



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

## BZA Application Form

BZA Number: 217449

### General Information

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

Special Permit:   X  

Variance:       

Appeal:       

2023 APR 11 PM 2:25  
CITY OF CAMBRIDGE  
RECORDS & INFORMATION SERVICES

**PETITIONER:** 100 Henry Street, LLC C/O James J. Rafferty

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

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

**TYPE OF OCCUPANCY:** Single Family

**ZONING DISTRICT:** Residence C Zone

**REASON FOR PETITION:**

/Additions/

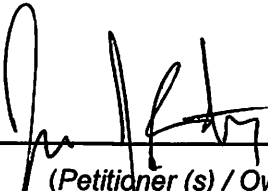
### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Petitioner seeks to reconstruct and expand existing damaged third story and addition to include windows within the required setback that is currently undergoing renovation pursuant to BZA Case No. 196373.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.2.d & 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:	<u>jrafferty@adamsrafferty.com</u>

Date: April 11, 2023

**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 to the pre-existing non-conforming structure upon the issuance of a Special Permit since the structure currently exceeds the allowable Floor Area Ratio of the Residence C Zoning District.

**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 one and two story family dwellings. Their continued operation will not be impacted by the construction of dormers to this single family dwelling.

**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 additions will be constructed in accordance with all 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 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:** 100 Henry Street, LLC  
**Location:** 100 Henry St., Cambridge, MA  
**Phone:** 617.492.4100

**Present Use/Occupancy:** Single Family  
**Zone:** Residence C Zone  
**Requested Use/Occupancy:** Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,922 sf	3,138 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> <sup>2</sup>		0.74	0.79	0.60	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,968 sf	no change	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	14' 9.5"	no change	10' 4"	
<u>SIZE OF BUILDING:</u>	HEIGHT	34' 2.5"	no change	35'	
	WIDTH	27.4'	no change	N/A	
	LENGTH	40' 3"	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		41	no change	36	
<u>NO. OF DWELLING UNITS:</u>		1	no change	N/A	
<u>NO. OF PARKING SPACES:</u>		1	no change	N/A	
<u>NO. OF LOADING AREAS:</u>		0	no change	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	no change	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'.



# 100-101 Henry Street

Cambridge, Massachusetts

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

Modifications from the original set dated 09/20/2022

included in this drawing set:

1. Top floor to be rebuilt with new shed dormers and roofline; roofline height to remain as previously proposed

ELEVATION TARGET



INTERIOR ELEVATION TARGET



DETAIL TARGET

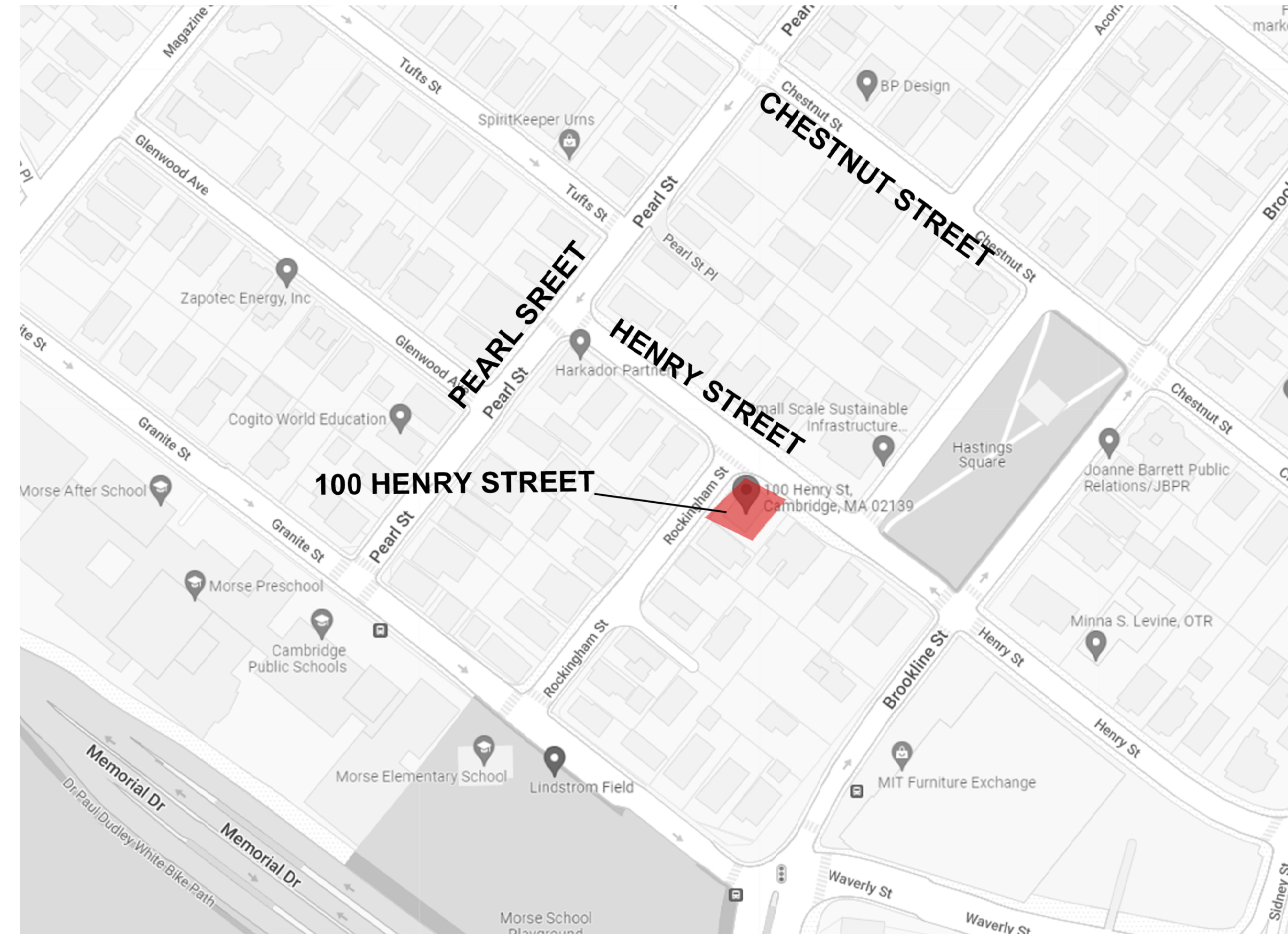


WINDOW TARGET



Existing Photo

- GENERAL NOTES:**
1. ALL WORK SHALL COMPLY WITH STATE, NATIONAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT.
  2. 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.
  3. 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.
  4. 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.
  - 5.1. THE GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ANY TENANT DESIGN AND CONSTRUCTION MANUAL AND ANY OTHER BUILDING OWNER OR BUILDING STANDARDS.
  6. 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.
  - 6.1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR ALL LINES AND MEASUREMENTS FOR THE WORK.
  - 6.2. 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.
  - 6.3. WHERE THE DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. (312) 780-9456
  7. 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.
    - 7.1. DETAILS SHOWN ARE INDICATIVE OF THE CHARACTER, PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR THE WORK INCLUDING THOSE CONDITIONS NOT COVERED BY SPECIFIC DETAILS.
    - 7.2. 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.
    - 7.3. ALL DIMENSIONS ARE TO INSIDE FACE OF WALLS.
    - 7.4. 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.
  8. CONSULT WITH THE ARCHITECT OR ENGINEER BEFORE PENETRATING ANY JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS
  9. ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEATLY WITHIN THE SCOPE OF WORK AREA ONLY.
  10. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS
    - 10.1. SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL STEEL, MILLWORK, SIGNAGE, HARDWARE AND INTERIOR FINISHES
    - 10.2. SUBMIT PRODUCT DATA FOR FIXTURES AND HARDWARE
    - 10.3. ALL INTERIOR AND EXTERIOR FINISHES, COLORS AND MATERIALS ARE TO BE SELECTED AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION
    - 10.4. 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
    - 10.5. ALL WOOD COMPONENTS SHALL BE FIRE TREATED
    - 10.6. 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
  11. 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
    - 11.1. 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
  12. 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.
  13. EQUIPMENT INFORMATION AND SPECIFICATIONS, INCLUDING EQUIPMENT SUPPLIED BY THE OWNER, ARE TO BE THE MOST CURRENT AT THE TIME OF DOCUMENTATION PREPARATION.
    - 13.1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS.
    - 13.2. MAKE ALL FINAL CONNECTIONS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOTE VOID WARRANTIES.
    - 13.3. COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL EQUIPMENT, INCLUDING THAT SUPPLIED BY THE OWNER.
  14. 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
  15. 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
  16. SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS OR RODENTS
  17. EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING. CLEAN TO COMMERCIAL BUILDING PROGRAM STANDARDS
    - 17.1. DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES



**1** LOCATION PLAN  
SCALE: NOT TO SCALE

**APPLICABLE CODES:**

1. 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)
2. ACCESSIBILITY: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD CMR 521 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS
3. FIRE PROTECTION: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE CMR 527 1.00 - 2012 NFPA 1: FIRE CODE WITH AMENDMENTS
4. ELECTRICAL: 527 CMR 12.00 MASSACHUSETTS ELECTRICAL CODE - 2014 NFPA 70 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
5. MECHANICAL: INTERNATIONAL MECHANICAL CODE 2015 W/ AMENDMENTS
6. PLUMBING: 248 CMR BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS - UNIFORM STATE PLUMBING CODE
7. ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE 2018 (IECC)
8. AMERICANS WITH DISABILITIES ACT
9. BOSTON ZONING CODE
10. 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:**

1. PROPOSED USE OR OCCUPANCY: RESIDENTIAL - R-3
  - 1.1 OCCUPANT LOAD: (200 GROSS SF/PERSON PER TABLE 1004.1.2) APPROX. 2922 SF = 15 PERSONS
2. CONSTRUCTION TYPE: V.B. - TABLE 504.4
  - 2.1 PER TABLE 601: STRUCTURAL FRAME, BEARING WALLS, FLOORS AND ROOF ARE NOT REQUIRED TO BE RATED
  - 2.2 MAX. AREA IS 7000 PER TABLE 506 AND MAXIMUM HEIGHT IS 3 STORIES ABOVE GRADE - 504.4
3. 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'
4. MINIMUM WIDTH OF EGRESS STAIR: 36 INCHES PER SECTION 1011.2
5. MAXIMUM LENGTH OF EXIT TRAVEL: 250 FEET PER 1017.2
6. FIRE RATED CONSTRUCTION:
  - 6.1 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.
  - 6.2 DEMISING PARTITION/CORRIDORS MUST BE 1 HOUR IN A TYPE V.B BUILDING 420.2 AND 708.3
  - 6.3 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
  - 6.4 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
  - 6.5 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.
7. DEMISING PARTITION MINIMUM: STC 50 PER SECTION 1207.2 AND MIN. 50 IIC BETWEEN FLOORS
8. ACCESSIBILITY REQUIREMENTS:
  - 8.1 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

1. CLIMATE ZONE 5A PER TABLE 301.1
2. EXISTING WALLS AND CEILINGS: FILL EXISTING WALL AND CEILING CAVITIES WITH INSULATION PER IECC 503.1.1
3. PER IECC TABLES 402.1.2 AND R402.1.4, FENESTRATION SHALL HAVE A U-FACTOR OF 0.30 OR BETTER.
4. SKYLIGHTS SHALL HAVE A U-FACTOR OF 0.55 OR BETTER PER 402.1.2 AND 402.1.4.
5. 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.
6. 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
7. DEMAND RECIRCULATION WATER SYSTEMS SHALL HAVE CONTROLS THAT COMPLY WITH REQUIRED CODES
8. 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 AREA 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	$\frac{2715}{3968} = 0.68$	$\frac{2922}{3968} = 0.74$	
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



Eric Johnson

**100-102 Henry St**  
Core Contracting Services

**context**  
a collaborative design workshop

Cambridge, Massachusetts

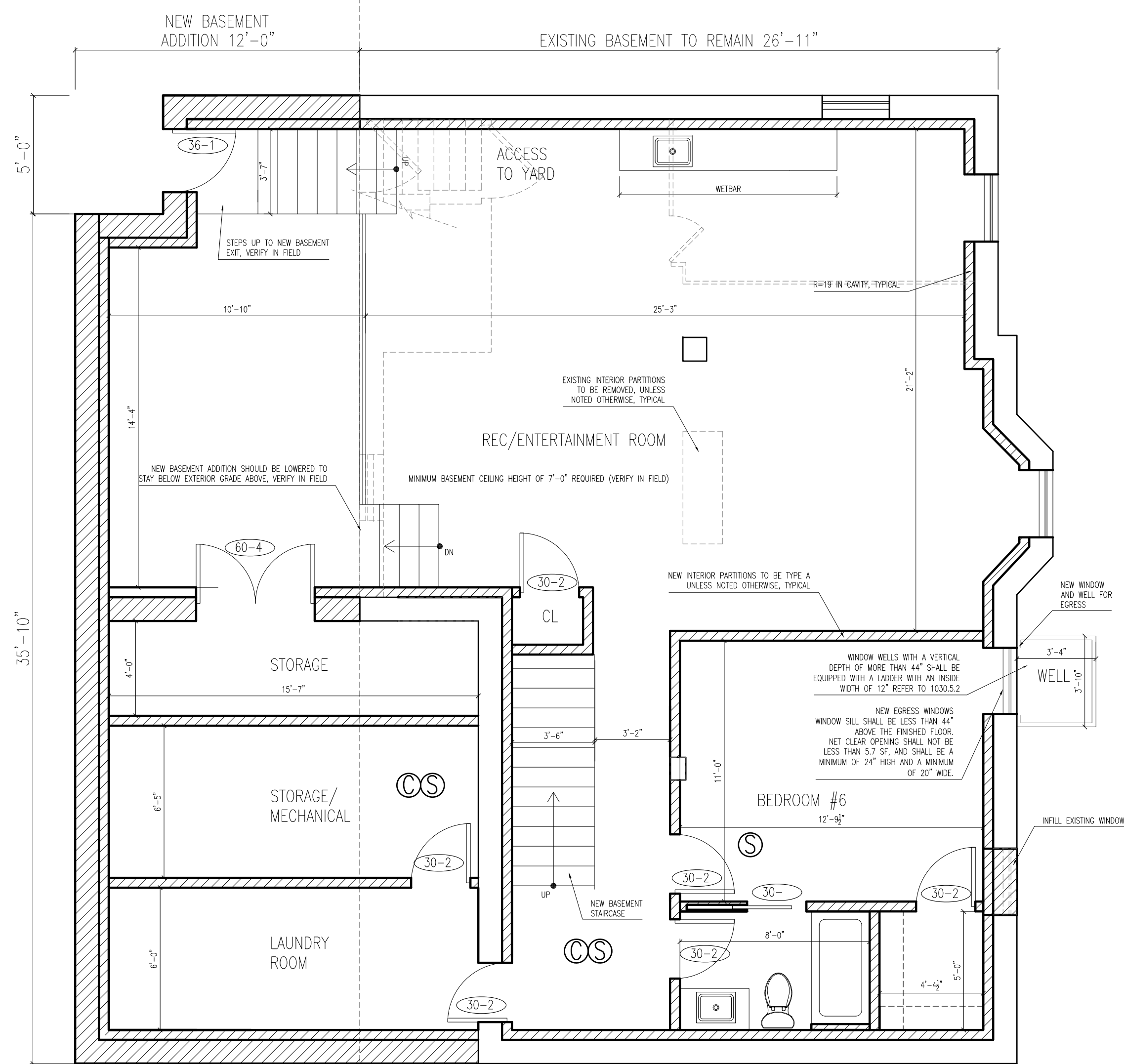
02 Issued for Top Floor Revision 03/08/2023  
01 Issued for Permit 09/20/2022

No. Description Date

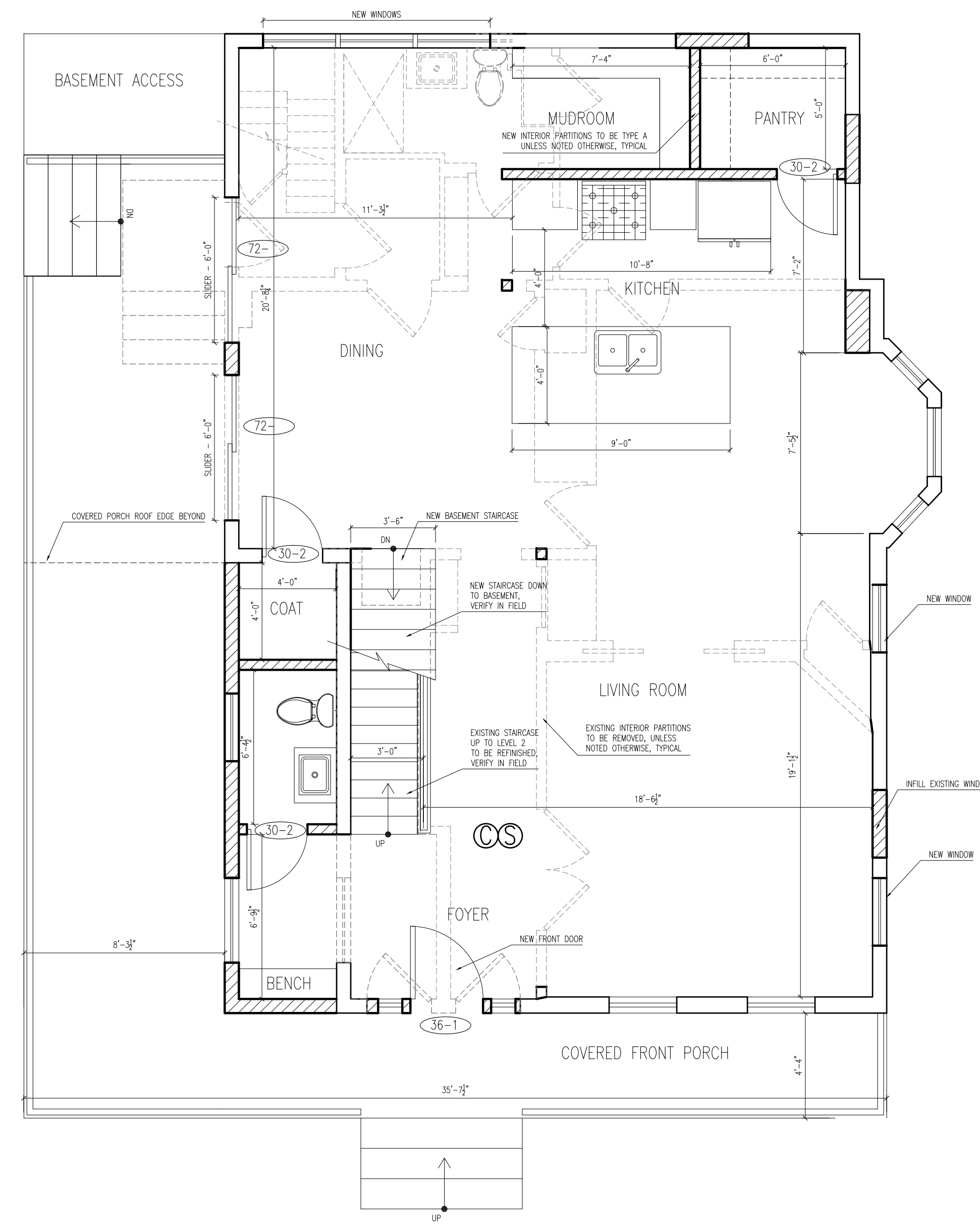
Drawing Title: ANALYSIS, DWG LIST, NOTES

Project No.: 0506 Checked by: EZ

**A-01**



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



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



*Eric Johnson*

100-102 Henry St  
Core Contracting Services

**context**  
a collaborative design workshop

Cambridge,  
Massachusetts

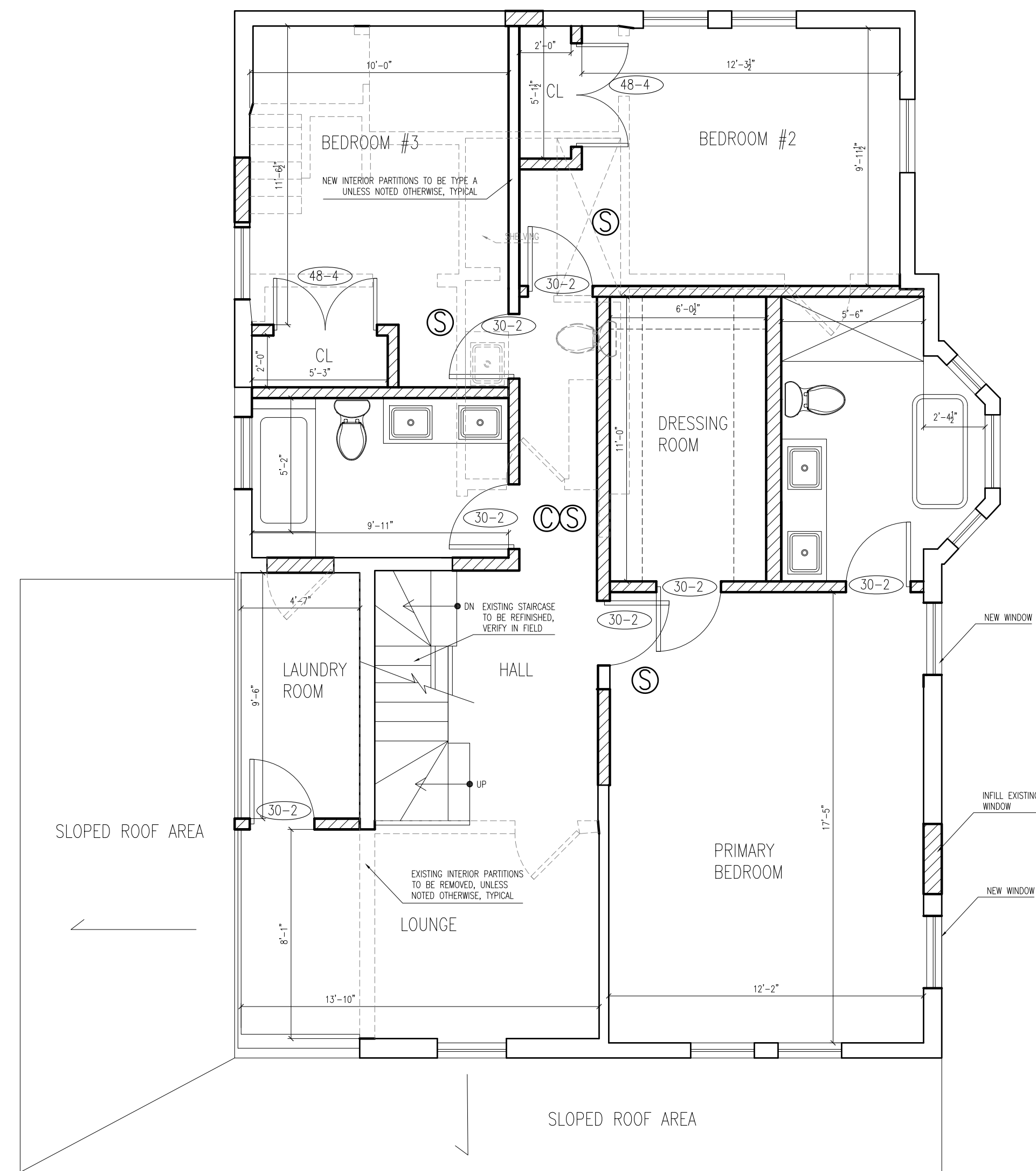
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Drawing Title: Proposed Plans		
Project No.: 0506		Checked by: EZ

A-10

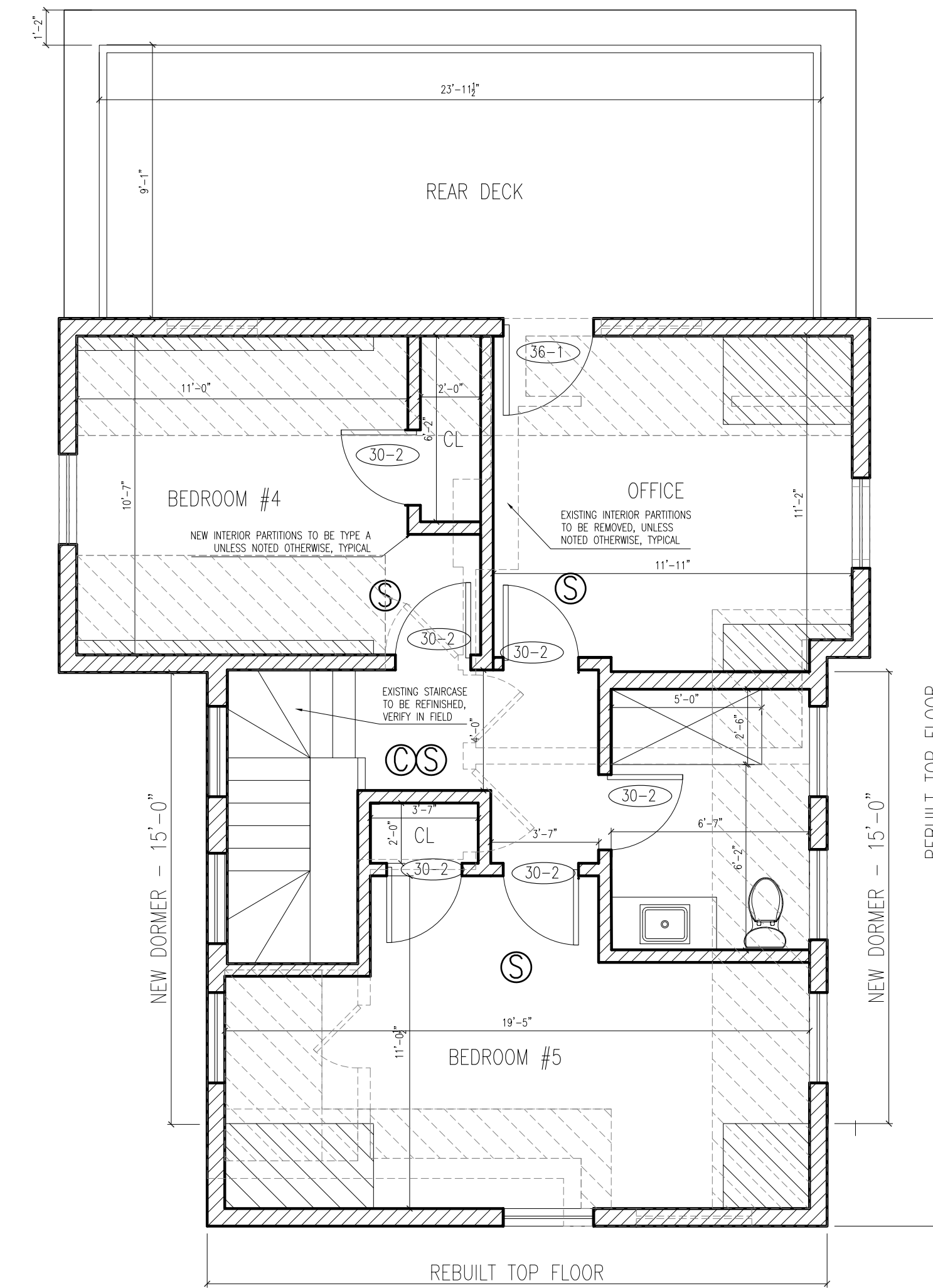
03/08/2023

LIVING SPACE INCLUDING BASEMENT= 4632 GROSS SF  
 LIVING SPACE NOT INCLUDING BASEMENT= 3138 GROSS SF

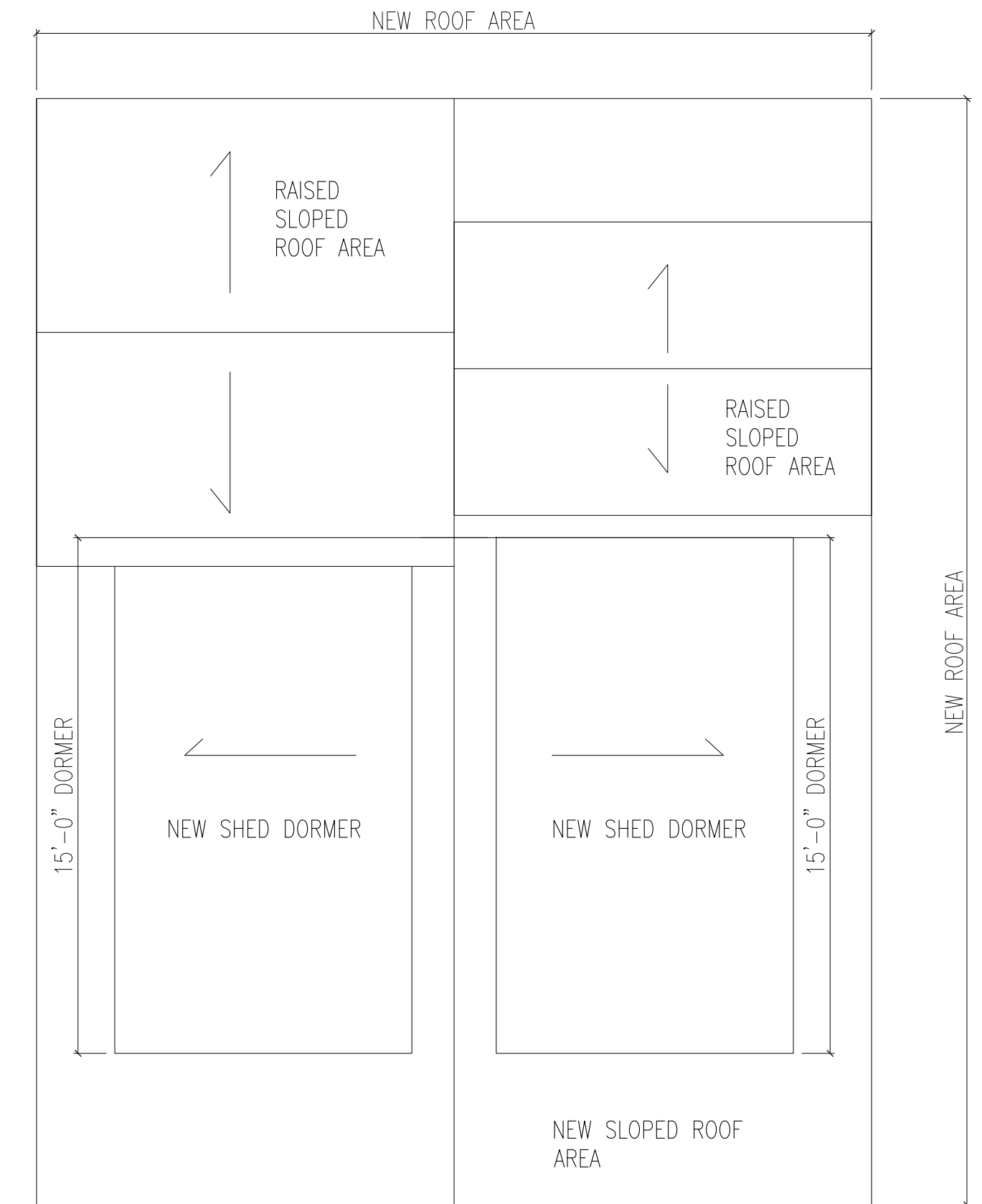
614 GROSS TOP FLOOR (218 SF INCREASE)



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



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



**R** ROOF PLAN  
 SCALE: 1/4" = 1'-0"



*Eric Zacher*

03/08/2023

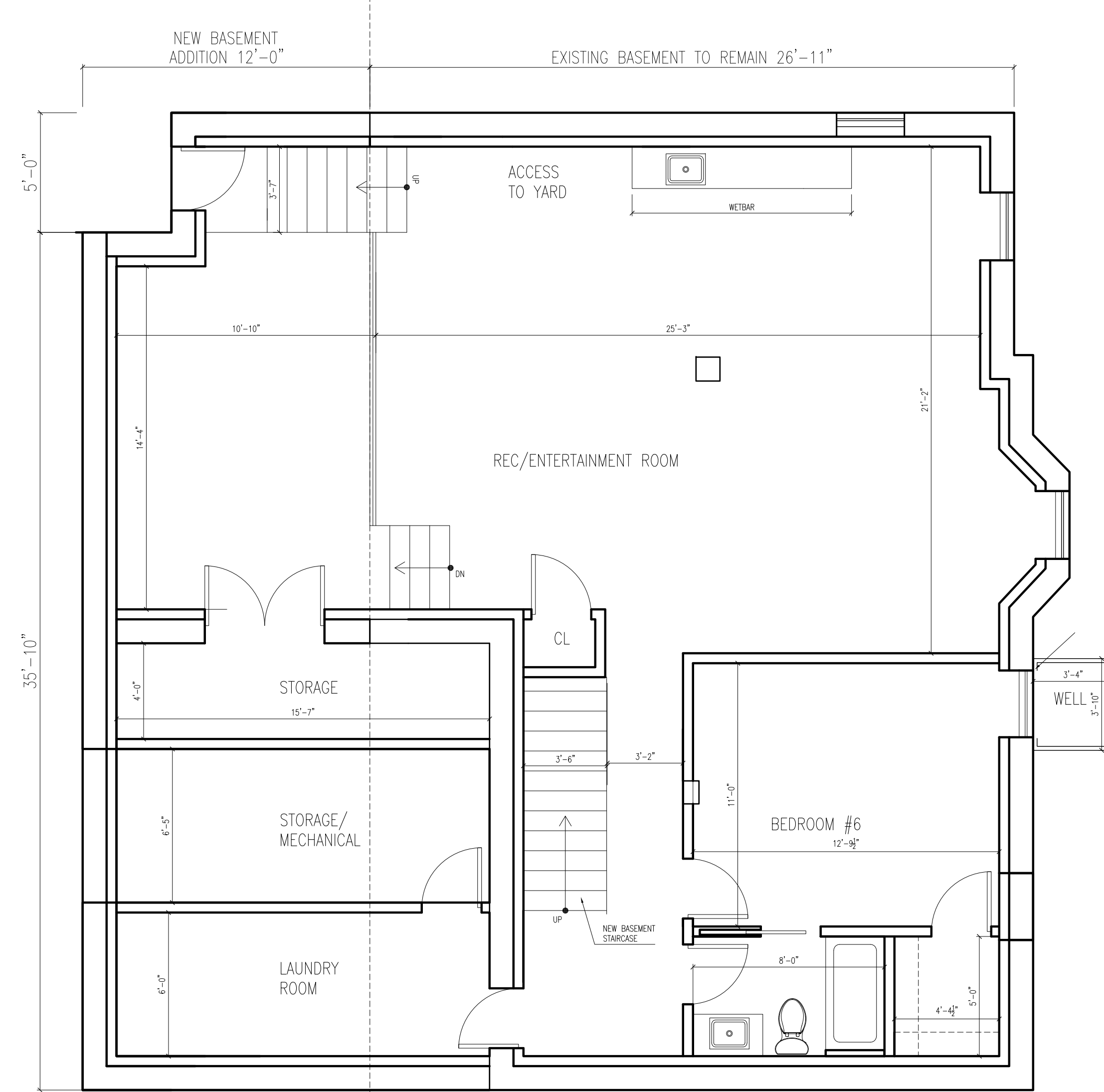
100-102 Henry St  
 Core Contracting Services

**context**  
 a collaborative design workshop

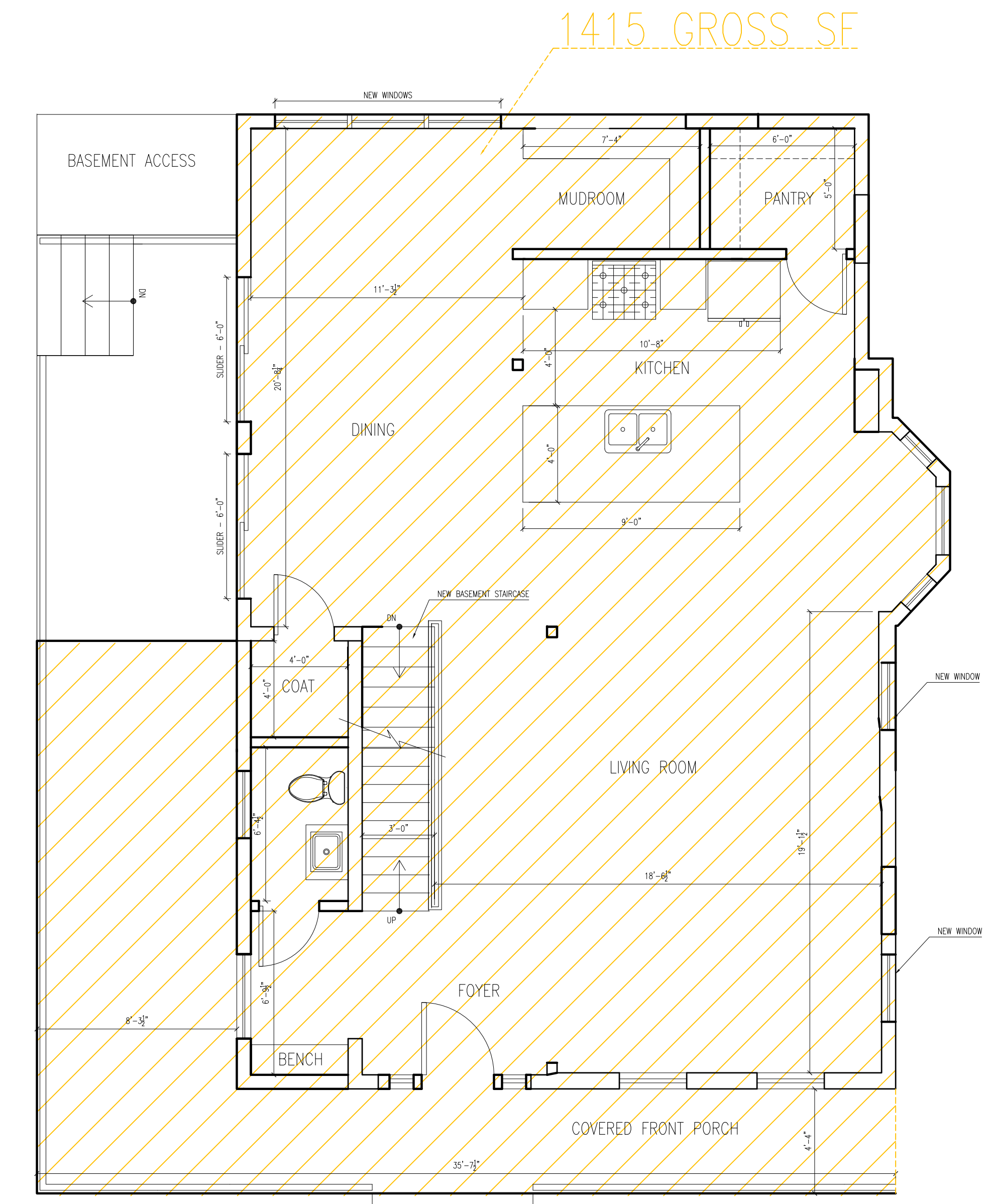
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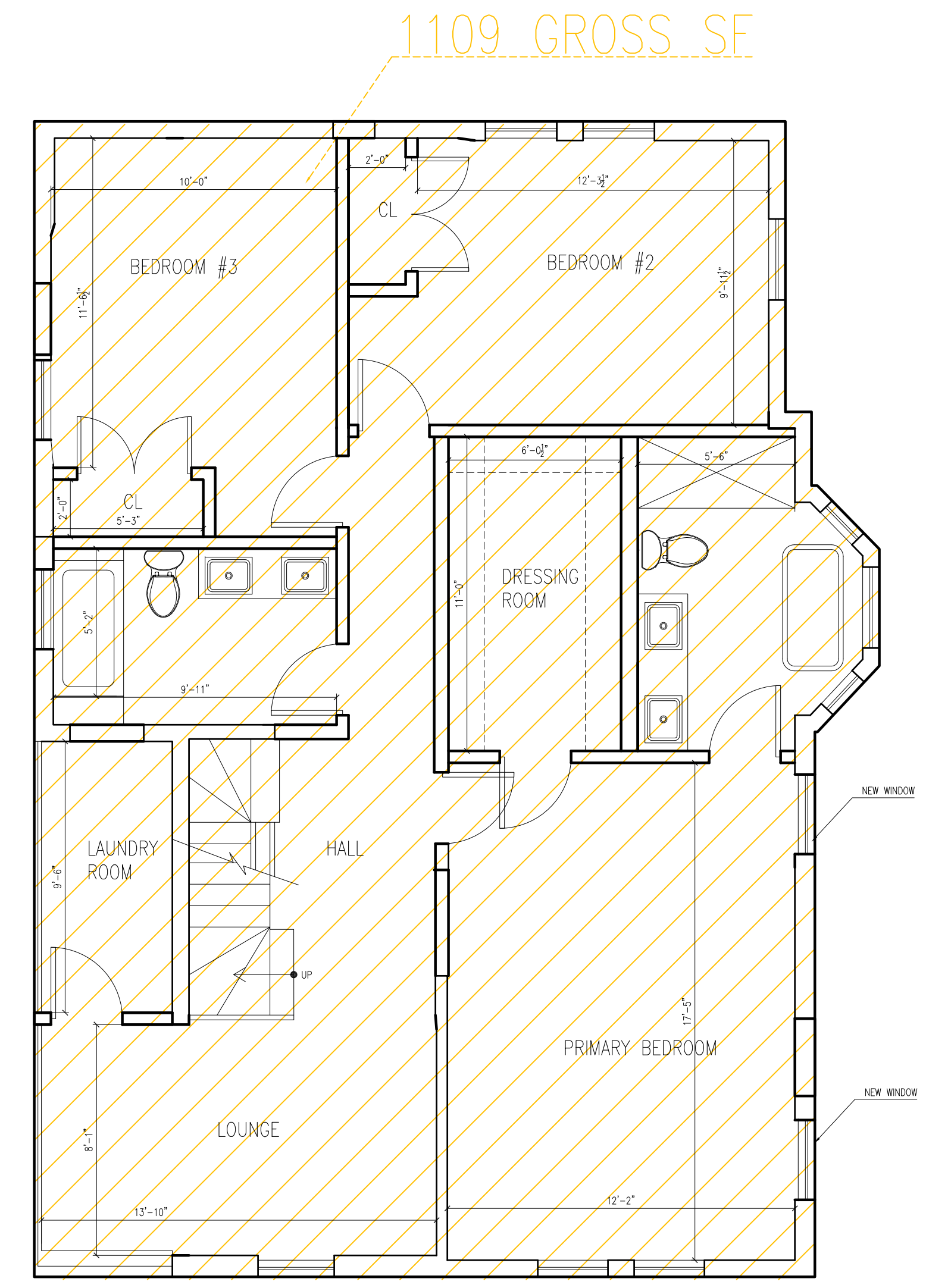
A-11



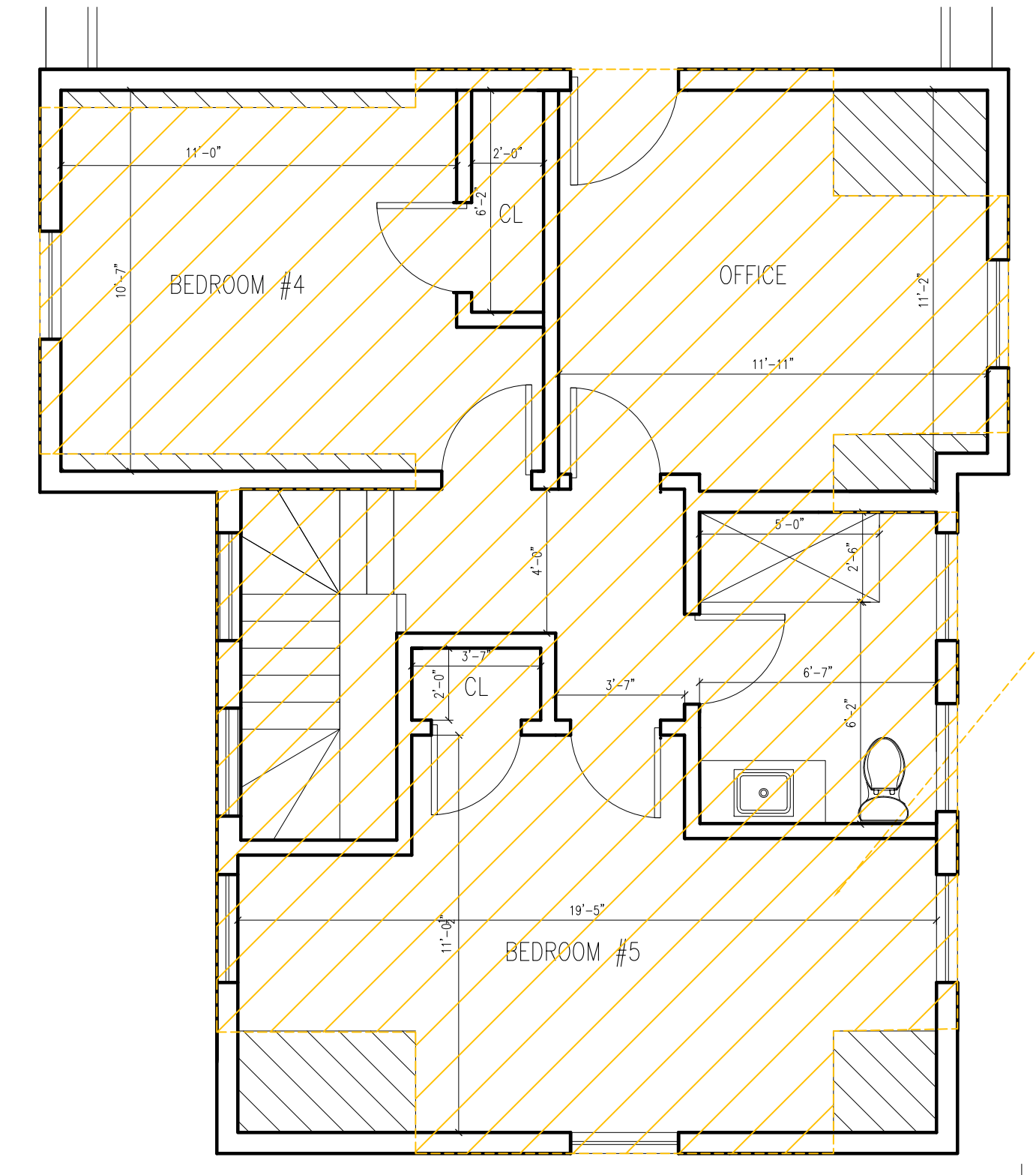
**B** BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



**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"

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

LIVING SPACE INCLUDING BASEMENT= 4632 GROSS SF  
LIVING SPACE NOT INCLUDING BASEMENT= 3138 GROSS SF

HENRY STREET



*Eric Johnson*

100-102 Henry St  
Core Contracting Services

**context**  
a collaborative design workshop

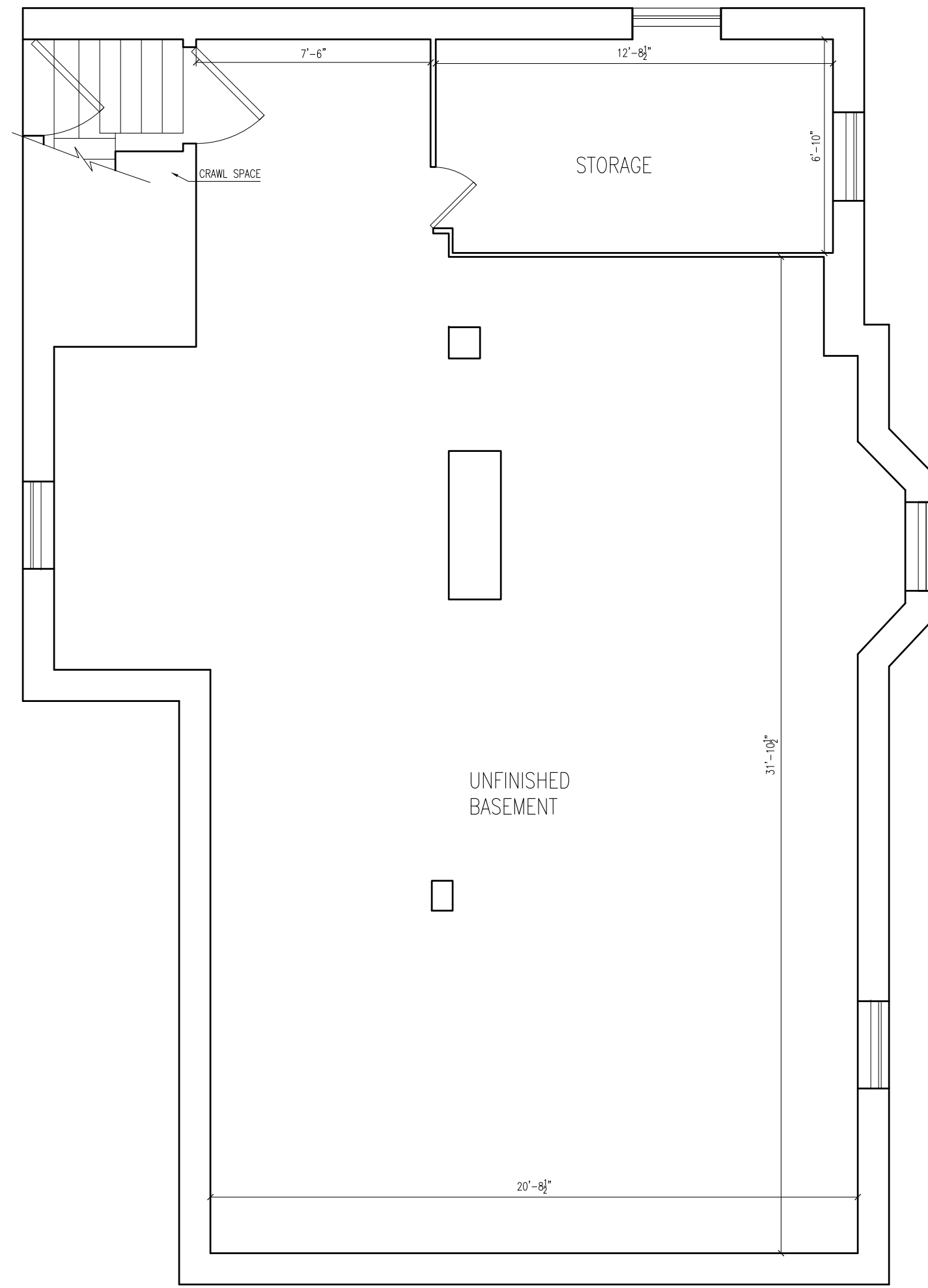
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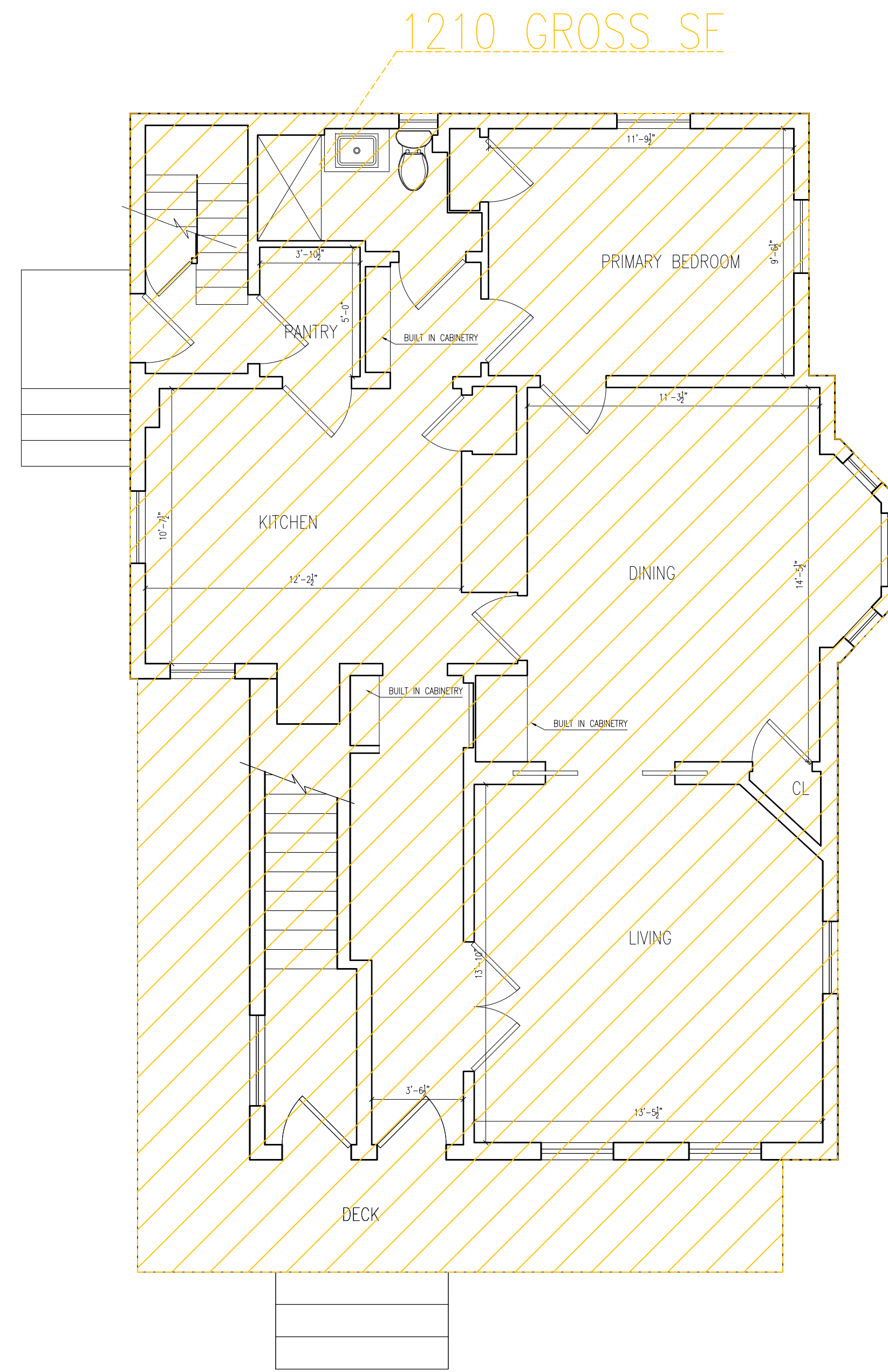
A-13



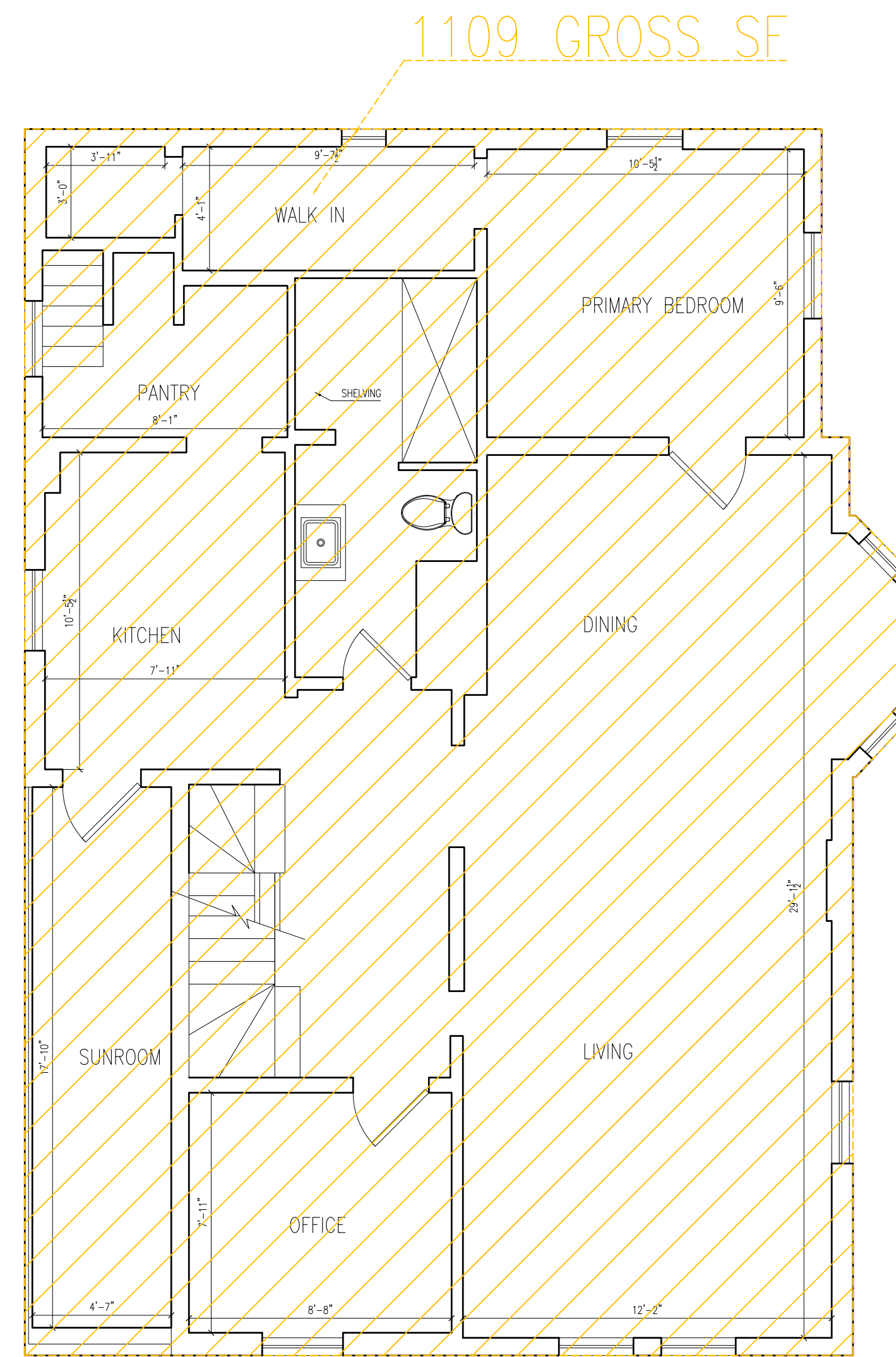


EXISTING GROSS SF = 2715 GROSS SF

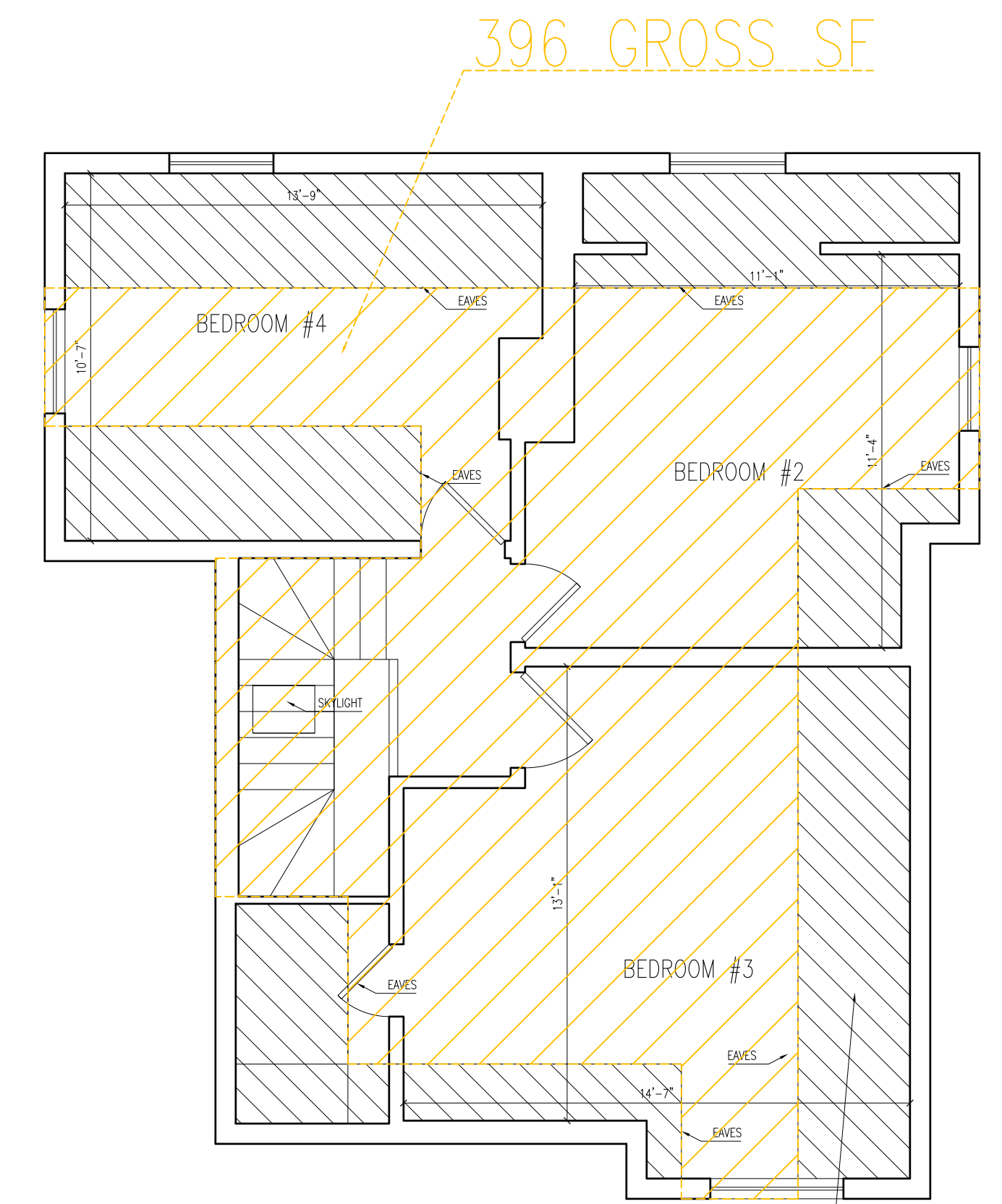
**B** BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



**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"



100-102 Henry St  
Core Contracting Services

**context**  
a collaborative design workshop

Cambridge, Massachusetts

02 Issued for Top Floor Revision 03/08/2023  
01 Issued for Permit 09/20/2022

No.	Description	Date

Drawing Title: Existing Plans

Project No.: 0506 Checked by: EZ

A-14



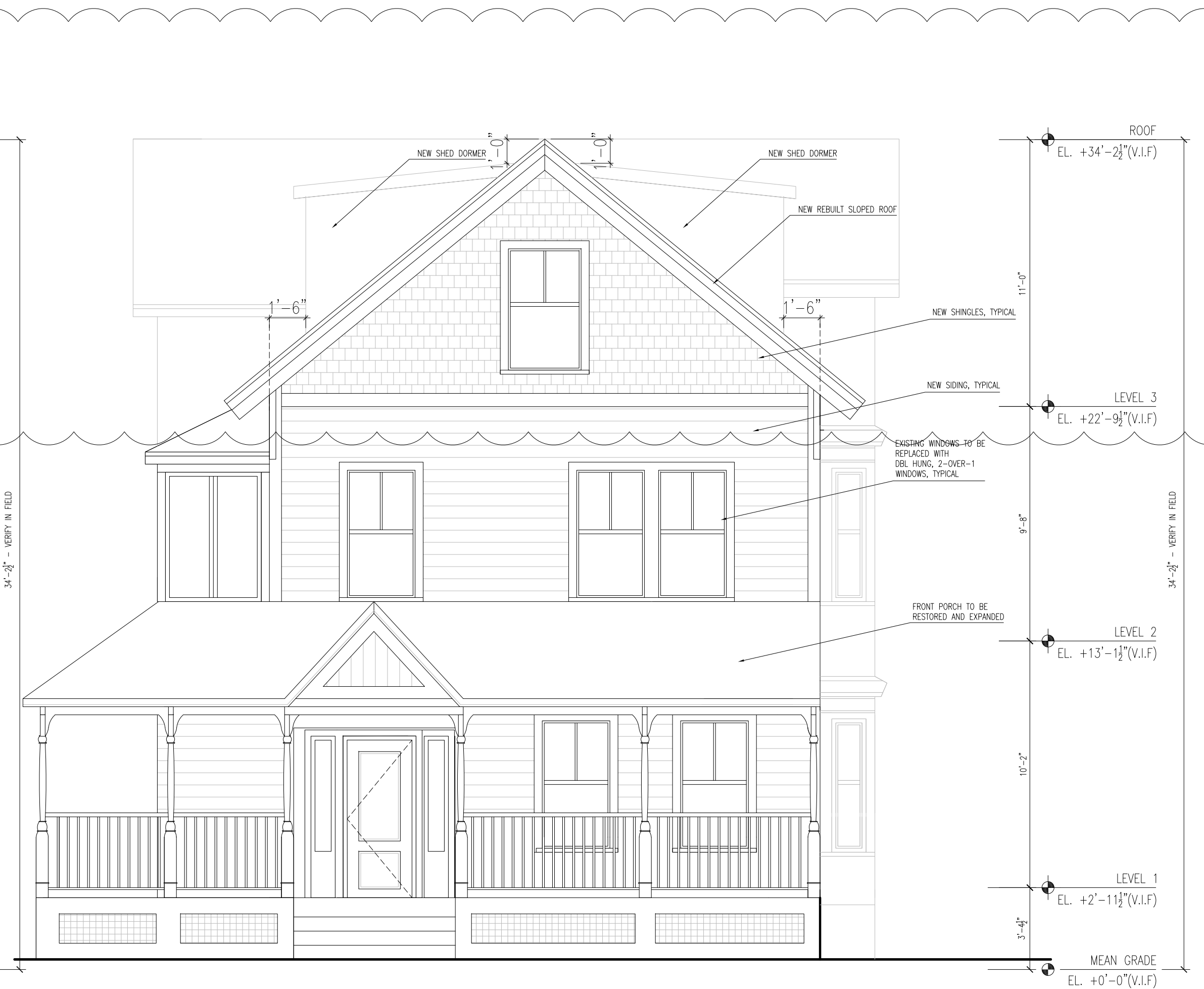
**2** EXISTING LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



**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 Zachary*

03/08/2023

100-102 Henry St  
Core Contracting Services

**context**  
a collaborative design workshop

Cambridge,  
Massachusetts

02	Issued for Top Floor Revision	03/08/2023
01	Issued for Permit	09/20/2022
No.	Description	Date
Drawing Title: Elevations		
Project No.: 0506		Checked by: EZ

A-20



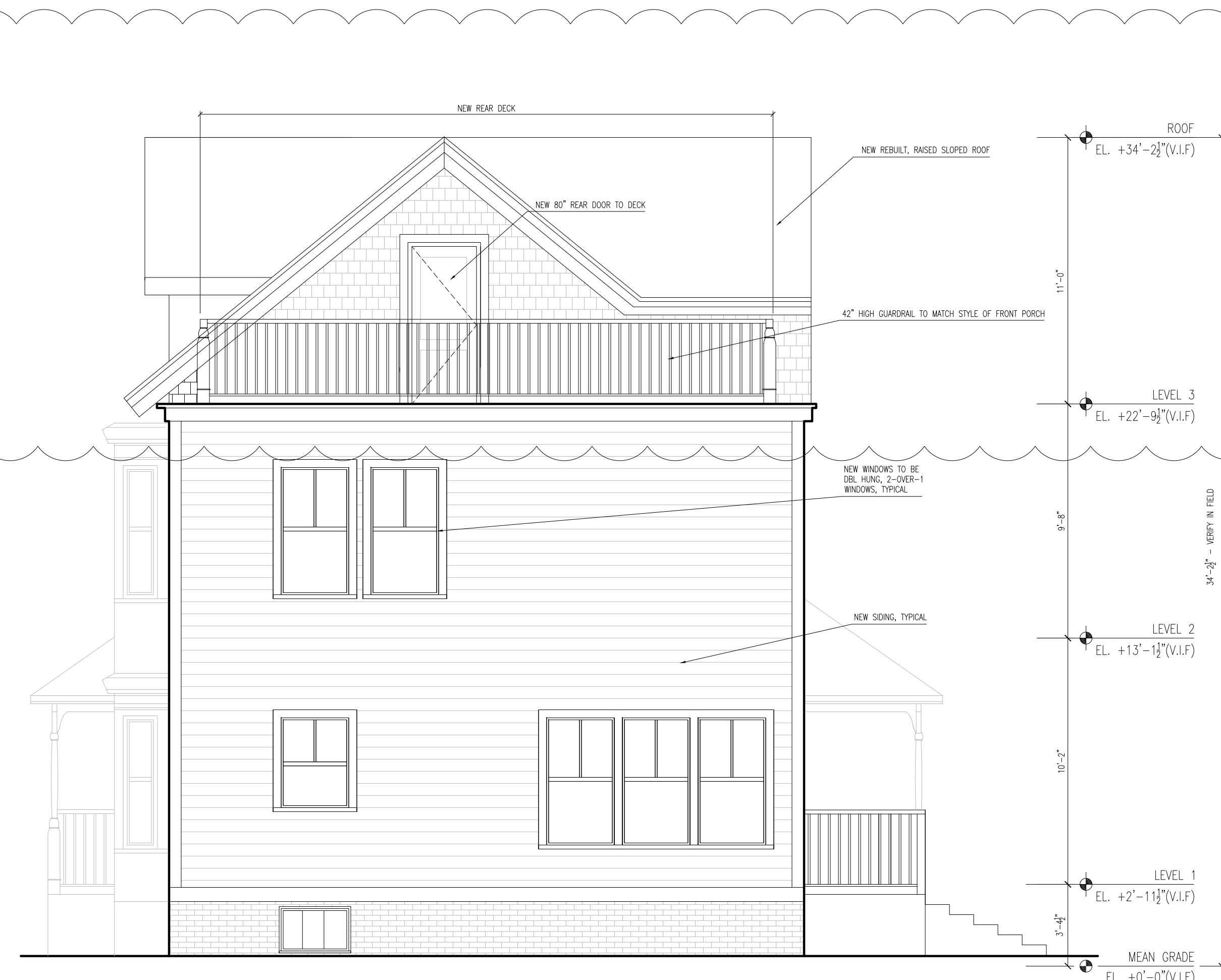
**4** EXISTING ROCKINGHAM STREET ELEVATION  
SCALE: 1/4" = 1'-0"



**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

03/08/2023

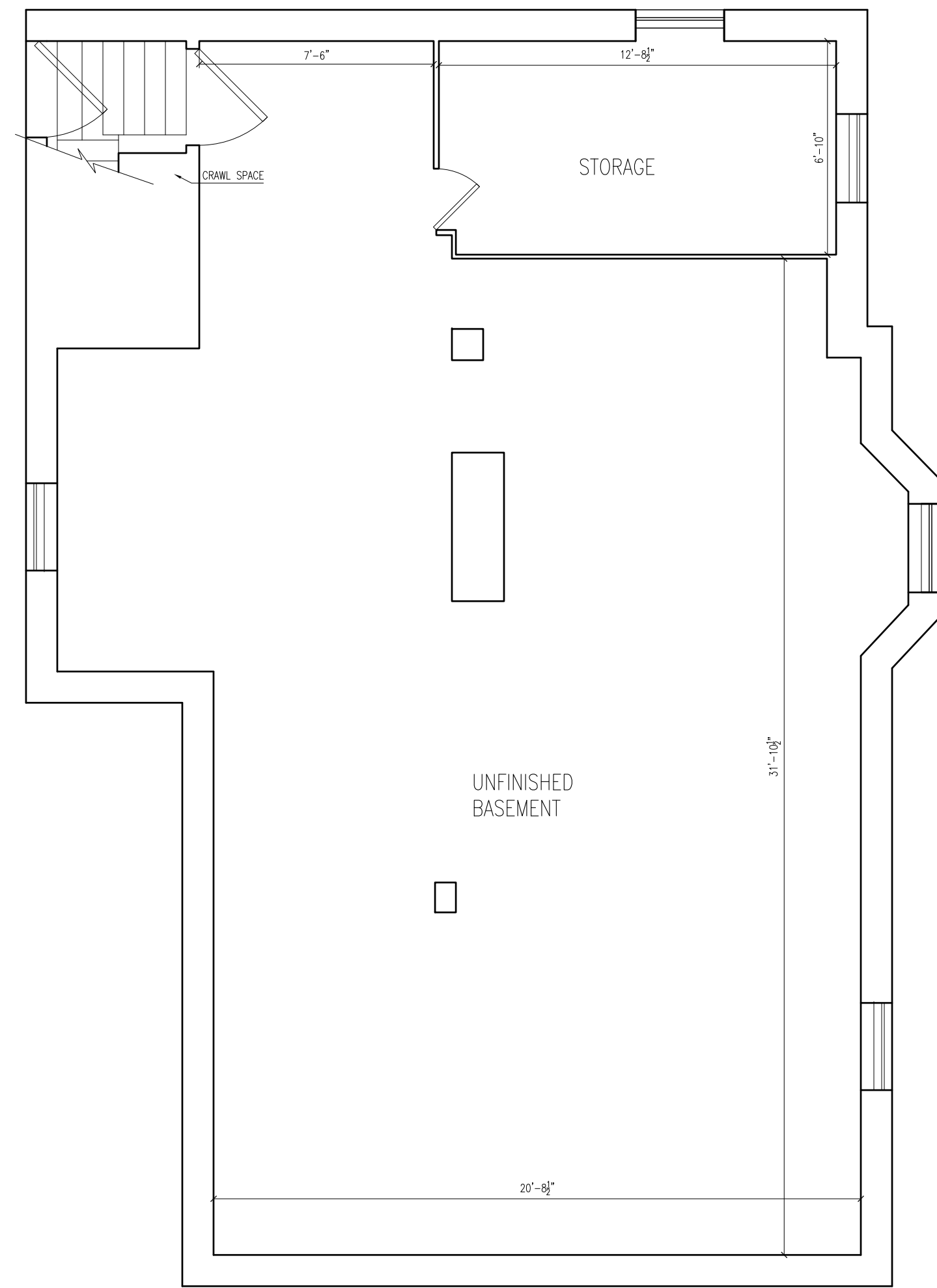
100-102 Henry St  
Core Contracting Services

**context**  
a collaborative design workshop

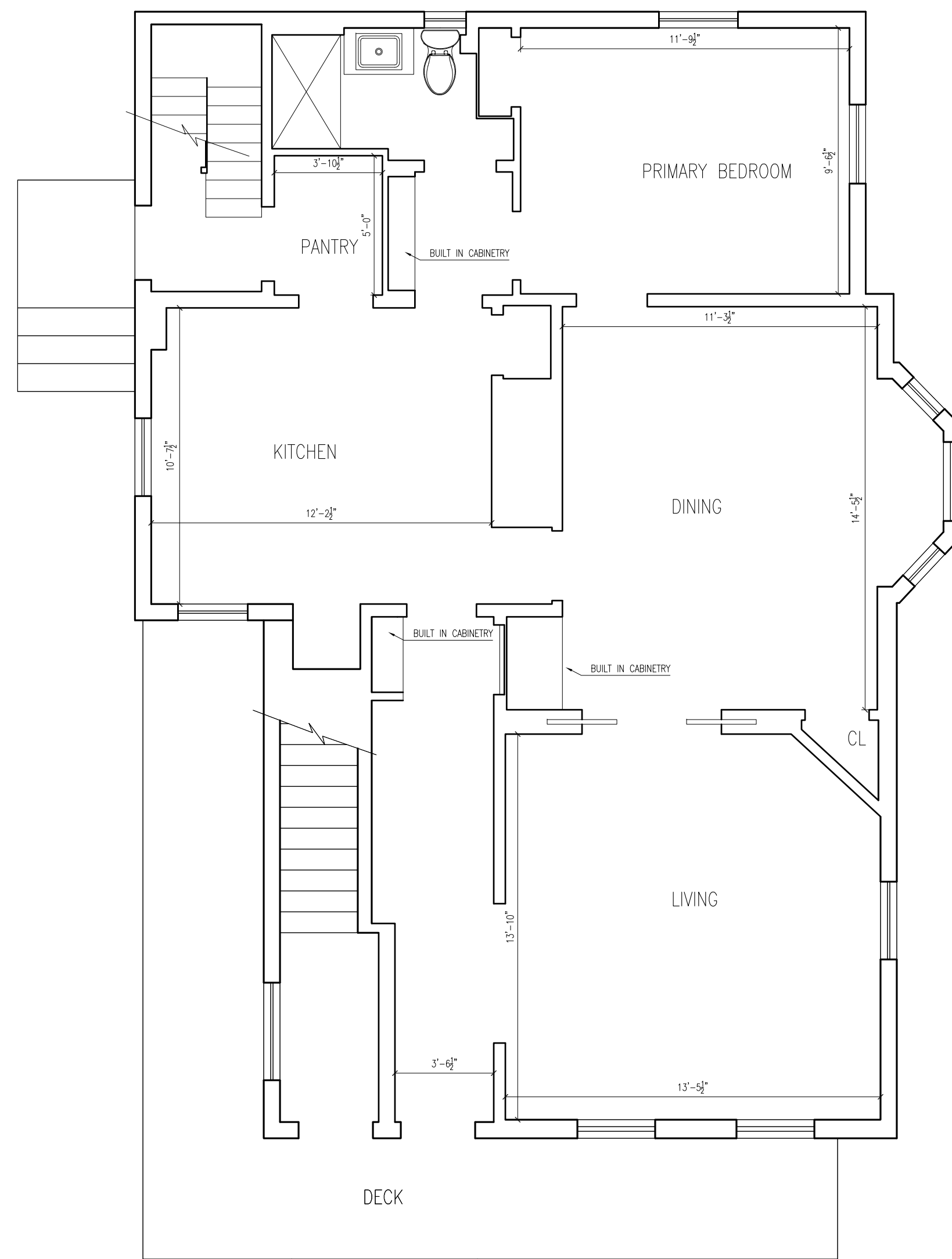
Cambridge,  
Massachusetts

02	Issued for Top Floor Revision	03/08/2023
01	Issued for Permit	09/20/2022
No.	Description	Date
Drawing Title: Elevations		
Project No.: 0506		Checked by: EZ

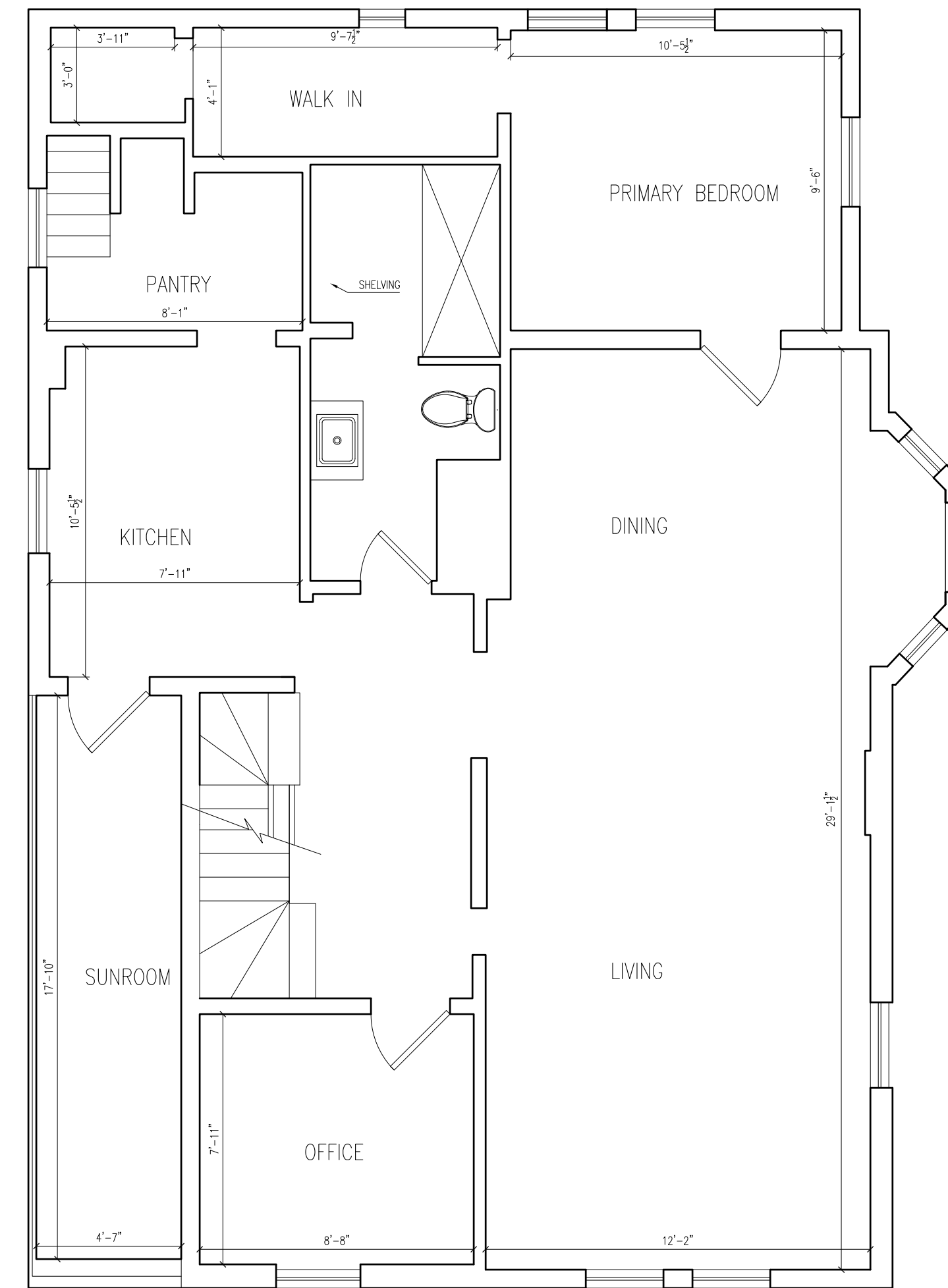
A-21



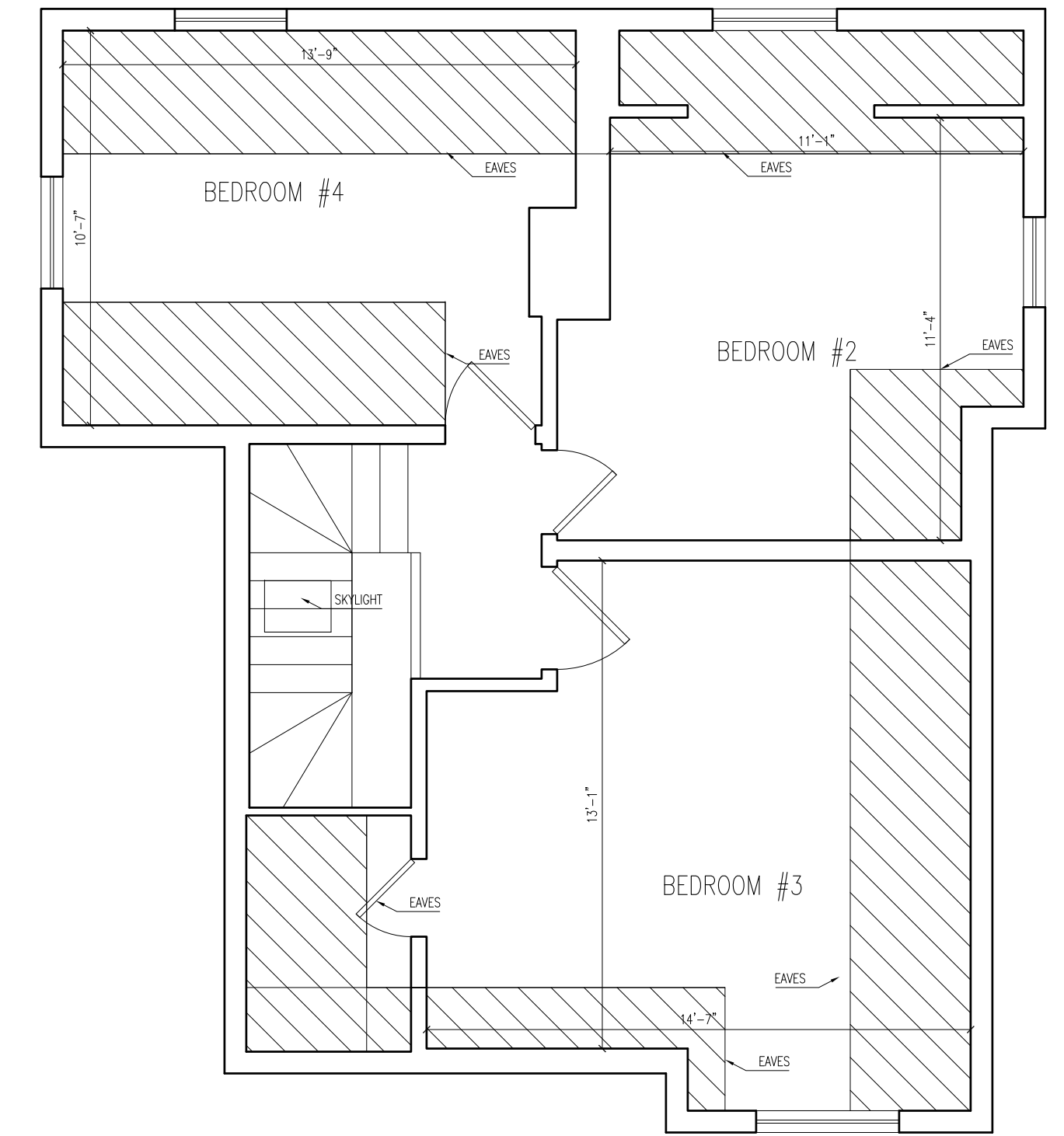
**B** BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



**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"

100-102 Henry St  
Core Contracting Services

**context**  
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Cambridge,  
Massachusetts

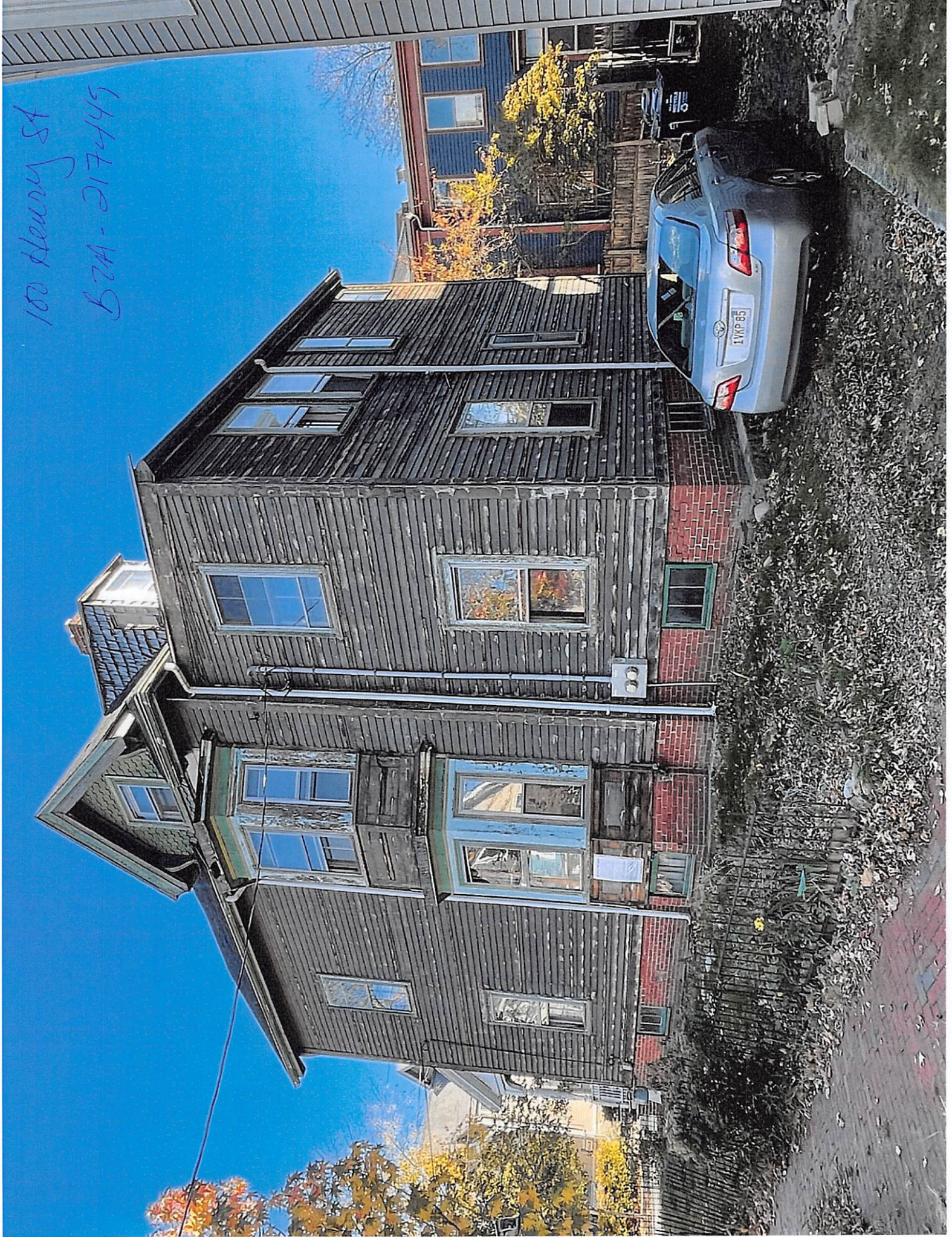


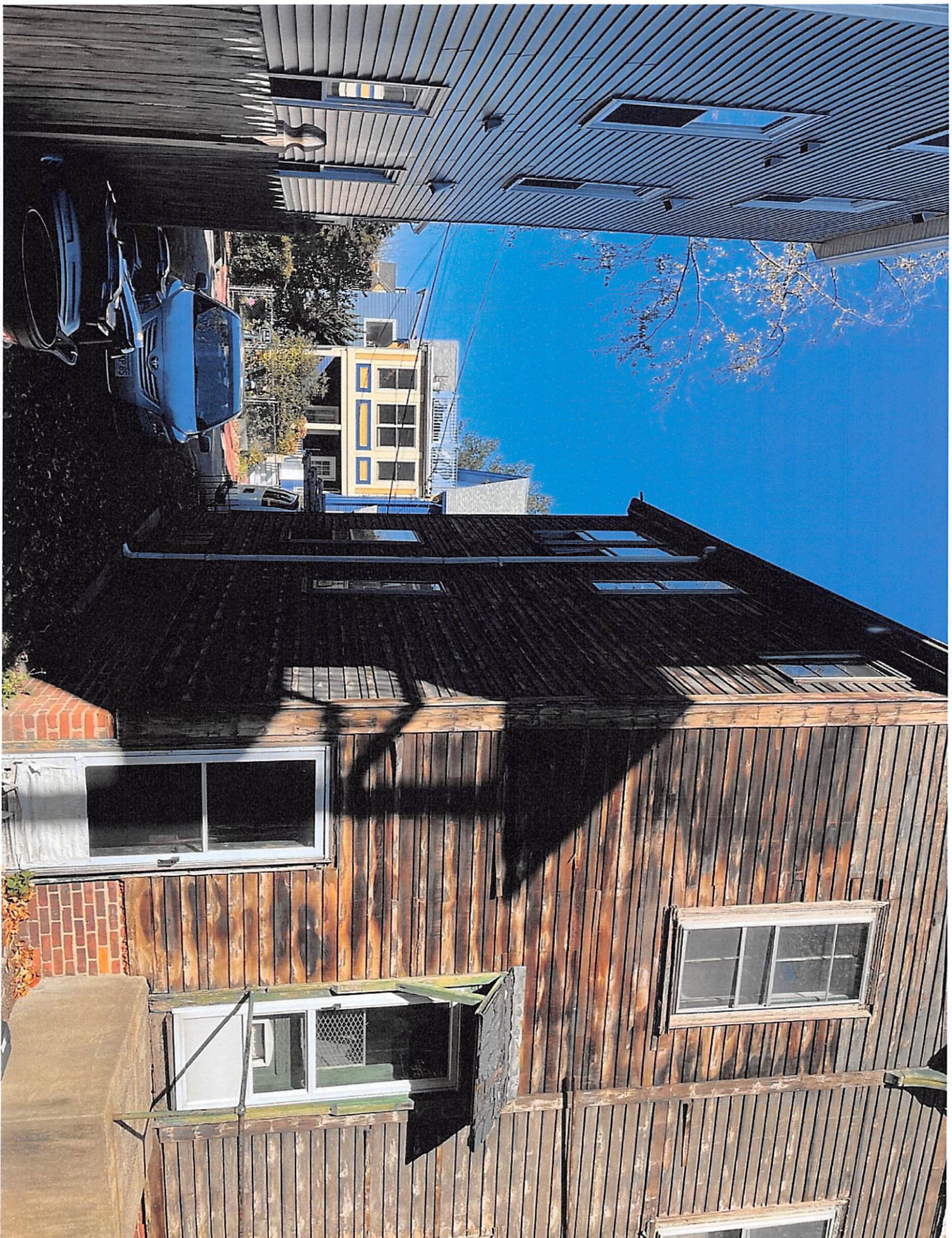
*Eric Johnson*

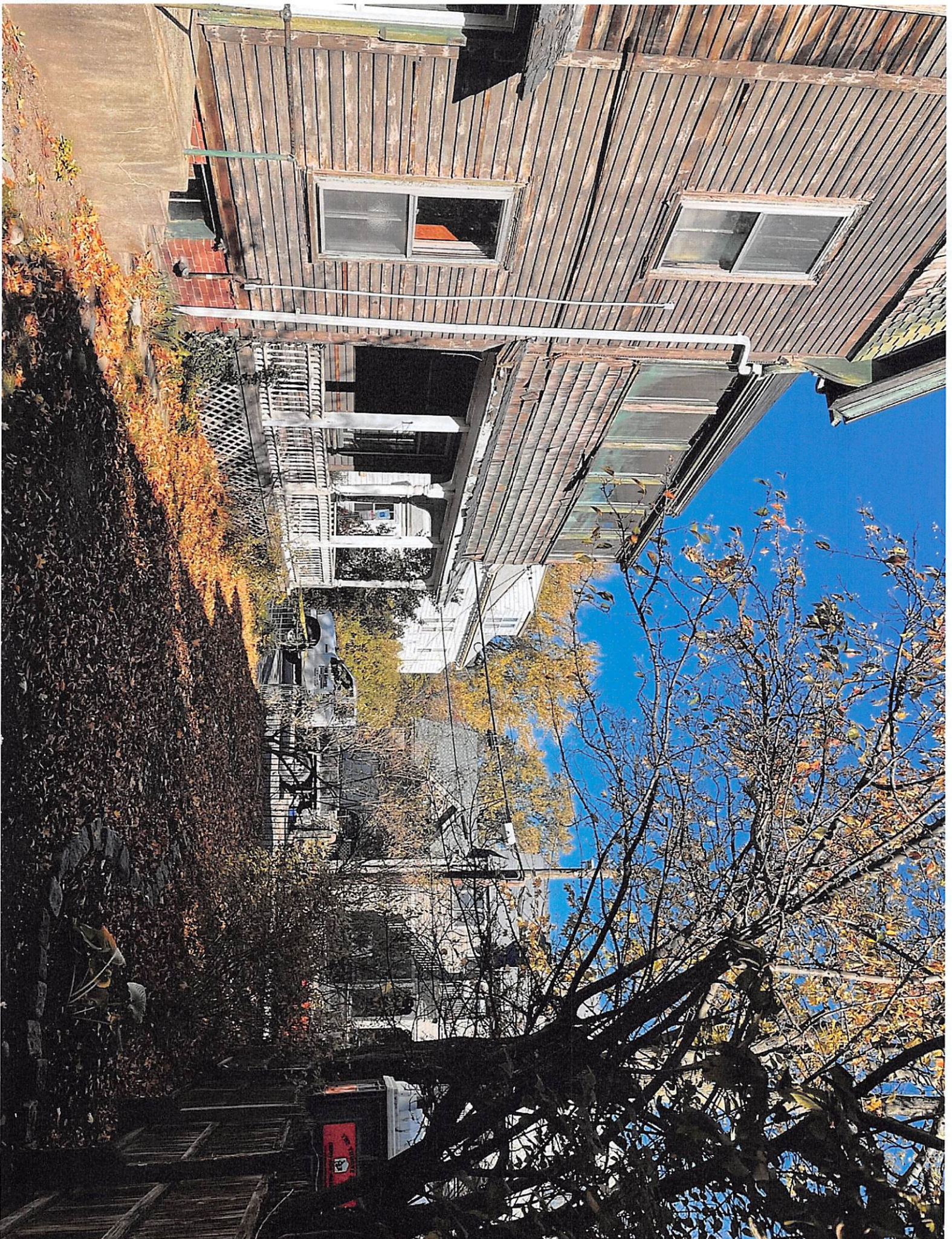
02	Issued for Top Floor Revision	03/08/2023
01	Issued for Permit	09/20/2022
No.	Description	Date
Drawing Title: Existing Plans		
Project No.: 0506		Checked by: EZ

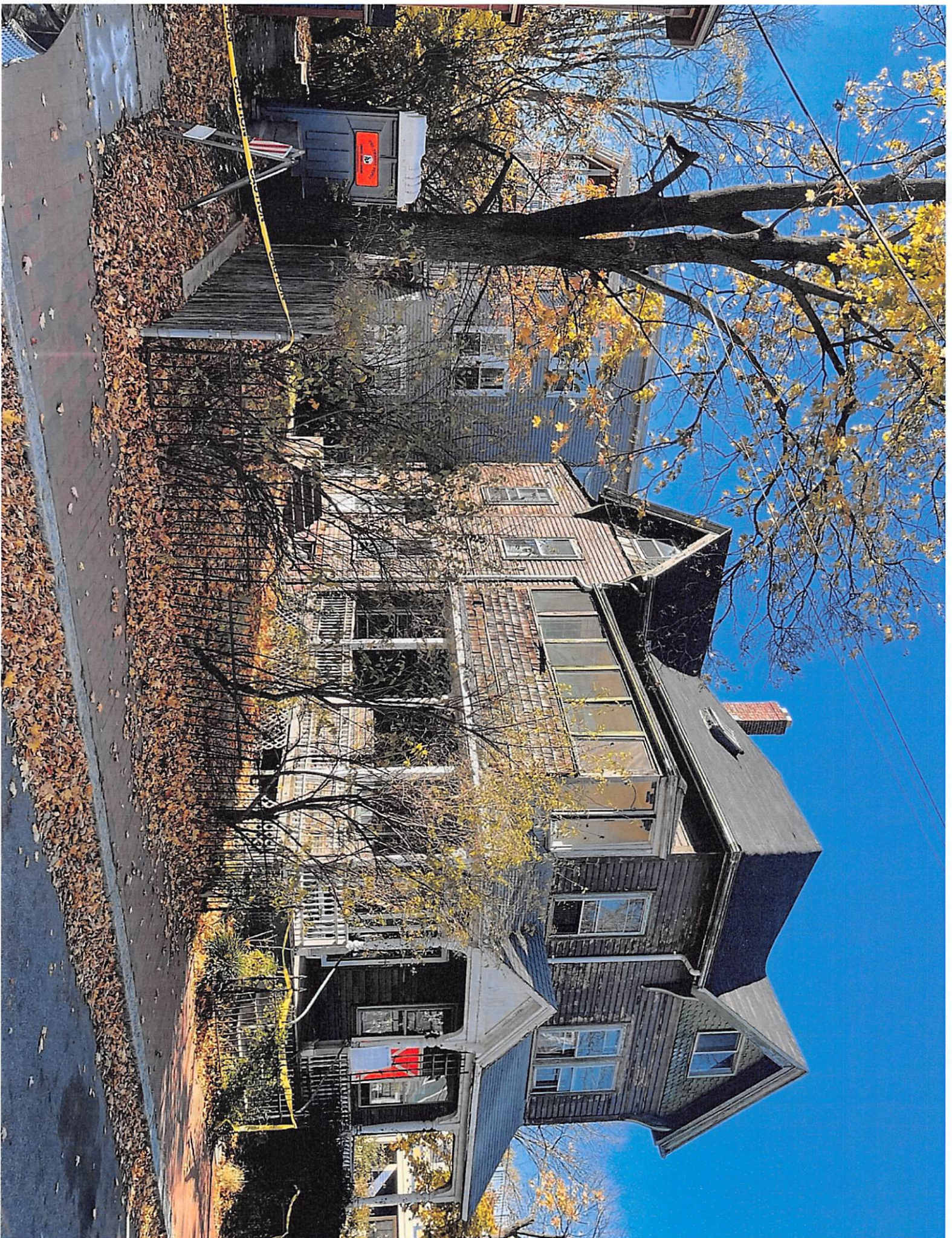
**XA-1**

100 Henry St  
BZA-217445













TOW ZONE  
NO PARKING  
EXCEPT CLEANING  
FROM 7:00 AM TO 7:00 PM  
LARGE TRUCKS AND  
TRAILERS MAY BE TOWED AWAY  
WITHOUT NOTICE

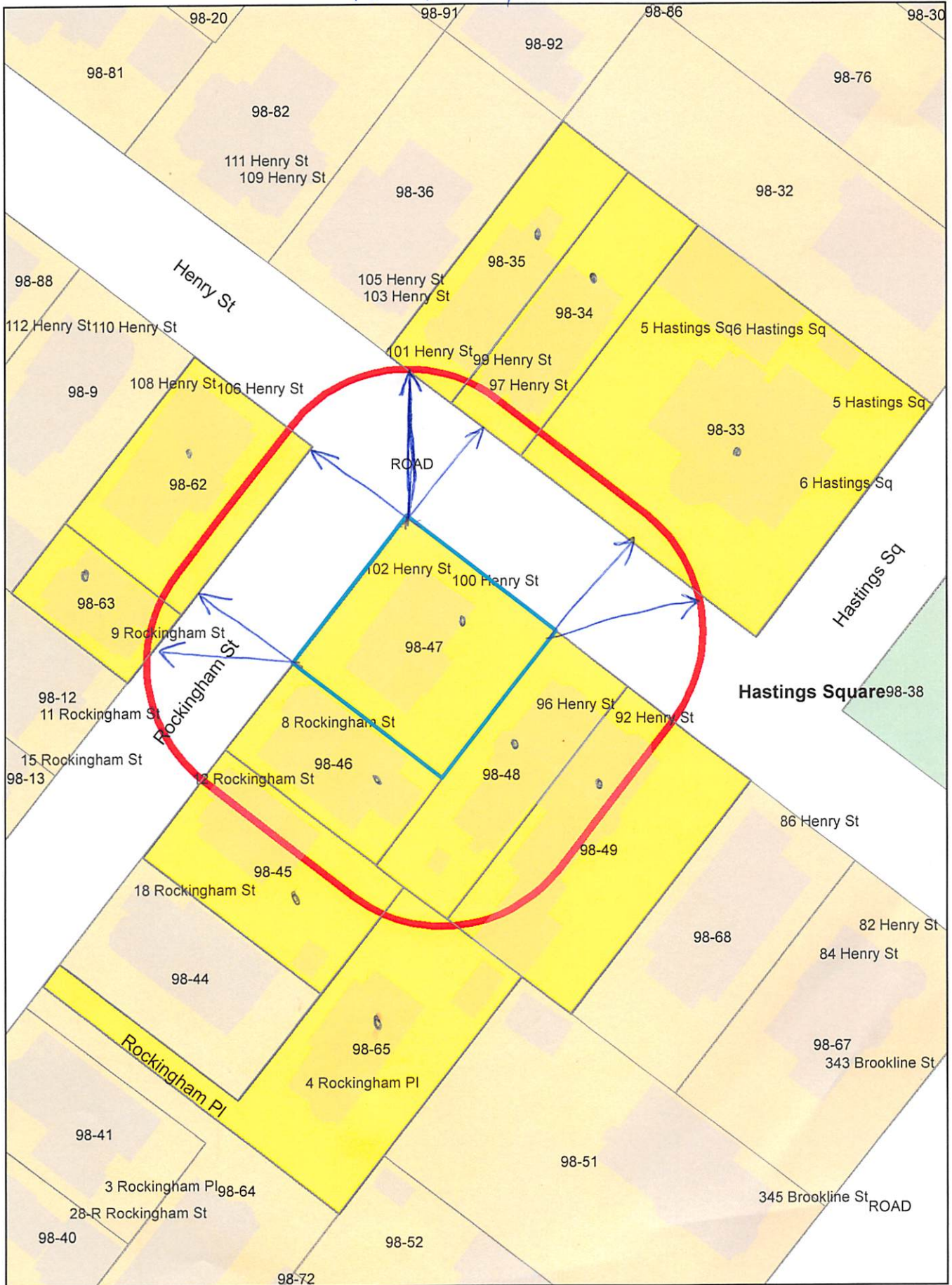
PARKING  
BY PERMIT  
ONLY  
EXCEPT SUNDAYS  
← →





ONE WAY

100 Henry St.



100 Henry St.

Petitioner

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

JAMES J. RAFFERTY, ESQ.  
907 MASS AVENUE – 3<sup>RD</sup> FLOOR  
CAMBRIDGE, MA 02139

98-35  
BARTZ, TIFFANY MARIE & ROBERT SHANE BUSSMANN  
TRS OF THE OF THE BARTZMANN TRUST  
371 S. 14TH ST  
SAN JOSE, CA 95112

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

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

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

98-33  
DELUCIA RUSSELL J & ROBIN L BRENNER  
6 HASTINGS SQ  
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

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

100 Henry Street LLC  
Jack Mahoney  
195 Mass Ave  
Lexington, Ma 02420  
781-405-4656

To our neighbors,

We hope this letter finds everyone well. My wife, Maria and I are looking forward to moving to the neighborhood. As you may remember, several months back the City of Cambridge Zoning Board signed off on our project at 100 Henry Street. We are again requesting for a review by the city to alter the third floor living area with an additional dormer and a deck off the third floor bedroom.

With this letter, we are hoping to gain the support of abutters. Those in favor, we ask for your signature of patronage. Please print your name, address, and contact information below.

Emma Van Hook

8 Rockingham St #2

Robin Brenner

5-6 Hastings Sq

Pamela Ferrante

106-108 Henry

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Jack Mahoney  
195 Mass Ave  
Lexington, Ma 02420  
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Name (Printed): Adam Bidwell

Signature: 

Email: bidwell.adam@gmail.com

Address: 86 Henry St

Phone: 413.320.6828

100 Henry Street LLC  
Jack Mahoney  
195 Mass Ave  
Lexington, Ma 02420  
781-405-4656

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Name (Printed): Pamela Ferraro

Signature: 

Email: pdfe@theport@msn.com

Address: 108 Henry St

Phone: 617-571-7287

100 Henry Street LLC  
Jack Mahoney  
195 Mass Ave  
Lexington, Ma 02420  
781-405-4656

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Name (Printed): Julia Halprin

Signature: 

Email: adams.halprin@comcast.net

Address: 11 Rockingham St.

Phone: 617-913-7652



100 Henry Street LLC  
Jack Mahoney  
195 Mass Ave  
Lexington, Ma 02420  
781-405-4656

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Name (Printed): Robin Brenner

Signature: Robin Brenner

Email: robinbrenner@comcast.net

Address: 56 Hastings Sq. 02139

Phone: (857) 998-8242



# 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: Patrick Come Date: 5/11/23  
(Print)

Address: 100 Henry St

Case No. BZA-217449

Hearing Date: 5/25/23

Thank you,  
Bza Members