



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017319-2020

GENERAL INFORMATION

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

Special Permit: ✓ Variance: ✓ Appeal: _____

PETITIONER: Charles and Karen Korn - C/O Alex Van Praagh

PETITIONER'S ADDRESS: 95 Antrim Street Cambridge, MA 02139

LOCATION OF PROPERTY: 113 Inman St Cambridge, MA

TYPE OF OCCUPANCY: 2-family ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

Other: guard-rail and window alteration

DESCRIPTION OF PETITIONER'S PROPOSAL :

Relief requested is to install a guard rail along exterior stair well @ 7.5' from side-yard property line.

To install windows in the setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s):

Alexander C. Van Praagh
(Petitioner(s) / Owner)

ALEXANDER C. VAN PRAAGH
(Print Name)

Address: 95 ANTRIM STREET
CAMBRIDGE MA 02139

Tel. No.: 617-959-1158

E-Mail Address: alexvanpraagh@yahoo.com

Date: _____

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

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

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

Zoning relief is sought to install a guardrail needed for exterior side-yard basement stairwell.
Stairwell is needed to provide exterior access to basement.

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

Existing non-coforming side-yard set back is 5.3'. Guard-rail would be at 7.5' from property line and it is required to meet building code and to protect an exterior stairwell.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

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

Proposed stair guardrail is 7.5' from property line (2.7' more than the existing min side-yard set back).
Existing non-conforming side-yard set-backs are common within this neighborhood.

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Relief is sought for a guard rail that has minimal visual impact. It is set back 2.2' more than the exiting min side-yard setback. Neighbors are fine with it.

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

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 113 Inman 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:
- Special Permit is sought to alter two windows (W-103 and W-201 as shown and noted in proposed plans). These windows are within min-required side-yard set-back. Windows would be widened by 2.5" and shifted 3" and 9" to East.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
- The two windows requiring a special permit would replace windows in nearly the identical location and this change would not affect the established neighborhood character.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- The two windows requiring a special permit would not significantly alter the existing conditions.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- The two window requiring a special permit would not change views from the existing windows they are replacing.
- 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:
- Neighbors are fine with these two windows repalcing the exiting ones in the nearly identical location.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Alex Van Praagh **PRESENT USE/OCCUPANCY:** 2-family
LOCATION: 113 Inman St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** single family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3398	3518	4200	(max.)
<u>LOT AREA:</u>		5600	5600	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		.61	.63	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2800	5600	1500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	60	60	50	(min.)
	DEPTH	93	93	100	
<u>SETBACKS IN FEET:</u>	FRONT	16.1	16.1	14.4	(min.)
	REAR	21.9	21.9	20	(min.)
	LEFT SIDE	21.9	20.1	11.4	(min.)
	RIGHT SIDE	5.3	5.3	11.4	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	34.1	34.1	35	(max.)
	LENGTH	52.6	52.6	63.9	
	WIDTH	32.6	32.6	37.2	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		51.2	49.8	30	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	1	2	(max.)
<u>NO. OF PARKING SPACES:</u>		2	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>		11	11	11	(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.

Existing free-standing single-car garage to remain.

Renovation to use same construction as existing building: wood frame with masonry foundation.

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'.



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617 349-6100

2020 AUG -6 PM 2:49

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-017319-2020

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Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :

Alfred C. U. Pyle
(Petitioner(s) / Owner)

ALEXANDER C. VAN PRAAGH
(Print Name)

Address : 95 ANTRIM STREET
CAMBRIDGE MA 02139

Tel. No. : 617-959-1158

E-Mail Address : alexvanpraaghe@yahoo.com

Date : _____

BZA-017319-2020

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.

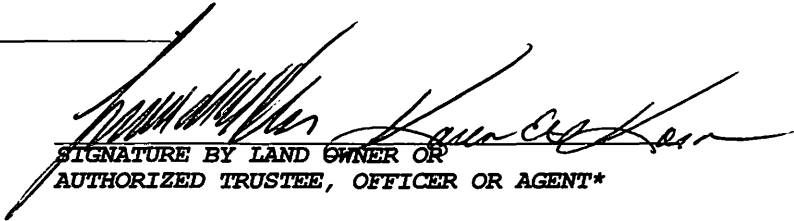
I/We Charles H M Korn and Karen E H Korn
(OWNER)

Address: 113 Inman Street Cambridge, MA 02139

State that I/We own the property located at 113 Inman Street,
which is the subject of this zoning application.

The record title of this property is in the name of Charles H M Korn and
Karen E H Korn

*Pursuant to a deed of duly recorded in the date 10/18/2019, Middlesex South
County Registry of Deeds at Book 73483, Page 383; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

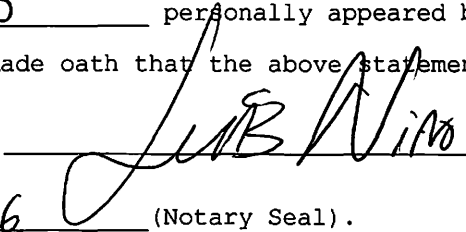

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Luis Nino personally appeared before me,
this 13 of August, 2020, and made oath that the above statement is true.

My commission expires 06/2026 (Notary Seal).


Notary

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



0000 11/11/1952

THE UNITED STATES OF AMERICA

DEPARTMENT OF AGRICULTURE

OFFICE OF THE SECRETARY

WASHINGTON, D. C.

11/11/1952

MEMORANDUM

TO: THE SECRETARY, DEPARTMENT OF AGRICULTURE

FROM: [illegible]

SUBJECT: [illegible]

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]

7. [illegible]

8. [illegible]

9. [illegible]

10. [illegible]

11. [illegible]

12. [illegible]

13. [illegible]

14. [illegible]

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18. [illegible]

19. [illegible]

20. [illegible]



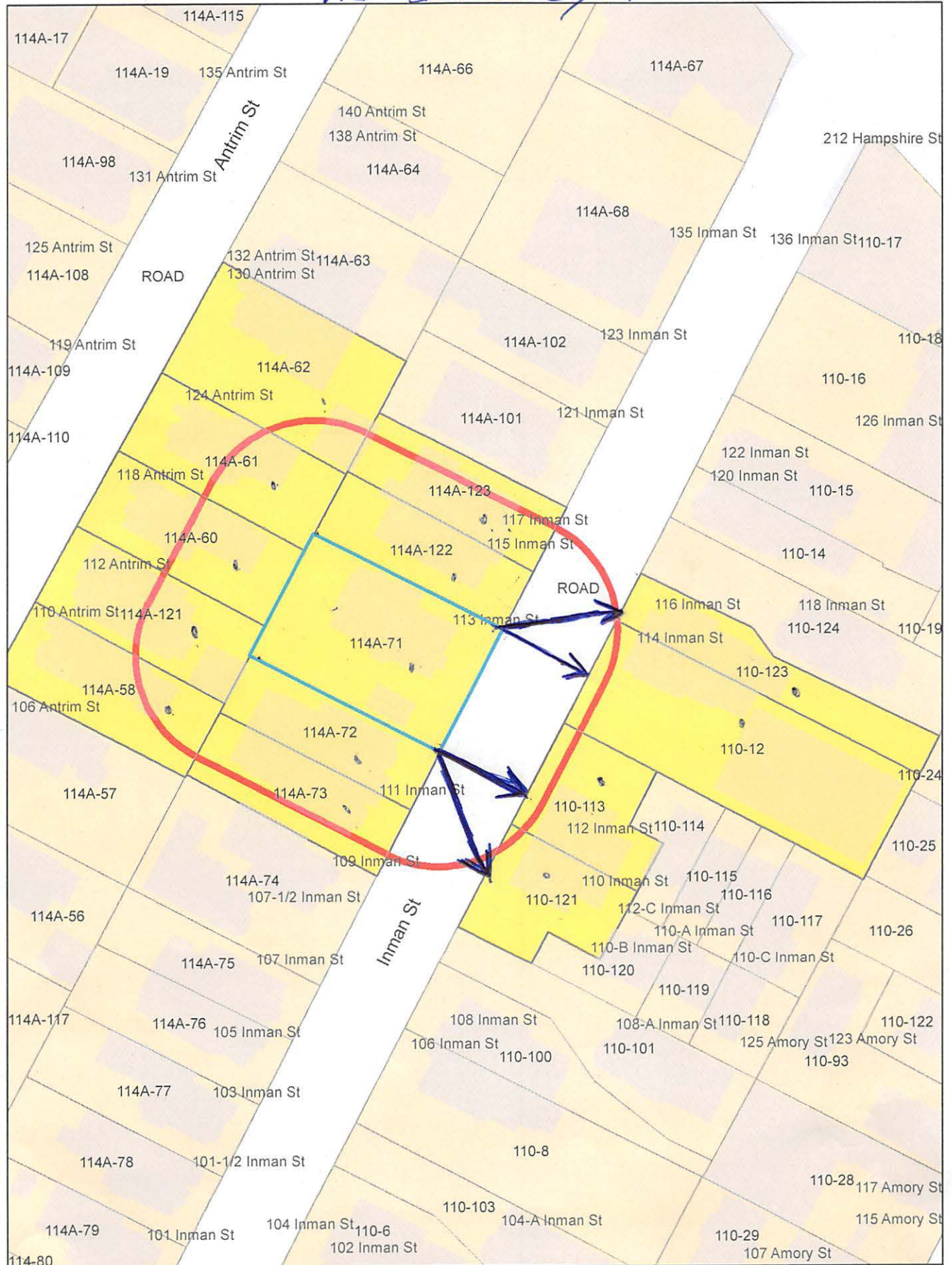
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11/11/1952

11/11/1952

11/11/1952

113 Inman St.



113 Inman St.

Petitioner

110-113
ZARA, CATALIN & AMALIA C. ZARA
112 INMAN ST
CAMBRIDGE, MA 02139

110-121
POBURKO, NICHOLAS S. &
MARY JO MAHLER POBURKO
110 INMAN ST
CAMBRIDGE, MA 02139

ALEXANDER C. VAN PRAAGH
95 ANTRIM STREET
CAMBRIDGE, MA 02139

114A-72
SCHEINER, DAVID
111 1/2 INMAN ST., UNIT C
CAMBRIDGE, MA 02139

114A-73
GALLANT, BETAR
111 INMAN ST., #A
CAMBRIDGE, MA 02139

114A-73
BURKE, JANE S. & CARRIE R. BURKE
111 INMAN ST. UNIT B
CAMBRIDGE, MA 02139

114A-121
CORDEIRO, DOROTHY A LIFE ESTATE
112 ANTRIM ST
CAMBRIDGE, MA 02139

114A-58
LAUFFENBURGER, DOUGLAS A. &
LINDA G. GRIFFITH, TR. 110 ANTRIM STREET
110 ANTRIM ST
CAMBRIDGE, MA 02138-1102

114A-61
MOORE, RICHARD C. JR. & ELIZABETH M. MOORE
THE 124 ANTRIM STREET REALTY TRUST
124 ANTRIM ST
CAMBRIDGE, MA 02139-1102

114A-62
JAFKE, JACOB D. & IRIS Z. JAFKE
130 ANTRIM ST
CAMBRIDGE, MA 02139

114A-72
PAGE, STEPHANIE C.
111 1/2 INMAN ST., #B
CAMBRIDGE, MA 02139

114A-73
DARWIN, STEVEN T. & ISABEL B. DARWIN
111 INMAN STREET, UNIT C
CAMBRIDGE, MA 02139

114A-122
ARSHAM, DOUGLAS & JENNIFER A. EFFRON
115 INMAN ST
CAMBRIDGE, MA 02139

114A-123
DOHERTY, ROBERT J. & THERESA ANN DOHERTY
117 INMAN ST
CAMBRIDGE, MA 02139-1207

110-12
114 INMAN, LLC
C/O FU, HELEN
114 INMAN ST UNIT 3
CAMBRIDGE, MA 02139

110-12
MAZUMDAR, CLAIRE THOMAS ROBERTS
114 INMAN ST, UNIT 4
CAMBRIDGE, MA 02139

110-12
FU, HELEN JOSHUA K. HARTSHORNE
114 INMAN ST UNIT 3
CAMBRIDGE, MA 02139

110-12
MCCULLOUGH, EILEEN
114 INMAN ST
CAMBRIDGE, MA 02140

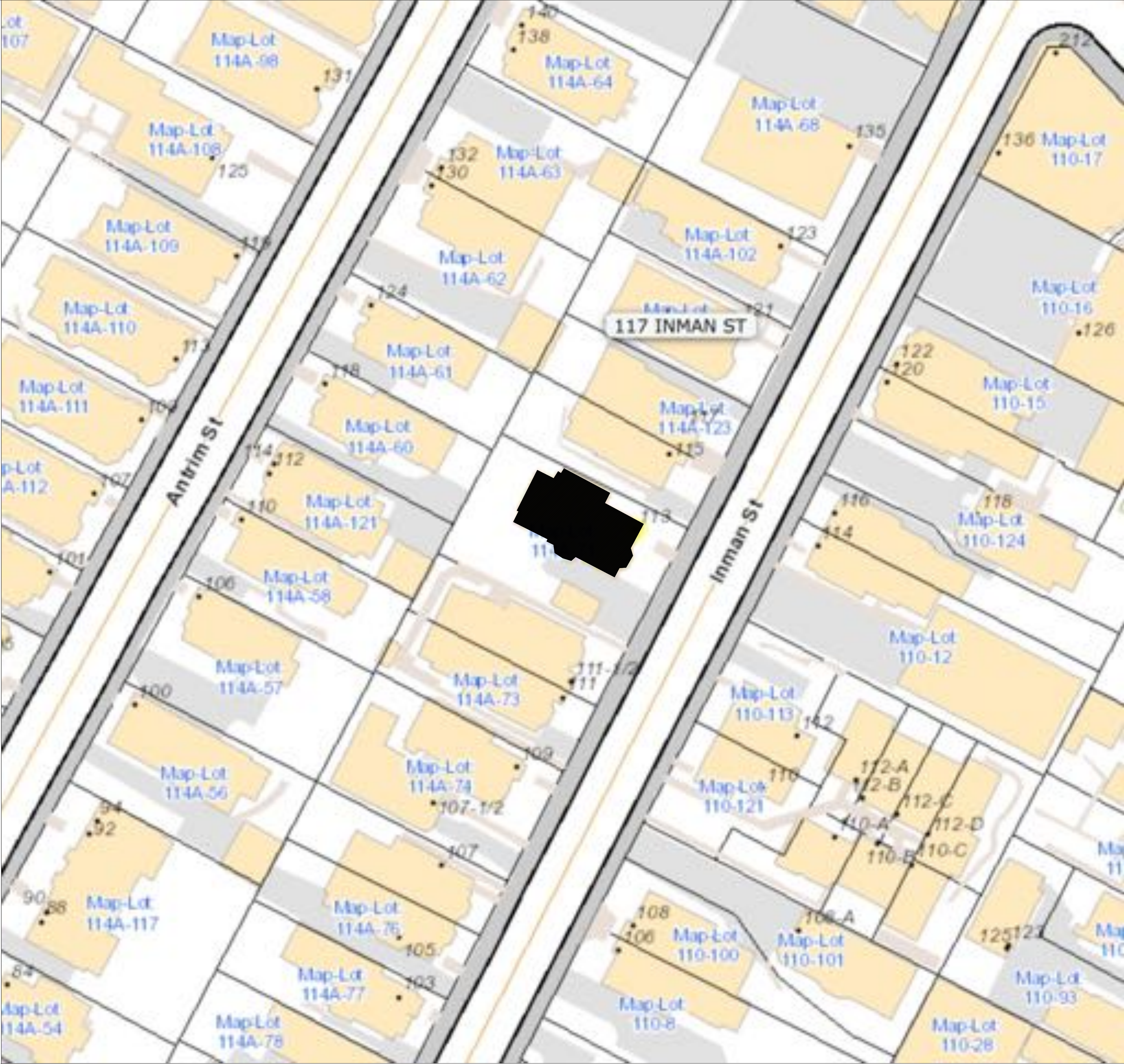
110-12
READ, NICHOLAS ANNE R. READ
114 INMAN ST UNIT 1
CAMBRIDGE, MA 02140

114A-71
KORN, CHARLES H. M. KAREN E.H. KORN
113 INMAN ST
CAMBRIDGE, MA 02139

110-123
CREIGHTTON, JAMES MICHELLE PROBERT
54 GLENWOOD HILL RD
BRUNSWICK, ME 04011

114A-60
SHAIKH, RASHID SHARON DEVOS, TRS
118 ANTRIM ST
CAMBRIDGE, MA

114A-72
JANES, STEPHANIE & KENNETH W. PERRY
111 1/2 INMAN ST., #A
CAMBRIDGE, MA 02139

PROJECT: 113 Inman Street		DRAWING: Cover, Index of Drawings and Assessor's Map		Page Number: C1.0	
TABLE OF CONTENT: C1.0 COVER, INDEX OF DRAWINGS AND ASSESSOR'S MAP S1.0 EXISTING-CONDITIONS SITE SURVEY S1.1 PROPOSED SITE & ZONING ANALYSIS E1.0 EXISTING BASEMENT E1.1 EXISTING FIRST FLOOR E1.2 EXISTING SECOND FLOOR E1.3 EXISTING THIRD FLOOR E1.4 EXISTING ROOF E2.0 EXISTING EAST ELEVATION E2.1 EXISTING NORTH ELEVATION E2.2 EXISTING WEST ELEVATION E2.3 EXISTING SOUTH ELEVATION D1.0 BASEMENT DEMO PLAN D1.1 FIRST FLOOR DEMO PLAN D1.2 SECOND FLOOR DEMO PLAN D1.3 THIRD FLOOR DEMO PLAN D1.4 ROOF DEMO PLAN A1.0 PROPOSED BASEMENT A1.1 PROPOSED FIRST FLOOR A1.2 PROPOSED SECOND FLOOR A1.3 PROPOSED THIRD FLOOR A1.4 PROPOSED ROOF A2.0 PROPOSED EAST ELEVATION A2.1 PROPOSED NORTH ELEVATION A2.2 PROPOSED WEST ELEVATION A2.3 PROPOSED SOUTH ELEVATION A3.0 STAIR AND RAIL STUDY:PLAN-SECTION A3.1 STAIR AND RAIL STUDY:PLAN-SECTION A4.0 WINDOW AND DOOR SCHEDULE				Site Location: 113 Inman St. Cambridge, MA 02139	113 Inman Street
				Client: Charles Korn & Karen Korn	
				Contact: Moss Keane 617-349-9728	
				Date: August 3, 2020	
				Notes: Special Permit Set Revision 1	
					
				ACVP Design MA Registered Architect # 50197 phone 617.959.1158 alexvanpraagh@yahoo.com	
				Page Number: C1.0	

Site Location:
113 Inman St.
Cambridge, MA 02139

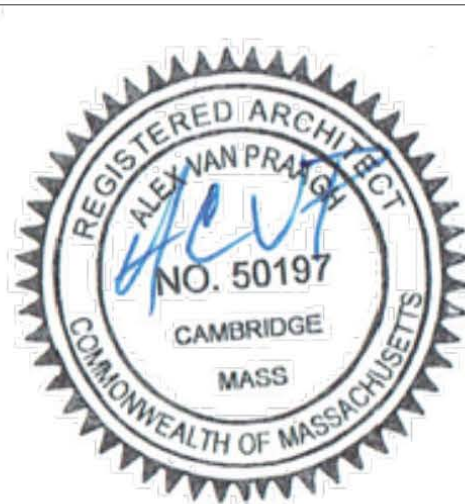
Client:
Charles Korn &
Karen Korn

Contact: Moss Keane
617-349-9728

Date:
August 3, 2020

113 Inman Street

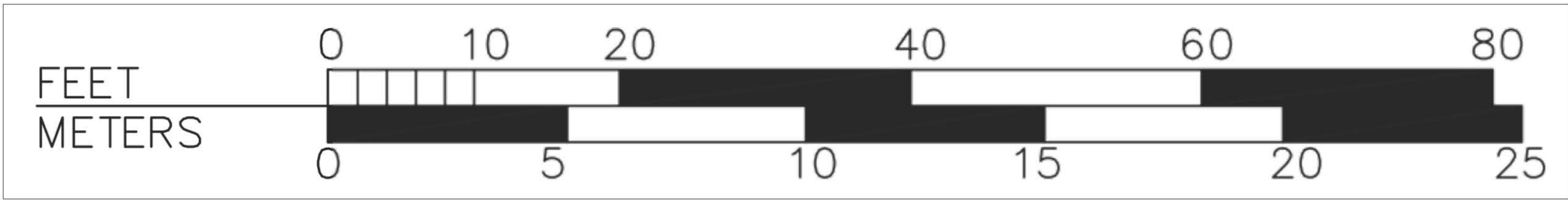
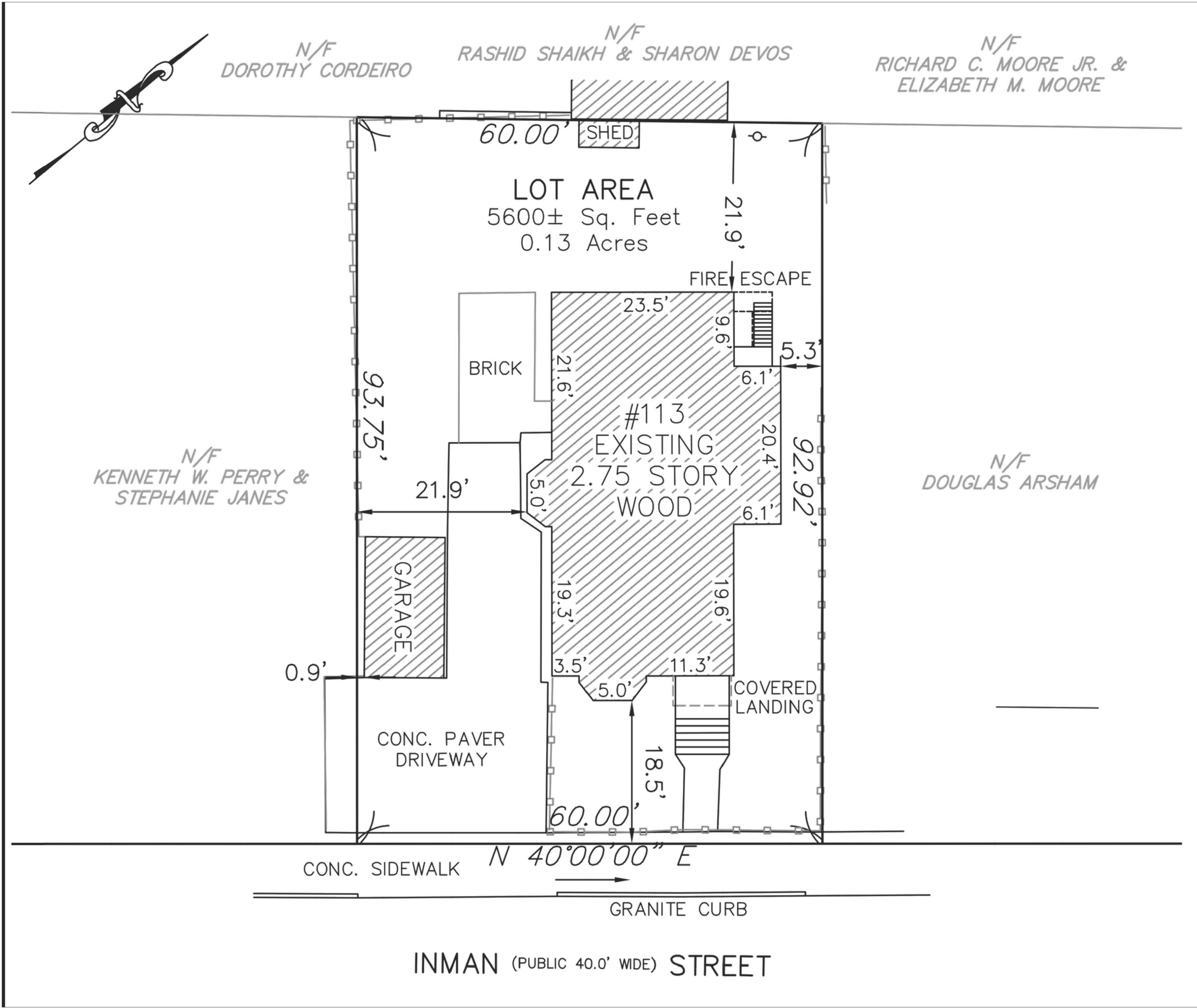
Notes:
**Special
Permit Set**
Revision 1



ACVP Design

MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:



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113 Inman St.
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Karen Korn

Contact: Moss Keane
617-349-9728

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August 3,2020

113 Inman Street

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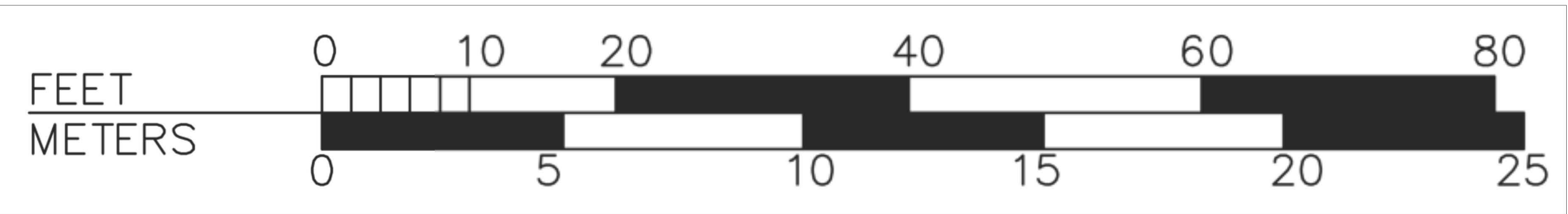
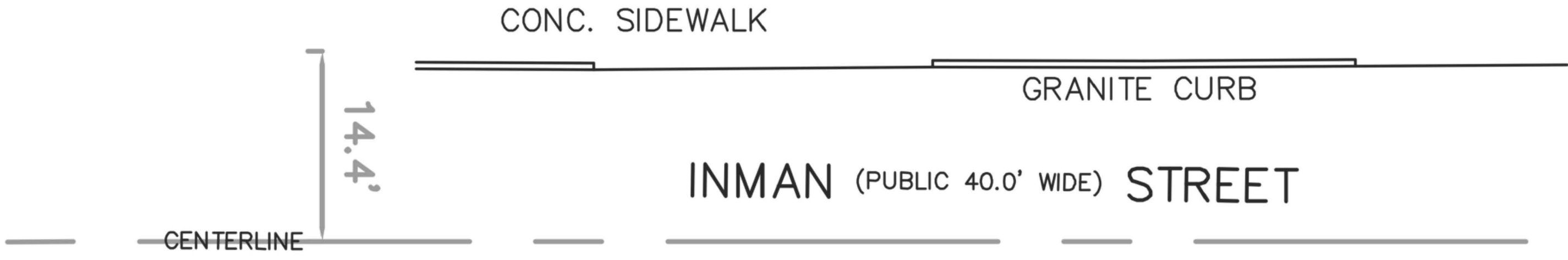
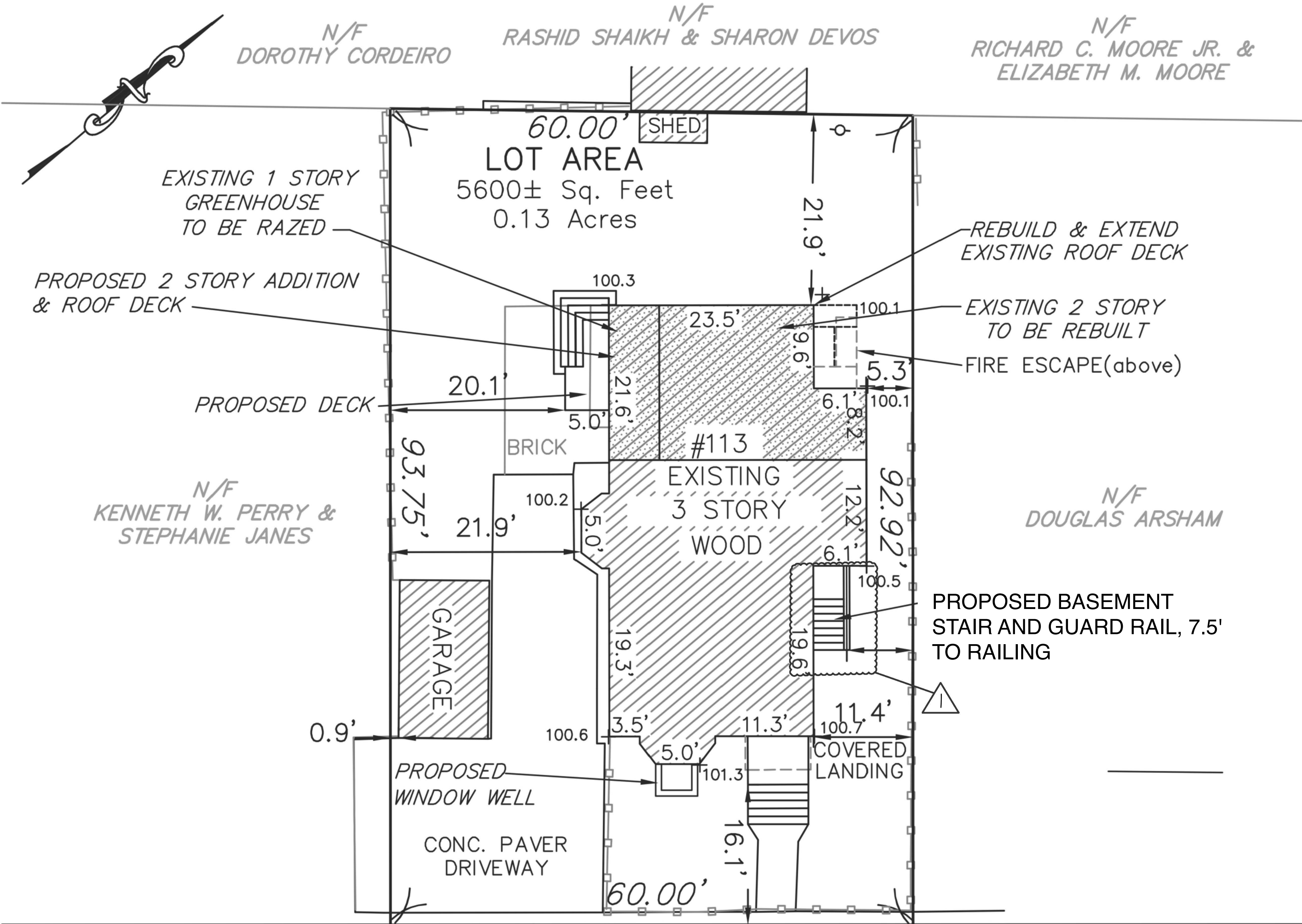
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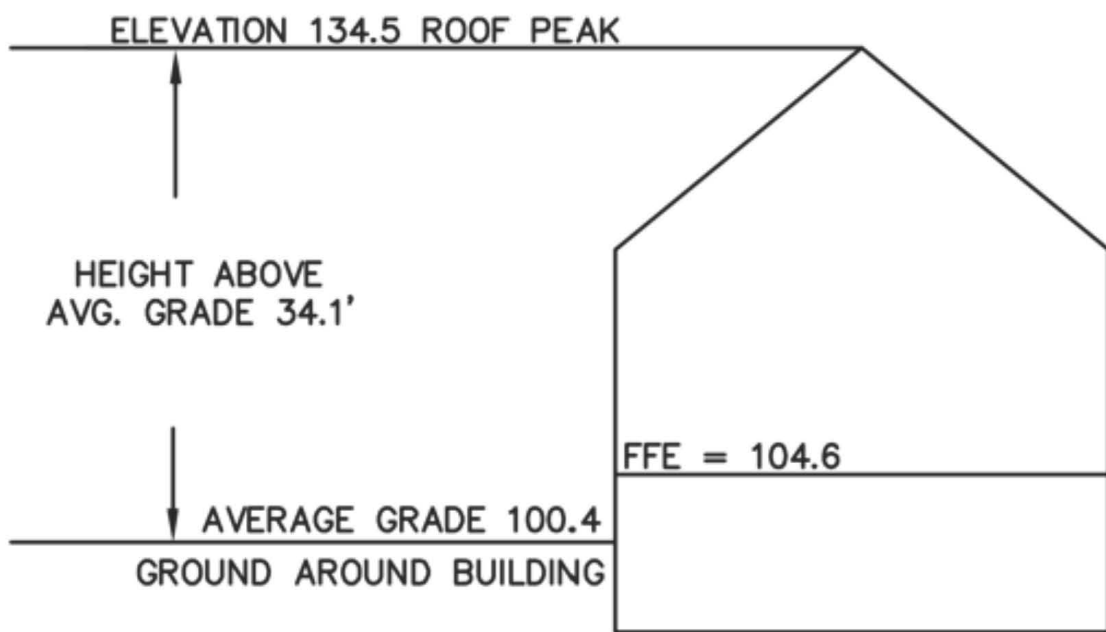
ZONING
DISTRICT
C-1



REQUIREMENTS:	UNITS	REQUIRED	CURRENT	PROPOSED
MAX. FLOOR AREA RATIO		0.75	0.61*	0.63*
MINIMUM LOT AREA	S.F.	5,000	5,600±	5,600±
MINIMUM LOT WIDTH	FT.	50.0	60.0	60.0
FRONT SETBACK	FT.	H+L/4=14.4 CL 10(MIN)	16.1	16.1
SIDE SETBACK	FT.	30.5+49.6/7=11.4	5.3	5.3
REAR SETBACK	FT.	24.4+23.5/4=12.0 20.0(MIN)	21.9	21.9
BUILDING HEIGHT	FT.	35.0	34.1	34.1
PRIVATE OPEN SPACE	%	30.0	51.2	49.8

- NOTES:
- ZONING CLASSIFICATION – C-1
 - LOCUS DEED:
MIDDLESEX REGISTRY OF DEEDS BOOK 73483 PAGE 384
 - PLAN REFERENCES:
MIDDLESEX REGISTRY OF DEEDS PLAN BOOK 8 PLAN 18
 - ASSESSORS PARCEL ID: 114A-71

PREPARED FOR:
CHARLES KORN
113 INMAN STREET
CAMBRIDGE, MA. 02139

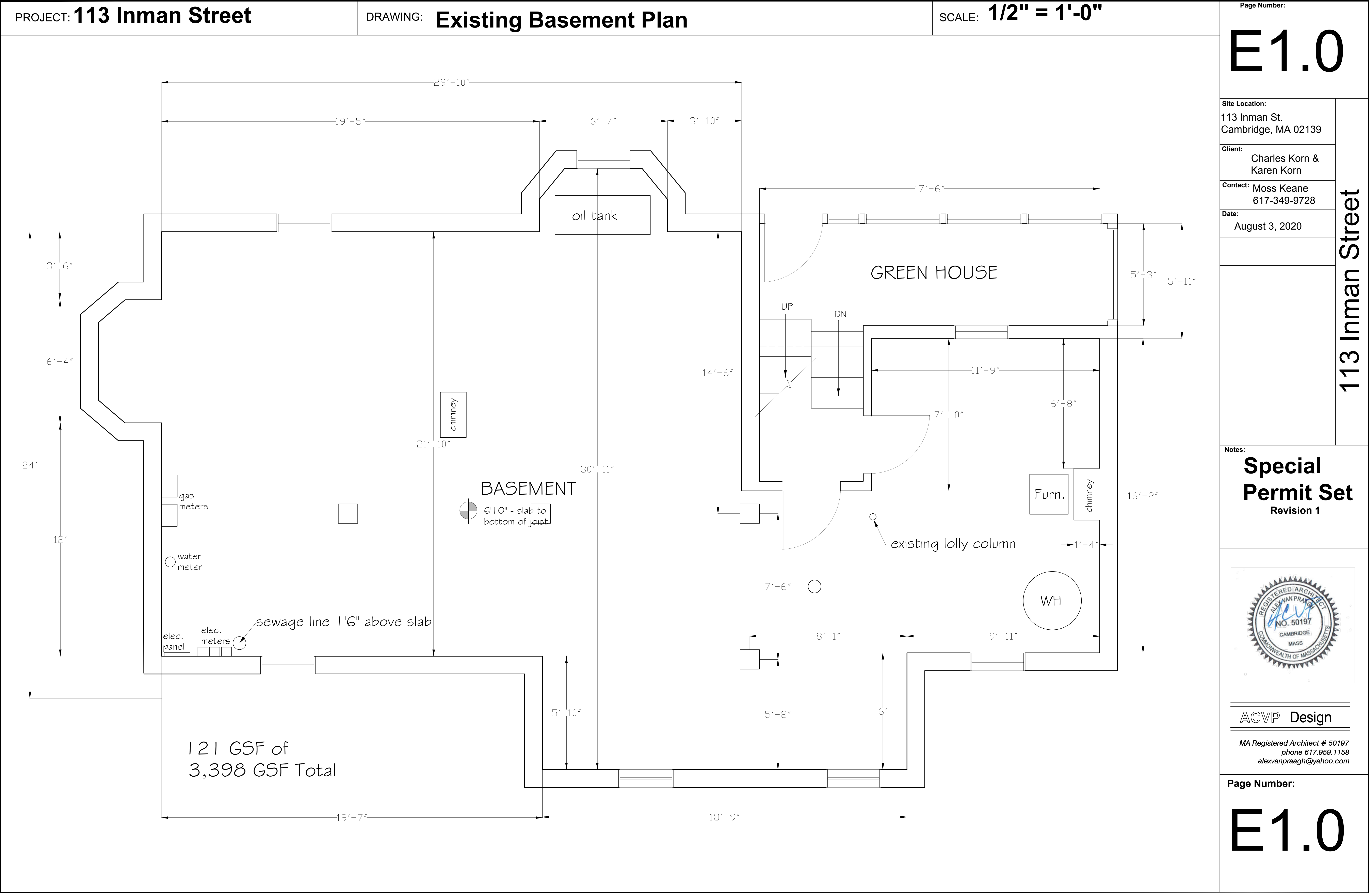


PLOT PLAN
FOR
113 INMAN STREET
IN
CAMBRIDGE, MA.

SCALE: 1"=20' OCTOBER 11, 2019

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440

PLAN REVISED: 03-10-2020



Page Number:

E1.1

Site Location:

113 Inman St.
Cambridge, MA 02139

Client:

Charles Korn &
Karen Korn

Contact:

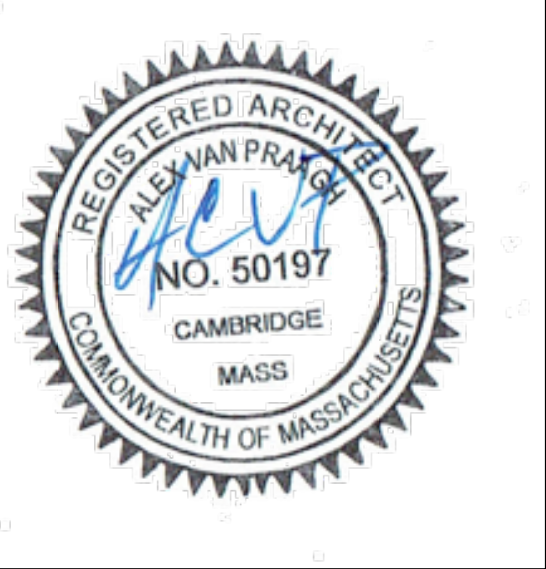
Moss Keane
617-349-9728

Date:

August 3, 2020

Notes:

Special
Permit Set
Revision 1

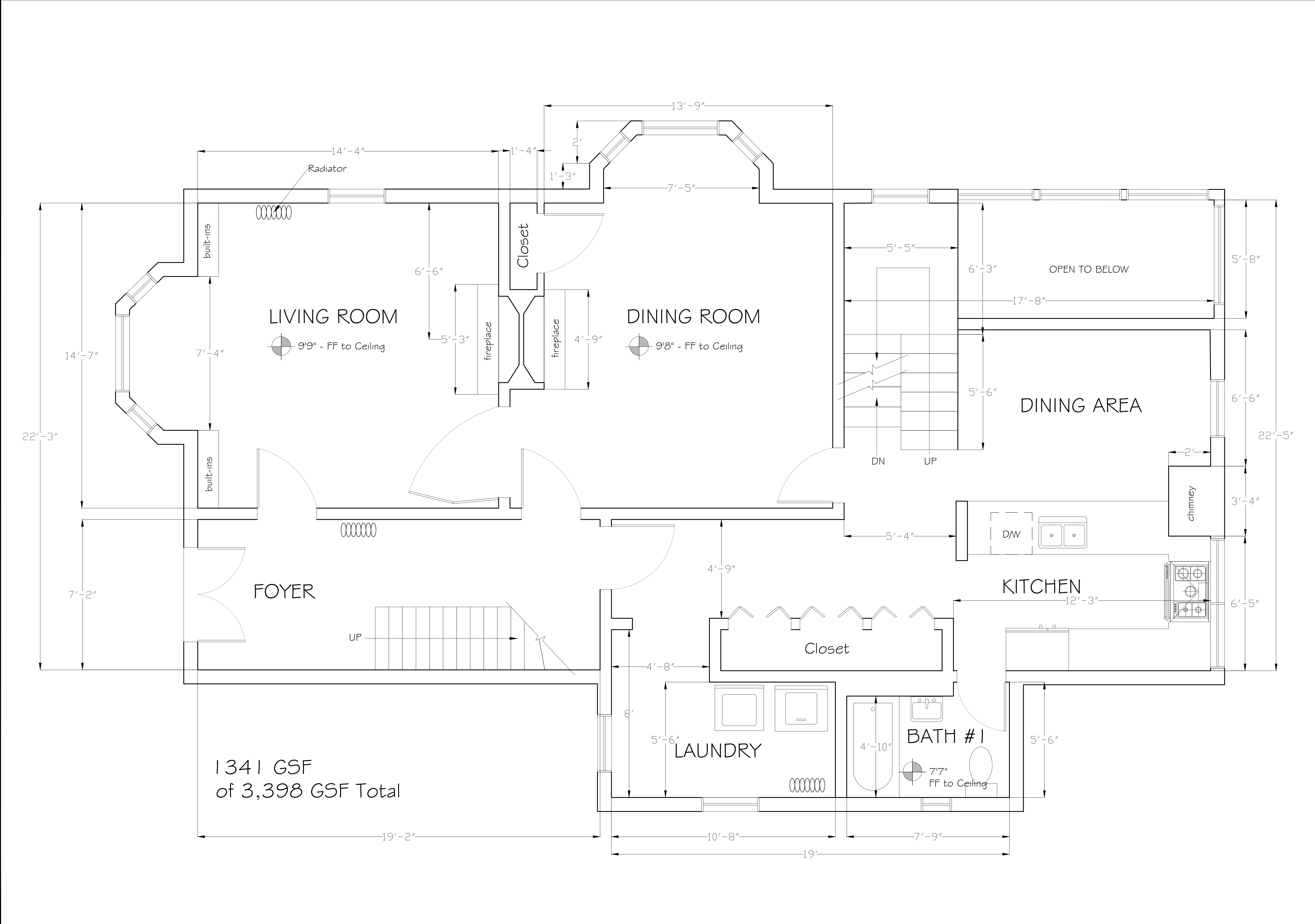


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MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:

E1.1



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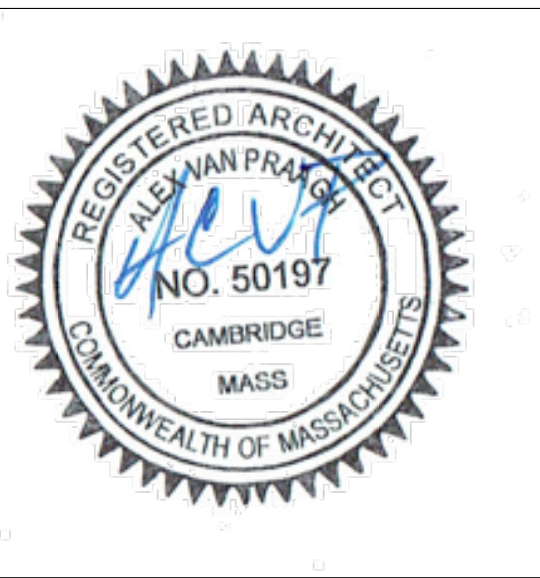
Contact: Moss Keane
617-349-9728

Date:
August 3, 2020

113 Inman Street

Notes:

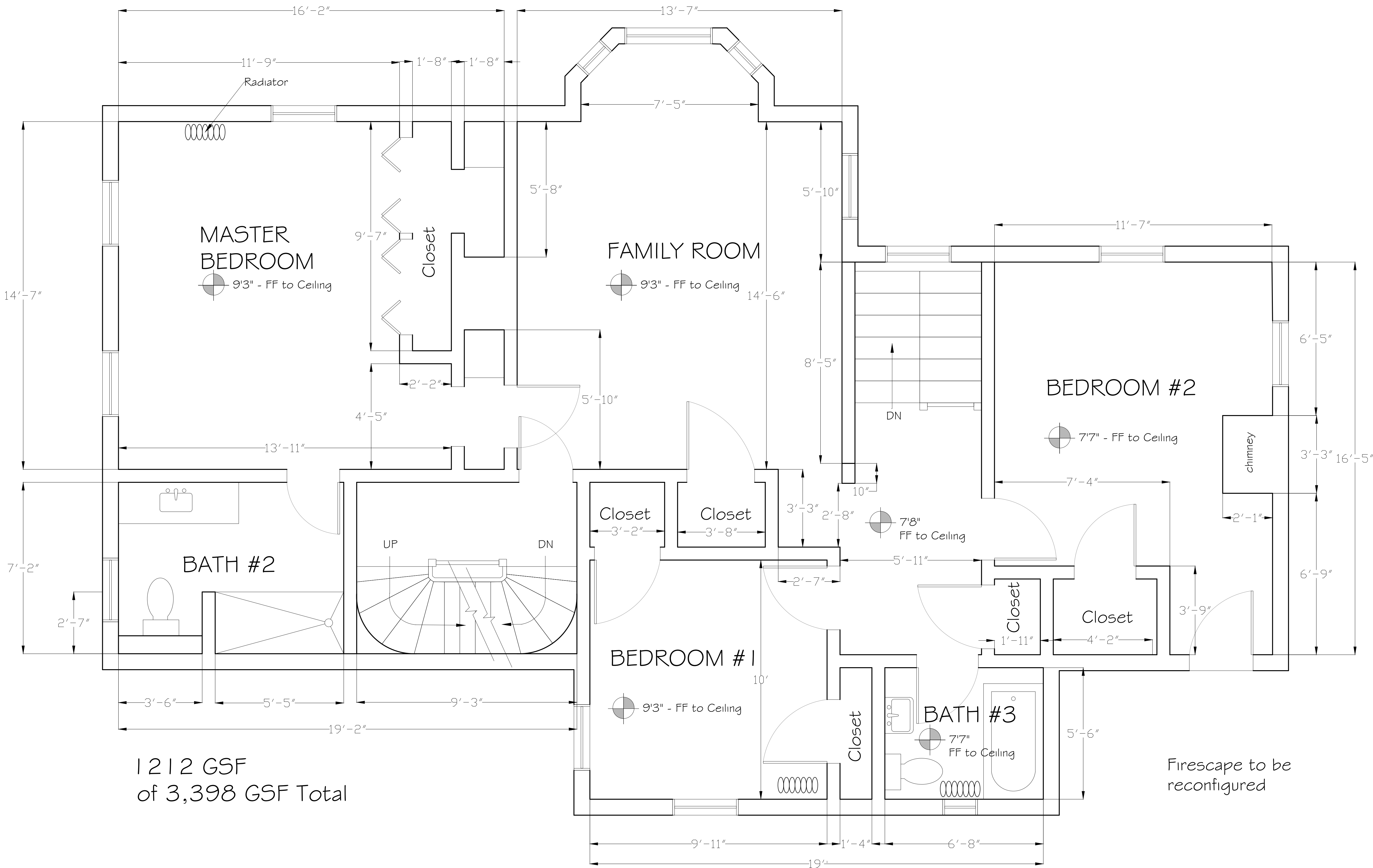
**Special
Permit Set**
Revision 1



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phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:



1212 GSF
of 3,398 GSF Total

Page Number:

E1.3

Site Location:
113 Inman St.
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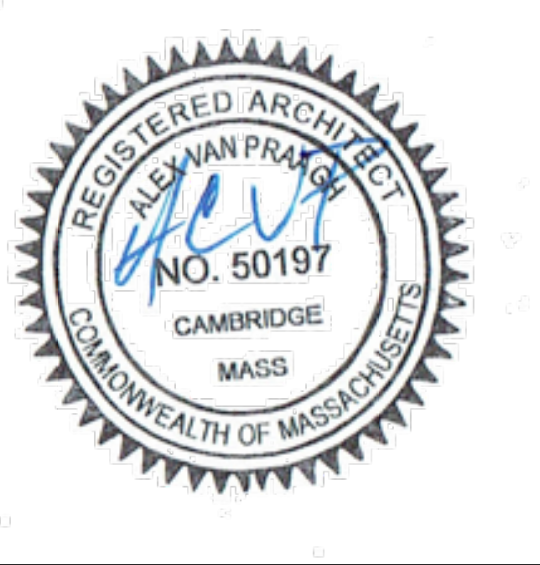
Contact: Moss Keane
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113 Inman Street

Notes:

Special Permit Set
Revision 1

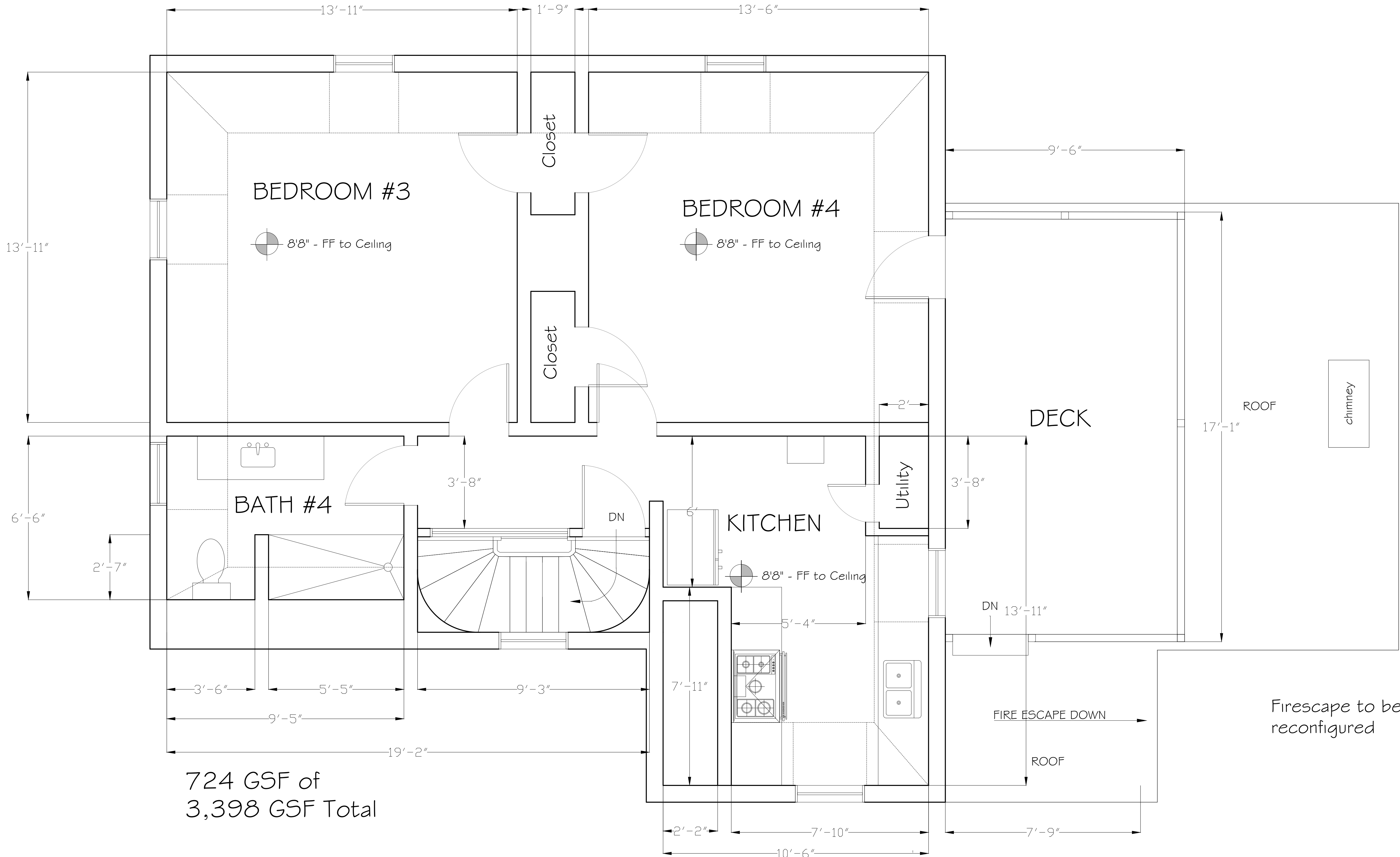


ACVP Design

MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:

E1.3



PROJECT: 113 Inman Street

DRAWING: Existing Roof

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

Page Number:
E1.4

Site Location:
113 Inman St.
Cambridge, MA 02139

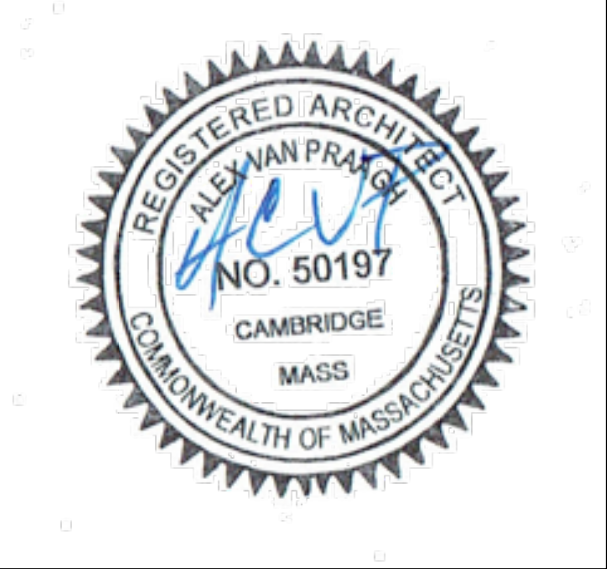
Client:
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Karen Korn

Contact: Moss Keane
617-349-9728

Date:
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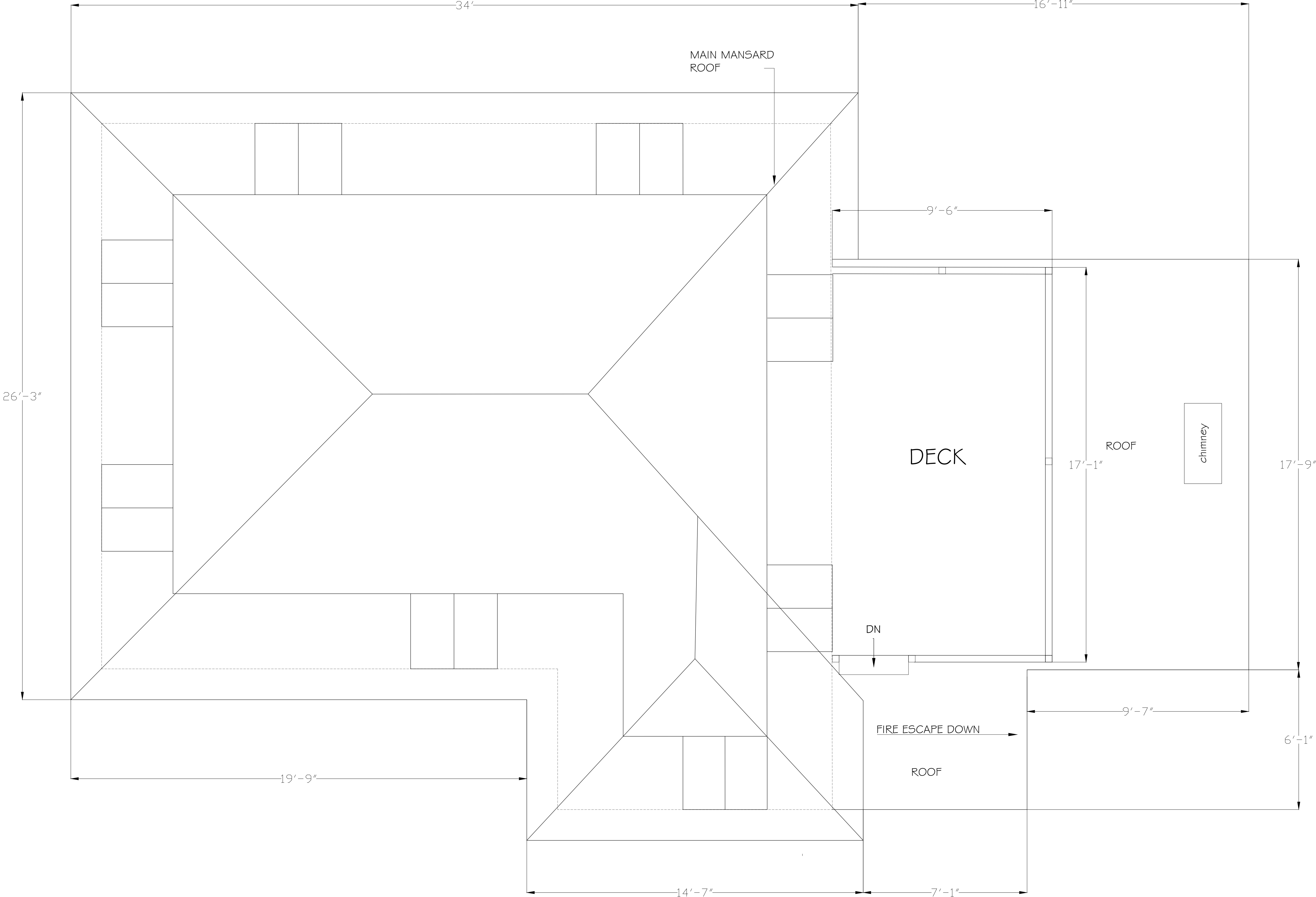
113 Inman Street

Notes:
Special Permit Set
Revision 1



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phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:
E1.4



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113 Inman St.
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617-349-9728

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113 Inman Street

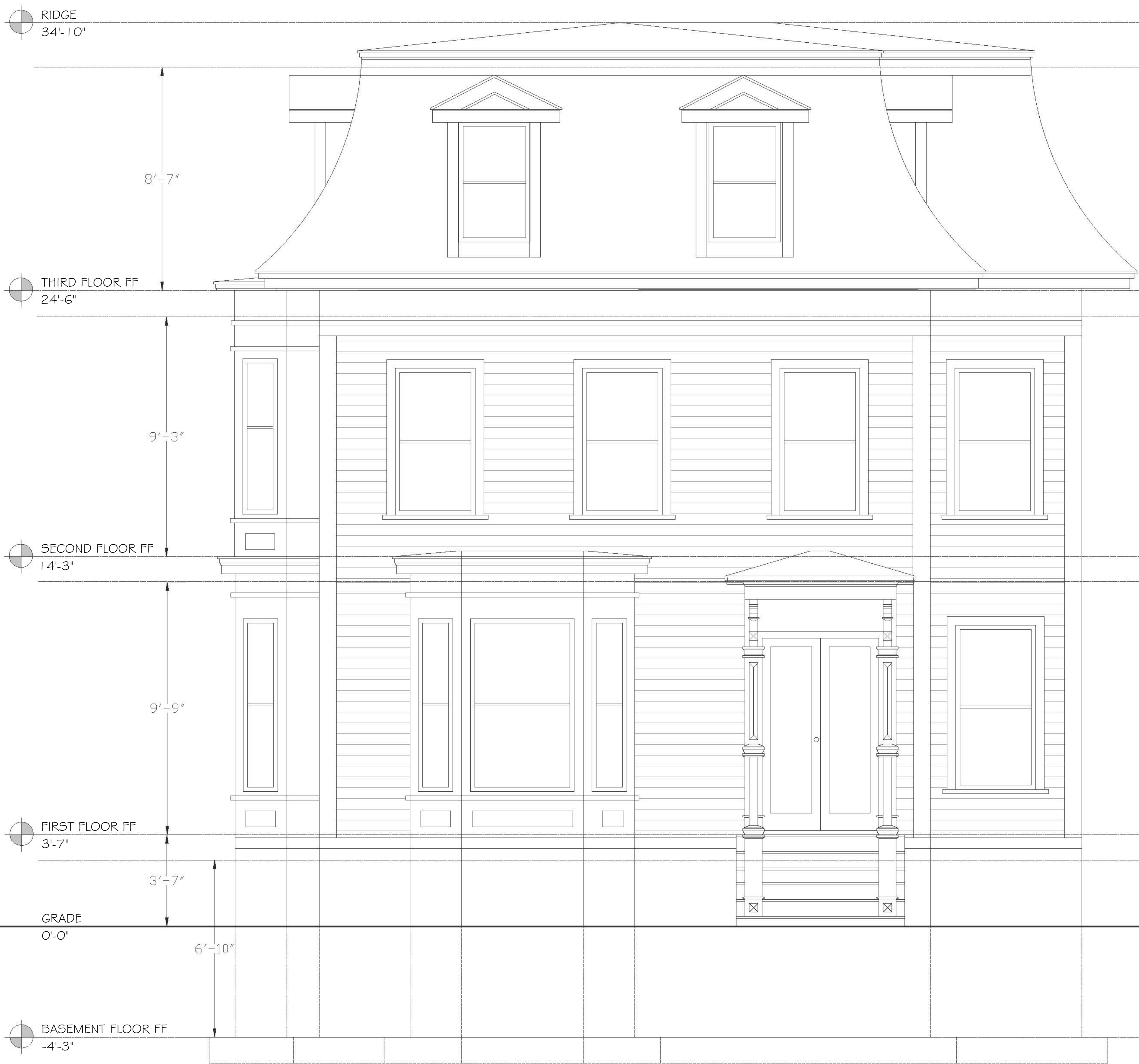
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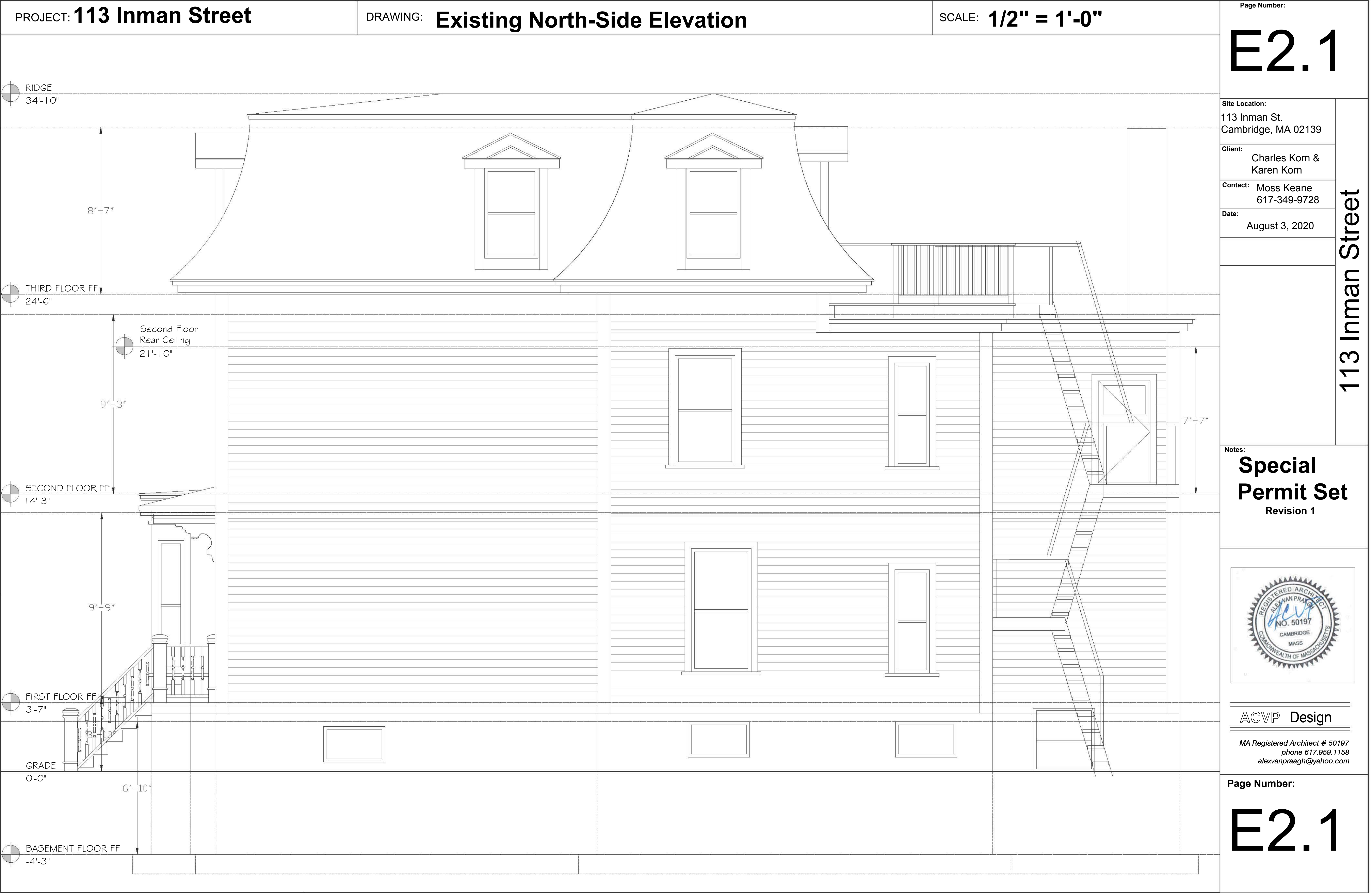
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alexvanpraagh@yahoo.com







Page Number:

E2.2

Site Location:

113 Inman St.
Cambridge, MA 02139

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Charles Korn &
Karen Korn

Contact:

Moss Keane
617-349-9728

Date:

August 3, 2020

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alexvanpraagh@yahoo.com

Page Number:

E2.2

113 Inman Street



Page Number:
E2.3

Site Location:
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Cambridge, MA 02139

Client:
Charles Korn &
Karen Korn

Contact: Moss Keane
617-349-9728

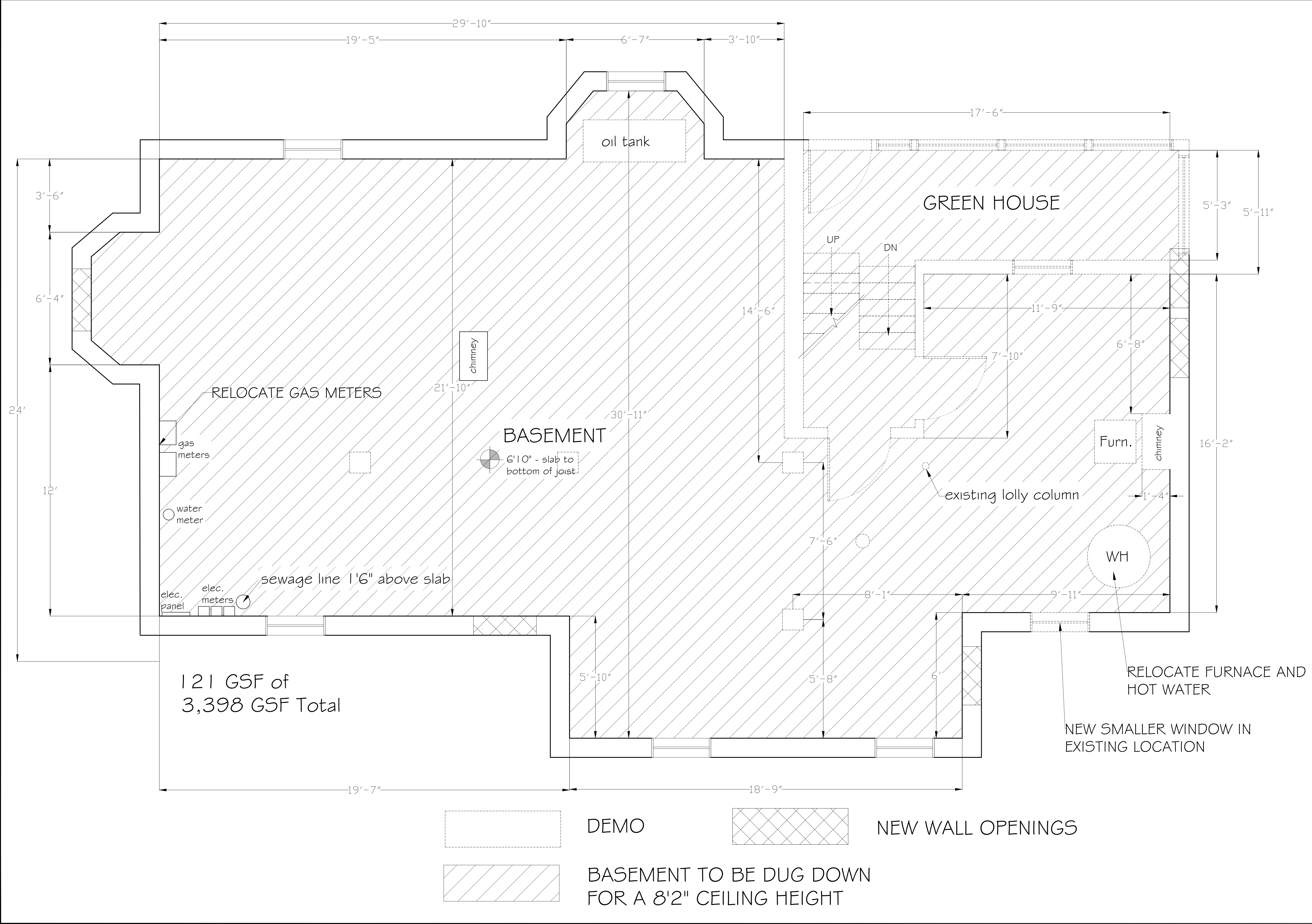
Date:
August 3, 2020

Notes:
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Revision 1

ACVP Design

MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:
E2.3



Page Number:

D1.0

Site Location:

113 Inman St.
Cambridge, MA 02139

Client:

Charles Korn &
Karen Korn

Contact:

Moss Keane
617-349-9728

Date:

August 3, 2020

Notes:

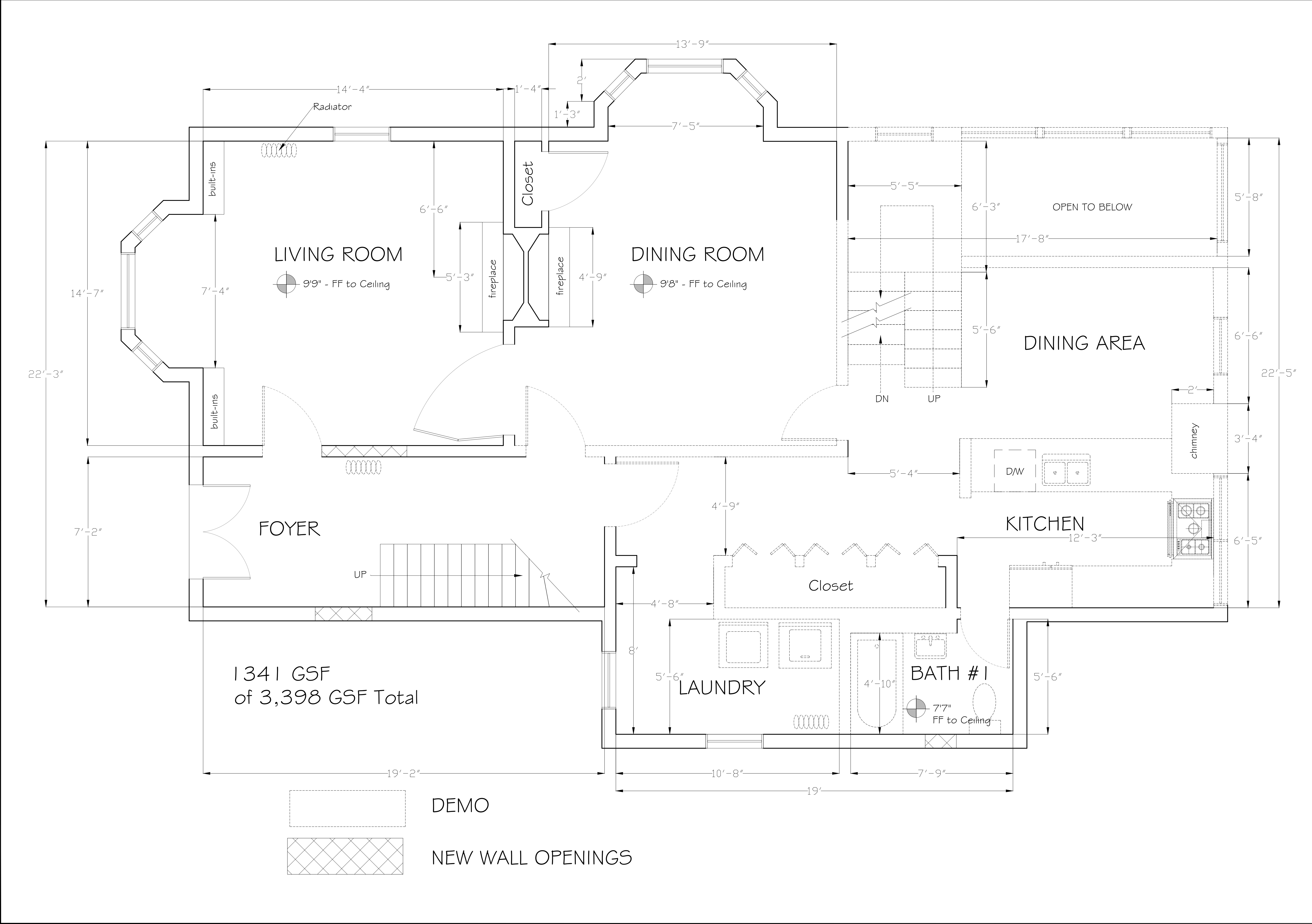
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ACVP Design

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phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:

D1.0



Site Location:
113 Inman St.
Cambridge, MA 02139

Client:
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617-349-9728

Date:
August 3 ,2020

113 Inman Street

Notes:

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alexvanpraagh@yahoo.com

Page Number:

D1.1

Site Location:
113 Inman St.
Cambridge, MA 02139

Client:
Charles Korn &
Karen Korn

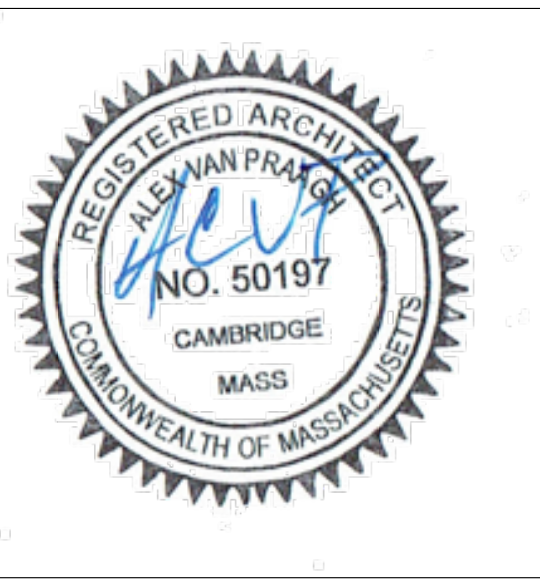
Contact: Moss Keane
617-349-9728

Date:
August 3, 2020

113 Inman Street

Notes:

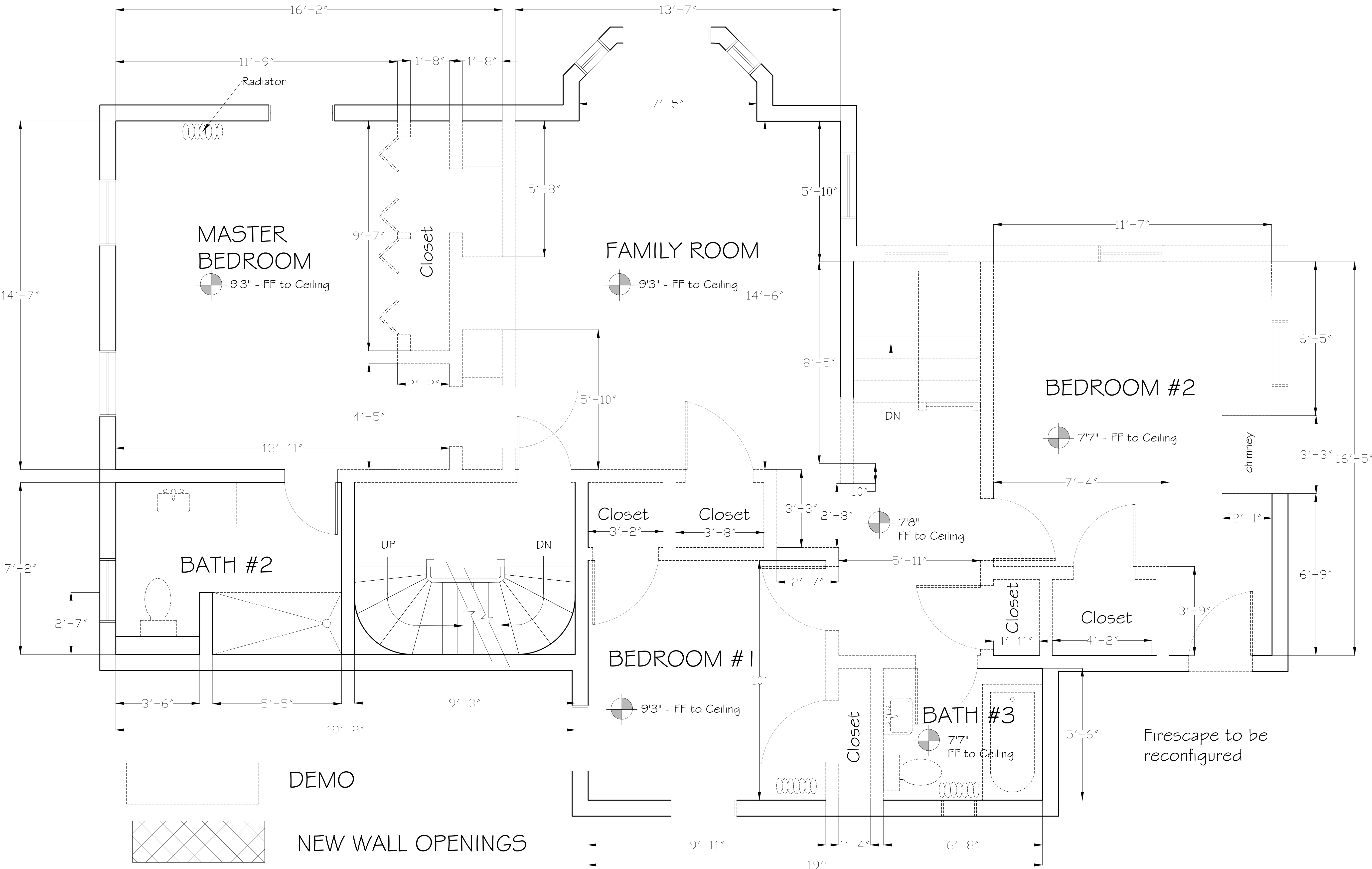
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Revision 1



ACVP Design

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phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:



1212 GSF
of 3,398 GSF Total

Site Location:
113 Inman St.
Cambridge, MA 02139

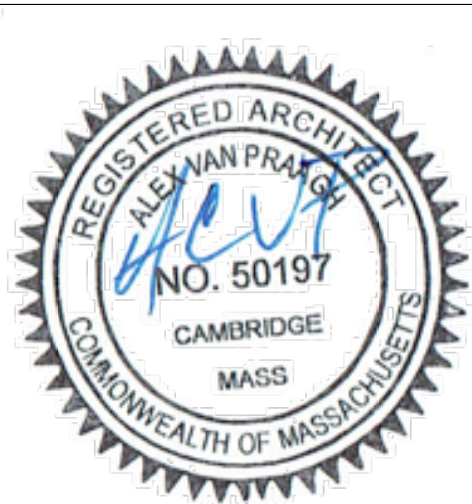
Client:
Charles Korn &
Karen Korn

Contact: Moss Keane
617-349-9728

Date:
August 3, 2020

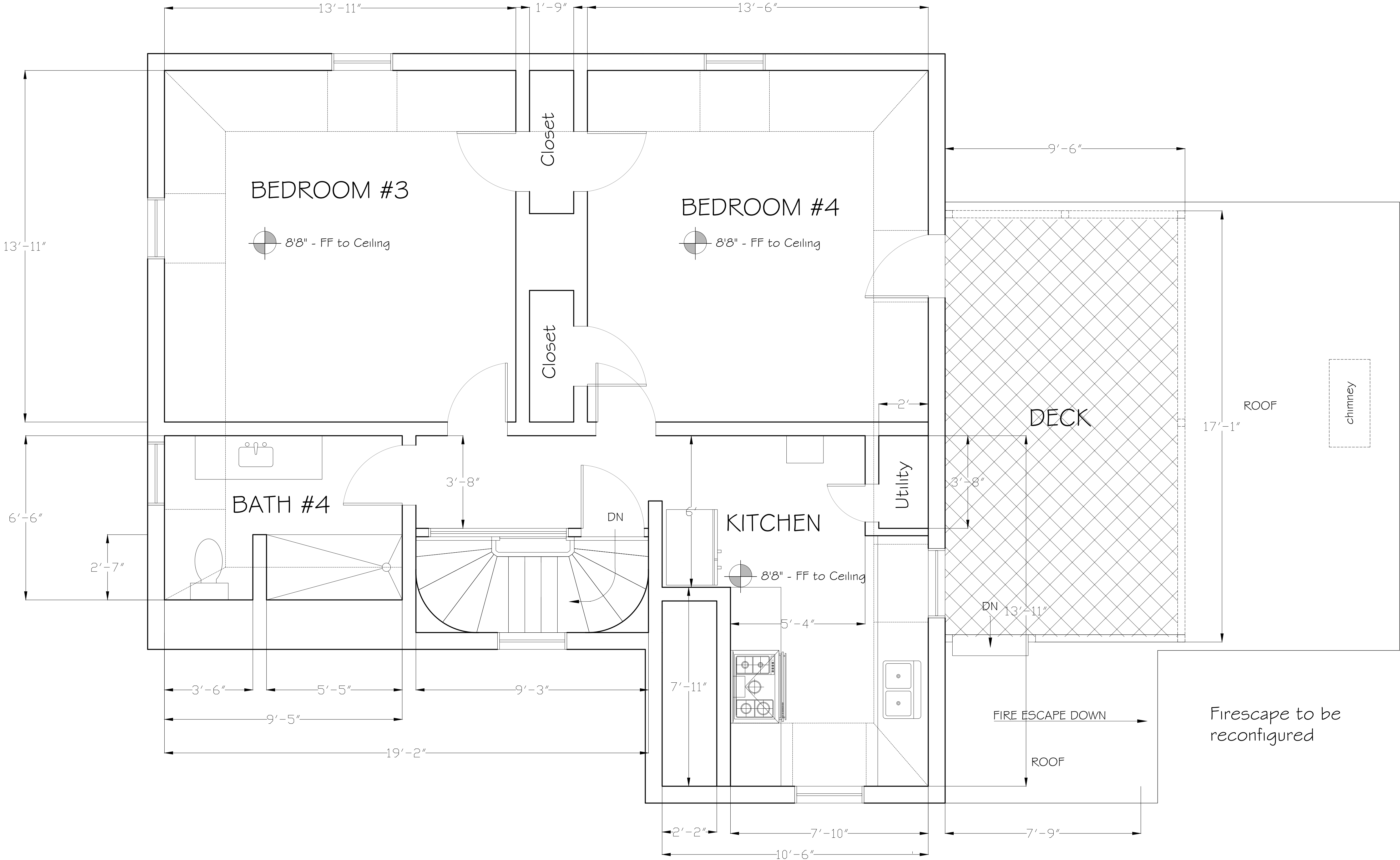
113 Inman Street

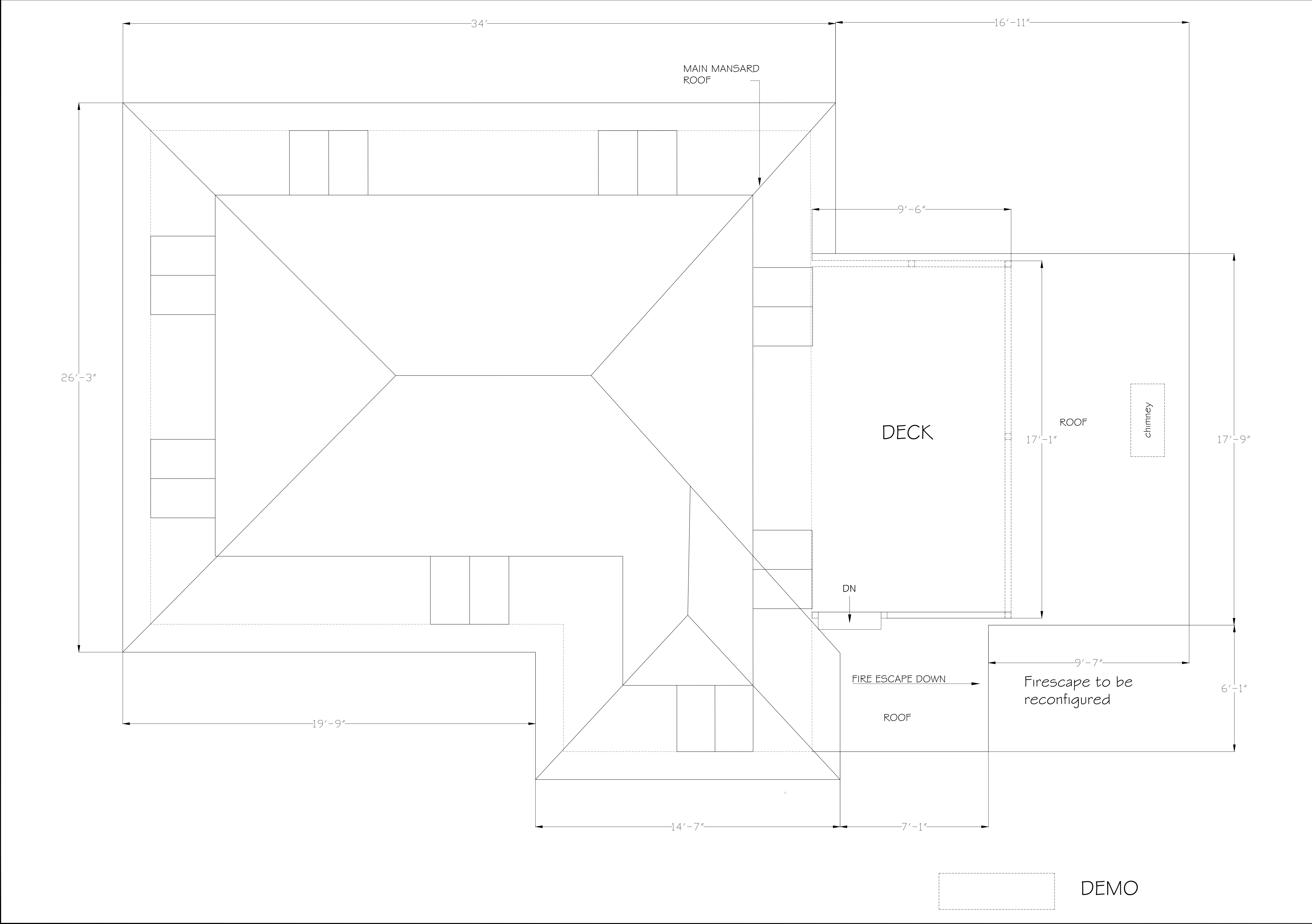
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phone 617.959.1158
alexvanpraagh@yahoo.com





Page Number:

D1.4

Site Location:
113 Inman St.
Cambridge, MA 02139

Client:
Charles Korn &
Karen Korn

Contact: Moss Keane
617-349-9728

Date:
August 3 2020

113 Inman Street

Notes:

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Revision 1

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phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:

D1.4

Site Location:
113 Inman St.
Cambridge, MA 02139

Client:
Charles Korn &
Karen Korn

Contact: Moss Keane
617-349-9728

Date:
August 3, 2020

113 Inman Street

Notes:

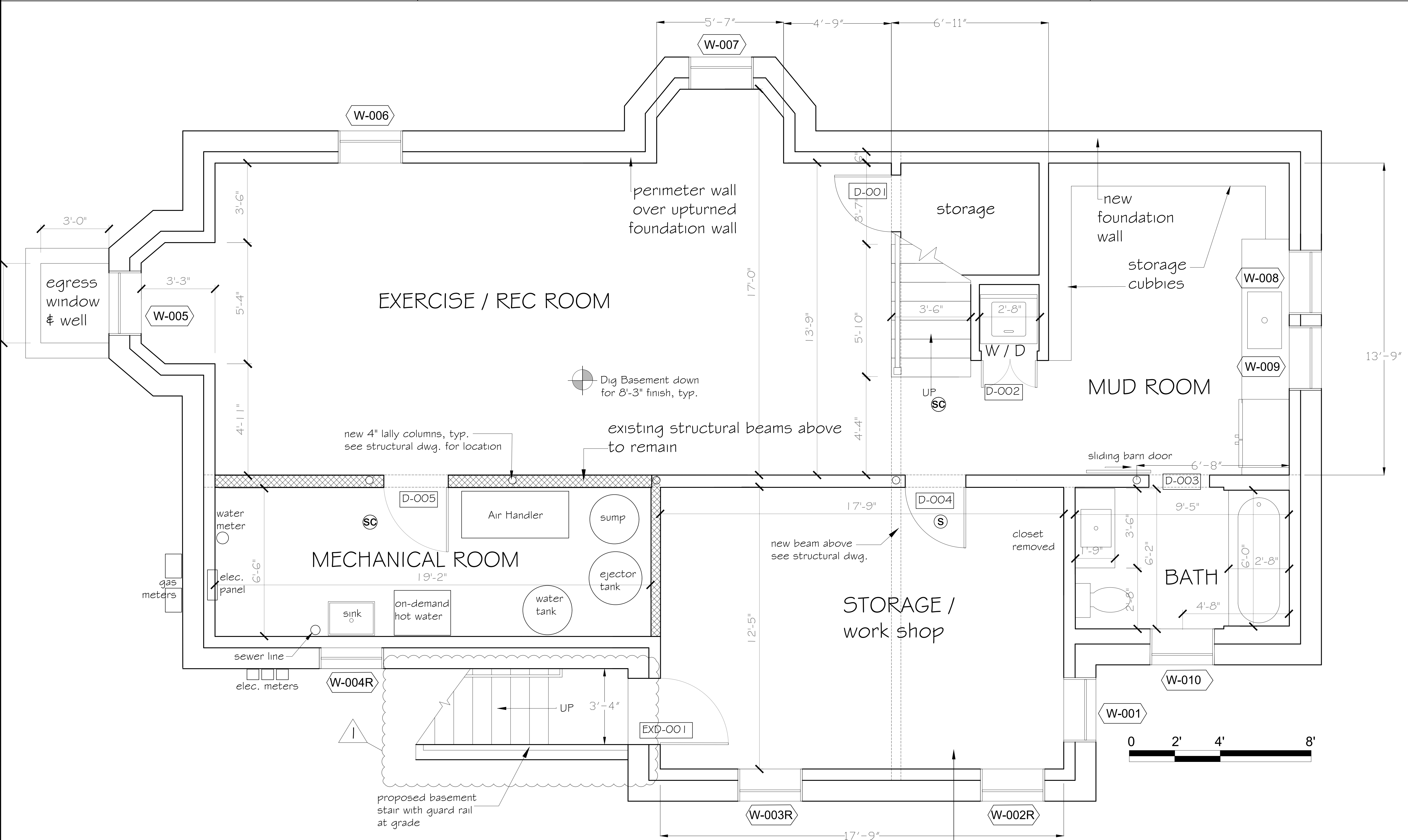
**Special
Permit Set**
Revision 1



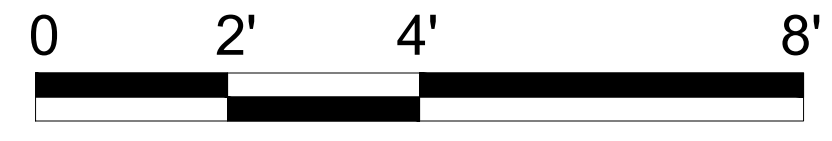
ACVP Design

MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:



AREA: 121 GSF of
3,518 GSF Total



NOTES:

- 1-HOUR FIRE-RATED WALL ASSEMBLY:
- 5/8" TYPE X G.W.B. BOTH SIDES
 - 2X4" WOOD STUDS @ 16" O.C. WITH MINERAL WOOL INSULATION
- (S) = SMOKE DETECTOR
- REQUIRED INSIDE ALL BEDROOMS < 2' FROM DOORS.
 - MUST BE 3' FROM DIFFUSERS.
- (SC) = COMBINATION SMOKE AND CO DETECTOR
- REQUIRED AT BASE OF ALL STAIRS.
 - MUST BE WITHIN 10' FROM ALL BEDROOMS.

- 1-HOUR FIRE-RATED CEILING ASSEMBLY
(ON ENTIRE BASEMENT CEILING):
- 5/8" TYPE X G.W.B.
 - MIN STC 50:
 - RESILIENT FURRING CHANNELS, MAX 16" O.C.
 - BLOWN-IN CELLULOSE INSULATION
 - FRAMING APPROVED BY STRUCTURAL ENGINEER

Site Location:
113 Inman St.
Cambridge, MA 02139

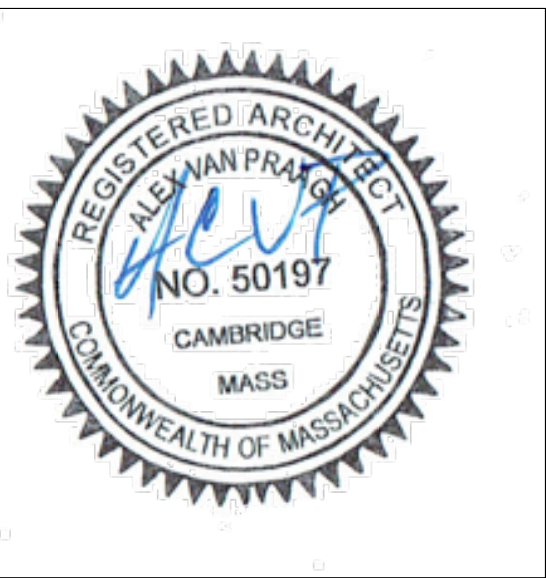
Client:
Charles Korn &
Karen Korn

Contact: Moss Keane
617-349-9728

Date:
August 3, 2020

113 Inman Street

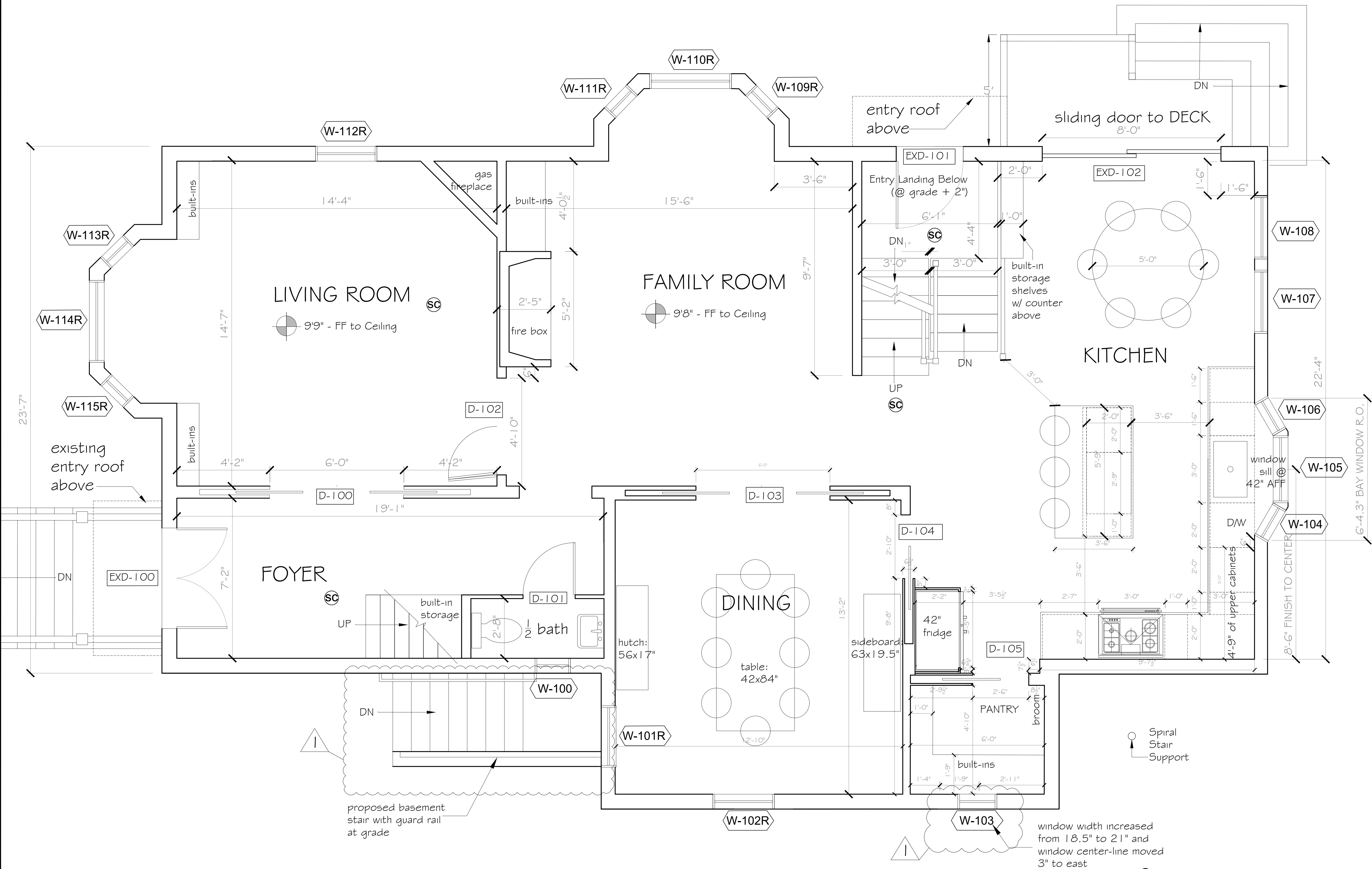
Notes:
**Special
Permit Set**
Revision 1



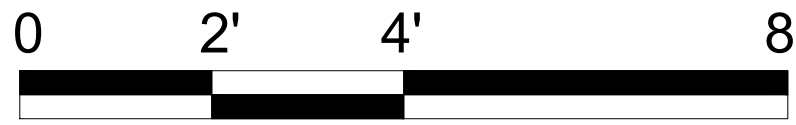
ACVP Design

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phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:

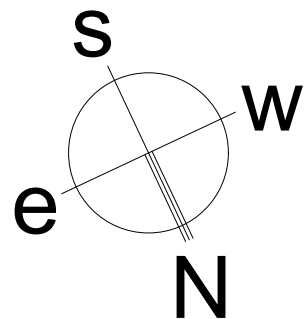


AREA: 1355 GSF
of 3,518 GSF Total



NOTES:

- (S) = SMOKE DETECTOR
· REQUIRED INSIDE ALL BEDROOMS < 2' FROM DOORS.
· MUST BE 3' FROM DIFFUSERS.
- (SC) = COMBINATION SMOKE AND CO DETECTOR
· REQUIRED AT BASE OF ALL STAIRS.
· MUST BE WITHIN 10' FROM ALL BEDROOMS.



Site Location:
113 Inman St.
Cambridge, MA 02139

Client:
Charles Korn &
Karen Korn

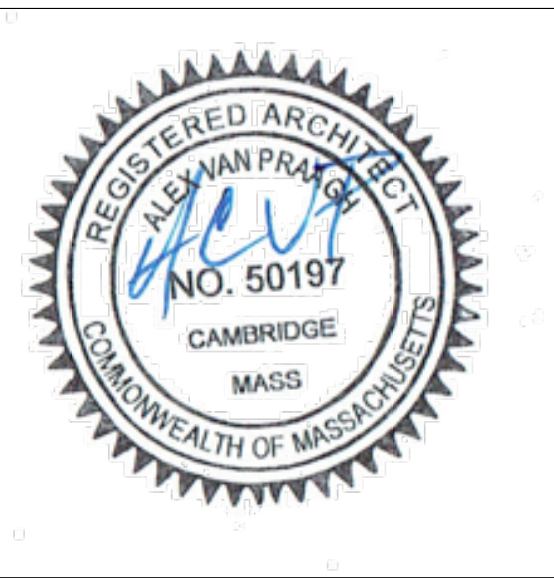
Contact:
Moss Keane
617-349-9728

Date:
August 3, 2020

113 Inman Street

Notes:

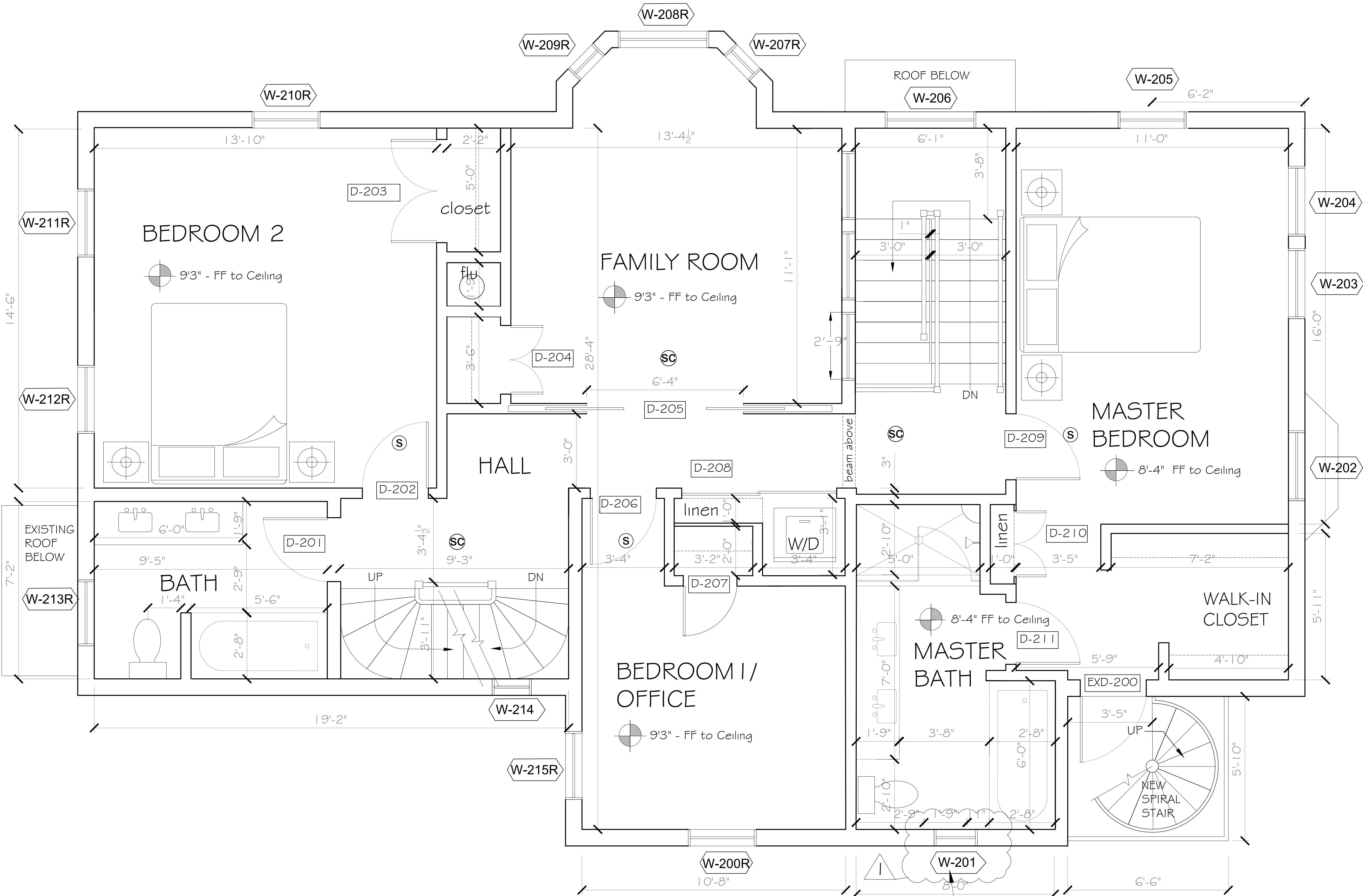
**Special
Permit Set**
Revision 1



ACVP Design

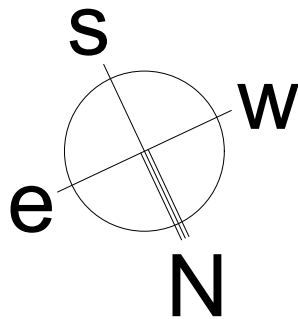
MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:

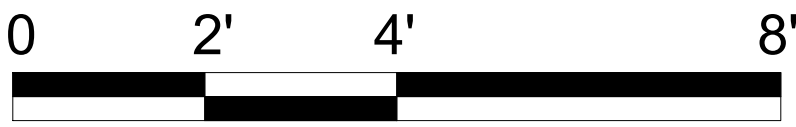


NOTES:

- (S) = SMOKE DETECTOR
· REQUIRED INSIDE ALL BEDROOMS < 2' FROM DOORS.
· MUST BE 3' FROM DIFFUSERS.
- (SC) = COMBINATION SMOKE AND CO DETECTOR
· REQUIRED AT BASE OF ALL STAIRS.
· MUST BE WITHIN 10' FROM ALL BEDROOMS.



AREA: 1,318 GSF
of 3,518 GSF Total



Site Location:
113 Inman St.
Cambridge, MA 02139

Client:
Charles Korn &
Karen Korn

Contact: Moss Keane
617-349-9728

Date:
August 3, 2020

113 Inman Street

Notes:

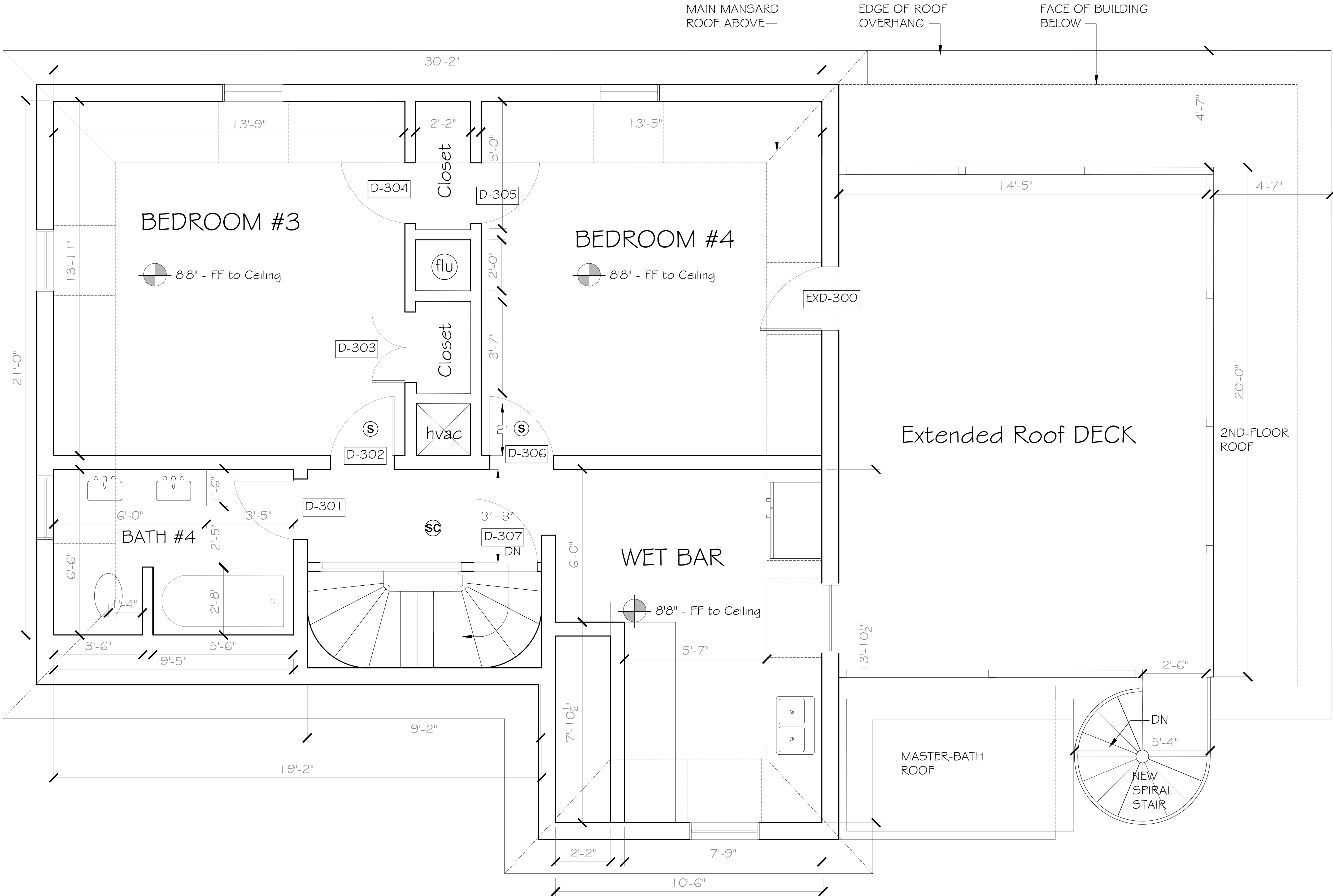
Special
Permit Set
Revision 1



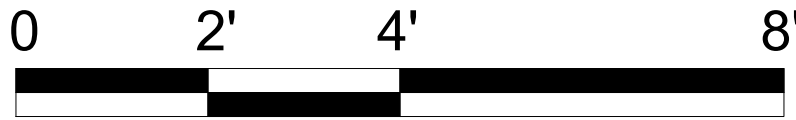
ACVP Design

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phone 617.959.1158
alexvanpraagh@yahoo.com

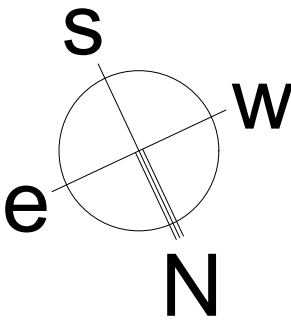
Page Number:



AREA: 724 GSF of
3,518 GSF Total



- NOTES:
- Ⓢ = SMOKE DETECTOR
· REQUIRED INSIDE ALL BEDROOMS < 2' FROM DOORS.
· MUST BE 3' FROM DIFFUSERS.
 - ⓈⓈ = COMBINATION SMOKE AND CO DETECTOR
· REQUIRED AT BASE OF ALL STAIRS.
· MUST BE WITHIN 10' FROM ALL BEDROOMS.



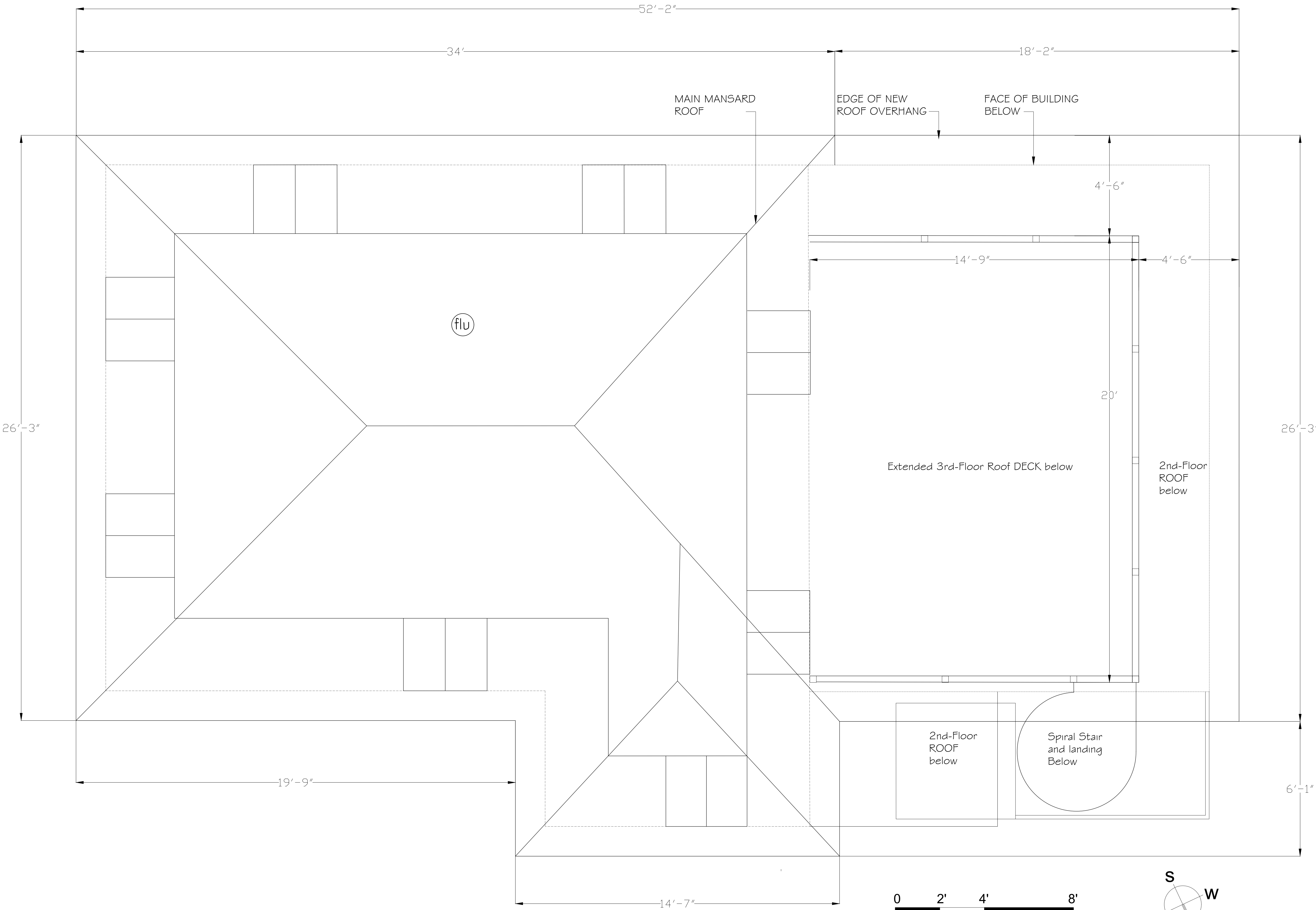
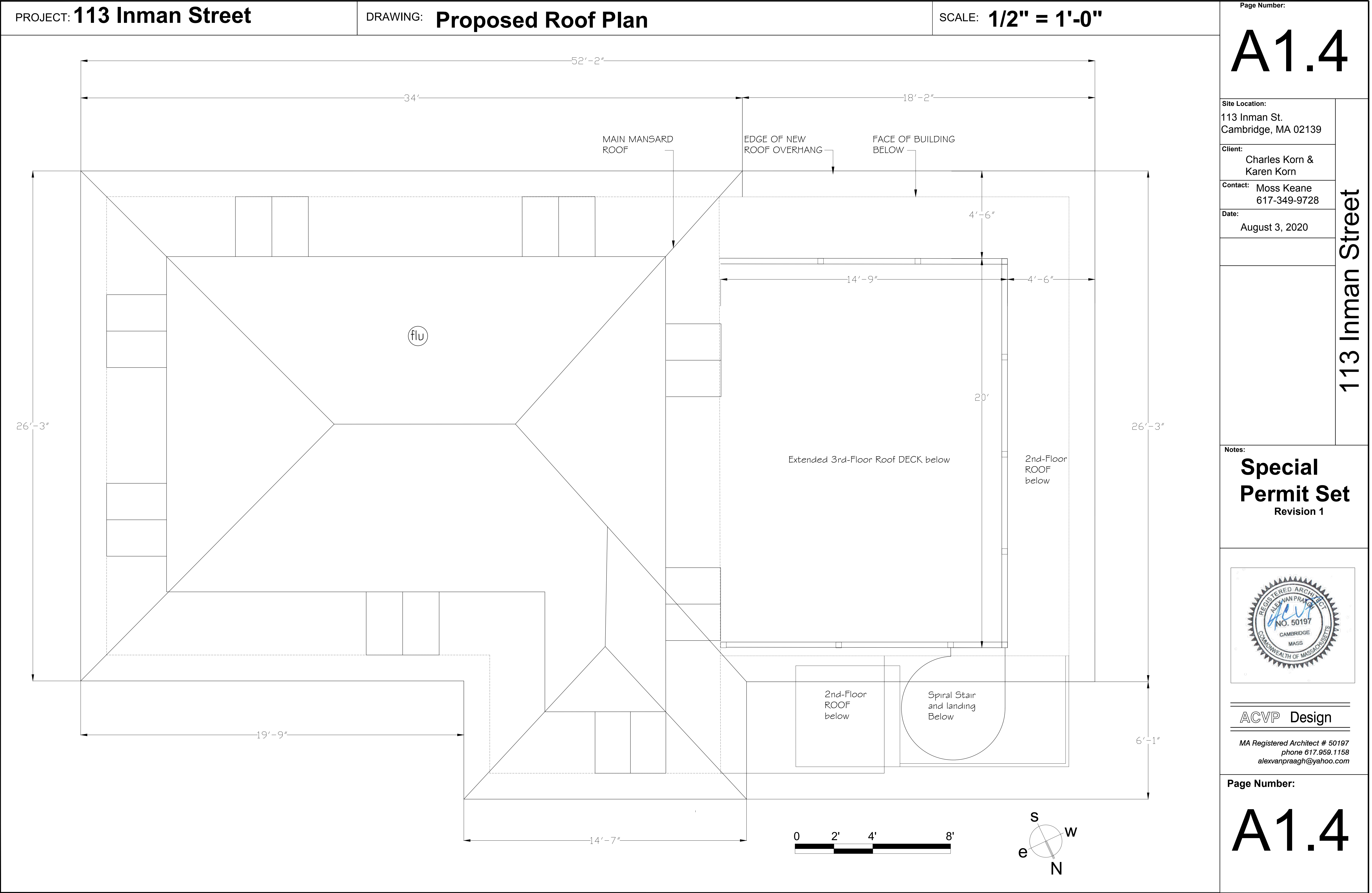


Diagram illustrating the Proposed Roof Plan for 113 Inman Street. The plan shows a complex roof layout with various sections and dimensions.

Key dimensions and labels include:

- Overall width: 52'-2"
- Overall height: 26'-3"
- Section dimensions: 34', 18'-2", 14'-9", 4'-6", 20', 6'-1", 19'-9", 14'-7"
- Labels: MAIN MANSARD ROOF, EDGE OF NEW ROOF OVERHANG, FACE OF BUILDING BELOW, Extended 3rd-Floor Roof DECK below, 2nd-Floor ROOF below, Spiral Stair and landing Below, 2nd-Floor ROOF below
- Scale: 1/2" = 1'-0"
- North arrow pointing towards the top-right.

PROJECT: 113 Inman Street

DRAWING: Proposed East-Side Elevation

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

Page Number:

A2.0

Site Location:
113 Inman St.
Cambridge, MA 02139

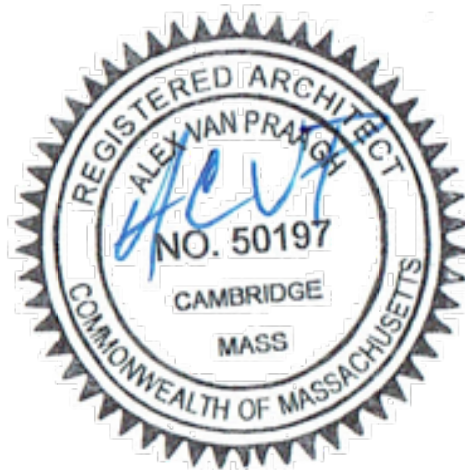
Client:
Charles Korn &
Karen Korn

Contact: Moss Keane
617-349-9728

Date:
August 3, 2020

113 Inman Street

Notes:
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Revision 1



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phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:

A2.0



PROJECT: **113 Inman Street**

DRAWING: **Proposed North-Side Elevation**

SCALE: **1/2" = 1'-0"**

Page Number:

A2.1

Site Location:
113 Inman St.
Cambridge, MA 02139

Client:
Charles Korn &
Karen Korn

Contact: Moss Keane
617-349-9728

Date:
August 3, 2020

113 Inman Street

Notes:
**Special
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Revision 1



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alexvanpraagh@yahoo.com

Page Number:

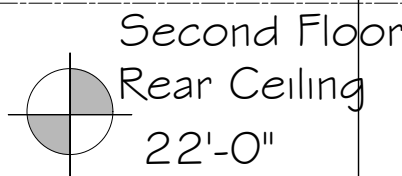
A2.1



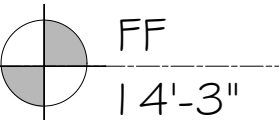
RIDGE
34'-10"



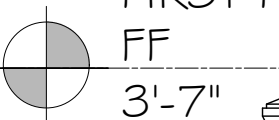
THIRD FLOOR FF
24'-6"



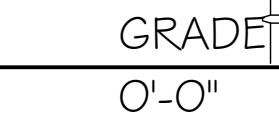
Second Floor
Rear Ceiling
22'-0"



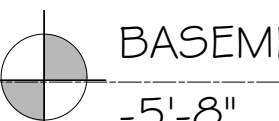
SECOND FLOOR
FF
14'-3"



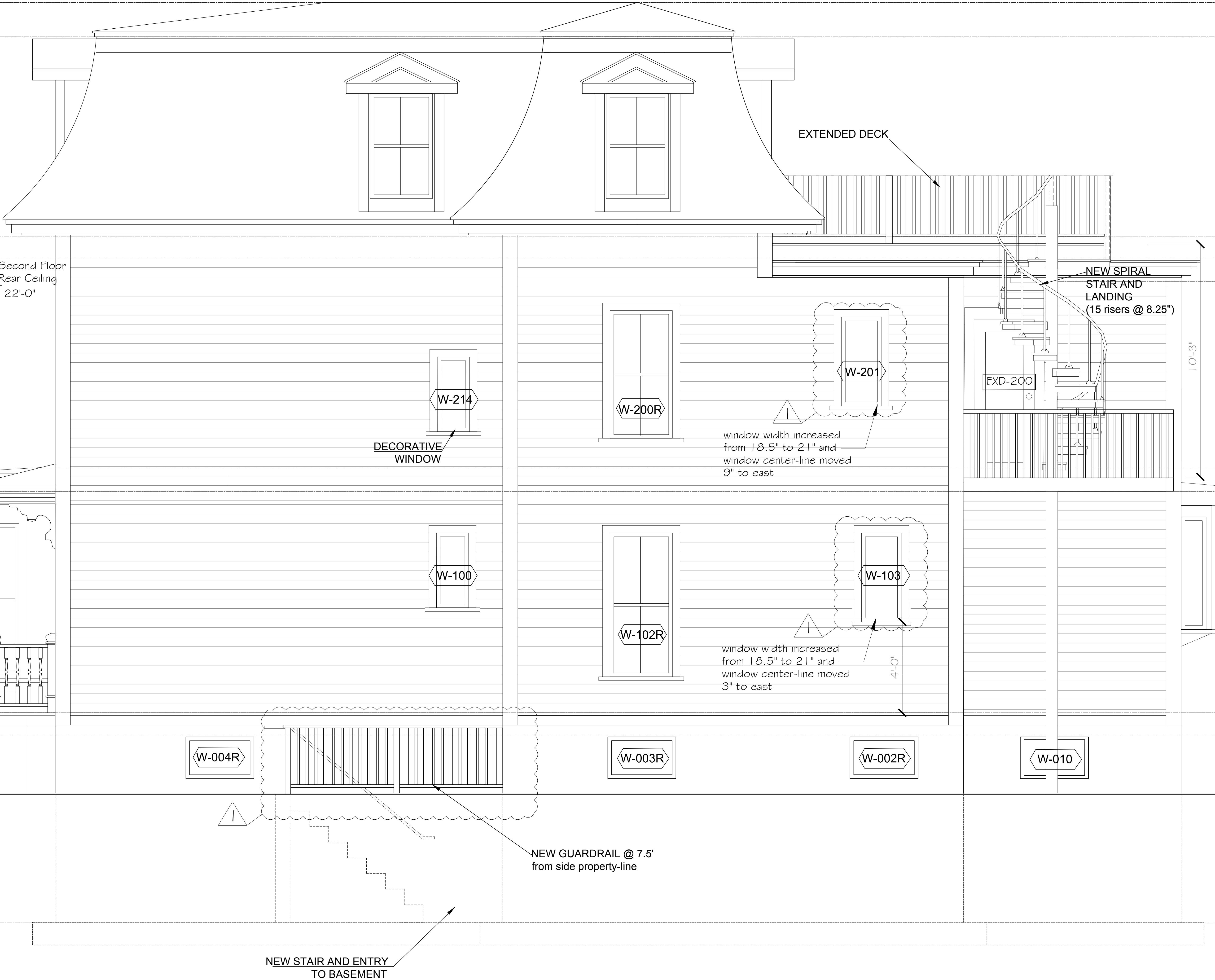
FIRST FLOOR
FF
3'-7"



GRADE
0'-0"



BASEMENT FLOOR FF
-5'-8"



PROJECT: 113 Inman Street

DRAWING: Proposed West-Side Elevation

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

Page Number:

A2.2

Site Location:
113 Inman St.
Cambridge, MA 02139

Client:
Charles Korn &
Karen Korn

Contact: Moss Keane
617-349-9728

Date:
August 3, 2020

113 Inman Street

Notes:

Special
Permit Set
Revision 1



ACVP Design

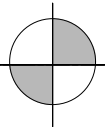
MA Registered Architect # 50197
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alexvanpraagh@yahoo.com

Page Number:

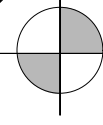
A2.2



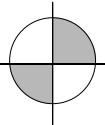
RIDGE
34'-10"



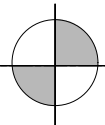
THIRD FLOOR FF
24'-6"



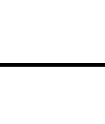
Second Floor Rear Ceiling
22'-0"



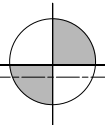
SECOND FLOOR FF
14'-3"



FIRST FLOOR FF
3'-7"



GRADE
0'-0"



-5'-8"



PROJECT: 113 Inman Street

DRAWING: Proposed South-Side Elevation

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

Page Number:

A2.3

Site Location:
113 Inman St.
Cambridge, MA 02139

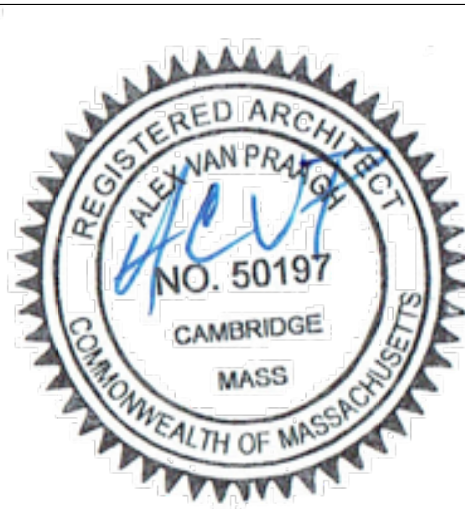
Client:
Charles Korn &
Karen Korn

Contact: Moss Keane
617-349-9728

Date:
August 3, 2020

113 Inman Street

Notes:
**Special
Permit Set**
Revision 1



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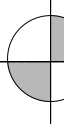
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alexvanpraagh@yahoo.com

Page Number:

A2.3



RIDGE
34'-10"



THIRD FLOOR FF
24'-6"



Second Floor
Rear Ceiling
22'-0"



SECOND FLOOR FF
14'-3"



FIRST FLOOR FF
3'-7"

NEW REAR DECK
AND STAIRS
GRADE
0'-0"



BASEMENT FLOOR FF
-5'-8"



Site Location:
113 Inman St.
Cambridge, MA 02139

Client:
Charles Korn &
Karen Korn

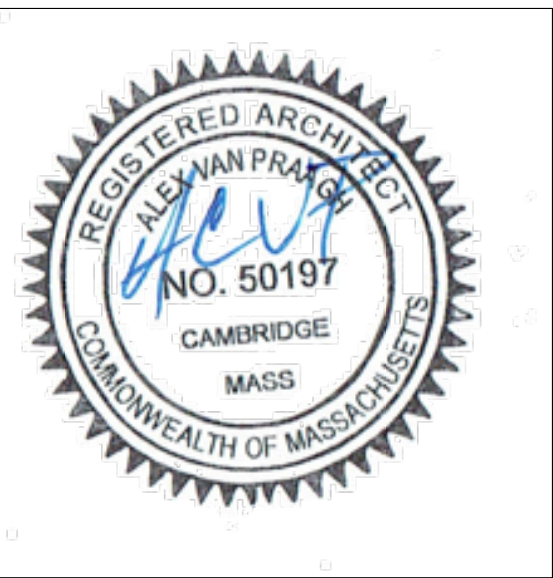
Contact: Moss Keane
617-349-9728

Date:
August 3, 2020

113 Inman Street

Notes:

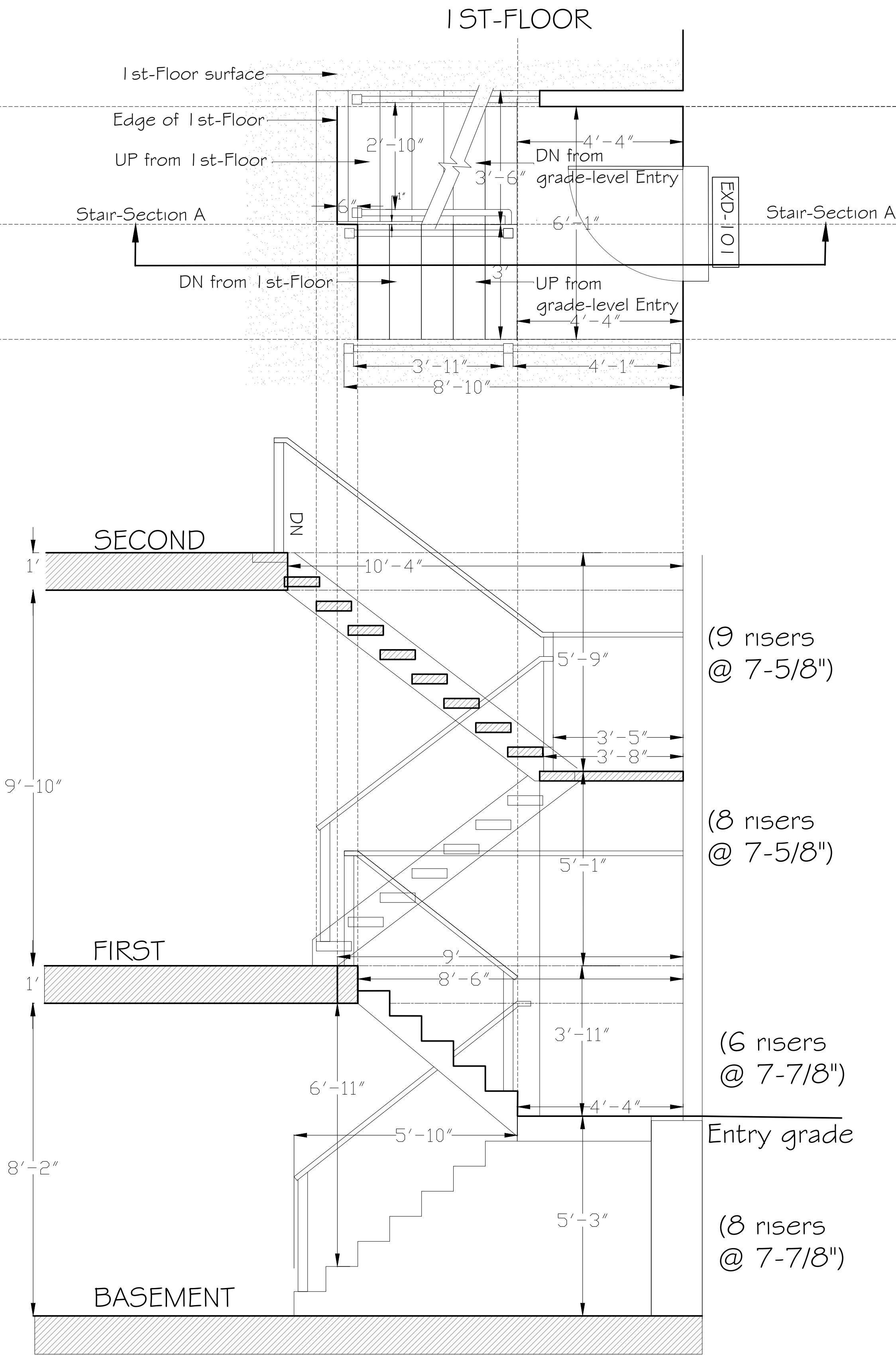
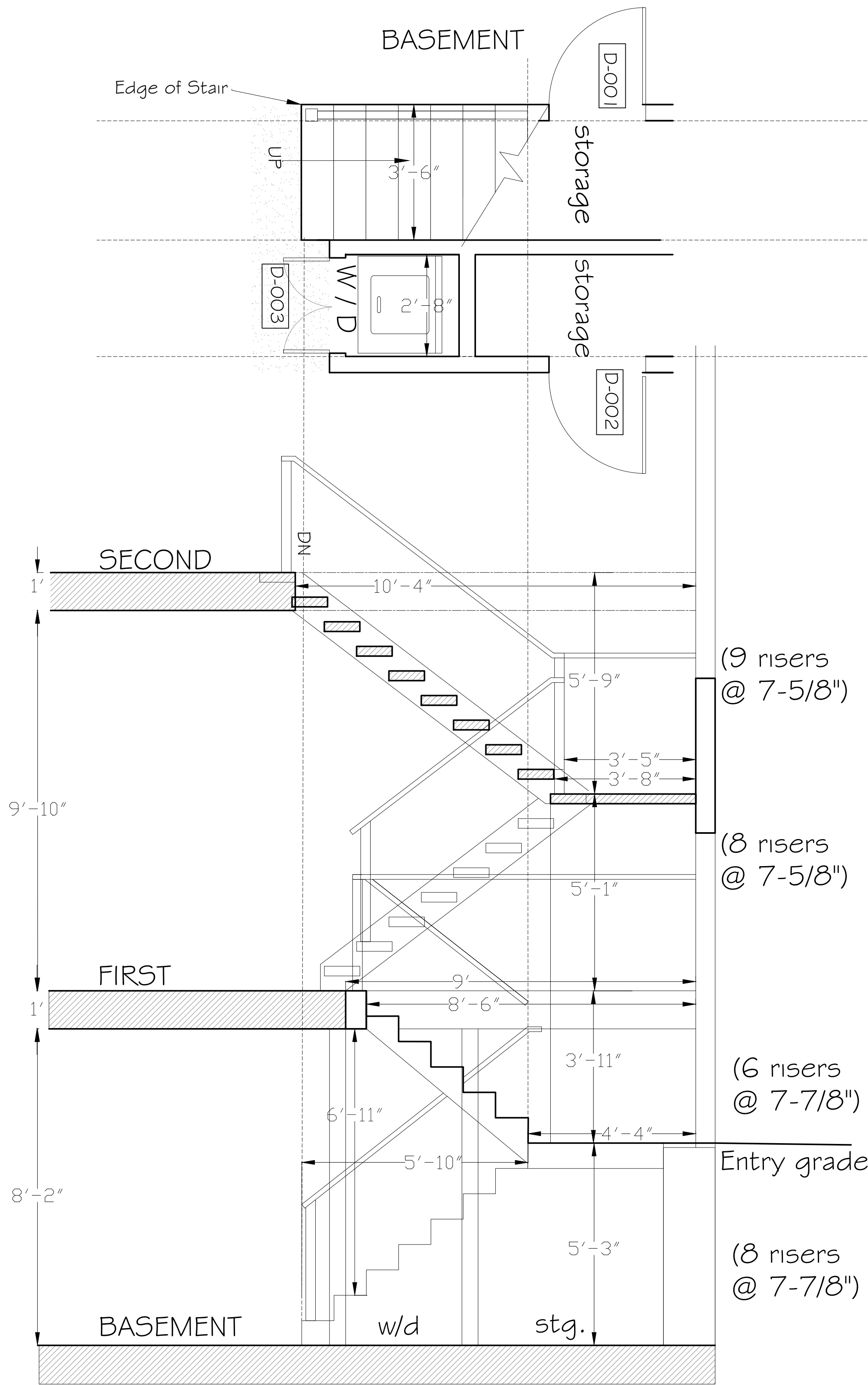
**Special
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Revision 1



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alexvanpraagh@yahoo.com

Page Number:



Site Location:
113 Inman St.
Cambridge, MA 02139

Client: Charles Korn &
Karen Korn

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617-349-9728

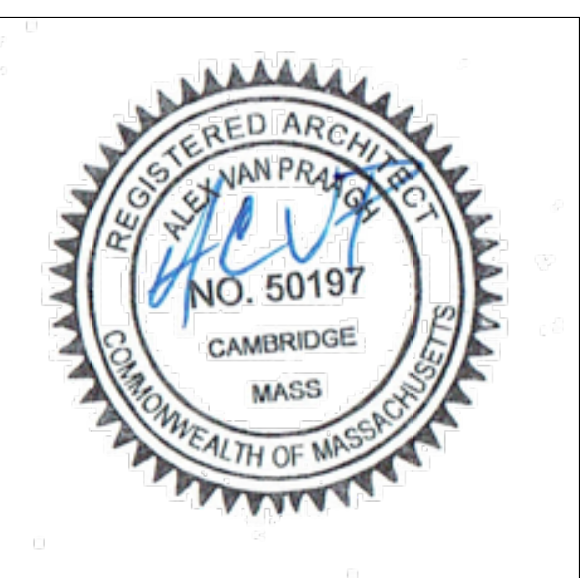
Date: August 3, 2020

113 Inman Street

Notes:

Special Permit Set

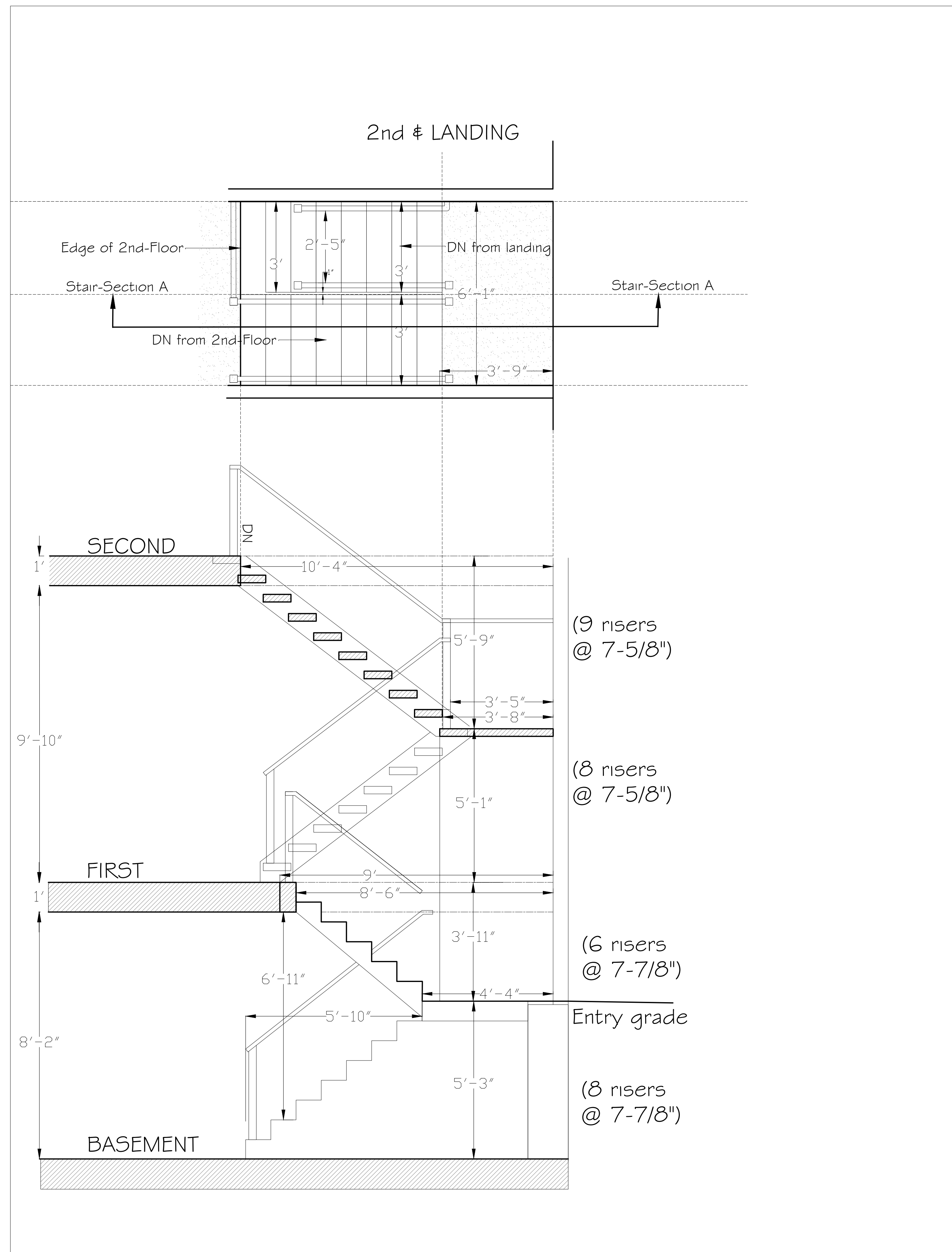
Revision 1



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phone 617.959.1158
alexvanpraagh@yahoo.com*

Page Number:



PROJECT: 113 Inman Street

DRAWING: Window and Door Schedule

Page Number:

A4.0

Site Location:

113 Inman St.
Cambridge, MA 02139

Client:

Charles Korn &
Karen Korn

Contact:

Moss Keane
617-349-9728

Date:

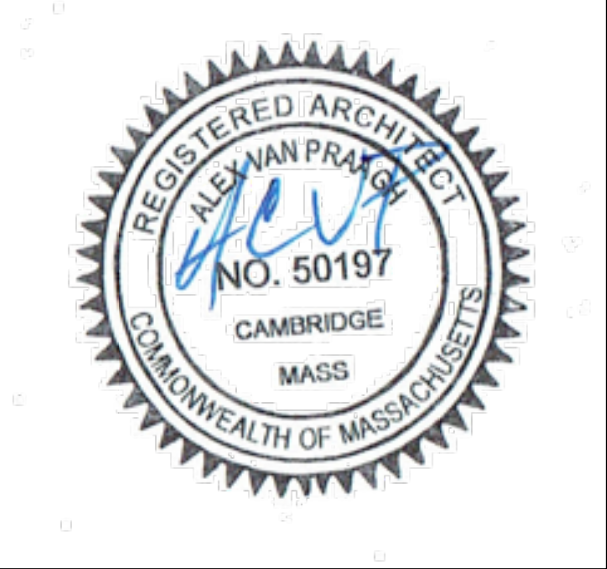
August 3, 2020

113 Inman Street

Notes:

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Revision 1



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alexvanpraagh@yahoo.com

Page Number:

A4.0

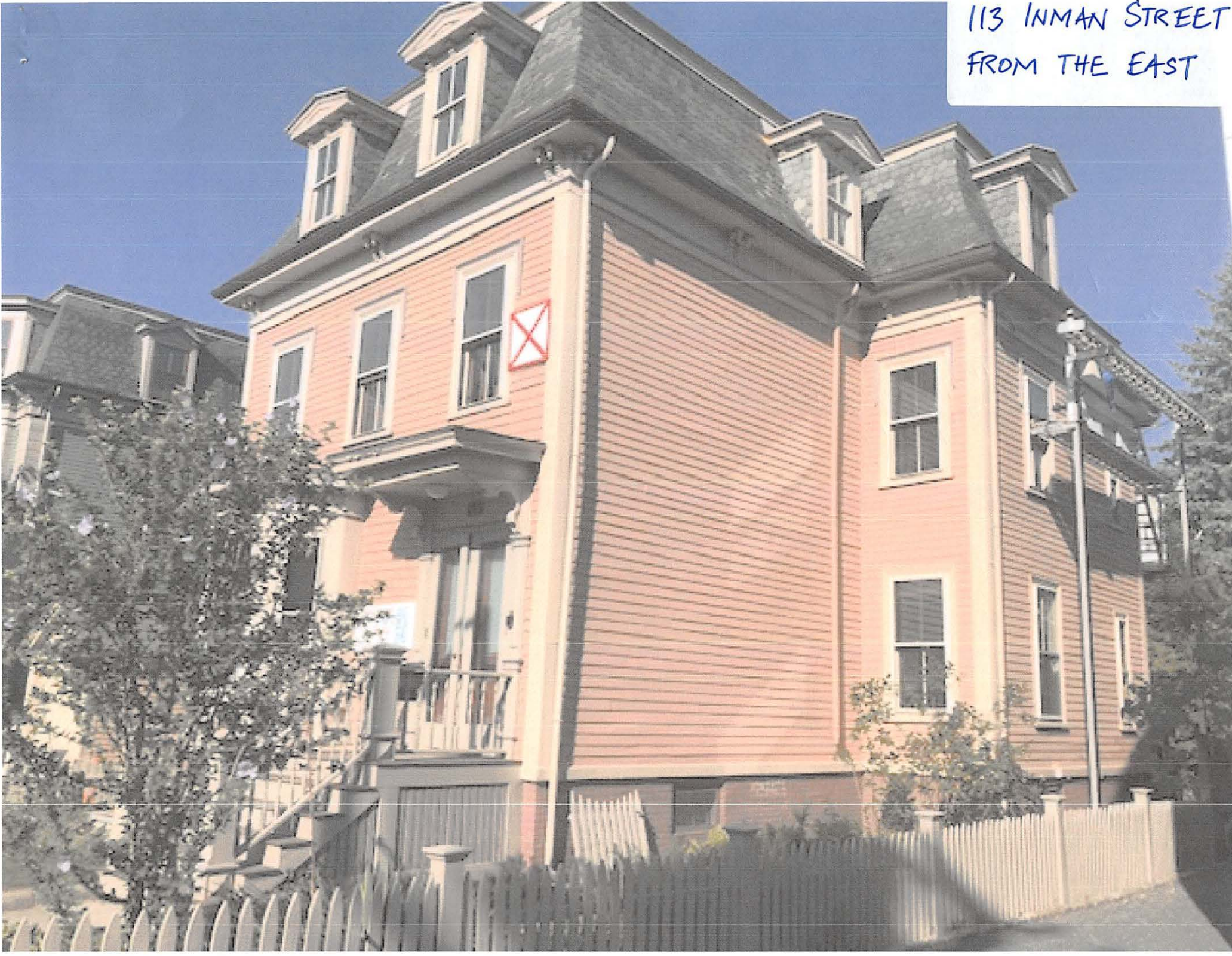
DOOR SCHEDULE

NUMBER	WIDTH	HEIGHT	DOOR OPERATION
D-001	2'-0"	4'-0"	SINGLE SWING
D-002	2'-6"	6'-8"	DOUBLE SWING
D-003	2'-8"	6'-8"	BARN DOOR
D-004	2'-8"	6'-8"	SINGLE SWING
D-005	2'-10"	6'-8"	SINGLE SWING
D-006	3'-8"	6'-8"	DOUBLE SWING
D-100	6'-0"	7'-6"	DOUBLE POCKET
D-101	2'-4"	6'-8"	SINGLE SWING
D-102	4'-4"	7'-6"	BI-FOLD SWING
D-103	6'-0"	7'-6"	DOUBLE POCKET
D-104	2'-10"	6'-8"	POCKET DOOR
D-105	2'-6"	6'-8"	POCKET DOOR
D-201	2'-7"	6'-8"	SINGLE SWING
D-202	2'-8"	6'-8"	SINGLE SWING
D-203	4'-2"	6'-8"	DOUBLE SWING
D-204	2'-8"	6'-8"	DOUBLE SWING
D-205	6'-4"	7'-0"	DOUBLE POCKET
D-206	2'-8"	6'-8"	SINGLE SWING
D-207	2'-2"	6'-8"	SINGLE SWING
D-208	6'-3"	6'-8"	SLIDER
D-209	2'-8"	6'-8"	SINGLE SWING
D-210	2'-8"	6'-8"	DOUBLE SWING
D-211	2'-6"	6'-8"	SINGLE SWING
D-301	2'-5"	6'-8"	SINGLE SWING
D-302	2'-6"	6'-8"	SINGLE SWING
D-303	2'-9"	6'-8"	DOUBLE SWING
D-304	2'-5"	6'-8"	SINGLE SWING
D-305	2'-5"	6'-8"	SINGLE SWING
D-306	2'-6"	6'-8"	SINGLE SWING
D-307	2'-6"	6'-8"	SINGLE SWING
EXD-001	3'-0"	7'-0"	SINGLE SWING
EXD-100	4'-6"	7'-6"	DOUBLE SWING
EXD-101	3'-0"	8'-0"	SINGLE SWING
EXD-102	8'-0"	8'-0"	SLIDER
EXD-200	2'-8"	7'-0"	SINGLE SWING
EXD-300	2'-6"	6'-6"	SINGLE SWING

WINDOW SCHEDULE

NUMBER	WIDTH	HEIGHT	SASH OPERATION	NOTES
W-001	3'-0"	1'-10"	AWNING	
W-002R	3'-0"	1'-10"	AWNING	REPLACEMENT
W-003R	3'-0"	1'-10"	AWNING	REPLACEMENT
W-004R	3'-0"	1'-10"	AWNING	REPLACEMENT
W-005	3'-1"	5'-0"	DOUBLE HUNG	
W-006	3'-0"	2'-5"	AWNING	
W-007	3'-0"	2'-6"	AWNING	
W-008	3'-0"	2'-5"	AWNING	
W-009	3'-0"	2'-5"	AWNING	
W-010	3'-0"	1'-10"	AWNING	
W-100	1'-5"	3'-4"	CASEMENT	
W-101R	3'-1"	6'-4"	DOUBLE HUNG	REPLACEMENT
W-102R	2'-9"	6'-4"	DOUBLE HUNG	REPLACEMENT
W-103	1'-9"	3'-11"	CASEMENT	
W-104	2'-8"	5'-1"	CASEMENT	
W-105	2'-10"	5'-1"	FIXED PICTURE	
W-106	1'-7"	5'-1"	CASEMENT	
W-107	2'-10"	6'-5"	DOUBLE HUNG	
W-108	2'-10"	6'-5"	DOUBLE HUNG	
W-109R	1'-5"	6'-8"	DOUBLE HUNG	REPLACEMENT
W-110R	4'-0"	6'-8"	DOUBLE HUNG	REPLACEMENT
W-111R	1'-5"	6'-8"	DOUBLE HUNG	REPLACEMENT
W-112R	3'-1"	5'-8"	DOUBLE HUNG	REPLACEMENT
W-113R	1'-5"	6'-8"	DOUBLE HUNG	REPLACEMENT
W-114R	4'-0"	6'-8"	DOUBLE HUNG	REPLACEMENT
W-115R	4'-0"	6'-8"	DOUBLE HUNG	REPLACEMENT
W-200R	2'-9"	5'-8"	DOUBLE HUNG	REPLACEMENT
W-201	1'-9"	3'-11"	CASEMENT	
W-202	2'-10"	5'-2"	DOUBLE HUNG	
W-203	2'-10"	5'-2"	DOUBLE HUNG	
W-204	2'-10"	5'-2"	DOUBLE HUNG	
W-205	2'-9"	5'-2"	DOUBLE HUNG	
W-206	4'-0"	9'-11"	FIXED	
W-207R	1'-5"	6'-8"	DOUBLE HUNG	REPLACEMENT
W-208R	4'-0"	6'-8"	DOUBLE HUNG	REPLACEMENT
W-209R	1'-5"	6'-8"	DOUBLE HUNG	REPLACEMENT
W-210R	3'-1"	5'-8"	DOUBLE HUNG	REPLACEMENT
W-211R	3'-1"	5'-8"	DOUBLE HUNG	REPLACEMENT
W-212R	3'-1"	5'-8"	DOUBLE HUNG	REPLACEMENT
W-213R	3'-1"	5'-8"	DOUBLE HUNG	REPLACEMENT
W-214	1'-5"	3'-4"	FIXED	DECORATIVE
W-215R	3'-1"	5'-8"	DOUBLE HUNG	REPLACEMENT

113 INMAN STREET
FROM THE EAST



113 LUMAN STREET
FROM THE NORTH



113 INMAN STREET
FROM THE WEST



113 INMAN STREET
FROM THE SOUTH

