

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 SEP 29 PM 12:16

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 196373

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: John Mahoney, Manager of 100 Henry Street, LLC C/O James J. Rafferty, Esq

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 100 Henry St., Cambridge, MA

TYPE OF OCCUPANCY: Two Family

ZONING DISTRICT: Residence C Zone

REASON FOR PETITION:

/Additions/

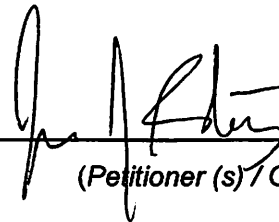
DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to construct single story addition, extend covered porch, modify slope of portion of second floor roof to pre-existing two family dwelling and add windows to a non-conforming wall. Work will also include an enlarged basement with new entry and conversion to a single family dwelling.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.2.d & Sec. 8.22.2.c (Non-Conforming Structure).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):



(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner
(Print Name)

Address: 907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139
 Tel. No. 617.492.4100
 E-Mail Address: jrafferty@adamsrafferty.com

Date: October 27, 2022

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

JOHN J. MAHONEY
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 100 Henry Street

the record title standing in the name of 100 Henry Street, LLC

whose address is 100 Henry Street, Cambridge MA 02139
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 80112 Page 128 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

John James Mahoney
(Manager)

=====

On this 24 day of August 2022, before me, the undersigned notary public, personally appeared John James Mahoney proved to me through satisfactory evidence of identification, which were MA License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Sarah Fitzgerald
Notary Public

My commission expires:



BZA Application Form

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 100 Henry St , Cambridge, MA (location) would not be a detriment to the public interest because:

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

Section 8.22.2(d) allows for the construction of the proposed addition upon the issuance of a Special Permit.

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

The proposed additions will not alter traffic patterns.

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 adjacent uses are all similarly sized single and two family dwellings.

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

The proposed single story additions will be constructed in accordance with all the requirements of the State Building Code.

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:

The intensity and use of this single family dwelling will not be materially altered as a result of the proposed addition. As a result, there will not be any detrimental effect upon the neighborhood.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** John Mahoney, Manager of 100 Henry Street, LLC**Present Use/Occupancy:** Two Family**Location:** 100 Henry St., Cambridge, MA**Zone:** Residence C Zone**Phone:** 617.492.4100**Requested Use/Occupancy:** Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,715 sf	2,922 sf	2,380 sf	(max.)
<u>LOT AREA:</u>		3,968 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.68	0.74	0.60	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,984 sf	3,968 sf	1,800 sf	
<u>SIZE OF LOT:</u>	WIDTH	64'	no change	50'	
	DEPTH	N/A	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	11' 9.5"	no change	10' 1"	
	REAR	(Rockingham Front) 11'	no change	11'	
	LEFT SIDE	9'9.5"	no change	8'6"	
	RIGHT SIDE	23' 3"	14' 9.5"	10' 4"	
<u>SIZE OF BUILDING:</u>	HEIGHT	33' 9.5"	34' 2.5"	35'	
	WIDTH	40'3"	no change	N/A	
	LENGTH	27.4'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		50	41	36	
<u>NO. OF DWELLING UNITS:</u>		2	1	N/A	
<u>NO. OF PARKING SPACES:</u>		1	no change	1	
<u>NO. OF LOADING AREAS:</u>		0	no change	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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

N/A

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'.

Pacheco, Maria

From: Philippe Luedi <philippe@luedi-gugelmann.com>
Sent: Thursday, November 17, 2022 7:03 AM
To: Pacheco, Maria
Subject: Objection to Special Permit (case BZA-196373) at 100 Henry St in Cambridge
Attachments: 100 Henry Response letter backup of ANFs _Permits _Corp License_ Resume_ Education.pdf; IMG_0708.jpg; IMG_0732.jpg; IMG_1869.jpg; IMG_6418.jpg; IMG_7839.jpg; IMG_9398.jpg

Dear Ms Pacheco,

I have received the below and attached correspondence from representatives of the owner of 100 Henry St.

Note the expletive/threat on page 14 of the attached pdf. I take this as an attempt to intimidate me for voicing my concern about the safety of our neighborhood.

I stand by my concern about the manner in which the asbestos siding was removed. Specifically, my recollection is that:

- Removal of the siding took place over two days. On the first day, I did not see any tarps in the front or on the Rockingham St side of the building, even though siding was being removed.
- The tarps on the second day were not much higher than the garden fence.
- Vast clouds of dust rose from the site, in particular on the Rockingham St side, as siding came down.
- Another neighbor witnessed the dust as well and shared my alarm.

I don't think attempts to intimidate concerned citizens reflect well on the character of the applicant.

Best Regards,

Philippe Luedi

From: Maureen Glavin [mailto:mglavin@landmarkngc.com]
Sent: Wednesday, November 16, 2022 13:08
To: philippe@luedi-gugelmann.com
Subject: FW: Response

From: Maureen Glavin [mailto:mglavin@landmarkngc.com]
Sent: Wednesday, November 16, 2022 12:59 PM
To: 'phillippe@luedi-guglemann.com' <phillippe@luedi-guglemann.com>
Cc: 'Patrick Conte' <pconte@adamsrafferty.com>; 'Patrick Conte' <pconte@adamsrafferty.com>; jmahoney@coreservs.com; 'sfitzgerald@coreservs.com' <sfitzgerald@coreservs.com>
Subject: Response

Dr Luedi,

Please see the attached from John J. Mahoney, President/Owner of Core (company that performed asbestos work at 100 Henry Street.
John Mahoney is ALSO the Rep of 100 Henry Street, LLC and Principal.

Maureen Trant

Landmark Realty

195 Massachusetts Avenue
Lexington, MA 02420
F: 781-938-3933

Core Environmental Services, Inc.

November 15, 2022

Re: 100 Henry Street

BZA Case No. 196373

Dear Dr. Luedi,

I was recently provided a copy of your November 13 email to the Board of Zoning Appeals regarding my application for a Special Permit to renovate the house at 100 Henry Street. I found your correspondence accusing me of acting in bad faith and "willfully endangering neighbors" quite inflammatory and misleading. Moreover, your email suggests that you have a fundamental misunderstanding of the work I am proposing and the nature of my Special Permit application.

Contrary to your assertion, I am not proposing to add any "additional height" or an 'extra floor' to the house. My application is limited to a modest first floor addition and an expansion of the first floor porch.

Your correspondence also totally misrepresents the asbestos removal activity that took place this summer. The asbestos siding was not "hastily ripped off" in an effort to "make the contaminated siding disappear before any official process could get started". To the contrary, the work was performed pursuant to an asbestos abatement permit issued by the Massachusetts Department of Environmental Protection (Asbestos Project #100371940) with notification provided to the Cambridge Building Department. Attached are photos of the dust control measures in place that you claim were not utilized.

Your letter also states that "a fire broke out in the house, presumably because the owner allowed dangerous conditions to prevail in an unoccupied house." To be clear, a fire did NOT break out in the house. A nearly 75 year old furnace malfunctioned and began emitting black smoke. The Fire Department was contacted, arrived on the scene, and remedied the problem by disabling the furnace. I find it quite disturbing that without any knowledge of the specifics of this situation that you would accuse me of allowing dangerous conditions to prevail in an unoccupied house.

I encourage you to take the time to review the plans filed with my application at the BZA. You will see that there is not an additional floor being added that will "dwarf other houses". I am taken aback by the compilation of false, misleading and libelous comments contained in your correspondence. At a minimum, I believe you owe it to the BZA and others you may have shared your email with in an effort to cause alarm in the neighborhood to correct those false claims.

195 Massachusetts Avenue, Lexington, MA 02420 781-721-4540

I have enclosed a letter I delivered earlier this week to abutters who received notice of the hearing. Your address was not on the list provided to me by the BZA office so I did not send you one.

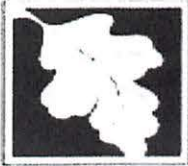
Very truly yours,

John J. Mahoney (MT, Admin)

Jack Mahoney

cc: James J. Rafferty, Esq.

Brendan Sullivan, Chair

**A. Asbestos Abatement Description**

Instructions 1. All sections of this form must be completed in order to comply with MassDEP notification requirements of 310 CMR 7.15 and Department of Labor Standards (DLS) notification requirements of 453 CMR 6.12

MassDEP Use Only

Date Received

1. Facility Location:

RESIDENCE 100 HENRY ST
a. Name of Facility b. Street Address

CAMBRIDGE MA 02139 7814054656
c. City/Town d. State e. Zip Code f. Telephone

100 HENRY LLC JACK MAHONEY
g. Facility Contact Person Name h. Facility Contact Person Title

Worksite Location: EXT, INTERIOR KITCHEN 1ST FLOOR
i. Building Name, Wing, Floor, Room, etc.

2. Is the facility occupied? a. Yes b. No3. Is this a fee exempt notification (city, town, district, municipal housing authority, state facility, or owner-occupied residential property of four units or less)? a. Yes b. No

4. Blanket Permit Project Approval, if applicable:

Approval ID #

5. Non-Traditional Asbestos Abatement Work Practice Approval, if applicable:

Approval ID #

6. Asbestos Contractor:

CORE CONTRACTING 3 OAKLAND STREETQ
a. Name b. Address

WOBURN MA 01801 7817214540
c. City/Town d. State e. Zip Code f. Telephone

AC000754
g. DLS License #

h. Contract Type: 1. Written 2. Verbal

7. JOHN J. MAHONEY AS002135
a. Name of Contractor's On-Site Supervisor/Foreman b. DLS Certification #8. LUIGI MARANGIELLO AM900461
a. Name of Project Monitor b. DLS Certification #9. ASBESTOS NOTIFICATION LABORATORY AA00208
a. Name of Asbestos Analytical Lab b. DLS Certification #10. 7/23/2022 8/23/2022
a. Project Start Date (MM/DD/YYYY) b. End Date (MM/DD/YYYY)

6AM-6PM 6AM-6PM
c. Work Hours - Monday Through Friday d. Work Hours - Saturday & Sunday

11. What type of project is this?

 a. Demolition b. Renovation c. Repair d. Other - Please Specify: _____



Massachusetts Department of Environmental Protection
BWP AQ 04 (ANF-001)
Asbestos Notification Form

100369131
Asbestos Project #
 Project Revision
 Project Cancellation

B. Facility Description

1. Current or prior use of facility: HOME
2. Is the facility owner-occupied residential with 4 units or less? a. Yes b. No
3. 100 HENRY LLC 100 HENRY ST
a. Facility Owner Name b. Address
CAMBRIDGE MA 02139 7814054656
c. City/Town d. State e. Zip Code f. Telephone
4. JOHN MAHONEY 195 MASS AVE
a. Name of Facility Owner's On-Site Manager b. Address
LEXINGTON MA 02420 7814054656
c. City/Town d. State e. Zip Code f. Telephone
5. CORE CONTRACTING 195 MASS AVE
a. Name of General Contractor b. Address
LEXINGTON MA 02420 7817214540
c. City/Town d. State e. Zip Code f. Telephone
TRAVELERS
g. Contractor's Worker's Compensation Insurer
5N06500 8/5/2022
h. Policy # i. Expiration Date (MM/DD/YYYY)
6. What is the size of this facility? 2700 3
a. Square Feet b. # of Floors

Note: Temporary storage of Asbestos containing waste material is only allowed at the place of business of a DLS licensed Asbestos contractor or a transfer station that is permitted by MassDEP and operated in compliance with Solid Waste Regulations 310 CMR 19.000

C. Asbestos Transportation & Disposal

1. Transporter of asbestos-containing waste material from site of generation:
 a. Directly to Landfill or b. To Temporary Storage Location/Transfer Station
- CORE CONTRACTING 195 MASS AVE
c. Name of Transporter d. Address
LEXINGTON MA 02420 7817214540
e. City/Town f. State g. Zip Code h. Telephone
2. If a temporary storage location/transfer station is used, list name of transporter of asbestos containing waste material from temporary storage location/transfer station to final disposal site:
- TRANSWASTE 3 BARKER DRIVE
a. Name of Transporter b. Address
WALLINGFORD CT 06492 2031698300
c. City/Town d. State e. Zip Code f. Telephone



Massachusetts Department of Environmental Protection
BWP AQ 04 (ANF-001)
 Asbestos Notification Form

100369131

Asbestos Project #

Project Revision

Project Cancellation

C. Asbestos Transportation & Disposal: (cont.)

3. Name and address of temporary storage location/transfer station for the asbestos containing waste material:

<u>MINERVA</u>		<u>9000 MINERVA RD</u>	
a. Temporary Storage Location Name		b. Address	
<u>WAYNESBURG</u>	<u>CH</u>	<u>44688</u>	<u>3308663435</u>
c. City/Town	d. State	e. Zip Code	f. Telephone

4. Name and location of final disposal site (asbestos landfill):

<u>MINERVA</u>		<u>FRANK STUFANO</u>	
a. Final Disposal Site Name		b. Final Disposal Site Owner Name	
<u>9000 MINERVA RD</u>			
c. Address			
<u>WAYNESBURG</u>	<u>CH</u>	<u>44688</u>	<u>3308663435</u>
d. City/Town	e. State	f. Zip Code	g. Telephone

Note: Contractor must sign this form for DLS notification purposes

D. Certification

"I certify that I have personally examined the foregoing and am familiar with the information contained in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including possible fines and imprisonment. The undersigned hereby states that I have read the Commonwealth of Massachusetts regulations governing asbestos abatement (453 CMR 6.00 promulgated by the Department of Labor Standards and 310 CMR 7.15 promulgated by the Department of Environmental Protection), and that I am aware that this permit application or notification shall not be deemed valid unless payment of the applicable fee is made."

JOHN J. MAHONEY
 1. Name
PRESIDENT
 3. Position/Title
7817214540
 5. Telephone
195 MASS AVE
 7. Address
MA
 9. State

JOHN J. MAHONEY
 2. Authorized Signature
7/13/2022
 4. Date (MM/DD/YYYY)
CORE
 6. Representing
LEXINGTON
 8. City/Town
02420
 10. Zip Code



Massachusetts Department of Environmental Protection
BWP AQ 04 (ANF-001)
Asbestos Notification Form

100371940

Asbestos Project #
 Project Revision
 Project Cancellation

2

A. Asbestos Abatement Description

Instructions 1. All sections of this form must be completed in order to comply with MassDEP notification requirements of 310 CMR 7.15 and Department of Labor Standards (DLS) notification requirements of 453 CMR 6.12

MassDEP Use Only

Date Received

1. Facility Location:

RESIDENCE 100 HENRY ST
a. Name of Facility b. Street Address
CAMBRIDGE MA 02139 7814054656
c. City/Town d. State e. Zip Code f. Telephone
JOHN J. MAHONEY OWNER
g. Facility Contact Person Name h. Facility Contact Person Title
Worksite Location: EXTERIOR SHINGLES
i. Building Name, Wing, Floor, Room, etc.

2. Is the facility occupied? a. Yes b. No

3. Is this a fee exempt notification (city, town, district, municipal housing authority, state facility, or owner-occupied residential property of four units or less)? a. Yes b. No

4. Blanket Permit Project Approval, if applicable:

Approval ID #

5. Non-Traditional Asbestos Abatement Work Practice Approval, if applicable:

Approval ID #

6. Asbestos Contractor:

CORE CONTRACTING 3 OAKLAND STREETQ
a. Name b. Address
WOBURN MA 01801 7817214540
c. City/Town d. State e. Zip Code f. Telephone
AC000754 h. Contract Type: 1. Written 2. Verbal
g. DLS License #

7. JOHN J. MAHONEY AS002135
a. Name of Contractor's On-Site Supervisor/Foreman b. DLS Certification #

8. EDWIN G. MORGAN JR. AM051114
a. Name of Project Monitor b. DLS Certification #

9. ASBESTOS NOTIFICATION LABORATORY AA00208
a. Name of Asbestos Analytical Lab b. DLS Certification #

10. 9/8/2022 10/8/2022
a. Project Start Date (MM/DD/YYYY) b. End Date (MM/DD/YYYY)
6AM-6PM 6AM-6PM
c. Work Hours - Monday Through Friday d. Work Hours - Saturday & Sunday

11. What type of project is this?

a. Demolition b. Renovation c. Repair d. Other - Please Specify: _____



A. Asbestos Abatement Description: (cont.)

12. Abatement procedures (check all that apply):

a. Glove Bag b. Encapsulation c. Enclosure d. Disposal Only e. Cleanup

f. Full Containment g. Other - Please Specify: WET DOWN EXTERIOR

13. Job is being conducted: a. Indoors b. Outdoors

14 a. Total amount of each type of asbestos Containing materials (ACM) to be removed, enclosed, or encapsulated:

<hr/>		5000	<hr/>	
1. Linear Feet (Lin. Ft.)		2. Square Feet (Sq. Ft.)		
b. Boiler, Breaching, Duct,	<hr/>	c. Transite Pipe	<hr/>	
Tank Surface Coatings	1. Lin. Ft. 2. Sq. Ft.		1. Lin. Ft. 2. Sq. Ft.	
d. Pipe Insulation	<hr/>	e. Transite Shingles	<hr/>	
	1. Lin. Ft. 2. Sq. Ft.		1. Lin. Ft. 2. Sq. Ft.	
f. Spray-On Fireproofing	<hr/>	g. Transite Panels	<hr/>	
	1. Lin. Ft. 2. Sq. Ft.		1. Lin. Ft. 2. Sq. Ft.	
h. Cloths, Woven Fabrics	<hr/>	i. Other - Please Specify:		
	1. Lin. Ft. 2. Sq. Ft.	<u>TRANSITE SHINGLES</u>	<u>5000</u>	
j. Insulating Cement	<hr/>		1. Lin. Ft. 2. Sq. Ft.	
	1. Lin. Ft. 2. Sq. Ft.			

15. Describe the decontamination system(s) to be used:

WET DOWN

16. Describe the containerization/disposal methods to comply with 310 CMR 7.15 and 453 CMR 6.14(2) (g):

DOUBLE BAG

17. For Emergency Asbestos Operations, the MassDEP and DLS officials who evaluated the emergency:

<hr/>	<hr/>
a. Name of MassDEP Official	b. Title of MassDEP Official
<hr/>	<hr/>
c. Date of Authorization (MM/DD/YYYY)	d. Waiver #
<hr/>	<hr/>
e. Name of DLS Official	f. Title of DLS Official
<hr/>	<hr/>
g. Date of Authorization (MM/DD/YYYY)	h. Waiver #
<hr/>	<hr/>

18. Do prevailing wage rates as per M.G.L. c. 149, § 26, 27 or 27A-F apply to this project? a. Yes b. No



B. Facility Description

1. Current or prior use of facility: HOME
2. Is the facility owner-occupied residential with 4 units or less? a. Yes b. No
3. 100 HENRY LLC 195 MASS AVE
 a. Facility Owner Name b. Address
LEXINGTON MA 02242 7814054656
 c. City/Town d. State e. Zip Code f. Telephone
4. JOHN MAHONEY 195 MASS AVE
 a. Name of Facility Owner's On-Site Manager b. Address
LEXINGTON MA 02420 7814054656
 c. City/Town d. State e. Zip Code f. Telephone
5. CORE CONTRACTING 195 MASS AVE
 a. Name of General Contractor b. Address
LEXINGTON MA 02420 7817214540
 c. City/Town d. State e. Zip Code f. Telephone
- TRAVELERS
 g. Contractor's Worker's Compensation Insurer
5N06500 8/5/2023
 h. Policy # i. Expiration Date (MM/DD/YYYY)
6. What is the size of this facility? 2390 2
 a. Square Feet b. # of Floors

Note: Temporary storage of Asbestos containing waste material is only allowed at the place of business of a DLS licensed Asbestos contractor or a transfer station that is permitted by MassDEP and operated in compliance with Solid Waste Regulations 310 CMR 19.000

C. Asbestos Transportation & Disposal

1. Transporter of asbestos-containing waste material from site of generation:
 a. Directly to Landfill or b. To Temporary Storage Location/Transfer Station
- CORE CONTRACTING 195 MASS AVE
 c. Name of Transporter d. Address
LEXINGTON MA 02420 7817214540
 e. City/Town f. State g. Zip Code h. Telephone
2. If a temporary storage location/transfer station is used, list name of transporter of asbestos containing waste material from temporary storage location/transfer station to final disposal site:
- TRAWSASTE 3 BARKER DRIVE
 a. Name of Transporter b. Address
WALLINGFORD CT 06492 2032698300
 c. City/Town d. State e. Zip Code f. Telephone



Massachusetts Department of Environmental Protection
BWP AQ 04 (ANF-001)
 Asbestos Notification Form

100371940

Asbestos Project #

Project Revision

Project Cancellation

C. Asbestos Transportation & Disposal: (cont.)

3. Name and address of temporary storage location/transfer station for the asbestos containing waste material:

<u>MINERVA</u>		<u>9000 MINERVA RD</u>	
a. Temporary Storage Location Name		b. Address	
<u>WAYNESBURG</u>	<u>OH</u>	<u>44688</u>	<u>3308663435</u>
c. City/Town	d. State	e. Zip Code	f. Telephone

4. Name and location of final disposal site (asbestos landfill):

<u>MINERVA</u>		<u>FRANK STUFANO</u>	
a. Final Disposal Site Name		b. Final Disposal Site Owner Name	
<u>9000 MINERVA RD</u>			
c. Address			
<u>WAYNESBURG</u>	<u>OH</u>	<u>44688</u>	<u>3308663435</u>
d. City/Town	e. State	f. Zip Code	g. Telephone

Note: Contractor must sign this form for DLS notification purposes.

D. Certification

"I certify that I have personally examined the foregoing and am familiar with the information contained in this document and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including possible fines and imprisonment. The undersigned hereby states that I have read the Commonwealth of Massachusetts regulations governing asbestos abatement (453 CMR 6.00 promulgated by the Department of Labor Standards and 310 CMR 7.15 promulgated by the Department of Environmental Protection), and that I am aware that this permit application or notification shall not be deemed valid unless payment of the applicable fee is made."

JOHN J. MAHONEY
 1. Name
PRESIDENT
 3. Position/Title
7817214540
 5. Telephone
195 MASS AVE
 7. Address
MA
 9. State

JOHN J. MAHONEY
 2. Authorized Signature
8/29/2022
 4. Date (MM/DD/YYYY)
CORE CONTRACTING
 6. Representing
LEXINGTON
 8. City/Town
02420
 10. Zip Code



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT



Permit Number: ASBS-185948-2022

Date: July 26, 2022

ASBESTOS PERMIT

1

Core Contracting Services, Inc

has permission to remove asbestos at

100 Henry St

Cambridge, MA 02139

provided that the person accepting this permit adhere to regulations governing the Inspectional Services Department. Approved plans must be retained on the job site and this permit kept posted until the final inspection had been made. Buildings shall not be occupied until a final inspection has been made and a Certificate of Use and Occupancy has been issued. Work shall not proceed until inspectors approve various stages below. Code violations are subject to Violation Penalties, 780 CMR 114.4.

Containment

Date:

Inspector:

Final Inspection

Date:

Inspector:

Ranjit Singanayagam, Commissioner



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT



Permit Number: ASBS-192712-2022

Date: September 13, 2022

ASBESTOS PERMIT

Core Contracting services, Inc

has permission to remove asbestos at

100 Henry St

Cambridge, MA 02139

2

provided that the person accepting this permit adhere to regulations governing the Inspectional Services Department. Approved plans must be retained on the job site and this permit kept posted until the final inspection had been made. Buildings shall not be occupied until a final inspection has been made and a Certificate of Use and Occupancy has been issued. Work shall not proceed until inspectors approve various stages below. Code violations are subject to Violation Penalties, 780 CMR 114.4.

Containment

Date:

Inspector:

Final Inspection

Date:

Inspector:

Ranjit Singanayagam, Commissioner

THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT

DEPARTMENT OF LABOR STANDARDS
19 STANIFORD STREET, BOSTON, MASSACHUSETTS 02114

ASBESTOS CONTRACTOR LICENSE

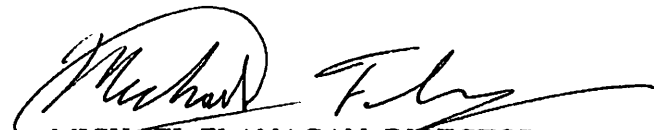
CORE CONTRACTING SERVICES, INC.
3 OAKLAND ST
WOBURN MA 01801

LICENSE: **AC000754**

EXPIRES: **Sunday, September 17, 2023**

IN ACCORDANCE WITH MGL CH. 149 § 6B AND 453 CMR 6.04
THIS CERTIFICATE IS ISSUED BY THE DEPARTMENT OF LABOR STANDARDS TO THE
CONTRACTOR ABOVE FOR THE PURPOSE OF ENTERING
INTO OR ENGAGING IN ASBESTOS WORK.

THIS LICENSE IS VALID FOR A PERIOD OF ONE (1) YEAR.


MICHAEL FLANAGAN, DIRECTOR

Pacheco, Maria

From: Philippe Luedi <philippe@luedi-gugelmann.com>
Sent: Sunday, November 13, 2022 9:07 AM
To: Pacheco, Maria
Subject: Objection to Special Permit (case BZA-196373) at 100 Henry St in Cambridge

Fuck him!

Dear Board of Zoning Appeal,

I am referring to the request for a Special Permit (case BZA-196373) at 100 Henry St in Cambridge.

I live immediately across the street from this property with my wife and kids, and we object to the request. Our objection is motivated primarily by two reasons: first, we have the impression that the owner is acting in bad faith and has willfully endangered his neighbors, and second, the additional height of an extra floor would cast neighboring properties and trees into shadow and the excessive height would dwarf other houses nearby.

Let me explain the impression of the owner acting in bad faith:

- The house is old and I presume that the siding contains asbestos (as most houses in the neighborhood of that vintage do). In early August the owner's crew hastily ripped off all the siding without erecting any scaffolding or tarps, or any other measures to protect passers-by or the environment of dangerous asbestos dust. I observed vast clouds of dust rising from the property. The worker wore full protective gear, so he was clearly aware of the danger. No construction permit was visible outside and I understand that no construction permit had been issued at the time. I therefore speculate that the owner wanted to make the contaminated siding disappear before any official process could get started.

- On an early morning on a Saturday in September, a fire broke out in the house, presumably because the owner allowed dangerous conditions to prevail in an un-occupied house. Smoke was rising from the top and at least two fire trucks had to be summoned to extinguish the fire.

These two events indicate to me a willful disregard for the neighbors' safety and wellbeing.

Regarding the excessive height of the proposed addition: the neighborhood consists of generally two-story houses, typical of Cambridgeport houses from the late 1800s. Adding an additional floor would not only dwarf other houses nearby but also cast shadow onto our house and onto trees nearby.

I therefore respectfully object to the Special Permit, in particular the single-story addition. However, I have no objections to enlarging the basement or adding windows. I wish the owner well in otherwise renovating a house that could be a beautiful element of the neighborhood.

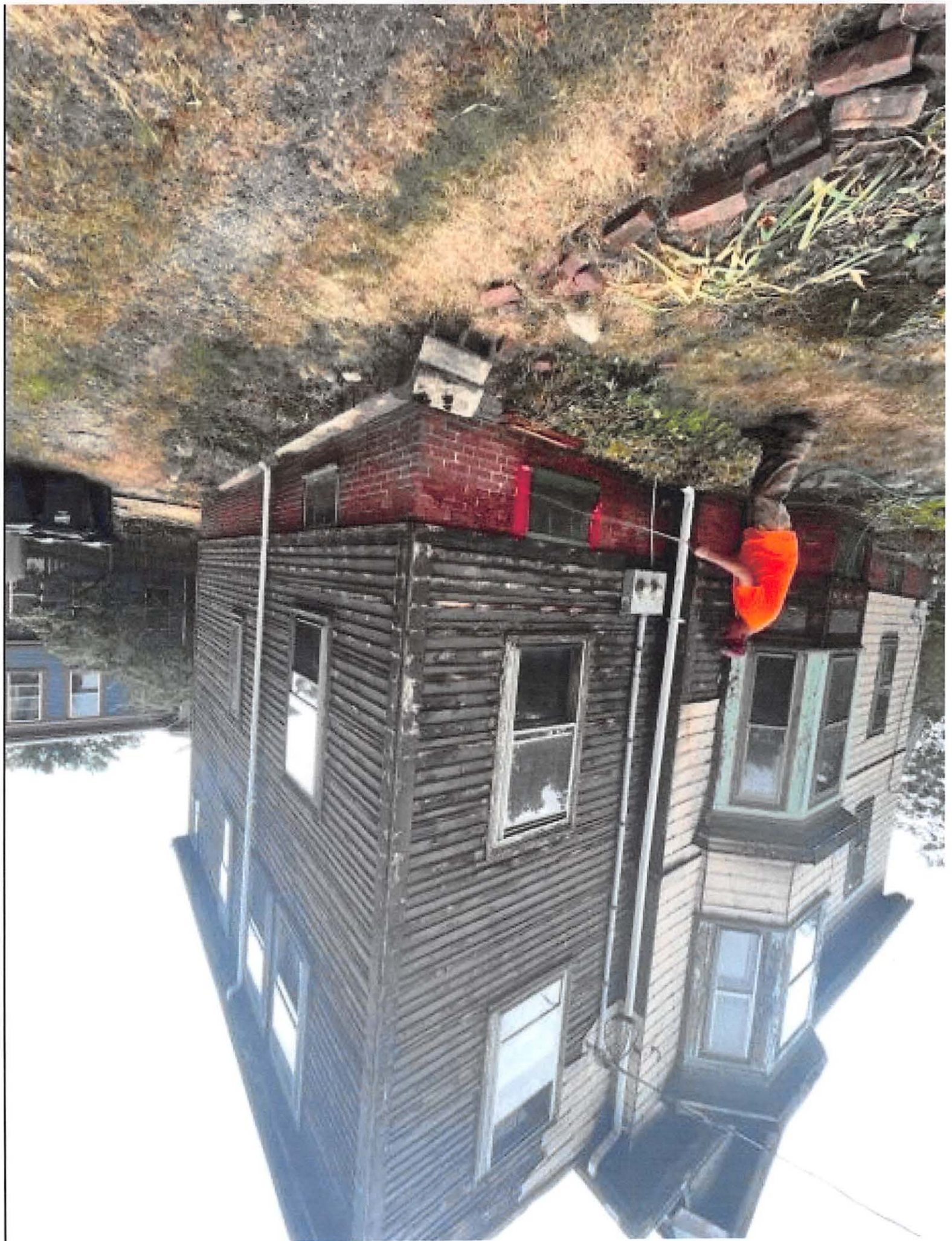
Regards,

Dr. Philippe Luedi















100-101 Henry Street

Cambridge, Massachusetts

Owner: Core Contracting Services - Issued for Permit Set: 09/20/2022

ELEVATION TARGET



INTERIOR ELEVATION TARGET



DETAIL TARGET

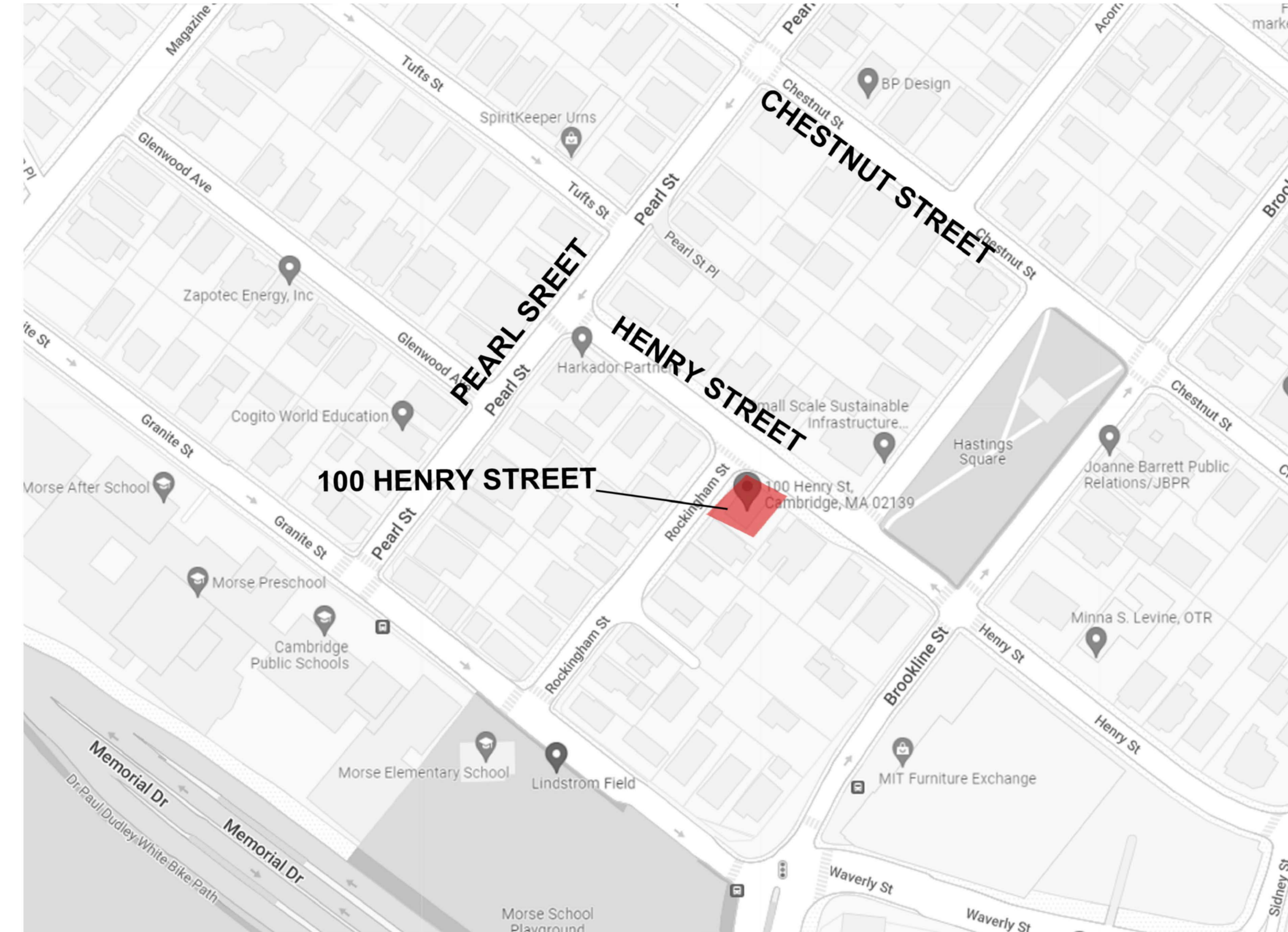


WINDOW TARGET



Existing Photo

- GENERAL NOTES:**
- ALL WORK SHALL COMPLY WITH STATE, NATIONAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT.
 - THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND POSTING ALL NECESSARY VALID CONSTRUCTION PERMITS FROM ALL LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION PRIOR TO THE START OF ON-SITE CONSTRUCTION.
 - THE CONTRACTOR SHALL KEEP ALL BUILDING MEANS OF EGRESS CLEAR OF ANY OBSTRUCTIONS AT ALL TIMES. THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING FACILITIES MANAGER ALL ACTIVITIES INCLUDING, BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT.
 - THE GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ANY TENANT DESIGN AND CONSTRUCTION MANUAL AND ANY OTHER BUILDING OWNER OR BUILDING STANDARDS.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, MATERIALS, MEANS AND METHODS. THE CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS TO COMPLETE THE FULL SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR ALL LINES AND MEASUREMENTS FOR THE WORK.
 - BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED OR DAMAGED BY THE WORK SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR, OR AS APPROVED BY THE OWNER.
 - WHERE THE DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. (312) 780-9456
 - THE CONTRACTOR SHALL VERIFY THE DIMENSIONS SHOWN ON THE DRAWINGS BEFORE LAYING OUT THE WORK, AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR INACCURACIES RESULTING FROM FAILURE TO DO SO.
 - DETAILS SHOWN ARE INDICATIVE OF THE CHARACTER, PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR THE WORK INCLUDING THOSE CONDITIONS NOT COVERED BY SPECIFIC DETAILS.
 - DIMENSIONS SHALL GOVERN, DO NOT SCALE THE DRAWINGS. WHERE THERE APPEARS TO BE A CONFLICT OR WHERE DIMENSIONS CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL DIMENSIONS ARE TO INSIDE FACE OF WALLS.
 - UNLESS SHOWN OTHERWISE, ALL DOORS SHALL BE LOCATED SUCH THAT THERE IS A 2 INCH WALL RETURN BETWEEN THE JAMB FRAME AND THE ADJACENT PERPENDICULAR WALL.
 - CONSULT WITH THE ARCHITECT OR ENGINEER BEFORE PENETRATING ANY JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS
 - ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEATLY WITHIN THE SCOPE OF WORK AREA ONLY.
 - ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS
 - SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL STEEL, MILLWORK, SIGNAGE, HARDWARE AND INTERIOR FINISHES
 - SUBMIT PRODUCT DATA FOR FIXTURES AND HARDWARE
 - ALL INTERIOR AND EXTERIOR FINISHES, COLORS AND MATERIALS ARE TO BE SELECTED AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION
 - ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE RATED AND ARE TO COMPLY WITH MASSACHUSETTS BUILDING CODE AND THE BOSTON FIRE CODE
 - ALL WOOD COMPONENTS SHALL BE FIRE TREATED
 - CONFIRM THAT ALL MATERIALS AND FINISHES, INCLUDING THEIR FABRICATION AND INSTALLATION WILL NOT RELEASE FUMES OR AROMAS WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PANEL CONTROL AND CIRCUIT DESIGN AND FOR COMPLIANCE WITH ALL BUILDING, LIFE SAFETY, AND STATE AND NATIONAL ELECTRICAL CODES WHICH MAY APPLY
 - ALL EXPOSED UTILITY WIRES AND PIPES SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS AND CEILINGS; THEY SHALL BE INSTALLED A MINIMUM OF 6" OFF OF FLOORS AND 1" OFF OF WALLS, CEILINGS OR ADJACENT PIPES OR WIRES
 - WHERE APPROPRIATE, EXISTING SPRINKLER HEADS ALARM SYSTEM AND DETECTORS ARE TO REMAIN. MODIFY LOCATIONS ONLY WHERE CEILING IS ALTERED OR AS INDICATED ON FIRE PROTECTION DRAWINGS.
 - EQUIPMENT INFORMATION AND SPECIFICATIONS, INCLUDING EQUIPMENT SUPPLIED BY THE OWNER, ARE TO BE THE MOST CURRENT AT THE TIME OF DOCUMENTATION PREPARATION.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS.
 - MAKE ALL FINAL CONNECTIONS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOTE VOID WARRANTIES.
 - COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL EQUIPMENT, INCLUDING THAT SUPPLIED BY THE OWNER.
 - PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF THE WORK
 - ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME FOR A CERTAIN ITEM
 - SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS OR RODENTS
 - EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING, CLEAN TO COMMERCIAL BUILDING PROGRAM STANDARDS
 - DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES



1 LOCATION PLAN
SCALE: NOT TO SCALE

APPLICABLE CODES:

- BUILDING CODE: CMR 780 MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION (AMENDED INTERNATIONAL BUILDING CODE 2015, INTERNATIONAL RESIDENTIAL CODE 2015 AND THE 2015 INTERNATIONAL EXISTING BUILDING CODE W/ MASSACHUSETTS AMENDMENTS)
- ACCESSIBILITY: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD CMR 521 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS
- FIRE PROTECTION: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE CMR 527 1.00 - 2012 NFPA 1: FIRE CODE WITH AMENDMENTS
- ELECTRICAL: 527 CMR 12.00 MASSACHUSETTS ELECTRICAL CODE - 2014 NFPA 70 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
- MECHANICAL: INTERNATIONAL MECHANICAL CODE 2015 W/ AMENDMENTS
- PLUMBING: 248 CMR BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS - UNIFORM STATE PLUMBING CODE
- ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE 2018 (IECC)
- AMERICANS WITH DISABILITIES ACT
- BOSTON ZONING CODE
- MGL CH. 148 SECTION 26G

BUILDING DESCRIPTION:
EXISTING 2-FAMILY BUILDING RENOVATED INTO SINGLE-FAMILY HOME. LIVING SPACE WILL BE ADDED IN THE BASEMENT.

CODE SUMMARY:

- PROPOSED USE OR OCCUPANCY: RESIDENTIAL - R-3
 - OCCUPANT LOAD: (200 GROSS SF/PERSON PER TABLE 1004.1.2) APPROX. 2922 SF = 15 PERSONS
- CONSTRUCTION TYPE: V.B. - TABLE 504.4
 - PER TABLE 601: STRUCTURAL FRAME, BEARING WALLS, FLOORS AND ROOF ARE NOT REQUIRED TO BE RATED
 - MAX. AREA IS 7000 PER TABLE 506 AND MAXIMUM HEIGHT IS 3 STORIES ABOVE GRADE - 504.4
- PER TABLE 1006.3.2(1) FOR USE GROUP R-2 - ONLY ONE EXIT IS REQUIRED WHEN THERE ARE LESS THAN FOUR STORIES AND 4 DWELLING UNITS OR LESS PER STORY. TRAVEL DISTANCE IS LIMITED TO 125'
- MINIMUM WIDTH OF EGRESS STAIR: 36 INCHES PER SECTION 1011.2
- MAXIMUM LENGTH OF EXIT TRAVEL: 250 FEET PER 1017.2
- FIRE RATED CONSTRUCTION:
 - PER TABLE 602, IN V.B. CONSTRUCTION EXTERIOR WALLS MORE THAN 10' FROM PROPERTY LINE ARE NOT REQUIRED TO BE RATED, 10' OR LESS MUST BE 1 HOUR RATED.
 - DEMISING PARTITION/CORRIDORS MUST BE 1 HOUR IN A TYPE V.B BUILDING 420.2 AND 708.3
 - HORIZONTAL SEPARATION BETWEEN DWELLING UNITS: 1 HOUR IN A TYPE V.B BUILDING PER 420 AND 711.2.4.3 - REFER TO DETAIL ON A-20
 - STAIRWAYS CONNECTING 4 OR MORE STORIES ARE TO BE 2 HOUR RATED, STAIRS CONNECTING LESS THAN 4 STORIES ARE TO BE 1 HOUR RATED PER 1023.2
 - PER TABLE 716.5: 1 HOUR ENCLOSURES AND EXIT ACCESS SHALL HAVE 1 HOUR DOORS. 1 HOUR AND 1/2 HOUR CORRIDORS SHALL HAVE A MINIMUM 20 MIN. RATED DOOR. 2 HOUR ENCLOSURES AND EXIT ACCESS SHALL HAVE 90 MINUTE RATED DOORS.
- DEMISING PARTITION MINIMUM: STC 50 PER SECTION 1207.2 AND MIN. 50 IIC BETWEEN FLOORS
- ACCESSIBILITY REQUIREMENTS:
 - CMR 521 9.3 - EXISTING BUILDINGS RENOVATED FOR RESIDENTIAL USE ARE EXEMPT FROM MAAB REQUIREMENTS PER 521 CMR; ARCHITECTURAL ACCESS BOARD, PARAGRAPH 9.2.1

ENERGY REQUIREMENTS:
MASSACHUSETTS ENERGY STRETCH CODE, CHAPTER 4 - RESIDENTIAL ENERGY EFFICIENCY - RESIDENTIAL BUILDINGS, INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018

- CLIMATE ZONE 5A PER TABLE 301.1
- EXISTING WALLS AND CEILINGS: FILL EXISTING WALL AND CEILING CAVITIES WITH INSULATION PER IECC 503.1.1
- PER IECC TABLES 402.1.2 AND R402.1.4, FENESTRATION SHALL HAVE A U-FACTOR OF 0.30 OR BETTER.
- SKYLIGHTS SHALL HAVE A U-FACTOR OF 0.55 OR BETTER PER 402.1.2 AND 402.1.4.
- VAPOR RETARDER IS REQUIRED TO COMPLY WITH R402.1.1 OF THE IECC AND R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE. VAPOR RETARDER IS NOT REQUIRED IN BASEMENT OR BELOW GRADE WALLS.
- R402.1.2 - CEILING: R=49; WOOD FRAME WALL: R=20 (CAVITY)+ 3.8 (CONTINUOUS); FLOOR R=30; BASEMENT WALLS AND CRAWL SPACES: R=15 CONTINUOUS OR R=19 IN CAVITY OR R=13 IN CAVITY WITH R=5 CONTINUOUS; SLAB R=10
- DEMAND RECIRCULATION WATER SYSTEMS SHALL HAVE CONTROLS THAT COMPLY WITH REQUIRED CODES
- HOT WATER PIPES IN UNCONDITIONED SPACES SHALL ALL BE INSULATED TO AT LEAST R-3, AND HOT WATER PIPES IN CONDITIONED SPACES 3/4" AND LARGER SHALL BE INSULATED TO AT LEAST R-3.

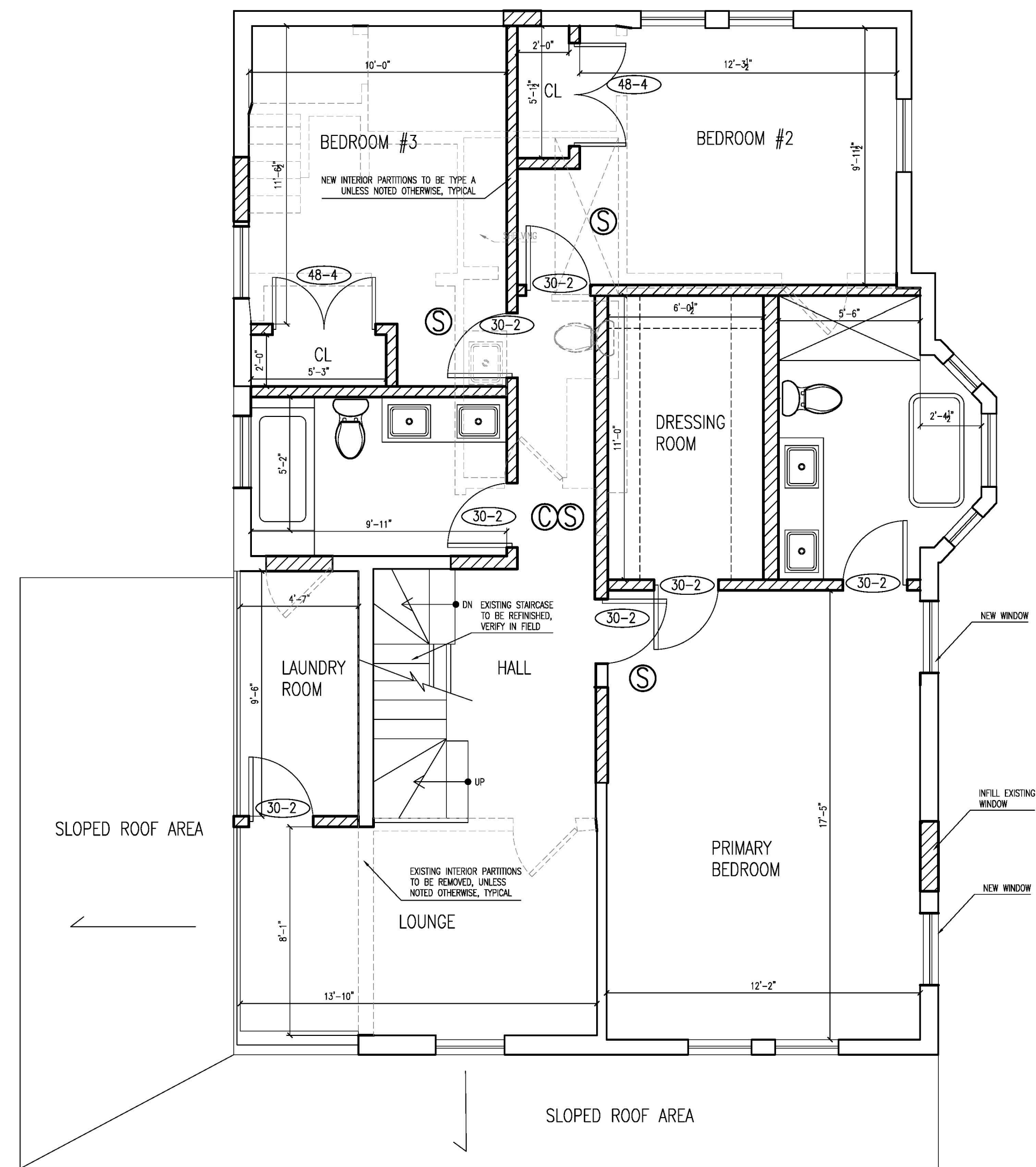
ZONING ANALYSIS:	RES C	EXISTING	PROPOSED	COMMENTS
LOT AREA MIN.	5,000 SF	3968 SF	3968 SF	*EXISTING CONDITION UNCHANGED
MIN. LOT AREAR PER DU	1,800 SF	1984 SF	3968 SF	*RENOVATED FROM 2-FAM TO SINGLE
MIN. LOT WIDTH	50'-0"	64'-0"	64'-0"	
MAX. F.A.R.	0.6	$\frac{3968}{3968} = 0.68$	$\frac{2922}{3968} = 0.74$	
MAX. HEIGHT (STORIES/FEET)	35'-0"	33'-9 1/2"	34'-2 1/2"	*MEAN GRADE CHANGE WITH WELL
PRIVATE OPEN SPACE	36%	$\frac{2013}{3968} = 50\%$	$\frac{1629}{3968} = 41\%$	
MIN. FRONT YARD SETBACK	H+L/4 = 10'-1"	11'-9 1/2"	11'-9 1/2"	*EXISTING CONDITION UNCHANGED
MIN. SIDE YARD SETBACK (BUILDING LESS THAN 40'-0" TALL)	H+L/7 = 10'-4", 8'-6"	23'-3", 9'-9 1/2"	14'-10", 9'-9 1/2"	*DRIVEWAY SIDE UNCHANGED
MIN. REAR YARD SETBACK	H+L/6	N/A	N/A	*NO REAR YARD, CORNER LOT

- LIST OF DRAWINGS**
- A-01 ANALYSIS, DRAWING LIST AND NOTES
 - A-10 PROPOSED PLANS
 - A-20 PROPOSED ELEVATIONS
 - X-A1 EXISTING PLANS
 - X-A2 EXISTING ELEVATIONS

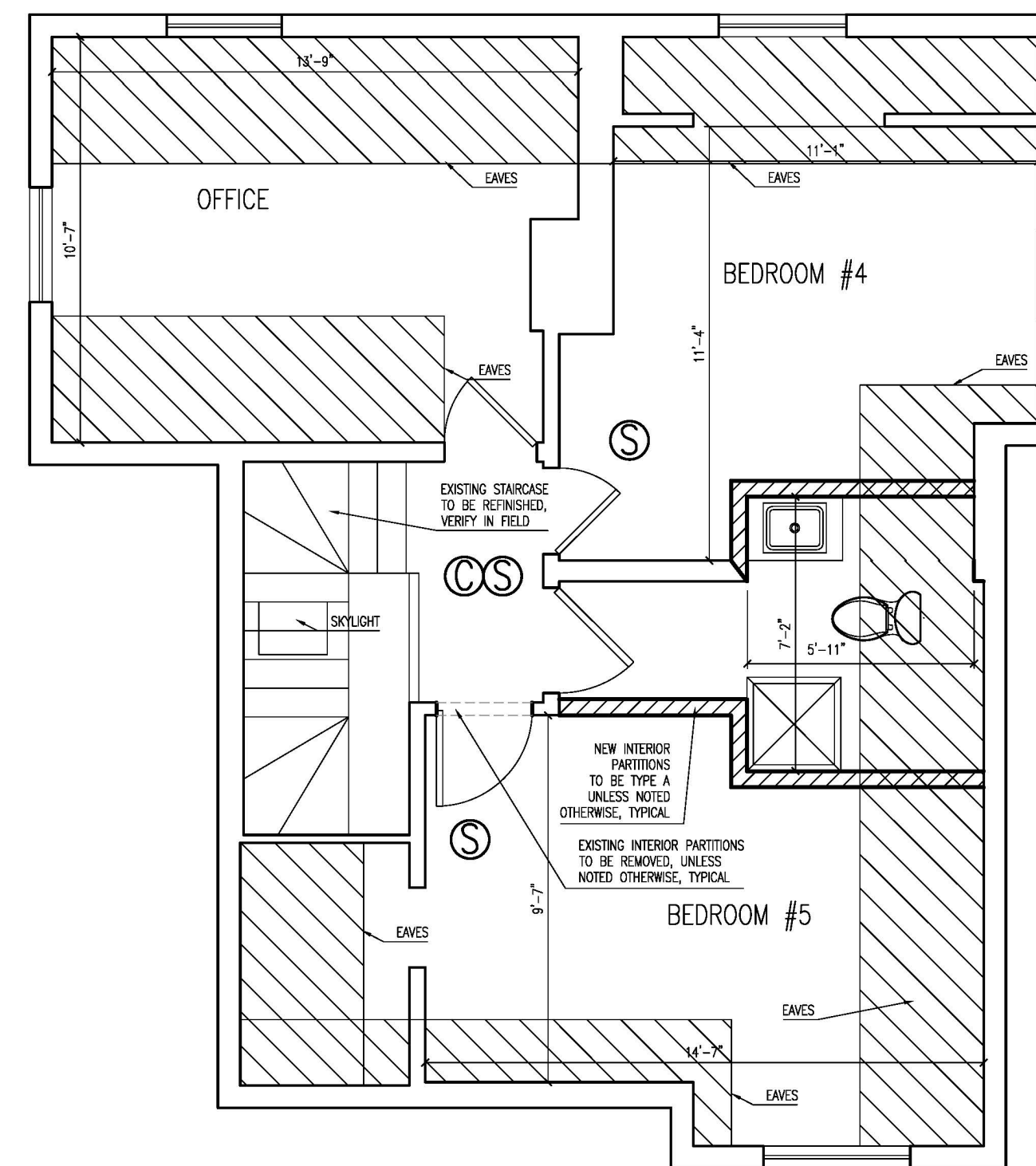


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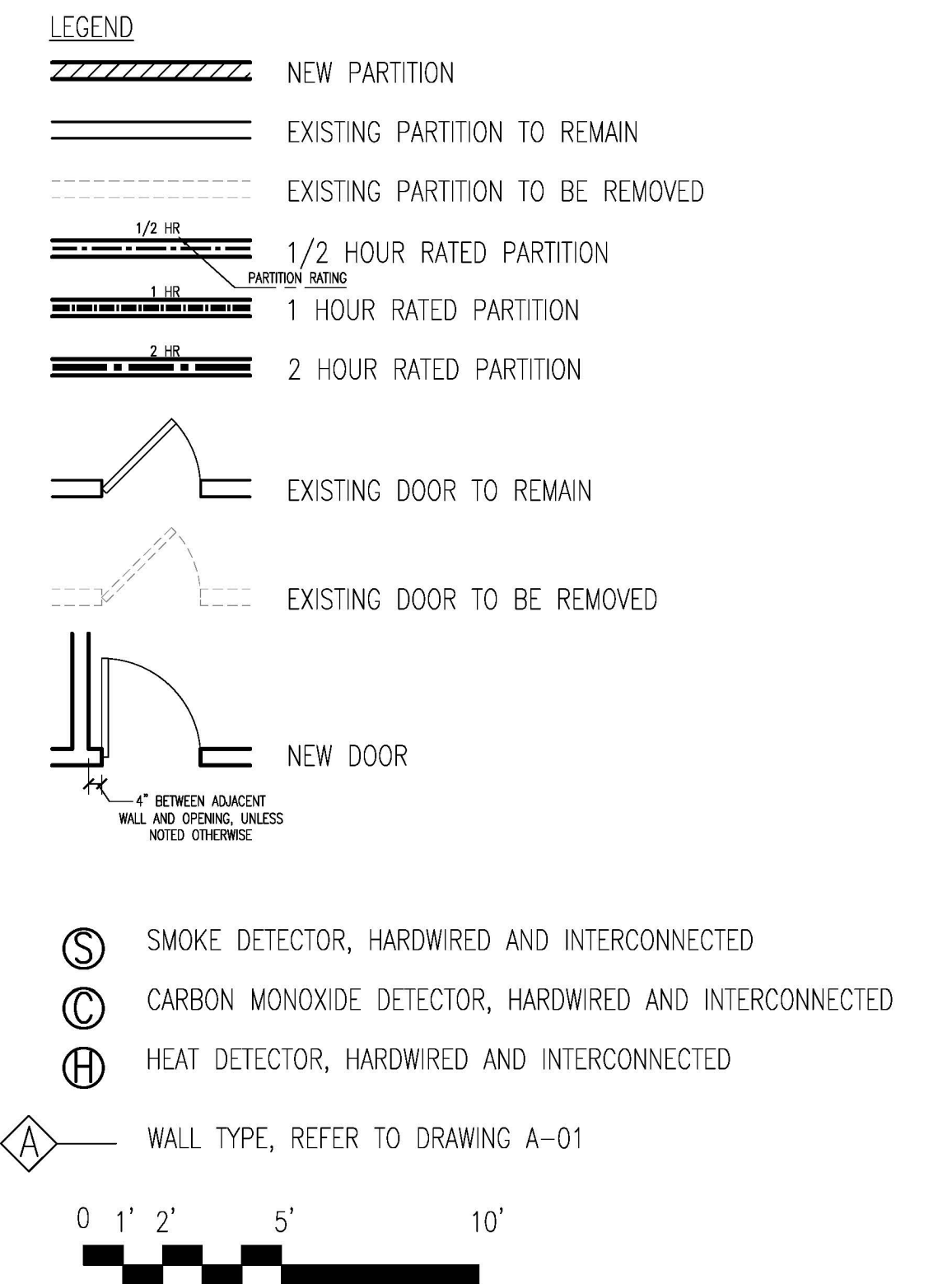
01	Issued for Permit	09/20/2022
No.	Description	Date
Drawing Title: ANALYSIS, DWG LIST, NOTES		
Project No.: 0506	Checked by: EZ	
A-01		



2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"

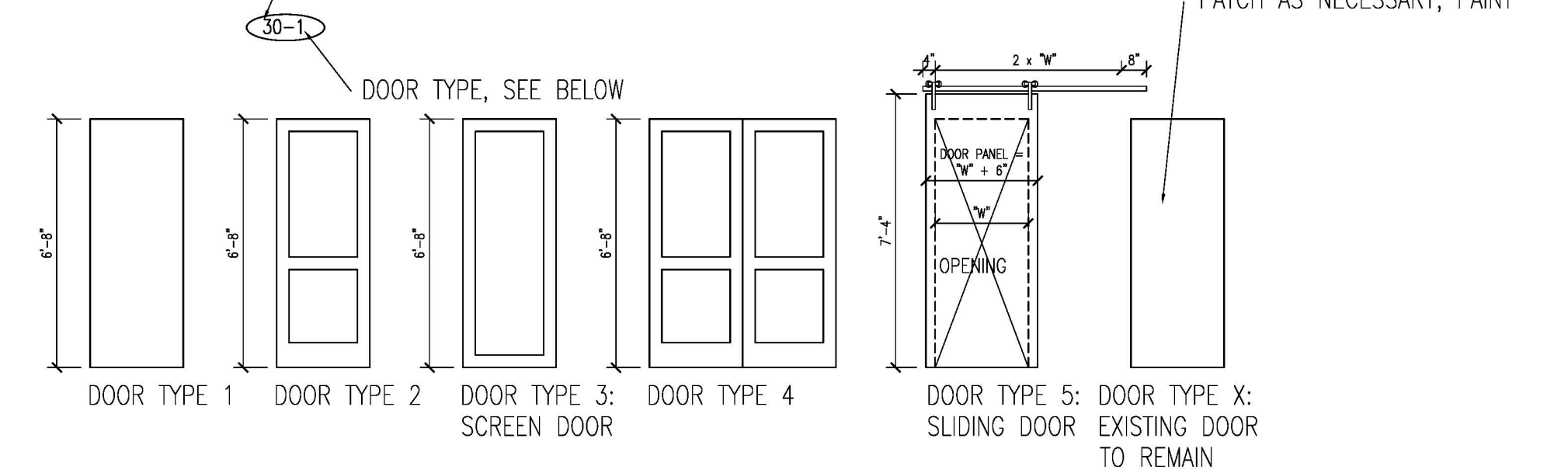


3 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"



- FINISH NOTES:**
1. ALL WALLS TO BE PAINTED GWB, (WHITE TO MATCH ARCHITECT'S SAMPLE)
 2. FLOORS TO BE HARDWOOD UNLESS NOTED OTHERWISE.

- DOOR NOTES:**
1. ALL NEW DOORS TO BE 6'-8" HIGH, 1 3/4" THICK SOLID CORE WOOD DOORS WITH WOOD FRAMES.
 2. INTERIOR DOORS ARE TO BE PAINTED WHITE, CONFIRM EXTERIOR DOOR COLOR AND FINISH WITH OWNER AND ARCHITECT
 3. DOOR TARGETS: DOOR WIDTH



Eric Johnson

09/20/2022

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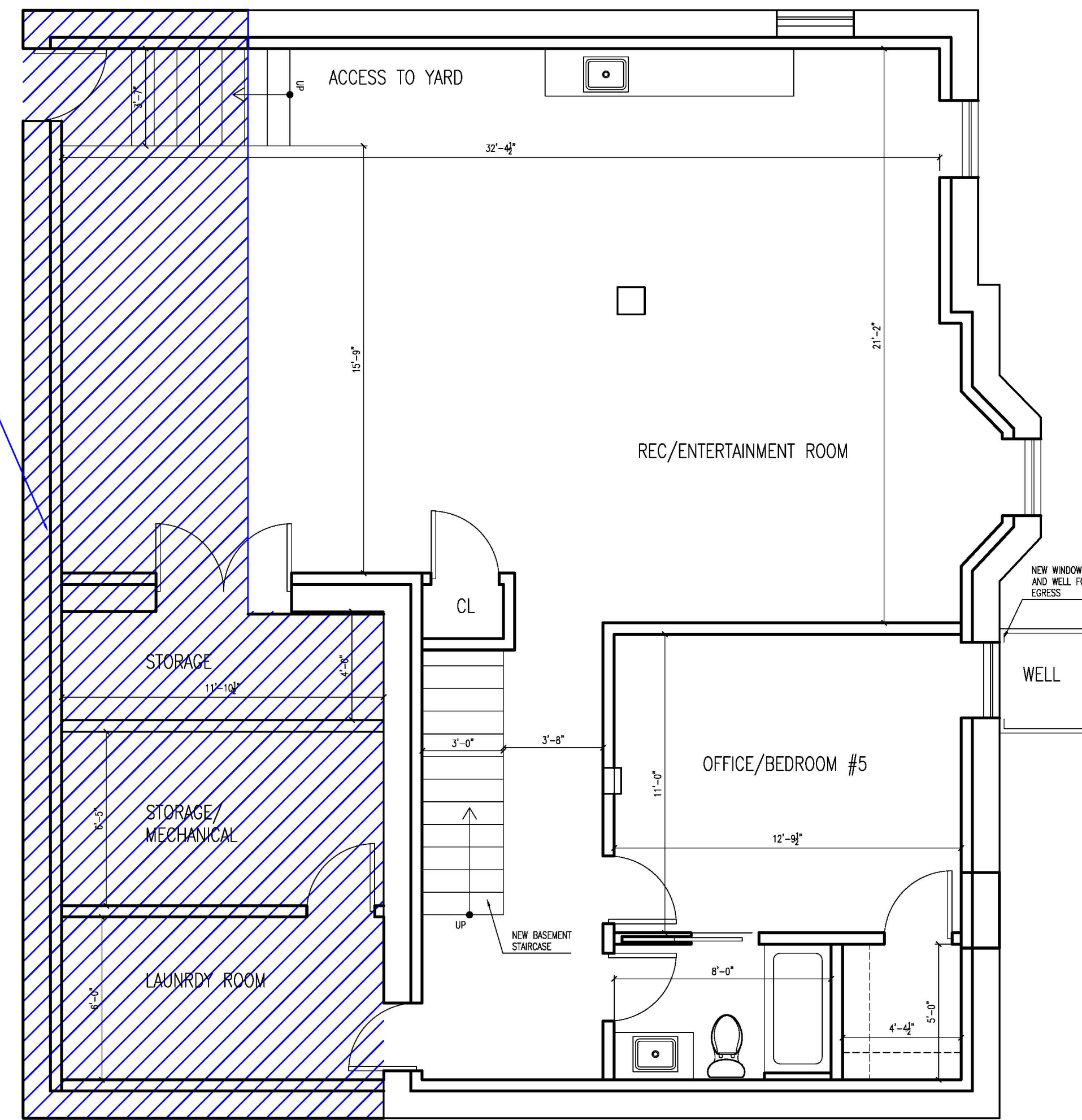
No.	Description	Date
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Drawing Title: Proposed Plans

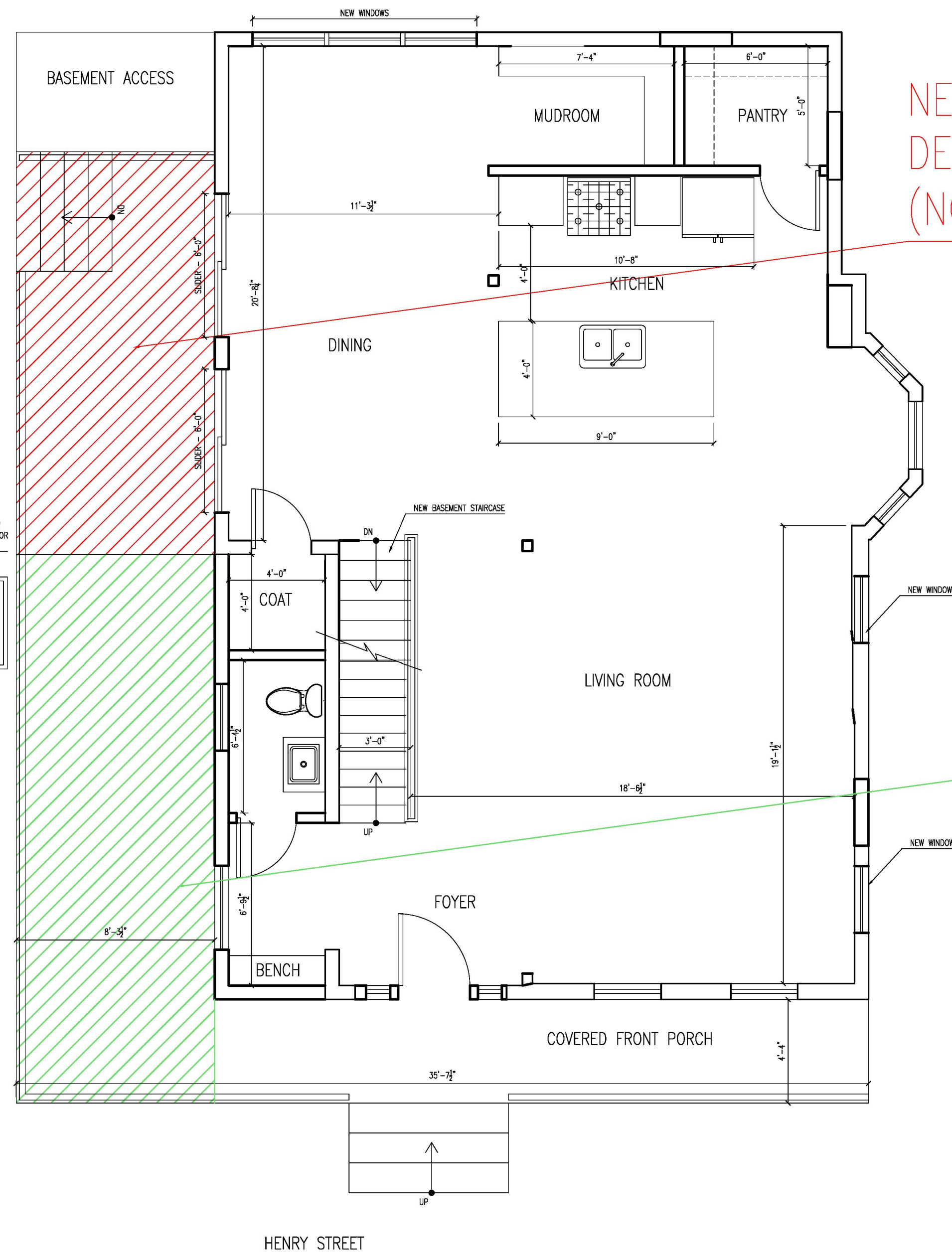
Project No.: 0506 Checked by: EZ

A-11

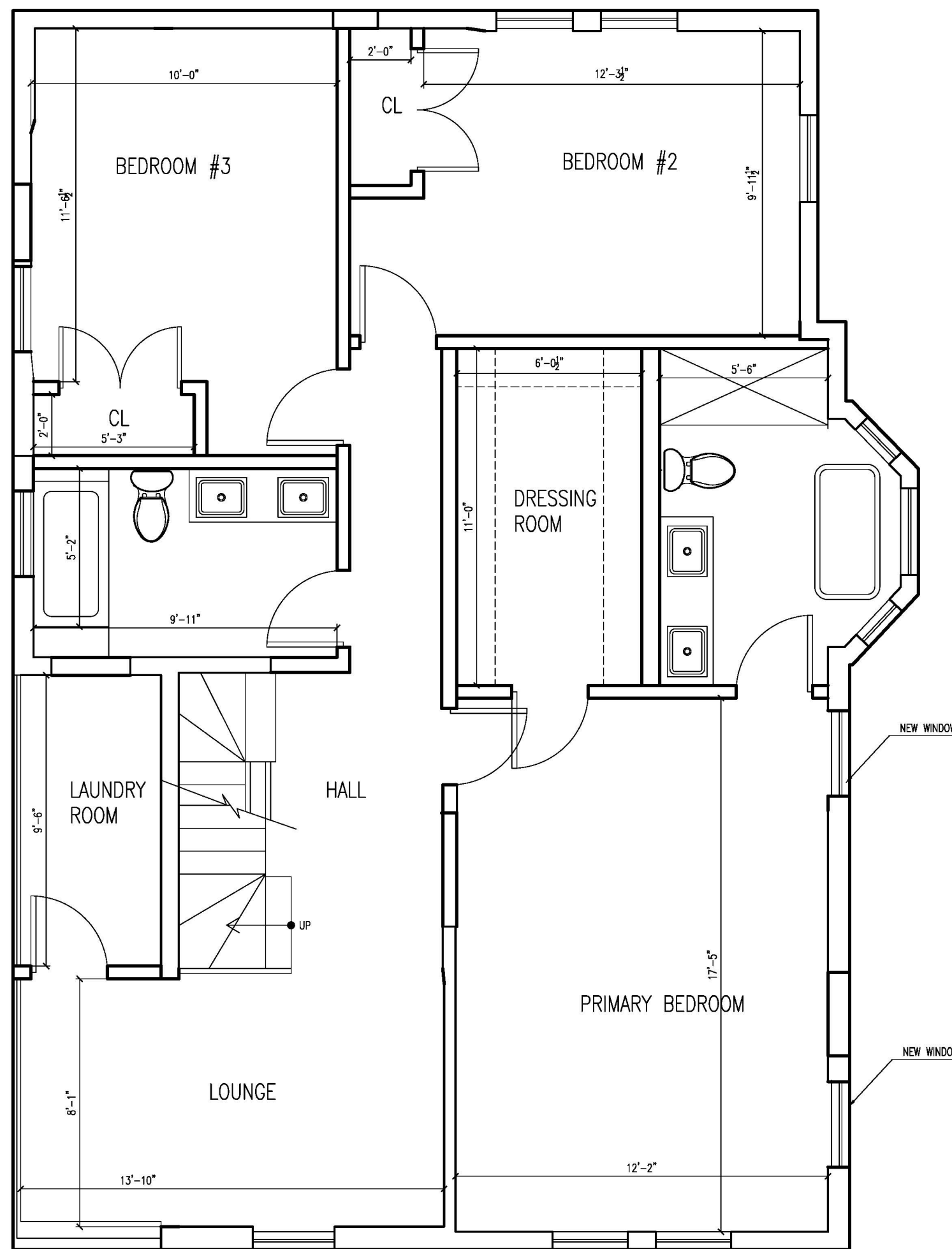
NEW LIVING SPACE



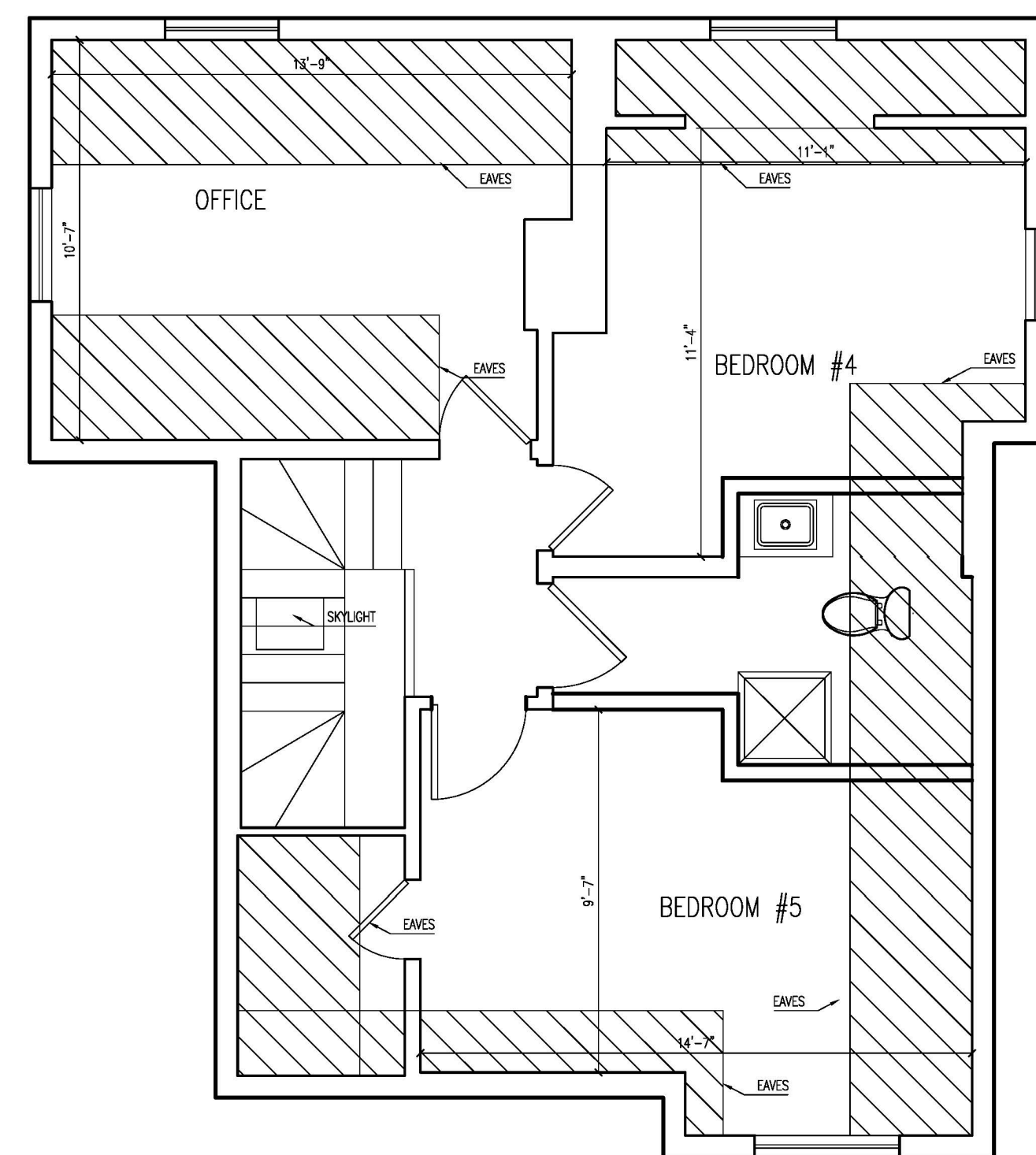
B BASEMENT PLAN
SCALE: 1/4" = 1'-0"



1 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"



3 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"



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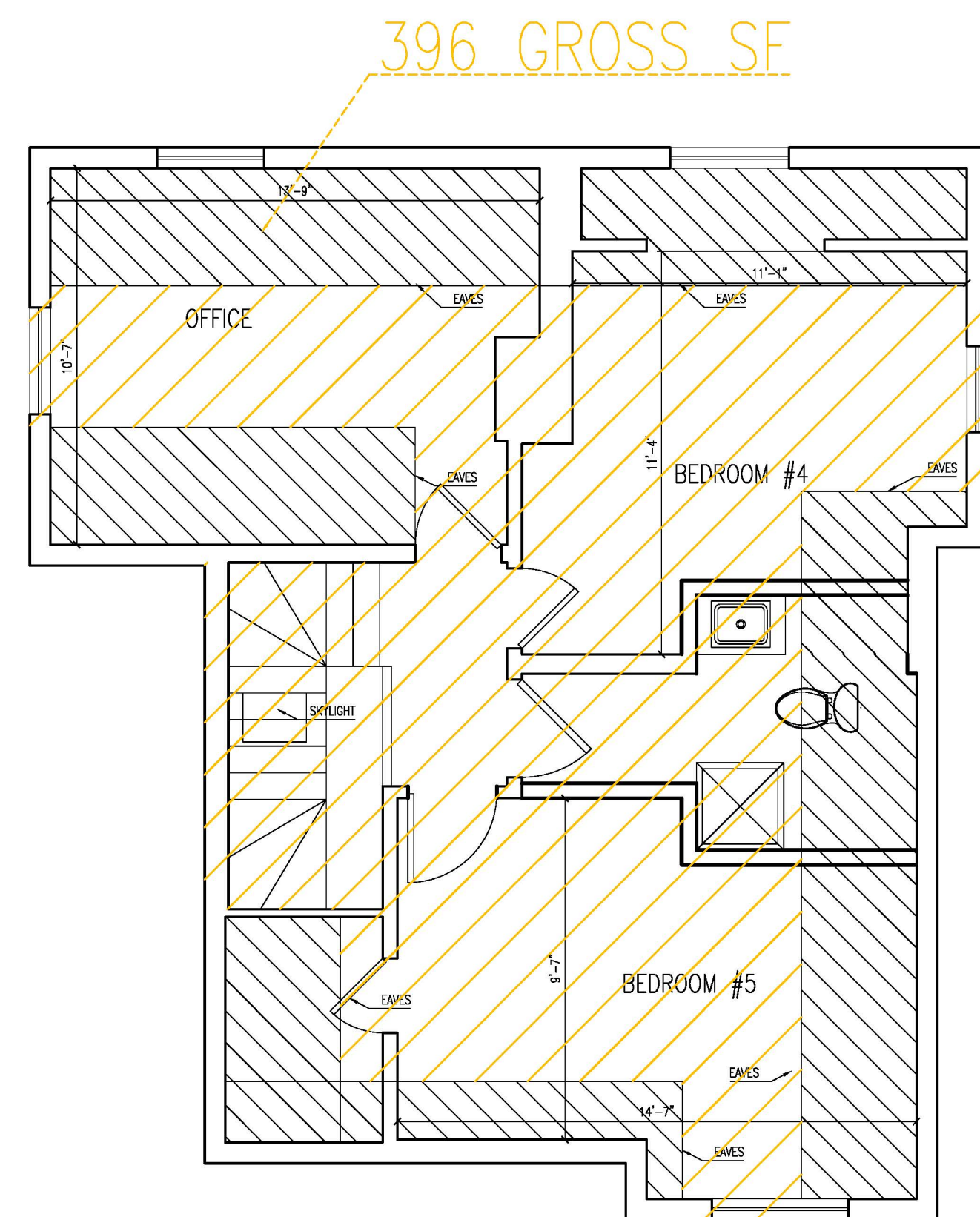
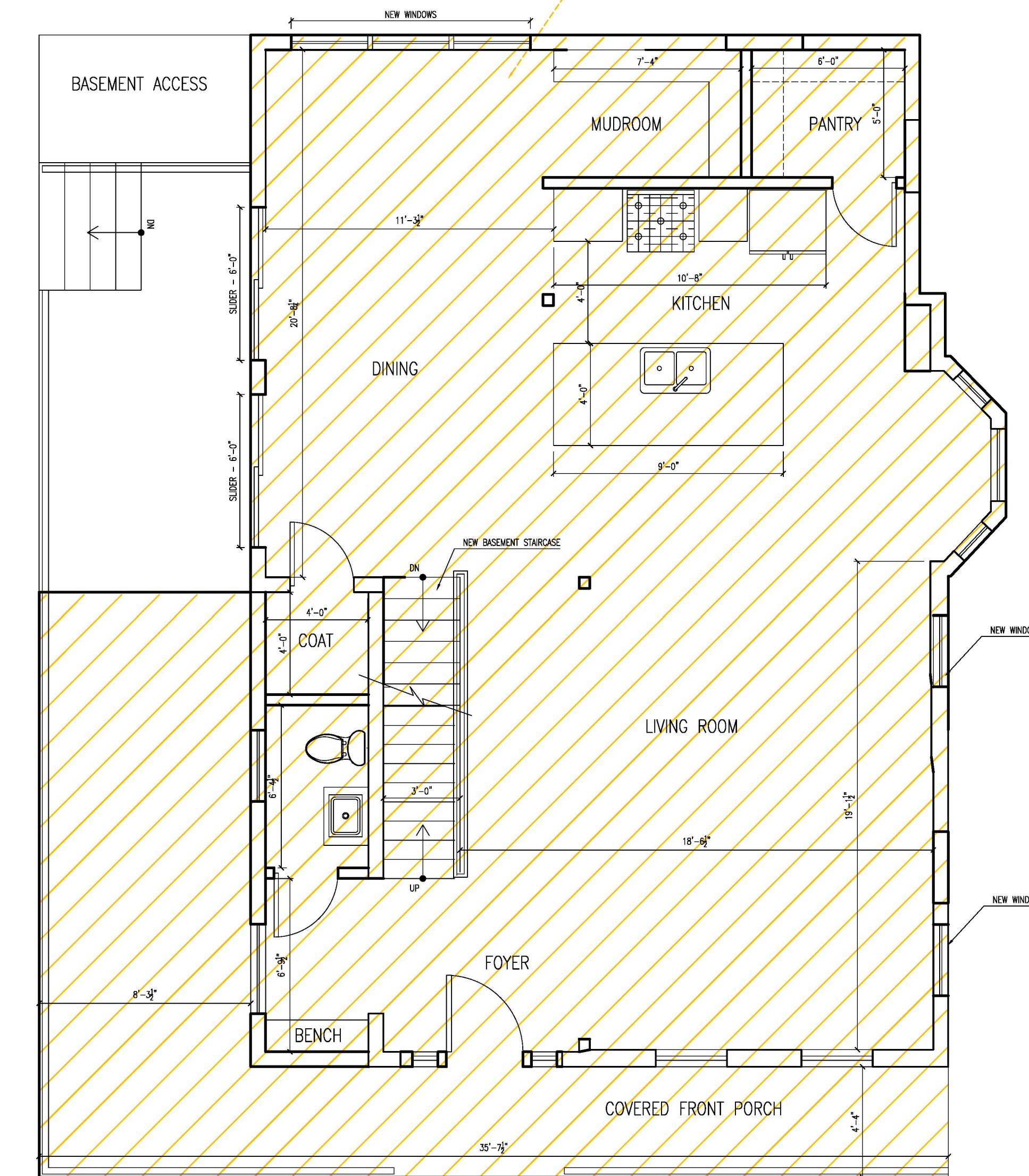
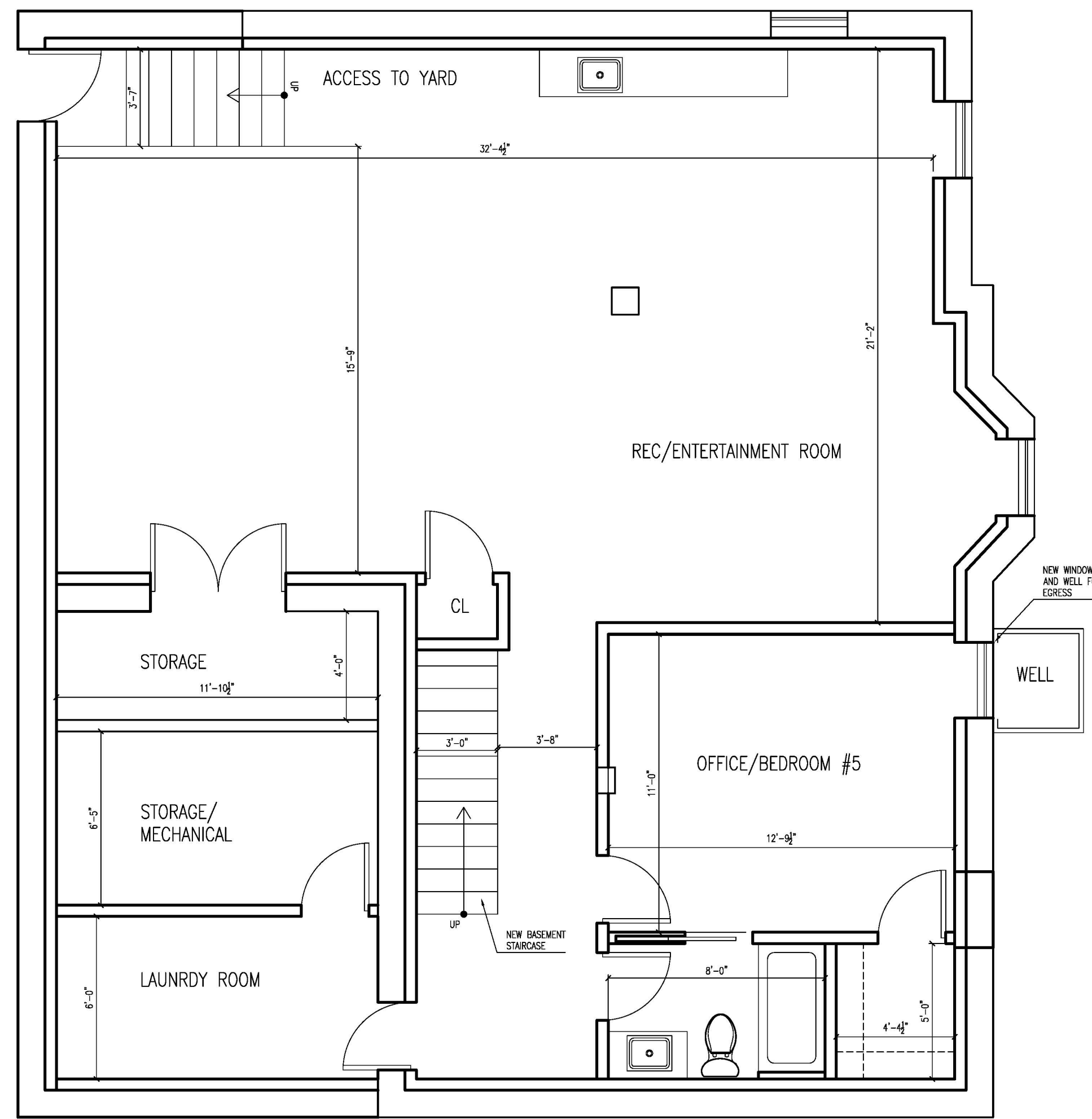
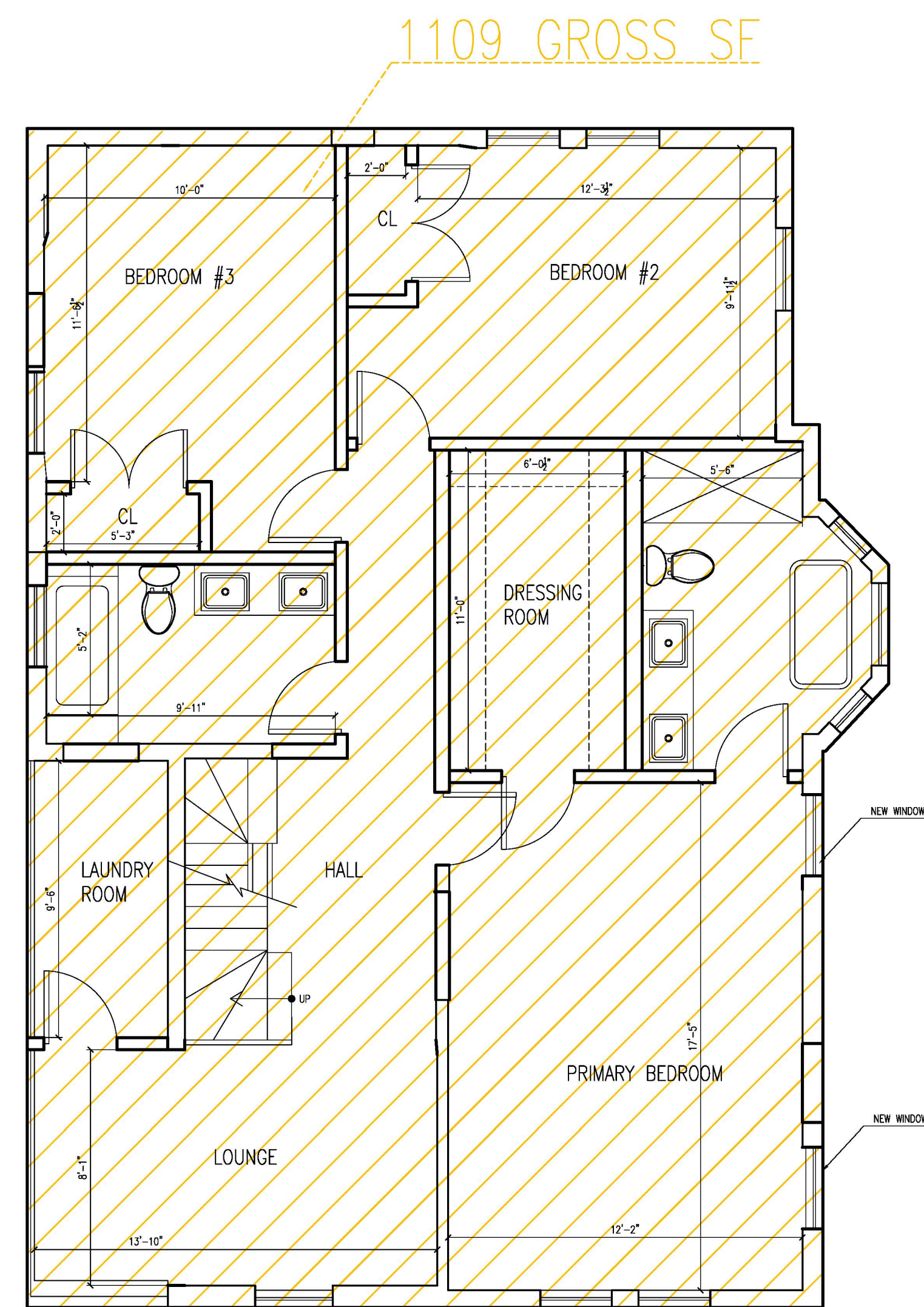
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Drawing Title: Proposed Plans		
Project No.: 0506		Checked by: EZ

09/20/2022

A-12



LIVING SPACE INCLUDING BASEMENT= 4307 GROSS SF
LIVING SPACE NOT INCLUDING BASEMENT= 2921 GROSS SF

CEILING HEIGHT
LESS THAN 5'-0"
(NOT INCLUDED IN FAR)

09/20/2022



Eric Johnson

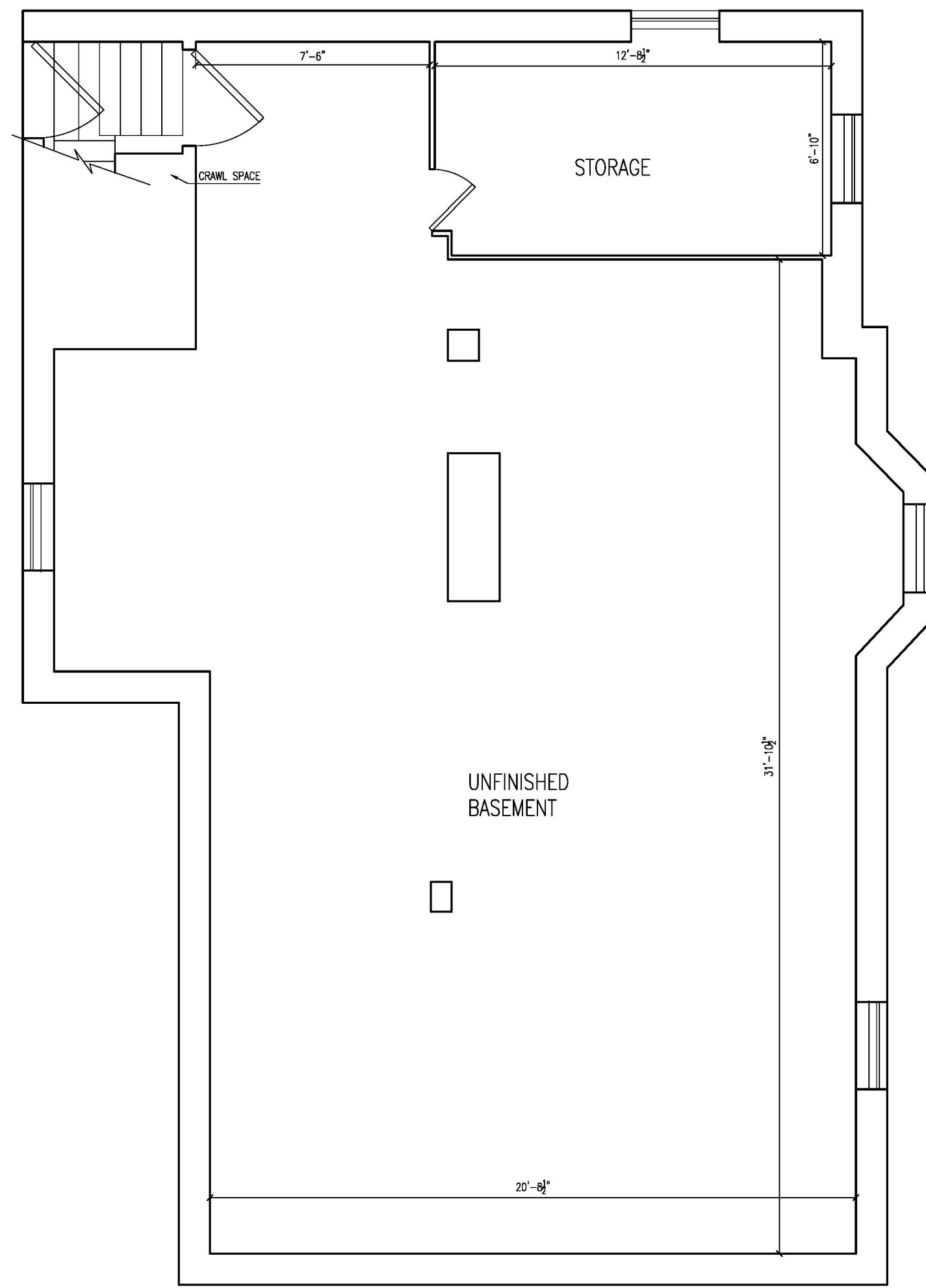
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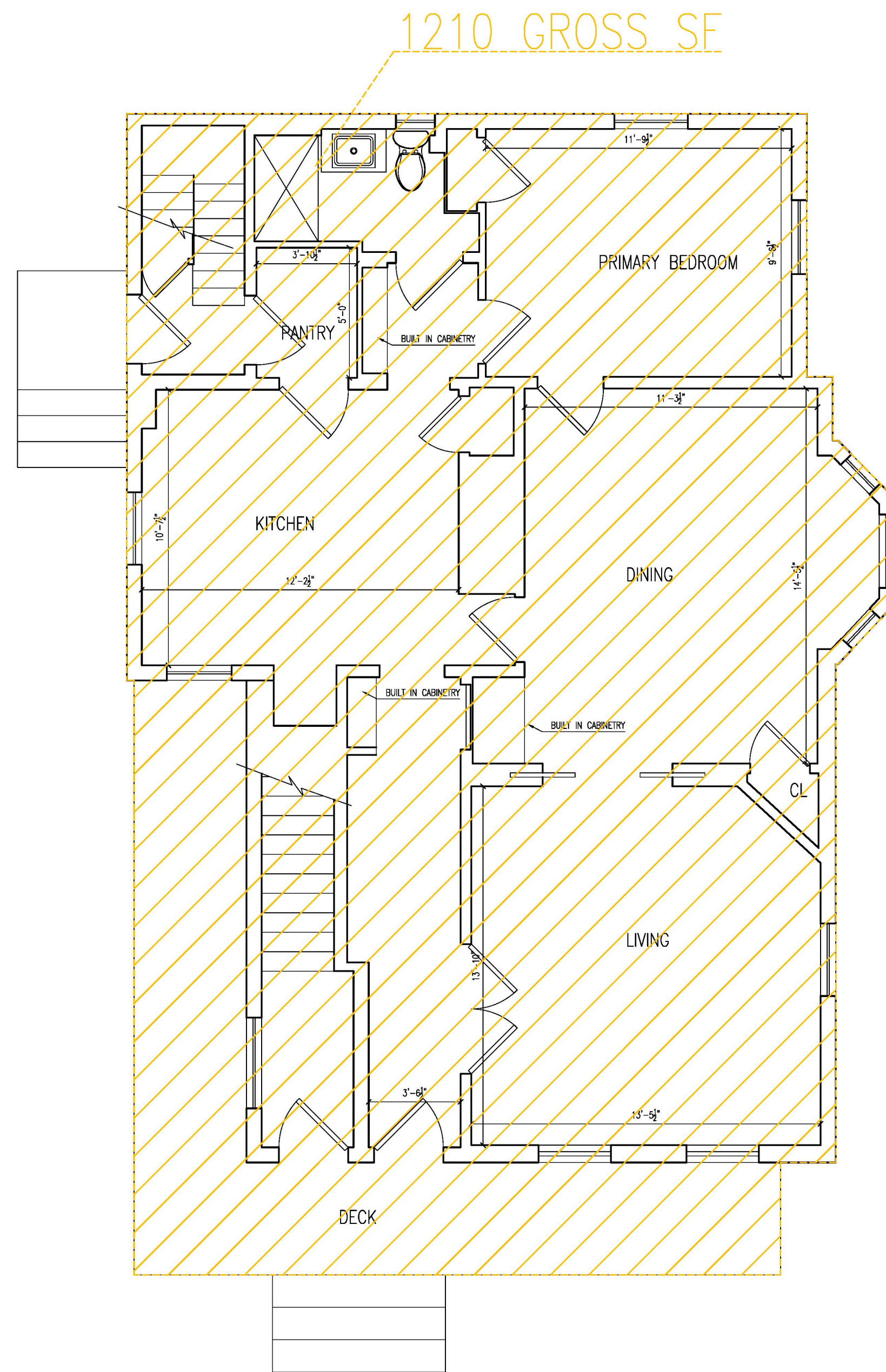
No.	Description	Date
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Drawing Title: Proposed Plans		
Project No.: 0506		Checked by: EZ

A-13

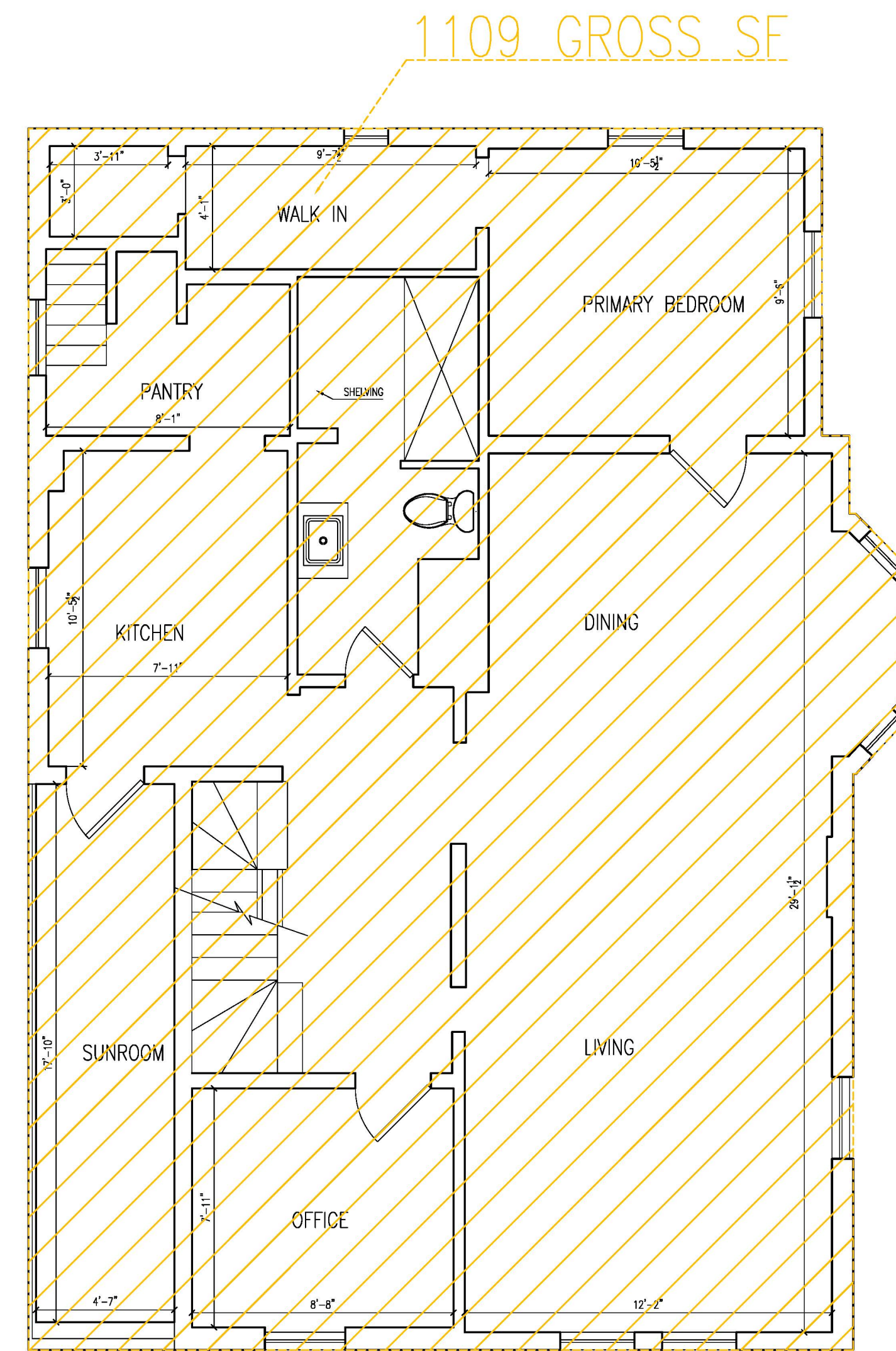


EXISTING GROSS SF = 2715 GROSS SF

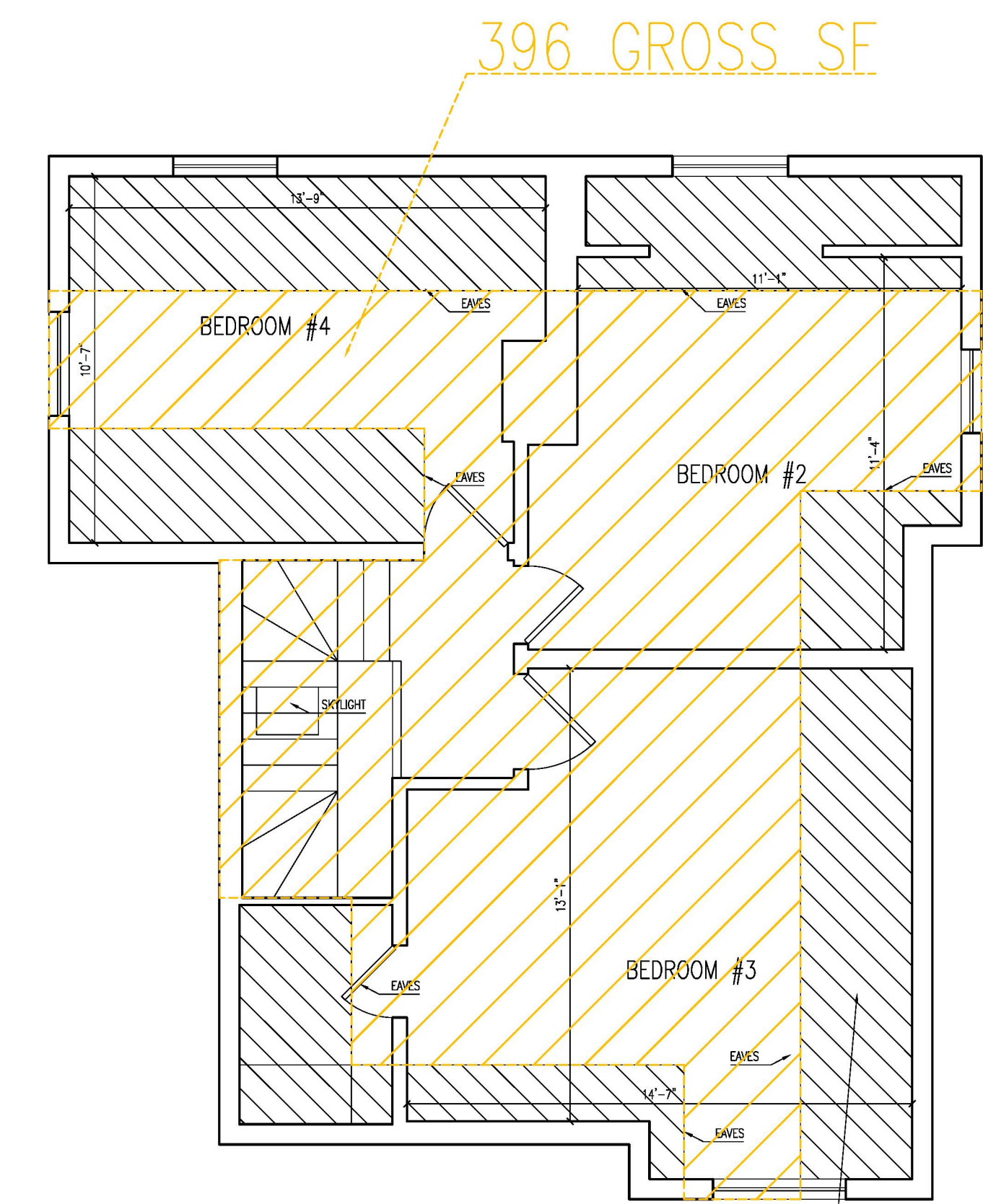
B BASEMENT PLAN
SCALE: 1/4" = 1'-0"



1 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"



CEILING HEIGHT
LESS THAN 5'-0"
(NOT INCLUDED IN FAR)

3 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"



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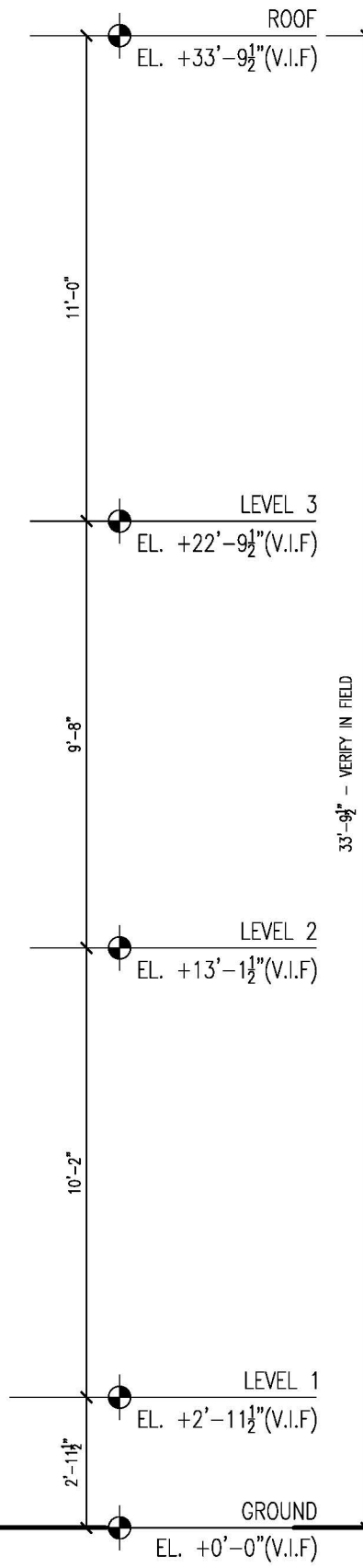
Cambridge,
Massachusetts

01	Issued for Permit	09/20/2022
No.	Description	Date
Drawing Title: Existing Plans		
Project No.: 0506		Checked by: EZ

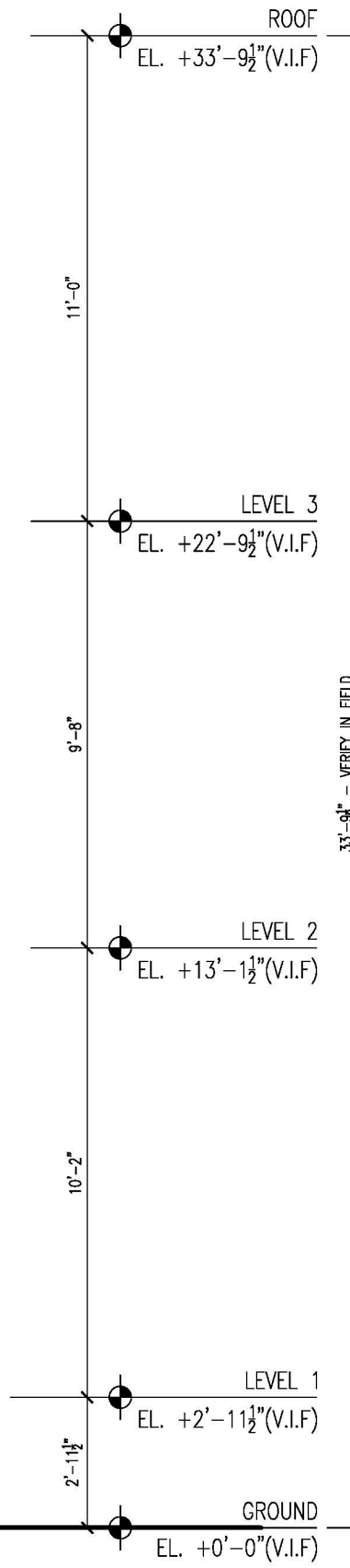
A-14



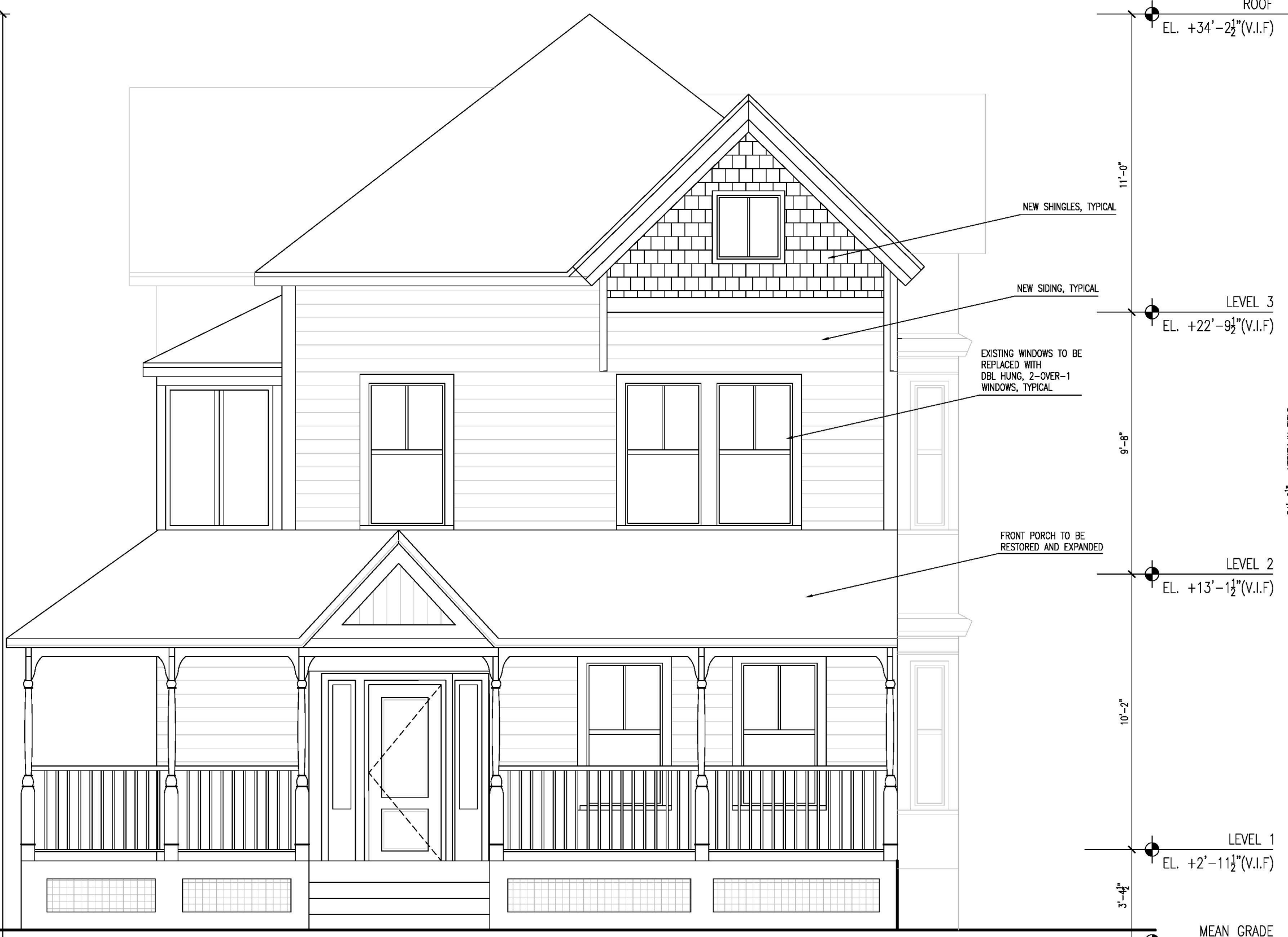
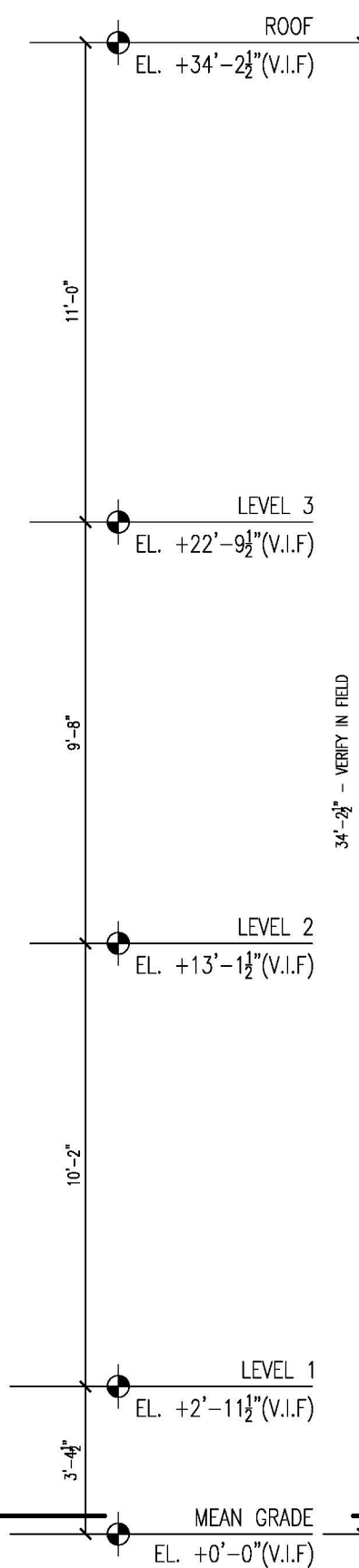
2 EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



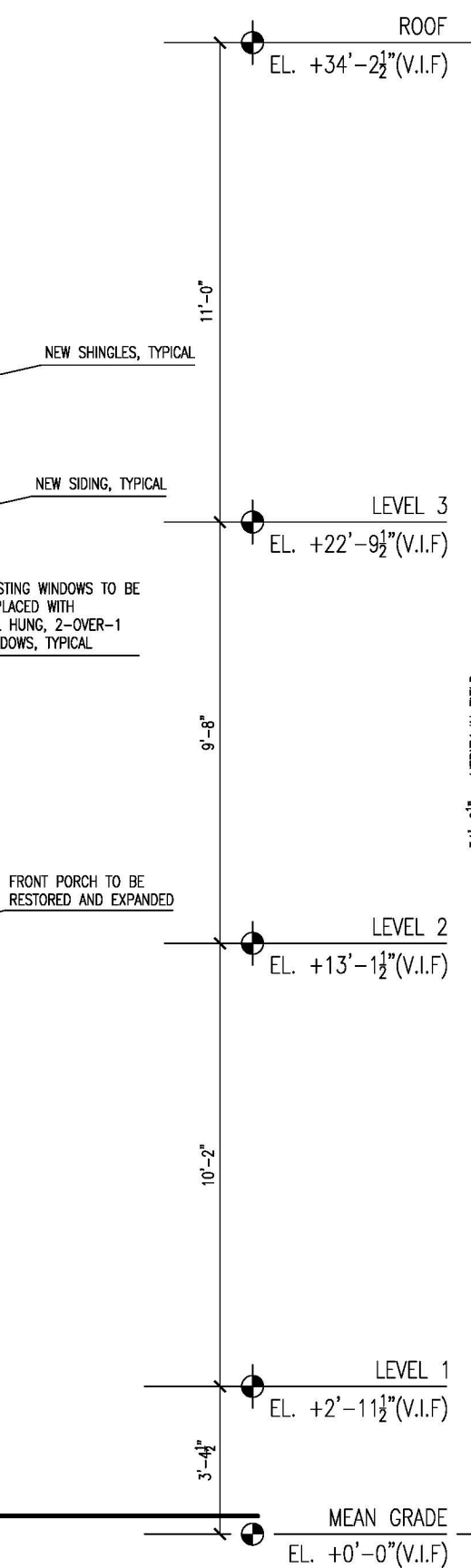
1 EXISTING HENRY STREET ELEVATION
SCALE: 1/4" = 1'-0"



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



1 PROPOSED HENRY STREET ELEVATION
SCALE: 1/4" = 1'-0"



Eric Johnson

09/20/2022

100-102 Henry St
Core Contracting Services

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Cambridge,
Massachusetts

01	Issued for Permit	09/20/2022
No.	Description	Date
Drawing Title: Elevations		
Project No.: 0506	Checked by: EZ	

A-20



4 EXISTING ROCKINGHAM STREET ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED ROCKINGHAM STREET ELEVATION
SCALE: 1/4" = 1'-0"



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



Eric Johnson

09/20/2022

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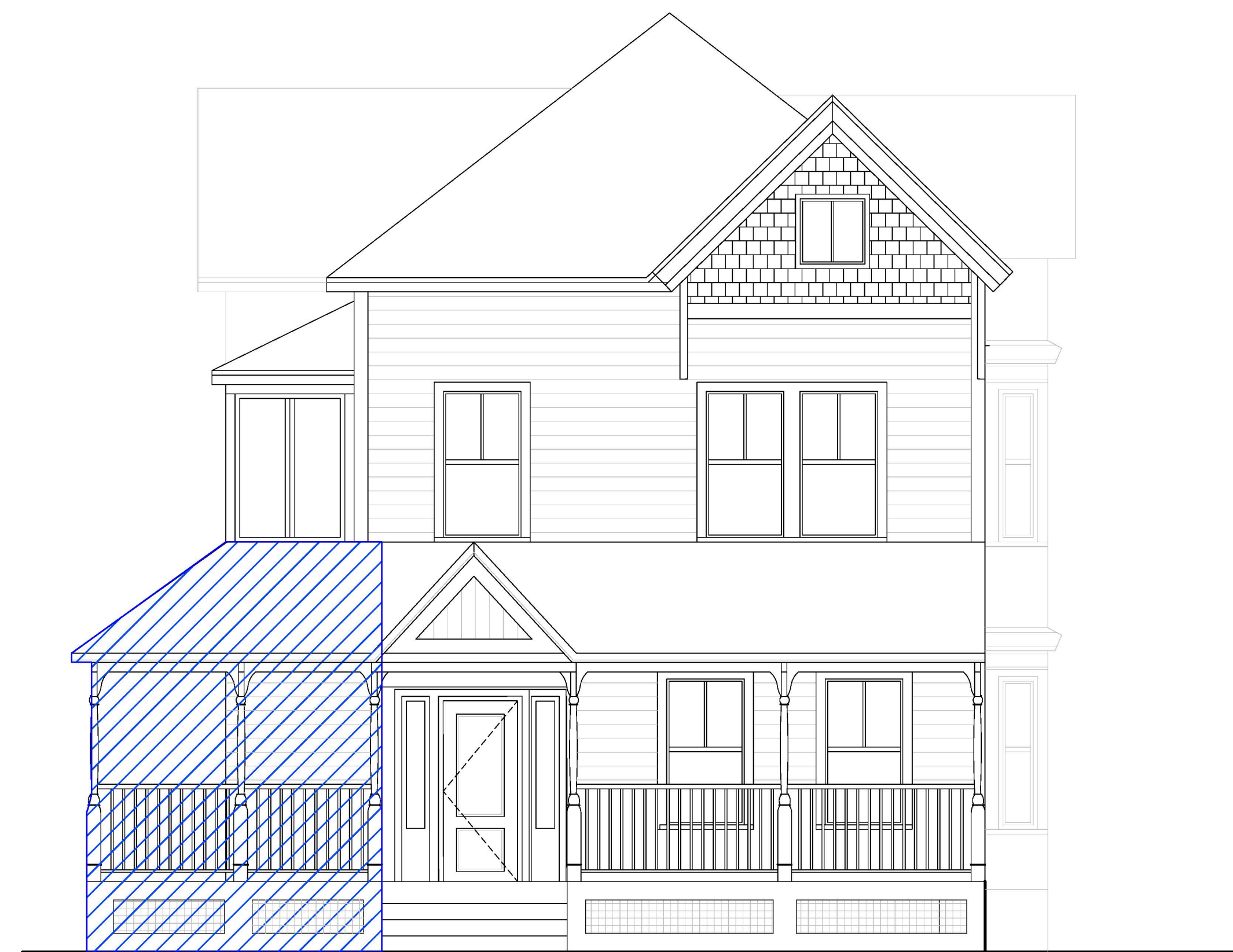
No.	Description	Date
01	Issued for Permit	09/20/2022
Drawing Title: Elevations		
Project No.: 0506		Checked by: EZ

A-21



1259 TOTAL FACADE AREA
327 SF WORK AREA = 25%

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



907 TOTAL FACADE AREA
147 SF WORK AREA = 16%

1 PROPOSED HENRY STREET ELEVATION
SCALE: 1/4" = 1'-0"



1259 TOTAL FACADE AREA
5 SF WORK AREA = 0.3%

4 PROPOSED ROCKINGHAM STREET ELEVATION
SCALE: 1/4" = 1'-0"



681 TOTAL FACADE AREA
0 SF WORK AREA = 0%

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



Eric Johnson

09/20/2022

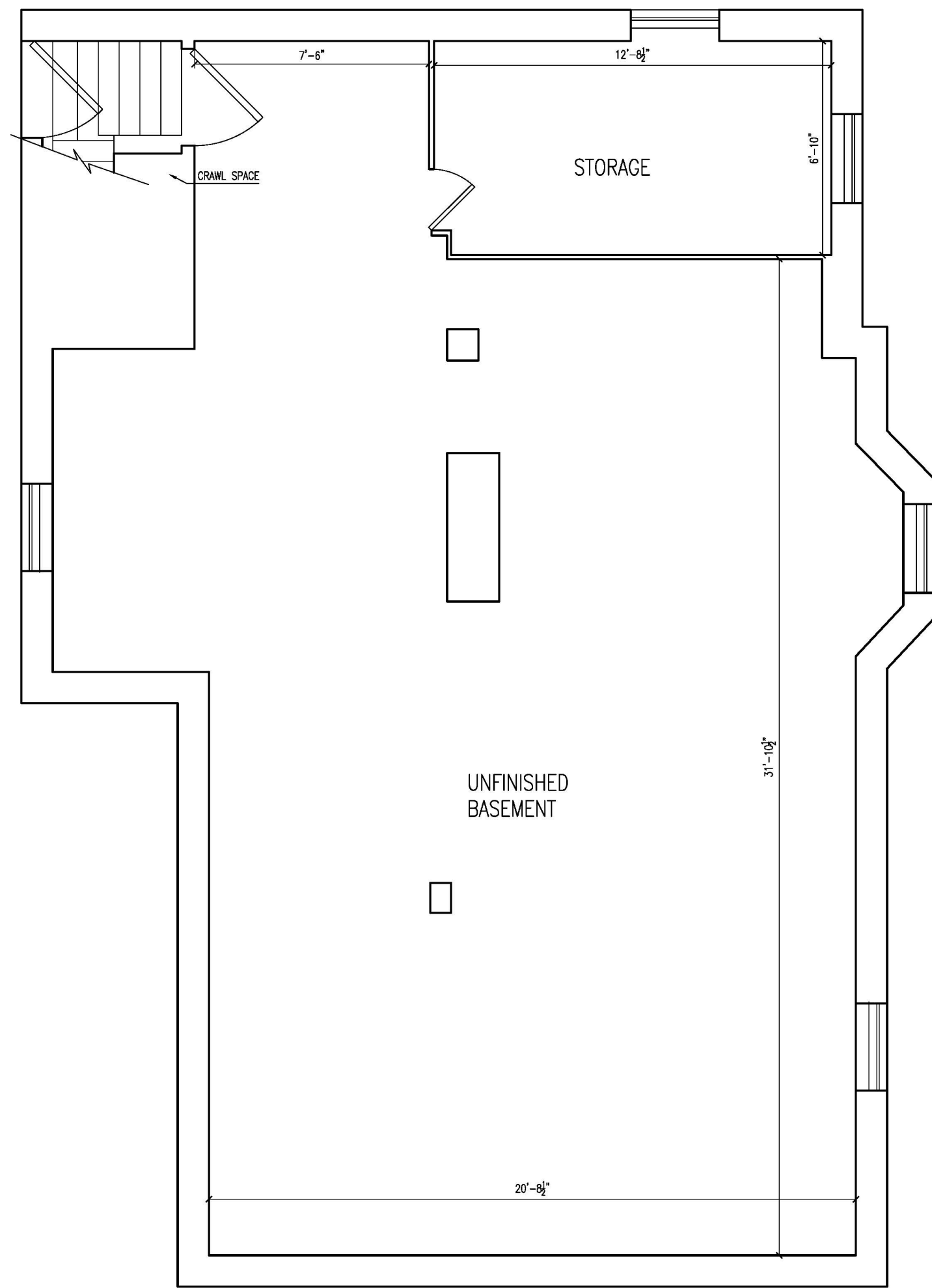
100-102 Henry St
Core Contracting Services

context
a collaborative design workshop

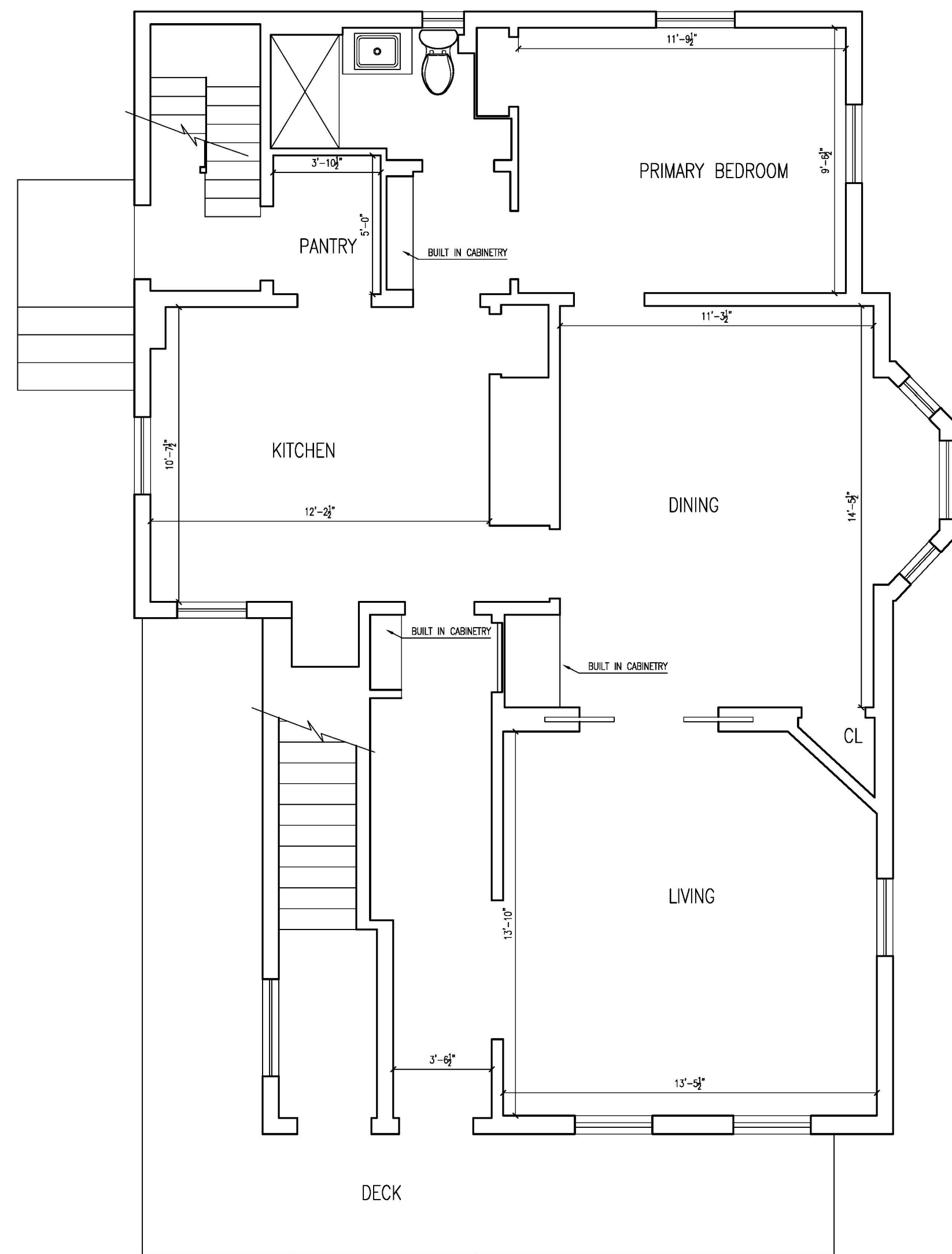
Cambridge,
Massachusetts

No.	Description	Date
01	Issued for Permit	09/20/2022
Drawing Title: Proposed Elevations		
Project No.: 0506		Checked by: EZ

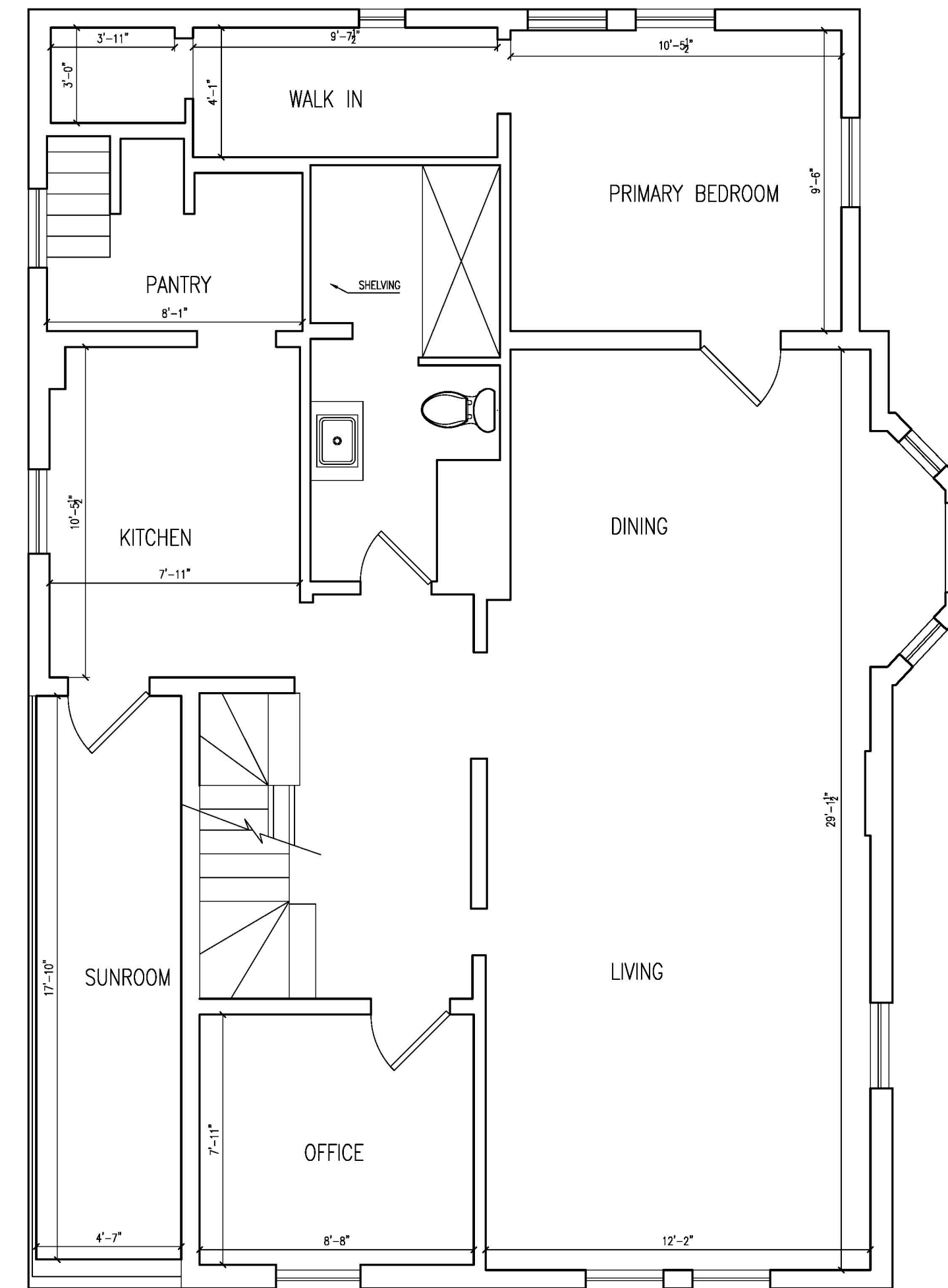
A-22



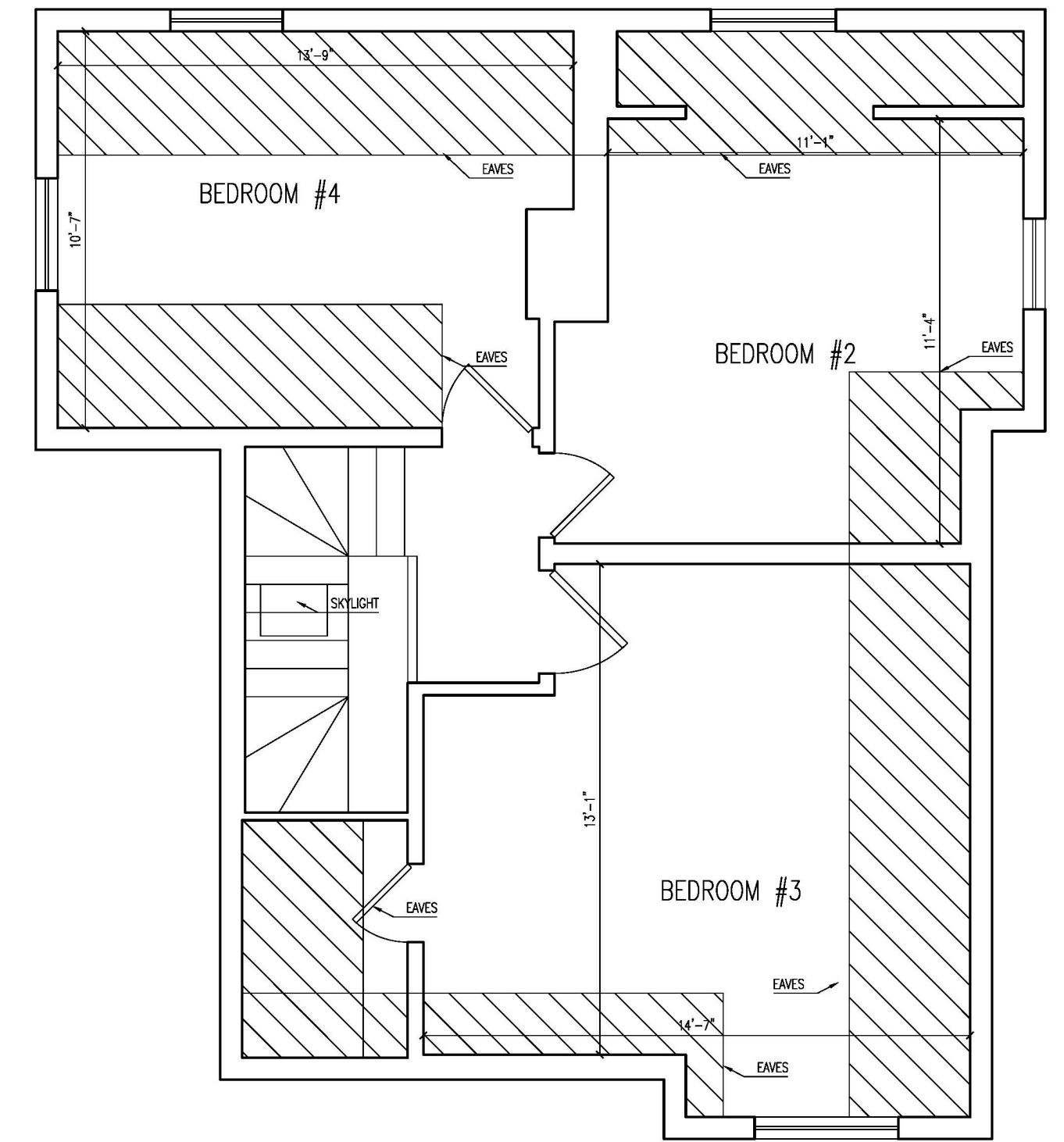
B BASEMENT PLAN
SCALE: 1/4" = 1'-0"



1 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"



3 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"



Eric Zacherow

100-102 Henry St
Core Contracting Services

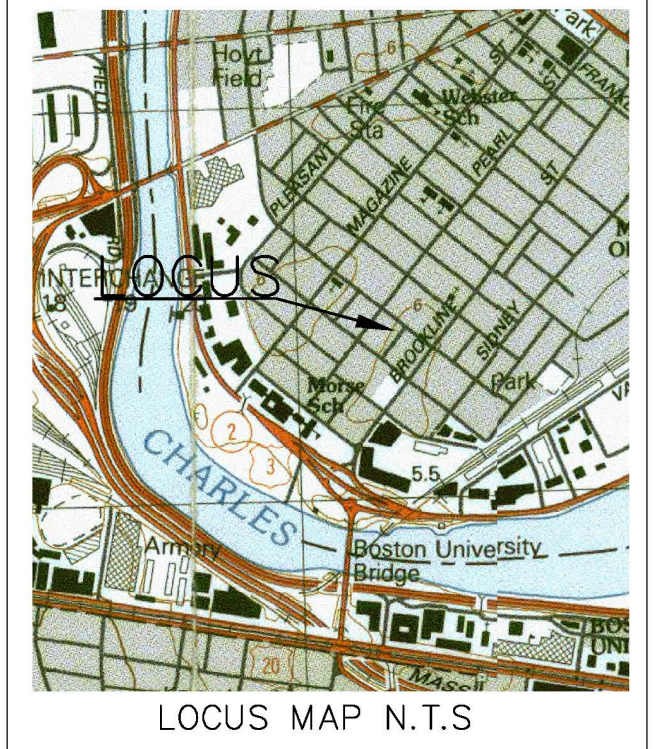
context
a collaborative design workshop

Cambridge,
Massachusetts

No.	Description	Date
01	Issued for Permit	09/20/2022

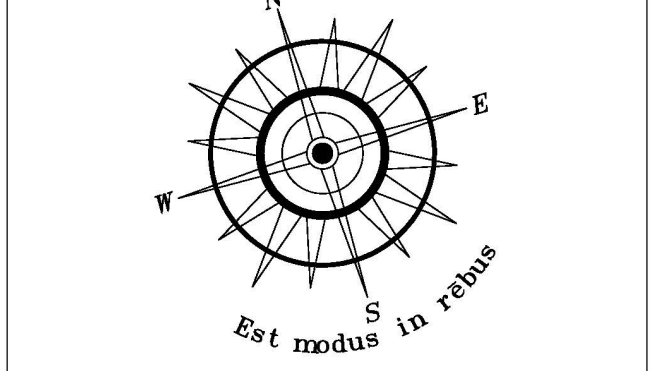
Drawing Title: Existing Plans
Project No.: 0506 Checked by: EZ

XA-1



REVISIONS	DATE

PLAN OF LAND
 PREPARED FOR
100 HENRY STREET LLC
 100 HENRY STREET
 CAMBRIDGE, MA.



MORAN SURVEYING INCORPORATED

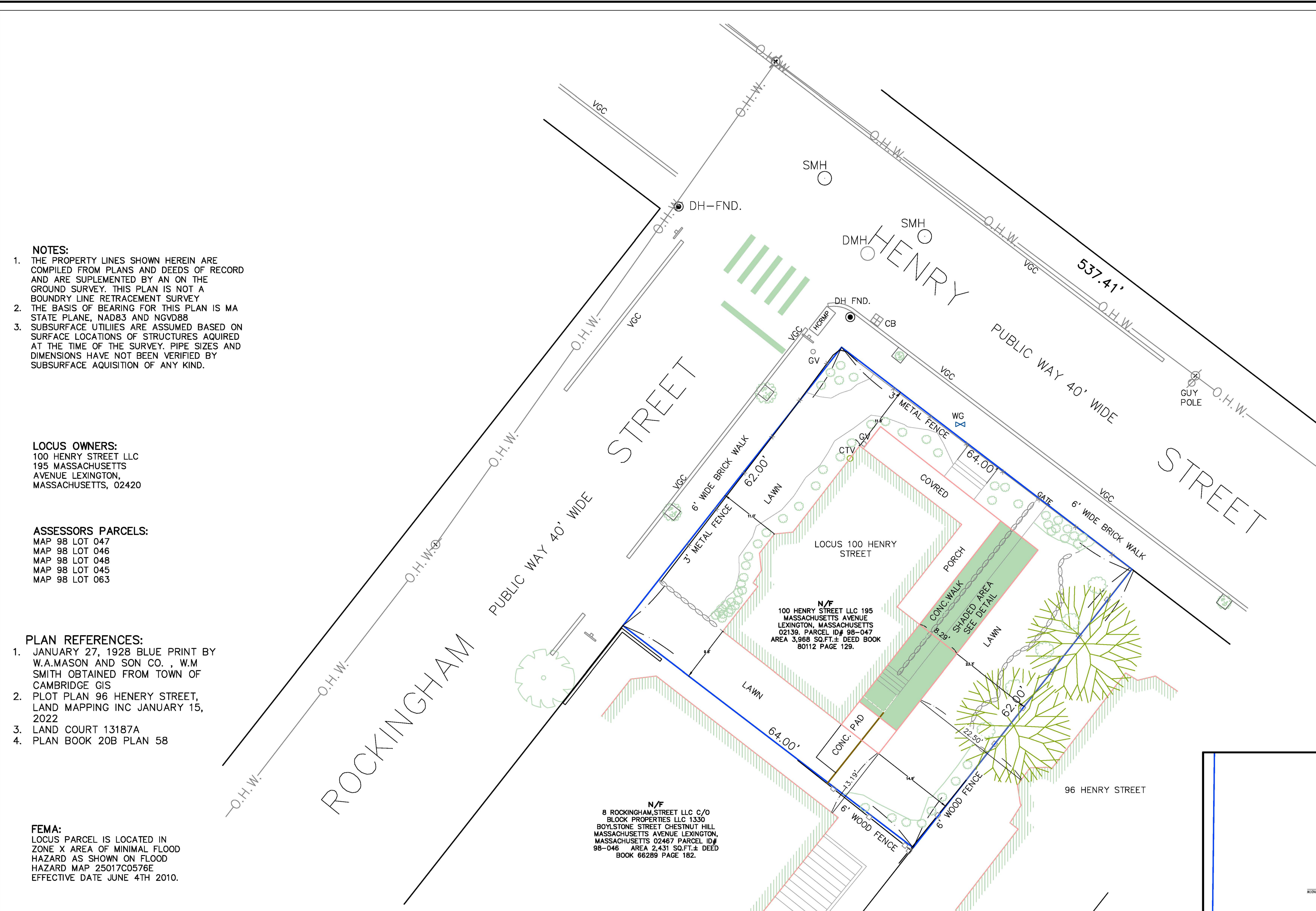
14 William Ave
 Pembroke, MA 02359
 Telephone 781.293.5601
 Fax 781.293.1952
 Professional Land Surveyors
 Land Planners
 www.moransurveying.com

I CERTIFY THAT THE LOCATION OF THE EXISTING STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT AND ARE THE RESULT OF AN ACTUAL "ON THE GROUND" SURVEY PERFORMED BY MORAN SURVEYING INC. ON JULY 2022

Stephen F. Moran
 09.22.22
 DATE

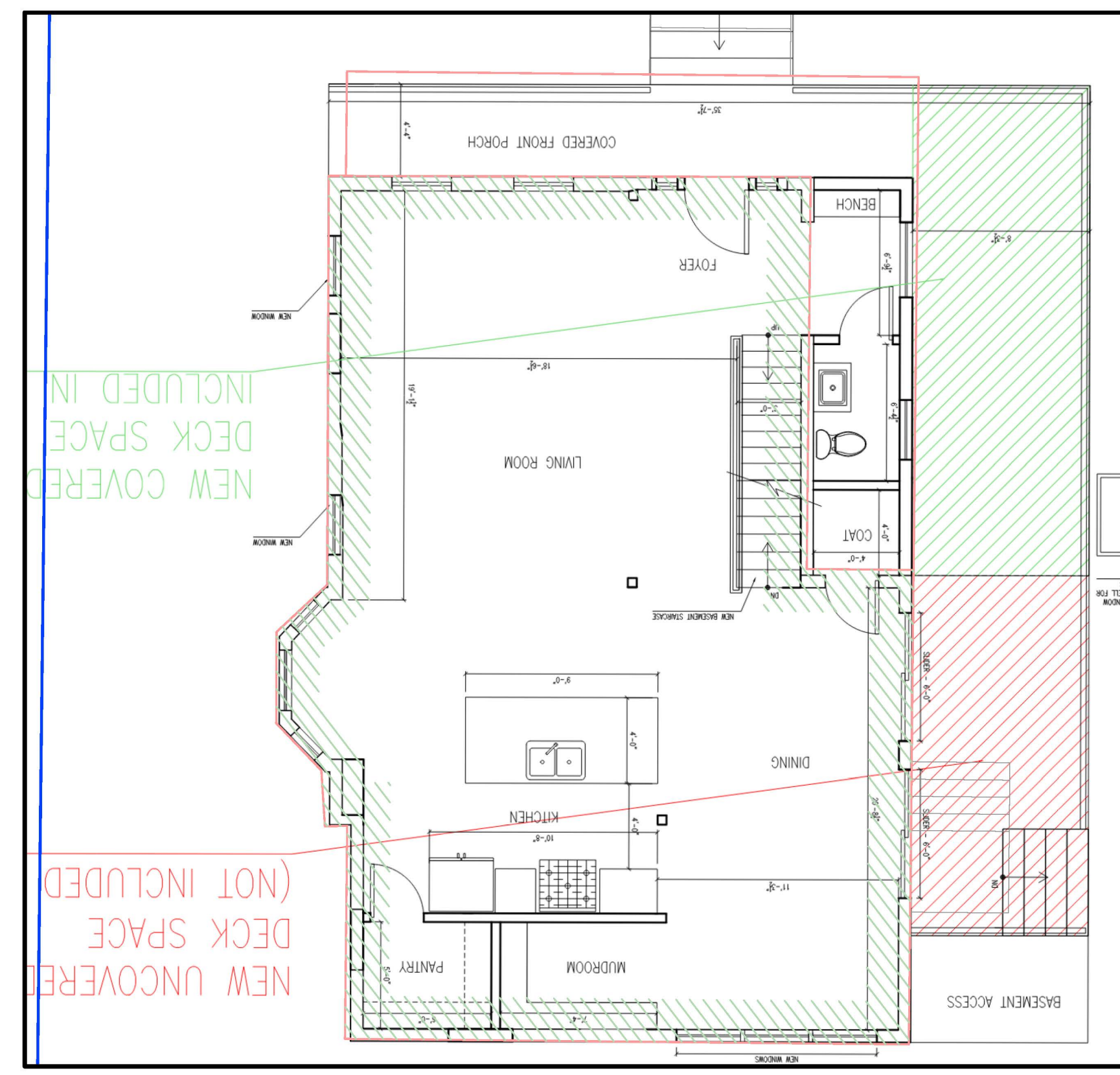
SCALE: 1" = 10'

 DATE: SEPT. 2022
 COMP./DESIGN: D/SM
 CHECK: SFM
 DRAWN: DS
 FIELD: SFM/DB/DJM
 APPROVED: SFM
 DWG.No. 22-07B SHEET 1 OF 1
 JOB No. 22-07B



LEGEND
 NOT TO SCALE

○ DMH	DRAIN MANHOLE	⊕ DH	SIGN
○ SMH	SEWER MANHOLE	□ SB/DH	DRILL HOLE
□ CBN	CATCH BASIN	— S5	STONE BOUND W/DH
⊕ HYD	HYDRANT	—	EXIST. CONTOUR
⊕ WG	WATER GATE	—	OVERHEAD WIRES
⊕ WS	WATER SERVICE	—	STONE WALL
⊕ UP	UTILITY POLE	—	EXISTING TREES AND SHRUBS
☆ LP	LIGHT	—	TREELINE/LANDSCAPE
⊕ YD	YARD LIGHTING	—	WETLAND BUFFER ZONE
○ GV	GAS VALVE	—	WETLAND LINE
		—G—G—	GAS LINE BURIED



ARCHITECTS DESIGN IMPROVEMENTS SHOWN UNDERNEATH EXISTING STRUCTURE. REFER TO ARCHITECTS PLANS FOR ADDITIONAL DETAILS. NOT TO SCALE

- NOTES:**
1. THE PROPERTY LINES SHOWN HEREIN ARE COMPILED FROM PLANS AND DEEDS OF RECORD AND ARE SUPPLEMENTED BY AN ON THE GROUND SURVEY. THIS PLAN IS NOT A BOUNDARY LINE RETRACEMENT SURVEY
 2. THE BASIS OF BEARING FOR THIS PLAN IS MA STATE PLANE, NAD83 AND NGVD88
 3. SUBSURFACE UTILITIES ARE ASSUMED BASED ON SURFACE LOCATIONS OF STRUCTURES ACQUIRED AT THE TIME OF THE SURVEY. PIPE SIZES AND DIMENSIONS HAVE NOT BEEN VERIFIED BY SUBSURFACE ACQUISITION OF ANY KIND.

LOCUS OWNERS:
 100 HENRY STREET LLC
 195 MASSACHUSETTS AVENUE LEXINGTON, MASSACHUSETTS, 02420

ASSESSORS PARCELS:
 MAP 98 LOT 047
 MAP 98 LOT 046
 MAP 98 LOT 048
 MAP 98 LOT 045
 MAP 98 LOT 063

- PLAN REFERENCES:**
1. JANUARY 27, 1928 BLUE PRINT BY W.A.MASON AND SON CO., W.M SMITH OBTAINED FROM TOWN OF CAMBRIDGE GIS
 2. PLOT PLAN 96 HENRY STREET, LAND MAPPING INC JANUARY 15, 2022
 3. LAND COURT 13187A
 4. PLAN BOOK 20B PLAN 58

FEMA:
 LOCUS PARCEL IS LOCATED IN ZONE X AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD HAZARD MAP 25017C0576E EFFECTIVE DATE JUNE 4TH 2010.

ZONING INFORMATION:
 LOCUS LOT 98-047 LIES IN RESIDENTIAL ZONE C THE SCHEDULE OF PERMITTED USES MAY BE FOUND IN THE CITY OF CAMBRIDGE ZONING BYLAWS MANUAL DATED OCTOBER 22, 2021.

DIMENSIONAL REQUIREMENTS FOR RESIDENTIAL C DISTRICT AT THE TIME OF THIS SURVEY ARE:

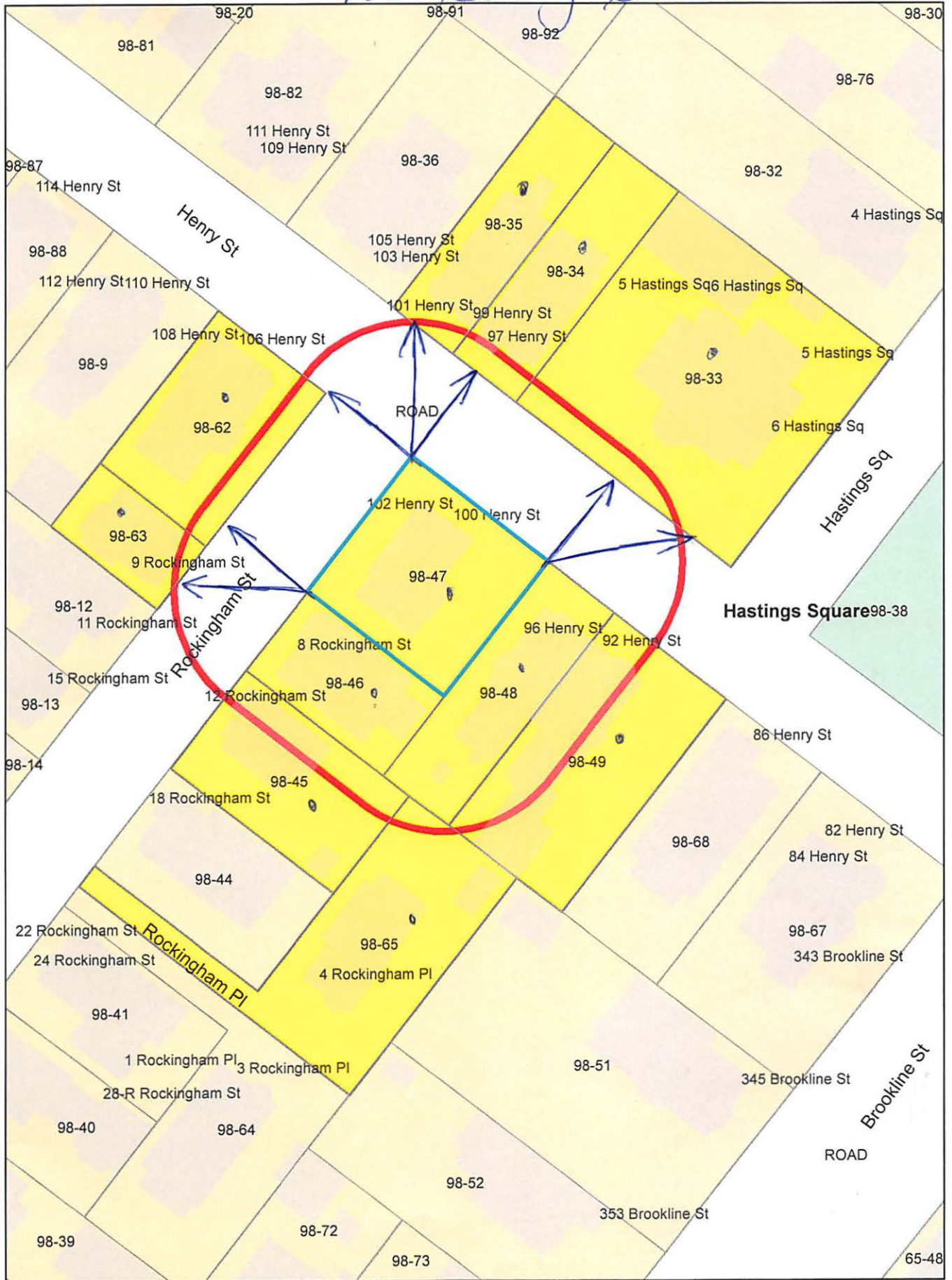
	REQUIRED	ACTUAL
MINIMUM LOT SIZE(SF)	5000	3,968
MIN. LOT AREA FOR EACH D.U.(SF)	1800	3,968
MINIMUM FRONTAGE(FT)	N/A	64
MINIMUM WIDTH(FT)	50	64
SETBACK REQUIREMENT		
FRONT(FT) H+L/4 OR 6	XXX	11.8
SIDE(FT) H+L/5 (MIN.7'6"SUM OF 20)	XXX	11.0
REAR(FT) H+L/4 OR 6	XXX	9.8
HEIGHT(FT)	35	27
LOT COVERAGE(SF)	<36%	60%

N/F
 8 ROCKINGHAM STREET LLC C/O BLOOM PROPERTIES LLC 1330 BOYLSTONE STREET CHESTNUT HILL MASSACHUSETTS 02467 PARCEL ID# 98-046 AREA 2,431 SQ.FT.± DEED BOOK 66289 PAGE 182.

N/F
 SALL BENBASSET TR. 2007 REVOCABLE TRUST 92 HENRY STREET CAMBRIDGE, MASSACHUSETTS 02139 PARCEL ID# 98-048. AREA 3,172 SQ.FT.± DEED BOOK 50599 PAGE 181.

N/F
 100 HENRY STREET LLC 195 MASSACHUSETTS AVENUE LEXINGTON, MASSACHUSETTS 02139. PARCEL ID# 98-047 AREA 3,968 SQ.FT.± DEED BOOK 80112 PAGE 129.

100 Henry Street



100 Henry St.

Petitioner
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02139

98-35
BARTZ, TIFFANY MARIE &
ROBERT SHANE BUSSMANN
TRS OF THE OF THE BARTZMANN TRUST
101 HENRY ST #1
CAMBRIDGE, MA 02139

98-46
8 ROCKINGHAM STREET LLC,
C/O BLOCK PROPERTIES LLC,
1330 BOYLSTON ST., STE 600
CHESTNUT HILL, MA 02467

98-34
KERSHNER, LAURA A LIFE ESTATE
97 HENRY ST
CAMBRIDGE, MA 02139

98-35
COLE, SUSAN & DAVID EISEN
99 HENRY ST.
CAMBRIDGE, MA 02139

98-45
BRINKMAN, CAMILLA M. & DAVID R. BRINKMAN
12 ROCKINGHAM ST
CAMBRIDGE, MA 02139-4734

98-65
SMITH, ST. JOHN, JR.
58 MOSSDALE RD
JAMAICA PLAIN, MA 02130

98-62
FERRANTE, PAMELA D.,
TRUSTEE THE FERRANTE REV TRUST
106 HENRY ST
CAMBRIDGE, MA 02139

98-63
POPOVIC SANJA
9 ROCKINGHAM ST
CAMBRIDGE, MA 02139

98-48
MILLER ANDREW & SAMANTHA
96 HENRY ST
CAMBRIDGE, MA 02139

98-47
100 HENRY ST LLC
195 MASSACHUSETTS AVE
LEXINGTON, MA 02420

98-33
DELUCIA RUSSELL J & ROBIN L BRENNER
6 HASTINGS SQ
CAMBRIDGE, MA 02139

98-49
MILLER, STEVEN E. & SALLY BENBASSET
92 HENRY ST
CAMBRIDGE, MA 02139-4727

Pacheco, Maria

From: Philippe Luedi <philippe@luedi-gugelmann.com>
Sent: Sunday, November 13, 2022 9:07 AM
To: Pacheco, Maria
Subject: Objection to Special Permit (case BZA-196373) at 100 Henry St in Cambridge

Dear Board of Zoning Appeal,

I am referring to the request for a Special Permit (case BZA-196373) at 100 Henry St in Cambridge.

I live immediately across the street from this property with my wife and kids, and we object to the request. Our objection is motivated primarily by two reasons: first, we have the impression that the owner is acting in bad faith and has willfully endangered his neighbors, and second, the additional height of an extra floor would cast neighboring properties and trees into shadow and the excessive height would dwarf other houses nearby.

Let me explain the impression of the owner acting in bad faith:

- The house is old and I presume that the siding contains asbestos (as most houses in the neighborhood of that vintage do). In early August the owner's crew hastily ripped off all the siding without erecting any scaffolding or tarps, or any other measures to protect passers-by or the environment of dangerous asbestos dust. I observed vast clouds of dust rising from the property. The worker wore full protective gear, so he was clearly aware of the danger. No construction permit was visible outside and I understand that no construction permit had been issued at the time. I therefore speculate that the owner wanted to make the contaminated siding disappear before any official process could get started.

- On an early morning on a Saturday in September, a fire broke out in the house, presumably because the owner allowed dangerous conditions to prevail in an un-occupied house. Smoke was rising from the top and at least two fire trucks had to be summoned to extinguish the fire.

These two events indicate to me a willful disregard for the neighbors' safety and wellbeing.

Regarding the excessive height of the proposed addition: the neighborhood consists of generally two-story houses, typical of Cambridgeport houses from the late 1800s. Adding an additional floor would not only dwarf other houses nearby but also cast shadow onto our house and onto trees nearby.

I therefore respectfully object to the Special Permit, in particular the single-story addition. However, I have no objections to enlarging the basement or adding windows. I wish the owner well in otherwise renovating a house that could be a beautiful element of the neighborhood.

Regards,

Dr. Philippe Luedi



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Pat Conte Date: 10/31
(Print)

Address: 100 Henry St.

Case No. BZA-196373

Hearing Date: 11/17/22

Thank you,
Bza Members





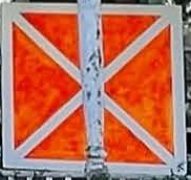






TOW ZONE
NO PARKING
STREET CLEANING
8 AM TO 2 PM
EXCEPT SUNDAYS

PARKING
BY PERMIT
ONLY
EXCEPT SUNDAYS



77311



ONE WAY



Core Environmental Services, Inc.

November 15, 2022

Re: 100 Henry Street

BZA Case No. 196373

Dear Dr. Luedi,

I was recently provided a copy of your November 13 email to the Board of Zoning Appeals regarding my application for a Special Permit to renovate the house at 100 Henry Street. I found your correspondence accusing me of acting in bad faith and "willfully endangering neighbors" quite inflammatory and misleading. Moreover, your email suggests that you have a fundamental misunderstanding of the work I am proposing and the nature of my Special Permit application.

Contrary to your assertion, I am not proposing to add any "additional height" or an 'extra floor' to the house. My application is limited to a modest first floor addition and an expansion of the first floor porch.

Your correspondence also totally misrepresents the asbestos removal activity that took place this summer. The asbestos siding was not "hastily ripped off" in an effort to "make the contaminated siding disappear before any official process could get started". To the contrary, the work was performed pursuant to an asbestos abatement permit issued by the Massachusetts Department of Environmental Protection (Asbestos Project #100371940) with notification provided to the Cambridge Building Department. Attached are photos of the dust control measures in place that you claim were not utilized.

Your letter also states that "a fire broke out in the house, presumably because the owner allowed dangerous conditions to prevail in an unoccupied house." To be clear, a fire did NOT break out in the house. A nearly 75 year old furnace malfunctioned and began emitting black smoke. The Fire Department was contacted, arrived on the scene, and remedied the problem by disabling the furnace. I find it quite disturbing that without any knowledge of the specifics of this situation that you would accuse me of allowing dangerous conditions to prevail in an unoccupied house.

I encourage you to take the time to review the plans filed with my application at the BZA. You will see that there is not an additional floor being added that will "dwarf other houses". I am taken aback by the compilation of false, misleading and libelous comments contained in your correspondence. At a minimum, I believe you owe it to the BZA and others you may have shared your email with in an effort to cause alarm in the neighborhood to correct those false claims.

195 Massachusetts Avenue, Lexington, MA 02420 781-721-4540

I have enclosed a letter I delivered earlier this week to abutters who received notice of the hearing. Your address was not on the list provided to me by the BZA office so I did not send you one.

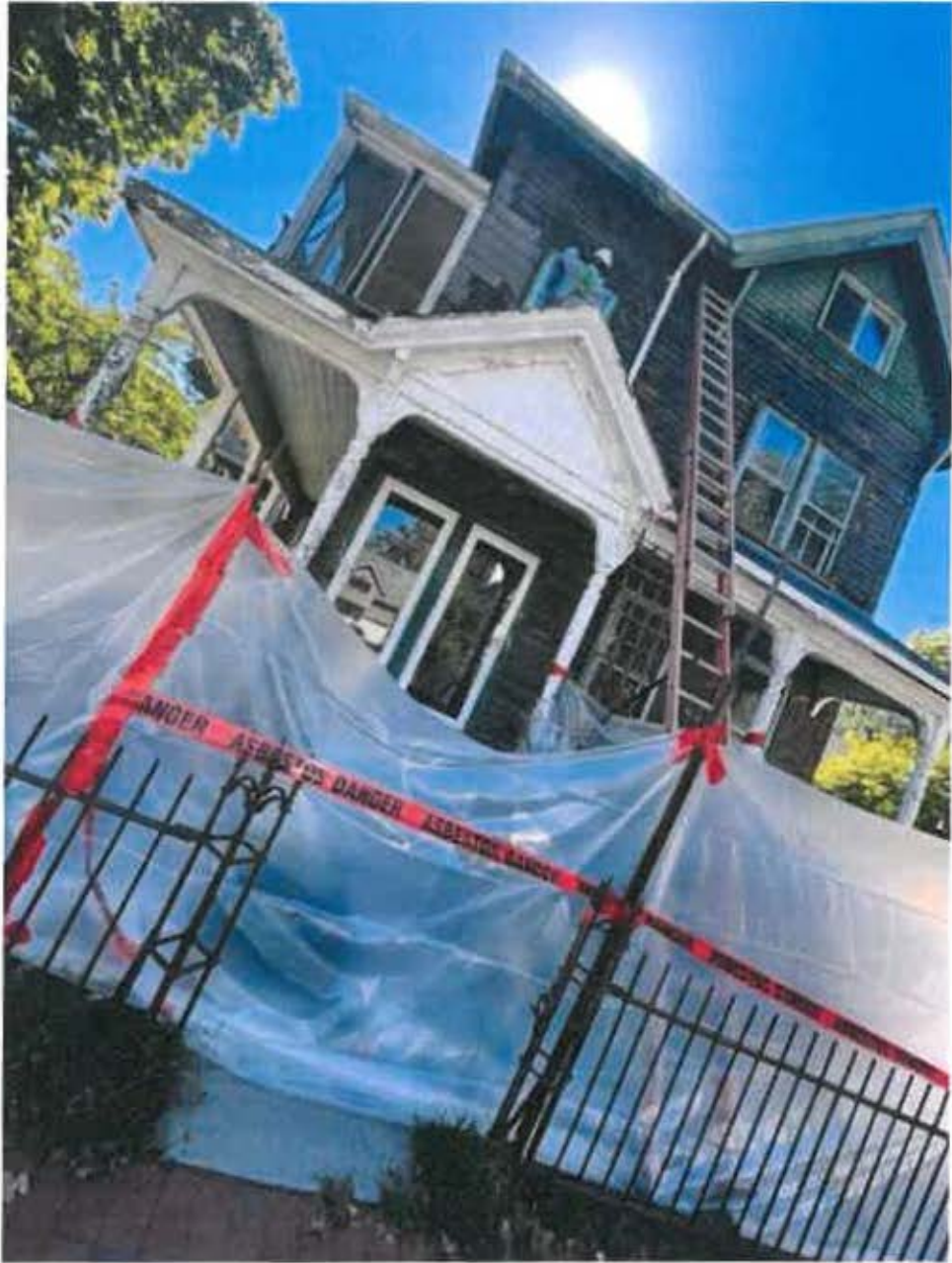
Very truly yours,

John J. Mahoney (MT, Admin)

Jack Mahoney

cc: James J. Rafferty, Esq.

Brendan Sullivan, Chair





September 15th 2022

ALM Environmental Services
55 Cushman Ave
Revere MA 02151

Location: 100 Henry Street
Cambridge MA

Asbestos Visual Clearance Letter

Date of Inspection: **September 3rd 2022**

It was requested that an asbestos visual inspection be performed in regards to the removal of asbestos containing material(ACM); cement shingle siding(Transite) from exterior walls of home at 100 Henry Street in Cambridge Massachusetts. The abatement involved the removal of approximately **4500 SF** of asbestos containing cement shingle siding(Transite) from the exterior walls of the home. Abatement Contractor(Core Contracting) performed the removal of asbestos containing materials from the property utilizing exterior removal method, performing abatement with plastic sheeting below where siding has been abated and adequately wetting ACM, and double bagging into asbestos waste bags and sealing before labeling with name of owner and address of site . No visible debris or emissions of ACM or suspect ACM was present upon inspection. Work was completed on September 3rd 2022.

Accordingly Area passes inspection.

A handwritten signature in black ink, appearing to read 'Luigi Marangiello', is written over a horizontal line.

Luigi Marangiello
Owner/Operator
Asbestos Project Monitor #:
AM900461
Asbestos Inspector #:
AI900486
Asbestos Designer #:
AD900404