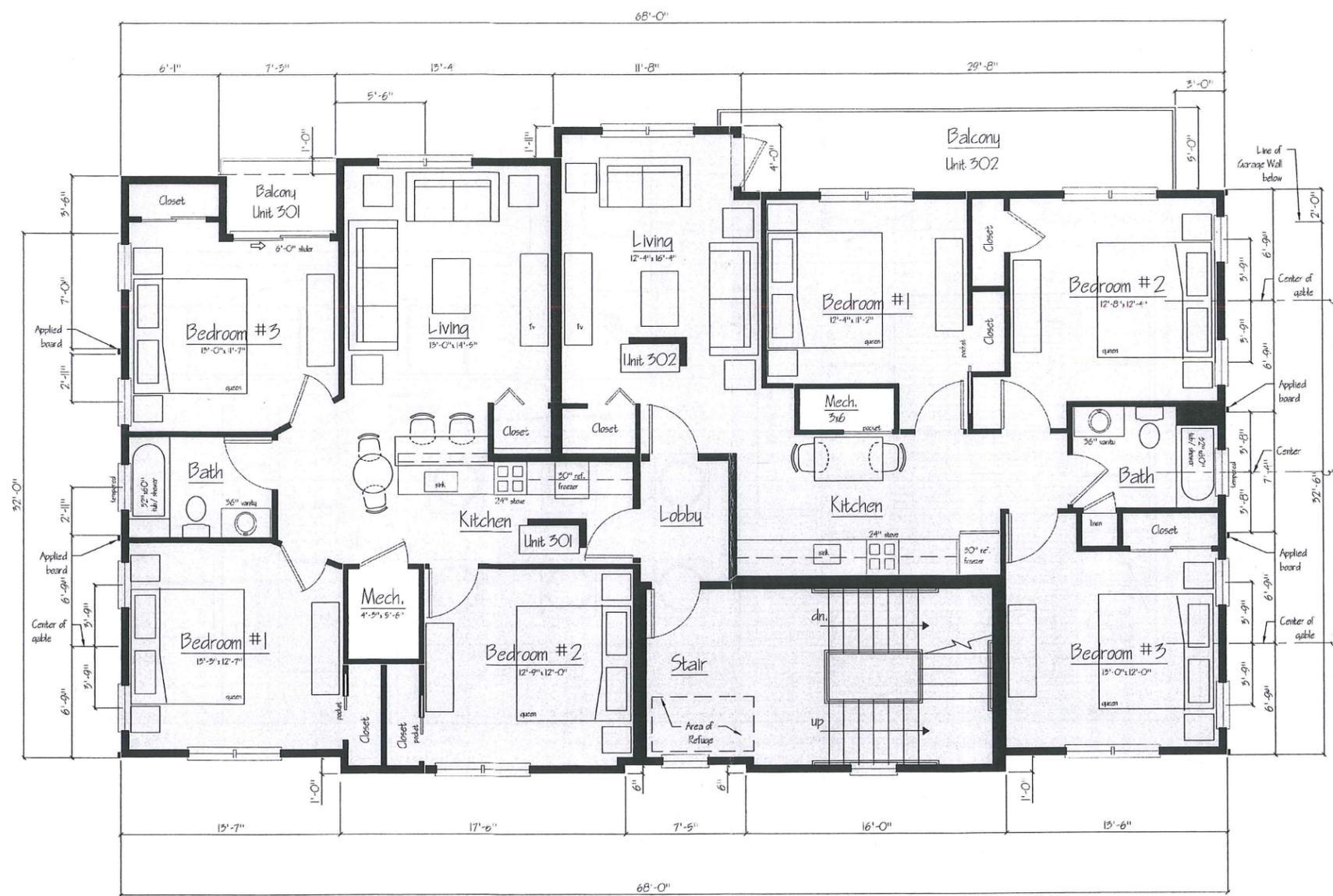
22, 24, & 26
 Berkshire Street
 Cambridge, MA

Second Floor Plan

A-2

DATE
 4-10-18





Third Floor Plan
 SCALE: 1/4" = 1'-0"

Color Legend

Area included in FAR	
Area excluded in FAR	
Area included in FAR - First Floor	1,505 sf
Area excluded in FAR - First Floor	
Mechanical -(inside unit)	26 sf
Garage/ Sprinkler/ Electric	876 sf
Area included in FAR - Second Floor	2,304 sf
Area excluded in FAR - Second Floor	79 sf
Area included in FAR - Third Floor	2,395 sf
Area excluded in FAR - Third Floor	50 sf
Total Area included in FAR	6,204 sf
Total Area excluded in FAR	1,031 sf



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 246 Andover Street
 Peabody, MA 01960

prepared for Mr. Joao Bairos

22, 24, & 26
 Berkshire Street
 Cambridge, MA

Third Floor Plan

A-3

DATE
 4-10-18





Eric H. Gjerde AIA
Architect

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Peabody, MA 01960

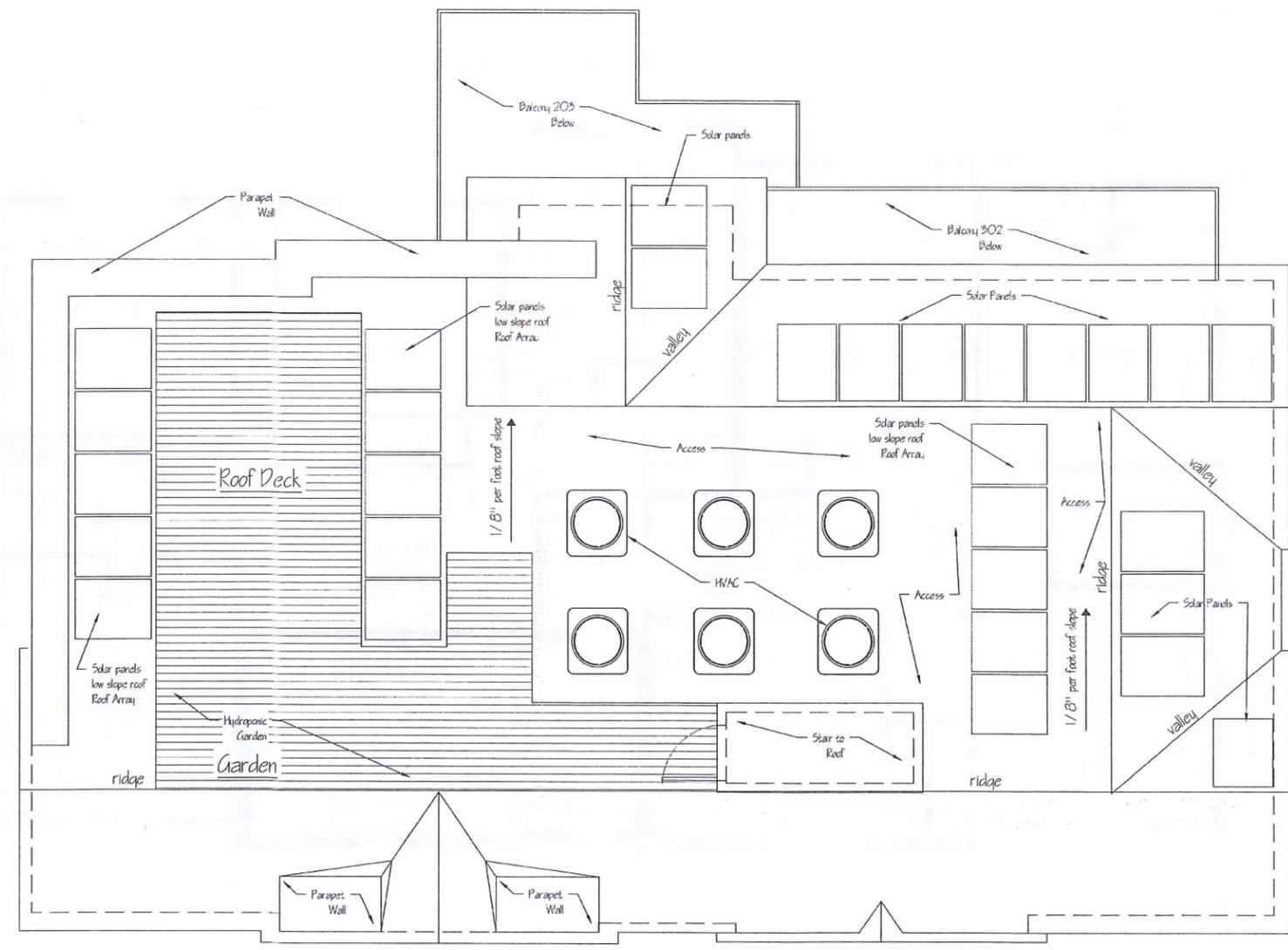
prepared for Mr. Joao Bairos

22, 24, & 26
Berkshire Street
Cambridge, MA

Roof Plan

A-4

DATE
4-10-18



Roof Plan
SCALE: 1/4" = 1'-0"



Left Elevation
SCALE: 1/4" = 1'-0"



Berkshire Street Elevation
SCALE: 1/4" = 1'-0"





SEAGLASS
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Architect

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246 Andover Street
Peabody, MA 01960

Prepared for Mr. Joao Bairos

22, 24, & 26
Berkshire Street
Cambridge, MA

Berkshire Street Elevation
Left Elevation

A-6

DATE
4-10-18



Plymouth Street Elevation
SCALE: 1/4" = 1'-0"



Rear Elevation
SCALE: 1/4" = 1'-0"





○ View from the corner of Berkshire & Plymouth Looking North East



Eric H. Gjerde AIA
Architect

SeaGlass Architects, LLC
246 Andover Street
Peabody, MA 01960

prepared for Mr. Joao Bairos

22, 24, & 26
Berkshire Street
Cambridge, MA

Corner of Berkshire & Plymouth Street
Existing & Proposed Views

Views

DATE
4-10-18






SEAGLASS
Eric H. Gjerde AIA
Architect

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246 Andover Street
Peabody, MA 01960

prepared for Mr. Joao Bairos



22, 24, & 26
Berkshire Street
Cambridge, MA

View from Plymouth Street
Existing & Proposed Views

Views

DATE
4-10-18





Eric H. Gjerde AIA
Architect

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Peabody, MA 01960

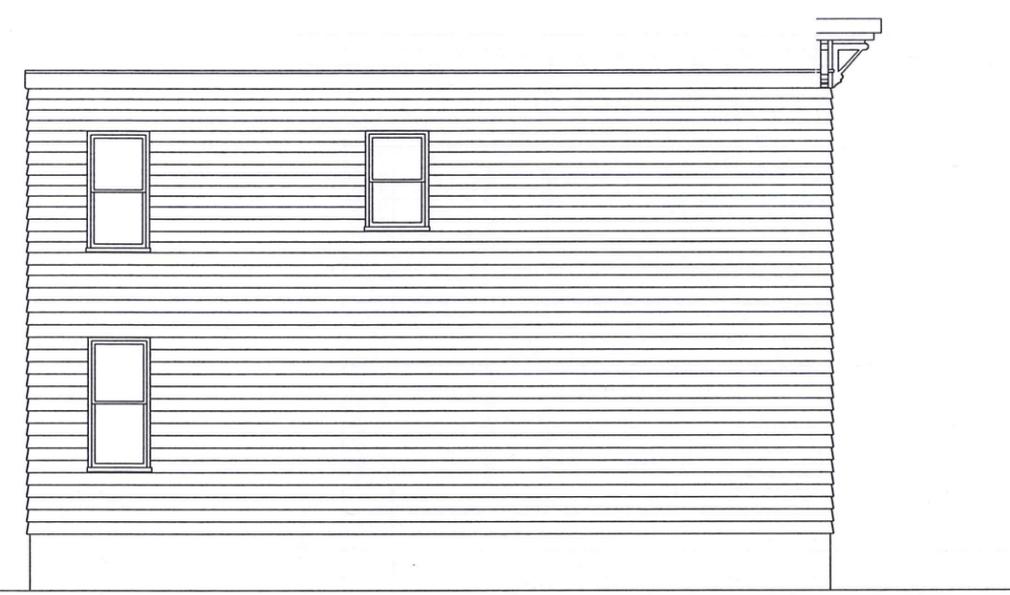
prepared for Mr. Joao Bairos

22, 24, & 26
Berkshire Street
Cambridge, MA

Existing
Berkshire Street Elevation
Left Elevation

EX-1

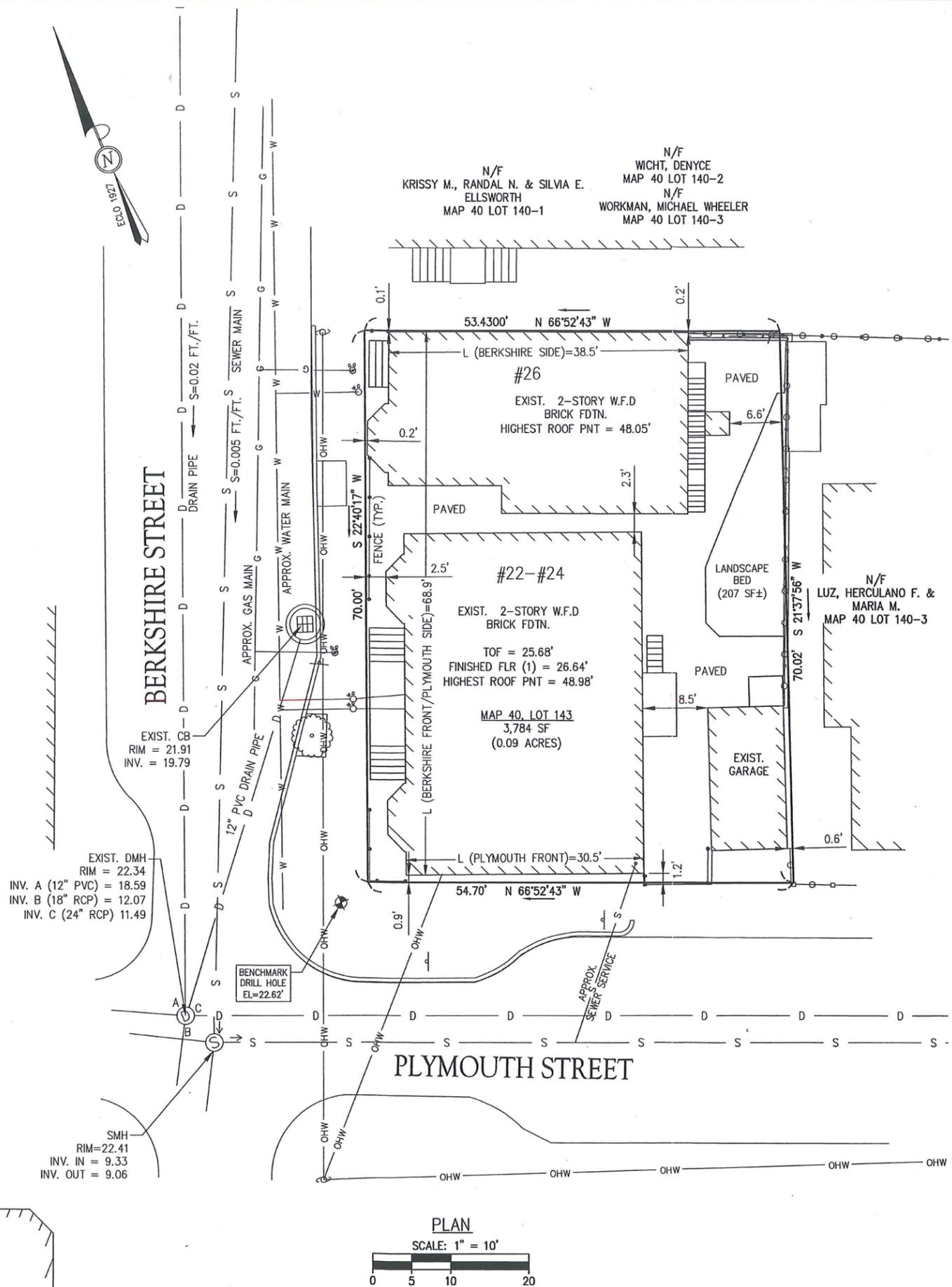
DATE
5-14-18



Left Elevation
SCALE: 1/4" = 1'-0"



Berkshire Street Elevation
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

- THESE PLANS ARE PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND ARE NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.
- TOPOGRAPHIC FEATURES AND LOCATIONS ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY CHRISTIANSEN AND SERGI, INC. ON FEBRUARY 2, 2018.

FLOOD NOTE:
 THE SUBJECT PROPERTY IS LOCATED IN A ZONE X: AREA OF MINIMAL FLOOD HAZARD ABOVE THE 500-YEAR FLOOD LEVEL AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 577 OF 656, MAP NUMBER 25017C0577E WHICH HAS AN EFFECTIVE DATE OF JUNE 4, 2010.

RECORD OWNER/APPLICANT:
 BAIROS, JOAO DE ANDRADE
 59 PLYMOUTH STREET, CAMBRIDGE, MA
 DEED BOOK 13516 PAGE 593
 ASSESSORS MAP 40 LOT 143

DATUM:
 ELEVATIONS HEREON REFER TO CITY OF CAMBRIDGE DATUM.



FIELD SURVEY BY: C.S.I.
 DRAFTED BY: ABC/MCL
 CHECKED BY: MJS
 APPROVED BY: MJS
 SCALE: 1"=10'
 DATE: MAY 2, 2018

REVISIONS	
NO.	DESCRIPTION

PLAN TO ACCOMPANY BOARD OF ZONING APPEAL APPLICATION
 IN
 CAMBRIDGE, MASSACHUSETTS
 22, 24 & 26 BERKSHIRE STREET
 (ASSESSOR'S MAP 40, LOT 143)
 PREPARED FOR:
MR. JOAO BAIROS

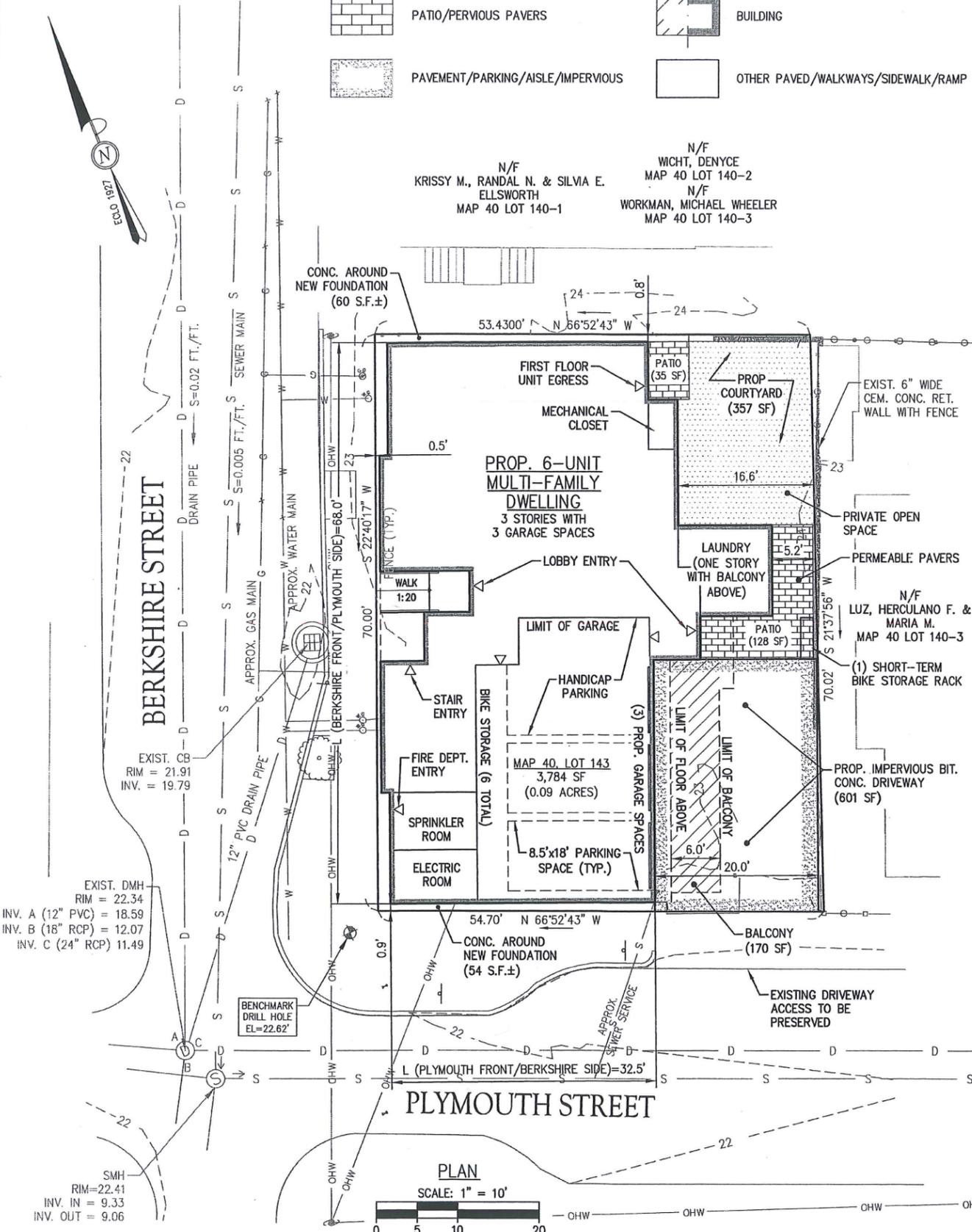
CERTIFIED PLOT PLAN

SHEET NO.
1 OF 2



SURFACE TYPE LEGEND

	OPEN/PERVIOUS		BALCONY
	PATIO/PERVIOUS PAVERS		EXIST. PROP. BUILDING
	PAVEMENT/PARKING/AISLE/IMPERVIOUS		OTHER PAVED/WALKWAYS/SIDEWALK/RAMP



ZONING & PARKING MATRIX: RESIDENCE C-1 DISTRICT

DESCRIPTION	EXISTING	REQUESTED	REQUIRED	
TOTAL GROSS FLOOR AREA (SF)	6,773	6,204	2,838 (MAX.)	
LOT AREA (SF)	3,784	NO CHANGE	5,000 (MIN.)	
RATIO OF GROSS FLOOR AREA TO LOT AREA	1.79 (1)	1.64 (2)	0.75	
LOT AREA FOR EACH DWELLING UNIT (SF)	630	NO CHANGE	1,500 (MIN.)	
SIZE OF LOT	WIDTH	70' (BERKSHIRE) 54' (PLYMOUTH)	NO CHANGE	50' (MIN.)
	DEPTH	N/A	N/A	N/A
SETBACKS (FT)	FRONT (TO STREET CENTERLINE)	BERKSHIRE (26' REQ'D) (20.4' EXIST.) PLYMOUTH (17' REQ'D) (21.3' EXIST.)	BERKSHIRE (26' REQ'D) (20.7' PROP.) PLYMOUTH (17' REQ'D) (21.3' PROP.)	(H+L)/4
	FRONT (TO LOT LINE)	BERKSHIRE (0.2' EXIST.) PLYMOUTH (0.9' EXIST.)	BERKSHIRE (0.5' PROP.) PLYMOUTH (0.9' PROP.)	10' MIN. (REQ'D)
	REAR	N/A	N/A	N/A
	SIDE	BERKSHIRE (15' REQ'D) (0.1' EXIST.) PLYMOUTH (21' REQ'D) (0.6' EXIST.)	BERKSHIRE (14' REQ'D) (0.8' PROP.) PLYMOUTH (21' REQ'D) (5.2' PROP.)	(H+L)/5 OR 7.5' MIN.
SIZE OF BUILDING	HEIGHT	< 35	35	35 (MAX.)
	LENGTH	43.3' / 23.0' (3)	68.0'	N/A
	WIDTH	32.8' / 41.3' (3)	48.1'	N/A
RATIO OF USABLE OPEN SPACE TO LOT AREA	5.5%	18.2%	30%	
NO. OF DWELLING UNITS	6	6	2 (4)	
NO. OF PARKING SPACES	1 (EXIST.)	3 (PROP.)	1 SPACE PER DWELLING UNIT (6 REQ'D)	
NO. OF LOADING AREAS	N/A	N/A	N/A	
DISTANCE TO NEAREST BUILDING ON SAME LOT	2.3'	N/A	10'	

- GROSS FLOOR AREA OBTAINED FROM ASSESSOR'S DATABASE AND MEASUREMENT OF ACCESSORY GARAGE, AND 100 SF WAS EXCLUDED FOR ESTIMATED FOOTPRINT OF MECHANICAL EQUIPMENT.
- GROSS FLOOR AREA EXCLUDES UNDERGROUND GARAGE, UNROOFED BALCONIES, SPRINKLER/ELECTRIC ROOMS AND MECHANICAL CLOSETS.
- THE LENGTHS AND WIDTHS OF THE TWO EXISTING BUILDINGS ARE REPRESENTED ABOVE AS FOLLOWS: #22-#24 / #26.
- UNIT COUNT IS BASED ON A MINIMUM LOT AREA PER DWELLING UNIT OF 1,500 S.F. AND ACCORDINGLY IS BASED ON DIMENSIONAL CRITERIA ONLY, AND NOT ALLOWED USE.

OPEN SPACE SUMMARY:
EXISTING CONDITIONS:
 -PRIVATE OPEN SPACE (PERMEABLE LANDSCAPING) = 207 S.F.
 -TOTAL = 207 S.F.

PROPOSED CONDITIONS:
 -PRIVATE OPEN SPACE (PERMEABLE COURTYARD) = 357 S.F.
 -ADDITIONAL PERMEABLE OPEN SPACE (PERMEABLE PAVERS PATIO) = 163 S.F.
 -ADDITIONAL BALCONY PRIVATE OPEN SPACE = 170 S.F.
 -TOTAL = 690 S.F.

DWELLING UNIT SCHEDULE:
 SIX (6) DWELLING UNITS EXISTING IN TWO BUILDINGS
 SIX (6) DWELLING UNITS PROPOSED IN ONE BUILDING

PARKING NOTES:

- PROPOSED BUILDING WILL INCLUDE THREE (3) UNDERGROUND GARAGE SPACES.
- ONE GARAGE SPACE WILL BE HANDICAP ACCESSIBLE.
- EXISTING SITE ACCOMMODATES ONE (1) ACCESSORY GARAGE SPACE.
- SIX (6) LONG-TERM AND ONE (1) SHORT-TERM BICYCLE PARKING SPACE(S) ARE REQUIRED AND PROVIDED.

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RECORD OWNER/APPLICANT:
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 59 PLYMOUTH STREET, CAMBRIDGE, MA
 DEED BOOK 13516 PAGE 593
 ASSESSORS MAP 40 LOT 143

DATUM:
 ELEVATIONS HEREON REFER TO CITY OF CAMBRIDGE DATUM.

The Morin-Cameron GROUP, INC.
 CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
 LAND SURVEYORS | LAND USE PLANNERS
 66 ELM STREET, DANVERS, MASSACHUSETTS 01923
 P: 978-774-8886, F: 978-774-3488, W: WWW.MORINCAMERON.COM

FIELD SURVEY BY: C.S.I.
 DRAFTED BY: ABC/MCL
 CHECKED BY: SPC
 APPROVED BY: SPC
 SCALE: 1"=10'
 DATE: MAY 2, 2018

NO.	DESCRIPTION	DATE

PLAN TO ACCOMPANY BOARD OF ZONING APPEAL APPLICATION
 IN
CAMBRIDGE, MASSACHUSETTS
22, 24 & 26 BERKSHIRE STREET
 (ASSESSOR'S MAP 40, LOT 143)
 PREPARED FOR:
MR. JOAO BAIROS

PROPOSED SITE PLAN
 SHEET NO.
2 OF 2



