



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 206534

General Information

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

Special Permit: X

Variance: _____

Appeal: _____

PETITIONER: Raymond and Karolyn Park

PETITIONER'S ADDRESS: 104 Sciarappa Street, Cambridge, MA 02141

LOCATION OF PROPERTY: 102-104 Sciarappa Street, Cambridge, MA

TYPE OF OCCUPANCY: Two-Family Residence

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioner proposes the following changes to the existing non-conforming Two Family structure: 1) Addition of Gross Floor Area on the 2nd and 3rd Floors. 2) Increase window size and create new openings.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):



(Petitioner (s) / Owner)

KAROLYN PARK

(Print Name)

Address:

102-104 SCIARAPPA ST.

Tel. No.

(857) 928-3121

E-Mail Address:

raymondandkarolyn@gmail.com

Date: 01/20/2023

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Raymond and Carolyn Park
Location: 102-104 Sclarappa Street., Cambridge, MA
Phone: (857) 928-3121

Present Use/Occupancy: Two-Family Residence
Zone: Residence C-1 Zone
Requested Use/Occupancy: Two-Family Residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2301	3006	1425	(max.)
<u>LOT AREA:</u>		1900	1900	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.21	1.58	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		950	950	1500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	38	38	50	
	<u>DEPTH</u>	50	50	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0	0	10	
	<u>REAR</u>	4.1	4.1	20	
	<u>LEFT SIDE</u>	6.2	6.2	7.5	
	<u>RIGHT SIDE</u>	3.5	3.5	7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	26.87	35	35	
	<u>WIDTH</u>	45.7	45.7	n/a	
	<u>LENGTH</u>	28.3	28.3	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	0	
<u>NO. OF DWELLING UNITS:</u>		0	0	0	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	10'	

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.:

There are no other occupancies on this lot.

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 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 KAROLYN PARK
(OWNER)

Address: 102-104 SCIARAPPA ST. CAMBRIDGE, MA 02141

State that I/We own the property located at 102-104 Sciarappa Street,
which is the subject of this zoning application.

The record title of this property is in the name of KAROLYN PARK

*Pursuant to a deed of duly recorded in the date _____, Middlesex South

County Registry of Deeds at Book _____, Page _____; or

Middlesex Registry District of Land Court, Certificate No. _____

Book 73589 Page 556

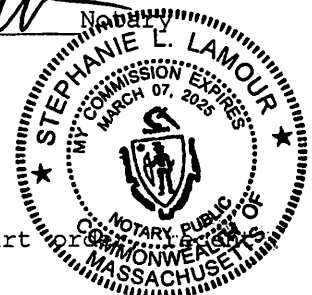

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name KAROLYN PARK personally appeared before me,
this 8 of DECEMBER 2022, and made oath that the above statement is true.

My commission expires 3/7/2025 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court deed, or inheritance, please include documentation.

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 102-104 Sciarappa Street , 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 provides protections for existing non conforming one and two family structures provided the proposed alteration is not substantially more detrimental than the existing nonconforming use to the neighborhood. The proposed alterations and extensions at 102-104 Sciarappa increase the non-conforming nature of the residence in a way that is consistent with the current neighborhood fabric. The changes are not substantially more detrimental to the neighborhood.

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 development will not alter traffic generated or patterns of access or egress. The number of dwelling units will not increase keeping the number of occupants and subsequent traffic generated consistent with the existing conditions in the neighborhood. No increase in congestion hazard will be created because the number of dwelling units in the proposed project will not be increased.

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 proposed additions and fenestration changes occur in areas that have limited impact on adjacent uses and are consistent with the development patterns in the neighborhood and larger district. The changes proposed at 102-104 Sciarappa Street will not adversely affect the continued operation of adjacent uses.

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:

Building Setbacks and areas dedicated to open space will remain intact to the benefit of the neighborhood and residents. Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. There will be no hazard or nuisance created by the requested relief.

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:

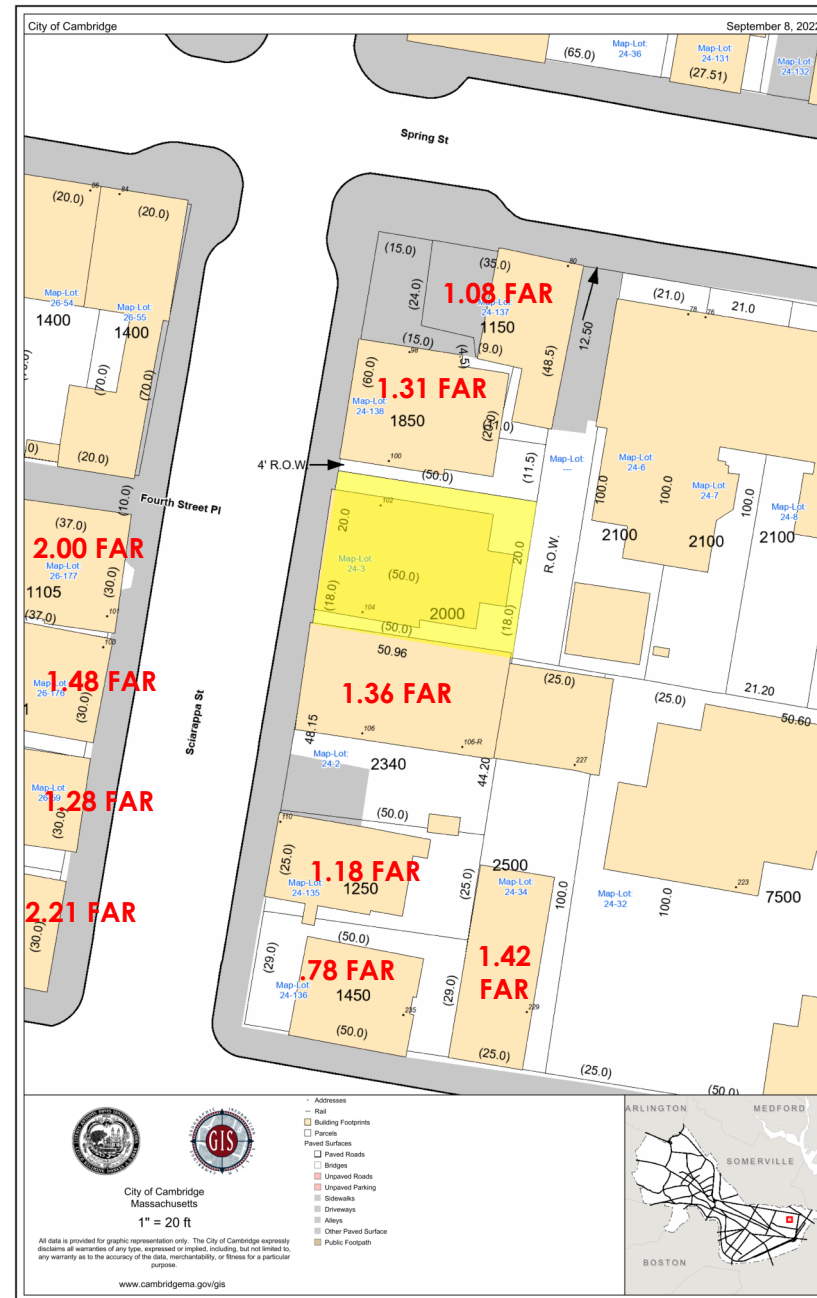
The proposed alteration and additions to the existing structure are consistent with other uses in the neighborhood and the larger district. The proposed use and FAR increase is consistent with the

existing uses in the neighborhood. The proposed additions will not impair the integrity of the district or derogate from the intent of the ordinance.

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

102-104 SCIARAPPA STREET

client		KAROLYN AND RAYMOND PARK	
file		COVER	
project		102-104 SCIARAPPA	
dh architects, llc 495 LeGrange Street Boston MA 02134		job number 22-040	
scale		12/21/22	
next issue date		SPECIAL PERMIT	
sheet no.		A000	
No.		Description	
Date			



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102/104 SCIARAPPA STREET



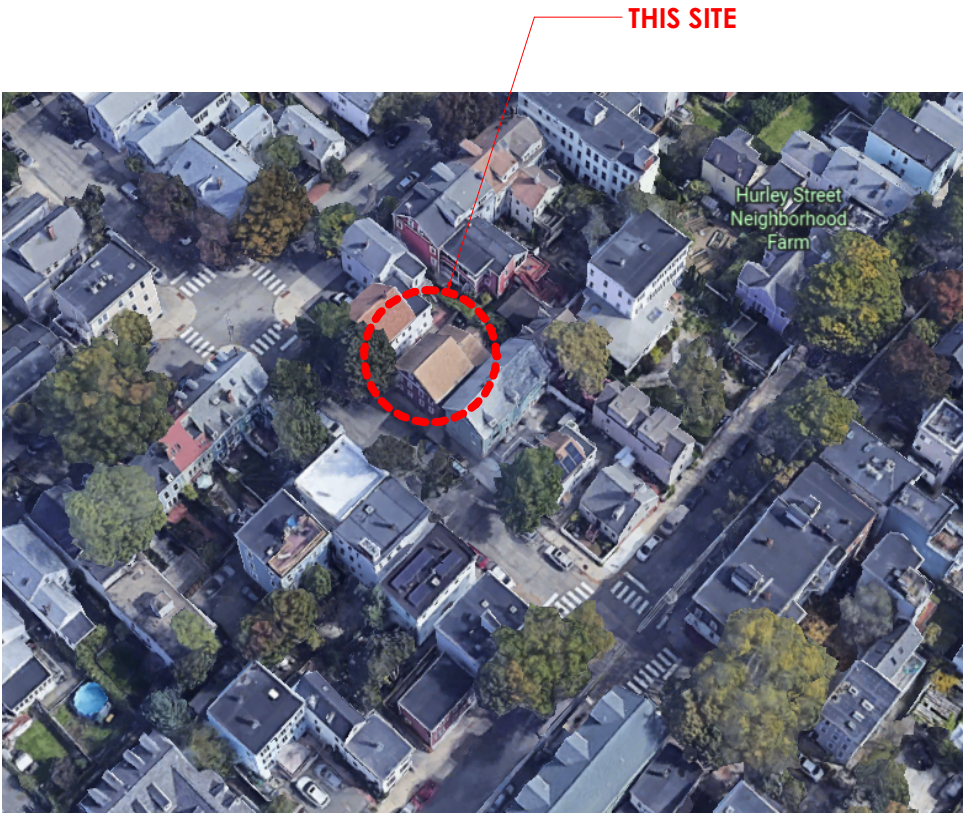
SCIARAPPA STREET LOOKING NORTH



102/104 SCIARAPPA STREET

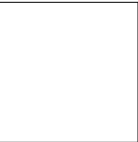


102/104 SCIARAPPA STREET



ARIAL VIEW OF 102/104 SCIARAPPA LOOKING EAST

No.	Description	Date



client
**KAROLYN AND
RAYMOND PARK**

SITE CONTEXT PHOTOS

102-104 SCIARAPPA

dh architects, llc
495 LeGrange Street, Boston, MA 02134

job number
22-040

scale

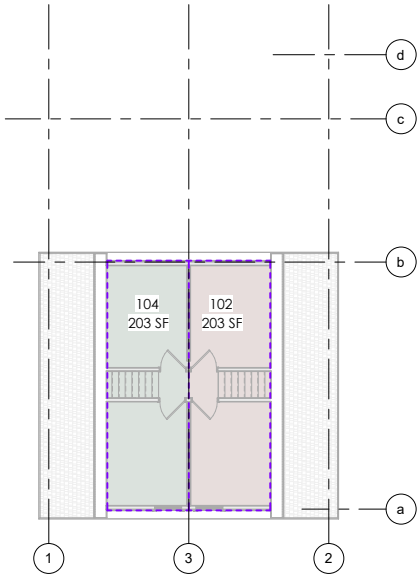
next issue date
12/21/22

SPECIAL PERMIT

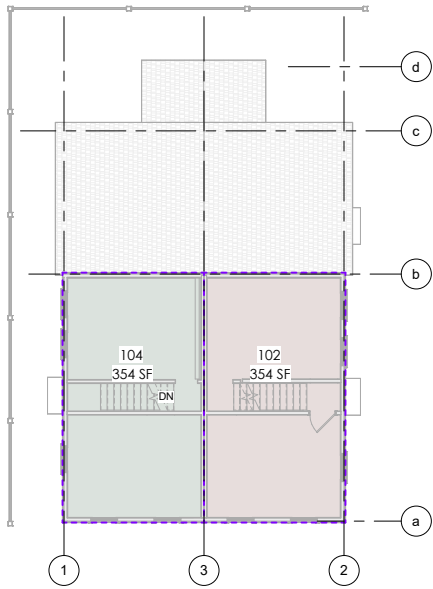
Sheet no.

A002

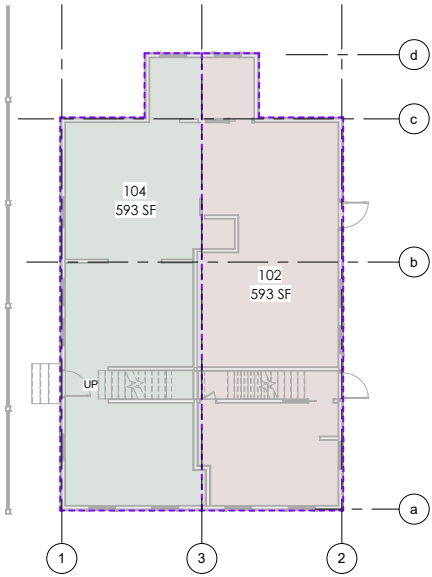
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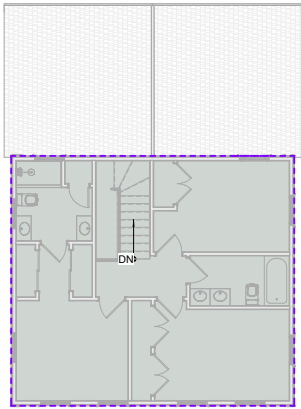
6 EXISTING AREA PLAN - 3RD FLOOR
1/8" = 1'-0"



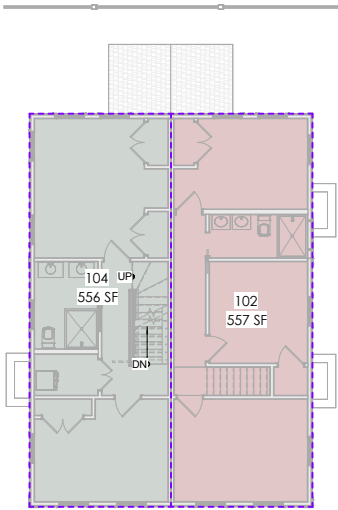
5 EXISTING AREA PLAN - 2ND FLOOR
1/8" = 1'-0"



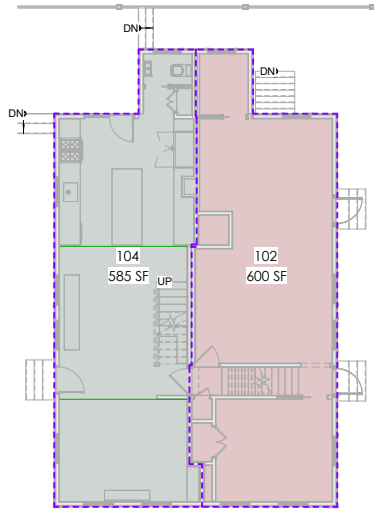
4 EXISTING AREA PLAN - 1ST FLOOR
1/8" = 1'-0"



3 PROPOSED AREA PLAN - 3RD FLOOR
1/8" = 1'-0"



2 PROPOSED AREA PLAN - 2ND FLOOR
1/8" = 1'-0"



1 PROPOSED AREA PLAN - 1ST FLOOR
1/8" = 1'-0"

BUILDING AREA - EXISTING

1ST FLOOR	
104	593 SF
102	593 SF
2ND FLOOR	
104	354 SF
102	354 SF
3RD FLOOR	
104	203 SF
102	203 SF
TOTAL FLOOR AREA	
2301 SF	

BUILDING AREA - PROPOSED

1ST FLOOR	
104	585 SF
102	600 SF
2ND FLOOR	
104	556 SF
102	557 SF
3RD FLOOR	
104	707 SF
TOTAL FLOOR AREA	
3006 SF	

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

ZONING DATA - GFA CALCULATIONS
102-104 SCJARAPPA

dh architects, llc
495 LeGrange Street, Boston MA 02134

job number
22-040

scale
1/8" = 1'-0"

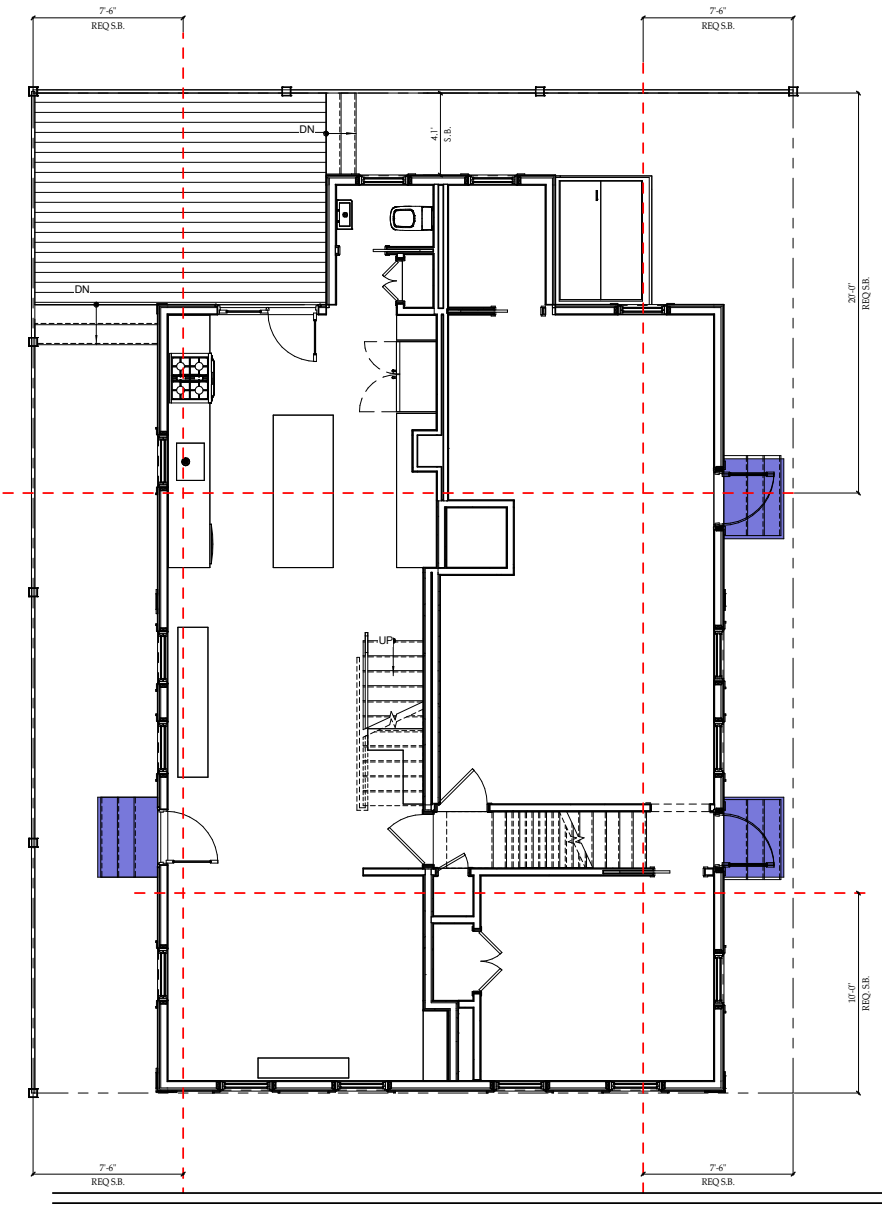
next issue date
12/21/22

SPECIAL PERMIT

Sheet no.

A003

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SCIARAPPA STREET

1 PROPOSED SITE PLAN
1/4" = 1'-0"

No.	Description	Date

client
KAROLYN AND
RAYMOND PARK

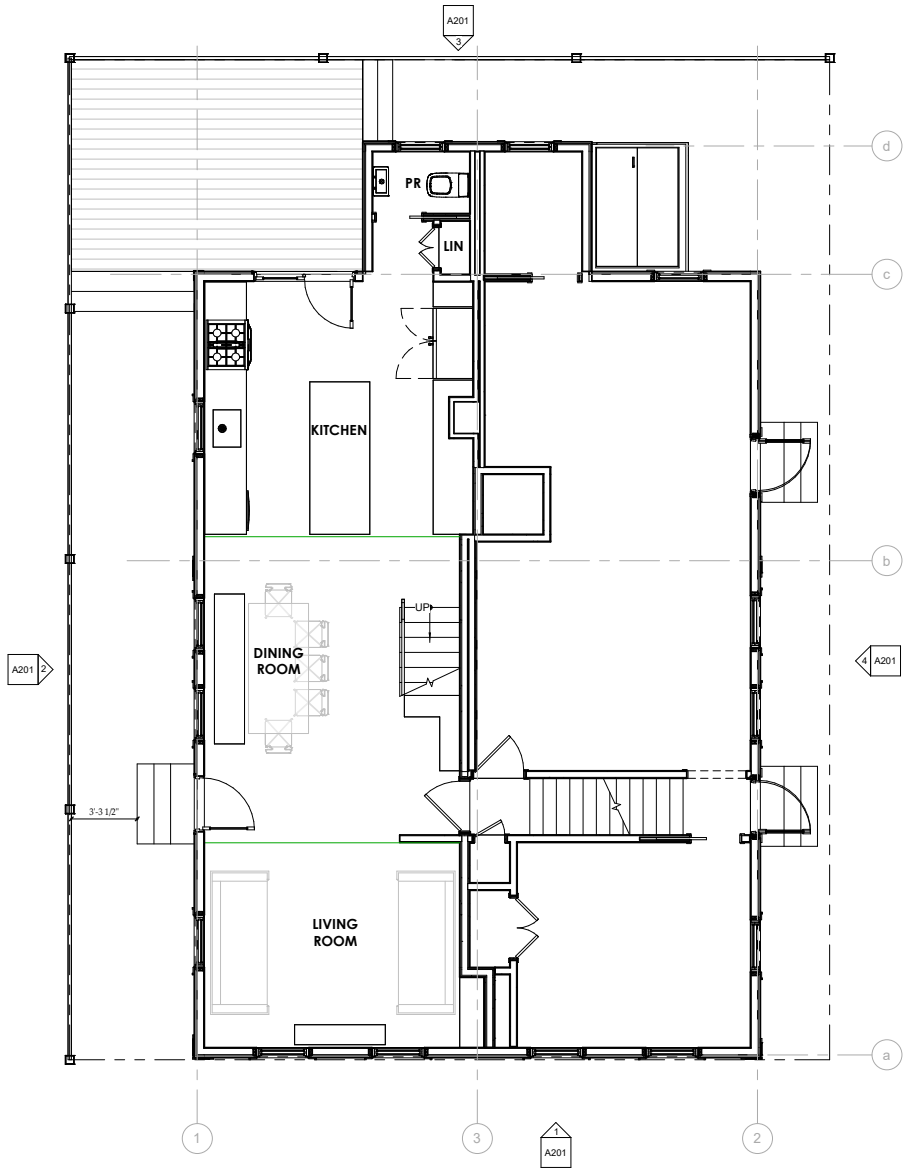
PROPOSED SITE PLAN
102-104 SCIARAPPA

dh architects, llc
495 LeGrange Street, Boston MA 02134
job number 22-040
scale 1/4" = 1'-0"
set issue date 12/21/22

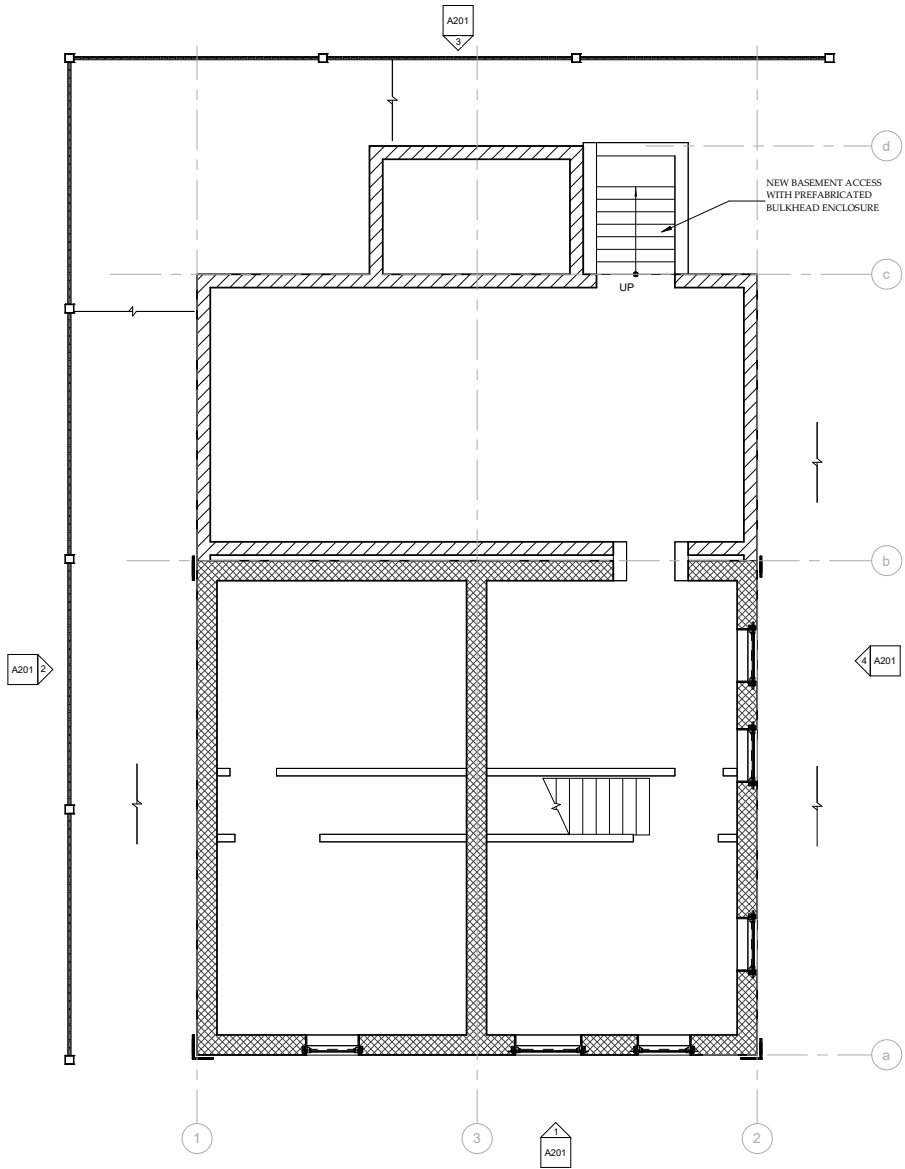
SPECIAL PERMIT

Sheet no.
A101

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② 1ST FLOOR PLAN
1/4" = 1'-0"



① BASEMENT LEVEL
1/4" = 1'-0"

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

PROPOSED FLOOR PLANS

102-104 SCJARAPPA

dh architects, llc
495 LeGrange Street, Boston MA 02133

job number 22-040

scale 1/4" = 1'-0"

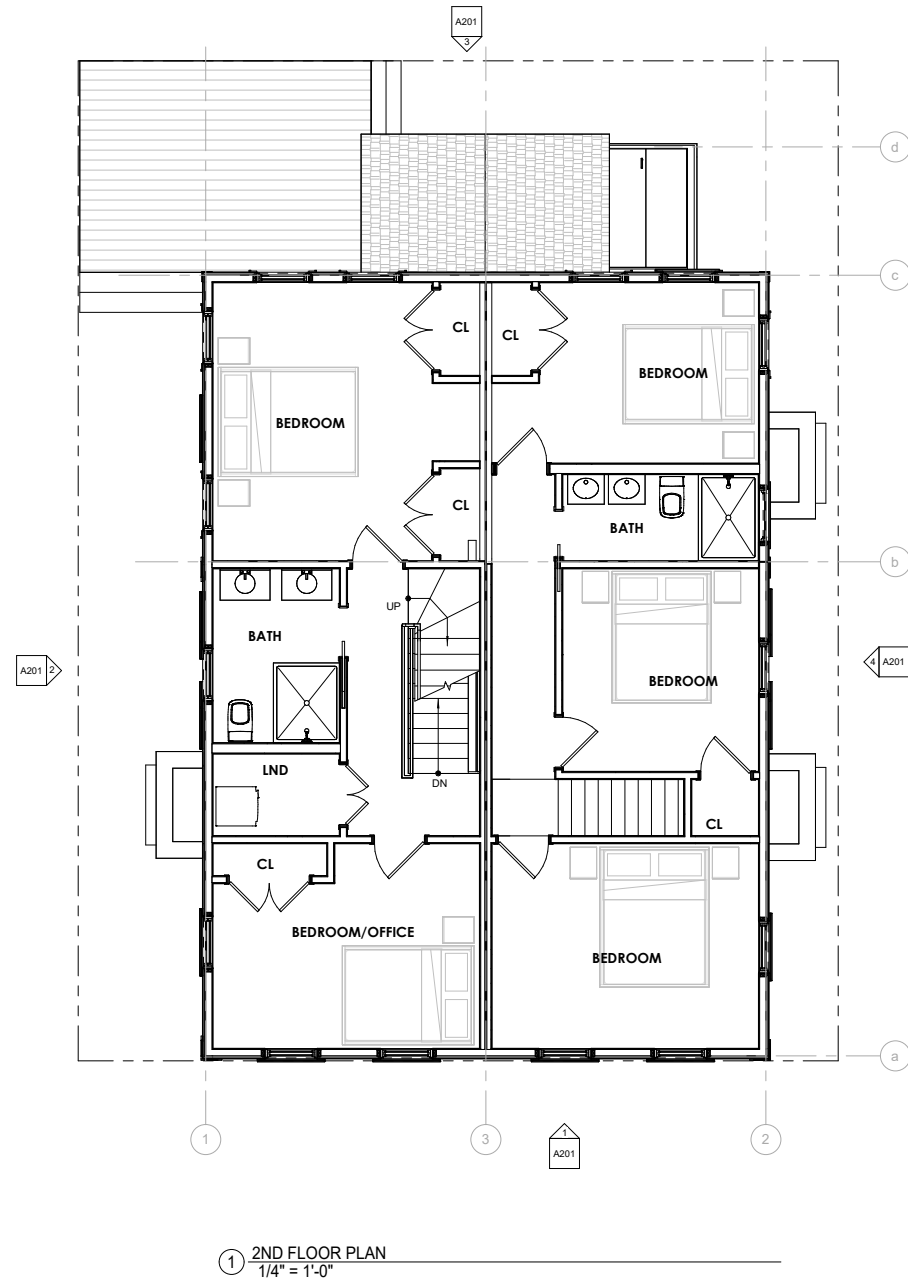
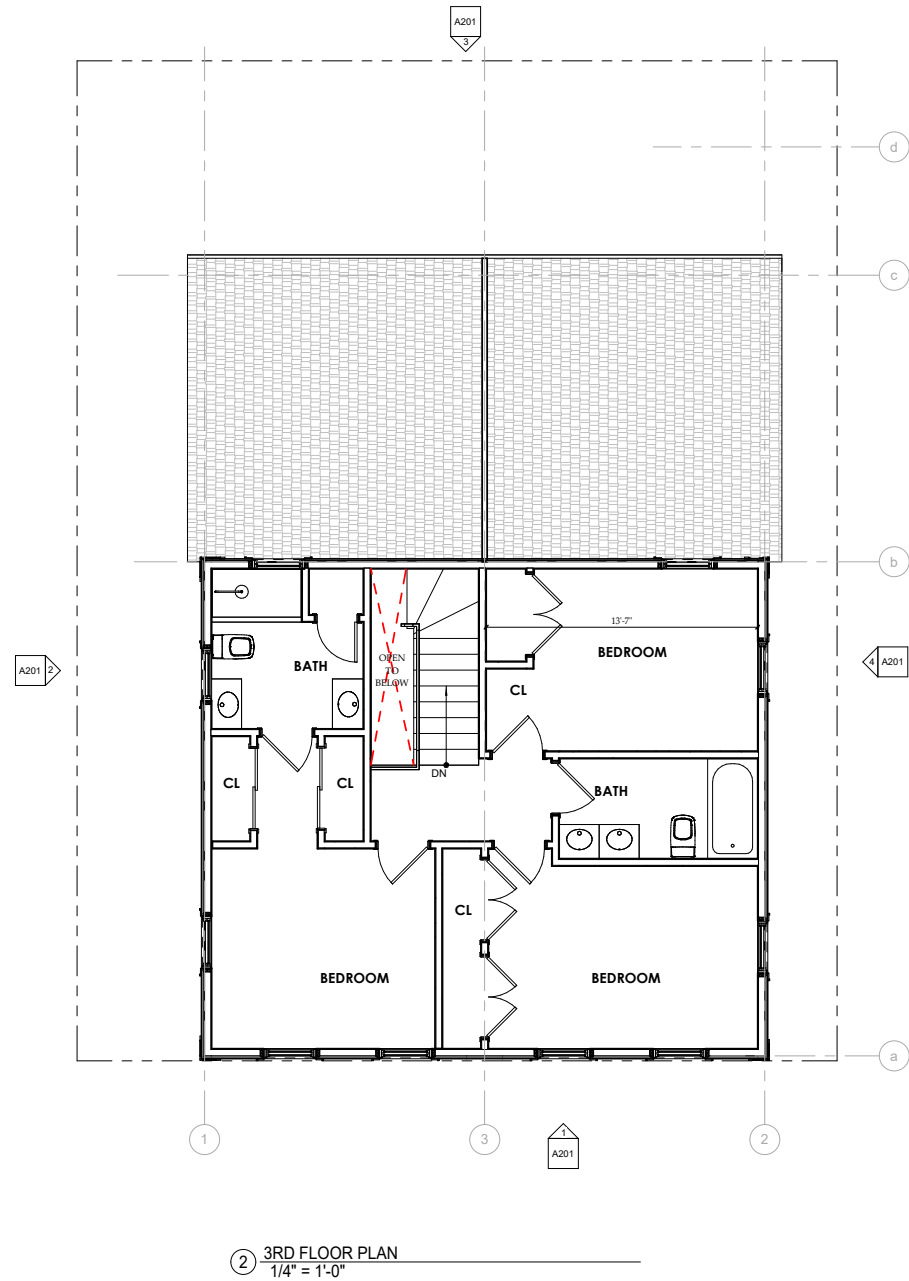
set issue date 12/21/22

SPECIAL PERMIT

Sheet no.

A102

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No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

PROPOSED FLOOR PLANS

102-104 SCJARAPPA

dh architects, llc
495 LeGrange Street, Boston, MA 02134

job number
22-040

scale
1/4" = 1'-0"

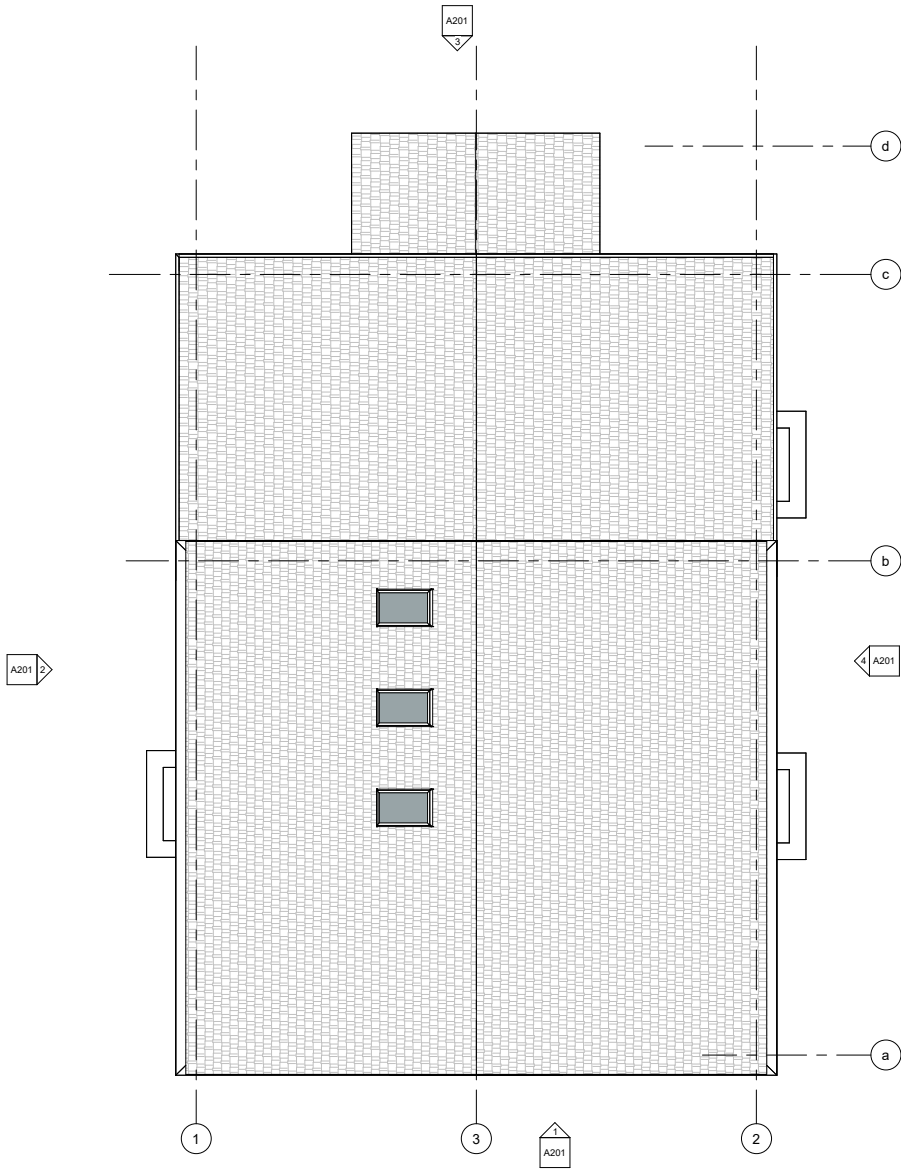
set issue date
12/21/22

SPECIAL PERMIT

Sheet no.

A103

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1 PROPOSED ROOF PLAN
1/4" = 1'-0"

No.	Description	Date



client
**KAROLYN AND
RAYMOND PARK**

File

PROJECT

PROPOSED FLOOR PLANS

102-104 SCJARAPPA

dh architects, llc
495 LeGrange Street, Boston MA 02134

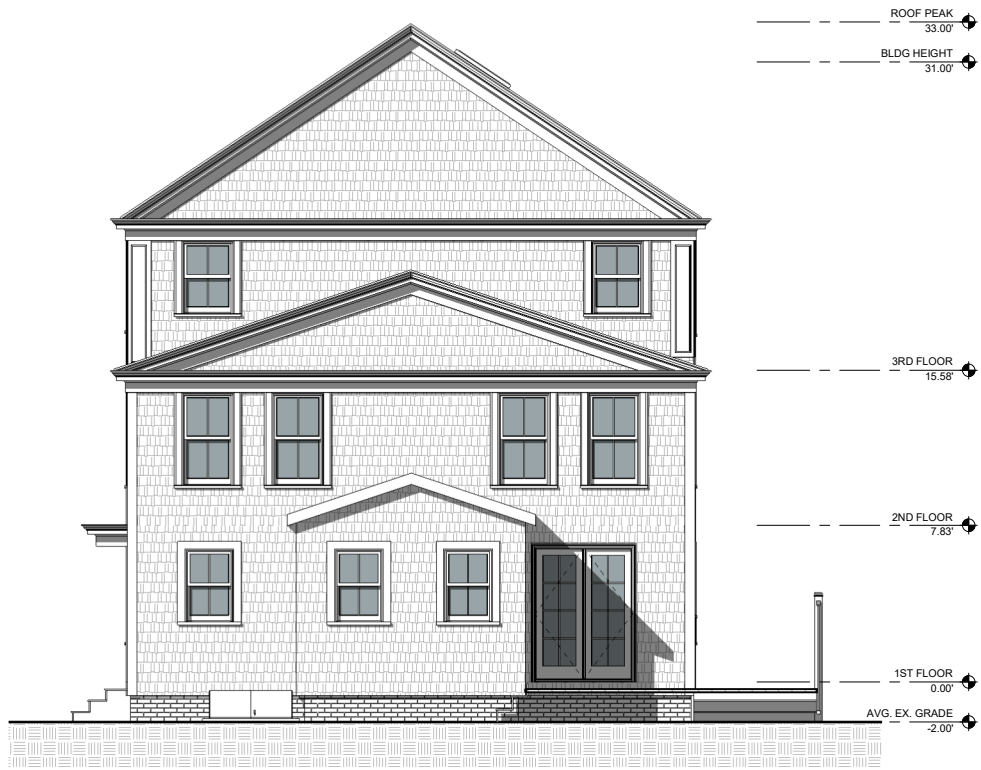
job number 22-040

scale 1/4" = 1'-0"

set issue date 12/21/22

SPECIAL PERMIT

Sheet no.
A104



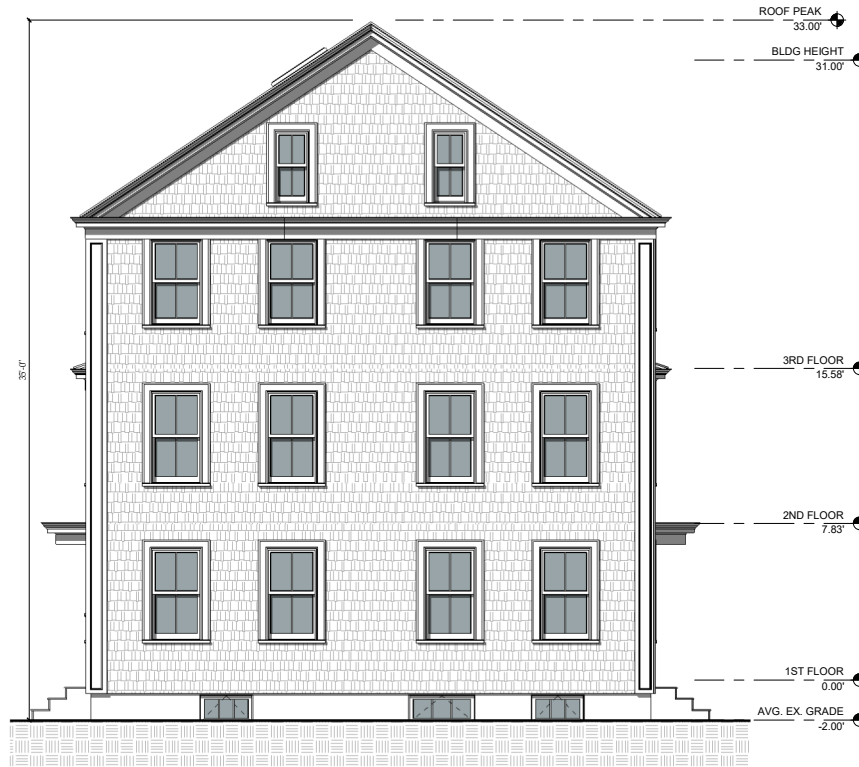
③ PROPOSED REAR ELEVATION
1/4" = 1'-0"



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



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



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

Date	
Description	
No.	

client
**KAROLYN AND
RAYMOND PARK**

BUILDING ELEVATIONS

102-104 SCIARAPPA

dh architects, llc
495 LeGrange Street, Boston, MA 02134

job number 22-040

scale 1/4" = 1'-0"

set issue date 12/21/22

SPECIAL PERMIT

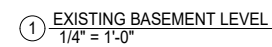
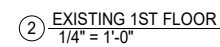
Sheet no.

A201

- A. SEE DWG A001 FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- B. REMOVE EXISTING FINISH MATERIALS (INCLUDING WALLCOVERING, FLOOR FINISHES, WALL BASE, ETC) THROUGHOUT, U.O.N. REMOVE ALL PLASTER, LATH OR OTHER RACKING TO WOOD STUD OR MASONRY WALL AS NOTED ON THE DRAWING.
- C. REMOVE WALLS, DOORS, FRAMES, AND HARDWARE AS INDICATED IN THE DESIGNATED WORK AREA.
- D. REMOVE ALL EXISTING SUSPENDED CEILINGS AND LIGHTING. DEMOLISH AND MAKE SAFE ALL ASSOCIATED ELECTRICAL WIRING AS INDICATED IN THE DESIGNATED WORK AREA.
- E. REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASES AS WELL AS FLASH PATCH, MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL SHEATHING AS INDICATED IN THE DESIGNATED WORK AREA.
- F. REFER TO NFPA 241 - SAFETY PLAN FOR PROJECT AND SITE REQUIREMENT.

client
KAROLYN AND
RAYMOND PARK

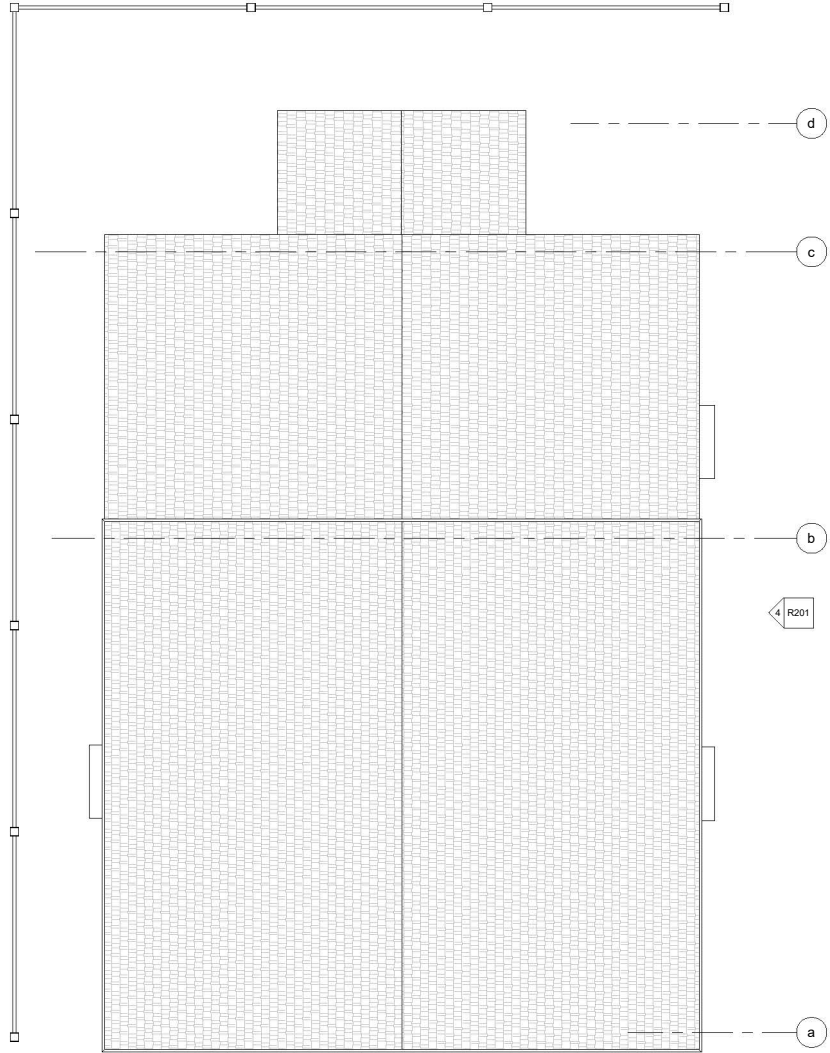
R101



Architectural floor plan of a building. The plan features a central staircase area with four rooms surrounding it. The rooms are labeled R201 (top, bottom, left, and right). The central staircase area is labeled R202. The plan includes dimensions for the rooms and the central area. The rooms are 10' x 10' and 10' x 12'. The central staircase area is 10' x 10'. The plan also includes a grid system with labels 1, 2, 3 and a, b, c, d.

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1 EXISTING ROOF
1/4" = 1'-0"

No.	Description	Date

client
KAROLYN AND
RAYMOND PARK

EXISTING PLANS

102-104 SCJARAPPA

dh architects, llc
433 LeGrange Street, Boston, MA 02134

job number 22-040

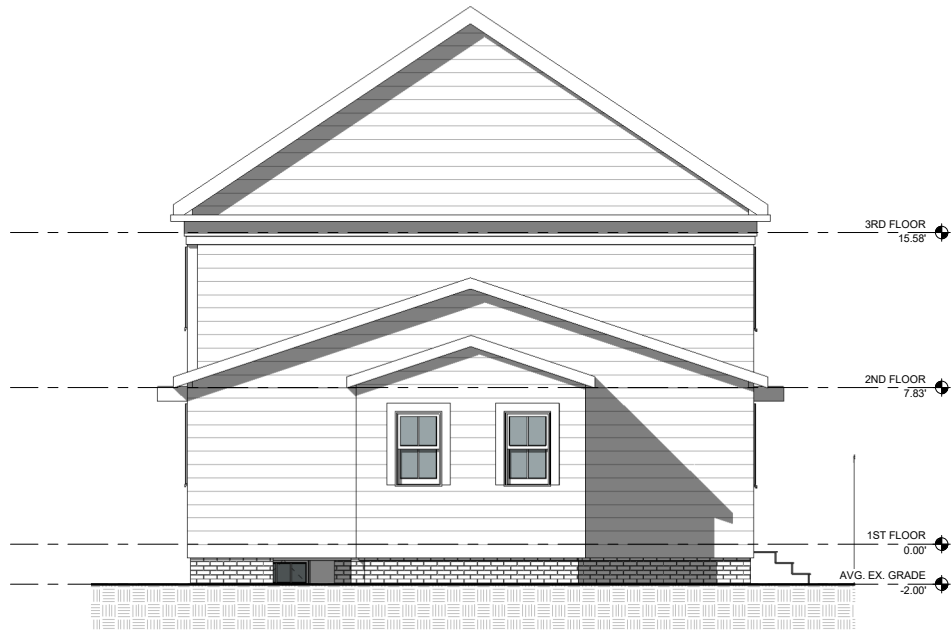
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set issue date 12/21/22

SPECIAL PERMIT

Sheet no.

R103



③ EXISTING REAR ELEVATION
1/4" = 1'-0"



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



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



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

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

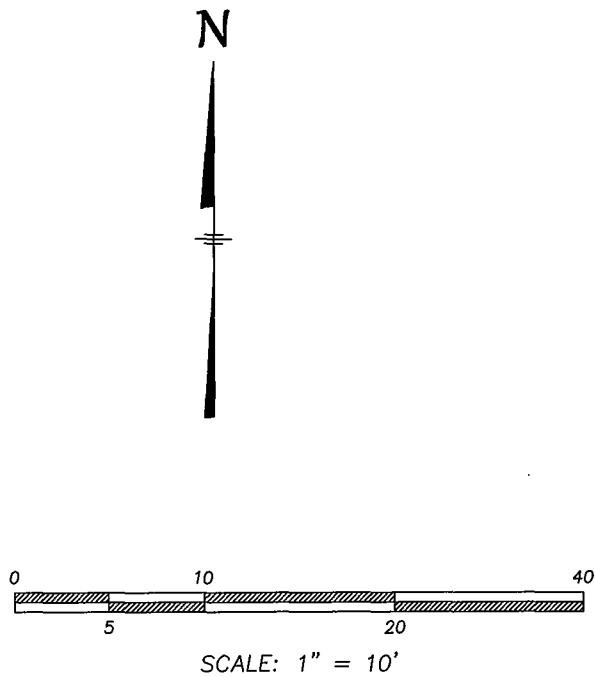
EXISTING ELEVATIONS

102-104 SCIARAPPA

dh architects, llc
499 LeGrange Street, Boston MA 02134
job number 22-040
scale 1/4" = 1'-0"
sheet issue date 12/21/22

SPECIAL PERMIT

Sheet no.
R201



CURRENT OWNER: RAYMOND Y. & KAROLYN K. PARK

TITLE REFERENCE: BOOK 73589 PAGE 556

PLAN REFERENCE: N/A

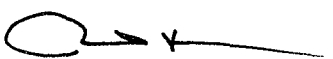
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

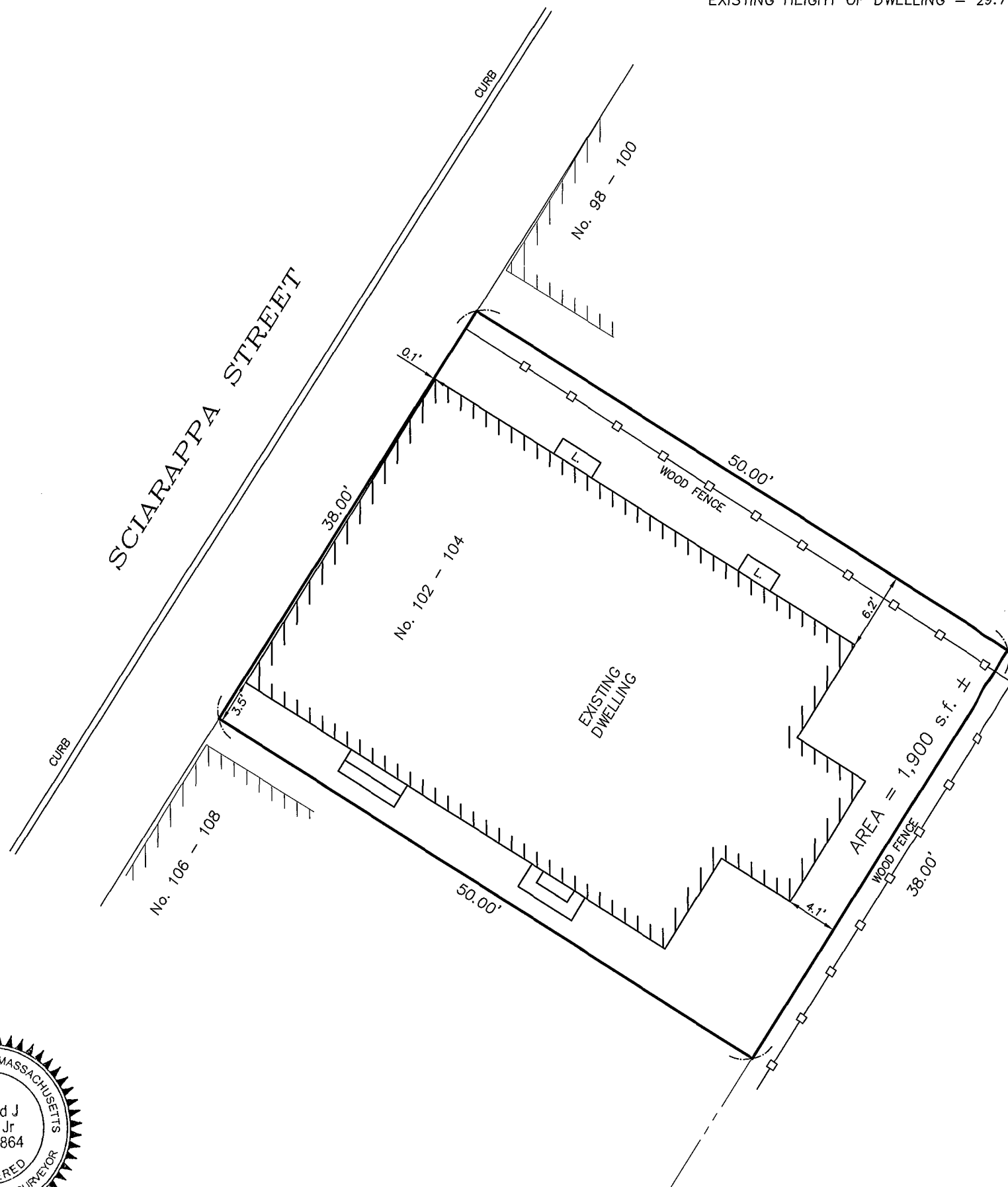
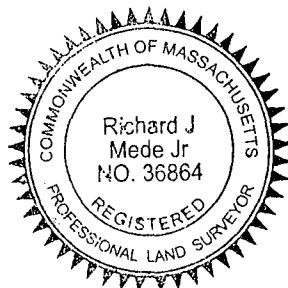
TO: KAROLYN K. PARK

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MAY 03, 2022
DATE OF PLAN: MAY 06, 2022


RICHARD J. MEDE, JR. P.L.S.

05/06/2022
DATE:



CERTIFIED PLOT PLAN
102-104 SPRING STREET
CAMBRIDGE, MASS.
(MIDDLESEX COUNTY)

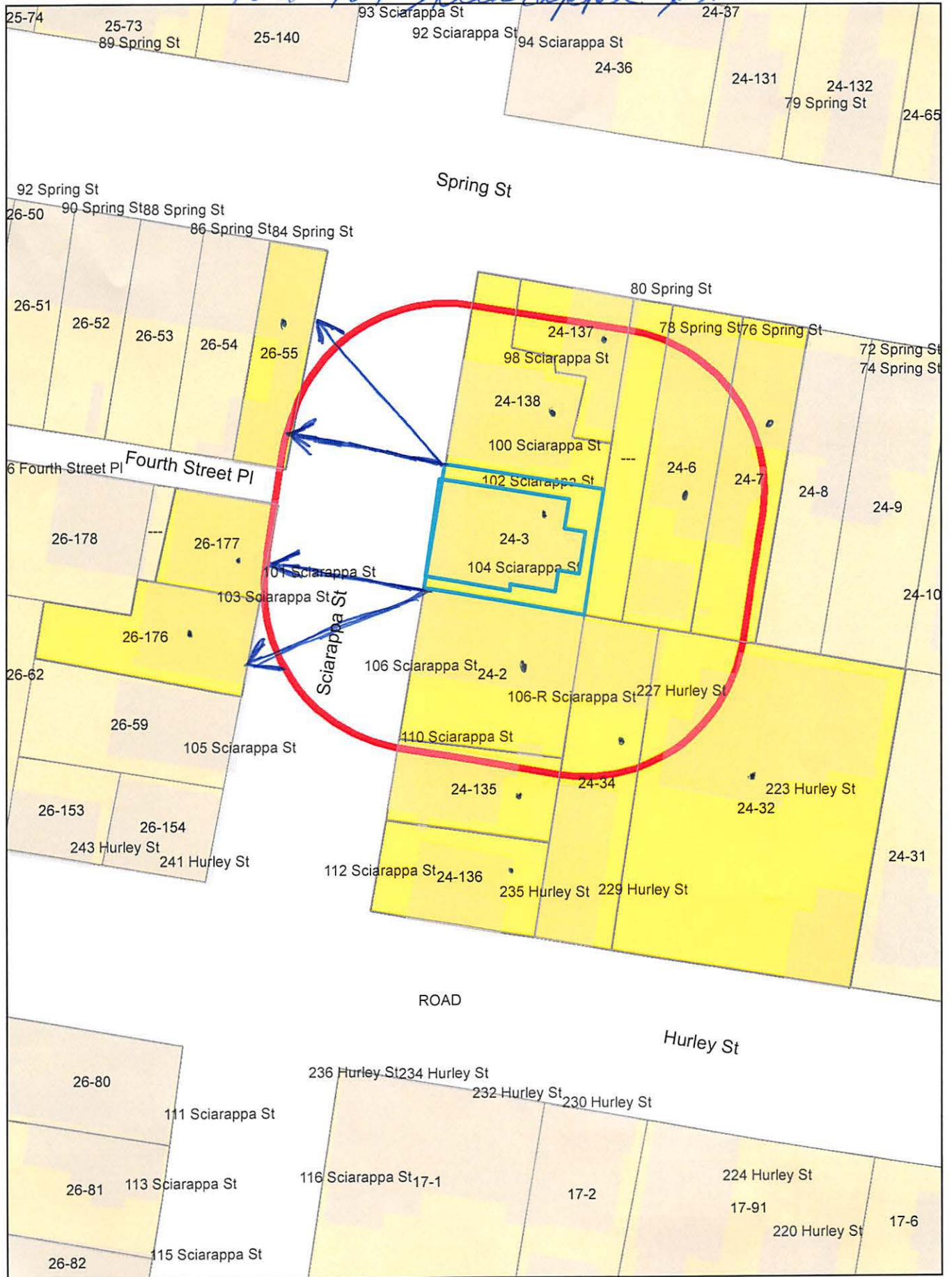
PREPARED BY:



PREPARED FOR:
KAROLYN K. PARK

DRAWN	CHECKED	FILE No.
JTE	RJM	21497

102-104 Sciarappa St.



102-104 Sciarappa St
Rehtioner

26-55
CAVANAUGH, CATHERINE
84 SPRING ST
CAMBRIDGE, MA 02141-1742

24-7
KORECKI, ROBERT H. AND
GERALDINE TRUSTEES OF
76 SPRING ST
CAMBRIDGE, MA 02141

24-3
PARK, RAYMOND Y KAROLYN K. PARK
102-104 SCIARAPPA ST
CAMBRIDGE, MA 02141

24-34
HOPE, CHRISTOPHER
229 HURLEY ST., #2
CAMBRIDGE, MA 02141

24-34
PHIPPS, PAULA C.
227 HURLEY ST., UNIT #2
CAMBRIDGE, MA 02141

STEPHEN HISERODT
499 LAGRANGE STREET
W. ROXBURY, MA 02132

24-34
STEWART, CHARLES M.
229 HURLEY ST. UNIT#3
CAMBRIDGE, MA 02139

26-177
HAUNG, QIAN
101 SCIARAPPA ST., #3
CAMBRIDGE, MA 02141

26-176
ZHANG, JIANZHONG & CUIPING DING
103 SCIARAPPA ST. UNIT#1A
CAMBRIDGE, MA 02141

26-177
DAVIS, DERRICK A. & MARK C. DAVIS
TRS. DAVIS FAMILY TRUST
101 SCIARAPPA ST., UNIT #1
CAMBRIDGE, MA 02141

24-135
TAURO, WALTER, J., JR. & DANIEL P. TAURO
GINA D. TAURO & BIANCA R. TAURO, TRS
105 WEBSTER ST.
ARLINGTON, MA 02474

24-137
SASSINE, AMIR MIKHAIL,
TR. OF THE EIGHTY SPRING STREET TR.
P.O. BOX 425897
CAMBRIDGE, MA 02142

24-136
ANCTIL, JAYNE M.
112 SCIARAPPA ST.
CAMBRIDGE, MA 02141

24-32
VELLUCCI, BRIDGET L.
223 HURLEY ST., UNIT #3
CAMBRIDGE, MA 02141

24-32
VELLUCCI, PETER A. JR.
223 HURLEY ST., UNIT #2
CAMBRIDGE, MA 02141

24-32
VELLUCCI, LAURA,
TR. THE LAURA M. VELLUCCI REV TR
223 HURLEY ST., #1
CAMBRIDGE, MA 02141

24-2
GIESTA, LEONARD KAREN A. GIESTA
106 SCIARAPPA ST
CAMBRIDGE, MA 02141

24-6
78 SPRING STREET LLC
78 SPRING ST
CAMBRIDGE, MA 02141

24-34
ZENG, SHANG
229 HURLEY ST. UNIT 1
CAMBRIDGE, MA 02141

24-138
100 SCIARAPPA LLC
1039 MASSACHUSETTS AVE
CAMBRIDGE, MA 02141

24-34
NOVAK SUE-ANN ELIZABETH
227 HURLEY ST - UNIT 1
CAMBRIDGE, MA 02141

26-177
CAHILL, MICHAEL & JOANNE MANNING TRS
101 SCIARAPPA ST - APT 2
CAMBRIDGE, MA 02141

24-34
MCCOURT, SEAN
24 LONGWOOD RD
MILTON, MA 02186

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2023 MAR 20 P 2:35

No.	Description	Date

client
KAROLYN AND
RAYMOND PARK

COVER

102-104 SCJARAPPA

102-104 SCJARAPPA STREET

dh architects, llc
1000 Cambridge Street, Boston, MA 02142

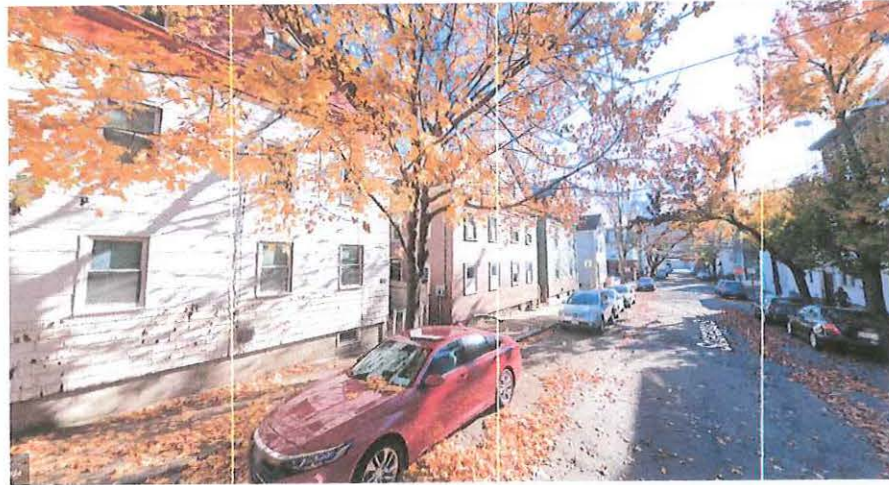
job number22-040

scale

set back date03-20-23

SPECIAL PERMIT

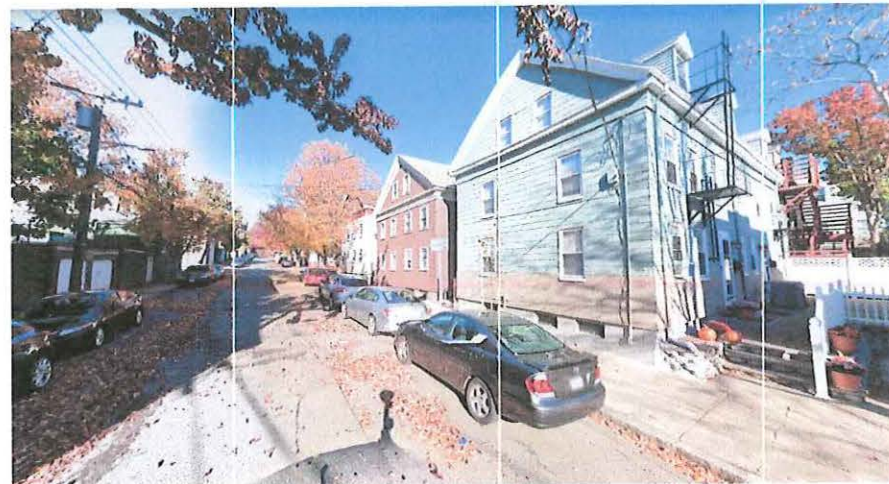
Sheet no.
A000



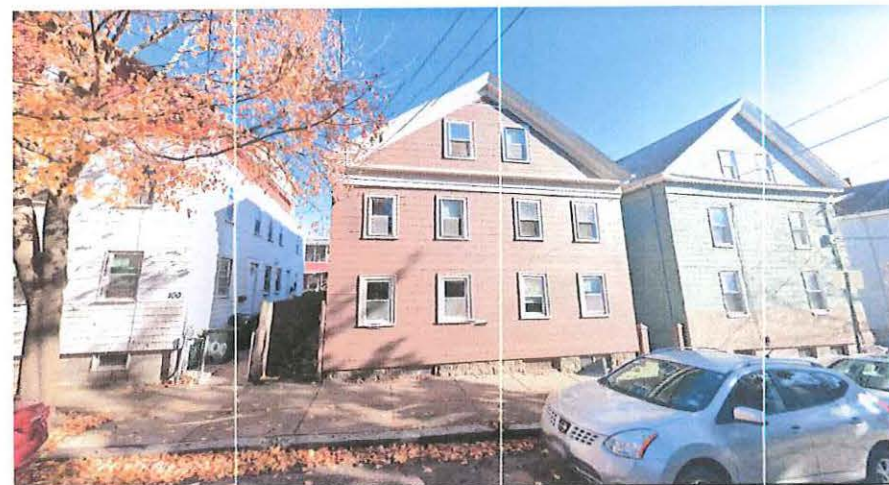
102/104 SCIARAPPA STREET



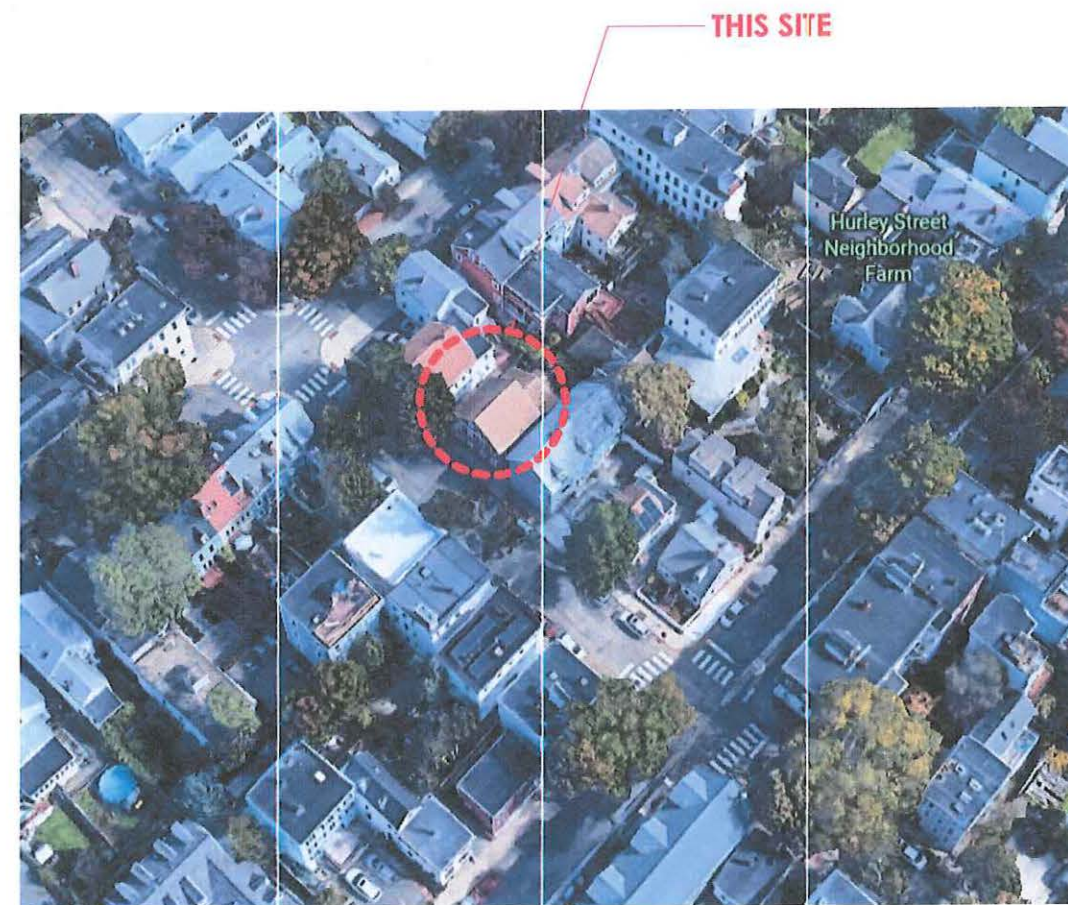
SCIARAPPA STREET LOOKING NORTH



102/104 SCIARAPPA STREET



102/104 SCIARAPPA STREET



ARIAL VIEW OF 102/104 SCIARAPPA LOOKING EAST

No.	Description	Date

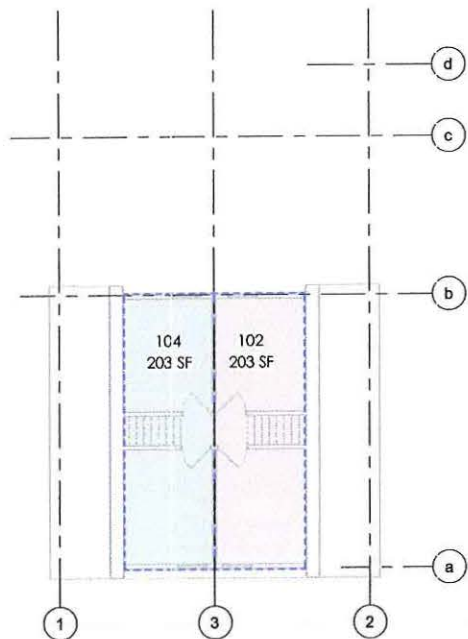
client
KAROLYN AND
RAYMOND PARK

SITE CONTEXT PHOTOS
102-104 SCIARAPPA

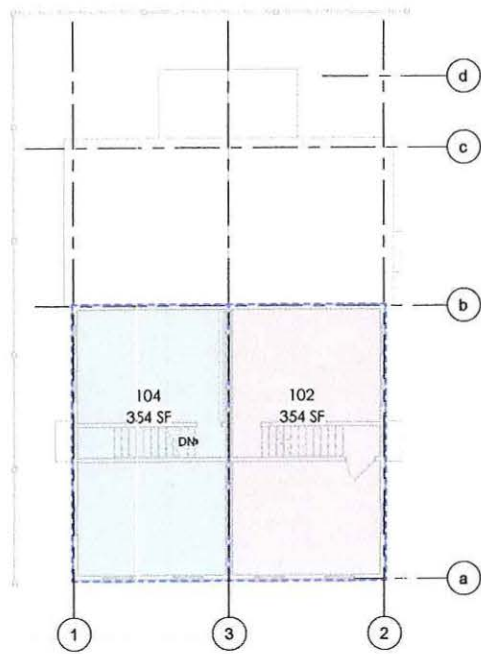
dh architects, llc
100 Cambridge Street, Boston MA 02114
job number 22-040
scale
plot date 03-20-23

SPECIAL PERMIT

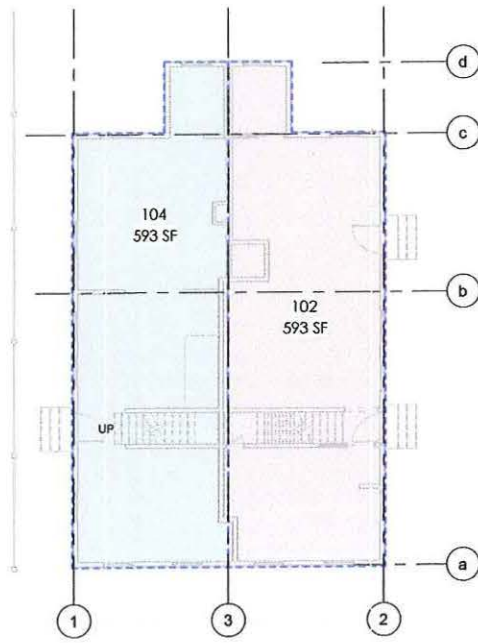
Sheet no.
A002



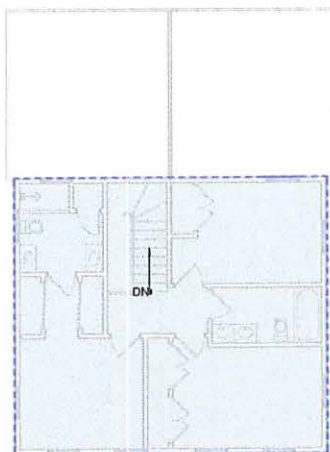
⑥ EXISTING AREA PLAN - 3RD FLOOR
1/8" = 1'-0"



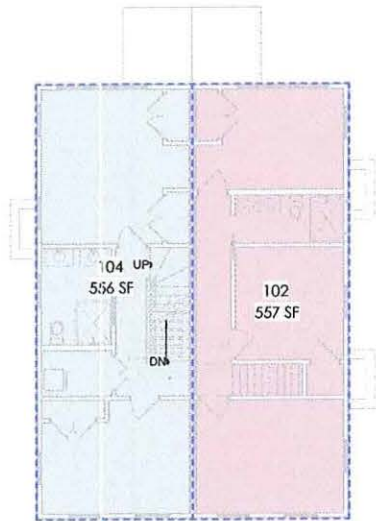
⑤ EXISTING AREA PLAN - 2ND FLOOR
1/8" = 1'-0"



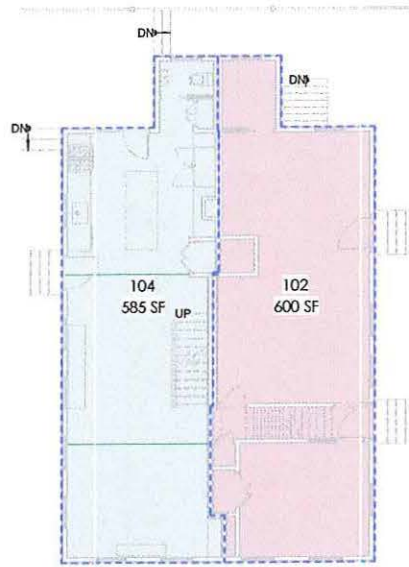
④ EXISTING AREA PLAN - 1ST FLOOR
1/8" = 1'-0"



③ PROPOSED AREA PLAN - 3RD FLOOR
1/8" = 1'-0"



② PROPOSED AREA PLAN - 2ND FLOOR
1/8" = 1'-0"



① PROPOSED AREA PLAN - 1ST FLOOR
1/8" = 1'-0"

BUILDING AREA - EXISTING

1ST FLOOR	
104	593 SF
102	593 SF
2ND FLOOR	
104	354 SF
102	354 SF
3RD FLOOR	
102	203 SF
104	203 SF
TOTAL FLOOR AREA	2301 SF

BUILDING AREA - PROPOSED

1ST FLOOR	
104	585 SF
102	600 SF
2ND FLOOR	
102	557 SF
104	556 SF
3RD FLOOR	
104	207 SF
TOTAL FLOOR AREA	3006 SF

No.	Description	Date

client
KAROLYN AND
RAYMOND PARK

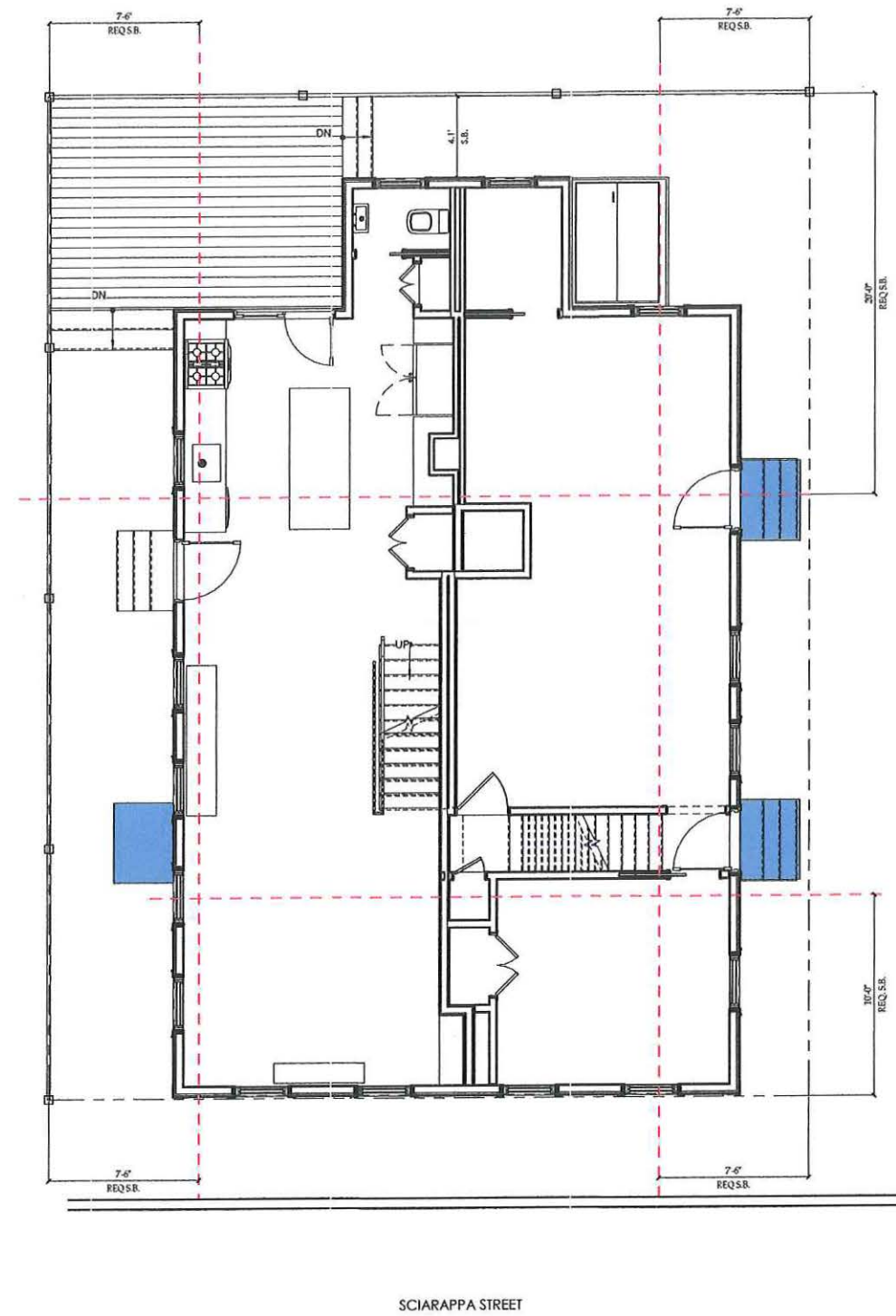
ZONING DATA - GFA CALCULATIONS
102-104 SCIARAPPA

dh architects, llc
315 Madison Street, Suite 100, Boston, MA 02114
job number 22-040
scale 1/8" = 1'-0"
plot date 03-20-23

SPECIAL PERMIT

Sheet no.

A003



① PROPOSED SITE PLAN
1/4" = 1'-0"

[illegible]

KAROLYN AND
RAYMOND PARK

PROPOSED SITE PLAN

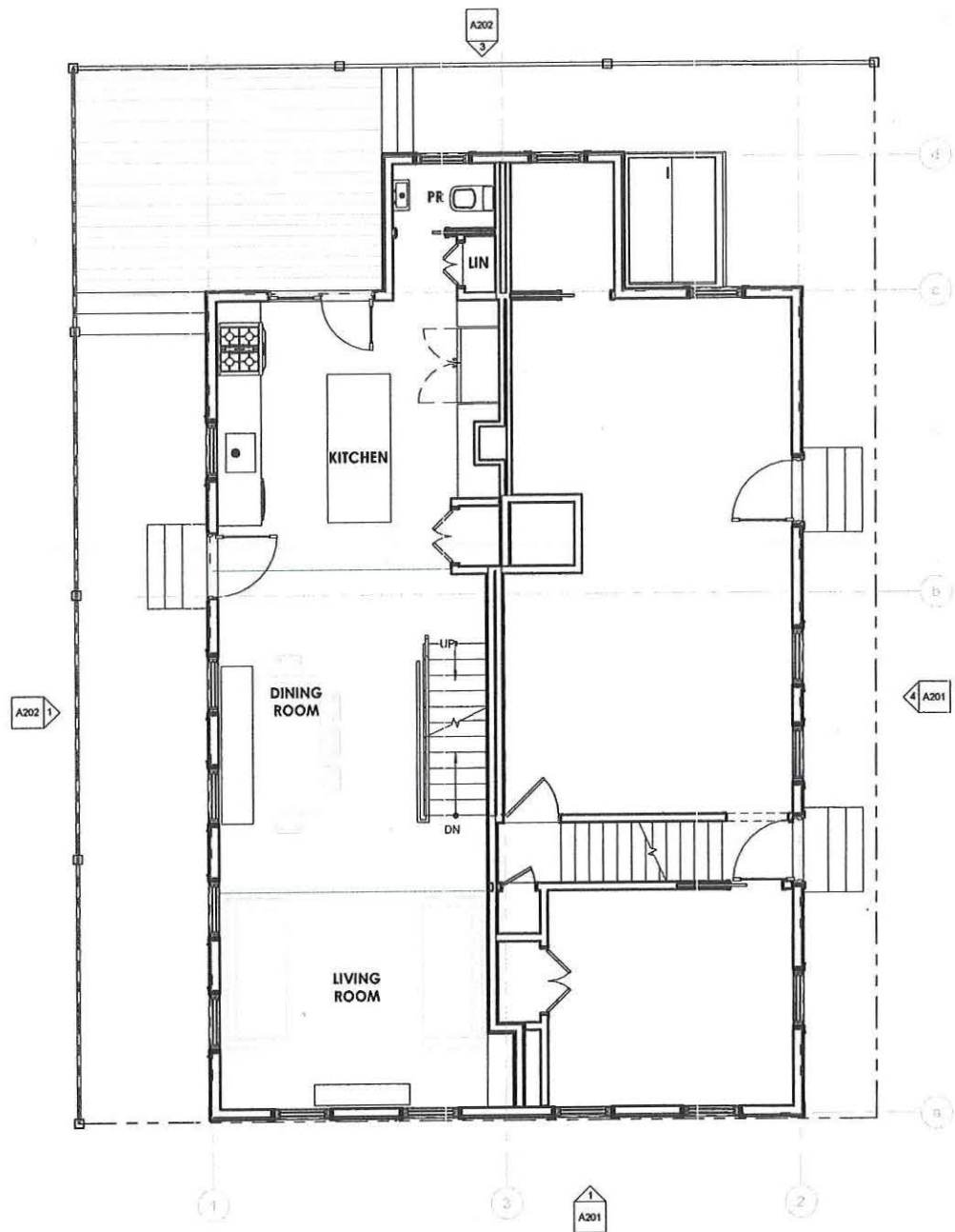
102-104 SCIARAPPA

Architects, Inc.
 100 LaGrange Street, Boston MA 02102
 Drawing number **22-040**
 Scale **1/4" = 1'-0"**
 Issue date **03-20-23**

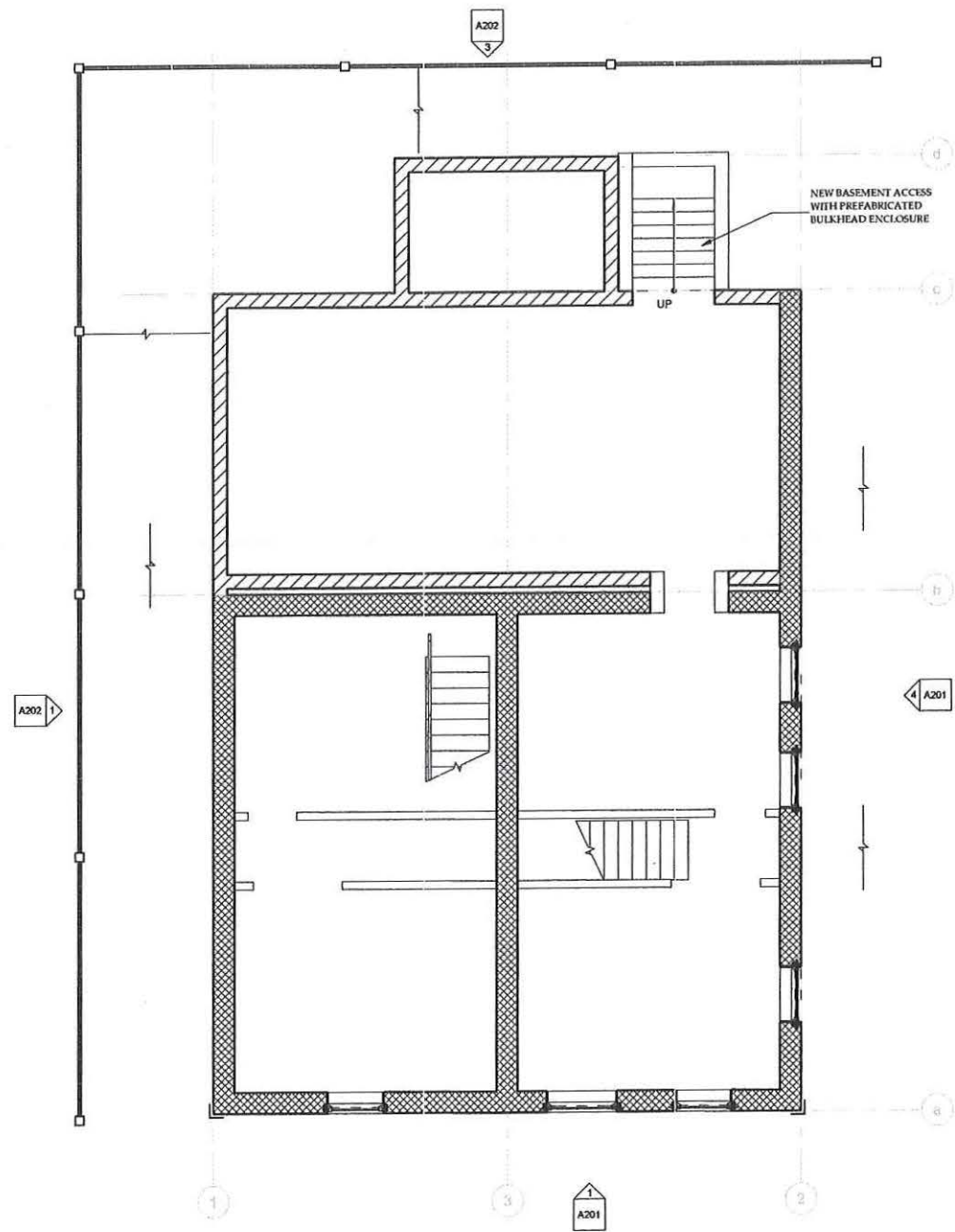
SPECIAL PERMIT

Sheet no. _____

A101



② 1ST FLOOR PLAN
1/4" = 1'-0"



① BASEMENT LEVEL
1/4" = 1'-0"

3/20/2023 3:53:23 PM

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

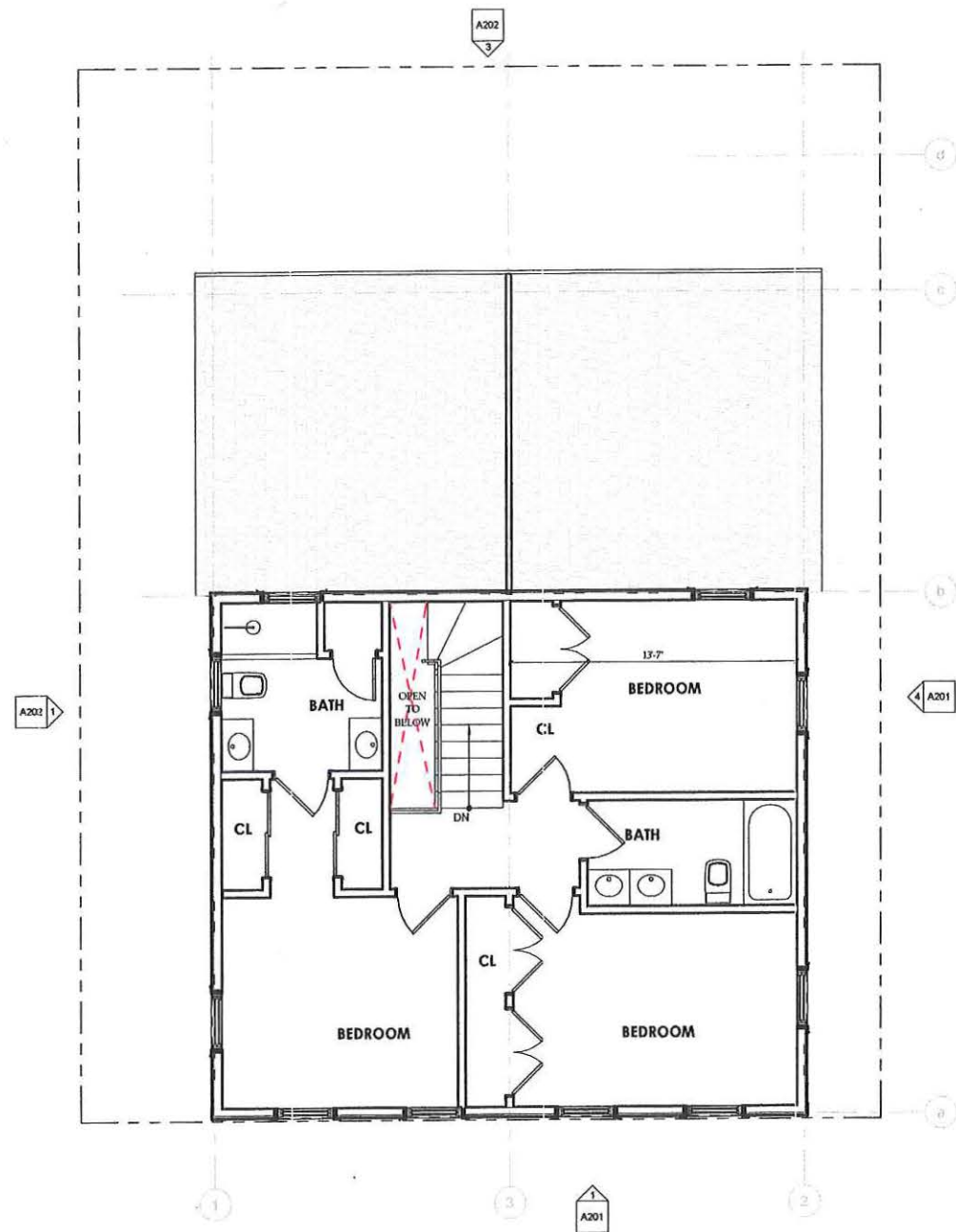
PROPOSED FLOOR PLANS
102-104 SCIARAPPA

dh architects, llc
100 Longbridge Street, Boston MA 02211
job number 22-040
scale 1/4" = 1'-0"
plot time date 03-20-23

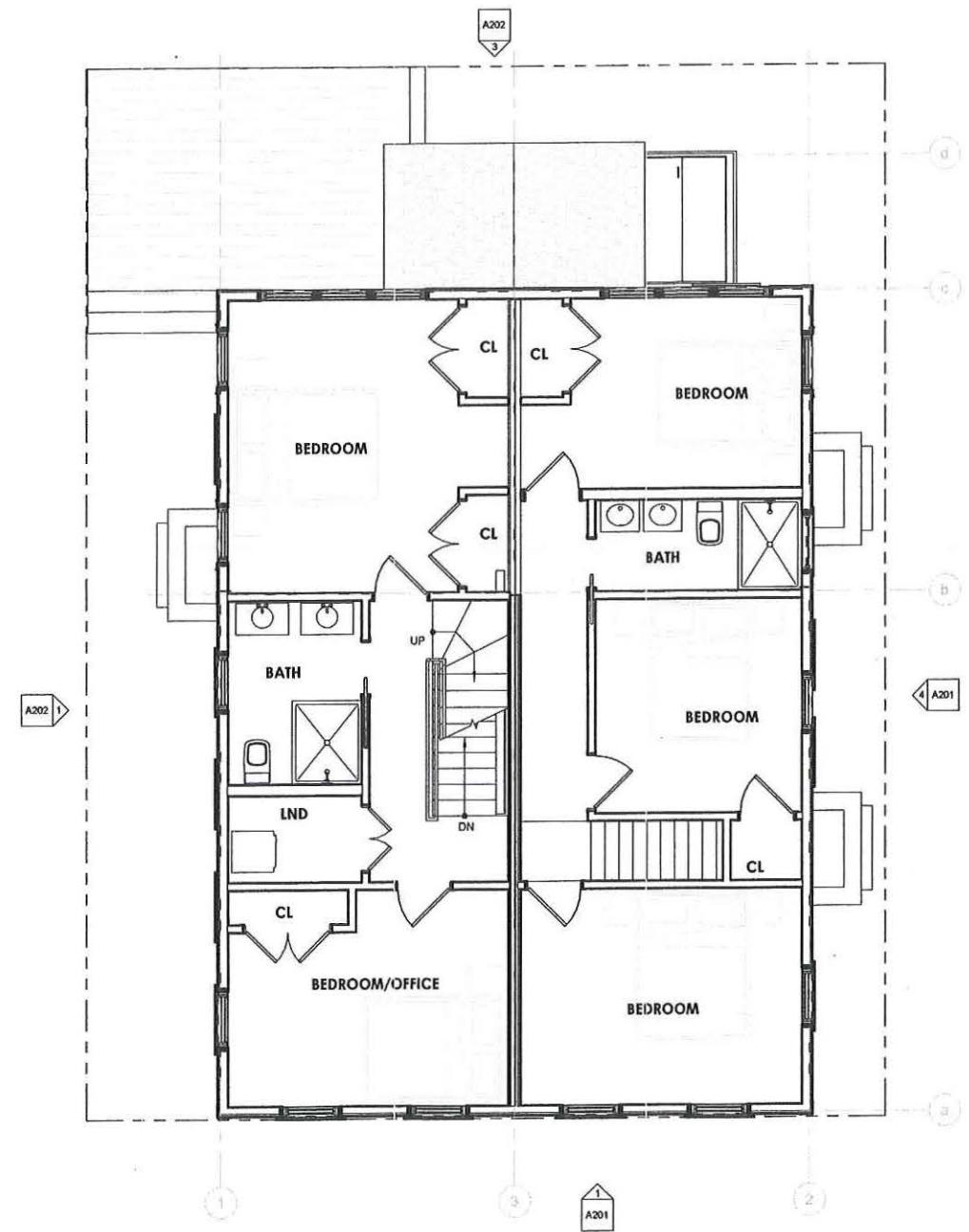
SPECIAL PERMIT

Sheet no.
A102

3/20/2023 3:03:22 PM



② 3RD FLOOR PLAN
1/4" = 1'-0"



① 2ND FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date

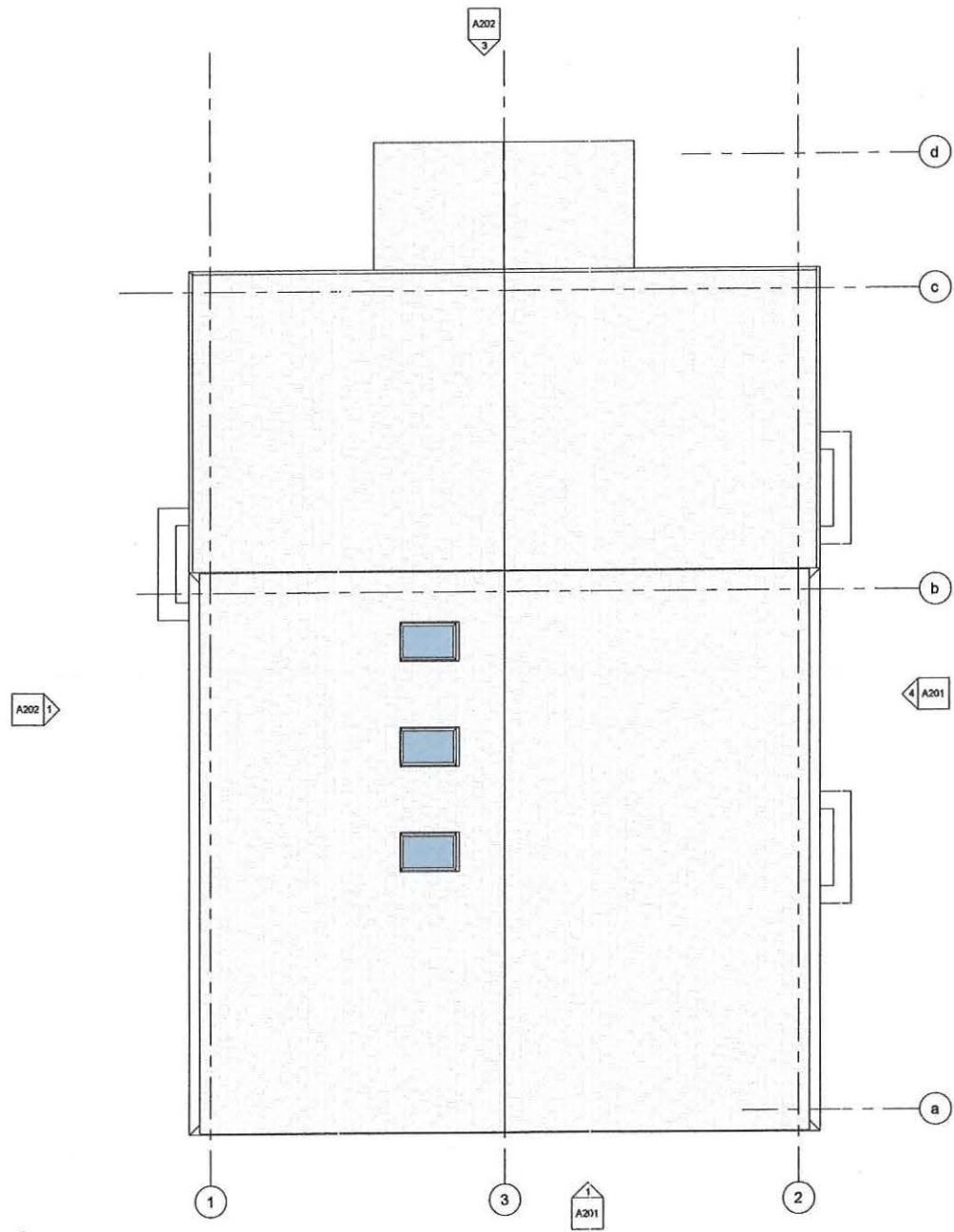
client
KAROLYN AND
RAYMOND PARK

PROPOSED FLOOR PLANS
102-104 SCIARAPPA

dh architects, llc
222 Laramie Street, Suite 200, Denver, CO 80202
job number 22-040
scale 1/4" = 1'-0"
set date 03-20-23

SPECIAL PERMIT

Sheet no.
A103



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

No.	Description	Date

client
KAROLYN AND
RAYMOND PARK

PROPOSED FLOOR PLANS

102-104 SCIARAPPA

dh architects, llc
100 LINDEN STREET, SUITE 200, BOSTON, MA 02112

job number 22-040

scale 1/4" = 1'-0"

set issue date 03-20-23

SPECIAL PERMIT

Sheet no.

A104

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

EXISTING AND PROPOSED ELEVATIONS
102-104 SCIARAPPA

dh architects, llc
1111 Cambridge Street, Waltham, MA 02454
job number **22-040**
scale **1/4" = 1'-0"**
plot date **03-20-23**

SPECIAL PERMIT

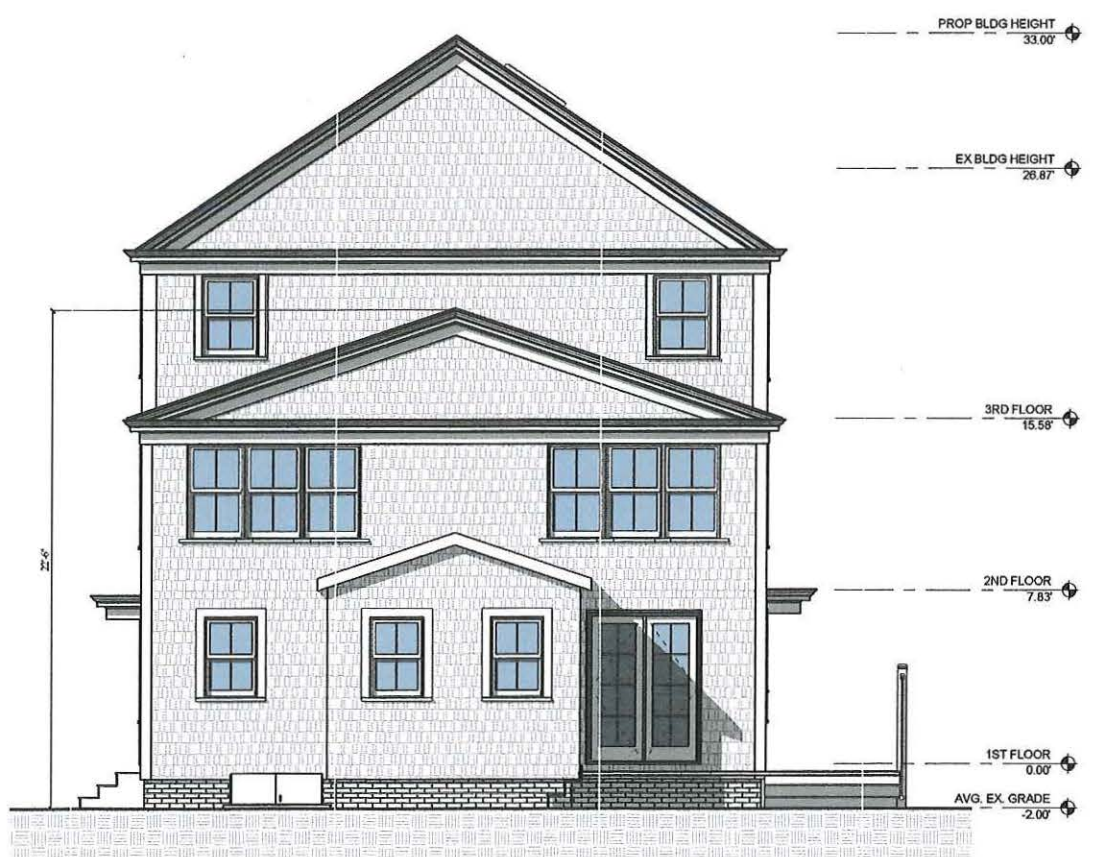
Sheet no.
A202



④ EXISTING REAR ELEVATION Copy 1
1/4" = 1'-0"



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



③ PROPOSED REAR ELEVATION
1/4" = 1'-0"



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



③ EXISTING FRONT ELEVATION
1/4" = 1'-0"



② EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



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



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

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

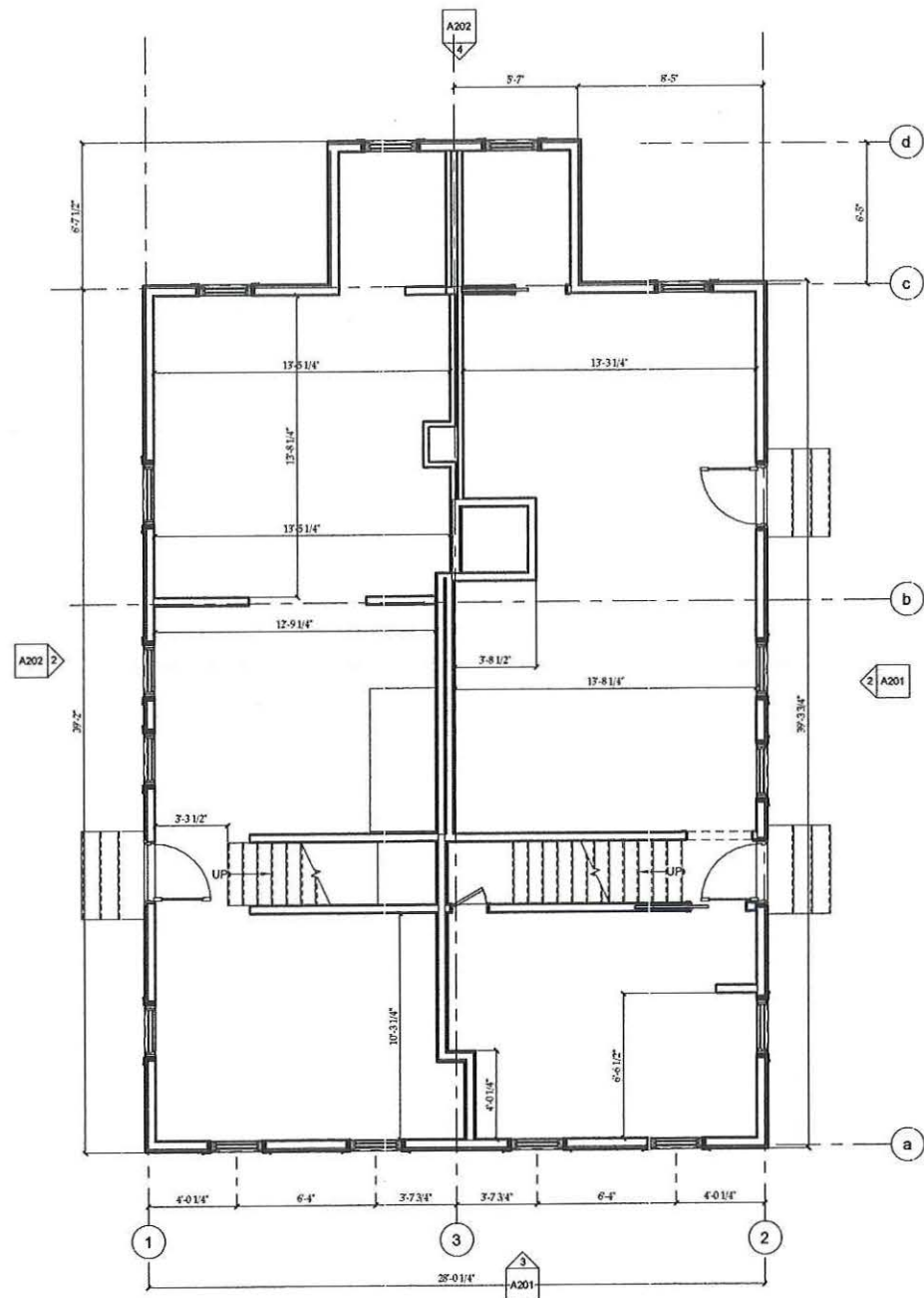
EXISTING AND PROPOSED ELEVATIONS
102-104 SCIARAPPA

dh architects, llc
400 College Street, Boston MA 02114
job number 22-040
scale 1/4" = 1'-0"
plot date 03-20-23

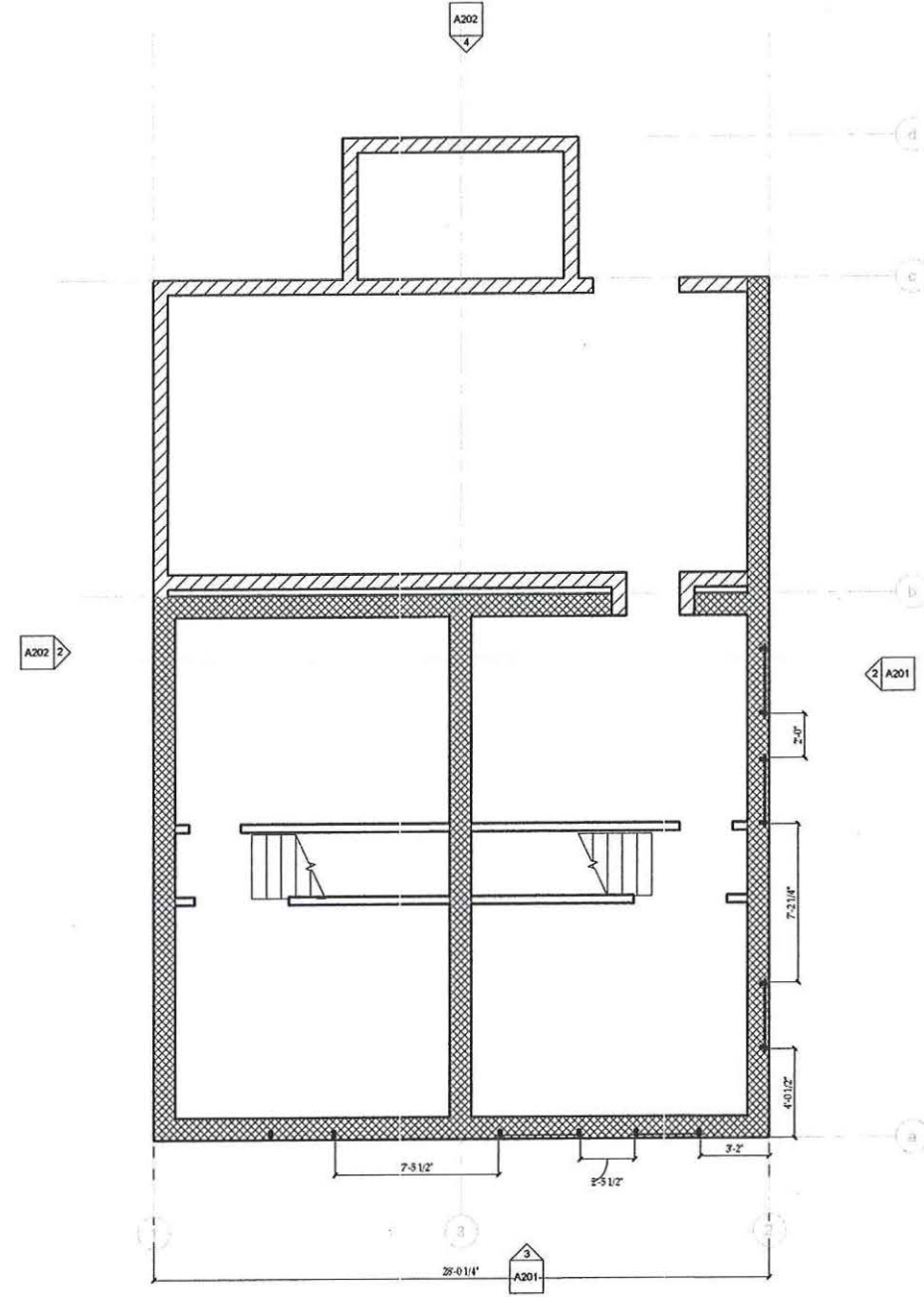
SPECIAL PERMIT

Sheet no.
A201

3/20/2023 3:23:17 PM

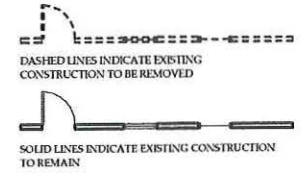


2 EXISTING 1ST FLOOR
1/4" = 1'-0"



1 EXISTING BASEMENT LEVEL
1/4" = 1'-0"

GENERAL DEMOLITION NOTES



- A. SEE DWG. A001 FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- B. REMOVE EXISTING FINISH MATERIALS (INCLUDING WALLCOVERING, FLOOR FINISHES, WALL BASE, ETC) THROUGHOUT, U.O.N. REMOVE ALL PLASTER, LATH OR OTHER BACKING TO WOOD STUD OR MASONRY WALL AS INDICATED IN THE DESIGNATED WORK AREA.
- C. REMOVE WALLS, DOORS, FRAMES, AND HARDWARE AS INDICATED IN THE DESIGNATED WORK AREA.
- D. REMOVE ALL EXISTING SUSPENDED CEILING AND LIGHTING. DEMOLISH AND/OR MAKE SAFE ALL ASSOCIATED ELECTRICAL WIRING AS INDICATED IN THE DESIGNATED WORK AREA.
- E. REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASE AS WELL AS FLASH PATCH MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL SHEATHING AS INDICATED IN THE DESIGNATED WORK AREA.
- F. REFER TO NFPA 241 - SAFETY PLAN FOR PROJECT AND SITE REQUIREMENT

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

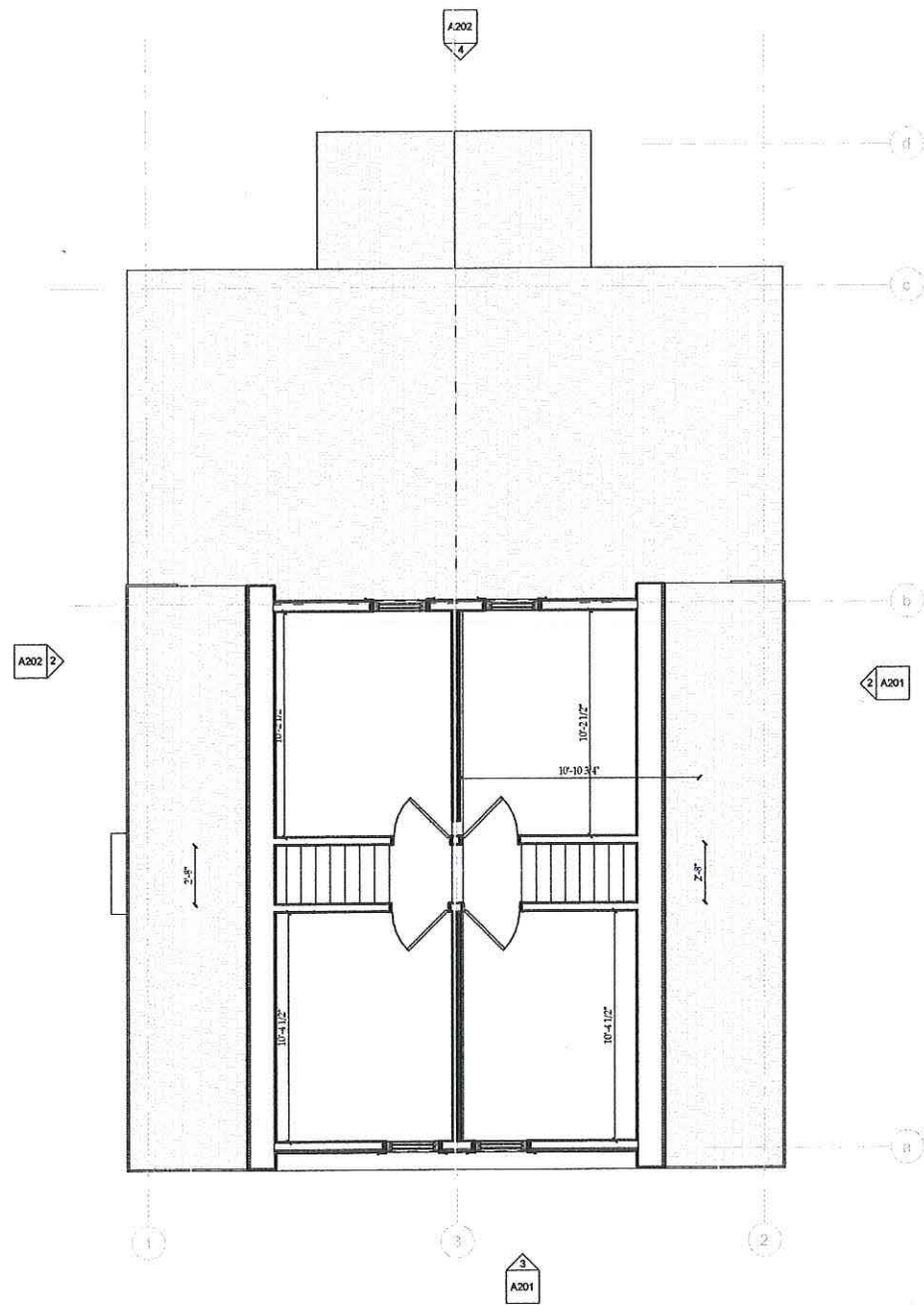
EXISTING PLANS
102-104 SCJARAPPA

dh architects, pc
22-040
1/4" = 1'-0"
03-20-23

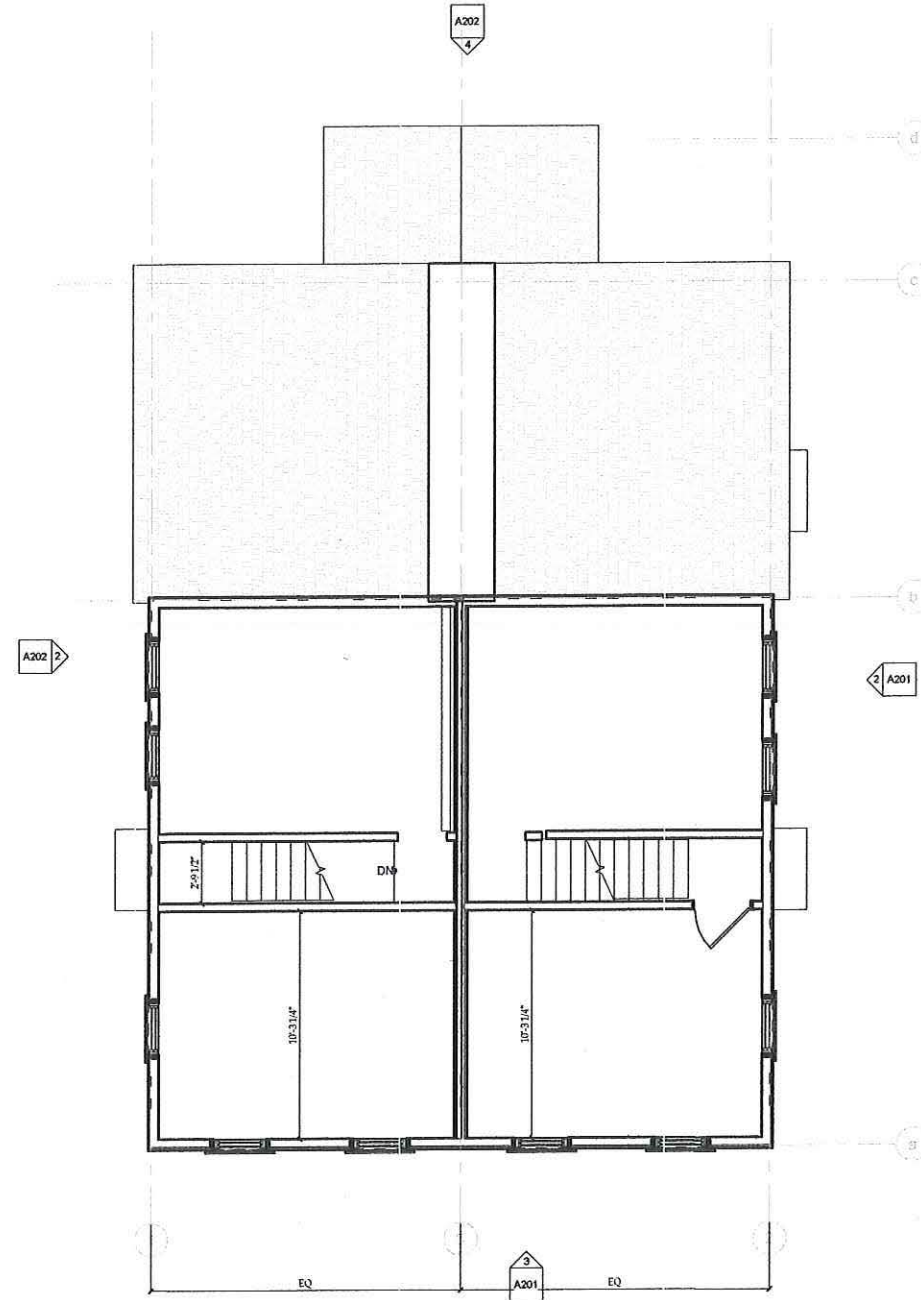
SPECIAL PERMIT

Sheet no.
R101

3/29/2023 3:03:16 PM



② EXISTING 3RD FLOOR
1/4" = 1'-0"



① EXISTING 2ND FLOOR
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

DASHED LINES INDICATE EXISTING
CONSTRUCTION TO BE REMOVED

SOLID LINES INDICATE EXISTING CONSTRUCTION
TO REMAIN

- SEE DWG A001 FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- REMOVE EXISTING FINISH MATERIALS (INCLUDING WALLCOVERING, FLOOR FINISHES, WALL BASE, ETC) THROUGHOUT, U.O.N. REMOVE ALL PLASTER, LATH OR OTHER BACKING TO WOOD STUD OR MASONRY WALL AS INDICATED IN THE DESIGNATED WORK AREA.
- REMOVE WALLS, DOORS, FRAMES, AND HARDWARE AS INDICATED IN THE DESIGNATED WORK AREA.
- REMOVE ALL EXISTING SUSPENDED CEILINGS AND LIGHTING. DEMOLISH AND/OR MAKE SAFE ALL ASSOCIATED ELECTRICAL WIRING AS INDICATED IN THE DESIGNATED WORK AREA.
- REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASE AS WELL AS FLASH PATCH, MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL SHEATHING AS INDICATED IN THE DESIGNATED WORK AREA.
- REFER TO NFPA 241 - SAFETY PLAN FOR PROJECT AND SITE REQUIREMENT

client
**KAROLYN AND
RAYMOND PARK**

EXISTING PLANS
102-104 SCIARAPPA

dh architects, llc
100 LINDEN ST. SUITE 200, BOSTON, MA 02111

job number 22-040

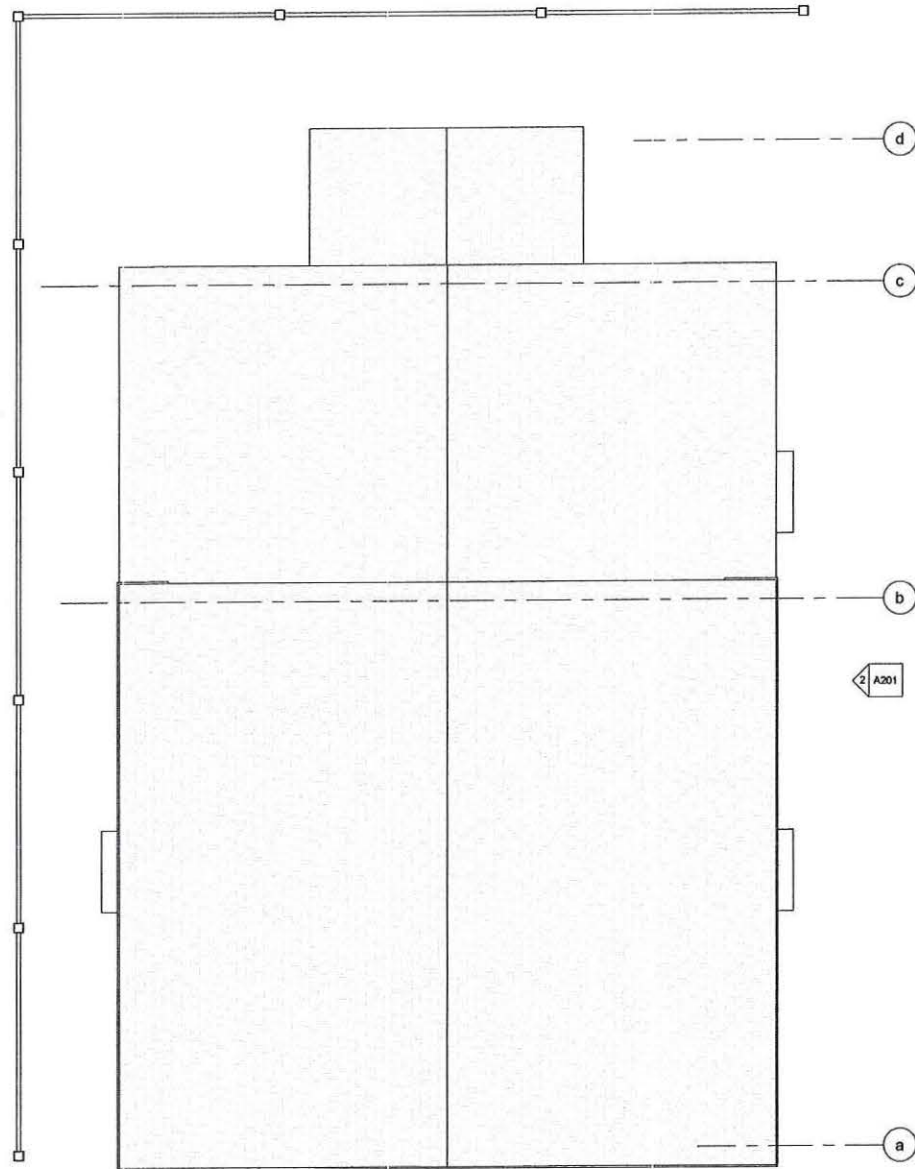
scale 1/4" = 1'-0"

plot date 03-20-23

SPECIAL PERMIT

Sheet no.

R102



① EXISTING ROOF
1/4" = 1'-0"

No.	Description	Date

client
KAROLYN AND
RAYMOND PARK

EXISTING PLANS
102-104 SCJARAPPA

dh architects, llc
1000 Washington Street, Suite 100, Boston, MA 02108

job number 22-040

scale 1/4" = 1'-0"

set back date 03-20-23

SPECIAL PERMIT

Sheet no. R103



No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

EXISTING ELEVATIONS
102-104 SCIARAPPA

dh architects, llc
300 Lakeside Drive, Suite 200, Westborough, MA 01581
job number 22-040
scale 1/4" = 1'-0"
set date 03-20-23

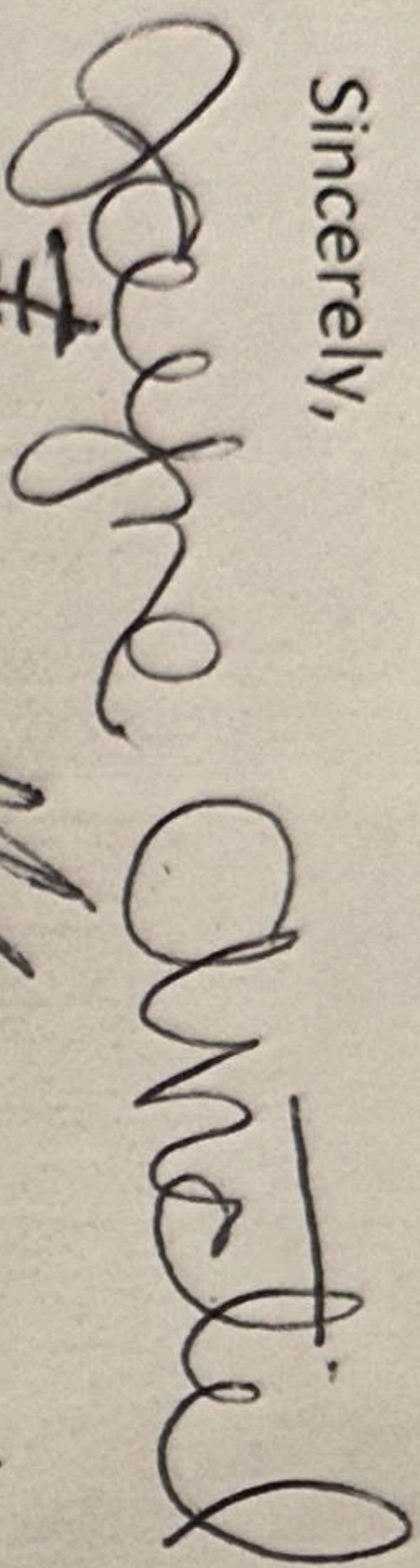
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Sheet no.
R201

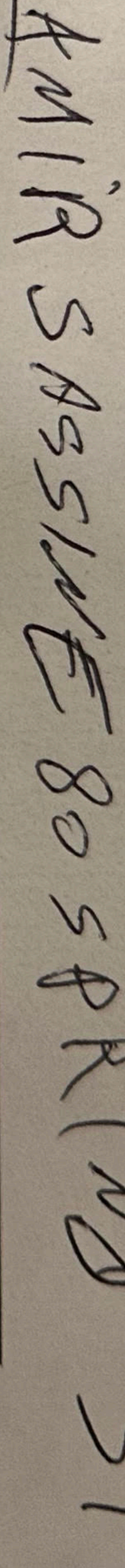
Dear Cambridge BZA:

I am aware that our neighbors at 102-104 Sciarappa are contemplating a renovation. I have discussed and support the project.

Sincerely,

Joanne Anetel

March 17, 2023

Amir S Assi

805 PR 118

ST

KLOFAC, JIRI G (Roberto)

Date

112 Sciarappa St
Cambridge MA. 02141



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: KAROLYN PARK Date: 03/03/23
(Print)

Address: 102-104 Hiarappa St.

Case No. BZA-206534

Hearing Date: 3/23/23

Thank you,
Bza Members