



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 FEB 17 PM 12:25

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 162710

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Sam Wolff C/O Architect, Heather Souza

PETITIONER'S ADDRESS: 19 maple ave, cambridge, ma 02139

LOCATION OF PROPERTY: 123 Hancock St, Cambridge, MA

TYPE OF OCCUPANCY: two family residential **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/New Structure/

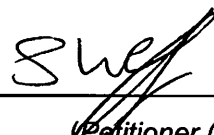
DESCRIPTION OF PETITIONER'S PROPOSAL:

Construction of a two family dwelling towards the side and rear of the property. The lot will consist of 3 dwelling units including existing 2 family that will be converted into a single. Relief on rear yard setback and FAR due to ceiling height at basement exceeds 6'-11" therefor included in FAR calculations.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):


(Petitioner (s) / Owner)

Sam Wolff
(Print Name)

Address: 19 Maple Ave Cambridge, MA 02139
Tel. No. 6178215353
E-Mail Address: wolff.sam@gmail.com

Date: 2/15/2022

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 MSW Hancock LLC, Sam Wolff
(OWNER)

Address: 19 Maple Ave Cambridge, MA 02139

State that I/We own the property located at 123 Hancock Street,
which is the subject of this zoning application.

The record title of this property is in the name of MSW Hancock LLC

*Pursuant to a deed of duly recorded in the date 6/15/2021, Middlesex South
County Registry of Deeds at Book 78021, Page 344; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

SW

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

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

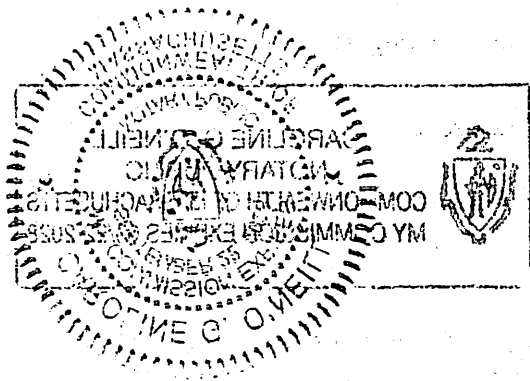
Commonwealth of Massachusetts, County of Middlesex

The above-name Samuel Wolff personally appeared before me,
this 15th of February, 2022, and made oath that the above statement is true.

My commission expires _____ (Notary)

Caroline O'Neill
Notary
CAROLINE G. O'NEILL
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 09/22/2028

- If 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 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:

N/A

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:

N/A

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:

N/A

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

In order to respect the guidance of the Mid Cambridge Historic Commission, we have located the new construction towards the back of the site encroaching on the rear yard setback. This will allow the original structure to be more dominant visually and subordinate the new structure while preserving the approach to the site as you come up Hancock Street from Massachusetts Ave. It seemed logical to take this approach as the rear of the property faces a parking area.

For the proposed new construction, it would be desirable to have basement ceiling heights of greater than 6'11". This is not intended to maximize the number of units on the site as current zoning would allow for five units, but we propose three units.

***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: Sam Wolff
Location: 123 Hancock St., Cambridge, MA
Phone: 6178215353

Present Use/Occupancy: two family residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: 4 unit residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1902	6776.5	5696	(max.)
<u>LOT AREA:</u>		7593	7593	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.25	0.89	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3796.5	2531	1500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	~59.4	~59.4	50	
	<u>DEPTH</u>	125.5	125.5	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	18.9	18.9	10	
	<u>REAR</u>	38.7	7	26	
	<u>LEFT SIDE</u>	28.6	7.5	7.5	
	<u>RIGHT SIDE</u>	0	0	7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	~27.5	31.5	35	
	<u>WIDTH</u>	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		~50	32	30	
<u>NO. OF DWELLING UNITS:</u>		2	3	5	
<u>NO. OF PARKING SPACES:</u>		2	3	3	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	10	10	

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

RESIDENTIAL, SEE DRAWINGS, WOOD FRAME

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'.

MIN Ratio of Private Open Space to Lot Area
7,593 x 30% = 2,278 SF

OPEN SPACE_ 15'x15' MIN
505 + 258 + 866 = 1,629 SF

OPEN SPACE_ 6'x6' MIN and Greater than 72 SF
2,278 x 25% = 570 SF MAX
155 + 723 + 449 = 1,327 SF PROVIDED

OPEN SPACE_ Balconies
100 + 24 + 53 + 50 = 227 SF

OPEN SPACE_TOTAL
2,426 SF

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
8 WALTER STREET
ROSLINDALE, MA 02131

STAMP

PROJECT NORTH

PROJECT
**HANCOCK
RESIDENCES**

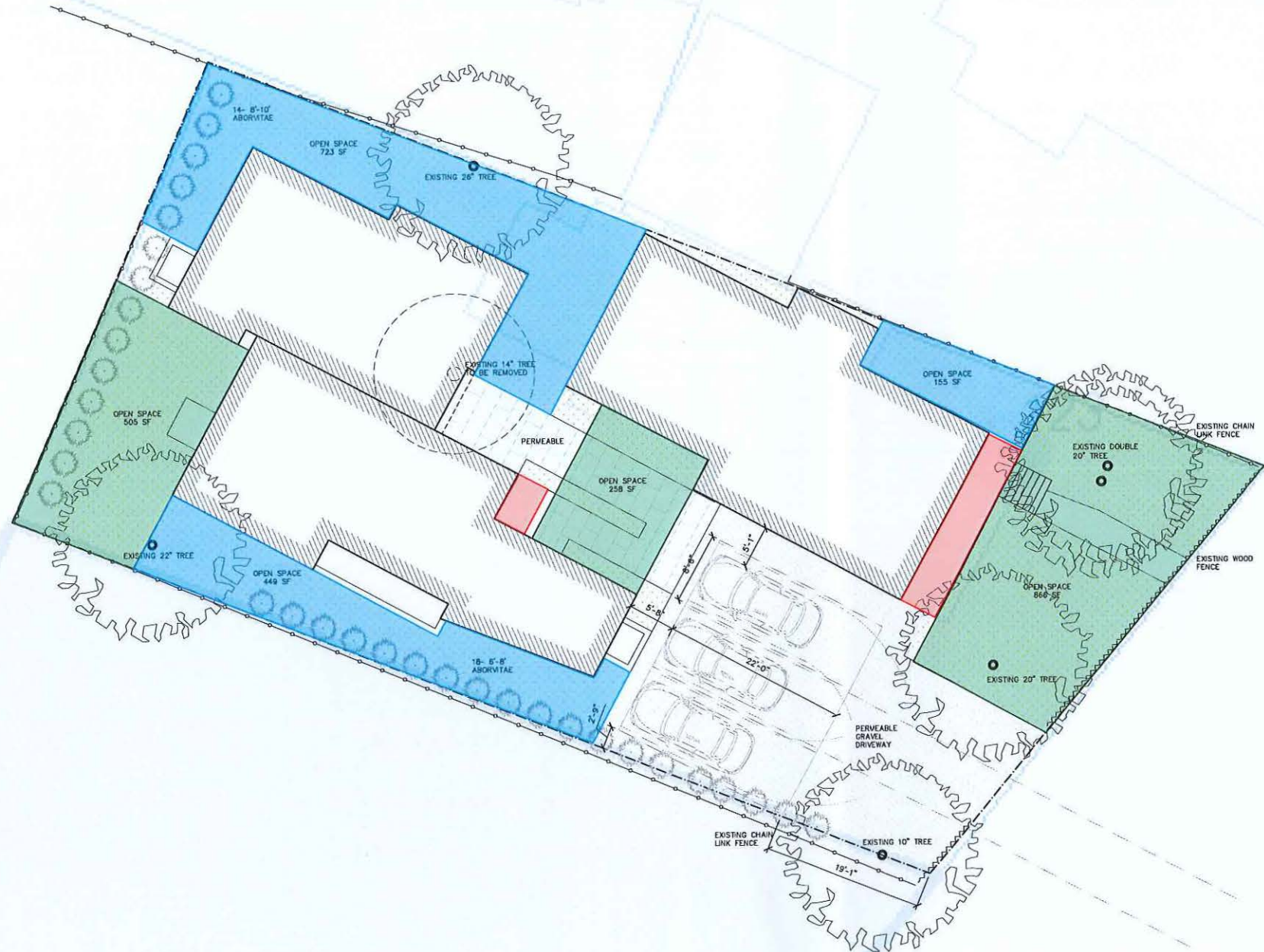
123 HANCOCK STREET
CAMBRIDGE, MA 02139

Issue	Date
MCNCD SUBMISSION	17 AUG 2021
MCNCD SUBMISSION	22 OCT 2021
MCNCD SUBMISSION	14 DEC 2021
MCNCD SUBMISSION	18 JAN 2022
BZA SUBMISSION	12 FEB 2022

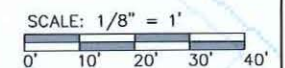
Cad File Name: A-SITE PLAN-planting.dwg

PLANTING AND
HARDSCAPE PLAN

L1.00



Cooper Park



- GENERAL NOTES:**
1. ALL WALL LAYOUT DIMENSIONS TO FRAMING
 2. UNLESS INDICATED, ALL INTERIOR WALLS ARE 2 X 4 FRAMING
 3. ALL WALLBOARD AT BATHROOMS TO BE WATER RESISTANT PER SPEC
 4. ALL WALLBOARD IN BASEMENT TO BE FIBER FACED PER SPEC
 5. ALL WALLS TO ACCEPT 1/2" BLUEBOARD W/ PLASTER VENEER
 6. ALL CLOSET STORAGE ASSEMBLIES TO BE FURNISHED BY G.C. EXCEPT FOR MASTER CLOSETS
 7. FLAT ROOF PITCHES TO BE A MINIMUM OF 1/4" PER FOOT
 8. ROOF PITCHES TO BE CONFIRMED/ COORDINATED BY G.C.
 9. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITY INFORMATION
 10. AUTOMATED ROLLER SHADES AT ALL NEW WINDOWS UNO

SURVEYOR
 BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129

ARCHITECT
 TFA ARCHITECTS
 8 WALTER STREET
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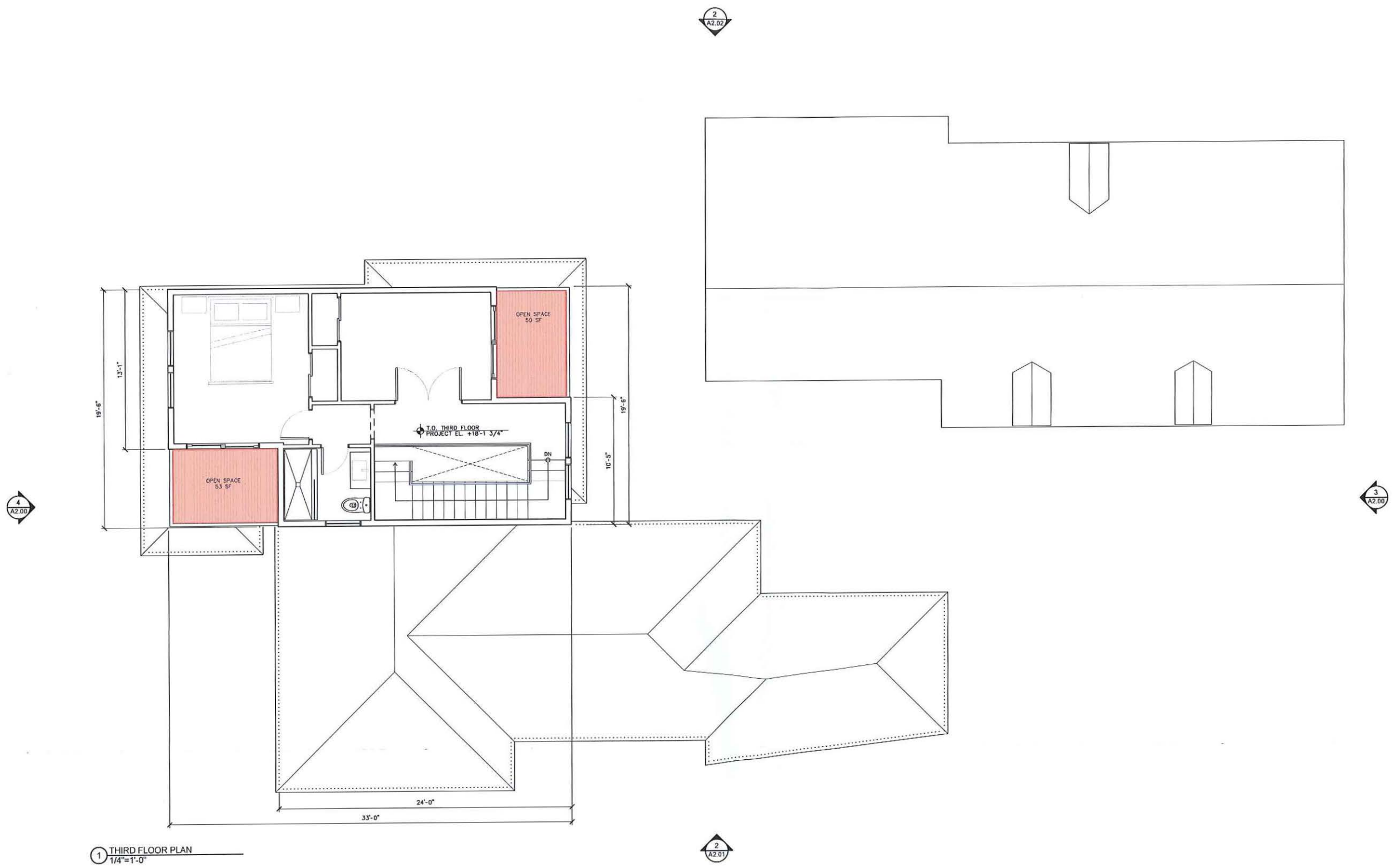
PROJECT
HANCOCK RESIDENCES
 123 HANCOCK STREET
 CAMBRIDGE, MA 02139

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Cad File Name: A-PLAN.dwg

**PROPOSED
 THIRD FLOOR
 PLAN**

A1.03



1 THIRD FLOOR PLAN
 1/4"=1'-0"

SITE PLAN OF LAND
 LOCATED AT
123 HANCOCK STREET
CAMBRIDGE, MA

DATE: JULY 21, 2021 SCALE: 1.0 INCH = 10.0 FEET



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 20, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

FEMA
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0576E
 EFFECTIVE DATE: 06/04/2010

VERTICAL DATUM
 THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE CITY BASE (AKA NAVD88) AND WERE DETERMINED FROM A GPS OBSERVATION.

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE PRIOR TO ANY EXCAVATIONS.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

ZONING:	REQUIRED
MAP/LOT: 116-31	
ZONING: C-1	
FAR	(MAX.) 0.75
LOT SIZE	(MIN.) 5,000 SF
LOT AREA/DW. UNIT	(MIN.) 1,000 SF
LOT WIDTH	(MIN.) 50'
FRONT SETBACK	(MIN.) (H+L)/4
SIDE SETBACK	(MIN.) (H+L)/5
REAR SETBACK	(MIN.) (H+L)/4
HEIGHT, FEET	(MAX.) 35'
PVT. OP. SPACE	(MIN.) 30%

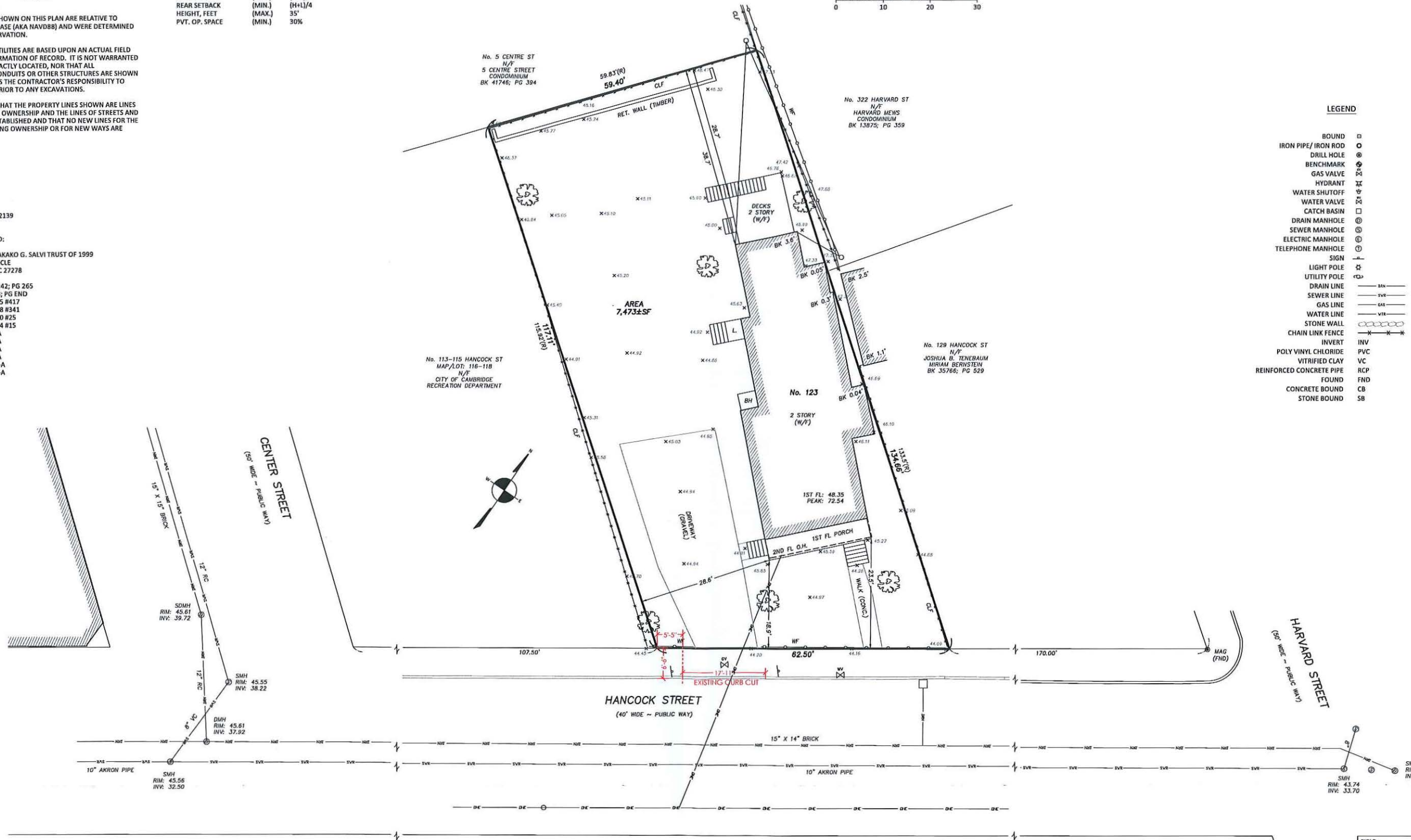
PREPARED FOR:
 SAM WOLFF
 19 MAPLE STREET
 CAMBRIDGE, MA 02139

REFERENCES:
 OWNER OF RECORD:
 TAKAKO G. SALVI
 TRUSTEE OF THE TAKAKO G. SALVI TRUST OF 1999
 505 SILVER FOX CIRCLE
 HILLSBOROUGH, NC 27278

DEED: BK 59342; PG 265
PLAN: BK 348; PG END
 PL 1965 #417
 PL 1978 #341
 PL 1980 #25
 PL 2004 #15
LCC: 2680-A
 4824-A
 6273-A
 7510-A
 12329-A
 35019-A

LEGEND

- BOUND □
- IRON PIPE/ IRON ROD ○
- DRILL HOLE ⊙
- BENCHMARK ⊕
- GAS VALVE ⊕
- HYDRANT ⊕
- WATER SHUTOFF ⊕
- WATER VALVE ⊕
- CATCH BASIN □
- DRAIN MANHOLE ⊕
- SEWER MANHOLE ⊕
- ELECTRIC MANHOLE ⊕
- TELEPHONE MANHOLE ⊕
- SIGN ⊕
- LIGHT POLE ⊕
- UTILITY POLE ⊕
- DRAIN LINE ———
- SEWER LINE ———
- GAS LINE ———
- WATER LINE ———
- STONE WALL ———
- CHAIN LINK FENCE ———
- INVERT INV
- POLY VINYL CHLORIDE PVC
- VITRIFIED CLAY VC
- REINFORCED CONCRETE PIPE RCP
- FOUND FND
- CONCRETE BOUND CB
- STONE BOUND SB



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	07/21/21
JOB #	21-00386



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: Sam Wolff Shuff Date: 3/10/2022
(Print)

Address: 123 Hancock St.

Case No. BZA-162710

Hearing Date: 3/24/22

Thank you,
Bza Members



Notice of Public Hearing

The Board of Zoning Appeals (BZA) is holding a public hearing on the following matter. If you wish to orally or in writing present a written statement to the Board of Zoning Appeals, you are invited to attend the public hearing. The public hearing will be held on the date and time indicated below. If you wish to file a written statement, you must do so by the date and time indicated below. If you wish to file a written statement, you must do so by the date and time indicated below. If you wish to file a written statement, you must do so by the date and time indicated below.

Public Hearing: Thursday, March 26, 2015 at 8:30 P.M.

Address: 125 WASHINGTON STREET, CAMBRIDGE, MA 02139

Case No. Z-15-0012

Applicant: EDWARD H. STEIN

Address: 125 WASHINGTON STREET, CAMBRIDGE, MA 02139

Proposed Use: 125 WASHINGTON STREET, CAMBRIDGE, MA 02139

Subject: ZONING APPEAL OF A RESIDENTIAL ZONING VARIATION FOR THE SITE AND USE OF THE PROPERTY.

The Board of Zoning Appeals is holding a public hearing on the following matter. If you wish to orally or in writing present a written statement to the Board of Zoning Appeals, you are invited to attend the public hearing. The public hearing will be held on the date and time indicated below. If you wish to file a written statement, you must do so by the date and time indicated below. If you wish to file a written statement, you must do so by the date and time indicated below.

Special Detail: To read the full text of the appeal, please see the attached documents.

For more information please call 349-6100. TTY: 349-6112

BZA
162710

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:

Due to the requirements of preserving the existing structure on the site and the position of the existing building on the site, the Mid Cambridge Historic Commission encouraged us to move the new structure towards the rear of the site.

We have made substantial concessions on the size of the new structure above grade to move the massing away from the park which is adjacent to the property and also to reduce the impact of shadows on the neighbors. We are asking for an increase in the height of the basement ceiling to offset these concessions.

- 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:

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

The rear of the site faces a parking lot. The location of the new structure would not have a material impact on the rear abutter.

As we are building new foundations for the existing building as well as the new structure, the ceiling height of the basement will not be apparent from the outside.

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

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

We do not believe there is substantial detriment to the public good as a result of the requested relief.

The views of the historic structure are being preserved

The impact on the park has been reduced by reducing the height of the new structure.

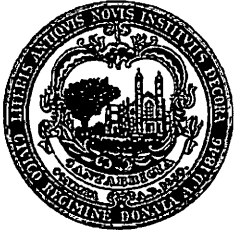
The impact on the rear abutter is not material as the rear of the property faces a parking area

The impact on the side abutter to the rear has been limited by reducing the massing of the structure on that side.

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

The relief is being requested after a thorough review process with the Mid Cambridge Neighborhood Historic Commission who recommended the approach we have taken. This approach included consideration of the Ordinance and the relief that would be requested.

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



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAR -7 PM 12:13
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

Revised

BZA Number: 162710

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Sam Wolff C/O Architect, Heather Souza

PETITIONER'S ADDRESS: 19 maple ave, cambridge, ma 02139

LOCATION OF PROPERTY: 123 Hancock St, Cambridge, MA

TYPE OF OCCUPANCY: two family residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Construction of a two family dwelling towards the side and rear of the property. The lot will consist of 3 dwelling units including existing 2 family that will be converted into a single. Relief on rear yard setback and FAR due to ceiling height at basement exceeds 6'-11" therefor included in FAR calculations.

Relief for parking within the setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 6.000 Section: 6.44.1 (Parking Setbacks).
- Article: 10.000 Section: 10.30 (Variance). & Sec. 10.40 (Special Permit).

Original
Signature(s):

Swf
(Petitioner(s) / Owner)

Sam Wolff

(Print Name)

Address:

19 Maple Ave Cambridge, MA 02139

Tel. No.

6178215353

E-Mail Address:

wolff.sam@gmail.com

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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- 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:

N/A

- 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:

N/A

- 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:

N/A

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

In order to respect the guidance of the Mid Cambridge Historic Commission, we have located the new construction towards the back of the site encroaching on the rear yard setback. This will allow the original structure to be more dominant visually and subordinate the new structure while preserving the approach to the site as you come up Hancock Street from Massachusetts Ave. It seemed logical to take this approach as the rear of the property faces a parking area.

For the proposed new construction, it would be desirable to have basement ceiling heights of greater than 6'11". This is not intended to maximize the number of units on the site as current zoning would allow for five units, but we propose three units.

***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

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 123 Hancock 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:

N/A

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:

- 1) the existing curb cut will not be changed
- 2) the existing parking area is larger than the proposed area
- 3) the existing parking area is closer to the property line than the proposed area
- 4) the amount of proposed parking is less than the capacity of the current parking area

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:

See B Above

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:

See B Above

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:

N/A

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

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Sam Wolff

Present Use/Occupancy: two family residential

Location: 123 Hancock St., Cambridge, MA

Zone: Residence C-1 Zone

Phone: 6178215353

Requested Use/Occupancy: 4 unit residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
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<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	10	10	

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RESIDENTIAL, SEE DRAWINGS, WOOD FRAME

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1 ASSESSOR'S MAP EXISTING
1/32"=1'-0"



2 ASSESSOR'S MAP PROPOSED
1/32"=1'-0"

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
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PROJECT NORTH

PROJECT
HANCOCK RESIDENCES

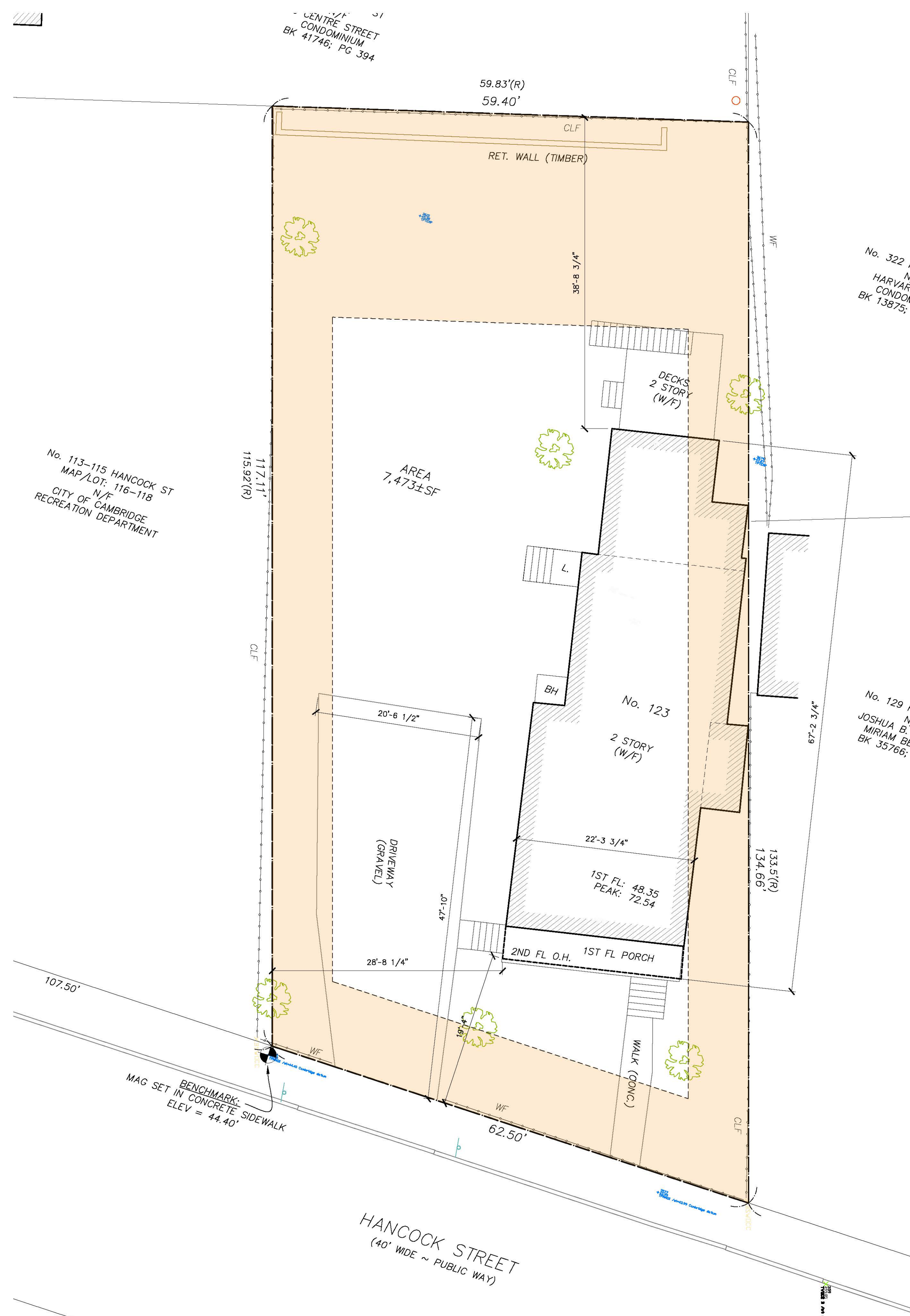
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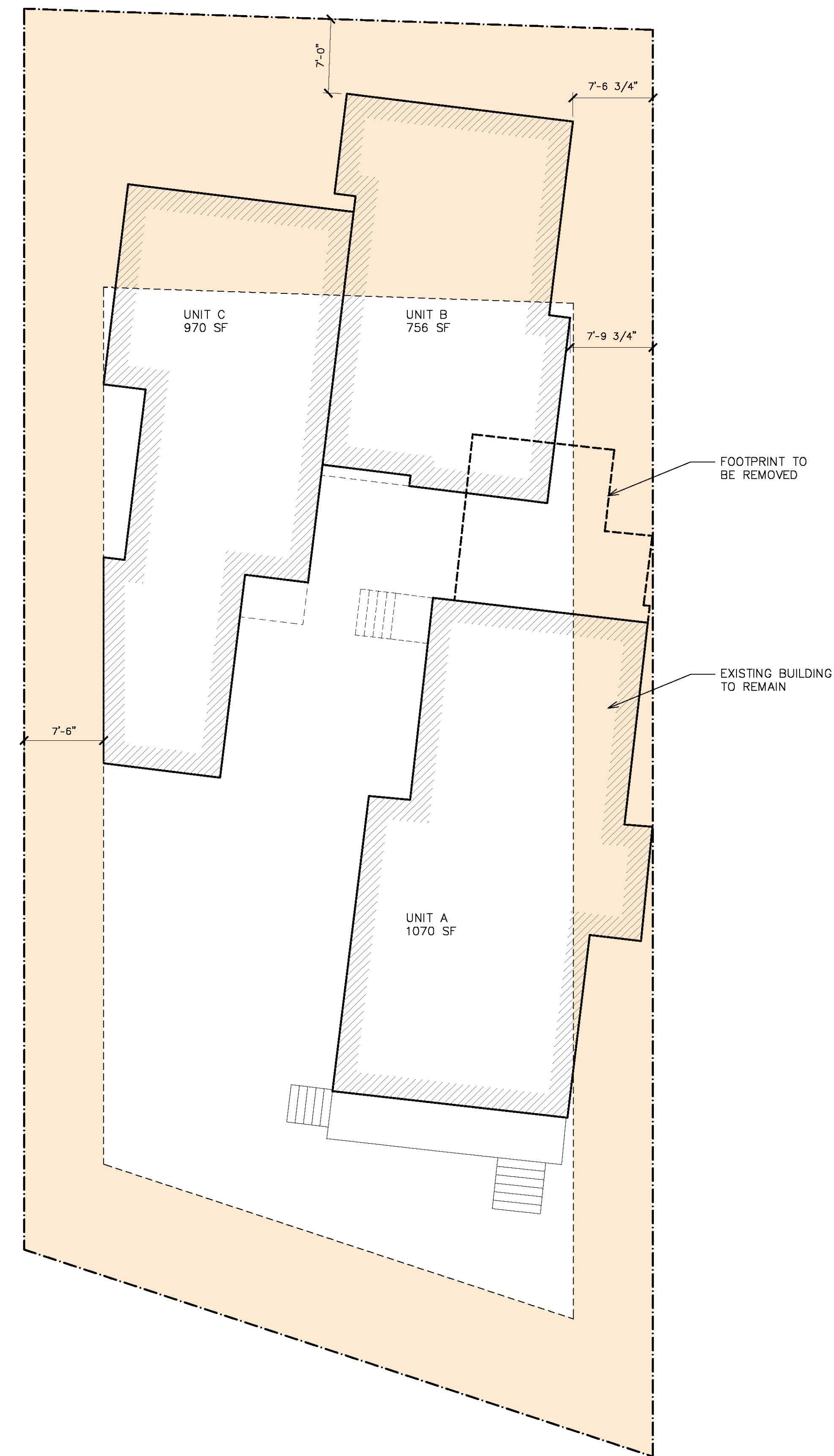
Cad File Name: A-SITE PLAN.dwg

ASSESSOR'S
MAP

A0.01



1 EXISTING SITE PLAN
1/8"=1'-0"



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

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
8 WALTER STREET
ROSLINDALE, MA 02131

STAMP

PROJECT NORTH

PROJECT
HANCOCK RESIDENCES

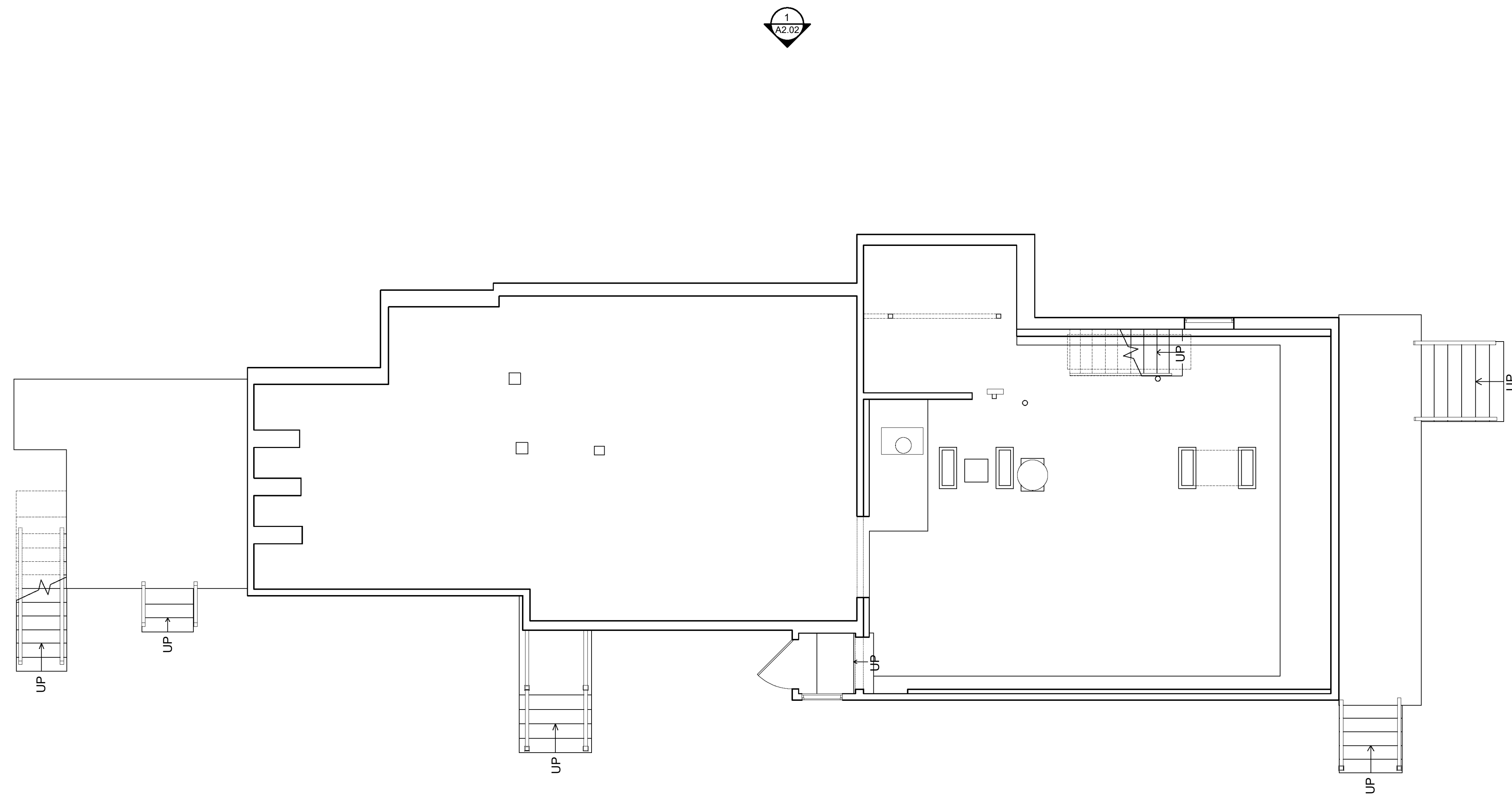
123 HANCOCK STREET
CAMBRIDGE, MA 02139

Issue	Date
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Cad File Name: A-SITE PLAN.dwg

SITE PLAN

A0.02



1 BASEMENT FLOOR PLAN
1/4"=1'-0"

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

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RESIDENCES**

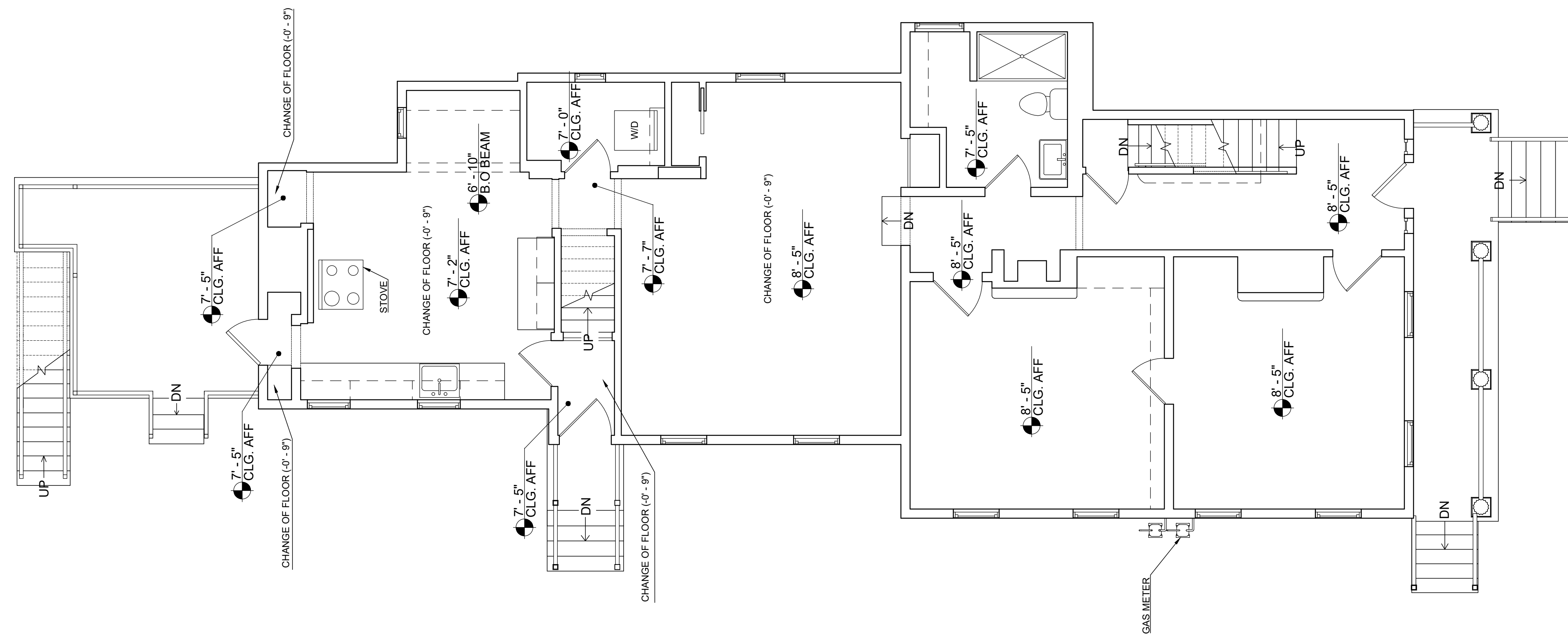
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BZA SUBMISSION	12 FEB 2022

Cad File Name: EX-PLAN.dwg

EXISTING
BASEMENT
FLOOR PLAN

EX1.00



1 FIRST FLOOR PLAN
1/4"=1'-0"

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
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PROJECT NORTH

PROJECT
**HANCOCK
RESIDENCES**

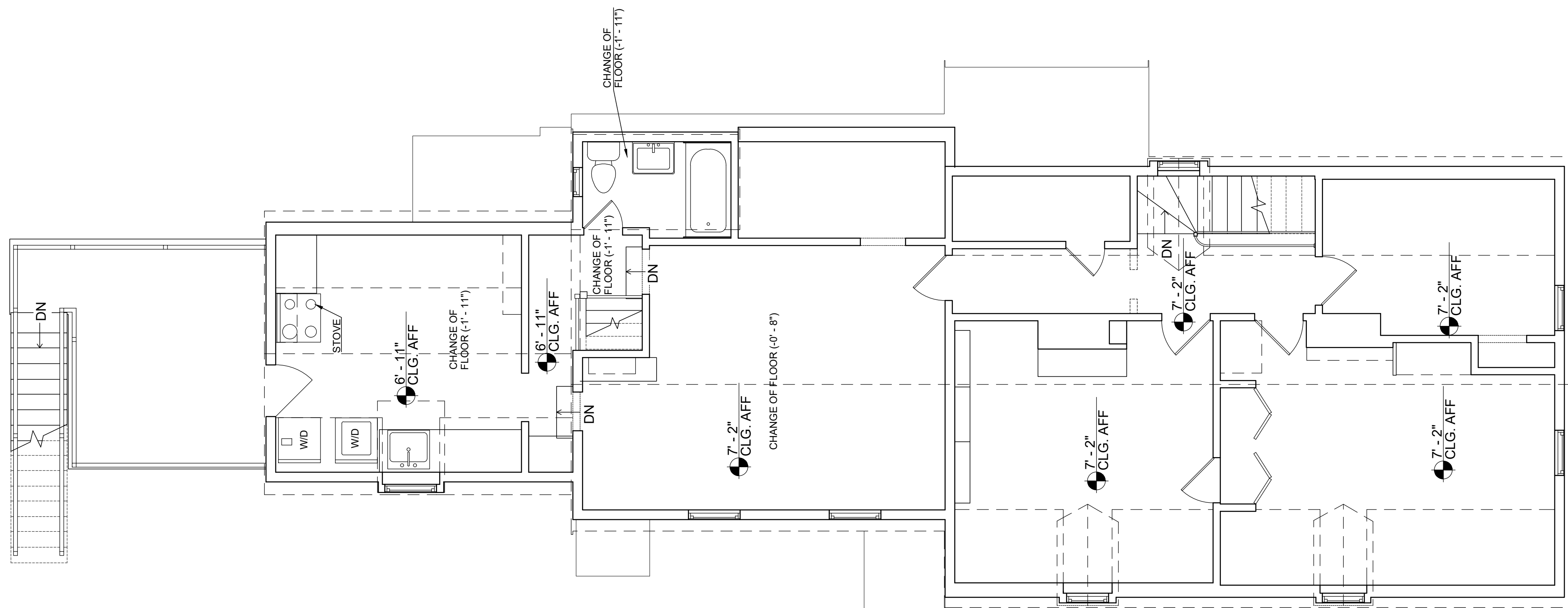
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Cad File Name: EX-PLAN.dwg

EXISTING
FIRST FLOOR
PLAN

EX1.01



2
A2.00

1
A2.02

1
A2.01

1
A2.00

1 SECOND FLOOR PLAN
1/4"=1'-0"

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
8 WALTER STREET
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Cad File Name: EX-PLAN.dwg

EXISTING
SECOND FLOOR
PLAN

EX1.02

- GENERAL NOTES:**
1. ALL WALL LAYOUT DIMENSIONS TO FRAMING.
 2. UNLESS INDICATED, ALL INTERIOR WALLS ARE 2 X 4 FRAMING.
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 9. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITY INFORMATION.
 10. AUTOMATED ROLLER SHADES AT ALL NEW WINDOWS U.N.O.

SURVEYOR

BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
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 ROSLINDALE, MA 02131

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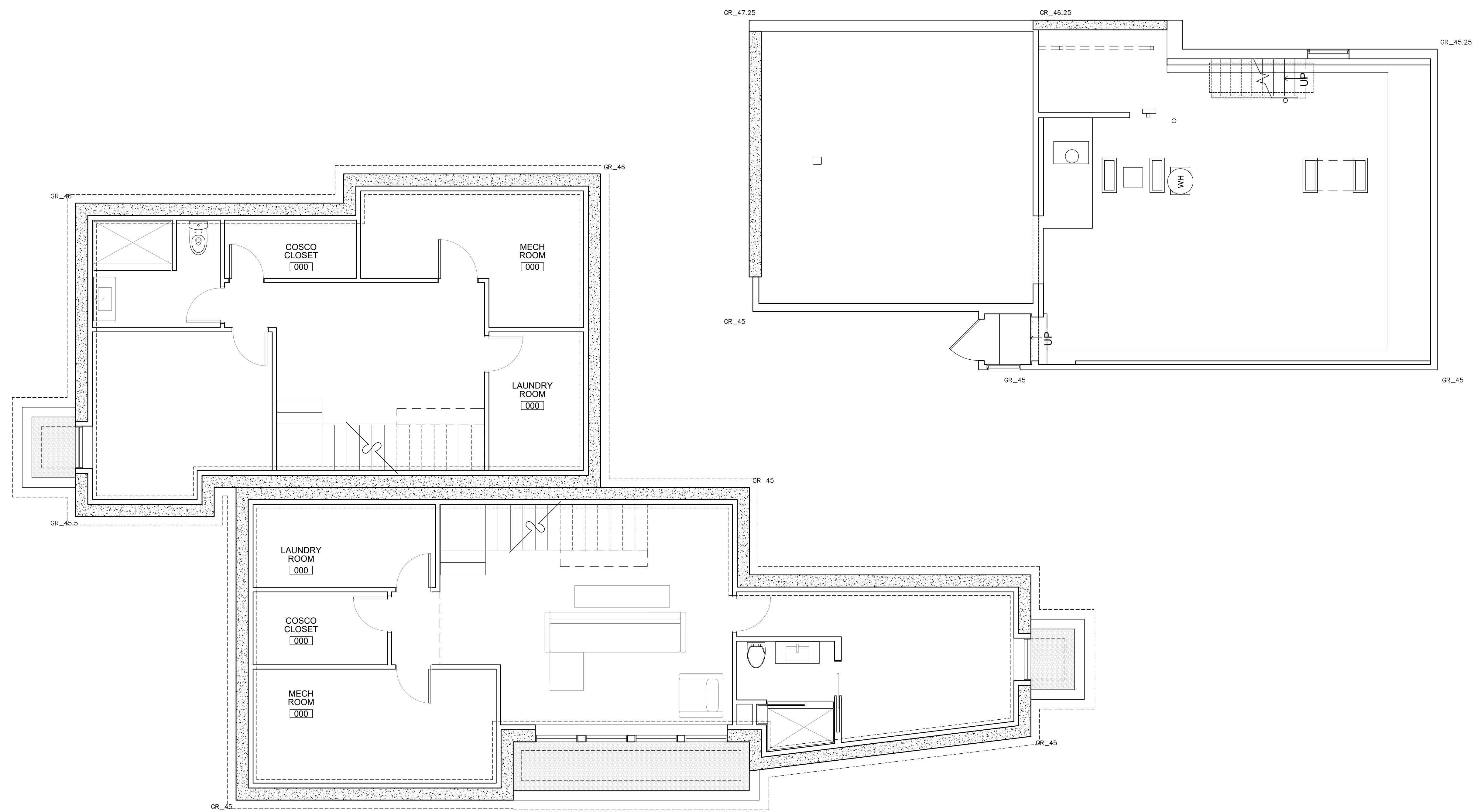
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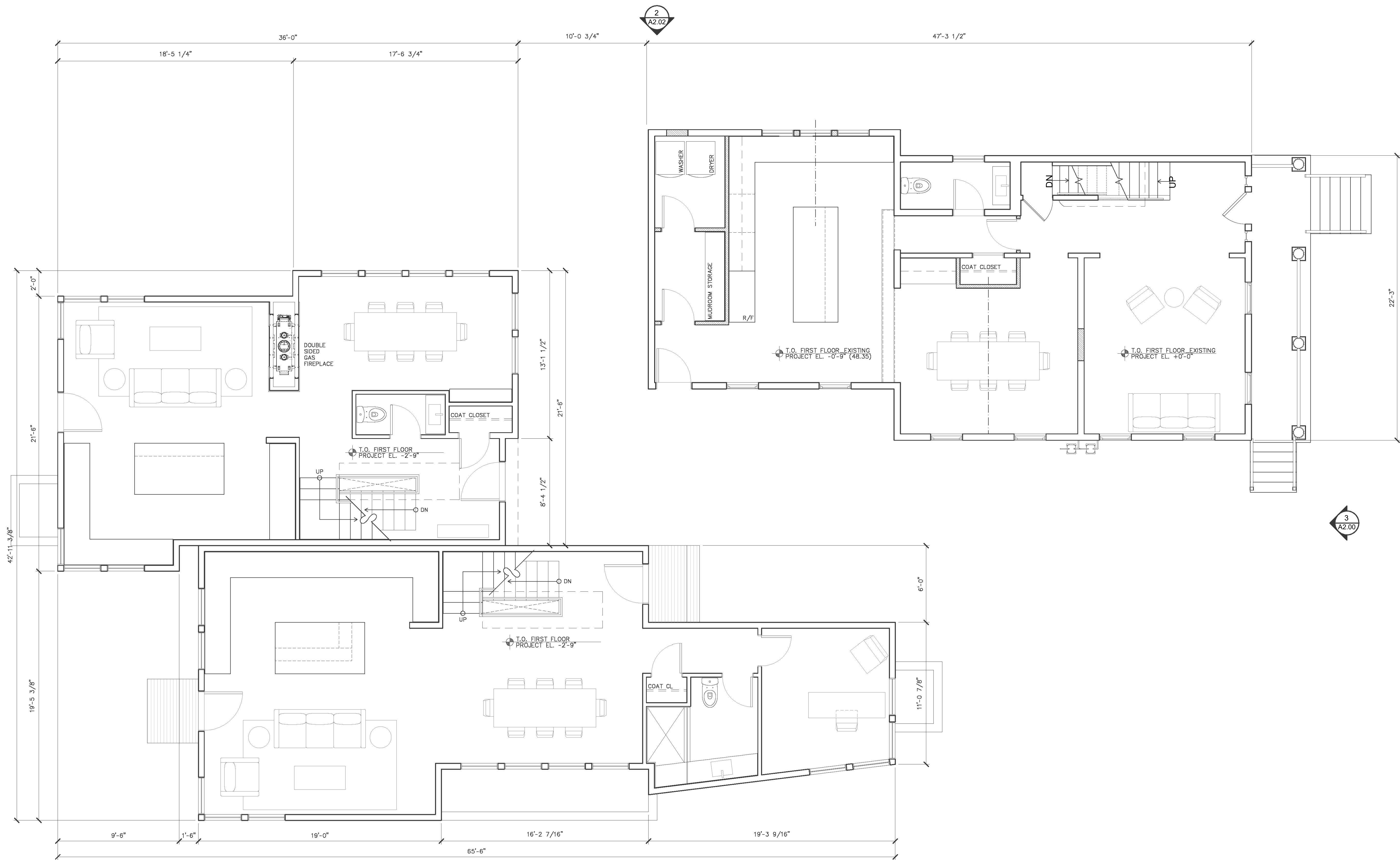
**PROPOSED
 BASEMENT FLOOR
 PLAN**

A1.00



1 BASEMENT FLOOR PLAN
 1/4"=1'-0"

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1 FIRST FLOOR PLAN
1/4"=1'-0"

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
8 WALTER STREET
ROSLINDALE, MA 02131

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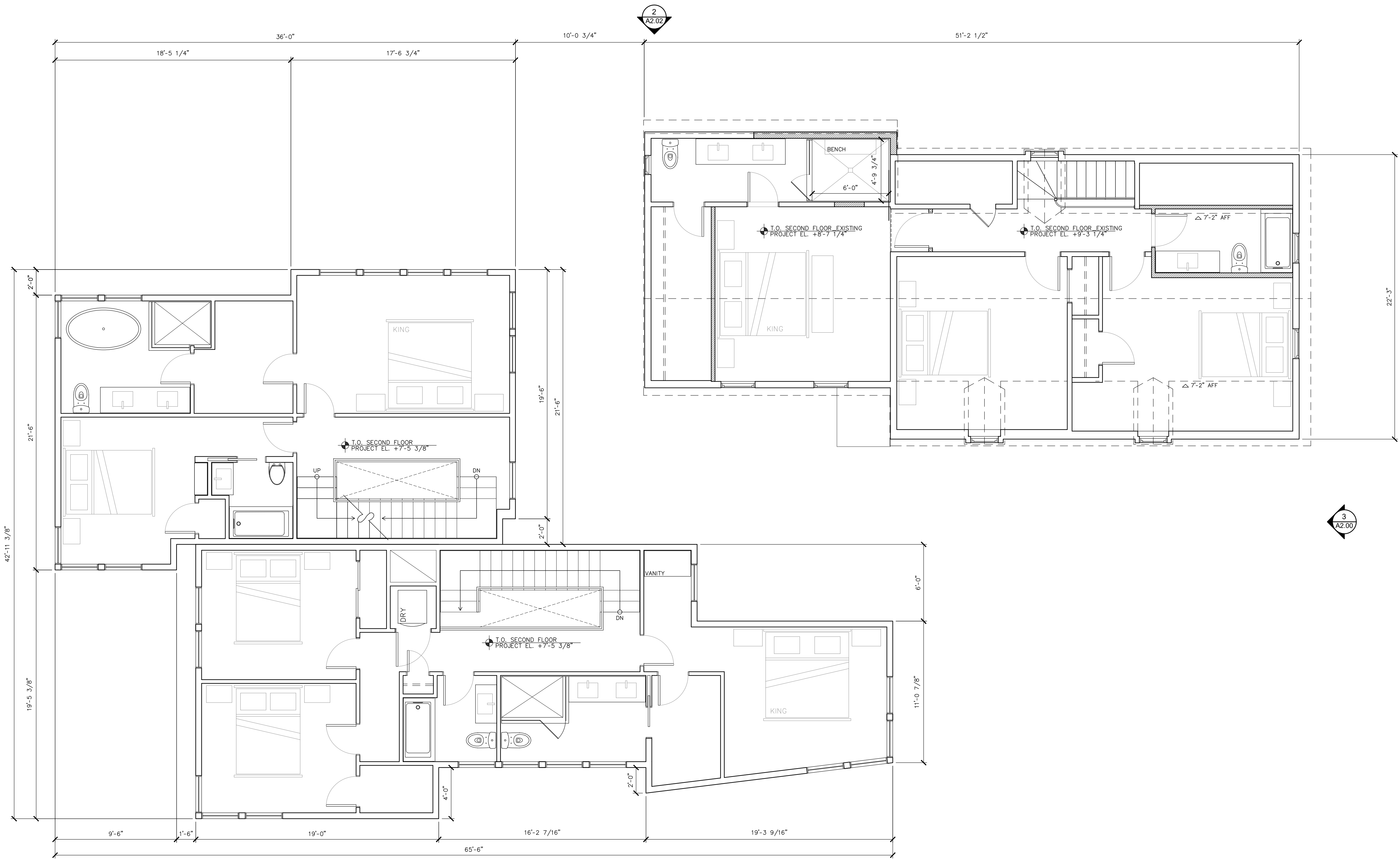
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**PROPOSED
FIRST FLOOR
PLAN**

A1.01

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1 FIRST FLOOR PLAN
1/4"=1'-0"

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
8 WALTER STREET
ROSLINDALE, MA 02131

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PROJECT NORTH

PROJECT
HANCOCK RESIDENCES

123 HANCOCK STREET
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Cad File Name: A-PLAN.dwg

**PROPOSED
SECOND FLOOR
PLAN**

A1.02

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SURVEYOR

BOSTON SURVEY, INC.
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PROJECT
HANCOCK RESIDENCES

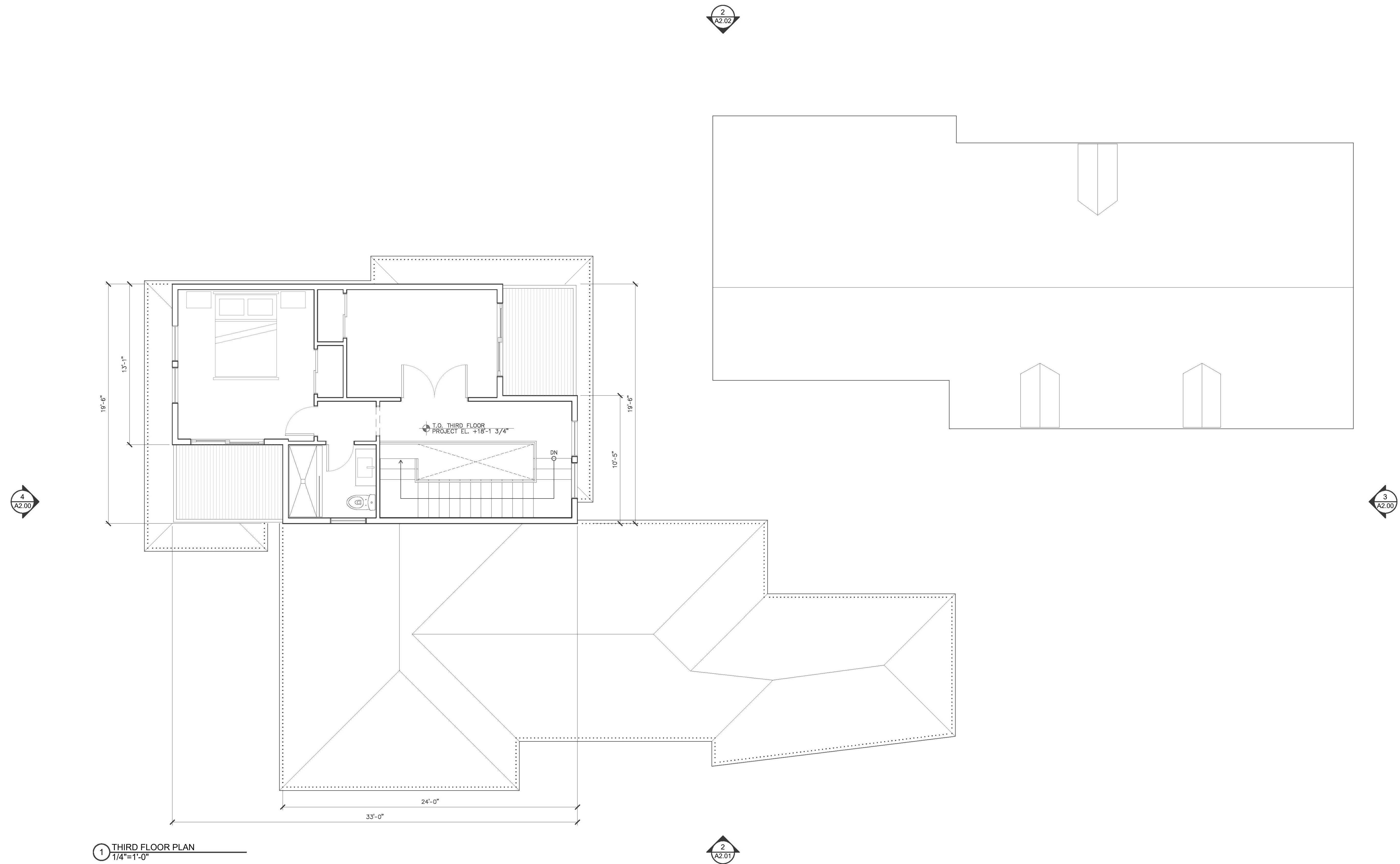
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**PROPOSED
 THIRD FLOOR
 PLAN**

A1.03



1 THIRD FLOOR PLAN
 1/4"=1'-0"

MIN Ratio of Private Open Space to Lot Area
7,593 x 30% = 2,278 SF

OPEN SPACE_ 15'x15' MIN
505 + 258 + 866 = 1,629 SF

OPEN SPACE_ 6'x6' MIN and Greater than 72 SF
2,278 x 25% = 570 SF MAX
155 + 723 + 449 = 1,327 SF PROVIDED

OPEN SPACE_ Balconies
100 + 24 + 53 + 50 = 227 SF

OPEN SPACE_TOTAL
2,426 SF

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

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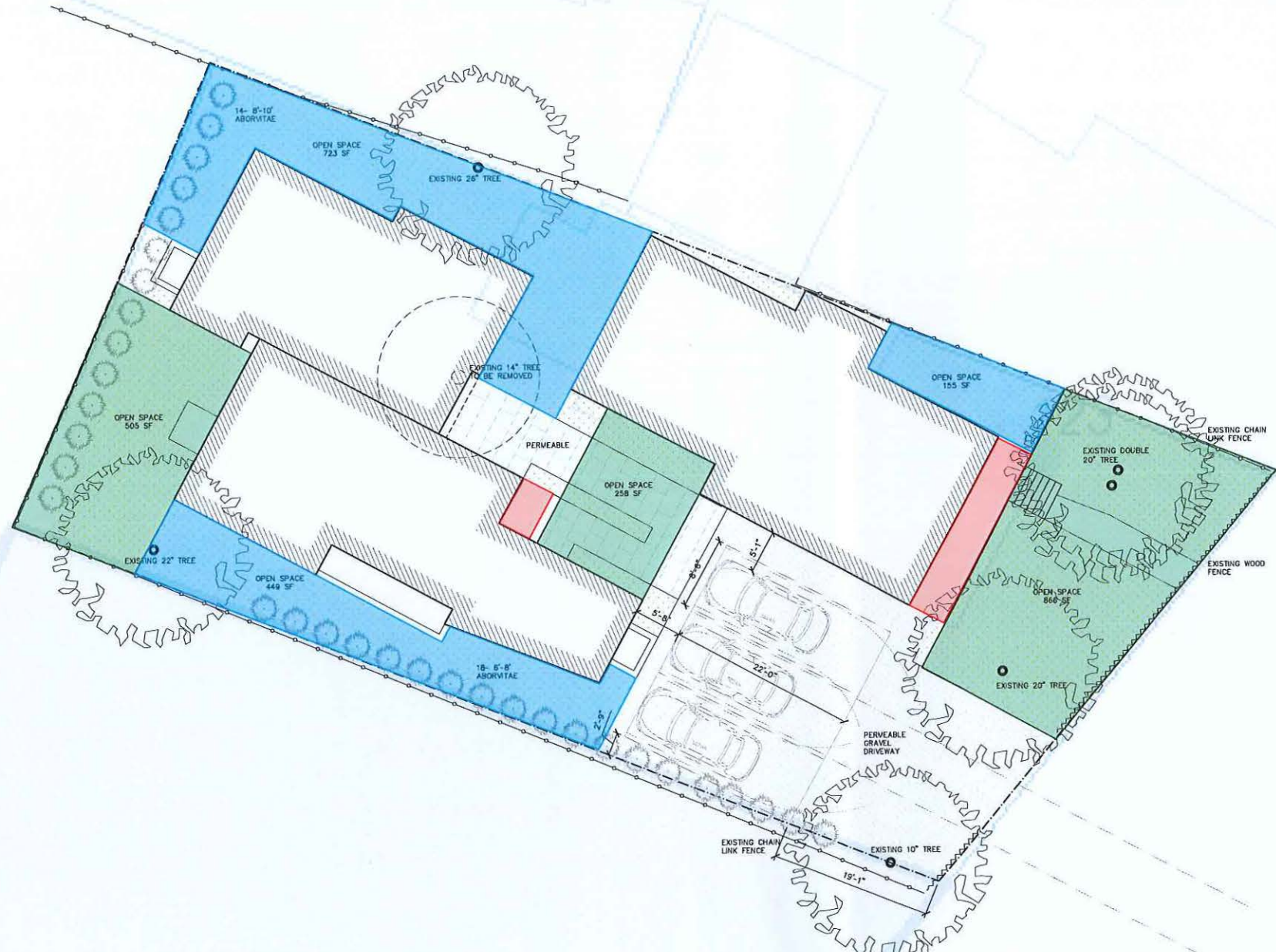
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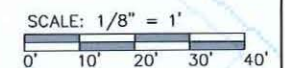
Cad File Name: A-SITE PLAN-planting.dwg

PLANTING AND
HARDSCAPE PLAN

L1.00



Cooper Park



- GENERAL NOTES:**
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SURVEYOR
 BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129

ARCHITECT
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 8 WALTER STREET
 ROSLINDALE, MA 02131

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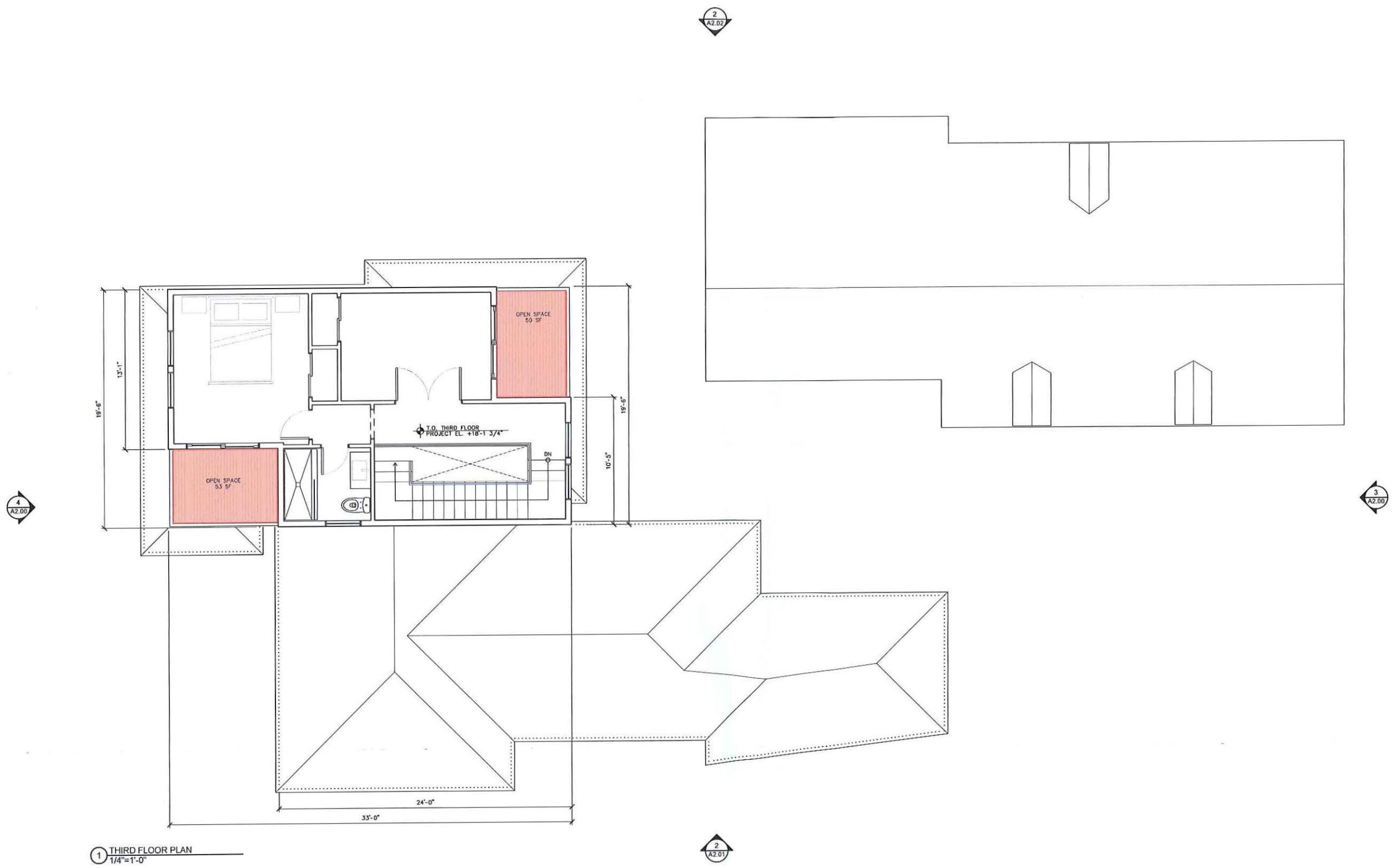
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Cad File Name: A-PLAN.dwg

**PROPOSED
 THIRD FLOOR
 PLAN**

A1.03



1 THIRD FLOOR PLAN
 1/4"=1'-0"

SITE PLAN OF LAND
 LOCATED AT
123 HANCOCK STREET
CAMBRIDGE, MA

DATE: JULY 21, 2021 SCALE: 1.0 INCH = 10.0 FEET



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 20, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ZONING:
 MAP/LOT: 116-31
 ZONING: C-1

FEMA
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0576E
 EFFECTIVE DATE: 06/04/2010

	REQUIRED
FAR	(MAX.) 0.75
LOT SIZE	(MIN.) 5,000 SF
LOT AREA/DW. UNIT	(MIN.) 1,000 SF
LOT WIDTH	(MIN.) 50'
FRONT SETBACK	(MIN.) (H+L)/4
SIDE SETBACK	(MIN.) (H+L)/5
REAR SETBACK	(MIN.) (H+L)/4
HEIGHT, FEET	(MAX.) 35'
PVT. OP. SPACE	(MIN.) 30%

VERTICAL DATUM
 THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE CITY BASE (AKA NAVD88) AND WERE DETERMINED FROM A GPS OBSERVATION.

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE PRIOR TO ANY EXCAVATIONS.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

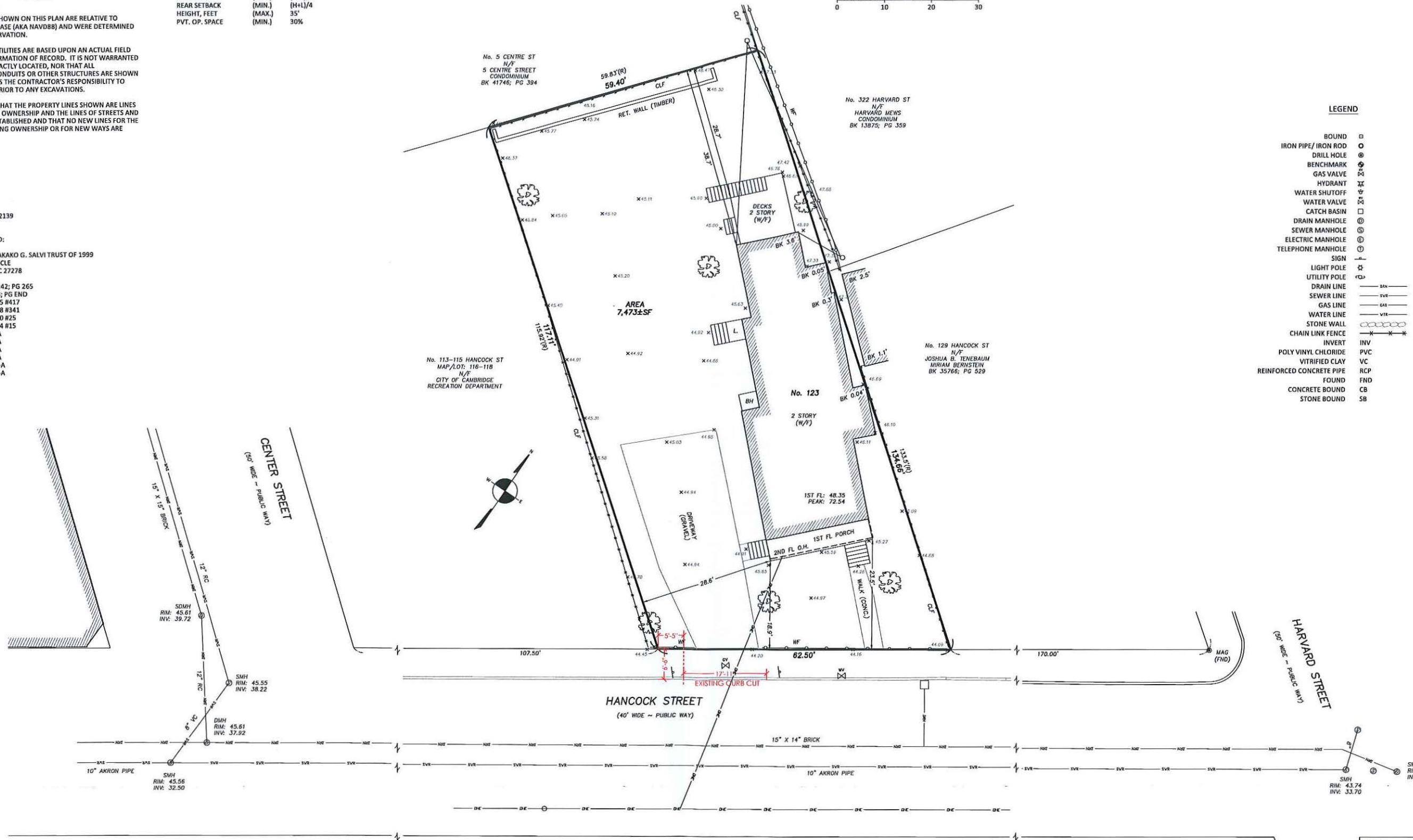
PREPARED FOR:
 SAM WOLFF
 19 MAPLE STREET
 CAMBRIDGE, MA 02139

REFERENCES:
 OWNER OF RECORD:
 TAKAKO G. SALVI
 TRUSTEE OF THE TAKAKO G. SALVI TRUST OF 1999
 505 SILVER FOX CIRCLE
 HILLSBOROUGH, NC 27278

DEED: BK 59342; PG 265
PLAN: BK 348; PG END
 PL 1965 #417
 PL 1978 #341
 PL 1980 #25
 PL 2004 #15
LCC: 2680-A
 4824-A
 6273-A
 7510-A
 12329-A
 35019-A

LEGEND

- BOUND □
- IRON PIPE/ IRON ROD ○
- DRILL HOLE ⊙
- BENCHMARK ⊕
- GAS VALVE ⊕
- HYDRANT ⊕
- WATER SHUTOFF ⊕
- WATER VALVE ⊕
- CATCH BASIN □
- DRAIN MANHOLE ⊕
- SEWER MANHOLE ⊕
- ELECTRIC MANHOLE ⊕
- TELEPHONE MANHOLE ⊕
- SIGN ⊕
- LIGHT POLE ⊕
- UTILITY POLE ⊕
- DRAIN LINE ———
- SEWER LINE ———
- GAS LINE ———
- WATER LINE ———
- STONE WALL ———
- CHAIN LINK FENCE ———
- INVERT INV
- POLY VINYL CHLORIDE PVC
- VITRIFIED CLAY VC
- REINFORCED CONCRETE PIPE RCP
- FOUND FND
- CONCRETE BOUND CB
- STONE BOUND SB



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	07/21/21
JOB #	21-00386



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



2 EXISTING WEST ELEVATION
1/4"=1'-0"

T.O. SECOND FLOOR EXISTING
PROJECT EL. +9'-3 1/4"

T.O. FIRST FLOOR EXISTING
PROJECT EL. +0'-0" (48.35)

T.O. BASEMENT EXISTING
PROJECT EL. -7'-3 1/4"



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



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

T.O. THIRD FLOOR
PROJECT EL. +18'-1 3/4"

T.O. SECOND FLOOR EXISTING
PROJECT EL. +9'-3 1/4"

T.O. SECOND FLOOR
PROJECT EL. +7'-5 3/8"

T.O. FIRST FLOOR EXISTING
PROJECT EL. +0'-0"

T.O. FIRST FLOOR EXISTING
PROJECT EL. -0'-9" (48.35)

T.O. FIRST FLOOR
PROJECT EL. -2'-9"

T.O. BASEMENT EXISTING
PROJECT EL. -7'-3 1/4"

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
8 WALTER STREET
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STAMP

PROJECT NORTH

PROJECT
HANCOCK RESIDENCES

123 HANCOCK STREET
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Cad File Name: A-ELEVATIONS.dwg

EXISTING &
PROPOSED
ELEVATIONS

A2.00



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



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

SURVEYOR

BOSTON SURVEY, INC.
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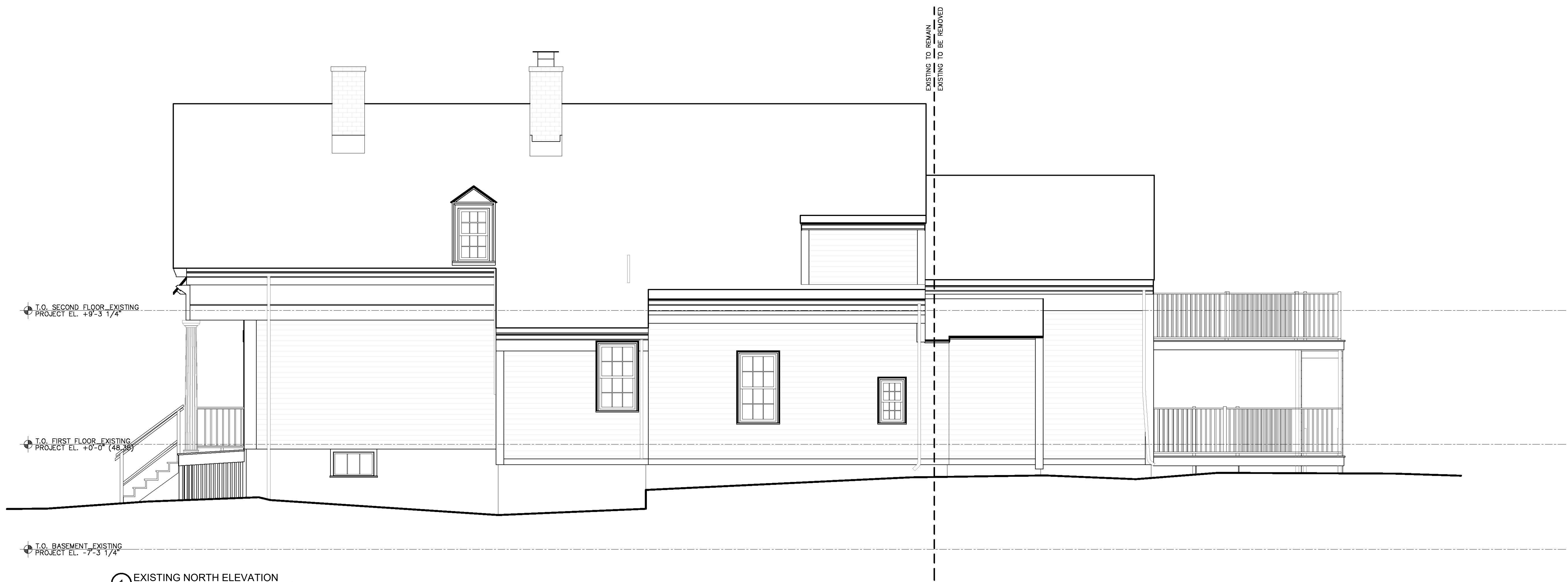
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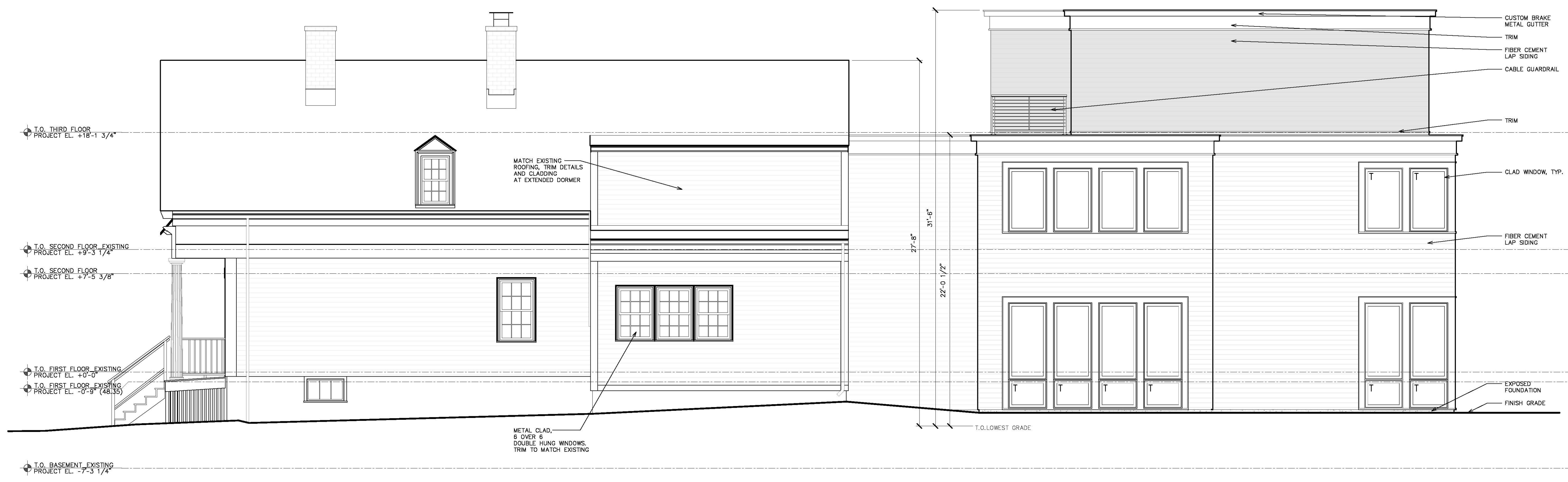
EXISTING &
PROPOSED
ELEVATIONS

A2.01

; BUI
AIN



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



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

SURVEYOR

BOSTON SURVEY, INC.
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EXISTING &
PROPOSED
ELEVATIONS

A2.02































Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, *Members*
Margaret McMahan, *Alternate*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **123 Hancock Street**

OWNER: **Sam Wolff, MSW Hancock Street LLC**
 19 Maple Avenue
 Cambridge, MA 02139

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Remove rear addition and extend dormer on north side of existing structure; construct two new detached dwelling units.

Approval was granted based on the following findings of fact:

1. The scale, massing, and location of the proposed dwelling units are appropriate to the site and neighborhood; and street views of the existing historic house are maintained.
2. The overall design responded to input by the public as well as the Commission.

Approval was also granted with the following conditions:

1. Reduce the height of the proposed hedge adjacent to the parking area near the street to maintain the view of the existing house.
2. Remove the roofs over the proposed decks on the third floor of the rear unit.
3. Paint the recessed portion of the façade facing the playground the same color as the third floor of the rear unit.

The plans and specifications that were submitted with the application, titled “Hancock Residences,” by TFA Architects, dated January 18, 2022, are incorporated into this certificate, which is binding on the applicant.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: **MC 6274**

Date of Certificate: **February 23, 2022**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on February 23, 2022.

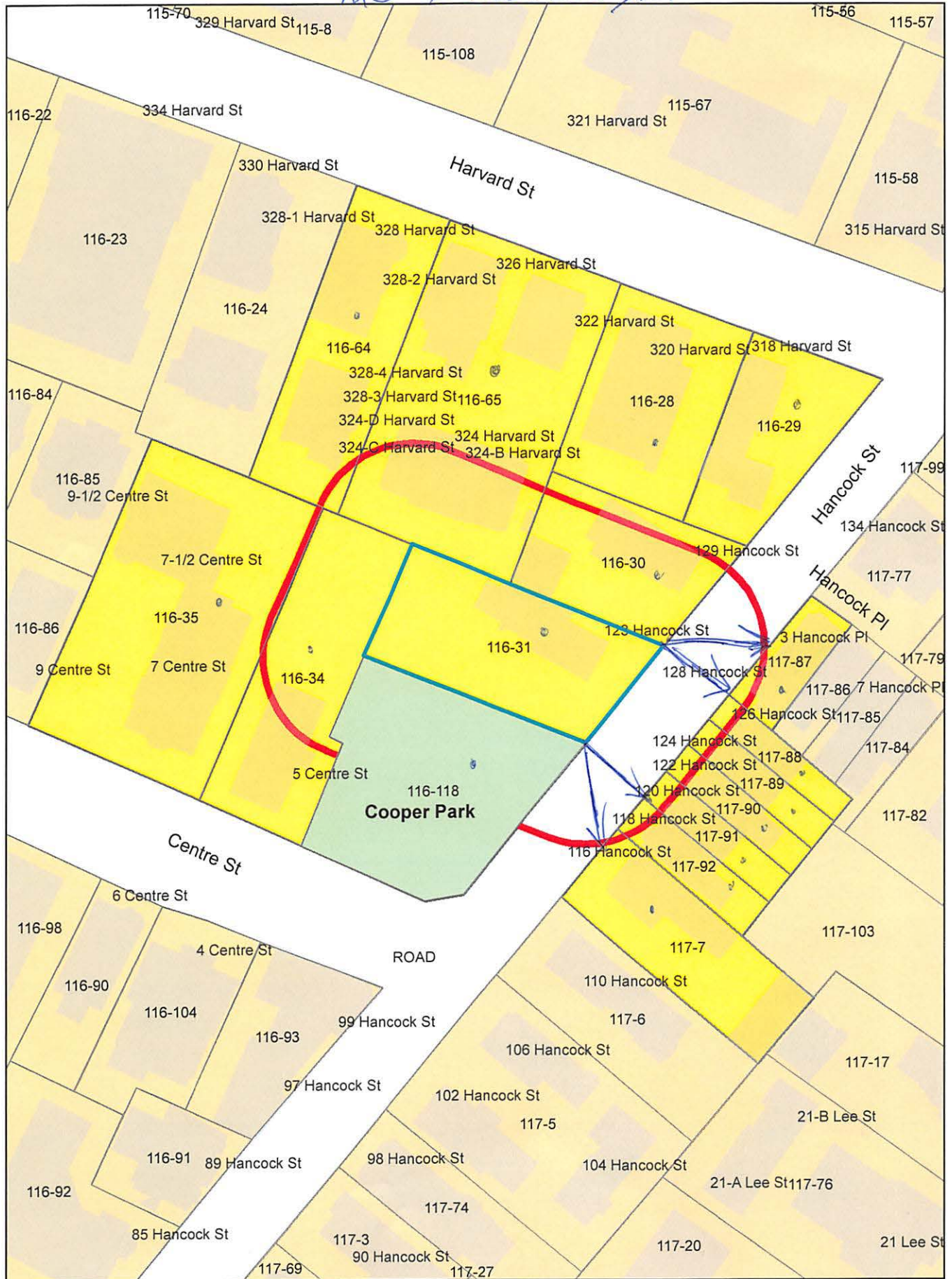
By Lestra Litchfield/aac, Vice Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk

123 Hancock St



173 Hancock St.

Petitioner

116-65
GOUREVITCH, ALEX & TAL ASTRACHAN
324 HARVARD ST UNIT #2A
CAMBRIDGE, MA 02138

116-29
WILLIS, CHRISTOPHER B. &
PAMELA DIEM WILLIS
318 HARVARD ST
CAMBRIDGE, MA 02139

116-31
MSW HANCOCK LLC
C/O SAM WOLFF
19 MAPLE AVE
CAMBRIDGE, MA 02139

116-35
THOMPSON, CHRISTINA D. & JOHN LIVELY
10 UPTON ST.
CAMBRIDGE, MA 02139

116-35
MATTOX, THOMAS H.
7 CENTRE ST., #32
CAMBRIDGE, MA 02139

TFA ARCHITECTS
C/O HEATHER SOUZA
8 WALTER STREET
ROSLINDALE, MA 02131

116-35
NOBLETT, ROBERT M. & WENDY A. NOBLETT
7 CENTRE ST., UNIT #3
CAMBRIDGE, MA 02138

116-35
LUKANTY, JADWIGA
7 1/2 CENTRE ST., UNIT #22
CAMBRIDGE, MA 02139

116-65
ROSENZWEIG, ANTHONY &
DEBRA F. WEINSTEIN TRUSTEES
425 WOODWARD ST
NEWTON, MA 02468

116-65
HUDGENS, DANIEL E. & STEPHEN HO
324 HARVARD ST., UNIT 2D
CAMBRIDGE, MA 02139

116-30
TENENBAUM, JOSHUA B. & MIRIAM BERNSTEIN
129 HANCOCK ST
CAMBRIDGE, MA 02139

116-35
7 CENTER ST NO.23, LLC
6 LEELAND TER
LEXINGTON, MA 02421

116-35
KATZ, BORIS & NATALYA KATZ
431 PUTNAM AVE. UNIT 33
CAMBRIDGE, MA 02139

116-64
RUBIN, DIANE & ANDREW STRASSMAN
328 HARVARD ST., #4
CAMBRIDGE, MA 02139

116-64
MORRIS, PAUL & LYNN MORRIS
328 HARVARD ST., #3
CAMBRIDGE, MA 02139

116-65
SARNA, AARON Y. & TALYA S. HOUSMAN
322 HARVARD ST., #1
CAMBRIDGE, MA 02139

117-88
BIBBINS, M. WYLLIS, PATRICK O. BIBBINS
EMILY I. SILAS, TRUSTEES
126 HANCOCK ST
CAMBRIDGE, MA 02139

117-89
PAIKOWSKY, SAMUEL
170 MORTON ST
NEWTON CENTER, MA 02459

117-87
KER, CYNTHIA Y.
1 HANCOCK PL
CAMBRIDGE, MA 02139

117-91
MANN, SUZANNE B.
TRUSTEE OF 120 HANCOCK STREET TRUST
120 HANCOCK STREET
CAMBRIDGE, MA 02139-2206

117-92
BOURQUIN, RUTH A.
118 HANCOCK ST.
CAMBRIDGE, MA 02139

116-28
WOOD, SUSAN B.
320 HARVARD ST., UNIT A
CAMBRIDGE, MA 02139-2002

116-28
HALPORN, BARBARA
320 HARVARD ST., #B
CAMBRIDGE, MA 02139

116-28
ORA, AVO E. & KYLLIKI TALP
9 RUNDELANE
BLUMEFIELD, CT 06002

116-35
FISHER BARBARA
7 1/2 CENTRE ST #21
CAMBRIDGE, MA 02139-2117

116-35
KELIKIAN, ALICE
7 CENTRE ST - UNIT 34
CAMBRIDGE, MA 02139-2103

116-64
JOHNSTON, SOPHIA,
328 HARVARD ST. UNIT#1
CAMBRIDGE, MA 02139

116-64
WOOLLEN-TUCKER, CAROLYN,
TRUSTEE THE CAROLYN WOOLLEN REV TRUST
LOUIS L. TUCKER, TRUSTEES, OF
328 HARVARD ST. #2
CAMBRIDGE, MA 02139

117-7
ROBBINS, ARNOLD
ARNOLD ROBBINS NOMINEE TRUST
116 HANCOCK STREET
CAMBRIDGE, MA 02139-2206

117-90
MAZUR, DANIEL J. & SUSAN CHASEN
122 HANCOCK ST
CAMBRIDGE, MA 02139

123 Hancock St.

116-34
RUDOY, DANIEL & MELANIE SHAMES
11 BRAIRWOOD CIRCLE
NEEDHAM, MA 02496

116-34
HAMMETT, PAUL R.
12 INGALLS RD
TYNGSBORO, MA 01879

116-34
DETISSERA, DAMNATH C.
3 UNION ST APT 1
CAMBRIDGE, MA 02139

116-34
CAREY, BRYCE & JAMES R. CAREY
617 ELMWOOD DRIVE
DAVIS, CA 95616

116-34
SUNGUR, EVREN & JASMINE L. CHANG
5 CENTRE ST UNIT #21
CAMBRIDGE, MA 02139

116-34
ZHANG, YING & JUN LU
18 OLD TOWN RD.
BEVERLY, MA 01915-1477

116-34
ZHU, PEIYING
5 CENTRE ST. UNIT 22
CAMBRIDGE, MA 02139

116-65
JACOBSON, STEPHEN & CHERYL JACOBSON
326 HARVARD ST., #326
CAMBRIDGE, MA 02139

116-34
ZHANG, XIAOXIN JIE CHEN
5 CENTRE ST UNIT #42
CAMBRIDGE, MA 02139

116-28
COLEMAN, KATHLEEN M
320 HARVARD ST., UNIT C
CAMBRIDGE, MA 02139-2002

116-35
COHEN, TOMER JINGJING LI
7 CENTRE ST UNIT 24
CAMBRIDGE, MA 02139

116-65
REMINGTON EVAN D & REBECCA LEARY
324 HARVARD ST - UNIT 2B
CAMBRIDGE, MA 02139

116-35
TEUNISSEN ERNST PETRONELLA KOOLOS
7 1/2 CENTRE ST - UNIT 1
CAMBRIDGE, MA 02139

116-35
OGLE VANESSA
7-7 1/2 CENTRE ST - #2
CAMBRIDGE, MA 02139

116-35
PALACIOS NATALIA TOMAS PALACIOS
7 CENTRE ST - UNIT 4
CAMBRIDGE, MA 02139

116-35
MACDOUGALL, CHRISTYN
7 CENTRE ST UNIT #B
CAMBRIDGE, MA 02139

116-118
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

116-118
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

116-118
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

MIN Ratio of Private Open Space to Lot Area
 $7,593 \times 30\% = 2,278 \text{ SF}$

OPEN SPACE_ 15'x15' MIN
 $505 + 258 + 866 = 1,629 \text{ SF}$

OPEN SPACE_ 6'x6' MIN and Greater than 72 SF
 $2,278 \times 25\% = 570 \text{ SF MAX}$
 $155 + 145 + 723 + 449 = 1,472 \text{ SF PROVIDED}$

OPEN SPACE_ Balconies
 $100 + 24 + 53 + 50 = 227 \text{ SF}$

OPEN SPACE_ TOTAL
 $2,426 \text{ SF}$

SURVEYOR

BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
 8 WALTER STREET
 ROSLINDALE, MA 02131

STAMP

PROJECT NORTH

PROJECT
HANCOCK RESIDENCES

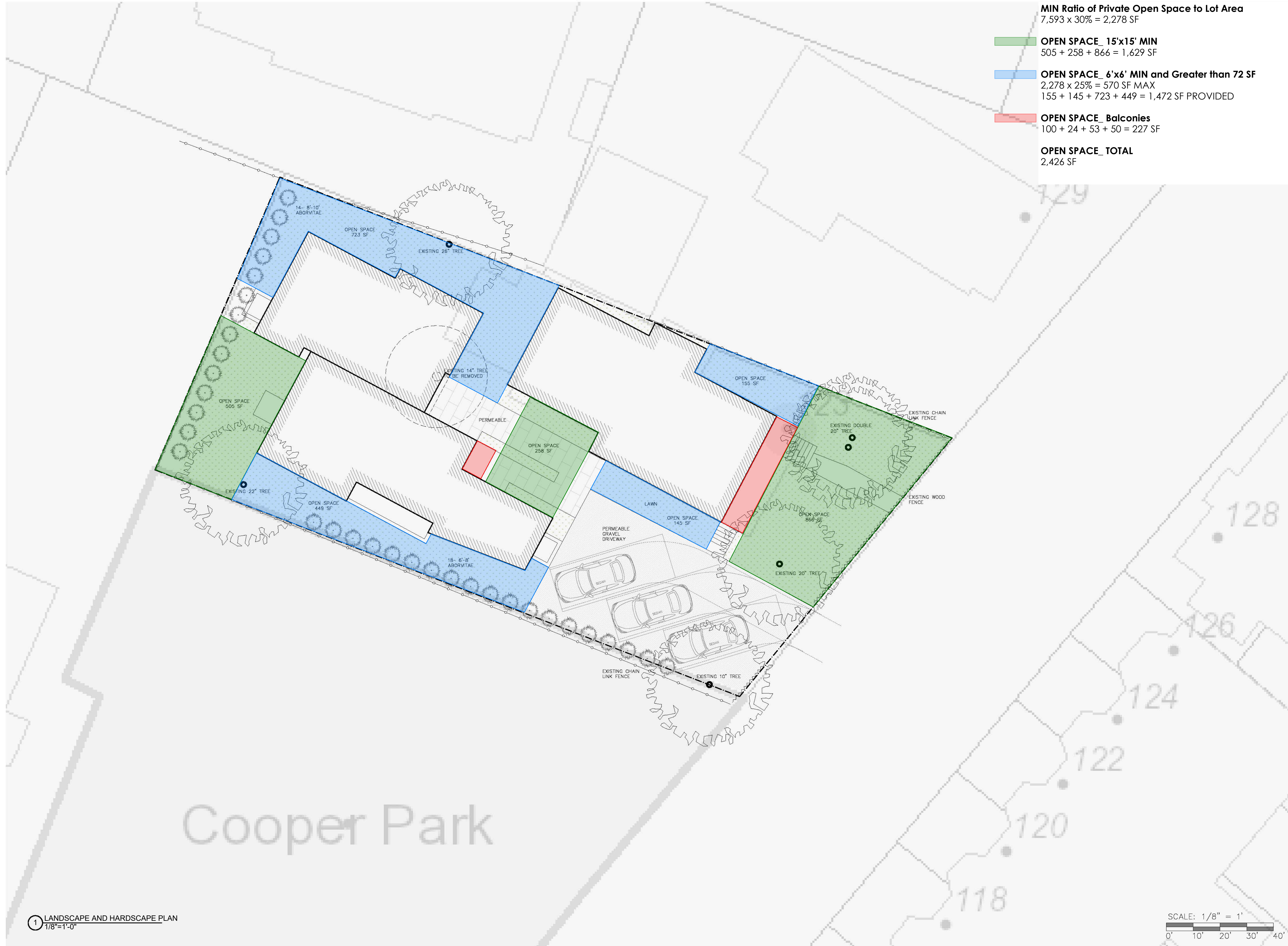
123 HANCOCK STREET
 CAMBRIDGE, MA 02139

Issue	Date
MCNCD SUBMISSION	17 AUG 2021
MCNCD SUBMISSION	22 OCT 2021
MCNCD SUBMISSION	14 DEC 2021
MCNCD SUBMISSION	18 JAN 2022
BZA SUBMISSION	12 FEB 2022

Cad File Name: A-SITE PLAN-planting.dwg

**PLANTING AND
 HARDSCAPE PLAN**

L1.00



- GENERAL NOTES:**
1. ALL WALL LAYOUT DIMENSIONS TO FRAMING.
 2. UNLESS INDICATED, ALL INTERIOR WALLS ARE 2 X 4 FRAMING.
 3. ALL WALL BOARD AT BATHROOMS TO BE WATER RESISTANT PER SPEC.
 4. ALL WALLBOARD IN BASEMENT TO BE FIBER FACED, PER SPEC.
 5. ALL WALLS TO ACCEPT 1/2" BLUEBOARD W/ PLASTER VENEER.
 6. ALL CLOSET STORAGE ASSEMBLIES TO BE FURNISHED BY G.C. EXCEPT FOR MASTER CLOSETS.
 7. FLAT ROOF PITCHES TO BE A MINIMUM OF 1/4" PER FOOT.
 8. ROOF PITCHES TO BE CONFIRMED/ COORDINATED BY G.C.
 9. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITY INFORMATION.
 10. AUTOMATED ROLLER SHADES AT ALL NEW WINDOWS U.N.O.

SURVEYOR

BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
 8 WALTER STREET
 ROSLINDALE, MA 02131

STAMP

PROJECT NORTH

PROJECT
HANCOCK RESIDENCES

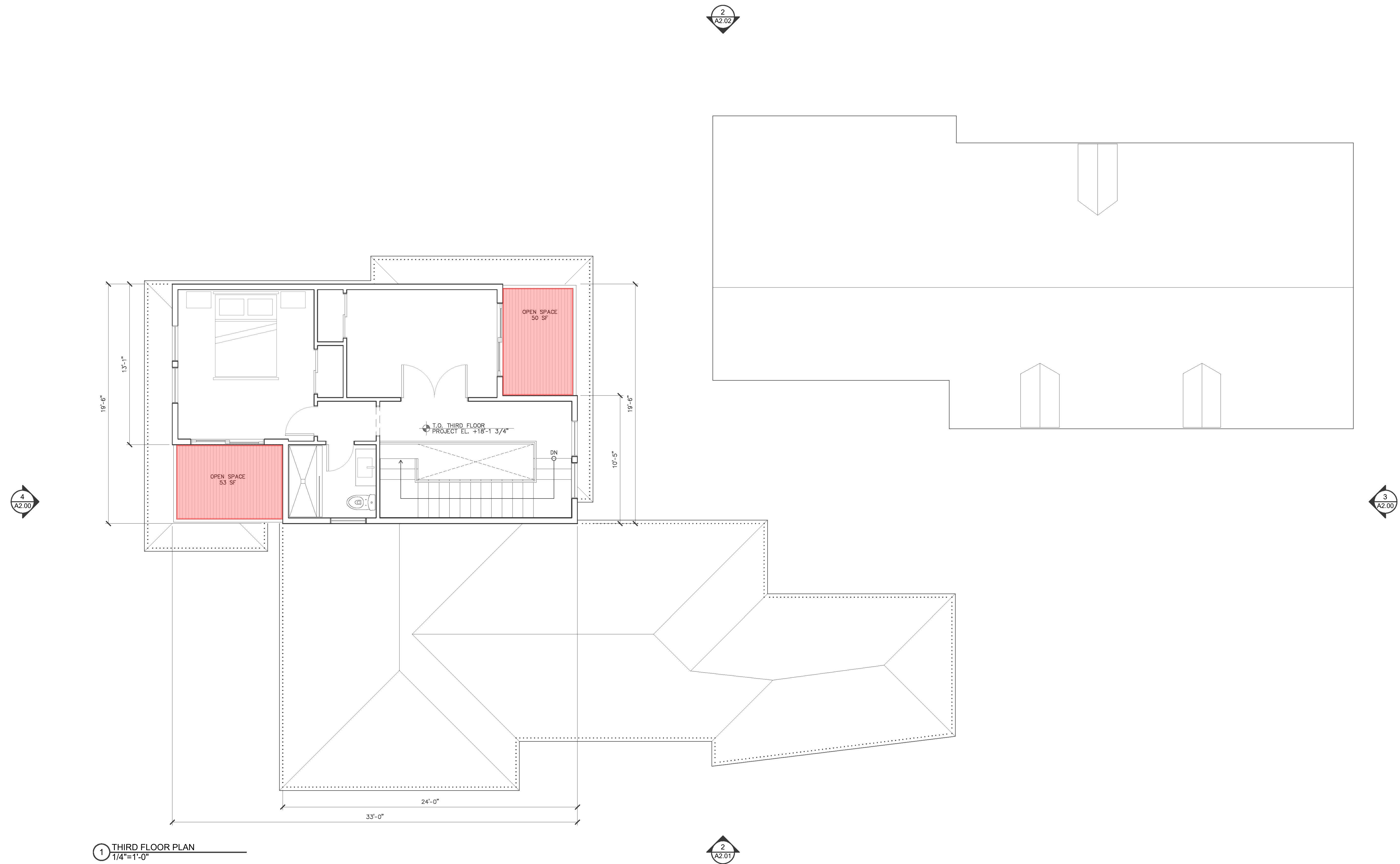
123 HANCOCK STREET
 CAMBRIDGE, MA 02139

Issue	Date
MCNCD SUBMISSION	17 AUG 2021
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MCNCD SUBMISSION	18 JAN 2022
BZA SUBMISSION	12 FEB 2022

Cad File Name: A-PLAN.dwg

**PROPOSED
 THIRD FLOOR
 PLAN**

A1.03



1 THIRD FLOOR PLAN
 1/4"=1'-0"