CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAR 29 PM 3:30

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 110709

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Barbara Bryant

PETITIONER'S ADDRESS: 116-118 Henry Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 116-118 HENRY STREET

TYPE OF OCCUPANCY: Garage **ZONING DISTRICT:** Residence C Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The existing garage structure is shared between two 2-family properties, 116-118 and 120-122 Henry Street. Because the existing garage building is in poor condition, the property owners are proposing to demolish and replace the structure on the same footprint as existing. Because the building crosses a property line it does not adhere to the setbacks required by the current ordinance, hence the variance relief requested in this application. Please refer to the corresponding variance application submitted for 120-122 Henry Street for additional information.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requriements).
Article: 4.000 Section: 4.21 (Accessory Uses).
Article: 5.000 Section: 5.22.1 (Private Open Space).
Article: 5.000 Section: 5.25.41 (Exemption for Residential Parking Spaces).

Original Signature(s): _____

(Petitioner (s) / Owner)

Laura Fordenson

(Print Name)

Address:

Tel. No. 617-407-8957

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 Barbara Bryant
(OWNER)

Address: 116 Henry St, Cambridge MA 02139

State that I/We own the property located at 114-116 Henry St, Cambridge, MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of Barbara Bryant

*Pursuant to a deed of duly recorded in the date 1/21/00, Middlesex South County Registry of Deeds at Book 34314, Page 19; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Barbara M Bryant
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 Barbara M. Bryant personally appeared before me, this 10 of March, 2021, and made oath that the above statement is true.

Douglas Reynolds Notary

My commission expires July 27, 2023 (Notary Seal).

DOUGLAS C. REYNOLDS
MY COMM. EXPIRES JULY 27, 2023
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

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

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

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

BZA 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:

The existing garage structure has become structurally unsound due to "concrete rot," resulting in exposed and rusting rebar. There is observable rusting and deterioration of structural steel beams, as well as cracking in the slab-on-grade foundation. It would be more complex and costly to repair the existing structure and foundation than to demolish and replace it on the same footprint.

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 by not affecting generally the zoning district in which it is located for the following reasons:

The existing slab-on-grade foundation has cracked in several places due to settling of the soil below. Replacing the slab-on-grade with a pier foundation as is proposed is more appropriate for the soil conditions on this site. Additionally, this garage structure is unique in that it is shared by two lots. The four off-street parking spaces (1 per dwelling unit) provided by the garage must also be preserved as per the current Ordinance. The most efficient use of space in both lots would be to replace the structure on its current footprint, thereby preserving existing open space.

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

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed garage structure will preserve current off-street parking as required by the Ordinance. The proposed roof garden will also add Permeable Open Space to the lot, which currently does not meet Permeable Open Space requirements set forth by the Ordinance. The Functional Green Roof areas will retain stormwater at a minimum of 1" per hour, while the proposed 1000 gallon cistern will store rainwater that drains through the permeable deck areas. This stored rainwater will subsequently be used for garden and landscape irrigation, eliminating the need for additional use of city water. The proposed roof garden will not impact the current Floor Area Ratio of the lot as the space is below the third floor.

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

The proposed garage structure will maintain and in some cases improve upon existing conditions by preserving off-street parking provided by the current structure, removing an eyesore and potential structural hazard, and adding usable permeable open space. Where visible from surrounding units, the roof garden will add aesthetic value superior to the current black rubber roof.

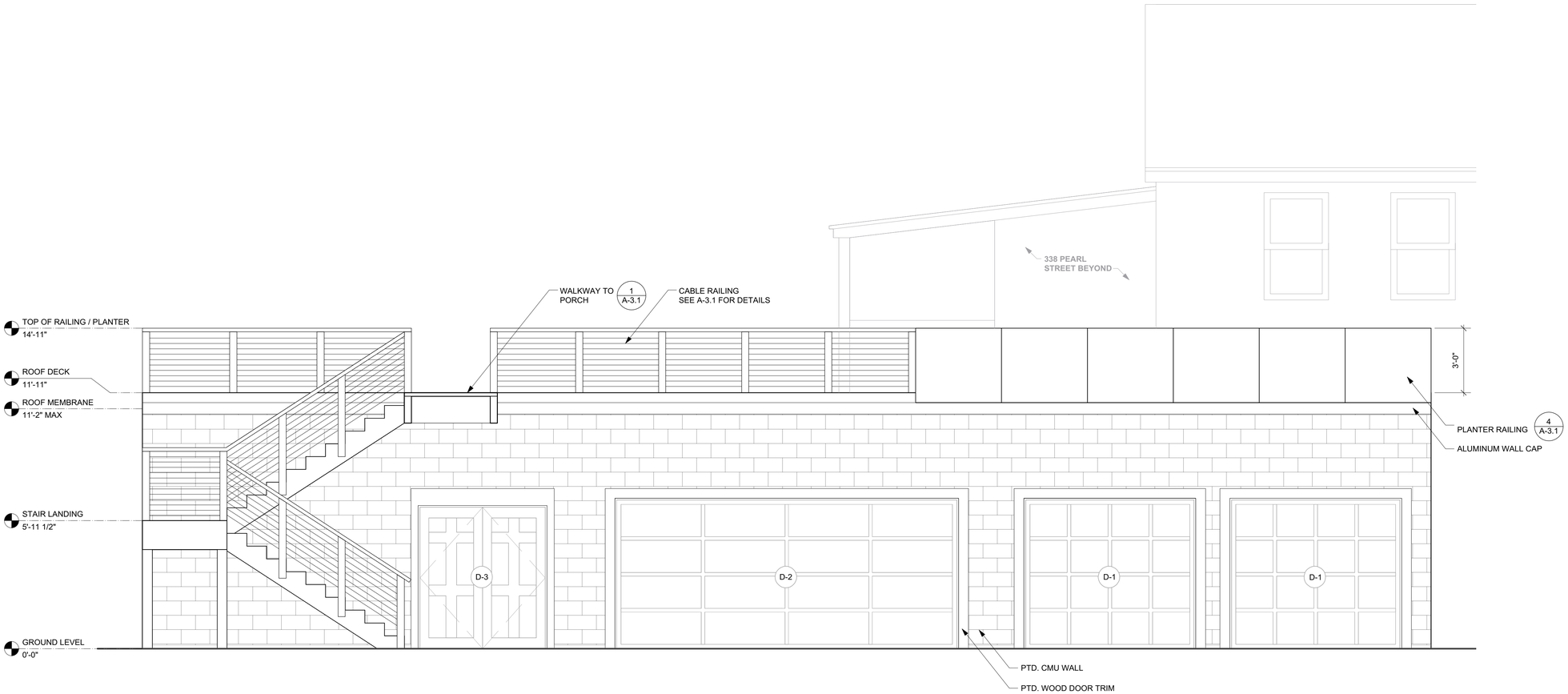
BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Barbara Bryant
Location: 116-118 Henry Street
Phone: 617-407-8957

Present Use/Occupancy: Garage
Zone: Residence C Zone
Requested Use/Occupancy: Garage and rooftop garden

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		Portion of garage structure on 116-118 lot: 798 sf. Total across both lots: 1075 sf	No change	N/A	(max.)
LOT AREA:		4211 sf	No change	5000 sf	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.19	No change	0.6	
LOT AREA OF EACH DWELLING UNIT		2105 sf	No change	1800 sf min	
SIZE OF LOT:	WIDTH	41.6 ft	No change	50 ft	
	DEPTH	101.23	No change	N/A	
SETBACKS IN FEET:	FRONT	80 ft (to garage)	No change	13 ft	
	REAR	0.75 ft	No change	5 ft	
	LEFT SIDE	0.5 ft (to garage)	No change	5 ft	
	RIGHT SIDE	0 ft (building crosses property line here)	No change	5 ft	
SIZE OF BUILDING:	HEIGHT	10.25 ft	12 ft	15 ft	
	WIDTH	Length on 116-118 lot: 40 ft. Total length across both lots: 60 ft	No change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		638 sf of Usable Open Space, 178 sf of which is Permeable Open Space	The proposed roof garden will add 800 sf of Usable Permeable Open Space to the 116 Henry St lot, resulting in a total of 1237 sf Useable Open Space, 800 sf of which is Permeable Open Space.	1516 sf (36% of lot area)	
NO. OF DWELLING UNITS:		2	No change	N/A	
NO. OF PARKING SPACES:		2	No change	2	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		15.75 ft	No change	10 ft	



1 ELEVATION
Scale: 3/8" = 1'-0"

Door Schedule

	Nominal Size			Door Style		Openings			Door Data	
Mark	Width	Height	Thickness	Type	Material	RO Width	RO Height	Mfr	Finish	Model No.
D-1	8'0"	7'0"	2"	Overhead	Steel	8'1"	7'0 1/2"	Clopay	Primer White	#HDB_SW_SOL
D-1	8'0"	7'0"	2"	Overhead	Steel	8'1"	7'0 1/2"	Clopay	Primer White	#HDB_SW_SOL
D-2	16'0"	7'0"	2"	Overhead	Steel	16'1"	7'0 1/2"	Clopay	Primer White	#HDB_SW_SOL
D-3	6'0"	6'8"	1 3/4"	Swing Bi-part	Fiberglass	6'1"	6'8 1/2"	MMI	Primer White	#Z006702R

SCALE: 3/8" = 1' - 0"
0' 1' 2' 3' 5'

PERMIT SET

CONTRACTOR

RECOVER
GREEN ROOFS / DESIGN BUILD
9 OLIVE SQUARE
SOMERVILLE MA 02143
617.764.1310
info@recovergreenroofs.com
recovergreenroofs.com

ARCHITECT

REGISTERED ARCHITECT
ANTHONY H. SANCHEZ
No. 951934
SWAMPSCOTT, MA
COMMONWEALTH OF MASSACHUSETTS

ANTHONY SANCHEZ, AIA

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SWAMPSCOTT, MA 01907

718-877-3938

ANTHONY.H.SANCHEZ@GMAIL.COM

PROJECT NAME

116/122 HENRY ST.
GARAGE
RENOVATION

PROJECT ADDRESS

116 HENRY ST.
CAMBRIDGE, MA 02139

REVISIONS

Revision No.	Date

Date	1/19/2021
Drawn by	LF, AR
Checked by	TS
Scale	3/8" = 1'-0"

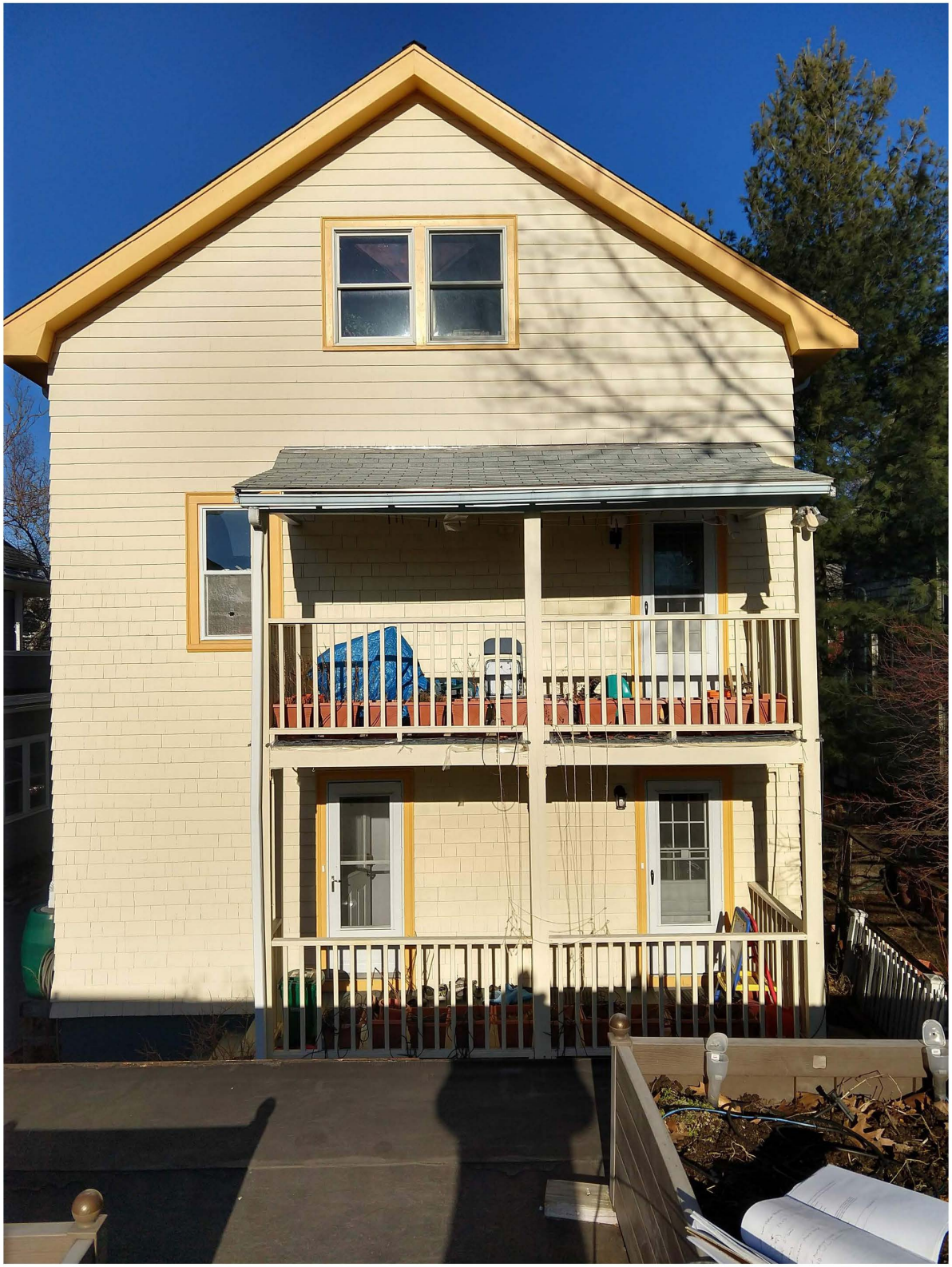
ELEVATION

A-2.1

Existing garage structure

Existing garage roof, 338 Pearl St beyond

Ivy and moss degrading EPDM roof membrane. Green roof is proposed in this area.



Existing back porch at 116 Henry

Cracking in concrete block wall

Deterioration at structural steel beam

Deterioration at structural steel beam

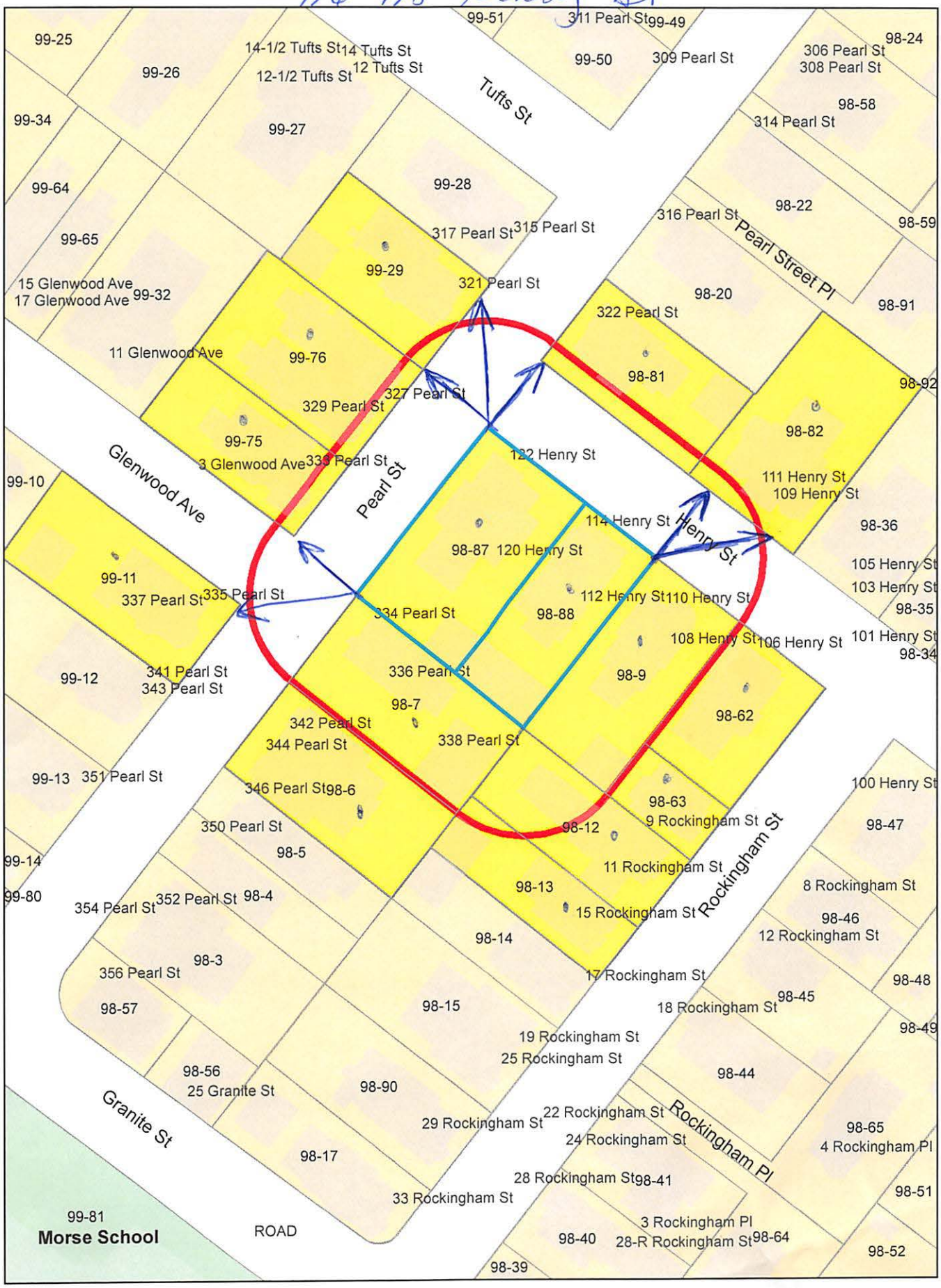
Concrete rot at ceiling with oxidized exposed rebar

Concrete rot at ceiling with oxidized exposed rebar

Concrete rot at ceiling with oxidized exposed rebar

Cracking at slab-on-grade foundation

116-118 Henry St.



116-118 Henry St.

Petitioner

98-6
WINTER, JEFFREY & KIMBERLY KELLEY
344 PEARL ST
CAMBRIDGE, MA 02139-4764

98-12
ADAMS, RONALD L. & JULIA E. HALPRIN
11 ROCKINGHAM ST.
CAMBRIDGE, MA 02139-4733

98-88
BRYANT, BARBARA M.
116 HENRY ST
CAMBRIDGE, MA 02139-4729

98-63
WYMELENBERG, SUZANNE
9 ROCKINGHAM ST
CAMBRIDGE, MA 02139-4733

98-82
MARTIN, FELIPE SUVA,
MARIA CLARA SUVA MARTIN A LIFEESTATE
111 HENRY ST
CAMBRIDGE, MA 02139-4728

RECOVER GREEN ROOFS
C/O LAURA FEDDERSEN
9 OLIVE SQUARE
SOMERVILLE, MA 02143

99-11
PARK, MICHAEL & PATRICIA LEE
335 PEARL ST
CAMBRIDGE, MA 02139

98-62
FERRANTE, PAMELA D.,
TRUSTEE THE FERRANTE REV TRUST
106 HENRY ST
CAMBRIDGE, MA 02139

98-81
SCHATTON, TOBIAS & QUINN CHARBONNEAU
322 PEARL ST
CAMBRIDGE, MA 02139

98-87
HARKAVY, BRAD & ANN MARIE MADOR
120-122 HENRY ST
CAMBRIDGE, MA 02139

99-29
DAVIS, WILLIAM P. & ANNE F. DAVIS
321 PEARL ST
CAMBRIDGE, MA 02139-4761

99-76
REGAN, TERRANCE & GERTRUDE VOGT REGAN,
TRUSTEE OF PEARL STREET TRUST.
329 PEARL ST., UNIT #1
CAMBRIDGE, MA 02139

99-75
WINTNER, THOMAS H. & SUZANNE R. WINTNER
3 GLENWOOD AVE
CAMBRIDGE, MA 02139

98-13
CRAVEN, JULIE R.
15 ROCKINGHAM ST.
CAMBRIDGE, MA 02139-4733

99-75
GARLAND, JEFFREY A. & ASTRID C. WERNER
333 PEARL ST
CAMBRIDGE, MA 02139

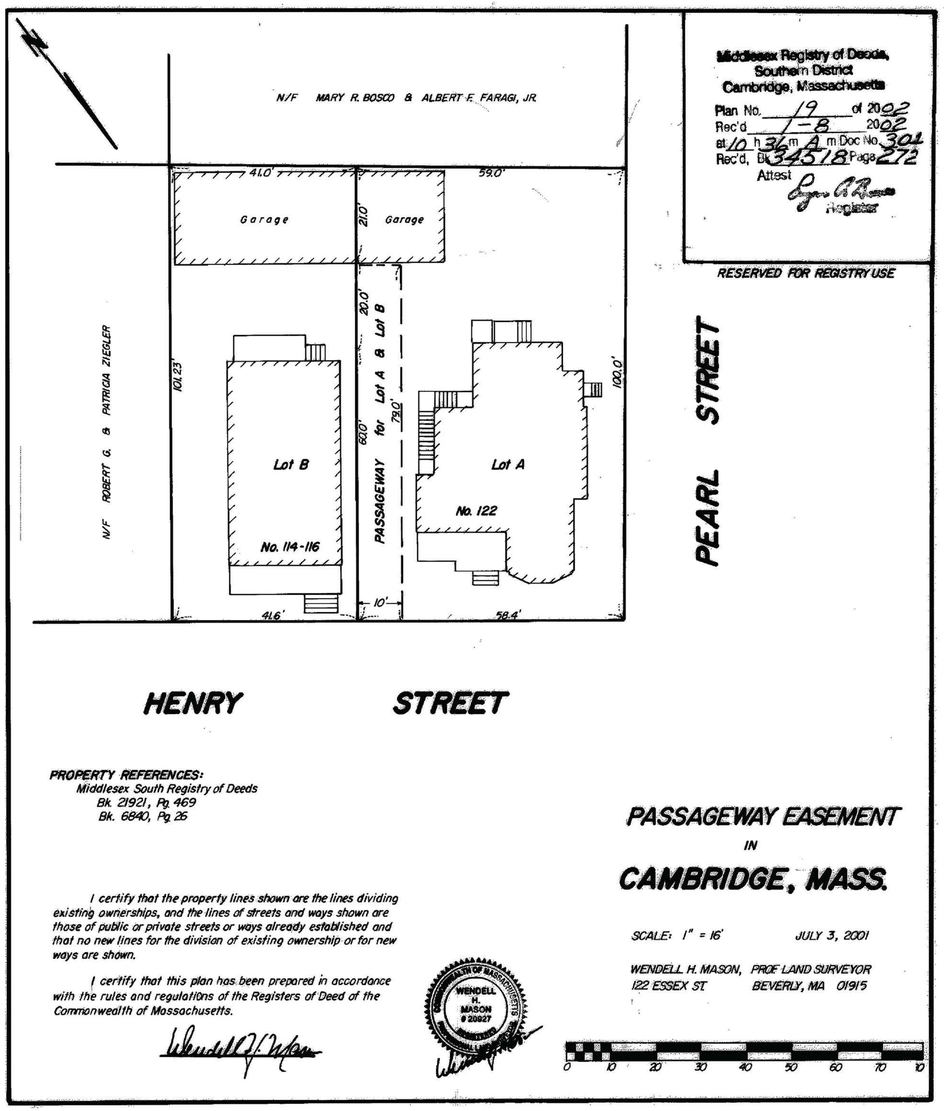
99-76
SOKOLOVSKI, SLAVCO J. & NANCY B. ADAMS
327 PEARL ST., UNIT #1
CAMBRIDGE, MA 02139

99-76
ZEGRAS, P. CHRISTOPHER
327 PEARL ST, UNIT 327/2
CAMBRIDGE, MA 02139

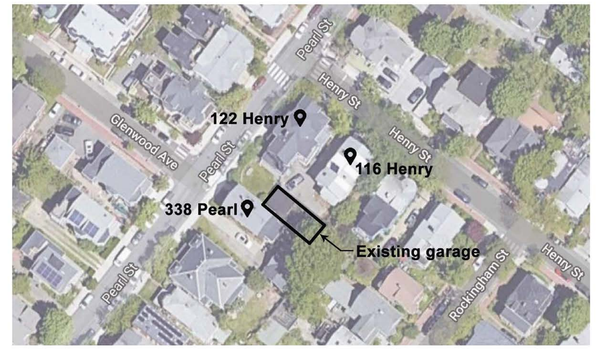
98-9
ZIEGLER, ROBERT G.
112 HENRY ST
CAMBRIDGE, MA 02139

98-9
ZIEGLER-CHAMBLEE, LISA &
MARCUS C. CHAMBLEE
110-112 HENRY ST., #110
CAMBRIDGE, MA 02139

98-7
WALKER-CHIN, KIM
TR. OF THE KIM WALKER-CHIN REVOC
TRUST OF 2019
336 PEARL ST
CAMBRIDGE, MA 02139



1 PLOT PLAN
1"=16'-0"



2 LOCATION PLAN
NTS

3 EXISTING GARAGE
NTS

PROPERTY OWNER: Barbara Bryant / Brad Harkavy	
PROPERTY LOCATION: 116-118 Henry Street / 120-122 Henry Street, Cambridge MA 02139	
ZONING DISTRICT: Residence C	
PROPERTY TYPE: 2 family residential	
PROJECT DESCRIPTION: Demo and reconstruction of existing shared garage structure and roof garden	

GENERAL PROJECT NOTES

1. ALL WORK SHALL CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE, 9th EDITION, AND ALL OTHER APPLICABLE CODES AND REGULATIONS OF ANY OTHER AUTHORITIES HAVING JURISDICTION.
2. CONTRACTOR SHALL SECURE ALL PERMITS, APPROVALS AND INSPECTIONS REQUIRED FOR CONSTRUCTION.
3. REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS AND SYMBOLS.
4. TAKE FIELD MEASUREMENTS BEFORE FABRICATION WORK TO ENSURE THAT COMPONENTS FIT TOGETHER PROPERLY.
5. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED, AND THE ARCHITECT SHALL BE NOTIFIED OF INCONSISTENCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT.
6. PLAN DIMENSIONS ARE TO FACE OF FINISH, AND COLUMN CENTERLINES U.O.N. SYMMETRICAL AREAS DIMENSIONED ONE SIDE ONLY WITH OTHER SIDE OPPOSITE HAND, U.O.N. PARTITIONS SHOWN ON COLUMN LINES ARE TO BE CENTERED ON COLUMN LINE, U.O.N.
7. FINISH FLOOR ELEVATIONS ARE AT THE TOP OF CONCRETE OR UNFINISHED FLOOR UNLESS OTHERWISE NOTED.
8. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS WHICH APPLY TO ONE AREA, COMPONENT OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS AND CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
9. EXAMINE SUBSTRATE, AREAS, AND CONDITIONS FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.
10. COMPLY WITH MANUFACTURER'S PRINTED INSTRUCTIONS AND WITH CURRENT, ACCEPTED INDUSTRY STANDARDS UNLESS MORE STRINGENT REQUIREMENTS ARE SHOWN IN THE CONTRACT DOCUMENTS OR ARE REQUIRED BY CODE.
11. MAKE JOINTS UNIFORM OF WIDTH. WHERE JOINT LOCATIONS IN EXPOSED WORK ARE NOT INDICATED, ARRANGE JOINTS FOR THE BEST VISUAL EFFECT AS DETERMINED BY ARCHITECT AND IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS. FIT EXPOSED CONNECTIONS TOGETHER TO FORM HAIRLINE JOINTS.
12. COORDINATE LOCATIONS OF EXPOSED WALL MOUNTED MECHANICAL AND ELECTRICAL DEVICES, SUCH AS LIGHT SWITCHES, THERMOSTATS, AND RECEPTACLES, TO ALIGN DEVICES HORIZONTALLY AND VERTICALLY. SUBMIT COORDINATED DRAWINGS SHOWING PROPOSED LOCATIONS TO THE ARCHITECT FOR COMMENT.
13. INSTALL STIFFENERS, BRACING, BACKING PLATES AND/OR BLOCKING AS REQUIRED FOR SECURE INSTALLATION OF ALL WALL AND CEILING MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO, DOORS AND WALL MOUNTED HARDWARE, HANDRAILS, WALL-MOUNTED CASEWORK, OPERABLE PARTITIONS, DEMOUNTABLE PARTITIONS, GLAZINGS, MISC. FURNISHINGS AND EQUIPMENT, MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT. WOOD BLOCKINGS, IF USED, SHALL BE FIRE AND MOISTURE TREATED. PROVIDE SUITABLE CONCEALED BLOCKING OR METAL STRAPPING FOR EACH ITEM ATTACHED TO A WALL AND CEILING SURFACES REGARDLESS OF WHETHER BLOCKING IS INDICATED ON DRAWINGS. PROVIDE FIRE RATED BLOCKING AND FASTENING SUFFICIENT TO SUSTAIN LOADS IMPOSED BY ATTACHED ITEM.
14. WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT COMPONENTS AT HEIGHTS DIRECTED BY ARCHITECT.
15. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
16. FLATTEN OR APPLY LEVEL COMPOUND TO ALL NEW AND EXISTING FLOORS THAT EXCEED 1/4" VARIANCE IN A 10'-0" RADIUS AND AS REQUIRED AT DOORS FOR A LEVEL FLOOR SURFACE.
17. SEALANTS EXPOSED TO VIEW SHALL BE CUSTOM COLOR AS SELECTED BY ARCHITECT.
18. COORDINATE LOCATION AND COMPATIBILITY OF SEALANTS WITH ADJACENT WORK AND FINISH WORK, INCLUDING MATERIALS AND OTHER CONTIGUOUS SEALANTS.
19. ANY CONTROL JOINTS REQUIRED IN VISIBLE LOCATIONS NOT SHOWN ON DRAWINGS TO BE APPROVED BY ARCHITECT.
20. FOR ALL DOORS NOT DIMENSIONED, LOCATE HINGE SIDE OF DOOR 6" OFF ADJACENT WALL OR CENTER DOOR AS INDICATED
21. WORK NOT INCLUDED IS NOTED "BY OTHERS."
22. 'ALIGN' SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
23. 'TYPICAL' OR 'TYP' SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. ALL DETAILS AND REFERENCES ARE USUALLY KEYED AND NOTED ONCE, WHEN THEY FIRST APPEAR, BUT ARE TYPICAL FOR SIMILAR CONDITIONS ELSEWHERE, UNLESS NOTED OTHERWISE.
24. 'SIMILAR' OR 'SIM' MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS.
25. 'EXISTING' OR 'EX' MEANS THAT THE CONDITION SHOWN IS EXISTING PRIOR TO COMMENCEMENT OF THE PROPOSED SCOPE OF WORK.

DRAWING INDEX:

PERMIT SET

CONTRACTOR

RECOVER
GREEN ROOFS / DESIGN BUILD
9 OLIVE SQUARE
SOMERVILLE, MA 02143
617.764.1310
info@recovergreenroofs.com
recovergreenroofs.com

ARCHITECT

REGISTERED ARCHITECT ANTHONY H. SANCHEZ No. 951934 SWAMPSCOTT, MA COMMONWEALTH OF MASSACHUSETTS
ANTHONY SANCHEZ, AIA
74 ROCKLAND ST.
SWAMPSCOTT, MA 01907
718-877-3938
ANTHONY.H.SANCHEZ@GMAIL.COM

PROJECT NAME

116/122 HENRY ST.
GARAGE
RENOVATION

PROJECT ADDRESS

116 HENRY ST.
CAMBRIDGE, MA 02139

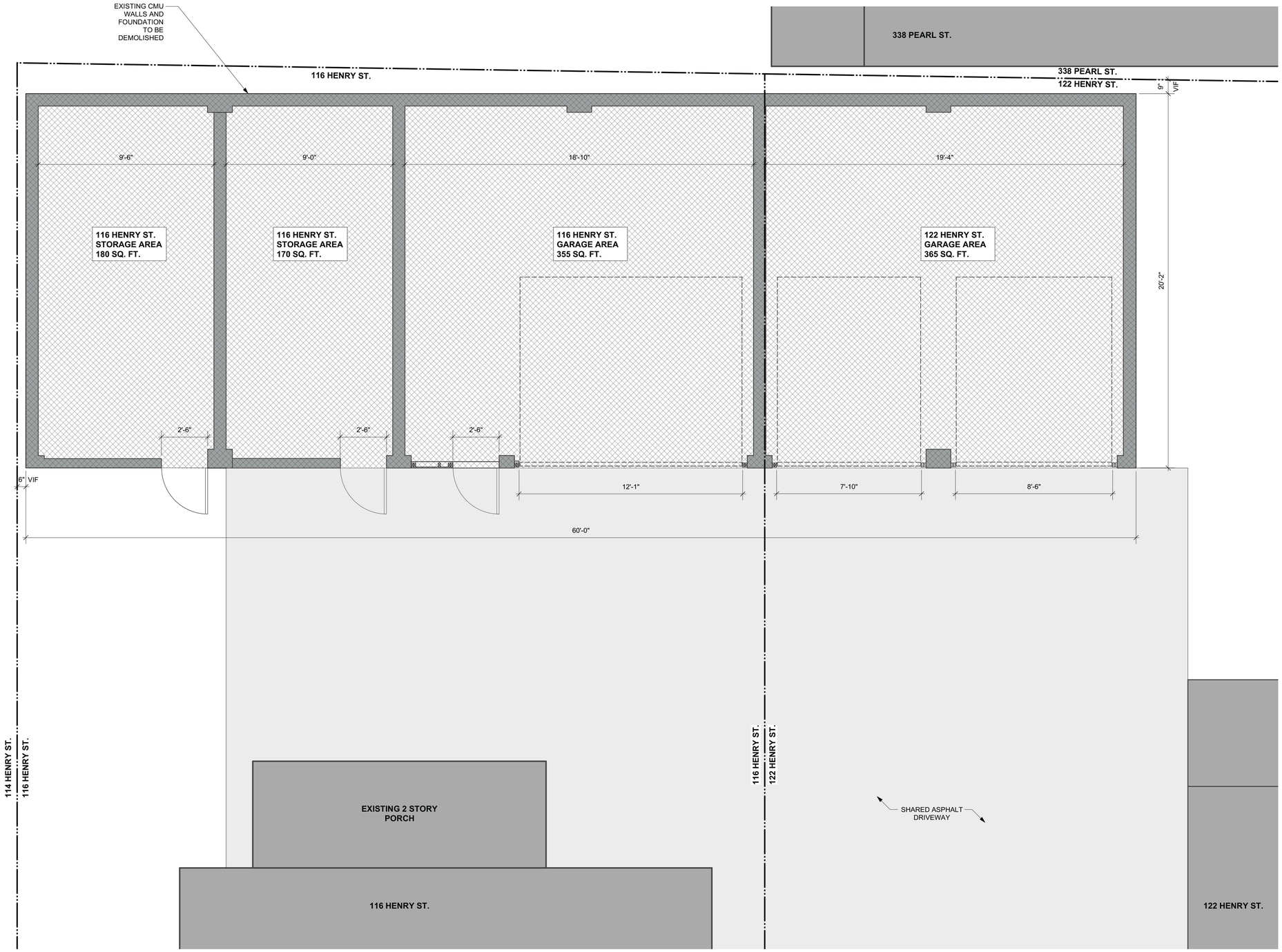
REVISIONS

Revision No.	Date

Date	1/19/2021
Drawn by	LF, AR
Checked by	TS
Scale	AS SHOWN

TITLE PAGE

A-0.0



1 EXISTING/DEMO PLAN
Scale: 3/8" = 1'-0"

SCALE: 3/8" = 1' - 0"
0' 1' 2' 3' 5'

EXISTING STRUCTURE TO BE DEMOLISHED

GENERAL DEMOLITION NOTES

1. ALL WORK TO COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS.
2. EXISTING CONDITIONS SHOWN ARE DIAGRAMMATIC AND ARE BASED ON SITE SURVEY PROVIDED BY THE OWNER. ELEMENTS HIDDEN BEHIND SURFACES, SUCH AS WALLS, CEILINGS, ETC. ARE NOT ACCURATELY REPRESENTED AND MUST BE VERIFIED IN FIELD BY THE CONTRACTOR. ALL EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD, AND DISCREPANCIES THAT COULD IMPACT THE INTENT AND SCOPE OF WORK SHOWN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR DIRECTION.
3. VERIFY THAT ALL ASSEMBLIES TO BE REMOVED ARE NON-STRUCTURAL, UNLESS SPECIFICALLY IDENTIFIED; NOTIFY THE ARCHITECT IN ADVANCE OF CUTTING, ALTERATIONS OR EXCAVATION WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF ANY PORTION OF THE BUILDING.
4. ALL ELEMENTS WITHIN THE LIMIT OF WORK, WHETHER SPECIFICALLY SHOWN OR NOT, REQUIRED TO BE DEMOLISHED OR REMOVED IN ORDER TO ACCESS WORK SHOWN IN THE CONSTRUCTION DESIGN DOCUMENTS, SHALL BE INCLUDED AND FIELD VERIFIED BY THE CONTRACTOR.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINNG AND PROVIDING ALL TEMPORARY SHORING AND BRACING REQUIRED .
6. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES, UNDERGROUND UTILITIES AND CONDITIONS WITHIN EXTENT OF PROJECT LIMITS, INFORM THE OWNER/ARCHITECT OF VARIATIONS FOUND IMMEDIATELY AND REQUEST FURTHER DIRECTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING CONSTRUCTION ADJACENT TO THE WORK FROM DAMAGE AS A RESULT OF CONSTRUCTION OPERATIONS AND FOR REPAIRING ANY DAMAGE THAT DOES OCCUR TO MATCH CONDITIONS THAT EXISTED AT THE START OF CONSTRUCTION.
8. ANY EXISTING FINISHES OR FIREPROOFING TO REMAIN THAT ARE REMOVED OR DAMAGED TO ACCOMPLISH ANY STRUCTURAL MODIFICATIONS SHALL BE REINSTATED TO AT LEAST MATCH THE INITIAL CONDITIONS AT THE COMPLETION OF THE STRUCTURAL MODIFICATION WORK, UNLESS NOTED OTHERWISE.
9. FINISH FLOOR ELEVATIONS ARE AT THE TOP OF CONCRETE OR UNFINISHED FLOOR UNLESS OTHERWISE NOTED.
10. REFER TO COMPLETE SET OF ISSUED CONTRACT AND DESIGN DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.

PERMIT SET

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COMMONWEALTH OF MASSACHUSETTS

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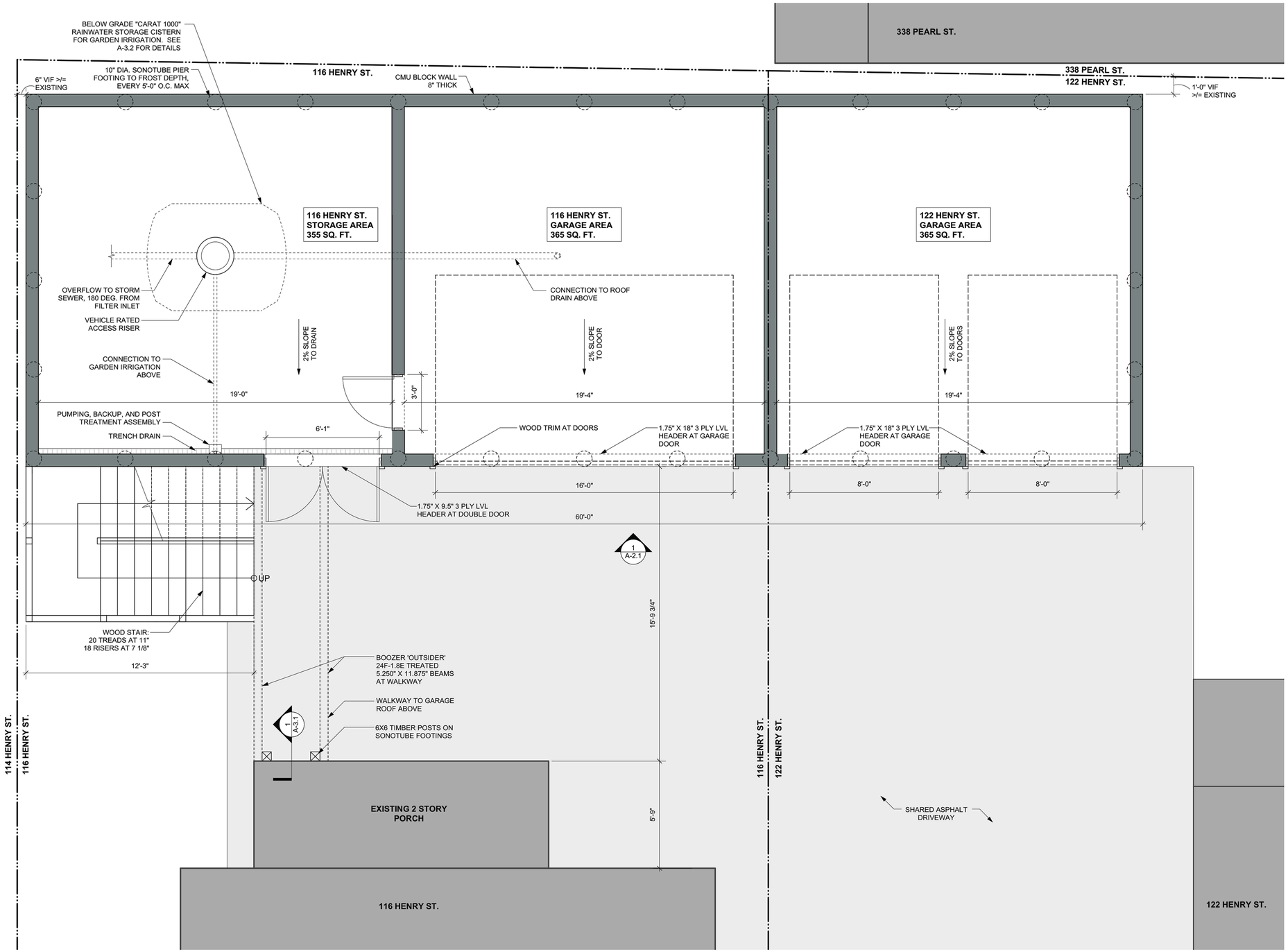
EXISTING/DEMO PLAN

A-1.0



1 GARAGE FLOOR PLAN
Scale: 3/8" = 1'-0"

SCALE: 3/8" = 1' - 0"
0' 1' 2' 3' 5'

GENERAL CONSTRUCTION NOTES

1. ALL WORK TO COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS TYPES ARE 1E UNLESS OTHERWISE NOTED.
2. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS. DETAILS NOTED AS TYPICAL IMPLY ALL CONDITIONS TREATED SIMILARLY; MODIFICATIONS TO BE MADE BY CONTRACTOR TO ACCOMMODATE MINOR VARIATION.
3. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL U.O.N., NOT INCLUDING WALL TILE OR DECORATIVE TRIM.
4. DRAWINGS ARE NOT TO BE SCALED. VERIFY ANY MISSING OR CONFLICTING WRITTEN INFORMATION WITH ARCHITECT PRIOR TO CONSTRUCTION.
5. NOTIFY ARCHITECT OF CONDITIONS WHERE CLEAR OR CRITICAL DIMENSIONS ARE DESIGNATED BUT CANNOT BE MET OR WHERE THE CORRIDOR / AISLE WIDTH CANNOT MEET THE MINIMUM REQUIREMENTS.
6. MAINTAIN FINISHED FLOOR BASE ELEVATION THROUGHOUT THE CONTRACT AREA, SUCH THAT ALL DIMENSIONS INDICATED AS ABOVE FINISHED FLOOR ARE AT THE SAME ELEVATION. BUILDING LEVEL ELEVATIONS REFER TO TOP OF STRUCTURAL SLAB / DECK.
7. ALL DOORS TO BE A MINIMUM OF 6 INCHES FROM THE NEAREST PERPENDICULAR PARTITION, U.O.N.
8. PROVIDE TEMPERED GLASS IN LOCATIONS REQUIRED BY CODE.
9. REVIEW LAYOUTS FOR PARTITIONS IN FIELD WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE AND COORDINATE PLACEMENT OF FIRE RATED BLOCKING AT ALL LOCATIONS OF ITEMS TO BE MOUNTED TO WALLS OR CEILING THROUGHOUT LIMIT OF WORK, PRIOR TO CLOSING WALLS, U.O.N.

PERMIT SET

CONTRACTOR

RECOVER
GREEN ROOFS / DESIGN BUILD
9 OLIVE SQUARE
SOMERVILLE MA 02143
617.764.1310
info@recovergreenroofs.com
recovergreenroofs.com

ARCHITECT

REGISTERED ARCHITECT ANTHONY H. SANCHEZ COMMONWEALTH OF MASSACHUSETTS No. 951934 SWAMPSCOTT, MA

ANTHONY SANCHEZ, AIA
74 ROCKLAND ST.
SWAMPSCOTT, MA 01907
718-877-3938
ANTHONY.H.SANCHEZ@GMAIL.COM

PROJECT NAME

116/122 HENRY ST.
GARAGE
RENOVATION

PROJECT ADDRESS

116 HENRY ST.
CAMBRIDGE, MA 02139

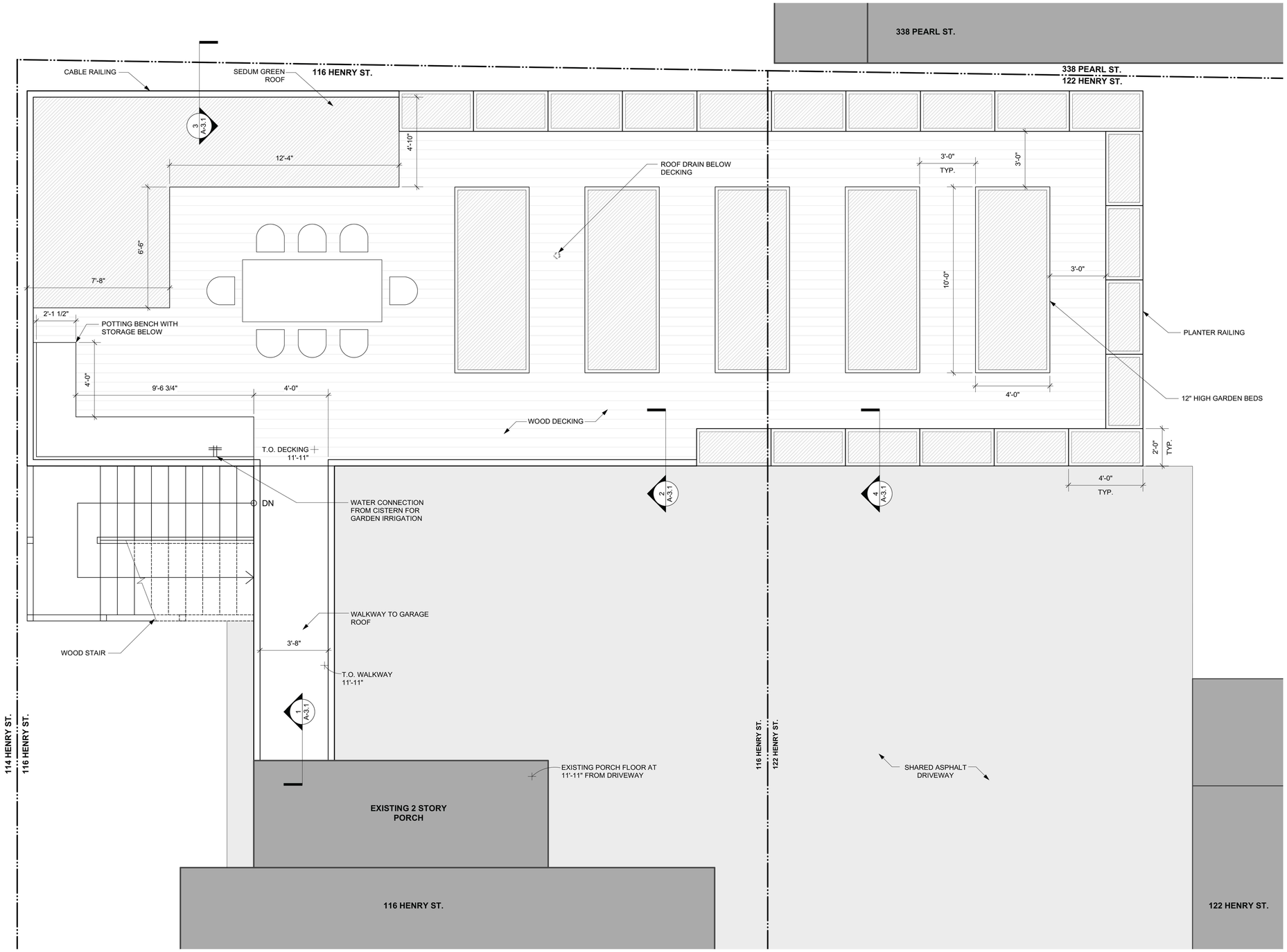
REVISIONS

Revision No.	Date

Date	1/19/2021
Drawn by	LF, AR
Checked by	TS
Scale	3/8" = 1'-0"

GARAGE FLOOR PLAN

A-1.1



1 GARAGE ROOF PLAN
Scale: 3/8" = 1'-0"

SCALE: 3/8" = 1' - 0"
0' 1' 2' 3' 5'

PERMIT SET

CONTRACTOR

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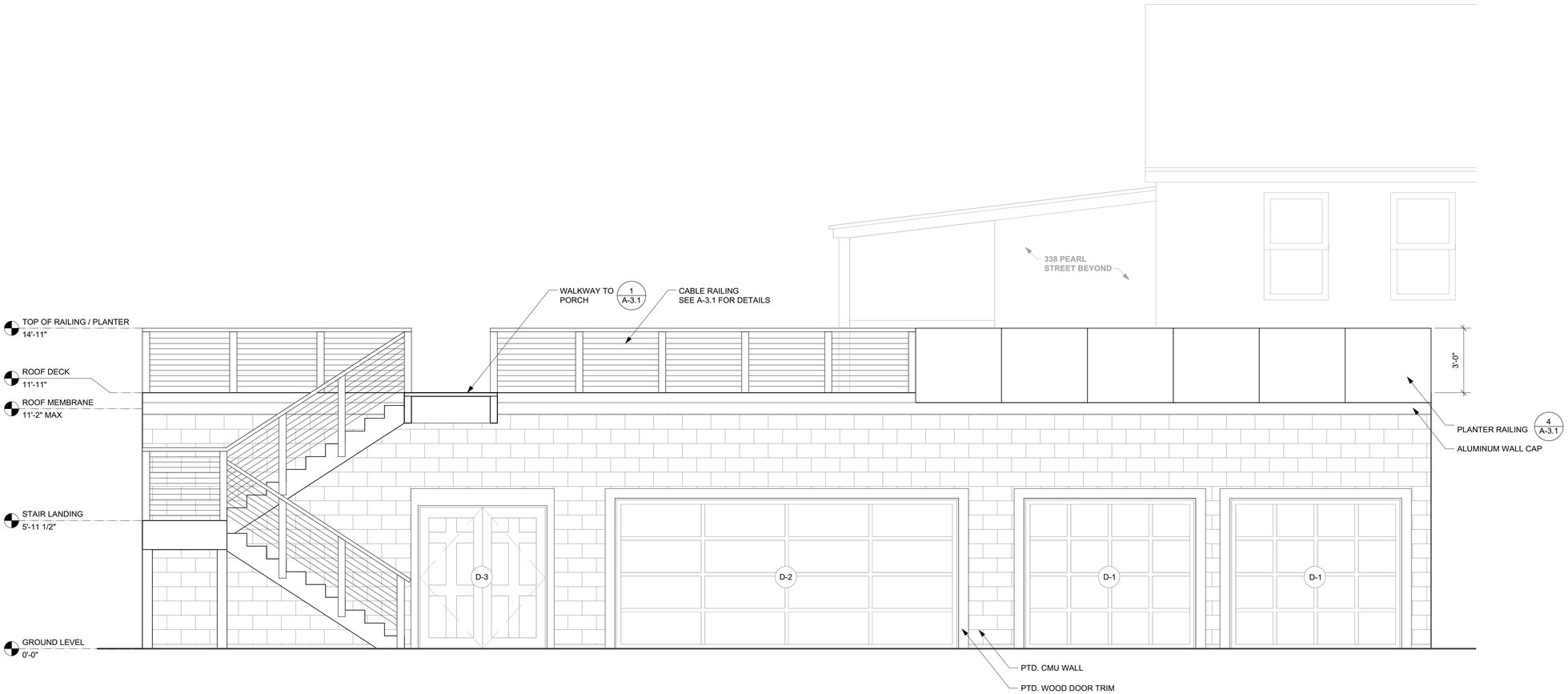
GARAGE ROOF PLAN

A-1.2



1 ELEVATION
Scale: 3/8" = 1'-0"

Door Schedule

	Nominal Size			Door Style		Openings			Door Data	
Mark	Width	Height	Thickness	Type	Material	RO Width	RO Height	Mfr	Finish	Model No.
D-1	8'0"	7'0"	2"	Overhead	Steel	8'1"	7'0 1/2"	Clopay	Primer White	#HDB_SW_SOL
D-1	8'0"	7'0"	2"	Overhead	Steel	8'1"	7'0 1/2"	Clopay	Primer White	#HDB_SW_SOL
D-2	16'0"	7'0"	2"	Overhead	Steel	16'1"	7'0 1/2"	Clopay	Primer White	#HDB_SW_SOL
D-3	6'0"	6'8"	1 3/4"	Swing Bi-part	Fiberglass	6'1"	6'8 1/2"	MMI	Primer White	#Z006702R

SCALE: 3/8" = 1' - 0"
0' 1' 2' 3' 5'

PERMIT SET

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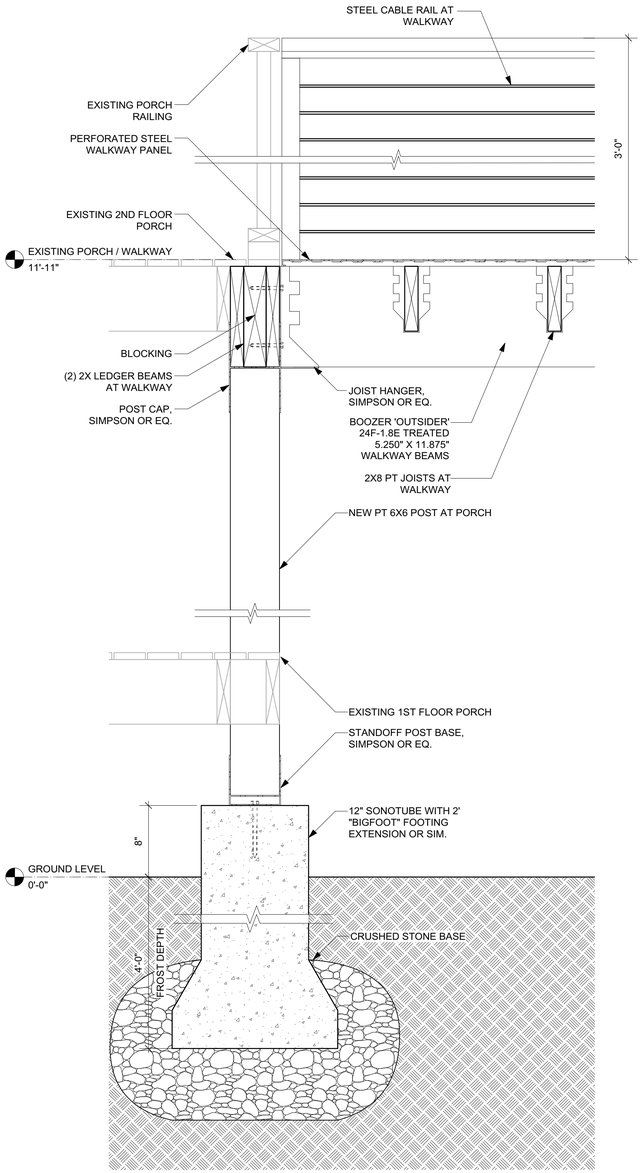
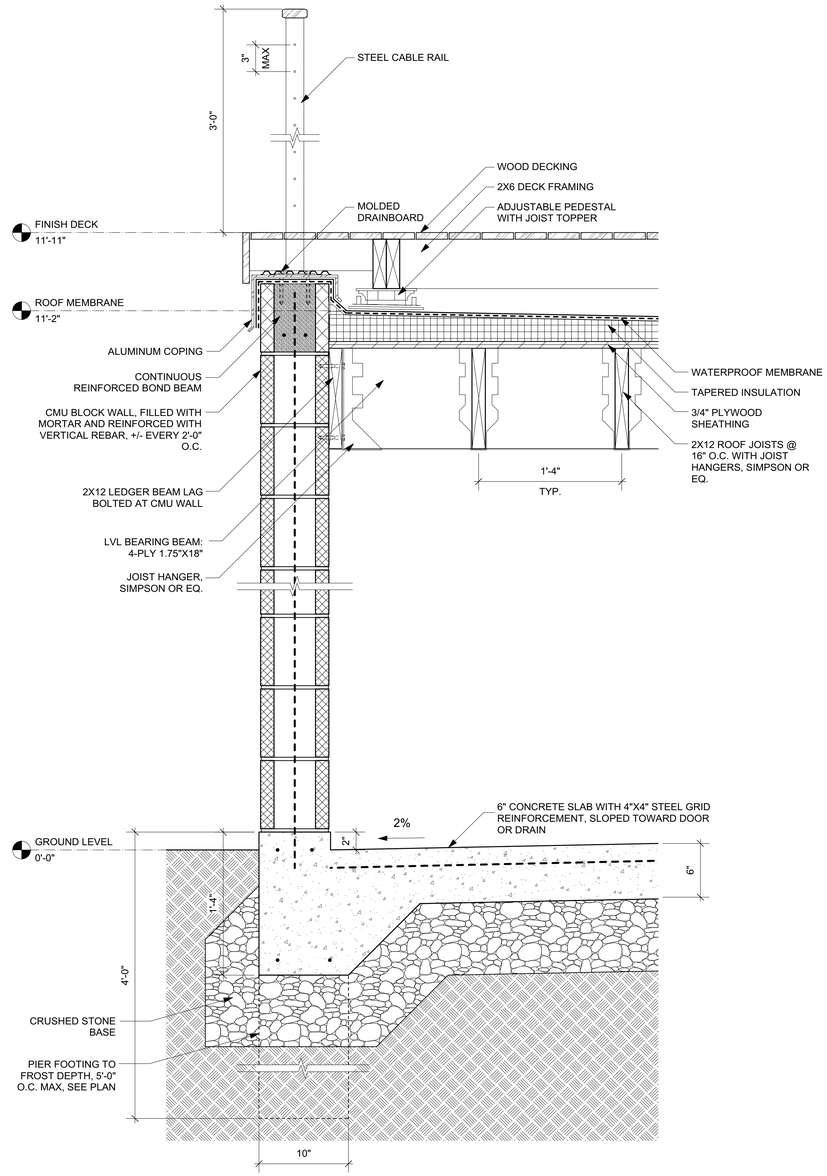
Scale	3/8" = 1'-0"

ELEVATION

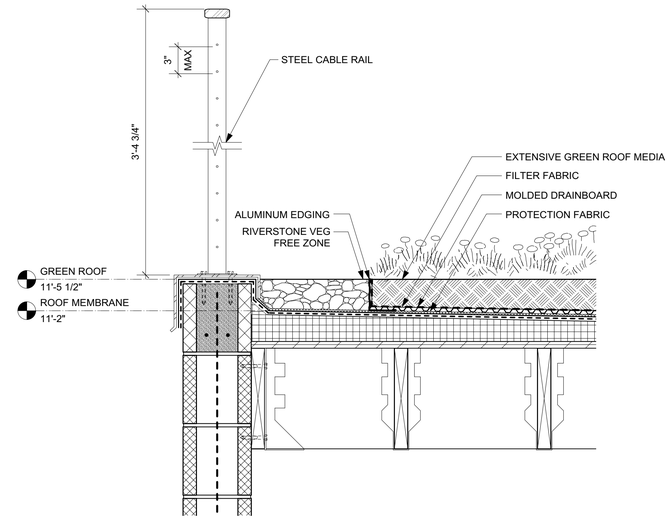
A-2.1



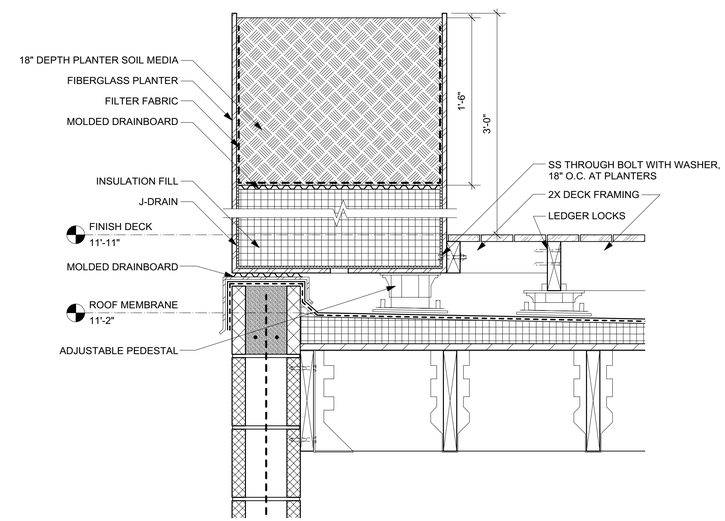
1 PORCH TO WALKWAY CONNECTION
Scale: 1 1/2" = 1'-0"



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



3 GREEN ROOF AT PARAPET
Scale: 1 1/2" = 1'-0"



4 PLANTER AT PARAPET
Scale: 1 1/2" = 1'-0"

PERMIT SET

CONTRACTOR

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Revision No.	Date

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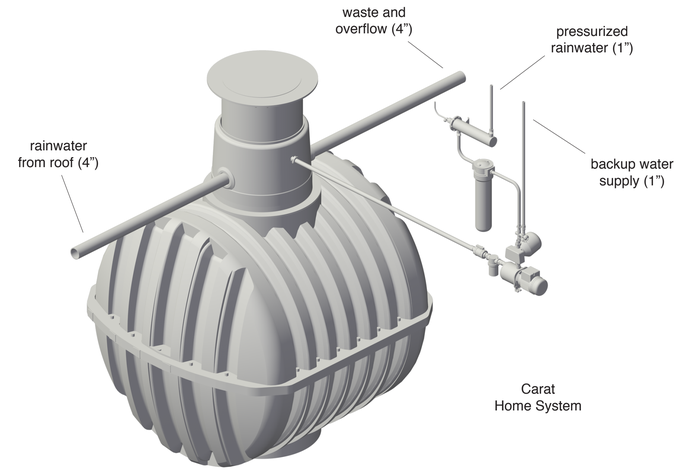
Checked by	TS
Scale	AS SHOWN

DETAILS

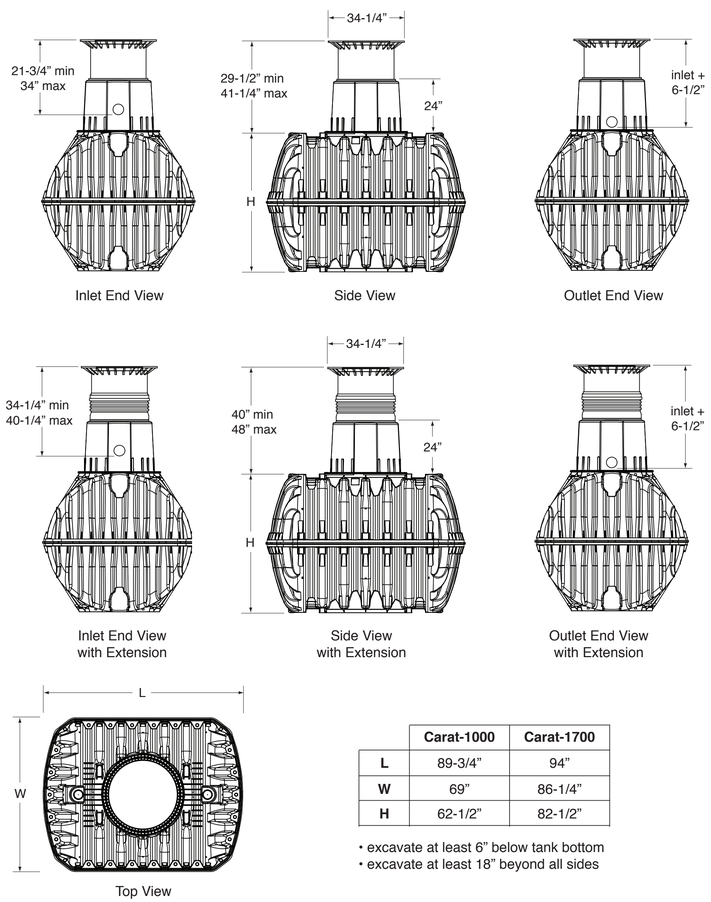
A-3.1



1 CARAT SYSTEM SCHEMATIC
Scale: NTS

Conservation Technology

DIMENSIONS WITH HEAVY-DUTY RISER



	Carat-1000	Carat-1700
L	89-3/4"	94"
W	69"	86-1/4"
H	62-1/2"	82-1/2"

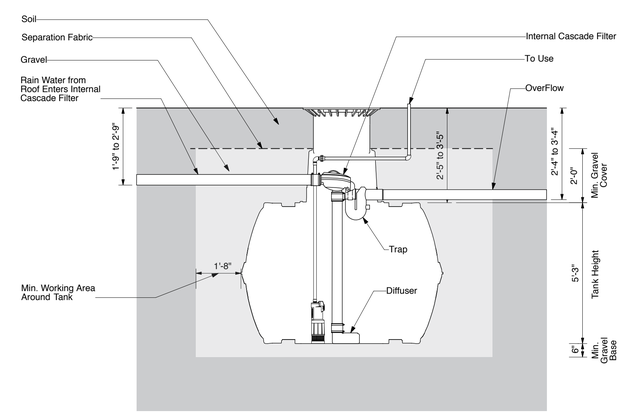
- excavate at least 6" below tank bottom
- excavate at least 18" beyond all sides

Conservation Technology (800) 477-7724 www.conservationtechnology.com

2 CARAT SYSTEM DIMENSIONS
Scale: NTS

Conservation Technology

1000 gallon Carat Tank System Assembly



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3 CARAT SYSTEM ASSEMBLY
Scale: NTS

PERMIT SET

CONTRACTOR

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Checked by	TS
Scale	NTS

CISTERN DETAILS

A-3.2

BZA-110709 & BZA-111270

Marc Chamblee & Lisa Ziegler-Chamblee
110 Henry Street
Cambridge, MA 02139
(617) 821-1616

Attn: Cambridge Board of Zoning Appeals
Inspectional Services Department
831 Massachusetts Avenue
Cambridge MA 02139

To whom it may concern,

We are neighbors of Barb Bryant and David Yee at 116 Henry Street, and Brad Harkavy and Ann Marie Mador at 120 Henry Street. I am writing in support of their appeal to the zoning board and ask that they be granted approval to rebuild their existing shared garage structure and roof garden, which abuts our property.

We have been made aware of their plans for improving the garage, and we are supportive of the project for several reasons. The current garage that they are seeking to rebuild is in disrepair. As such, the proposed new building would be an improvement to the neighborhood. The plan would directly benefit our property, as well as other abutting neighbors, by adding green space and providing a more pleasing view from our upper floors.

An important feature of the rebuild is that it will maintain the extensive off-street parking provided by the current structure. Thus, we are satisfied that the project will not negatively impact the availability of on-street parking in our immediate vicinity.

In sum, we are fully supportive of our neighbors' petition and urge you to act favorably on their request. If you should have any questions regarding our position or need any further information, please do not hesitate to reach out.

Sincerely,

Marc Chamblee

Lisa Ziegler-Chamblee

[illegible]

Davis
321 Pearl St.
Camb. 02139

May 6, 2021

To whom it may Concern,

We are neighbors to
Mark Bryant + Brad Harkavy
+ Ann Marie Mader
116 Henry St. + 120 Henry St.
We support their appeal to
rebuild their existing shared
garages and new roof garden

Sincerely Janet William
Davis

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: Barbara Bryant **Date:** 4/27/21
(Print)

Address: 116-118 Henry St.

Case No. BZA-110709

Hearing Date: 5/13/21

Thank you,
Bza Members