



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAR 16 PM 3:03  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 109647

### General Information

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

Special Permit: X

Variance: \_\_\_\_\_

Appeal: \_\_\_\_\_

PETITIONER: Cardington LLC

PETITIONER'S ADDRESS: P.O. Box 590179, Newton Centre, MA 02459

LOCATION OF PROPERTY: 12 Hawthorn St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence A-2 Zone

### REASON FOR PETITION:

/Additions/ /Dormer/ / (1) Areaway Guardrail in the required Yard Setback. (2) Height increase due to reduction in Mean Grade. (3) Addition/Relocation of Openings on a non-conforming facade./


### DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioner proposes alterations to an existing non-conforming Single Family Residence. Relief is required for the following elements: New Guardrail / Retaining Wall in the required Rear Yard, New openings on a nonconforming facade facing the Rear Yard, New Addition at the First Floor and Basement Levels that increase non-conforming F.A.R. and further violate the required setback, New Third Floor dormer that increases non-conforming F.A.R. and Increase in nonconforming Building Height caused by a reduction in Mean Grade.

### SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).  
Article: 8.000      Section: 8.22.2 & 8.22.3 (Non-Conforming Structure).  
Article: 10.000     Section: 10.40 (Special Permit).

Original  
Signature(s):

  
(Petitioner (s) / Owner)

Nathan Wong

(Print Name)

Address:

Tel. No.              617-244-2800  
E-Mail Address:    nathan@ncpmgmt.com

Date: 3/12/2021

**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.*

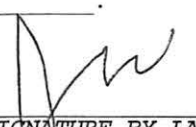
I/We CARDINGTON, LLC, a Delaware limited liability company  
(OWNER)

Address: c/o NCP Management Co., P.O. Box 590179, Newton Centre, MA 02459

State that I/We own the property located at 12 Hawthorn St., Cambridge, MA,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
CARDINGTON, LLC, a Delaware limited liability company

\*Pursuant to a deed of duly recorded in the date 06/16/2014, Middlesex South  
County Registry of Deeds at Book 63757, Page 425; or  
Middlesex Registry District of Land Court, Certificate No. n/a  
Book \_\_\_\_\_ Page \_\_\_\_\_.

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

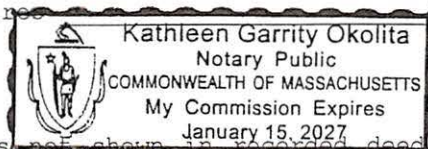
\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of Middlesex (Southern District)

The above-name Nathan Wang personally appeared before me,  
this 11th of February, 2021, and made oath that the above statement is true.

  
\_\_\_\_\_  
Notary

My commission expires \_\_\_\_\_ (Notary Seal).



- 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 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 12 Hawthorn 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:**

MGL Chapter 40a, Section 6 provides unique protections for existing non conforming one and two family structures provided the proposed alteration is not substantially more detrimental than the existing nonconforming use to the neighborhood. While the Cambridge Zoning Ordinance would require a variance for the minor changes proposed, the specific protections afforded to one and two family structures in MGL Chapter 40a still apply. The proposed alterations and extensions at 12 Hawthorn increase the non-conforming nature of the residence in modest ways, the changes are not substantially more detrimental to the neighborhood.

**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 proposed development will not alter patterns of access or egress given that the driveway and curb cut will remain in their current location. No increase in congestion hazard will be created because the number of dwelling units in the proposed project will not be increased.

**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 driveway curb cut will remain as it exists allowing traffic patterns to remain the same. The proposed parking spaces will be in the same location as the existing parking spaces maintaining existing relationships to adjacent uses. The proposed additions and fenestration changes are modest and occur in areas that have limited or no visibility from adjacent uses. The changes proposed at 12 Hawthorn will not adversely affect the continued operation of adjacent uses.

**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:**

Areas dedicated to Open Space will largely remain intact to the benefit of the neighborhood residents. Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. There will be no hazard or nuisance created by the requested relief.

**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:**

The proposed alteration and additions to the existing structure are consistent with other uses in the neighborhood and the larger district. The proposed use is consistent with the existing use and the other uses in the neighborhood. The proposed minor additions and site planning changes will not impair the integrity of the district or derogate from the intent of the ordinance.

**\*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:** Cardington LLC

**Location:** P.O. Box 590179

**Phone:** 617-244-2800

**Present Use/Occupancy:** Single Family

**Zone:** Residence A-2 Zone

**Requested Use/Occupancy:** Single Family

	<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	3,684.9	3,739.8	2,199.5	(max.)
<b><u>LOT AREA:</u></b>	4,399	4,399	6,000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>	.84	.85	.5	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>	4,399	4,399	4,500	
<b><u>SIZE OF LOT:</u></b>				
WIDTH	44'	44'	65'	
DEPTH	100'	100'	NA	
<b><u>SETBACKS IN FEET:</u></b>				
FRONT	11.5'	11.5'	20'	
REAR	23.7'	23.7'	25'	
LEFT SIDE	15.2'	15.2'	10' (SUM OF 25')	
RIGHT SIDE	0'	0'	10' (SUM OF 25')	
<b><u>SIZE OF BUILDING:</u></b>				
HEIGHT	38.3'	39.6'	35'	
WIDTH	29.2'	29.2'	NA	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	48.8%	48.8%	50%	
<b><u>NO. OF DWELLING UNITS:</u></b>	1	1	1	
<b><u>NO. OF PARKING SPACES:</u></b>	1	1	1	
<b><u>NO. OF LOADING AREAS:</u></b>	NA	NA	NA	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>	NA	NA	NA	

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'.





12 HAWTHORN ST

OWNERS

NPC  
MANAGEMENT

12 HAWTHORN STREET  
CAMBRIDGE, MA 02138

GENERAL CONTRACTOR

BROOKES AND HILL  
CUSTOM BUILDERS, INC

187 LEXINGTON STREET  
WALTHAM, MA 02452

ARCHITECT

BOYES-WATSON  
ARCHITECTS

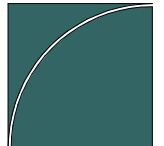
30 BOW STREET  
SOMERVILLE, MA 02143

Sheet Name	Sheet Number
COVER	SP - A000
ASSESSORS PLOT PLAN	SP - A001
SITE SURVEY	SP - A002
SITE PHOTOS	SP - A003
EXISTING AREA CALCULATIONS	SP - A004
PROPOSED AREA CALCULATIONS	SP - A005
OPEN SPACE DIAGRAMS	SP - A006
SITE PLAN	SP - A100
FLOOR PLANS	SP - A101
FLOOR PLANS	SP - A102
FLOOR PLANS	SP - A103
FLOOR PLANS	SP - A104
ROOF PLAN	SP - A105
EXISTING & PROPOSED ELEVATIONS	SP - A201
EXISTING ELEVATION	SP - A202
PROPOSED ELEVATION	SP - A203
EXISTING & PROPOSED ELEVATIONS	SP - A204

No.	Description	Date

client  
NPC  
MANAGEMENT

title  
COVER  
project  
12 HAWTHORN ST



BOYES-WATSON  
ARCHITECTS  
30 Bow St  
Somerville, MA 02143  
architects@boyeswatson.com  
phone: (617) 629-8200

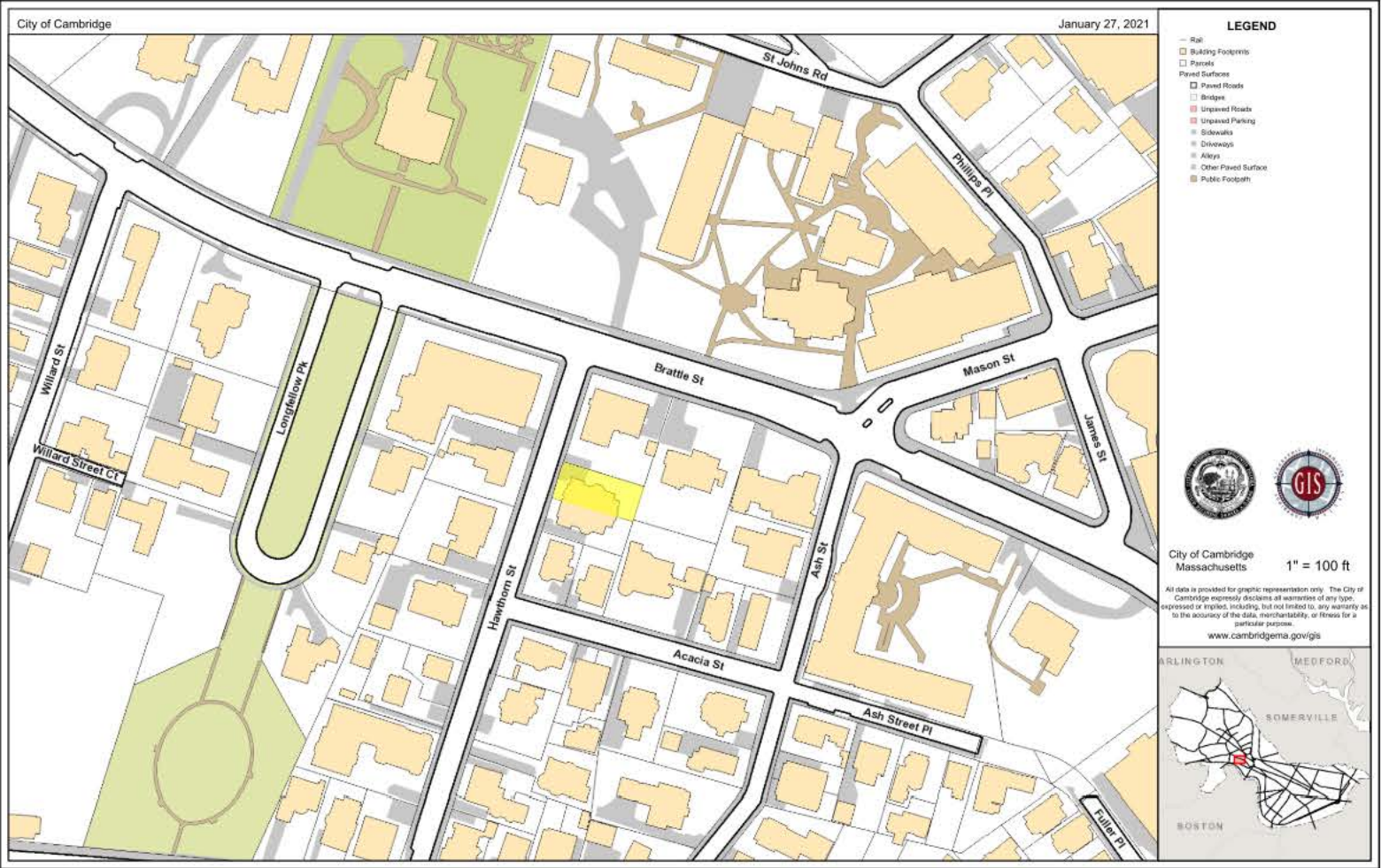
job number 18870

scale

date issued

SPECIAL PERMIT

Sheet no.  
SP - A000



No.	Description	Date

client

NPC  
MANAGEMENT

title

ASSESSORS PLOT PLAN

project

12 HAWTHORN ST

BOYES-WATSON  
ARCHITECTS  
30 Bow St  
Somerville, MA 02143  
architects@boyeswatson.com  
phone: (617) 629-8200

job number

18870

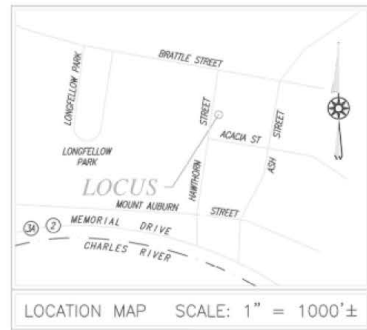
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date issued

SPECIAL PERMIT

Sheet no.

SP - A001



RECORD OWNER:

ASSESSORS MAP 167 LOT 68  
12 HAWTHORNE STREET

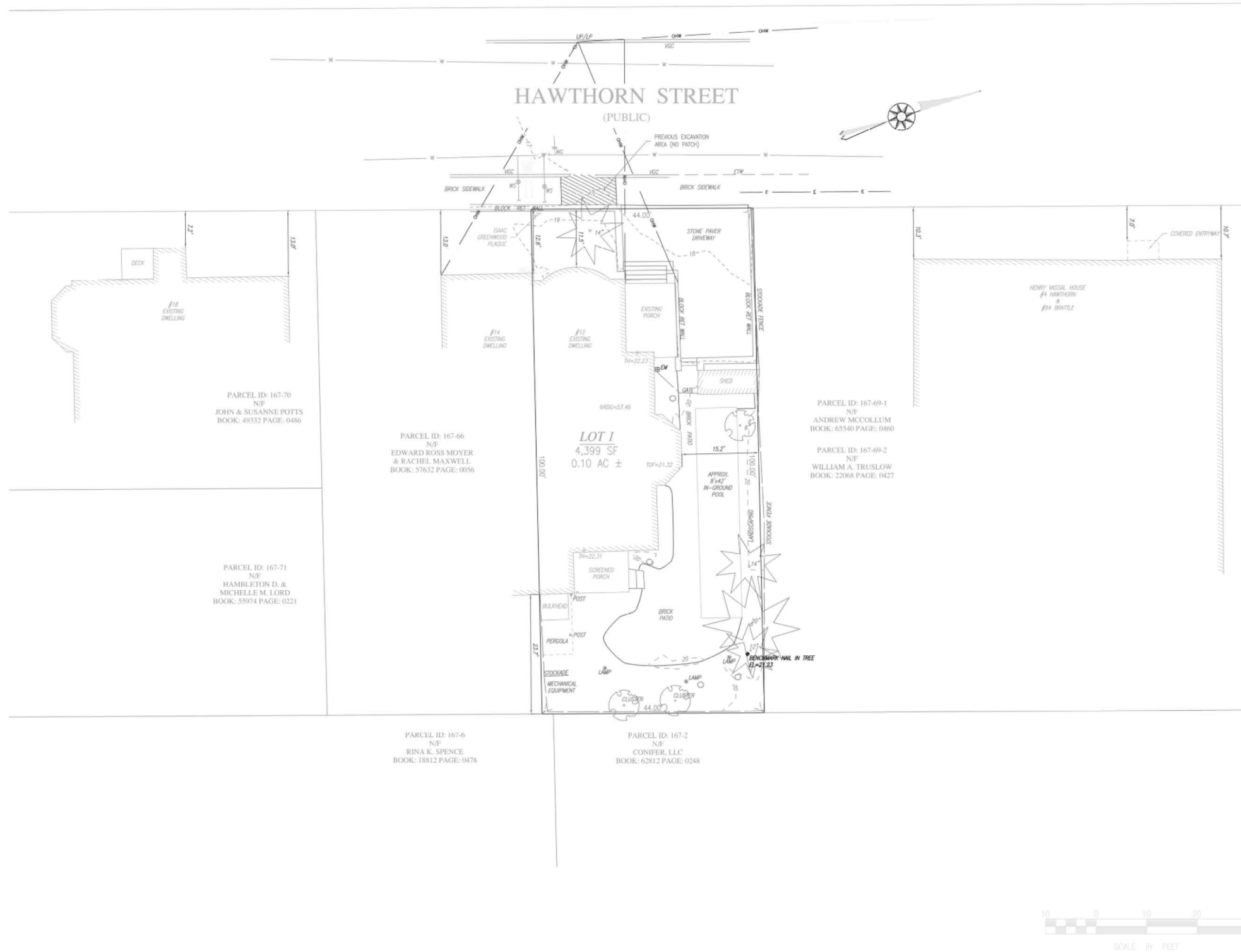
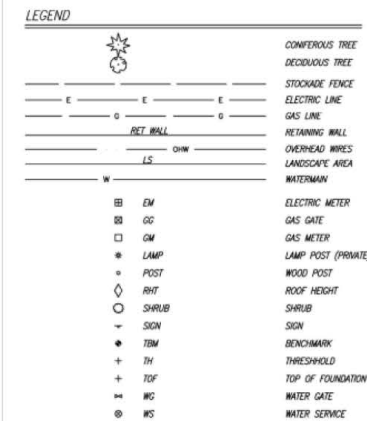
CARDINGTON, LLC  
C/O NCP MANAGEMENT CO  
BOX 590179  
NEWTON, MA 02459  
DEED BOOK 63757 PAGE 425  
LOT 2 - PLAN BOOK 294 PAGE 12

NOTES:

1. PLAN REFERENCES:
  - a. PLAN #37 OF 1983
  - b. PLAN AT END OF PLAN BOOK 4726
  - c. PLAN AT END OF PLAN BOOK 4528
2. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JANUARY OF 2021.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. SUBJECT SITE IS IN THE RESIDENTIAL "A-2" ZONE AS DEPICTED ON THE TOWN OF CAMBRIDGE GIS "CITYVIEW" MAPPING SYSTEM.
5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN  
ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON  
COMMUNITY MAP No. 25017C0419E, WHICH BEARS AN  
EFFECTIVE DATE OF JUNE 4, 2010, AND IS NOT IN A SPECIAL  
FLOOD HAZARD AREA.



DRAWN BY: DB

DESIGNED BY: ---

CHECKED BY: DLA

**Merrill**  
Engineers and Land Surveyors  
427 COLUMBIA ROAD, HANOVER MA 02339 / T: (781) 826-9200  
26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060  
WWW.MERRILLINC.COM

EXISTING CONDITIONS PLAN  
12 HAWTHORN STREET  
CAMBRIDGE, MASSACHUSETTS

JANUARY 20, 2021

SCALE: 1" = 10'

JOB NO. 20-459

LATEST REVISION:
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SHEET 1 OF 1

No.	Description	Date

client

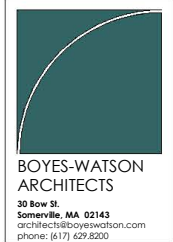
NPC  
MANAGEMENT

title

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SITE SURVEY

project  
12 HAWTHORN ST



job number	18870
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scale 12" = 1'-0"

date issued

SPECIAL PERMIT

Sheet no.  
SP - A002





12 HAWTHORN - STREET VIEW LOOKING EAST



12 HAWTHORN - FRONT VIEW



12 HAWTHORN - STREET VIEW LOOKING NORTH



12 HAWTHORN - LOOKING SOUTH



12 HAWTHORN - LOOKING SOUTH (ACROSS THE STREET)

No.	Description	Date

client  
NPC  
MANAGEMENT

title  
SITE PHOTOS  
project  
12 HAWTHORN ST

BOYES-WATSON  
ARCHITECTS  
30 Bow St.  
Somerville, MA 02143  
architects@boyeswatson.com  
phone: (617) 629-8200

job number 18870

scale

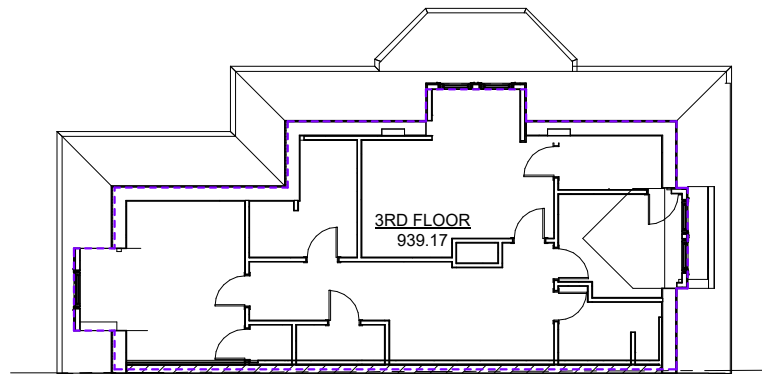
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SPECIAL PERMIT

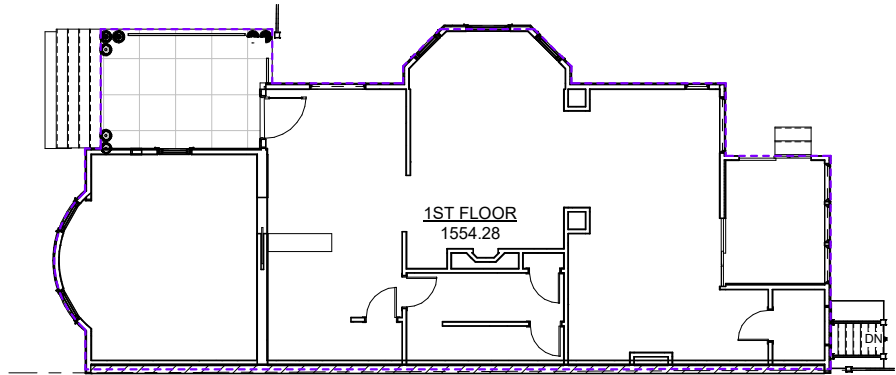
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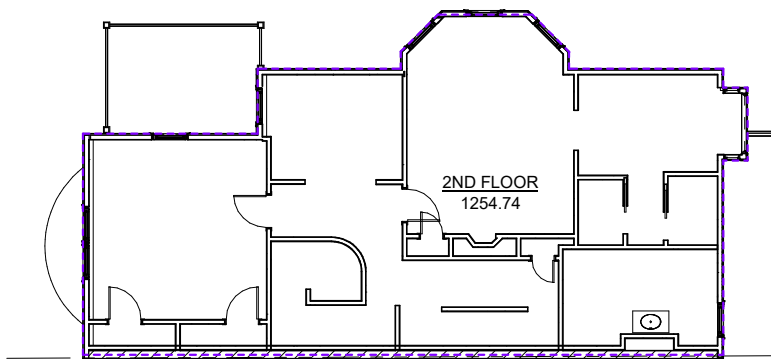
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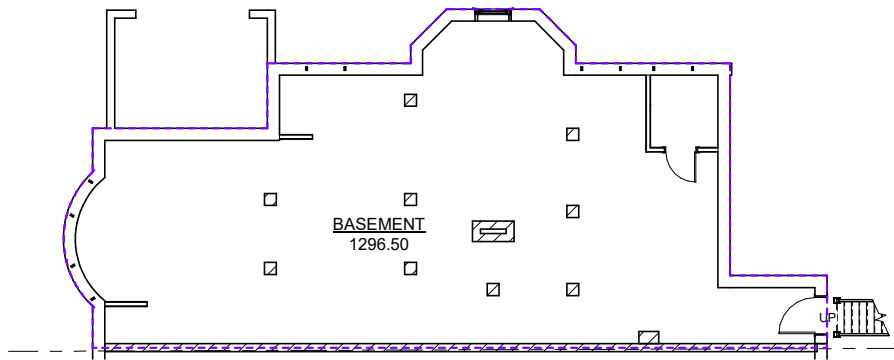
④ EXISTING - 3RD FLOOR - SP  
1/8" = 1'-0"



② EXISTING - 1ST FLOOR - SP  
1/8" = 1'-0"



③ EXISTING - 2ND FLOOR - SP  
1/8" = 1'-0"



① EXISTING - BASEMENT - SP  
1/8" = 1'-0"

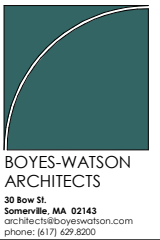
EXISTING GFA		
Level	Zoning Area Type	Area
1ST FLOOR	GFA	1,554 SF
2ND FLOOR	GFA	1,255 SF
3RD FLOOR	GFA	939 SF
		3,748 SF
BASEMENT	NON-GFA	1,296 SF
		1,296 SF
TOTAL		5,045 SF

No.	Description	Date

client  
NPC  
MANAGEMENT

title  
EXISTING AREA CALCULATIONS

project  
12 HAWTHORN ST



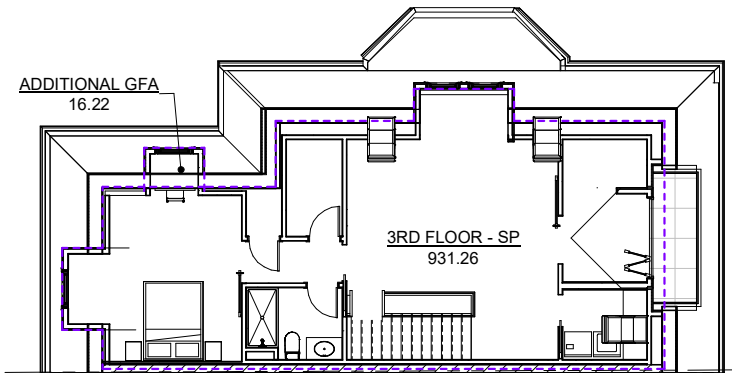
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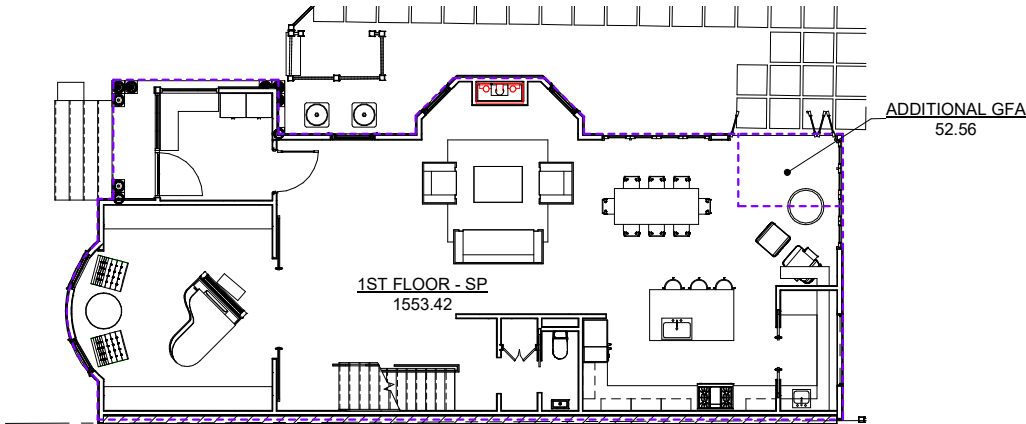
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SPECIAL PERMIT

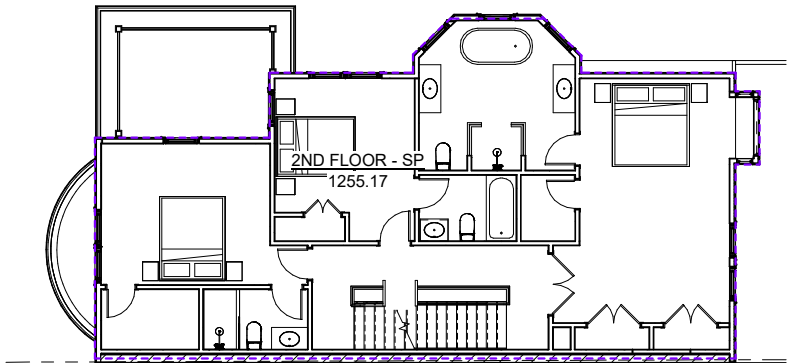
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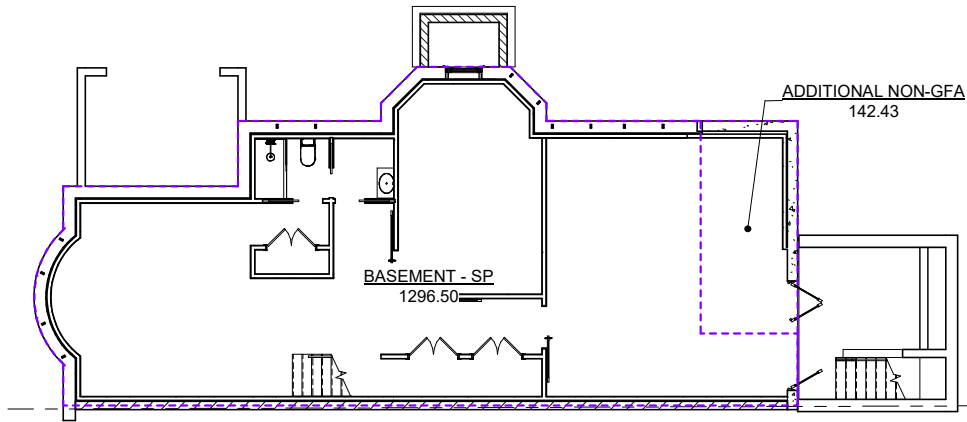
④ 3RD FLOOR - SP  
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② 1ST FLOOR - SP  
1/8" = 1'-0"



③ 2ND FLOOR - SP  
1/8" = 1'-0"



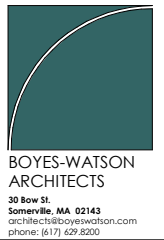
① BASEMENT - SP  
1/8" = 1'-0"

Area Schedule (PROPOSED - SP)		
Level	Zoning Area Type	Area
1ST FLOOR	ADDITIONAL GFA	53 SF
3RD FLOOR	ADDITIONAL GFA	16 SF
		69 SF
BASEMENT	ADDITIONAL NON-GFA	142 SF
		142 SF
1ST FLOOR	GFA	1,553 SF
2ND FLOOR	GFA	1,255 SF
3RD FLOOR	GFA	931 SF
		3,740 SF
BASEMENT	NON-GFA	1,296 SF
		1,296 SF
Grand total		5,248 SF

No.	Description	Date

client  
NPC  
MANAGEMENT

title  
PROPOSED AREA CALCULATIONS  
project  
12 HAWTHORN ST



job number 18870

scale 1/8" = 1'-0"

date issued  
SPECIAL PERMIT

Sheet no.  
SP - A005



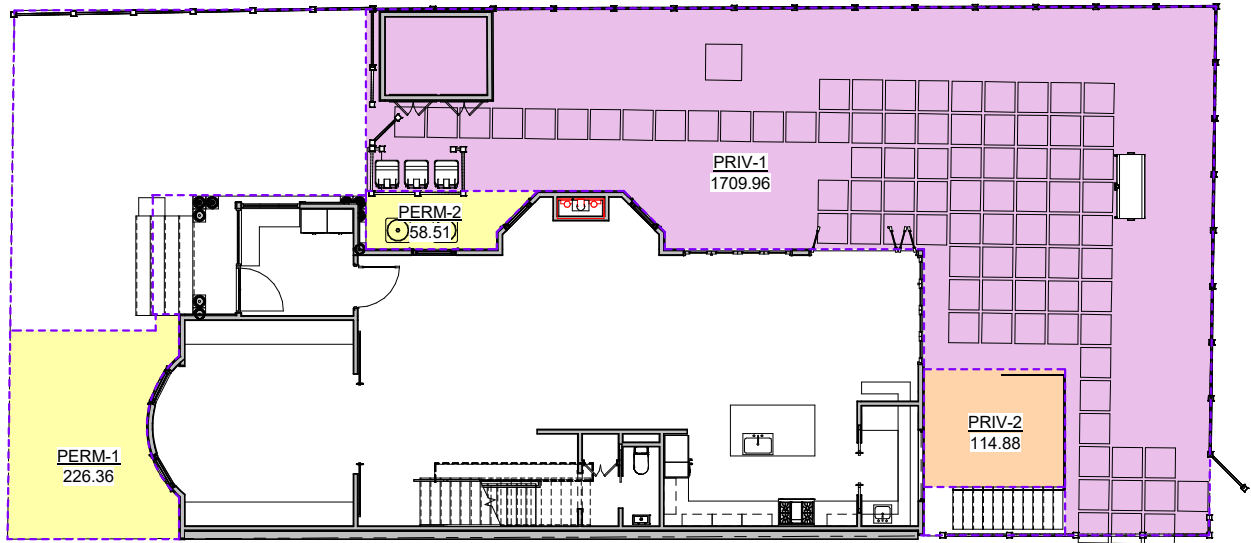
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OPEN SPACE

PERMEABLE

PRIVATE LESS THAN 15' x 15'

PRIVATE OPEN SPACE



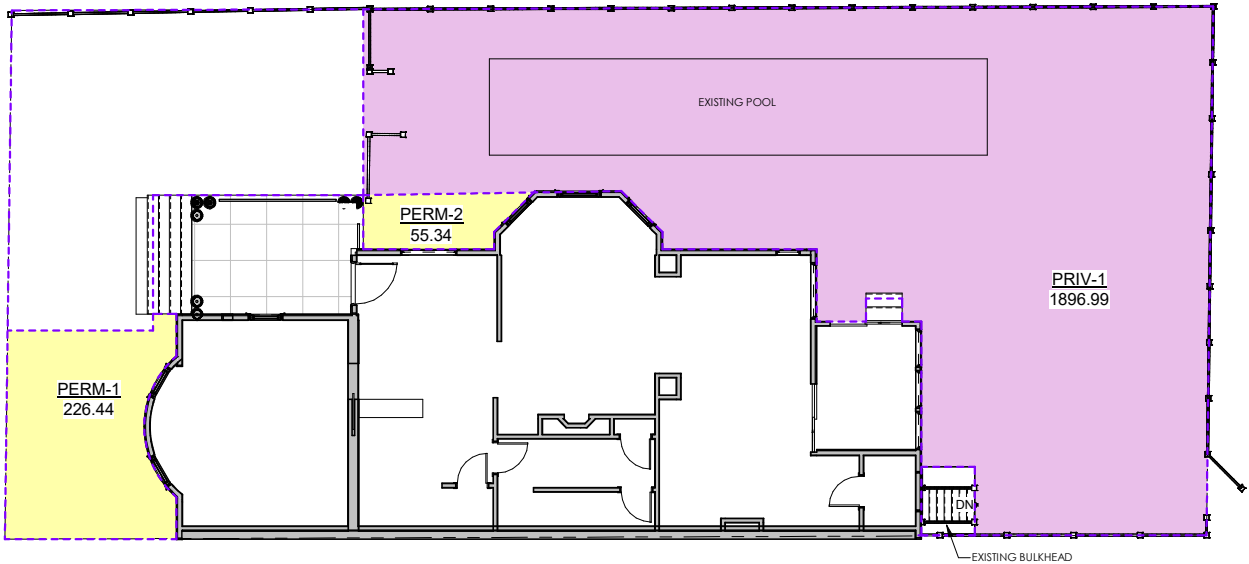
2 PROPOSED OPEN SPACE - SP  
1/8" = 1'-0"

PROPOSED OPEN SPACE - SP		
Name	AREA	% LOT AREA
PERMEABLE		
PERM-1	226 SF	5.1%
PERM-2	59 SF	1.3%
	285 SF	6.5%
PRIVATE LESS THAN 15' x 15'		
PRIV-2	115 SF	2.6%
	115 SF	2.6%
PRIVATE OPEN SPACE		
PRIV-1	1,710 SF	38.9%
	1,710 SF	38.9%

OPEN SPACE

PERMEABLE

PRIVATE OPEN SPACE



1 EXISTING OPEN SPACE - SP  
1/8" = 1'-0"

EXISTING OPEN SPACE		
Name	AREA	% LOT AREA
PERMEABLE		
PERM-1	226 SF	5.1%
PERM-2	55 SF	1.3%
	282 SF	6.4%
PRIVATE OPEN SPACE		
PRIV-1	1,897 SF	43.1%
	1,897 SF	43.1%

No.	Description	Date

client  
NPC  
MANAGEMENT

title  
OPEN SPACE DIAGRAMS

project  
12 HAWTHORN ST

BOYES-WATSON  
ARCHITECTS

30 Bow St  
Somerville, MA 02143  
architects@boyeswatson.com  
phone: (617) 629-8200

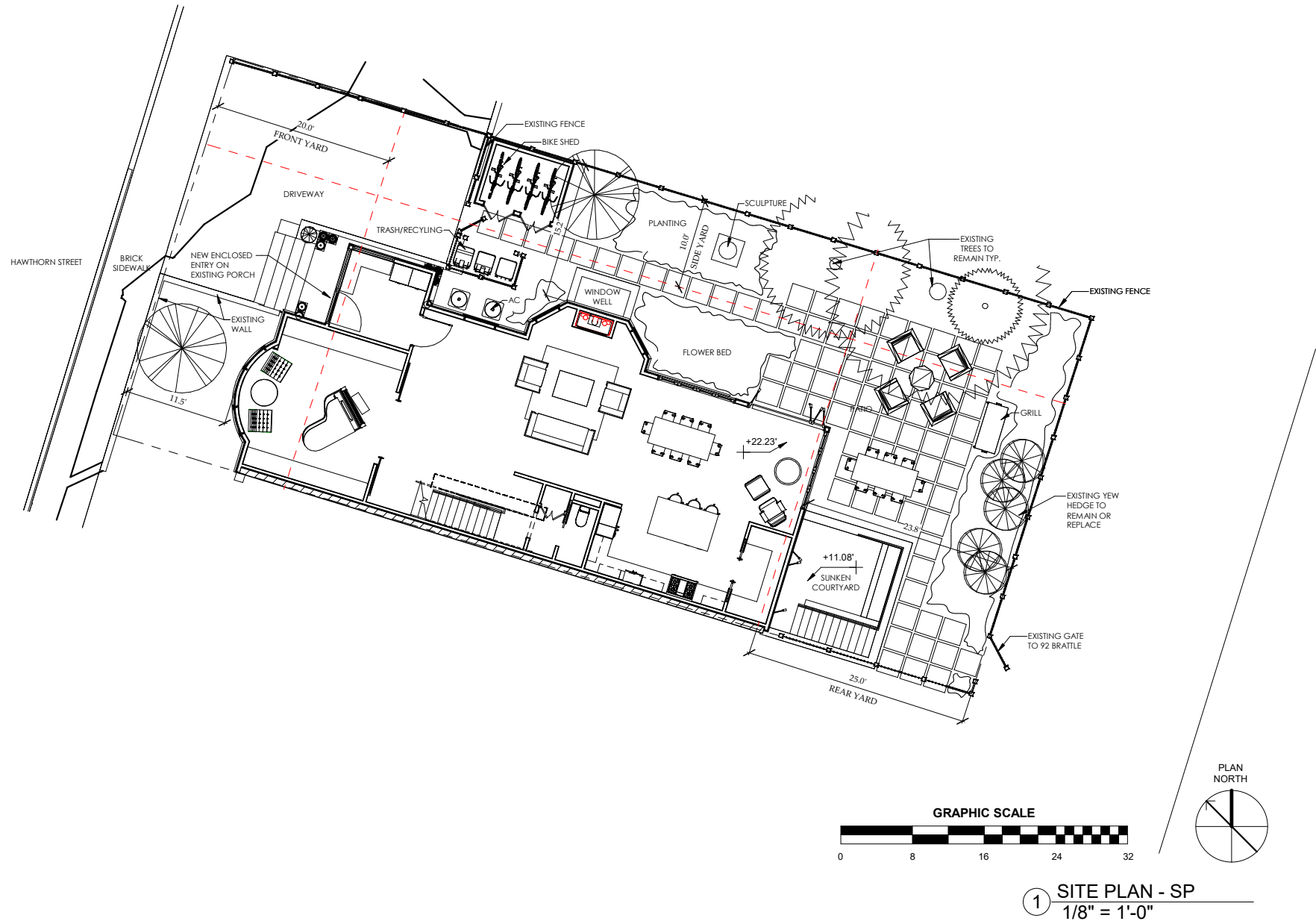
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date issued

SPECIAL PERMIT

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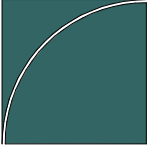
1 SITE PLAN - SP  
1/8" = 1'-0"

No.	Description	Date

client  
NPC  
MANAGEMENT

title  
SITE PLAN

project  
12 HAWTHORN ST



BOYES-WATSON  
ARCHITECTS  
30 Bow St  
Somerville, MA 02143  
architects@boyeswatson.com  
phone: (617) 629-8200

job number 18870

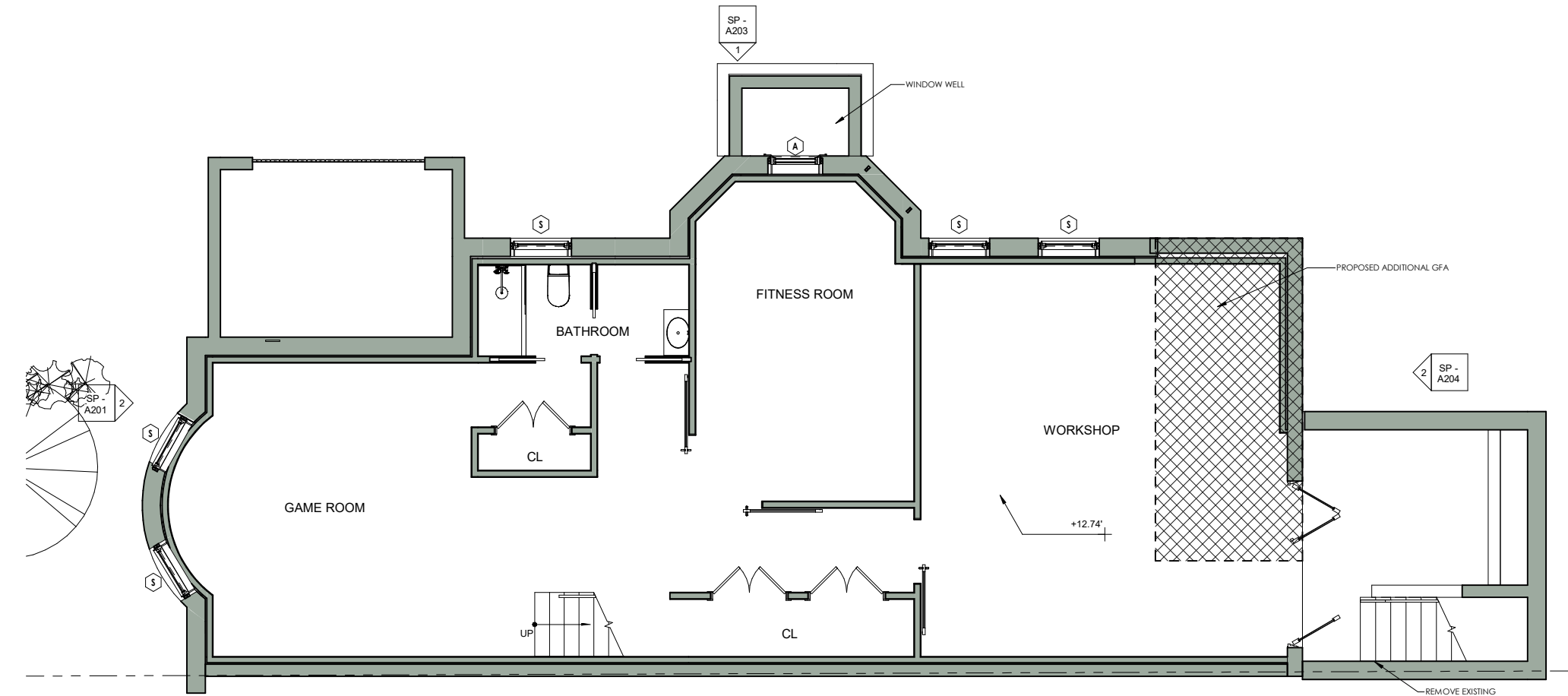
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date issued

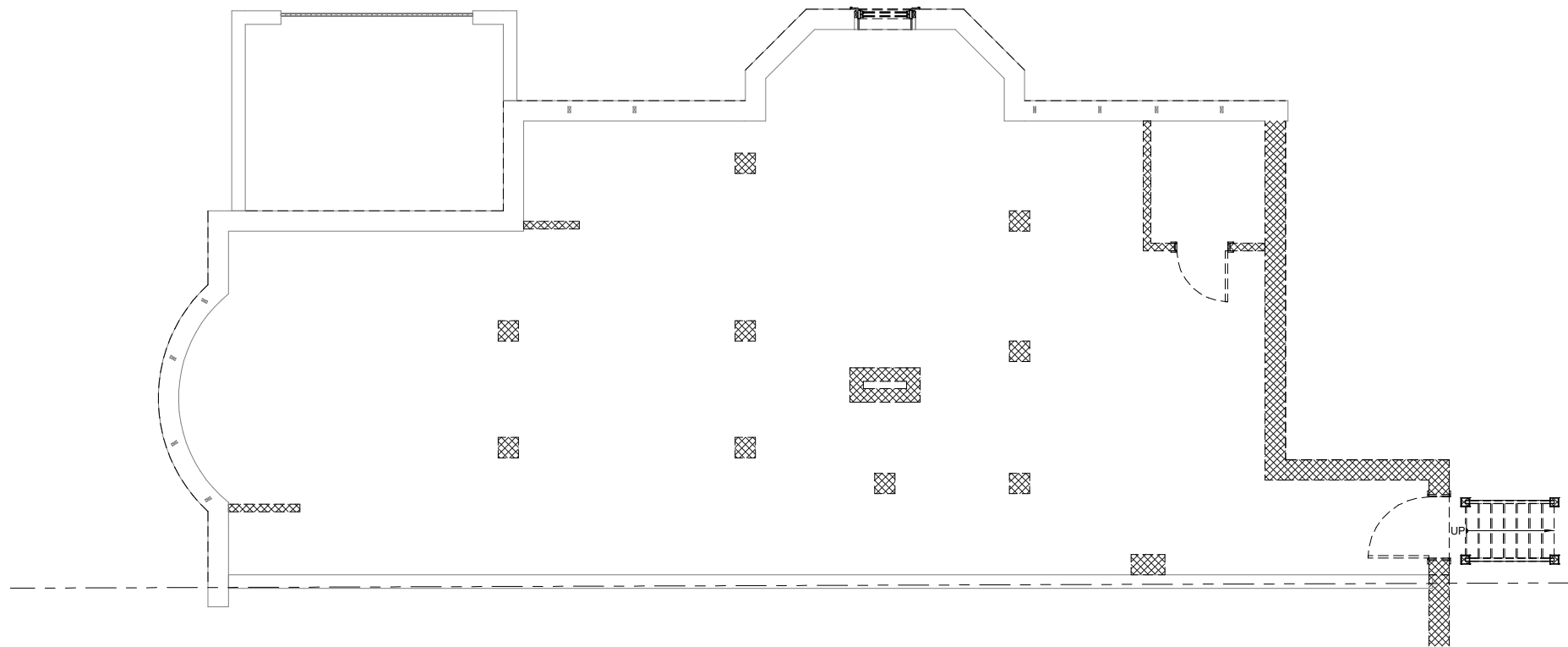
SPECIAL PERMIT

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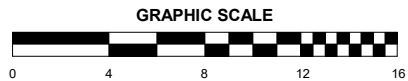
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② PROPOSED BASEMENT - SP  
1/4" = 1'-0"



① EXISTING BASEMENT - SP  
1/4" = 1'-0"



No.	Description	Date

client  
NPC  
MANAGEMENT

title  
FLOOR PLANS  
project  
12 HAWTHORN ST

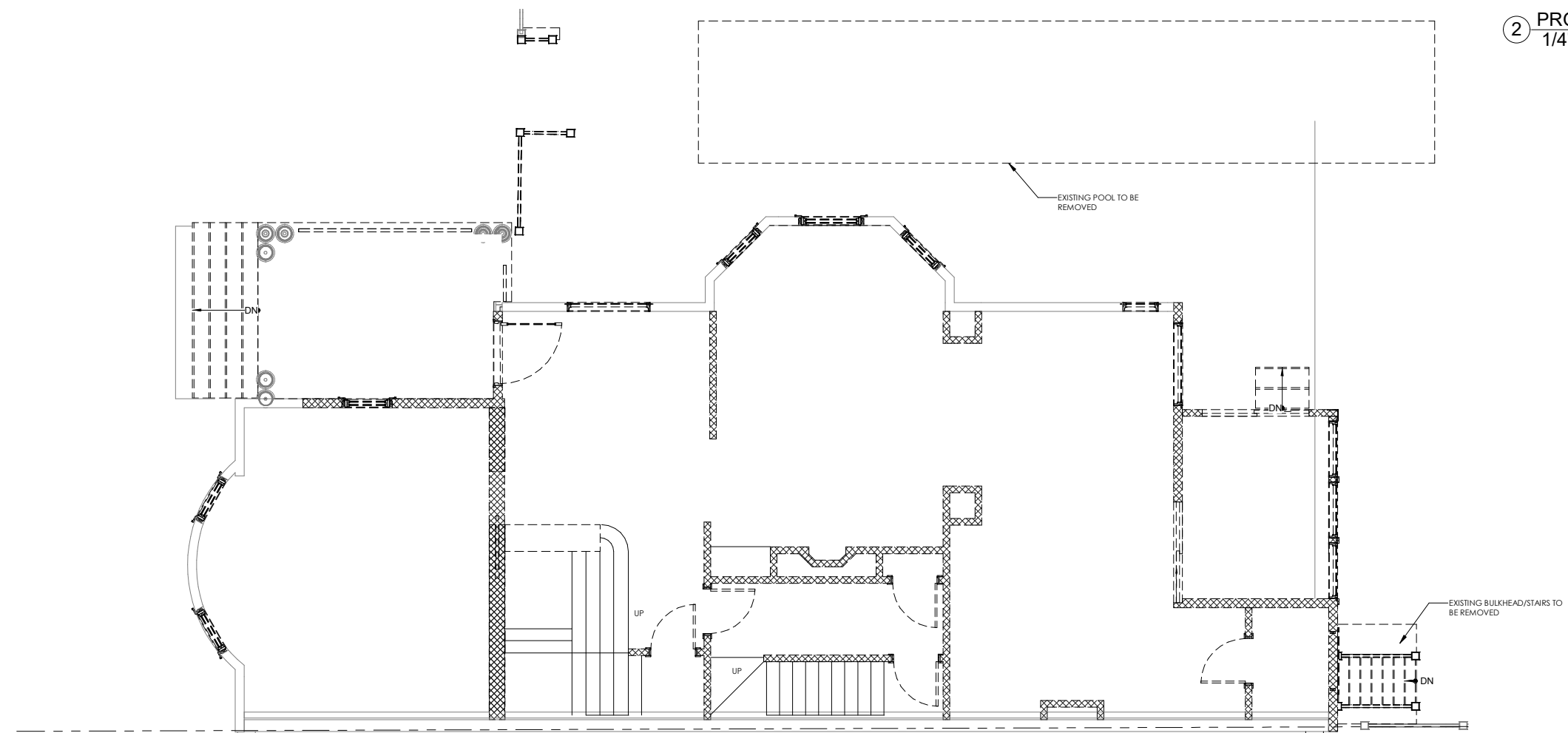
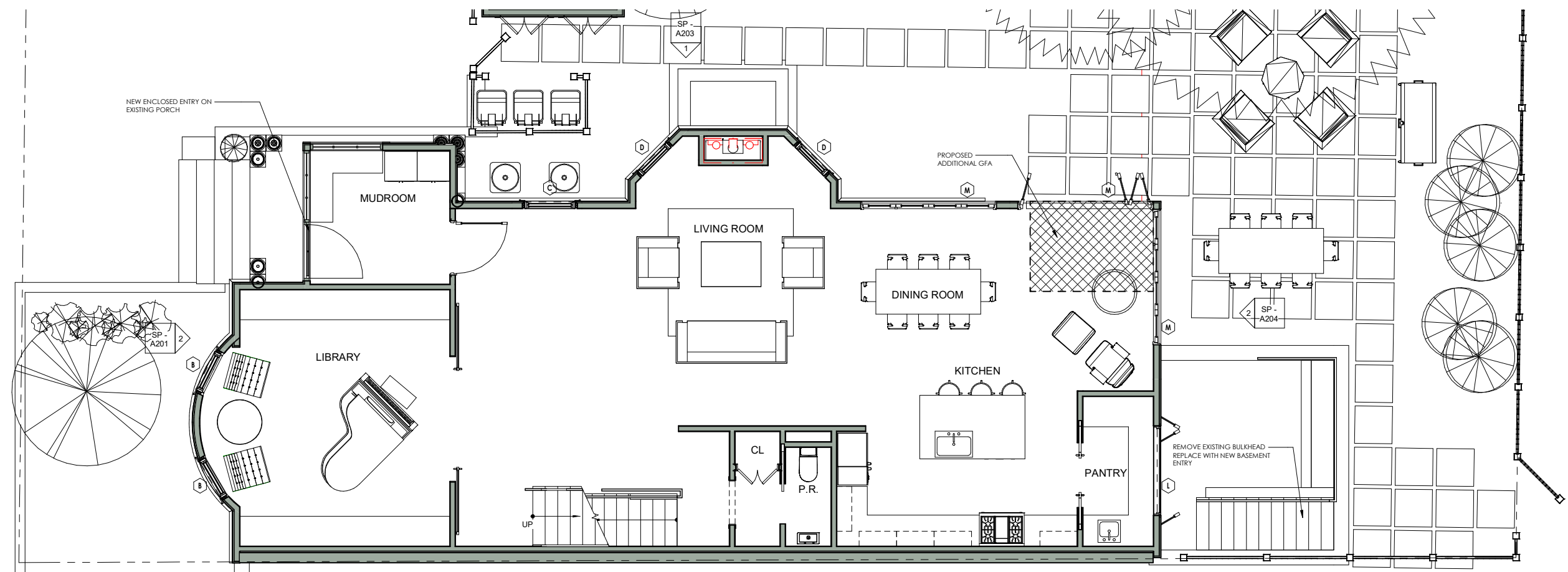
BOYES-WATSON  
ARCHITECTS  
30 Bow St  
Somerville, MA 02143  
architects@boyeswatson.com  
phone: (617) 629-8200

job number 18870

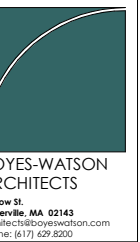
scale 1/4" = 1'-0"

date issued  
SPECIAL PERMIT

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SP - A101




NPC  
MANAGEMENT



number	18870
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Example	$1/4" = 1'-0"$
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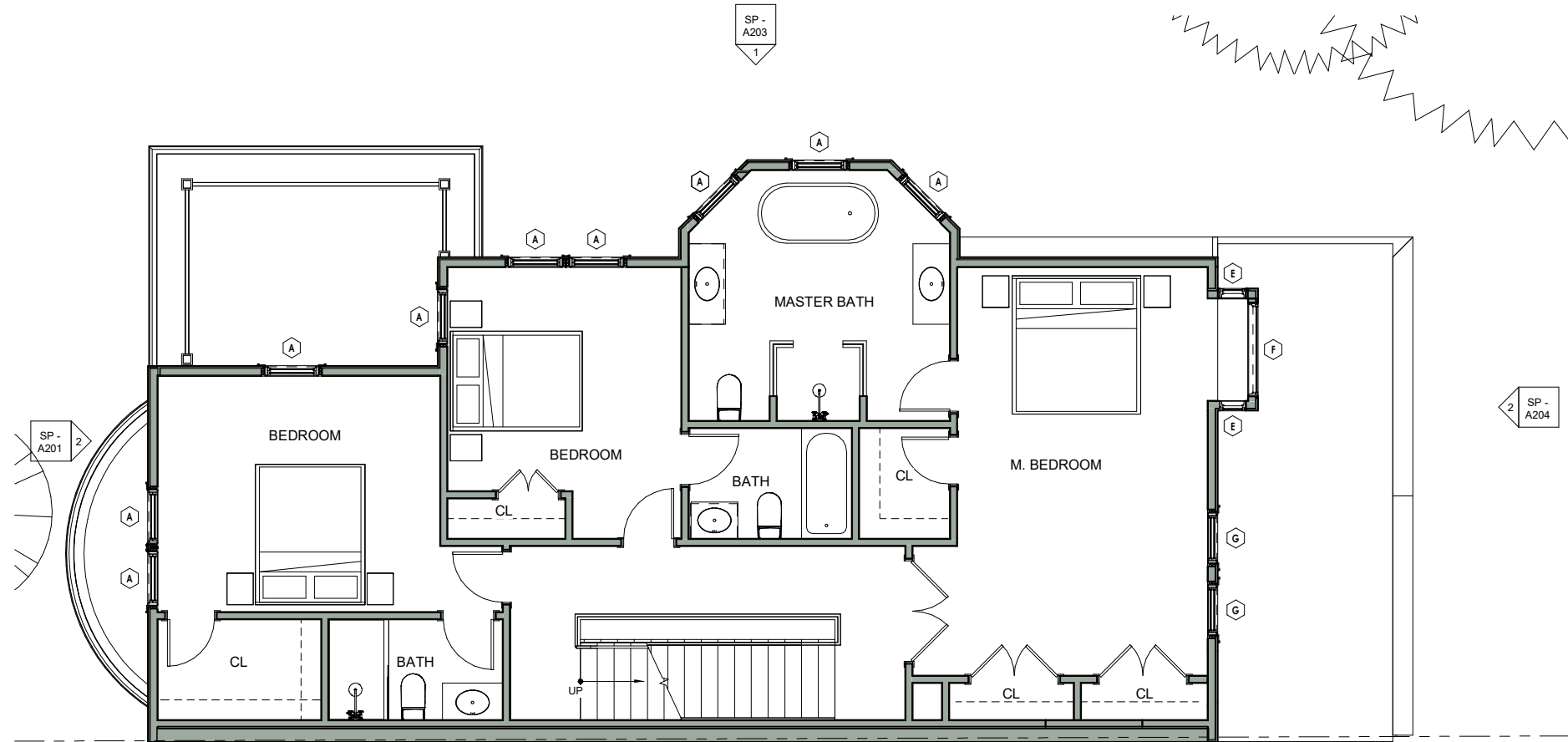
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SPECIAL PERMIT

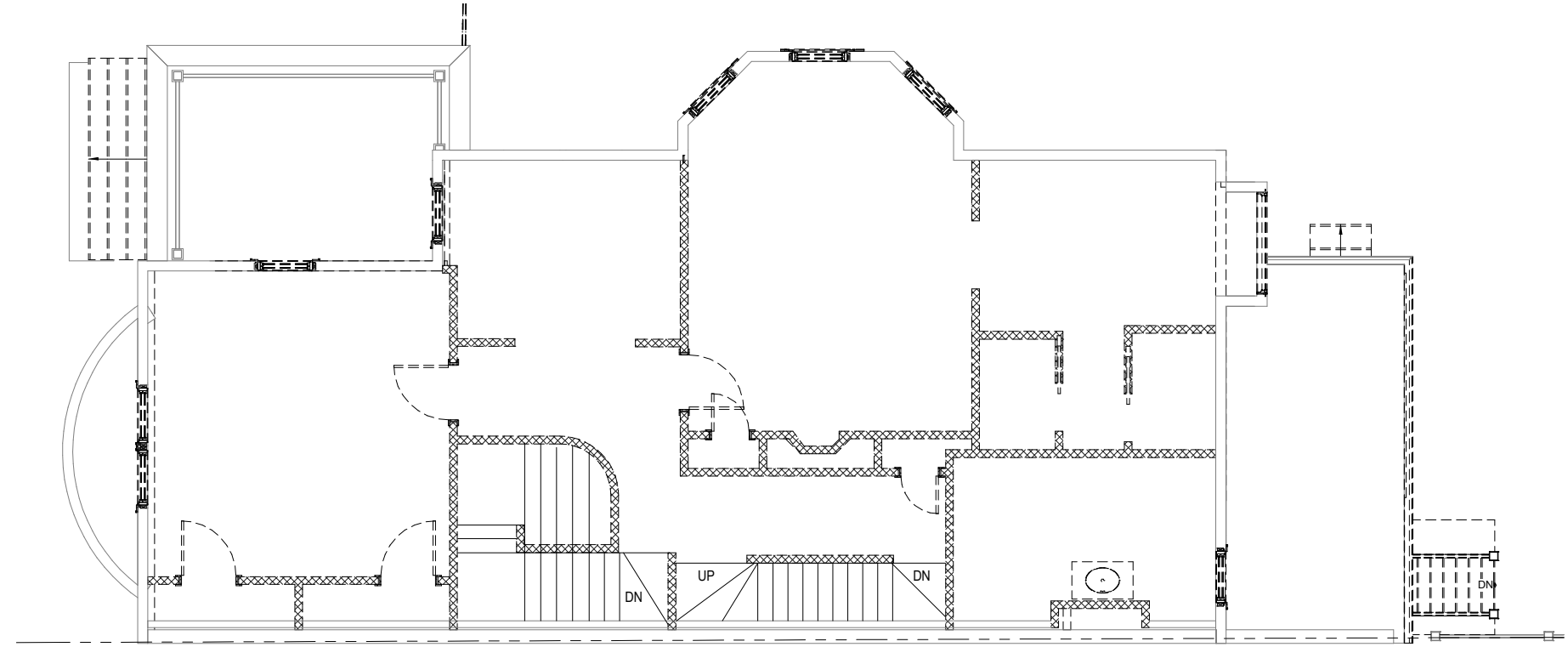
Sheet no. 

P - A102

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2 PROPOSED 2ND FLOOR - SP  
1/4" = 1'-0"



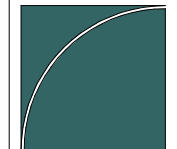
1 EXISTING 2ND FLOOR - SP  
1/4" = 1'-0"



No.	Description	Date

client  
NPC  
MANAGEMENT

title  
FLOOR PLANS  
project  
12 HAWTHORN ST



BOYES-WATSON  
ARCHITECTS  
30 Bow St  
Somerville, MA 02143  
architects@boyeswatson.com  
phone: (617) 629-8200

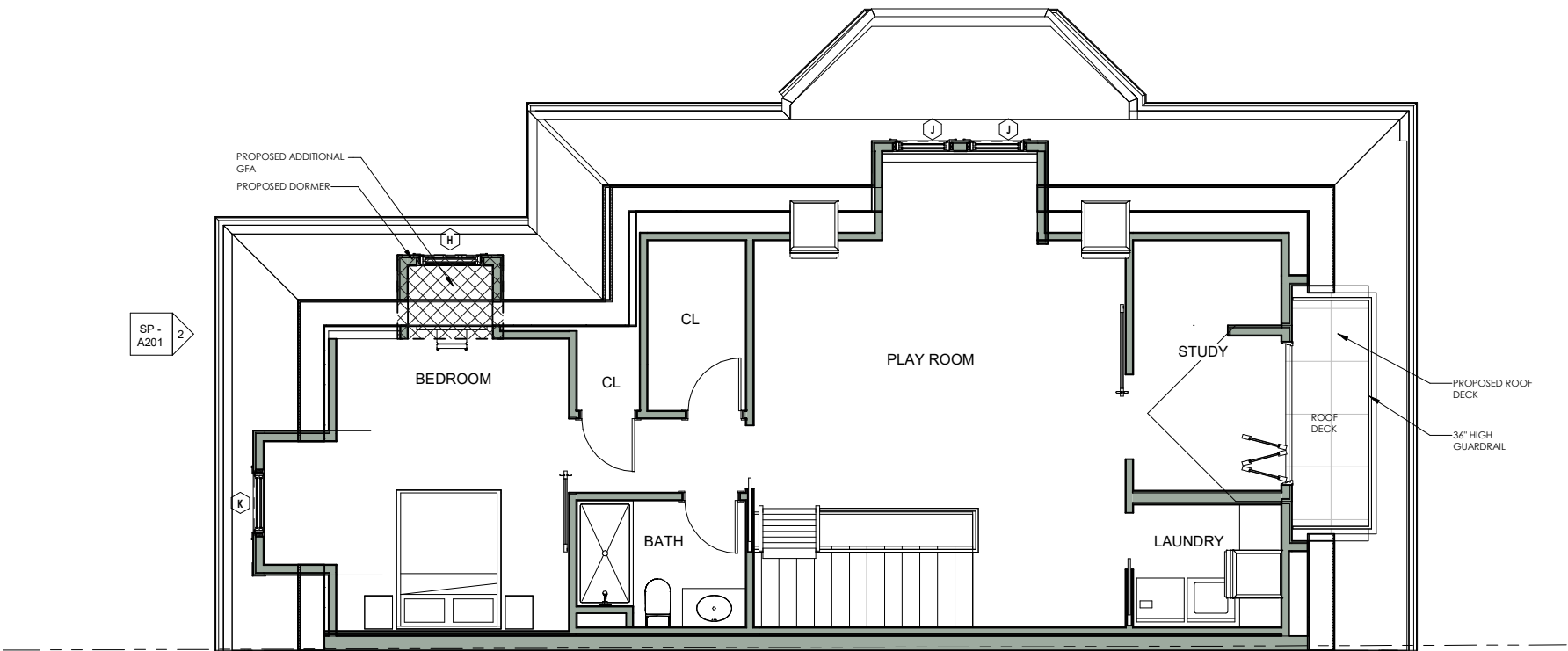
job number 18870

scale 1/4" = 1'-0"

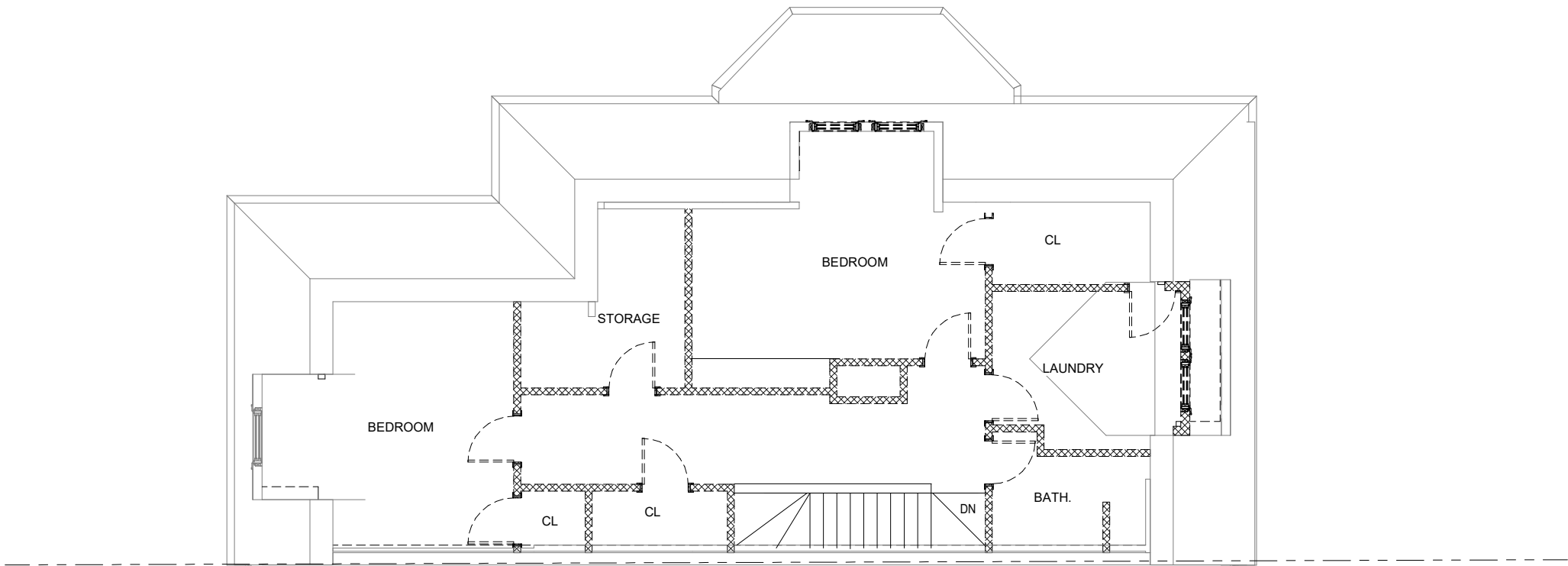
date issued  
SPECIAL PERMIT

Sheet no.  
SP - A103

2/12/2021 4:34:08 PM



2 PROPOSED 3RD FLOOR - SP  
1/4" = 1'-0"



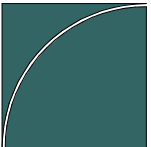
1 EXISTING 3RD FLOOR - SP  
1/4" = 1'-0"



No.	Description	Date

client  
NPC  
MANAGEMENT

title  
FLOOR PLANS  
project  
12 HAWTHORN ST



BOYES-WATSON  
ARCHITECTS  
30 Bow St.  
Somerville, MA 02143  
architects@boyeswatson.com  
phone: (617) 629-8200

job number 18870

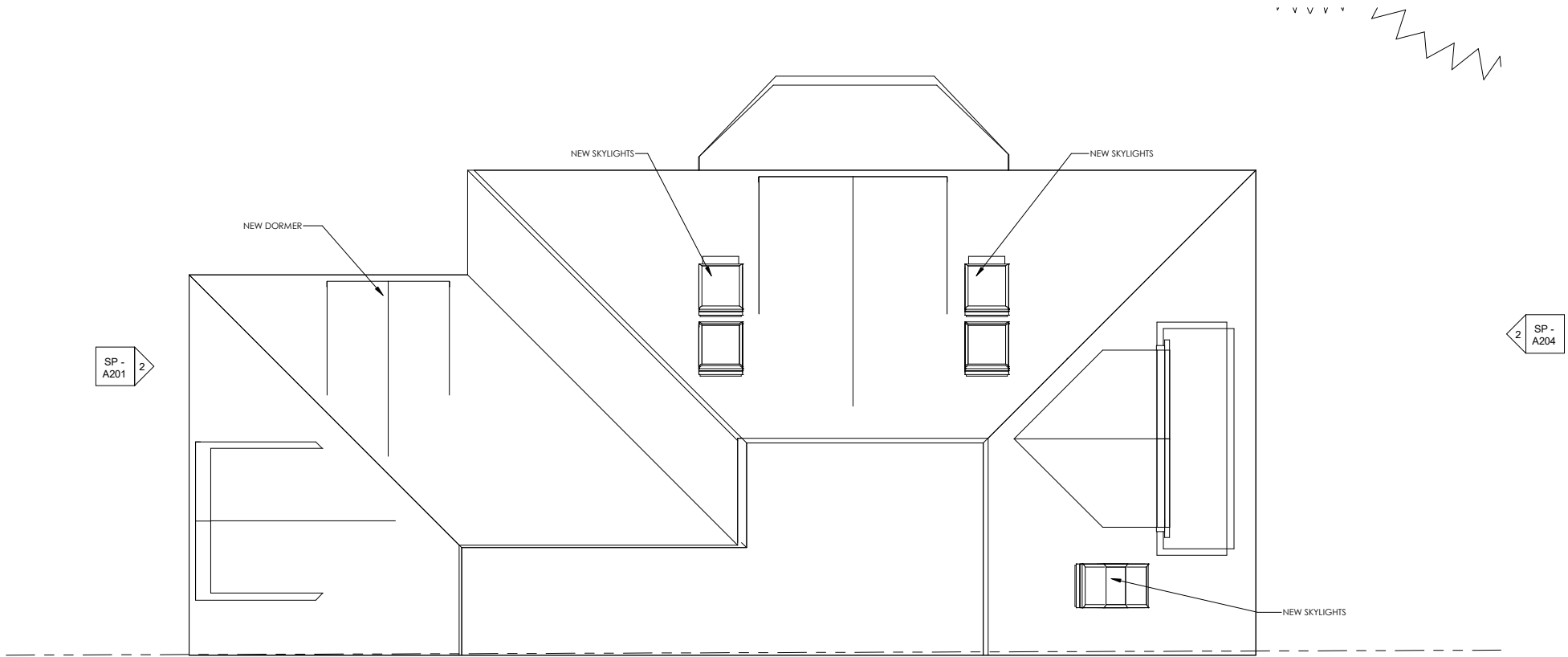
scale 1/4" = 1'-0"

date issued

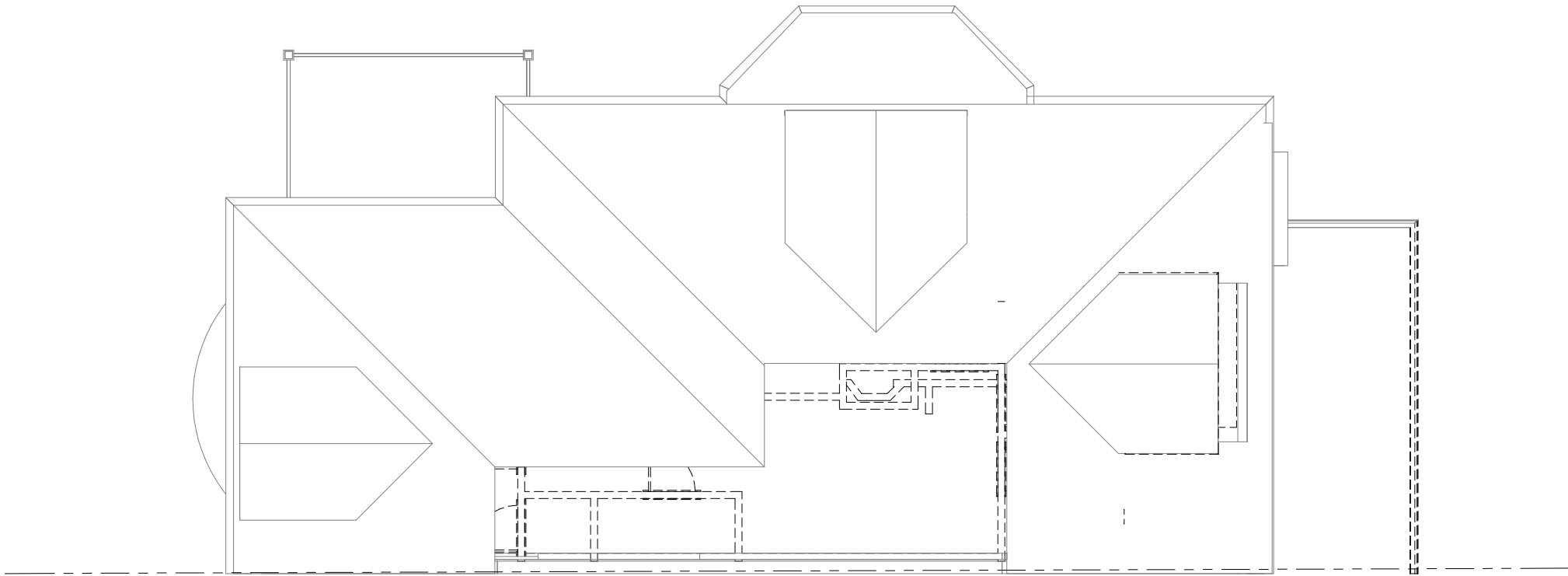
SPECIAL PERMIT

Sheet no.  
SP - A104





2 PROPOSED ROOF PLAN - SP  
1/4" = 1'-0"



1 EXISTING ROOF PLAN - SP  
1/4" = 1'-0"



No.	Description	Date

client

NPC  
MANAGEMENT

title

ROOF PLAN

project

12 HAWTHORN ST

BOYES-WATSON  
ARCHITECTS

30 Bow St  
Somerville, MA 02143  
architects@boyeswatson.com  
phone: (617) 629-8200

job number

18870

scale

1/4" = 1'-0"

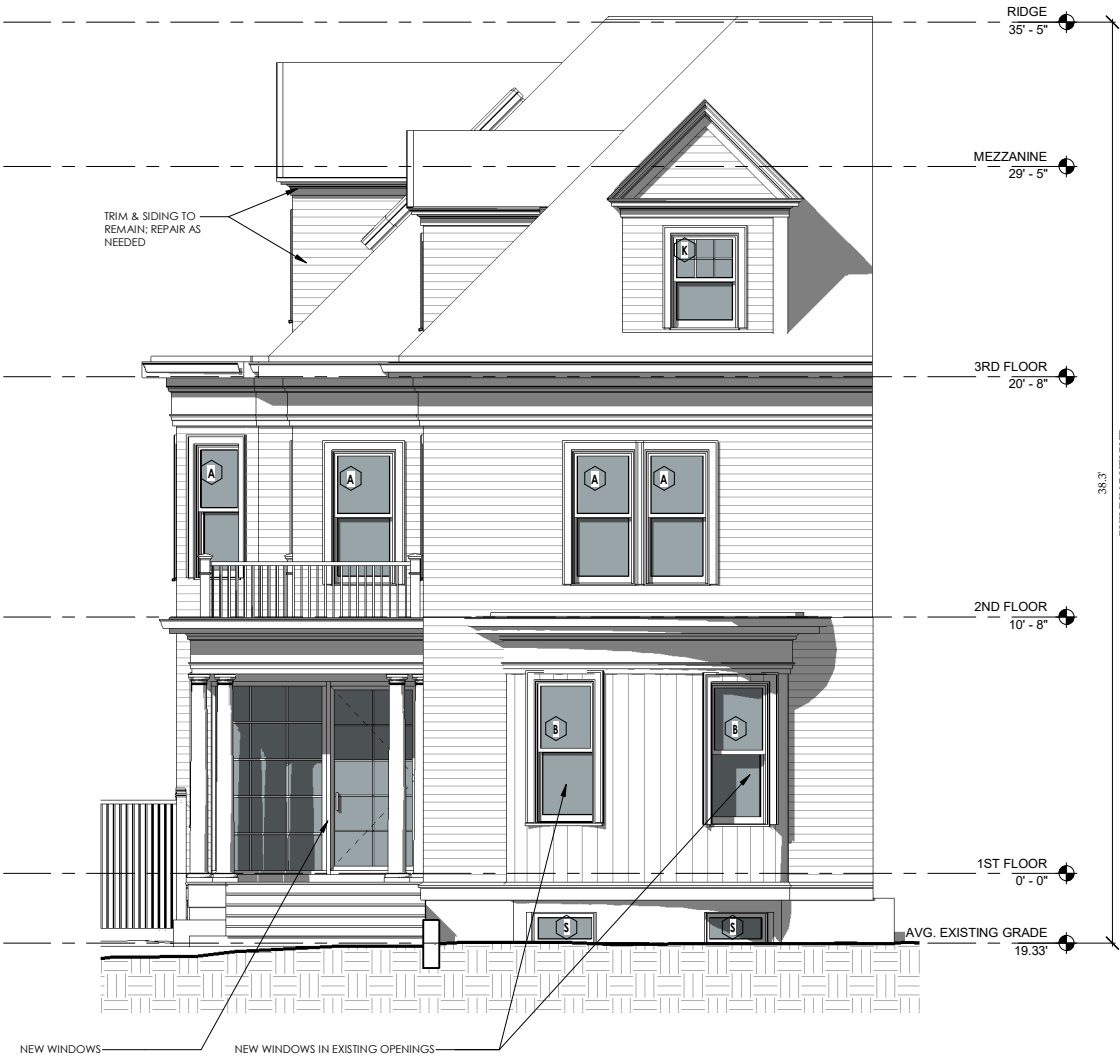
date issued

SPECIAL PERMIT

Sheet no.

SP - A105

WINDOW SCHEDULE									
Type Mark	Manufacturer	Unit Name	Width	Height	Rough Width	Rough Height	Sill Height	Head Height	Comments
A	Marvin Windows and Doors		2'-8"	5'-8"	2'-9"	5'-8 1/2"			
B	Marvin Windows and Doors		2'-10"	6'-0"	2'-11"	6'-0 1/2"			
C	Marvin Windows and Doors		3'-4"	6'-0"	3'-5"	6'-0 1/2"	2'-0"	8'-0"	
D	Marvin Windows and Doors		2'-8"	6'-0"	2'-9"	6'-0 1/2"	2'-0"	8'-0"	
E	Marvin Windows and Doors		1'-4"	4'-0"	1'-5"	4'-0 1/2"	2'-0 7/8"	6'-0 7/8"	
F	Marvin Windows and Doors		4'-8"	3'-11 1/8"	4'-9"	3'-11 5/8"	2'-0 7/8"	6'-0"	
G	Marvin Windows and Doors		2'-6"	5'-0"	2'-7"	5'-0 1/2"	2'-0"	7'-0"	
H	Marvin Windows and Doors		2'-10"	3'-8"	2'-11"	3'-8 1/2"	2'-0"	5'-8"	
J	Marvin Windows and Doors		2'-6"	4'-4"	2'-7"	4'-4 1/2"	2'-4"	6'-8"	
K	Marvin Windows and Doors		2'-10"	4'-0"	2'-11"	4'-0 1/2"	2'-0"	6'-0"	
L	Marvin Windows and Doors		6'-0"	5'-8"	6'-1"	5'-8 1/2"	2'-4"	8'-0"	
M	Marvin Windows and Doors		9'-0 23/32"	7'-11 1/2"	9'-1 23/32"	8'-0"	0'-0"	7'-11 1/2"	
N	Marvin Windows and Doors		6'-9 15/32"	7'-3 1/2"	6'-10 15/32"	7'-4"	0'-0"	7'-3 1/2"	
P	Marvin Windows and Doors		9'-2 7/16"	7'-11 1/2"	9'-2 7/16"	8'-0"	0'-0"	7'-11 1/2"	
Q	VELUX		2'-1 1/2"	3'-1 1/2"	1'-10 1/2"	2'-10 1/2"			
S	Marvin Windows and Doors		3'-0"	1'-4"	3'-1"	1'-4 1/2"	6'-5"	7'-9"	



2 PROPOSED ELEVATION - FRONT - SP  
1/4" = 1'-0"



1 EXISTING ELEVATION - FRONT - SP  
1/4" = 1'-0"



No.	Description	Date

client  
NPC  
MANAGEMENT

title  
EXISTING & PROPOSED ELEVATIONS  
project  
12 HAWTHORN ST

BOYES-WATSON  
ARCHITECTS  
30 Bow St  
Somerville, MA 02143  
architects@boyeswatson.com  
phone: (617) 629-8200

job number 18870

scale 1/4" = 1'-0"

date issued

SPECIAL PERMIT

Sheet no.  
SP - A201



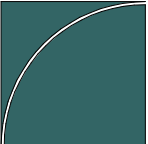
① EXISTING ELEVATION - LEFT - SP  
1/4" = 1'-0"



No.	Description	Date

client  
NPC  
MANAGEMENT

title  
EXISTING ELEVATION  
project  
12 HAWTHORN ST



BOYES-WATSON  
ARCHITECTS  
30 Bow St  
Somerville, MA 02143  
architects@boyeswatson.com  
phone: (617) 629-8200

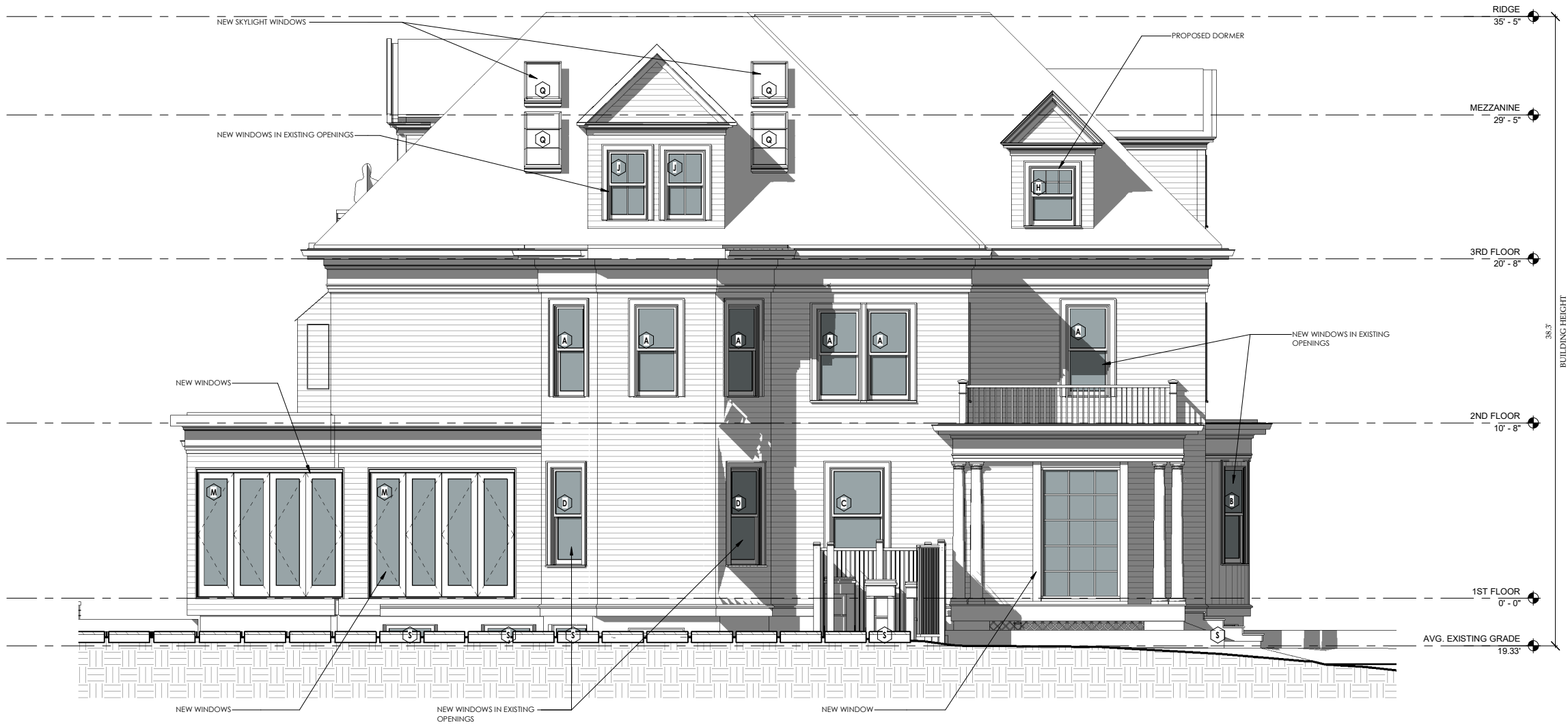
job number 18870

scale 1/4" = 1'-0"

date issued

SPECIAL PERMIT

Sheet no.  
SP - A202



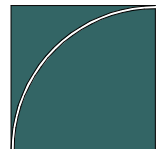
1 PROPOSED ELEVATION - SP - LEFT  
1/4" = 1'-0"



No.	Description	Date

client  
NPC  
MANAGEMENT

title  
PROPOSED ELEVATION  
project  
12 HAWTHORN ST

  
BOYES-WATSON  
ARCHITECTS  
30 Bow St.  
Somerville, MA 02143  
architects@boyeswatson.com  
phone: (617) 629-8200

job number 18870

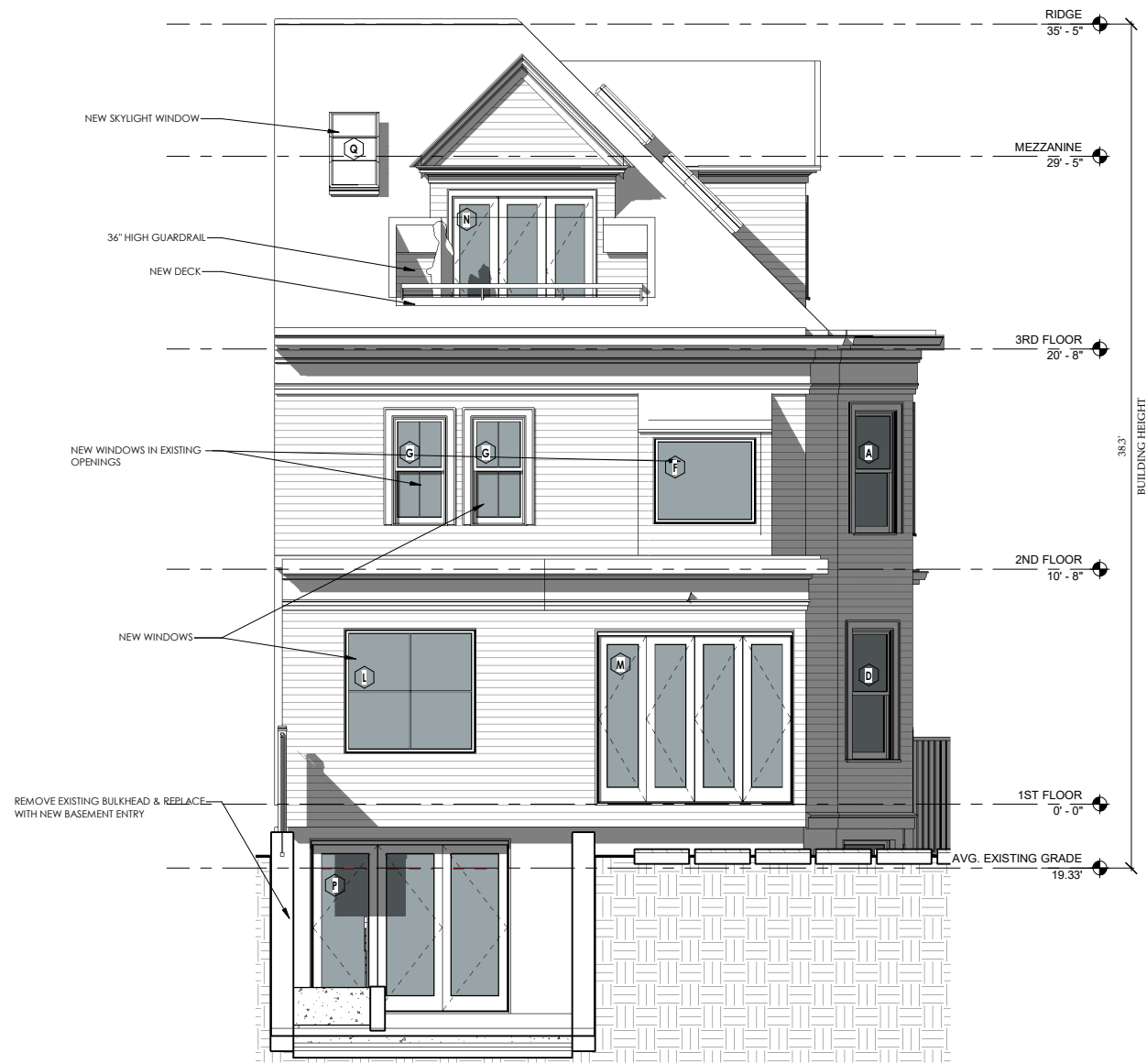
scale 1/4" = 1'-0"

date issued

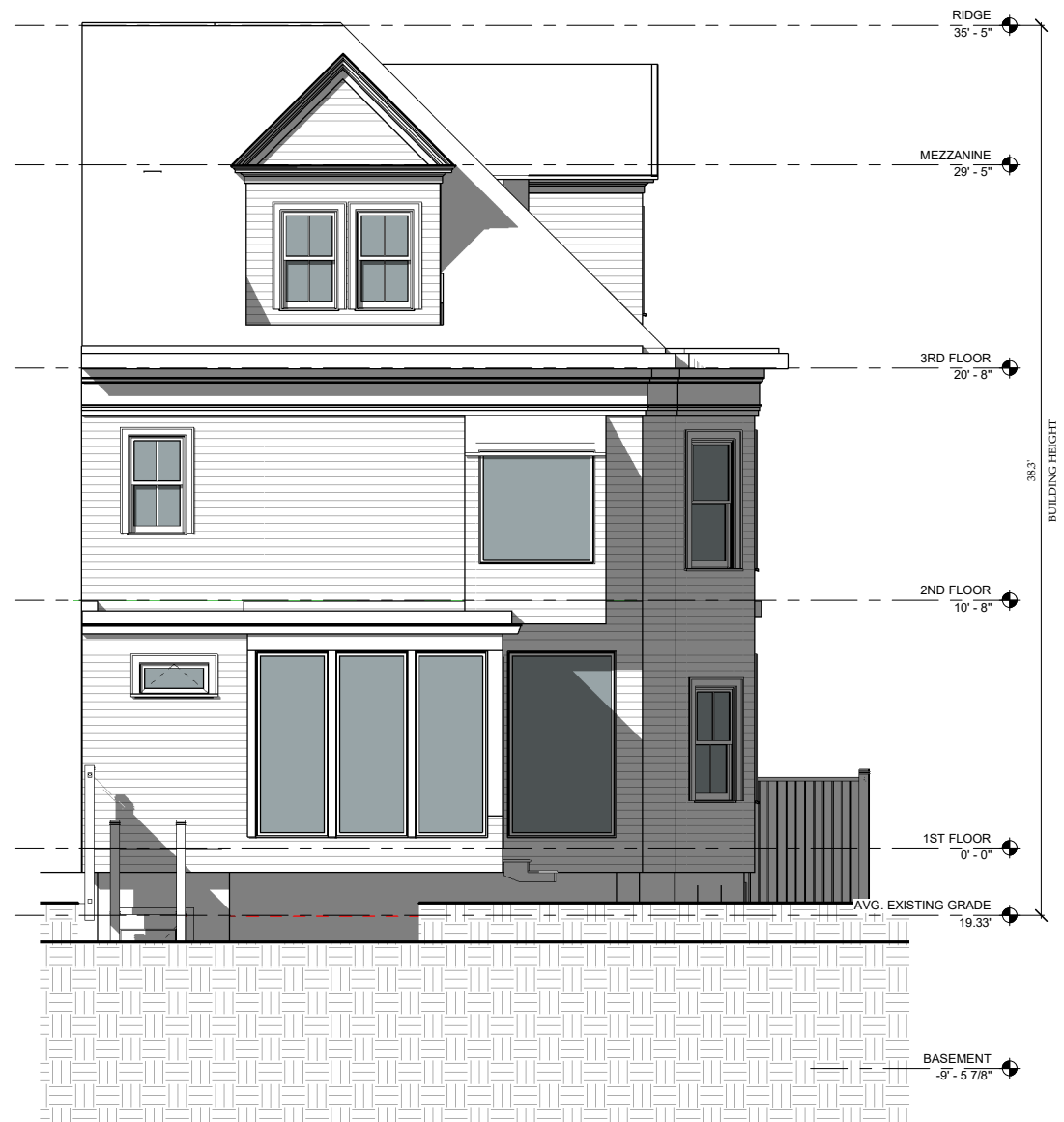
SPECIAL PERMIT

Sheet no.  
SP - A203

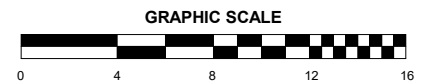
2/12/2021 4:34:13 PM



2 PROPOSED ELEVATION - SP - REAR  
1/4" = 1'-0"



1 EXISTING ELEVATION - REAR - SP  
1/4" = 1'-0"



No.	Description	Date

client  
NPC  
MANAGEMENT

title  
EXISTING & PROPOSED ELEVATIONS  
project  
12 HAWTHORN ST

BOYES-WATSON  
ARCHITECTS  
30 Bow St.  
Somerville, MA 02143  
architects@boyeswatson.com  
phone: (617) 629-8200

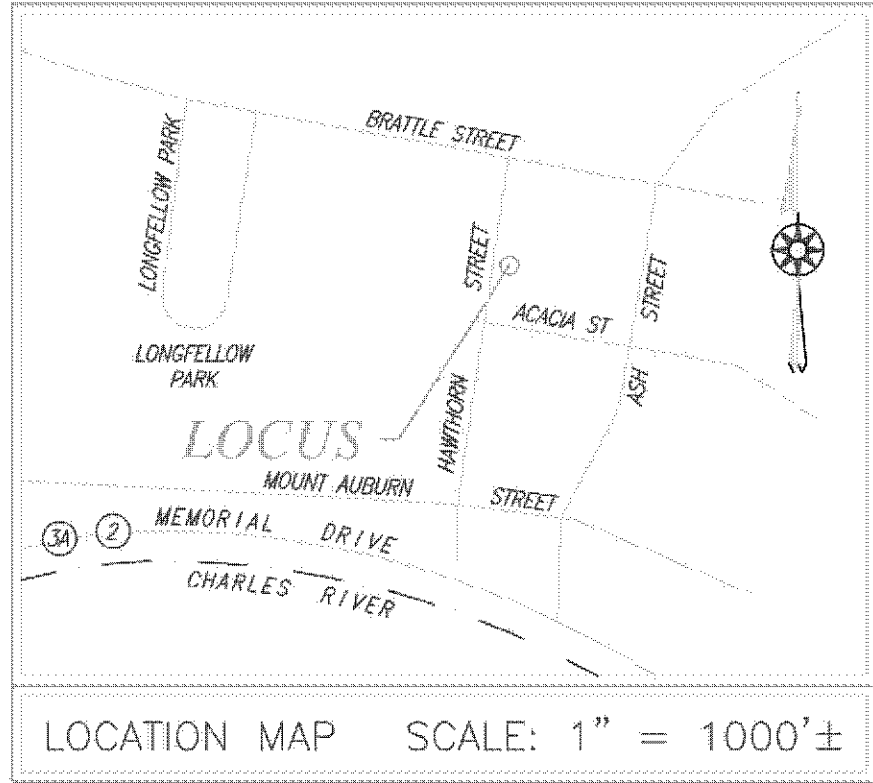
job number 18870

scale 1/4" = 1'-0"

date issued

SPECIAL PERMIT

Sheet no.  
SP - A204

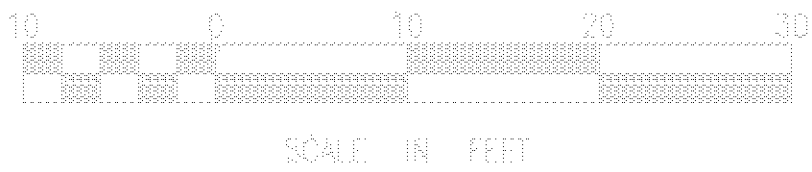
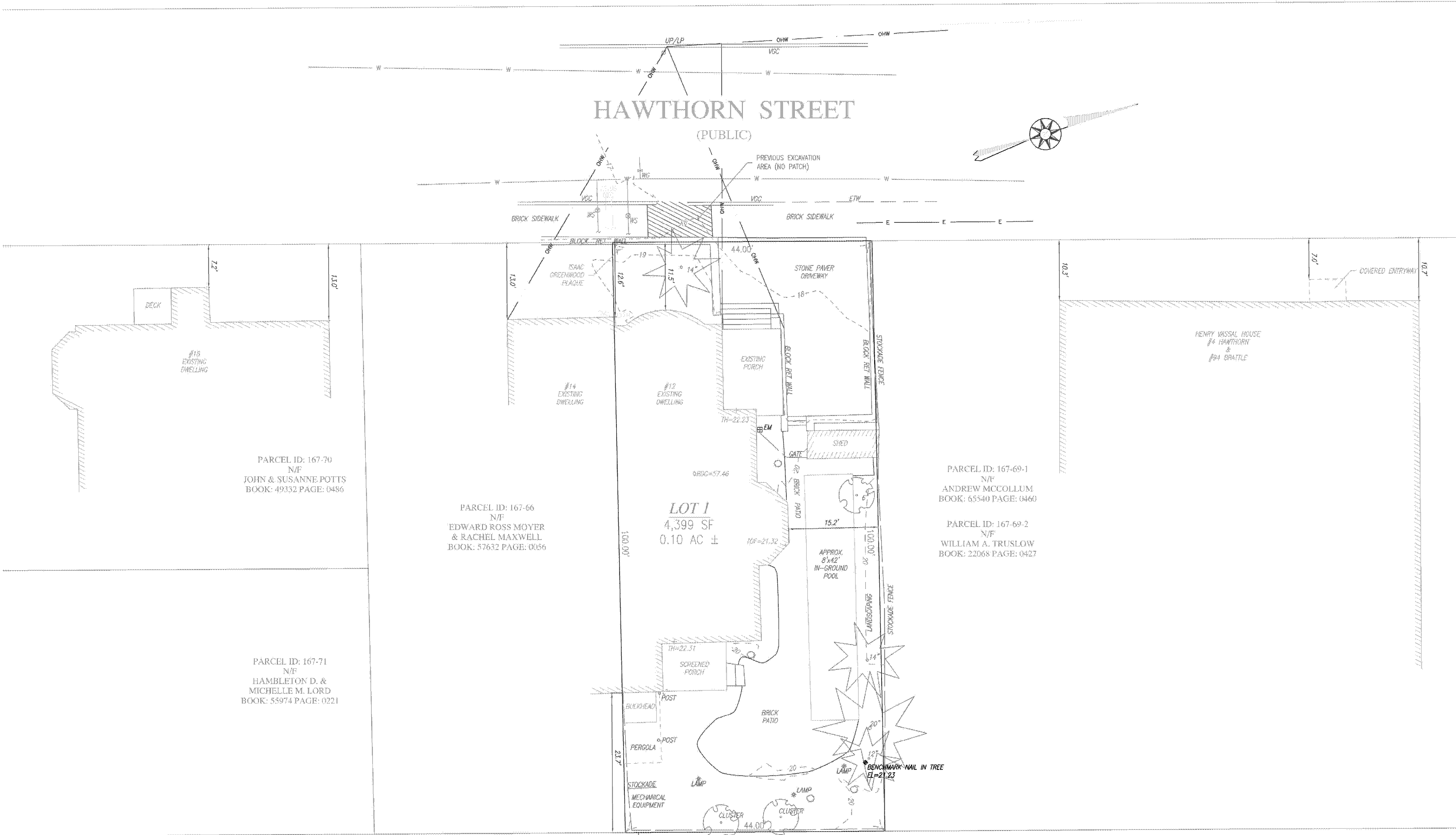


**RECORD OWNER:**  
ASSESSORS MAP 167 LOT 68  
12 HAWTHORNE STREET  
  
CARDINGTON, LLC  
C/O NCP MANAGEMENT CO  
BOX 590179  
NEWTON, MA 02459  
DEED BOOK 63757 PAGE 425  
LOT 2 -- PLAN BOOK 294 PAGE 12

- NOTES:**
- PLAN REFERENCES:
    - PLAN #37 OF 1983
    - PLAN AT END OF PLAN BOOK 4726
    - PLAN AT END OF PLAN BOOK 4528
  - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JANUARY OF 2021.
  - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  - SUBJECT SITE IS IN THE RESIDENTIAL "A-2" ZONE AS DEPICTED ON THE TOWN OF CAMBRIDGE GIS "CITYVIEWER" MAPPING SYSTEM.
  - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25017C0419E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND	
	CONIFEROUS TREE
	DECIDUOUS TREE
	STOCKADE FENCE
	ELECTRIC LINE
	GAS LINE
	RET. WALL
	OVERHEAD WIRES
	LANDSCAPE AREA
	WATERMAIN
	ELECTRIC METER
	GAS GATE
	GAS METER
	LAMP
	LAMP POST (PRIVATE)
	WOOD POST
	ROOF HEIGHT
	SHRUB
	SIGN
	BENCHMARK
	THRESHOLD
	TOP OF FOUNDATION
	WATER GATE
	WATER SERVICE



**Merrill**  
Engineers and Land Surveyors  
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200  
26 UNION STREET, PLYMOUTH, MA 02360 / T: (508) 746-8060  
WWW.MERRILLINC.COM

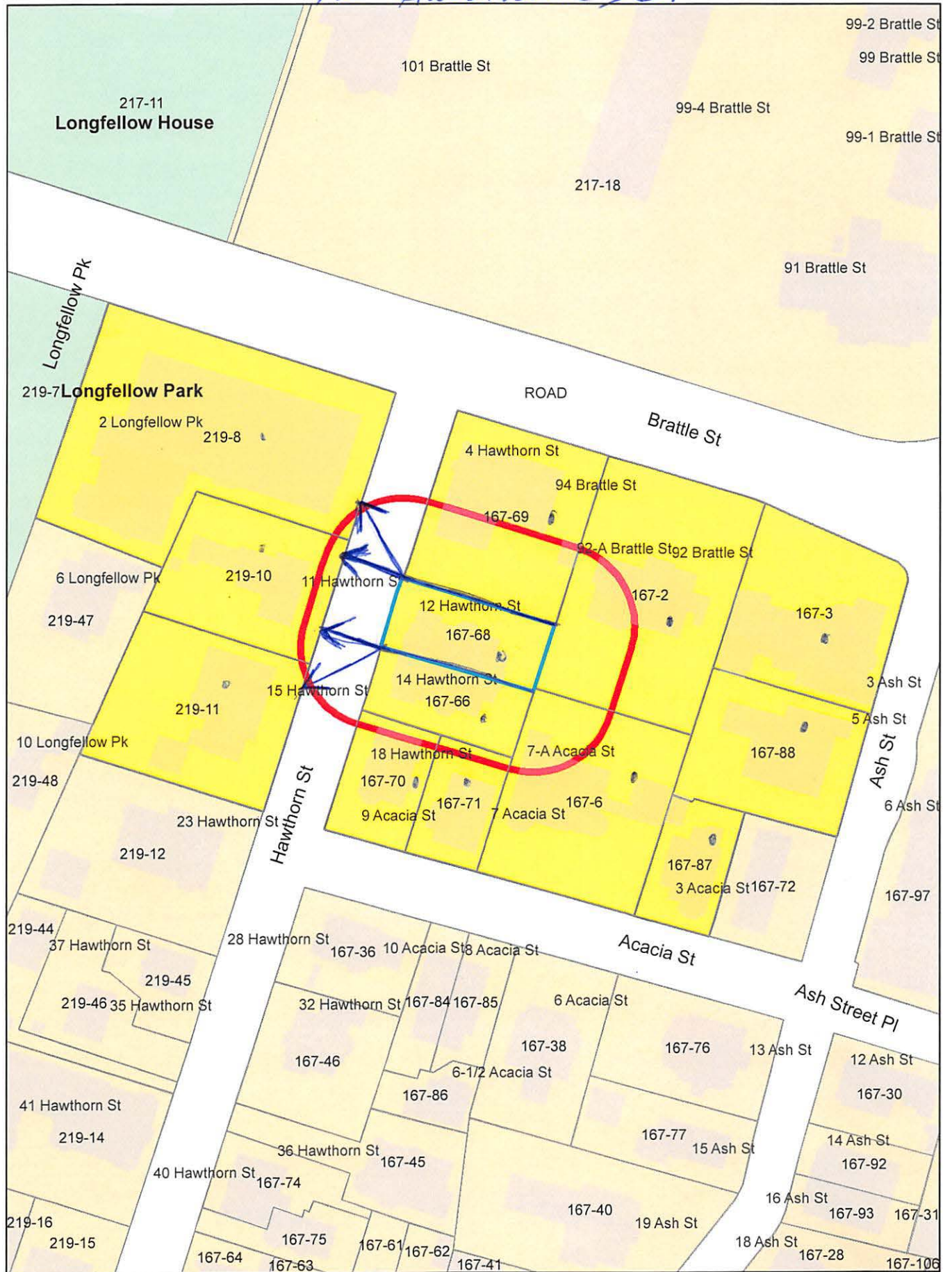
EXISTING CONDITIONS PLAN  
12 HAWTHORN STREET  
CAMBRIDGE, MASSACHUSETTS

OWNER/APPLICANT  
NATHAN WONG / CARDINGTON, LLC  
C/O NCP MANAGEMENT  
P.O. BOX 590179, NEWTON, MA 02459

JANUARY 20, 2021  
SCALE: 1" = 10'  
JOB NO. 20-459  
LATEST REVISION:



12 Hawthorn St.



12 Hawthorn St.

Petitioner

167-2  
CONIFER, LLC  
C/O NCP MANAGEMENT COMPANY  
PO BOX 590179  
NEWTON CENTRE, MA 02459

167-69  
MCCOLLUM, ANDREW &  
GRETCHEN SISSON, TRUSTEE  
94 BRATTLE ST., #1  
CAMBRIDGE, MA 02138

CARDINGTON LLC  
C/O NATHAN WONG  
P.O. BOX 590179  
NEWTON CENTRE, MA 02459

167-69  
TRUSLOW, WILLIAM A. & MIRIAM K. TRUSLOW  
4 HAWTHORNE ST #2  
CAMBRIDGE, MA 02138

167-71  
LORD, HAMBLETON D. & MICHELLE M. LORD  
9 ACACIA ST  
CAMBRIDGE, MA 02138-4818

BOYES-WATSON ARCHITECTS  
C/O STEPHEN HISERODT  
30 BOW STREET  
SOMERVILLE, MA 02143

167-68  
CARDINGTON, LLC  
C/O NCP MANAGEMENT CO  
PO BOX 590179  
NEWTON CENTRE, MA 02459

167-6  
SPENCE, RINA K.  
7 ACACIA ST.  
CAMBRIDGE, MA 02138-4818

167-70  
POTTS, JOHN & SUSANNE POTTS  
18 HAWTHORN ST  
CAMBRIDGE, MA 02138-4830

219-8  
CORPORATION OF THE PRESIDING BISHOP OF  
THE CHURCH OF THE LATTER DAY SAINTS  
TAX DIVISION, RM 2225  
50 E NORTH TEMPLE STREET  
SALT LAKE CITY, UT 84150-0022

219-10  
APPLETON, WILLIAM,  
TRUSTEE THE APPLETON HESS TRUST  
11 HAWTHORN ST  
CAMBRIDGE, MA 02138

219-11  
15 HAWTHORN STREET LLC.  
C/O PRESIDENT AND FELLOWS OF HARVARD  
1350 MASS AVE. - HC ROOM 1017  
CAMBRIDGE, MA 02138

167-66  
MOYER, EDWARD ROSS RACHAEL MAXWELL  
14 HAWTHORN ST  
CAMBRIDGE, MA 02138

167-87  
THREE ACACIA PROPERTY LLC  
9 E LOOCKERMAN ST STE 311  
KENT, DE 19901

167-3  
PAINE, STEPHEN D. & SUSAN W. PAINE  
90 BRATTLE ST  
CAMBRIDGE, MA 02138-3732

167-88  
TRIBE, CAROLYN K.  
5 ASH ST  
CAMBRIDGE, MA 02138