

## **CITY OF CAMBRIDGE**

BOARD OF ZOINING

831 Massachusetts Avenue, Cambridge MA 02139

CAMBRIDGE, THE CITY CLERK

CAMBRIDGE, MASSACHUSETTS

### **BZA Application Form**

BZA Number: 97842

Date: 1/2/1200

General Information								
The undersigned hereby petitions the Board of Zoning Appeal for the following:								
Special Permit: _	Variance: X	Appeal:						
PETITIONER: Nicholas Keramaris C/O Adam J. Glassman R.A. / GCD Architects								
PETITIONER'S	ADDRESS: 2 Worthington St, Cambrid	ge, MA 02138						
LOCATION OF PROPERTY: 101 Montgomery St , Cambridge, MA								
TYPE OF OCCUPANCY: Single Family Residential ZONING DISTRICT: Residence B Zone								
REASON FOR P	ETITION:							
/New Structure/	/Parking/							
DESCRIPTION (	OF PETITIONER'S PROPOSAL:							
Removing and re	ebuilding a new single-family house with	n front yard parking.						
SECTIONS OF 2	ONING ORDINANCE CITED:							
Article: 5.000 Article: 10.000	Section: 5.31 (Table of Dimensional I Section: 10.30 (Variance).	Requiements).						
Article: 6.000	Section: 6.44.1.C (Front Yard Parking	g).						
	Original Signature(s):							
	5-8-mon (c).	(Petitioner (s) / Owner)						
		AMAM GLASSMAN						
		(Print Name)						
	Address:							

Tel. No.

617-412-8450

E-Mail Address:

ajglassman.ra@gmail.com

### BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I) We NICHOLAS KERAMARIS
(OWNER)
Address: 6 BELLIS CIRCLE, UNIT F, CAMBRIDGE, MA 02140
State that I We own the property located at 101 Montgomery Street Cambridge MA
which is the subject of this zoning application.
The record title of this property is in the name of NICHOLAS KERAMARIS AND JOHN KERAMARIS, AS JOINT TENANTS
*Pursuant to a deed of duly recorded in the date, Middlesex South
County Registry of Deeds at Book 75882 , Page 302 ; or
Middlesex Registry District of Land Court, Certificate No
Book Page
Ma Colleman
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*
*Written evidence of Agent's standing to represent petitioner may be requested.
Commonwealth of Massachusetts, County of
The above-name Micholas Horamaris personally appeared before me,
this 16 mof colony, 20 90, and made oath that the above statement is true.
Mills Tayfuger Notary
My commission expires (Notary Seath)  (Notary Seath)  (Notary Seath)  (Notary Seath)  (Notary 28, 2022
• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

### BZA APPLICATION FORM

### SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the provisions would involve a substantial hardship for the following reasons:

- 1) The existing structural system of the existing house is past its useful life, and it needs to be removed and replaced from the ground up which essentially requires the demolition of the existing balloon frame structure and construction of a new single family house on what is an extremely small non-conforming lot. Not even the most minor physical alteration to the exterior can be achieved without first obtaining zoning relief.
- 2) Architecturally, even with substantial renovations, the existing house cannot safely or comfortably accommodate a family on account of its small size, non code compliant stairs, and head heights, low ceilings and lack of functional bedrooms.
- 3) If relief is not granted in this case, than renovations to the existing house would still result in substandard housing per low ceiling heights, non-code compliant windows and stairs a deficient structural system and lack of the kind of functional, safe and comfortable space required by a family
  - stairs, a deficient structural system and lack of the kind of functional, safe and comfortable space required by a family.

    The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The lot is existing non conforming, it is only 2,600 SF and only 359.0 SF (or 13%) of the lot fall outside of the required setbacks. In Res Zone B the max allowable FAR is .50, and 1,300.00 SF is not a functional size for a newly built home for a family.

### C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- 1) Substantial detriment to the public good for the following reasons:

  The proposed new single family house design will have no negative impact whatsoever on the neighborhood. The scale and character of the neighborhood will remain unchanged. There will be no loss of privacy, no increase in noise or light pollution. No shadows will be cast on the abutting properties. There will be no loss in off street parking. The existing house and landscape is currently considered a local eye-sore and both will be dramatically improved.
- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Although the proposed design requires substantial zoning relief including an increase in the existing non-conforming FAR, The proposed design actually reduces the size of the existing footprint, increases open space and pervious surface area, provides conforming usable open space where there is currently none, and most importantly, pulls the house away from the currently most non-comforming setbacks at shared lot lines on the left side and rear. The proposed design is modest, tasteful, and is an aesthetic improvement for the neighborhood in addition to providing a functional but not extravagent single family house on an exceptionally small and difficult lot.

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

(ATTACHMENT B - PAGE 5)

### **BZA Application Form**

### **DIMENSIONAL INFORMATION**

Applicant: Nicholas Keramaris Present Use/Occupancy: Single Family Residential

Location: 2 Worthington St Zone: Residence B Zone

Phone: 617-412-8450 Requested Use/Occupancy: Single Family Residential

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		1,560.00	2,407.00	1,250.00	(max.)
LOT AREA: RATIO OF GROSS		2,600.00	2,600.00	5,000.00	(min.)
FLOOR AREA TO LOT AREA: <sup>2</sup> LOT AREA OF		.60	.92	.50	
EACH DWELLING UNIT		2,600.00	2,600.00	2,500.00	
SIZE OF LOT:	WIDTH	50.0	50.0	50.0	
	DEPTH	52.00	52.00	NA	
SETBACKS IN FEET	FRONT	0.0'	0.0'	15.0'	
	REAR	0.2'	1.66'	25.0'	
	LEFT SIDE	0.8'	3.66'	7.5'	
	RIGHT SIDE	17.8'	11'-5"	12.5'	
SIZE OF BUILDING:	HEIGHT	25'.0" +/-	32.6' +/-	35.0'	
	WIDTH	47'-2"	40'-8"	NA	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.0	.08	.20	
NO, OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		2	2	1	
NO. OF LOADING AREAS:		NA	NA	NA	
DISTANCE TO NEAREST BLDG. ON SAME LOT		NA	NA	NA	

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.

- 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'.



**Bza Members** 

## City of Cambridge

MASSACHUSETTS

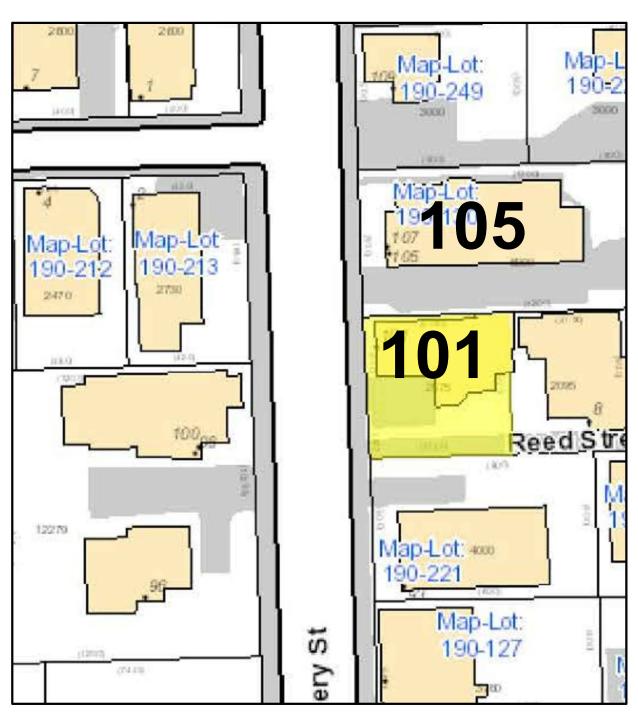
BOARD OF ZONING APPEAL

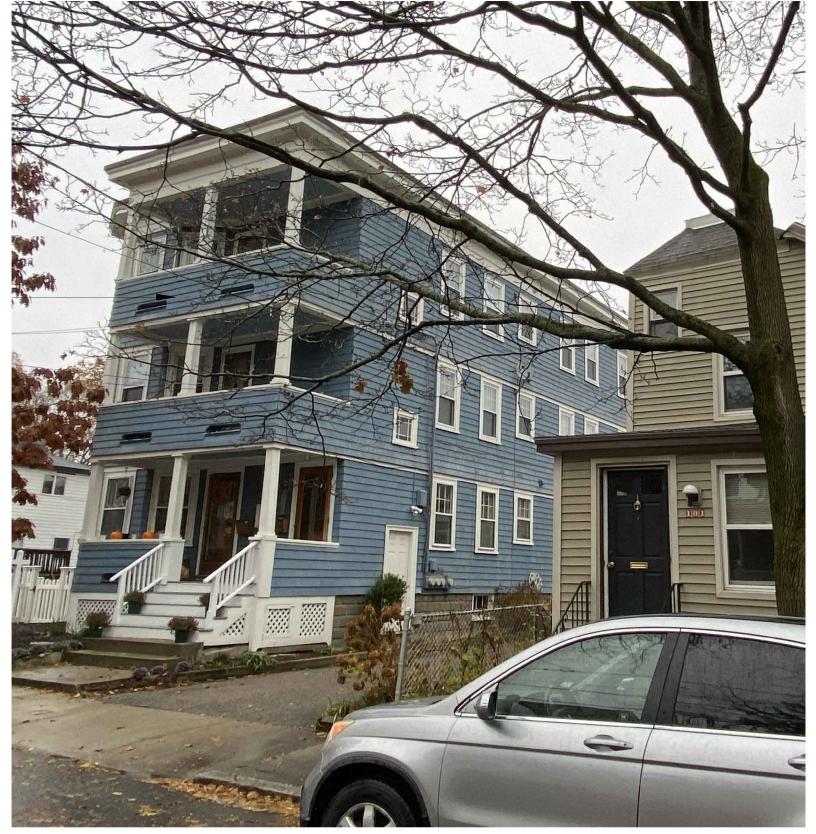
831 Mass Avenue, Cambridge, MA. (617) 349-6100

### **BZA**

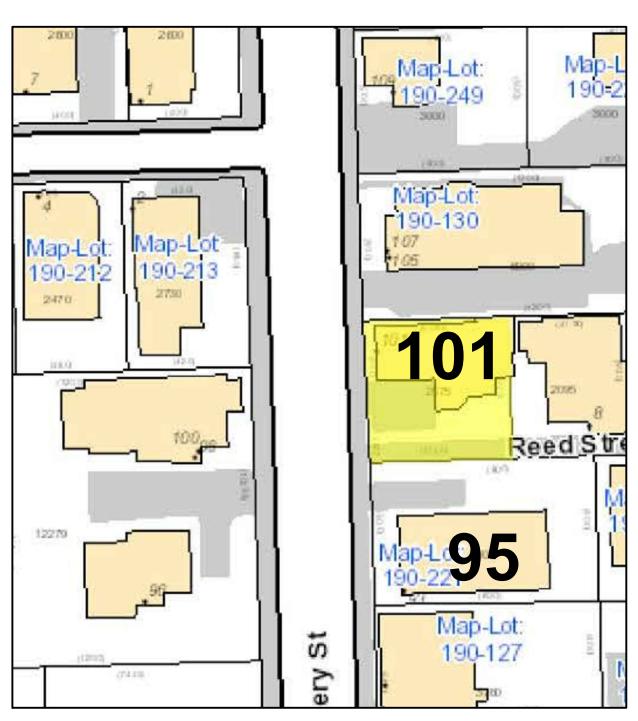
### POSTING NOTICE - PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning
Appeals Hearing.
Name: 1/10/2007   Date: 1/10/2007
Address: 10/ Montgomery St
Case No. 87A - 97842
Hearing Date: 12/10/20
Thank you,



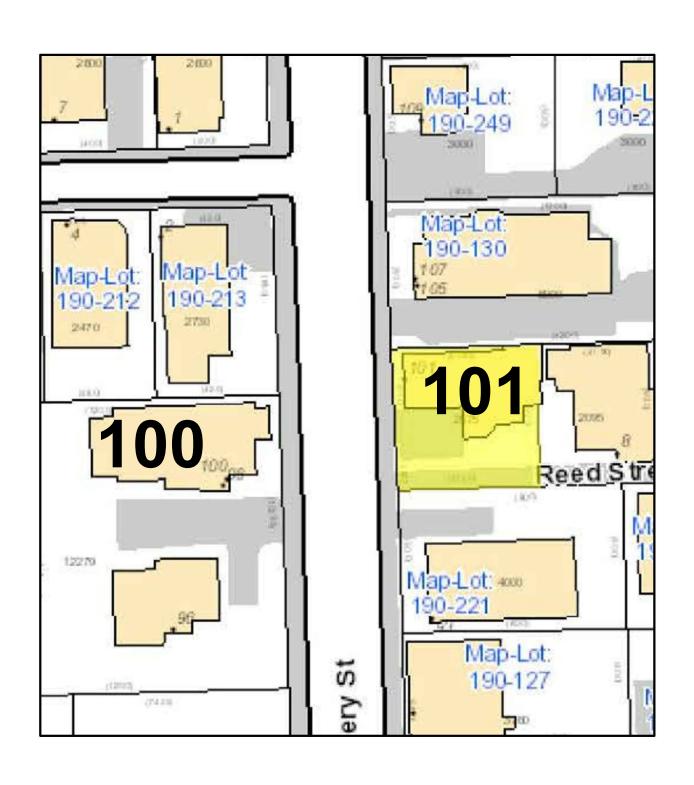


**105 MONTGOMERY** 



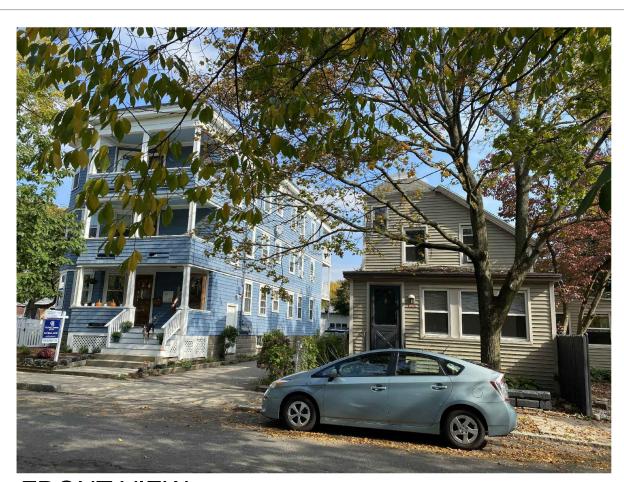


## 95 MONTGOMERY





**100 MONTGOMERY** 



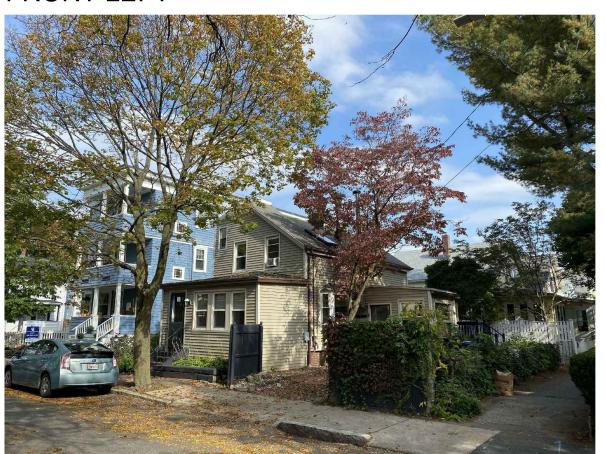
**FRONT VIEW** 



RIGHT SIDE FROM REED ST TERRACE



**FRONT LEFT** 



FRONT RIGHT

# **ARCHITECTS**

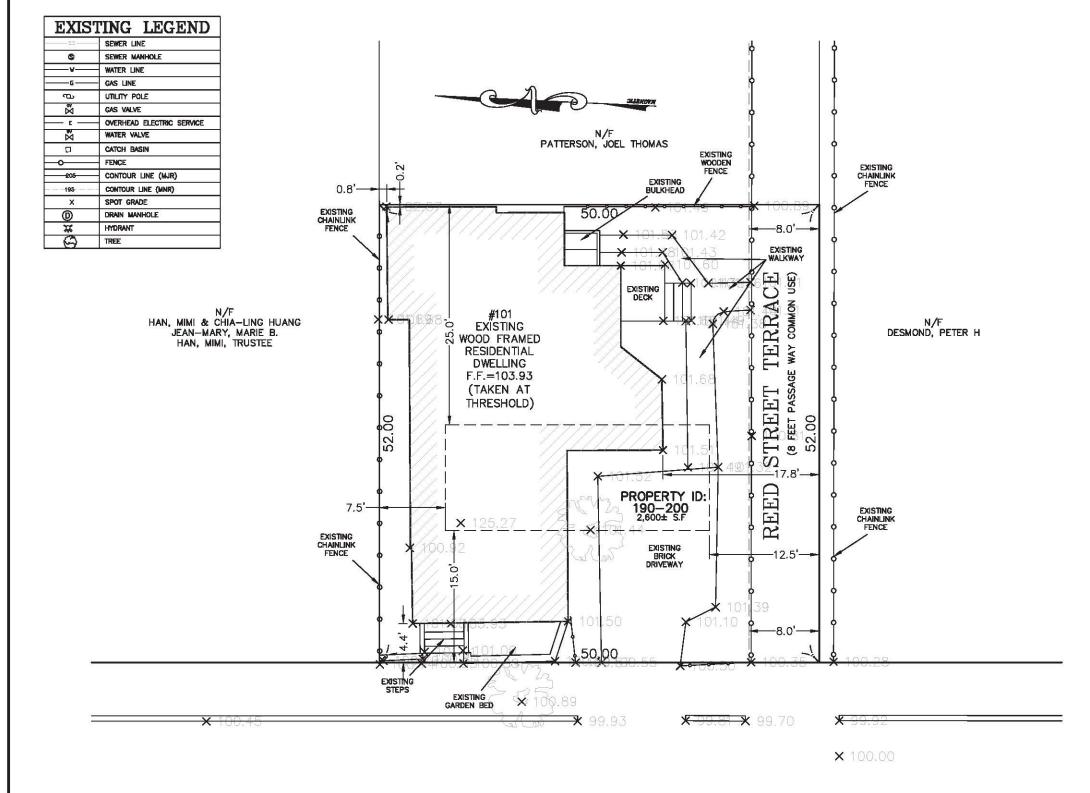
St.

101 Montgomery

**Photos** 

Date 10/22/20

Scale 1/8" = 1'-0"



MONTGOMERY STREET

GRAPHIC SCALE

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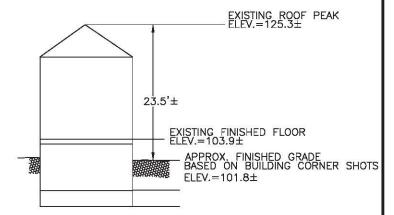
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All Rights Reserved

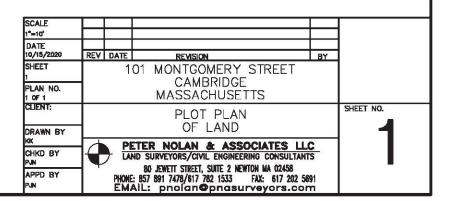
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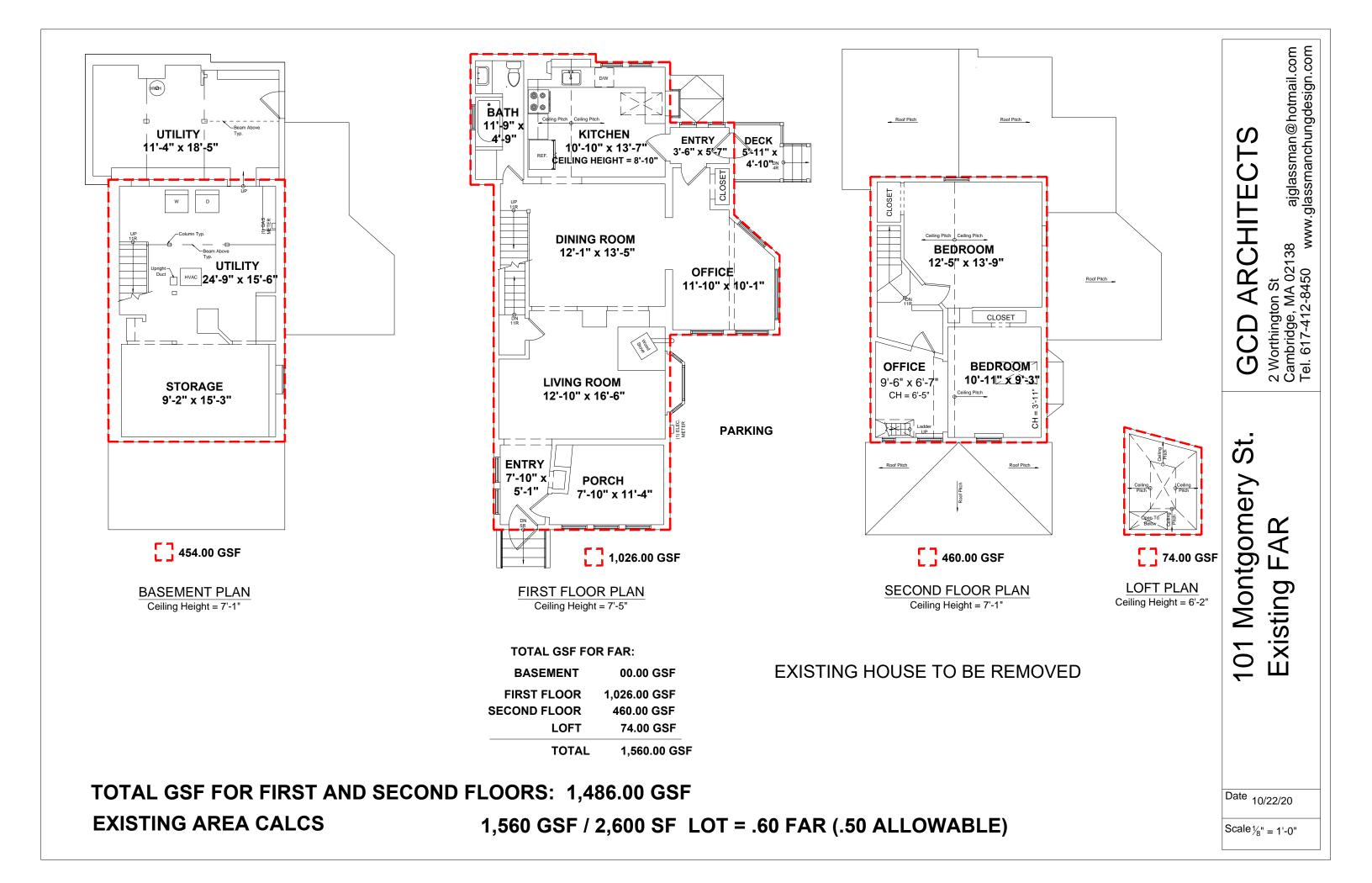
### NOTE

- 1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10/13/2020.
- 2. DEED REFERENCE: BOOK 75622, PAGE 523 PLAN REFERENCE: PLAN BOOK 6, PLAN 37 MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
- 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
- 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017CO419E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
- 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
- 8. THE ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM.
- 9. ZONING DISTRICT: RESIDENCE B

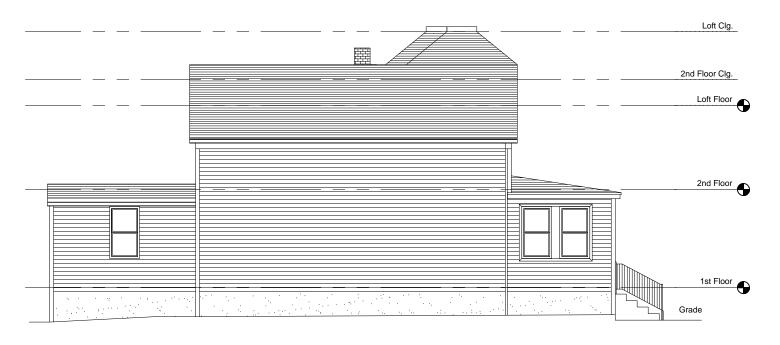


EXISTING PROFILE
NOT TO SCALE





### **EXISTING HOUSE TO BE REMOVED**





LEFT SIDE ELEVATION









RIGHT SIDE ELEVATION

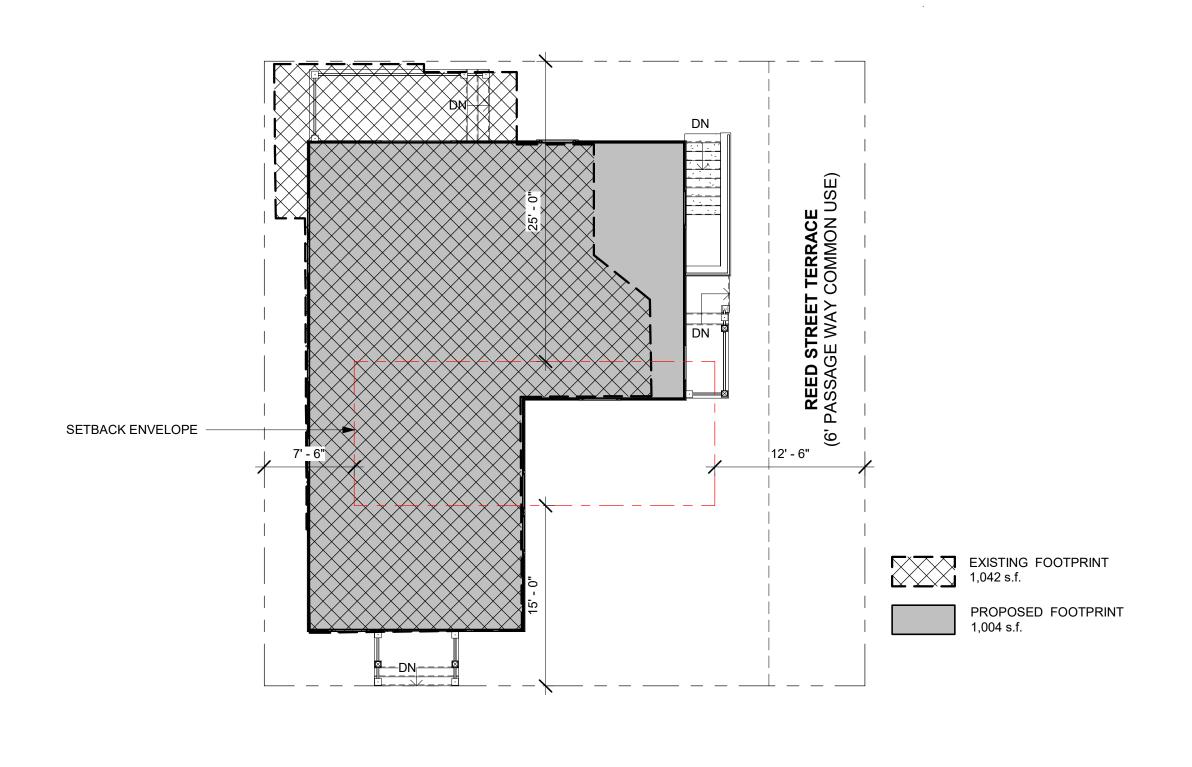
# GCD ARCHITECTS

2 Worthington St Cambridge, MA 02138 ajglassman@hotmail.com Tel. 617-412-8450 www.glassmanchungdesign.com

101 Montgomery St. Existing Elevations

Date 10/22/20

Scale  $\frac{1}{8}$ " = 1'-0"



Setback Envelope 1/8" = 1'-0"

St. 101 Montgomery SET

**ARCHITECTS** 2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 ww GCD

38 ajglassman@hotmail.com www.glassmanchungdesign.com

10/22/20

Scale 1/8" = 1'-0"

Date

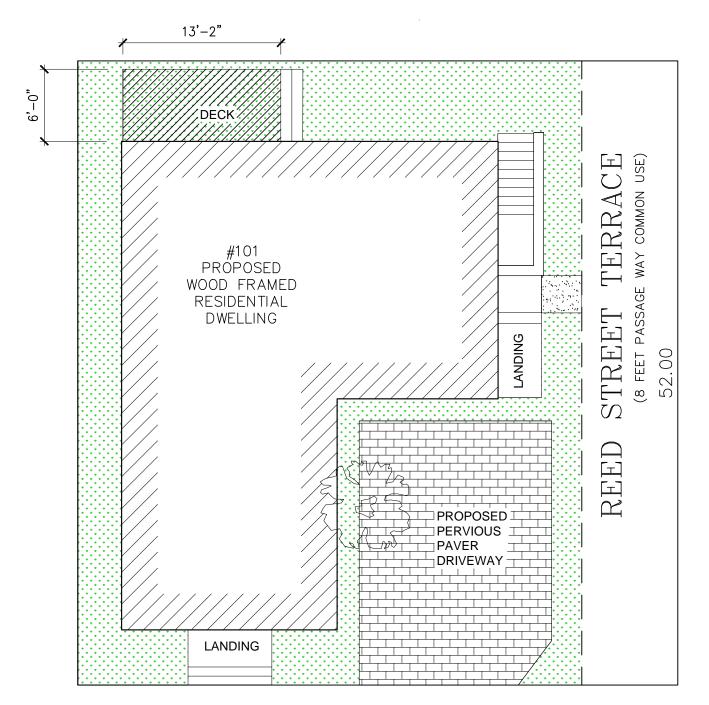
### **EXISTING OPEN SPACE**

= PRIVATE OPEN SPACE 653.00 SF / 2,600.00 SF LOT = .25 EXISTING / .40 REQUIRED



= USABLE OPEN SPACE WITH WIDTH AND LENGTH AT LEAST 15'-0" OR PER 5.22.1 DECKS WITH 6'-0" MIN DIMENSION AND 72 MIN SF 0.0 SF / 1,040.00 SF (50% OF REQUIRED PRIVATE OPEN SPACE) =0.0

PERMEABLE OPEN SPACE REQUIRED: 520 SF PERMEABLE OPEN SPACE PROVIDED: 653 SF



### PROPOSED OPEN SPACE



= PRIVATE OPEN SPACE 682.00 SF / 2,600.00 SF LOT = .26



= USABLE OPEN SPACE WITH WIDTH AND LENGTH AT LEAST 15'-0" OR PER 5.22.1 DECK WITH 6'-0" MIN DIMENSION AND 72 MIN SF 79.0 SF / 1,040.00 SF (50% OF REQUIRED PRIVATE OPEN SPACE) =0.08

PERMEABLE OPEN SPACE REQUIRED: 520 SF PERMEABLE OPEN SPACE PROVIDED: 1,030.00 SF Date 10/22/20

Scale  $\frac{1}{8}$ " = 1'-0"

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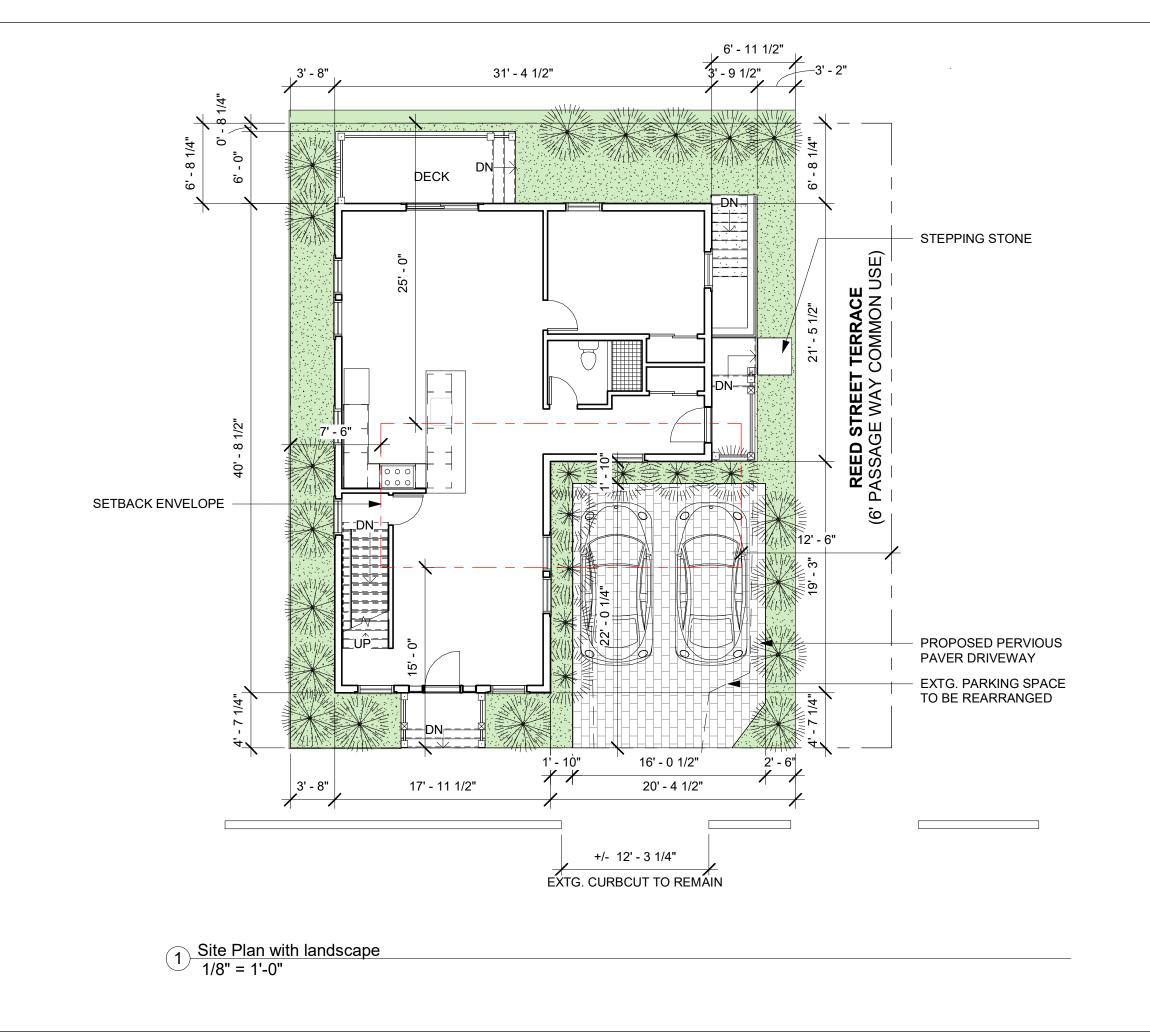
2 Worthington St

2 Cambridge, MA 02138
Tel. 617-412-8450 ww

ARCHITEC

8 ajglassman@hotmail.com www.glassmanchungdesign.com

101 Montgomery St Open Space Plans



St. 101 Montgomery

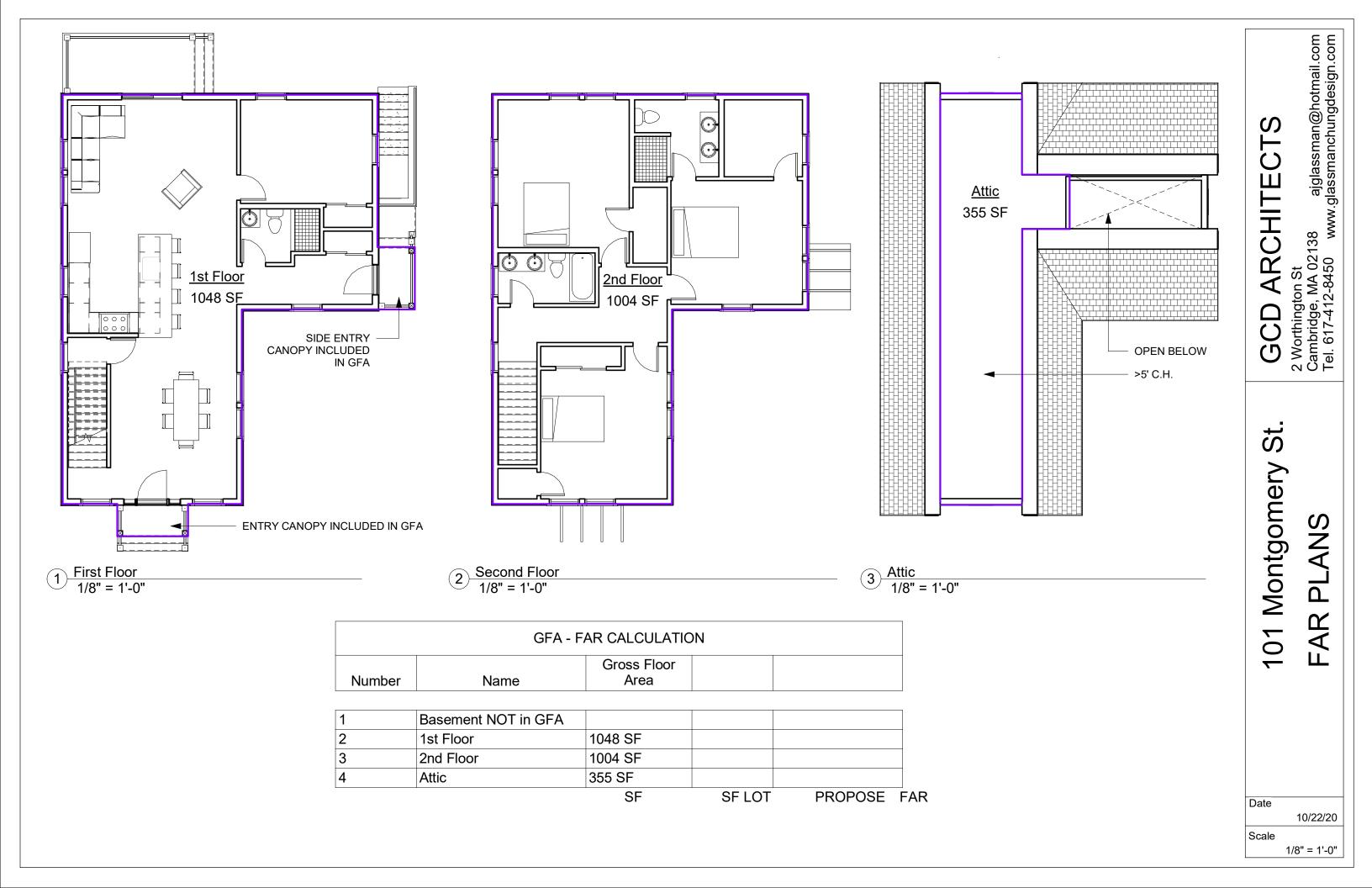
2 Worthington St Cambridge, MA 02138 ajglassman@hotmail.com Tel. 617-412-8450 www.glassmanchungdesign.com GCD A

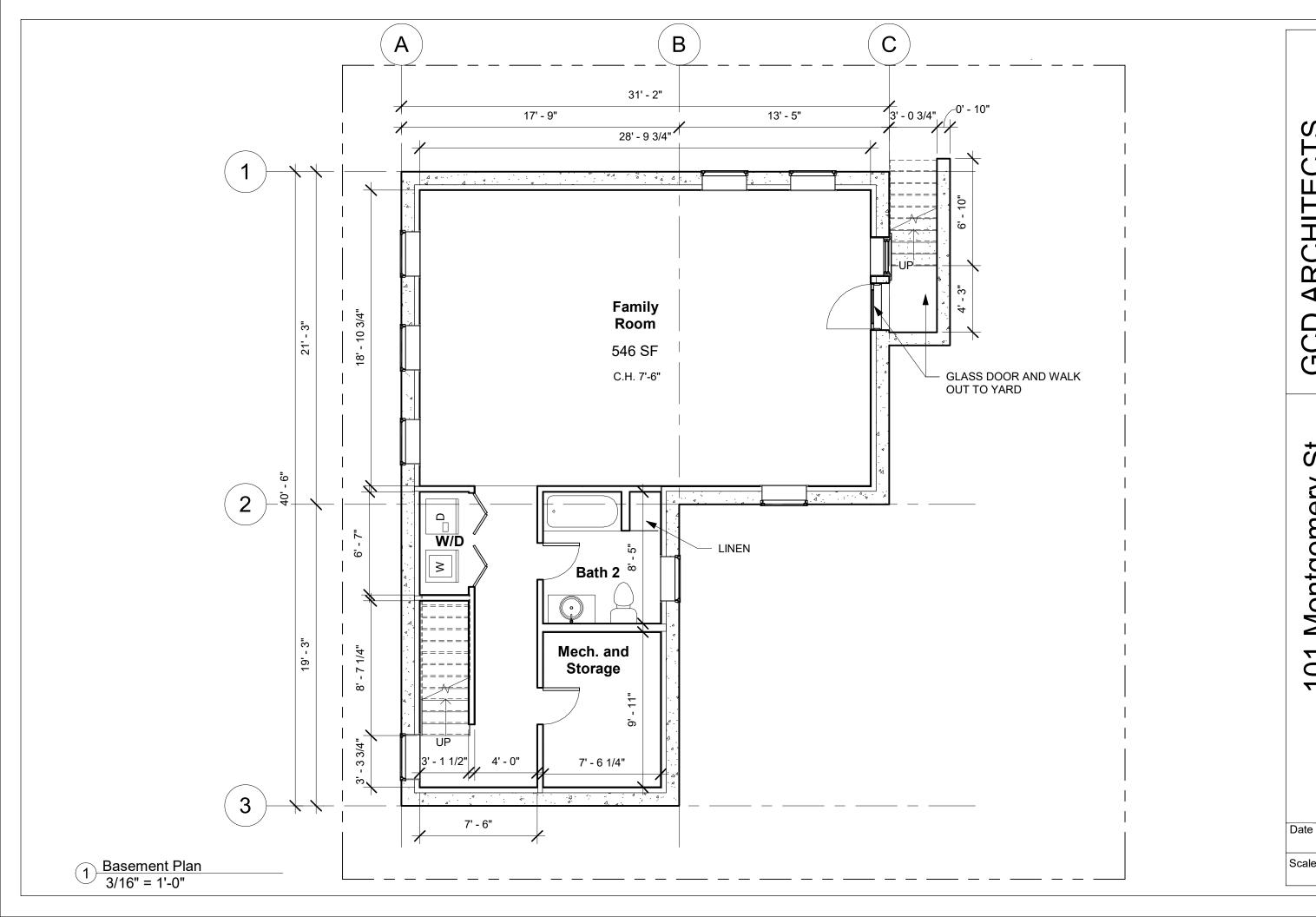
**ARCHITECTS** 

Date

10/22/20

Scale 1/8" = 1'-0"





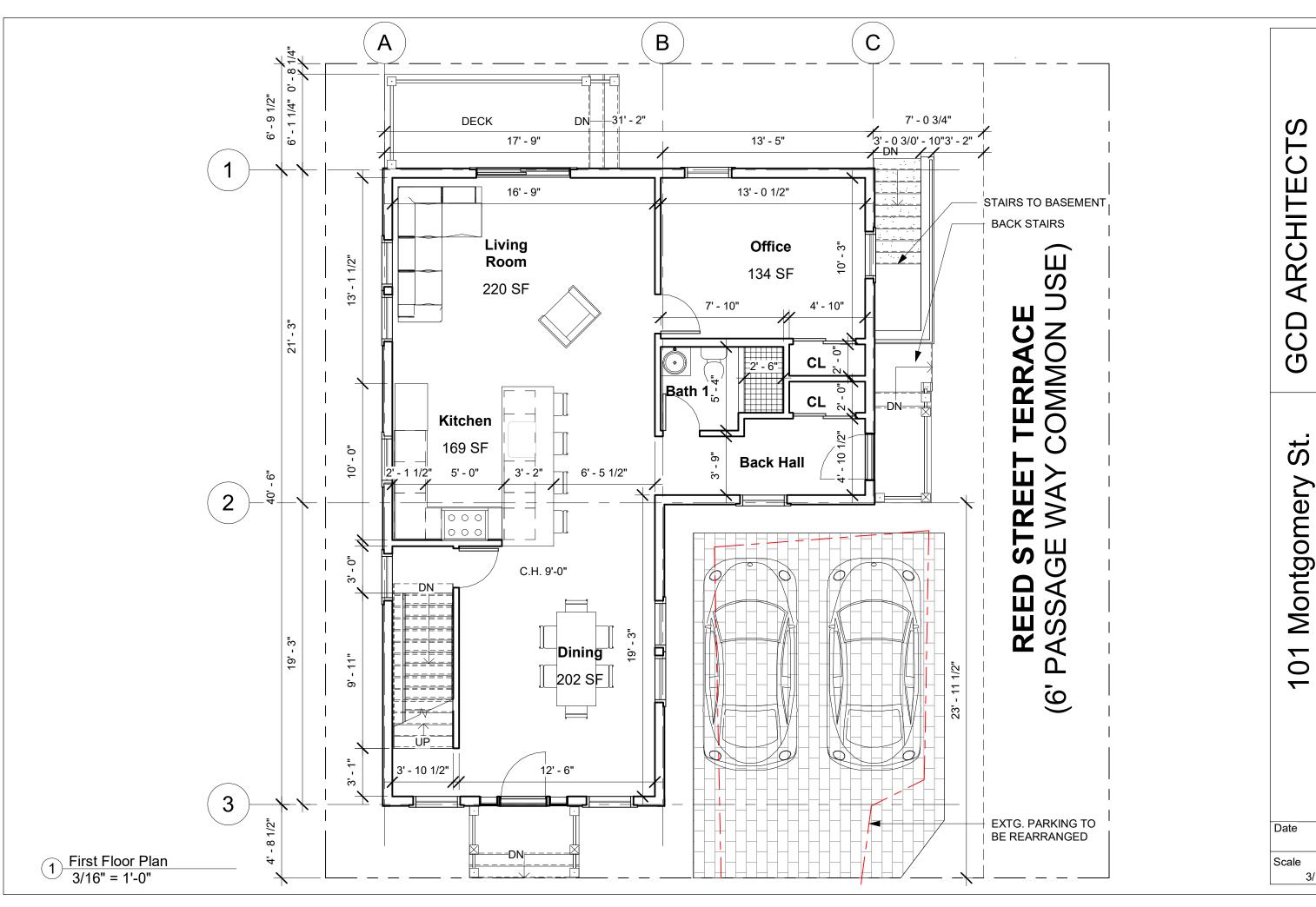
2 Worthington St Cambridge, MA 02138 ajglassman@hotmail.com Tel. 617-412-8450 www.glassmanchungdesign.com **ARCHITECTS** GCD

101 Montgomery St. L N H

ASE

10/22/20

Scale 3/16" = 1'-0"



**ARCHITECTS** GCD

2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 ww

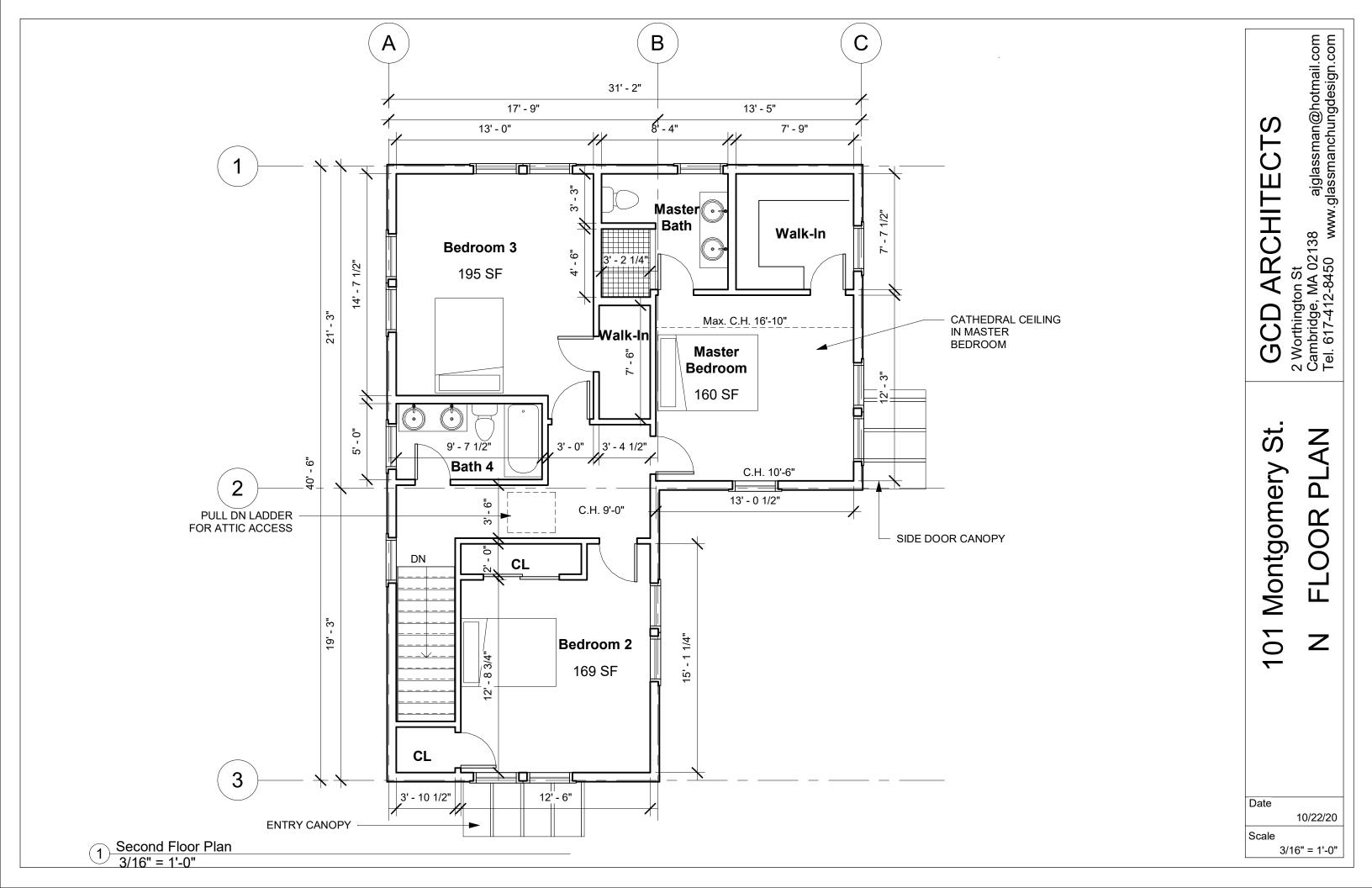
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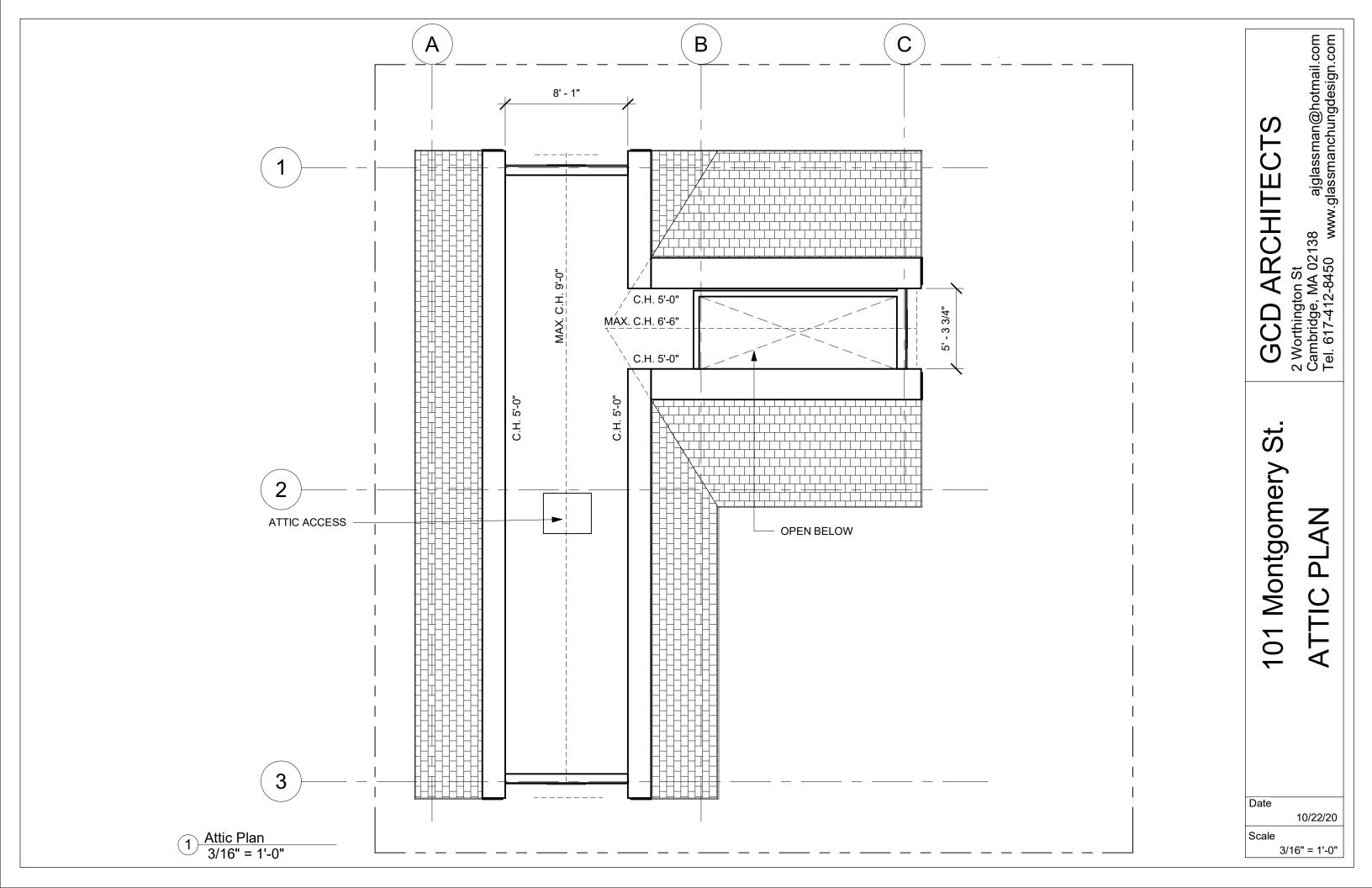
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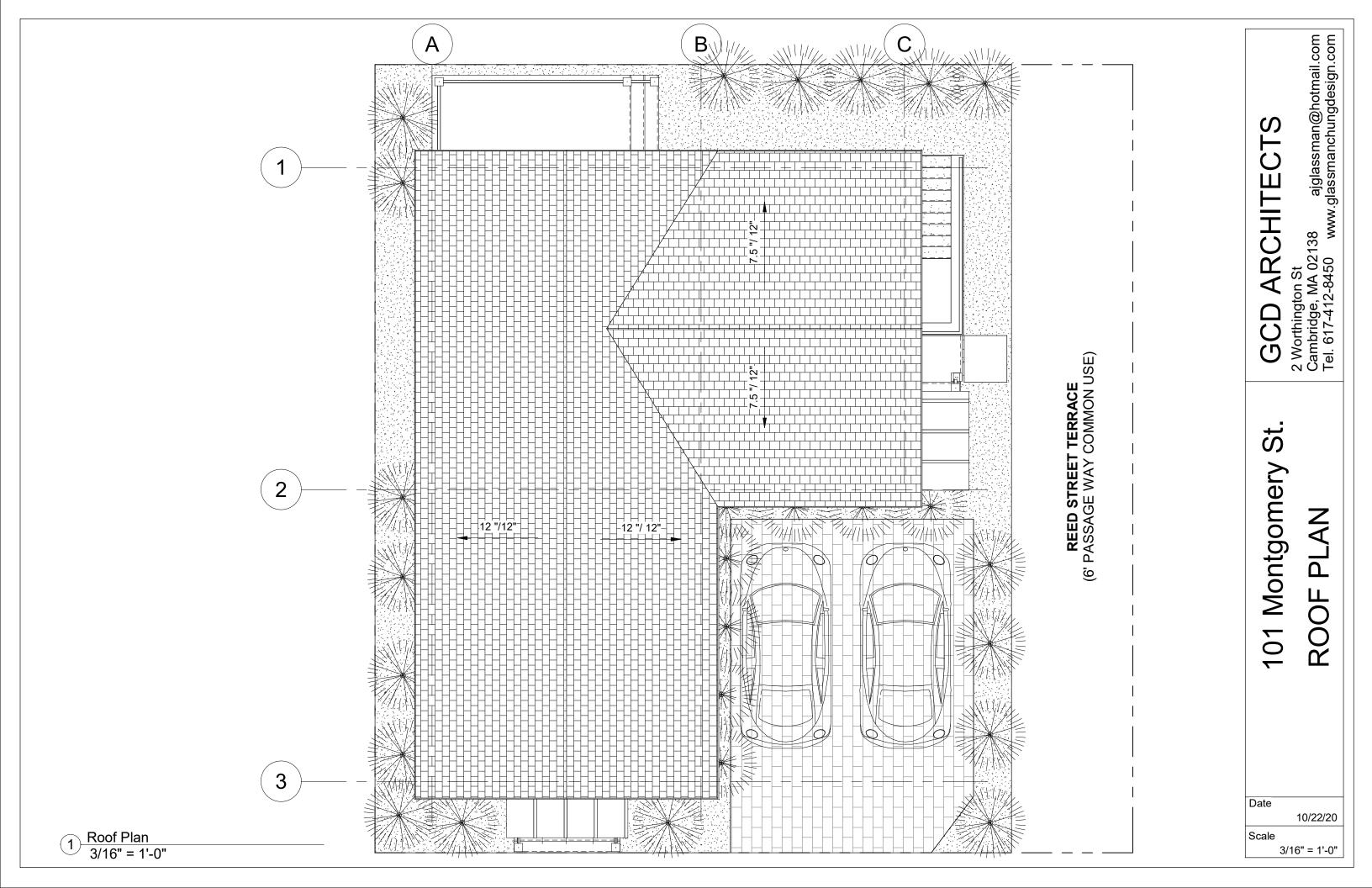
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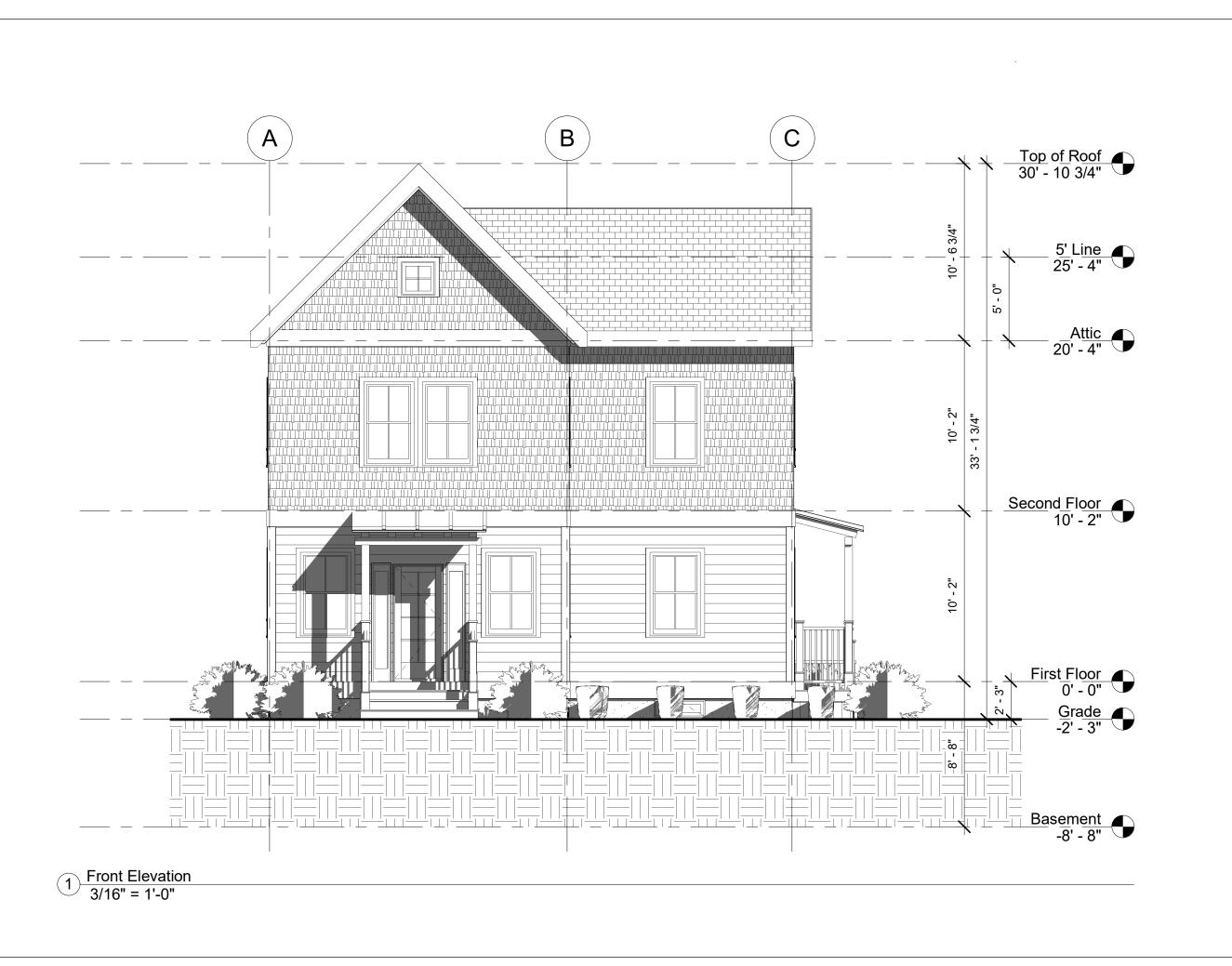
3/16" = 1'-0"

38 ajglassman@hotmail.com www.glassmanchungdesign.com









2 Worthington St Cambridge, MA 02138 ajglassman@hotmail.com Tel. 617-412-8450 www.glassmanchungdesign.com **ARCHITECTS** GCD

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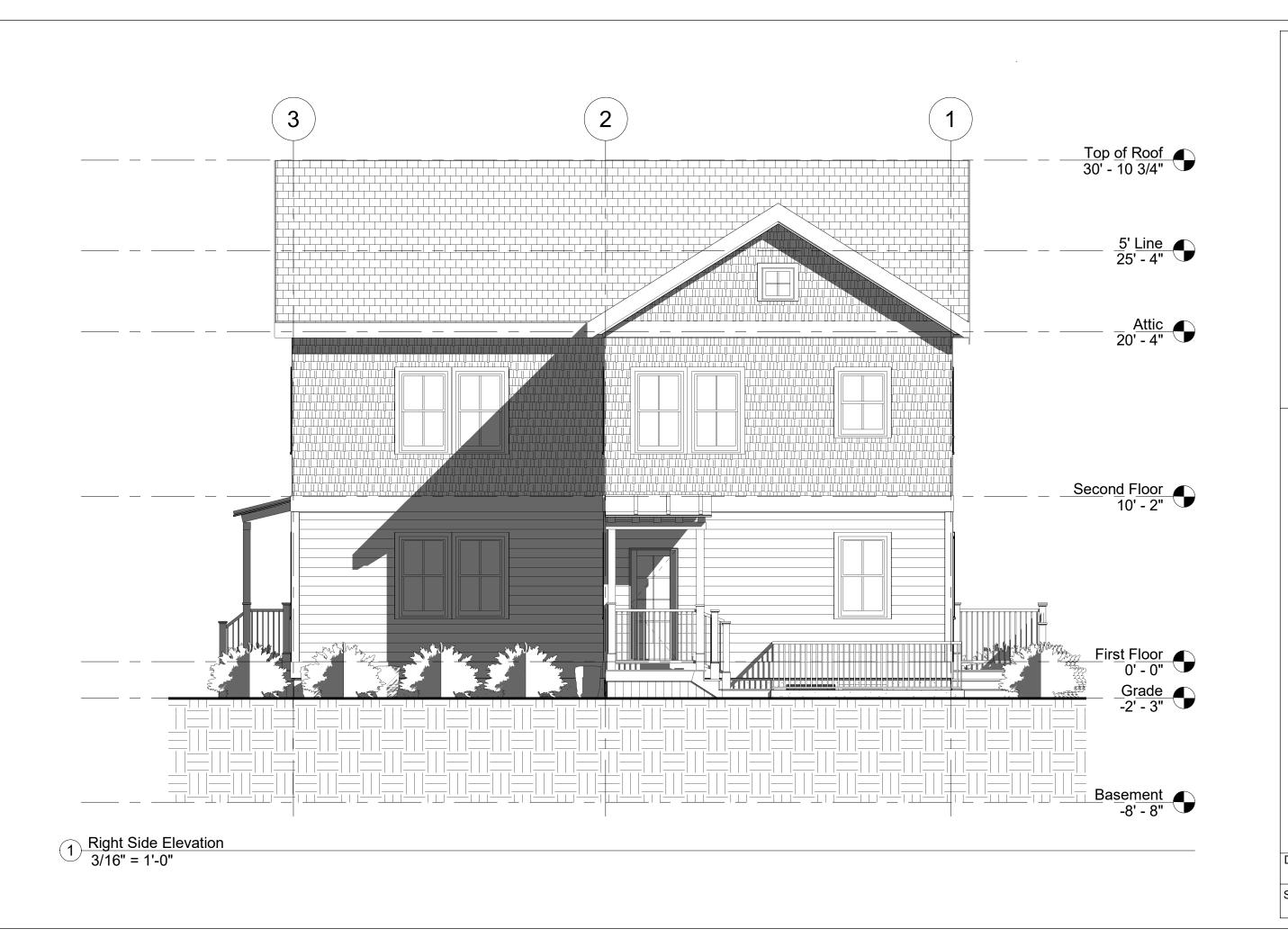
**ELEVATIONS** 101 Montgomery EXTERIOR

10/22/20

Scale

Date

3/16" = 1'-0"



**ARCHITECTS** GCD

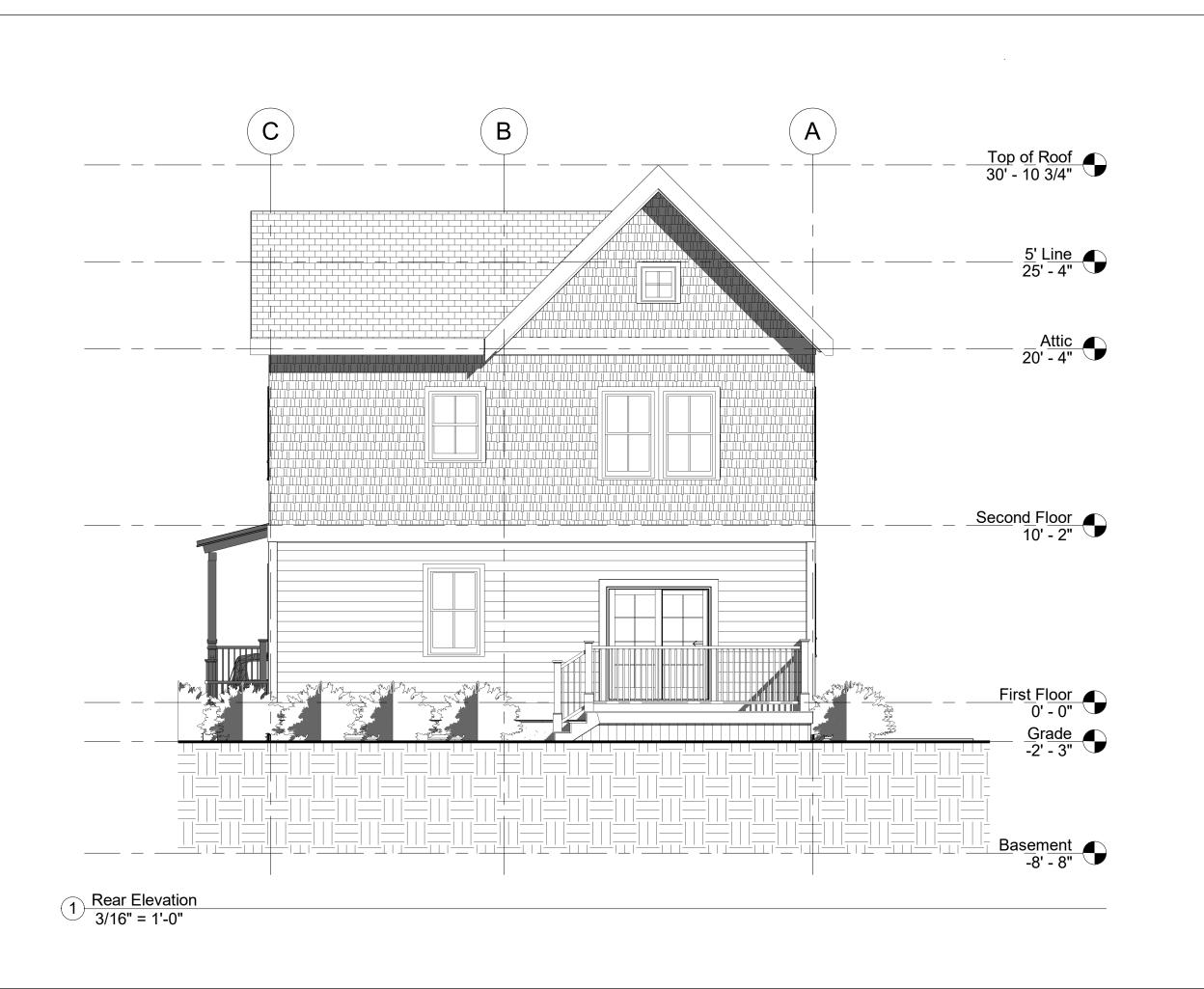
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2 Worthington St Cambridge, MA 02138 ajglassman@hotmail.com Tel. 617-412-8450 www.glassmanchungdesign.com **EXTERIOR ELEVATIONS** 101 Montgomery

Date

10/22/20

Scale 3/16" = 1'-0"



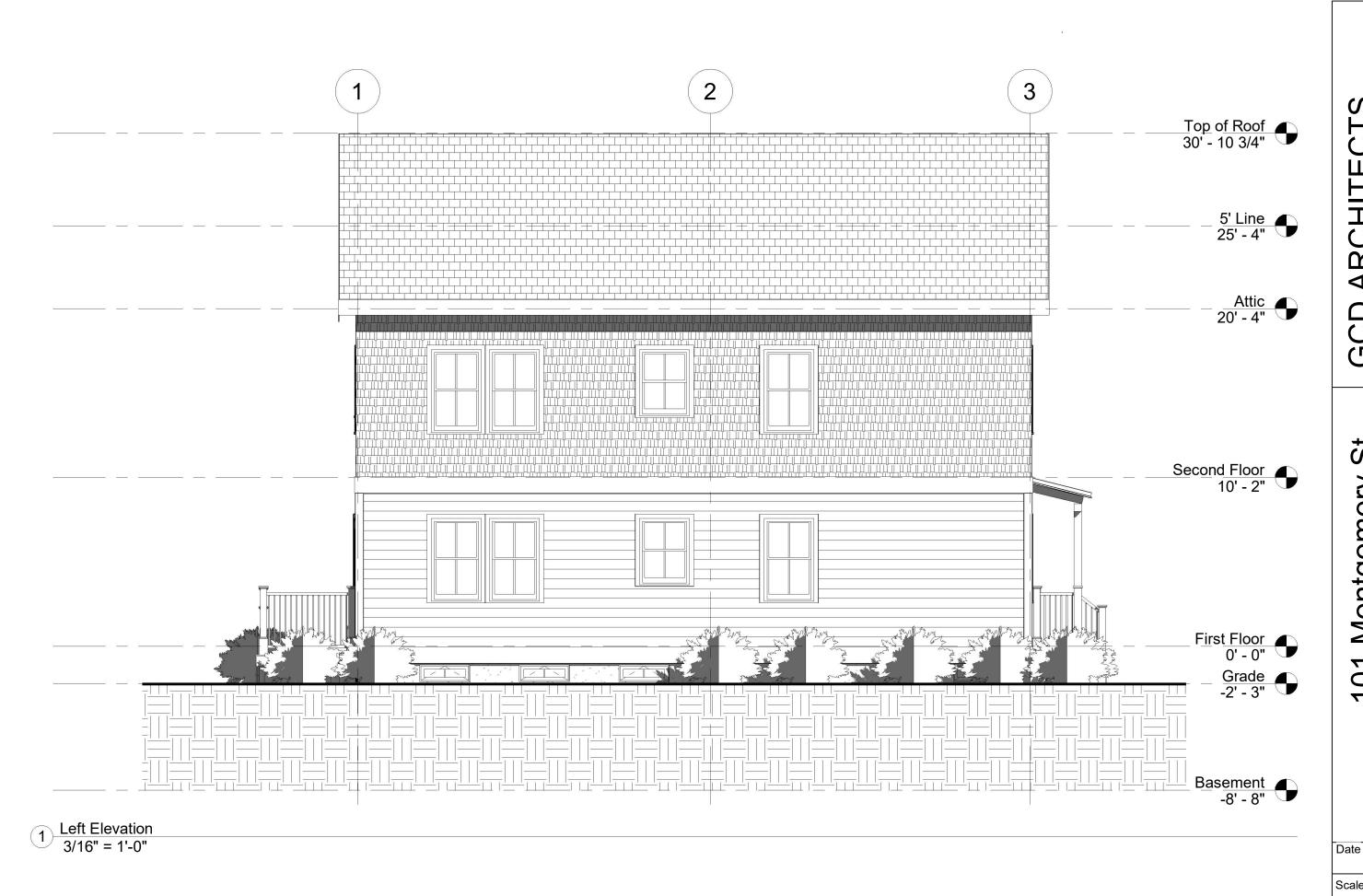
2 Worthington St Cambridge, MA 02138 ajglassman@hotmail.com Tel. 617-412-8450 www.glassmanchungdesign.com GCD St **EXTERIOR ELEVATIONS** 101 Montgomery

**ARCHITECTS** 

Date 10/22/20

Scale

3/16" = 1'-0"



## 2 Worthington St Cambridge, MA 02138 ajglassman@hotmail.com Tel. 617-412-8450 www.glassmanchungdesign.com **ARCHITECTS** GCD

101 Montgomery St. **EXTERIOR ELEVATIONS** 

10/22/20

Scale

3/16" = 1'-0"



101 Montgomery St. S VE

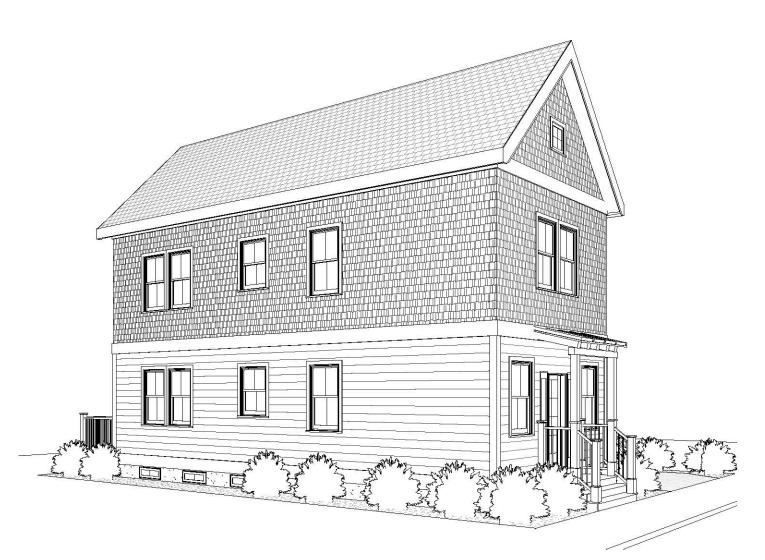
Date

Scale

10/22/20

GCD ARCHITECTS

2 Worthington St Cambridge, MA 02138 ajglassman@hotmail.com Tel. 617-412-8450 www.glassmanchungdesign.com





1 Front/Left side view

2 Rear/ Left side view

# 101 Montgomery St.

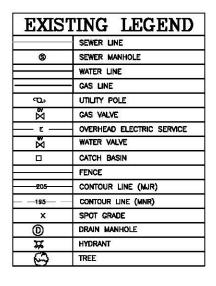
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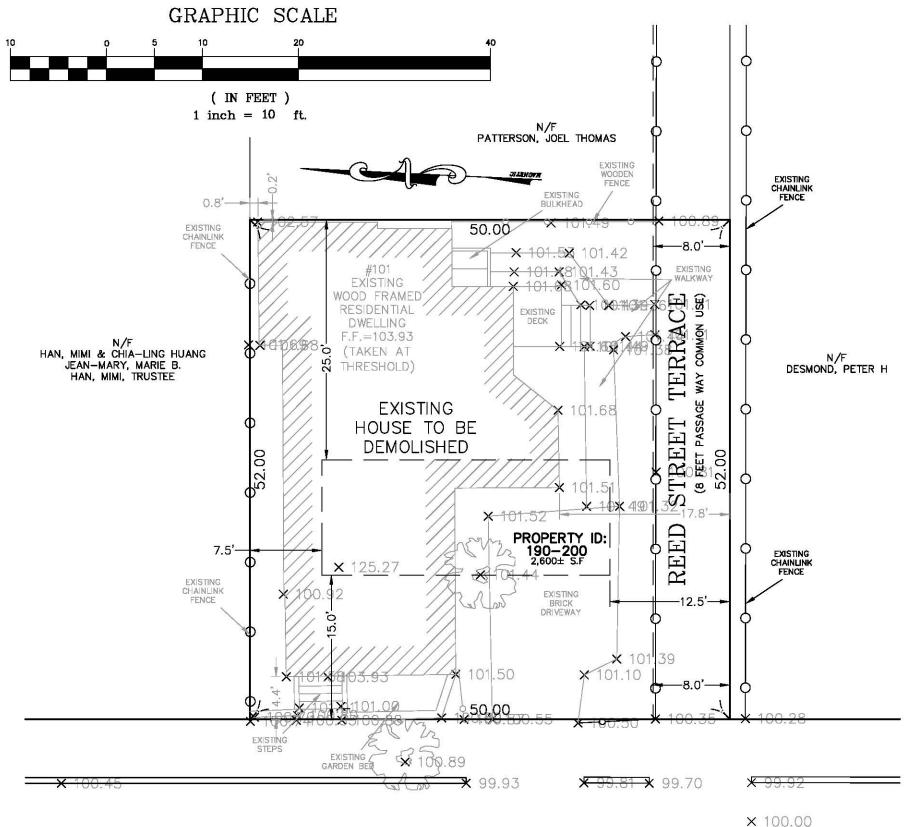
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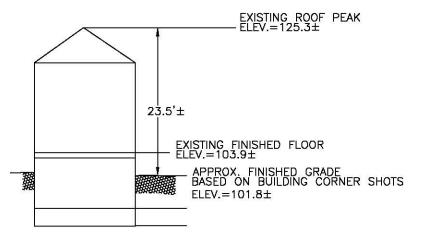




MONTGOMERY STREET (PUBLIC WAY-40' WIDE)

### NOTES:

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- 9. ZONING DISTRICT: RESIDENCE B



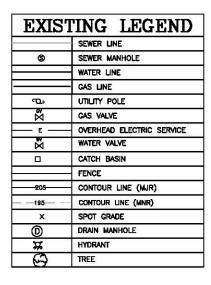
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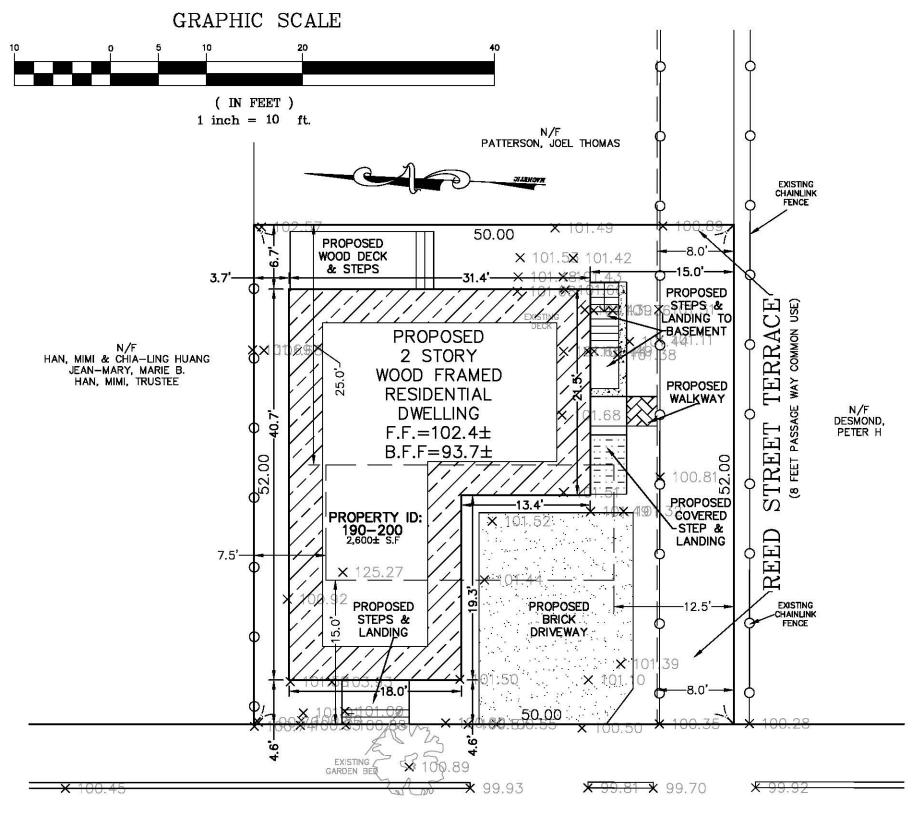
SCALE 1"-10"						
DATE 10/30/2020	E				}	
SHEET	REV	DATE	REVISION	BY		
1		101 MONTGOMERY STREET				
PLAN NO.						
1 OF 1		CAMBRIDGE				
CLIENT:	MASSACHUSETTS			SHEET NO.		
	PLOT PLAN			SHEET NO.		
DRAWN BY			OF LAND		4	
CHKD BY PJN APPD BY PJN	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691					

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All Rights Reserved 
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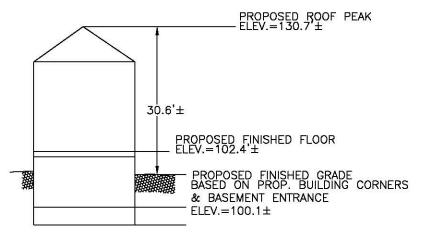
(PUBLIC WAY-40' WIDE)

MONTGOMERY STREET

 $\times$  100.00

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- 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
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- 8. THE ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM.
- 9. ZONING DISTRICT: RESIDENCE B



### PROPOSED PROFILE NOT TO SCALE

SCALE 1"-10" DATE 10/30/2020 REV DATE REVISION SHEET 101 MONTGOMERY STREET PLAN NO. CAMBRIDGE MASSACHUSETTS CLIENT: SHEET NO PROPOSED PLOT PLAN OF LAND DRAWN BY PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS CHKD BY 697 CAMBRIDGE STREET SUITE 103 BRIGHTON WA 02135 APPD BY PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691

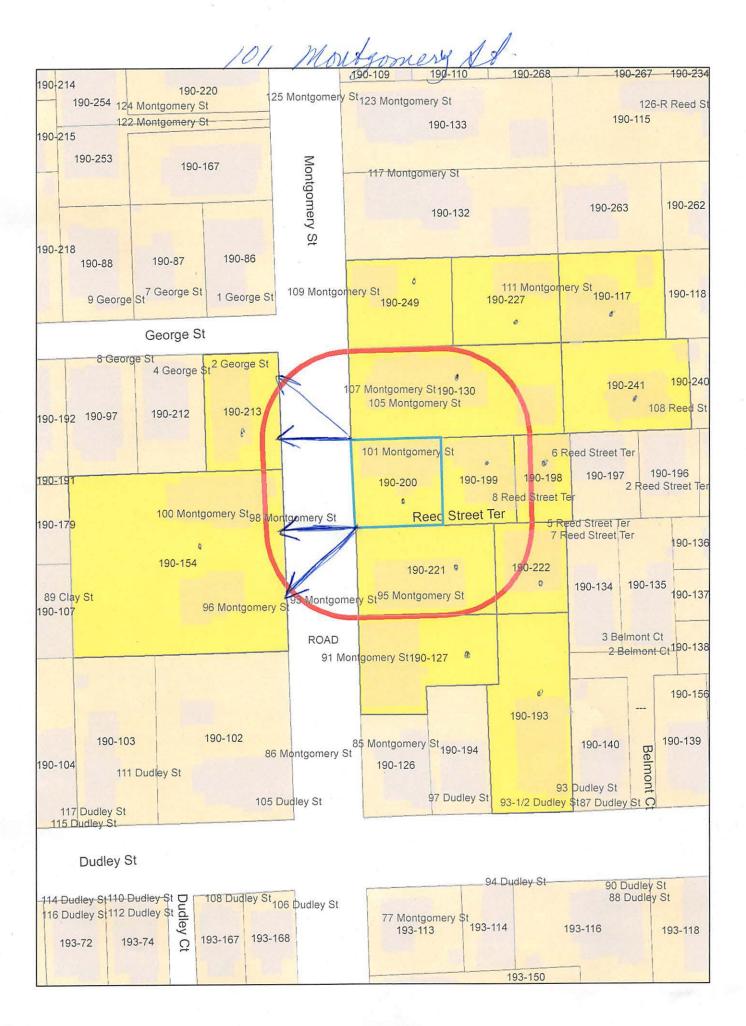
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101 Mortgonery &8.

190-130 JEAN-MARY, MARIE B. 105 MONTGOMERY STREET, UNIT#2 CAMBRIDGE, MA 02140 190-117 DITRANI, LESLIE TUTTLE & PHILIP C. CURTIS 114 REED ST CAMBRIDGE, MA 02140 GCD ARCHITECTS
C/O ADAM J. GLASSMAN, R.A.
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

190-193 AQUITANIA LLC 17227 E. FONTANA WAY FOUNTAIN HILLS, AZ 85268 190-227 RAO, YENAMANDRA V. 111A MONTGOMERY ST CAMBRIDGE, MA 02140-1726 190-200 LOCKHART, SR. JAMES H. 101 MONTGOMERY ST CAMBRIDGE, MA 02140-1726

190-213 OCAMPO, VICTOR R. & ALICIA R. OCAMPO P O BOX 391084 CAMBRIDGE, MA 02139 190-221 STURTEVANT, JANE K. 95 MONTGOMERY ST., #95 CAMBRIDGE, MA 02140

NICHOLAS KERAMARIS 6 BELLIS CIRCLE, UNIT F CAMBRIDGE, MA 02140

190-154 GRUNEBAUM, ERIC & MIRIAM TENDLER 98 MONTGOMERY ST. UNIT A CAMBRIDGE, MA 02140 190-154 RIFKIN, JOSHUA & HELEN PALMER 100 MONTGOMERY ST. UNIT B CAMBRIDGE, MA 02140 190-198 JONES, VALERIE 6 REED TERRACE CAMBRIDGE, MA 02140-1708

190-222 WILLIAMS, MARTHA L. & HONORA M. WILLCUTTS 5-7 REED TER CAMBRIDGE, MA 02140 190-241 DE BORDENAVĚ, ELIZABETH SINCLAIR 108 REED STREET CAMBRIDGE, MA 02140 190-130 HAN, MIMI & CHIA-LING HUANG 105 MONTGOMERY ST #1 CAMBRIDGE, MA 02140

190-154 MINNEHAN, ROSEMARY E. & JEAN M. BRADANICK 96 MONTGOMERY ST CAMBRIDGE, MA 02140 190-199
PATTERSON, JOEL THOMAS &
CATHERINE CABRERA
8 REED STREET TER
CAMBRIDGE, MA 02140

190-221 DESMOND, PETER H. 93 MONTGOMERY ST., #93 CAMBRIDGE, MA 02140

190-127 MCPARTLAND, MARGARET 91 MONTGOMERY ST.,UNIT #1R CAMBRIDGE, MA 02139 190-127 KRAFT, MARGARET J. 91 MONTGOMERY ST. . UNIT#1L CAMBRIDGE, MA 02140

190-127 POULTON, JOSS 91 MONTGOMERY ST., #2R CAMBRIDGE, MA 02140

190-127 KORSMAN, GLORIA J.& KERRI BALCH HART 91 MONTGOMERY ST., UNIT #2L CAMBRIDGE, MA 02140 190-130 HAN, MIMI, TRUSTEE THE 107 MONTGOMERY ST TRUST 98 SHARON ST MEDFORD, MA 02155 190-249 WHITE, JEANNE MARIE & GEORGE R. WHITE 170 WOLLASTON AVE ARLINGTON, MA 02476



505 Middlesex Turnpike Unit 14 Billerica, MA 01821 (978) 362-1804

November 6, 2020

Adam Glassman 2 Worthington Street Cambridge, MA 02138

Re: Residential House Observation

101 Montgomery Street Cambridge, MA 02140 TLHC Project # 2011053

Dear Adam:

On November 2, 2020, TLH Consulting, Inc. (TLHC) visited the site referenced above. The purpose of the visit was to observe the existing conditions of the 2 story house, concentrating on the structural aspects of the house.

We started at the upper level of the home. The roof framing is poorly constructed. At the front of the house, the roof raters are connected to the ceiling joists at each side of the roof, however, the ceiling joists themselves are not connected to each other. At the rear portion of the roof, the rafters are connected just below the ridge of the roof and the rafters bear on the exterior walls of the home; there are no collar ties or ceiling joists in this area of the roof. Based on our experience, roof framing constructed in this manner will experience horizontal movement of the roof. This movement will case the exterior walls to bow. Viewing the home from the street, the left side wall is visually bowed. This condition implies the roof is pushing on the tops of the bearing walls and causing movement. Corrective actions are required.

The floor framing at the upper level of the home was not visible. However, the floor is noticeably out of level. Many homes constructed in the same time frame have similar floor conditions. Typically, this condition is due to undersized floor framing members, material shrinkage, and self weight material sag. Floor systems can be corrected, however, these corrective actions are labor intensive and most times very expensive.

We observe the first floor from above and below. Similar to the upper floor, the floor has several areas of unevenness and sag. The sag is very noticeable in the first floor bathroom. The floor starts to slope near the bathtub and drops approximately 2 inches at the rear of the room.

When viewed from below, we were able to observe several of the existing floor framing members. The existing first floor framing consist of 2x6's spaced at about 25" on center; these joist span approximately 9 feet. The existing first floor beams are appeared to be 4x6 wood members; the beams are supported by temporary lally columns and non-pressure treated wood post; both the temporary lally columns and the wood posts bear directly on the slab. Cracked and deteriorated floor framing members were noted below the first floor bathroom. The first floor framing is undersized and needs to either be replaced or supplemented. The associated support members need to be replaced; these members need to be founded on properly sized footings.

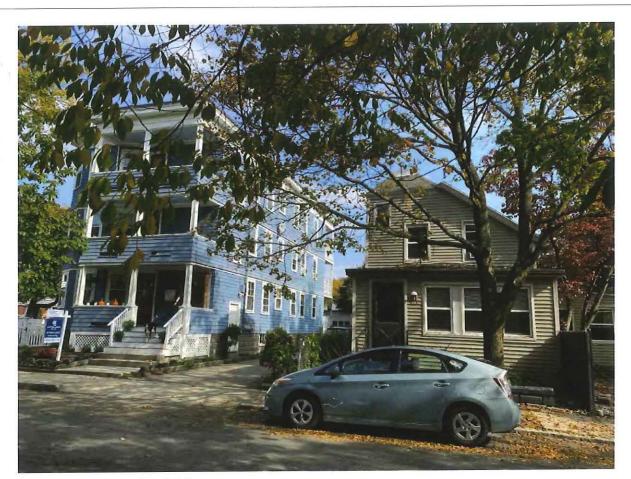
Based on our observations, the foundation walls consist of a combination of stone and brick masonry. These types of foundations are acceptable if properly maintained, however, our experience suggests these types of foundations are rarely maintained.

Based on our observations, it is our opinion the existing house framing is beyond useful life. From a structural standpoint, the roof is improperly tied, the floor framing is undersized, and the foundation needs to be replaced. We recommend the existing house to be demolished in its entirety. If you have any questions, please feel free to call us at (978) 362-1804.

11-6-20

Sincerely,

Todd L. Hedly, P.E.



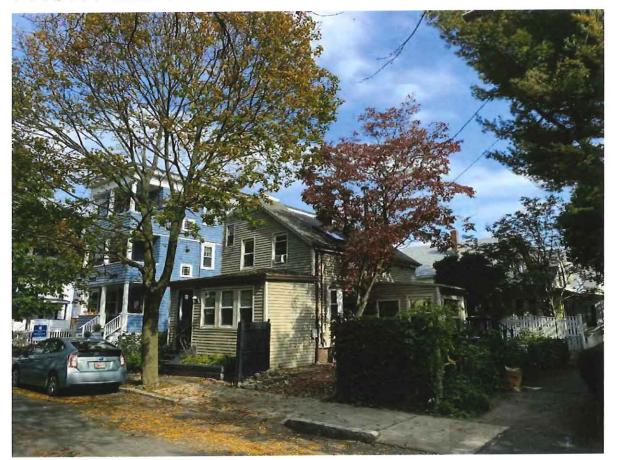
**FRONT VIEW** 



RIGHT SIDE FROM REED ST TERRACE



**FRONT LEFT** 



FRONT RIGHT

# GCD ARCHITECTS

101 Montgomery St. Existing Photos



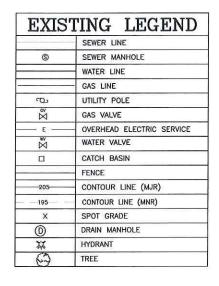
Date 10/22/20

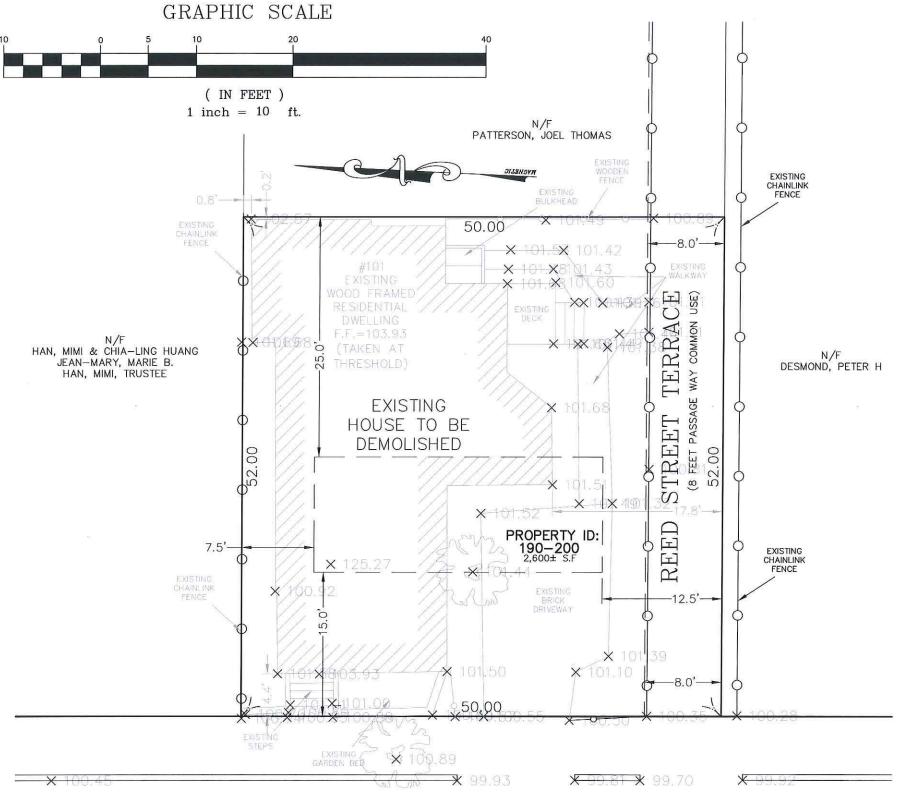
Scale 1/8" = 1'-0"



101 MONTGOMERY ST EXISTING STREET VIEW

101 MONTGOMERY ST PROPOSED STREET VIEW





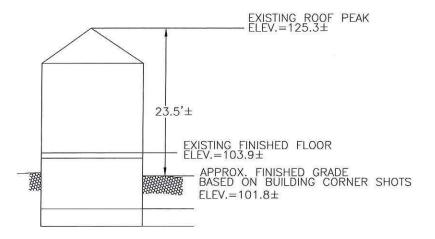
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# MONTGOMERY STREET

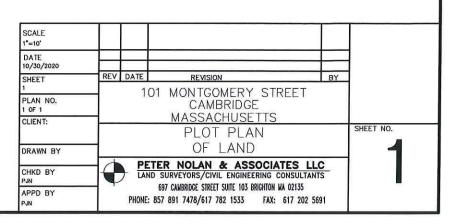
(PUBLIC WAY-40' WIDE)

### NOTES:

- 1, INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10/13/2020.
- 2. DEED REFERENCE: BOOK 75622, PAGE 523 PLAN REFERENCE: PLAN BOOK 6, PLAN 37 MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
- 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
- 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
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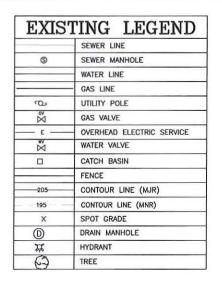


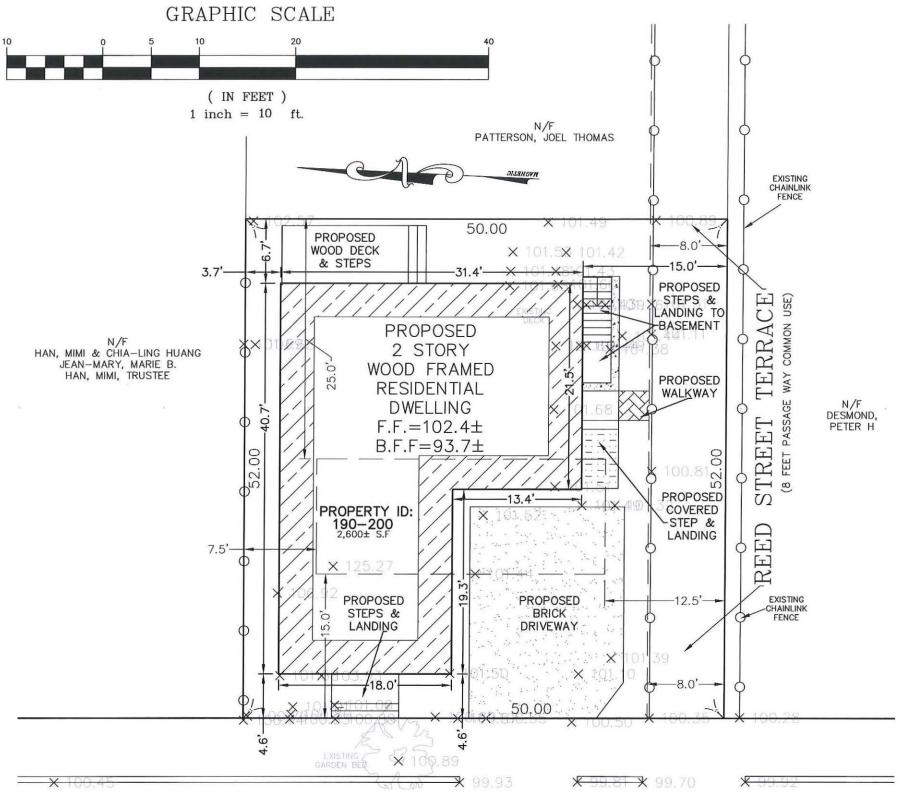
# EXISTING PROFILE NOT TO SCALE



DUAL & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TICHNOLES, OR PROCEDURES UTILIZED BY THE MORE NOR FOR THE SMETTY OF PUBLIC OR COMPRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE ACCORDANCE WILL THE COMPRACTOR ACCORDANCE OF THE CONTRACTOR OF THE CONTRACTOR TO CARRY OUT THE DOCUMENTS.

CS LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THRO PARTY COST. COPYRIGHT 2020 PETER NOLAN & ASSOCIATES LLC All Rights Reserved



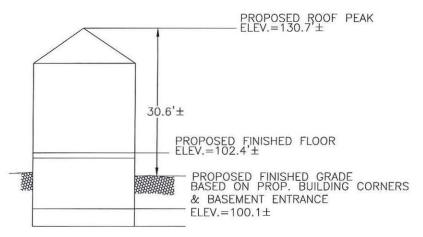


MONTGOMERY STREET

(PUBLIC WAY-40' WIDE)

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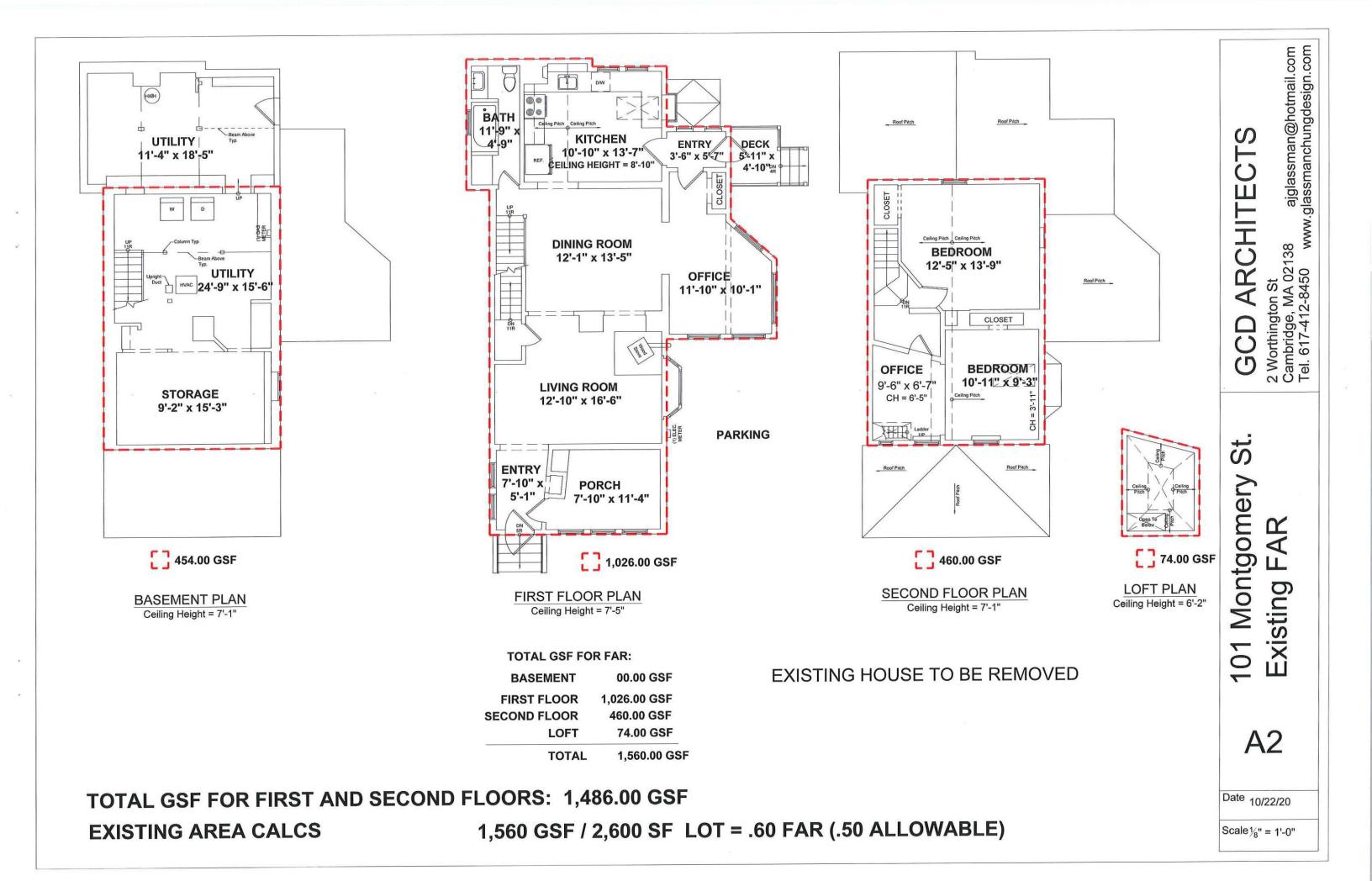
# PROPOSED PROFILE NOT TO SCALE

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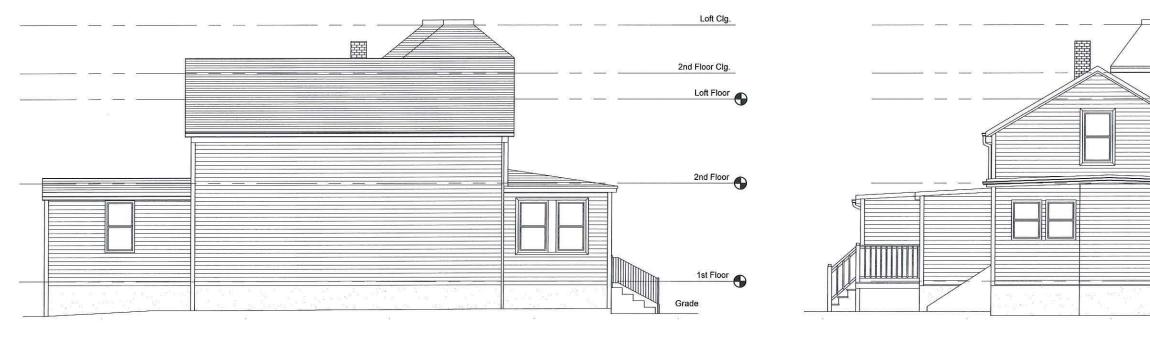
SCALE 1"=10" DATE 10/30/2020 REV DATE SHEET 101 MONTGOMERY STREET PLAN NO. CAMBRIDGE MASSACHUSETTS CLIENT: SHEET NO. PROPOSED PLOT PLAN OF LAND DRAWN BY PETER NOLAN & ASSOCIATES LLC CHKD BY LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET SUITE 103 BRIGHTON MA 02135 APPD BY PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691

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# **EXISTING HOUSE TO BE REMOVED**



REAR ELEVATION



LEFT SIDE ELEVATION

FRONT ELEVATION



RIGHT SIDE ELEVATION

# GCD ARCHITECTS

Loft Clg.

Loft Floor

2nd Floor

1st Floor

2nd Floor Clg.

2 Worthington St Cambridge, MA 02138 ajglassman@hotmail.com Tel. 617-412-8450 www.glassmanchungdesign.com

101 Montgomery St. Existing Elevations

**A**3

Date 10/22/20

Scale1/8" = 1'-0"

SETBACK ENVELOPE **REED STREET TERRACE** (6' PASSAGE WAY COMMON USE)

Date 10/22/20 Scale 1/8" = 1'-0"

101 Montgomery St. SET BACKKPLAN

**GCD ARCHITECTS** 

2 Worthington St Cambridge, MA 02138 ajglassman@hotmail.com Tel. 617-412-8450 www.glassmanchungdesign.com

# TERRACE WAY COMMON USE) LANDING #101 EXÏSTING WOOD FRAMED (8 FEET PASSAGE RESIDENTIAL **DWELLING** STREET 52.00 ED RE. EXISTING MPERVIQUS DRIVEWAY

# **EXISTING OPEN SPACE**



= PRIVATE OPEN SPACE 653.00 SF / 2,600.00 SF LOT = .25 EXISTING / .40 REQUIRED



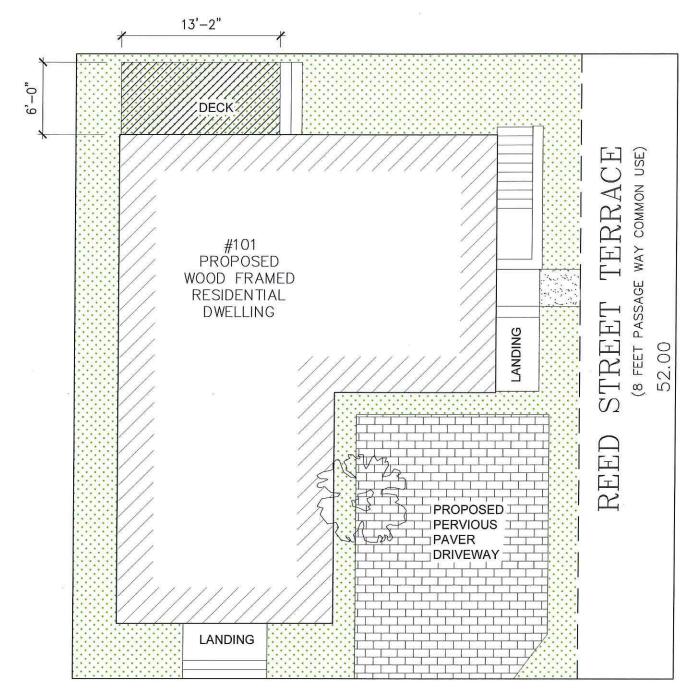
= USABLE OPEN SPACE WITH WIDTH AND LENGTH AT LEAST 15'-0" OR PER 5.22.1 DECKS WITH 6'-0" MIN DIMENSION AND 72 MIN SF 0.0 SF / 1,040.00 SF (50% OF REQUIRED PRIVATE OPEN SPACE) =0.0

PERMEABLE OPEN SPACE REQUIRED:

520 SF

PERMEABLE OPEN SPACE PROVIDED: 653

653 SF



# PROPOSED OPEN SPACE



= PRIVATE OPEN SPACE 682.00 SF / 2,600.00 SF LOT = .26



= USABLE OPEN SPACE WITH WIDTH AND LENGTH AT LEAST 15'-0" OR PER 5.22.1 DECK WITH 6'-0" MIN DIMENSION AND 72 MIN SF 79.0 SF / 1,040.00 SF (50% OF REQUIRED PRIVATE OPEN SPACE) =0.08

PERMEABLE OPEN SPACE REQUIRED: 520 SF PERMEABLE OPEN SPACE PROVIDED: 1,030.00 SF

# GCD ARCHITECT

2 Worthington St Cambridge, MA 02138 ajglassman@hotmail.com Tel. 617-412-8450 www.glassmanchungdesign.com

101 Montgomery St. Open Space Plans

**A5** 

Date 10/22/20

Scale 1/8" = 1'-0"

Site Plan with landscape 1/8" = 1'-0"

ARCHITECT 2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 ww GCD

38 ajglassman@hotmail.com www.glassmanchungdesign.com

St. 101 Montgomery 口 ANDSCAPE

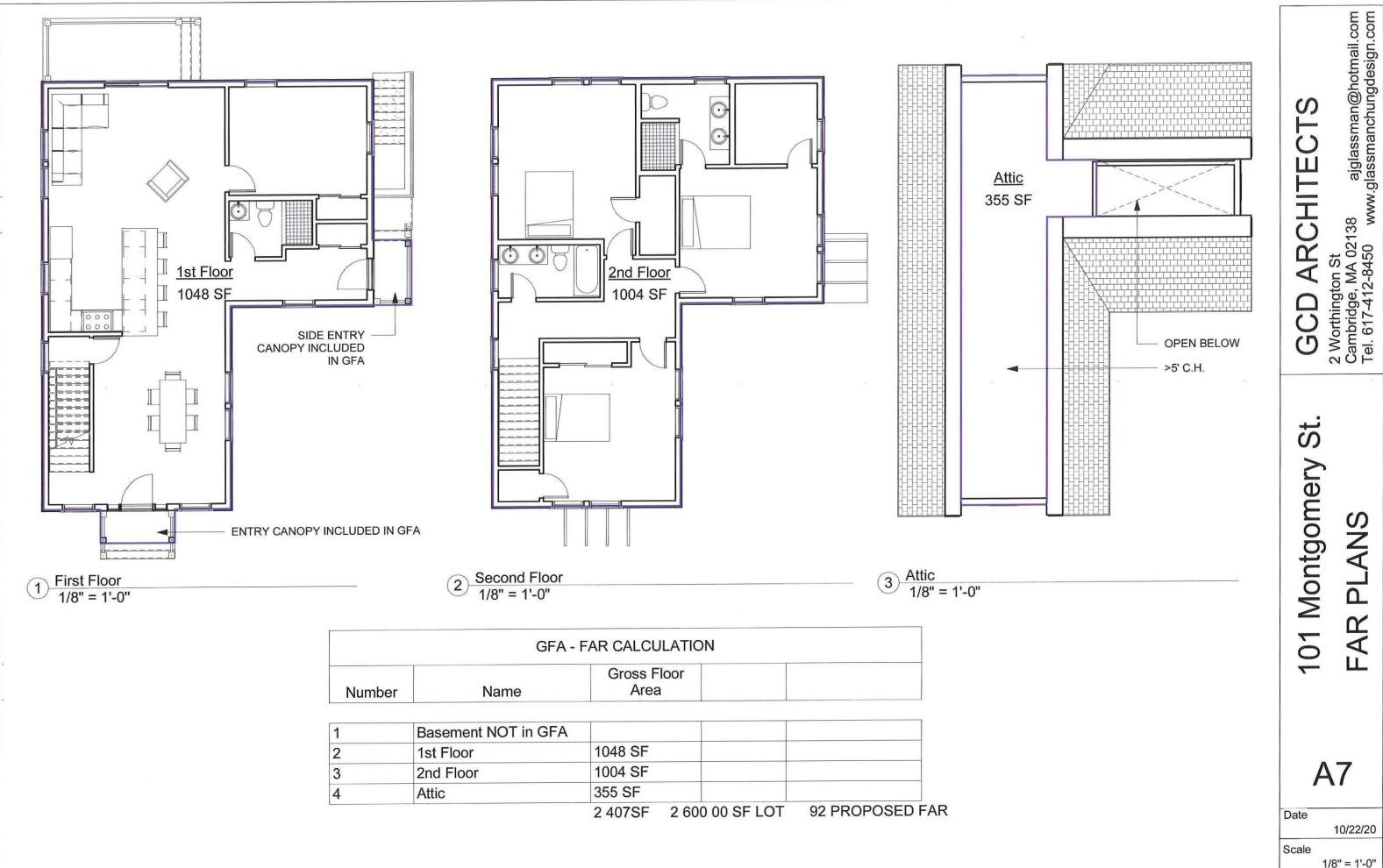
**A6** 

Date

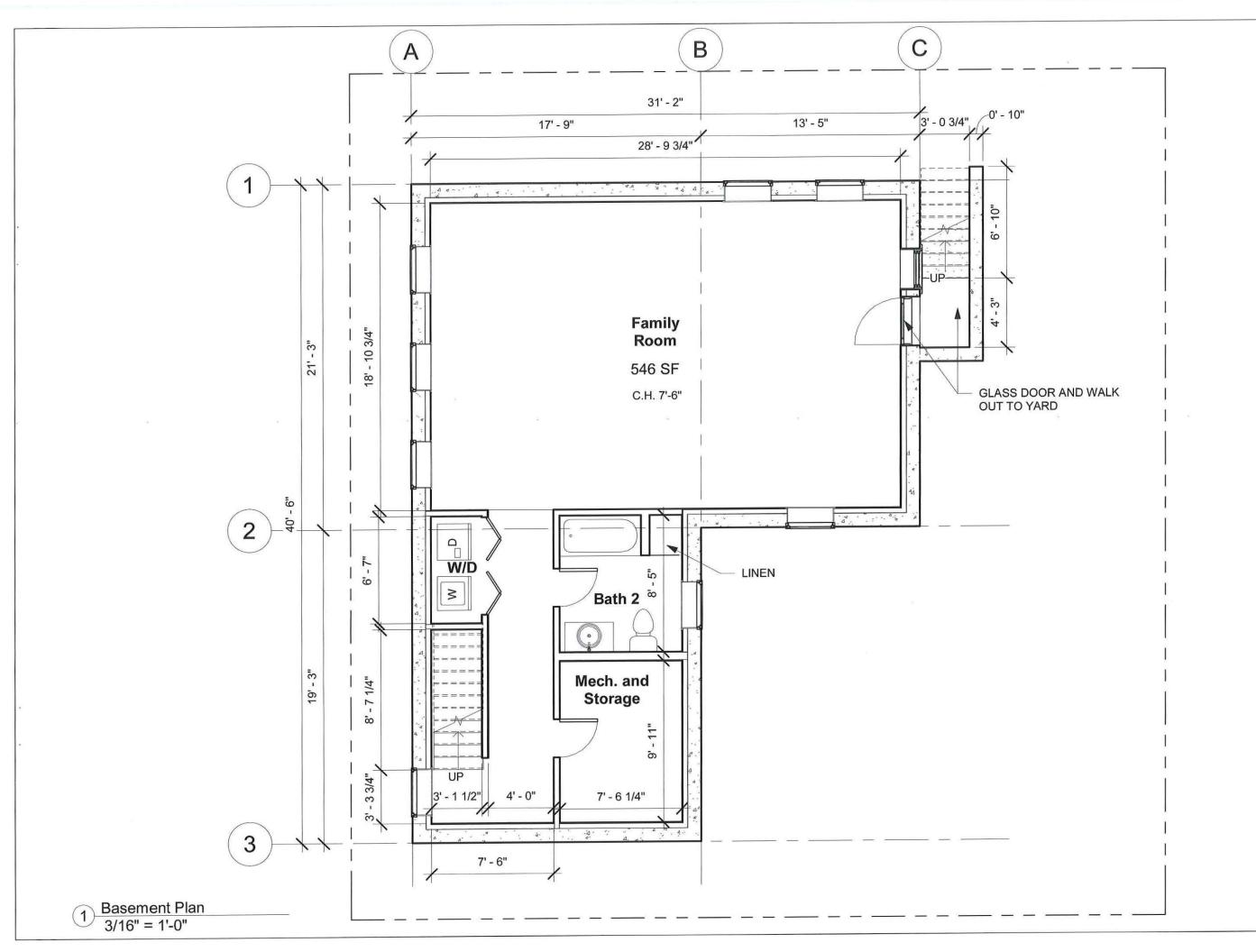
10/22/20

Scale

1/8" = 1'-0"



1/8" = 1'-0"



GCD ARCHITECTS

2 Worthington St
Cambridge, MA 02138 ajglassman@hotmail.com
Tel. 617-412-8450 www.glassmanchungdesign.com

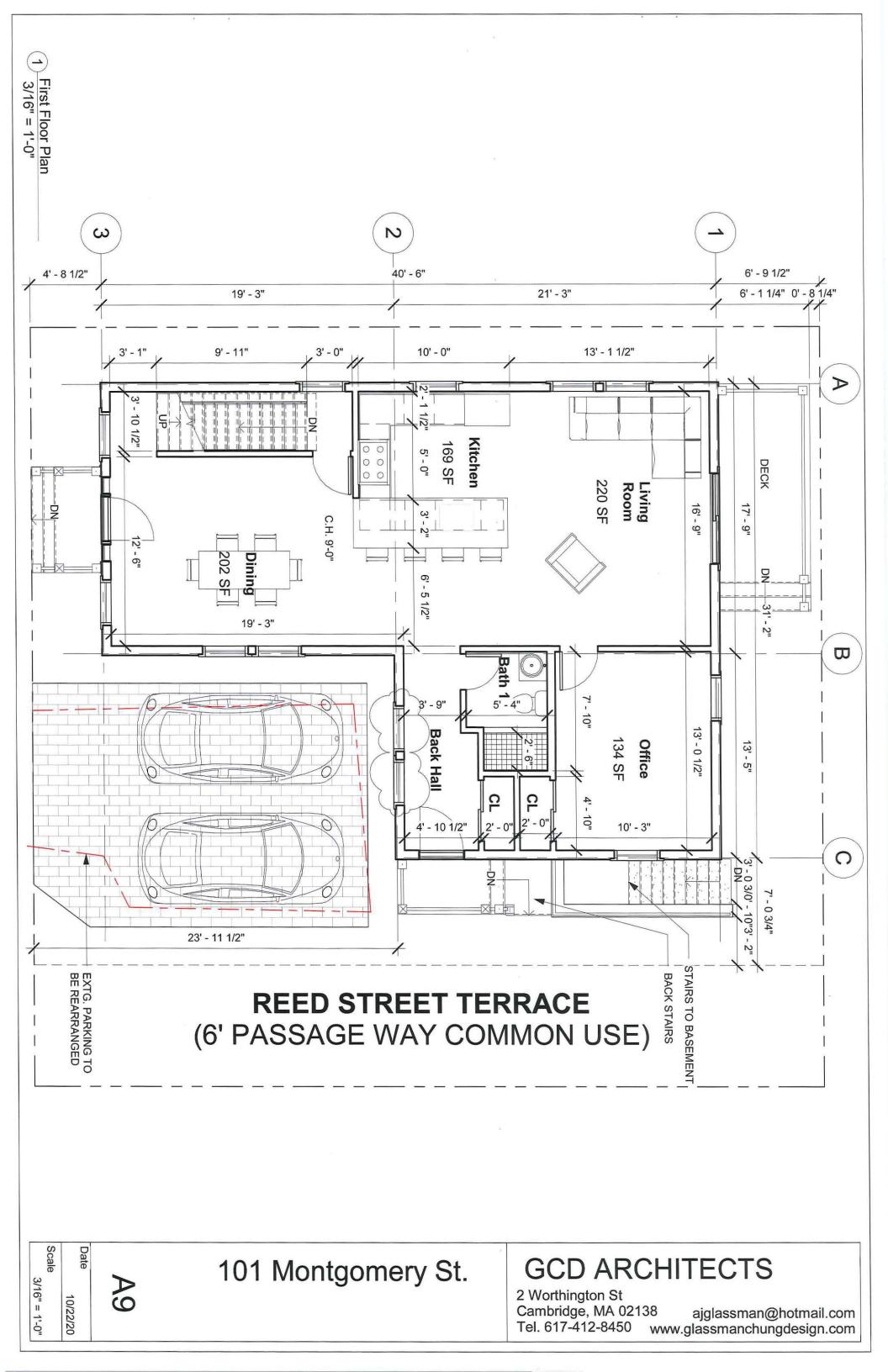
101 Montgomery St. BBASEMENT PLAN

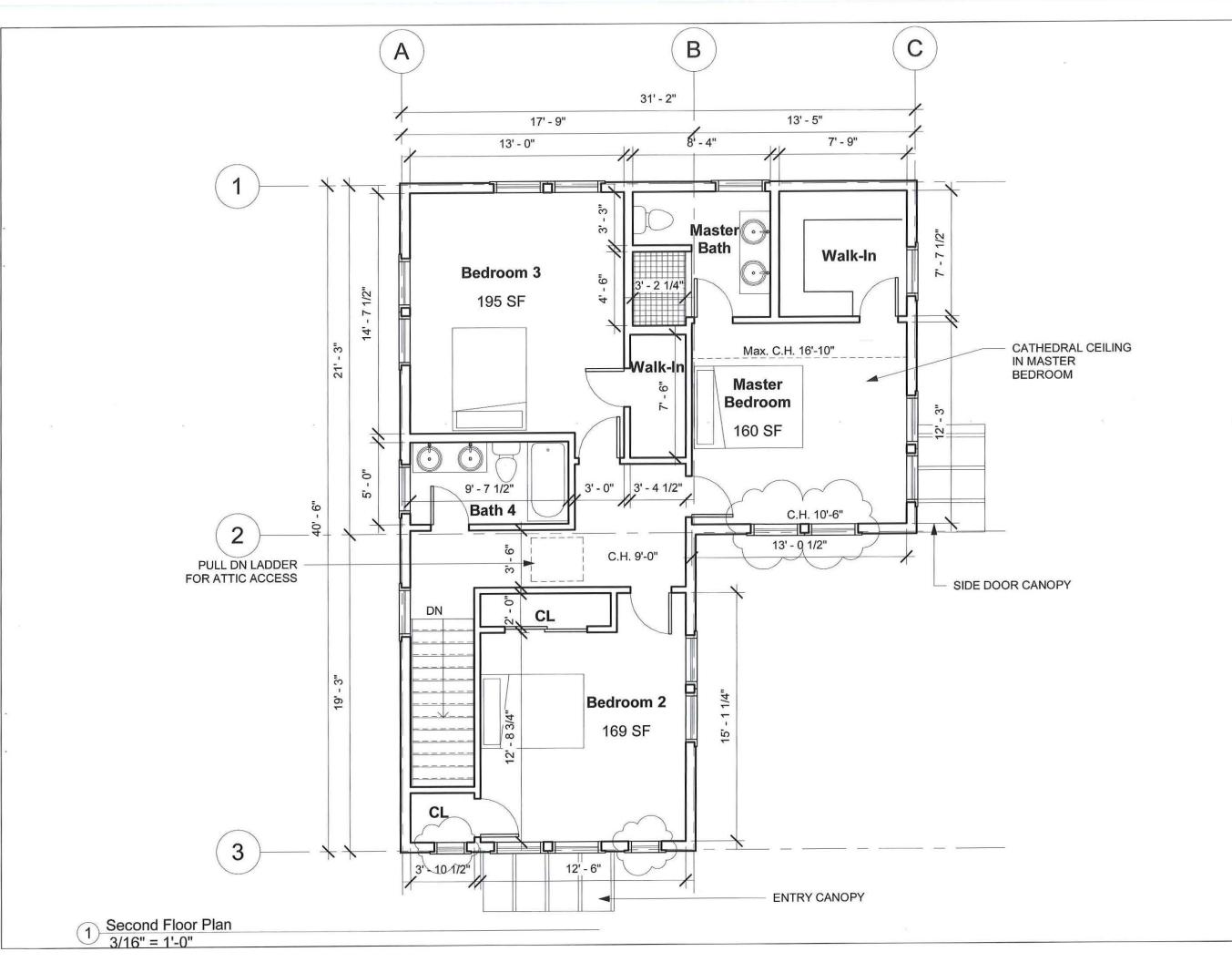
**A8** 

Date

10/22/20

Scale 3/16" = 1'-0"





**ARCHITECTS** 2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 ww

38 ajglassman@hotmail.com www.glassmanchungdesign.com

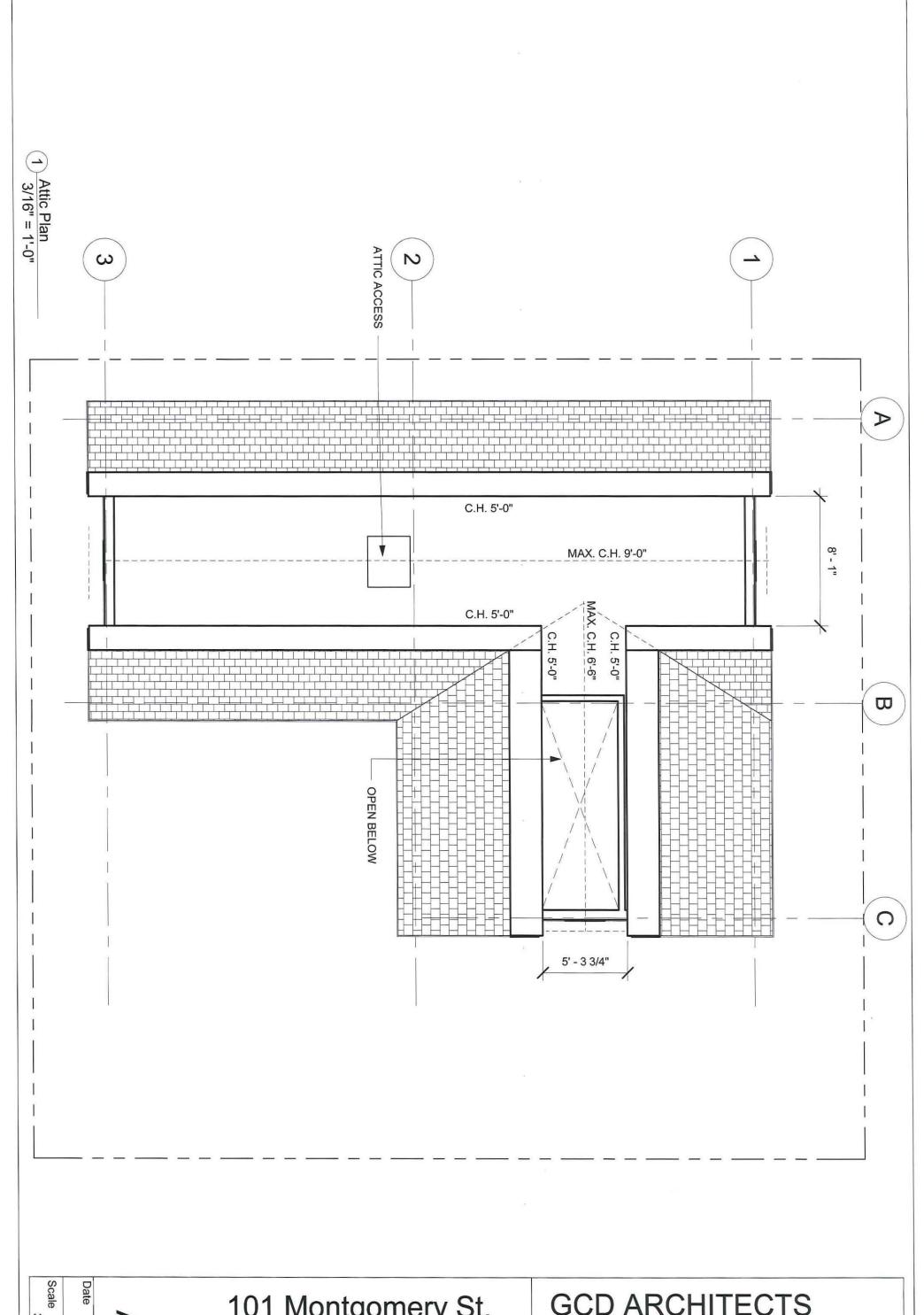
St. 101 Montgomery

A10

Date

10/22/20

Scale



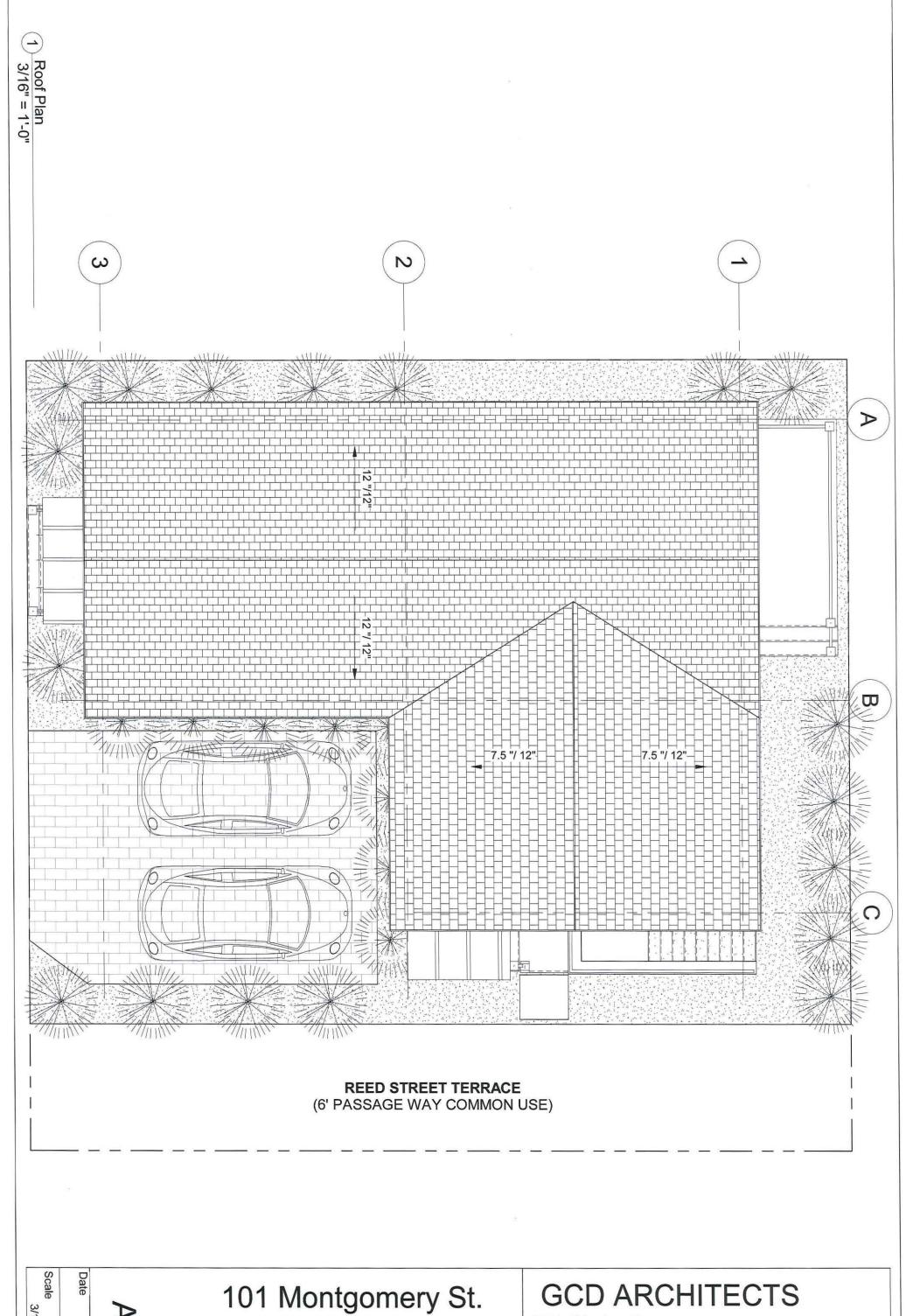
3/16" = 1'-0" 10/22/20

101 Montgomery St. ATTIC PLAN

# **GCD ARCHITECTS**

2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450

ajglassman@hotmail.com www.glassmanchungdesign.com



3/16" = 1'-0"

**ROOF PLAN** 

2 Worthington St Cambridge, MA 02138 ajglassman@hotmail.com Tel. 617-412-8450 www.glassmanchungdesign.com

Front Elevation 3/16" = 1'-0" W 0 -8' - 8" 10' - 2" 10' - 2" 10' - 6 3/4" 33' - 1 3/4" Top of Roof 30' - 10 3/4" Basement -8' - 8" First Floor
0' - 0"
Grade
-2' - 3" cond Floor 10' - 2"

A13
Date 10/22/20
Scale 3/16" = 1'-0"

101 Montgomery St FRONT ELEVATION.

# **GCD ARCHITECTS**

2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 w

38 ajglassman@hotmail.com www.glassmanchungdesign.com

GCD ARCHITECTS

2 Worthington St
Cambridge, MA 02138 ajglassman@hotmail.com
Tel. 617-412-8450 www.glassmanchungdesign.com

101 Montgomery St. G
ERIGHT SIDE ELEVATION Can

 $\wedge$ 

Date

10/22/20

Scale

# **ARCHITECTS** 2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 ww GCD

38 ajglassman@hotmail.com www.glassmanchungdesign.com

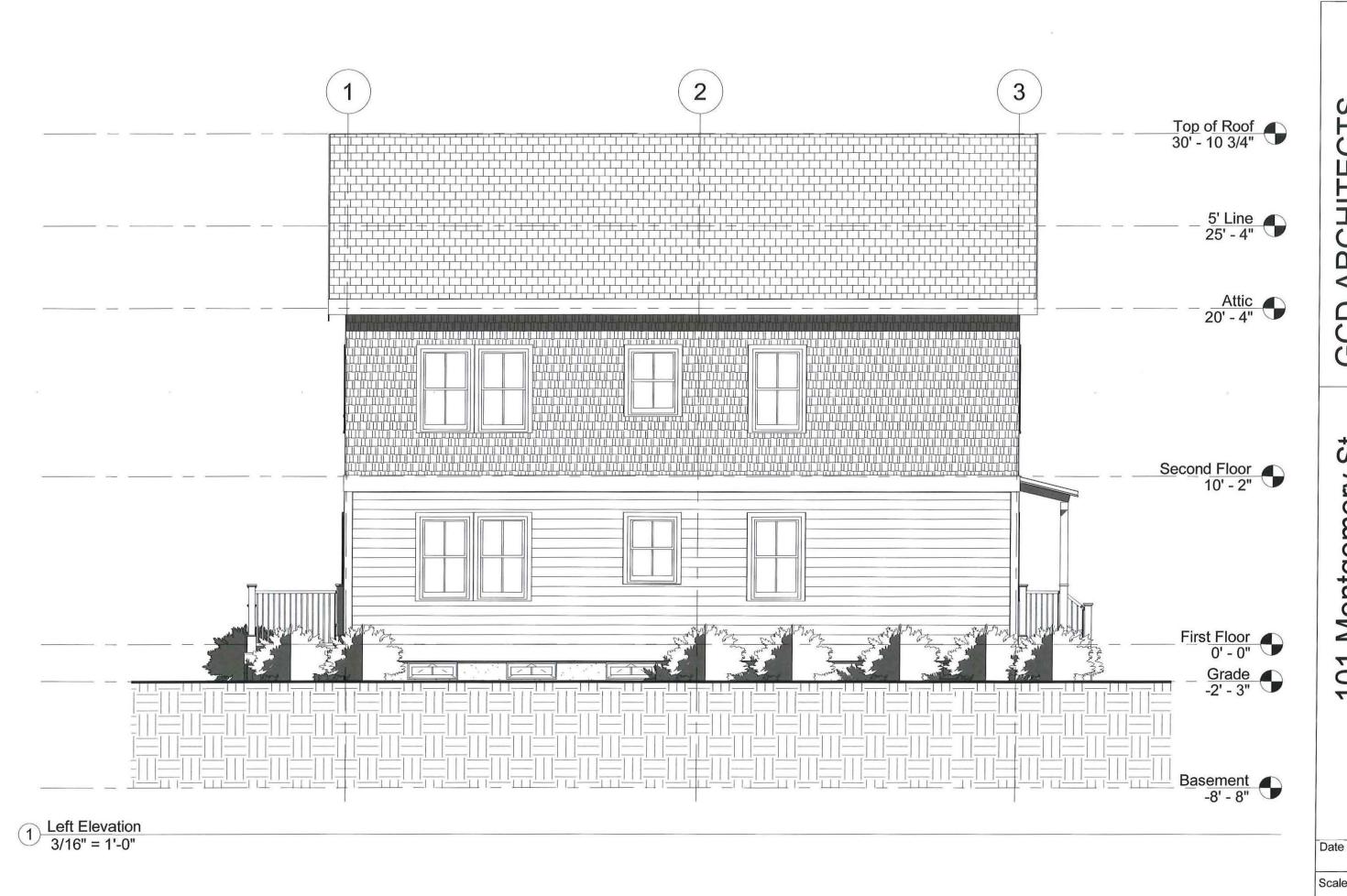
**ELEVATIONS** 101 Montgomery St. REAR

A15

Date

10/22/20

Scale



2 Worthington St Cambridge, MA 02138 ajglassman@hotmail.com Tel. 617-412-8450 www.glassmanchungdesign.com **ARCHITECTS** GCD

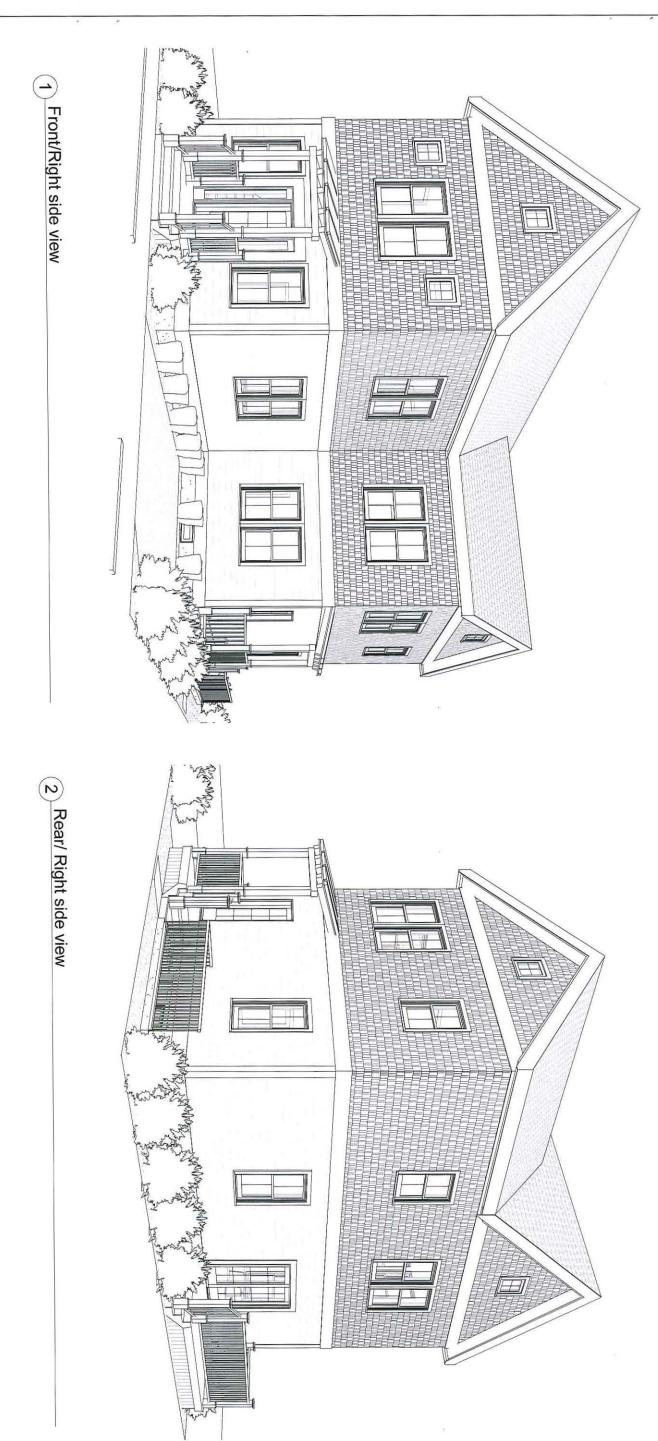
**ELEVATIONS** 101 Montgomery St. SIDE LEFT

A16

10/22/20

Scale





Scale

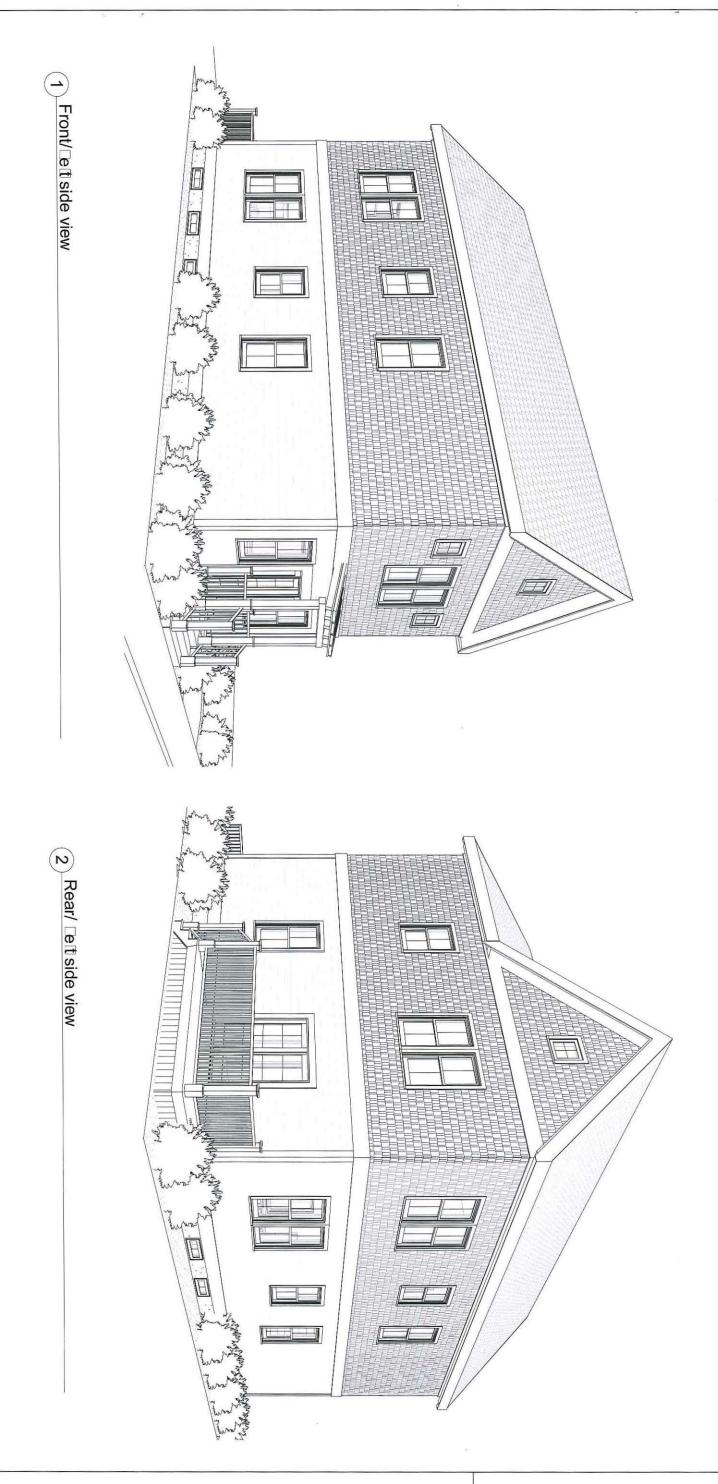
10/22/20

101 Montgomery St.

# **GCD ARCHITECTS**

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10/22/20 Scale

A19

101 Montgomery St.

# **GCD ARCHITECTS**

2 Worthington St Cambridge, MA 02138 ajglassman@hotmail.com Tel. 617-412-8450 www.glassmanchungdesign.com



### Adam Glassman <ajglassman.ra@gmail.com>

## **Fwd: Plans for 101 Montgomery Street**

Mon, Nov 23, 2020 at 2:02 PM

----- Forwarded message -----

From: Cathy Cabrera <cathycab@gmail.com>

Date: Tue, Oct 27, 2020 at 7:45 PM

Subject: Re: Plans for 101 Montgomery Street To: Nicholas Keramaris <a href="mailto:nkeramaris@gmail.com">nkeramaris@gmail.com</a>>

### Hi Nick,

It looks great! I'm really impressed that you will be able to fit 4 bedrooms in the house. Finishing the basement is a good idea, too. I don't have any real concerns and I'm really glad to see you building a single-family house. Happy to support your plans.

### Cathy

### Cathy Cabrera 8 Reed Street

On Tue, Oct 27, 2020 at 2:56 PM Nicholas Keramaris <a href="mailto:nkeramaris@gmail.com">nkeramaris@gmail.com</a>> wrote:

### Hi Cathy,

I hope that you are doing well.

As discussed, attached please find a copy of our proposal for 101 Montgomery Street. As you can see, the wall nearest your home will be taken back a few feet, and the home's south-facing wall will be taken out a few feet. Other than that, the building's envelope will not change very much. The proposed home is two stories, plus an attic.

We plan on going before the zoning board on December 10. As I mentioned before, we would really appreciate your support for our proposal. So if there are any changes that you would like to see, or if you have any questions, please let me know.

## Regards,

--

Nicholas G. Keramaris 6 Bellis Circle, Unit F Cambridge, MA 02140 Tel: (339) 222-2314 Fax: (781) 503-1524

[Quoted text hidden]

DATE: 25 November 2020

TO: CAMBRIDGE BZA

FROM: Eric Grunebaum

98 Montgomery Street

Cambridge MA

RE: 101 Montogmery Street

To The Cambridge Board of Zoning Appeals,

My Name is Eric Grunebaum. I have reviewed the plans for a proposed and enlarged single family house at 101 Montgomery Street. I have lived at 98 Montgomery Street since 1998, and I view these plans very favorably, as this proposed work would be a dramatic improvement over the existing conditions while maintaining the property as a single family which is important for this neighborhood. This project overall enhances our neighborhood without causing any detriments.

I did speak to the current owners and their architect about adding more front facing windows, which they did, they also agreed to the following (8) conditions:

- 1. All exterior siding will be 2-toned per the renderings. The siding material will be painted or oil stained natural wood shingle second story, field painted composite clapboard on the first story, there will be no pre-painted composite siding as the final finish.
- 2. The owners will enhance all landscaping with shrubs, and with 1 or 2 small flowering trees or riverbirch trees as the site conditions allow.
- 3. The existing front yard maple tree will be protected. If damaged it will be replaced.
- 4. All new fencing will be traditional cedar fencing, there will be no composite NKQK fencing.

- Construction work will not begin until 8am. 9 K NK
- Front facing walls will include flower boxes and decorative eave brackets.  $\mathcal{GK}$ 6.

7. Any exterior light fixtures will be shielded so the bulbs are not visible to the

8. All A/C condensors must conform to the Cambridge noise ordinance and will not be located in the front yard.  $\mathcal{J} \mathcal{K} \mathcal{N} \mathcal{K}$ 

I am excited to see the proposed improvements become a reality, the existing structure is an eye-sore and is clearly past its useful life and in need of modernization. I believe the owners have risen to meet the challenges of this very small lot in a way which respects the scale and character of our neighborhood.

I endorse these plans and ask the Cambridge BZA to grant the sought after zoning relief.

Sincerely,

Eric Grunebaum 98 Montgomery Street Cambridge MA

11/25/20

Nicholas Keramaris John Keramaris 11/25/20