

# 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\*

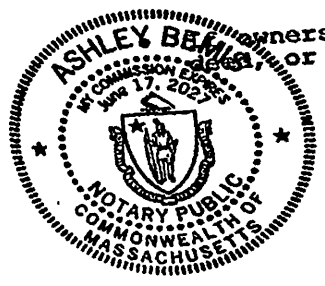
\*Written evidence of Agent's standing to represent petitioner may be requested.

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: <sup>2</sup></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

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**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

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[sboughton@mcglinchey.com](mailto:sboughton@mcglinchey.com)

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

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

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

Alabama California Florida Louisiana Massachusetts Mississippi  
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



Google

## **Pacheco, Maria**

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**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

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**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**

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**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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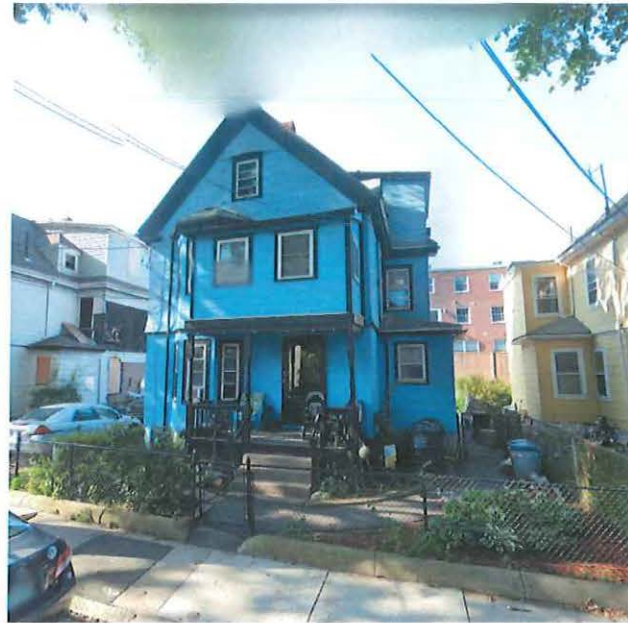
# DENEHY RESIDENCE

JOHN DENEHY

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

10 VAN NORDEN ST.  
CAMBRIDGE, MA 02140

PRIOR TO RENOVATION



RENOVATION



BOARD OF ZONING APPEAL SET

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

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

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.

GENERAL CONTRACTOR:

N/A

STRUCTURAL ENGINEER:

N/A

| 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

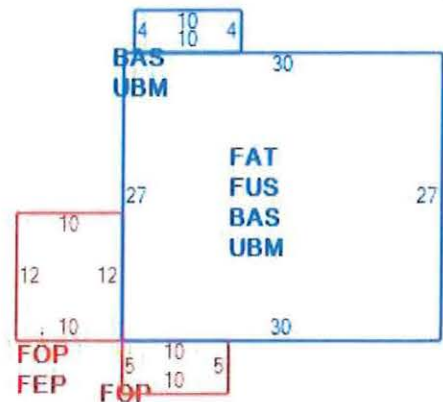
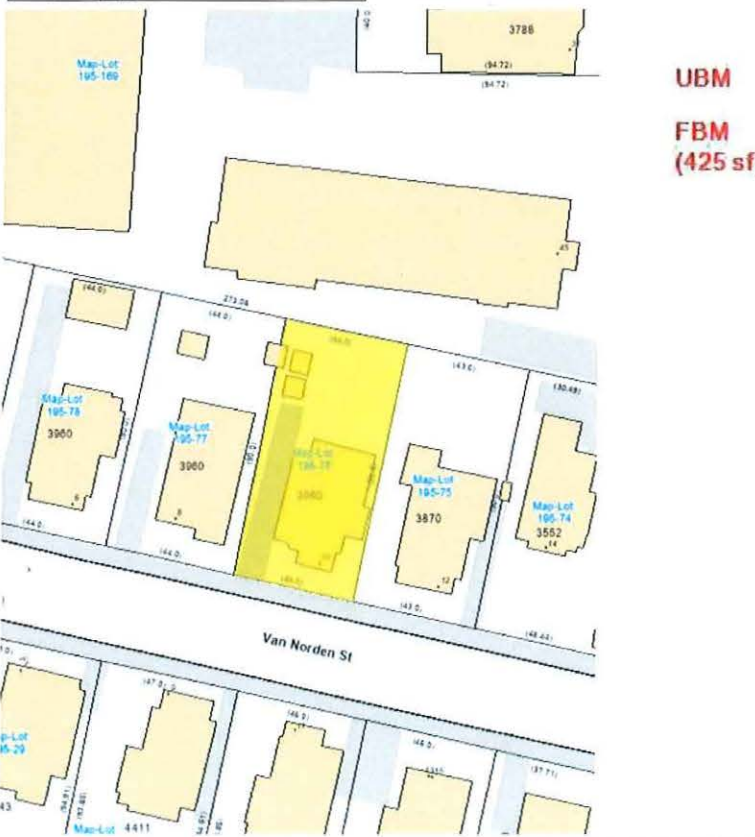
|  |  |
|--|--|
|  | EARTH  |
|  | CONCRETE                                       |
|  | GRAVEL   |
|  | SAND   |
|  | GYP SUM BOARD OR SHEATHING                     |
|  | MASONRY - BRICK                                |
|  | MASONRY - CONCRETE BLOCK                       |
|  | WOOD - FINISH - END 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<br>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  | SHEET SHEET MATCH LINE |
|  | DOOR TAG  | HINGE SIDE OF DOOR     |
|  | WINDOW TAG  | ALIGN SURFACES         |
|  | ROOM NAME<br>ROOM #<br>FLOOR<br>BASE<br>WALL<br>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

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                    |
| <b>BZA-001</b> |                            |
| Scale          | 1 1/2" = 1'-0"             |



# BZA-003 AREA PLANS

## RESIDENTIAL ZONE B

LOT AREA = 3,960 SF

### F.A.R. CALCULATIONS

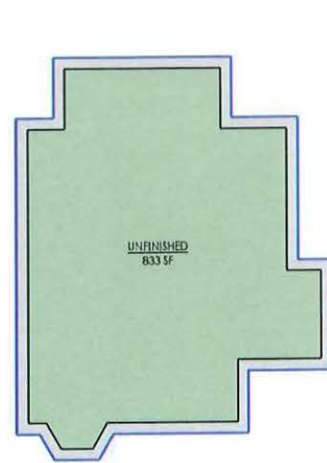
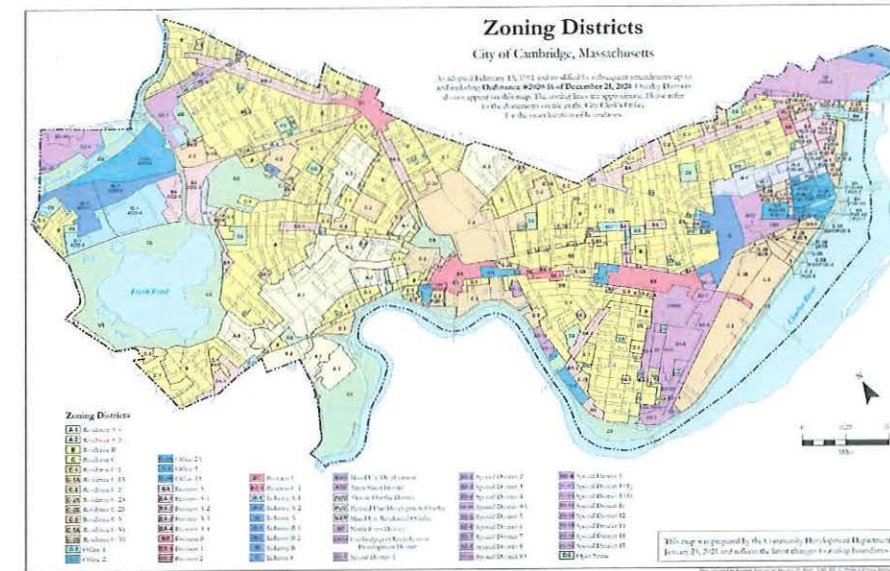
EXISTING F.A.R. = 0.56  
 PROPOSED F.A.R. = 0.60  
 REQUIRED F.A.R. = 0.50

### 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 |

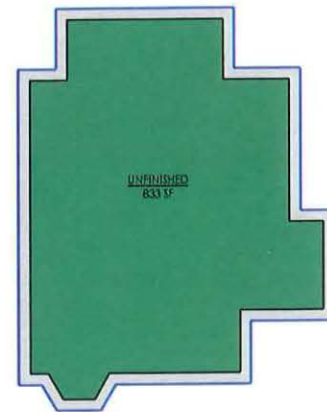
| PROPOSED AREA PLAN |                       |         |
|--------------------|-----------------------|---------|
| Level              | Name                  | Area    |
| EXISTING LEVEL 1   | FINISHED LIVING SPACE | 833 SF  |
| EXISTING LEVEL 2   | FINISHED LIVING SPACE | 845 SF  |
| EXISTING LEVEL 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

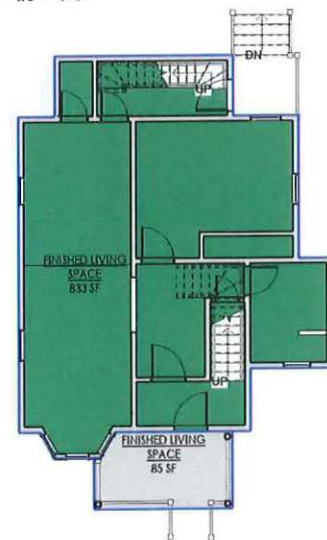
6 PROPOSED LEVEL 0  
1/8" = 1'-0"



### Rentable Area Legend

Building Common Area  
Exterior Area

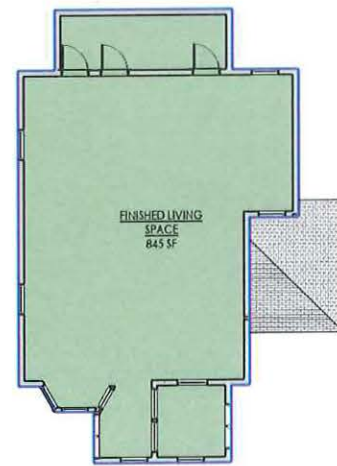
3 EXISTING LEVEL 1  
1/8" = 1'-0"



### Building Area Legend

Exterior Area  
Gross Building Area

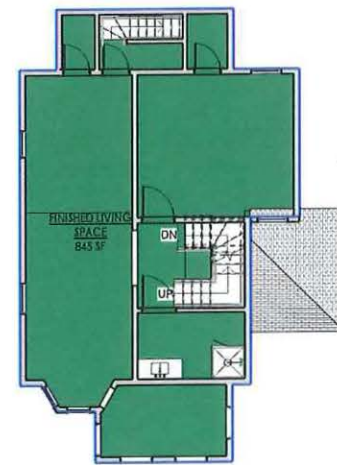
7 PROPOSED LEVEL 1  
1/8" = 1'-0"



### Rentable Area Legend

Building Common Area

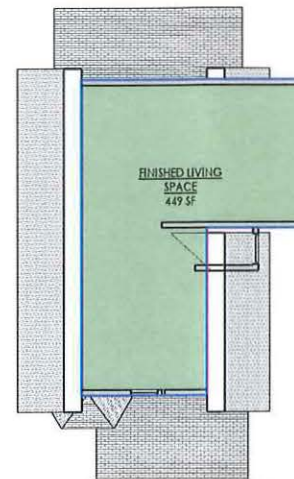
4 EXISTING LEVEL 2  
1/8" = 1'-0"



### Building Area Legend

Gross Building Area

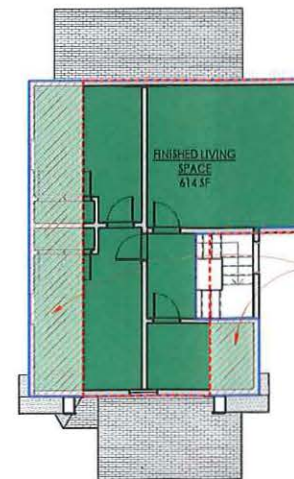
8 PROPOSED LEVEL 2  
1/8" = 1'-0"



### Rentable Area Legend

Building Common Area

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

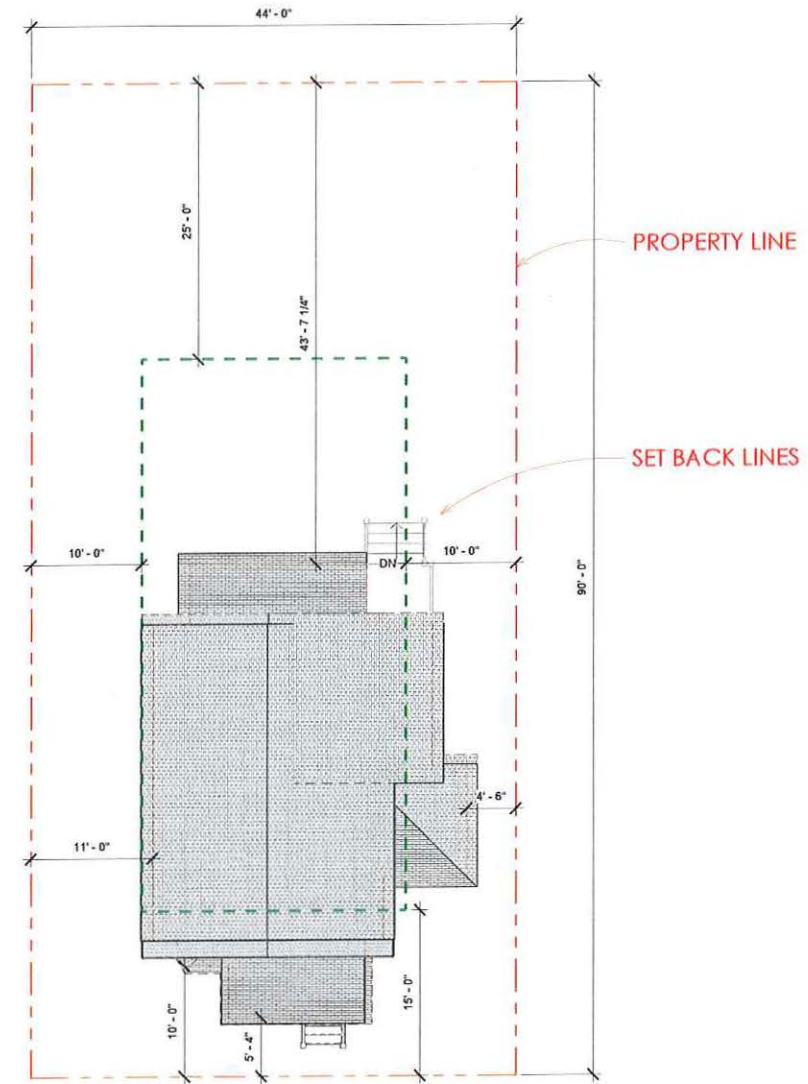


### Building Area Legend

Gross Building Area

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

AREA OF REQUESTED RELIEF



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REGISTRATIONS:

NOT FOR CONSTRUCTION

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DENEHY RESIDENCE

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MA 02140

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

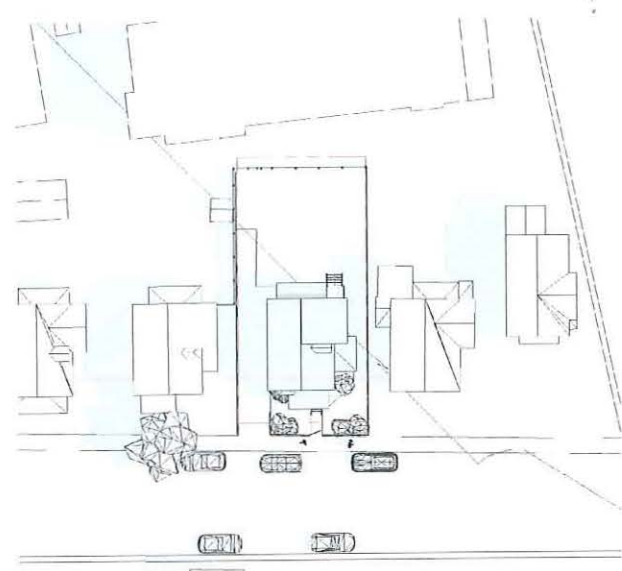
BZA-003

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



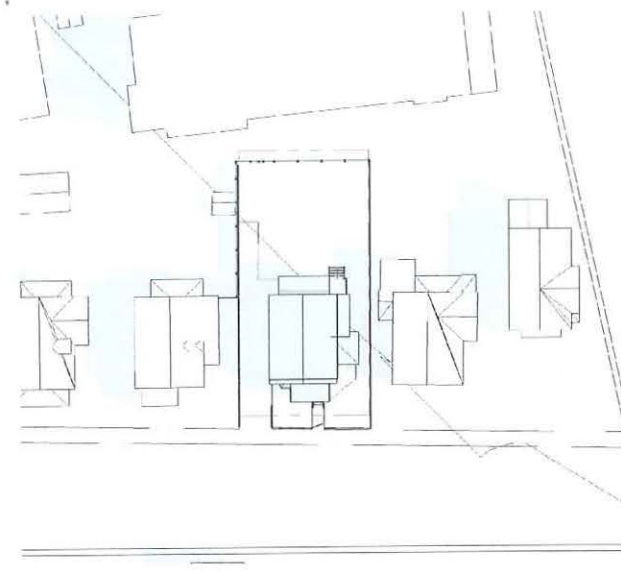
MORNING - 9 AM

EXISTING - SUMMER



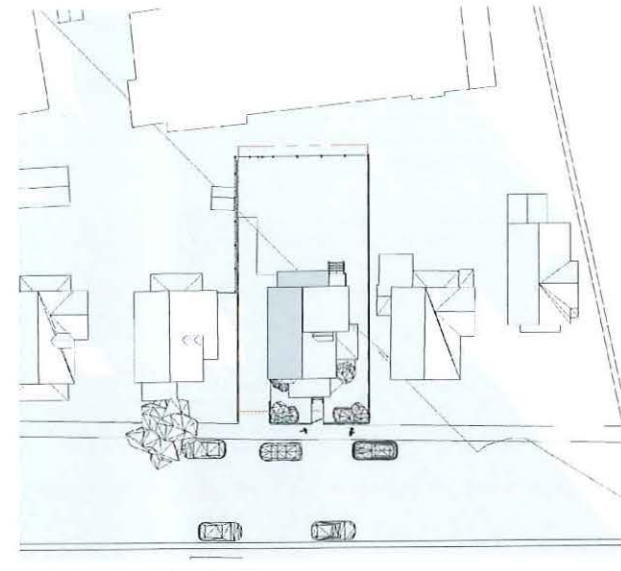
1 BZA - EXISTING - SUMMER - 9AM  
1" = 30'-0"

PROPOSED - SUMMER



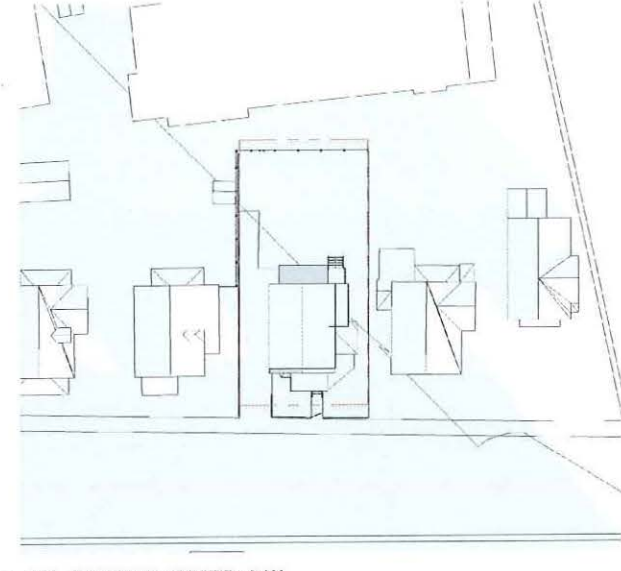
4 BZA - PROPOSED - SUMMER - 9 AM  
1" = 30'-0"

EXISTING - WINTER



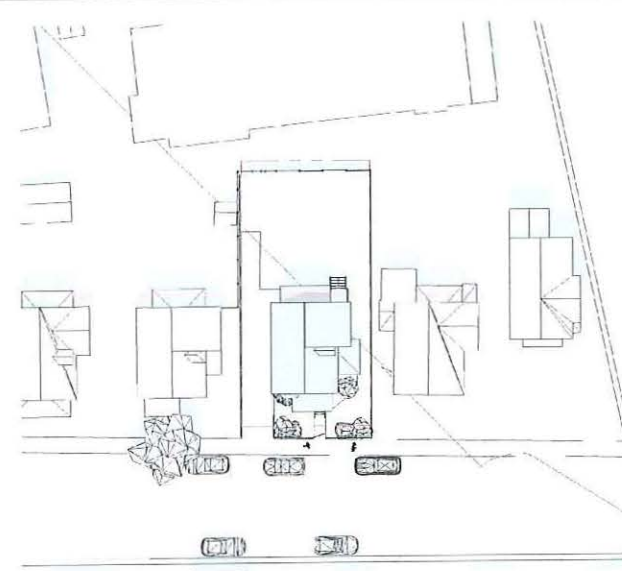
8 BZA - EXISTING - WINTER - 9AM  
1" = 30'-0"

PROPOSED - WINTER

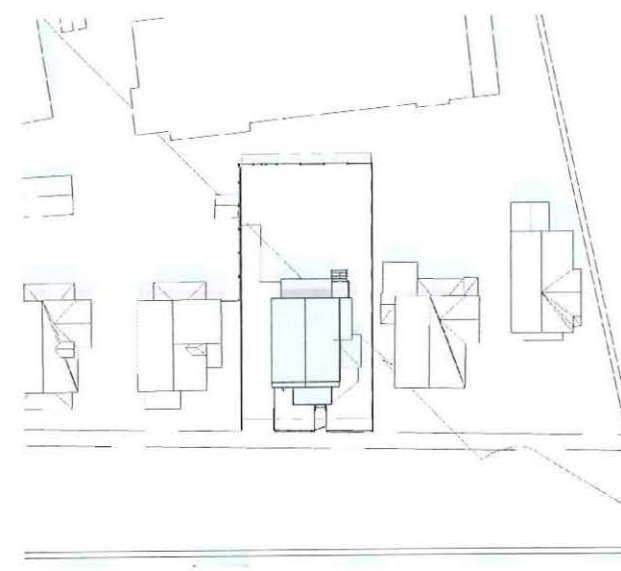


11 BZA - PROPOSED - WINTER - 9 AM  
1" = 30'-0"

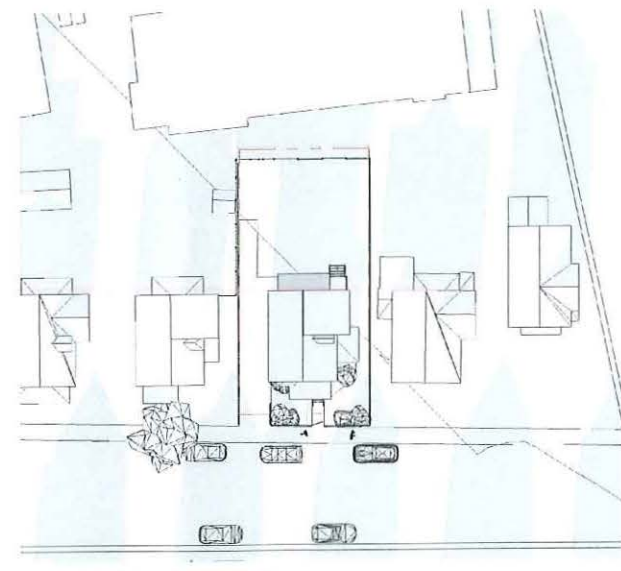
NOON - 12 PM



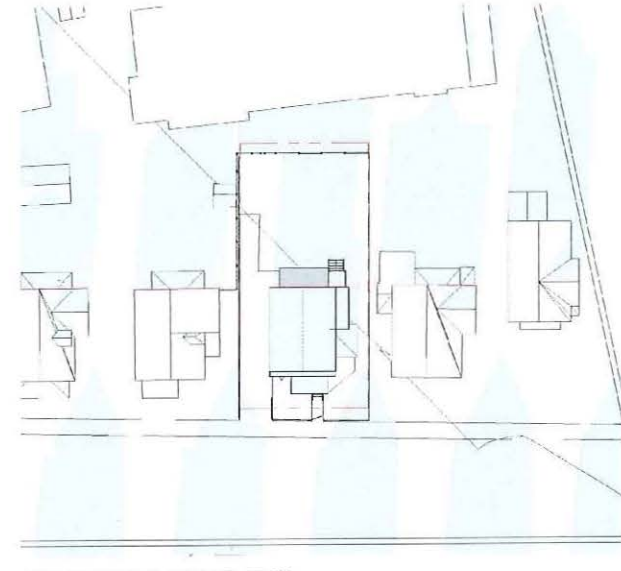
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1" = 30'-0"



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

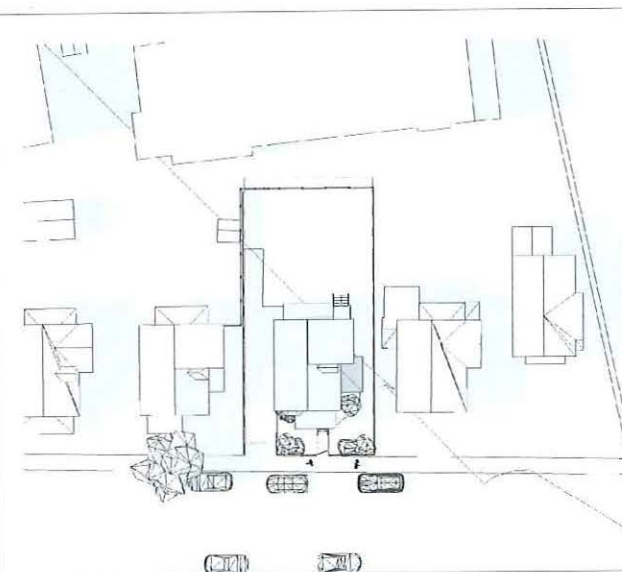


9 BZA - EXISTING - WINTER - 12 PM  
1" = 30'-0"

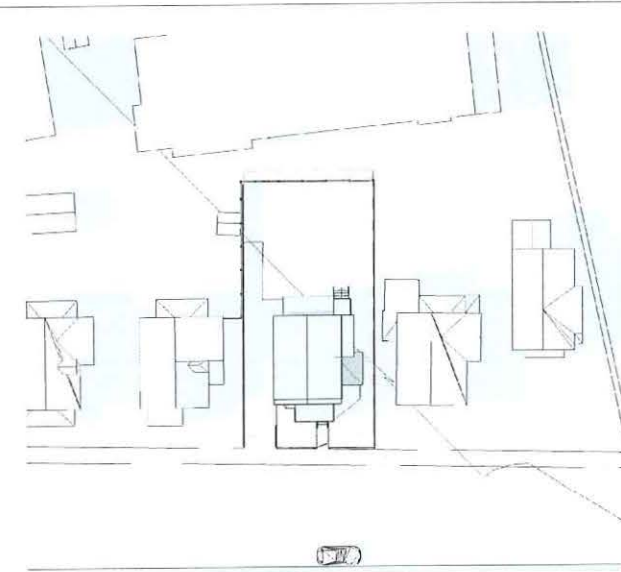


12 BZA - PROPOSED - WINTER - 12 PM  
1" = 30'-0"

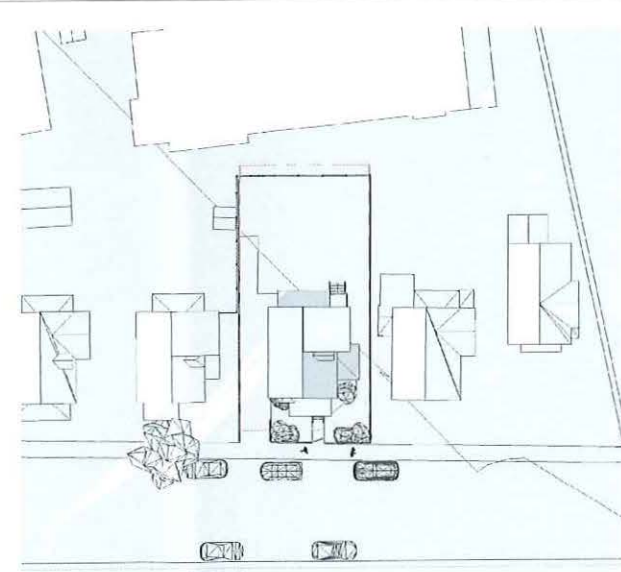
AFTERNOON - 3 PM



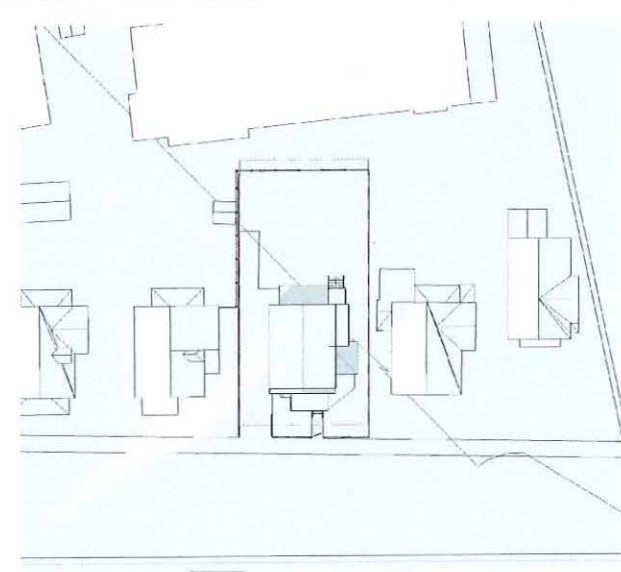
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1" = 30'-0"



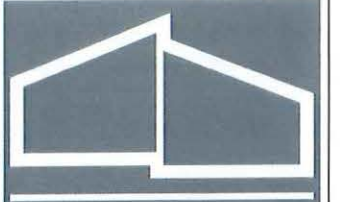
6 BZA - PROPOSED - SUMMER - 3 PM  
1" = 30'-0"



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



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



**SKA**

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REGISTRATIONS:  
  
STRUCTURAL ENGINEER:

SOLAR STUDY

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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"

8/26/2022 11:26:12 AM



PRIOR TO RENOVATION



PROPOSED



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REGISTRATIONS:

**NOT FOR CONSTRUCTION**

AXONS

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DENEHY RESIDENCE

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MA 02140

|                |                               |
|----------------|-------------------------------|
| Project Status | BOARD OF ZONING<br>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:

**NOT FOR  
 CONSTRUCTION**

STREET VIEW

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

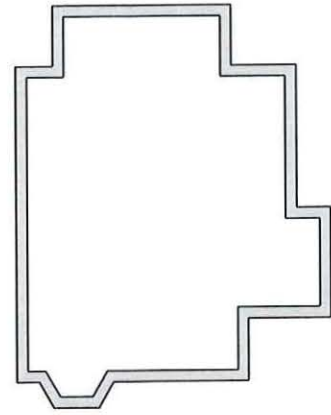
BOARD OF ZONING  
 APPEAL SET  
 Project Status  
 Project number 2207-0010  
 Date 08/26/2022  
 Drawn by Author  
 Checked by Checker

**BZA-007**

Scale

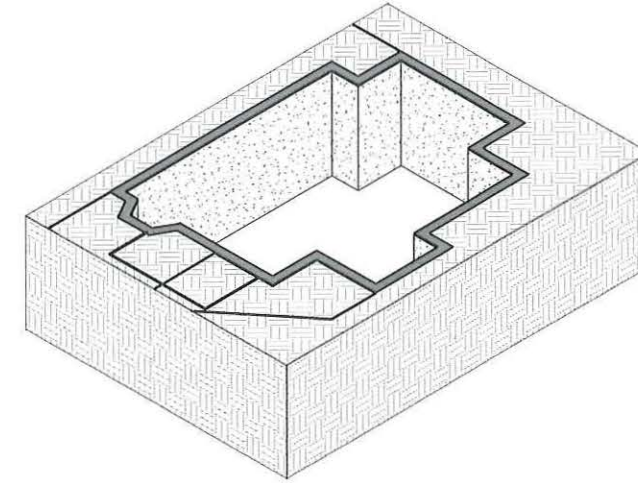


BZA-100 LEVEL 0

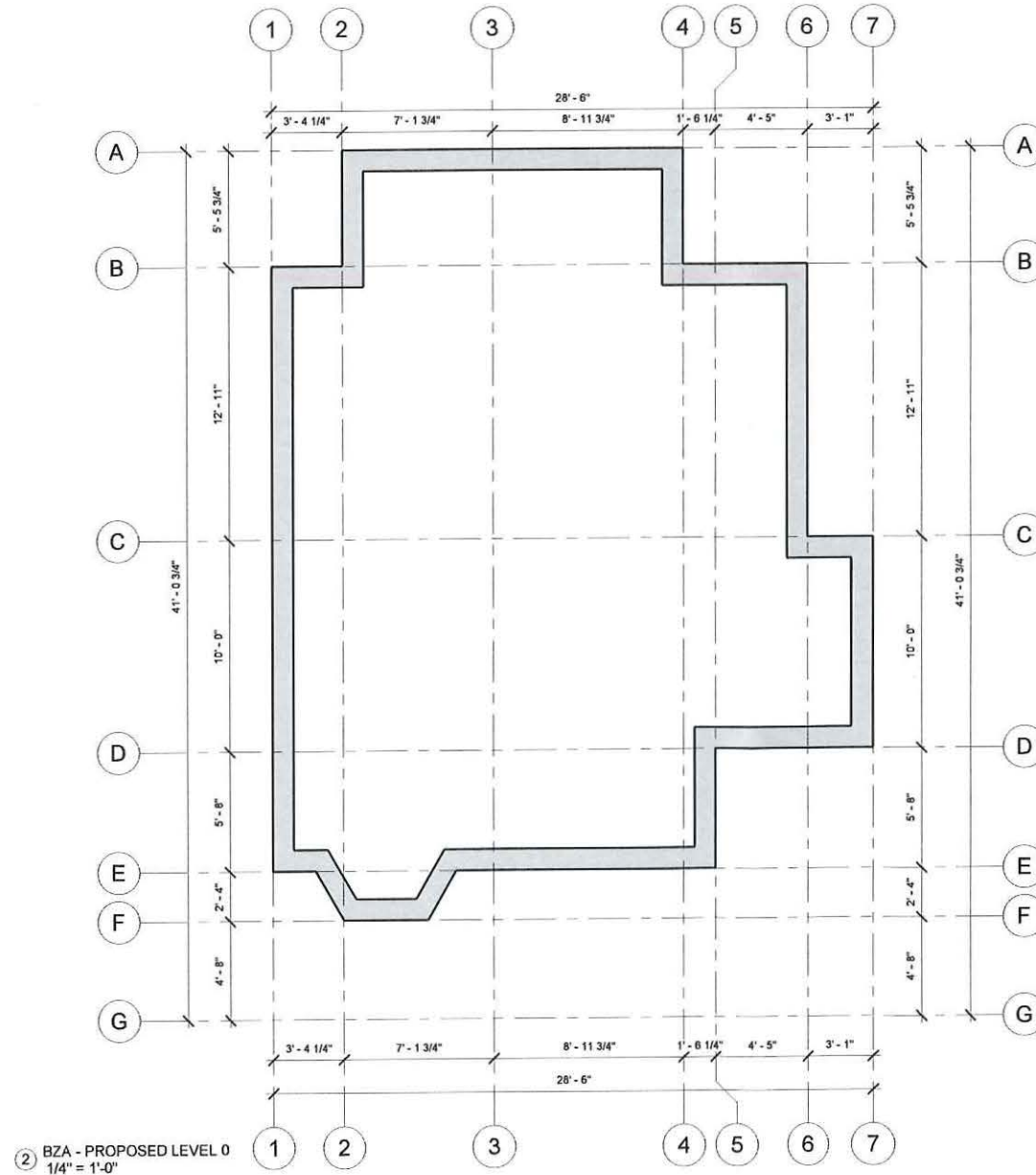


1 BZA - EXISTING LEVEL 0  
1/8" = 1'-0"

NO REQUESTED RELIEF  
ON THIS FLOOR



3 BZA - AXON - LEVEL 0



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



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REGISTRATIONS:

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CONSTRUCTION**

LEVEL 0

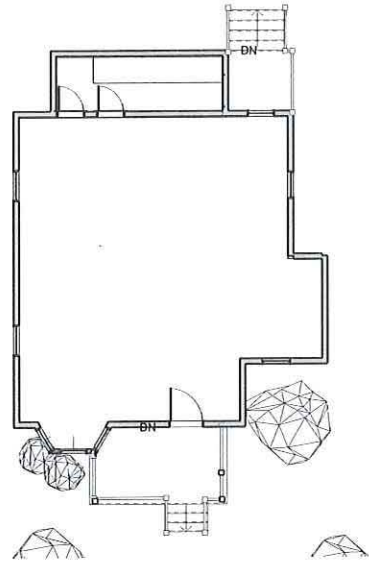
JOHN DENEHY  
 DENEHY RESIDENCE  
 10 VAN NORDEN ST. CAMBRIDGE,  
 MA 02140

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

**BZA-100**

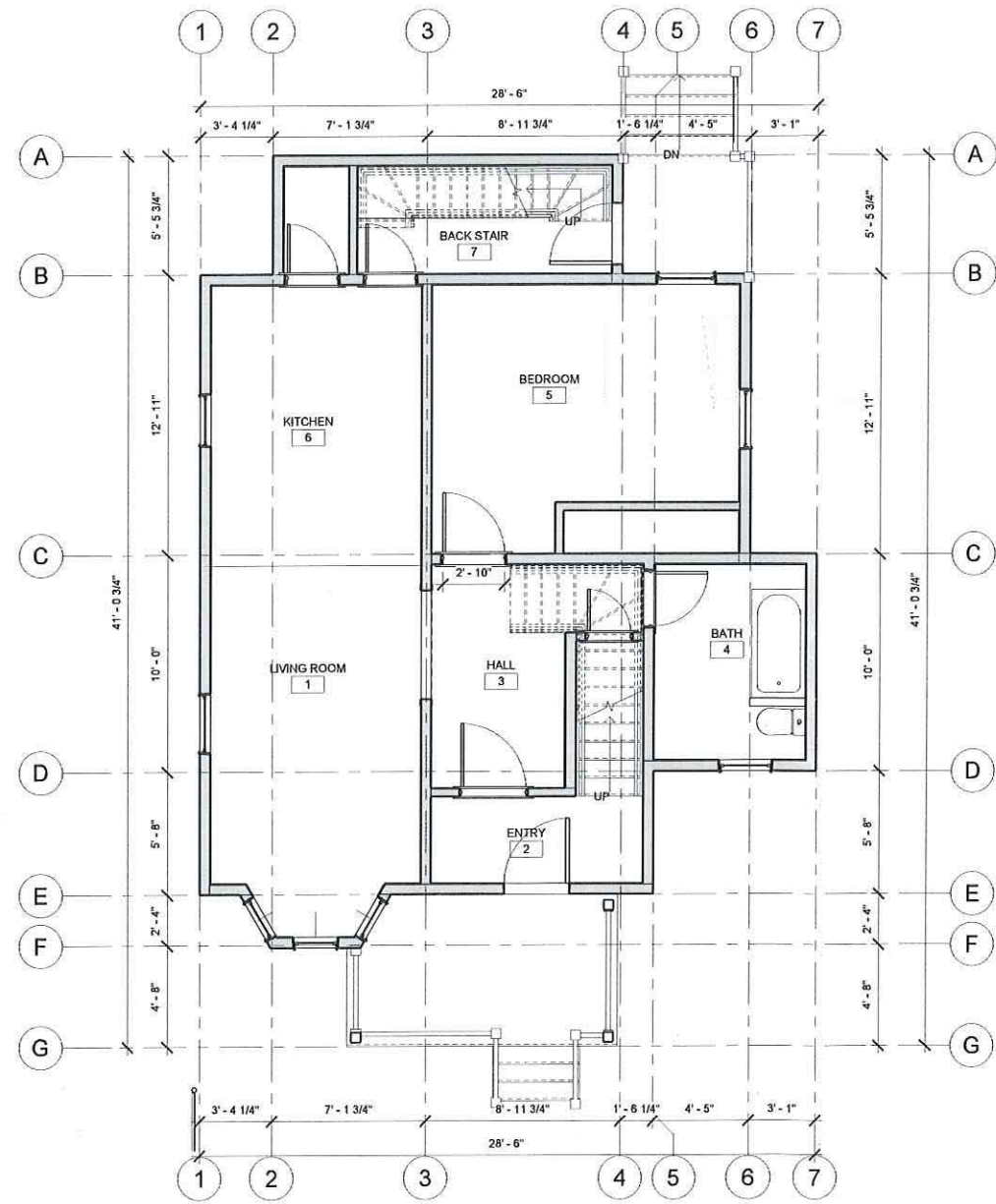
Scale As indicated

BZA-101 LEVEL 1

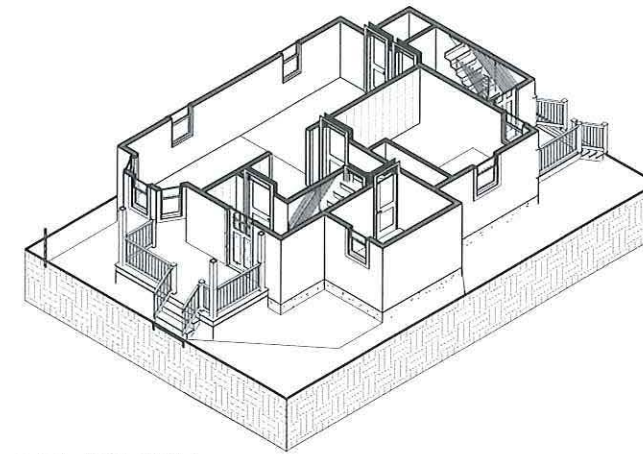


1 BZA - EXISTING LEVEL 1  
1/8" = 1'-0"

NO REQUESTED RELIEF  
ON THIS FLOOR



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



3 BZA - AXON - LEVEL 1



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LEVEL 1

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

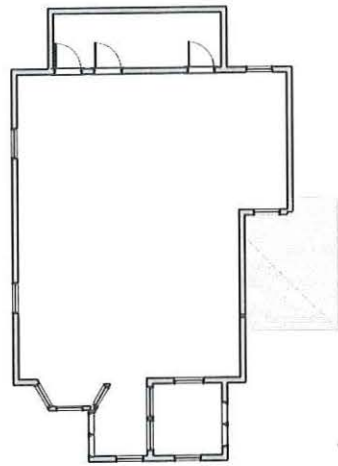
| BOARD OF ZONING |            |
|-----------------|------------|
| Project Status  | APPEAL SET |
| Project number  | 2207-0010  |
| Date            | 08/26/2022 |
| Drawn by        | Author     |
| Checked by      | Checker    |

**BZA-101**

Scale As Indicated

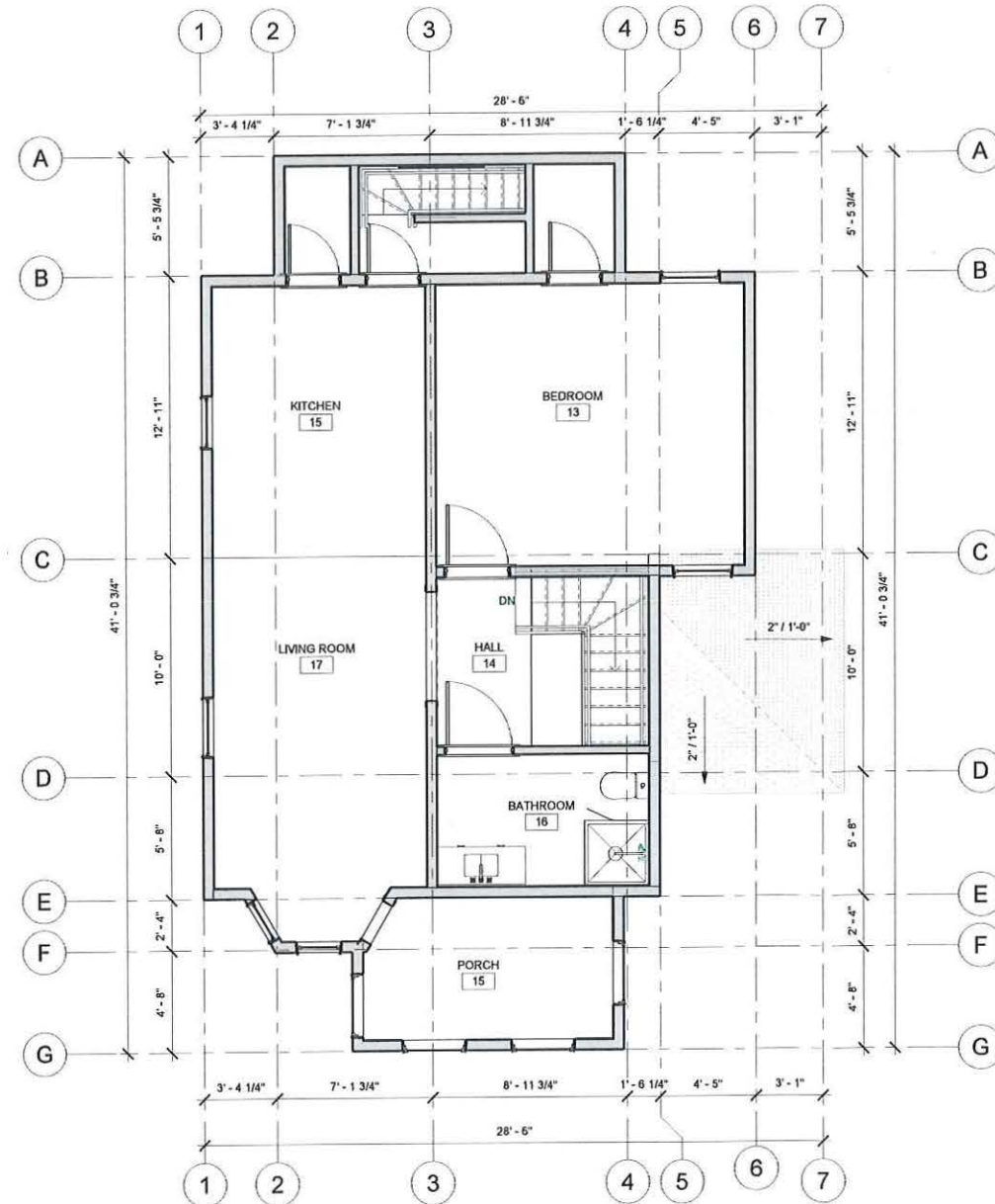


BZA-102 LEVEL 2

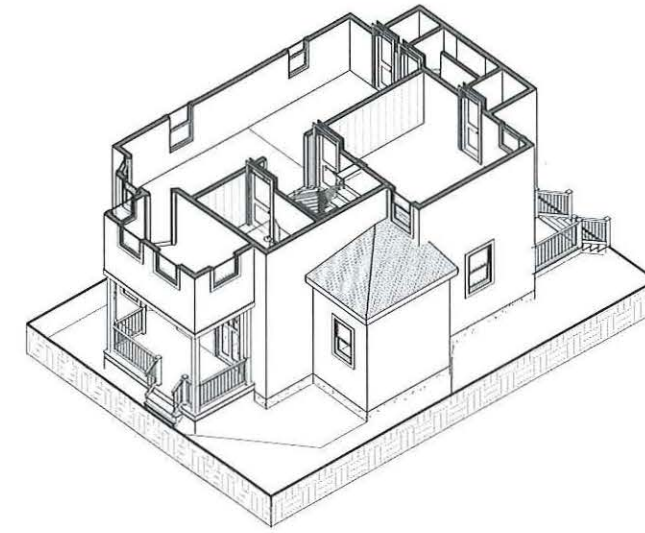


1 BZA - EXISTING LEVEL 2  
1/8" = 1'-0"

NO REQUESTED RELIEF  
ON THIS FLOOR



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



3 BZA - AXON - LEVEL 2



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**NOT FOR  
CONSTRUCTION**

LEVEL 2

JOHN DENEHY

DENEHY RESIDENCE

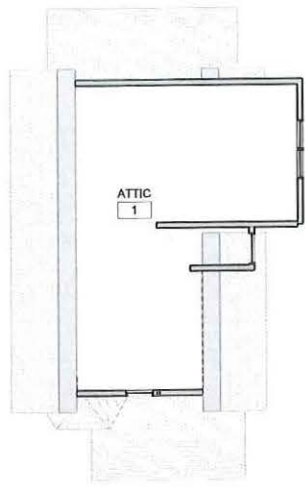
10 VAN NORDEN ST. CAMBRIDGE,  
MA 02140

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

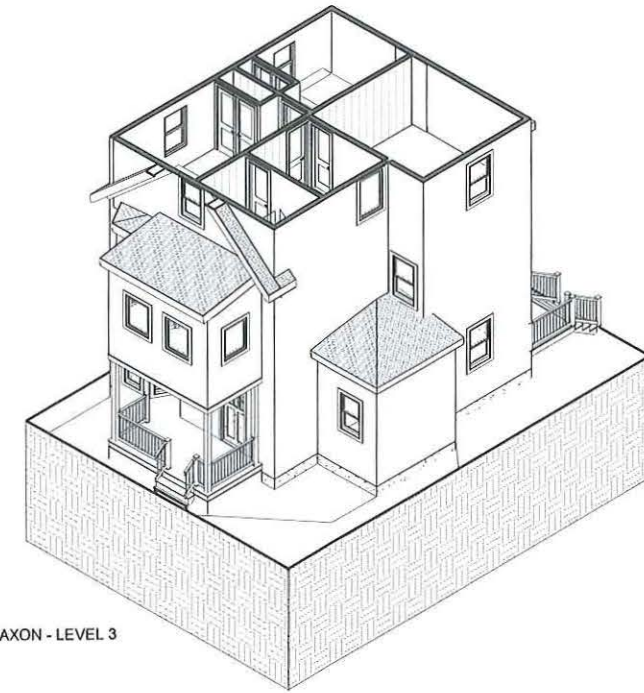
**BZA-102**

Scale As indicated

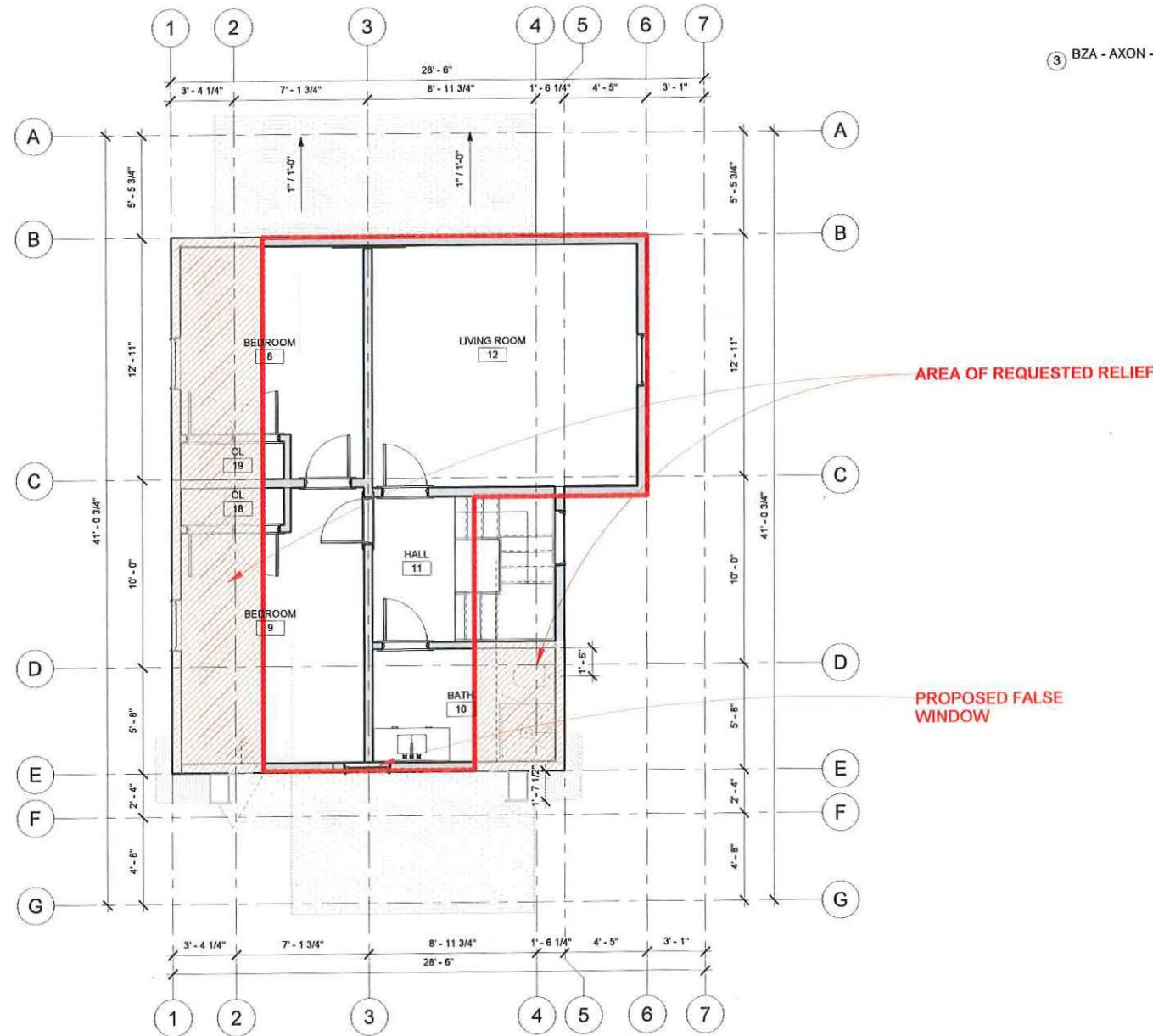
BZA-103 LEVEL 3



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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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                    |

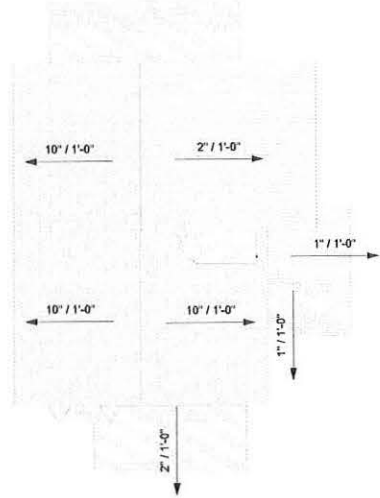
**BZA-103**

Scale As indicated

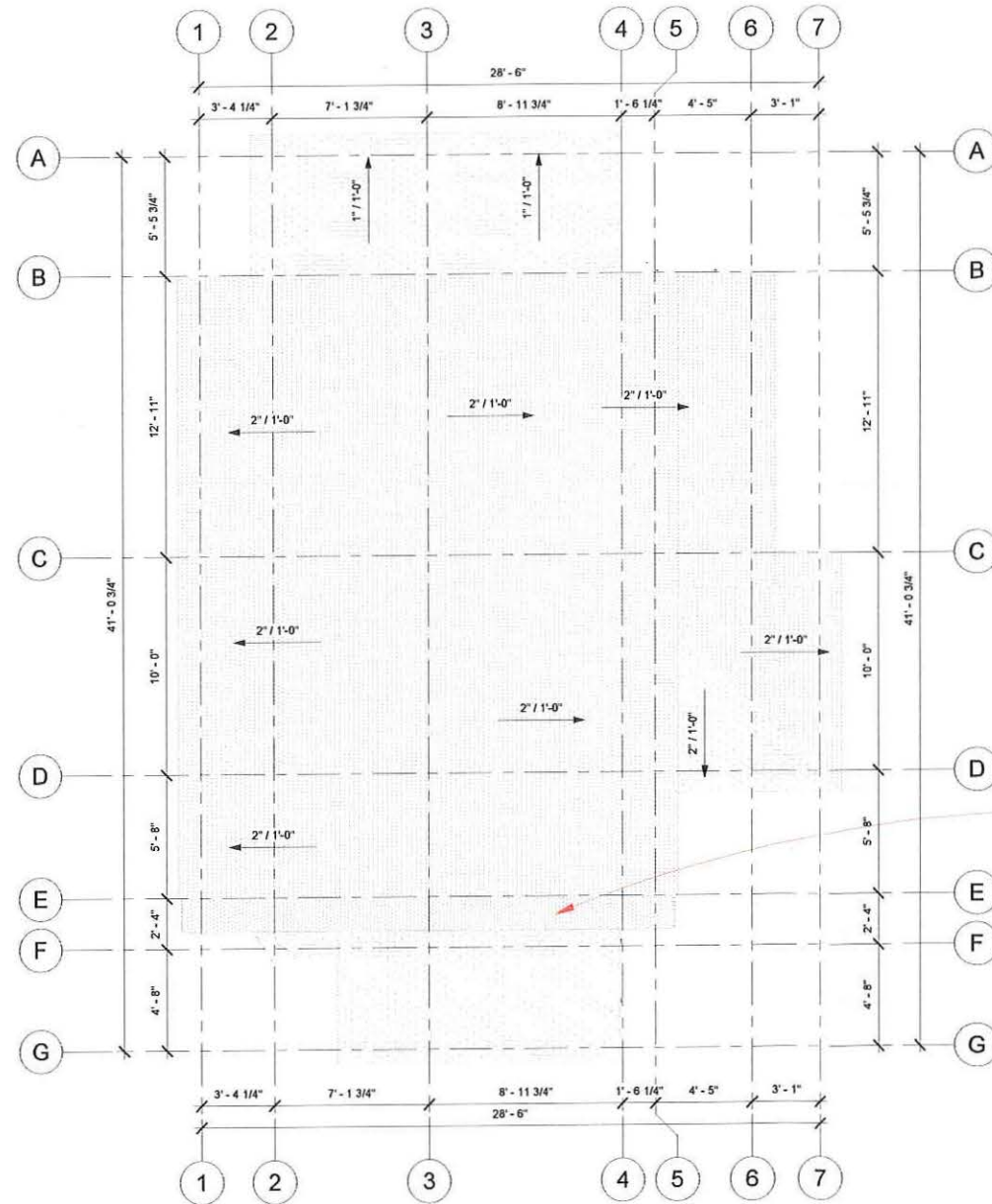
8/26/2022 11:26:18 AM



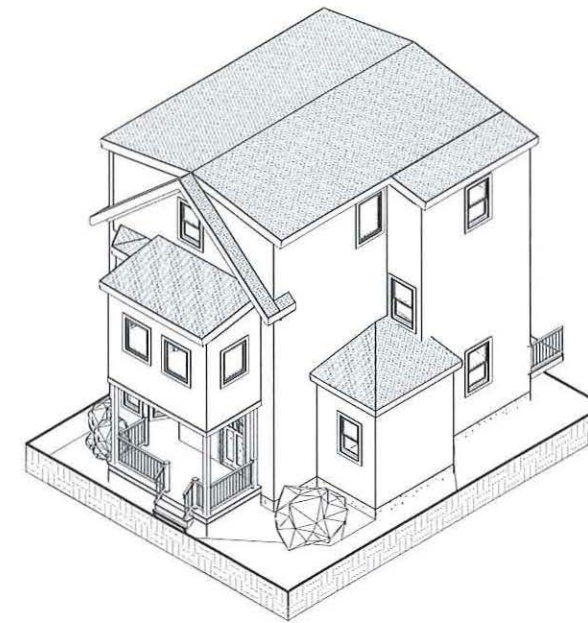
# BZA-104 ROOF PLAN



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**

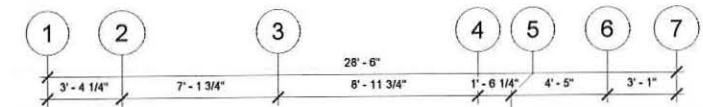
Scale: As indicated



**BZA-200 ELEVATION SOUTH**



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



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

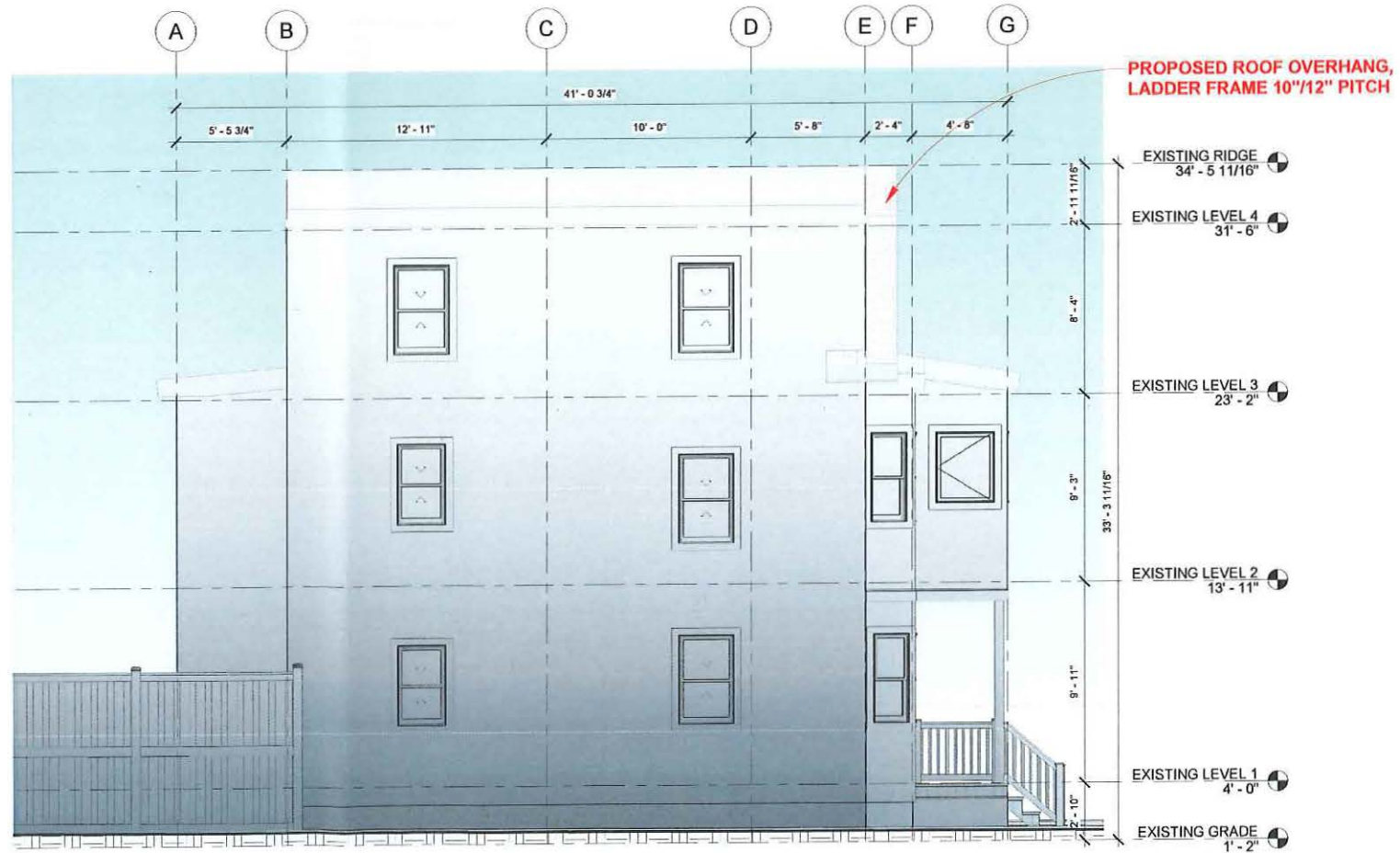
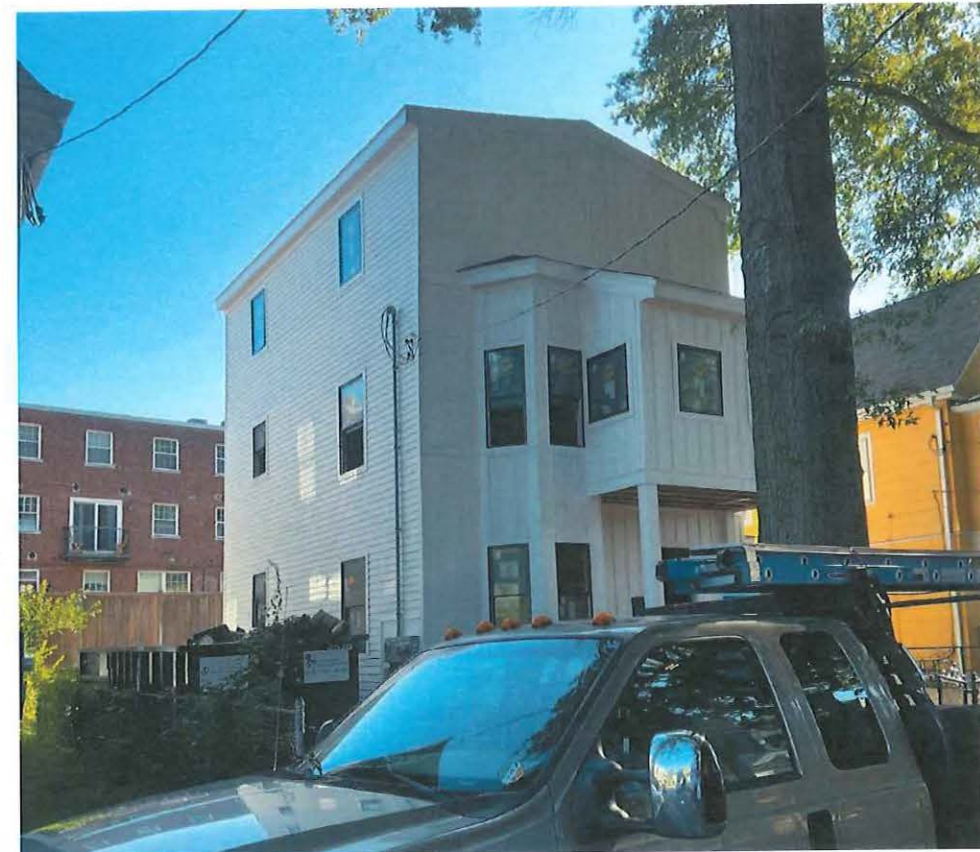
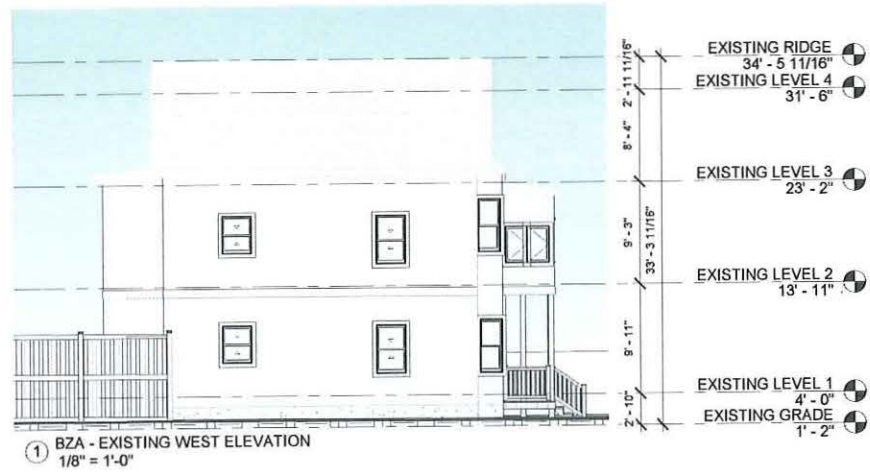
BOARD OF ZONING  
 Project Status APPEAL SET  
 Project number 2207-0010  
 Date 08/26/2022  
 Drawn by Author  
 Checked by Checker

**BZA-200**

Scale As Indicated



**BZA-201 ELEVATION WEST**



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ELEVATION WEST

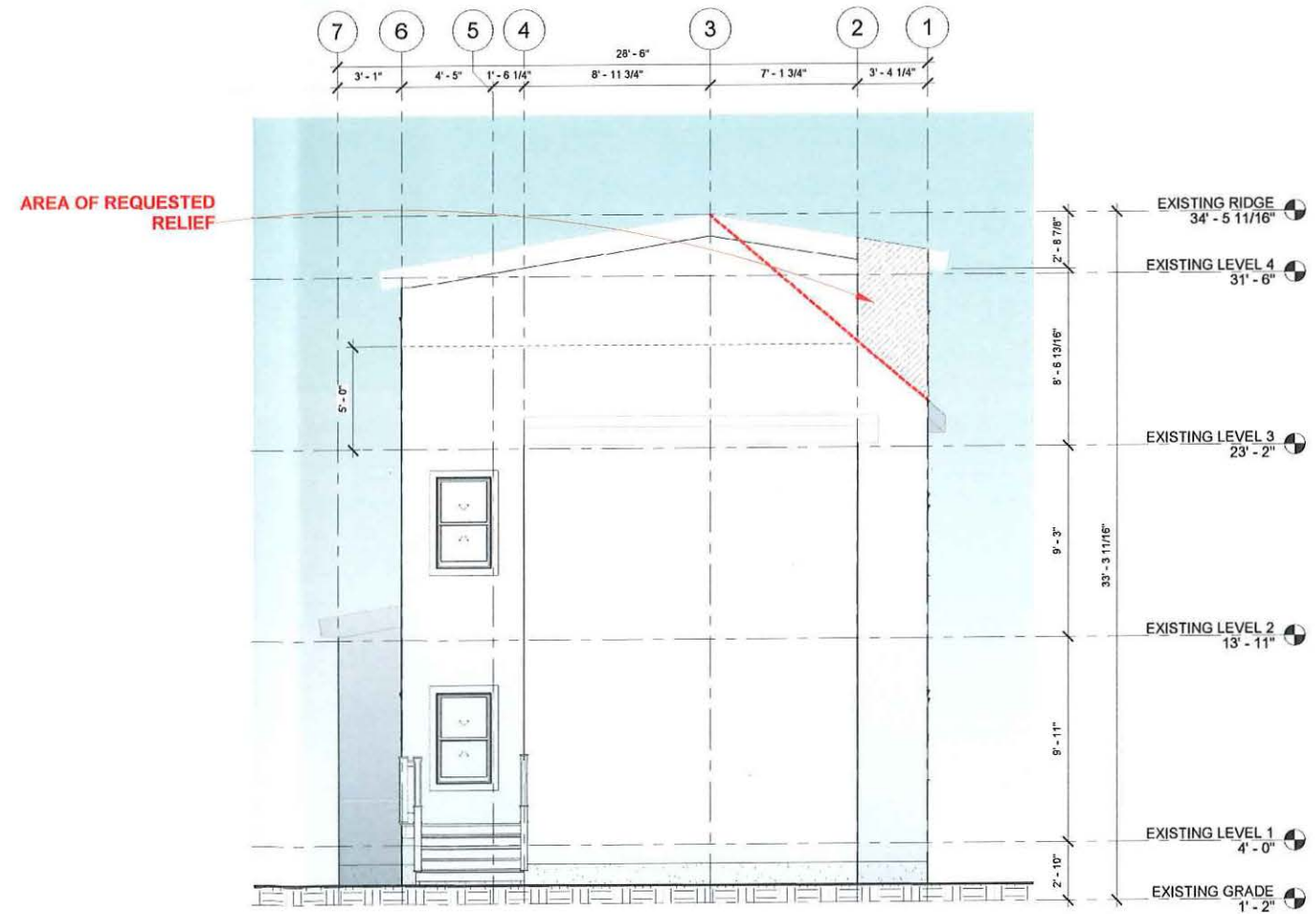
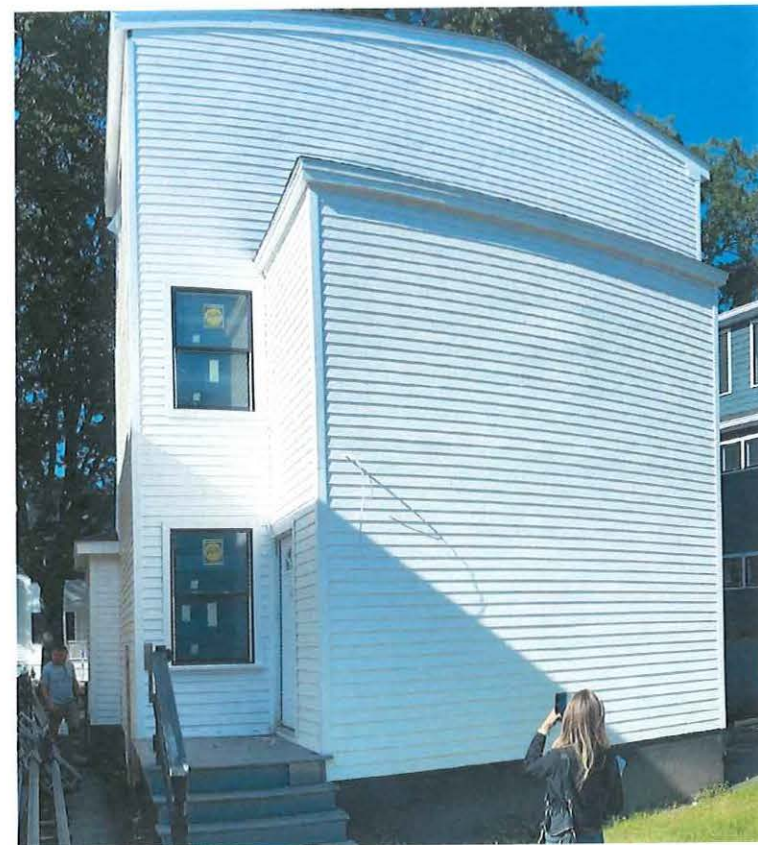
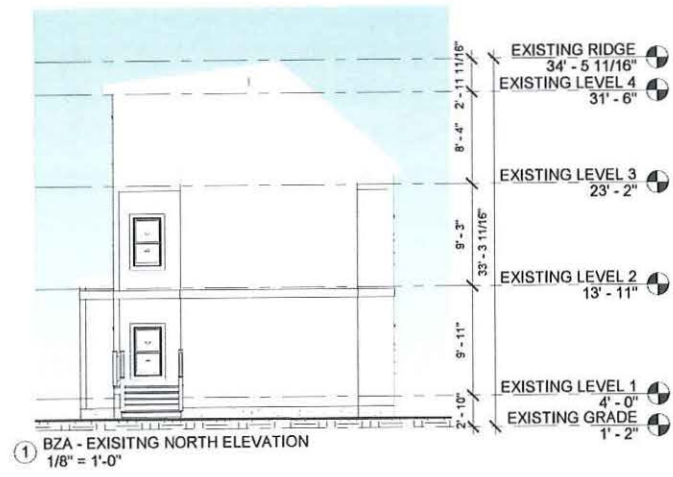
JOHN DENEHY  
 DENEHY RESIDENCE  
 10 VAN NORDEN ST. CAMBRIDGE,  
 MA 02140

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

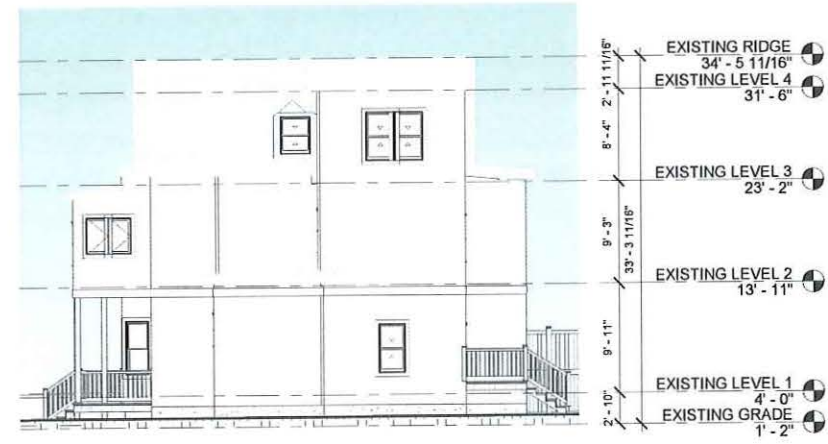
JOHN DENEHY  
 DENEHY RESIDENCE  
 10 VAN NORDEN ST. CAMBRIDGE,  
 MA 02140

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

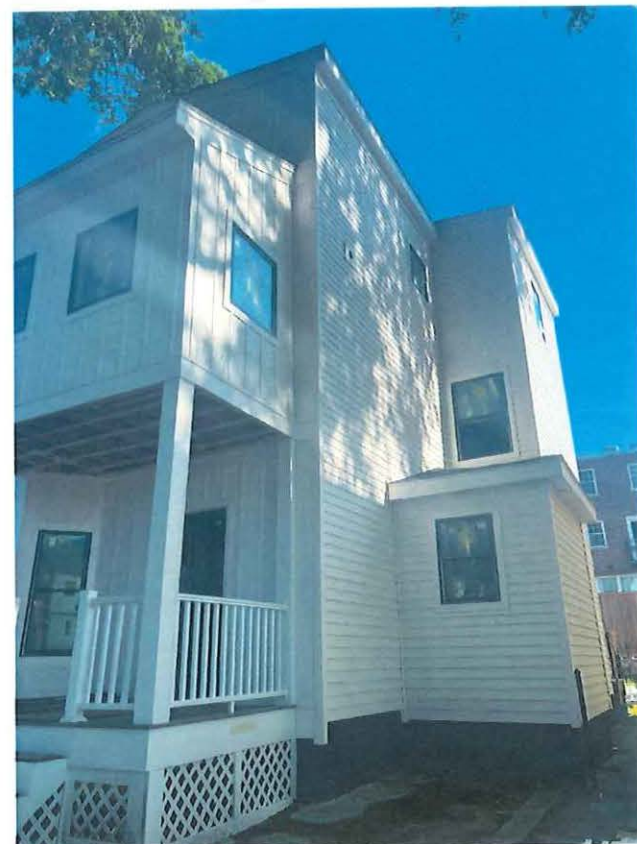
**BZA-202**  
 Scale: As indicated



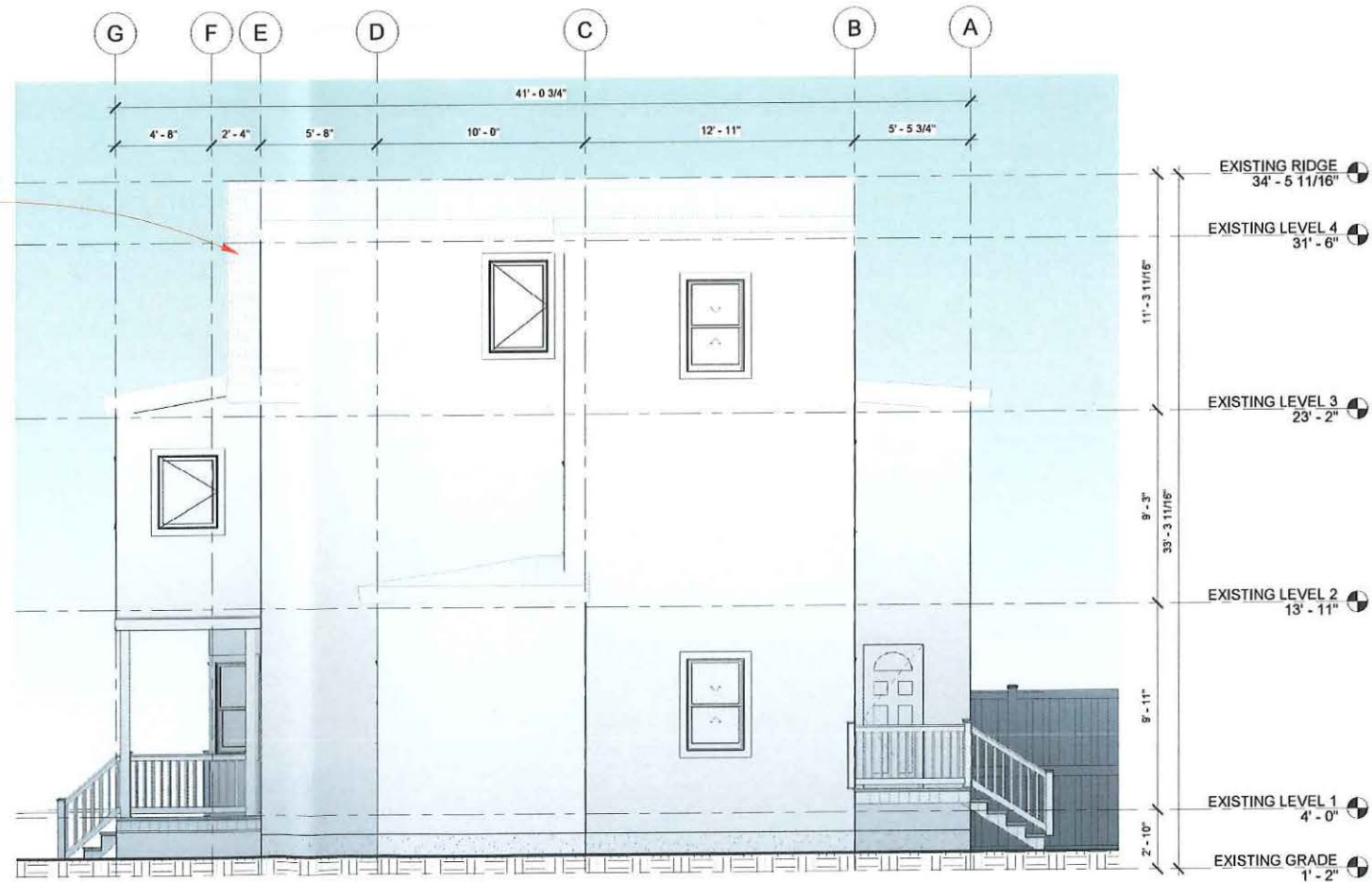
**BZA-203 ELEVATION EAST**



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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REGISTRATIONS:

**NOT FOR  
CONSTRUCTION**

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  
 Drawn by Author  
 Checked by Checker

**BZA-203**

Scale As Indicated



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REGISTRATIONS:

**NOT FOR  
CONSTRUCTION**

**END OF PRESENTATION**

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

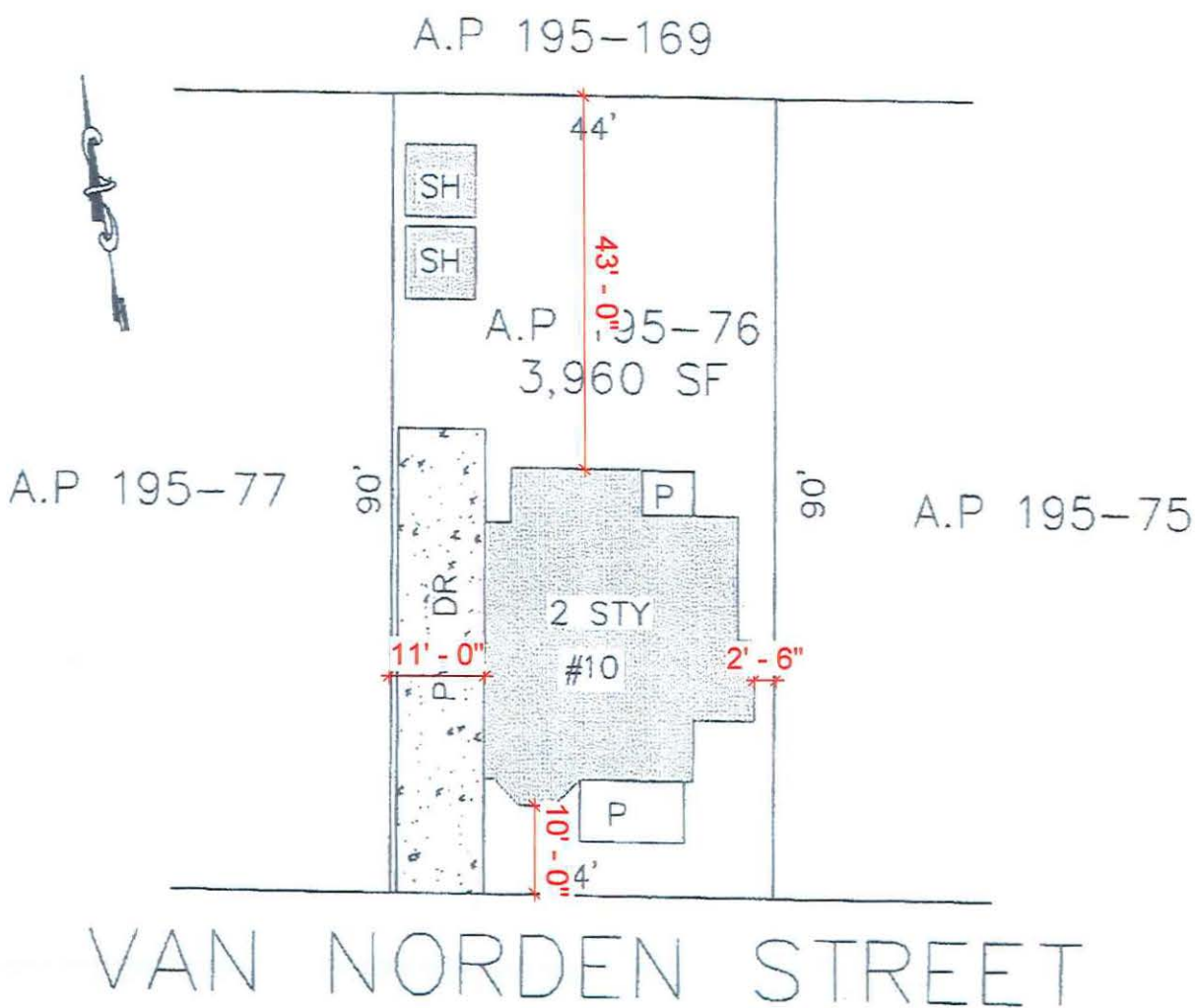
**SUPPLEMENTARY SHEETS FOR REFERENCE BELOW**



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

**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

REGISTRATIONS:

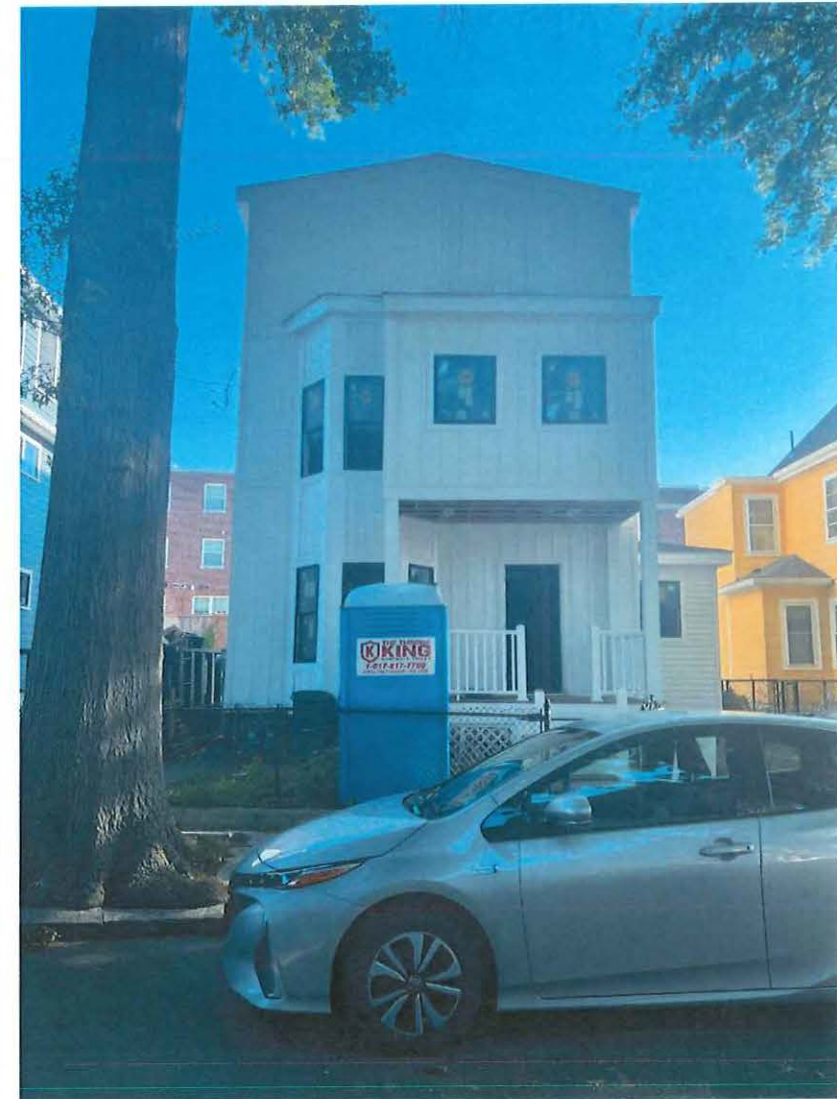
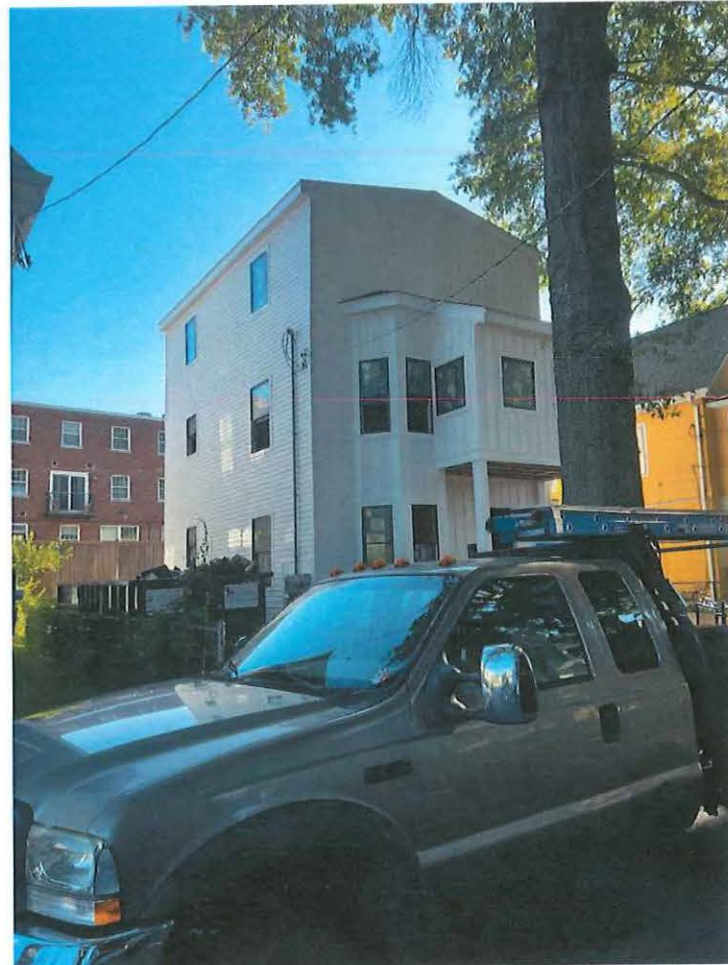
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BOARD OF ZONING  
APPEAL SET  
Project Status  
Project Number 2207-0010  
Date 08/26/2022  
Drawn by Author  
Checked by Checker  
**BZA-301**  
Scale 1" = 10'-0"



**BZA-302 EXISTING SITE PHOTOS**



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**NOT FOR  
 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 REQUIREMENTS<sup>1</sup></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:<sup>2</sup></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:<sup>3)</sup></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.

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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)

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

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

DIMENSIONAL TABLE

**NOT FOR CONSTRUCTION**

REGISTRATIONS:  
**SAM KACHMAR ARCHITECTS**  
 (P) 617-800-6223  
 WWW.SKA-MA.COM  
 357 HURON AVE.  
 CAMBRIDGE MA, 02138





**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 16 10:58 AM  
 CITY OF CAMBRIDGE  
 INSPECTIONAL SERVICES

|   | <u>EXISTING<br/>CONDITIONS</u> | <u>REQUESTED<br/>CONDITIONS</u> | <u>ORDINANCE<br/>REQUIREMENTS<sup>1</sup></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<br/>TO LOT AREA:<sup>2</sup></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<br/>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<br/>TO LOT AREA:<sup>3)</sup></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.<br/>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.

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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          |       |                        | SQ    | SQUARE                            | VEST | VESTIBULE              |
|       |                       | DP      | DAMP-PROOFING      | HR    | HOUR                | OC    | ON CENTER              | SS    | STAINLESS STEEL                   | VT   | VINYL TILE             |
| AC    | AIR CONDITION (-ING)  | DR      | DOOR               | HVAC  | HEATING & AIR       | OD    | OUTSIDE DIAMETER       | STC   | SOUND TRANSMISSION                | VIF  | VERIFY IN FIELD        |
| AB    | ANCHOR BOLT           | DTL     | DETAIL             |       | CONDITIONING        | OPNG  | OPENING                |       | CLASS (RATING)                    |      |                        |
| ADJ   | ADJUSTABLE            | DWG     | DRAWING            | ID    | INSIDE DIAMETER     | OPP   | OPPOSITE               | STD   | STANDARD                          |      |                        |
| AFF   | ABOVE FINISH FLOOR    | EA      | EACH               | INSUL | INSULATION          |       |                        | STL   | STEEL                             | W/   | WITH                   |
| ALT   | ALTERNATE             | EF      | EACH FACE          | INT   | INTERIOR            | PARTN | PARTITION              | STOR  | STORAGE                           | WC   | WALLCOVERING           |
|       |                       | EL      | ELEVATION          | INV   | INVERT              | PLBG  | PLUMBING               | STR   | STRUCTURAL                        | WC   | WATER CLOSET           |
|       |                       | ELEC    | ELECTRICAL         |       |                     | PL    | PLATE, PROPERTY LINE   | SUPPL | SUPPLEMENTARY                     | WD   | WOOD                   |
| BLDG  | BUILDING              | ENCL    | ENCLOSURE          |       |                     | PLS   | PLASTER                | SUS   | SUSPENDED                         | W/O  | WITHOUT                |
| BLKG  | BLOCKING              | EQ      | EQUAL              | JB    | JUNCTION BOX        | PNT   | PAINT (PAINTED FINISH) |       |                                   | WP   | WORKING POINT          |
| BM    | BEAM                  | EQUIP   | EQUIPMENT          | JT    | JOINT               | PR    | PAIR                   |       |                                   | WWF  | WOVEN WIRE FABRIC      |
| BRG   | BEARING               | ETC     | ET CETERA          |       |                     | PROJ  | PROJECT                | T     | TOILET                            |      |                        |
| BRK   | BRICK                 | EW      | EACH WAY           | LAM   | LAMINATED           | PT    | PRESSURE TREATED       | T/BM  | TOP OF BEAM                       |      |                        |
| BO    | BOTTOM OF             | EXIST   | EXISTING           | LAV   | LAVATORY            | PTD   | PAPER TOWEL DISPENSER  | T/BRG | TOP OF BEARING                    |      |                        |
| BUR   | BUILT UP ROOFING      | EJ      | EXPANSION JOINT    | LF    | LINEAL FEET         | PWD   | PLYWOOD                | TBD   | TO BE DETERMINED                  |      |                        |
|       |                       | EXT     | EXTERIOR           | LLH   | LONG LEG HORIZONTAL |       |                        | T&G   | TONGUE AND GROOVE                 |      |                        |
|       |                       |         |                    | LLV   | LONG LEG VERTICAL   | QT    | QUARRY TILE            | TB    | TOWEL BAR                         |      |                        |
| CIC   | CENTER TO CENTER      |         |                    |       |                     |       |                        | TEMP  | TEMPORARY                         |      |                        |
| CJ    | CONTROL JOINT         | FD      | FLOOR DRAIN        |       |                     |       |                        | THR   | THRESHOLD                         |      |                        |
| CL    | CENTER LINE           | FE      | FIRE EXTINGUISHER  | M     | MIRROR              | RAD   | RADIUS                 | TJUST | TOP OF JOIST                      |      |                        |
| CLG   | CEILING               | FIN     | FINISH             | MAINT | MAINTENANCE         | RW    | RIGHT-OF-WAY           | TMP   | TEMPERED                          |      |                        |
| CLO   | CLOSET                | FL      | FLOOR              | MATL  | MATERIAL            | RD    | ROOF DRAIN             | TO    | TOP OF                            |      |                        |
| CMU   | CONCRETE MASONRY UNIT | FR      | FIRE RATED         | MAX   | MAXIMUM             | REBAR | REINFORCING BAR        | TOC   | TOP OF CONCRETE SLAB              |      |                        |
| COL   | COLUMN                | FT      | FEET               | MECH  | MECHANICAL          | REC   | RECYCLING              | TOM   | TOP OF MASONRY                    |      |                        |
| CONC  | CONCRETE              | FTG     | FOOTING            | MFR   | MANUFACTURER        | RECT  | RECTANGULAR            | TOS   | TOP OF SHELF                      |      |                        |
| CONST | CONSTRUCTION          |         |                    | MIN   | MINIMUM             | REINF | REINFORCEMENT          | TOW   | TOP OF WALL                       |      |                        |
| CONT  | CONTINUOUS            |         |                    | MO    | MASONRY OPENING     | REP   | REPRESENTATIVE         | TYP   | TYPICAL, (UNLESS OTHERWISE NOTED) |      |                        |
| CONTR | CONTRACTOR            | GA      | GAUGE              | MTD   | MOUNTED             | REV   | REVERSE                |       |                                   |      |                        |
| CORR  | CORRIDOR              | GALV    | GALVANIZED         | MTL   | METAL               | RM    | ROOM                   |       |                                   |      |                        |
| CPT   | CARPET                | GB      | GRAB BAR           |       |                     | RCP   | REFLECTED CEILING PLAN |       |                                   |      |                        |
| CRS   | COURSE                | GC      | GENERAL CONTRACTOR |       |                     |       |                        |       |                                   |      |                        |
| CT    | CERAMIC TILE          | GL      | GLASS, GLAZING     |       |                     |       |                        |       |                                   |      |                        |
|       |                       | GWB     | GYPSPUM BOARD      |       |                     |       |                        |       |                                   |      |                        |
|       |                       | GYP PLS | GYPSPUM PLASTER    |       |                     |       |                        |       |                                   |      |                        |



*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<sub>b</sub>) 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.

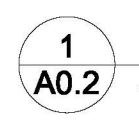
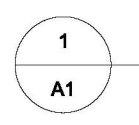
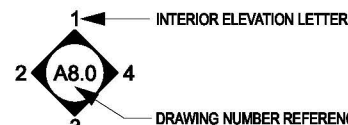

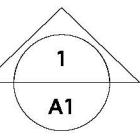
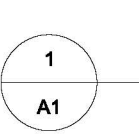
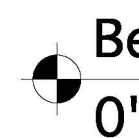
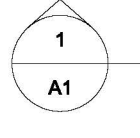
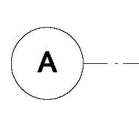
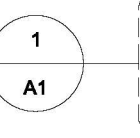
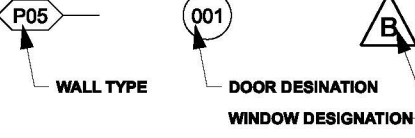
MOISTURE RESISTANT (MR) GWB SHALL BE USED ON INTERIOR OF ALL BATHROOMS AND FACE OF KITCHEN BACKSPLASH WALL. USE CEMENTITIOUS BACKERBOARD FOR ALL CERAMIC WALL TILE APPLICATIONS.

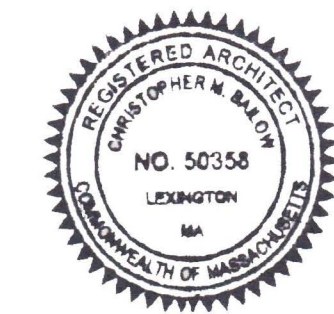
GC SHALL COORDINATE AND VERIFY ALL EQUIPMENT, MODELS, SIZES, AND ELECTRICAL, HVAC, AND PLUMBING REQUIREMENTS PRIOR TO CONSTRUCTION SUPPLIED BY THE GC, SUBCONTRACTORS, AND OWNER. GC SHALL FURNISH AND INSTALL (F & I) REQUIRED BLOCKING FOR ALL EQUIPMENTS, FIXTURES, DOOR FRAMES, ETC. AS REQUIRED. GC SHALL 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  |
|--|---|---|---|
|  <b>Drawing Title</b><br>Scale: Actual Size |  |  INTERIOR ELEVATION LETTER<br>DRAWING NUMBER REFERENCE |    |
| BUILDING SECTION   | DETAIL SECTION  | ROOM NAME/NUMBER  | ELEVATION TARGET  |
|   |  | Room Name<br>Room Number<br>10'0" x 10'0"<br>100.00 S.F.<br>Occup Name<br>Occup Type  |  <b>Benchmark Title</b><br>0"                          |
| WALL SECTION   | COLUMN LINE GRID  | DETAIL REFERENCE KEY  | WALL / DOOR / WINDOW / SYMBOLS  |
|   |  |    |  WALL TYPE      DOOR DESIGNATION<br>WINDOW DESIGNATION |



*CMB*

**B**

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

### Revisions

| Date | Notes |
|------|-------|
|      |       |
|      |       |
|      |       |
|      |       |
|      |       |

**10 Van Norden St  
 Cambridge, MA**

Cambridge, MA

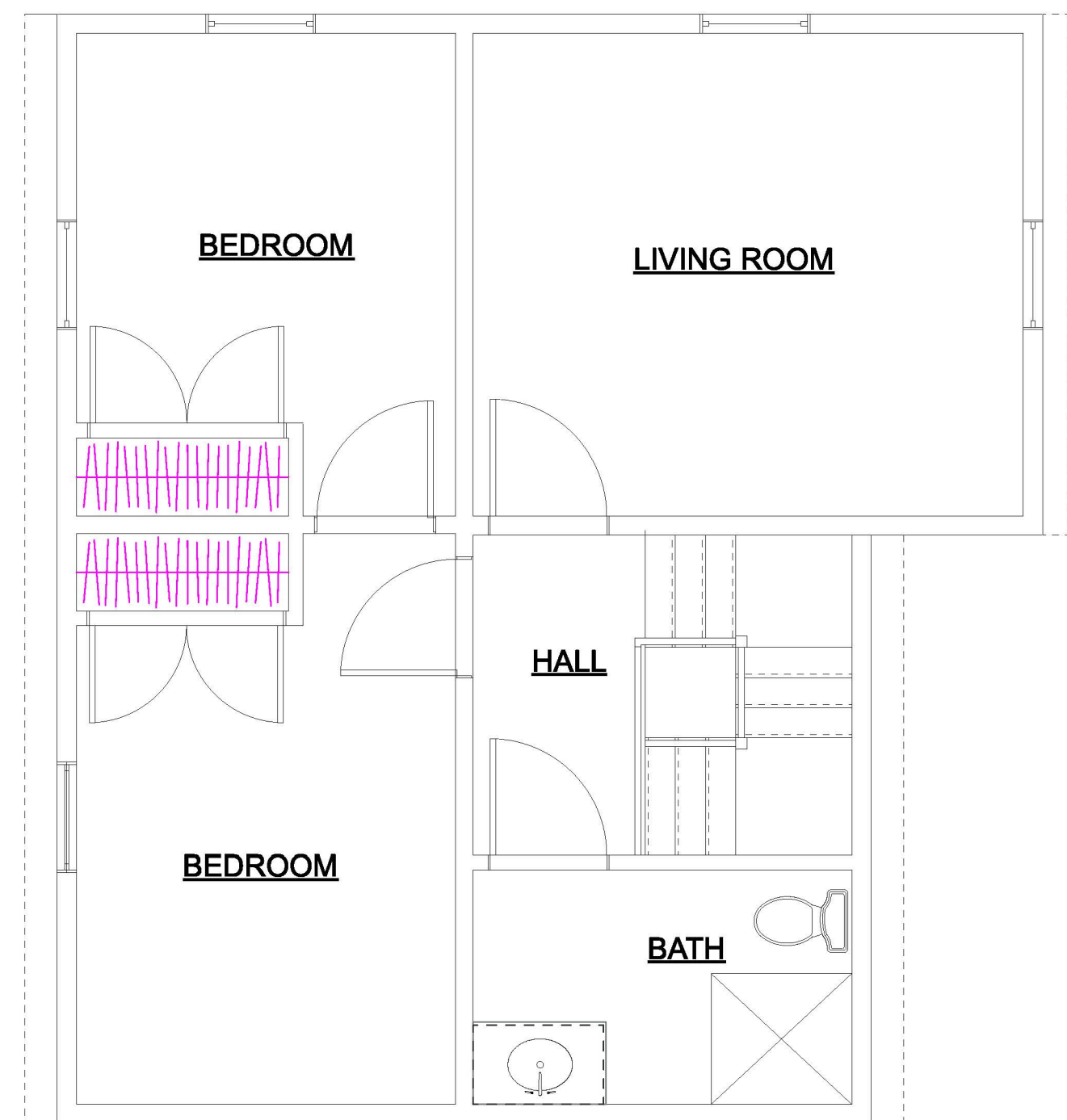
### General Notes

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

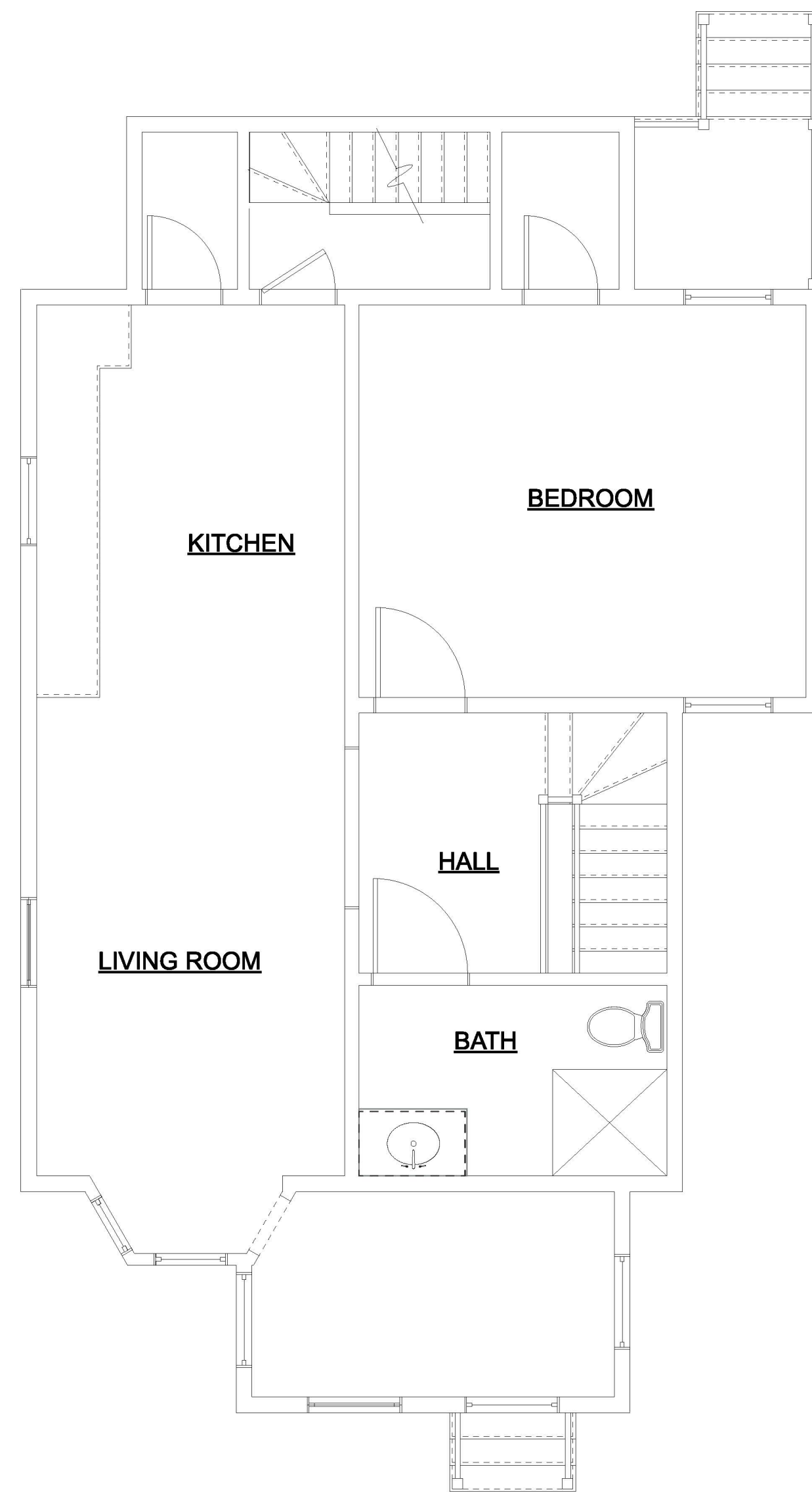
Drawing no.

**A0.2**

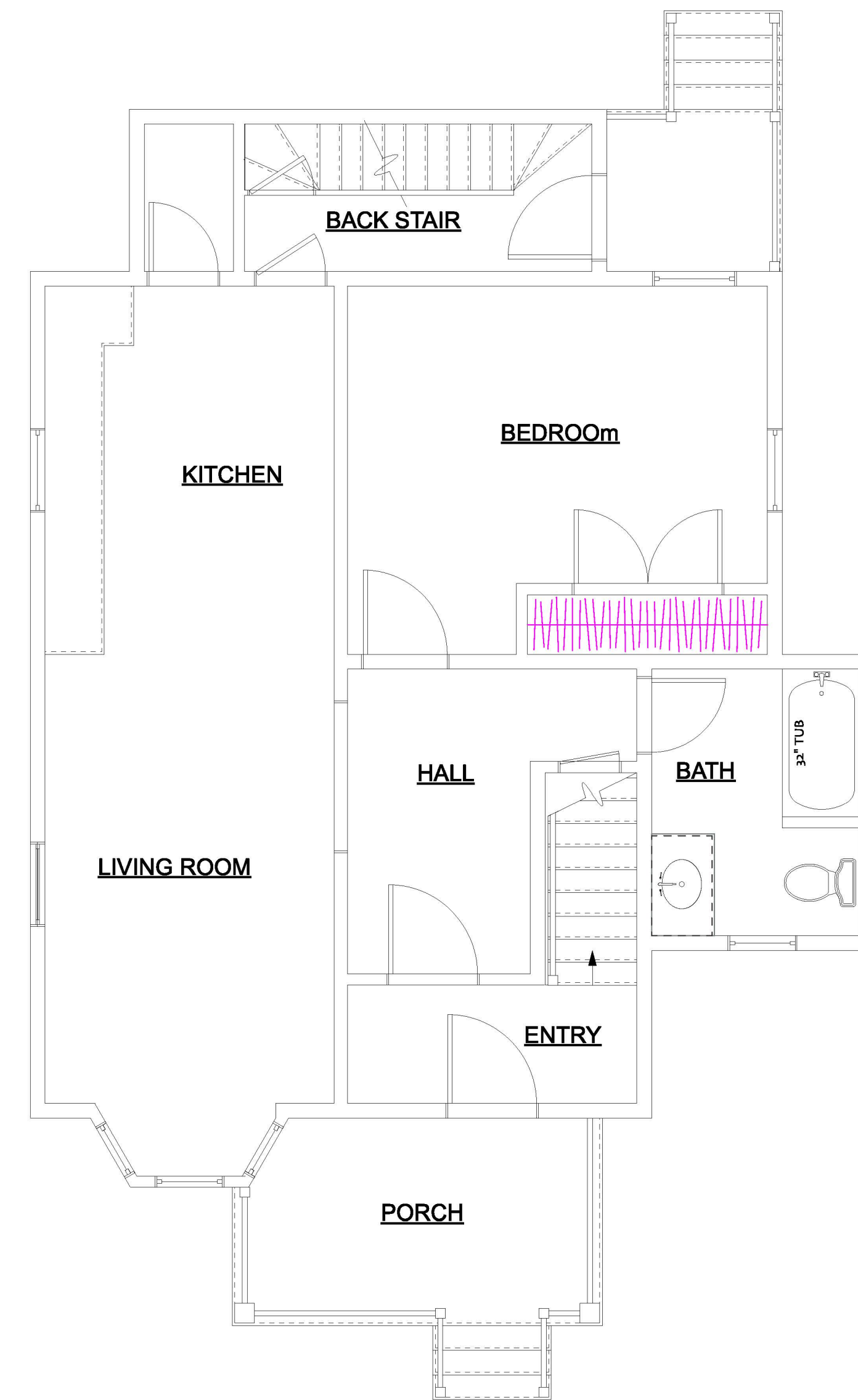




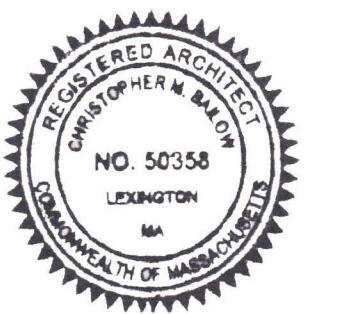
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Scale: 1/4" = 1'-0"



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



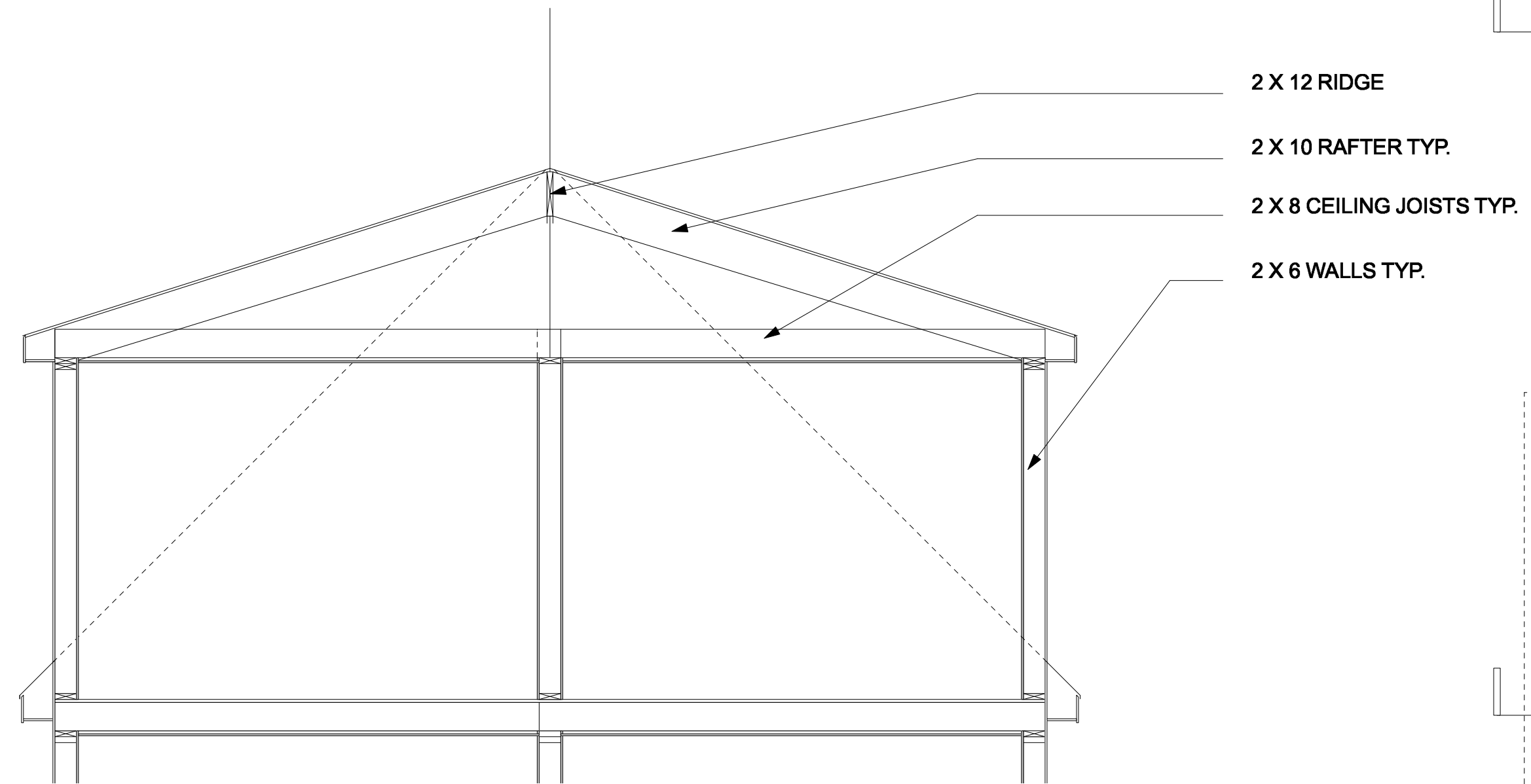
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Scale: 1/4" = 1'-0"



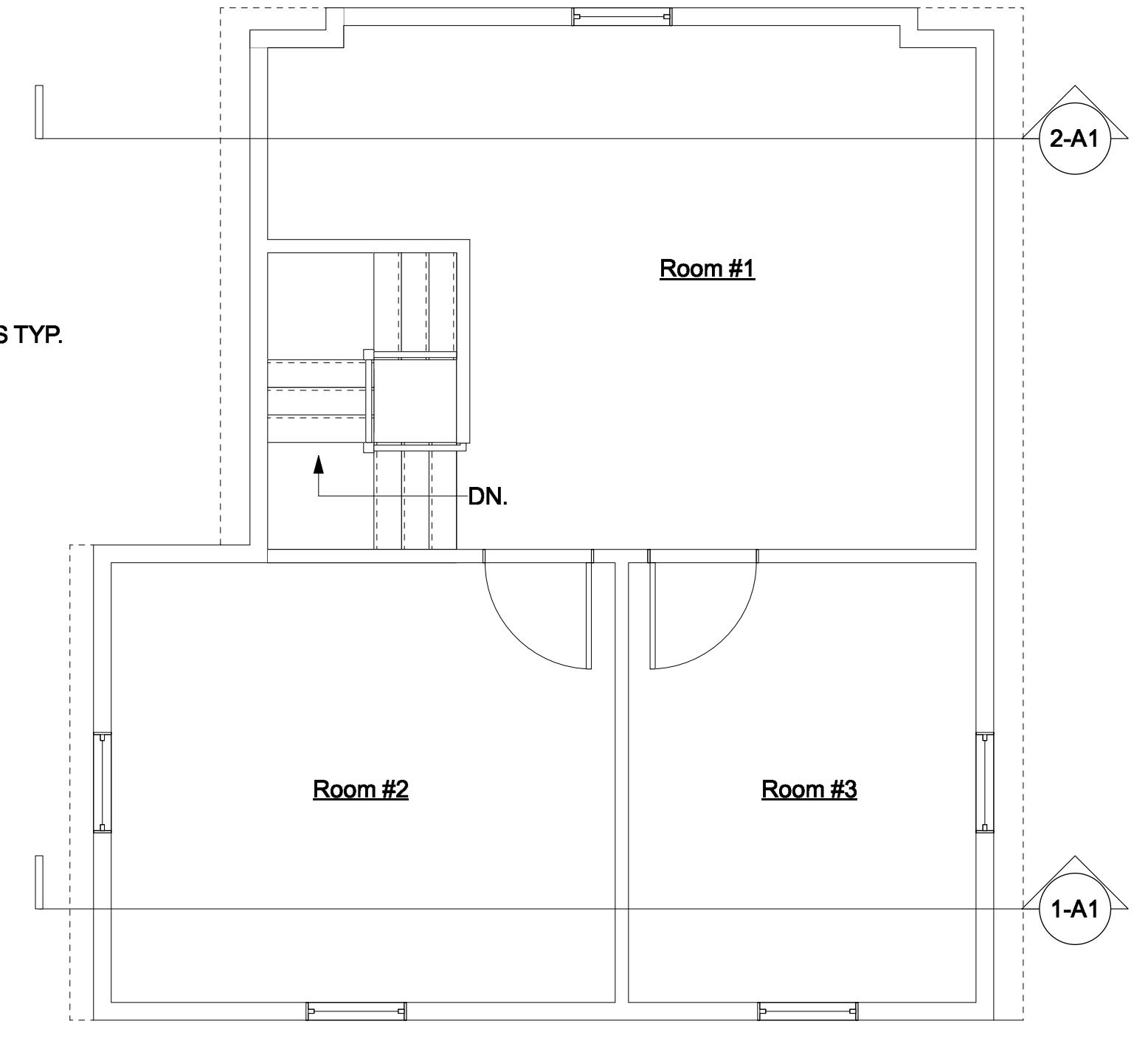
*Chris Herlihy*

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





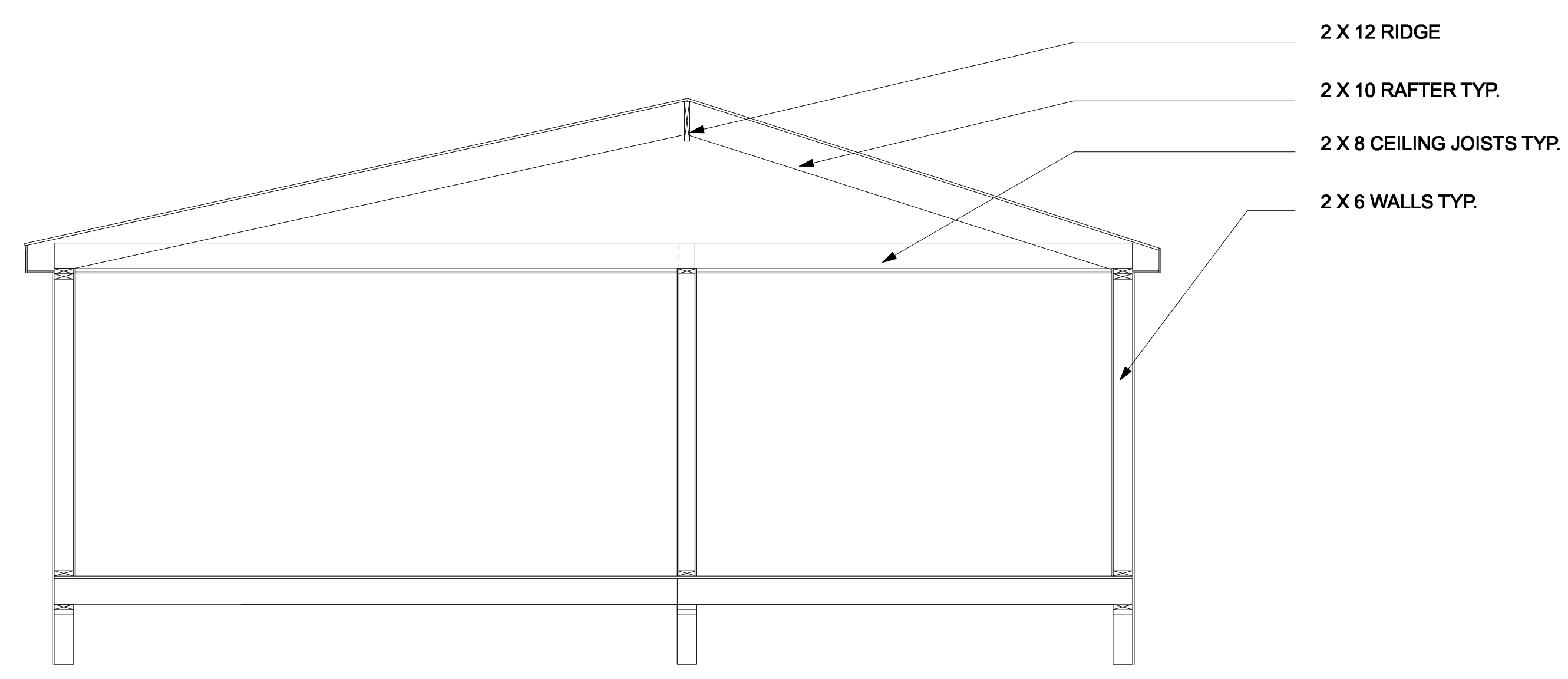
11 SECTION A  
Scale: 3/8" = 1'-0"



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





1970

1 \* \* \* \* \*

2 (6:03 p.m.)

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

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

9 [Pause]

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

12 PETER MCLAUGHLIN: Sorry.

13 SHANNA BOUGHTON: Good evening.

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

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

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

21 SAM KACHMAR: Yeah, we're here, Mr. Chairman.  
22 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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BZA APPLICATION FORM

DIMENSIONAL INFORMATION

CITY OF CAMBRIDGE  
INSPECTORIAL SERVICES

APPLICANT: **John Denehy**

PRESENT USE/OCCUPANCY: Residential

LOCATION: 10 Van Norden St. Cambridge, MA

ZONE: District D-1A-9-27

PHONE: \_\_\_\_\_

REQUESTED USE/OCCUPANCY: Residential

|   | <u>EXISTING<br/>CONDITIONS</u> | <u>REQUESTED<br/>CONDITIONS</u> | <u>ORDINANCE<br/>REQUIREMENTS<sup>1</sup></u> |
|---|--------------------------------|---------------------------------|---|
| TOTAL GROSS FLOOR AREA:                                 | <u>2,212 sf.</u>               | <u>2,353 sf.</u>                | <u>1980 sf.</u> (max.)                        |
| LOT AREA:   | <u>3,960 sf.</u>               |                                 | <u>5,000 sf.</u> (min.)                       |
| RATIO OF GROSS FLOOR AREA<br>TO LOT AREA: <sup>2</sup>  | <u>0.56</u>                    | <u>0.59</u>                     | <u>0.50</u> (max.)                            |
| LOT AREA FOR EACH DWELLING UNIT:                        | <u>1,980 sf.</u>               | <u>1,980 sf.</u>                | <u>2,500 sf.</u> (min.)                       |
| SIZE OF LOT:  |                                |                                 |   |
| WIDTH   | <u>44' - 0"</u>                |                                 | <u>50' - 0"</u> (min.)                        |
| DEPTH   | <u>90' - 0"</u>                |                                 |   |
| Setbacks in Feet:                                       |                                |                                 |   |
| FRONT   | <u>10'-0"</u>                  | <u>10'-0"</u>                   | <u>15' - 0"</u> (min.)                        |
| REAR  | <u>43' - 7"</u>                | <u>43' - 7"</u>                 | <u>25' - 0"</u> (min.)                        |
| LEFT SIDE   | <u>11' - 0"</u>                | <u>11' - 0"</u>                 | <u>7' - 6"/SUM 20</u> (min.)                  |
| RIGHT SIDE  | <u>4' - 6"</u>                 | <u>4' - 6"</u>                  | <u>7' - 6"/SUM 20</u> (min.)                  |
| SIZE OF BLDG.:  |                                |                                 |   |
| HEIGHT  | <u>34' - 6"</u>                | <u>34' - 6"</u>                 | <u>35' - 0"</u> (max.)                        |
| LENGTH  | <u>36' - 4"</u>                |                                 |   |
| WIDTH   | <u>28' - 6"</u>                |                                 |   |
| RATIO OF USABLE OPEN SPACE<br>TO LOT AREA: <sup>3</sup> | <u>63%</u>                     | <u>63%</u>                      | <u>40%</u> (min.)                             |
| NO. OF DWELLING UNITS:                                  | <u>2</u>                       | <u>2</u>                        | <u>2</u> (max.)                               |
| NO. OF PARKING SPACES:                                  | <u>2</u>                       | <u>2</u>                        | <u>2</u> (min. /max)                          |
| NO. OF LOADING AREAS:                                   | <u>N/A</u>                     | <u>N/A</u>                      | <u>N/A</u> (min.)                             |
| DISTANCE TO NEAREST BLDG.<br>ON SAME LOT:               | <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.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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



# DENEHY RESIDENCE

BZA SET  
11/01/2022

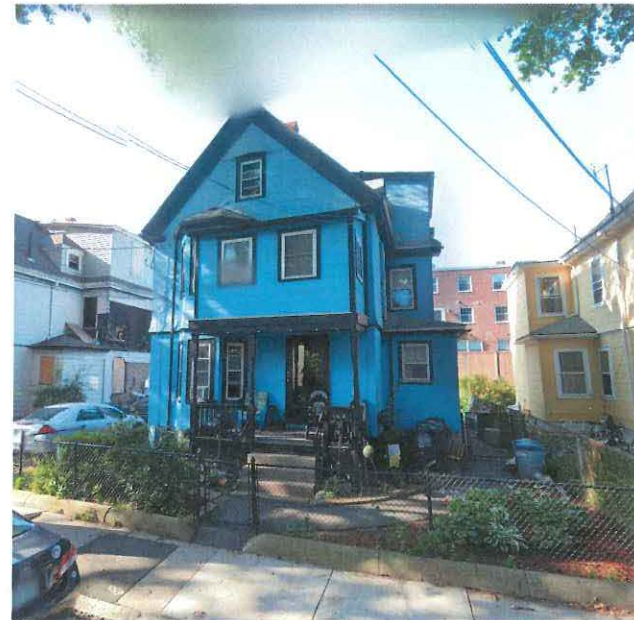
JOHN DENEHY

PRIOR TO RENOVATION

RENOVATION

PROPOSED

10 VAN NORDEN ST.  
CAMBRIDGE, MA 02140



PROJECT #: **2207-0010**

ARCHITECT:

**SAM KACHMAR**  
ARCHITECTS

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



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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 WINDOWS AND 2 DORMERS ON THE 3RD FLOOR/RENOVATED ATTIC.

| Sheet List   |                                |
|--------------|--------------------------------|
| Sheet Number | Sheet Name                     |
| A-000        | COVER                          |
| A-101        | LEVEL 1                        |
| A-102        | LEVEL 2                        |
| A-106        | ROOF PLAN                      |
| A-200        | ELEVATION EAST                 |
| A-300        | SECTION A                      |
| A-600        | SCHEDULE                       |
| A-201        | ELEVATION NORTH                |
| A-301        | SECTION B                      |
| A-203        | ELEVATION SOUTH                |
| A-202        | ELEVATION WEST                 |
| A-001        | GENERAL NOTES                  |
| A-601        | WINDOW SCHEDULE                |
| A-602        | DOOR SCHEDULE                  |
| A-603        | PLUMBING SCHEDULE              |
| A-604        | ELECTRICAL / LIGHTING SCHEDULE |
| A-605        | ROOM AND FINISH SCHEDULE       |
| A-606        | CABINTRY / MILLWORK SCHEDULE   |
| A-400        | ENLARGED SHEETS                |
| A-500        | DETAILS                        |
| A-800        | OPEN                           |
| A-700        | OPEN                           |
| A-900        | OPEN                           |
| A-002        | PLOT PLAN                      |
| A-100        | LEVEL 0                        |
| DO-100       | LEVEL 3 - DESIGN OPTION A      |
| DO-101       | LEVEL 3 - DESIGN OPTION B      |
| A-105B       | LEVEL 3-OPTION D               |

CITY OF CAMBRIDGE  
 INSPECTIONAL SERVICES  
 2022 NOV 21 A 9:27



# BZA-001 GENERAL NOTES

## ABBREVIATIONS

|        |   |         |                             |
|--------|---|---------|-----------------------------|
| #      | NUMBER OR POUND                         | L       | LENGTH                      |
| &+     | AND                                     | LAM     | LAMINATE, LAMINATED         |
| AT     | 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                      |
| BT     | 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                    |
| CD     | 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     | GAUGE                                   | SO      | SQUARE                      |
| GALV   | GALVANIZED                              | SS, SST | STAINLESS STEEL             |
| GL     | GLASS, GLAZING, GLAZED                  | STC     | SOUND TRANSMISSION CLASS    |
| GWB    | GYPSUM WALLBOARD, BACKING BOARD         | STL     | STEEL                       |
| GYP    | GYPSUM                                  | STR     | 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   |
|  | GYPSUM 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<br>SCALE: 1/8" = 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 MATCH LINE |
|  | DOOR #                                   | 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 KEYED 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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GENERAL NOTES

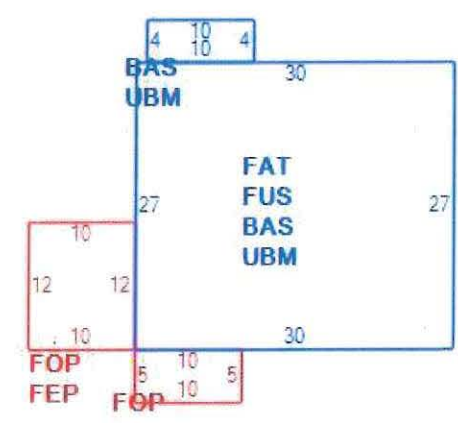
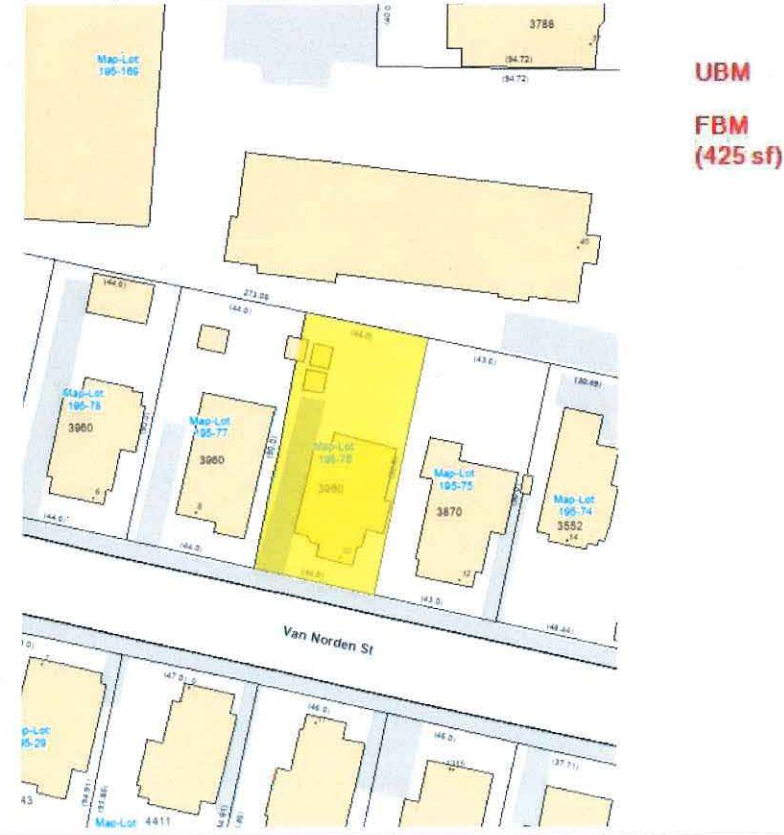
JOHN DENEHY  
 DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,  
 MA 02140

Project Status: BZA SET  
 Project number: 2207-0010  
 Date: 11/01/2022  
 Drawn by: Author  
 Checked by: Checker

**BZA-001**

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











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REGISTRATIONS:

STRUCTURAL ENGINEER:

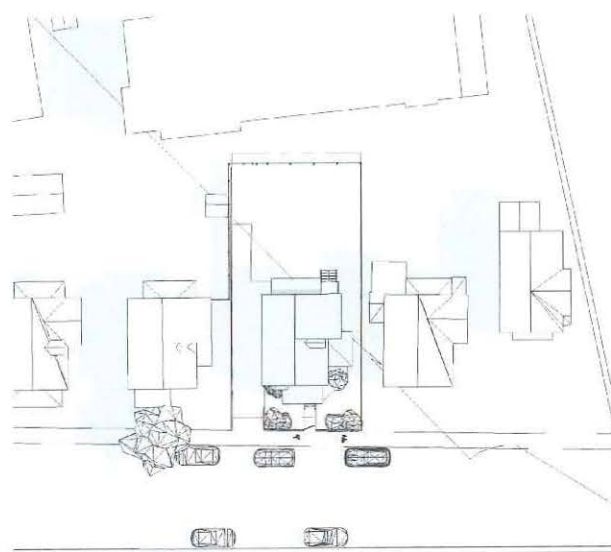
EXISTING - SUMMER

PROPOSED - SUMMER

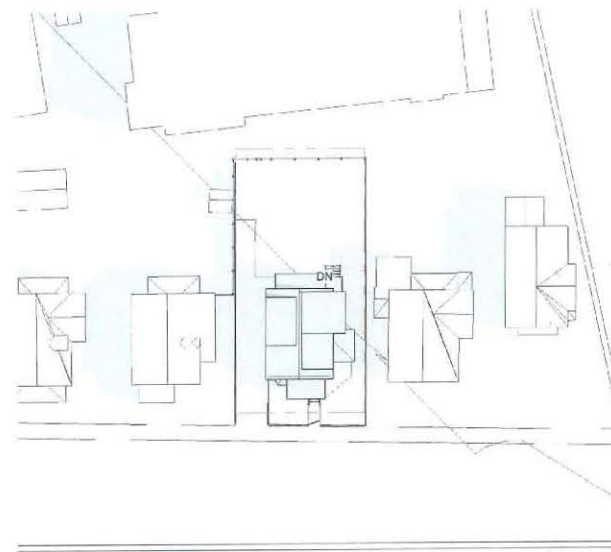
EXISTING - WINTER

PROPOSED - WINTER

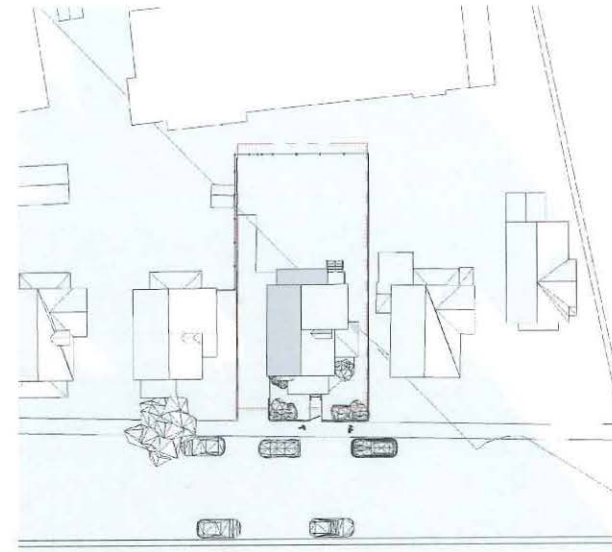
MORNING - 9 AM



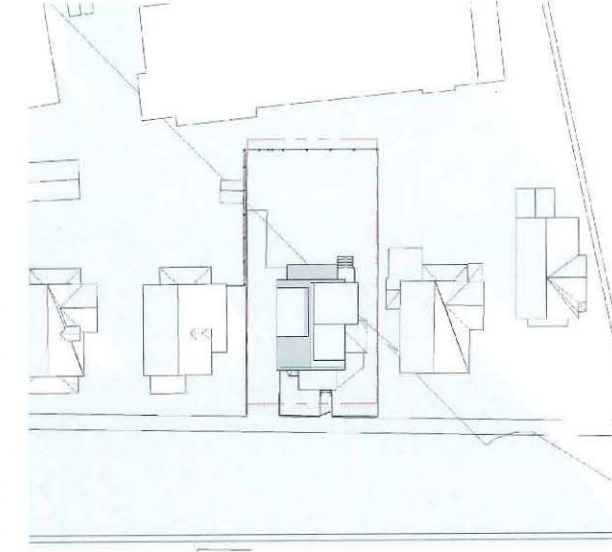
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1" = 30'-0"



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

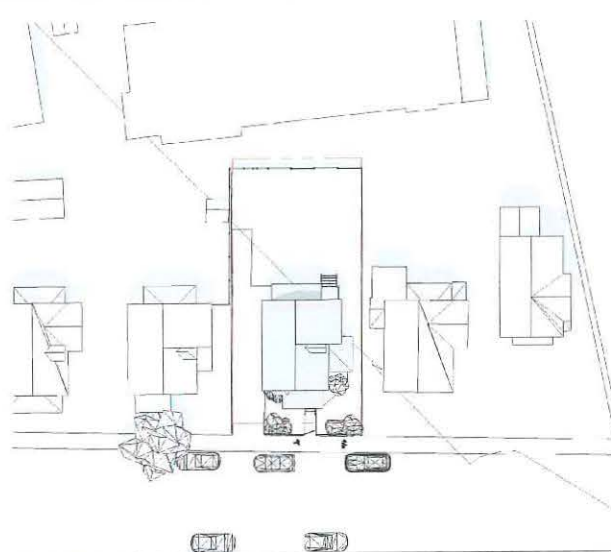


8 BZA - EXISTING - WINTER - 9AM  
1" = 30'-0"

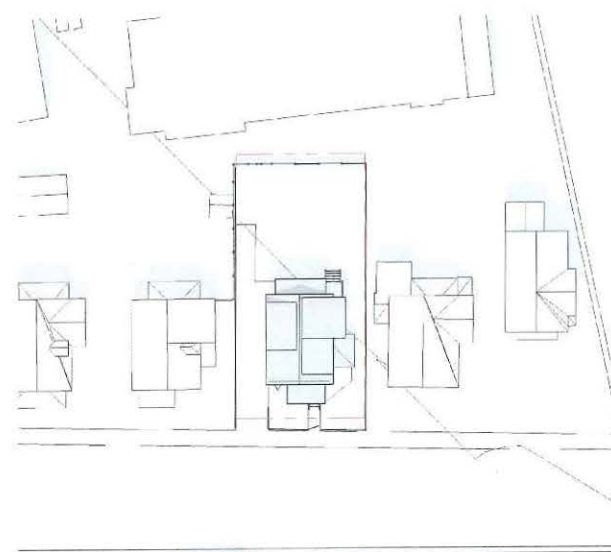


11 BZA - PROPOSED - WINTER - 9 AM  
1" = 30'-0"

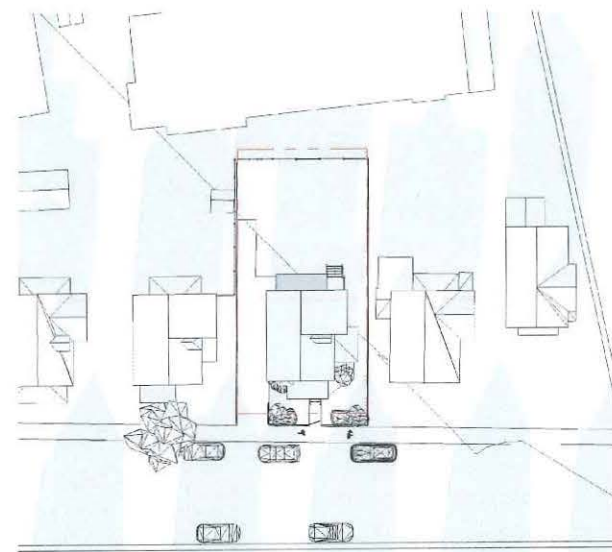
NOON - 12 PM



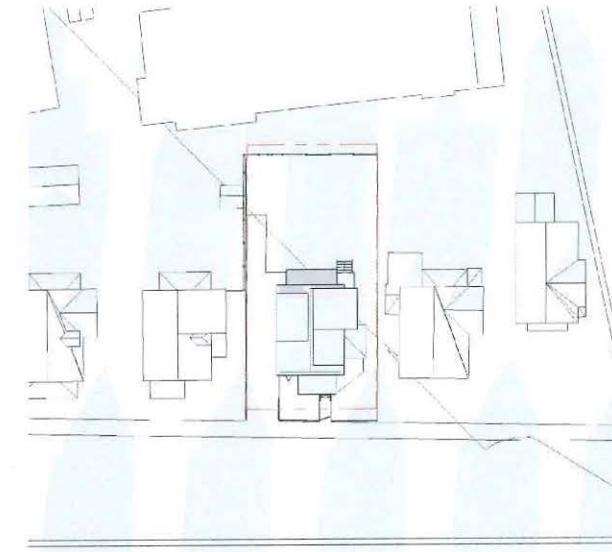
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1" = 30'-0"



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

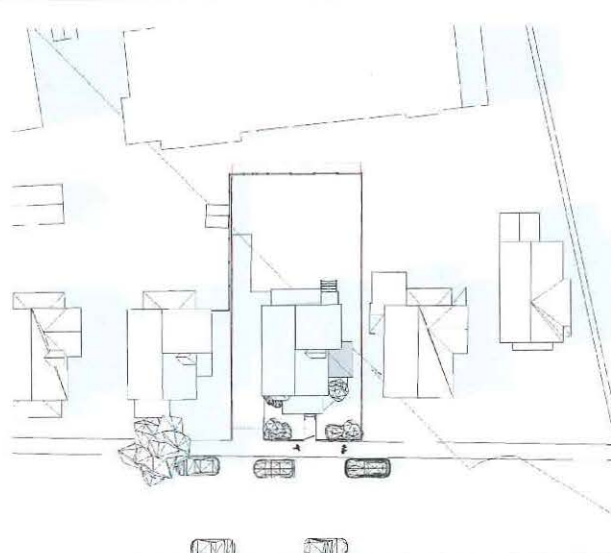


9 BZA - EXISTING - WINTER - 12 PM  
1" = 30'-0"

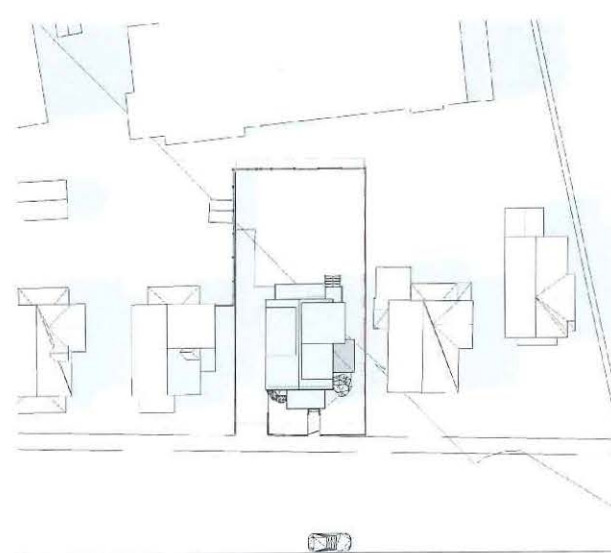


12 BZA - PROPOSED - WINTER - 12 PM  
1" = 30'-0"

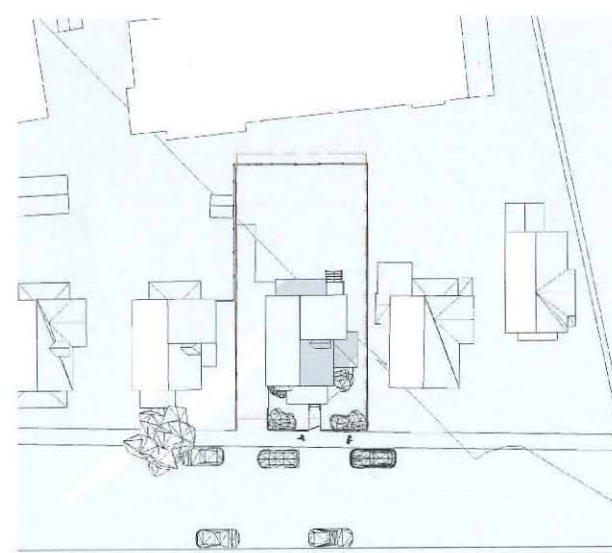
AFTERNOON - 3 PM



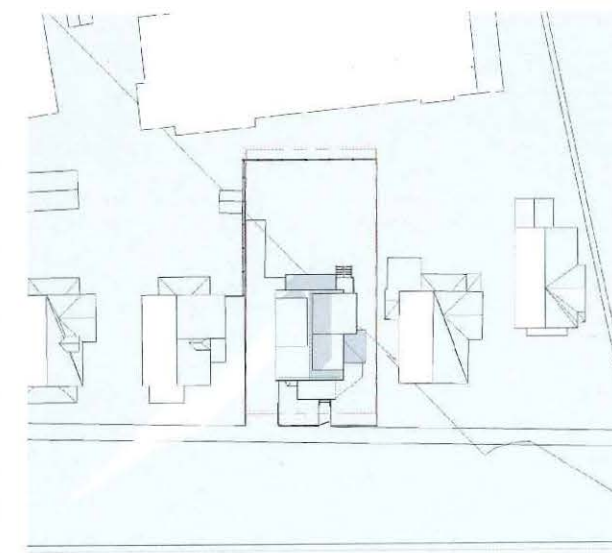
3 BZA - EXISTING - SUMMER - 3 PM  
1" = 30'-0"



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"

SOLAR STUDY

JOHN DENEHY

DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,  
MA 02140

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**BZA-004**

Scale 1" = 30'-0"



PRIOR TO RENOVATION



PROPOSED



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AXONS

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DENEHY RESIDENCE

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MA 02140

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**BZA-005**

Scale



EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW

JOHN DENEHY

DENEHY RESIDENCE

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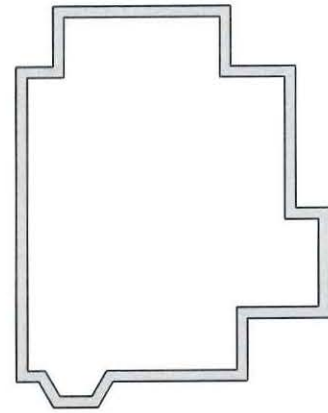
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Project number: 2207-0010  
Date: 11/01/2022  
Drawn by: Author  
Checked by: Checker

**BZA-007**

Scale

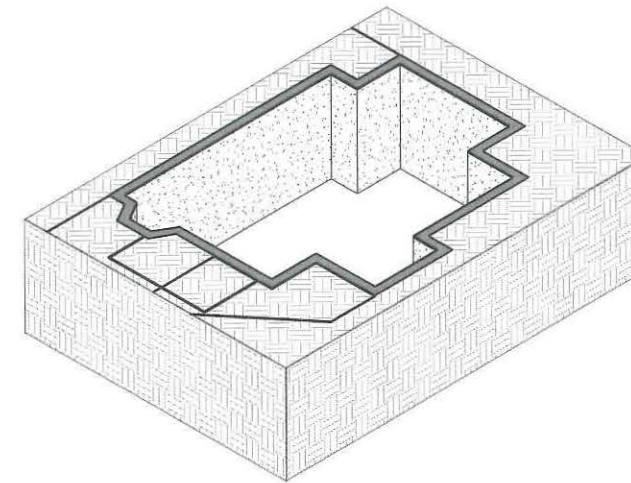


BZA-100 LEVEL 0

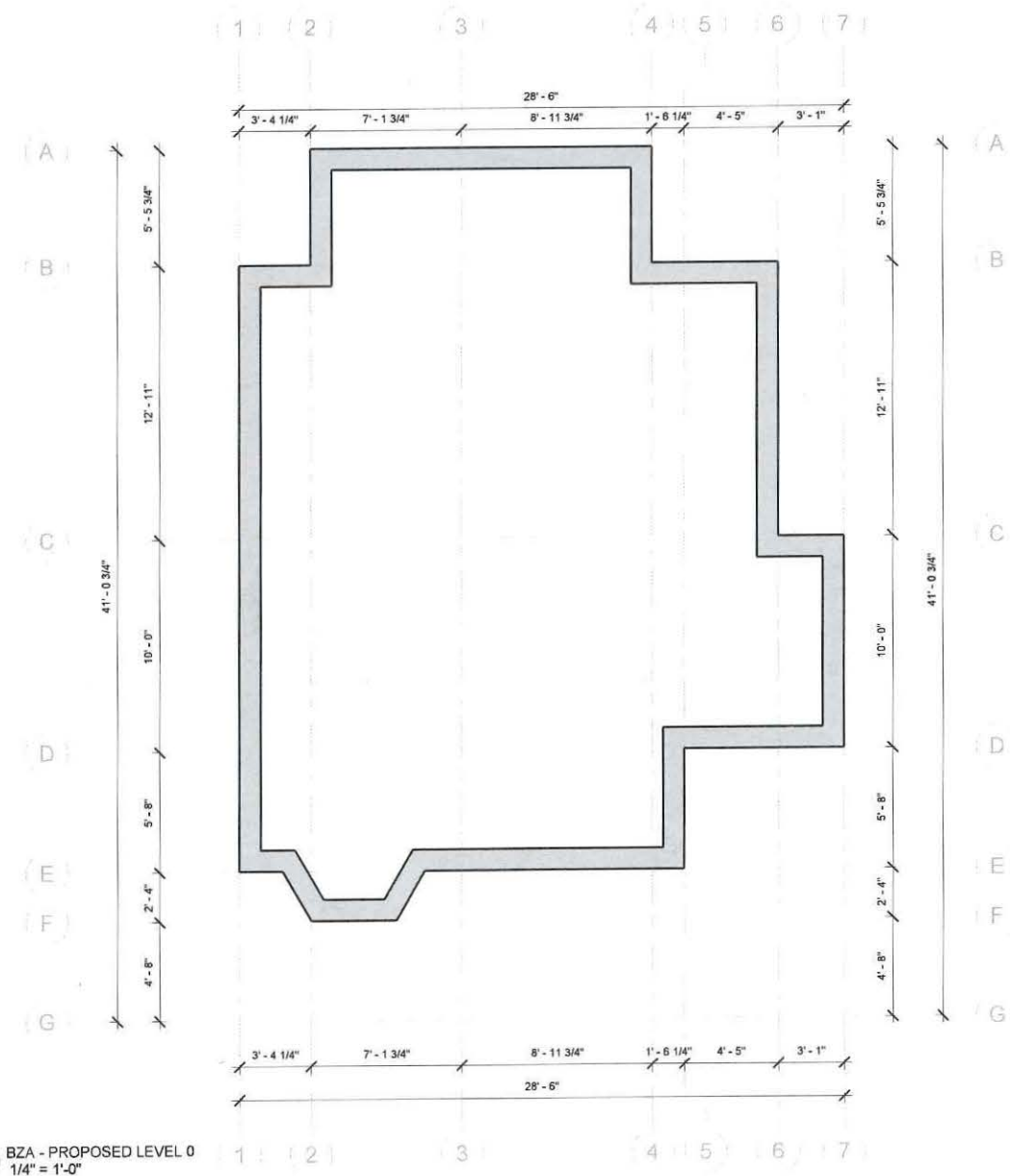


① BZA - EXISTING LEVEL 0  
1/8" = 1'-0"

NO REQUESTED RELIEF  
ON THIS FLOOR



③ BZA - AXON - LEVEL 0



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LEVEL 0

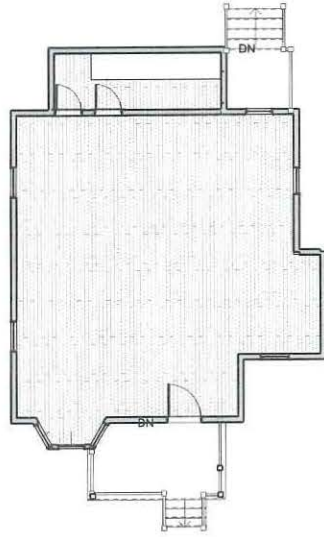
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**BZA-100**

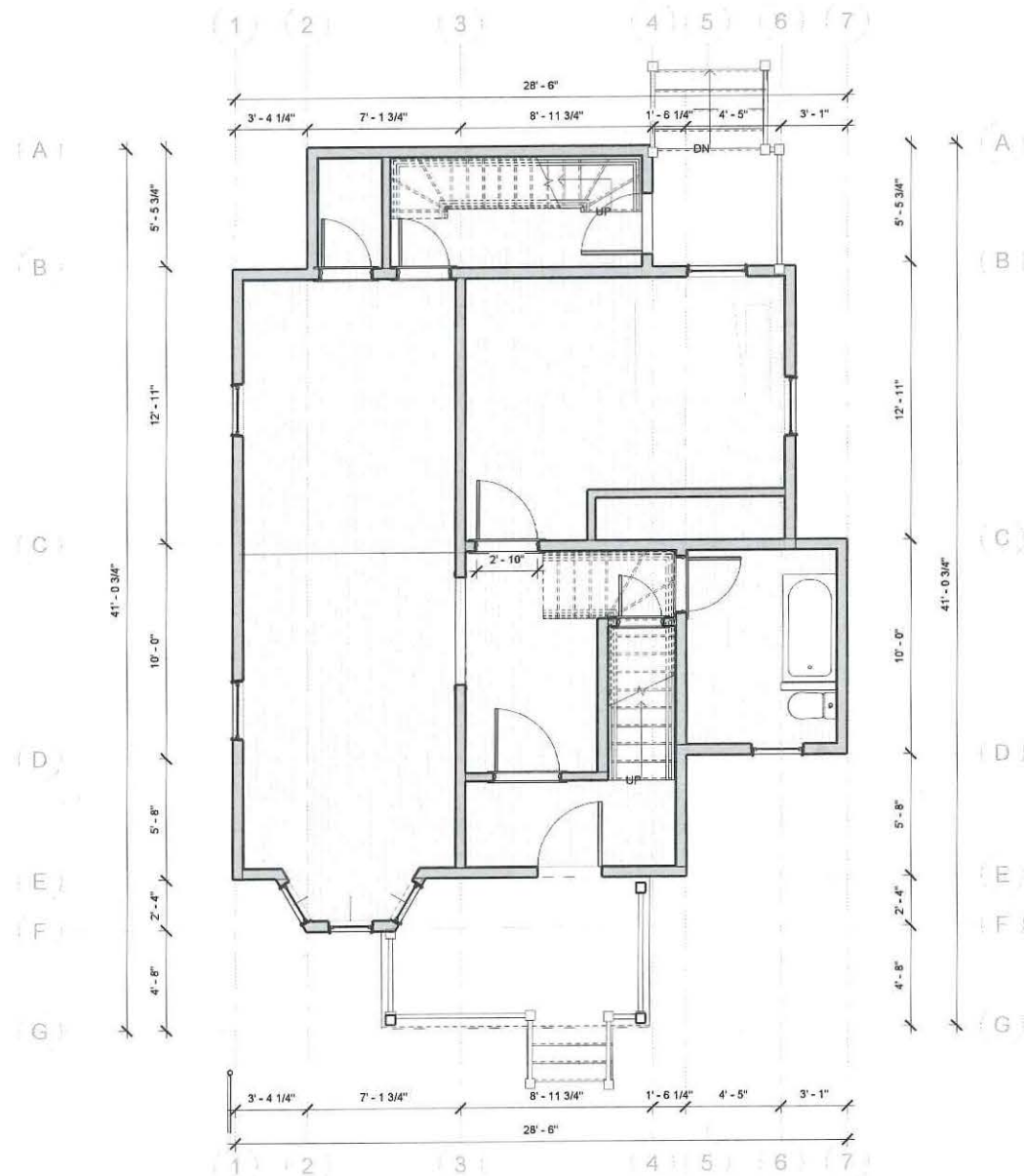
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BZA-101 LEVEL 1

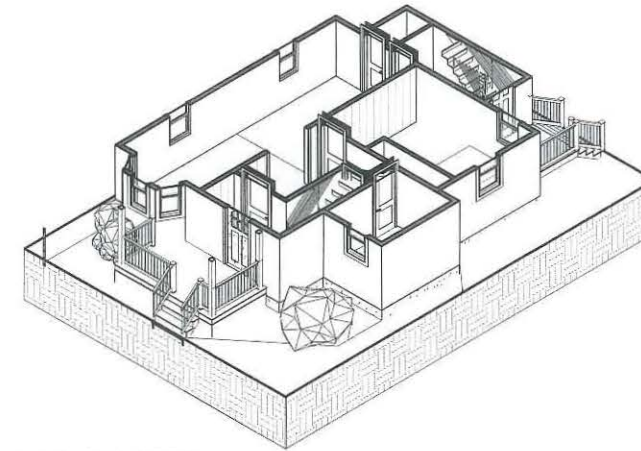


① BZA - EXISTING LEVEL 1  
1/8" = 1'-0"

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

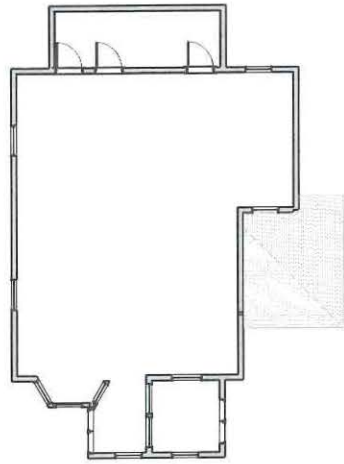
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**BZA-101**

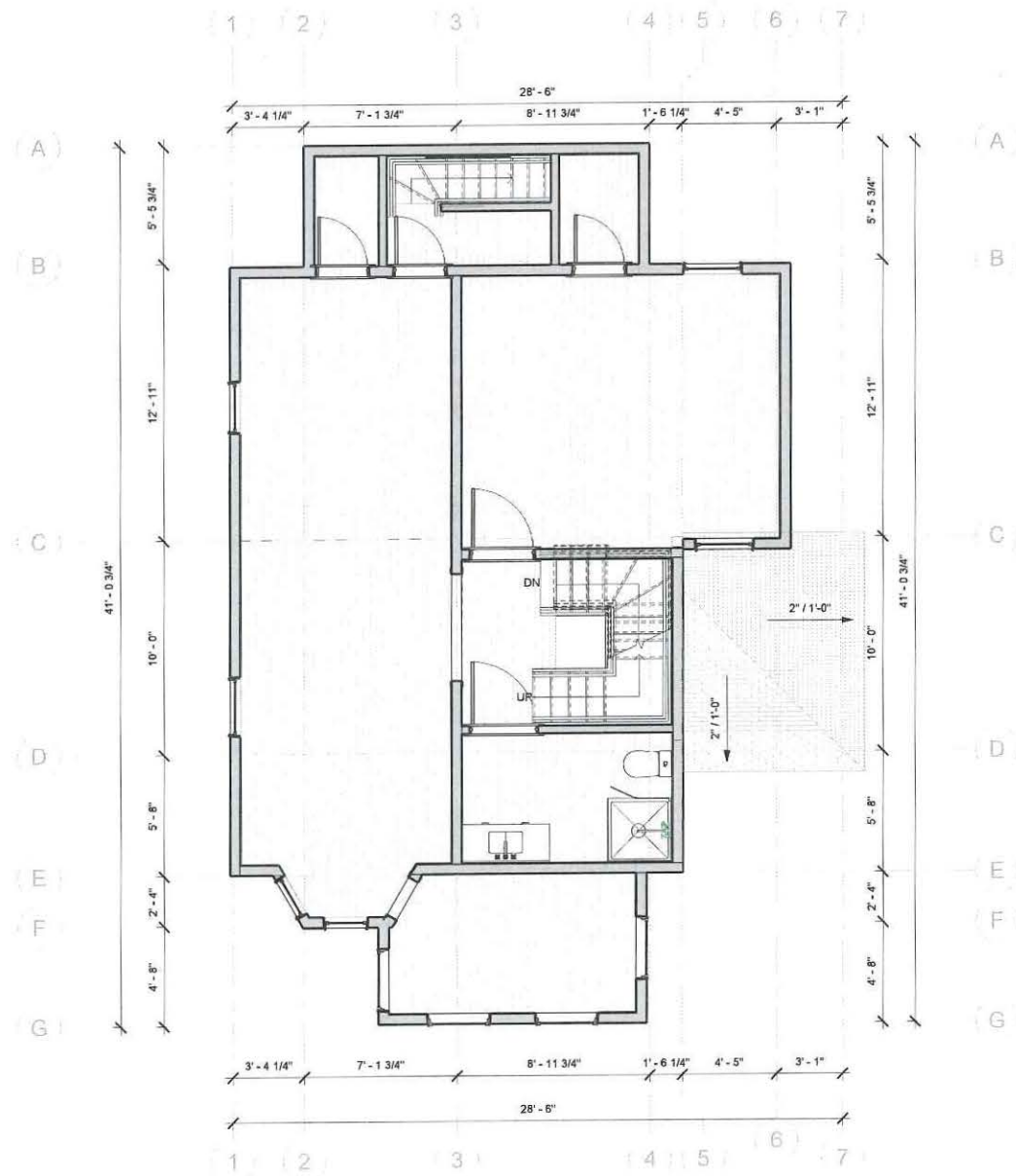
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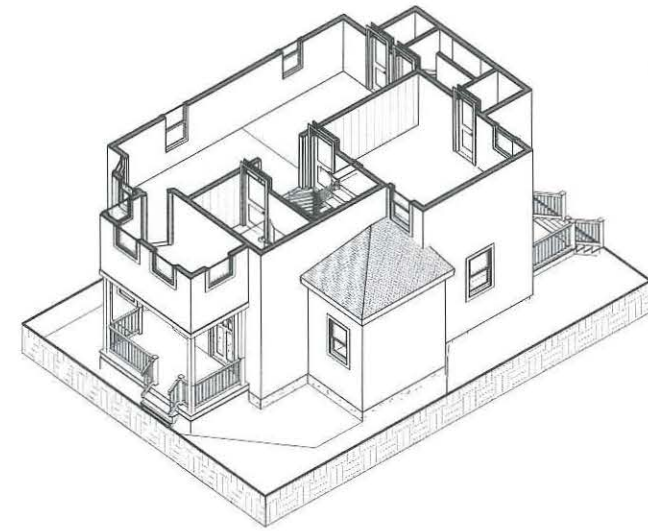


① BZA - EXISTING LEVEL 2  
1/8" = 1'-0"

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

JOHN DENEHY

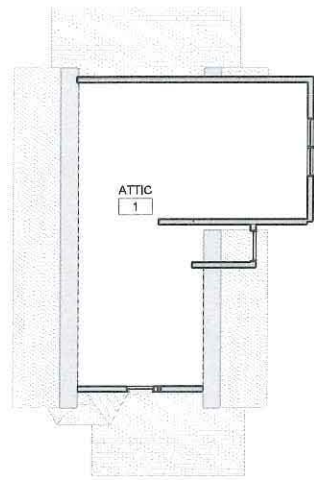
DENEHY RESIDENCE

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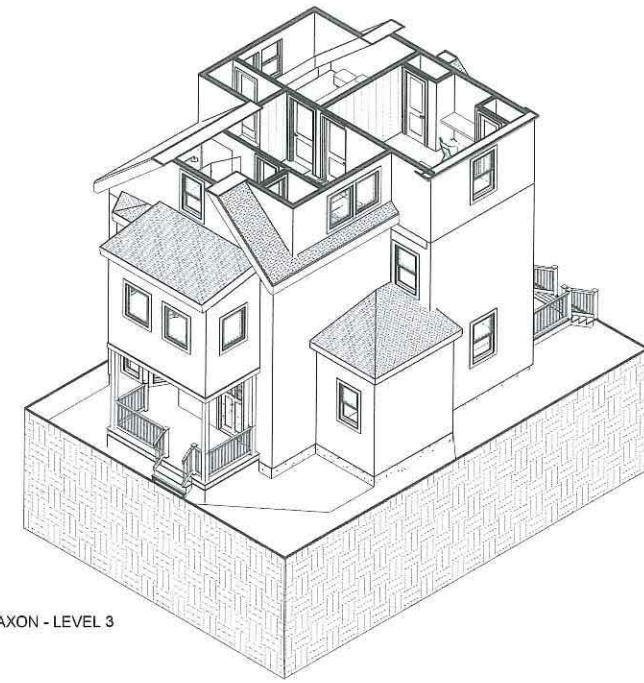
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**BZA-102**

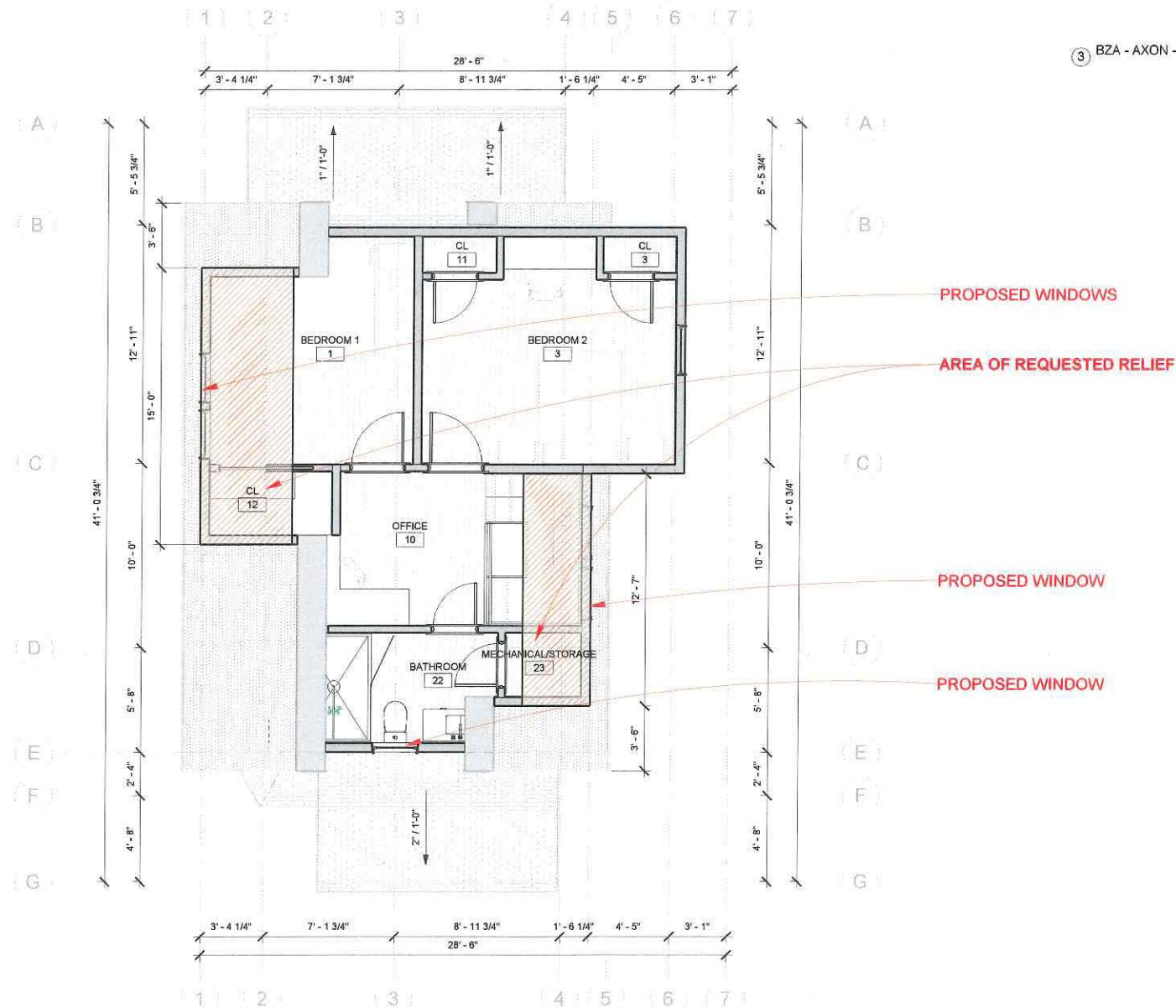
Scale As indicated



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



3 BZA - AXON - LEVEL 3



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



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LEVEL 3

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 DENEHY RESIDENCE  
 10 VAN NORDEN ST. CAMBRIDGE,  
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|                |            |
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**BZA-103**

Scale As Indicated







BZA-200 ELEVATION SOUTH



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



PROPOSED



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



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REGISTRATIONS:

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ELEVATION SOUTH

JOHN DENEHY  
 DENEHY RESIDENCE  
 10 VAN NORDEN ST. CAMBRIDGE,  
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Project Status BZA SET  
 Project number 2207-0010  
 Date 11/01/2022  
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**BZA-200**

Scale As indicated



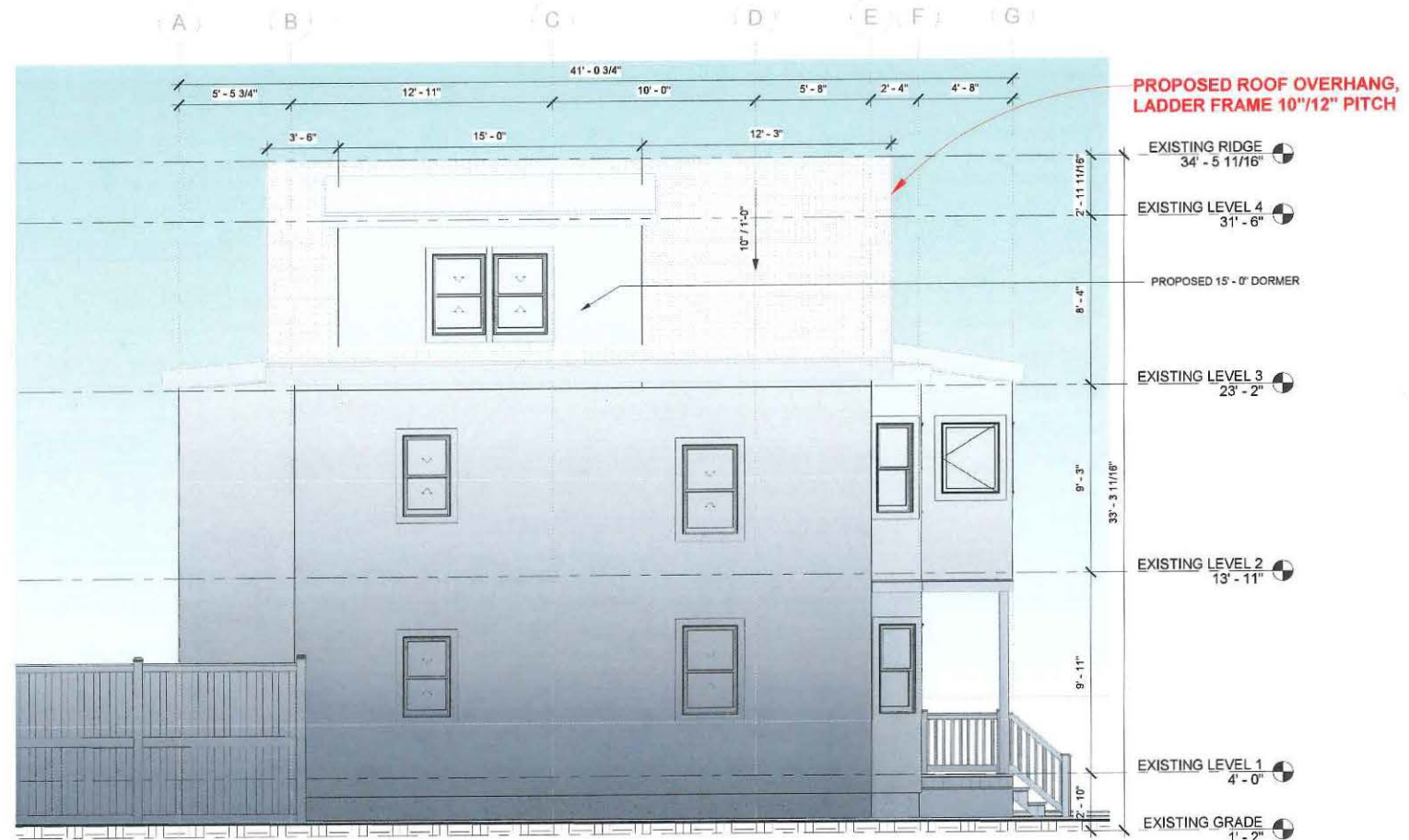
BZA-201 ELEVATION WEST



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



PROPOSED



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



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REGISTRATIONS:

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CONSTRUCTION**

ELEVATION WEST

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

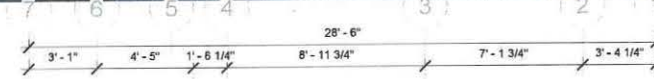
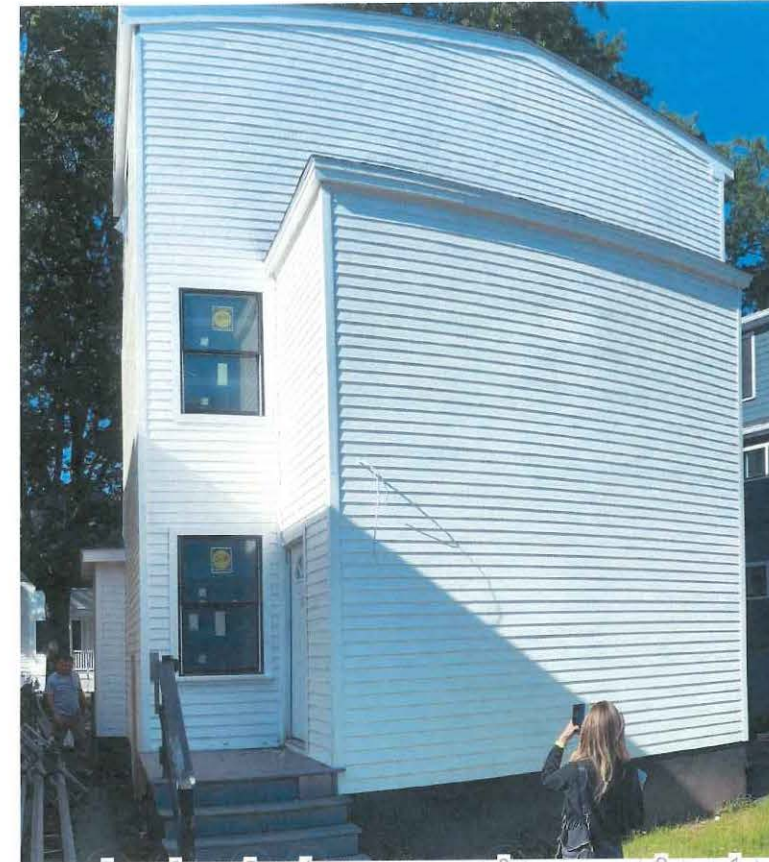
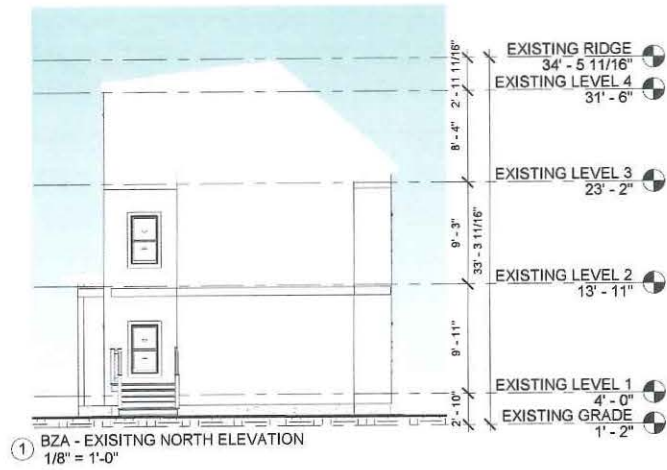
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 Project number: 2207-0010  
 Date: 11/01/2022  
 Drawn by: Author  
 Checked by: Checker

**BZA-201**

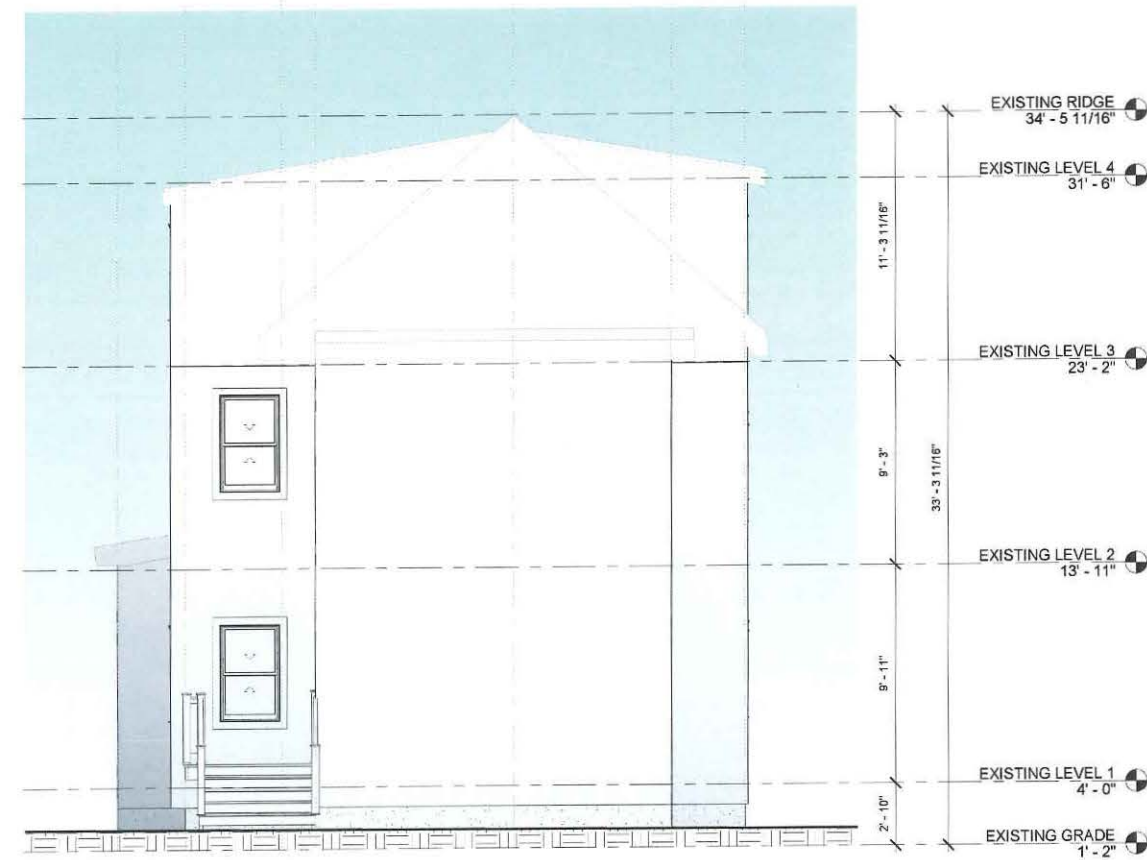
Scale: As Indicated



BZA-202 ELEVATION NORTH



PROPOSED



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REGISTRATIONS:

**NOT FOR  
CONSTRUCTION**

ELEVATION NORTH

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

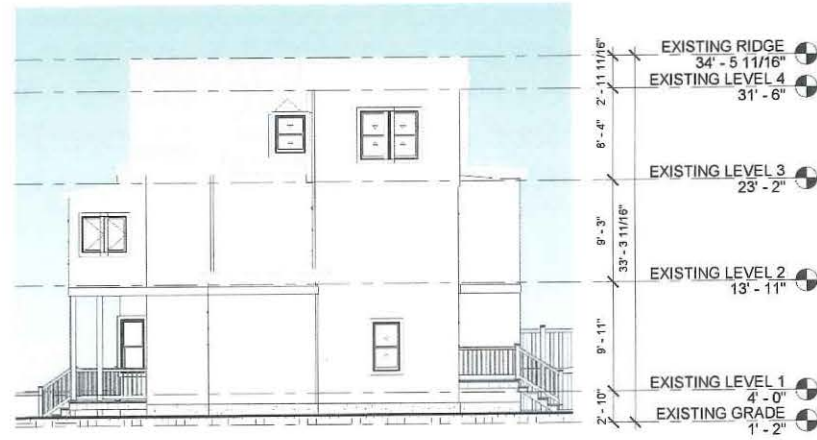
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|----------------|------------|
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| Drawn by       | Author     |
| Checked by     | Checker    |

**BZA-202**

Scale As indicated



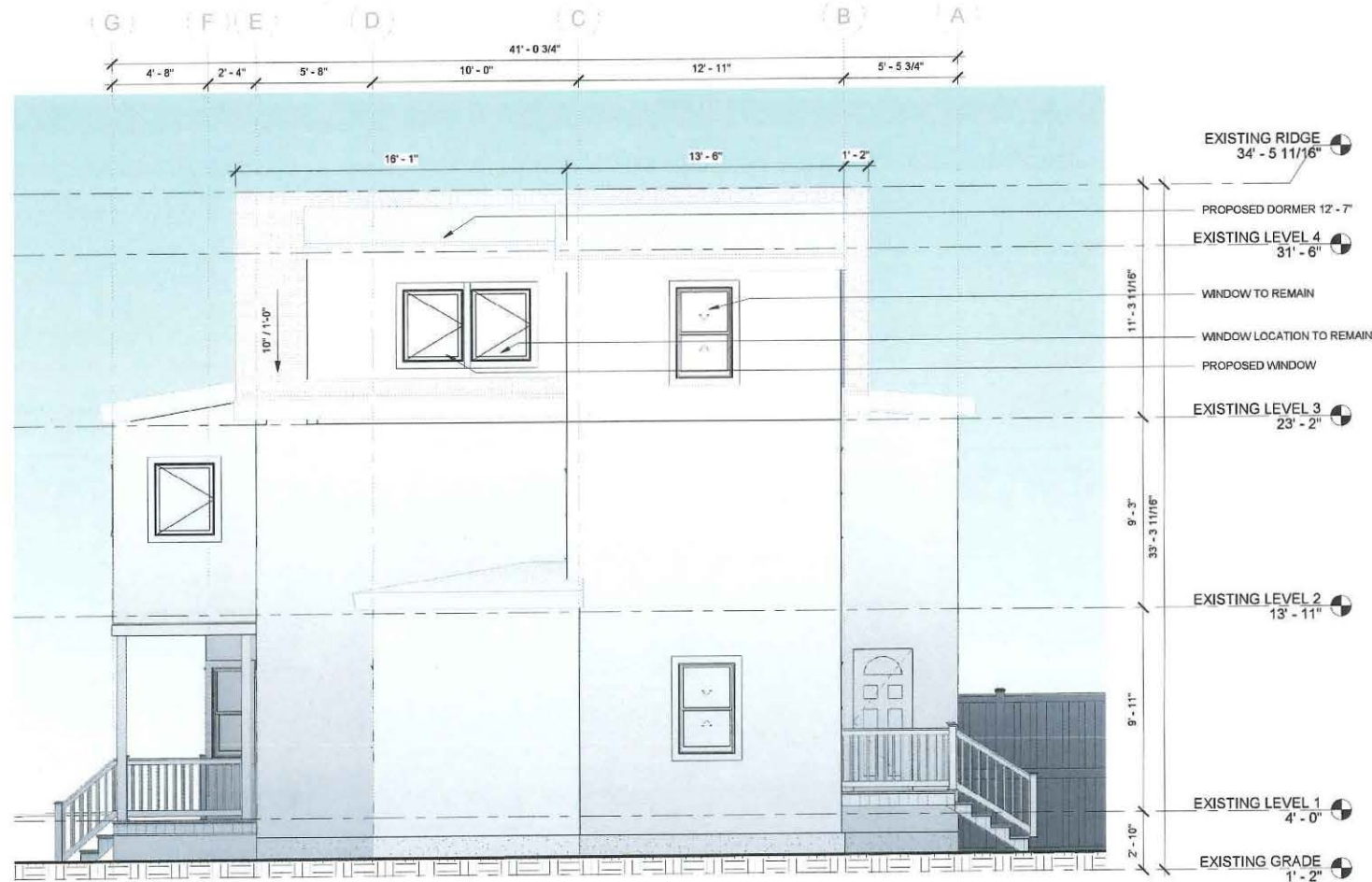
BZA-203 ELEVATION EAST



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



PROPOSED



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



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 CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR  
CONSTRUCTION**

ELEVATION EAST

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

|                |            |
|----------------|------------|
| Project Status | BZA SET    |
| Project number | 2207-0010  |
| Date           | 11/01/2022 |
| Drawn by       | Author     |
| Checked by     | Checker    |

**BZA-203**

Scale As Indicated



**SKA**

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REGISTRATIONS:

**NOT FOR  
CONSTRUCTION**

ADDITIONAL

JOHN DENEHY

DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,  
MA 02140

|                |            |
|----------------|------------|
| Project Status | BZA SET    |
| Project number | 2207-0010  |
| Date           | 11/01/2022 |
| Drawn by       | Author     |
| Checked by     | Checker    |

**BZA-300**

Scale

**END OF PRESENTATION**

**SUPPLEMENTARY SHEETS FOR REFERENCE BELOW**

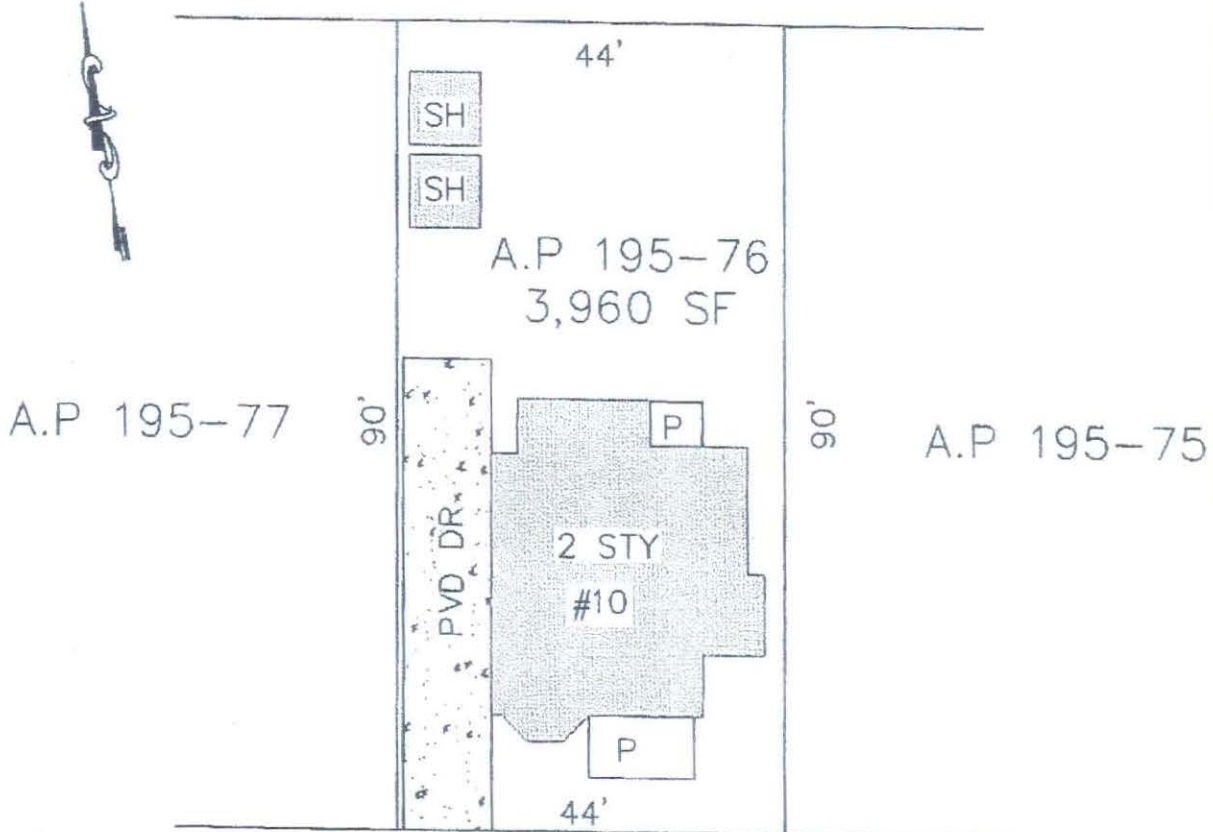


|   |                             |                     |                |
|---|-----------------------------|---------------------|----------------|
| <b>File number:</b> 201119-31                   | UNREGISTERED LAND           |                     |                |
| <b>Attorney:</b> ABENDROTH,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

**MORTGAGE INSPECTION PLAN**  
10 VAN NORDEN STREET, CAMBRIDGE, MA

Scale: 1"=20'

A.P 195-169



VAN NORDEN STREET

**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**

REGISTRATIONS:

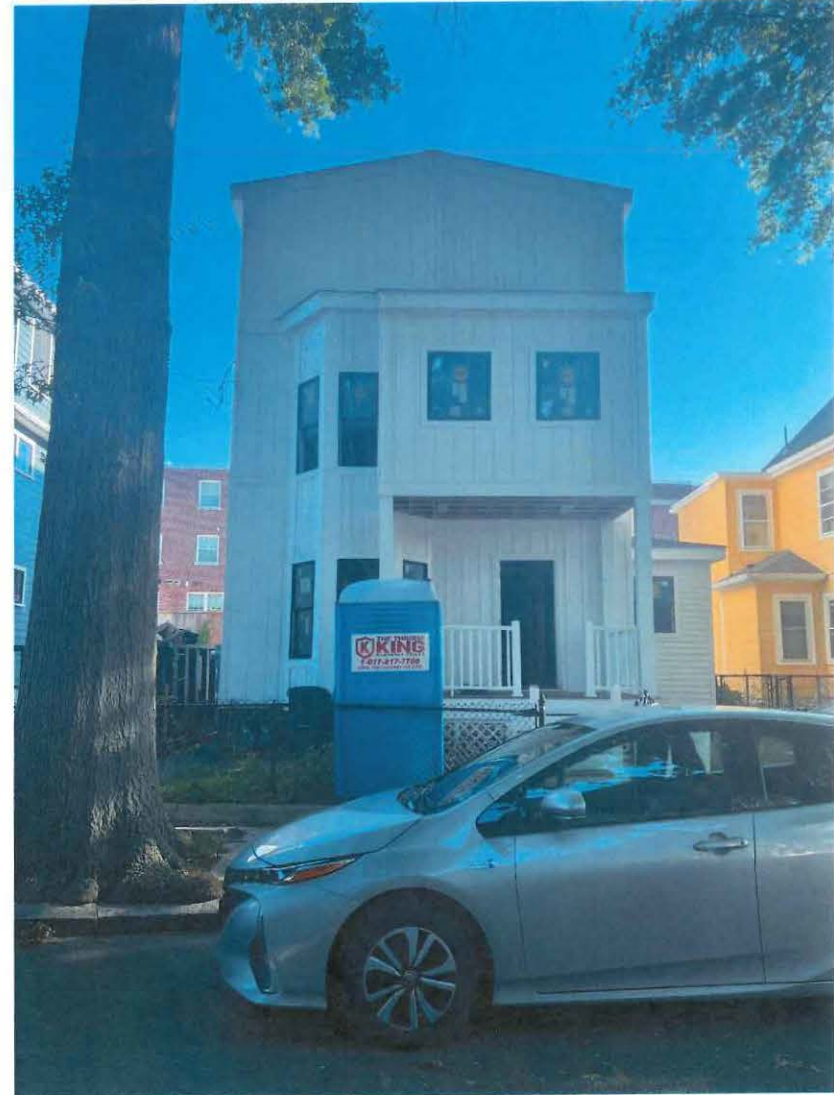
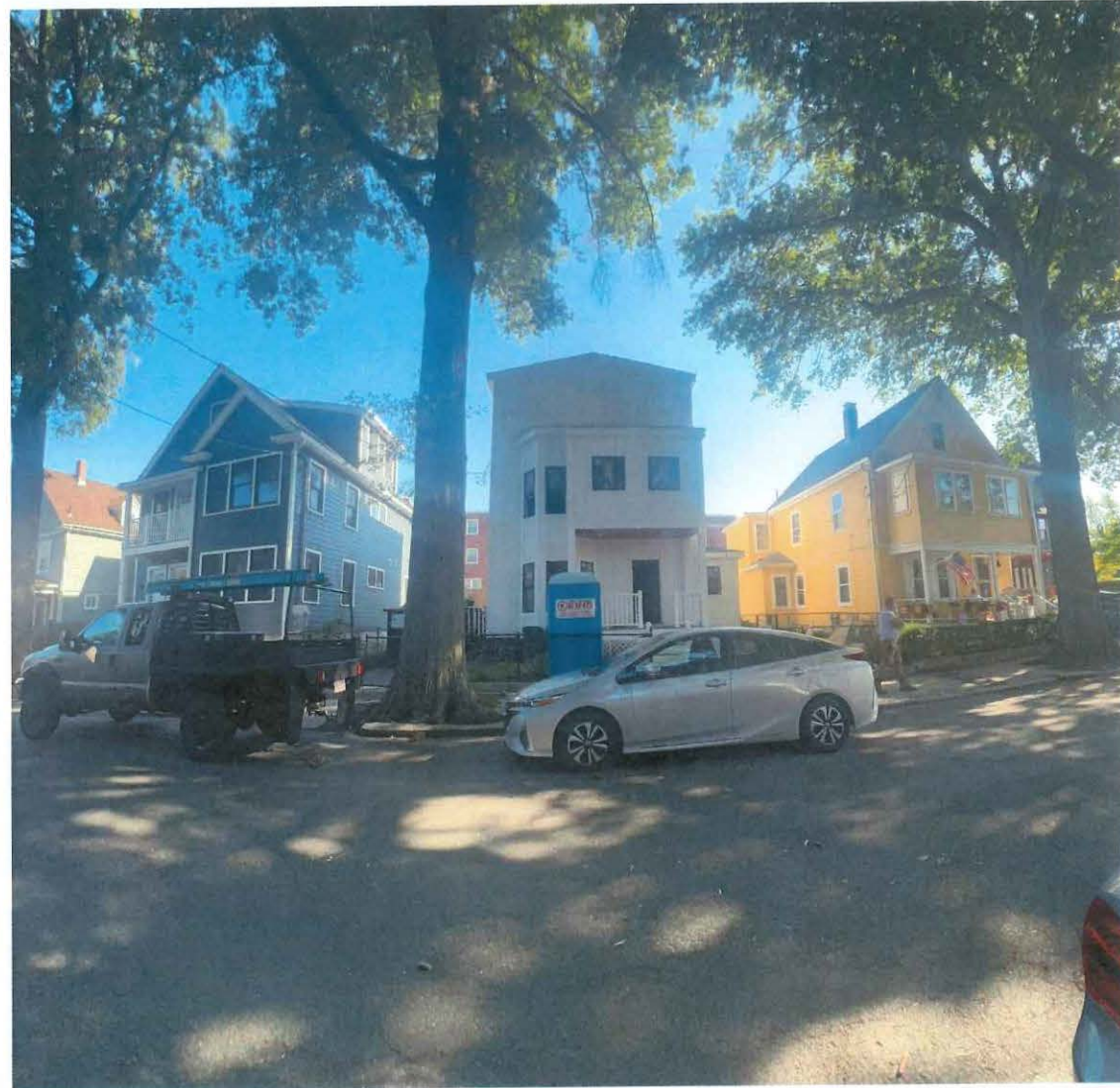
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Project Status: BZA SET  
Project number: 2207-0010  
Date: 11/01/2022  
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Checked by: Checker  
**BZA-301**  
Scale: 1" = 10'-0"



BZA-302 EXISTING SITE PHOTOS



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 CONSTRUCTION**

EXISTING SITE PHOTOS

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

Project Status: BZA SET  
 Project number: 2207-0010  
 Date: 11/01/2022  
 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<br/>CONDITIONS</u> | <u>REQUESTED<br/>CONDITIONS</u> | <u>ORDINANCE<br/>REQUIREMENTS<sup>1</sup></u> |
|---|--------------------------------|---------------------------------|---|
| <u>TOTAL GROSS FLOOR AREA:</u>                                  | <u>2,212 sf.</u>               | <u>2,353 sf.</u>                | <u>1980 sf. (max.)</u>                        |
| <u>LOT AREA:</u>  | <u>3,960 sf.</u>               |                                 | <u>5,000 sf. (min.)</u>                       |
| <u>RATIO OF GROSS FLOOR AREA<br/>TO LOT AREA:<sup>2</sup></u>   | <u>0.56</u>                    | <u>0.59</u>                     | <u>0.50 (max.)</u>                            |
| <u>LOT AREA FOR EACH DWELLING UNIT:</u>                         | <u>1,980 sf.</u>               | <u>1,980 sf.</u>                | <u>2,500 sf. (min.)</u>                       |
| <u>SIZE OF LOT:</u>   |                                |                                 |   |
| <u>WIDTH</u>  | <u>44' - 0"</u>                |                                 | <u>50' - 0" (min.)</u>                        |
| <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" (min.)</u>                        |
| <u>REAR</u>   | <u>43' - 7"</u>                | <u>43' - 7"</u>                 | <u>25' - 0" (min.)</u>                        |
| <u>LEFT SIDE</u>  | <u>11' - 0"</u>                | <u>11' - 0"</u>                 | <u>7' - 6"/SUM 20 (min.)</u>                  |
| <u>RIGHT SIDE</u>   | <u>4' - 6"</u>                 | <u>4' - 6"</u>                  | <u>7' - 6"/SUM 20 (min.)</u>                  |
| <u>SIZE OF BLDG.:</u>   |                                |                                 |   |
| <u>HEIGHT</u>   | <u>34' - 6"</u>                | <u>34' - 6"</u>                 | <u>35' - 0" (max.)</u>                        |
| <u>LENGTH</u>   | <u>36' - 4"</u>                |                                 |   |
| <u>WIDTH</u>  | <u>28' - 6"</u>                |                                 |   |
| <u>RATIO OF USABLE OPEN SPACE<br/>TO LOT AREA:<sup>3)</sup></u> | <u>63%</u>                     | <u>63%</u>                      | <u>40% (min.)</u>                             |
| <u>NO. OF DWELLING UNITS:</u>                                   | <u>2</u>                       | <u>2</u>                        | <u>2 (max.)</u>                               |
| <u>NO. OF PARKING SPACES:</u>                                   | <u>2</u>                       | <u>2</u>                        | <u>2 (min. /max)</u>                          |
| <u>NO. OF LOADING AREAS:</u>                                    | <u>N/A</u>                     | <u>N/A</u>                      | <u>N/A (min.)</u>                             |
| <u>DISTANCE TO NEAREST BLDG.<br/>ON SAME LOT:</u>               | <u>N/A</u>                     | <u>N/A</u>                      | <u>N/A (min.)</u>                             |

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.

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- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- 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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www.SKA-MA.COM  
357 HURON AVE.  
CAMBRIDGE MA, 02138



Project Status: BZA SET  
Project Number: Z207-0010  
Date: 11/01/2022  
Drawn by: Author  
Checked by: Checker  
**BZA-303**  
Scale:

November 22, 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.

I was in favor of the project originally and understand that the project still has not been approved. I have reviewed the new plans submitted to the ZBA last week. I want to confirm my support of the project and urge the ZBA to provide approval. I do not want the house sitting unfinished through the winter. This has gone on far too long.

I am fully in support of the house built by Mr. Denehy.  
If you have any questions, we may be reached at 617-680-6877

Sincerely,

A handwritten signature in black ink, appearing to read 'William Zylicz', with a stylized, flowing script.

William Zylicz



## Pacheco, Maria

---

**From:** Rupinder Singh <rupindersingh72@gmail.com>  
**Sent:** Friday, November 25, 2022 5:16 PM  
**To:** Pacheco, Maria  
**Cc:** Shanna Boughton; John Denehy  
**Subject:** support for 10 Van Norden Street  
**Attachments:** 10\_Van\_Norden\_St\_Revised\_Plans\_and\_Dimensional\_for\_12-1-22\_BZA\_Hearing\_Mon\_Nov\_21\_2022\_12-11-24 (3).pdf

Hi Maria,

I am writing in support of 10 Van Norden Street per the latest design modifications attached for renovation to the residence.

Thanks.

Rupinder Singh  
resident at 15 Van Norden Street.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: **John Denehy**

PRESENT USE/OCCUPANCY: Residential

CITY OF CAMBRIDGE  
INSPECTORIAL SERVICES

LOCATION: 10 Van Norden St. Cambridge, MA

ZONE: Dist. NBV 21 - A - 9-27

PHONE: \_\_\_\_\_

REQUESTED USE/OCCUPANCY: Residential

|   | <u>EXISTING<br/>CONDITIONS</u> | <u>REQUESTED<br/>CONDITIONS</u> | <u>ORDINANCE<br/>REQUIREMENTS<sup>1</sup></u> |
|---|--------------------------------|---------------------------------|---|
| <u>TOTAL GROSS FLOOR AREA:</u>                                  | <u>2,212 sf.</u>               | <u>2,353 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<br/>TO LOT AREA:<sup>2</sup></u>   | <u>0.56</u>                    | <u>0.59</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>   |                                |                                 |   |
| WIDTH   | <u>44' - 0"</u>                |                                 | <u>50' - 0"</u> (min.)                        |
| DEPTH   | <u>90' - 0"</u>                |                                 |   |
| <u>Setbacks in<br/>Feet:</u>                                    |                                |                                 |   |
| FRONT   | <u>10'-0"</u>                  | <u>10'-0"</u>                   | <u>15' - 0"</u> (min.)                        |
| REAR  | <u>43' - 7"</u>                | <u>43' - 7"</u>                 | <u>25' - 0"</u> (min.)                        |
| LEFT SIDE   | <u>11' - 0"</u>                | <u>11' - 0"</u>                 | <u>7' - 6"/SUM 20</u> (min.)                  |
| RIGHT SIDE  | <u>4' - 6"</u>                 | <u>4' - 6"</u>                  | <u>7' - 6"/SUM 20</u> (min.)                  |
| <u>SIZE OF BLDG.:</u>   |                                |                                 |   |
| HEIGHT  | <u>34' - 6"</u>                | <u>34' - 6"</u>                 | <u>35' - 0"</u> (max. )                       |
| LENGTH  | <u>36' - 4</u>                 |                                 |   |
| WIDTH   | <u>28' - 6"</u>                |                                 |   |
| <u>RATIO OF USABLE OPEN SPACE<br/>TO LOT AREA:<sup>3)</sup></u> | <u>63%</u>                     | <u>63%</u>                      | <u>40%</u> (min.)                             |
| <u>NO. OF DWELLING UNITS:</u>                                   | <u>2</u>                       | <u>2</u>                        | <u>2</u> (max.)                               |
| <u>NO. OF PARKING SPACES:</u>                                   | <u>2</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.<br/>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.

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



# DENEHY RESIDENCE

JOHN DENEHY

10 VAN NORDEN ST.  
CAMBRIDGE, MA 02140

BZA SET  
11/01/2022

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 WINDOWS AND 2 DORMERS ON THE 3RD FLOOR/RENOVATED ATTIC.

| Sheet List   |                                |
|--------------|--------------------------------|
| Sheet Number | Sheet Name                     |
| A-000        | COVER                          |
| A-101        | LEVEL 1                        |
| A-102        | LEVEL 2                        |
| A-108        | ROOF PLAN                      |
| A-200        | ELEVATION EAST                 |
| A-300        | SECTION A                      |
| A-600        | SCHEDULE                       |
| A-201        | ELEVATION NORTH                |
| A-301        | SECTION B                      |
| A-203        | ELEVATION SOUTH                |
| A-202        | ELEVATION WEST                 |
| A-001        | GENERAL NOTES                  |
| A-601        | WINDOW SCHEDULE                |
| A-602        | DOOR SCHEDULE                  |
| A-603        | PLUMBING SCHEDULE              |
| A-604        | ELECTRICAL / LIGHTING SCHEDULE |
| A-605        | ROOM AND FINISH SCHEDULE       |
| A-606        | CABINRY / MILLWORK SCHEDULE    |
| A-400        | ENLARGED SHEETS                |
| A-500        | DETAILS                        |
| A-800        | OPEN                           |
| A-700        | OPEN                           |
| A-900        | OPEN                           |
| A-002        | PLDT PLAN                      |
| A-100        | LEVEL 0                        |
| DD-100       | LEVEL 3 - DESIGN OPTION A      |
| DD-101       | LEVEL 3 - DESIGN OPTION B      |
| A-100B       | LEVEL 3-OPTION D               |

CITY OF CAMBRIDGE  
 INSPECTIONAL SERVICES  
 2022 NOV 21 A 9:27





**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 = 0.59

REQUIRED F.A.R = 0.50

**OPEN SPACE CALCULATION**

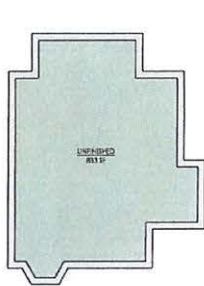
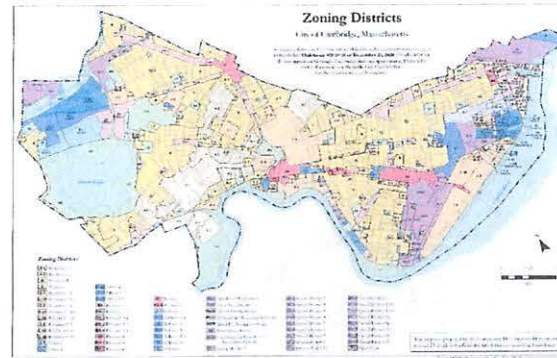
EXISTING OPEN SPACE = 63%

PROPOSED OPEN SPACE = 63%

REQUIRED OPEN SPACE = 40%

| EXISTING AREA PLAN |                       |         |
|--------------------|-----------------------|---------|
| Level              | Name                  | Area    |
| EXISTING LEVEL 1   | Area                  | 95 SF   |
| EXISTING LEVEL 1   | FINISHED LIVING SPACE | 932 SF  |
| EXISTING LEVEL 2   | FINISHED LIVING SPACE | 845 SF  |
| EXISTING LEVEL 3   | FINISHED LIVING SPACE | 449 SF  |
| Grand total        | 4                     | 2217 SF |

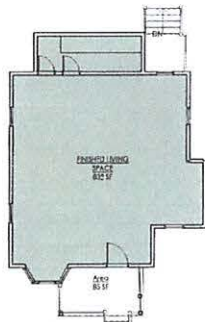
| PROPOSED AREA PLAN |                       |         |
|--------------------|-----------------------|---------|
| Level              | Name                  | Area    |
| EXISTING LEVEL 1   | FINISHED LIVING SPACE | 832 SF  |
| EXISTING LEVEL 2   | FINISHED LIVING SPACE | 845 SF  |
| EXISTING LEVEL 3   | FINISHED LIVING SPACE | 590 SF  |
| EXISTING LEVEL 1   | FINISHED LIVING SPACE | 85 SF   |
| Grand total        | 4                     | 2352 SF |



Rentable Area Legend

Building Common Area

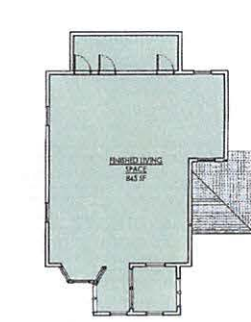
2 EXISTING LEVEL 0  
1/8" = 1'-0"



Rentable Area Legend

Building Common Area  
Exterior Area

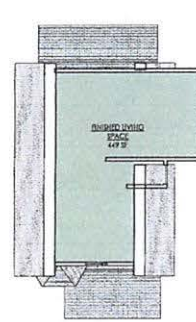
3 EXISTING LEVEL 1  
1/8" = 1'-0"



Rentable Area Legend

Building Common Area

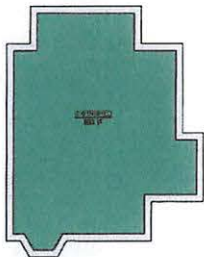
4 EXISTING LEVEL 2  
1/8" = 1'-0"



Rentable Area Legend

Building Common Area

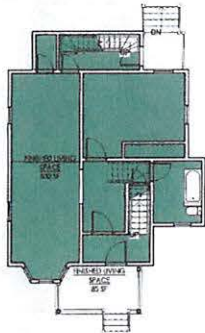
5 EXISTING LEVEL 3  
1/8" = 1'-0"



Building Area Legend

Gross Building Area

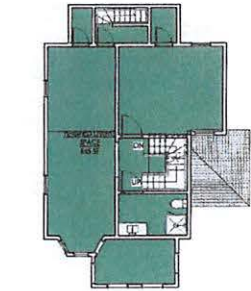
6 PROPOSED LEVEL 0  
1/8" = 1'-0"



Building Area Legend

Exterior Area  
Gross Building Area

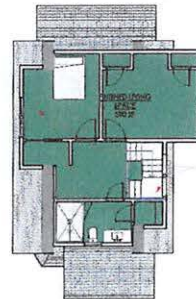
7 PROPOSED LEVEL 1  
1/8" = 1'-0"



Building Area Legend

Gross Building Area

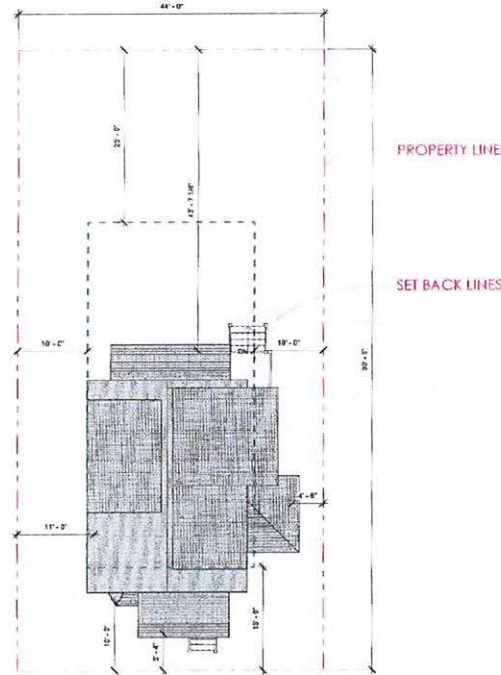
8 PROPOSED LEVEL 2  
1/8" = 1'-0"



Building Area Legend

Gross Building Area

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



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



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337 HURON AVE.  
CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR CONSTRUCTION**

AREA PLANS

JOHN DENEHY  
DENEHY RESIDENCE

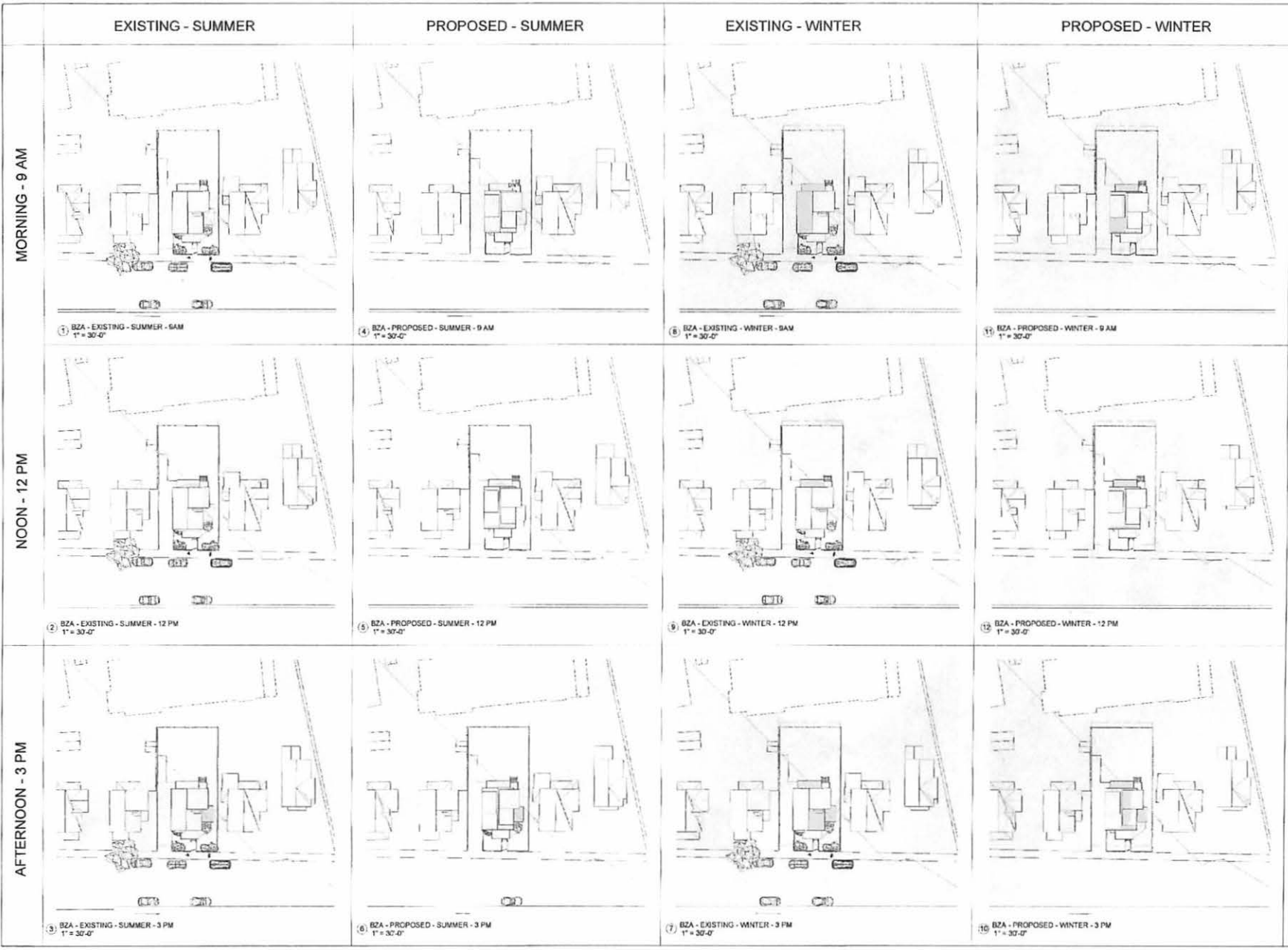
10 VAN NORDEN ST., CAMBRIDGE,  
MA 02140

Project Status: BZA SET  
Project Number: 2207-0010  
Date: 11/01/2022  
Drawn by: Author  
Checked by: Checker

**BZA-003**

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

1/11/2022 11:25:35 AM



**SAM KACHMAR**  
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 (P) 978-270-8441  
 kachmar@skadesign.com  
 357 Huron Ave.  
 CAMBRIDGE MA 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

SOLAR STUDY

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

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 Date: 11/01/2022  
 Drawn by: Author  
 Checked by: Checker

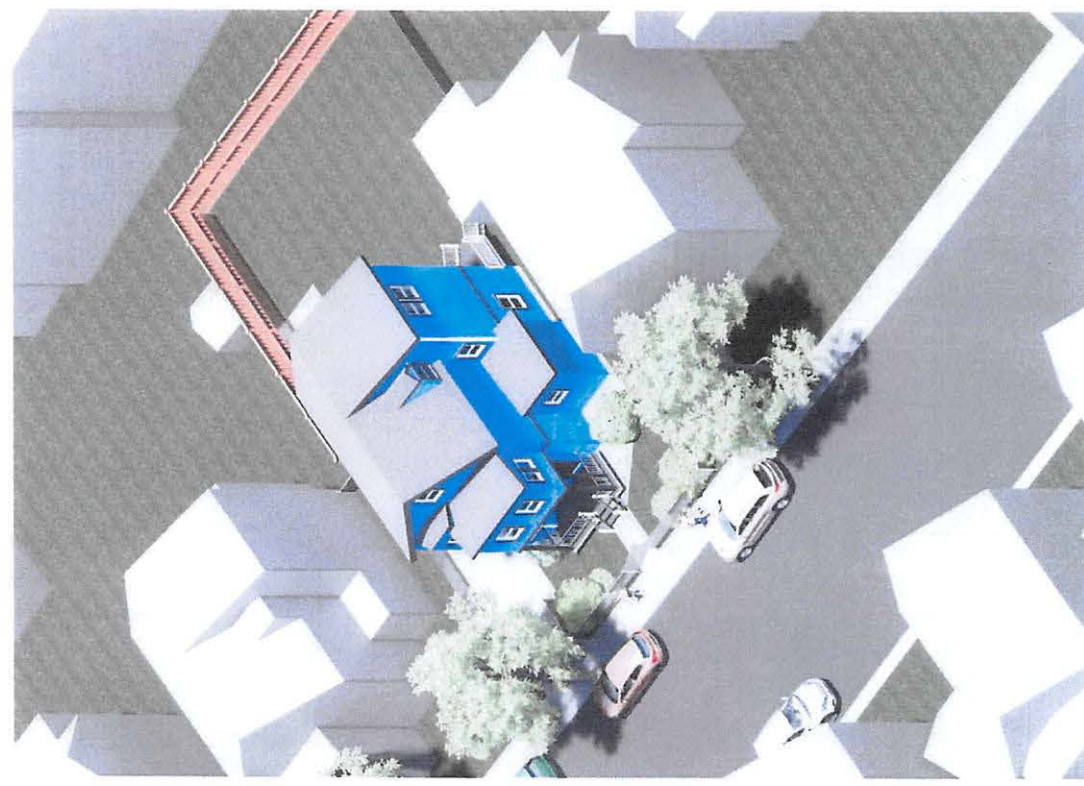
**BZA-004**  
 Scale: 1" = 30'-0"

11/14/2022 11:38:14 AM



BZA-005 AXONS

PRIOR TO RENOVATION



PROPOSED



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REGISTRATIONS:

NOT FOR CONSTRUCTION

AXONS

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

BZA SET  
 Project ID: 2201-0018  
 Project Number: 11/07/2022  
 Date: 11/07/2022  
 Author: JONATHAN  
 Checker: CHERIE

BZA-005

Scale:



BZA-007 STREET VIEW

EXISTING STREET VIEW



PROPOSED STREET VIEW



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REGISTRATIONS:

NOT FOR  
CONSTRUCTION

STREET VIEW

JOHN DENEHY

DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,  
MA 02140

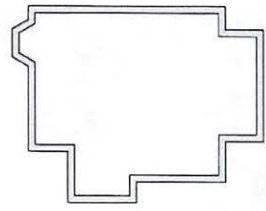
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Project number: 2207-0010  
Date: 11/01/2022  
Drawn by: Author  
Checked by: Checker

BZA-007

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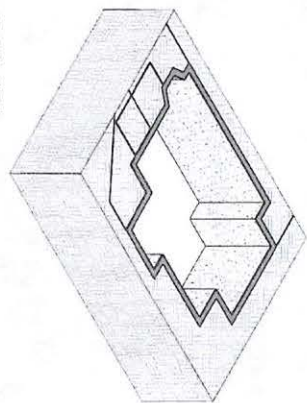


BZA-100 LEVEL 0

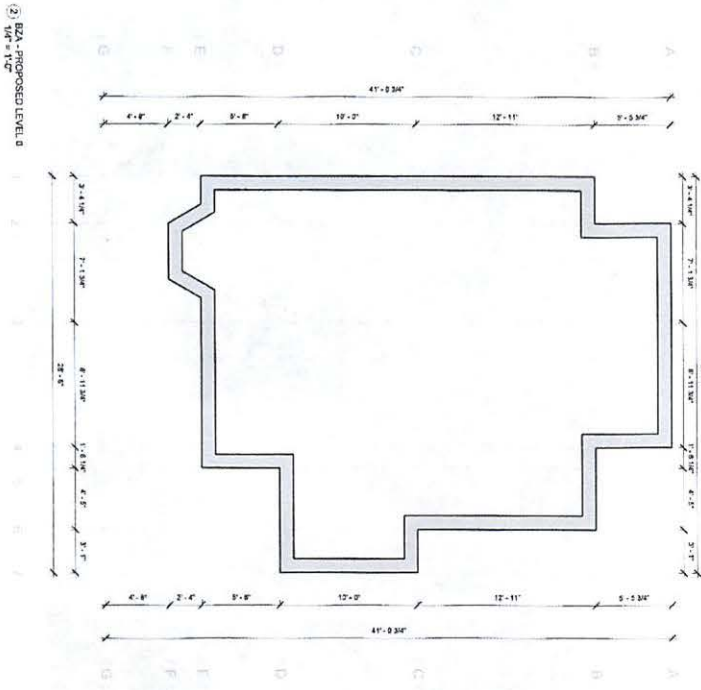


① BZA-EXISTING LEVEL 0  
1/8" = 1'-0"

NO REQUESTED RELIEF  
ON THIS FLOOR



② BZA-MON-LEVEL 0



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RESTRICTIONS:

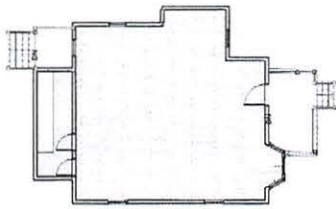
**NOT FOR  
CONSTRUCTION**

LEVEL 0

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

Project Name: BZA-100  
 Project Number: 220724010  
 Date: 11/01/2022  
 Checker: CHERIE  
**BZA-100**  
 ARCHITECTURAL

BZA-101 LEVEL 1

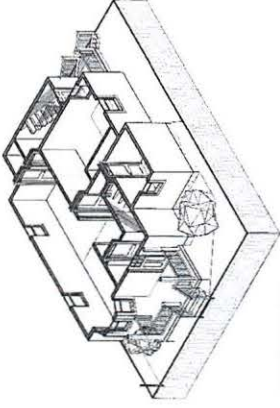


① BZA - EXISTING LEVEL 1  
1/8" = 1'-0"

NO REQUESTED RELIEF  
ON THIS FLOOR



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



③ BZA - AZON - LEVEL 1

NOT FOR  
CONSTRUCTION

LEVEL 1

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

Project Name: BZA SET  
Project Number: 2207-0010  
Date: 11/07/2022  
Drawn by: [blank]  
Checked by: [blank]

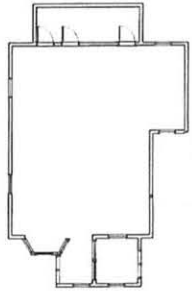
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SCALE: AS INDICATED



REGISTERED ARCHITECT

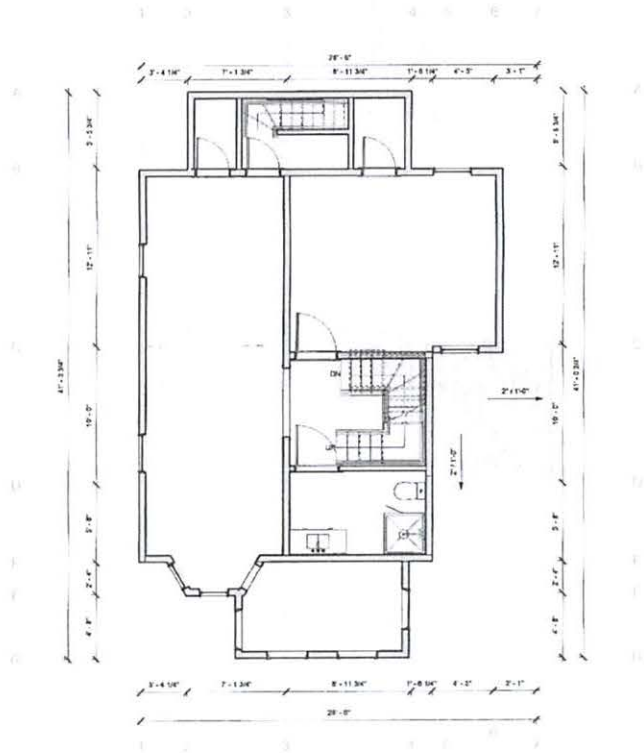


BZA-102 LEVEL 2

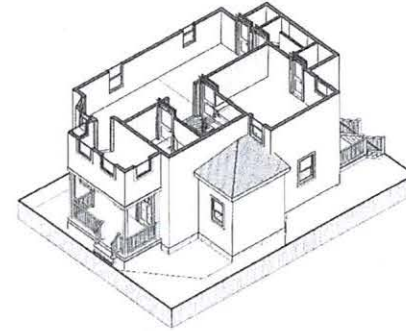


1 BZA - EXISTING LEVEL 2  
1/8" = 1'-0"

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

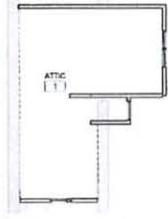
JOHN DENEHY  
DENEHY RESIDENCE  
10 VAN NORDEN ST. CAMBRIDGE,  
MA 02140

Project Status: BZA SET  
Project number: 2207-0010  
Date: 11/01/2022  
Drawn by: Author  
Checked by: Checker

BZA-102

Scale: As indicated

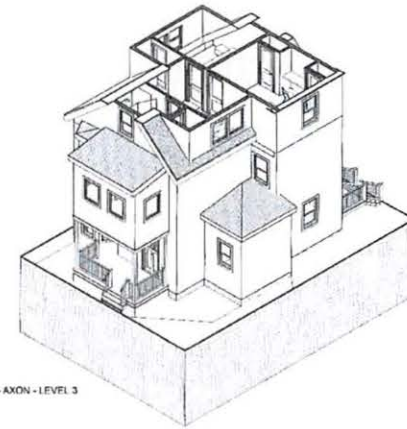
BZA-103 LEVEL 3



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



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



3 BZA - AXON - LEVEL 3

PROPOSED WINDOWS

AREA OF REQUESTED RELIEF

PROPOSED WINDOW

PROPOSED WINDOW



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REGISTRATION:

**NOT FOR  
 CONSTRUCTION**

LEVEL 3

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

Project Name: BZA SET  
 Project number: 2207-0010  
 Date: 11/01/2022  
 Drawn by: \_\_\_\_\_ Author: \_\_\_\_\_  
 Checked by: \_\_\_\_\_ Checker: \_\_\_\_\_

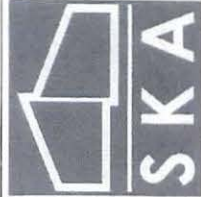
**BZA-103**

Scale: As Indicated

11/14/2022 11:52:23 AM



BZA-104 ROOF PLAN



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REGISTRATIONS

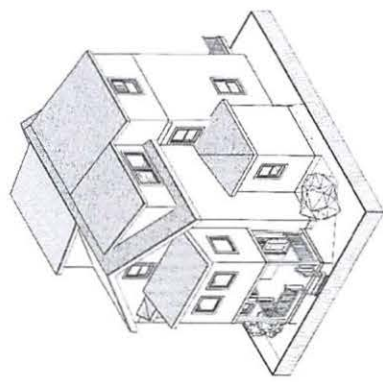
NOT FOR CONSTRUCTION

ROOF PLAN

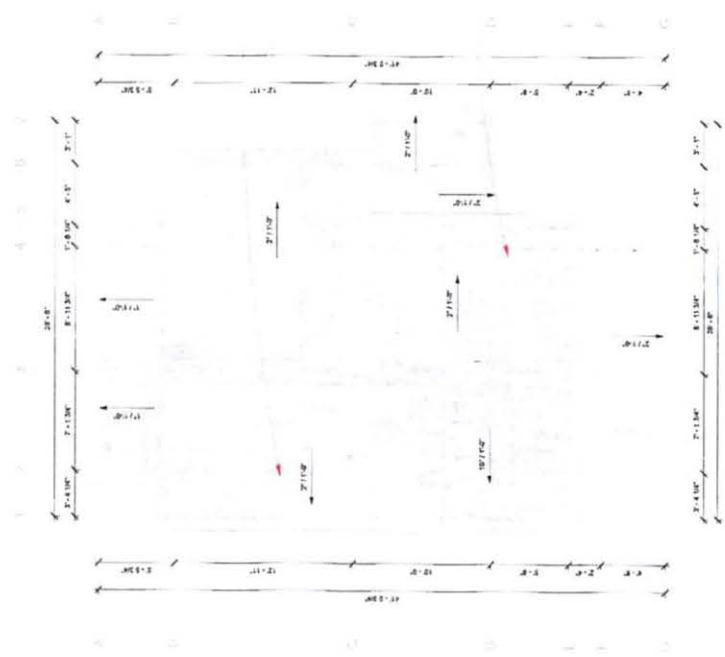
JOHN DENEHY  
 DENEHY RESIDENCE  
 10 VAN NORDEN ST. CAMBRIDGE,  
 MA 02140

|                |            |
|----------------|------------|
| Project Name   | BZA SET    |
| Project Number | 2507-0010  |
| Date           | 11/01/2022 |
| Author         | AD         |
| Checked By     | CE         |
| Scale          | AS SHOWN   |

BZA-104



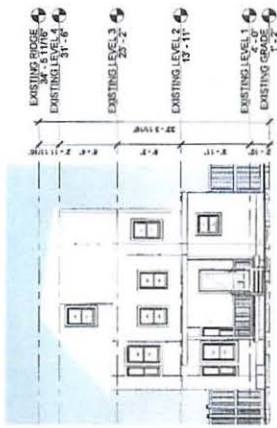
3 BZA - AXON - ROOF



1 BZA - EXISTING RIDGE  
 1/8" = 1'-0"

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

BZA-200 ELEVATION SOUTH



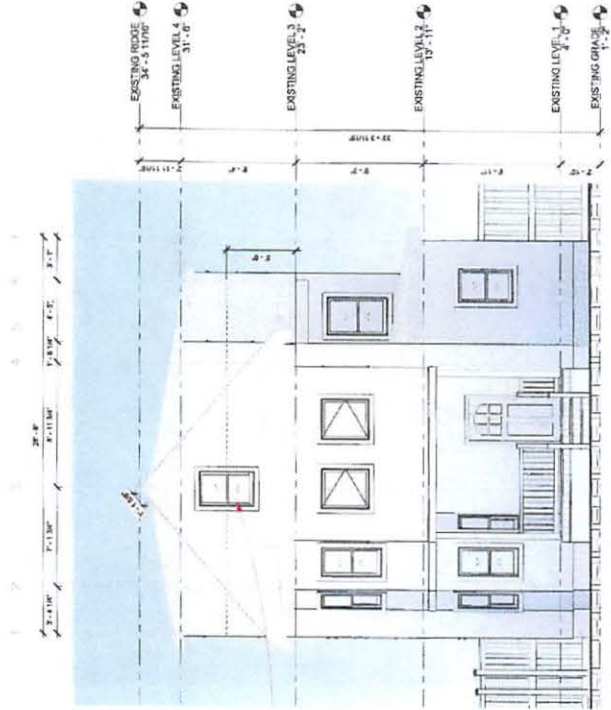
1 BZA - EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



PROPOSED



PROPOSED WINDOW



2 BZA - PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"

ELEVATION SOUTH

NOT FOR  
CONSTRUCTION



175 3272 UNIVERSITY AVENUE  
KAM KACHUMBA ARCHITECTS  
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CAMBRIDGE, MA 02138

PROBATIONS:

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

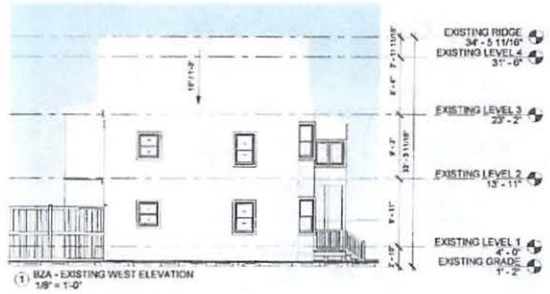
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Issue Date: 11/01/2022  
Checked By: [Signature]  
Checked For: [Signature]

BZA-200

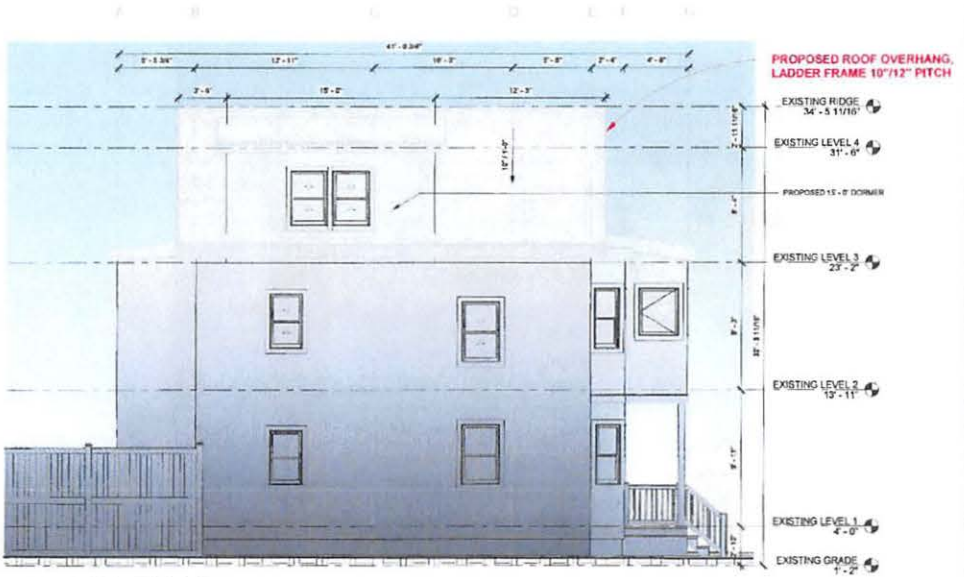
Scale: As Indicated



BZA-201 ELEVATION WEST



PROPOSED



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REGISTRATIONS:

**NOT FOR CONSTRUCTION**

ELEVATION WEST

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

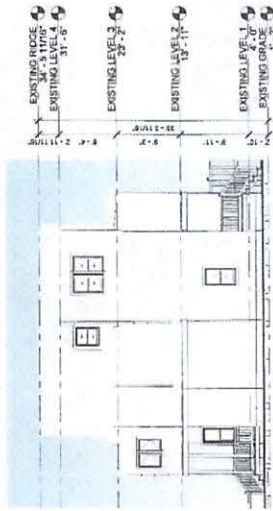
Project Status: BZA SET  
 Project number: 2207-0010  
 Date: 11/01/2022  
 Drawn by: Author  
 Checked by: Checker

**BZA-201**  
 Scale: As Indicated



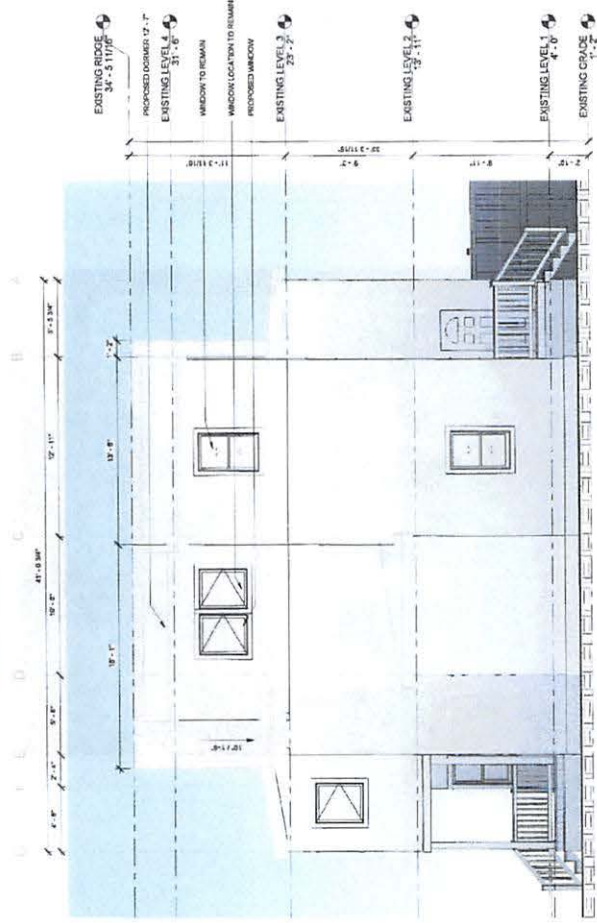


**BZA-203 ELEVATION EAST**



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

**PROPOSED**



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

ELEVATION EAST

**NOT FOR CONSTRUCTION**



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REGISTRATIONS:

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

Project Name: BZA SET  
 Project Number: 2207-001D  
 Date: 11/01/2022  
 Drawn by: AURICE  
 Checked by: CRISTINA

**BZA-203**

Scale: AS INDICATED

BZA-300 ADDITIONAL



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RESTRICTIONS:

NOT FOR  
CONSTRUCTION

ADDITIONAL

END OF PRESENTATION

JOHN DENEHY

DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,  
MA 02140

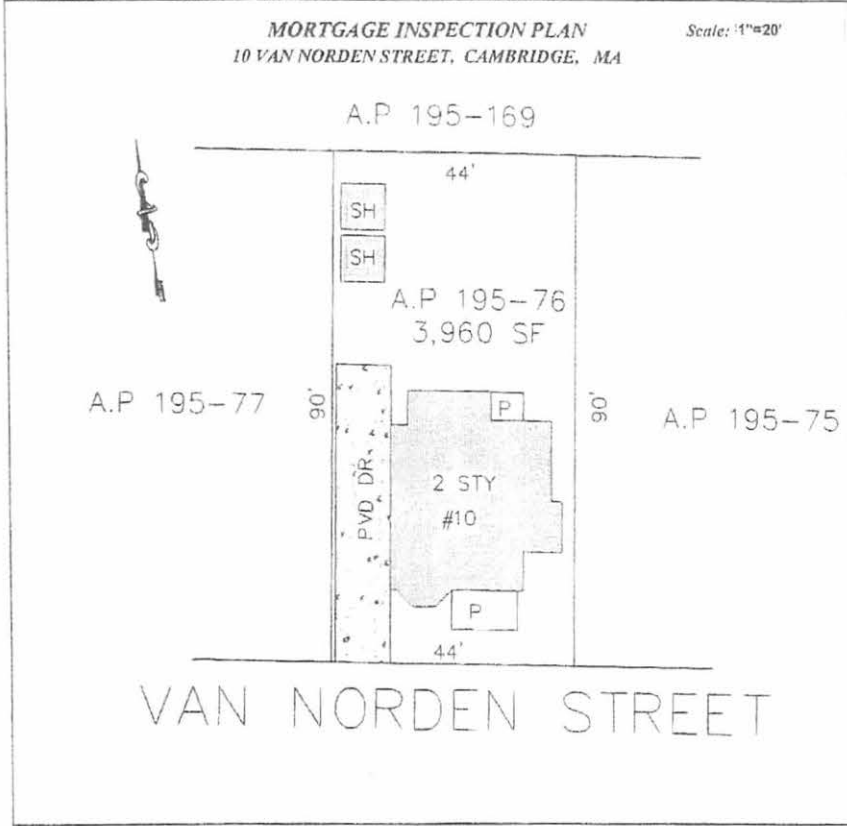
Project Name: BZA SET  
Project Number: 2207-0010  
Date: 11/01/2022  
Drawn by: Author  
Checked by: Checker

BZA-300

SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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



**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 # 35017C0419R, AS ZONE X, DATED 06/04/2015, 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.

Project: BZA-301  
Client: JOHN DENEHY  
Date: 11/25/2020  
Author: GARY S. LABRIE  
Checked By: GARY S. LABRIE  
Scale: 1" = 100'

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

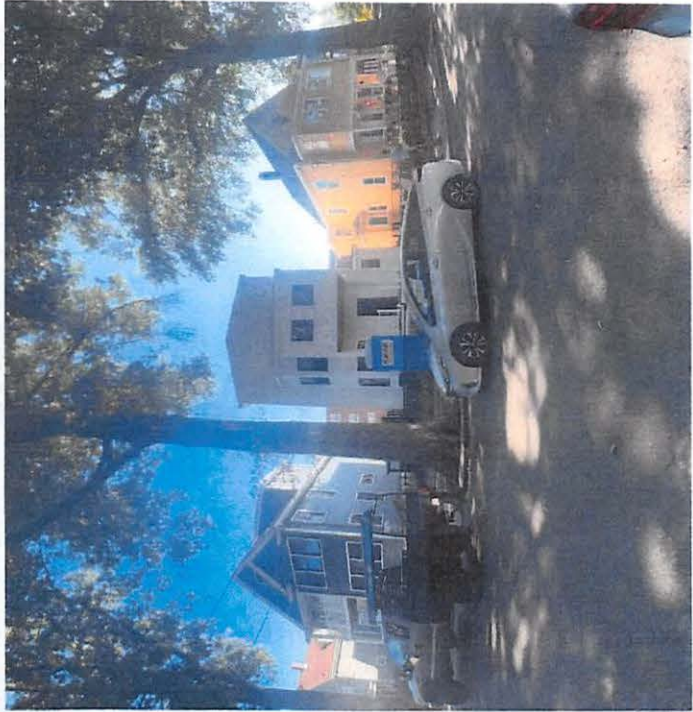
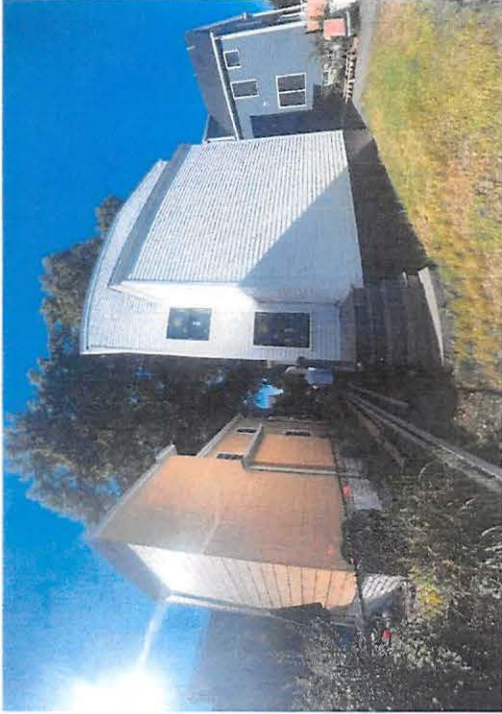
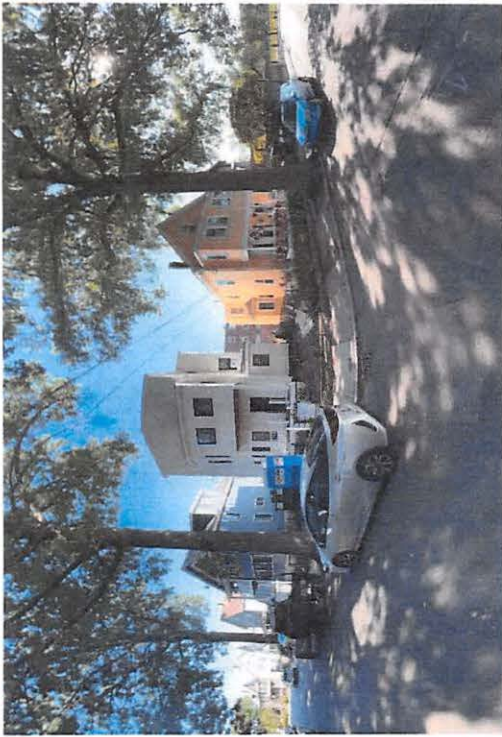
PLOT PLAN

NOT FOR CONSTRUCTION

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1017-200-2231  
www.ska.com  
337 IRVING AVE.  
CAMBRIDGE, MA 02138



BZA-302 EXISTING SITE PHOTOS



EXISTING SITE PHOTOS

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REGISTRATION:

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

Project/Block: BZA 302  
Project Number: 2207-0010  
Drawn By: 11/01/2022  
Checked By: [Signature]  
Checked By: [Signature]

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<br/>CONDITIONS</u> | <u>REQUESTED<br/>CONDITIONS</u> | <u>ORDINANCE<br/>REQUIREMENTS</u> <sup>1</sup> |
|--|--------------------------------|---------------------------------|--|
| <b>TOTAL GROSS FLOOR AREA:</b>                                 | <u>2,212 sf.</u>               | <u>2,353 sf.</u>                | <u>1980 sf.</u> (max.)                         |
| <b>LOT AREA:</b>   | <u>3,960 sf.</u>               |                                 | <u>5,000 sf.</u> (min.)                        |
| <b>RATIO OF GROSS FLOOR AREA<br/>TO LOT AREA:<sup>2</sup></b>  | <u>0.56</u>                    | <u>0.59</u>                     | <u>0.50</u> (max.)                             |
| <b>LOT AREA FOR EACH DWELLING UNIT:</b>                        | <u>1,980 sf.</u>               | <u>1,980 sf.</u>                | <u>2,500 sf.</u> (min.)                        |
| <b>SIZE OF LOT:</b>  |                                |                                 |  |
| <b>WIDTH</b>   | <u>44' - 0"</u>                |                                 | <u>50' - 0"</u> (min.)                         |
| <b>DEPTH</b>   | <u>90' - 0"</u>                |                                 |  |
| <b>Setbacks in<br/>Feet:</b>                                   |                                |                                 |  |
| <b>FRONT</b>   | <u>10'-0"</u>                  | <u>10'-0"</u>                   | <u>15' - 0"</u> (min.)                         |
| <b>REAR</b>  | <u>43' - 7"</u>                | <u>43' - 7"</u>                 | <u>25' - 0"</u> (min.)                         |
| <b>LEFT SIDE</b>   | <u>11' - 0"</u>                | <u>11' - 0"</u>                 | <u>7' - 6" / SUM 20</u> (min.)                 |
| <b>RIGHT SIDE</b>  | <u>4' - 6"</u>                 | <u>4' - 6"</u>                  | <u>7' - 6" / SUM 20</u> (min.)                 |
| <b>SIZE OF BLDG.:</b>  |                                |                                 |  |
| <b>HEIGHT</b>  | <u>34' - 6"</u>                | <u>34' - 6"</u>                 | <u>35' - 0"</u> (max.)                         |
| <b>LENGTH</b>  | <u>36' - 4</u>                 |                                 |  |
| <b>WIDTH</b>   | <u>28' - 6"</u>                |                                 |  |
| <b>RATIO OF USABLE OPEN SPACE<br/>TO LOT AREA:<sup>3</sup></b> | <u>63%</u>                     | <u>63%</u>                      | <u>40%</u> (min.)                              |
| <b>NO. OF DWELLING UNITS:</b>                                  | <u>2</u>                       | <u>2</u>                        | <u>2</u> (max.)                                |
| <b>NO. OF PARKING SPACES:</b>                                  | <u>2</u>                       | <u>2</u>                        | <u>2</u> (min. / max)                          |
| <b>NO. OF LOADING AREAS:</b>                                   | <u>N/A</u>                     | <u>N/A</u>                      | <u>N/A</u> (min.)                              |
| <b>DISTANCE TO NEAREST BLDG.<br/>ON SAME LOT:</b>              | <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.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

(ATTACHMENT B - PAGE 4)

BZA-303  
 11/14/2022 11:32:53 AM

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

DIMENSIONAL TABLE

NOT FOR CONSTRUCTION

3002 Massachusetts Avenue  
**SKA**  
 330 HANOVER AVENUE  
 CAMBRIDGE, MA 02138  
 (617) 552-4223  
 WWW.SKA-USA.COM



1 \* \* \* \* \*

2 (6:03 p.m.)

3 Sitting Members: Brendan Sullivan, Andrea A. Hickey, Wendy  
4 Leiserson, Slater W. Anderson, and Matina  
5 Williams

6 BRENDAN SULLIVAN: The next case we will hear is  
7 No. 170145 -- 10 Van Norden Street.

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

10 BRENDAN SULLIVAN: Yes. Okay. If you will just  
11 give a very brief background to this --

12 SHANNA BOUGHTON: Sure.

13 BRENDAN SULLIVAN: -- Shanna, only because some  
14 new members that have not sat on the previous cases, even  
15 though it is a case not heard. So if you could briefly just  
16 describe where we are up from the beginning to up to date.

17 SHANNA BOUGHTON: Absolutely, thank you. And good  
18 evening. I am joined this evening by Mr. Denehy, the  
19 petitioner, who's here, as well as Sam Kachmar, the  
20 architect. This is a request for a special permit pursuant  
21 to 10.40 for the property at 10 Van Norden Street. And this  
22 is a request to approve the addition of a dormer of the



1 third floor of the property.

2 When Mr. Denehy purchased the property and in the  
3 process of renovating the property, he discovered that there  
4 were some structural issues with the integrity on the third-  
5 floor roof as a result of a fire that had occurred from the  
6 prior owner. The property generally was in a poor condition  
7 and not well maintained by the prior owner.

8 Now, Mr. Denehy was previously represented by  
9 another architect, and he relied on the architect in  
10 informing him that a special permit was not required to add  
11 the dormers to the third floor, because there was not a  
12 change in the floor area ratio.

13 We then discovered that that was inaccurate  
14 information. There was some prior back and forth with the  
15 prior architect and with the Building Department, at which  
16 point Mr. Denehy ceased all work and submitted his  
17 application for a special permit.

18 The floor area ratio, we did submit the  
19 dimensional table, and I will have Mr. Kachmar walk us  
20 through that, as well as the proposed exterior renovation.  
21 And there is only a change of 0.04 in the floor area ratio.

22 So the existing condition is 0.56 and the change

1 in the requested condition would go to a 0.60. The square  
2 feet would change from 2212 square feet to 2377 square feet,  
3 a change of 165 square feet.

4 I would also submit -- and I can save this for  
5 after a set -- under the Bjorkman case that this is not an  
6 intensification of an existing non-conformity.

7 So we believe -- and in Bjorkman they actually  
8 dealt with the same issue, but in that case, it was a garage  
9 that was going beyond the setback requirement. And in the  
10 Bjorkman, the Supreme Court did state that certain  
11 intensifications are not non-conformities. And in there  
12 they do mention addition for a dormer.

13 So I think the Bjorkman case is applicable in this  
14 instance, but Bellota is also informative because the  
15 question is whether or not there will be a substantial  
16 detriment to the neighborhood. In this case, the difference  
17 in the 0.04 of the floor area ratio is not a substantial  
18 detriment to the neighborhood.

19 I will leave -- hope we've addressed the concerns  
20 of the neighbors, and the Board will see there were some  
21 oppositions filed. We believe that those have been  
22 addressed through Mr. Kachmar, and the changes that we're



1 making to the exterior. And so, I will turn it over to him  
2 first so he can kind of walk you through our proposed  
3 changes to the exterior.

4 BRENDAN SULLIVAN: Mr. Denehy, did you hire a  
5 contractor, or did you act as the General Contractor  
6 yourself?

7 [Pause]

8 You're on mute. You'll have to unmute yourself,  
9 if you will. Okay.

10 JOHN DENEHY: I acted as a General Contractor  
11 myself.

12 BRENDAN SULLIVAN: So when you came down and got a  
13 building permit initially to do what?

14 JOHN DENEHY: To renovate the entire house. I was  
15 aware from one of the neighbors that there were several  
16 electrical fires in the neighborhood, and I determined that,  
17 you know, given those circumstances I wanted to rewire the  
18 entire house; I would not want to suffer the same fate that  
19 had occurred. So I started remodeling the house.

20 BRENDAN SULLIVAN: Okay.

21 SHANNA BOUGHTON: Sorry, Mr. Sullivan, I don't  
22 want to inter-- I just want to also mention, because that

1 has also been a little bit of a misconception in the  
2 neighborhood, that none of the permits were pulled.

3 And we did also meet with Ranjit as well just to  
4 confirm what was pulled. But there was a building permit  
5 pulled for the installation of kitchens and bathrooms.  
6 Asbestos permit was pulled, plumbing permit, electrical  
7 permit, siding permit, windows permit.

8 So I just want to make the Board aware of that as  
9 well, and we did have a subsequent meeting with Ranjit, and  
10 I see he's on here as well to confirm that.

11 BRENDAN SULLIVAN: But again, what we're being  
12 asked is to approve -- give our imprimatur to something that  
13 has already been done. The -- I don't have any questions,  
14 obviously; I have reviewed the file quite extensively.

15 And other than the past history, setting that  
16 aside, I guess the question that I keep asking myself is if  
17 this proposal had come down before us, before the work,  
18 before the third floor went through its transformation,  
19 would we have approved it? Would I have approved it?

20 And in its current form, current shape, I'm not  
21 there yet. I can't say that I would have approved it.  
22 Something could be done up there, but I'm not sure that I



1 would have approved it in its current form.

2 So I would ask Olivia to pull down the Dormer  
3 Guideline on page 5, the lower right-hand corner. And the  
4 Dormer Guidelines, which we respect and try to follow quite  
5 closely, because it is the policy, they're basically saying  
6 no to that.

7 And the whole west side of that house is what that  
8 looks like. So total disregard of the Dormer Guidelines.

9 And also, on the east side extending that dormer  
10 all the way out to the front. Obviously, now the front has  
11 been modified, has been softened and has brought up to make  
12 it look like probably what it should have before the work  
13 was done. But anyhow, those are my thoughts; those are my  
14 comments.

15 I'll open it up to the Board. Any -- Laura,  
16 Laura's not here; Andrea, any questions or comments?

17 ANDREA HICKEY: Not at this time. Thank you.

18 BRENDAN SULLIVAN: Wendy Leiserson?

19 WENDY LEISERSON: Not at this time either. I  
20 think you played out the situation well.

21 BRENDAN SULLIVAN: Slater Anderson?

22 SLATER ANDERSON: I mean, I think you captured

1 what I would say, which was if it had come before us, this  
2 plan would not have received approval as constructed, for a  
3 variety of violations to the Dormer Guidelines.

4 BRENDAN SULLIVAN: Okay. Matina, any questions or  
5 comments at this time?

6 MATINA WILLIAMS: No. No questions at this time.  
7 Thank you. I agree with what's been said.

8 BRENDAN SULLIVAN: Let me open it to public  
9 comment. Any member of the public who wishes to speak  
10 should now click the button that says, "Participants," and  
11 then click the button that says, "Raise hand."

12 If you are calling in by phone, you can raise your  
13 hand by pressing \*9 and unmute or mute by pressing \*6, and  
14 you will have up to three minutes in which to comment.

15 SAM KACHMAR: Mr. Chairman?

16 BRENDAN SULLIVAN: Yes.

17 SAM KACHMAR: Will we be presented the opportunity  
18 to go through the drawings at our presentation, or are we  
19 not going to be allowed the opportunity?

20 BRENDAN SULLIVAN: If the Board Members have any  
21 -- I'll give you, sure, I'll give you that opportunity since  
22 Board members appear not to have any questions at this time,



1 but yes. The short answer to your question: Yes. There's  
2 somebody calling in.

3 OLIVIA RATAY: KHL?

4 [Pause]

5 OLIVIA RATAY: You're muted.

6 KAREN HUDSON LOUNSBURY: Hello. Is that better?

7 BRENDAN SULLIVAN: Yes, if you go ahead.

8 KAREN HUDSON LOUNSBURY: Hi. My name is Karen  
9 Hudson Lounsbury, and I'm the former owner of 8 Van Norden  
10 Street directly next door to this property. And I am the  
11 one who actually informed Mr. Denehy about the fires,  
12 because we had just suffered a house fire where we lost  
13 everything.

14 And we followed the proper procedure. And I told  
15 him that, you know, getting permits was very difficult in  
16 Cambridge. That was the extent of our conversation.

17 I'm against what he did for the -- you know, same  
18 reason when we approached the Board, Constantine Alexander  
19 -- and I quote from his, our minutes from our meeting of  
20 11/07/2019, he said, "Excuse me, we've got a big problem at  
21 the outset, so I do not want to get into any discussion."

22 He then after our lawyer said okay, he said, "The

1 problem is this: Are you familiar with the Dormer  
2 Guidelines that are proposed by the Community Development?  
3 Probably not, and I don't want to -- and I don't think the  
4 architect is."

5 So from there we were allowed to sit with our  
6 architect and redo the Dormer Guidelines, and we got a 12-  
7 foot dormer approved.

8 And I think that adding an entire third floor is  
9 not acceptable -- you know, knowing that the Guidelines are  
10 there. And as a contractor, you know, he should know that  
11 the permits needed to be pulled.

12 BRENDAN SULLIVAN: Okay. Thank you.

13 KAREN HUDSON LOUNSBURY: Thank you for listening.

14 BRENDAN SULLIVAN: Yep. That seems to be the sum  
15 and substance of anybody calling in. There has been a lot  
16 of correspondence, both pro and con against the project --  
17 some con about the process being followed.

18 There is also some comment about the structure not  
19 conforming what is typical in the neighborhood, but that  
20 appears to be softened by what the new architect has  
21 proposed. I'm not going to read all of the correspondence  
22 -- it's in the file, and the Board has reviewed it all, and



1 it runs the gamut of reasons for and reasons against.

2 I will close the public comment part of the  
3 meeting and turn it back to Shanna.

4 SHANNA BOUGHTON: Yeah, sure. Mr. Sullivan, I  
5 just would like to say that these new plans were sent after  
6 the initial oppositions were filed. And as you pointed out,  
7 it did address the concerns, which were mostly with the  
8 aesthetic of the exterior. And I think this would be a  
9 great opportunity, then, for Mr. Kachmar to walk us through  
10 the proposed plans.

11 Also, I will note that 8 Van Norden Street has  
12 been sold. It was sold on September 28. I understand that  
13 Ms. Hudson is the prior owner. We did also reach out to the  
14 new owners and provided the elevations to them.

15 And I will say that the consensus of the  
16 neighborhood is that they were all in agreement with the  
17 proposed new plans that Mr. Kachmar will walk you through,  
18 and that they don't want this property just sitting there  
19 stagnant again.

20 Mr. Denehy can't do anything for his past  
21 behavior, but -- again -- to punish him for the past  
22 behavior, I don't see how that gets us anywhere. We're

1 supposed to apply what the standard is here. And the  
2 standard here is whether or not there's any intensification  
3 of the non-conformity. And I don't see how a 0.04 is an  
4 intensification.

5 And then the next step is whether or not there's a  
6 substantial detriment to the neighborhood. So I'm just  
7 going to respectfully disagree and put that out there again.

8 And I would like Mr. Kachmar to walk us through so  
9 that you can see what the property looks like -- what it  
10 looked like previously, what it currently looks like and how  
11 Mr. Denehy wants to correct the exterior. And I think it  
12 does go with the aesthetics of the neighborhood.

13 BRENDAN SULLIVAN: Okay. Sam?

14 SAM KACHMAR: Yep. Olivia, could you bring up the  
15 drawings briefly? We'll make it very quick just so we can  
16 get to the other discussion.

17 Good evening, members of the Board. My name is  
18 Sam Kachmar. I'm here from SKA regarding 10 Van Norden  
19 Street and our client, John Denehy. On this first sheet you  
20 can see the house before it was ever renovated, where it did  
21 have a third floor with many areas that were over five feet,  
22 but of course you can see what happened in the middle



1 picture in the renovation where it was renovated not to meet  
2 the FAR requirements. Everyone understands that; that's why  
3 we're here.

4 And then on the right you can see what we've  
5 proposed in an effort to try to resolve this without  
6 necessarily tearing down a bunch of existing material,  
7 creating additional carbon footprint, how we can try to  
8 solve from what's here.

9 We were not involved in the previous iterations of  
10 the project; we've been brought in to try to resolve what's  
11 here, and that's what we're working to do as best we can.

12 If you can go to the next sheet, please, Olivia?

13 Here's just an outline of the neighborhood. You  
14 can see the houses are relatively similar. There's a series  
15 of two-families built in the 1920s. Many of them are still  
16 in that condition, others have been renovated and then sold  
17 off as condos.

18 Next sheet, please?

19 Here you can see the existing FAR of the house,  
20 which is 0.56. We are seeking only a de minimis amount of  
21 0.04 in terms of increase, but that is also because that's  
22 already sort of been built.

1           And I understand that that is also both an issue  
2 here tonight to be discussed, but it is an element that is  
3 not substantially large, I would say, in this particular  
4 case. It is two areas along the sides of each of the third  
5 floor.

6           Our existing open space is not changing. You  
7 know, we're well over that around 40 percent. And if you  
8 take us to the next sheet, please, Olivia? Then here we had  
9 our shadow studies, and no shadows are affecting the  
10 neighbors in any substantially detrimental way.

11           Next sheet, please?

12           Now here you can see the existing house on the  
13 left, and then on the right you can see the proposed  
14 renovation. And I acknowledge fully that that third-floor  
15 roof or dormer is not ideal.

16           What -- we are trying to work within the context  
17 of what has been built so far and we think that from the  
18 street, the view of this is significantly softened, and we  
19 have tried to work with multiple different neighbors from  
20 the neighborhood as to what they want to see go forward.  
21 And this was what we arrived at with that.

22           If you could take us to the next sheet, Olivia?



1           From the streetscape, you know, right now you've  
2 kind of got this very sort of shallow pitched roof, which I  
3 think we can all agree with does not fit in within the  
4 neighborhood.

5           What we proposed now on the lower portion of that  
6 is to extend that dormer to mimic both the left and the  
7 right houses in there, so that we do provide that sense of  
8 continuity across the neighborhood, and of this for those  
9 housing stock that is there.

10           What this will do is it will allow two -- you  
11 know, good units to be updated within the Cambridge housing  
12 stock which currently kind of needs it.

13           Next slide, please?

14           Lower level, there's no zoning relief request  
15 there.

16           Next slide, please?

17           First floor, we're keeping the footprint of the  
18 house exactly the same. You know, we've reorganized it, but  
19 there's no additions or no relief request here.

20           Next slide, please, Olivia?

21           Same thing along with the second floor. And then  
22 if you'll take us to the next slide to the third floor?

1 Here's where we're seeking relief in the area, and two of  
2 the bedrooms up on the third floor, which were an attic  
3 previously and were not finished, but did count partially as  
4 FAR, which is why it's a relatively de minimis request of  
5 0.40.

6 Next slide, please?

7 Here you've added the roofline, which while it is  
8 shallow, you know, it's there. And so, that's where we were  
9 brought in to try to work with it.

10 If you'll take us to the next slide, please?

11 I think the shallowness of the roof is  
12 significantly softened by what we've addressed in the front  
13 elevation. And this was something that we've worked with a  
14 lot on multiple different neighbors in the neighborhood as  
15 to what would be appropriate or what people would like to  
16 see on this project.

17 And so I don't think -- even though the roofline  
18 is not really attractive from the drone perspective or an  
19 aerial perspective or from a helicopter, from the street and  
20 what the human experience is on that on a day-to-day basis I  
21 think is quite similar to the houses that flank it on either  
22 side.



1           On this south elevation, you can see that from the  
2 top left you get the existing elevation, on the bottom left  
3 you get the houses that exist today. Top right you have a  
4 proposed rendering, and the bottom right you have our  
5 proposed elevation.

6           Next slide, please, Olivia?

7           I think most of these other elevations, while I  
8 can go through them, are not particularly relevant. Most of  
9 them are the ones to the streetscape.

10           So we can go to the next slide. And then this is  
11 the back yard, which most neighbors don't have much interest  
12 in.

13           And then to the next slide. And in the side yard,  
14 and this neighbor has 100 percent full support.

15           And then the next slide, Olivia, if you would  
16 please.

17           And that's our presentation. We have a survey,  
18 and we have additional photos after this, but that's more  
19 for Board discussion if they want.

20           Thank you very much for your time, and I hope that  
21 was short enough. Thank you, Mr. Chairman.

22           BRENDAN SULLIVAN: Thank you. And again, the one

1 I have to wrestle with is I think that the history obviously  
2 can't be ignored, and -- again, it just defies how, again  
3 you mentioned that they came down for a number of permits,  
4 you listed them, but that the work that was done far exceeds  
5 what was applied for.

6 And because it would never have been approved --  
7 the permit would never have been issued by Inspectional  
8 Services for what was done. So I don't think you're coming  
9 into this with clean hands, by any means. And so, now we  
10 are wrestled with, okay, we have this, what do we do with  
11 it?

12 And, you know, the easy answer is we -- more than  
13 a slap on the wrist type thing, but it's also what do we do  
14 and what do we tell the other people who, as the previous  
15 caller stated, do the right thing?

16 Come down, apply, go through the bureaucracy and  
17 finally wind up with a project that they are maybe not  
18 totally satisfied with, but that they can live with, because  
19 that was the process and that was the procedure.

20 As opposed to somebody who just -- and again, I  
21 don't know who the architect was, but if he's a Registered  
22 Architect, he should know better.



1 SHANNA BOUGHTON: He is, Mr. Sullivan, and that is  
2 in the file. You will see the letter that is in there. And  
3 I understand your position. I understand that the bad  
4 behavior cannot be excused but again, I'm trying to  
5 understand looking at this now why the Board still would not  
6 approve it based on what the standard is.

7 BRENDAN SULLIVAN: Well, we have the Dormer  
8 Standard Guidelines and that's a standard also, which we pay  
9 great attention to, we have great respect for, come out of  
10 Community Development. Why not take the west side of that  
11 building and put -- restore it back to a 15-foot dormer, as  
12 per the Dormer Guidelines?

13 SHANNA BOUGHTON: So that's actually a question I  
14 just had, because I noticed that Ms. Hudson mentioned the 12  
15 feet. And I thought it was 15 feet. So I'm going to ask,  
16 Mr. Denehy, is your Project Manager, Mr. Dan Harding, with  
17 you?

18 JOHN DENEHY: Yes.

19 SHANNA BOUGHTON: Because I'm wondering what is  
20 the current width of the dormer. Are we talking about just  
21 a few --

22 DAN HARDING: It looks like it's 22 feet.

1           ANDREA HICKEY: I'm sorry, I wasn't able to hear  
2 the response, if the respondent could speak up a little.

3           DAN HARDING: Can you hear me?

4           ANDREA HICKEY: That's better.

5           JOHN DENEHY: What was the question?

6           SHANNA BOUGHTON: I'm asking how -- I'm trying to  
7 figure so that the Board can know what the current feet is  
8 for the dormer? Because if the Guidelines are 15 feet, I'm  
9 just trying to bring to the Board's attention how much  
10 additional feet we have on both sides.

11           JOHN DENEHYI: Well, it's the length of the house.  
12 So --

13           BRENDAN SULLIVAN: 28 feet.

14           JOHN DENEHY: 28 -- yes, 28 feet.

15           SAM KACHMAR: And Mr. Chairman, I would say that  
16 while our client certainly proceeded with this work without  
17 appropriate permits, they were advised by their previous  
18 architect that they did not need an inspectional permit.  
19 And when it was brought to their attention that they did,  
20 they did cease work without a stop work order.

21                   They did not -- they did that of their own accord  
22 and of their own choice, and then seeked (sic) out



1 appropriate assistance and help on this.

2 BRENDAN SULLIVAN: Well, whatever.

3 SAM KACHMAR: Of course. I understand it's not an  
4 excuse. I only want to project the reasons and the -- and  
5 what occurred in that light.

6 BRENDAN SULLIVAN: Okay. Let me -- I'm more  
7 interested, actually, in Board members. Andrea, what are  
8 your thoughts?

9 ANDREA HICKEY: So if I could ask Olivia to bring  
10 up the dimensional form for us for a moment? And if I could  
11 ask Mr. Kachmar, in the column where it lists, "Existing  
12 conditions" are those the existing conditions prior to any  
13 work having been done or after the sort of unauthorized work  
14 was done?

15 SAM KACHMAR: So those existing conditions are  
16 before any of the unauthorized work was being done.

17 ANDREA HICKEY: Okay.

18 SAM KACHMAR: The ask is for 0.04 additional floor  
19 area ratio than what existed before anything was ever  
20 touched on this house.

21 The work started; the third-floor roofline was  
22 built. The previous architect had conveyed to our client

1 that they did not need any kind of special permit, so they  
2 proceeded with work. And then once they realized they did  
3 need a special permit, they ceased work, which is where we  
4 are now.

5 And while the design is not something that we  
6 would have created from -- you know, initially, we're trying  
7 to work both with what's there and also trying to respect  
8 what we can about the neighborhood aesthetic.

9 ANDREA HICKEY: All right. That answers one of my  
10 questions. My follow-up question is still regarding the  
11 dimensional information. So under, "Requested conditions"  
12 do the numbers in this column include this 28-foot dormer?

13 SAM KACHMAR: They do.

14 ANDREA HICKEY: Okay. I just wanted to be clear  
15 on that.

16 SAM KACHMAR: Most of the third floor was already  
17 over five feet -- you know, from the earlier photos in  
18 there. And there were areas on the wing walls that were  
19 under five feet, so they did not count as FAR. As the pitch  
20 of that roof was increased, those areas on both the right  
21 and left side became applicable as FAR, as they are now over  
22 five feet.



1           ANDREA HICKEY: All right. So really, if this  
2 came to me in the first instance with an ask for a 28-foot  
3 dormer, hands-down, my reply would have been no, scale it  
4 back.

5           SAM KACHMAR: Understood.

6           ANDREA HICKEY: So --

7           SAM KACHMAR: And I hear that.

8           ANDREA HICKEY: So that's really all I have to say  
9 at this point, Mr. Sullivan. I'll defer back to you.

10          BRENDAN SULLIVAN: Okay, Wendy Leiserson?

11          WENDY LEISERSON: Yes, thank you. I too am  
12 struggling with the precedent that this sets without, you  
13 know, trying to second-guess who's responsible here for the  
14 mistake.

15                 And so, I think the question I have is it was  
16 reliance by the contractor, Mr. Denehy, and -- you know,  
17 typically when there is a professional negligence here, you  
18 know, that would be between the contractor and the architect  
19 to resolve -- the original architect, obviously.

20                 And I'm not sure that our role as a Zoning Board  
21 -- I mean that's not -- our role is to protect the policies  
22 and laws of the city, and to protect the process and the

1 integrity of the process.

2 And even being sympathetic to Mr. Denehy's  
3 situation here, he is a more skilled professional -- he's  
4 not the average landowner who doesn't understand the world  
5 of permits.

6 And this is something -- you know, I'm just not  
7 sure that I'm comfortable with the Zoning Board being asked  
8 to remedy the error that was made and sacrifice the  
9 standards of the city with regard to the Dormer Guidelines.  
10 Because it is quite clear that this would not have been  
11 approved.

12 SAM KACHMAR: I completely agree with that. I  
13 think the thing that we struggled with as an architecture  
14 firm when we were brought in on this was --

15 BRENDAN SULLIVAN: I've been asked --

16 SAM KACHMAR: -- what's it about?

17 BRENDAN SULLIVAN: All right, who's speaking, Sam?

18 SAM KACHMAR: Yep.

19 BRENDAN SULLIVAN: I would let Wendy finish her  
20 sentence.

21 SAM KACHMAR: Oh, I'm sorry. Wendy, were you not  
22 finished? I'm sorry.



1           WENDY LEISERSON: No, I paused, so you go ahead.  
2 I might have more to say later, but go ahead, Sam.

3           SAM KACHMAR: The thing that we were struggling  
4 with was, you know, this has been built, this has been  
5 sided, this had window -- you know, it had a roof on it.

6           Is it beneficial to tear all that stuff down and  
7 throw it in the dumpster and then put a dormer separately?  
8 And we're just not sure. I think we're here having that  
9 discussion and asking that question as well.

10           Because certainly we can go down to a smaller  
11 dormer and we can make that happen, but is that beneficial  
12 to the carbon footprint standpoint, is that beneficial to  
13 the neighborhood overall in terms of additional construction  
14 time, and noise and bothersomeness just above construction  
15 in general, or is it more beneficial to keep it as is?

16           And I think we're asking that question --

17           BRENDAN SULLIVAN: Sam, Sam --

18           SAM KACHMAR: -- as much as we are --

19           BRENDAN SULLIVAN: -- that's all very nice and  
20 very laudatory but it comes down to dollars and cents.

21           SAM KACHMAR: Yep. I agree.

22           BRENDAN SULLIVAN: It's down to dollars and cents.

1 SAM KACHMAR: Mm-hm.

2 BRENDAN SULLIVAN: Wendy, anything else?

3 WENDY LEISERSON: Well, this is a property that is  
4 going to be on the market, correct? This is not your home,  
5 is that right, Mr. Denehy?

6 JOHN DENEHY: Could I speak?

7 WENDY LEISERSON: Yeah.

8 JOHN DENEHY: Unfortunately, I'm going through a  
9 divorce, and I have been ordered to sell all my property.  
10 And I was planning on moving in here.

11 And so, I'm really put in a very, very difficult  
12 position because I also work a full-time job -- 70 hours a  
13 week and, you know, I'm in jeopardy of going into  
14 bankruptcy. And I'm just trying to -- you know, I'm here at  
15 the mercy and I'm trying to do the best I can.

16 I'm working at my other job 70 hours a week trying  
17 -- you know, to make a phone call about removing -- you  
18 know, trying to get the property cleaned up. And I just  
19 want to satisfy everybody and deliver a finished product  
20 that just, you know, I'm in here at the mercy of the Board.

21 And I'm asking, you know -- pleading, you know --  
22 that the property has been sitting for two years. And I

1 have no intention of doing anything wrong. And it's my  
2 intention to rectify the situation. And I take full  
3 responsibility. It wasn't my intention to deliberately do  
4 this.

5 And there was quite a bit of fire damage when we  
6 opened things up. And, you know, I think -- first thing I  
7 said when I took this property over that the plan was, I was  
8 going to rewire it.

9 And I was -- you know, that was the first decision  
10 I made, and I removed the asbestos shingles, and I have  
11 tried to do everything that was required of me. And  
12 obviously, I got bad information from my architect.

13 And so, I'm here at the mercy of the Board. But,  
14 you know, I'm going to go bankrupt, I'm going to go  
15 bankrupt. It is what it is.

16 BRENDAN SULLIVAN: Okay.

17 WENDY LEISERSON: Well, I am very sympathetic to  
18 your situation. I'm just trying to figure out what -- where  
19 my duty is bound, I guess is how to put it. Yeah.

20 JOHN DENEHY: I would like to say one other thing,  
21 you know --

22 WENDY LEISERSON: Yeah.



1           WENDY LEISERSON: -- the previous caller, you  
2 know, spoke out with me and she lives in Woburn and she --  
3 she sold her house and doesn't live in the city anymore.

4           But when she was over at the house, I shoveled her  
5 snow for her in front of her house that time, when she  
6 needed the shovel. And so, you know, I kind of -- I didn't  
7 want to do anything that would offend her. And it wasn't my  
8 intention to offend her, so I just want to state that for  
9 the record.

10          BRENDAN SULLIVAN: Okay, to Wendy?

11          WENDY LEISERSON: I do have another question,  
12 which is the neighbors who were originally -- filed these  
13 oppositions, why do we not have all of those neighbors, have  
14 they given us written retractions of their opposition?

15          SHANNA BOUGHTON: We tried.

16          BRENDAN SULLIVAN: No, they have not.

17          SHANNA BOUGHTON: Yeah, we tried. We reached out  
18 to them. Sam and myself both reached out, Mr. Denehy  
19 reached out directly. And unfortunately, they -- some of  
20 them were just nonresponsive and some of them I heard were  
21 pleased with just the new elevations that we've submitted.

22          We've -- John is quite close to Bill Zylicz who's

1 the other neighbor, I think he's at -- is it 12? 12 Van  
2 Norden, I believe. So to the right. He's been at long-  
3 standing resident of that house. And he had indicated he's  
4 fully in support and spoke with the neighbors and they said  
5 yeah, now with the new elevations by Sam they're pleased  
6 with that.

7 But unfortunately, none of them were willing to  
8 file formal retractions, but we did try.

9 WENDY LEISERSON: Thank you.

10 SAM KACHMAR: We did meet with one of the  
11 neighbors as well that wanted to meet and review the  
12 drawings and discuss them. He was an architect on the  
13 street. And then we did.

14 SHANNA BOUGHTON: Yes, across the street. Yeah.

15 SAM KACHMAR: Yeah. And we made adjustments to  
16 the drawings and to the design based upon his feedback, and  
17 then resubmitted those things to them as well. So we have  
18 been certainly trying to work with the neighborhood in the  
19 best capacity that we can.

20 SHANNA BOUGHTON: And after the initial meeting as  
21 well, Mr. Denehy went directly in the neighborhood to speak  
22 with the neighbors as well and, you know, took into account

1 what they said. I mean, the main thing was it just looked  
2 like a shed, as it is right now, was plopped on the top. So  
3 that was the main thing. And then when they saw the plans  
4 that Sam did, I think that addressed the main issue that  
5 they had.

6 WENDY LEISERSON: Certainly, I can see the  
7 improvement that's proposed.

8 SHANNA BOUGHTON: Yes, of course.

9 WENDY LEISERSON: I do wonder if any of my  
10 colleagues on the Board who have more building expertise or  
11 architectural expertise have further comments, though? So  
12 I'm going to cede and think over your responses. Thank you.

13 BRENDAN SULLIVAN: Okay. Well, we'll turn it over  
14 to two other experts: Slater, and then Matina. Slater, any  
15 comments?

16 SLATER ANDERSON: Well, I mean I think I pretty  
17 much feel what I felt before, that -- you know, just I'm not  
18 sure what -- I mean, asking to bless this with something  
19 that we would never have approved.

20 So it's -- you know, I'm not moved on this. I  
21 don't know what the remedy really is. I respect that  
22 tearing it out seems pretty punitive, but you know we --



1 everyone else has to live by these rules, you know. And so,  
2 that's kind of where I'm at right now.

3 BRENDAN SULLIVAN: Okay. Matina, any thoughts?  
4 We're looking for some guidance, Matina.

5 MATINA WILLIAMS: I agree with everything that's  
6 been said, that, you know, if this would have come to us, or  
7 come to the Board that it wouldn't have been approved.

8 And knowing that these contractors in the  
9 business, I think that sort of speaks volumes that there  
10 should have been a no and, you know, you look at your  
11 neighbors now and say, "We scaled back to match" if there  
12 was a knowing. So I'm in agreement that I -- it's -- I  
13 can't approve it.

14 BRENDAN SULLIVAN: Okay.

15 SHANNA BOUGHTON: Thank you.

16 BRENDAN SULLIVAN: I guess my proposal would be to  
17 -- on the west side is to put in a 15-foot dormer. And  
18 that's what I would propose. It means that we would  
19 continue this matter tonight, ask you to go back, huddle,  
20 discuss the 15-foot dormer, have you come back to us and  
21 say, "We don't want to do it, we stand by our petition that  
22 is before us tonight" and then we will then take that to a

1 vote.

2 SHANNA BOUGHTON: And Mr. Sullivan, are you just  
3 suggesting it on the west side only?

4 BRENDAN SULLIVAN: I'm suggesting it on the west  
5 side.

6 SHANNA BOUGHTON: Okay.

7 SAM KACHMAR: Mr. Chair --

8 SHANNA BOUGHTON: I mean I would --

9 BRENDAN SULLIVAN: So, now, again, let me --  
10 Andrea, does that resonate with you at all? Does it make  
11 any kind of sense, or do you have a counterthought?

12 ANDREA HICKEY: Yeah. To me it certainly makes  
13 sense on the west side. I'd like to hear what Mr. Anderson  
14 my colleague, has to say about any other parts of this  
15 renovation.

16 BRENDAN SULLIVAN: Slater?

17 SLATER ANDERSON: Yeah, well, I'm not sure that I  
18 agree with what Brendan said, but I -- the east side with  
19 that current dormer all the way flush with the front façade,  
20 I mean, I would like to see the -- I think it's maybe a  
21 three-foot setback, three-foot-six, whatever it is in the  
22 guidelines? I'd like to see that setback. That wouldn't

1 impact those stairs that are coming up. It looks like  
2 there's a stairwell there.

3 It would impact what looks like a bathroom but,  
4 you know, I'd like to see -- I'd prefer to see the dormer on  
5 the west side and whatever's on the east side sort of align  
6 with that setback from what was the original front gable.  
7 That's my view.

8 ANDREA HICKEY: Thank you. That's sort of  
9 articulating what was happening in my head with an  
10 architect's words. I agree that the other dormer really  
11 should be pushed back. And I'd like to see that as well.  
12 Thank you.

13 SAM KACHMAR: Just so we have clarity, we're  
14 understanding we'd like to see what was the sort of original  
15 roofline of the house in terms of the slope of that pitch,  
16 and then the dormers pushed back the three foot six from  
17 there, with the dormer on the west side conforming to the  
18 Dormer Guidelines, and while on the right on the east side  
19 maybe having a little bit of leeway in there to accommodate  
20 the stairs going up to the third floor? Does that sound  
21 correct?

22 BRENDAN SULLIVAN: That --



1 SLATER ANDERSON: Yes.

2 BRENDAN SULLIVAN: -- sounds correct to me.

3 ANDREA HICKEY: Yes.

4 SAM KACHMAR: Yep. I agree with that.

5 ANDREA HICKEY: And I agree with that as well.

6 BRENDAN SULLIVAN: Okay. Let me make a motion,  
7 then, to continue this matter to December 1. Sam, does that  
8 give you enough time to prepare drawings and documents?

9 SAM KACHMAR: We can have it done by next week.

10 BRENDAN SULLIVAN: The first available is December  
11 1. Now, let me ask, Andrea, we keep pulling you back. Are  
12 you available on December 1?

13 ANDREA HICKEY: Yes, Mr. Chair. I am indeed  
14 available.

15 BRENDAN SULLIVAN: Thank you, thank you, thank  
16 you. Wendy, are you available December 1?

17 WENDY LEISERSON: Yes.

18 BRENDAN SULLIVAN: Slater Anderson? December 1?

19 SLATER ANDERSON: I believe so. Let me check my  
20 calendar real quick here, so.

21 BRENDAN SULLIVAN: Matina, I'm going to ask you  
22 the same question.

1 SLATER ANDERSON: Yeah. Yeah, I'm good.

2 BRENDAN SULLIVAN: All right, Matina?

3 MATINA WILLIAMS: Yes, I'm available.

4 BRENDAN SULLIVAN: Thank you.

5 MATINA WILLIAMS: You're welcome.

6 BRENDAN SULLIVAN: And I'm available too. So we  
7 have the five members going. I'm going to make a motion,  
8 then, to continue this matter to December 1, 2022, at 6:00  
9 p.m. on the condition that the petitioner change the posting  
10 sign to reflect the new date of December 1, 2022 and the new  
11 time of 6:00 p.m.

12 Such sign shall be maintained and visible to the  
13 public at least 14 days prior to the December 1, 2022  
14 hearing. Any new submittals not in the file tonight shall  
15 be in the file -- supporting statements, dimensional forms,  
16 shall be in the file by 5:00 p.m. on the Monday prior to  
17 December 1, 2022.

18 Any other conditions, members of the Board? Okay.  
19 So on the motion, then, to continue this matter to December  
20 1, Andrea Hickey?

21 ANDREA HICKEY: Yes. I vote in favor of the  
22 continuance.

1 BRENDAN SULLIVAN: Wendy Leiserson?

2 WENDY LEISERSON: In favor.

3 BRENDAN SULLIVAN: Slater Anderson?

4 SLATER ANDERSON: In favor.

5 BRENDAN SULLIVAN: Matina Williams?

6 MATINA WILLIAMS: In favor of the continuance.

7 BRENDAN SULLIVAN: In favor.

8 [All vote YES]

9 BRENDAN SULLIVAN: Five affirmative votes; the  
10 matter is continued until December 1, 2022. See you then.

11 SHANNA BOUGHTON: Thank you.

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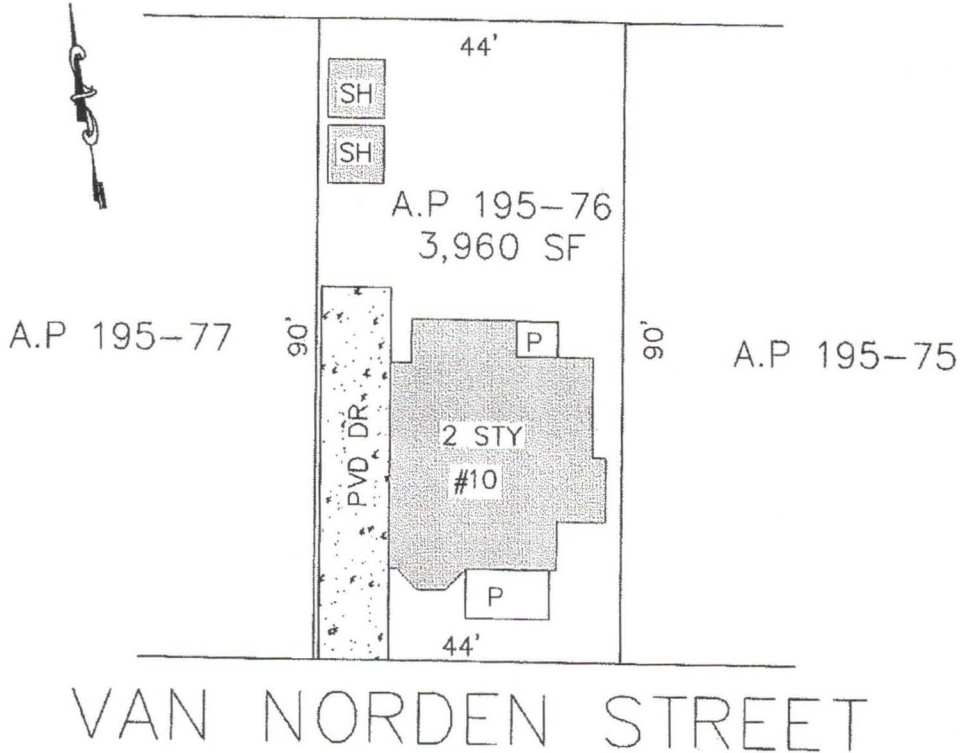


|   |                             |                 |                     |
|---|-----------------------------|-----------------|---------------------|
| <b>File number:</b> 201119-31                   | <b>UNREGISTERED LAND</b>    |                 |                     |
| <b>Attorney:</b> ABENDROTH,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

**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.



✓



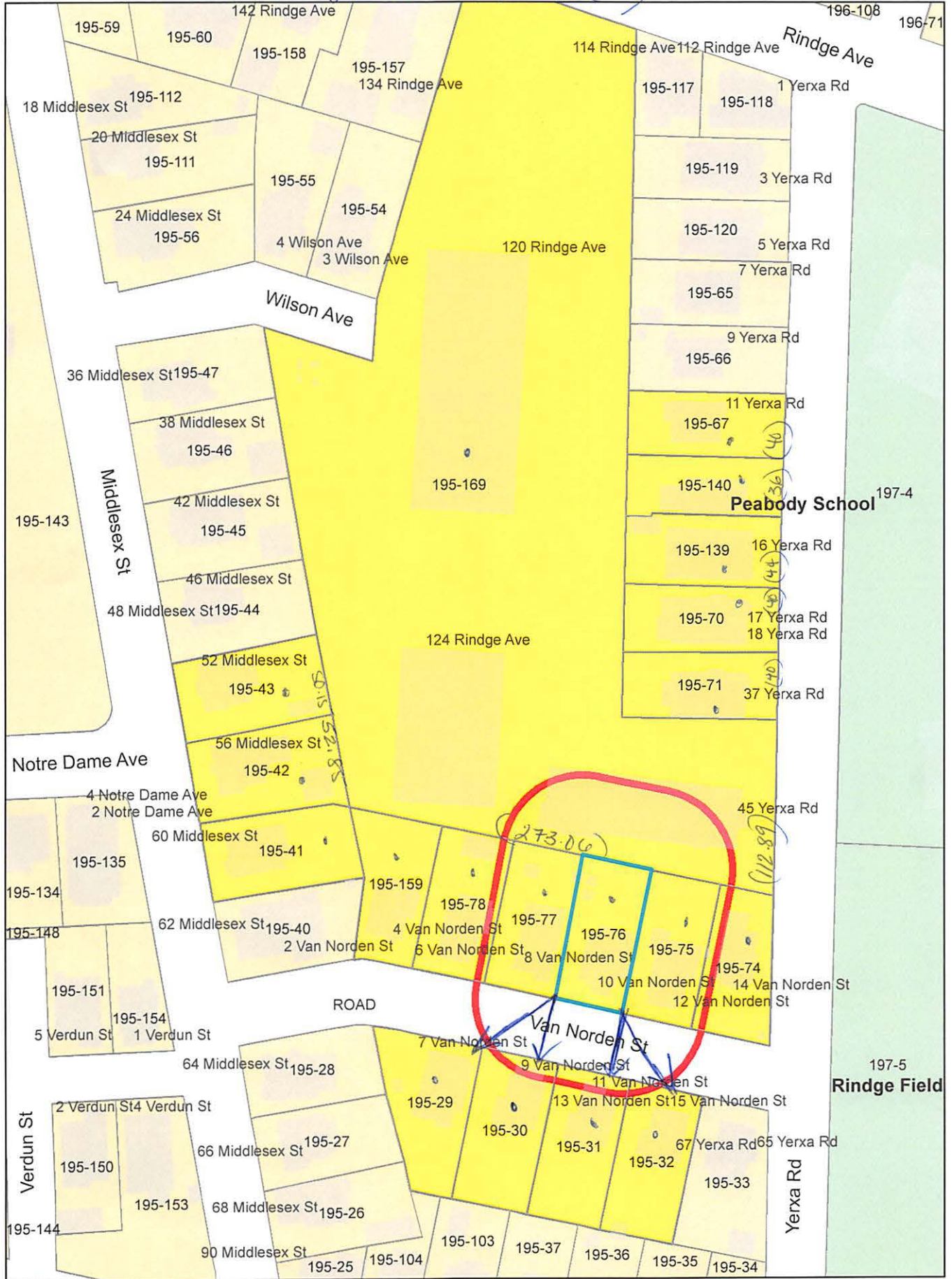


10  
Tyv  
Home

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

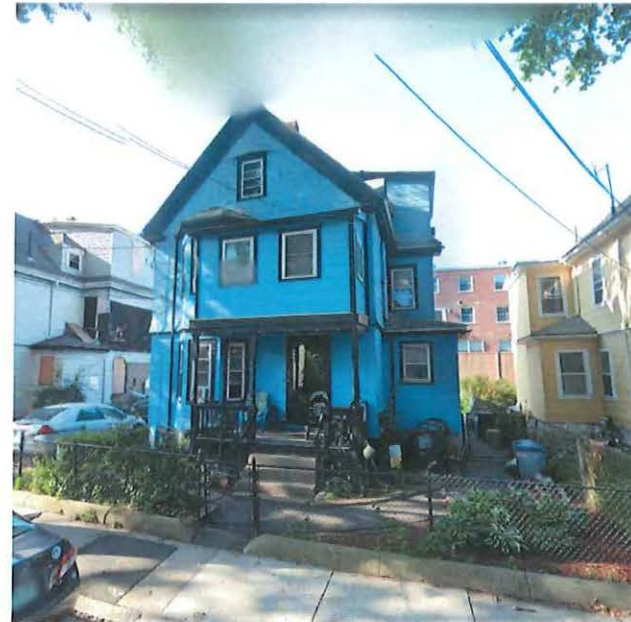
# DENEHY RESIDENCE

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

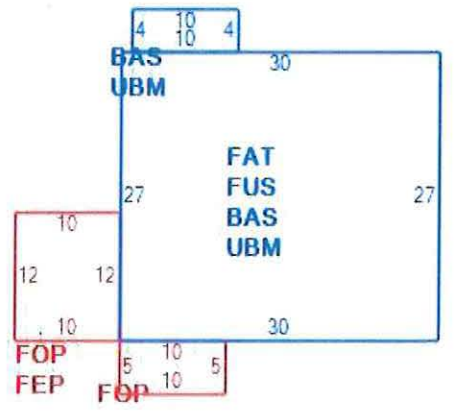
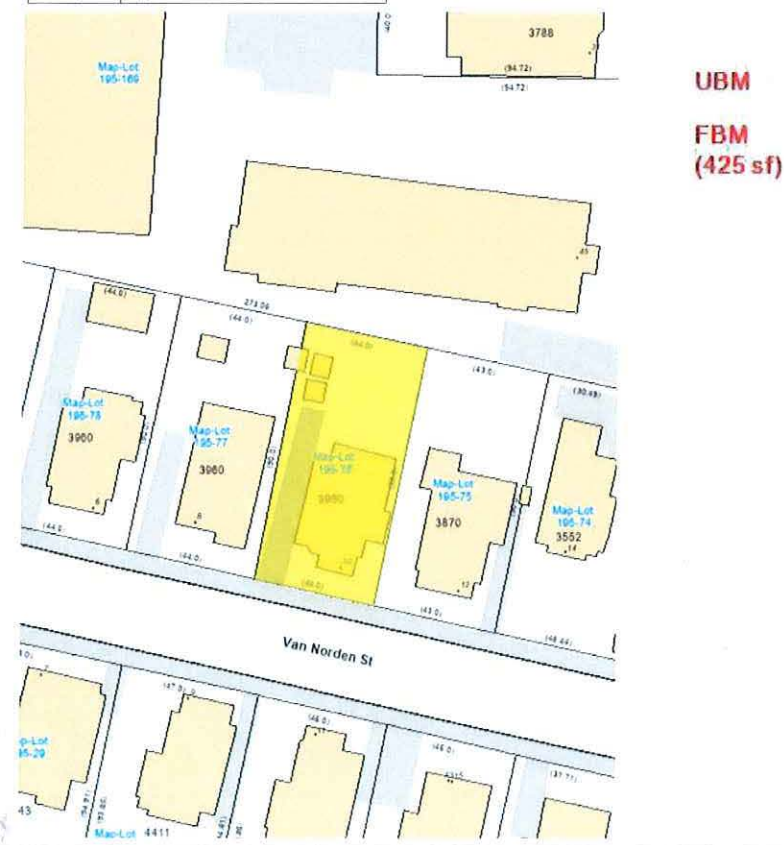
|  |  |
|--|--|
|  | EARTH  |
|  | CONCRETE                                       |
|  | GRAVEL   |
|  | SAND   |
|  | GYP SUM BOARD OR SHEATHING                     |
|  | MASONRY - BRICK                                |
|  | MASONRY - CONCRETE BLOCK                       |
|  | WOOD - FINISH - END 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<br>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<br>ROOM #                                     | CENTERLINE         |
|  | AREA NAME<br>AREA                                       | SHEET<br>SHEET     |
|  | DOOR #  | HINGE SIDE OF DOOR |
|  | #<br>TYPE   | ALIGN SURFACES     |
|  | ROOM NAME<br>ROOM #<br>FLOOR<br>BASE<br>WALL<br>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 KEYPED 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

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

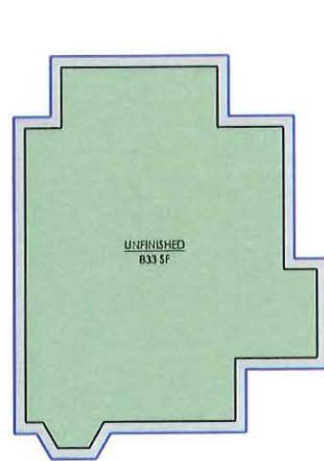
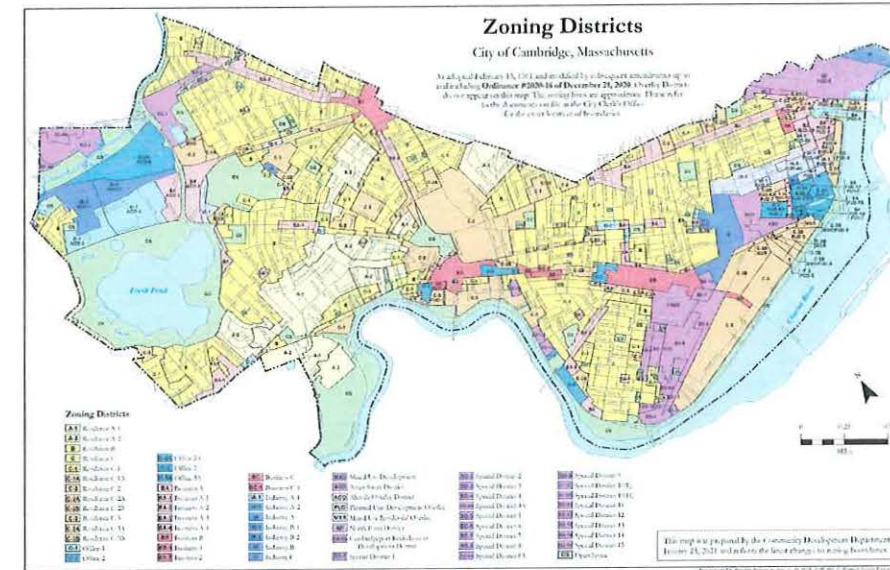
EXISTING F.A.R = 0.56  
 PROPOSED F.A.R = 0.60  
 REQUIRED F.A.R = 0.50

## 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 |

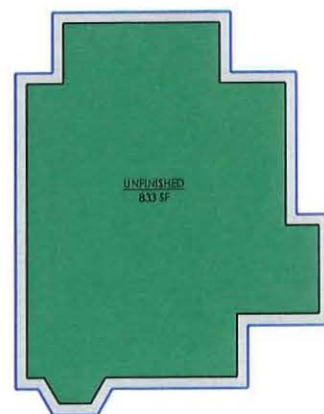
| PROPOSED AREA PLAN |                       |         |
|--------------------|-----------------------|---------|
| Level              | Name                  | Area    |
| EXISTING LEVEL 1   | FINISHED LIVING SPACE | 833 SF  |
| EXISTING LEVEL 2   | FINISHED LIVING SPACE | 845 SF  |
| EXISTING LEVEL 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

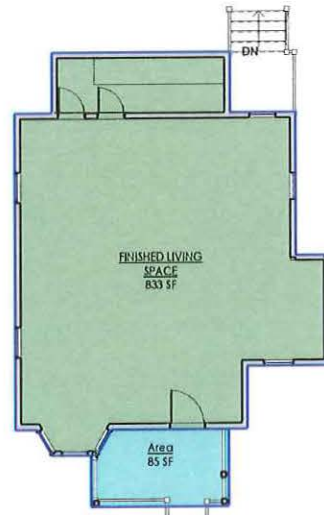
2 EXISTING LEVEL 0  
1/8" = 1'-0"



### Building Area Legend

Gross Building Area

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

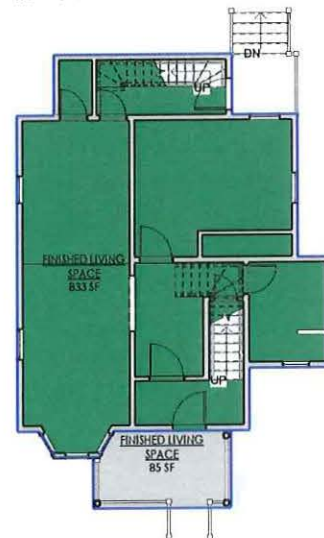


### Rentable Area Legend

Building Common Area

Exterior Area

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

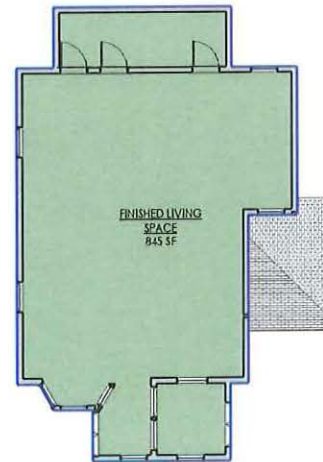


### Building Area Legend

Gross Building Area

Exterior Area

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



### Rentable Area Legend

Building Common Area

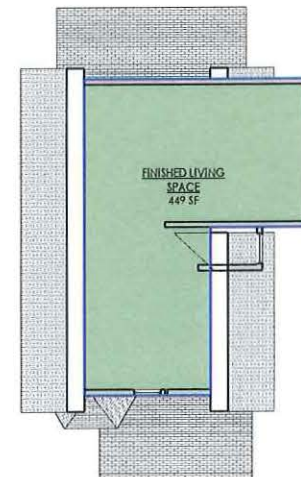
4 EXISTING LEVEL 2  
1/8" = 1'-0"



### Building Area Legend

Gross Building Area

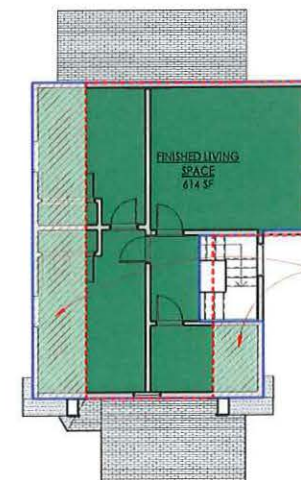
8 PROPOSED LEVEL 2  
1/8" = 1'-0"



### Rentable Area Legend

Building Common Area

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

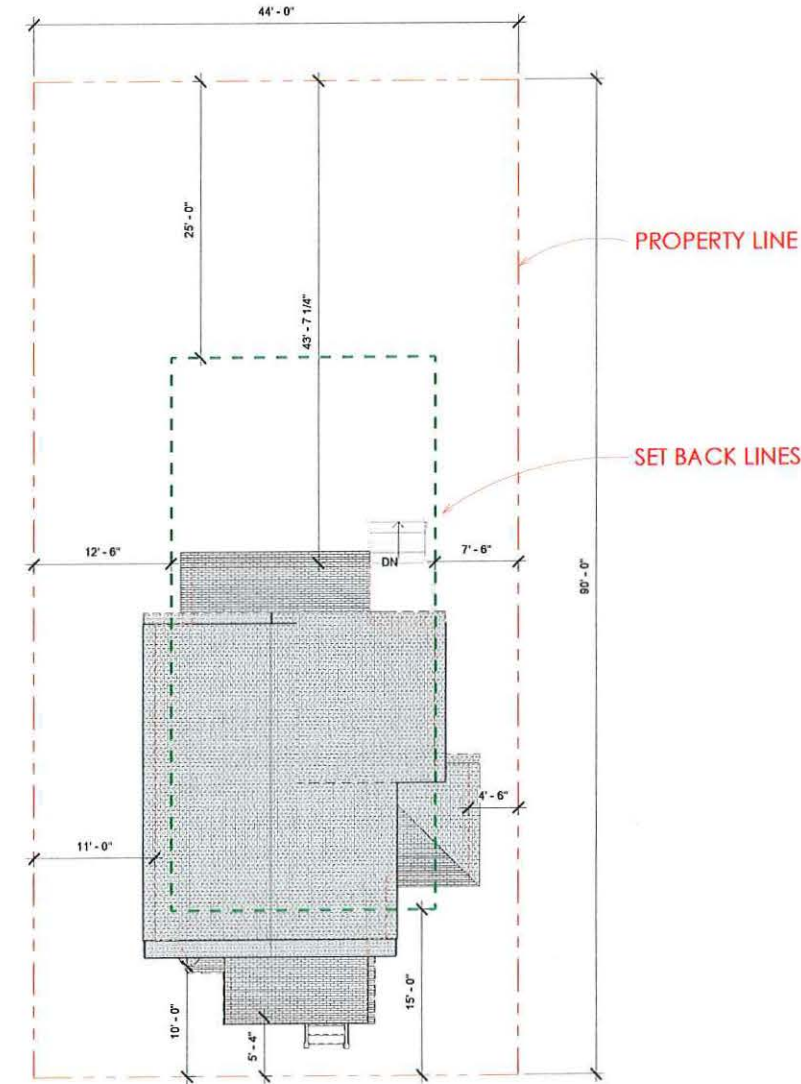


### Building Area Legend

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:

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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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REGISTRATIONS:

STRUCTURAL ENGINEER:

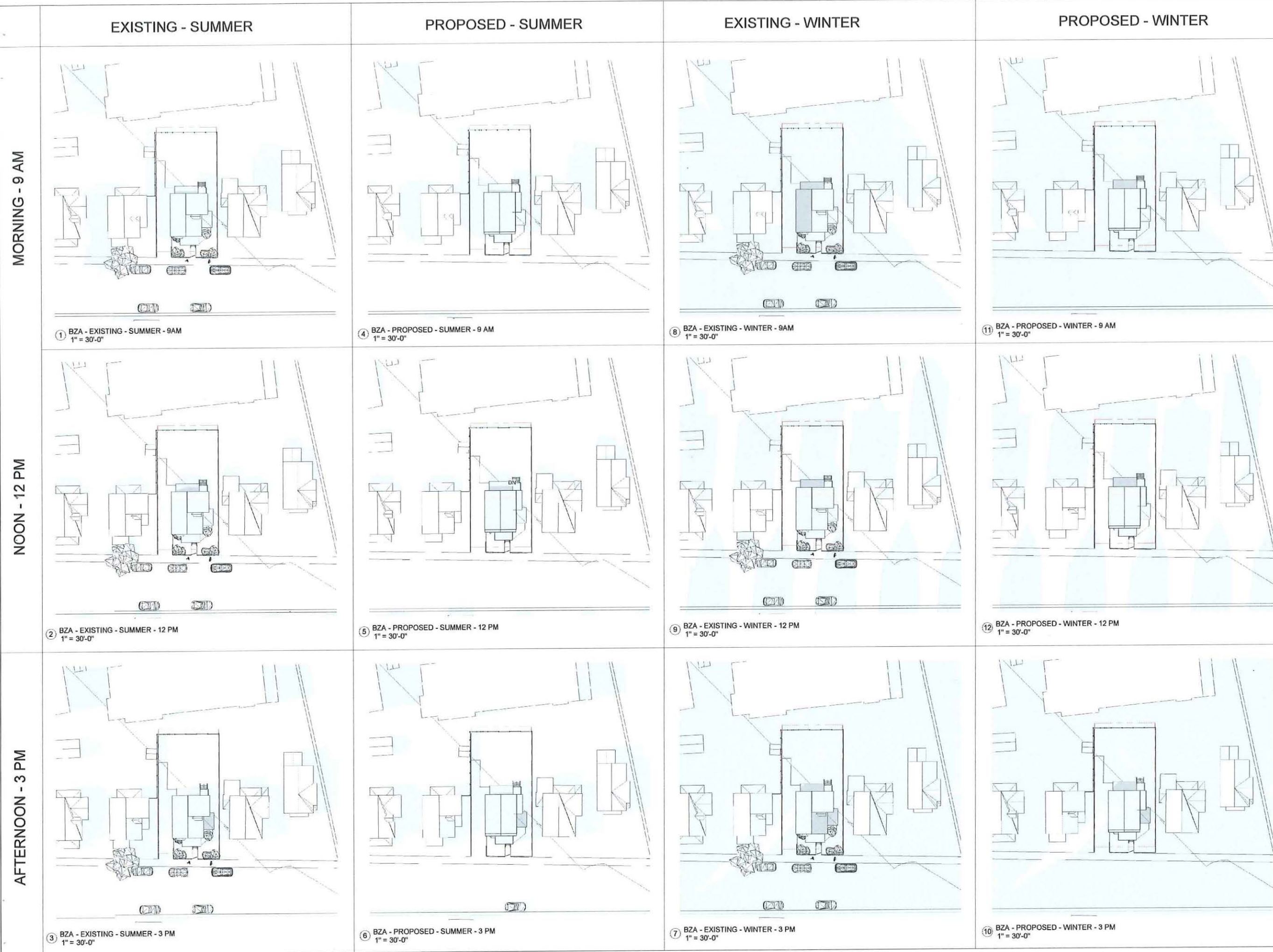
SOLAR STUDY

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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AXONS

JOHN DENEHY

DENEHY RESIDENCE

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MA 02140

|                |                            |
|----------------|----------------------------|
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| Project number | 2207-0010                  |
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BZA-005

Scale



EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW

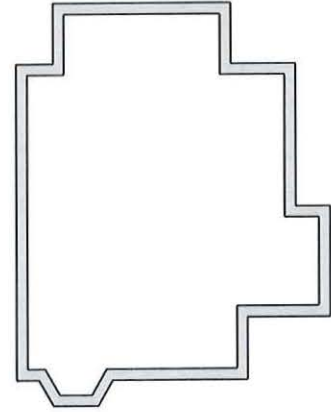
JOHN DENEHY  
DENEHY RESIDENCE  
10 VAN NORDEN ST. CAMBRIDGE,  
MA 02140

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

**BZA-007**

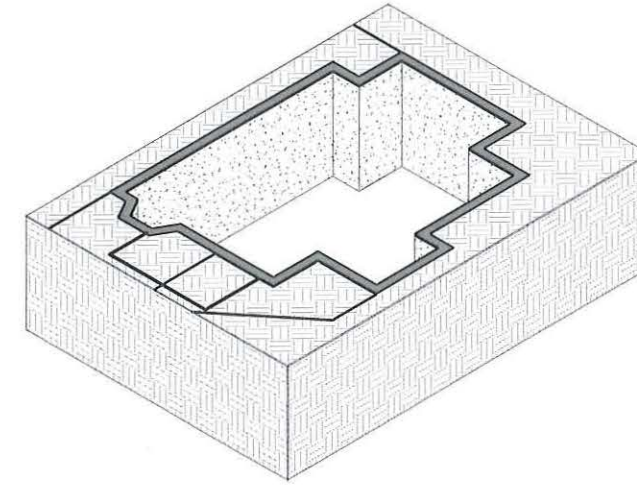
Scale



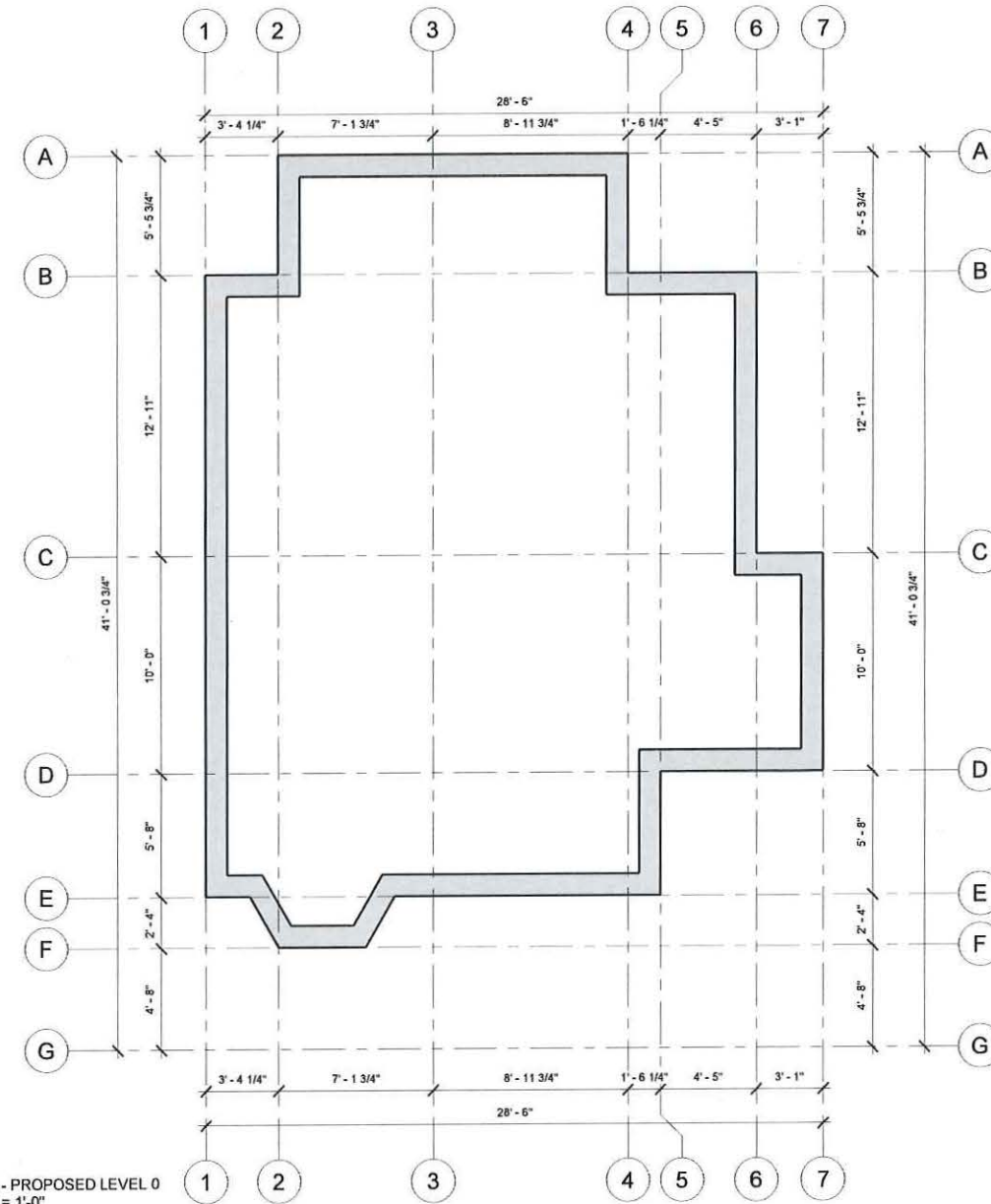


① BZA - EXISTING LEVEL 0  
1/8" = 1'-0"

NO REQUESTED RELIEF  
ON THIS FLOOR



③ BZA - AXON - LEVEL 0



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



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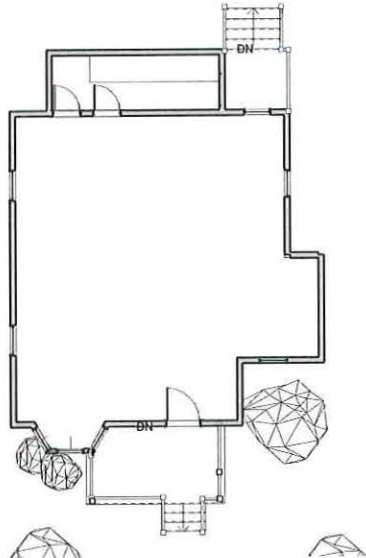
**NOT FOR  
CONSTRUCTION**

LEVEL 0

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

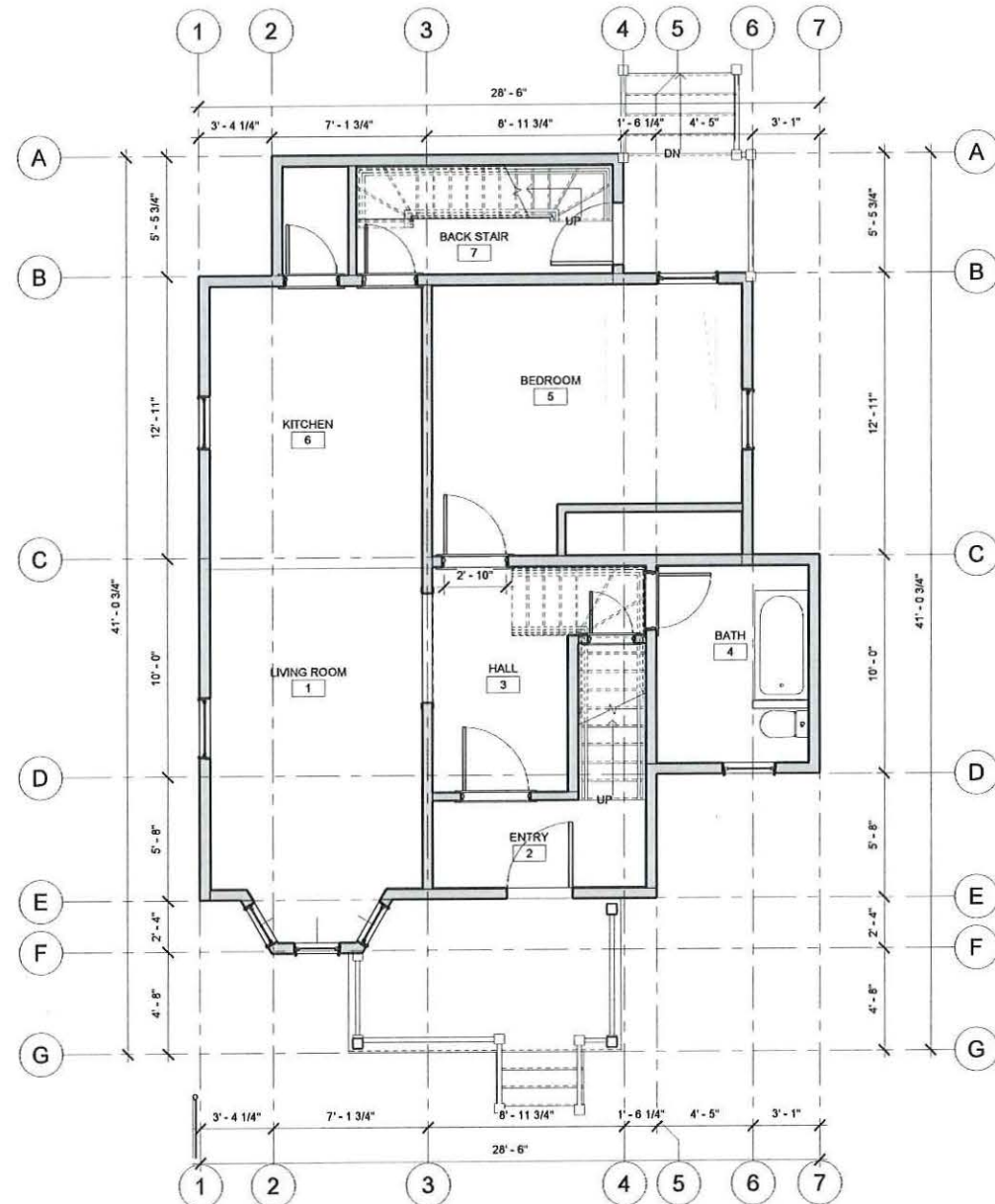
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|----------------|-------------------------------|
| Project Status | BOARD OF ZONING<br>APPEAL SET |
| Project number | 2207-0010                     |
| Date           | 08/11/2022                    |
| Drawn by       | Author                  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

**BZA-100**  
 Scale As Indicated

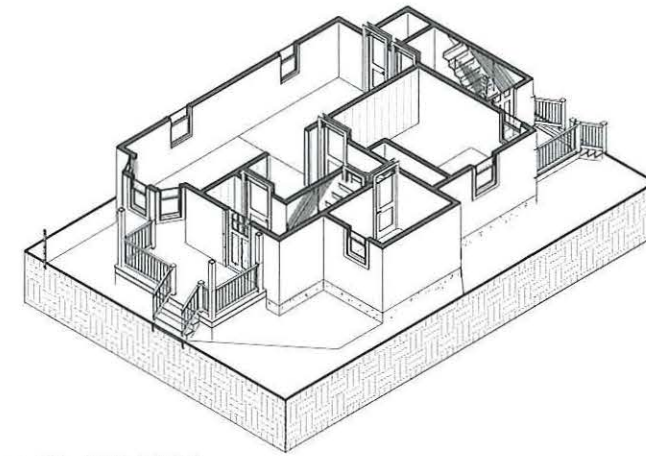


1 BZA - EXISTING LEVEL 1  
1/8" = 1'-0"

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

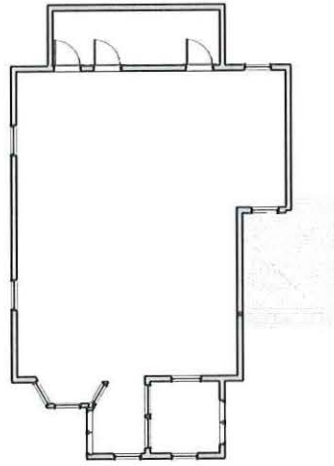
JOHN DENEHY  
DENEHY RESIDENCE  
10 VAN NORDEN ST. CAMBRIDGE,  
MA 02140

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

BZA-101

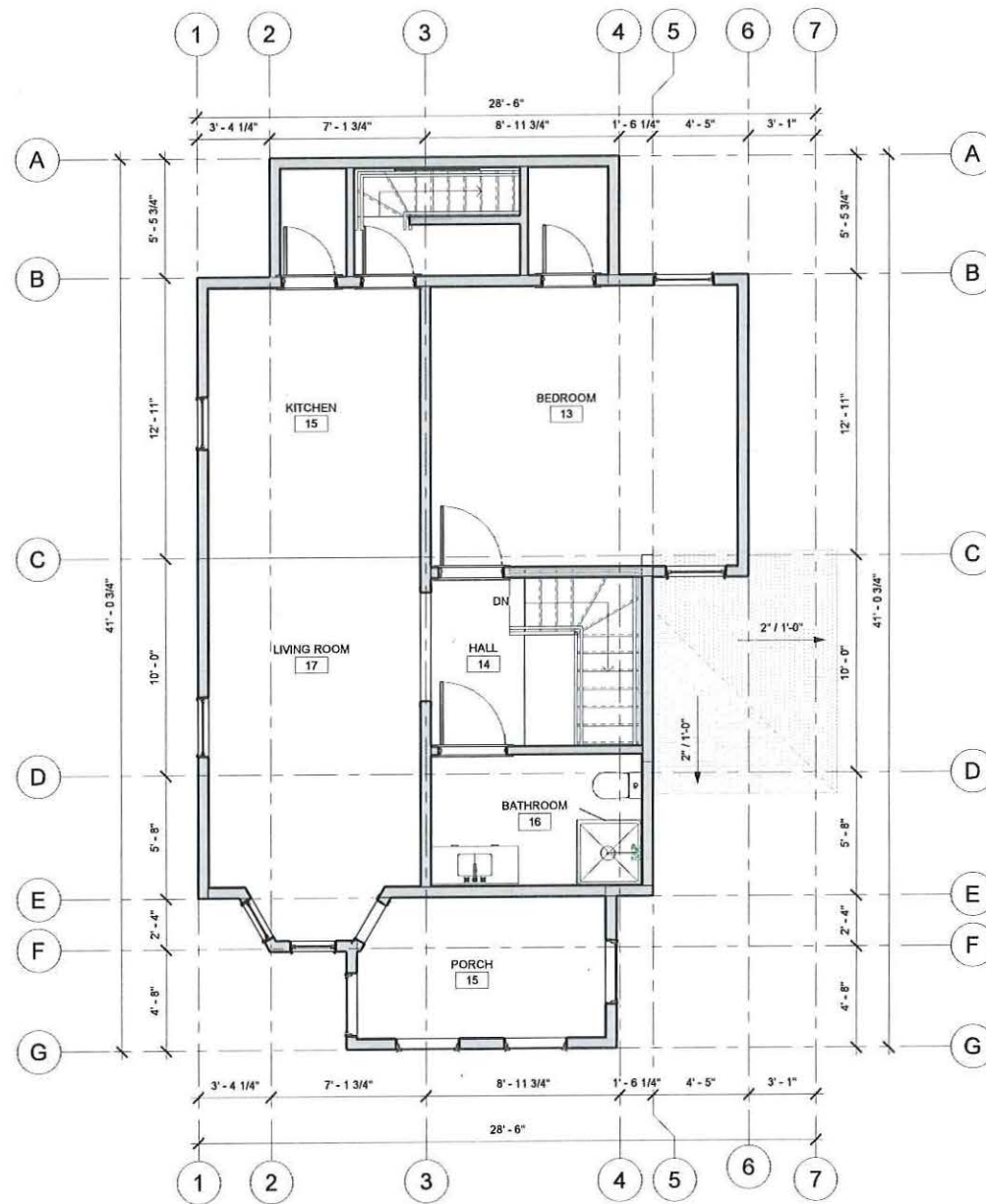
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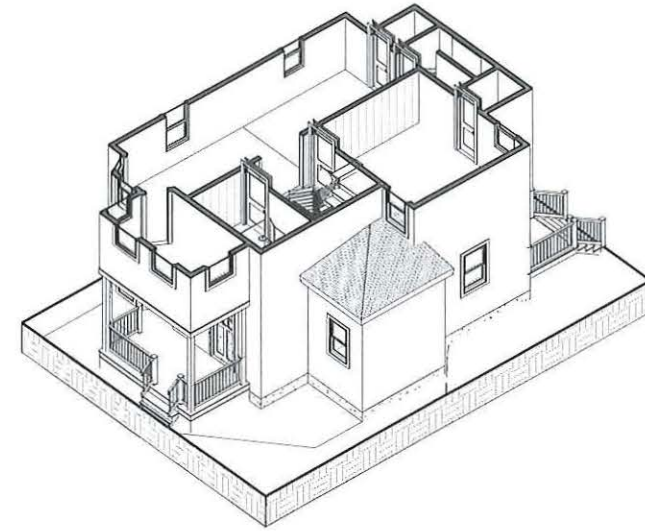


1 BZA - EXISTING LEVEL 2  
1/8" = 1'-0"

NO REQUESTED RELIEF  
ON THIS FLOOR



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



3 BZA - AXON - LEVEL 2



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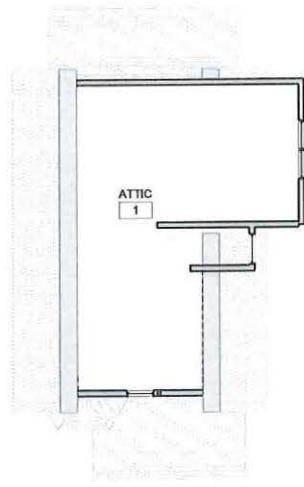
LEVEL 2

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 DENEHY RESIDENCE  
 10 VAN NORDEN ST. CAMBRIDGE,  
 MA 02140

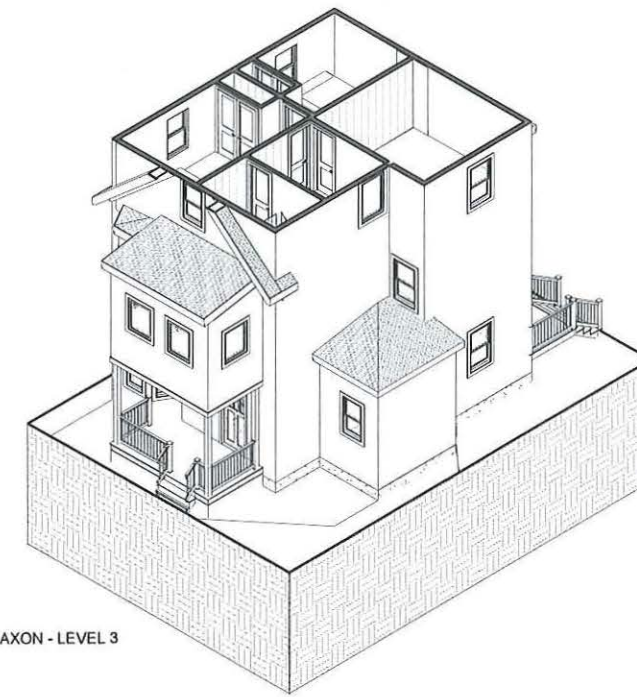
BOARD OF ZONING  
 APPEAL SET  
 Project Status  
 Project number 2207-0010  
 Date 08/11/2022  
 Drawn by Author  
 Checked by Checker

**BZA-102**

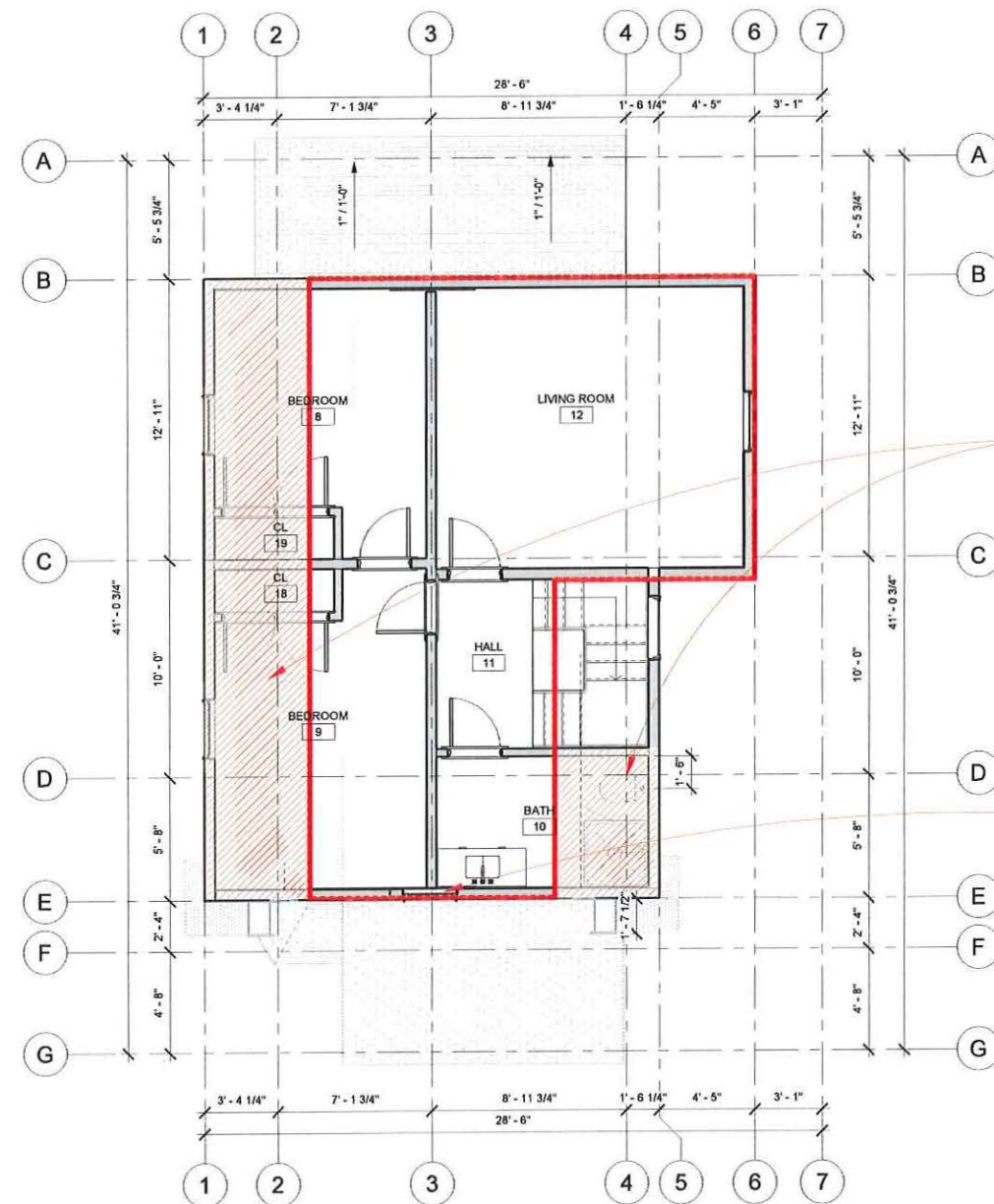
Scale As indicated



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



3 BZA - AXON - LEVEL 3



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



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REGISTRATIONS:

**NOT FOR  
CONSTRUCTION**

LEVEL 3

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

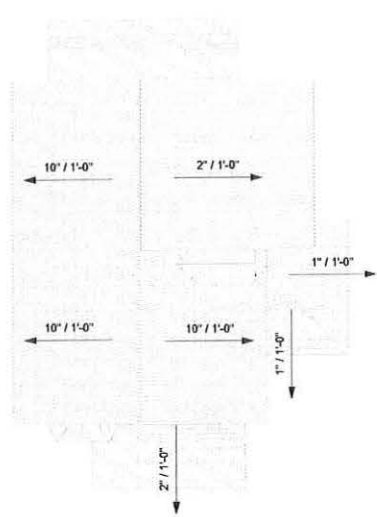
BOARD OF ZONING  
APPEAL SET  
Project Status  
Project number 2207-0010  
Date 08/11/2022  
Drawn by Author  
Checked by Checker

**BZA-103**

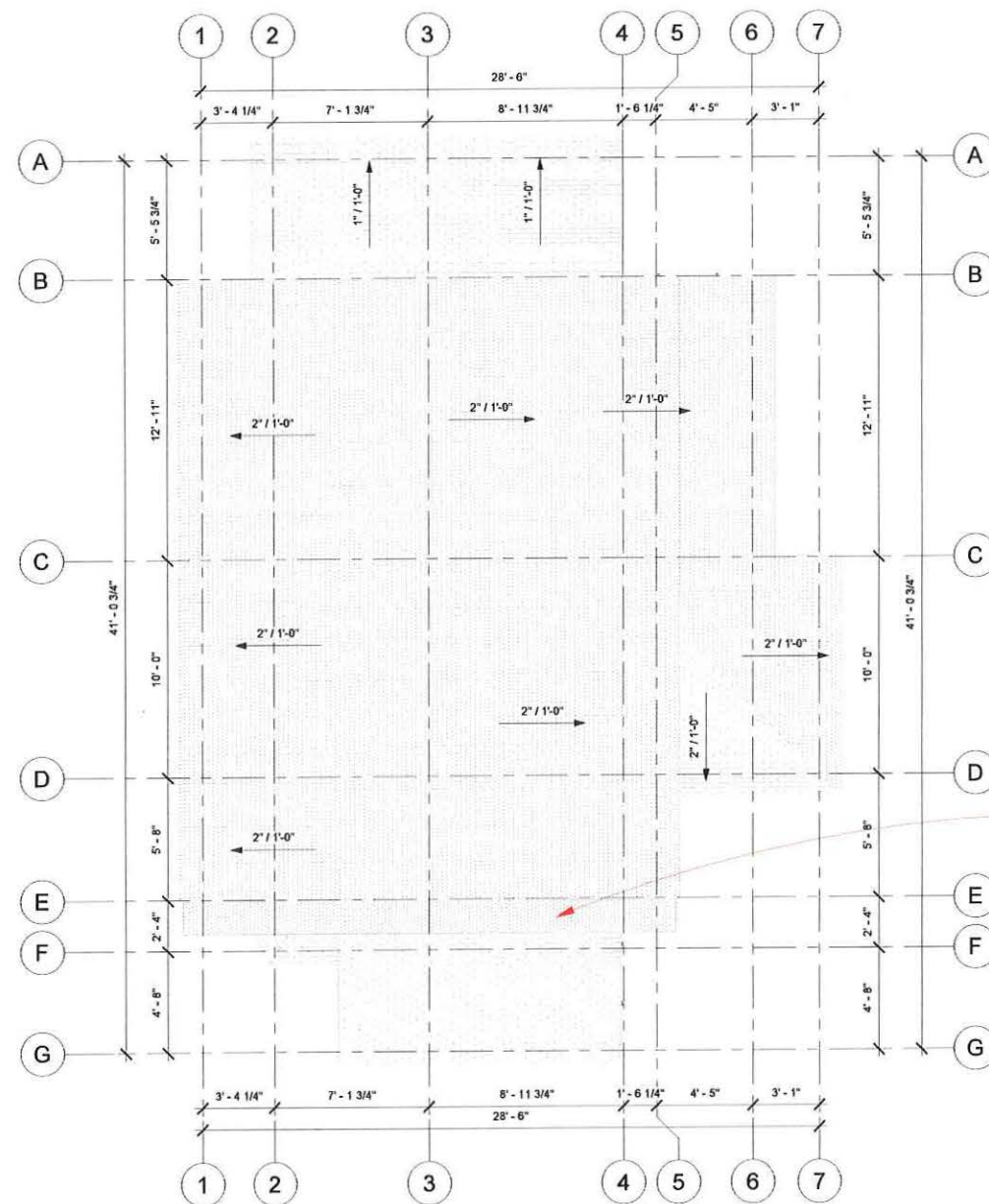
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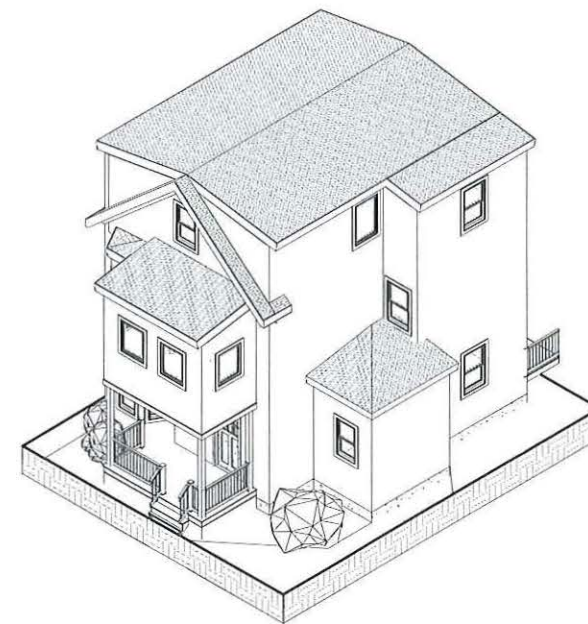
# BZA-104 ROOF PLAN



① BZA - EXISTING RIDGE  
1/8" = 1'-0"



② BZA - PROPOSED RIDGE  
1/4" = 1'-0"



③ BZA - AXON - ROOF



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**NOT FOR CONSTRUCTION**

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     |
| Checked by                 | Checker    |

**BZA-104**

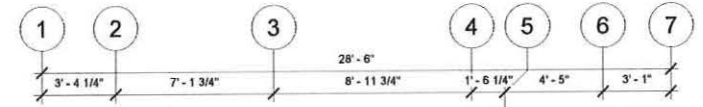
Scale As indicated



**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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REGISTRATIONS:

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ELEVATION SOUTH

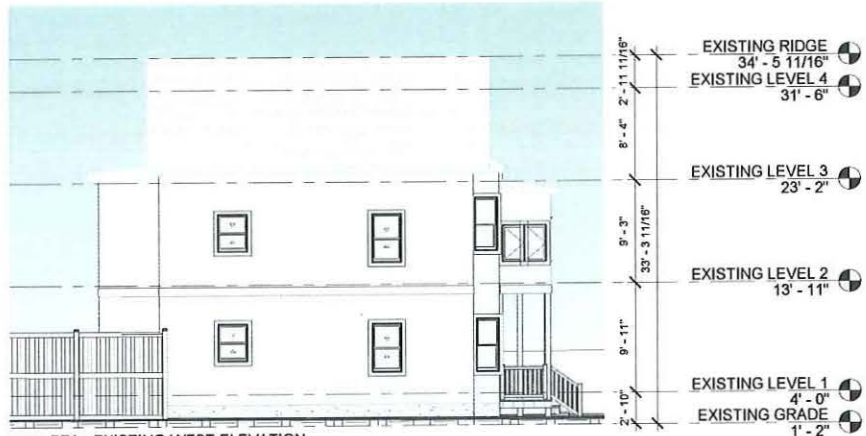
JOHN DENEHY  
 DENEHY RESIDENCE  
 10 VAN NORDEN ST. CAMBRIDGE,  
 MA 02140

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

**BZA-200**  
 Scale As indicated



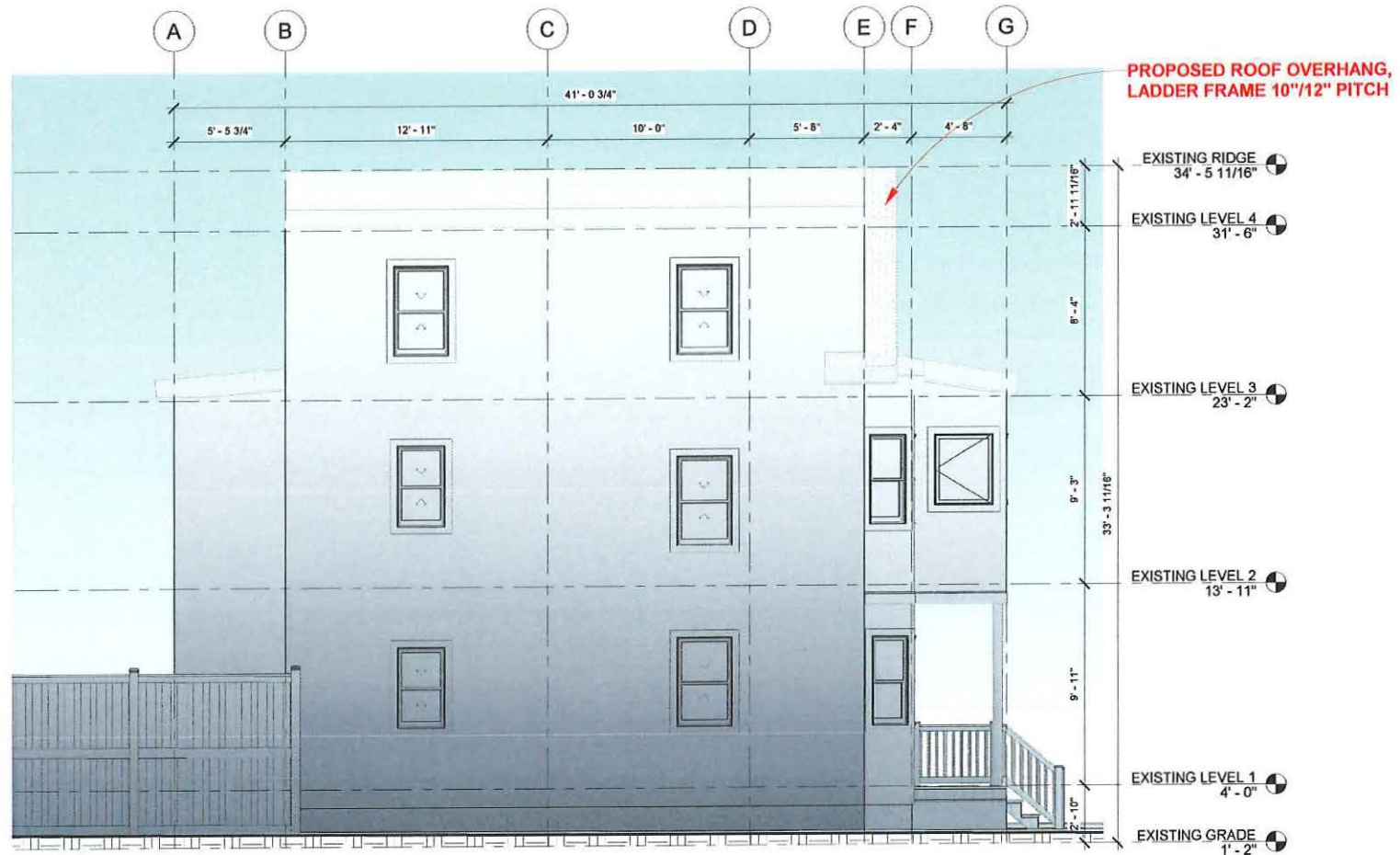
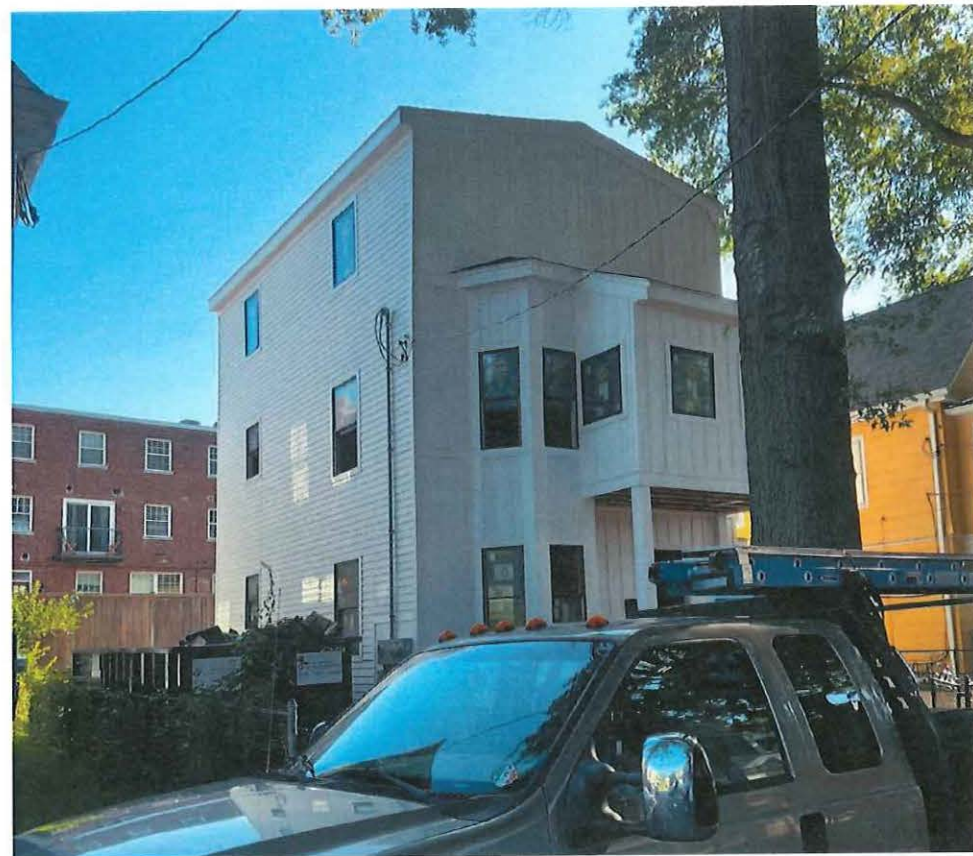
**BZA-201 ELEVATION WEST**



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



PROPOSED



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



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REGISTRATIONS:

**NOT FOR CONSTRUCTION**

ELEVATION WEST

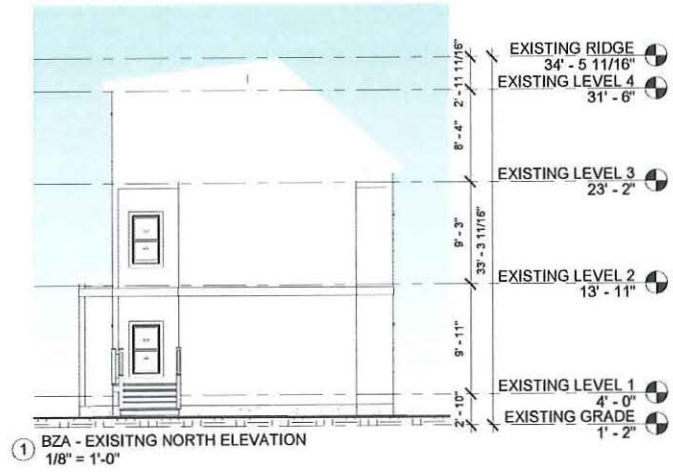
JOHN DENEHY  
 DENEHY RESIDENCE  
 10 VAN NORDEN ST. CAMBRIDGE,  
 MA 02140

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

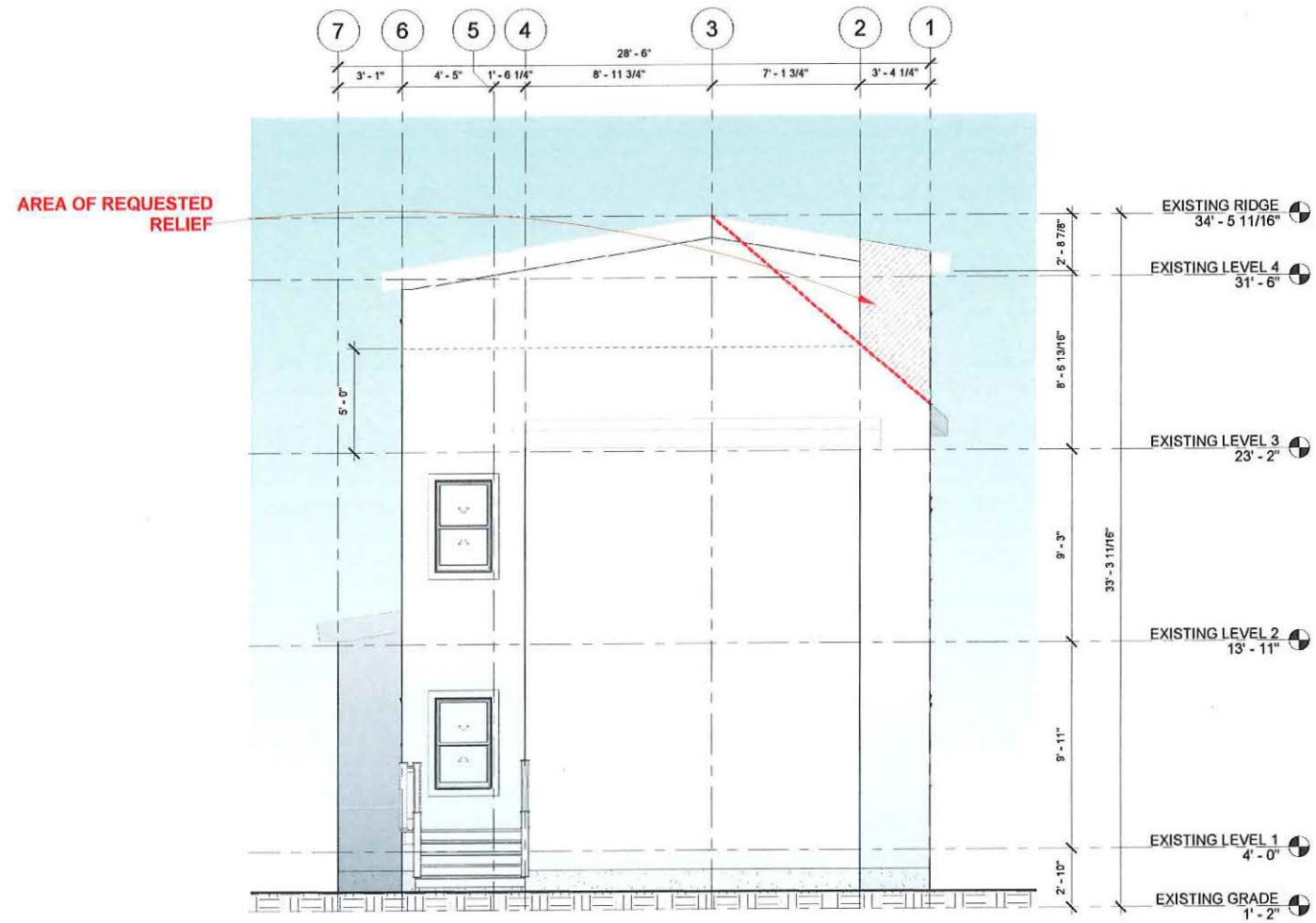
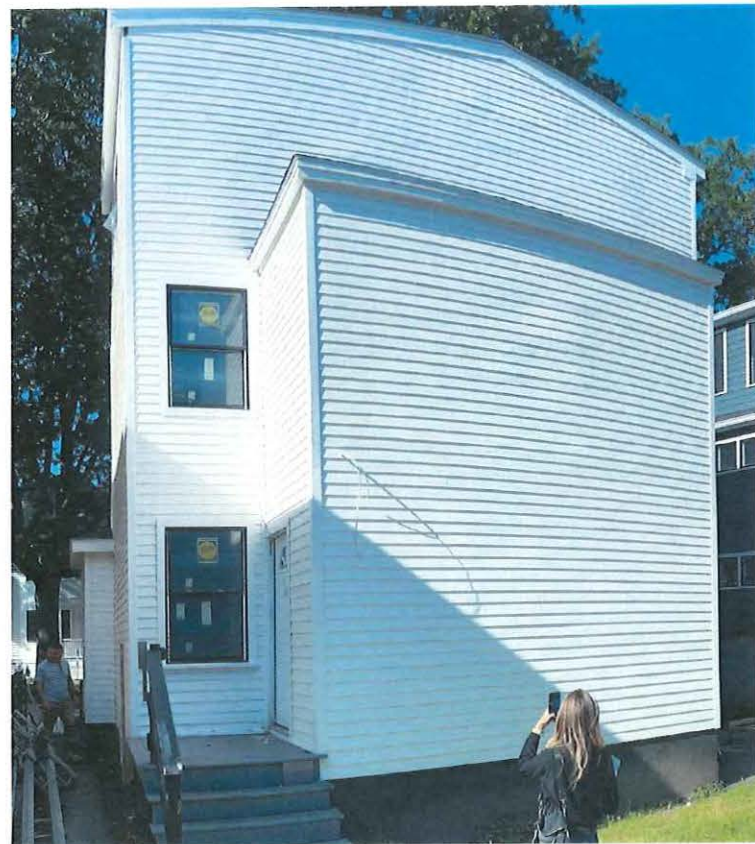
**BZA-201**  
 Scale As indicated



**BZA-202 ELEVATION NORTH**



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



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

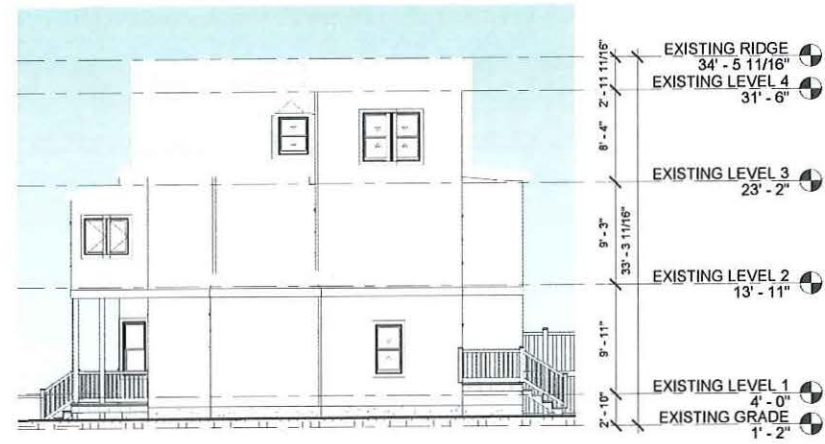
BOARD OF ZONING  
 APPEAL SET  
 Project Status  
 Project number 2207-0010  
 Date 08/11/2022  
 Drawn by Author  
 Checked by Checker

**BZA-202**

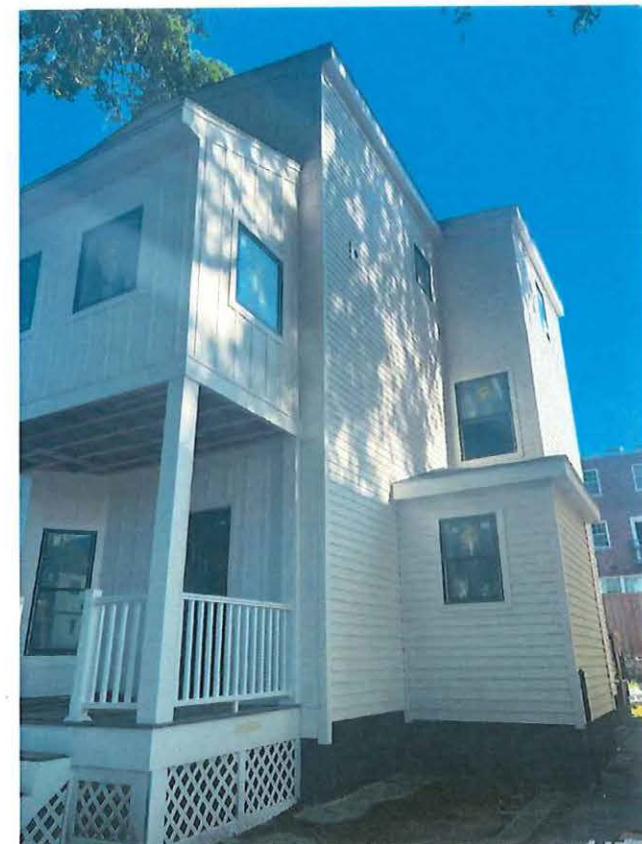
Scale As Indicated



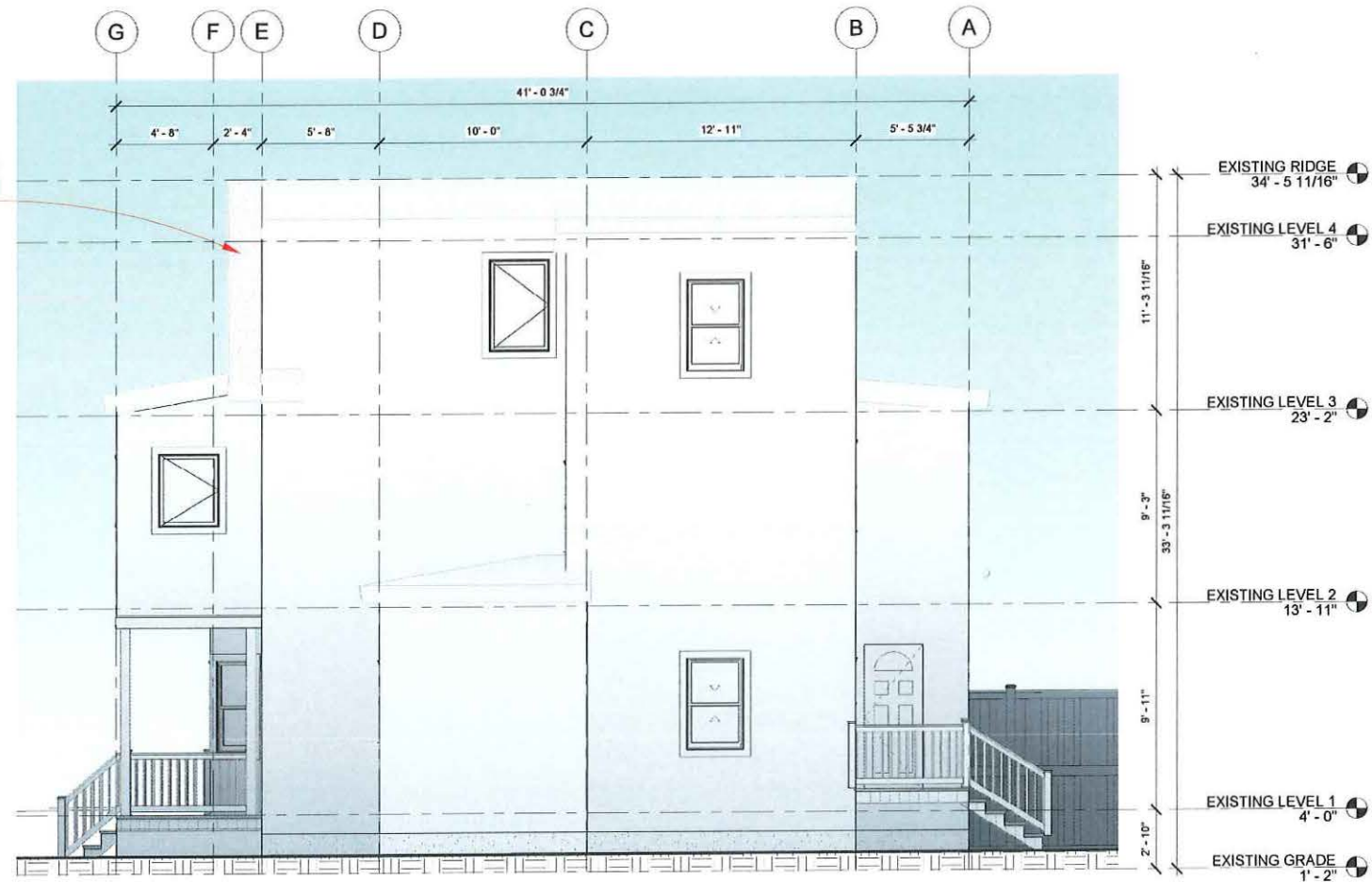
**BZA-203 ELEVATION EAST**



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  
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 Project Status  
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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,  
MA 02140

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

**BZA-300**

Scale

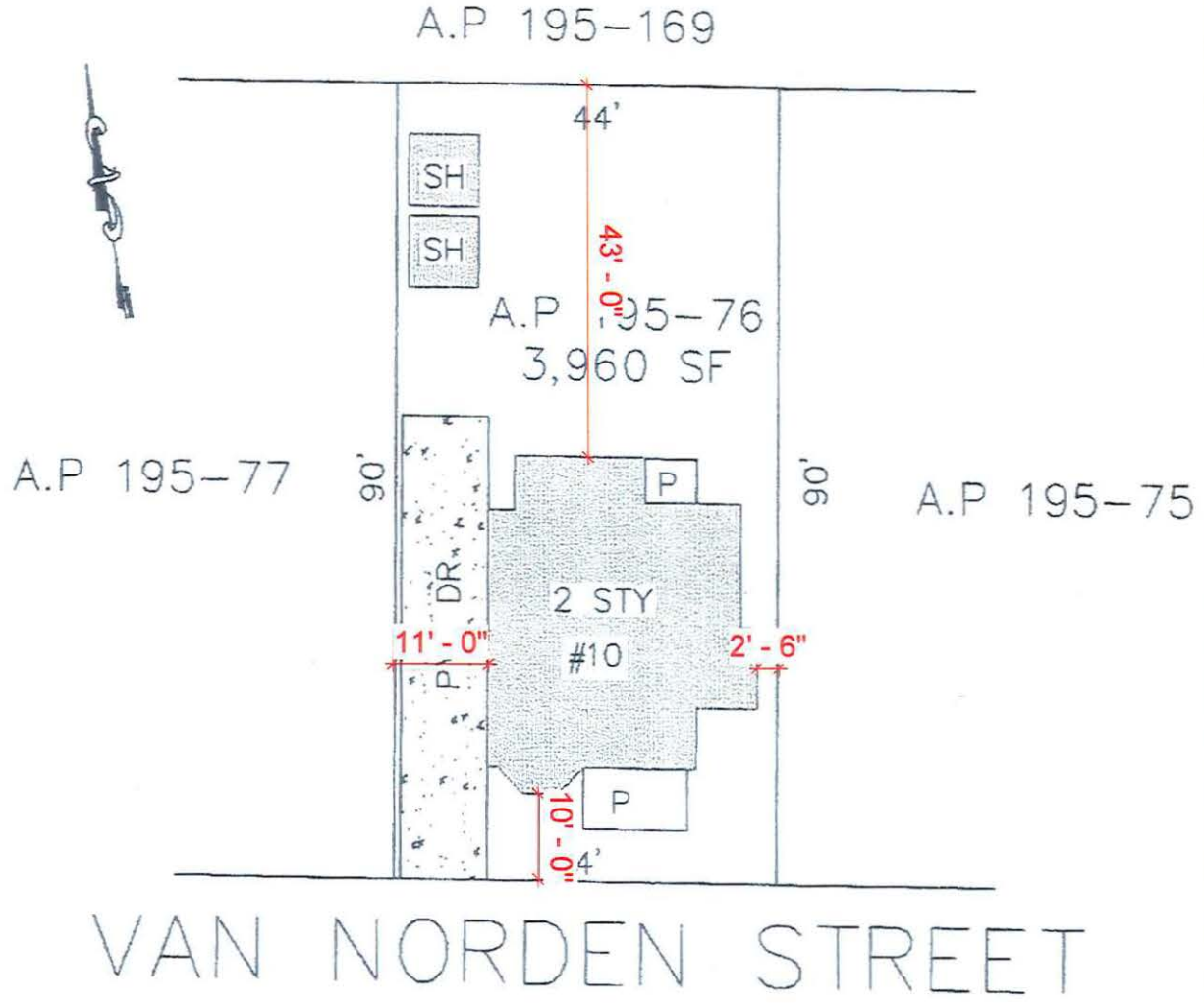
**SUPPLEMENTARY SHEETS FOR REFERENCE BELOW**



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

**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  
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BOARD OF ZONING  
APPEAL SET  
Project Status  
Project number 2207-0010  
Date 08/11/2022  
Drawn by Author  
Checked by Checker  
**BZA-301**  
Scale 1" = 10'-0"



BZA-302 EXISTING SITE PHOTOS

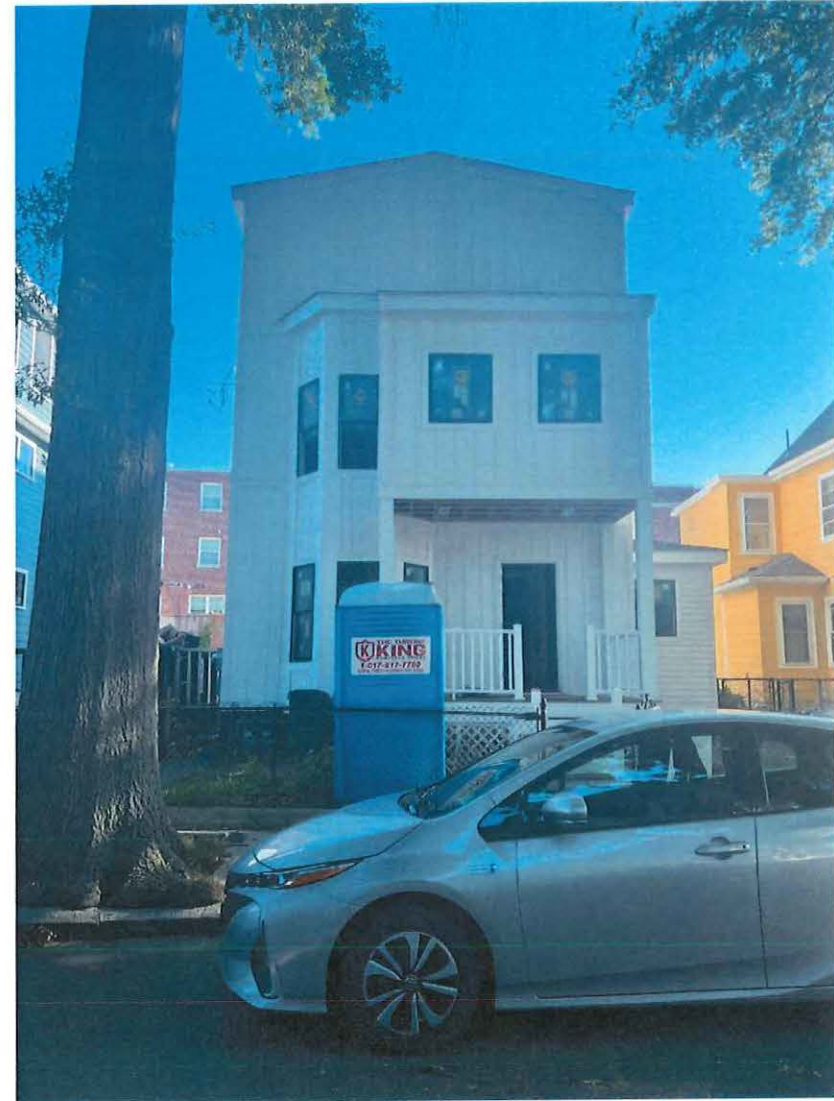
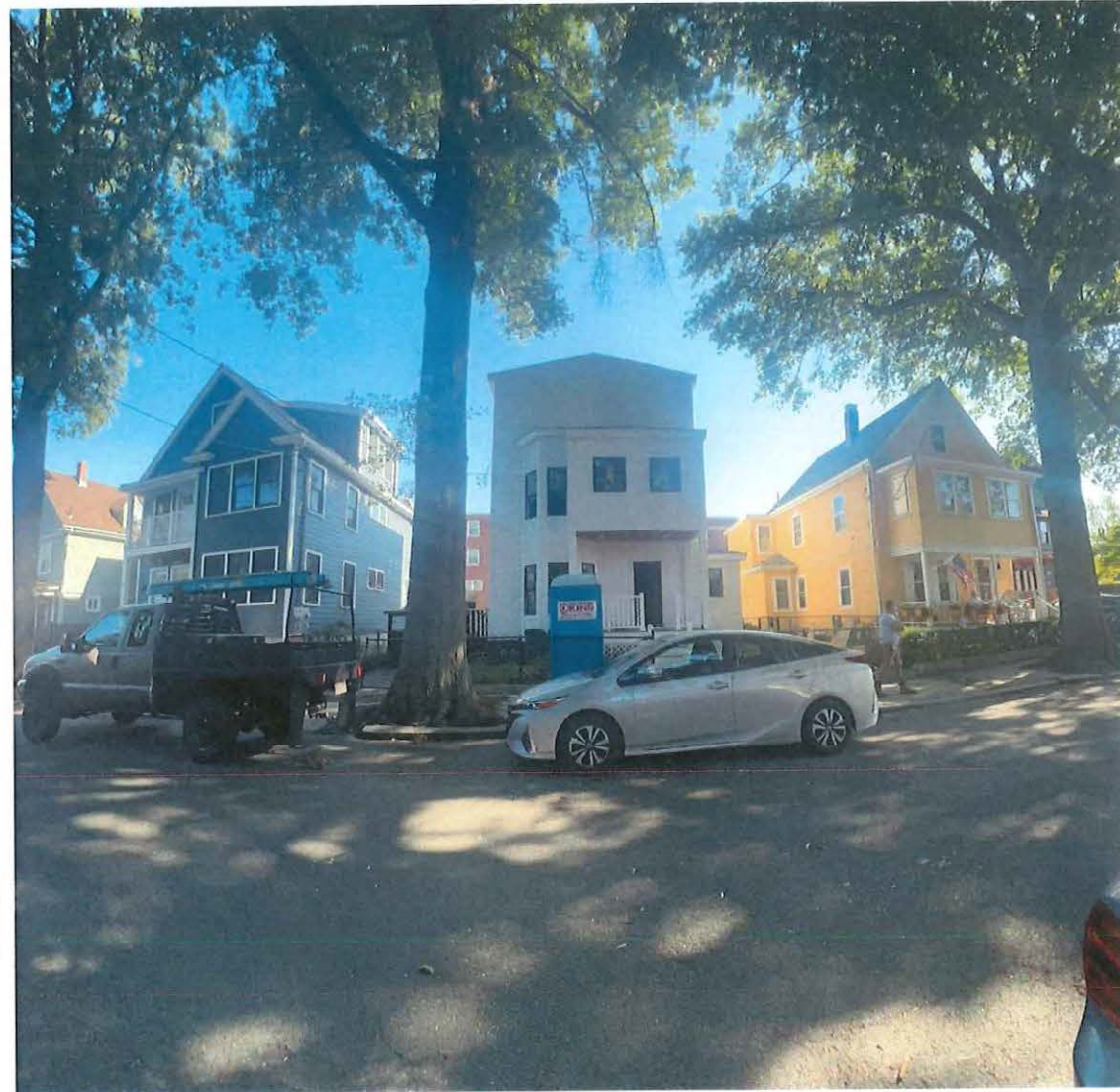
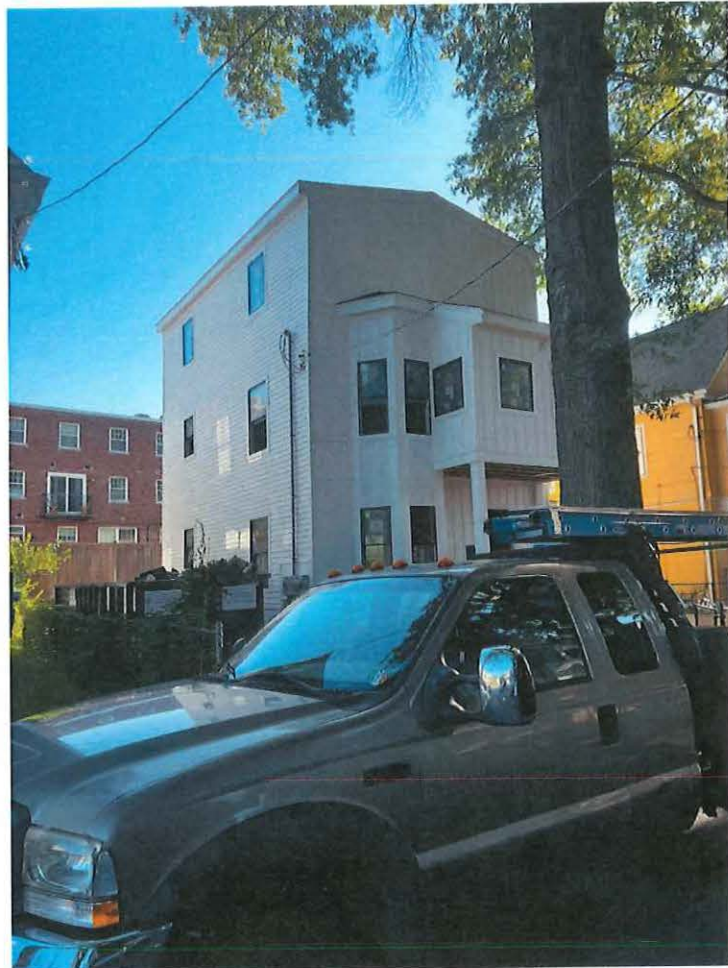


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EXISTING SITE PHOTOS



JOHN DENEHY

DENEHY RESIDENCE

10 VAN NORDEN ST. CAMBRIDGE,  
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**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 3<sup>rd</sup> 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 3<sup>rd</sup> floor addition is out of context with the surrounding houses. There are no windows, just a flat unsightly surface to the odd 3<sup>rd</sup> 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 3<sup>rd</sup> 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