

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAY -2 PM 3:33
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 170145

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: John Denehy C/O Shanna Boughton

PETITIONER'S ADDRESS: 10 Van Norden Street, Cambridge, MA 02140

LOCATION OF PROPERTY: 10 Van Norden St., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/City request/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To create a third floor addition within the non-conforming structure and reframe dilapidated roof, roof height does not change.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.2.D (Non-Conforming Structure).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

John Denehy

(Print Name)

Address:

Tel. No.

6178395208

E-Mail Address:

johndenehy@gmail.com

Date:

4/11/22

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 John Denehy
(OWNER)

Address: 10 Van Norden Street, Cambridge, MA

State that I/We own the property located at 10 Van Norden Street, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of John Denehy

*Pursuant to a deed of duly recorded in the date 11/25/2020, Middlesex South County Registry of Deeds at Book 30700, Page 389; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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

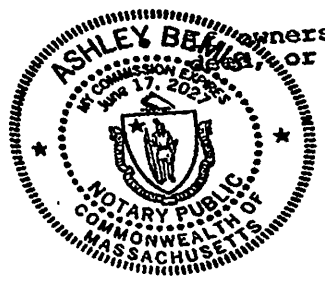
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name John Denehy personally appeared before me, this 11 of April, 2022 and made oath that the above statement is true.

[Signature] Notary

My commission expires June 17, 2027 (Notary Seal).



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 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 10 Van Norden 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:
- Only increasing gross floor area on 3rd floor but not increasing the square footage of the home
- 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:
- Will not have any impact on traffic
- 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:
- Will not have any impact
- 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:
- Will not have any impact
- 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:
- Structure will remain with integrity of district.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: John Denehy

Present Use/Occupancy: Residential

Location: 10 Van Norden St., Cambridge, MA

Zone: Residence B Zone

Phone: 6178395208

Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2266	2266	2295	(max.)
<u>LOT AREA:</u>		3959	3959	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.572	.572	.459	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1979.5	1979.5	2500	
<u>SIZE OF LOT:</u>	WIDTH	44	44	50	
	DEPTH	90	90	90	
<u>SETBACKS IN FEET:</u>	FRONT	15	15	15	
	REAR	25	25	25	
	LEFT SIDE	7'6	7'6	7'6	
	RIGHT SIDE	7'6	7'6	7'6	
<u>SIZE OF BUILDING:</u>	HEIGHT	35	35	35	
	WIDTH	28	28	28	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		40	40	40	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		2	2	2	
<u>NO. OF LOADING AREAS:</u>		N/a	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/a	n/a	N/A	

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

not applicable

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

Pacheco, Maria

From: Boughton, Shanna <sboughton@mcglinchey.com>
Sent: Thursday, June 9, 2022 11:03 AM
To: Ratay, Olivia
Cc: John Denehy; danharding@usa.com; Pacheco, Maria
Subject: 10 Van Norden Street
Attachments: 676479538.jpg

Dear Ms. Ratay,

Please find attached photograph for the hearing this evening. Also, can you confirm whether the other photograph we submitted will be able to be shared on the screen?

Thank you,
Shanna

Shanna M. Boughton

Attorney at Law

sboughton@mcglinchey.com

One Boston Place, 29th Floor, Boston, MA 02108

T (857) 453-7151 F (617) 830-8187

[bio](#) | [vCard](#) | [mcglinchey.com](#)

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New York Ohio Tennessee Texas Washington Washington, DC



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10 van norden st cambridge - Se X
10 Van Norden St, Cambridge, MA X
Zillow: Real Estate, Apartments, X | +
https://www.zillow.com/homedetails/10-Van-Norden-St-Cambridge-MA-02140/56436882_zpid/
Timekeep

Back to Map

Directions

Sa



Pacheco, Maria

From: Christina Giacobbe <christina007@comcast.net>
Sent: Monday, July 25, 2022 8:41 AM
To: Pacheco, Maria
Subject: Objection to 10 Van Norden Street, BZA 3 170145

Good morning,

I am writing to express my objection to the matter before the board regarding the 3rd floor at 10 Van Norden Street.

The reasons for my objection are as follows:

1. The design of the property does not conform to the other houses on the street. It is unsightly to look at and takes away from the character of the neighborhood. The siding is inconsistent and there are no windows on the third floor facing the street like all the others houses. This devalues the neighborhood.
2. The owner did not properly seek a permit for the third floor as the design is above the existing property/FAR. At the last hearing in June, the attorney representing the owner stated that there was a fire at the property that resulted in the need for this oversized addition. It is my understanding that the fire occurred over several years ago and the property purchased was in significant need of repair and they should have known about this issue. The dimensions were also incorrect given the existing conditions before the fire which was not how the property is today. The previous owner repaired and maintained the fire damage and kept the roof line.
3. It was brought to my attention that the owner also has been in the neighborhood knocking on doors after 9:00PM one evening trying to solicit additional support. Although I did not have any interactions with the owner, it appeared to be quite aggressive and bordering on intimidation given the time of night.
4. Other owners on the street sought to seek permits for dormers through the appropriate process, 8 Van Norden Street and 11 Van Norden Street. I had no objections to these as they were conforming to the neighborhood. However, one owner was denied the exact same size of the dormer presently at 10 Van Norden Street. This was due to a significant fire that damaged the whole house and caused a multigenerational family to rebuild. This fire was on the news, right before Christmas and several neighbors and community members supported the family so they could rebuild. They were denied by the board and continued with their project conforming to the city regulations and direction of the board. To now grant another owner who did not follow the process would be disappointing as you would be rewarding bad behavior allowing the addition because they already did the work. This approval would encourage others to not conform to city regulations. Paying a fine is not sufficient.
5. During the last meeting, one of the board members brought to the attention of the attorney representing the owner that the FAR did not stay the same of that on the original permit. This design allowed the owner to gain entire floor area which they should have known would increase FAR. This bad behavior was noted by the board.
6. The request now as submitted in June did not reflect the updated dimensions leaving questions on the legitimacy of the request. I believe one of the board members commented that this was "felonious". This request to legitimize the work without a permit is a dangerous precedent.

It is my recommendation that the board deny the request and require the owner to take the dormer down and/or modify to conform to the other houses on the street.

Thank you for your time and consideration.

Christina Giacobbe

7 Van Norden Street

Pacheco, Maria

BZA-170145

From: Mike Rowland <mikejrowland@gmail.com>
Sent: Sunday, July 31, 2022 4:07 PM
To: Pacheco, Maria
Subject: Zoning appeal comments -- 10 Van Norden St

To Whom It May Concern:

My name is Mike Rowland and I am the owner of 11 Van Norden St #2, directly across the street from the property in question, 10 Van Norden St. I work from home and my home office directly overlooks 10 Van Norden, so I'm quite familiar with the project.

In my view, the special permit should be granted. The changes such as the top-floor dormer will benefit whoever my new neighbor will be, and don't harm me or our other neighbors. The changes are in keeping with the character of the neighborhood that drew me here.

More broadly, this long appeal process should be streamlined or have its requirements relaxed, so that simple improvements such as this one don't require such a drawn out process and can be done by right.

Now, in my personal, aesthetic opinion, the house would look better and be more enjoyable for its future owner with some of the updates proposed by the architect, but it's not my house to decide. In any case, I would prefer the project move forward rather than remaining partially finished for a longer time.

Mike

Pacheco, Maria

From: Alice Jarrard <ajarrard@gmail.com>
Sent: Monday, August 15, 2022 4:23 PM
To: Pacheco, Maria
Subject: Illegal construction at 10 Van Norden Street

Dear Ms. Pacheco,

We are writing as longtime residents of North Cambridge, who walk daily two or three times past the construction in question (case #BZA 170 145) and have been wondering for well over a year how it ever got approved. Leaving aside the question of the aesthetics of this third-floor construction, which do not correspond at all with the other buildings on the block, or the untruths told by the builder regarding the residence being owner-occupied, we are appalled by the lack of respect for due process on the part of the builder, Denehy.

To ask the city of Cambridge for a variance after construction is completed should not be allowed, as it sets a terrible precedent that developers will be only too happy to follow by simply paying after the fact for whatever they want to build illegally. The inequities that already exist between developers and neighborhood homeowners already are altering the urban fabric of Cambridge for the worse.

Please do not let this example stand!

Yours,
Alice Jarrard and Michael Randall
12 Notre Dame Avenue
Cambridge MA 02140

Sent from my iPhone





City of Cambridge

MASSACHUSETTS

2022 JUN 21 PM 3:14

BOARD OF ZONING APPEAL

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # 10 Van Norden St.

Address: (BZA-170145)

Owner, Petitioner, or Representative: Shauna Boughton
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 6-14-22

Shauna Boughton
Signature

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(9:29 p.m.)

Sitting Members: Brendan Sullivan, Jim Monteverde, Andrea Hickey, Jason Marshall, and Matina Williams

BRENDAN SULLIVAN: Okay. The Board will hear Case No. 170145 -- 10 Van Norden Street. 10 Van Norden?

SHANNA BOUGHTON: Good evening. Shanna Boughton on behalf of the petitioner, John Denehy.

BRENDAN SULLIVAN: If you would introduce yourself for the record?

SHANNA BOUGHTON: Yes. Good evening. Shanna Boughton on behalf of the petitioner, John Denehy.

BRENDAN SULLIVAN: Okay. Let me give a little bit of a background, and you can correct me if I misspeak or -- the history behind this for the Board is that there was a fire at 10 Van Norden, and that the petitioner, whether it be John Denehy or the contractor came down and applied for a building permit to repair the fire damage. Is that right, Shannon (sic)?

SHANNA BOUGHTON: Yes.

BRENDAN SULLIVAN: Okay. Could the Board -- I'm

1 sorry, could Staff pull up with the existing building before
2 the fire looked like?

3 JIM MONTEVERDE: There's a view of it on the
4 survey sheet, Mr. Chair.

5 SHANNA BOUGHTON: Yeah. There should be one in
6 the file.

7 JIM MONTEVERDE: Kind of a grainy, little one but
8 --

9 BRENDAN SULLIVAN: Yeah. Okay. So that was the
10 building prior to the fire. And apparently the fire was in
11 the top left corner of the third floor, was it? Or the
12 second floor or something?

13 SHANNA BOUGHTON: Second floor.

14 BRENDAN SULLIVAN: Okay. Then so there was a fire
15 there and it came down to the building permit to repair the
16 fire damages. And then the repairs looked like -- let me
17 see, the -- and that's what the repairs came out to be.

18 So what you're asking for tonight is that there
19 was -- I'll paraphrase it, I guess, is that there was far
20 more work done than what was permitted by the permit? Is
21 that fair to say, Shannon?

22 SHANNA BOUGHTON: Yes. I think it's -- you know,

1 particularly with regard to the roofline while the top pitch
2 is not higher, the -- as you could see, there's like -- I
3 don't know if you call them, "dormers" now that are on the
4 side of each?

5 BRENDAN SULLIVAN: Well, yeah.

6 SHANNA BOUGHTON: So it's changed the pitch of the
7 roof.

8 BRENDAN SULLIVAN: Yeah, the original has --

9 SHANNA BOUGHTON: And increased --

10 BRENDAN SULLIVAN: -- changed --

11 SHANNA BOUGHTON: -- on each side of the home in
12 that area. So --

13 BRENDAN SULLIVAN: And the left side goes all the
14 way down the entire length of the building?

15 SHANNA BOUGHTON: Correct.

16 BRENDAN SULLIVAN: All right. And the right side
17 basically replaces a small dormer that was present there?

18 SHANNA BOUGHTON: Yes.

19 BRENDAN SULLIVAN: And ties into an existing
20 feature of the house? I don't know if you have a side view
21 or not?

22 SHANNA BOUGHTON: Correct, on the right side.

1 BRENDAN SULLIVAN: Okay, right there.

2 SHANNA BOUGHTON: There, yes. Because this is the
3 current status, what it looks like.

4 BRENDAN SULLIVAN: So basically, what you're
5 asking is for us to legalize I guess what was expanded. And
6 I guess the question is ask is how did this happen? Or
7 maybe it's immaterial at this point?

8 SHANNA BOUGHTON: Well, you know, I will say what
9 happened in regard -- it's no excuse, obviously, it should
10 have been done beforehand, before the City drew it to my
11 client's attention -- you will see in the file there is a
12 letter from our architect, Christopher Bailow. And in
13 there, he didn't believe that a special permit was required
14 because the floor area ratio stayed the same.

15 So Mr. Denehy was relying on that in not seeking a
16 special permit. And --

17 JIM MONTEVERDE: I'm not sure that that's correct.

18 SHANNA BOUGHTON: I understand that.

19 JIM MONTEVERDE: I mean, I understand the statement,
20 but there just -- it can't be. When you were under that
21 original roof pitch, and if you're measuring any space
22 that's five-foot tall, and now you've raised that roof so

1 that you have the entire floor area, you've definitely
2 gained square footage.

3 SHANNA BOUGHTON: Understood.

4 JIM MONTEVERDE: That has to affect your FAR.

5 SHANNA BOUGHTON: Right.

6 JIM MONTEVERDE: Sorry to interrupt you.

7 BRENDAN SULLIVAN: And again, for somebody who's
8 in the business, you have a permit to do a certain amount of
9 work, and then you just disregard that and then just keep on
10 going without going back to the Building Department and say
11 -- well, first of all good common sense is that you're
12 expanding beyond what you asked for for the building permit.
13 It's just bad behavior. That is one issue.

14 The other issue is on the dimensional form. If we
15 can pull up the dimensional form?

16 Again, the existing conditions, we want to know
17 what the existing conditions were before the fire.
18 Basically, what you're basically including in this is what
19 it is now. The existing conditions, taking into
20 consideration the expansion. That's felonious. We cannot
21 have that.

22 It has to be what the existing condition of the

1 house was prior to the fire, before getting the building
2 permit to repair it. So we need to know what that number
3 is, and then the 2266 is probably what it is now.

4 And that then changes all of those numbers
5 probably down below.

6 SHANNA BOUGHTON: Understood.

7 BRENDAN SULLIVAN: So I don't see how the
8 application can go forward because there's a defect in the
9 application, which is the dimensional form.

10 SHANNA BOUGHTON: So if we can request, then, a
11 continuance, then to the next hearing, and I will relay to
12 Mr. Denehy that he needs to obtain a new architect, then, so
13 that these are all corrected.

14 BRENDAN SULLIVAN: Right. And it should be run by
15 the Building Department too and the Commissioner to make
16 sure that all the calculations are correct.

17 SHANNA BOUGHTON: Are accurate.

18 BRENDAN SULLIVAN: Let me open it up to members of
19 the Board. Jim Monteverde, are you in agreement that the
20 matter needs to be continued?

21 JIM MONTEVERDE: Absolutely.

22 BRENDAN SULLIVAN: And Jason Marshall?

1 JASON MARSHALL: Emphatically yes.

2 BRENDAN SULLIVAN: Andrea?

3 ANDREA HICKEY: Yes. This cannot go forward as
4 it.

5 BRENDAN SULLIVAN: Okay. Matina?

6 MATINA WILLIAMS: Yes. This is -- needs a
7 continuance.

8 BRENDAN SULLIVAN: And Brendan Sullivan yes that
9 accepting the request for a continuance. Let me make a
10 motion, then, to continue this matter to the earliest date
11 we can do it is -- when, August -- August 18, 2022.

12 Let me make a motion, then, to continue this
13 matter to August 18, 2022, as a case not heard on the
14 condition that the petitioner and petitioner's counsel sign
15 a waiver to the statutory requirement for a hearing and a
16 decision to be rendered thereof.

17 Such waiver shall be obtained by the Building
18 Department, Special Services. Shall be signed either by the
19 petitioner or counsel. That it be returned by 5:00 p.m. on
20 the week from Monday.

21 That the posting sign -- and I would ask that the
22 posting sign be changed from behind the window, which is in

1 the well -- and that it be put -- mounted on the fence or
2 potentially just inside the fence, potentially on a piece of
3 plywood and you can put a piece of plastic over it, but that
4 it not be putting it in the window is -- does not meet the
5 requirements of the ordinance.

6 That the posting sign be changed to reflect the
7 new date of August 18, 2022, and the new time of 6:00 p.m.

8 That any new submissions will have to be, that
9 they be in the file by 5:00 p.m. on the Monday prior to the
10 August 18 hearing.

11 And I think that covers it.

12 On the motion, then, to continue this matter, Jim
13 Monteverde?

14 JIM MONTEVERDE: In favor.

15 BRENDAN SULLIVAN: Jason Marshall?

16 JASON MARSHALL: In favor.

17 BRENDAN SULLIVAN: Andrea Hickey?

18 ANDREA HICKEY: Yes, in favor.

19 BRENDAN SULLIVAN: Matina Williams?

20 MATINA WILLIAMS: Yes, in favor.

21 BRENDAN SULLIVAN: In favor.

22 [All vote YES]

1 BRENDAN SULLIVAN: On the five affirmative votes
2 of the members of the Board this matter is continued until
3 August 18. See you then.

4 SHANNA BOUGHTON: Thank you.

5 BRENDAN SULLIVAN: And that concludes tonight's
6 agenda. Thank you all. Excellent work.

7 JIM MONTEVERDE: All right.

8 MATINA WILLIAMS: Thank you.

9 COLLECTIVE: Thank you.

10 MATINA WILLIAMS: Goodnight, everyone.

11 ANDREA HICKEY: Good work, Mr. Chair. Thank you.

12 MATINA WILLIAMS: Good work, Mr. Chair.

13 JIM MONTEVERDE: Bye-bye.

14 MATINA WILLIAMS: Bye.

15 BRENDAN SULLIVAN: Bye now, Matina. Stay well.

16 [9:40 p.m. End of Proceedings]

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DENEHY RESIDENCE

JOHN DENEHY

~~CITY OF CAMBRIDGE
INSPECTORIAL SERVICES
2022 SEP 30 A 8:37~~

10 VAN NORDEN ST.
CAMBRIDGE, MA 02140

BOARD OF ZONING APPEAL SET

~~CITY OF CAMBRIDGE
INSPECTORIAL SERVICES
08/26/2022
2022 OCT -3 P 5:02~~

PRIOR TO RENOVATION



RENOVATION



PROPOSED



PROJECT #: 2207-0010

ARCHITECT:

SAM KACHMAR

ARCHITECTS

(p) 617-800-6223

www.SKA-MA.com

357 HURON AVE.

CAMBRIDGE MA, 02138



© 2022 SAM KACHMAR ARCHITECTS

CLIENTS:

JOHN DENEHY

GENERAL CONTRACTOR:

N/A

STRUCTURAL ENGINEER:

N/A

PROJECT NARRATIVE:

THE DENEHY RESIDENCE CONSISTS OF IMPROVING THE AESTHETICS OF THE RECENTLY RENOVATED HOUSE AT 10 VAN NORDEN, BY INCORPORATING A LADDER FRAME ROOF THAT BRINGS SOME OF THE CHARACTER OF THE PREVIOUS HOME BEFORE THE RENOVATION. IN ADDITION NEW WINDOW ON THE 3RD FLOOR/RENOVATED ATTIC.

Sheet List		
Sheet Number	Sheet Name	Count
BZA-000	COVER	1
BZA-101	LEVEL 1	1
BZA-102	LEVEL 2	1
BZA-103	LEVEL 3	1
BZA-104	ROOF PLAN	1
BZA-203	ELEVATION EAST	1
BZA-202	ELEVATION NORTH	1
BZA-200	ELEVATION SOUTH	1
BZA-201	ELEVATION WEST	1
BZA-301	PLOT PLAN	1
BZA-100	LEVEL 0	1
BZA-001	GENERAL NOTES	1
BZA-003	AREA PLANS	1
BZA-004	SOLAR STUDY	1
BZA-005	AXONS	1
BZA-007	STREET VIEW	1
BZA-300	ADDITIONAL	1
BZA-302	EXISTING SITE PHOTOS	1
BZA-303	DIMENSIONAL TABLE	1

BZA-001 GENERAL NOTES

ABBREVIATIONS

#	NUMBER OR POUND	L	LENGTH
&+	AND	LAM	LAMINATE, LAMINATED
@	AT	LB	POUND
ADJ	ADJUSTABLE	LGFM	LIGHT GAGE METAL FRAMING
AFF	ABOVE FINISH FLOOR	LT	LIGHT
ALUM	ALUMINUM	LT WT	LIGHT WEIGHT
APPROX	APPROXIMATELY	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MDF	MEDIUM DENSITY FIBER
AVB	AIR AND VAPOR BARRIER	MECH	MECHANICAL
BD	BOARD	MED	MEDIUM
BIT	BITUMINOUS	MFR	MANUFACTURER
BLOG	BUILDING	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BTWN	BETWEEN	MTD	MOUNTED
CF	CUBIC FEET	MTL	METAL
CJ	CUBIC INCHES	N	NORTH
CJ	CONTROL JOINT	N/A	NOT APPLICABLE
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR OR CLEARANCE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OH	OPPOSITE HAND
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR, CORRUGATED	OSB	ORIENTED STRANDBOARD
CTR	CENTER	OVHD	OVERHEAD
D	DEPTH, DEEP	OZ	OUNCE (S)
DBL	DOUBLE	PATT	PATTERN (ED)
DEMO	DEMOLISH, DEMOLITION	PERF	PERFORATED
DIA	DIAMETER	PERP	PERPENDICULAR
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
DN	DOWN	PLYWD	PLYWOOD
DTL	DETAIL	PNT	PAINT, PAINTED
DW	DISHWASHER	PR	PAIR
E	EAST	PREFAB	PREFABRICATE, PREFABRICATED
EA	EACH	QTY	QUANTITY
EJ	EXPANSION JOINT	RAD	RADIUS
EL	ELEVATION (GRADE)	RBR	RUBBER
ELEC	ELECTRICAL	RD	ROOF DRAIN
ELEV	ELEVATION (FACADE)	REF	REFERENCE
EOS	EDGE OF SLAB	REFR	REFRIGERATE, REFRIGERATOR
EQ	EQUAL, EQUIPMENT, EQUIP	REINF	REINFORCE, REINFORCED
ETR	EXISTING TO REMAIN	REQ	REQUIRE
EXG	EXISTING	REV	REVISION, REVISE, REVISED
EXP	EXPOSED	RM	ROOM
EXT	EXTERIOR	RO	ROUGH OPENING
FAB	FABRICATE, FABRICATION	S	SOUTH
FD	FLOOR DRAIN	SCHED	SCHEDULE
FF	FINISHED FLOOR	SF	SQUARE FEET
FL	FLOOR	SI	SQUARE INCHES
FOW	FACE OF WALL	SIM	SIMILAR
FT	FEET, FOOT	SPEC	SPECIFICATION
GA	GALVE	SQ	SQUARE
GALV	GALVANIZED	SS, SST	STAINLESS STEEL
GL	GLASS, GLAZING, GLAZED	STC	SOUND TRANSMISSION CLASS
GWB	GYP SUM WALLBOARD, BACKING BOARD	STL	STEEL
GYP	GYP SUM	STOR	STORAGE
H	HIGH	STR	STAIR
HDWD	HARDWOOD	T.O.	TOP OF
HM	HOLLOW METAL	U.O.	UNDERSIDE OF
HORIZ	HORIZONTAL	UON	UNLESS OTHERWISE NOTED
HVAC	HEATING, VENTILATING & AIR CONDITIONING	WD	WOOD
IN	INCH, INCHES	WT	WEIGHT
INCL	INCLUDE, INCLUDED	X	INDICATES TIMES OR BY
INT	INTERIOR		
JT	JOINT		

MATERIALS

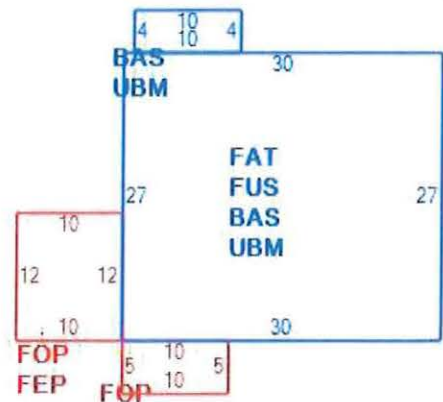
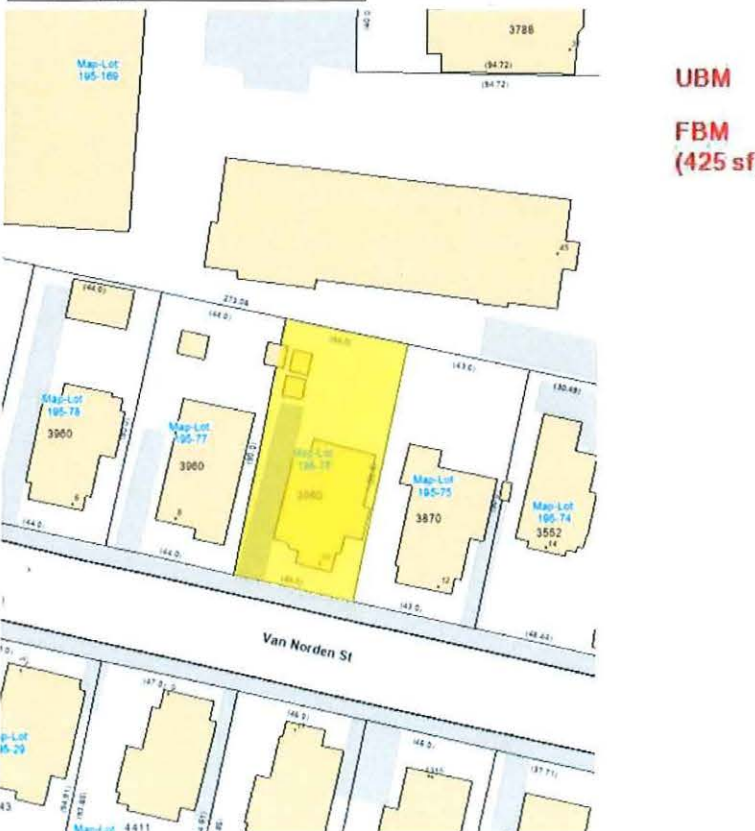
	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYP SUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

SYMBOLS

	VIEW NAME SCALE: 1/4" = 1'-0"	DRAWING TITLE	
	EXTERIOR ELEVATION KEY		
	INTERIOR ELEVATION KEY		
	BUILDING SECTION MARKER		
	WALL SECTION MARKER		
	DETAIL AREA MARKER		
	DETAIL SECTION MARKER		
	GRID LINE		
	VERTICAL ELEVATION KEY (ELEV)		
	SPOT ELEVATION W/ TARGET (PLAN)		
	SPOT ELEVATION NO TARGET (PLAN)		
	REVISION CLOUD AND REVISION TAG		
	ROOM TAG	☺	CENTERLINE
	AREA TAG		MATCH LINE
	DOOR TAG		HINGE SIDE OF DOOR
	WINDOW TAG		ALIGN SURFACES
	ROOM NAME ROOM # FLOOR BASE WALL CEILING		FINISH TAG

GENERAL NOTES

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYS AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING * SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.



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REGISTRATIONS:
NOT FOR CONSTRUCTION

GENERAL NOTES

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 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING
 Project Status: APPEAL SET
 Project number: 2207-0010
 Date: 08/26/2022
 Drawn by: Author
 Checked by: Checker
BZA-001
 Scale: 1 1/2" = 1'-0"

BZA-003 AREA PLANS

RESIDENTIAL ZONE B

LOT AREA = 3,960 SF

F.A.R. CALCULATIONS

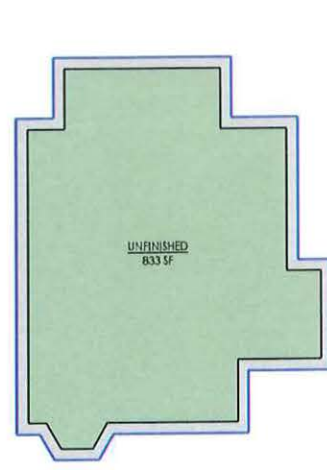
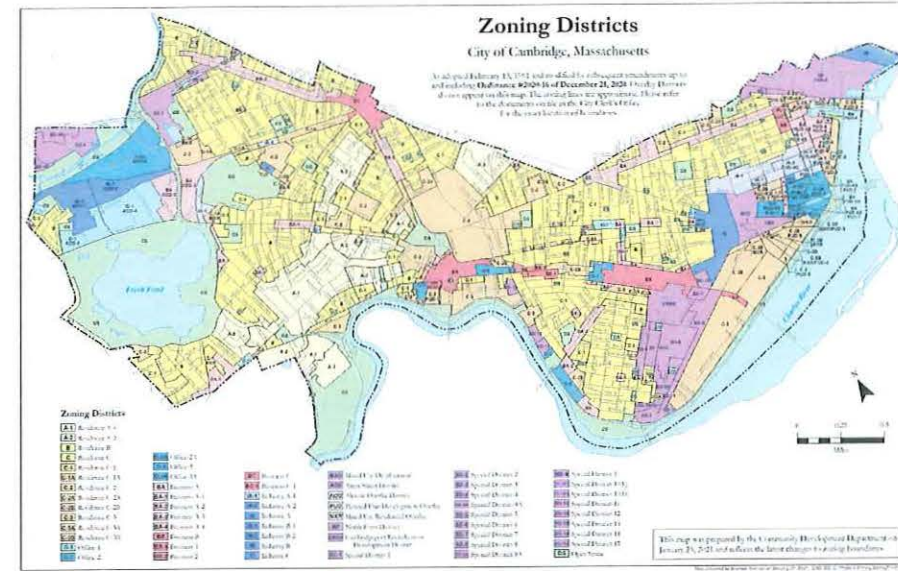
EXISTING F.A.R. = 0.56
 PROPOSED F.A.R. = 0.60
 REQUIRED F.A.R. = 0.50

OPEN SPACE CALCULATION

EXISTING OPEN SPACE = 63%
 PROPOSED OPEN SPACE = 63%
 REQUIRED OPEN SPACE = 40%

EXISTING AREA PLAN		
Level	Name	Area
EXISTING LEVEL 1	Area	85 SF
EXISTING LEVEL 1	FINISHED LIVING SPACE	833 SF
EXISTING LEVEL 2	FINISHED LIVING SPACE	845 SF
EXISTING LEVEL 3	FINISHED LIVING SPACE	449 SF
Grand total:		2212 SF

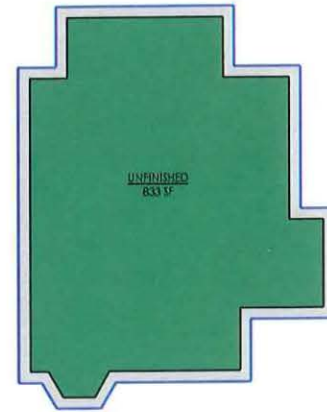
PROPOSED AREA PLAN		
Level	Name	Area
EXISTING LEVEL 1	FINISHED LIVING SPACE	833 SF
EXISTING LEVEL 2	FINISHED LIVING SPACE	845 SF
EXISTING LEVEL 3	FINISHED LIVING SPACE	614 SF
EXISTING LEVEL 1	FINISHED LIVING SPACE	85 SF
Grand total:		2377 SF



Rentable Area Legend

Building Common Area

② EXISTING LEVEL 0
1/8" = 1'-0"



Building Area Legend

Gross Building Area

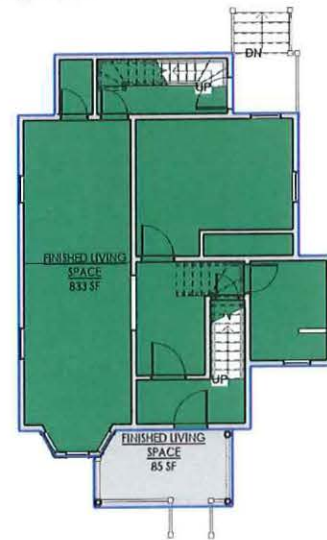
⑥ PROPOSED LEVEL 0
1/8" = 1'-0"



Rentable Area Legend

Building Common Area
Exterior Area

③ EXISTING LEVEL 1
1/8" = 1'-0"



Building Area Legend

Exterior Area
Gross Building Area

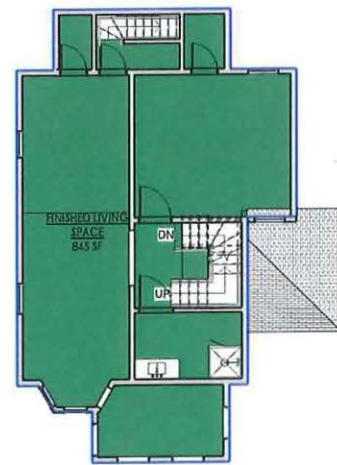
⑦ PROPOSED LEVEL 1
1/8" = 1'-0"



Rentable Area Legend

Building Common Area

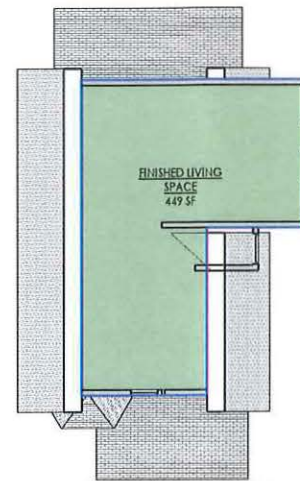
④ EXISTING LEVEL 2
1/8" = 1'-0"



Building Area Legend

Gross Building Area

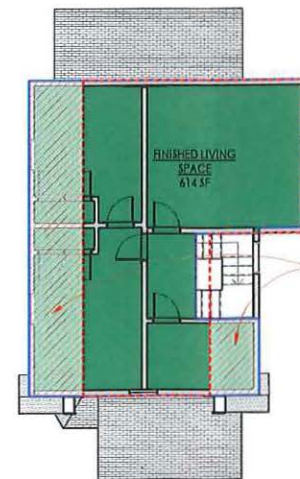
⑧ PROPOSED LEVEL 2
1/8" = 1'-0"



Rentable Area Legend

Building Common Area

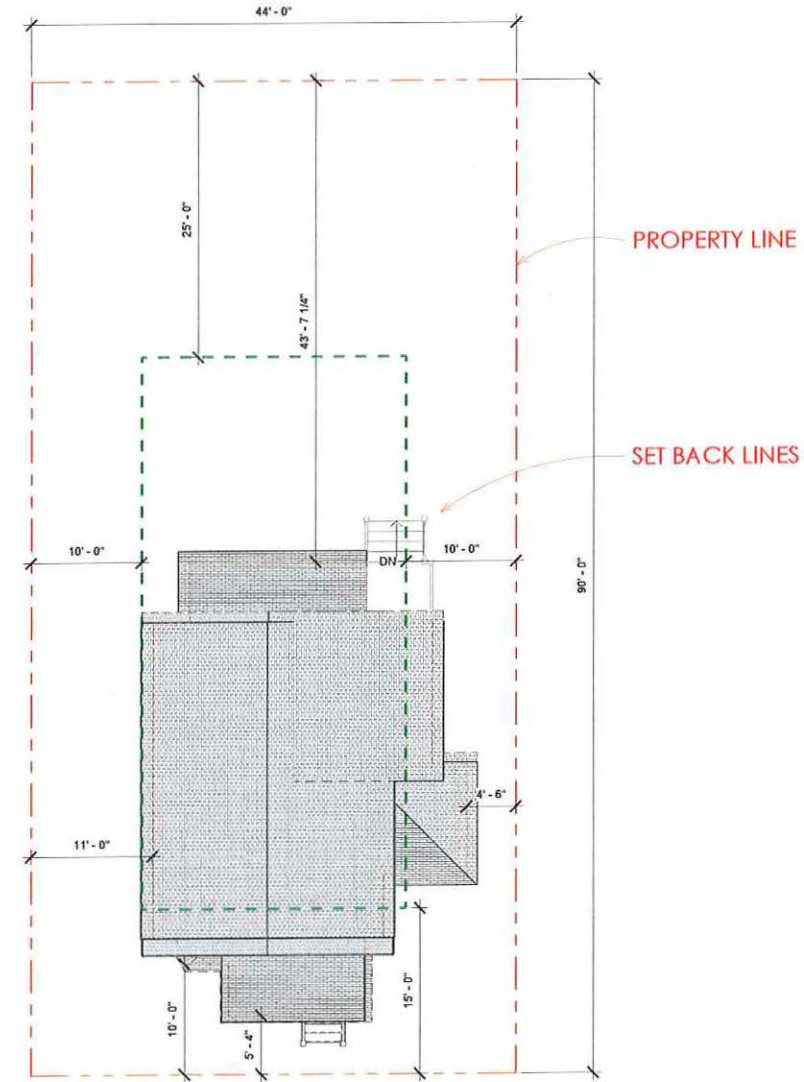
⑤ EXISTING LEVEL 3
1/8" = 1'-0"



Building Area Legend

Gross Building Area

⑨ PROPOSED LEVEL 3
1/8" = 1'-0"



① BZA - PROPOSED SITE PLAN
1/8" = 1'-0"



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REGISTRATIONS:

NOT FOR CONSTRUCTION

AREA PLANS

JOHN DENEHY

DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

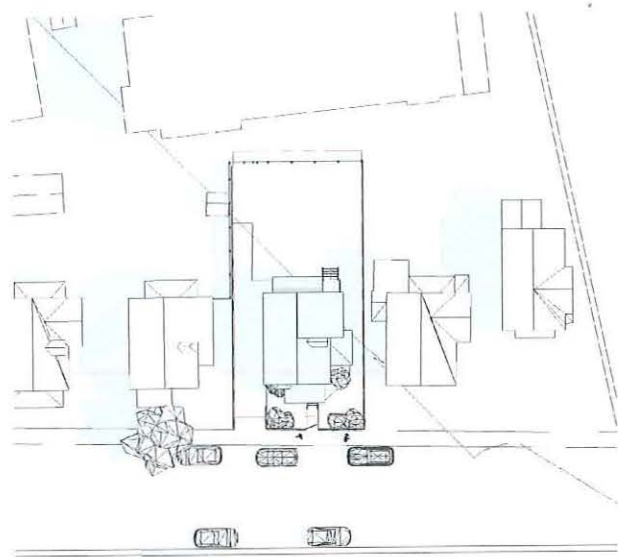
BOARD OF ZONING
 Project Status: APPEAL SET
 Project number: 2207-0010
 Date: 08/26/2022
 Drawn by: Author
 Checked by: Checker

BZA-003

Scale: 1/8" = 1'-0"

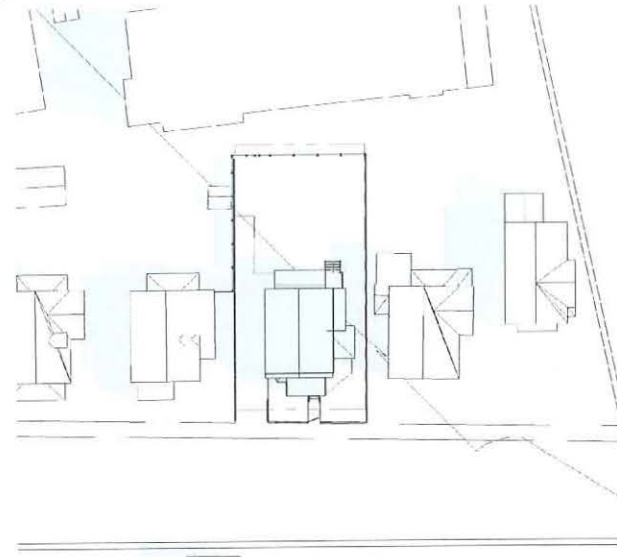
MORNING - 9 AM

EXISTING - SUMMER



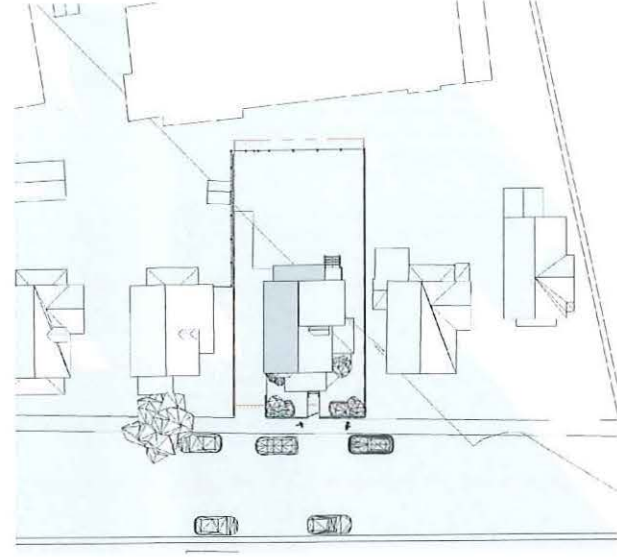
1 BZA - EXISTING - SUMMER - 9AM
1" = 30'-0"

PROPOSED - SUMMER



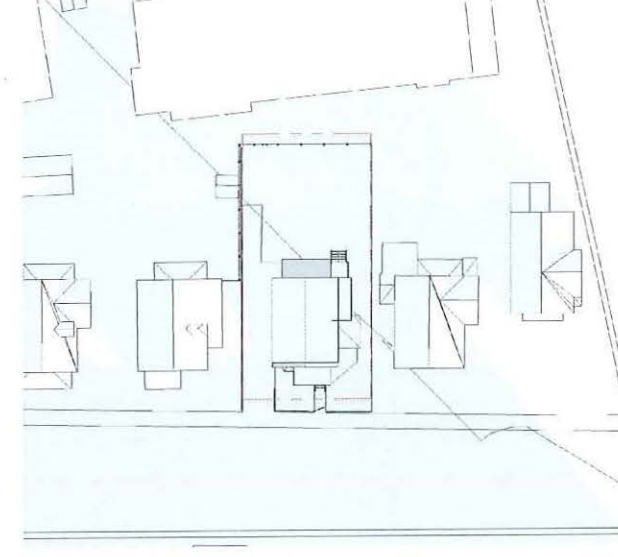
4 BZA - PROPOSED - SUMMER - 9 AM
1" = 30'-0"

EXISTING - WINTER



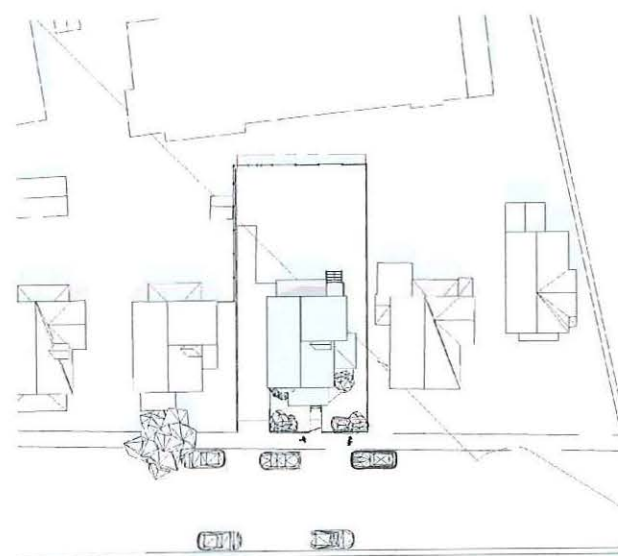
8 BZA - EXISTING - WINTER - 9AM
1" = 30'-0"

PROPOSED - WINTER

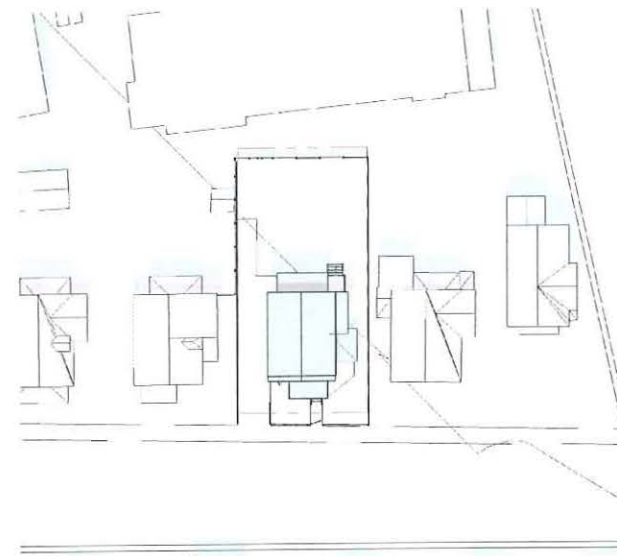


11 BZA - PROPOSED - WINTER - 9 AM
1" = 30'-0"

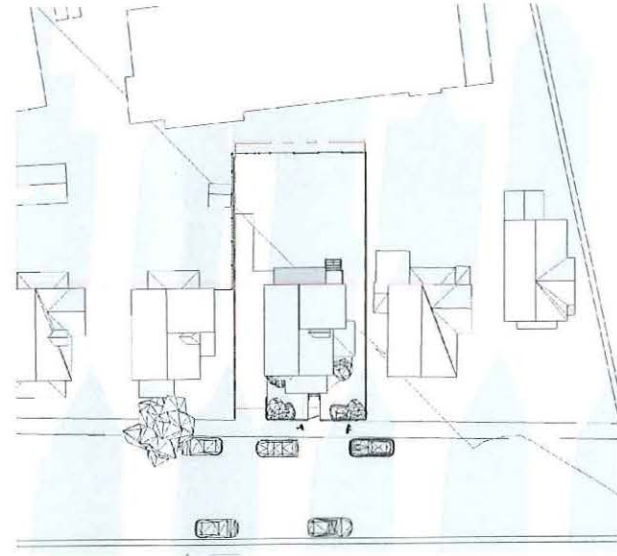
NOON - 12 PM



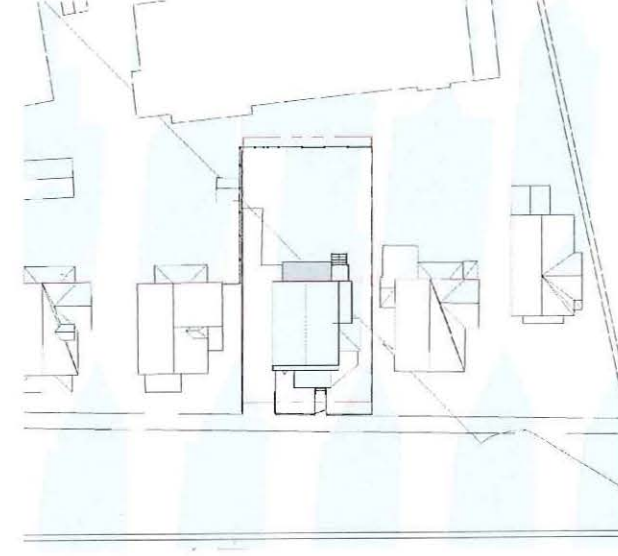
2 BZA - EXISTING - SUMMER - 12 PM
1" = 30'-0"



5 BZA - PROPOSED - SUMMER - 12 PM
1" = 30'-0"

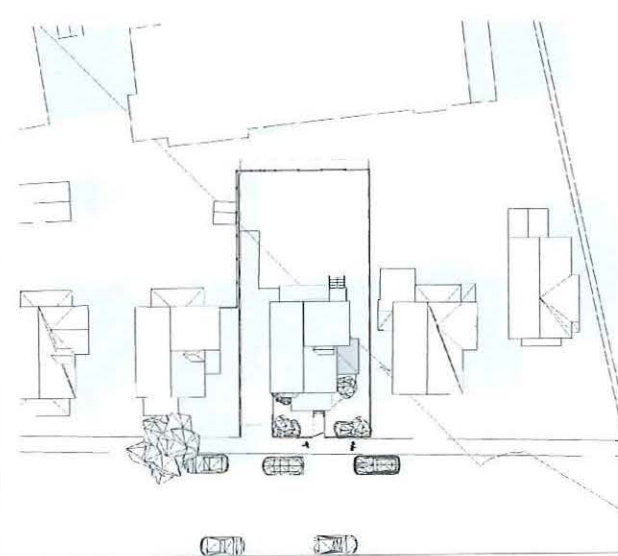


9 BZA - EXISTING - WINTER - 12 PM
1" = 30'-0"

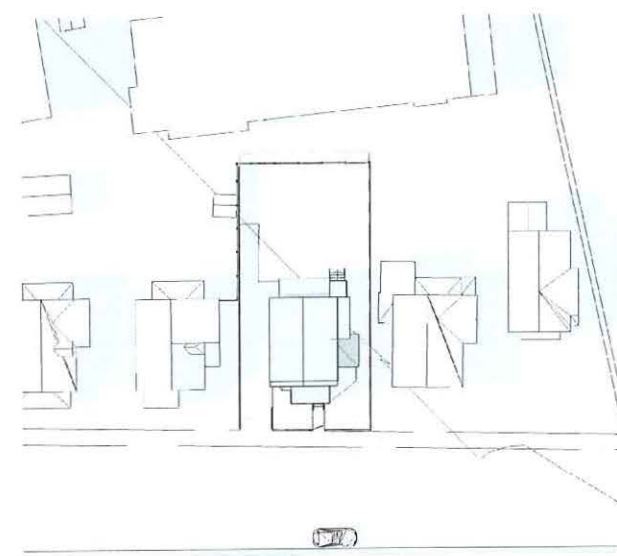


12 BZA - PROPOSED - WINTER - 12 PM
1" = 30'-0"

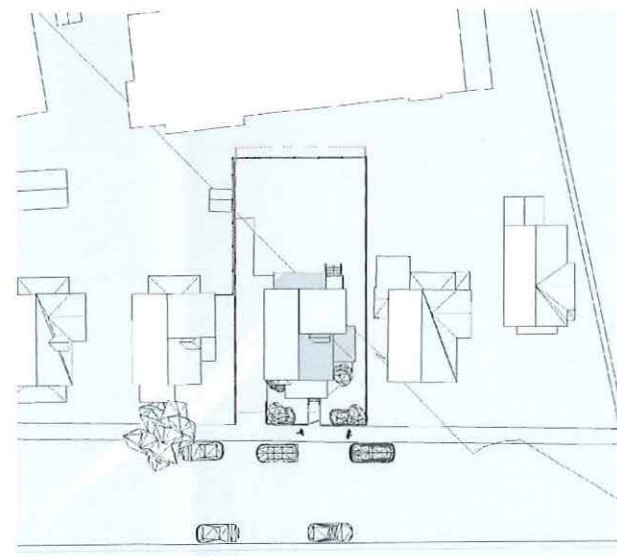
AFTERNOON - 3 PM



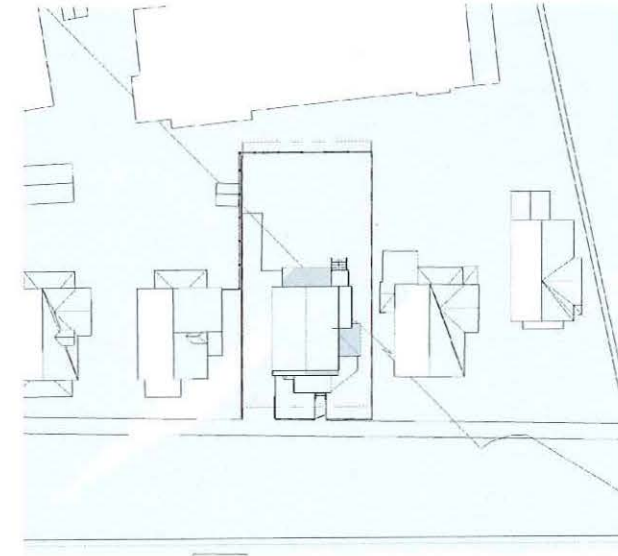
3 BZA - EXISTING - SUMMER - 3 PM
1" = 30'-0"



6 BZA - PROPOSED - SUMMER - 3 PM
1" = 30'-0"



7 BZA - EXISTING - WINTER - 3 PM
1" = 30'-0"



10 BZA - PROPOSED - WINTER - 3 PM
1" = 30'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

SOLAR STUDY

JOHN DENEHY
DENEHY RESIDENCE
10 VAN NORDEN ST. CAMBRIDGE,
MA 02140

BOARD OF ZONING
APPEAL SET
Project Status
Project number 2207-0010
Date 08/26/2022
Drawn by Aulhor
Checked by Checker

BZA-004

Scale 1" = 30'-0"

PRIOR TO RENOVATION



PROPOSED



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REGISTRATIONS:

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AXONS

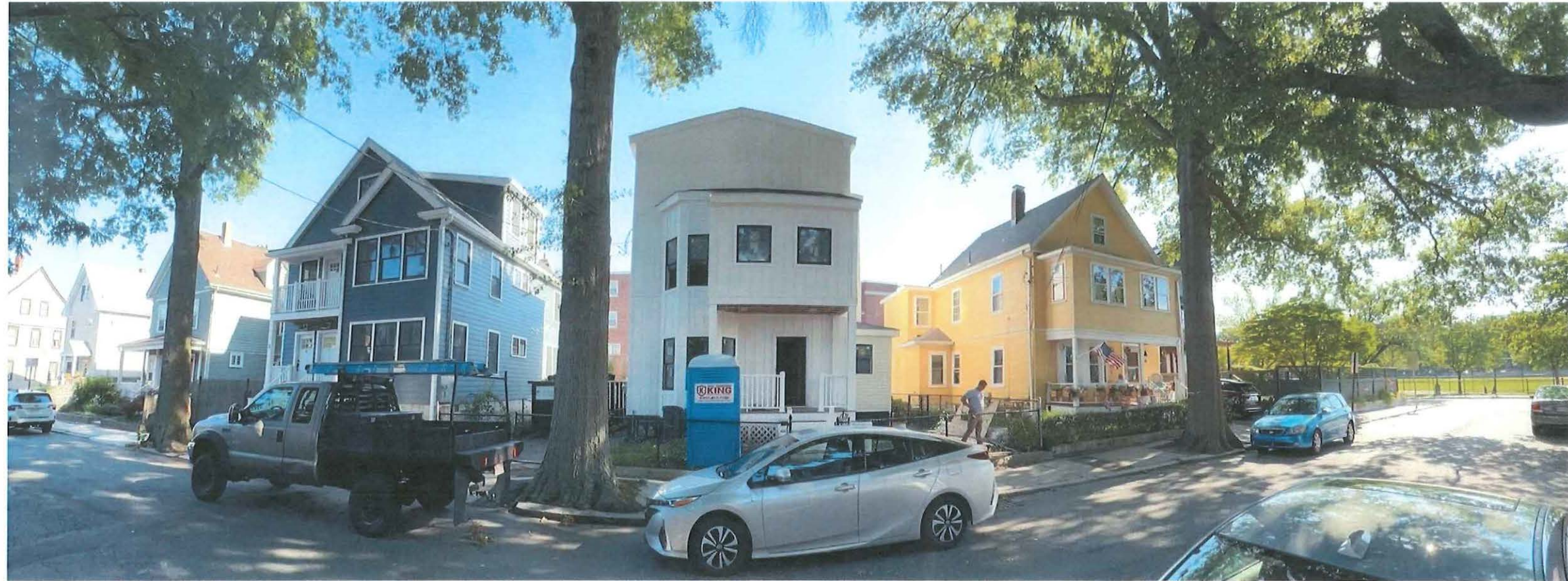
JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

Project Status	BOARD OF ZONING APPEAL SET
Project number	2207-0010
Date	08/26/2022
Drawn by	Author
Checked by	Checker

BZA-005

Scale

EXISTING STREET VIEW



PROPOSED STREET VIEW



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REGISTRATIONS:

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CONSTRUCTION**

STREET VIEW

JOHN DENEHY

DENEHY RESIDENCE

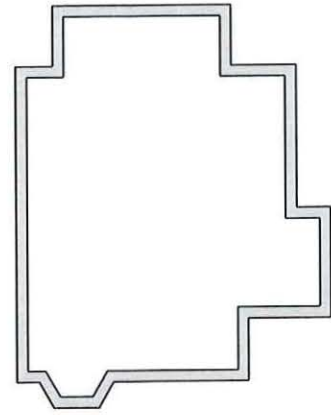
10 VAN NORDEN ST. CAMBRIDGE,
MA 02140

Project Status	BOARD OF ZONING APPEAL SET
Project number	2207-0010
Date	08/26/2022
Drawn by	Author
Checked by	Checker

BZA-007

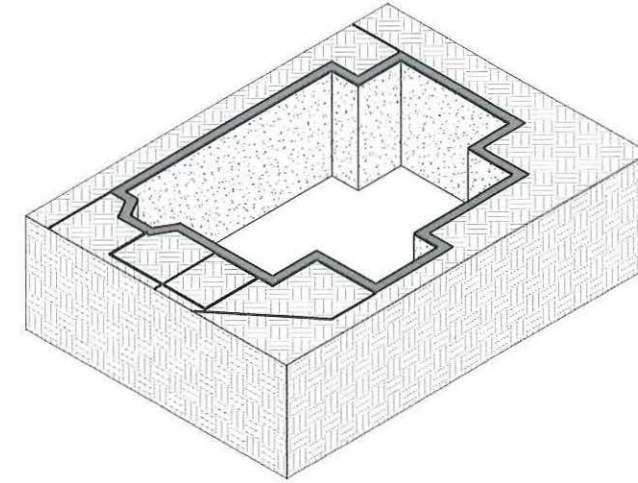
Scale

BZA-100 LEVEL 0

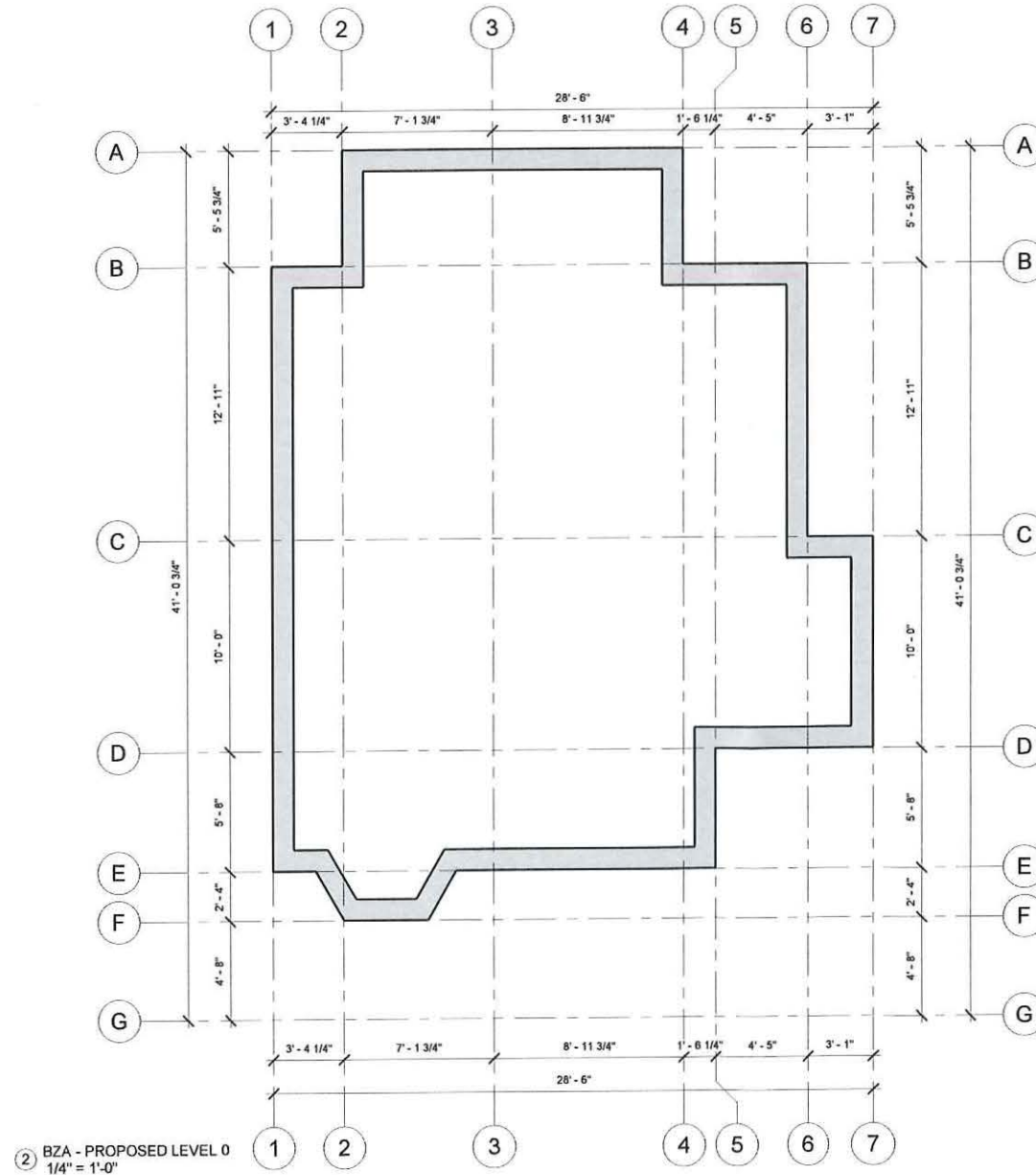


① BZA - EXISTING LEVEL 0
1/8" = 1'-0"

NO REQUESTED RELIEF
ON THIS FLOOR



③ BZA - AXON - LEVEL 0



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

LEVEL 0

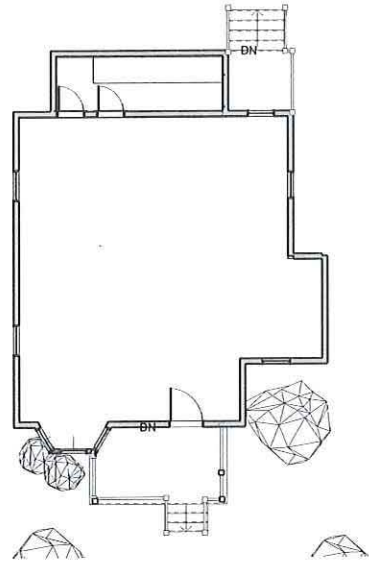
JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING
 APPEAL SET
 Project Status
 Project number 2207-0010
 Date 08/26/2022
 Drawn by Author
 Checked by Checker

BZA-100

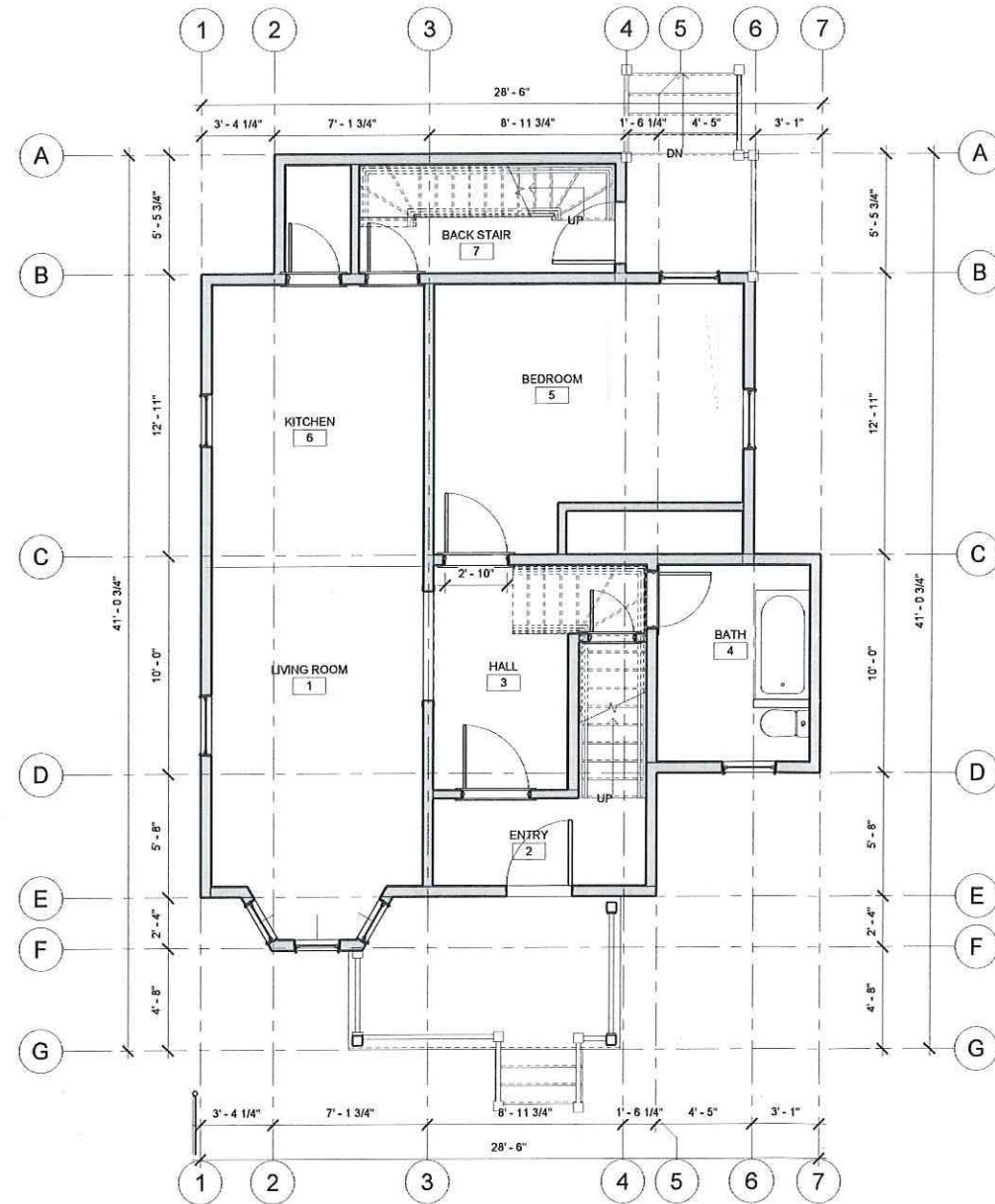
Scale As indicated

BZA-101 LEVEL 1

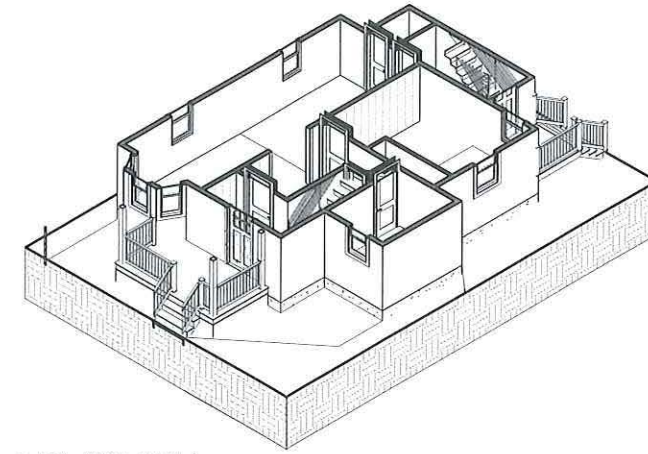


① BZA - EXISTING LEVEL 1
1/8" = 1'-0"

**NO REQUESTED RELIEF
ON THIS FLOOR**



② BZA - PROPOSED LEVEL 1
1/4" = 1'-0"



③ BZA - AXON - LEVEL 1



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

LEVEL 1

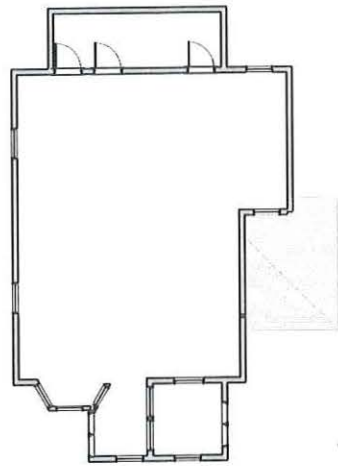
JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING	
Project Status	APPEAL SET
Project number	2207-0010
Date	08/26/2022
Drawn by	Author
Checked by	Checker

BZA-101

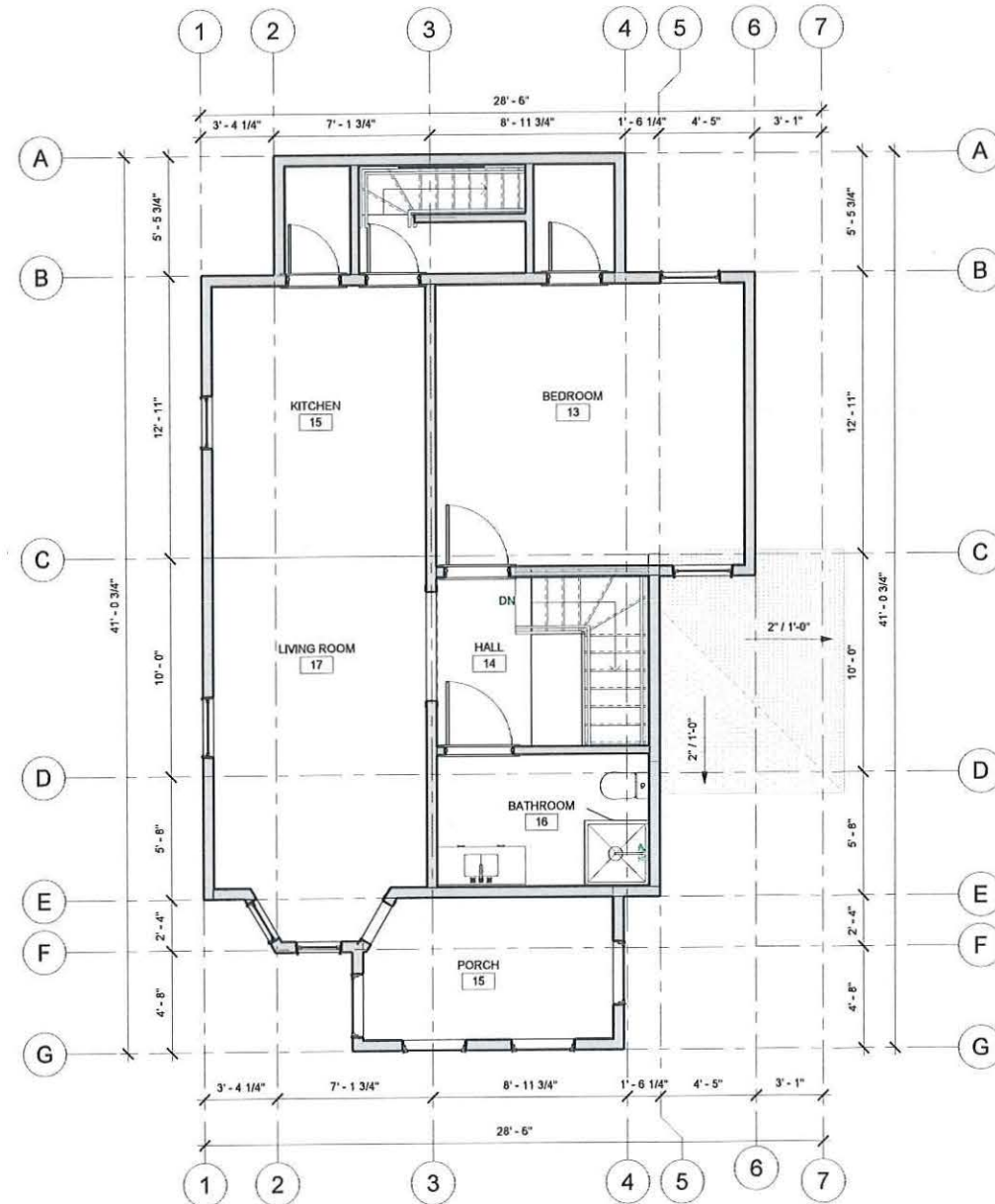
Scale As Indicated

BZA-102 LEVEL 2

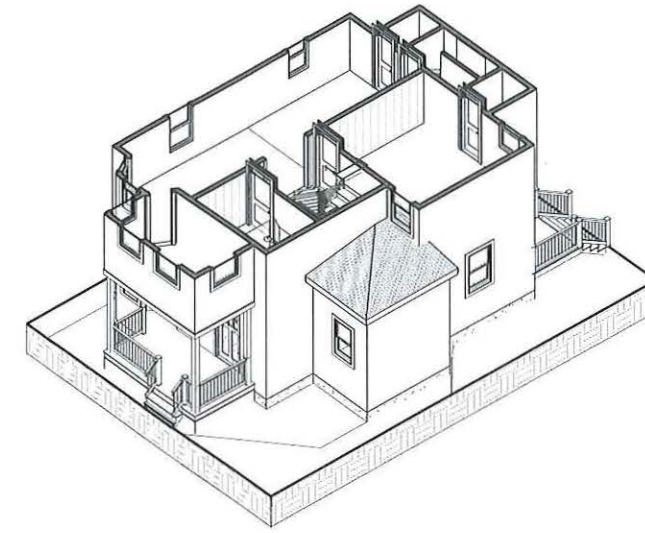


1 BZA - EXISTING LEVEL 2
1/8" = 1'-0"

NO REQUESTED RELIEF
ON THIS FLOOR



2 BZA - PROPOSED LEVEL 2
1/4" = 1'-0"



3 BZA - AXON - LEVEL 2



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

LEVEL 2

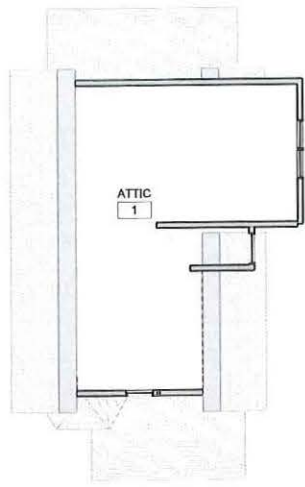
JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING
 APPEAL SET
 Project Status
 Project number 2207-0010
 Date 08/26/2022
 Drawn by Author
 Checked by Checker

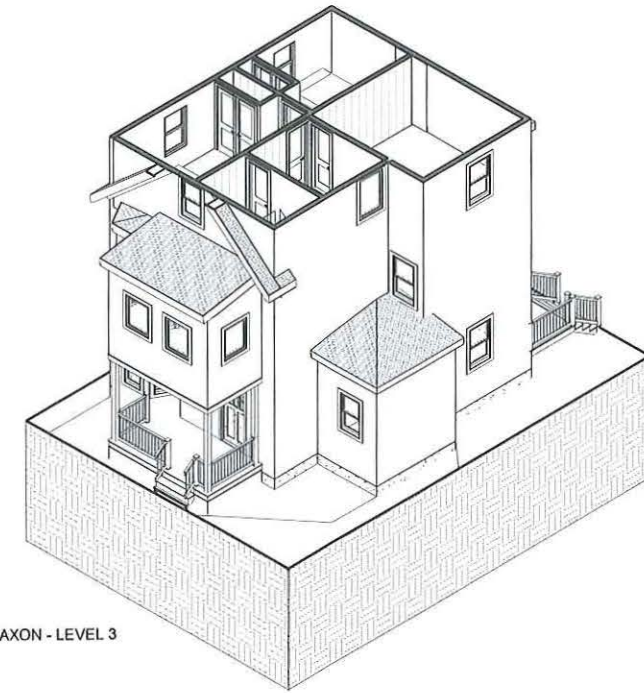
BZA-102

Scale As indicated

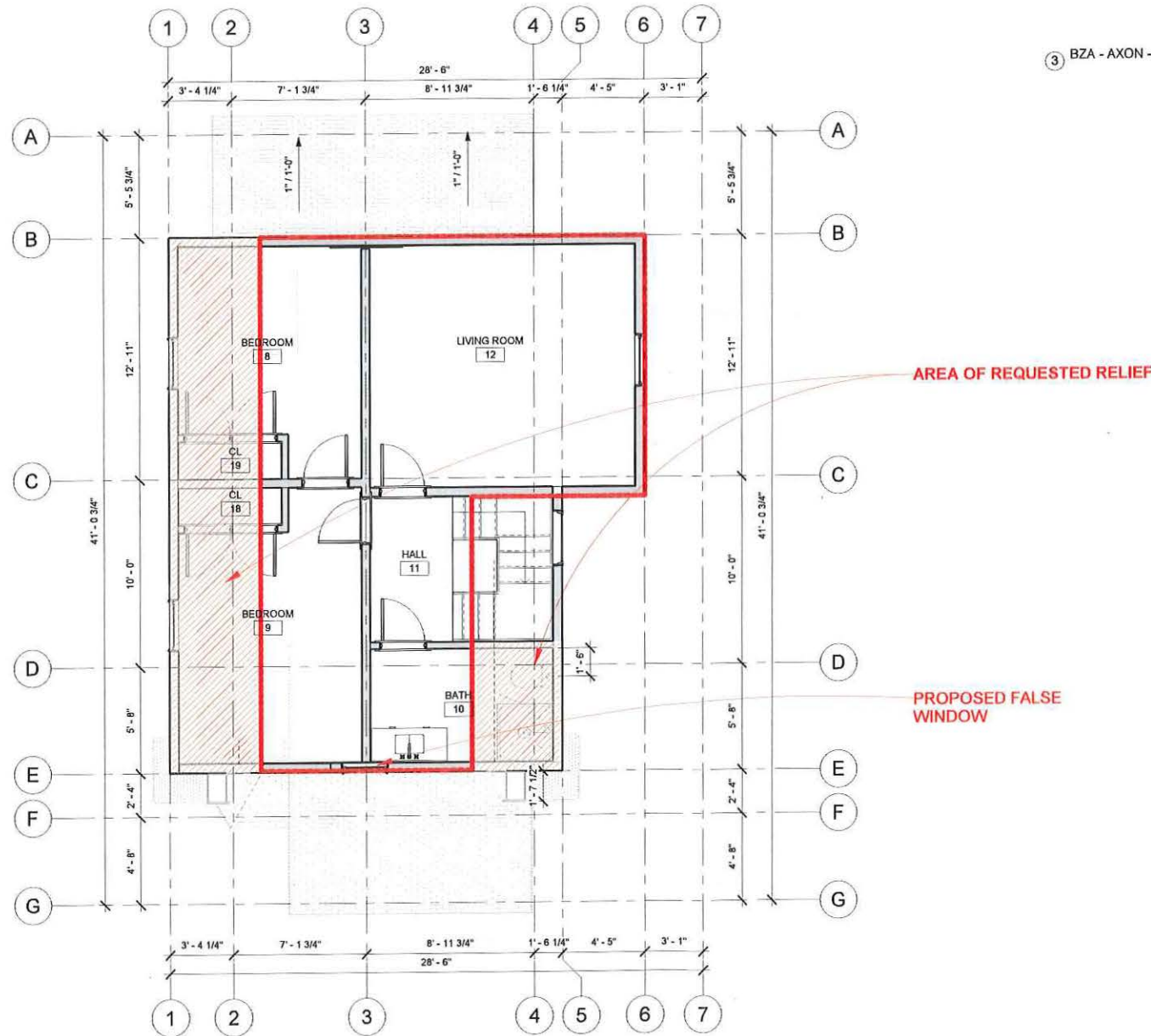
BZA-103 LEVEL 3



① BZA - EXISTING LEVEL 3
1/8" = 1'-0"



③ BZA - AXON - LEVEL 3



② BZA - PROPOSED LEVEL 3
1/4" = 1'-0"



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 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

LEVEL 3

JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

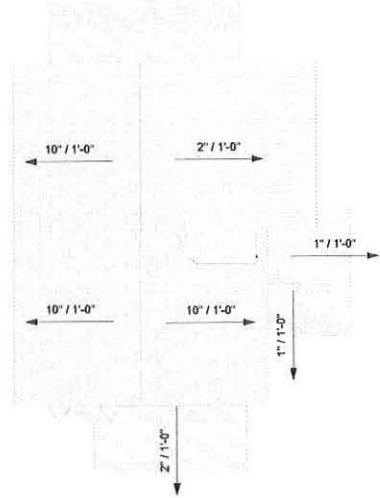
Project Status	BOARD OF ZONING APPEAL SET
Project number	2207-0010
Date	08/26/2022
Drawn by	Author
Checked by	Checker

BZA-103

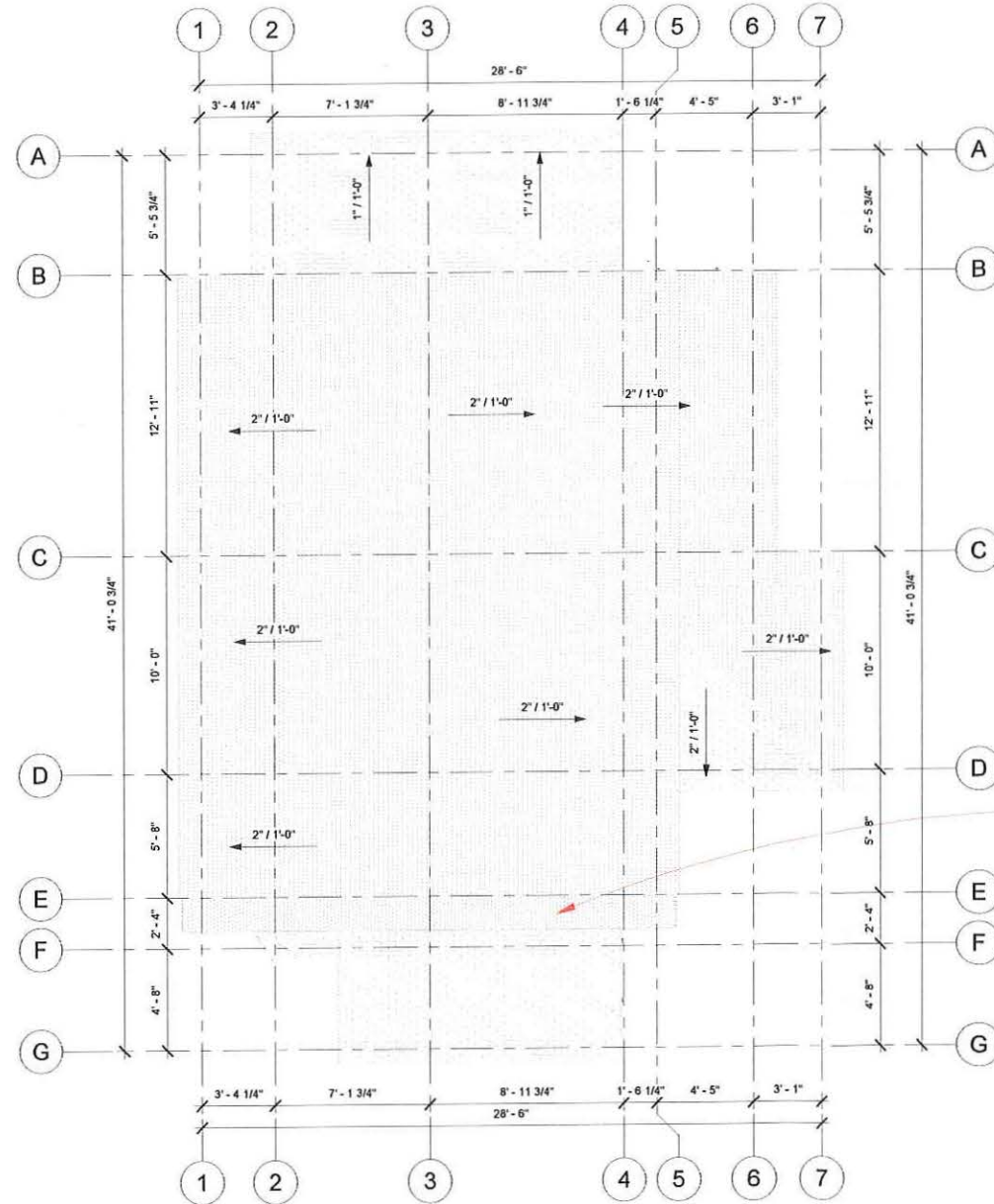
Scale As indicated

8/26/2022 11:26:18 AM

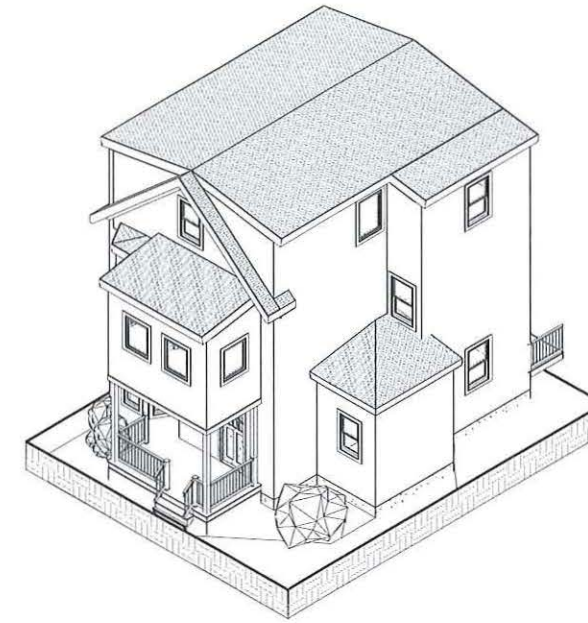
BZA-104 ROOF PLAN



① BZA - EXISTING RIDGE
1/8" = 1'-0"



② BZA - PROPOSED RIDGE
1/4" = 1'-0"



③ BZA - AXON - ROOF



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ROOF PLAN

JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING	
Project Status	APPEAL SET
Project number	2207-0010
Date	08/26/2022
Drawn by	Author
Checked by	Checker

BZA-104

Scale As indicated

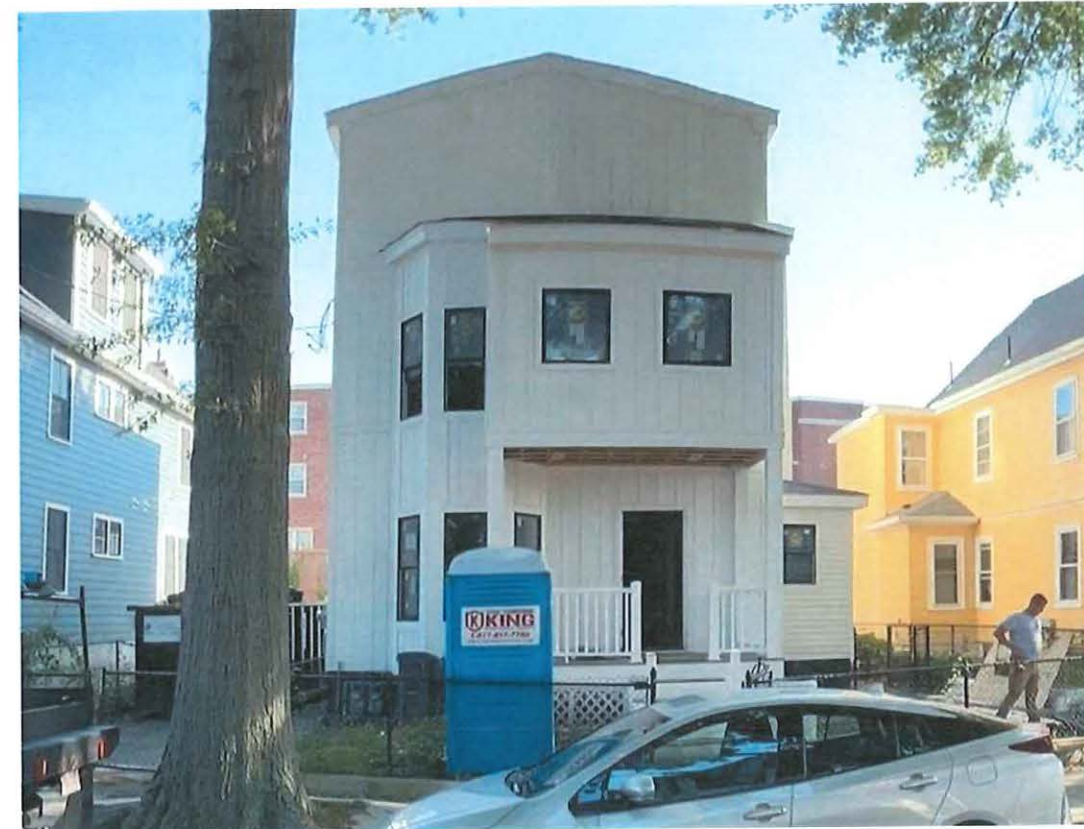
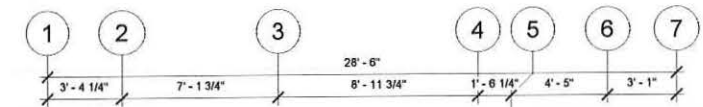
BZA-200 ELEVATION SOUTH



1 BZA - EXISTING SOUTH ELEVATION
1/8" = 1'-0"

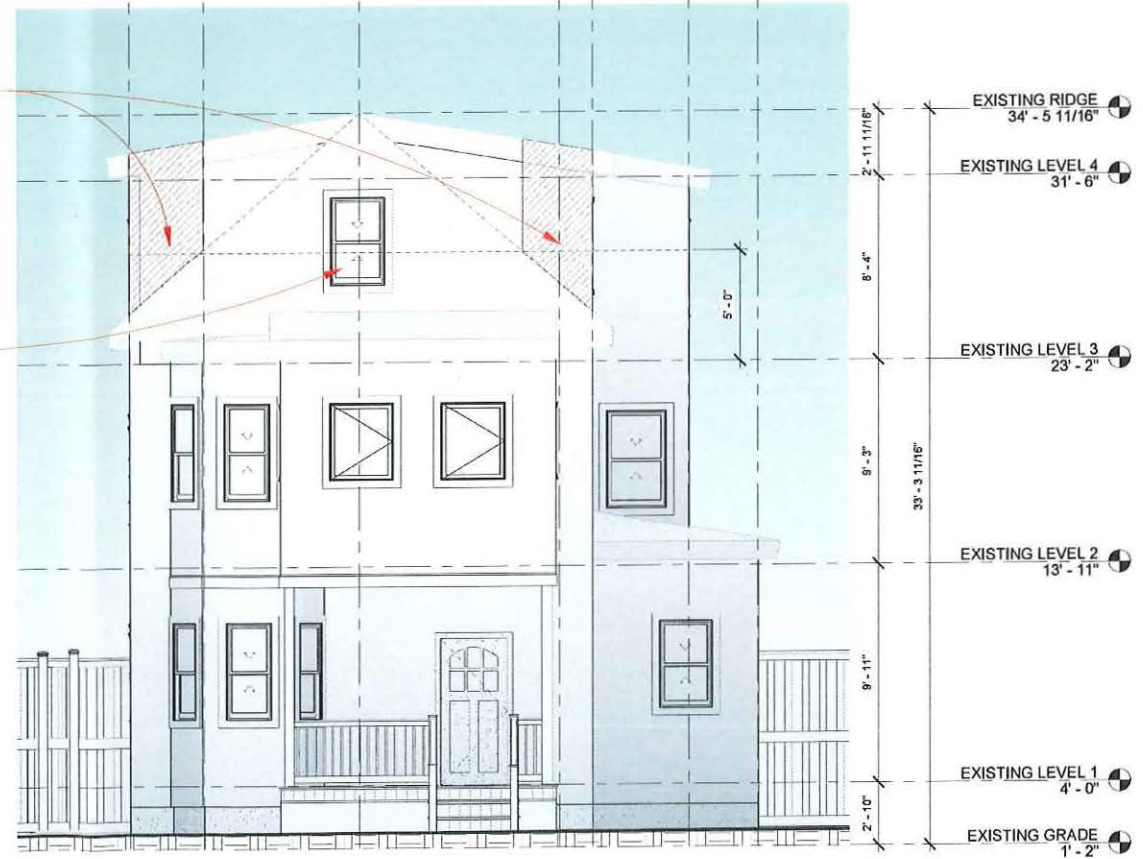


PROPOSED



AREA OF REQUESTED RELIEF

PROPOSED FALSE WINDOW



2 BZA - PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

NOT FOR CONSTRUCTION

ELEVATION SOUTH

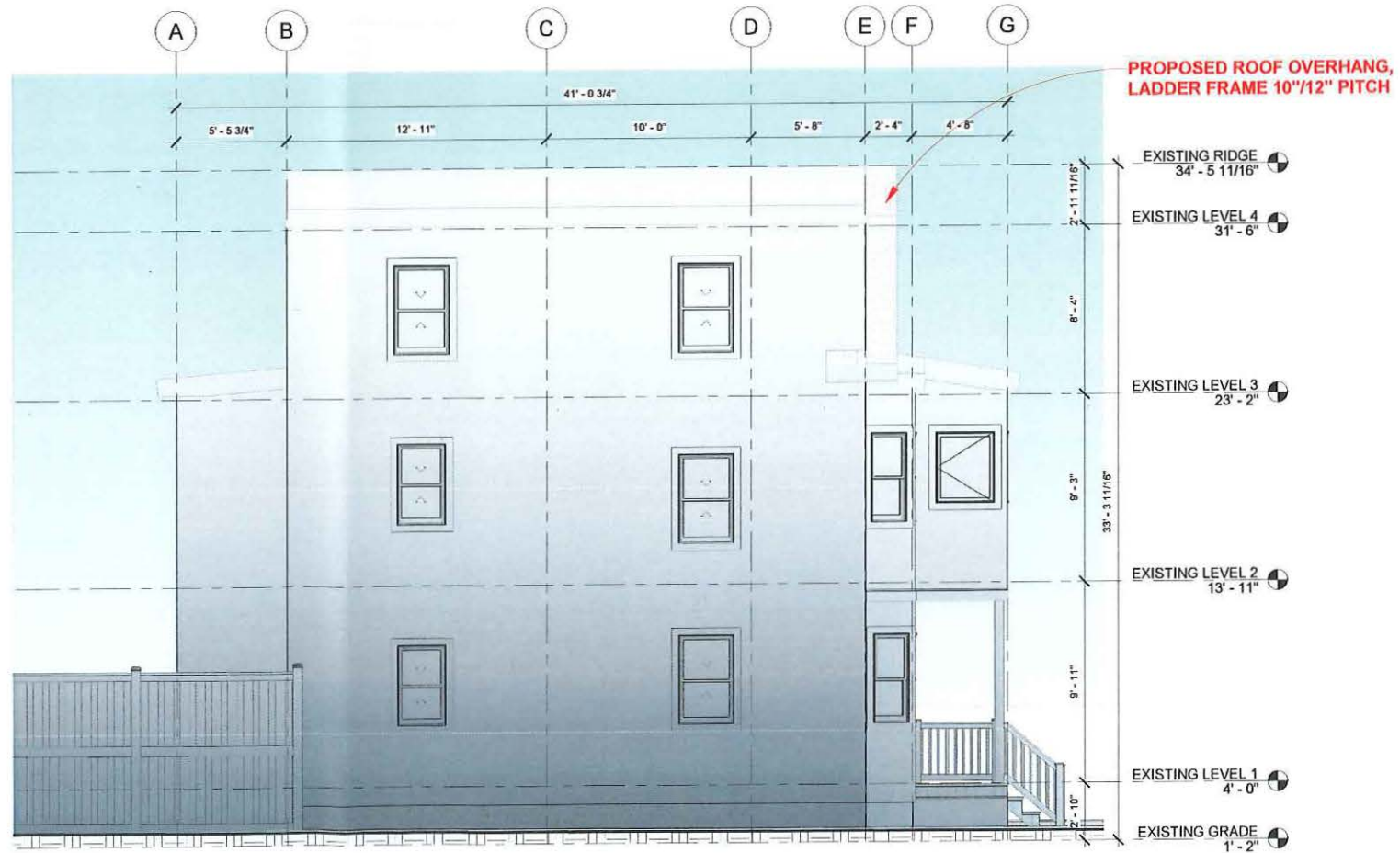
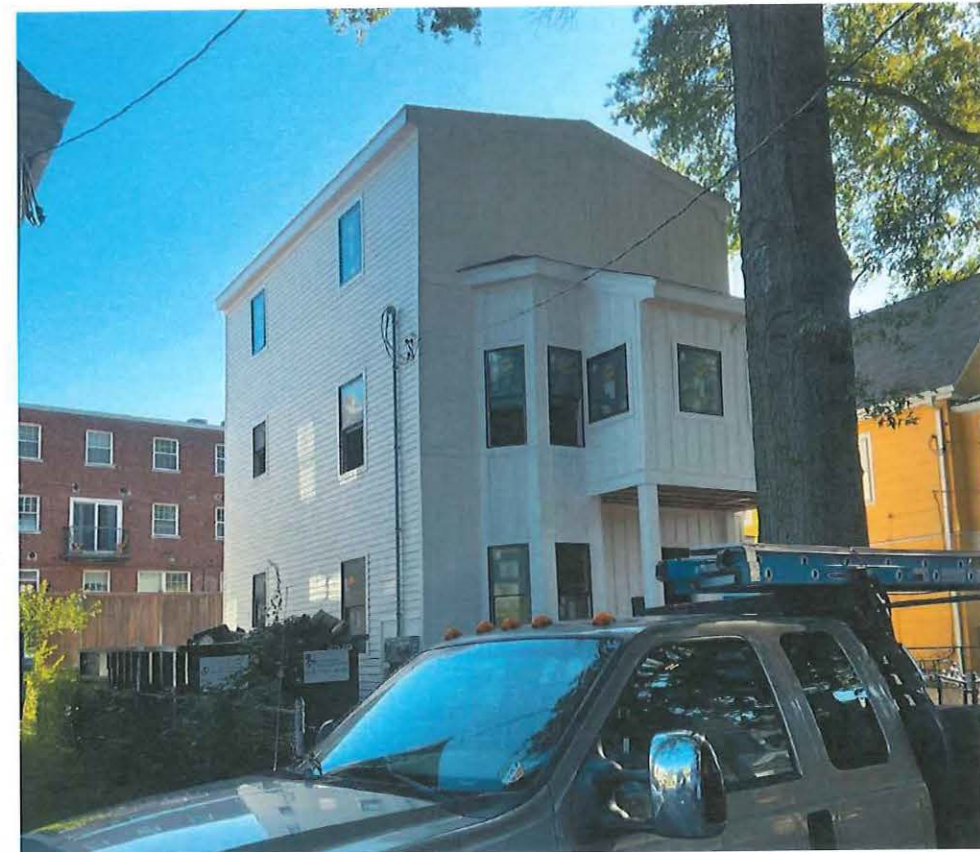
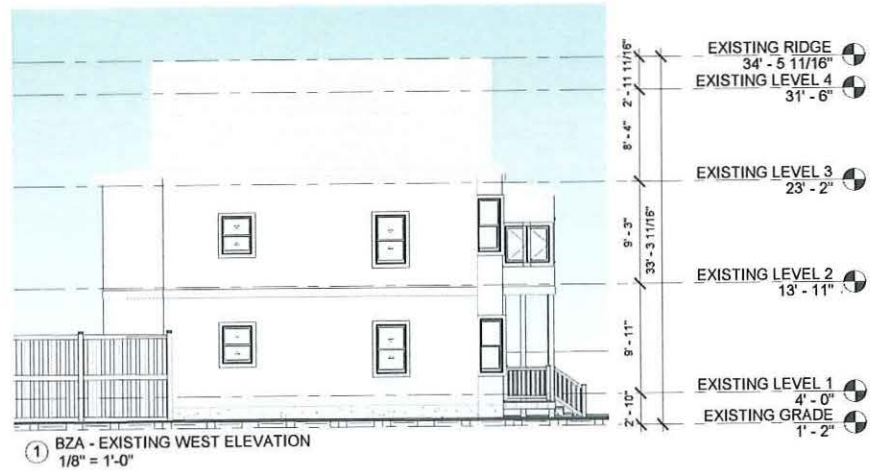
JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING
 Project Status APPEAL SET
 Project number 2207-0010
 Date 08/26/2022
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BZA-200

Scale As Indicated

BZA-201 ELEVATION WEST



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ELEVATION WEST

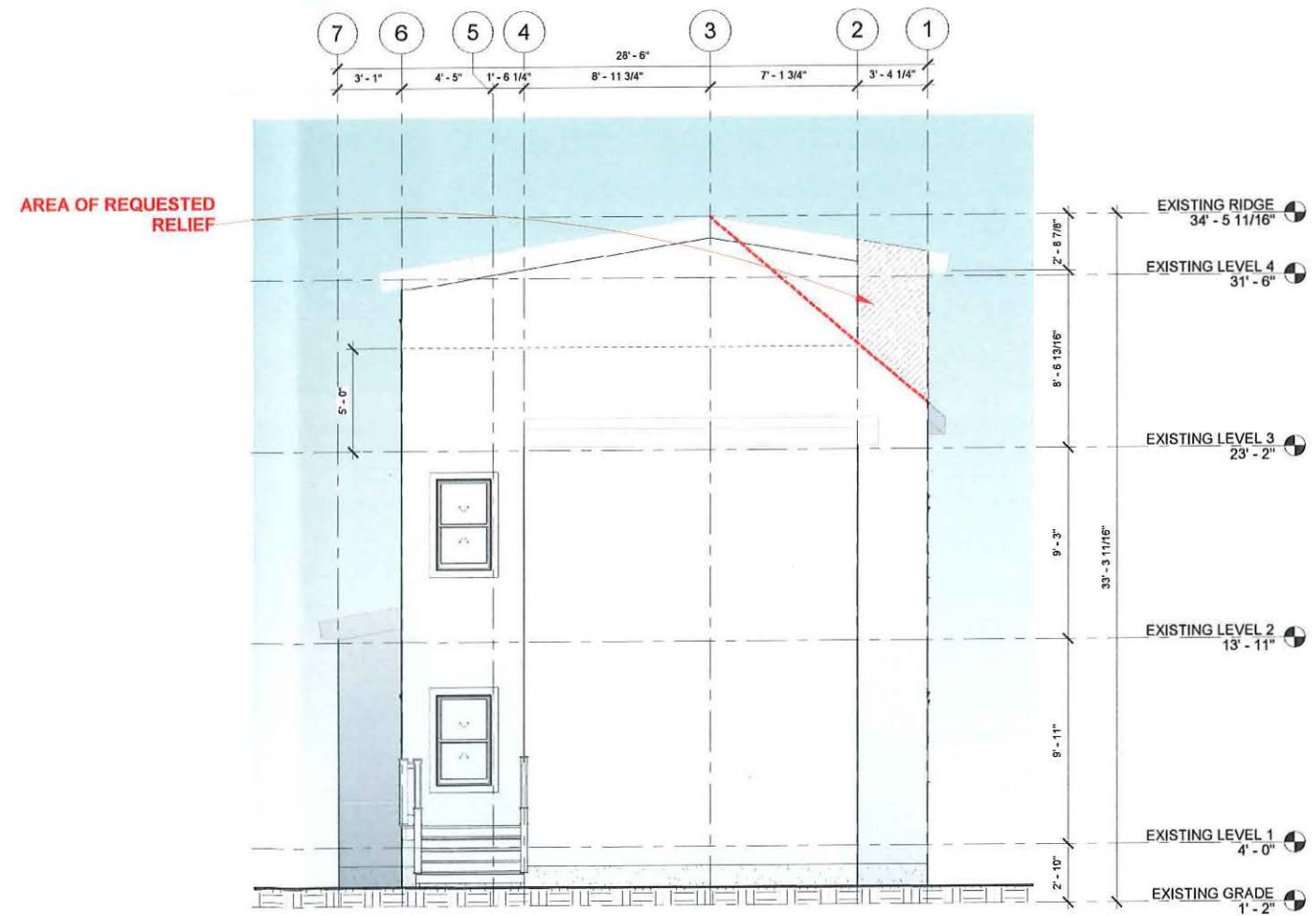
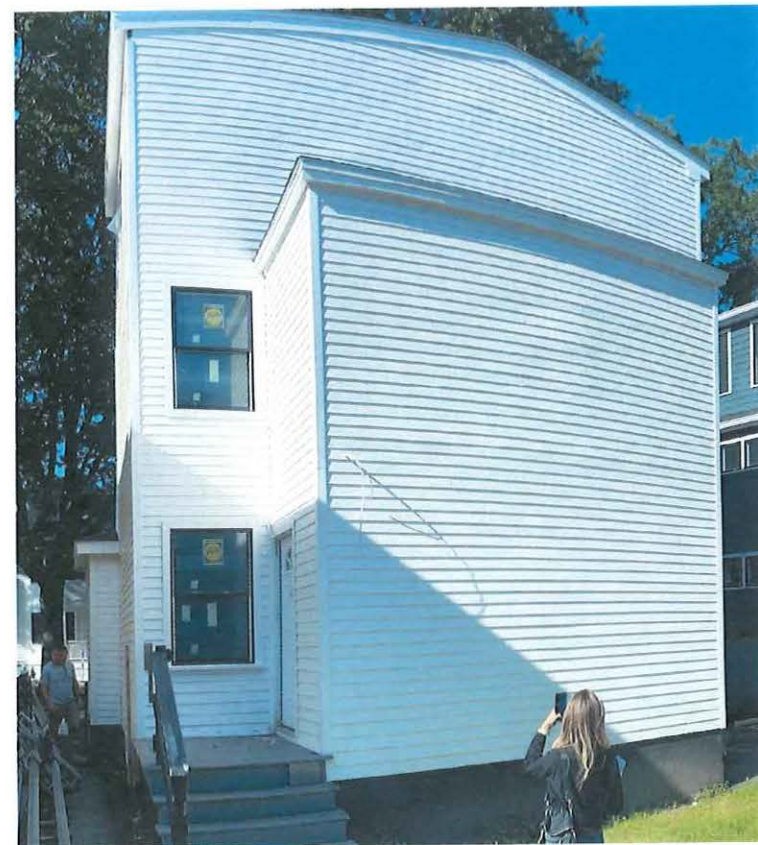
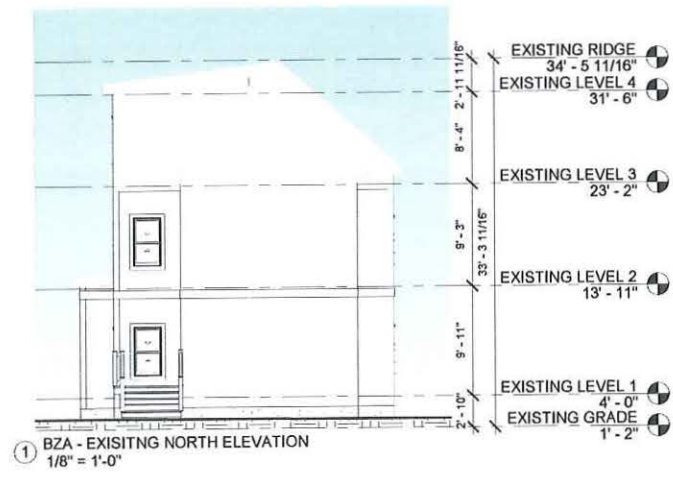
JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING
 APPEAL SET
 Project Status
 Project number 2207-0010
 Date 08/26/2022
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BZA-201

Scale As Indicated

BZA-202 ELEVATION NORTH



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ELEVATION NORTH

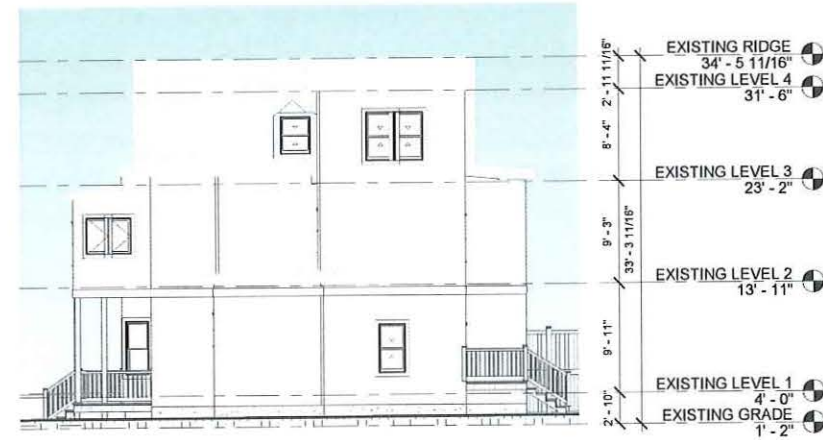
JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING
 Project Status: APPEAL SET
 Project number: 2207-0010
 Date: 08/26/2022
 Drawn by: Author
 Checked by: Checker

BZA-202

Scale: As indicated

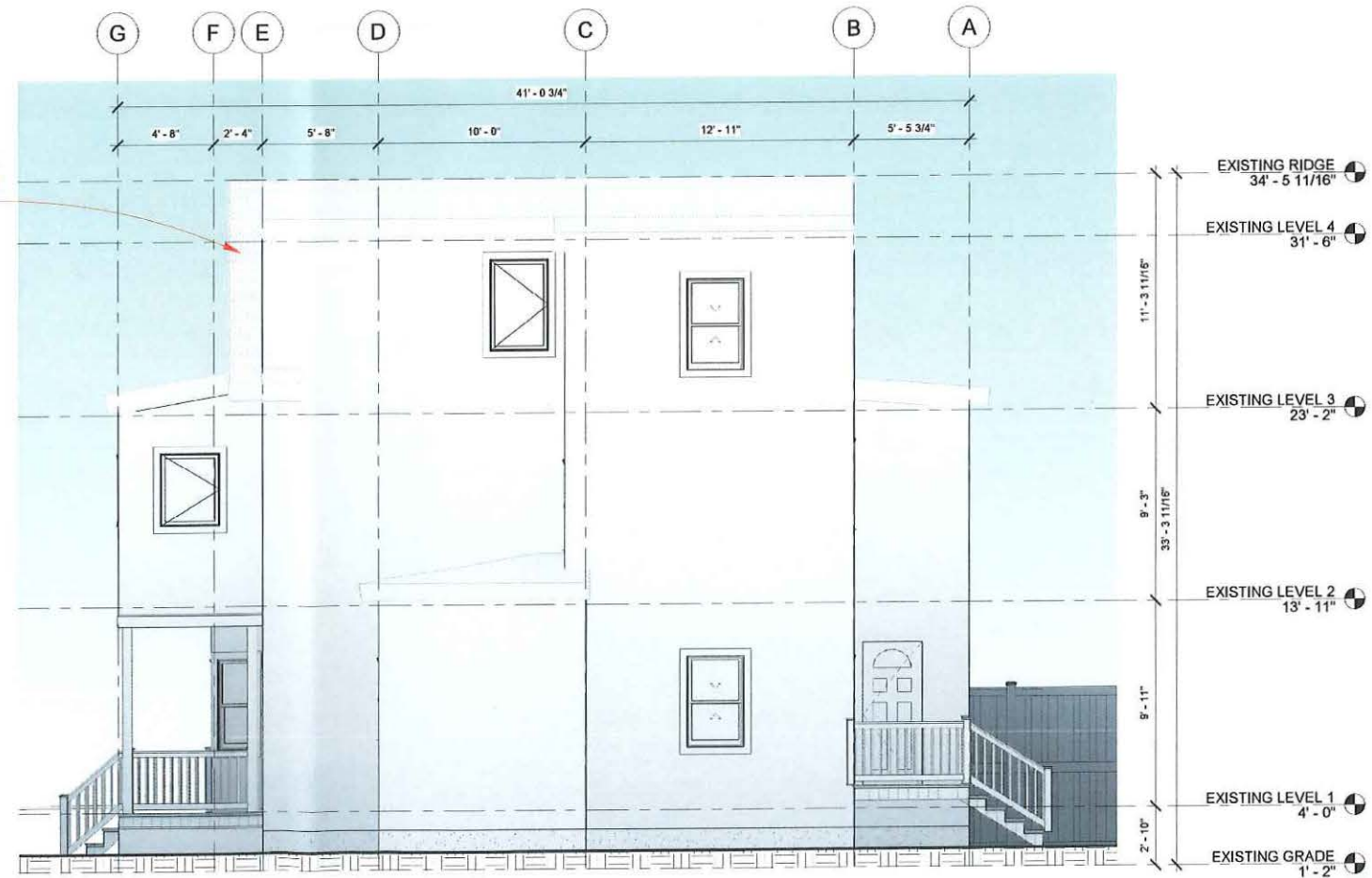
BZA-203 ELEVATION EAST



① BZA - EXISTING EAST ELEVATION
1/8" = 1'-0"



PROPOSED ROOF OVERHANG,
LADDER FRAME 10"/12" PITCH



② BZA - PROPOSED EAST ELEVATION
1/4" = 1'-0"



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ELEVATION EAST

JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING
 APPEAL SET
 Project Status
 Project number 2207-0010
 Date 08/26/2022
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BZA-203

Scale As Indicated



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ADDITIONAL

JOHN DENEHY

DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,
MA 02140

BOARD OF ZONING
Project Status: APPEAL SET
Project number: 2207-0010
Date: 08/26/2022
Drawn by: Author
Checked by: Checker

BZA-300

Scale

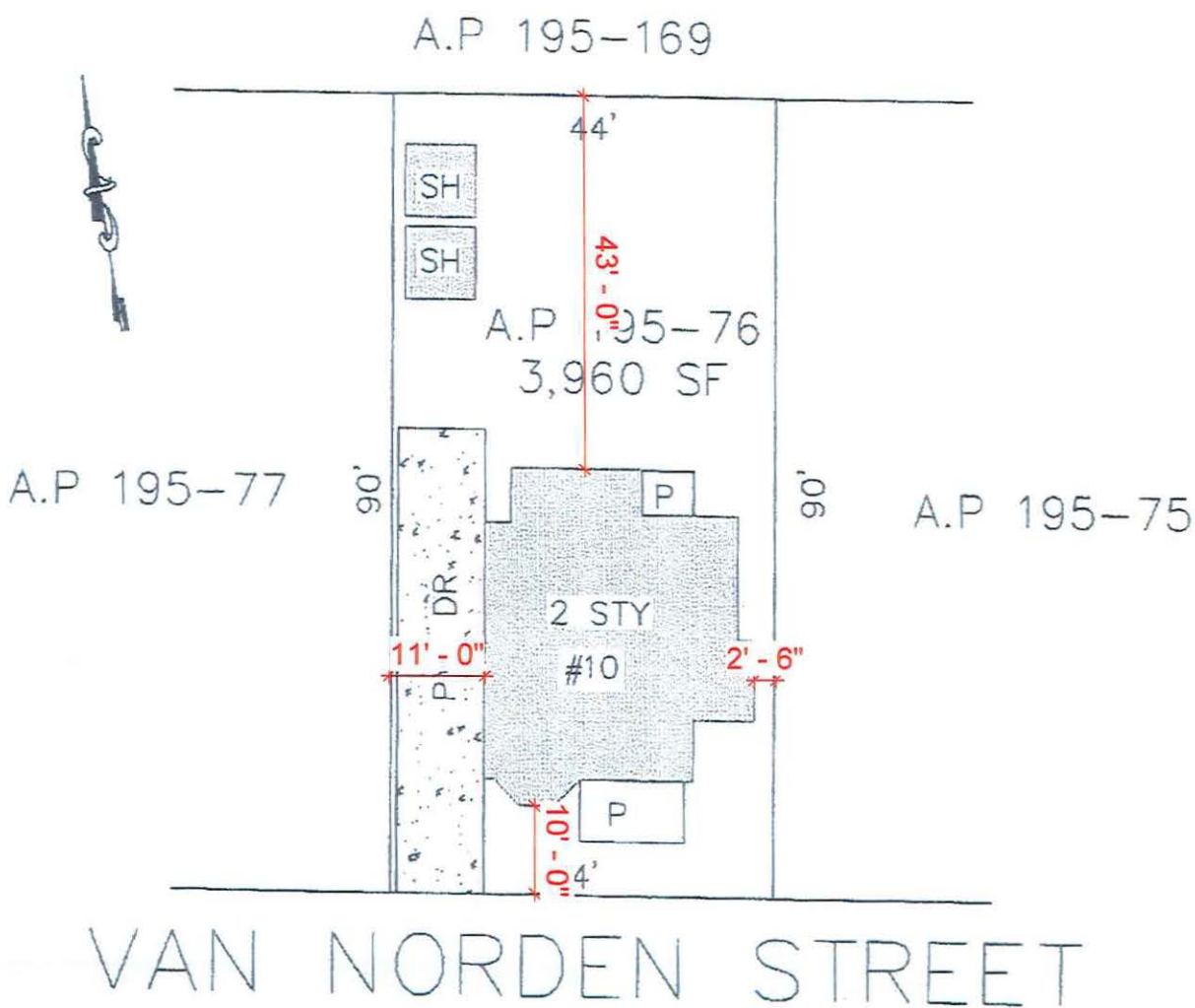
END OF PRESENTATION

SUPPLEMENTARY SHEETS FOR REFERENCE BELOW

File number: 201119-31	UNREGISTERED LAND		
Attorney: ABENDROTH, BERNS & WARNER, LLC	Deed Book 30770	Page 389	
Lender: WINCHESTER SAVINGS BANK	Plan Book	Page	Lot(s)
Owner: DEBORAH HARRIS	REGISTERED LAND		
	Reg. Book	Sheet	Lot(s):
Date: 11/25/2020	Certificate of Title		
Assessor's Map 195	Blk: Lot 76	Census Tract	

MORTGAGE INSPECTION PLAN
10 VAN NORDEN STREET, CAMBRIDGE, MA

Scale: 1"=20'



CERTIFICATION

THE MAIN BUILDING, FOUNDATION OR DWELLING WAS IN COMPLIANCE WITH THE LOCAL ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY) OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. GENERAL LAW TITLE VII, CHAPTER 40A, SECTION 7.

FLOOD DETERMINATION

BY SCALE, THE DWELLING SHOWN HERE DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON A MAP OF COMMUNITY # 25017C0-119E AS ZONE 'X' DATED 06/04/2010 BY THE NATIONAL FLOOD INSURANCE PROGRAM.



Olde Stone Plot Plan Service, LLC
P.O. Box 1166
Lakeville, MA 02347-
Tel: (800) 993-3302
Fax: (800) 993-3304



PLEASE NOTE: This inspection is not the result of an instrument survey. The structures as shown are approximate only. An instrument survey would be required for an accurate determination of building locations, encroachments, property line dimensions, fences and lot configuration and may reflect different information than shown here. The land as shown is based on client furnished information only or assessor's map & occupation and may be subject to further out-sales, takings, easements and rights of way. No responsibility is extended to the landowner or surveyor, or occupant. This is merely a mortgage inspection and is not to be recorded.

JOHN DENEHY

DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,
MA 02140

PLOT PLAN

NOT FOR
CONSTRUCTION

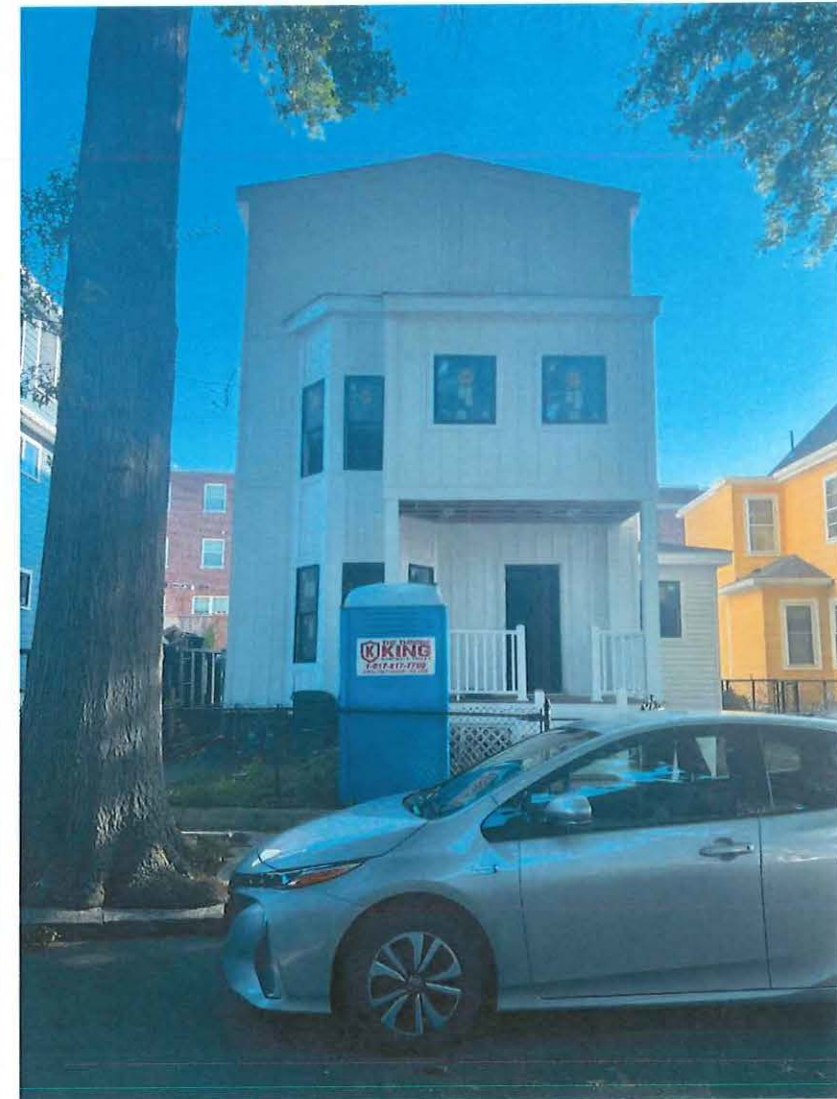
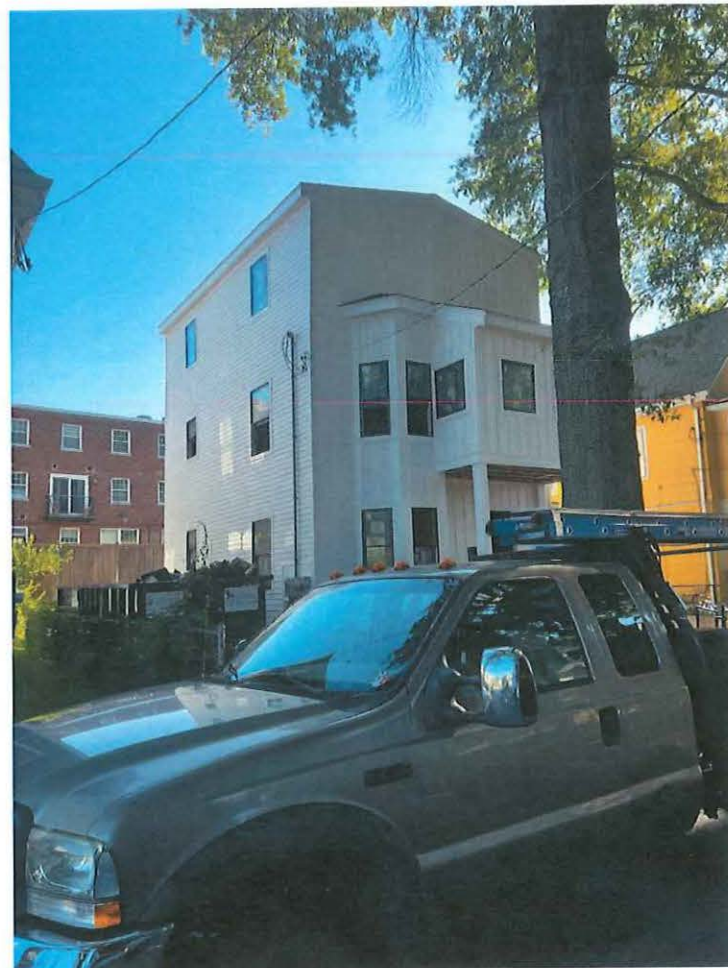
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BOARD OF ZONING
APPEAL SET
Project Status
Project Number 2207-0010
Date 08/26/2022
Drawn by Author
Checked by Checker
BZA-301
Scale 1" = 10'-0"

BZA-302 EXISTING SITE PHOTOS



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 CONSTRUCTION**

EXISTING SITE PHOTOS

JOHN DENEHY
DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING
 Project Status: APPEAL SET
 Project number: 2207-0010
 Date: 08/26/2022
 Drawn by: Author
 Checked by: Checker

BZA-302

Scale

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: John Denehy

PRESENT USE/OCCUPANCY: Residential

LOCATION: 10 Van Norden St. Cambridge, MA **ZONE:** District B

PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	2,212 sf.	2,377 sf.	1980 sf. (max.)
<u>LOT AREA:</u>	3,960 sf.		5,000 sf. (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	0.56	0.60	0.50 (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1,980 sf.	1,980 sf.	2,500 sf. (min.)
<u>SIZE OF LOT:</u>			
<u>WIDTH</u>	44' - 0"		50' - 0" (min.)
<u>DEPTH</u>	90' - 0"		
<u>Setbacks in Feet:</u>			
<u>FRONT</u>	10' - 0"	10' - 0"	15' - 0" (min.)
<u>REAR</u>	43' - 7"	43' - 7"	25' - 0" (min.)
<u>LEFT SIDE</u>	11' - 0"	11' - 0"	7' - 6"/SUM 20 (min.)
<u>RIGHT SIDE</u>	2' - 6"	2' - 6"	7' - 6"/SUM 20 (min.)
<u>SIZE OF BLDG.:</u>			
<u>HEIGHT</u>	34' - 6"	34' - 6"	35' - 0" (max.)
<u>LENGTH</u>	36' - 4"		
<u>WIDTH</u>	28' - 6"		
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³⁾</u>	63%	63%	40% (min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>	2	2	(min. /max)
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	N/A	N/A	N/A (min.)

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

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'.

(ATTACHMENT B - PAGE 4)

JOHN DENEHY

DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE, MA 02140

DIMENSIONAL TABLE

NOT FOR CONSTRUCTION

REGISTRATIONS:

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BOARD OF ZONING APPEAL SET
 Project Status: 2207-0010
 Project number: 08/26/2022
 Date: Author
 Checked by: Checker
BZA-303

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: John Denehy **PRESENT USE/OCCUPANCY:** Residential

LOCATION: 10 Van Norden St. Cambridge, MA **ZONE:** District B

PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential

2012 AUG 1 10:58 AM
 CITY OF CAMBRIDGE
 INSPECTIONAL SERVICES

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2,212 sf.</u>	<u>2,377 sf.</u>	<u>1980 sf.</u>	(max.)
<u>LOT AREA:</u>	<u>3,960 sf.</u>		<u>5,000 sf.</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>0.56</u>	<u>0.60</u>	<u>0.50</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1,980 sf.</u>	<u>1,980 sf.</u>	<u>2,500 sf.</u>	(min.)
<u>SIZE OF LOT:</u>				
<u>WIDTH</u>	<u>44' - 0"</u>		<u>50' - 0"</u>	(min.)
<u>DEPTH</u>	<u>90' - 0"</u>			
<u>Setbacks in Feet:</u>				
<u>FRONT</u>	<u>10'-0"</u>	<u>10'-0"</u>	<u>15' - 0"</u>	(min.)
<u>REAR</u>	<u>43' - 7"</u>	<u>43' - 7"</u>	<u>25' - 0"</u>	(min.)
<u>LEFT SIDE</u>	<u>11' - 0"</u>	<u>11' - 0"</u>	<u>7' - 6"/SUM 20</u>	(min.)
<u>RIGHT SIDE</u>	<u>2' - 6"</u>	<u>2' - 6"</u>	<u>7' - 6"/SUM 20</u>	(min.)
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>34' - 6"</u>	<u>34' - 6"</u>	<u>35' - 0"</u>	(max.)
<u>LENGTH</u>	<u>36' - 4</u>			
<u>WIDTH</u>	<u>28' - 6"</u>			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³⁾</u>	<u>63%</u>	<u>63%</u>	<u>40%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>		(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>		(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)

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

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'.

Board of Zoning Appeals,

My name is Peter Fosdick and I reside at 183 Prospect Street in Cambridge. I have resided at this address for 53 years. I am writing to provide my support of the construction and renovation at 10 Van Norden Street by John Denehy. I am a former architect and business associate of Mr. Denehy and I write this letter of support on his behalf.

I reviewed the photographs of the prior home before renovation. The house was in poor condition prior to Mr. Denehy's purchase and improvements. As a long-time resident of Cambridge and a former architect, I am very disappointed to learn of the opposition to this Project. I have reviewed the renderings by Sam Kachmar and believe that the exterior renovations are in conformity with the other homes on the street and will be a great improvement to the neighborhood. This will also increase the value of the homes on the street. The increase in the FAR is minimal and the dormers are with the integrity of the home and the neighborhood and construction in Cambridge.

As a long-time resident and architect, I request that the board approve this construction as it is for the good of our city and making it difficult to obtain approval for new homeowners dissuades people from making improvements because of the difficulty encountered. We should be encouraging renovations and improvements in our city.

Please approve this renovation.

Sincerely,
Peter Fosdick

January 20TH, 2022

ABBREVIATIONS

&	AND	D	DEEP, DEPTH	H	HEIGHT, HIGH	NIC	NOT IN CONTRACT	SH	SEALER/HARDENER	UNO	UNLESS NOTED OTHERWISE
L	ANGLE	DBL	DOUBLE	HC	HOLLOW CORE	NO, #	NUMBER	SC	SOLID CORE		
@	AT	DIA	DIAMETER	HD	HAND DRYER	NOM	NOMINAL	SF	SQUARE FEET	V	VINYL
X	BY	DIM	DIMENSION	HDW	HARDWARE	NTS	NOT TO SCALE	SIM	SIMILAR	VCT	VINYL COMPOSITION TILE
-	NONE REQUIRED	DN	DOWN	HM	HOLLOW METAL			SPECS	SPECIFICATIONS	VERT	VERTICAL
#	NUMBER	DS	DOWNSPOUT	HORIZ	HORIZONTAL	OC	ON CENTER	SQ	SQUARE	VEST	VESTIBULE
		DP	DAMP-PROOFING	HR	HOUR	OD	OUTSIDE DIAMETER	SS	STAINLESS STEEL	VT	VINYL TILE
AC	AIR CONDITION (-ING)	DR	DOOR	HVAC	HEATING & AIR CONDITIONING	OPNG	OPENING	STC	SOUND TRANSMISSION CLASS (RATING)	VIF	VERIFY IN FIELD
AB	ANCHOR BOLT	DTL	DETAIL			OPP	OPPOSITE	STD	STANDARD		
ADJ	ADJUSTABLE	DWG	DRAWING	ID	INSIDE DIAMETER			STL	STEEL	W/	WITH
AFF	ABOVE FINISH FLOOR	EA	EACH	INSUL	INSULATION	PLBG	PLUMBING	STOR	STORAGE	WC	WALLCOVERING
ALT	ALTERNATE	EF	EACH FACE	INT	INTERIOR	PL	PLATE, PROPERTY LINE	STR	STRUCTURAL	WC	WATER CLOSET
		EL	ELEVATION	INV	INVERT	PLS	PLASTER	SUPPL	SUPPLEMENTARY	WD	WOOD
		ELEC	ELECTRICAL			PNT	PAINT (PAINTED FINISH)	SUS	SUSPENDED	W/O	WITHOUT
BLDG	BUILDING	ENCL	ENCLOSURE	JB	JUNCTION BOX	PR	PAIR			WP	WORKING POINT
BLKG	BLOCKING	EQ	EQUAL	JT	JOINT	PROJ	PROJECT	T	TOILET	WWF	WOVEN WIRE FABRIC
BM	BEAM	EQUIP	EQUIPMENT			PT	PRESSURE TREATED	T/BM	TOP OF BEAM		
BRG	BEARING	ETC	ET CETERA	LAM	LAMINATED	PTD	PAPER TOWEL DISPENSER	T/BRG	TOP OF BEARING		
BRK	BRICK	EW	EACH WAY	LAV	LAVATORY	PWD	PLYWOOD	TBD	TO BE DETERMINED		
BO	BOTTOM OF	EXIST	EXISTING	LF	LINEAL FEET			T&G	TONGUE AND GROOVE		
BUR	BUILT UP ROOFING	EJ	EXPANSION JOINT	LLH	LONG LEG HORIZONTAL	QT	QUARRY TILE	TB	TOWEL BAR		
		EXT	EXTERIOR	LLV	LONG LEG VERTICAL			TEMP	TEMPORARY		
CIC	CENTER TO CENTER	FD	FLOOR DRAIN	M	MIRROR	RAD	RADIUS	THR	THRESHOLD		
CJ	CONTROL JOINT	FE	FIRE EXTINGUISHER	MAINT	MAINTENANCE	RW	RIGHT-OF-WAY	TJUST	TOP OF JOIST		
CL	CENTER LINE	FIN	FINISH	MATL	MATERIAL	RD	ROOF DRAIN	TMP	TEMPERED		
CLG	CEILING	FL	FLOOR	MAX	MAXIMUM	REBAR	REINFORCING BAR	TO	TOP OF		
CLO	CLOSET	FR	FIRE RATED	MECH	MECHANICAL	REC	RECYCLING	TOC	TOP OF CONCRETE SLAB		
CMU	CONCRETE MASONRY UNIT	FT	FEET	MFR	MANUFACTURER	RECT	RECTANGULAR	TOM	TOP OF MASONRY		
COL	COLUMN	FTG	FOOTING	MIN	MINIMUM	REINF	REINFORCEMENT	TOS	TOP OF SHELF		
CONC	CONCRETE	GA	GAUGE	MN	MASONRY OPENING	REP	REPRESENTATIVE	TOW	TOP OF WALL		
CONST	CONSTRUCTION	GALV	GALVANIZED	MO	MOUNTED	REV	REVERSE	TYP	TYPICAL, (UNLESS OTHERWISE NOTED)		
CONT	CONTINUOUS	GB	GRAB BAR	MTD	METAL	RM	ROOM				
CONTR	CONTRACTOR	GC	GENERAL CONTRACTOR	MTL	METAL	RCP	REFLECTED CEILING PLAN				
CORR	CORRIDOR	GL	GLASS, GLAZING								
CPT	CARPET	GWB	GYP-SUM BOARD								
CRS	COURSE	GYP PLS	GYP-SUM PLASTER								
CT	CERAMIC TILE										



Handwritten signature

ARCHITECT:
Bailow Architects
 35 HIGH STREET
 HOLLISTON, MA. 01746
 978.979.8430

STRUCTURAL NOTES

GENERAL

- CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, SEVENTH EDITION.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY.

FOUNDATIONS

- FOUNDATIONS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR COMPACTED STRUCTURAL BACKFILL. NO FOUNDATION SHALL BE PLACED ON FROZEN SUBGRADE.
- PRESUMED SOIL BEARING CAPACITY IS 3000 PSF.
- BOTTOM OF EXTERIOR FOOTINGS AND PIERS SHALL BE SET AT LEAST 4 FEET BELOW FINAL GRADE.
- WHERE NEW FOUNDATION WALLS ABUT EXISTING FOUNDATION WALLS, DRILL & GROUT 24-INCH LONG #6 REBARS INTO EXISTING FOUNDATION WALL (6 INCH MIN. EMBED) AT 36-INCH VERTICAL SPACING. AFTER CONCRETE HAS CURED, APPLY WATERPROOF CAULKING/ SEALER TO JOINT BETWEEN NEW AND EXISTING FOUNDATION WALLS.

CONCRETE

- ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3000 PSI AT 28 DAYS. CONCRETE SHALL BE AIR-ENTRAINED.
- POSTS SHALL BE FASTENED TO PIERS WITH GALVANIZED ANCHOR BOLTS AND BASE PLATES.
- CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE'S (ACI) 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' (ACI 318), 'SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS' (ACI 301) AND 'RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING' (ACI 306).
- NO CONCRETE SHALL BE PLACED ON FROZEN SUBGRADE.
- ANCHOR BOLTS SHALL BE 1/2 INCH DIAMETER, 12 INCHES LONG, SPACED AT 5 FT. MAXIMUM AND 12 INCHES MAXIMUM FROM CORNERS AND ENDS.
- PROVIDE 6-INCH DIAMETER PERFORATED PVC CONTINUOUS PERIMETER DRAIN SURROUNDED BY 6 INCHES OF 3/4 INCH WASHED CRUSHED STONE WRAPPED BY FILTER FABRIC. PITCH DRAIN TO DAYLIGHT OR DRYWELL.
- UNLESS NOTED OTHERWISE, EXTERIOR SURFACES OF FOUNDATION WALLS SHALL BE DAMP-PROOFED FROM FOOTING TO FINISH GRADE.
- DO NOT PLACE BACKFILL UNTIL FIRST FLOOR FRAMING IS IN PLACE. THE BACKFILL MATERIAL SHALL BE GRANULAR SOIL, CLEAN AND FREE OF ORGANIC MATERIAL.
- VERIFY ALL PLUMBING, MECHANICAL, AND ELECTRICAL REQUIREMENTS BEFORE POURING CONCRETE.
- PROVIDE 6 INCHES OF FREE-DRAINING COMPACTED GRAVEL AND 6 MIL POLYETHYLENE VAPOR BARRIER UNDER SLABS ON GRADE.
- PROVIDE CONTROL JOINTS IN SLAB TO CONTROL CRACKING.

WOOD FRAMING

- FRAMING LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER.
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MODULUS OF ELASTICITY (E) OF 2,000,000 PSI AND AN ALLOWABLE BENDING STRESS (F_b) OF 2,800 PSI. LVL'S SHALL BE INSTALLED AND FASTENED TOGETHER PER MANUFACTURER'S RECOMMENDATIONS.
- ALL POSTS SHALL BE FULLY BLOCKED BETWEEN FLOORS WITH THE GRAIN OF BLOCKING IN A VERTICAL ORIENTATION.
- LALLY COLUMNS SHALL HAVE STEEL CAP PLATES AND BASE PLATES (SPRINGFIELD PLATES ARE ACCEPTABLE).
- ALL STRAPS, TIES, HOLD-DOWNS, HANGERS AND OTHER HARDWARE SHALL BE HOT-DIPPED GALVANIZED.
- EXTERIOR SHEATHING SHALL BE CONTINUOUS OVER RIM JOIST.
- CONNECT OPPOSING RAFTERS TOGETHER WITH COLLAR TIES OR WITH STEEL STRAP TIES OVER THE RIDGE (SIMPSON LSTA 21).
- PROVIDE HURRICANE TIES FOR ALL RAFTERS.
- CONTRACTOR IS RESPONSIBLE FOR DESIGN AND DETAILING OF RAILING AND STAIRS. ALL DECK FRAMING IS TO BE PRESSURE TREATED.

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH FEDERAL, STATE, LOCAL, AND MUNICIPAL REGULATORY DEPARTMENT'S RULES AND REGULATIONS. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LOCAL FIRE DEPARTMENT RULES AND REGULATIONS.

GENERAL CONTRACTOR (GC) TO NOTIFY OWNER AND ARCHITECT IN WRITING OF ANY CHANGES UPON THE DISCOVERY OF LATENT CONDITIONS OR DISCREPANCIES BEFORE PROCEEDING WITH WORK.

WORK AREA SHALL BE KEPT CLEAN ON A DAILY BASIS. DURING HANDLING AND INSTALLATION, CLEAN AND PROTECT CONSTRUCTION IN PROGRESS AND ADJOINING MATERIALS IN PLACE. APPLY PROTECTIVE COVERING WHERE REQUIRED TO ENSURE PROTECTION FROM DAMAGE OR DETERIORATION AT SUBSTANTIAL COMPLETION.

ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION ENGINEERING SHALL BE PROVIDED BY OTHERS AND IS NOT PART OF OR COORDINATED WITH THIS ARCHITECTURAL CONTRACT DOCUMENT/DRAWING. ALL MECHANICAL, ELECTRICAL, PLUMBING, ENGINEERING SHALL BE IN ACCORDANCE WITH MASSACHUSETTS BUILDING AND FIRE SAFETY CODES INCLUDING THE FEDERAL, STATE AND LOCAL REGULATORY RULES AND REGULATIONS AND SHALL BE COORDINATED BY GENERAL CONTRACTOR (GC), AND SUBCONTRACTORS (SUBS).

GC AND SUBS SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING, CONDITIONS, AND AREAS WITH A PROFESSIONAL MECHANICAL, ELECTRICAL, PLUMBING, ENGINEER AS REQUIRED. THIS COORDINATION SHALL BE DONE PRIOR TO THE WORK AND IS THE RESPONSIBILITY OF THE GC AND SUBCONTRACTORS. THIS INCLUDES BUT IS NOT LIMITED TO FLOOR AND CEILING PENETRATIONS THROUGH FLOOR/CEILING ASSEMBLIES.

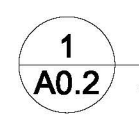
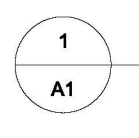
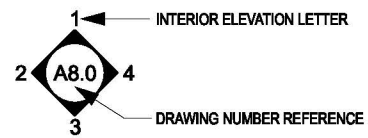
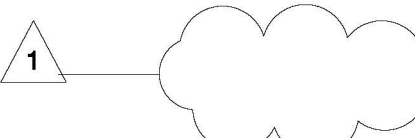
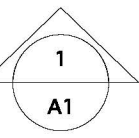
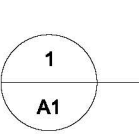
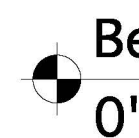
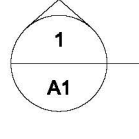
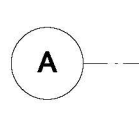
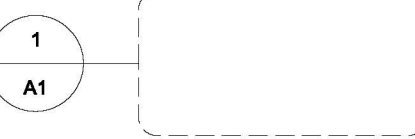
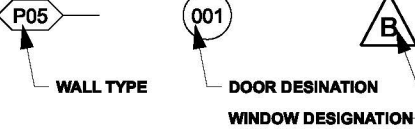
MOISTURE RESISTANT (MR) GWB SHALL BE USED ON INTERIOR OF ALL BATHROOMS AND FACE OF KITCHEN BACKSPLASH WALL. USE CEMENTITIOUS BACKERBOARD FOR ALL CERAMIC WALL TILE APPLICATIONS.

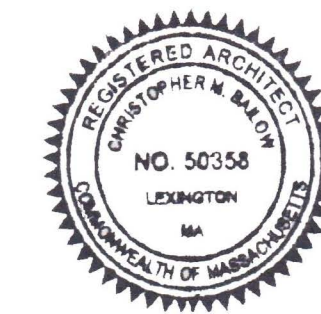
GC SHALL COORDINATE AND VERIFY ALL EQUIPMENT, MODELS, SIZES, AND ELECTRICAL, HVAC, AND PLUMBING REQUIREMENTS PRIOR TO CONSTRUCTION SUPPLIED BY THE GC, SUBCONTRACTORS, AND OWNER. GC SHALL FURNISH AND INSTALL (F & I) REQUIRED BLOCKING FOR ALL EQUIPMENTS, FIXTURES, DOOR FRAMES, ETC. AS REQUIRED. GC SHALL FURNISH AND INSTALL STRUCTURAL SUPPORT AND BLOCKING FOR CONSTRUCTION OF CEILING MOUNTED EQUIPMENT RECOMMENDATIONS.

THE DRAWINGS ARE NOT TO BE SCALED. THE GENERAL CONTRACTOR IS TO REFER TO THE DIMENSIONS INDICATED OR THE ACTUAL SIZES OF CONSTRUCTION ITEMS. WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY CORRECT LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION.

THE DRAWINGS AND REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND GUIDELINES FOR FIELD LAYOUT. WHERE A DISCREPANCY EXISTS BETWEEN THE DRAWING AND THE DETAIL THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.

ARCHITECTURAL GRAPHIC SYMBOLS

DRAWING LABEL	DETAIL SECTION	INTERIOR ELEVATION	REVISION KEY
 Drawing Title Scale: Actual Size			
BUILDING SECTION	DETAIL SECTION	ROOM NAME/NUMBER	ELEVATION TARGET
		Room Name Room Number 10'0" x 10'0" 100.00 S.F. Occup Name Occup Type	 Benchmark Title 0"
WALL SECTION	COLUMN LINE GRID	DETAIL REFERENCE KEY	WALL / DOOR / WINDOW / SYMBOLS
			



CMB

B
 BAILOW ARCHITECTS
 35 High Street
 Holliston, MA 01746
 978-979-8430

Revisions	
Date	Notes

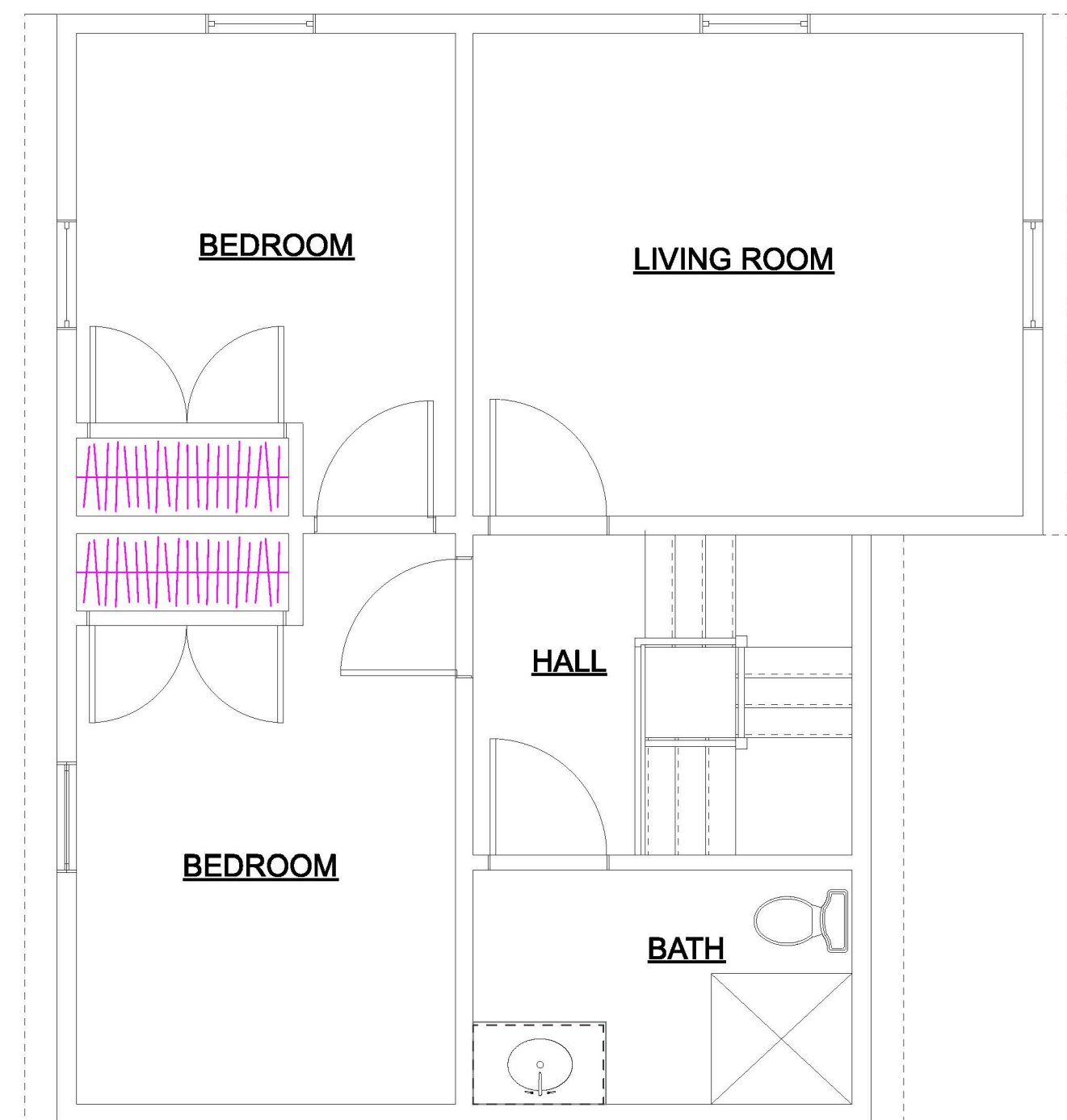
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 Cambridge, MA**

Cambridge, MA

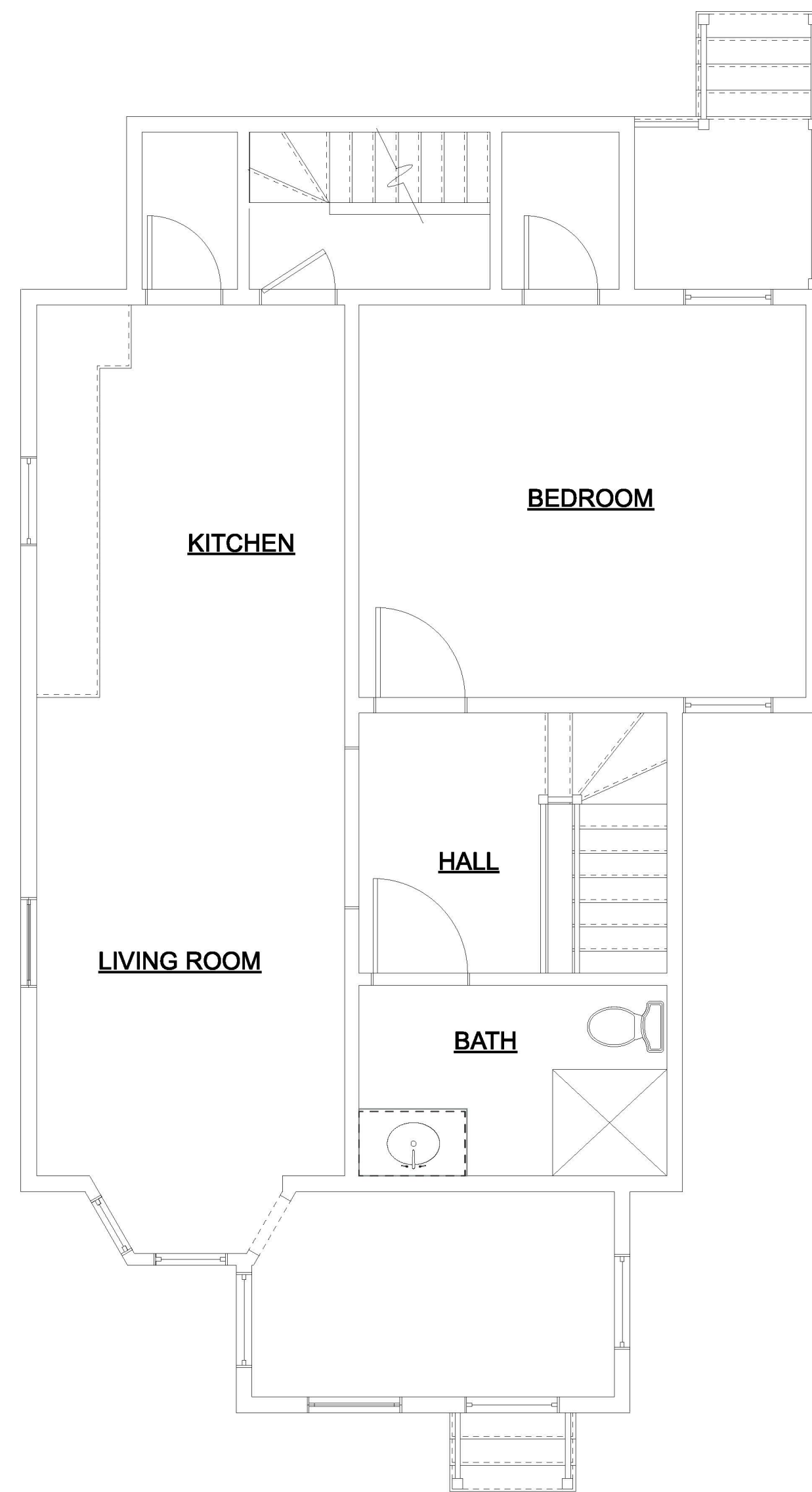
General Notes

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 App. By: CMB
 Issued: 08/19/21

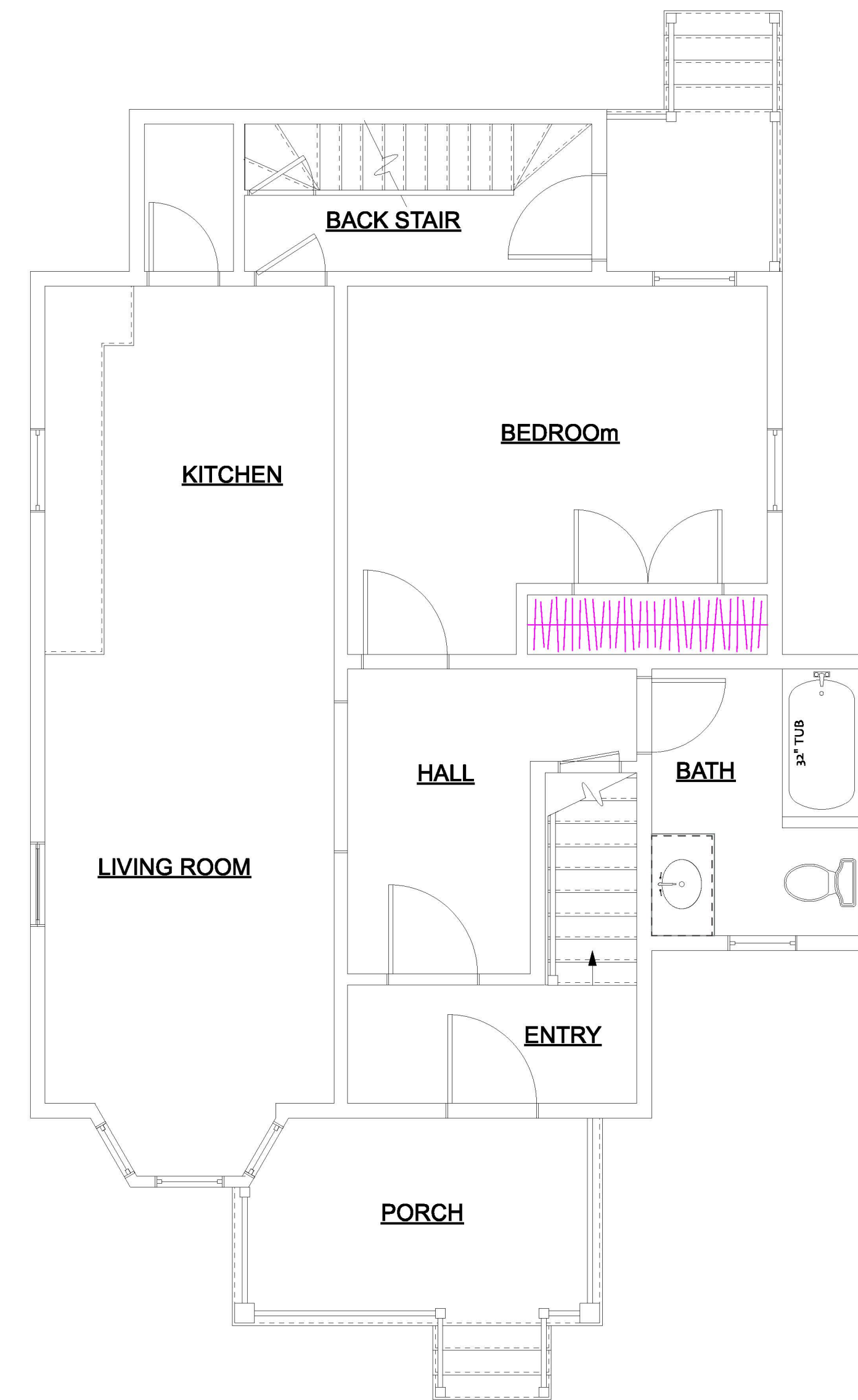
Drawing no.
A0.2



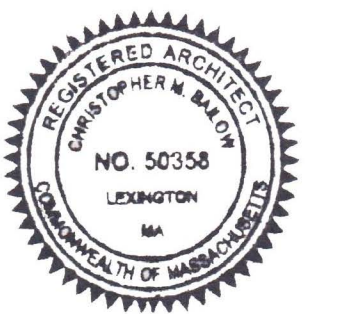
3 Attic Floor Plan
Scale: 1/4" = 1'-0"



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

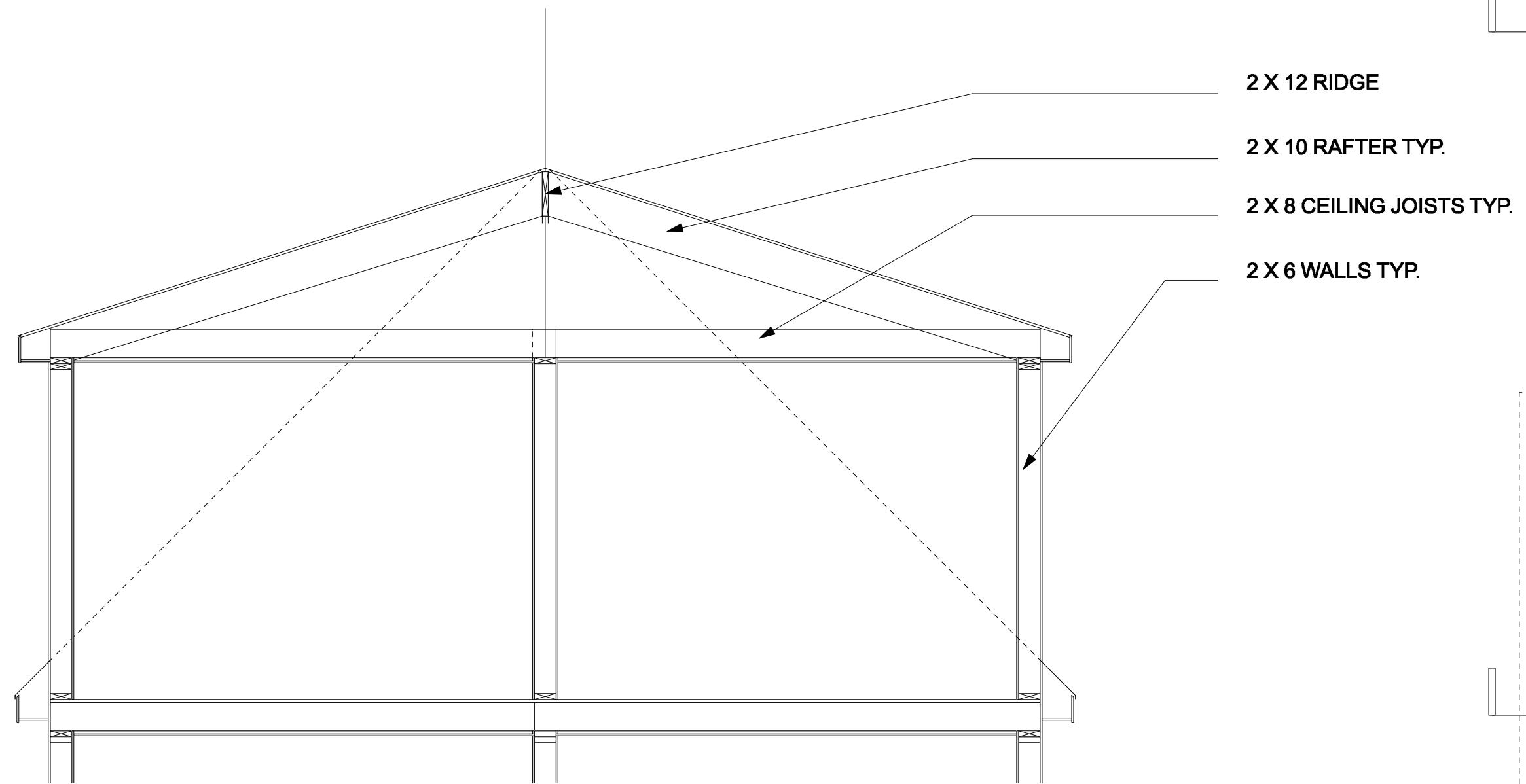


1 First Floor Plan
Scale: 1/4" = 1'-0"

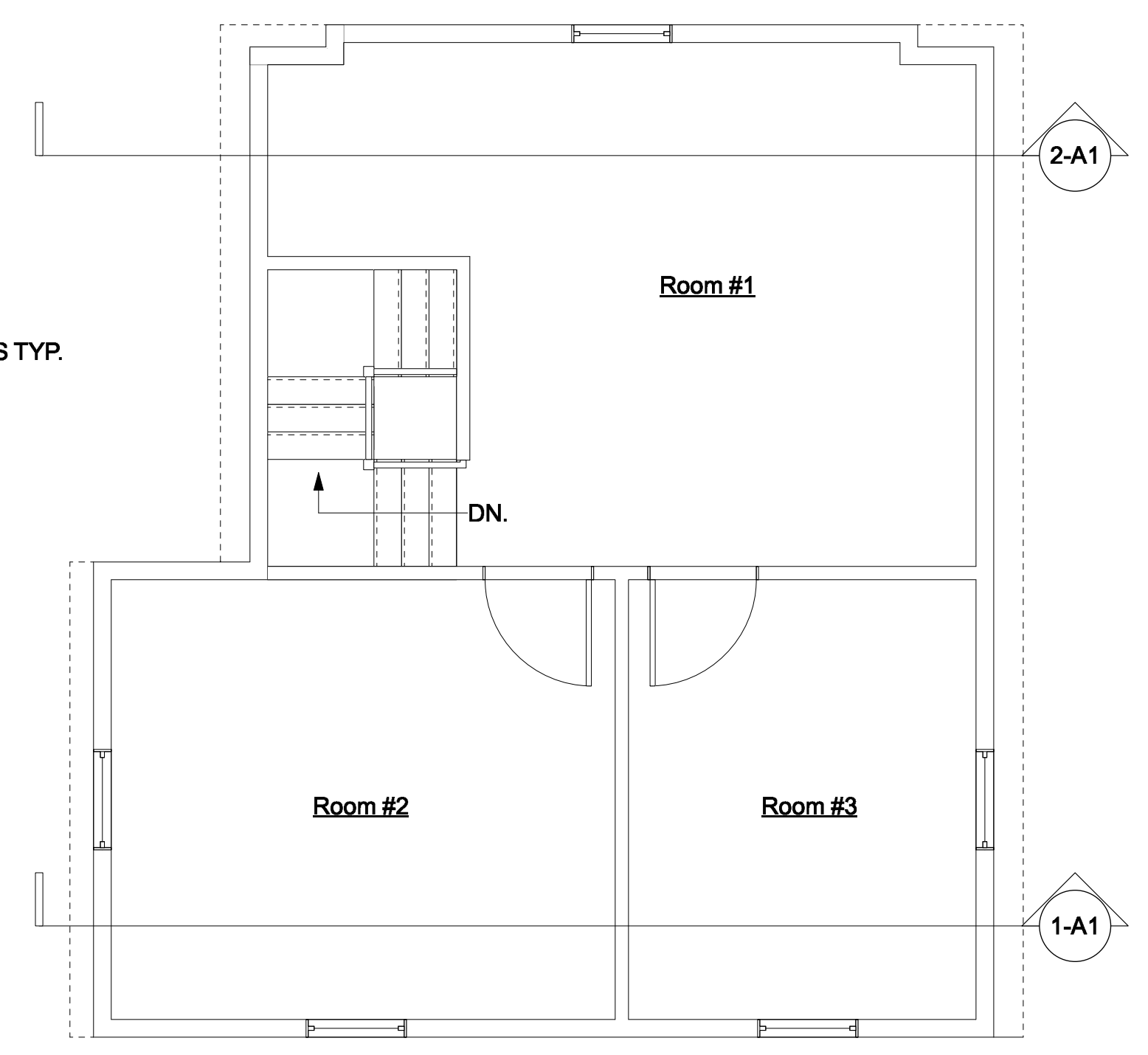


Chris

B	
BAILLOW ARCHITECTS 35 High Street Holliston, MA 01746 978-379-8430	
Revisions	
Date	Notes
10 Van Norden St Cambridge, MA	
Cambridge, MA	
First Floor Plan	
Drawn By: CMB	Drawing no.
App. By: CMB	A 1.0
Issued: 01/17/21	



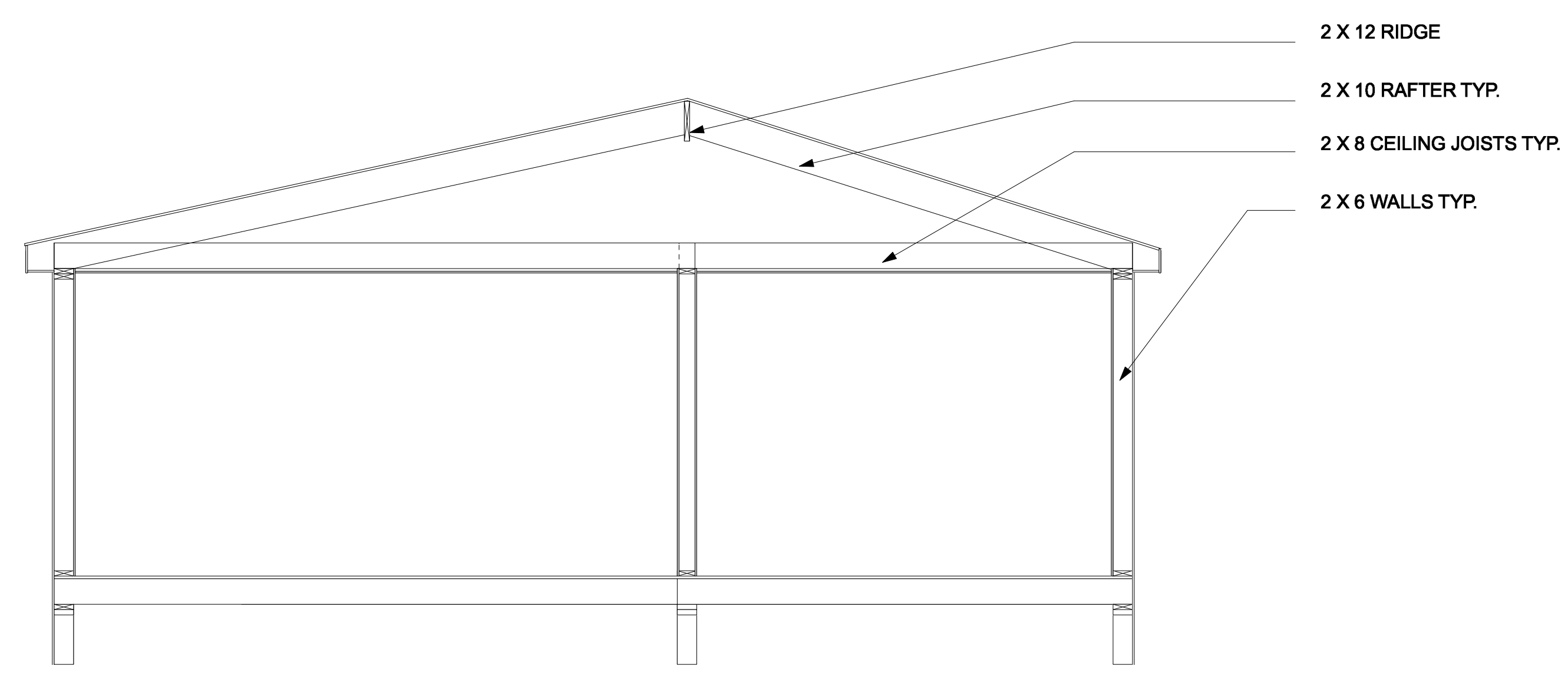
11 SECTION A
 Scale: 3/8" = 1'-0"



6 Floor Plan
 Scale: 1/4" = 1'-0"



EXISTING GABLE -
 NO CHANGE IN RIDGE HEIGHT



12 SECTION
 Scale: 3/8" = 1'-0"



4 Proposed Front Elevation
 Scale: 1/4" = 1'-0"



CMB

B	
BAILOW ARCHITECTS 35 High Street Holliston, MA 01746 978-375-6430	
Revisions	
Date	Notes
10 Van Norden St Cambridge, MA	
Cambridge, MA	
Framing Plans	
Drawn By: CMB	Drawing no.
App. By: CMB	S 1.0
Issued: 01/22/22	



1970

* * * * *

(6:03 p.m.)

Sitting Members: Brendan Sullivan, Andrea A. Hickey, Wendy
Leiserson, Laura Wernick, and Jason
Marshall

BRENDAN SULLIVAN: First case I'm going to call
tonight is Case No. 170145 -- 10 Van Norden Street. Is the
petitioner present?

[Pause]

SKA? Mr. Denehy? Somebody from 10 Van Norden
Street?

PETER MCLAUGHLIN: Sorry.

SHANNA BOUGHTON: Good evening.

PETER MCLAUGHLIN: Yeah, they're -- we have them,
Brendan. Should I pull up the file?

BRENDAN SULLIVAN: Yeah. Are they -- is the
petitioner audible?

SHANNA BOUGHTON: Good evening. Shanna Boughton
on behalf of the applicant, and the petitioner should be on
-- John Denehy -- along with our architect, Sam Kachmar.

SAM KACHMAR: Yeah, we're here, Mr. Chairman.
This is Sam Kachmar from Sam Kachmar Architects.

1 BRENDAN SULLIVAN: Somehow, you're not coming up
2 on the screen.

3 SAM KACHMAR: I know. We can't see -- normally
4 we have a Gallery View of everybody, and it seems like
5 that's not --

6 PETER MCLAUGHLIN: Do I make them panelists? Do I
7 have to make them panelists?

8 THE REPORTER: They need to be panelists.

9 SAM KACHMAR: Yep. Yes.

10 PETER MCLAUGHLIN: Okay. All right. Okay.

11 SAM KACHMAR: Here it is -- come again? I believe
12 there's -- yeah, there we go.

13 PETER MCLAUGHLIN: Sorry about that. I'm new at
14 this, so. There you go.

15 BRENDAN SULLIVAN: Okay. When we met the last
16 time back in June, and I had an issue with the dimensional
17 form, which was not correct.

18 And I asked at that time of Shanna Boughton, B-o-
19 u-g-h-t-o-n, who was Counsel to Mr. Denehy that that form
20 reflect what the condition of the house was before the fire,
21 before the work began, and what it is today. And I asked
22 that that form be submitted, along with any other changes by

1 5:00 p.m. on last Monday.

2 The dimensional form just came in this afternoon
3 at 2:58. So I'm not prepared to hear the case tonight
4 because of a late filing.

5 I had also asked in the transcripts that it -- we
6 be given enough time for Inspectional Services -- most
7 specifically the Commissioner to go over the numbers. So
8 you're aware of that?

9 SHANNA BOUGHTON: Yes, we are. And we have
10 updated the renderings and plans, and those were timely
11 submitted. And in those plans, the difference of the FAR is
12 in there. And the difference is from a 0.56 to a 0.60.

13 So if the Board would entertain today, we would
14 like to just proceed and at least go through the plans with
15 the Board, and then after that time if the Board still
16 wishes to continue, we understand.

17 BRENDAN SULLIVAN: Well, let me -- I'll -- I have
18 an objection going forward only because the form -- the
19 dimensional form -- was not timely filed. You've had since
20 June to get that form in, and it came in at 2:58 this
21 afternoon.

22 I don't -- I can't get my head around the problem

1 with this entire project here, and why it's so difficult.
2 However, that is my tact.

3 Let me give it to the Board. Laura, Jason, Wendy
4 and Andrea, if you're aware of the issue -- and I actually
5 think some of you were on this case back in June -- and I
6 had asked for the dimensional form to be updated on our
7 form, not contained within the drawings.

8 And SKA knows very well our procedure and our
9 requirement to have that dimensional form submitted on --
10 you know, the proper stationery.

11 SAM KACHMAR: Okay.

12 BRENDAN SULLIVAN: Laura, I'm not prepared to go
13 forward. However, what are your thoughts?

14 LAURA WERNICK: Well, I'm inclined to agree with
15 you. What were the other changes in the dimensional form --
16 to the ones that were made? Were any other changes made
17 besides the -- that error?

18 SHANNA BOUGHTON: No. That's is the only change
19 that's there. And again, it's a very -- it's a 0.4
20 difference in the floor area ratio.

21 And why would be helpful to go forward today and
22 at least let Mr. Kachmar go through the plans with you is

1 because we would like at least to get some feedback today if
2 anything on the changes that have been made over the last
3 two months. And we would keep it brief, but that is really
4 the only change, and it's very de minimis.

5 And we would really welcome some feedback from the
6 Board, so that --

7 BRENDAN SULLIVAN: Well, one of the --

8 SHANNA BOUGHTON: -- if there are other changes --

9 BRENDAN SULLIVAN: Right, and one of the --

10 SHANNA BOUGHTON: You can provide them at the next
11 hearing.

12 BRENDAN SULLIVAN: -- one of the problems is,
13 Shanna, is that if we were to open this up tonight, it's
14 going to be a case heard. You would have to get the same
15 five members back again, which could kick this down the road
16 quite a bit.

17 So that's my hesitation of opening it up as a case
18 heard, and the availability of the same five members to
19 assemble on the same night within a reasonable time. So.

20 LAURA WERNICK: So when could it be heard if it's
21 not heard this evening? When would the next available
22 opportunity to hear the case be?

1 SAM KACHMAR: We're glad to be very brief and
2 address the issues with the dimensional form, if we can just
3 speak for a couple minutes?

4 BRENDAN SULLIVAN: Yeah, let me --

5 LAURA WERNICK: It's just a matter of the timing.
6 If we get it started --

7 SAM KACHMAR: Of course --

8 LAURA WERNICK: -- and then have to do a
9 continuation, it could be a couple --

10 SAM KACHMAR: I totally get that and want to be
11 respectful of the Board's time, of everyone's time and just
12 try to be as efficient as we can in the process, for sure.

13 BRENDAN SULLIVAN: October -- to answer your
14 question, Laura, October 6 would be the next available.

15 LAURA WERNICK: Yeah. So do others have an
16 opinion on this?

17 BRENDAN SULLIVAN: So anyhow --

18 LAURA WERNICK: Jason --

19 BRENDAN SULLIVAN: -- the next available would be
20 October 6.

21 LAURA WERNICK: -- Wendy --

22 BRENDAN SULLIVAN: -- whether or not all five of

1 us are available on October 6, but let me go to Jason.

2 Jason, your thoughts on the issue?

3 JASON MARSHALL: Well, I'll actually start with
4 the October 6 date, because I will not be available on
5 October 6, which that may counsel toward not beginning to
6 hear the substance of the case, because then that would move
7 you beyond the October 6 date.

8 BRENDAN SULLIVAN: Right. And then the next
9 available date after that is October 27.

10 JASON MARSHALL: Okay.

11 BRENDAN SULLIVAN: So. But on the issue of
12 proceeding or not proceeding, Jason your thought regarding
13 the -- what I perceive as a late filing of the dimensional
14 form?

15 JASON MARSHALL: Yeah. I mean, you know, the
16 Chair of this Board has identified a procedural issue that
17 prevents us in his view, and I share his view, from acting
18 on the case tonight.

19 So my view is actually -- it's more around
20 administrative efficiency. I don't see a whole lot of
21 efficiency gained in beginning the case if we're from the
22 outset saying we're not going to act on it.

1 I do understand, Sam, your point and the point
2 that was made about getting some preliminary feedback. But
3 I don't know that that's the best use of the Board's time.
4 It does seem like the dimensional form could have been
5 submitted, there was plenty of time to do that.

6 So I'm inclined to agree with the Chair that it's
7 probably most efficient to continue the case.

8 BRENDAN SULLIVAN: Okay, Wendy?

9 WENDY LEISERSON: I concur with what Jason
10 Marshall just said.

11 BRENDAN SULLIVAN: Great. Andrea?

12 ANDREA HICKEY: I concur as well, and my reasoning
13 is that I view the dimensional form as a form that in a way
14 allows the public who may not be adept at reading plans to
15 sort of see in a succinct place and location what the
16 request is.

17 Now, granted, if the number is de minimis, perhaps
18 that should be given some consideration. But I always sort
19 of err on giving the public sort of full opportunity to
20 review the ask.

21 And I see the dimensional form as something that's
22 important to the public to have advance opportunity to

1 review. If we sort of void that in this case, then we sort
2 of head down a slippery slope of other things we might waive
3 that we're missing from the dimensional form in other cases.

4 So unfortunately, I would not support hearing the
5 case tonight. I think we should sort of stick to the rules
6 here, however, de minimis the numerical sort of differential
7 is. So I would concur with you, Mr. Chair, that we should
8 not hear the case this evening.

9 BRENDAN SULLIVAN: Okay. Laura, I started with
10 you. Are you -- any further thoughts on --

11 LAURA WERNICK: No further thoughts. I don't
12 really see -- I'm less concerned, to tell you the truth,
13 about the change to the FAR and where it's presented than I
14 am about -- you know, I don't see any point in doing this if
15 we're still going to be -- regardless, we're going to be
16 waiting until October -- until near the end of October.

17 And I don't think it makes sense to present things
18 now, and then we won't remember -- I won't remember two
19 months from now what the issues were, certainly. So I
20 prefer to not hear it this evening.

21 BRENDAN SULLIVAN: Great. Okay. Thank you. All
22 right. So you've heard the sentiment of the Board.

1 So -- I don't know, Sam, did you want to make a
2 very brief --

3 SAM KACHMAR: The only thing I'd like to say, Mr.
4 Chairman -- and I don't know if it changes anyone's mind, I
5 imagine it doesn't but -- we've spoken to pretty much every
6 abutter and everyone on the street who has any interest in
7 this case.

8 So I would say that any bit of the public that
9 cares either in opposition or in support of this case is
10 well aware, and has had these drawings circulated to them,
11 and has met with our firm on multiple occasions.

12 So maybe there would be a way to say that a lot of
13 people are involved that want to be in this particular case,
14 but that's all I'll say on there. If you want us to
15 present, we will. If you don't want us to present until
16 October, we'll wait until then.

17 BRENDAN SULLIVAN: Yeah, I -- again, I take a hard
18 -- not a hard line, just it's part of the submittal. It's
19 in the record. I asked for this to be filed timely and it
20 was not, plain and simple.

21 And so, I'm not prepared to go forward with it
22 tonight.

1 So I'm going to make a motion, then, to continue
2 this matter until October 6, 2022 at 6:00 p.m. on the
3 condition that the petitioner change the posting sign to
4 reflect the new date of October 6, and the time of 6:00 p.m.

5 That any new submittal's different than what's in
6 the file now be in the file by 5:00 p.m. on the Monday prior
7 to the October 6 hearing.

8 That the -- we have received a waiver, so that's
9 not an issue.

10 Any other conditions by members of the Board?

11 [Pause]

12 There appears none. On the motion, then, to
13 continue this matter to October 6? Laura Wernick?

14 LAURA WERNICK: I vote in favor of continuing
15 until October 6.

16 BRENDAN SULLIVAN: All right. Jason Marshall?

17 JASON MARSHALL: Yes, in favor of the continuance.

18 BRENDAN SULLIVAN: Wendy Leiserson?

19 WENDY LEISERSON: Yes, in favor of the
20 continuance.

21 BRENDAN SULLIVAN: Andrea Hickey?

22 ANDREA HICKEY: Yes, in favor of the continuance.

1 BRENDAN SULLIVAN: And Brendan Sullivan yes too,
2 in favor of the continuance.

3 [All vote YES]

4 On the five affirmative votes, the matter is
5 continued until October 6, 2022 at 6:00 p.m. See you then.

6 SAM KACHMAR: Thank you very much, Mr. Chairman.

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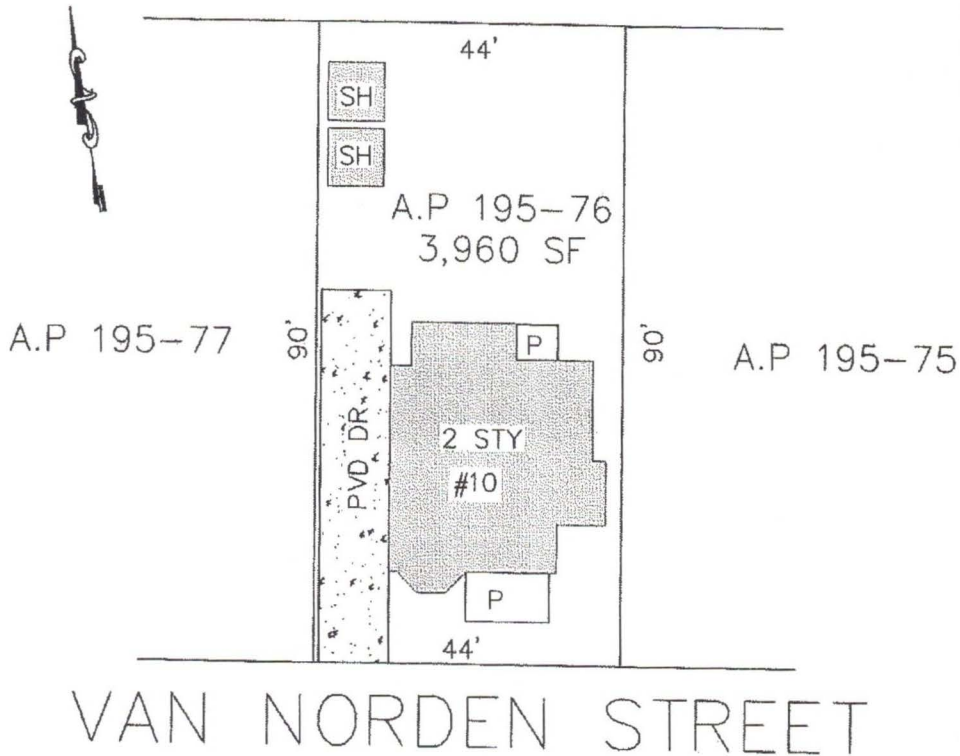
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Lender: WINCHESTER SAVINGS BANK	Plan Book	Page	Lot(s)
Owner: DEBORAH HARRIS	REGISTERED LAND		
	Reg. Book	Sheet	Lot(s):
Date: 11/25/2020	Certificate of Title		
Assessor's Map 195	Blk:	Lot 76	Census Tract

MORTGAGE INSPECTION PLAN
10 VAN NORDEN STREET, CAMBRIDGE, MA

Scale: 1"=20'

A.P 195-169



CERTIFICATION

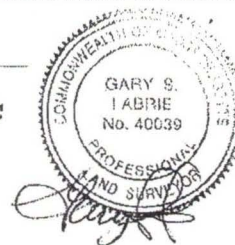
THE MAIN BUILDING, FOUNDATION OR DWELLING WAS IN COMPLIANCE WITH THE LOCAL ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY) OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. GENERAL LAW TITLE VII, CHAPTER 40A, SECTION 7.

FLOOD DETERMINATION

BY SCALE, THE DWELLING SHOWN HERE DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON A MAP OF COMMUNITY # 25017C0419E AS ZONE 'X' DATED 06/04/2010 BY THE NATIONAL FLOOD INSURANCE PROGRAM.



Olde Stone Plot Plan Service, LLC
P.O. Box 1166
Lakeville, MA 02347-
Tel: (800) 993-3302
Fax: (800) 993-3304



PLEASE NOTE: This inspection is not the result of an instrument survey. The structures as shown are approximate only. An instrument survey would be required for an accurate determination of building locations, encroachments, property line dimensions, fences and lot configuration and may reflect different information than shown here. The land as shown is based on client furnished information only or assessor's map & occupation and may be subject to further out-sales, takings, easements and rights of way. No responsibility is extended to the landowner or surveyor, or occupant. This is merely a mortgage inspection and is not to be recorded.



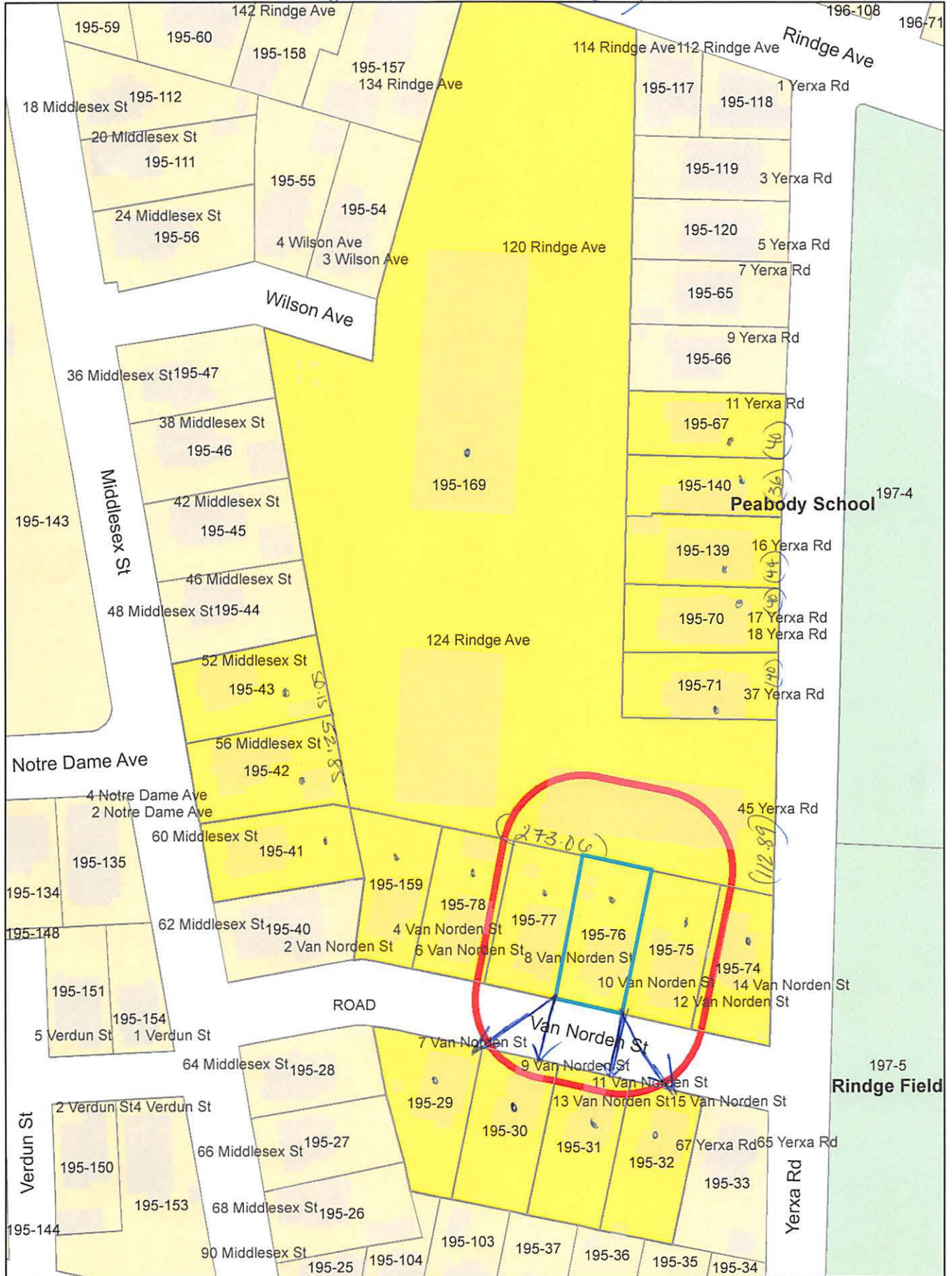
✓



10
Tyv
Home

NE
G
LET
?

10 Van Norden St.



10 Van Norden St.

Petitioner

195-30
MARGOLIS, DEAN
9 VAN NORDEN ST.
CAMBRIDGE, MA 02140

195-32
SINGH, RUPINDER, SHERMILA SEN,
SILABHADRA SEN & AGARON SEN
13-15 VAN NORDEN ST
CAMBRIDGE, MA 02139

195-76
DENEHY JOHN
40 MOHAWK PATH
HOLLISTON, MA 01746

195-169
BOS APT 1., LLC
C/O MARVIN F. POER & COMPANY
3520 PIEDMONT ROAD NE, #410
ATLANTA, GA 30305

195-29
GIACOBBE, CHRISTINA E.
7 VAN NORDEN ST
CAMBRIDGE, MA 02140

SHANNA BOUGHTON
251 MONTVALE AVE
WOBURN, MA 01801

195-159
BOUCHER, NORMAN R.,
TR OF THE N.R.B. REALTY TRUST
2 VAN NORDEN ST
CAMBRIDGE, MA 02140-2518

195-41
SCALFATI, JULIE M.
60 MIDDLESEX ST
CAMBRIDGE, MA 02140

195-43
TANUR, MARCIA, DR., & VICTORIA GURFOLINO
52 MIDDLESEX ST
CAMBRIDGE, MA 02140-2524

195-71
HOWES, STEVEN & KATJA PUDELKO
37 YERXA RD., #2
CAMBRIDGE, MA 02140

195-71
HOWES, STEVEN & KATJA PUDELKO
37 YERXA RD., #3
CAMBRIDGE, MA 02140

195-78
STEIN, TOBY H. & BARBARA H. STEIN
6 VAN NORDEN ST.
CAMBRIDGE, MA 02140-2518

195-139
LEE, CAROLE A. TRUSTEE LEE FAMILY TRUST
15 YERXA RD
CAMBRIDGE, MA 02140-2522

195-70
HAZLETT, NANCY E.
17-18 YERXA RD., #1
CAMBRIDGE, MA 02140

195-70
ITURRALDE, ROBERTO WILLIAM &
AISLYN CANGIALOSE
17-18 YERXA RD., #3
CAMBRIDGE, MA 02140

195-74
CLOUSE, KATHERINE N. DAVID S. DANESE
14 VAN NORDEN ST
CAMBRIDGE, MA 02140

195-67
PERKINS, GEORGE H. & MARY H. CARPENTER
11 YERXA RD
CAMBRIDGE, MA 02140

195-42
NELSON, RICHARD M. JR. & ANN J. HEWITT
TR. OF THE NELSON HEWITT FAMILY 2019 TR.
56 MIDDLESEX ST
CAMBRIDGE, MA 02140

195-70
BRUGGER JUDIANNE
17-18 YERXA RD - UNIT 2
CAMBRIDGE, MA 02140

195-75
ZYLICZ, WILLIAM E. DIANE E. ZYLICZ, TRS
12 VAN NORDEN ST
CAMBRIDGE, MA 02140

195-77
HUDSON LOIS T. LAWRENCE R. HUDSON
8 VAN NORDEN ST
CAMBRIDGE, MA 02140

195-140
STEARNS DENA
13 YERXA RD
CAMBRIDGE, MA 02140

195-31
11 VAN NORDEN LLC
ONE WALNUT ST - STE 3
BOSTON, MA 02108

195-31
ROWLAND, MICHAEL & AMELIA ARMITAGE
11 VAN NORDEN ST - UNIT 2
CAMBRIDGE, MA 02140

195-71
COLEMAN, SARAH M. & NAZMY ABASKHAROUN
100 EVERETT STREET - UNIT 2
ARLINGTON, MA 02474

Pacheco, Maria

From: barbara stein <barbara.stein51@gmail.com>
Sent: Tuesday, May 31, 2022 12:57 PM
To: Pacheco, Maria
Subject: 10 Van Norden St

Re: case BZA-170145

While we are happy that Mr. Denehy is reviving a neglected house on our street we are disappointed in the design (or lack thereof) of the third floor addition. It is oversized and unattractive. It looks like an industrial storage shed has been plopped on top of the house. All the houses on the street have a peaked front roof with at least one window. This has no window, the slope or pitch of the roof is awful and out of character with the house and the whole neighborhood, excluding triple deckers, not just Van Norden St.

Unless Mr. Denehy is willing to change the design of the roof line, we are opposed to the BZA granting this addition.

Respectfully,

Barbara and Toby Stein

6 Van Norden St.



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: John James Date: _____
(Print)

Address: 10 Van Norden St.

Case No. BZA-170145

Hearing Date: 6/9/22

Thank you,
Bza Members

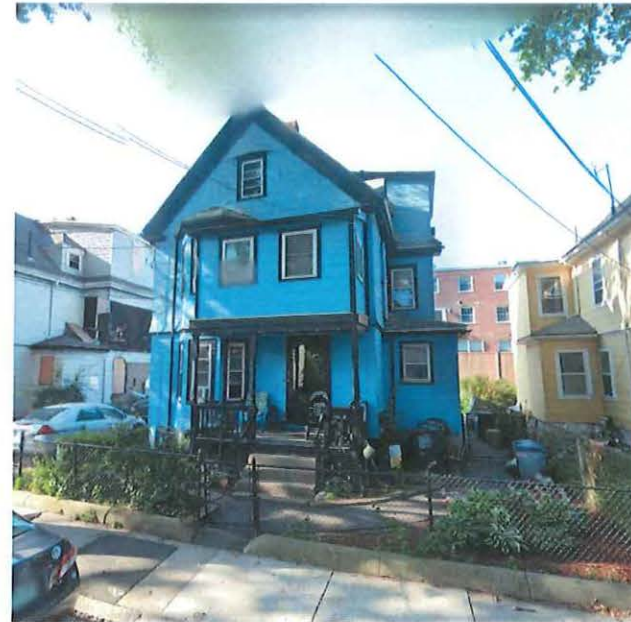
DENEHY RESIDENCE

JOHN DENEHY

10 VAN NORDEN ST.
CAMBRIDGE, MA 02140

BOARD OF ZONING APPEAL SET
08/11/2022

PRIOR TO RENOVATION



RENOVATION



PROPOSED



PROJECT #: 2207-0010

ARCHITECT:

SAM KACHMAR
ARCHITECTS

(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138



CLIENTS:

JOHN DENEHY

GENERAL CONTRACTOR:

N/A

STRUCTURAL ENGINEER:

N/A

PROJECT NARRATIVE:

THE DENEHY RESIDENCE CONSISTS OF IMPROVING THE AESTHETICS OF THE RECENTLY RENOVATED HOUSE AT 10 VAN NORDEN, BY INCORPORATING A LADDER FRAME ROOF THAT BRINGS SOME OF THE CHARACTER OF THE PREVIOUS HOME BEFORE THE RENOVATION. IN ADDITION NEW WINDOW ON THE 3RD FLOOR/RENOVATED ATTIC.

Sheet List		
Sheet Number	Sheet Name	Count
BZA-000	COVER	1
BZA-101	LEVEL 1	1
BZA-102	LEVEL 2	1
BZA-103	LEVEL 3	1
BZA-104	ROOF PLAN	1
BZA-203	ELEVATION EAST	1
BZA-202	ELEVATION NORTH	1
BZA-200	ELEVATION SOUTH	1
BZA-201	ELEVATION WEST	1
BZA-300	PLOT PLAN	1
BZA-100	LEVEL 0	1
BZA-001	GENERAL NOTES	1
BZA-003	AREA PLANS	1
BZA-004	SOLAR STUDY	1
BZA-005	AXONS	1
BZA-007	STREET VIEW	1

16

CITY OF CAMBRIDGE
 INSPECTORIAL SERVICES
 2022 AUG 15 A 8:00

BZA-001 GENERAL NOTES

ABBREVIATIONS

#	NUMBER OR POUND	L	LENGTH
&+	AND	LAM	LAMINATE, LAMINATED
@	AT	LB	POUND
ADJ	ADJUSTABLE	LGMF	LIGHT GAGE METAL FRAMING
AFF	ABOVE FINISH FLOOR	LT	LIGHT
ALUM	ALUMINUM	LT WT	LIGHT WEIGHT
APPROX	APPROXIMATELY	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MDF	MEDIUM DENSITY FIBER
AVB	AIR AND VAPOR BARRIER	MECH	MECHANICAL
BD	BOARD	MED	MEDIUM
BIT	BITUMINOUS	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BTWN	BETWEEN	MTD	MOUNTED
CF	CUBIC FEET	MTL	METAL
CI	CUBIC INCHES	N	NORTH
CJ	CONTROL JOINT	N/A	NOT APPLICABLE
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR OR CLEARANCE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OH	OPPOSITE HAND
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR, CORRUGATED	OSB	ORIENTED STRANDBOARD
CTR	CENTER	OVHD	OVERHEAD
D	DEPTH, DEEP	OZ	OUNCE (S)
DBL	DOUBLE	PATT	PATTERN (ED)
DEMIO	DEMOLISH, DEMOLITION	PERF	PERFORATED
DIA	DIAMETER	PERP	PERPENDICULAR
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
DN	DOWN	PLYWD	PLYWOOD
DTL	DETAIL	PNT	PAINT, PAINTED
DW	DISHWASHER	PR	PAIR
E	EAST	PREFAB	PREFABRICATE, PREFABRICATED
EA	EACH	QTY	QUANTITY
EJ	EXPANSION JOINT	RAD	RADIUS
EL	ELEVATION (GRADE)	RBR	RUBBER
ELEC	ELECTRICAL	RD	ROOF DRAIN
ELEV	ELEVATION (FACADE)	REF	REFERENCE
EDS	EDGE OF SLAB	REFR	REFRIGERATE, REFRIGERATOR
EQ	EQUAL, EQUIPMENT, EQUIP	REINF	REINFORCE, REINFORCED
ETR	EXISTING TO REMAIN	REQ	REQUIRE
EXG	EXISTING	REV	REVISION, REVISE, REVISED
EXP	EXPOSED	RM	ROOM
EXT	EXTERIOR	RO	ROUGH OPENING
FAB	FABRICATE, FABRICATION	S	SOUTH
FD	FLOOR DRAIN	SCHED	SCHEDULE
FF	FINISHED FLOOR	SF	SQUARE FEET
FL	FLOOR	SI	SQUARE INCHES
FOW	FACE OF WALL	SIM	SIMILAR
FT	FEET, FOOT	SPEC	SPECIFICATION
GA	GAUGE	SQ	SQUARE
GALV	GALVANIZED	SS, SST	STAINLESS STEEL
GL	GLASS, GLAZING, GLAZED	STC	SOUND TRANSMISSION CLASS
GWB	GYP SUM WALLBOARD, BACKING BOARD	STL	STEEL
GYP	GYP SUM	STOR	STORAGE
H	HIGH	STR	STAIR
HWWD	HARDWOOD	T.O.	TOP OF
HM	HOLLOW METAL	U.O.	UNDERSIDE OF
HORIZ	HORIZONTAL	UON	UNLESS OTHERWISE NOTED
HVAC	HEATING, VENTILATING & AIR CONDITIONING	WD	WOOD
IN	INCH, INCHES	WT	WEIGHT
INCL	INCLUDE, INCLUDED	X	INDICATES TIMES OR BY
INT	INTERIOR		
JT	JOINT		

MATERIALS

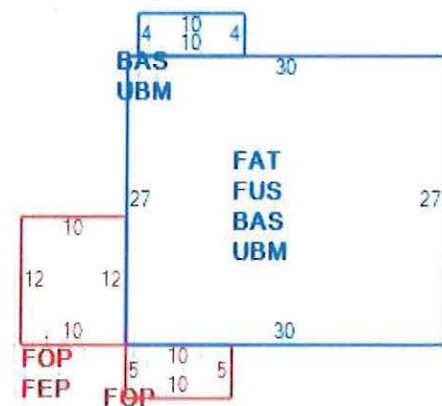
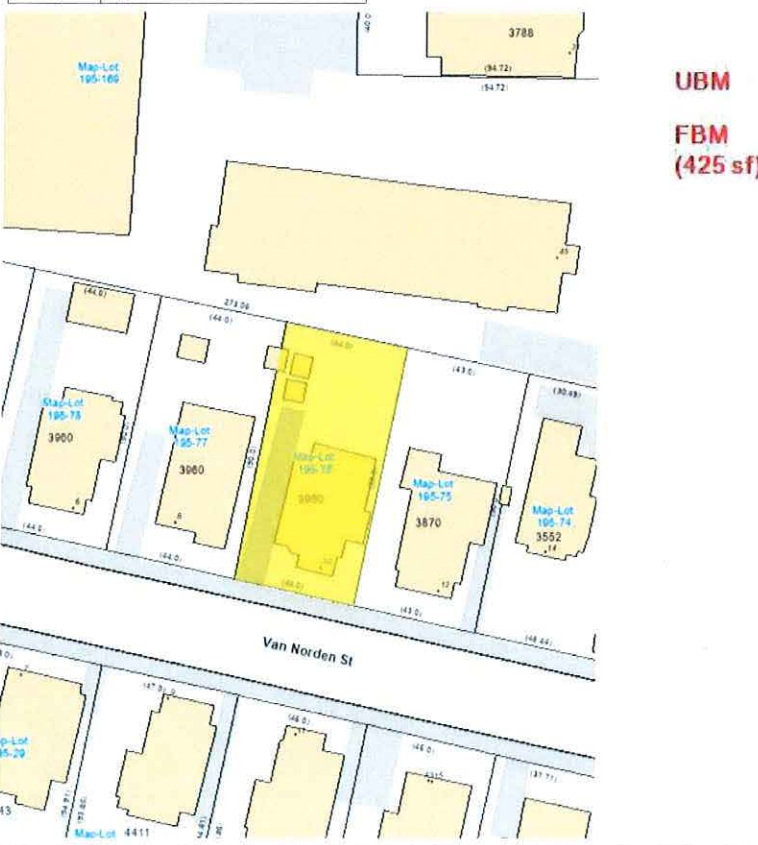
	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYP SUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

SYMBOLS

	VIEW NAME SCALE: 1/4" = 1'-0"	DRAWING TITLE
	EXTERIOR ELEVATION KEY	
	INTERIOR ELEVATION KEY	
	BUILDING SECTION MARKER	
	WALL SECTION MARKER	
	DETAIL AREA MARKER	
	DETAIL SECTION MARKER	
	GRID LINE	
	VERTICAL ELEVATION KEY (ELEV)	
	SPOT ELEVATION W/ TARGET (PLAN)	
	SPOT ELEVATION NO TARGET (PLAN)	
	REVISION CLOUD AND REVISION TAG	
	ROOM NAME ROOM #	CENTERLINE
	AREA NAME AREA	SHEET SHEET
	DOOR #	HINGE SIDE OF DOOR
	# TYPE	ALIGN SURFACES
	ROOM NAME ROOM # FLOOR BASE WALL CEILING	FINISH TAG

GENERAL NOTES

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT. IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION, THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYS AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.



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 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

GENERAL NOTES

JOHN DENEHY
 DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING	
Project Status	APPEAL SET
Project number	2207-0010
Date	08/11/2022
Drawn by	Author
Checked by	Checker

BZA-001

Scale 1 1/2" = 1'-0"

BZA-003 AREA PLANS

RESIDENTIAL ZONE B

LOT AREA = 3,960 SF

F.A.R CALCULATIONS

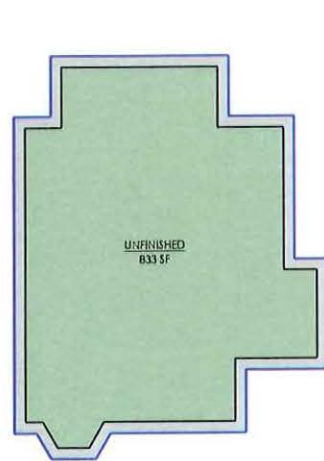
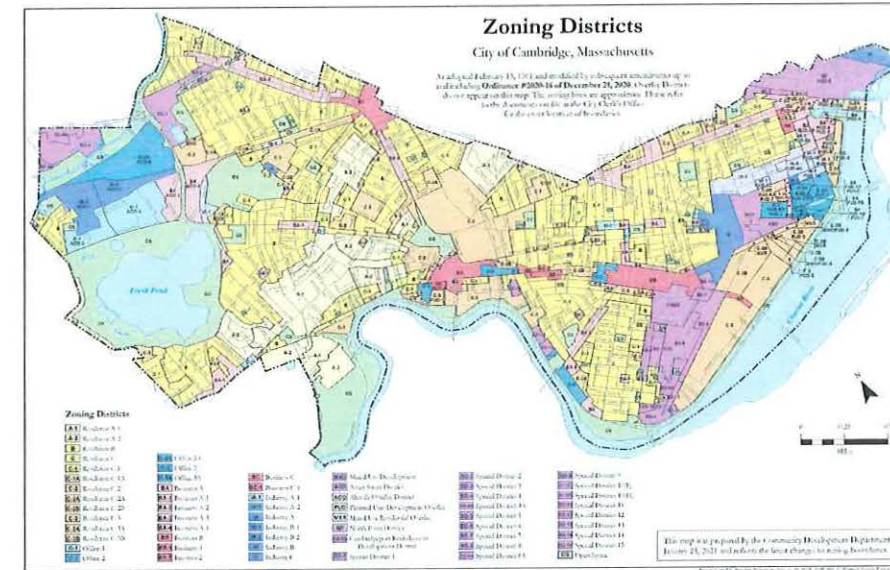
EXISTING F.A.R = 0.56
 PROPOSED F.A.R = 0.60
 REQUIRED F.A.R = 0.50

OPEN SPACE CALCULATION

EXISTING OPEN SPACE = 63%
 PROPOSED OPEN SPACE = 63%
 REQUIRED OPEN SPACE = 40%

EXISTING AREA PLAN		
Level	Name	Area
EXISTING LEVEL 1	Area	85 SF
EXISTING LEVEL 1	FINISHED LIVING SPACE	833 SF
EXISTING LEVEL 2	FINISHED LIVING SPACE	845 SF
EXISTING LEVEL 3	FINISHED LIVING SPACE	449 SF
Grand total: 4		2212 SF

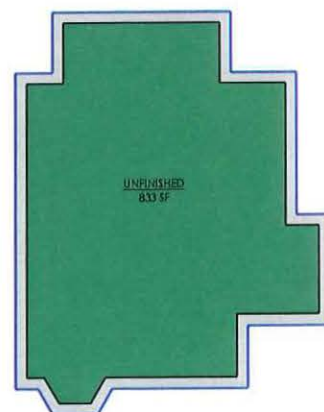
PROPOSED AREA PLAN		
Level	Name	Area
EXISTING LEVEL 1	FINISHED LIVING SPACE	833 SF
EXISTING LEVEL 2	FINISHED LIVING SPACE	845 SF
EXISTING LEVEL 3	FINISHED LIVING SPACE	614 SF
EXISTING LEVEL 1	FINISHED LIVING SPACE	85 SF
Grand total: 4		2377 SF



Rentable Area Legend

Building Common Area

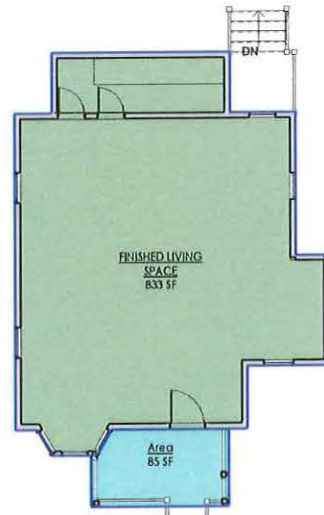
2 EXISTING LEVEL 0
1/8" = 1'-0"



Building Area Legend

Gross Building Area

6 PROPOSED LEVEL 0
1/8" = 1'-0"

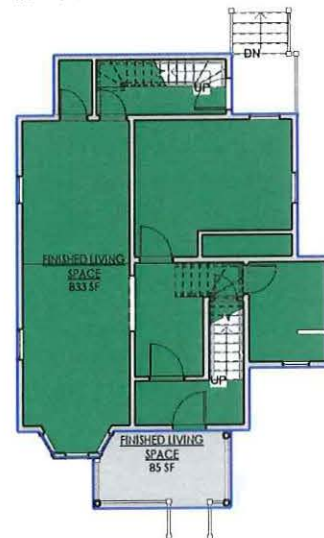


Rentable Area Legend

Building Common Area

Exterior Area

3 EXISTING LEVEL 1
1/8" = 1'-0"

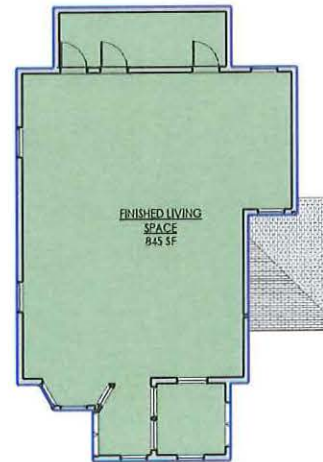


Building Area Legend

Gross Building Area

Exterior Area

7 PROPOSED LEVEL 1
1/8" = 1'-0"



Rentable Area Legend

Building Common Area

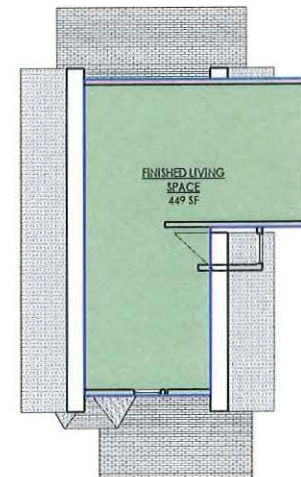
4 EXISTING LEVEL 2
1/8" = 1'-0"



Building Area Legend

Gross Building Area

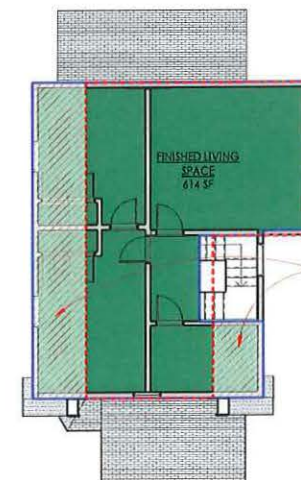
8 PROPOSED LEVEL 2
1/8" = 1'-0"



Rentable Area Legend

Building Common Area

5 EXISTING LEVEL 3
1/8" = 1'-0"

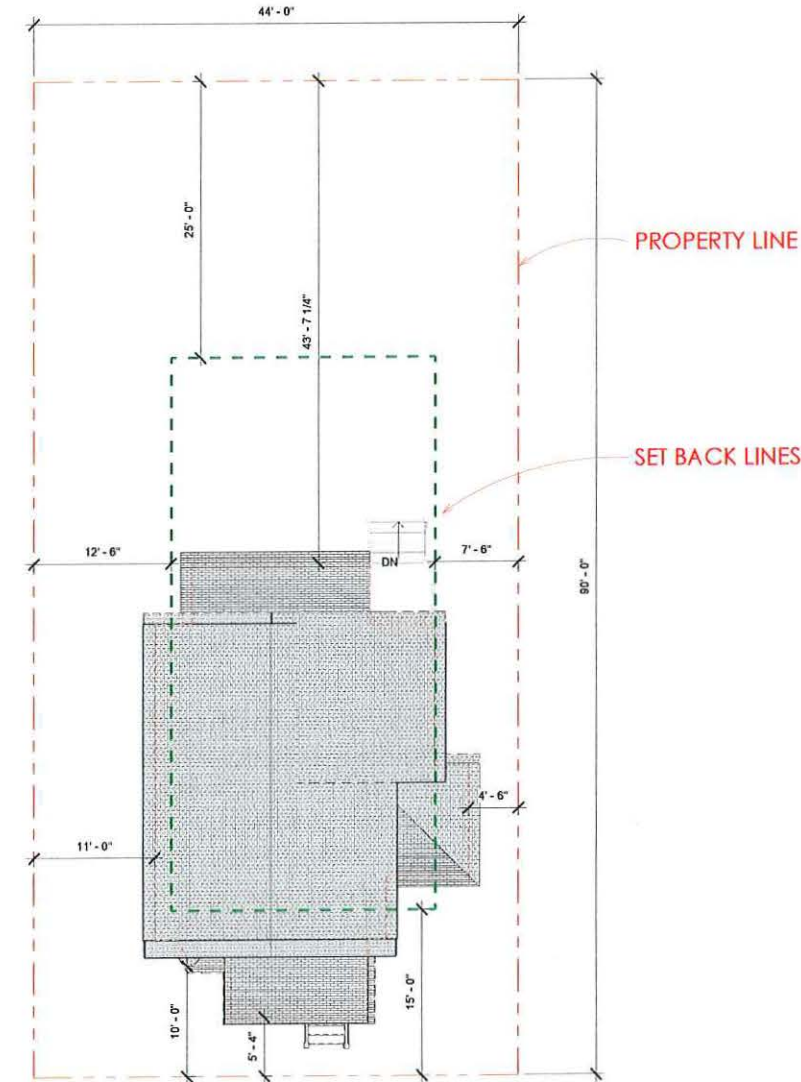


Building Area Legend

Gross Building Area

9 PROPOSED LEVEL 3
1/8" = 1'-0"

AREA OF REQUESTED RELIEF



1 BZA - PROPOSED SITE PLAN
1/8" = 1'-0"



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REGISTRATIONS:

NOT FOR CONSTRUCTION

AREA PLANS

JOHN DENEHY
 DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING APPEAL SET
 Project Status
 Project number 2207-0010
 Date 08/11/2022
 Drawn by Author
 Checked by Checker

BZA-003

Scale 1/8" = 1'-0"



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 ARCHITECTS
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 kachmardesign.com
 357 Huron Ave.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

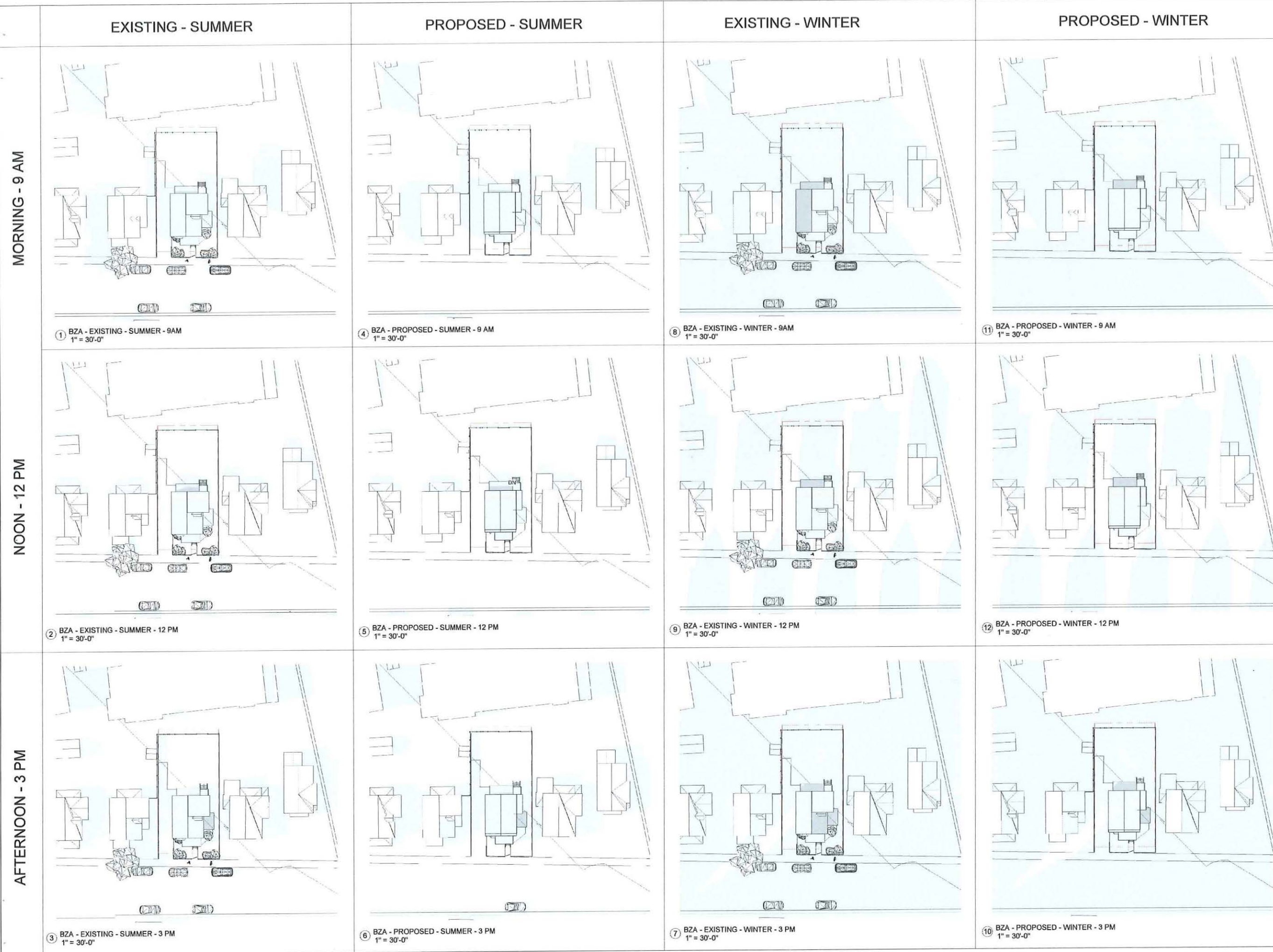
SOLAR STUDY

JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING
 APPEAL SET
 Project Status
 Project number 2207-0010
 Date 08/11/2022
 Drawn by Author
 Checked by Checker

BZA-004
 Scale 1" = 30'-0"

8/11/2022 1:07:42 PM



PRIOR TO RENOVATION



PROPOSED



SKA

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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

AXONS

JOHN DENEHY

DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,
MA 02140

Project Status	BOARD OF ZONING APPEAL SET
Project number	2207-0010
Date	08/11/2022
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BZA-005

Scale

EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW

JOHN DENEHY

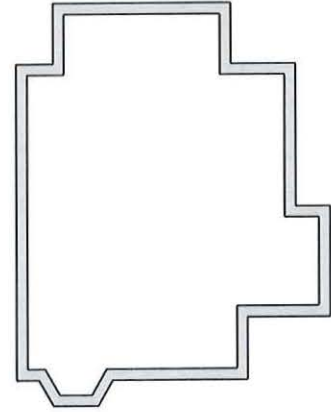
DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,
MA 02140

Project Status	BOARD OF ZONING APPEAL SET
Project number	2207-0010
Date	08/11/2022
Drawn by	Author
Checked by	Checker

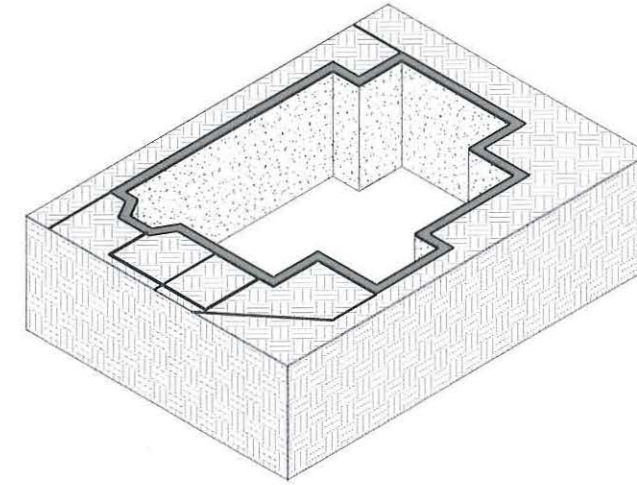
BZA-007

Scale

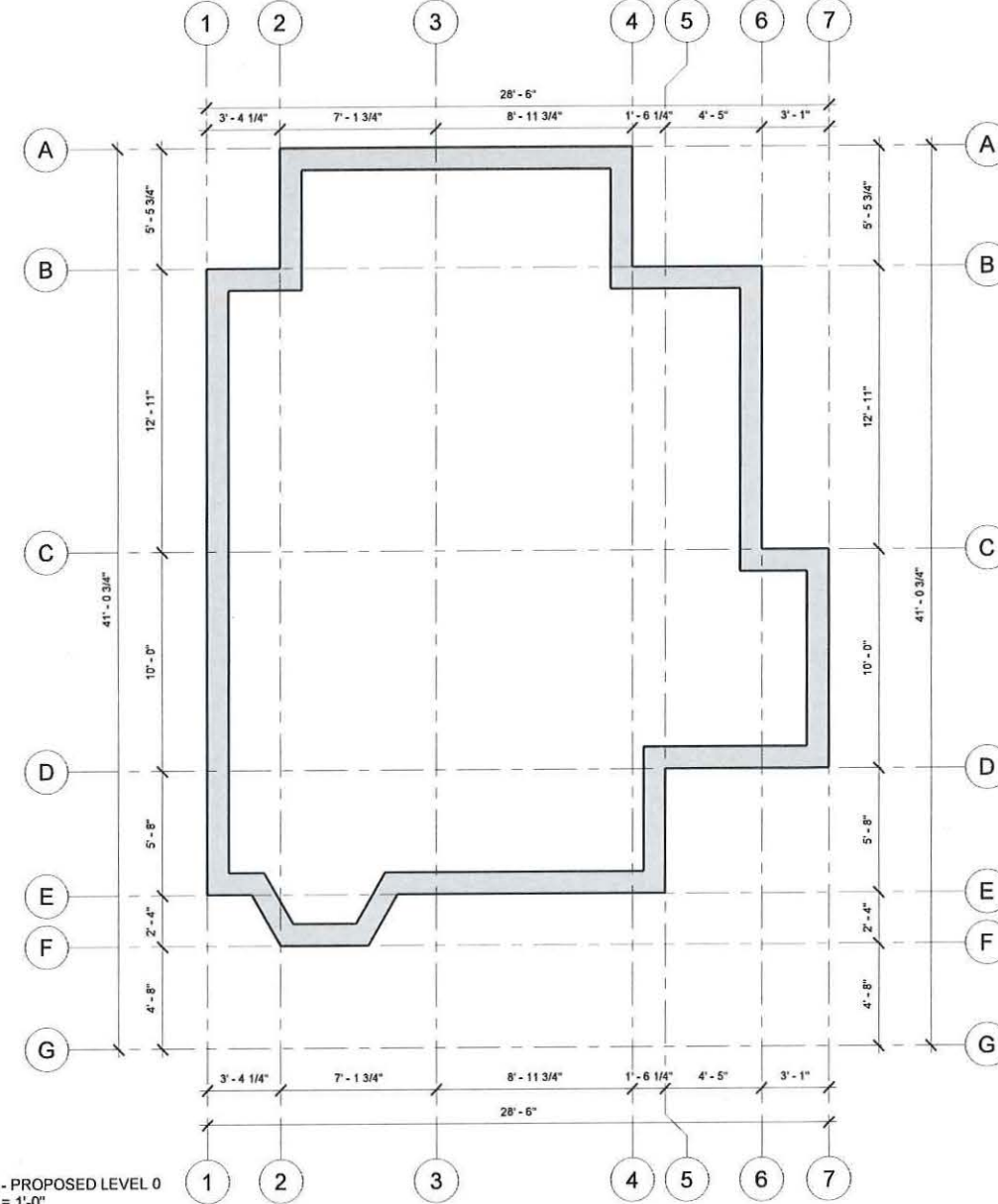


① BZA - EXISTING LEVEL 0
1/8" = 1'-0"

NO REQUESTED RELIEF
ON THIS FLOOR



③ BZA - AXON - LEVEL 0



② BZA - PROPOSED LEVEL 0
1/4" = 1'-0"



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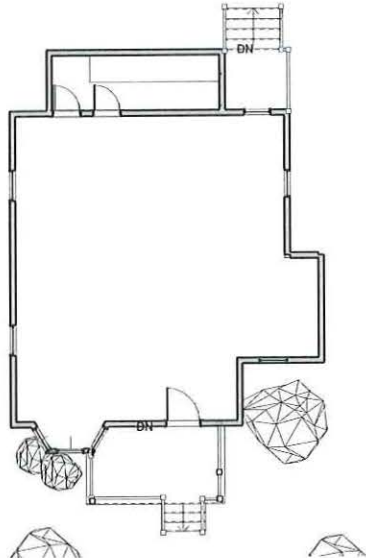
LEVEL 0

JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

Project Status	BOARD OF ZONING APPEAL SET
Project number	2207-0010
Date	08/11/2022
Drawn by	Author
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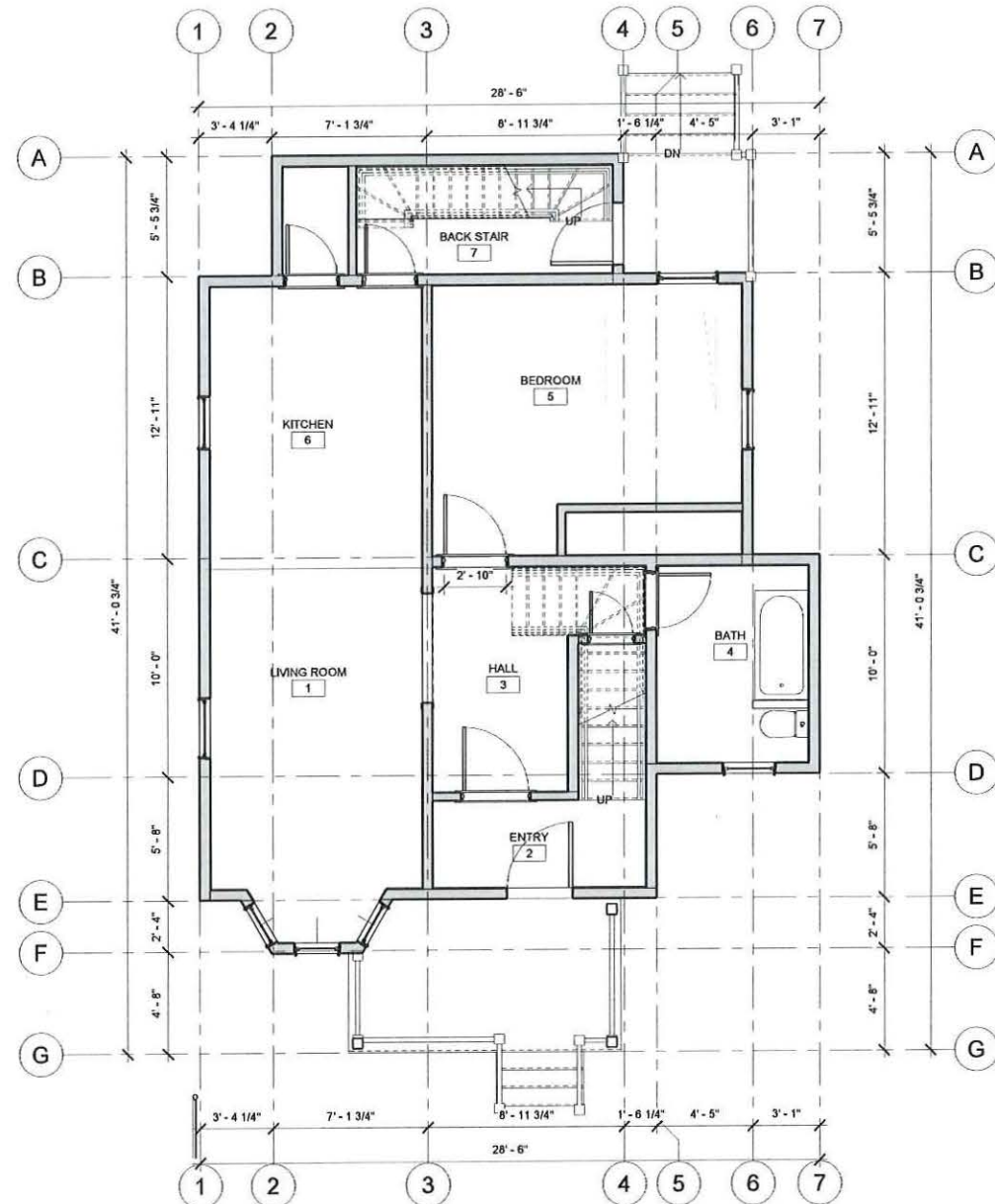
BZA-100
 Scale As Indicated

BZA-101 LEVEL 1

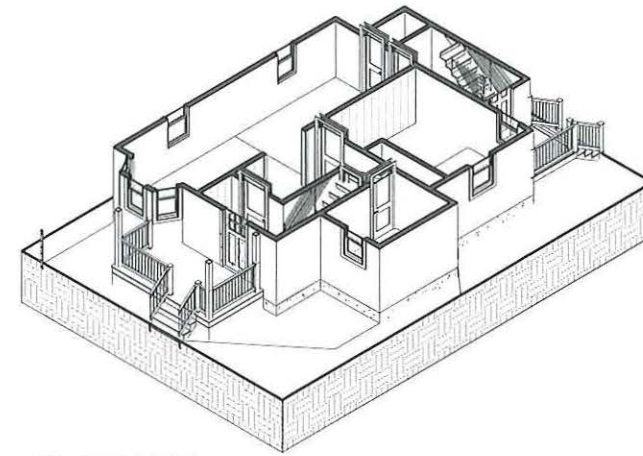


① BZA - EXISTING LEVEL 1
1/8" = 1'-0"

**NO REQUESTED RELIEF
ON THIS FLOOR**



② BZA - PROPOSED LEVEL 1
1/4" = 1'-0"



③ BZA - AXON - LEVEL 1



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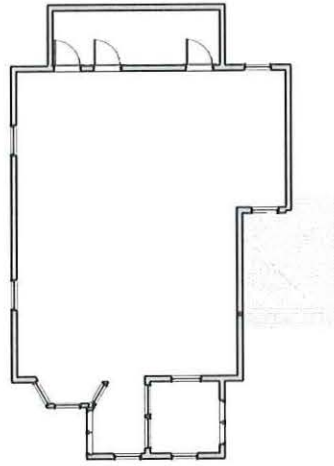
LEVEL 1

JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

Project Status	BOARD OF ZONING APPEAL SET
Project number	2207-0010
Date	08/11/2022
Drawn by	Author
Checked by	Checker

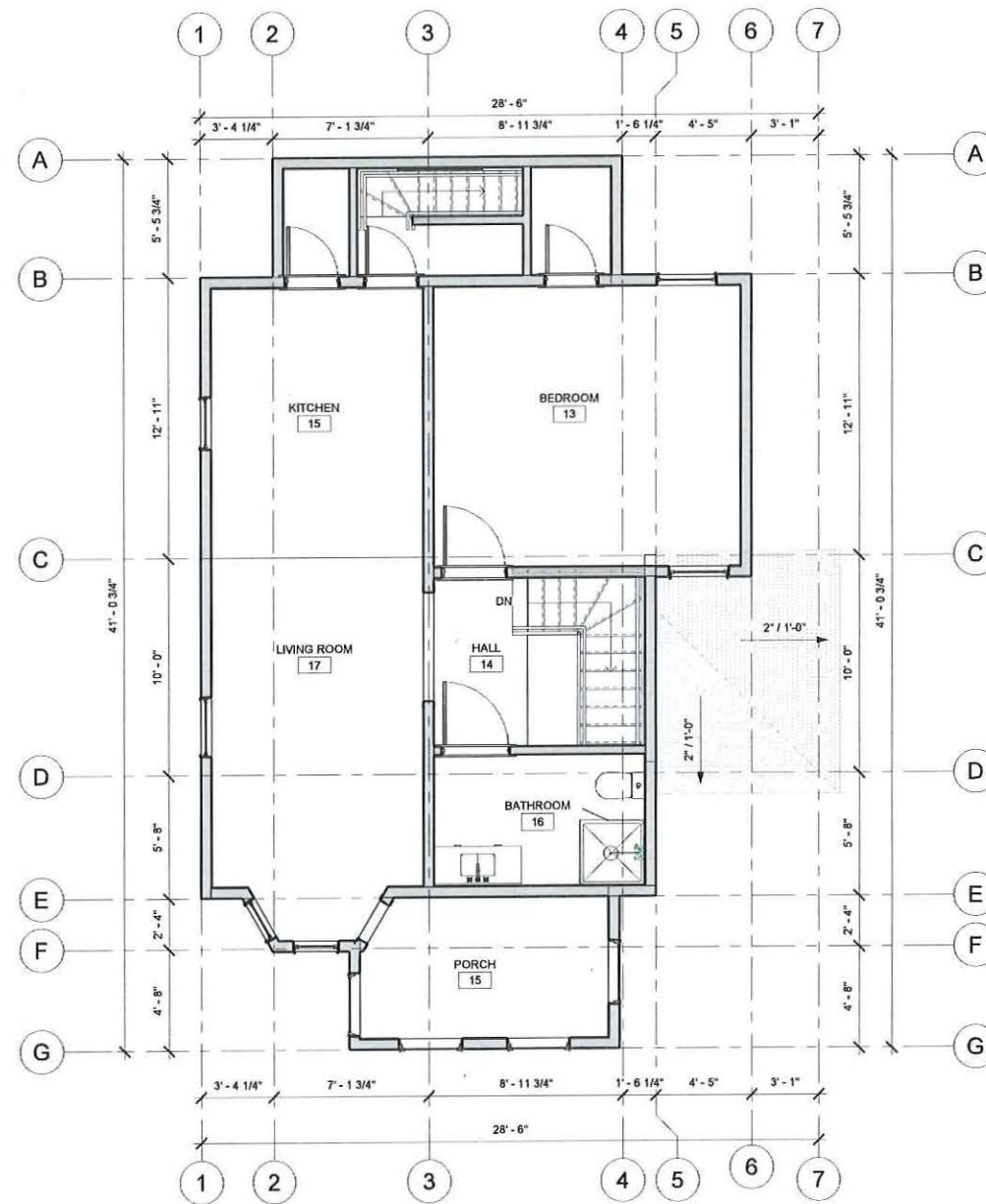
BZA-101

Scale As Indicated

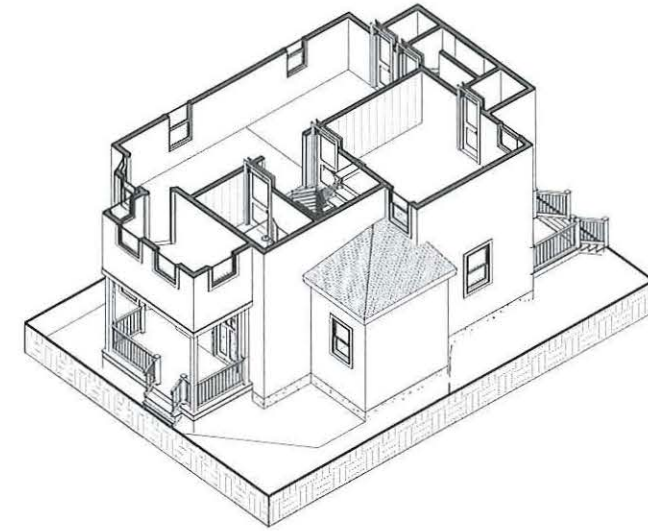


1 BZA - EXISTING LEVEL 2
1/8" = 1'-0"

NO REQUESTED RELIEF
ON THIS FLOOR



2 BZA - PROPOSED LEVEL 2
1/4" = 1'-0"



3 BZA - AXON - LEVEL 2



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LEVEL 2

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 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
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Project Status	BOARD OF ZONING APPEAL SET
Project number	2207-0010
Date	08/11/2022
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BZA-102
 Scale As indicated



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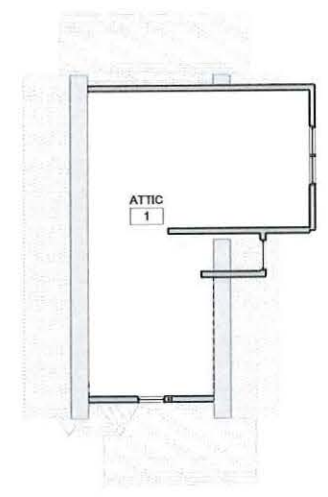
NOT FOR CONSTRUCTION

LEVEL 3

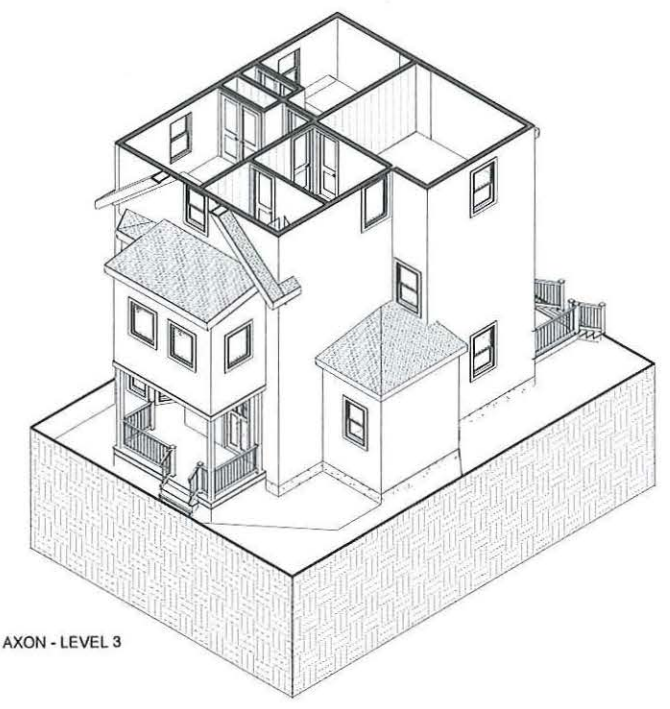
JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING APPEAL SET	
Project Status	APPEAL SET
Project number	2207-0010
Date	08/11/2022
Drawn by	Author
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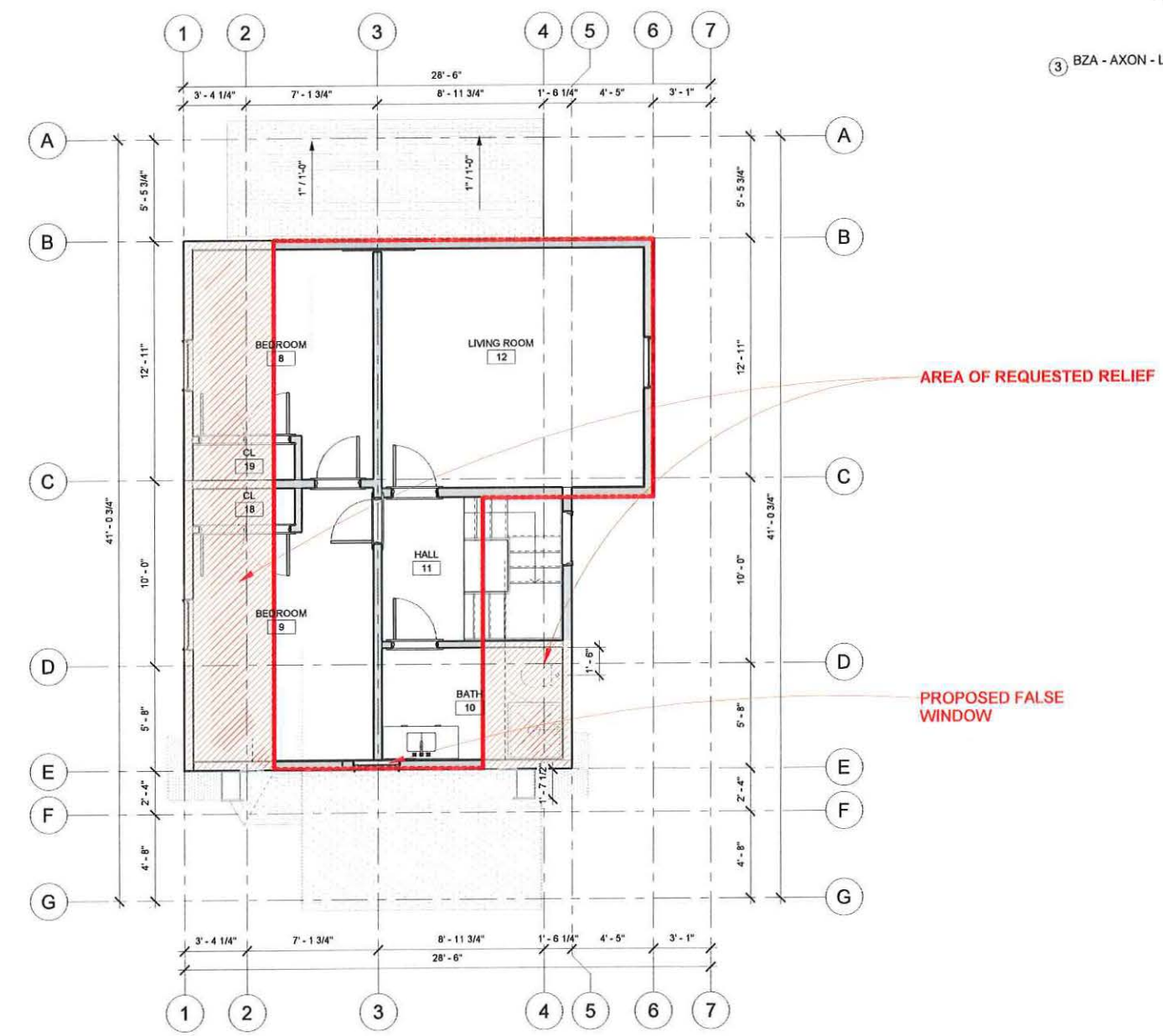
BZA-103
 Scale As indicated



1 BZA - EXISTING LEVEL 3
 1/8" = 1'-0"

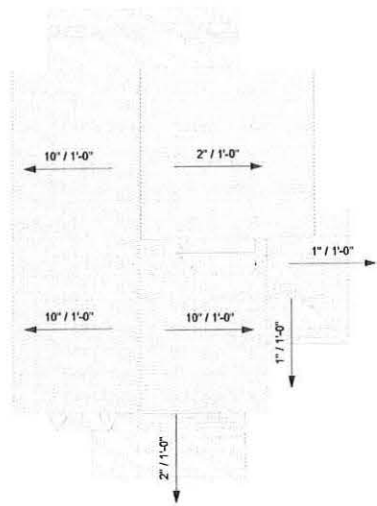


3 BZA - AXON - LEVEL 3

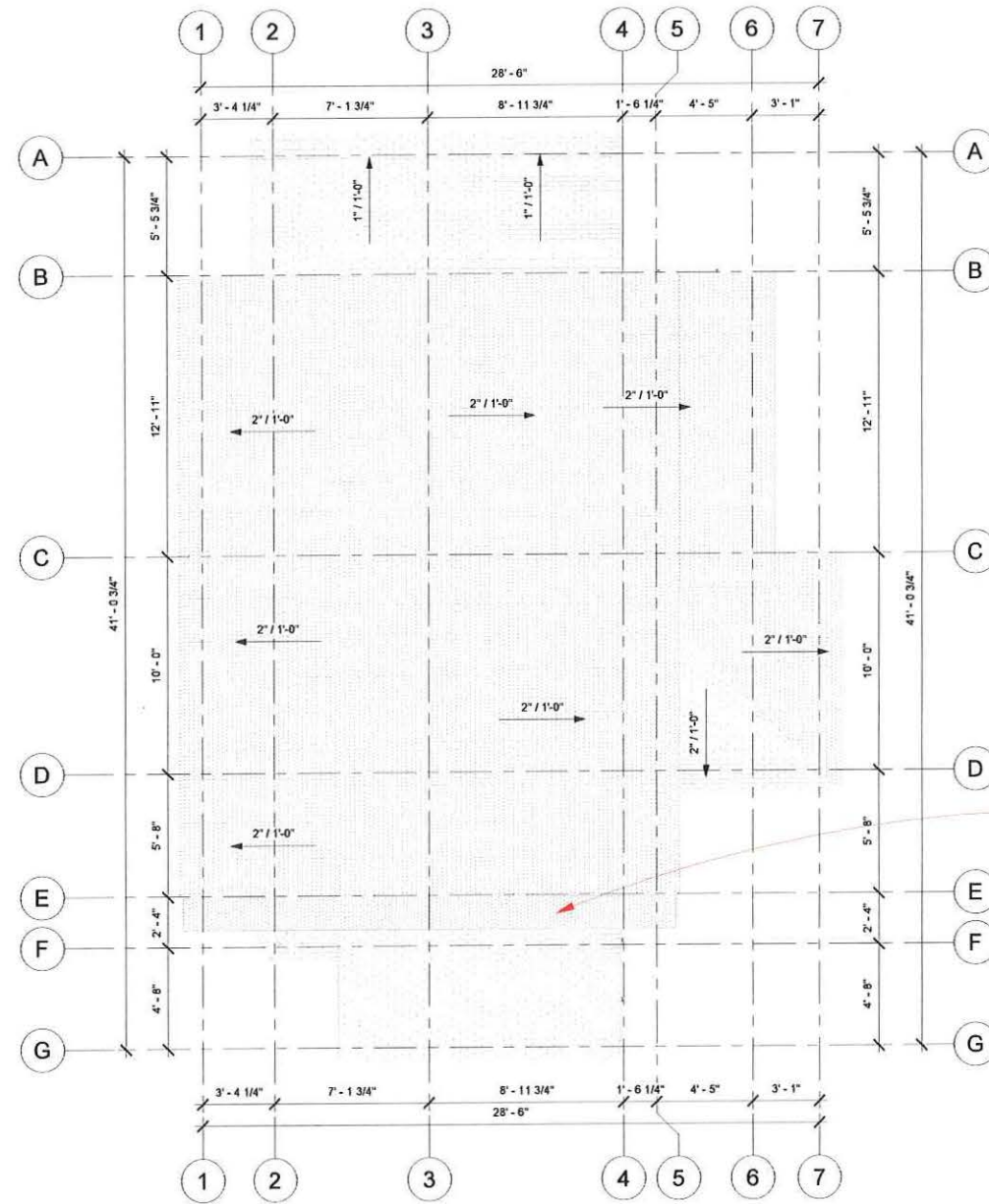


2 BZA - PROPOSED LEVEL 3
 1/4" = 1'-0"

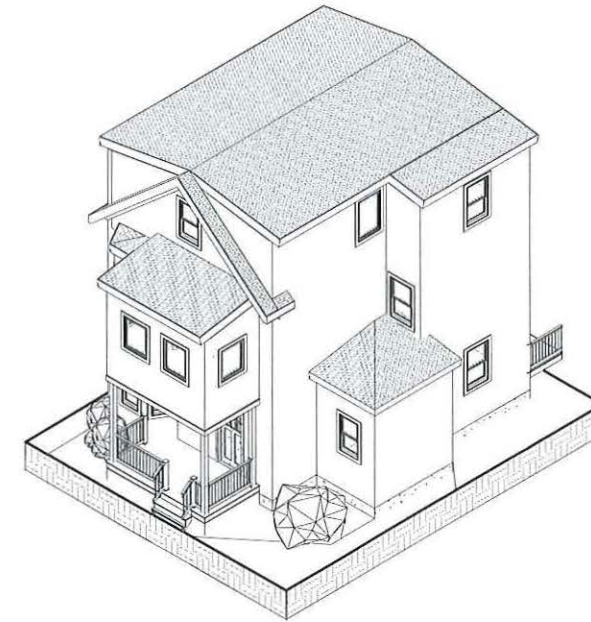
BZA-104 ROOF PLAN



① BZA - EXISTING RIDGE
1/8" = 1'-0"



② BZA - PROPOSED RIDGE
1/4" = 1'-0"



③ BZA - AXON - ROOF



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ROOF PLAN

JOHN DENEHY

DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING APPEAL SET	
Project Status	APPEAL SET
Project number	2207-0010
Date	08/11/2022
Drawn by	Author
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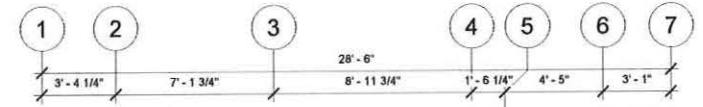
BZA-104

Scale As indicated

BZA-200 ELEVATION SOUTH



① BZA - EXISTING SOUTH ELEVATION
1/8" = 1'-0"



AREA OF REQUESTED RELIEF

PROPOSED FALSE WINDOW



② BZA - PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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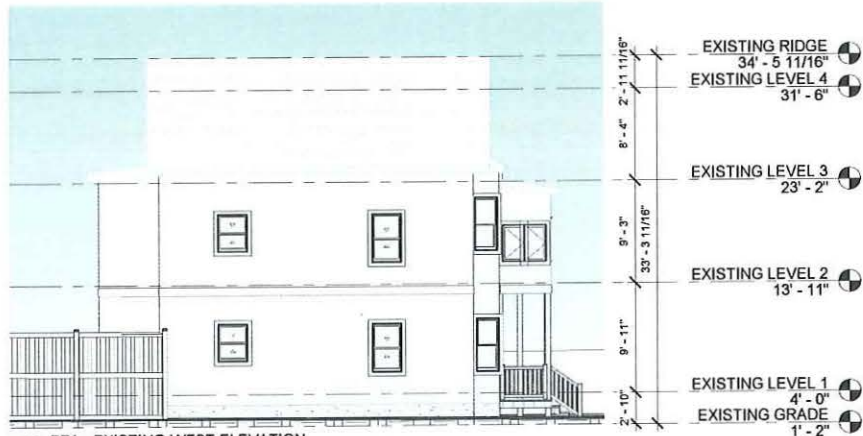
ELEVATION SOUTH

JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

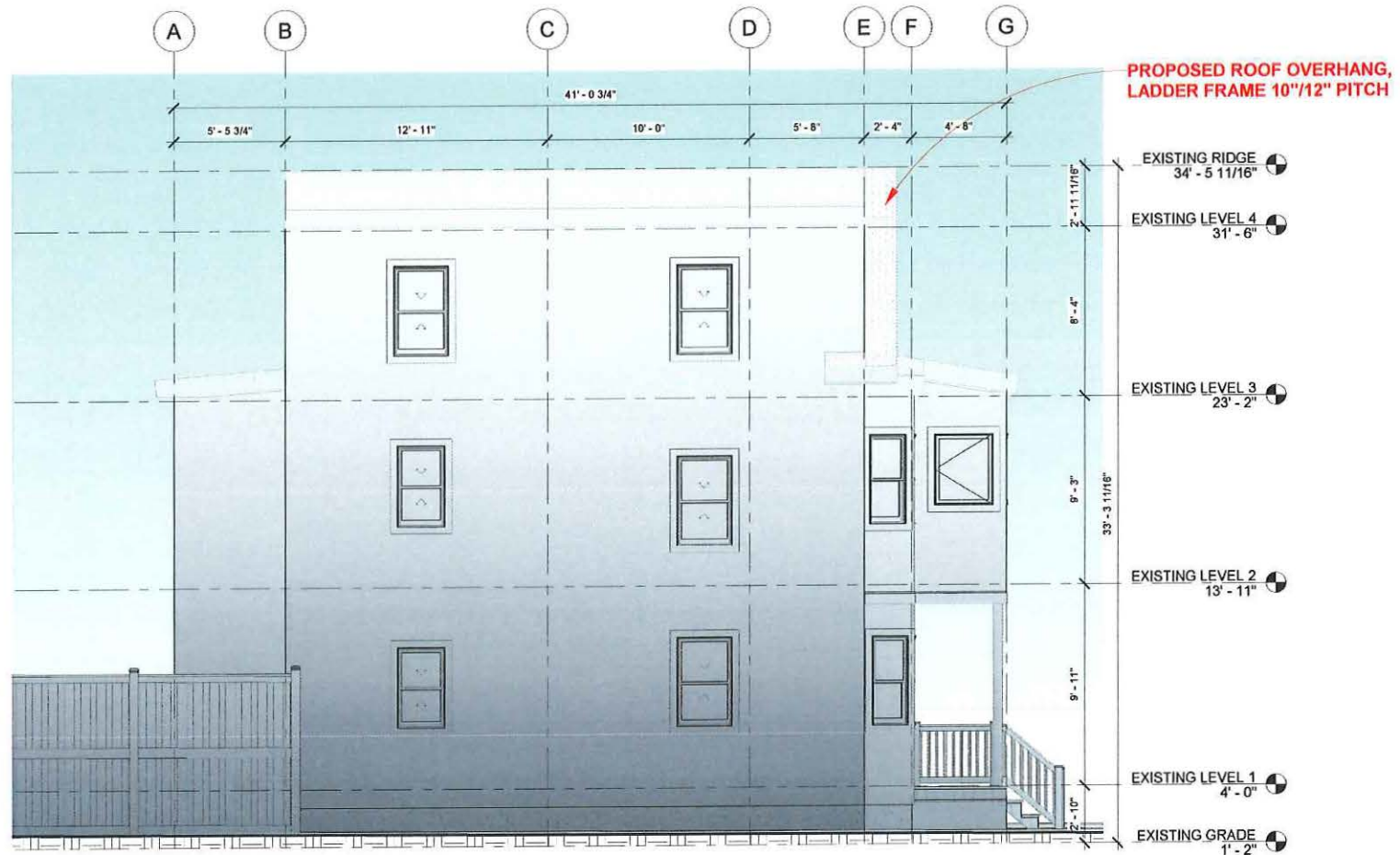
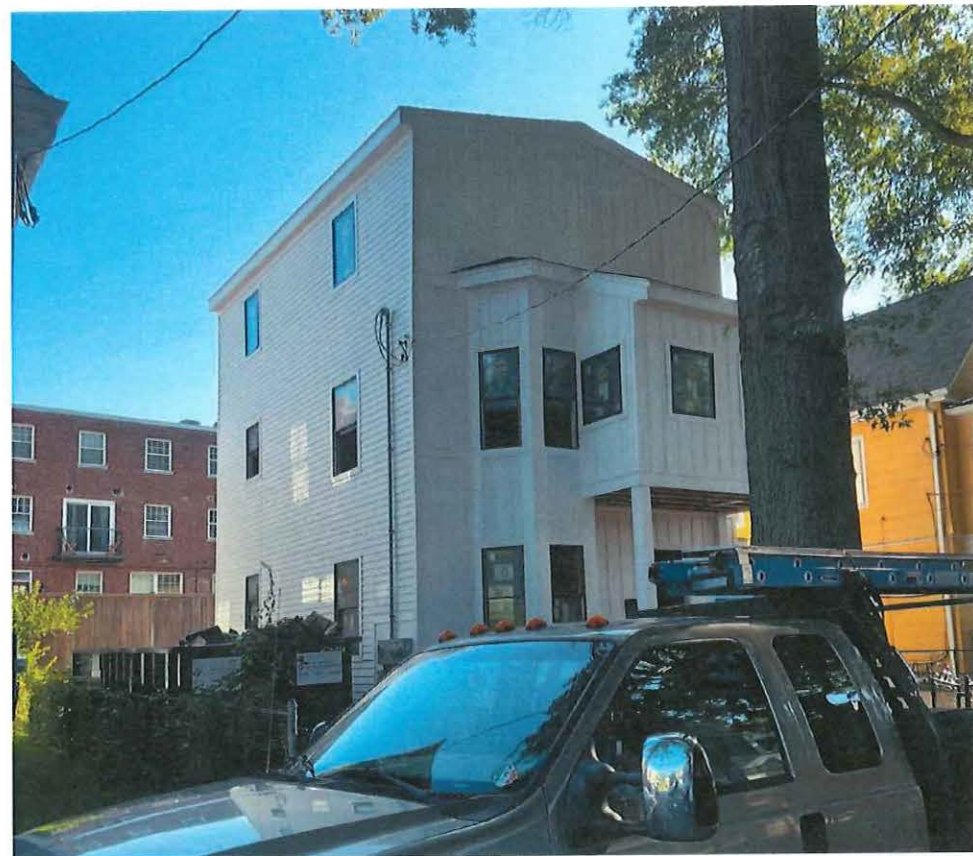
BOARD OF ZONING
 APPEAL SET
 Project number 2207-0010
 Date 08/11/2022
 Drawn by Author
 Checked by Checker

BZA-200
 Scale As indicated

BZA-201 ELEVATION WEST



① BZA - EXISTING WEST ELEVATION
1/8" = 1'-0"



② BZA - PROPOSED WEST ELEVATION
1/4" = 1'-0"



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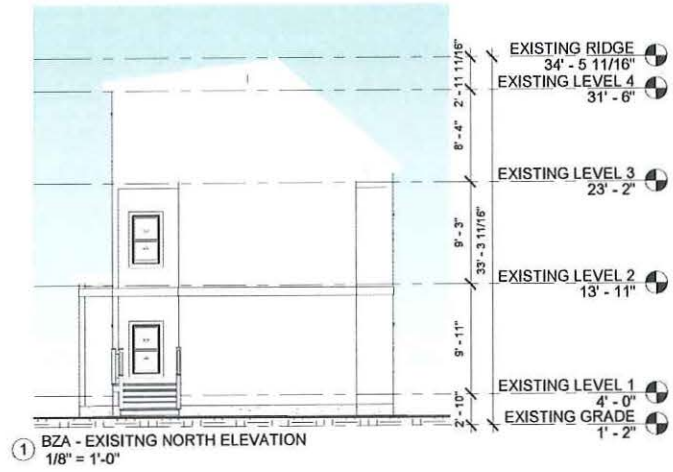
ELEVATION WEST

JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING
 APPEAL SET
 Project Status
 Project number 2207-0010
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BZA-201
 Scale As indicated

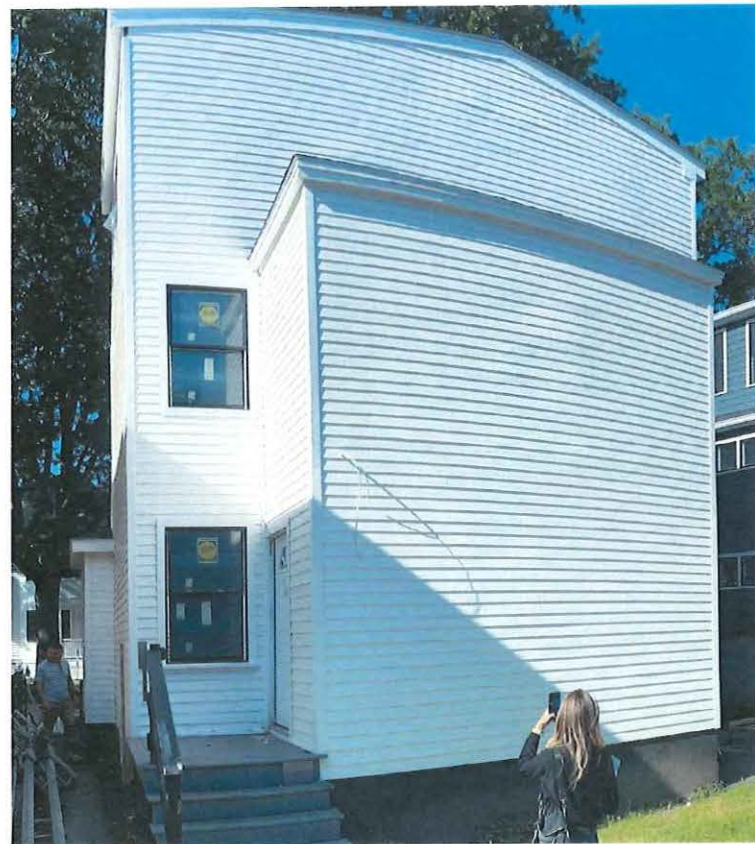
BZA-202 ELEVATION NORTH



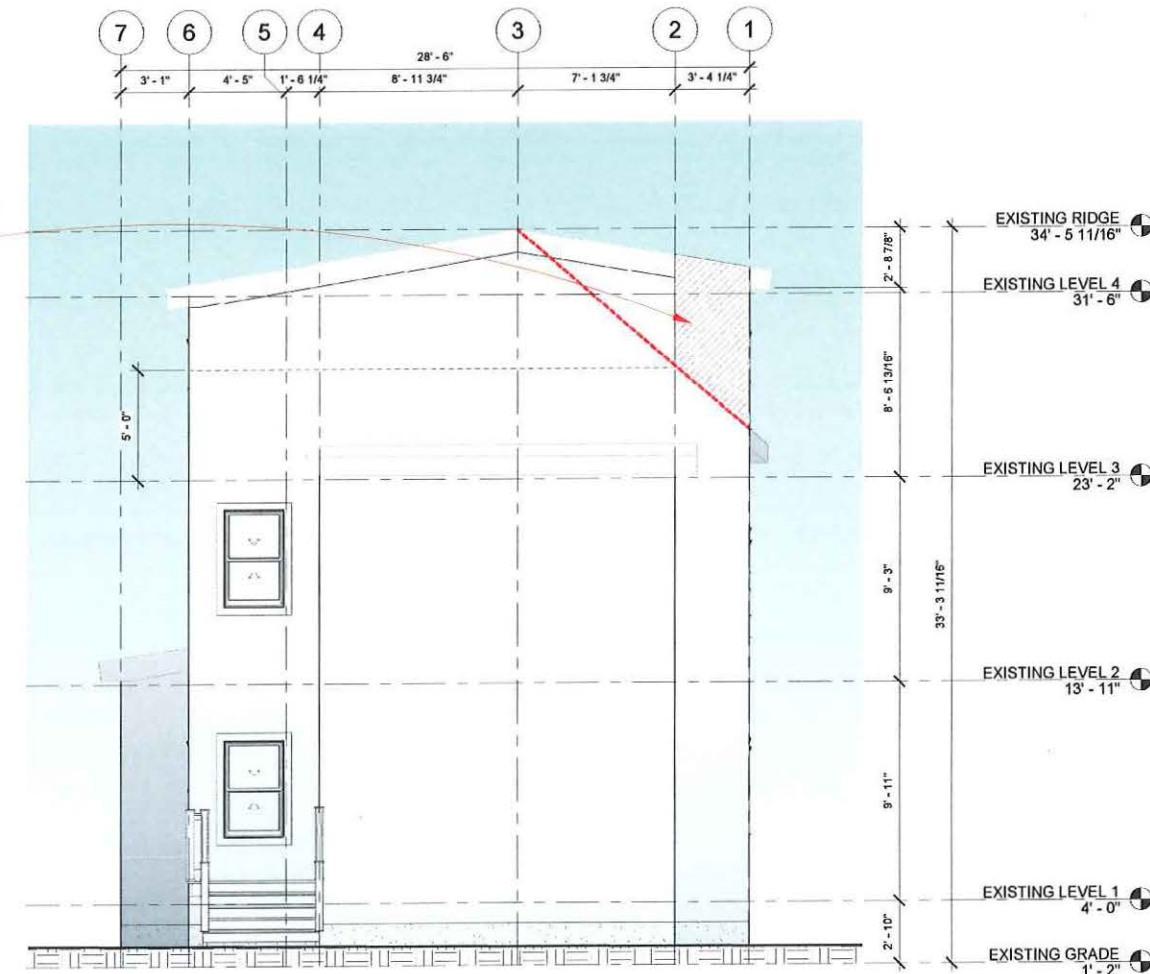
① BZA - EXISTING NORTH ELEVATION
1/8" = 1'-0"



PROPOSED



AREA OF REQUESTED RELIEF



② BZA - PROPOSED NORTH ELEVATION
1/4" = 1'-0"



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ELEVATION NORTH

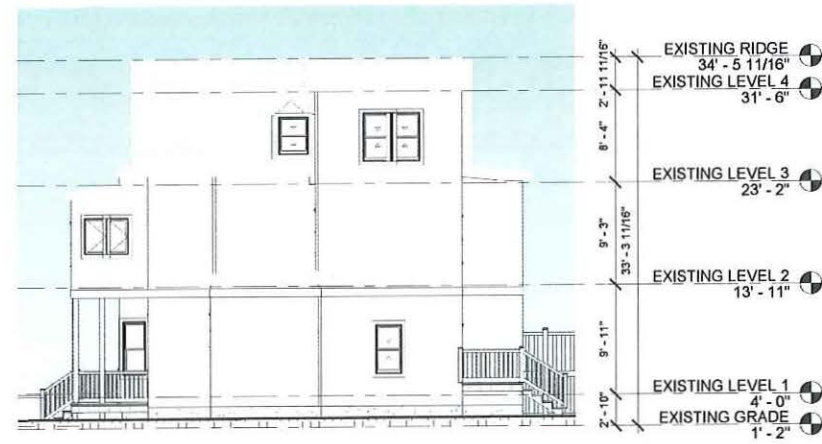
JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING
 APPEAL SET
 Project Status
 Project number 2207-0010
 Date 08/11/2022
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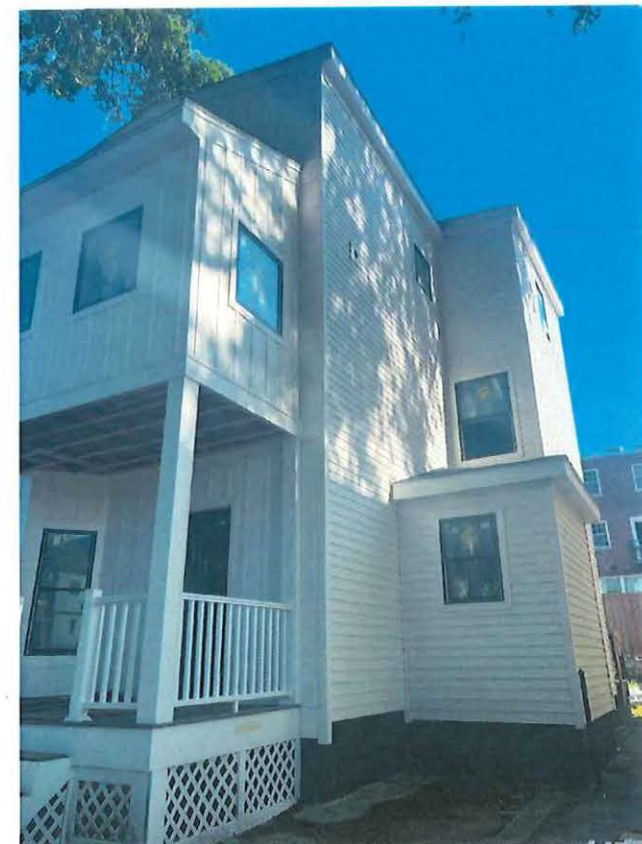
BZA-202

Scale As Indicated

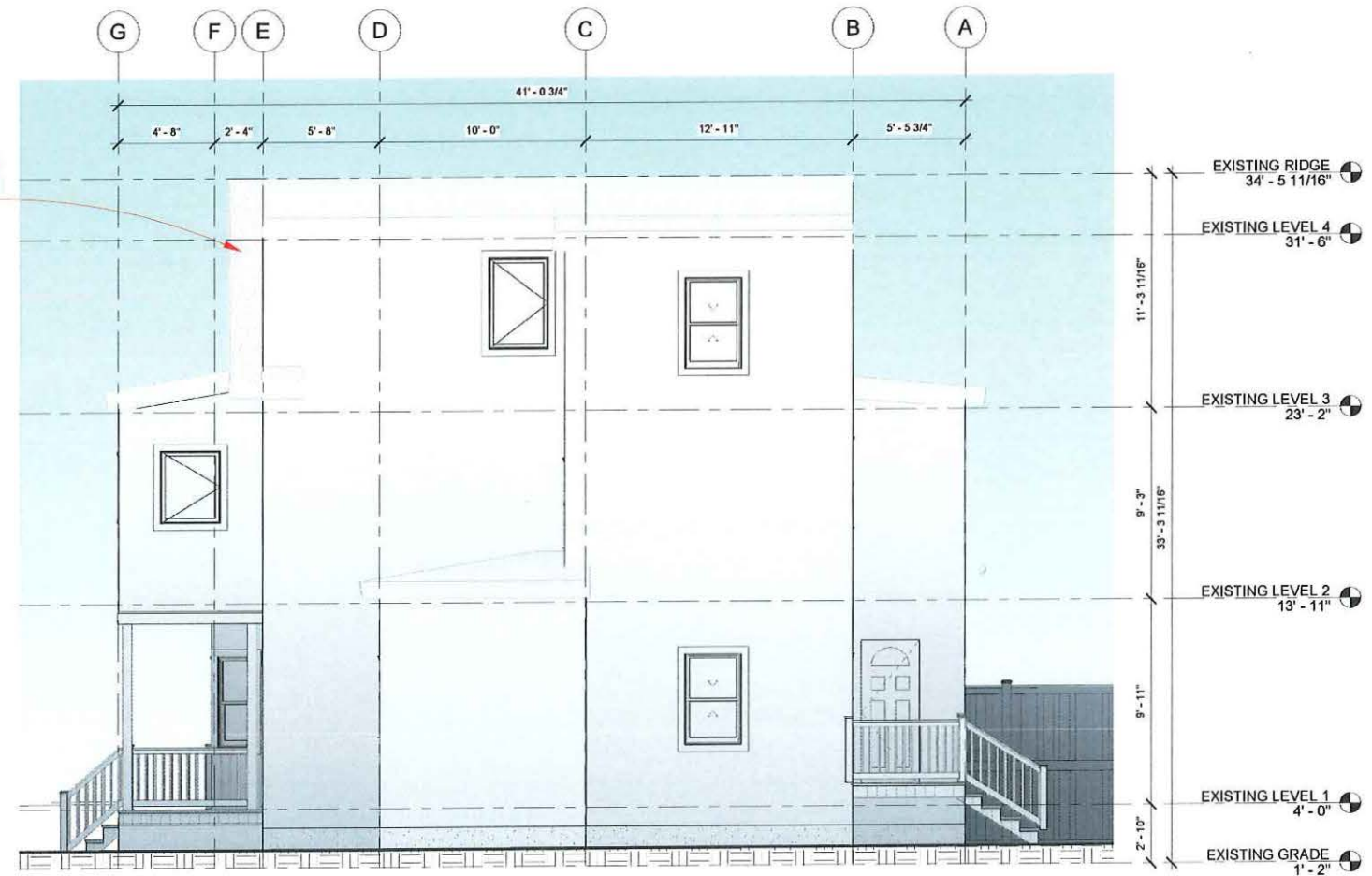
BZA-203 ELEVATION EAST



① BZA - EXISTING EAST ELEVATION
1/8" = 1'-0"



PROPOSED ROOF OVERHANG,
LADDER FRAME 10"/12" PITCH



② BZA - PROPOSED EAST ELEVATION
1/4" = 1'-0"



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ELEVATION EAST

JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
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BZA-203

Scale As Indicated



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END OF PRESENTATION

ADDITIONAL

JOHN DENEHY

DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,
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Project Status	BOARD OF ZONING APPEAL SET
Project number	2207-0010
Date	08/11/2022
Drawn by	Author
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BZA-300

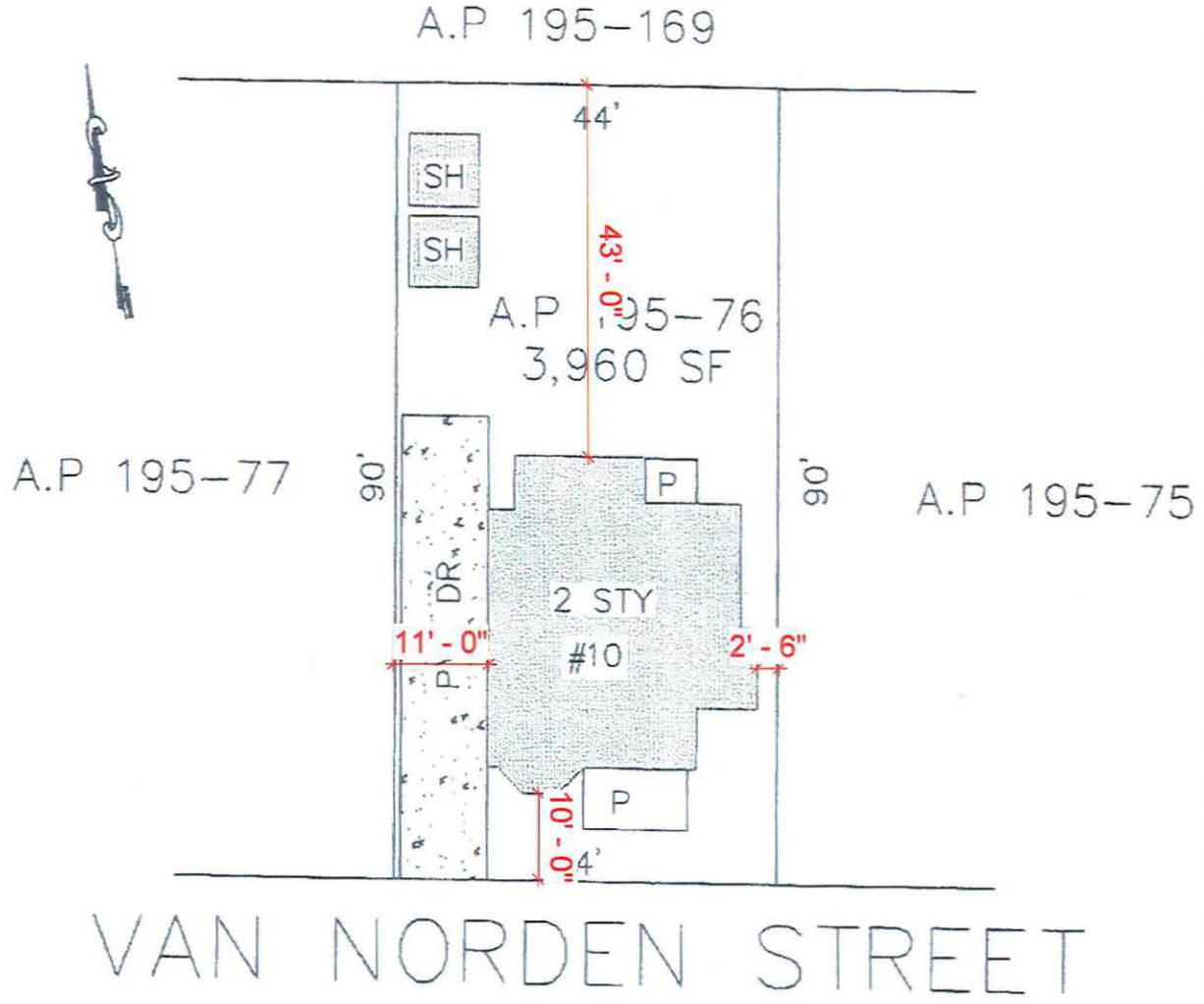
Scale

SUPPLEMENTARY SHEETS FOR REFERENCE BELOW

File number: 201119-31	UNREGISTERED LAND		
Attorney: ABENDROTH, BERNS & WARNER, LLC	Deed Book 30770	Page 389	
Lender: WINCHESTER SAVINGS BANK	Plan Book	Page	Lot(s)
Owner: DEBORAH HARRIS	REGISTERED LAND		
	Reg. Book	Sheet	Lot(s):
Date: 11/25/2020	Certificate of Title		
Assessor's Map 195	Blk: Lot 76	Census Tract	

MORTGAGE INSPECTION PLAN
10 VAN NORDEN STREET, CAMBRIDGE, MA

Scale: 1"=20'



CERTIFICATION

THE MAIN BUILDING, FOUNDATION OR DWELLING WAS IN COMPLIANCE WITH THE LOCAL ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY) OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. GENERAL LAW TITLE VII, CHAPTER 40A, SECTION 7.

FLOOD DETERMINATION

BY SCALE, THE DWELLING SHOWN HERE DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON A MAP OF COMMUNITY # 25017C0419E AS ZONE X DATED 06/04/2010 BY THE NATIONAL FLOOD INSURANCE PROGRAM.



Olde Stone Plot Plan Service, LLC
P.O. Box 1166
Lakeville, MA 02347-
Tel: (800) 993-3302
Fax: (800) 993-3304



PLEASE NOTE: This inspection is not the result of an instrument survey. The structures as shown are approximate only. An instrument survey would be required for an accurate determination of building locations, encroachments, property line dimensions, fences and lot configuration and may reflect different information than shown here. The land as shown is based on client furnished information only or assessor's map & occupation and may be subject to further out-sales, takings, easements and rights of way. No responsibility is extended to the landowner or surveyor, or occupant. This is merely a mortgage inspection and is not to be recorded.

JOHN DENEHY

DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,
MA 02140

PLOT PLAN

NOT FOR
CONSTRUCTION

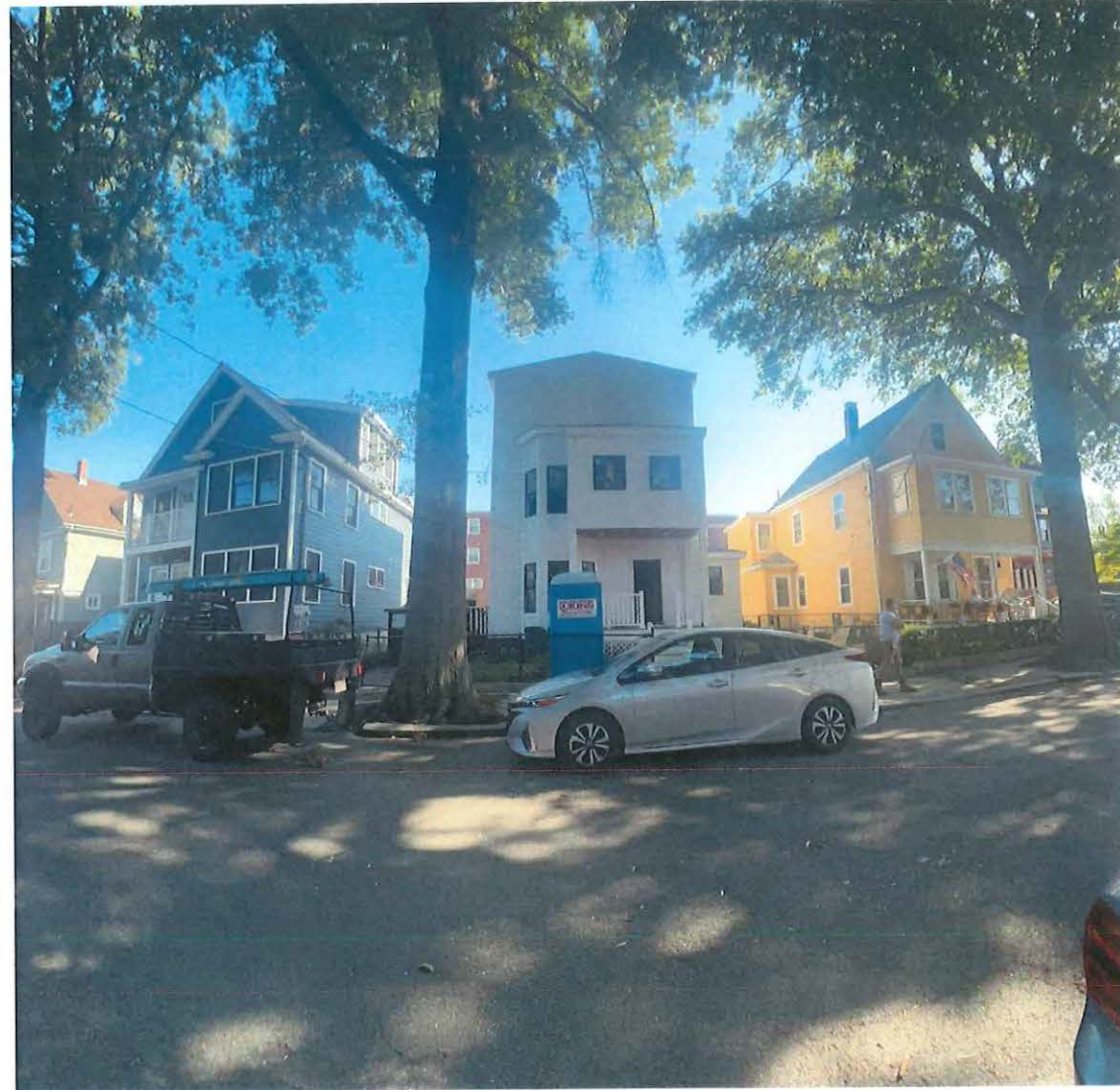
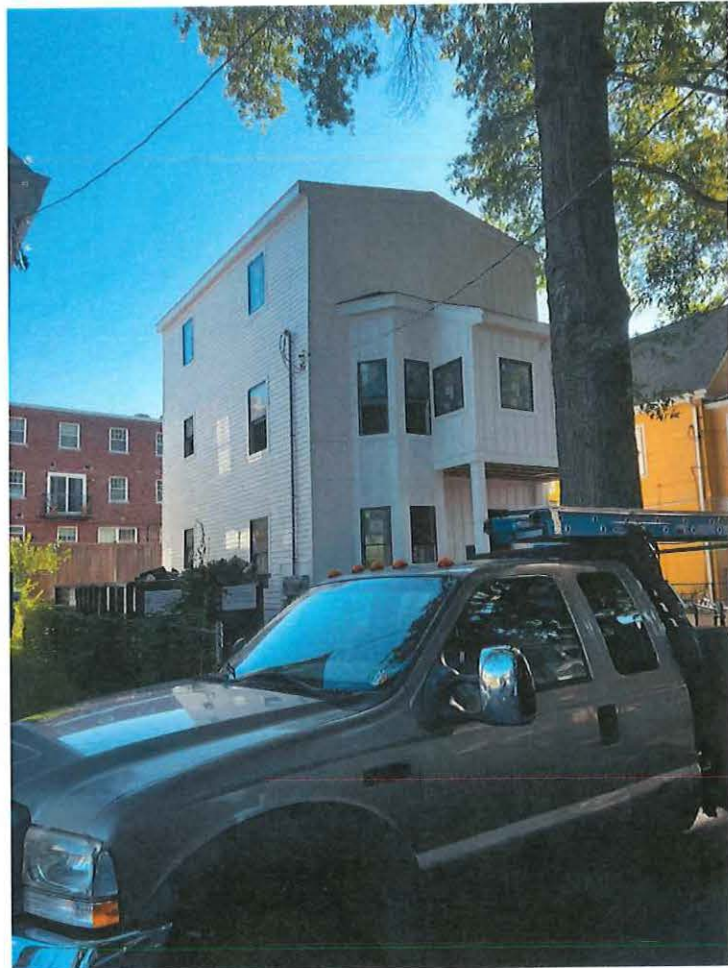
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BOARD OF ZONING
APPEAL SET
Project Status
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BZA-301
Scale 1" = 10'-0"

BZA-302 EXISTING SITE PHOTOS



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EXISTING SITE PHOTOS

JOHN DENEHY
 DENEHY RESIDENCE
 10 VAN NORDEN ST. CAMBRIDGE,
 MA 02140

BOARD OF ZONING
 APPEAL SET
 Project Status
 Project number 2207-0010
 Date 08/11/2022
 Drawn by Author
 Checked by Checker

BZA-302
 Scale

Pacheco, Maria

From: christine@trnginsight.com
Sent: Thursday, June 9, 2022 8:20 AM
To: Pacheco, Maria
Subject: Objection to 10 Van Norden Street

Dear Ms Pacheco,

I reside on Yerxa Road, which intersects w/ Van Norden. My home's driveway and side entrance face 10 Van Norden Street. This is to relay objection to the 3rd Flr addition which I feel should be changed/taken down.

When viewing the front of the house, the siding is inconsistent: going in vertical and horizontal directions. It's very unattractive, plus the 3rd floor addition is out of context with the surrounding houses. There are no windows, just a flat unsightly surface to the odd 3rd floor raised section.

Why weren't there permits to do this work? Paying a fine isn't sufficient for how the current renovation devalues the neighborhood and surrounding houses. Neighbors will be forced to live with an unsightly renovation.

When the new owner purchased the home and major repairs were needed due to structural issues, it wasn't possible to raze the house due to its "historic value". The current renovation and appearance is the opposite of historic value. Please ask the owner to repair/renovate the front 3rd floor roof section to be similar to surrounding homes.

Thank you,

Christine J. McKay
617 491-8850

June 9, 2022

Zoning Board of Appeals

Re: 10 Van Norden Street, Cambridge, MA

Dear Zoning Board of Appeals,

I reside at 12 Van Norden Street, Cambridge, Massachusetts. I am a neighbor to the property owned by John Denehy at 10 Van Norden Street. I have resided at 12 Van Norden for 44 years. I believe that the home renovated by Mr. Denehy has greatly improved the value of my home and other homes on Van Norden Street.

Mr. Denehy has renovated the property and made a beautiful home. As you may be aware, before the renovation by Mr. Denehy the property was suffering from neglect and in desperate need of repairs.

As a result of Mr. Denehy purchasing and renovating the home on the property, the overall aesthetic of the street has improved. The prior owners unfortunately did not take great care of the property and the exterior was not well maintained.

I am fully in support of the house built by Mr. Denehy. I do not object to the roof line of the renovated home. The renovation to the roof line is negligible. I am thankful that Mr. Denehy has built such a lovely home neighboring me.

If you have any questions, we may be reached at 617-680-6877

Sincerely,

William Zylicz