



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 MAY -6 AM 11:20

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number:** 1161501

#### General Information

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

Special Permit: \_\_\_\_\_

Variance:   X  

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

**PETITIONER:** Daniel Ustayev

**PETITIONER'S ADDRESS:** 47 Ripley St, Newton, MA 02459

**LOCATION OF PROPERTY:** 133 Fayerweather St, Cambridge, MA

**TYPE OF OCCUPANCY:** Two-Family Residential

**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Parking/

#### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Install a curbcut at the front of the unit to make one parking space

#### **SECTIONS OF ZONING ORDINANCE CITED:**

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

Article: 6.000      Section: 6.44.1.c (Off Street Parking)

Article: 10.000     Section: 10.30 (Variance).

Original  
Signature(s):

(Petitioner (s) / Owner)

Daniel Ustayev

(Print Name)

Address: \_\_\_\_\_

Tel. No. \_\_\_\_\_

617-959-6915

E-Mail Address: \_\_\_\_\_

dustayev@gmail.com

**Date:** 5/5/25

**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 202 Middlesex Ave LLC  
(OWNER)

Address: ~~202 Middlesex Ave LLC~~ 33 Saco St Newton MA 02467

State that I/We own the property located at 133 Fayerweather St Cambridge MA 02138,  
which is the subject of this zoning application.

The record title of this property is in the name of 202 Middlesex Ave LLC

\*Pursuant to a deed of duly recorded in the date 3/31/24, Middlesex South  
County Registry of Deeds at Book NA, Page NA; or  
Middlesex Registry District of Land Court, Certificate No. 284128  
Book NA Page NA.

  
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 Suffolk

The above-name Daniel Vstayer personally appeared before me,  
this 23rd of April, 2025, and made oath that the above statement is true.

Matthew Mariano Notary

My commission expires 7/17/2031 (Notary Seal).



MATTHEW P. MARIANO  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires July 17, 2031

- If ownership is not shown in recorded deed, e.g. if by court order, 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:

Given the limited availability of on-street parking in this neighborhood—particularly during evenings, weekends, and winter months—the absence of a driveway makes it extremely difficult to reliably access my property. This will be especially challenging when carrying groceries, transporting young children or elderly family members, or accommodating deliveries and service vehicles. The inability to install a curb cut also limits the functional use of my property, which is otherwise capable of supporting off-street parking without negatively impacting the streetscape or public safety. Without a variance, I'm unable to make reasonable use of my property in a way that many neighboring lots are already permitted to do. Not having off-street parking will lead to increased expenses, including frequent parking tickets, long walks from distant spots, and missed work or appointments due to parking availability. Over time, these inconveniences and financial impacts amount to a significant hardship.

- 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:

has no usable space on either side of the structure to accommodate a driveway, and there is not enough of a front yard setback from the street to provide legal off-street parking without a curb cut. These physical constraints—specifically the placement of the house on the lot and the limited setback—create a unique hardship that prevents the installation of parking without zoning relief.

These limitations are specific to the shape and layout of this parcel and do not generally affect other properties within the zoning district. As a result, without a variance, the property cannot reasonably be improved to provide off-street parking, which is a standard amenity in the neighborhood. We will use permeable pavers.

- 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 curb cut and off-street parking space have been designed to maintain the safety, accessibility, and character of the neighborhood. The driveway will not interfere with pedestrian pathways, street trees, or public utilities, and will be constructed using permeable materials to minimize stormwater runoff.

By providing legal off-street parking, the project reduces reliance on scarce on-street spaces and helps ease parking congestion in the area. It also improves quality of life and safety for residents, particularly during winter months when on-street parking becomes even more limited due to snow removal restrictions.

The design has been carefully considered to respect the scale and appearance of surrounding properties, and the visual impact will be minimal. Furthermore, we have engaged with abutters and community members and have not received significant objections to the proposal.

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

Granting this variance supports the ordinance by allowing for a modest, well-integrated off-street parking solution that enhances livability without negatively impacting the surrounding area.

The proposal respects the residential character of the neighborhood and does not increase the building footprint, height, or density of the property. It also avoids adverse effects on traffic, pedestrian safety, or the visual streetscape. By reducing

dependence on limited on-street parking, especially in a high-demand area, the project aligns with broader goals of reducing congestion and promoting efficient use of private property. Thank you

**\*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:** Daniel Ustayev  
**Location:** 133 Fayerweather St., Cambridge, MA  
**Phone:** 617-959-6915

**Present Use/Occupancy:** Two-Family Residential  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Two-Family Residential

		<u><b>Existing Conditions</b></u>		<u><b>Requested Conditions</b></u>		<u><b>Ordinance Requirements</b></u>	
<u><b>TOTAL GROSS FLOOR AREA:</b></u>		N/A		N/A		N/A	(max.)
<u><b>LOT AREA:</b></u>		4772		4772		5000	(min.)
<u><b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b></u>		-		-		-	
<u><b>LOT AREA OF EACH DWELLING UNIT</b></u>		-		-		-	
<u><b>SIZE OF LOT:</b></u>	<b>WIDTH</b>	52		52		50	
	<b>DEPTH</b>	91.95		91.95		100	
<u><b>SETBACKS IN FEET:</b></u>	<b>FRONT</b>	23.1		23.1		10	
	<b>REAR</b>	28.8		28.8		5	
	<b>LEFT SIDE</b>	5.4		5.4		5	
	<b>RIGHT SIDE</b>	5.3		5.3		5	
<u><b>SIZE OF BUILDING:</b></u>	<b>HEIGHT</b>	34-35		34-35		45	
	<b>WIDTH</b>	-		-		-	
	<b>LENGTH</b>	-		-		-	
<u><b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b></u>		59.95%		52.85%		30%	
<u><b>NO. OF DWELLING UNITS:</b></u>		2		2		2	
<u><b>NO. OF PARKING SPACES:</b></u>		0		1		2	
<u><b>NO. OF LOADING AREAS:</b></u>		0		0		0	
<u><b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b></u>		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.:

NA

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'.



# 133 FAYERWEATHER ST: PERMIT SET

## CAMBRIDGE, MA 02138

### GENERAL NOTES

- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS.
- THE DRAWINGS SHALL BE WORKED IN CONJUNCTION WITH THE SPECIFICATIONS AND/OR PROJECT MANUAL.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE START OF WORK. NOTIFY THE ARCHITECT OF CHANGES IN DIMENSIONS OR CONDITIONS.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND NECESSARY FACILITIES, AND PERFORM ALL LABOR AND SERVICES OF EVERY DESCRIPTION AS MAY BE NECESSARY TO COMPLETE THE SCOPE OF WORK DEFINED ON THE DRAWINGS.
- THE CONTRACTOR SHALL ARRANGE FOR, OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, INSPECTIONS, AGENCY APPROVALS, ETC. AND PAY ALL FEES LEVIED BY STATE, LOCAL, AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER WORK PERFORMED UNDER THIS CONTRACT. PROVIDE COPIES OF ALL REQUIRED PERMITS, CERTIFICATES, INSPECTIONS, AND AGENCY APPROVALS TO THE OWNER.
- CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING DEMOLITION.
- ALL WORK SHALL BE FABRICATED AND INSTALLED IN STRICT ACCORDANCE WITH THE INTERNATIONAL BUILDING/RESIDENTIAL CODE, ALL APPLICABLE STATE AND LOCAL CODES, AND THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT.
- THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS, AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR: THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, MEANS AND METHODS OF CONSTRUCTION, AND SAFETY AND SECURITY ON SITE.
- CUTTING AND PATCHING SHALL BE PERFORMED BY EACH TRADE AS NECESSARY FOR THE PERFORMANCE AND INSTALLATION OF THEIR WORK. CUTTING AND PATCHING SHALL BE PERFORMED IN A WORKMANLIKE MANNER CONSISTENT WITH INDUSTRY STANDARDS FOR FINISHES AND SUBSTRATES AFFECTED.
- THE CONTRACTOR SHALL PROTECT THE FACILITY FROM WEATHER AND MAINTAIN SECURITY DURING ALL CONSTRUCTION WORK.
- THE EXISTING PROPERTY SHALL BE PROTECTED DURING CONSTRUCTION. REPAIR OR REPLACE, WITHOUT ADDITIONAL CHARGE TO THE OWNER, ANY EXISTING WORK DAMAGED DURING THE COURSE OF CONSTRUCTION.
- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A PLUMB, LEVEL, AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE BIDDING THE PROJECT OR THE COMMENCEMENT OF WORK. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS.
- DO NOT SCALE DRAWINGS: ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND BE FIELD-VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR COMMENCING THE WORK.
- DETAILS ARE INTENDED TO SHOW METHODS AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATION MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH THE EQUIPMENT MANUFACTURER. DEVIATION OF THE AFOREMENTIONED REQUIREMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- UNLESS TESTS, MATERIALS, EQUIPMENT, OR WORK ARE SPECIFICALLY NOTED TO BE PROVIDED OR FURNISHED BY OTHERS, THEY SHALL BE PROVIDED BY THE CONTRACTOR UNDER THIS CONTRACT.
- ALL WORK SHALL BE PERFORMED BY SKILLED WORKERS IN A WORKMANLIKE AND PROFESSIONAL MANNER CONSISTENT WITH INDUSTRY STANDARDS.
- MATERIALS AND COMPONENTS AS SPECIFIED CONSTITUTE A STANDARD OF QUALITY, UNLESS OTHERWISE NOTED. EQUAL SUBSTITUTES WILL BE ACCEPTABLE ONLY WITH WRITTEN PRIOR APPROVAL BY THE ARCHITECT.
- THE CONTRACTOR SHALL PERFORM TESTS AT HIS/HER OWN EXPENSE, AS NECESSARY OR AS REQUIRED BY ANY INSPECTION AGENCY. TESTS SHALL BE MADE TO VERIFY WHETHER THE SYSTEM OR COMPONENTS INSTALLED COMPLY WITH THE SPECIFICATIONS AND ARE IN WORKING ORDER.
- THE CONTRACTOR SHALL LEAVE THE WORK IN PROPER WORKING ORDER AND SHALL, WITHOUT ADDITIONAL CHARGE, REPLACE ANY WORK, MATERIALS, OR EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT WHICH DEVELOPS DEFECTS, EXCEPT FROM ORDINARY WEAR AND TEAR, WITHIN ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.



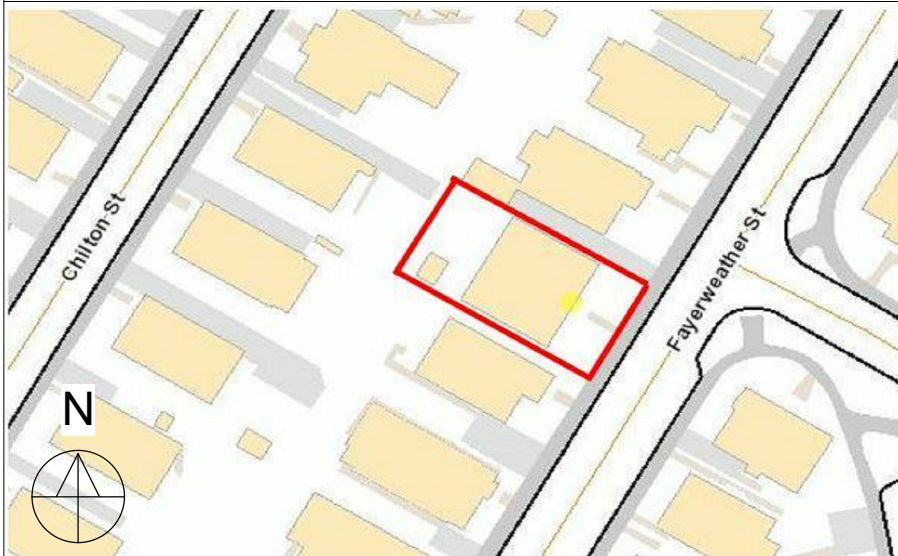
### LIST OF SYMBOLS

- EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED
- EXISTING STRUCTURE OR PARTITION TO REMAIN
- NEW STRUCTURE OR PARTITION
- FINISH ELEVATION
- ROOM TAG
- GENERAL DETAIL
- WALL SECTION
- INTERIOR ELEVATION
- FINISH TAG
- DOOR IDENTIFICATION SYMBOL
- WALL TYPE TAG
- WINDOW IDENTIFICATION SYMBOL
- DUPLEX OUTLET
- GROUND FAULT OUTLET
- CAT 5/COAX/DATA
- CARBON MONOXIDE DETECTOR
- SMOKE ALAM

### ABBREVIATIONS

- AFF ABOVE FINISHED FOOR
- CI CONTROL JOINT
- CLR CLEAR
- CO CLEAN OUT
- COL COLUMN
- CONC CONCRETE
- CONT CONTINUOUS
- DN DOWN
- EJ EXPANSION JOINT
- EL ELEVATION
- ELEC ELECTRICAL
- EQ EQUAL
- EXIST EXISTING
- FC FURRING CHANNEL
- FD FLOOR DRAIN
- FIN FINISH
- FL FLOOR
- GL GLASS
- GWB GYPSUM WALLBOARD
- HT HEIGHT
- HDWD HARDWOOD
- HVAC HEATING, VENTILATION AND AIR CONDITIONING
- INSUL INSULATION
- MAX MAXIMUM
- MFR MANUFACTURER
- MIR MINIMUM
- MO MASONRY OPENING
- MTL METAL
- NIC NOT IN CONTRACT
- NTS NOT TO SCALE
- OC ON CENTER
- PLAN PLASTIC LAMINATE
- PLYWD PLYWOOD
- PTD PAINTED
- REQD REQUIRED
- RL RAIN LEADER
- STL STEEL
- STRL STRUCTURE/STRUCTURAL
- T.O.C. TOP OF CONCRETE
- T.O.S TOP OF SLAB
- TYP TYPICAL
- UNO UNLESS NOTED OTHERWISE
- VCT VINYL COMPOSITION TILE
- WD WOOD
- W/ WITH
- WINDW WINDOW

### SITE LOCATION



### CONTACTS

**ARCHITECT**  
Anderson Porter Design  
1972 Massachusetts Ave,  
4th Floor  
Cambridge MA 02139  
  
Dan Anderson  
617.354.2501  
dan@andersonporter.com

**OWNER**  
DND Homes LLC  
1 Garfield Circle, Unit 6  
Burlington, MA 01803  
Trina Murphy  
781.460.8437

**CIVIL ENGINEER**  
Spruhan Engineering, P.C.  
80 Jewett Street, Suite 2  
Newton MA 02458  
Edmond Spruhan  
617.816.0722

**STRUCTURAL ENGINEER**  
Forest Structural Engineering  
231 West Newton Street, #1  
Boston, MA 02116  
617.447.8030

### DRAWING LIST

- G0.1 COVER SHEET
- Z1.1 ZONING COMPLIANCE
- C.0 EXISTING LOT PLAN
- C.1 EXISTING CIVIL PLAN
- L1.1 PROPOSED SITE PLAN
- S100 FRAMING PLANS
- S101 FRAMING PLANS
- S102 FRAMING PLANS
- A1.1 PROPOSED FLOOR PLANS
- A1.2 PROPOSED FLOOR PLANS
- A1.3 PROPOSED ROOF PLAN
- A2.1 PROPOSED ELEVATIONS
- A2.2 PROPOSED ELEVATIONS
- A3.1 PROPOSED SECTIONS
- A3.2 PROPOSED SECTIONS
- A5.1 TYPICAL DETAILS
- A5.2 TYPICAL DETAILS
- A6.1 SCHEDULES AND DETAILS
- A8.1 REFLECTED CEILING PLANS
- A8.2 REFLECTED CEILING PLANS

### ENERGY CODE COMPLIANCE:

225 CMR 22.00 (IECC 2021 and IRC 2021 CH 11 with MA amendments)

Compliance path - R401.2.3 ERI - Energy Rating Index Option  
R406 - HERS max score 45 all electric - PV ready - See HERS reports.  
R403.6 - GC shall provide Mechanical Ventilation to meet code requirements  
- ERVs to be located in second floor mechanical rooms (A8.2 - 202 - 207)  
R404.4 - Not applicable to this project. No parking is provided

### CODE SUMMARY

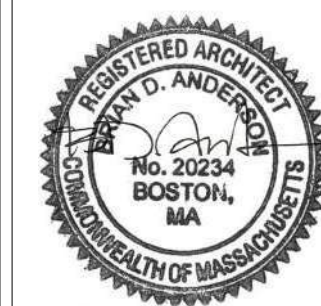
CODE REFERENCE: IRC 2015 ; IEBC 2015; MASSACHUSETTS STATE BUILDING CODE 780 CMR 9TH EDITION; RESIDENTIAL CODE AMENDMENTS

PROPERTY ADDRESS:	133 FAYERWEATHER STREET CAMBRIDGE, MA 02138
ZONING DISTRICT:	RESIDENCE B
PROJECT DESCRIPTION:	TWO-FAMILY STRUCTURE
CHAPTER 3 - BUILDING PLANNING	SECTION 316
SECTION 302	FOAM PLASTIC
R302.3	GC shall verify that any foam plastics used shall comply with code.
R302.7	SECTION 317
	PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY
	GC shall verify that construction complies with code.
R302.11	SECTION 318
SECTION 303	PROTECTION AGAINST SUBTERRANEAN TERMITES
R303.3	GC shall verify that construction complies with code.
R303.10	SECTION 319
SECTION R304	SITE ADDRESS
	This section of the code is not applicable to the proposed design.
	SECTION 320
	ACCESSIBILITY
	This section is not applicable to the proposed design.
SECTION 305	SECTION 321
R305.1	ELEVATORS AND PLATFORM LIFTS
	This section is not applicable to the proposed design.
SECTION 306	SECTION 322
	FLOOD-RESISTANT CONSTRUCTION
	The basement shall be constructed to anticipate the estimated
	seasonal high ground water level.
	SECTION 323
	STORM SHELTERS
	This section is not applicable to the proposed design.
SECTION 307	SECTION 324
	SOLAR ENERGY SYSTEMS
SECTION 308	SECTION 325
	MEZZANINES
	This section is not applicable to the proposed design.
SECTION 309	SECTION 326
	SWIMMING POOLS, SPAS AND HOT TUBS
	This section is not applicable to the proposed design.
SECTION 310	SECTION 327
	STATIONARY STORAGE BATTERY SYSTEMS
	This section is not applicable to the proposed design.
SECTION 311	CHAPTER 4 - FOUNDATIONS
R311.1	GC shall verify that construction complies with code.
R311.2.1	CHAPTER 5 - FLOORS
R311.7.5.1-2	GC shall verify that construction complies with code.
	CHAPTER 6 - WALL CONSTRUCTION
	GC shall verify that construction complies with code.
SECTION 312	CHAPTER 7 - WALL COVERING
	GC shall verify that construction complies with code.
	CHAPTER 8 - ROOF-CEILING CONSTRUCTION
	GC shall verify that construction complies with code.
SECTION 313	CHAPTER 9 - ROOF ASSEMBLIES
R313.2	GC shall verify that construction complies with code.
	CHAPTER 10 - CHIMNEY AND FIREPLACES
SECTION R314	CHAPTER 11 - ENERGY EFFICIENCY
R314.3	This section of the code is not applicable to the proposed design
SECTION 315	
R315.3	This section shall comply with code.

ANDERSON  
PORTER  
DESIGN

### PERMIT SET

REVISIONS		
No.	Description	Date
1	REVISION PER ISD	11.06.2023



**AndersonPorterDesign**  
1972 Massachusetts Ave, 4th Floor  
Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project: 133 FAYERWEATHER  
Address: 133 FAYERWEATHER STREET  
CAMBRIDGE, MA 02138

Title: COVER SHEET

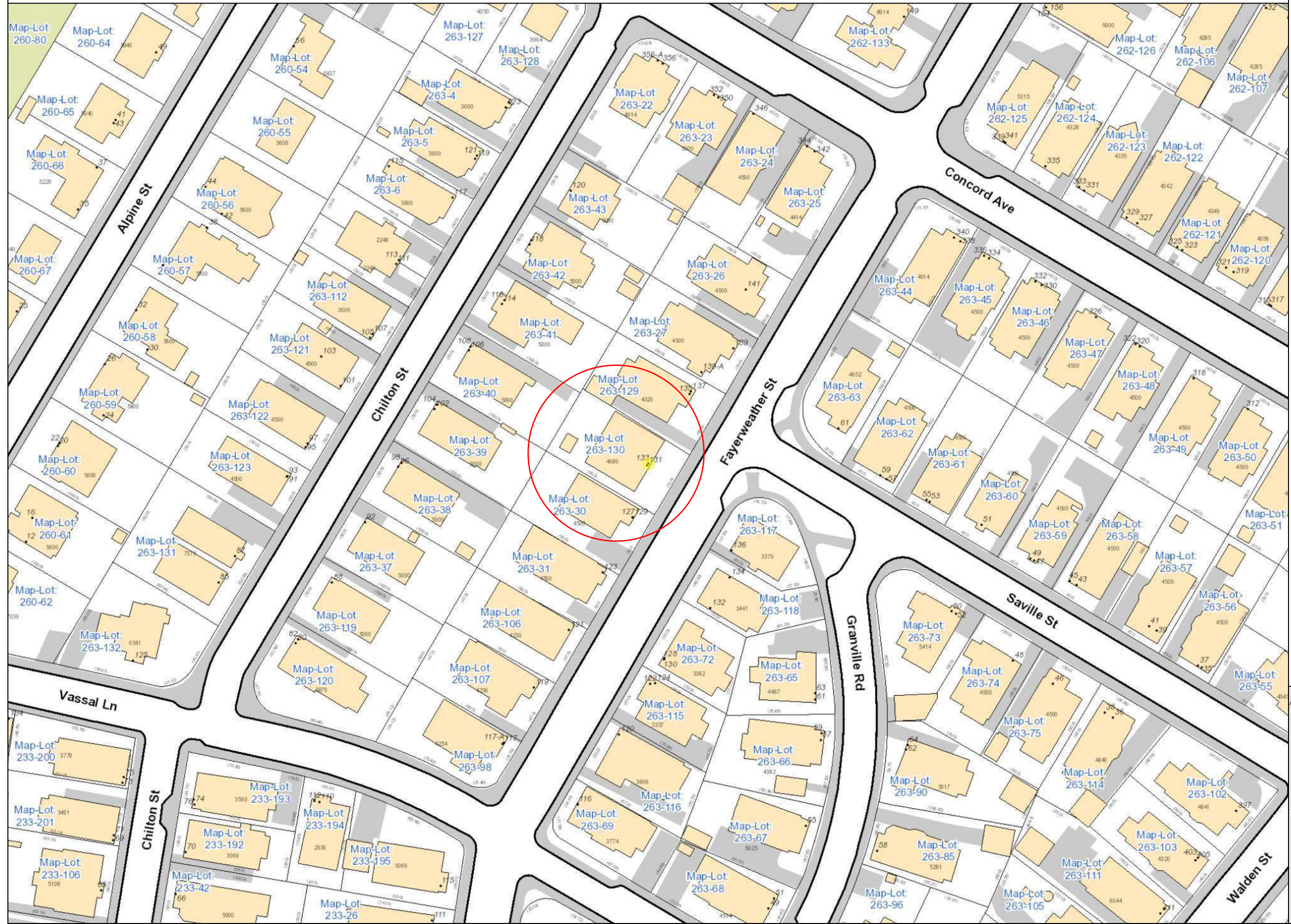
Drawing Issued By:	ANDERSON PORTER DESIGN
Project #:	2125
Date:	2023.09.30
Scale:	1/4" = 1'-0"
Drawn by:	GA

G0.1



LEGEND

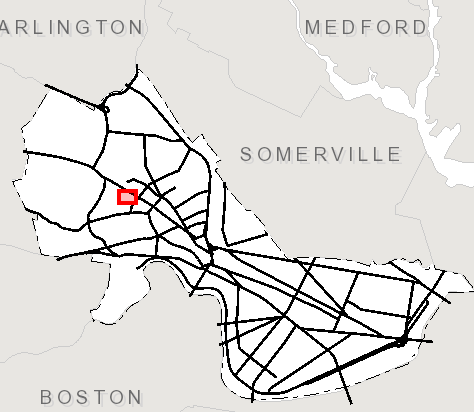
- Adresse
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath



City of Cambridge  
Massachusetts  
1" = 69 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

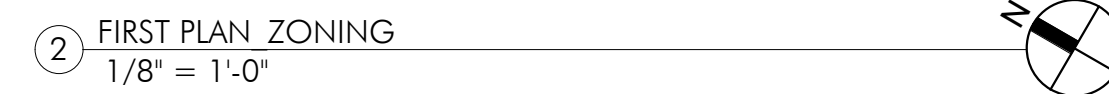




ZONING CHART - CAMBRIDGE				
LOT SIZE:	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONE	B ZONE	B ZONE	B ZONE	COMPLIES
USE	RESIDENTIAL / SINGLE AND TWO-FAMILY DETACHED DWELLING	RESIDENTIAL / SINGLE AND TWO-FAMILY DETACHED DWELLING	RESIDENTIAL / SINGLE AND TWO-FAMILY DETACHED DWELLING	COMPLIES
MIN LOT SIZE	5,000 S.F.	4,772 +/- S.F.	4,772 +/- S.F.	EXISTING NON CONFORMING
MIN LOT AREA PER DWELLING	2,500 S.F.	2,386 S.F.	2,386 S.F.	EXISTING NON CONFORMING
MAX FLOOR AREA RATIO (FAR)	0.50	0.64	0.87	EXISTING NON CONFORMING
MAX BUILDING HEIGHT	35'	27.2'	34.8'	COMPLIES
MIN. YARD SETBACKS				
FRONT	15'	22.9'	22.9'	COMPLIES
RIGHT SIDE	7.5' SUM TO 20'	3.2'	3.2'	EXISTING NON CONFORMING
LEFT SIDE	7.5' SUM TO 20'	7.4'	7.4'	EXISTING NON CONFORMING
REAR	25'	28.4'	28.4'	COMPLIES
MIN LOT WIDTH	50'	52'	52'	COMPLIES
PARKING REQUIREMENTS	1 PER DWELLING UNIT	0 SPOTS	0 SPOTS	EXISTING NON CONFORMING
TOTAL OPEN SPACE, MIN % OF LOT	40% = 1908.80 S.F.	63% = 2994.21 S.F. +/-	63% = 2994.21 S.F. +/-	COMPLIES
PRIVATE OPEN SPACE	20% = 954.40 S.F. (50% OF TOTAL OPEN SPACE)	56% = 2691.26 S.F. +/-	56% = 2691.26 S.F. +/-	COMPLIES
PERMEABLE OPEN SPACE	20% = 954.40 S.F. (50% OF TOTAL OPEN SPACE)	25% = 1175.45 S.F. +/-	25% = 1175.45 S.F. +/-	COMPLIES
BICYCLE PARKING	N/A	0 SPOTS	0 SPOTS	COMPLIES

Min. distance between buildings: Sum of Heights/6 or 10'-0", whichever is greater

N/A; BASEMENT AREA IS EXCLUDED FROM GROSS FLOOR AREA PER ARTICLE 2.



5:26 AM 5 AREA ELEVATION  
1/4" = 1'-0"

## PERMIT SET

[illegible]

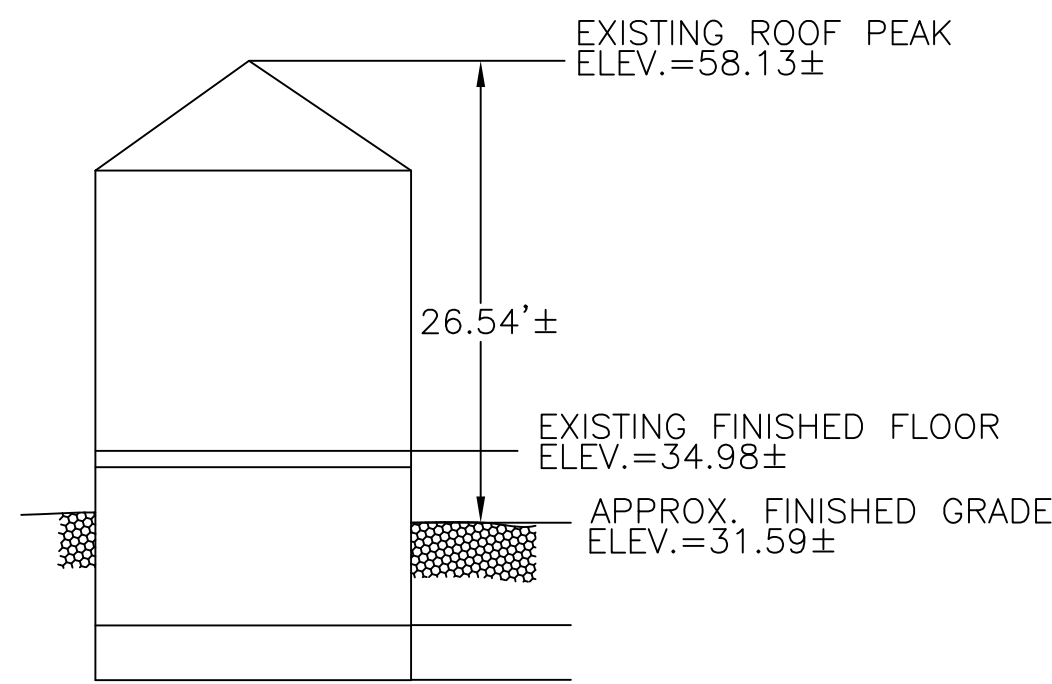
**AndersonPorterDesign**  
1972 Massachusetts Ave, 4th Floor  
Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project:	133 FAYERWEATHER
Address:	133 FAYERWEATHER STREET CAMBRIDGE, MA 02138

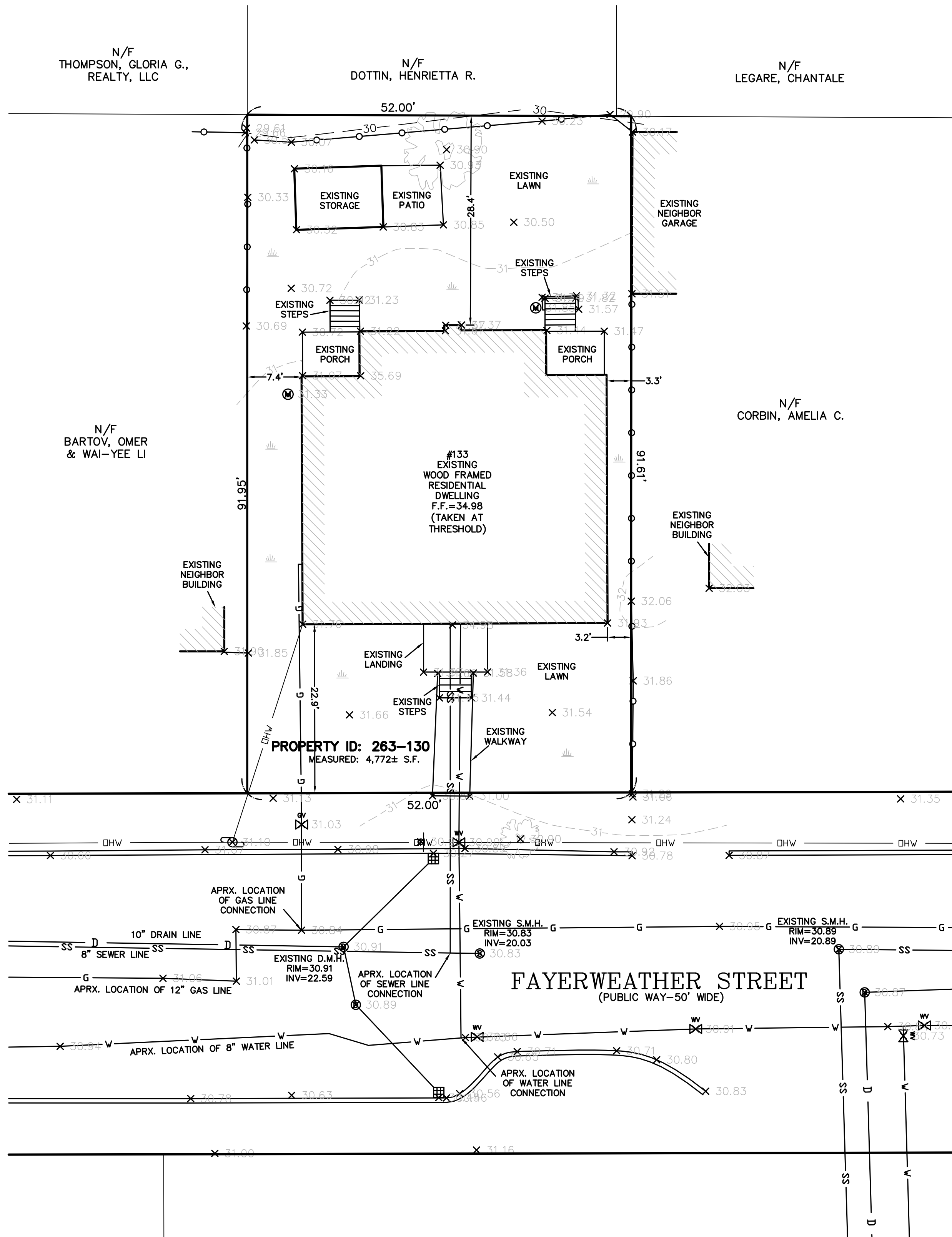
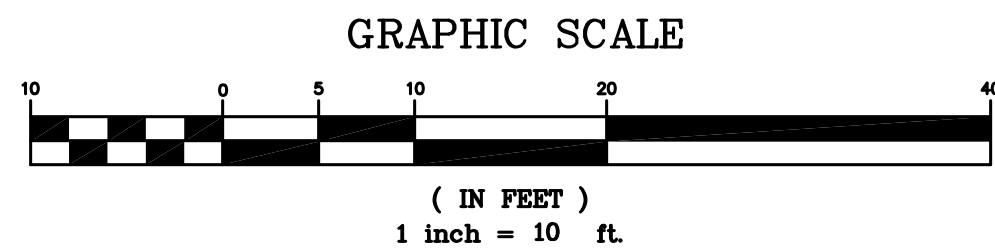
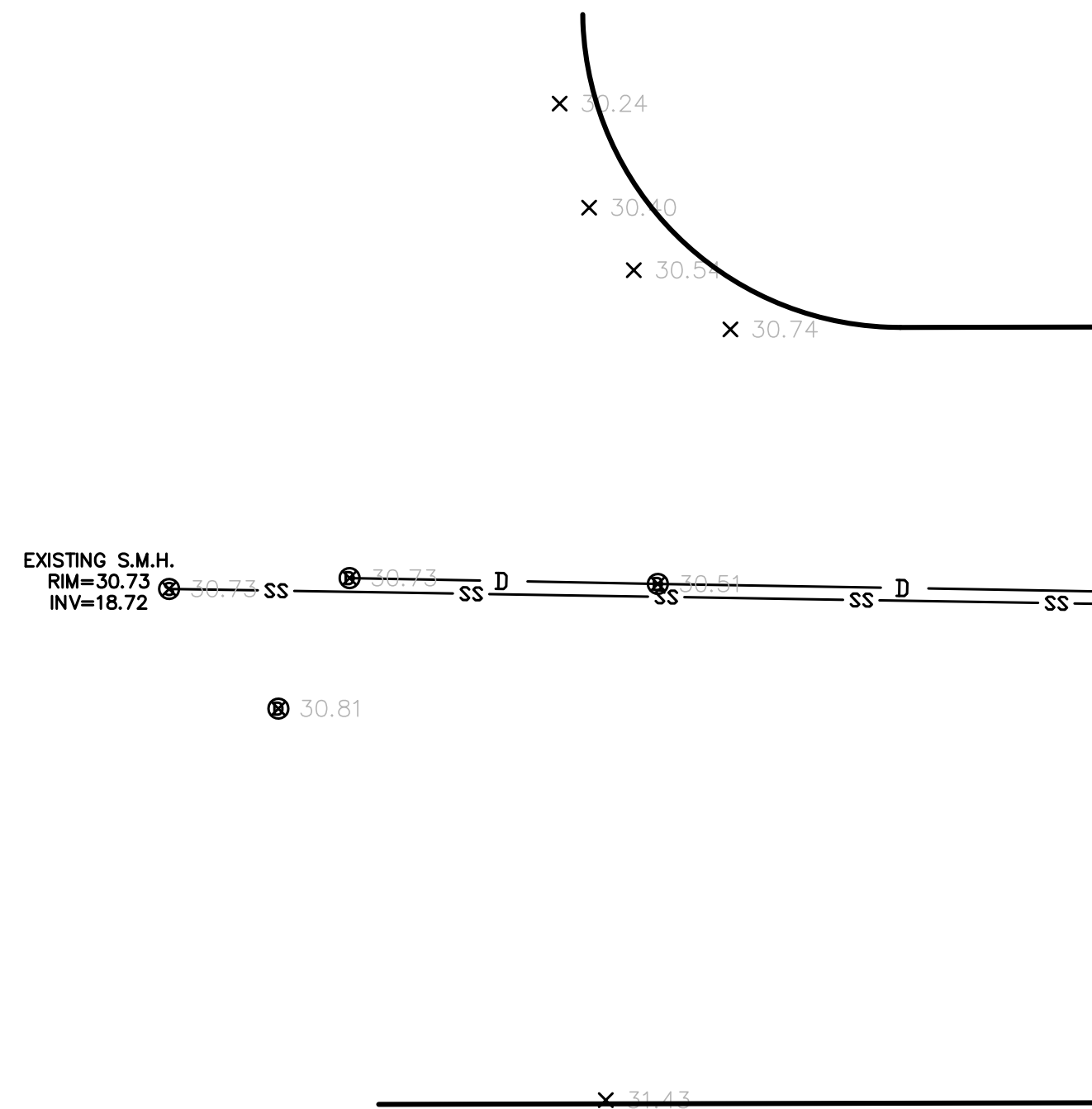
Title: **ZONING COMPLIANCE**

Drawing Issued By: ANDERSON PORTER DESIGN	
Project #: 2125	Drawn No.  <div style="font-size: 2em; font-weight: bold;">Z1.1</div>
Date: 2023.09.30	
Scale: As indicated	
Drawn by: GA	

Z1.1



EXISTING PROFILE  
NOT TO SCALE



LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

NOTES:

- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11/15/2021.
- DEED REFERENCE: DOC# 792718, BOOK 01053, PAGE 197  
PLAN REFERENCE 1: BOOK 300, PAGE 505, CERTIFICATE 48137, PLAN No. 16992A  
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
- THIS PLAN IS NOT INTENDED TO BE RECORDED.
- I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
- THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.

SCALE 1"=10'				
DATE 12/08/21	REV	DATE	REVISION	BY
SHEET 1	133 FAYERWEATHER STREET CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1	EXISTING CONDITIONS PLAN			
CLIENT:				
DRAWN BY OB	<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
CHKD BY P.J.N				
APPD BY P.J.N				
				SHEET NO. <b>1</b>



[illegible]

**AndersonPorterDesign**  
1972 Massachusetts Ave, 4th Floor  
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Project:	133 FAYERWEATHER
Address:	133 FAYERWEATHER STREET CAMBRIDGE, MA 02138

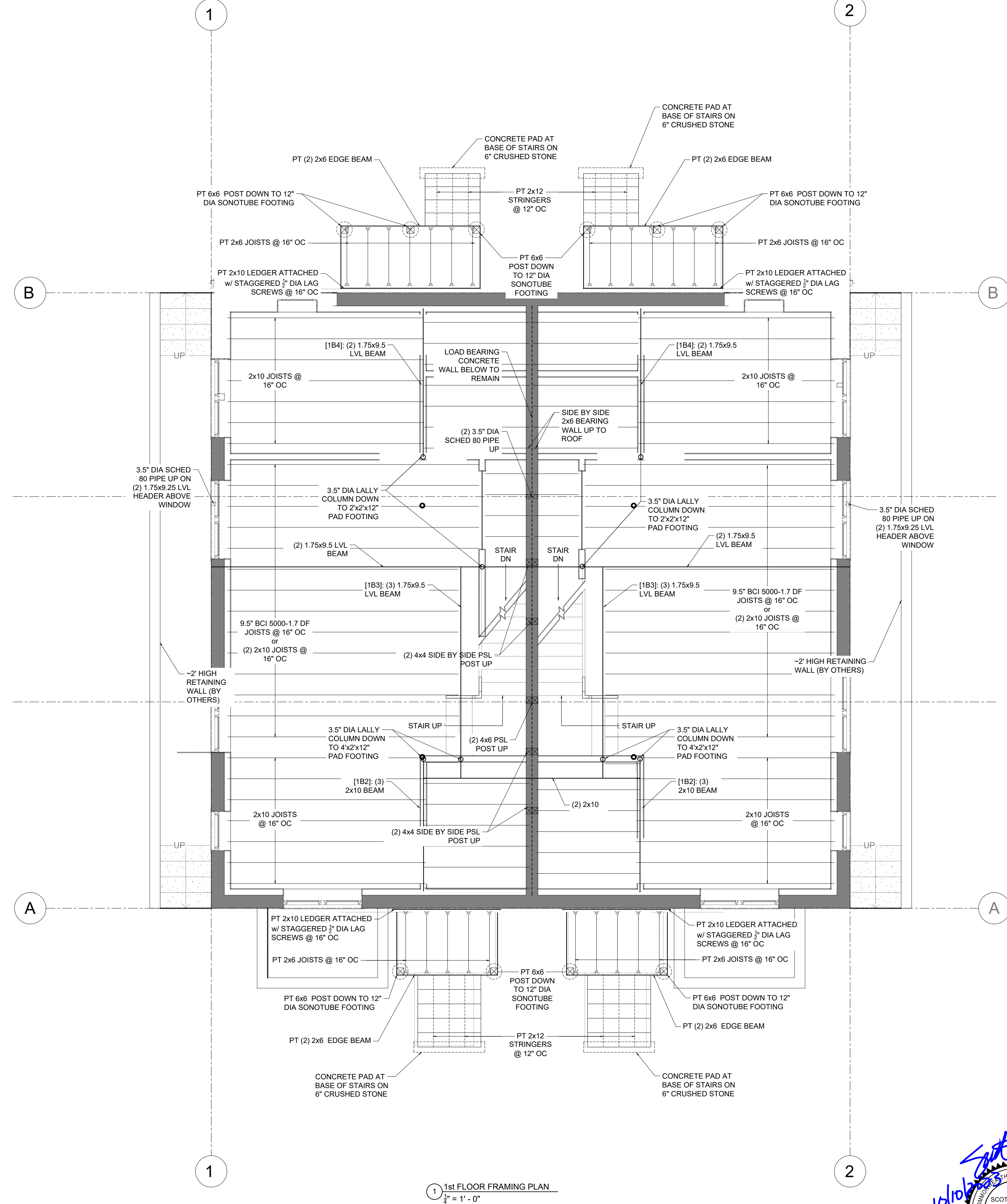
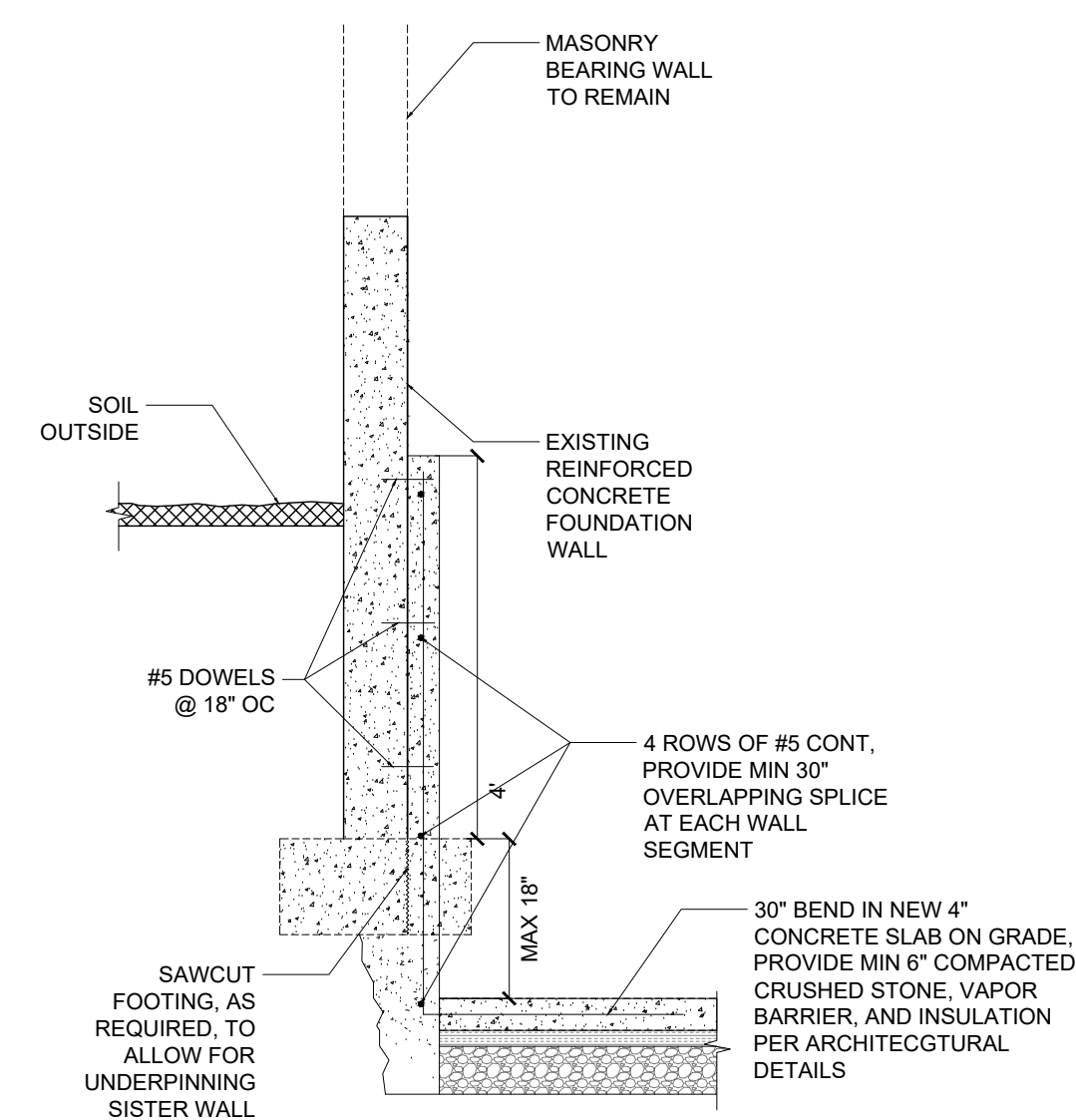
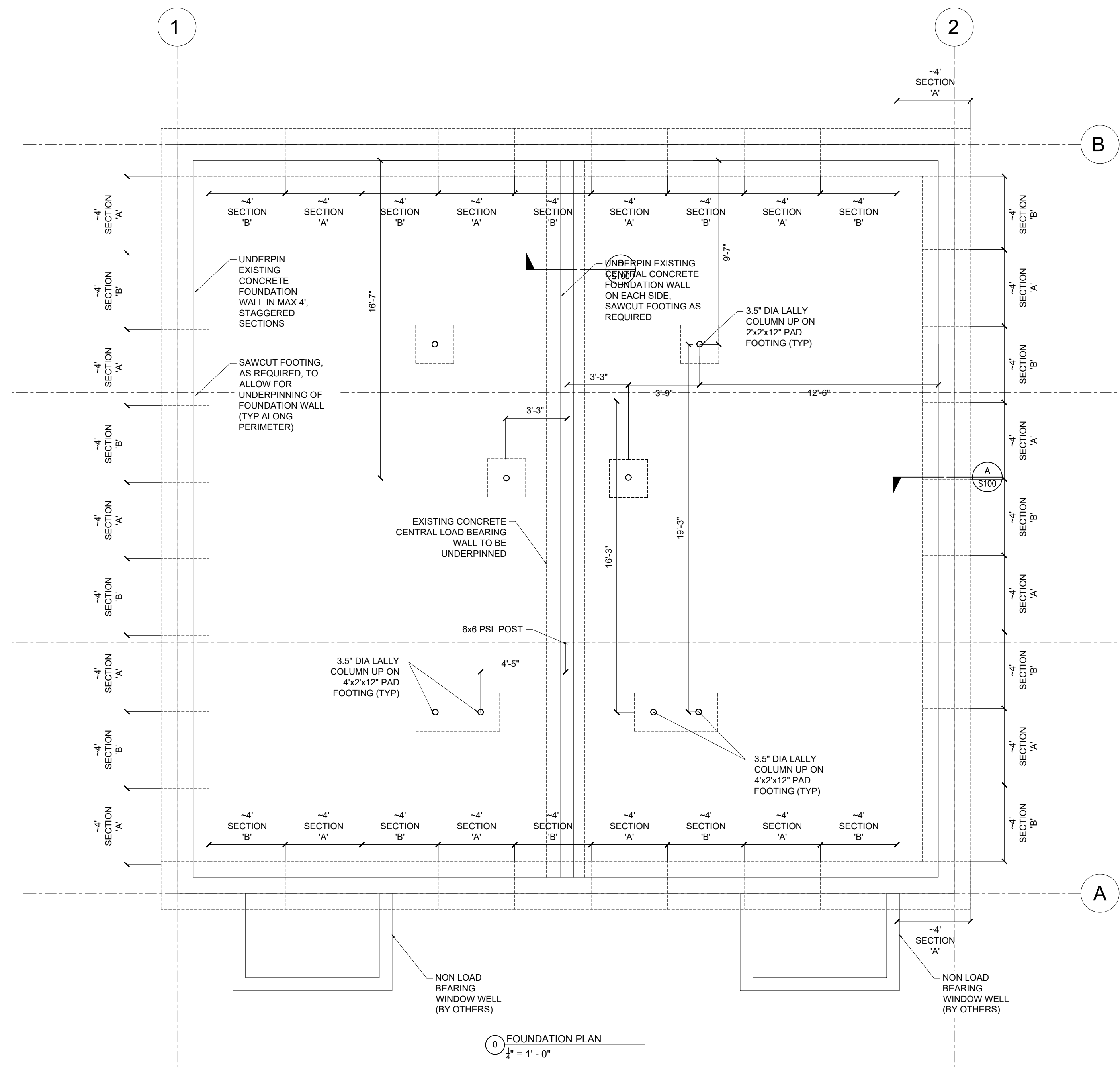
Title: **PROPOSED SITE PLAN**

Drawing Issued By: ANDERSON PORTER DESIGN	
Project #:	2125
Date:	2023.09.30
Scale:	3/16" = 1'-0"
Drawn by:	GA

L1.1







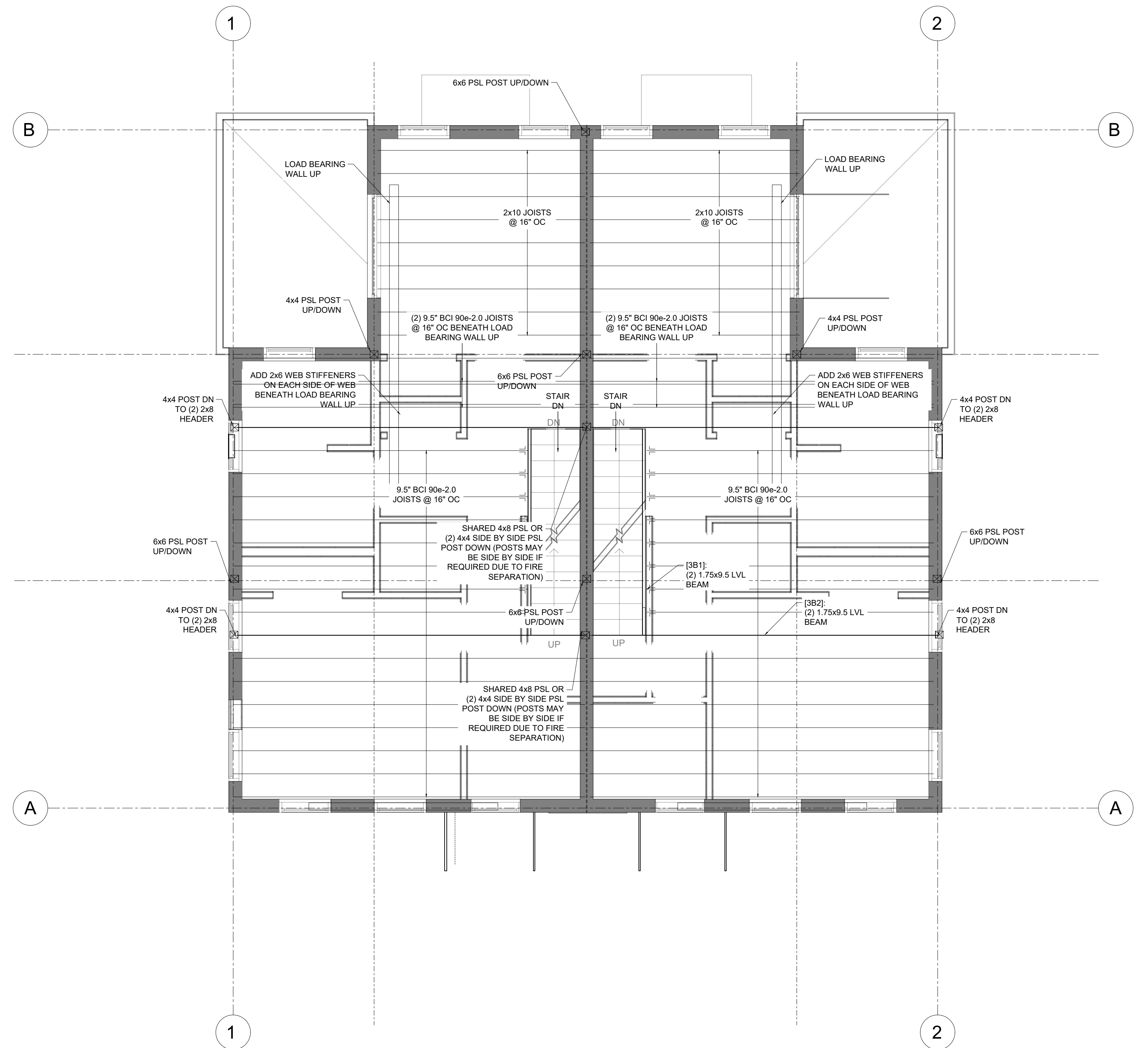
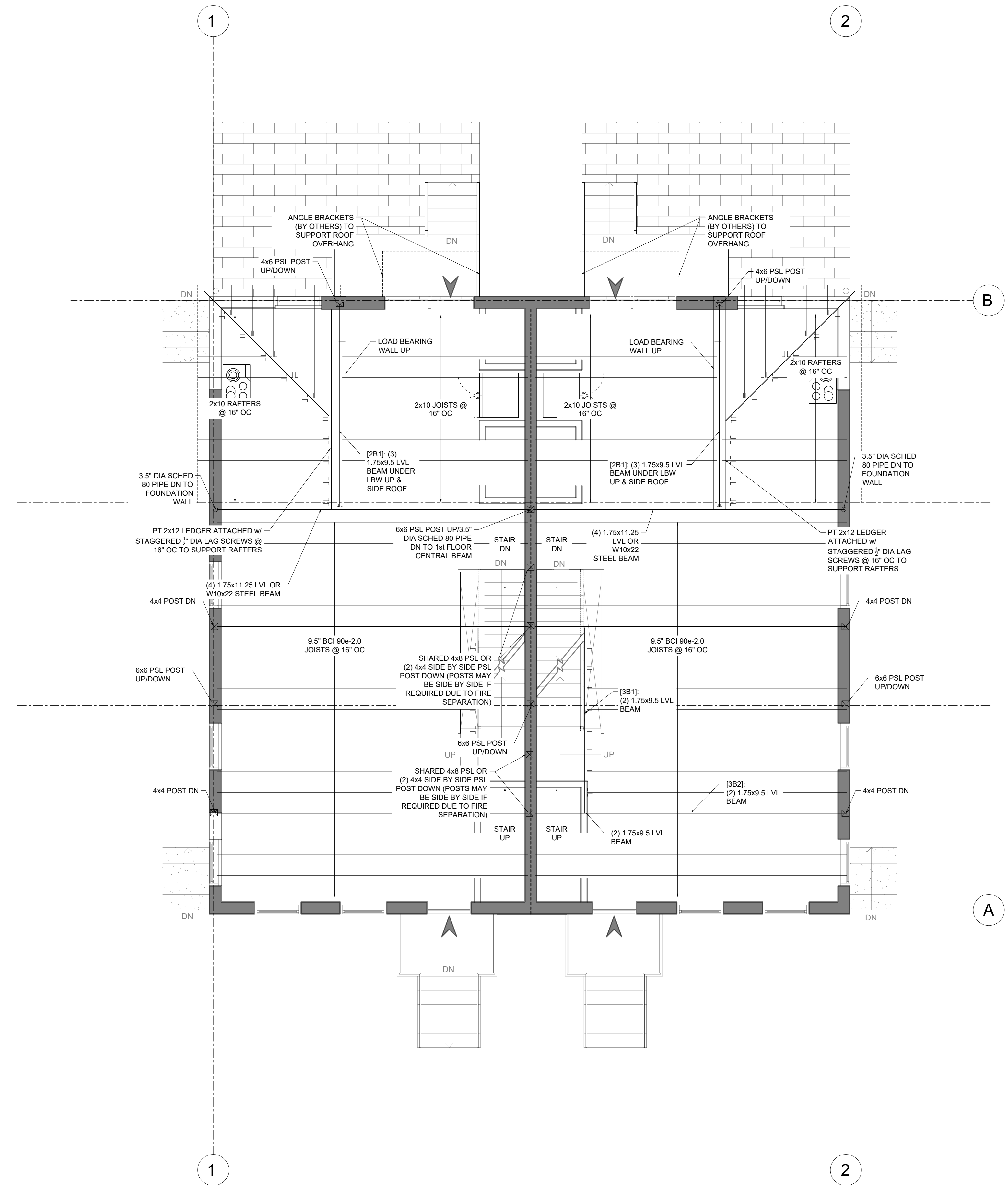
**Forest Structural Engineering**  
231 W. Newton St #1  
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617-447-8030  
scott@foreststructural.com

OWNER:  
133 Fayerweather St  
Cambridge, MA

## Framing Plans

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

S100



10/19/2020

SCOTT FOREST  
STRUCTURAL  
NO. 54899  
REGISTERED  
PROFESSIONAL ENGINEER

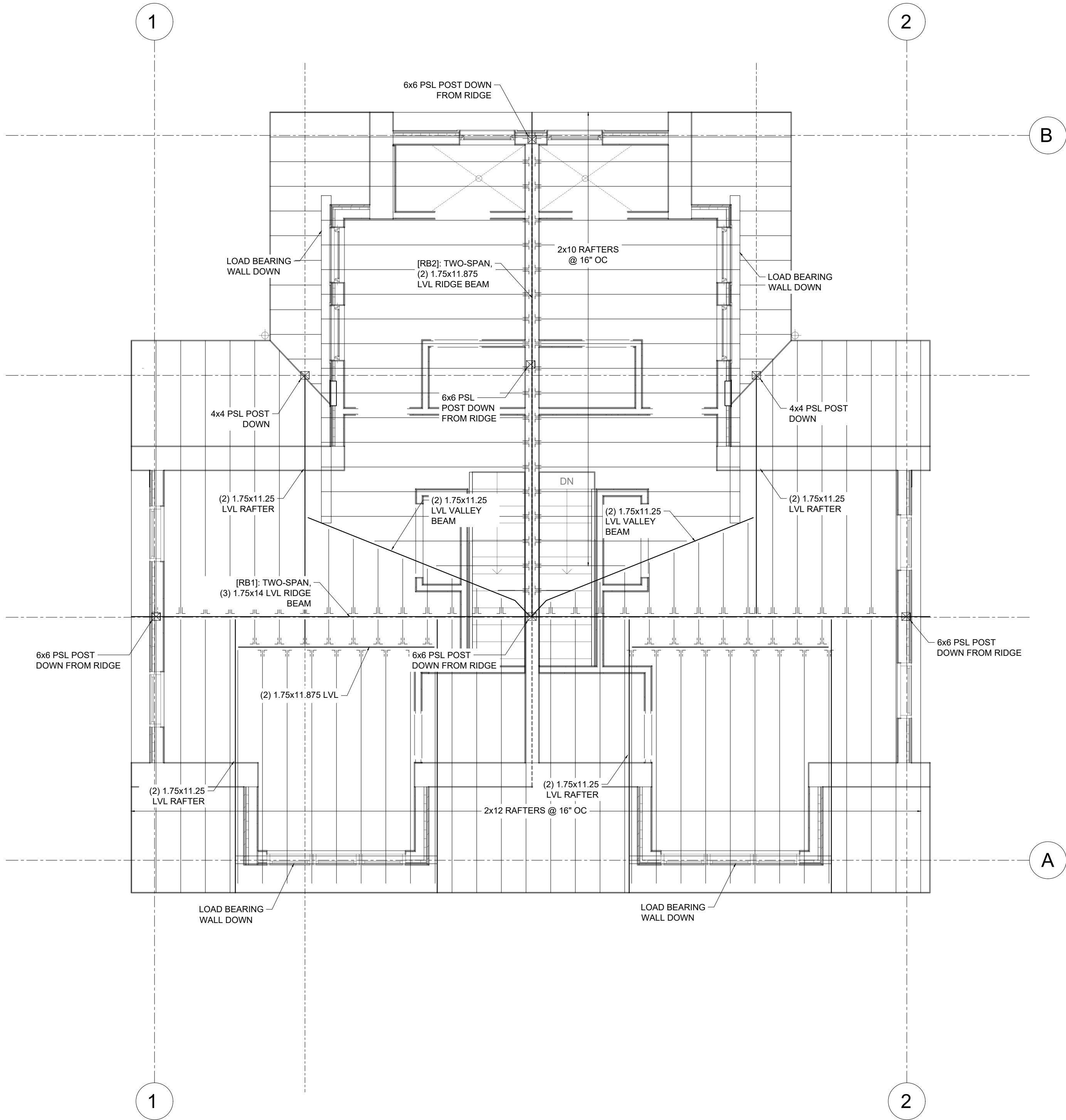
**Forest Structural Engineering**  
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617-447-8030  
scott@foreststructural.com

**OWNER:**  
133 Fayerweather St  
Cambridge, MA

**Framing Plans**  
Scale: 1/4" = 1'- 0"

**S101**





GENERAL NOTES

- ALL WORK SHALL CONFORM TO MASSACHUSETTS BUILDING CODE AND ALL FEDERAL, STATE AND CITY OF CAMBRIDGE LAWS, CODES AND REGULATIONS AS EACH MAY APPLY.
- ALL EXISTING CONDITIONS MUST BE VERIFIED IN FIELD. IF DISCREPANCIES ARE FOUND, THEY HAVE TO BE REPORTED TO THE ENGINEER PRIOR TO START OF WORK. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF SUCH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING.
- THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- ALL WORK SHALL BE PERFORMED IN A FIRST CLASS AND WORKMANLIKE MANNER IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS, AND SHALL BE IN GOOD USABLE CONDITION AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND STRUCTURE PLACEMENT, PRIOR TO START OF THE WORK. THE CONTRACTOR WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO SAME. ANY DAMAGE TO EXISTING STRUCTURES AND UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND QUANTITIES, IF ANY. NO CLAIM AGAINST THE OWNER OR ENGINEER WILL BE ALLOWED FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
- CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORKS, IF ANY.
- THE DRAWINGS SHALL BE WORKED IN CONJUNCTION WITH THE SPECIFICATIONS AND/OR PROJECT MANUAL.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE START OF WORK. NOTIFY THE OWNER OF CHANGES IN DIMENSIONS OR CONDITIONS.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND NECESSARY FACILITIES, AND PERFORM ALL LABOR AND SERVICES OF EVERY DESCRIPTION AS MAY BE NECESSARY TO COMPLETE THE SCOPE OF WORK DEFINED ON THE DRAWINGS.
- THE CONTRACTOR SHALL ARRANGE FOR, OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, INSPECTIONS, AGENCY APPROVALS, ETC. AND PAY ALL FEES LEVIED BY STATE, LOCAL, AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER WORK PERFORMED UNDER THIS CONTRACT. PROVIDE COPIES OF ALL REQUIRED PERMITS, CERTIFICATES, INSPECTIONS, AND AGENCY APPROVALS TO THE OWNER.
- CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING DEMOLITION.
- ALL WORK SHALL BE FABRICATED AND INSTALLED IN STRICT ACCORDANCE WITH THE INTERNATIONAL BUILDING/RESIDENTIAL CODE, ALL APPLICABLE STATE AND LOCAL CODES, AND THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT.
- THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS, AS WELL AS THE DRAWINGS AND SPECIFICATIONS. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR: THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, MEANS AND METHODS OF CONSTRUCTION, AND SAFETY AND SECURITY ON SITE.
- CUTTING AND PATCHING SHALL BE PERFORMED BY EACH TRADE AS NECESSARY FOR THE PERFORMANCE AND INSTALLATION OF THEIR WORK. CUTTING AND PATCHING SHALL BE PERFORMED IN A WORKMANLIKE MANNER CONSISTENT WITH INDUSTRY STANDARDS FOR FINISHES AND SUBSTRATES AFFECTED.
- THE CONTRACTOR SHALL PROTECT THE FACILITY FROM WEATHER AND MAINTAIN SECURITY DURING ALL CONSTRUCTION WORK.
- THE EXISTING PROPERTY SHALL BE PROTECTED DURING CONSTRUCTION. REPAIR OR REPLACE, WITHOUT ADDITIONAL CHARGE TO THE OWNER, ANY EXISTING WORK DAMAGED DURING THE COURSE OF CONSTRUCTION.
- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A PLUMB, LEVEL, AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS: ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND BE FIELD-VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR COMMENCING THE WORK.
- DETAILS ARE INTENDED TO SHOW METHODS AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATION MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH THE EQUIPMENT MANUFACTURER. DEVIATION OF THE AFOREMENTIONED REQUIREMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- UNLESS ITEMS, MATERIALS, EQUIPMENT, OR WORK ARE SPECIFICALLY NOTED TO BE PROVIDED OR FURNISHED BY OTHERS, THEY SHALL BE PROVIDED BY THE CONTRACTOR UNDER THIS CONTRACT.
- ALL WORK SHALL BE PERFORMED BY SKILLED WORKERS IN A WORKMANLIKE AND PROFESSIONAL MANNER CONSISTENT WITH INDUSTRY STANDARDS.
- MATERIALS AND COMPONENTS AS SPECIFIED CONSTITUTE A STANDARD OF QUALITY, UNLESS OTHERWISE NOTED. EQUAL SUBSTITUTES WILL BE ACCEPTABLE ONLY WITH WRITTEN PRIOR APPROVAL BY THE OWNER.
- THE CONTRACTOR SHALL PERFORM TESTS AT HIS/HER OWN EXPENSE, AS NECESSARY OR AS REQUIRED BY ANY INSPECTION AGENCY. TESTS SHALL BE MADE TO VERIFY WHETHER THE SYSTEM OR COMPONENTS INSTALLED COMPLY WITH THE SPECIFICATIONS AND ARE IN WORKING ORDER.
- THE CONTRACTOR SHALL LEAVE THE WORK IN PROPER WORKING ORDER AND SHALL, WITHOUT ADDITIONAL CHARGE, REPLACE ANY WORK, MATERIALS, OR EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT WHICH DEVELOPS DEFECTS, EXCEPT FROM ORDINARY WEAR AND TEAR, WITHIN ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
- FOREST STRUCTURAL ENGINEERING, INC. IS NOT THE ENGINEER OF RECORD UNLESS A CONSTRUCTION CONTROL AFFIDAVIT STATING OTHERWISE IS FILED.
- FOREST STRUCTURAL ENGINEERING, INC. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION THAT DEVIATES FROM THESE PLANS.

STRUCTURAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
- ALL LOADS AND LOADING CONDITIONS ARE PER IBC 2015 (9TH EDITION OF MASSACHUSETTS BUILDING CODE).
- ALL DIMENSIONAL LUMBER MUST BE CONSTRUCTION GRADE OR BETTER.
- LVL's SHALL BE  $F_v = 3100$  psi. PSL's SHALL BE  $F_v = 2650$  psi.
- PSL POSTS SHALL BE BRACED ON ALL SIDES AT EACH LEVEL.
- LVL's SHALL BE ATTACHED PER MANUFACTURER'S RECOMMENDATIONS FOR SIDE LOADED ASSEMBLIES.
- APPLY (2) 2x JOISTS UNDER PARTITION WALLS WHICH ARE PARALLEL TO FRAMING. PROVIDE (2) 2x BLOCKING UNDER PARTITION WALLS WHICH ARE PERPENDICULAR TO FRAMING.

FOUNDATION NOTES:

- A. GENERAL: (UNLESS NOTED OTHERWISE)
- ANY WOOD FRAMING MEMBERS IN DIRECT CONTACT WITH CONCRETE SURFACES SHALL BE COATED WITH PRESERVATIVE.
  - ALL FOUNDATION WALLS SHALL BE BRACED DURING THE OPERATIONS OF BACKFILLING AND COMPACTION. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT RESTRAINTS HAVE BEEN INSTALLED.
  - CONCRETE WALLS TO BE DAMP PROOFED BELOW GRADE, EXTERIOR SIDE. LOCAL BUILDING DEPARTMENT SHALL INSPECT EXCAVATION PRIOR TO CONSTRUCTION OF FOOTINGS AND WALLS, AND AT OTHER INTERVALS IN ACCORDANCE WITH LOCAL STANDARD PRACTICES.
  - IF THE CONTRACTOR MAKES ANY CHANGES OR DEVIATES FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TOTAL DESIGN.
  - SLAB POURED ON GROUND SHALL REST AGAINST 6" COMPACTED SAND ON 1 LAYER OF POLYETHYLENE SHEETING ( 6 MILS.)
- B. FOUNDATION REQUIREMENTS:
- THE BOTTOM OF FOOTINGS SHALL BEAR ON UNDISTURBED INORGANIC GRANULAR SOIL OR COMPACTED STRUCTURAL FILL WITH A SAFE ALLOWABLE BEARING PRESSURE OF MINIMUM 1 TONS/SQ.FT.
  - IF ORGANICS ARE ENCOUNTERED IN THE EXCAVATION, WORK SHALL BE SUSPENDED AND THE ENGINEER CONTACTED PRIOR TO COMMENCING WORK.
  - CONCRETE SHALL BE PLACED "IN THE DRY" ONLY, AND NO CONCRETE SHALL BE PLACED ON FROZEN GROUND.
  - SPECIAL CARE SHALL BE TAKEN IN BACKFILLING WALLS AND UTILITY TRENCHES. BACKFILL MATERIAL SHALL BE COMPACTED IN 12" LAYERS MAXIMUM WITH POWER TAMPERS OR BY OTHER APPROVED EQUIPMENT.
  - WALLS RETAINING EARTH SHALL BE BACKFILLED EQUALLY EACH SIDE UNLESS ADEQUATELY BRACED.
- C. CONCRETE (UNLESS NOTED OTHERWISE):
- CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE BUILDING CODE, STANDARDS, RECOMMENDED PRACTICES AND SPECIFICATIONS AS REVISED TO DATE
  - CONCRETE SHALL BE MIXED IN THE SPECIFIED PROPORTIONS TO GIVE MINIMUM COMPRESSIVE STRENGTH AT THE END OF 28 DAYS OF 3500 PSI.
  - CONSTRUCTION JOINTS IN STRUCTURAL CONCRETE SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN OR OTHER APPROVED LOCATION OF MINIMUM SHEAR.
- D. REINFORCING STEEL (UNLESS NOTED OTHERWISE):
- BARS SHALL BE HIGH BOND DEFORMED BARS MEETING ASTM 1-615 GRADE 60
  - WHERE OPENINGS OCCUR IN WALLS OR SLABSM, PROVIDE (2) #4 BARS EACH FACE EACH SIDE OF OPENINGS AND EXTEND 2'-6" BEYOND OPENING
  - SLABS ON GRADE SHALL BE REINFORCED WITH 6x6= W10xW10 WELDED WIRE FABRIC. LAP SPLICE WIRES ONE SPACE PLUS 2" ALL SIDES
- E. MISC (UNLESS NOTED OTHERWISE):
- VERIFY IN FIELD ALL LOCATIONS AND CONDITIONS IN THE STRUCTURE SHOWN ON THE DRAWINGS AND/OR AFFECTING THE INSTALLATION OF NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE FABRICATION OF DEPENDENT WORK
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE SHORING AND BRACING. TO SAFELY SUPPORT THE BUILDING DURING CONSTRUCTION ANY APPROVAL BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY . FOR SHORING AND/OR BRACING.
  - DURING THE CONSTRUCTION PHASE OF THE PROJECT THE CONTRACTOR SHALL REVIEW DESIGN LOADS TO LIMIT AND CONTROL CONSTRUCTION LOADING, INCLUDING BUT NOT LIMITED TO MATERIAL STOCK PILING AND CONSTRUCTION EQUIPMENT.

10/19/24

SCOTT FOREST  
STRUCTURAL  
NO. 54896  
REGISTERED  
PROFESSIONAL ENGINEER

Forest Structural Engineering

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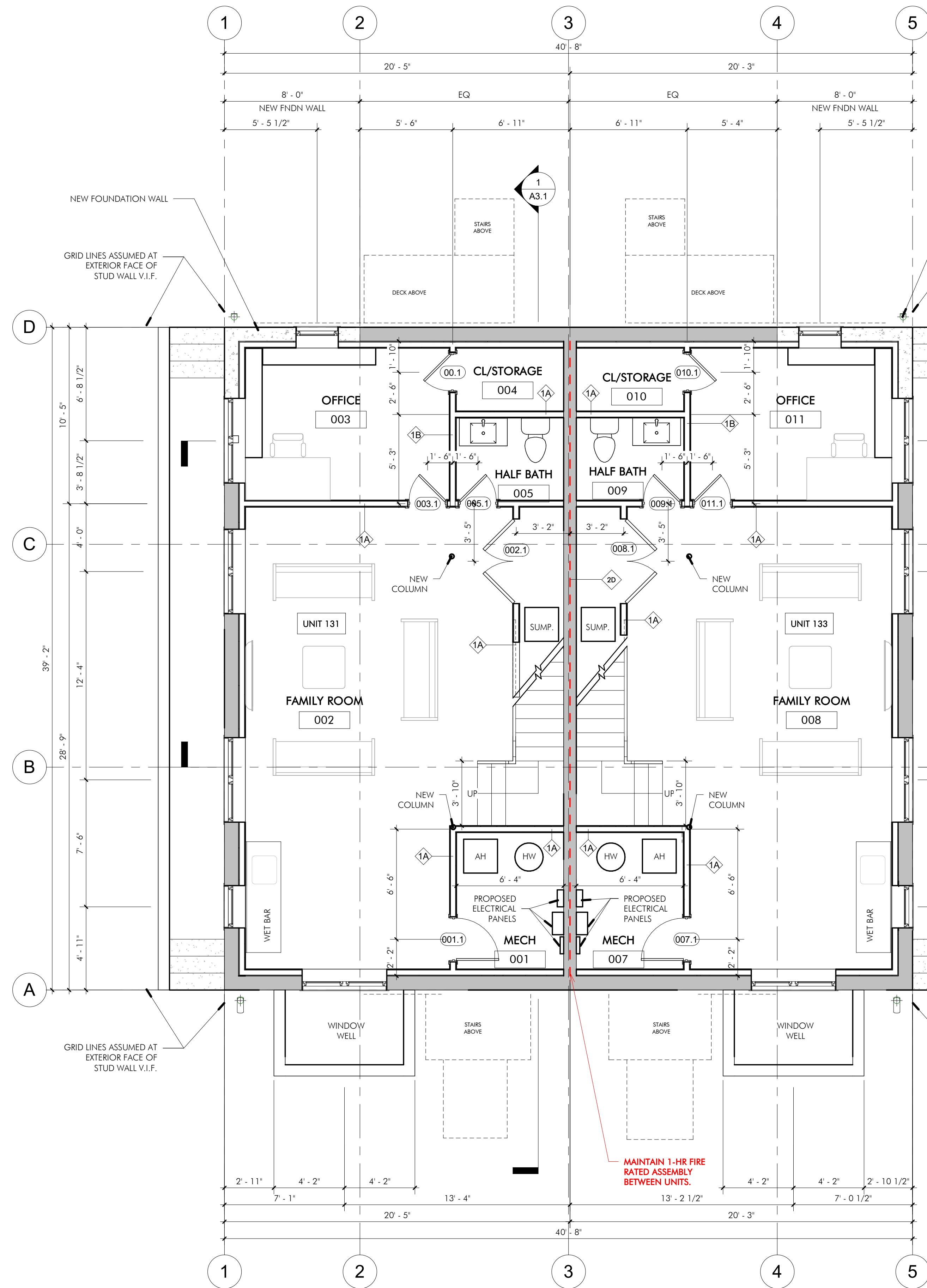
OWNER:  
133 Fayerweather St  
Cambridge, MA

Framing Plans

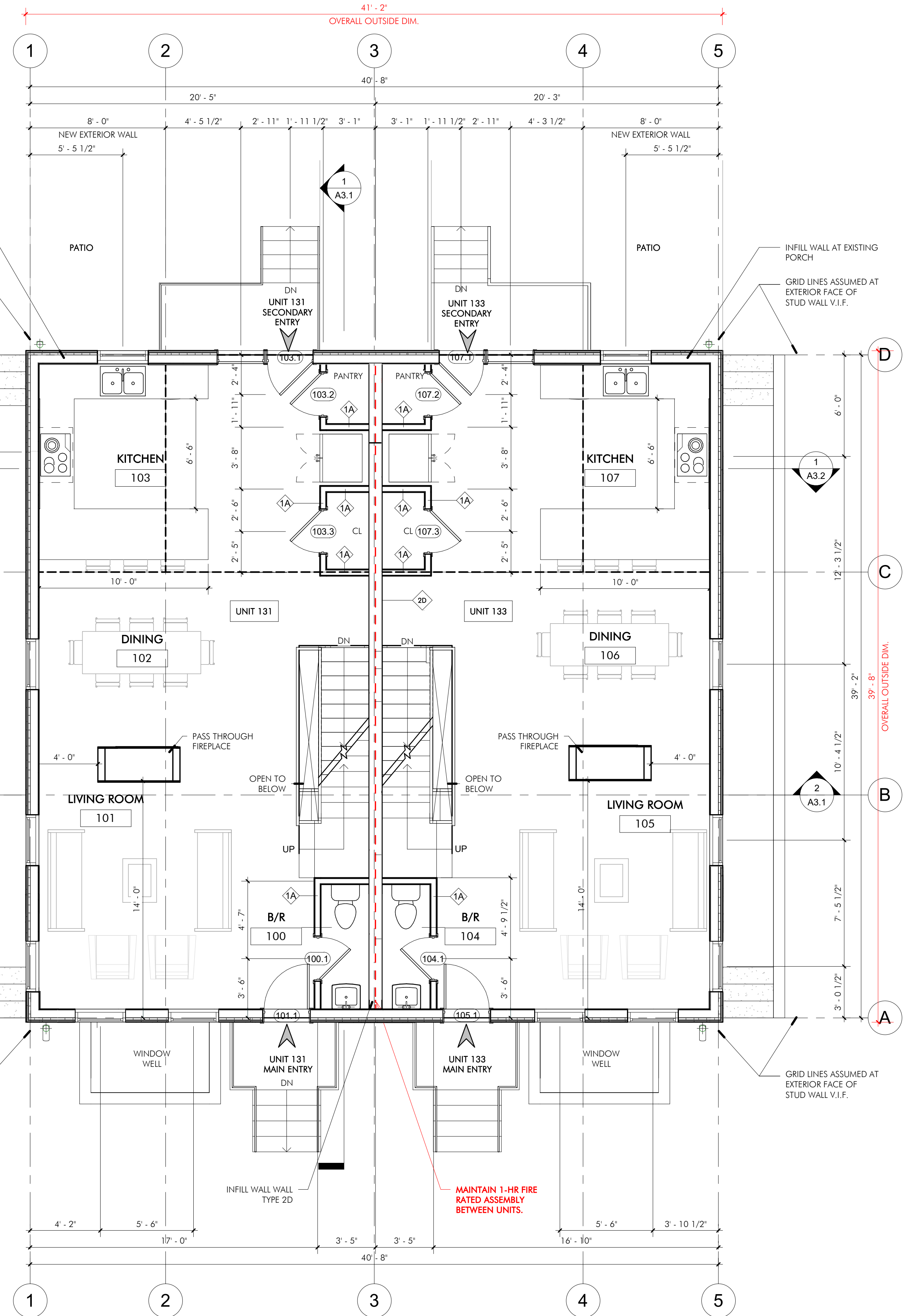
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S102





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



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

PERMIT SET

REVISIONS		
No.	Description	Date



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Project: 133 FAYERWEATHER  
Address: 133 FAYERWEATHER STREET  
CAMBRIDGE, MA 02138

Title: PROPOSED FLOOR PLANS

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2125  
Date: 2023.09.30  
Scale: 1/4" = 1'-0"  
Drawn by: GA

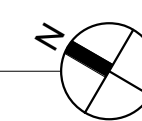
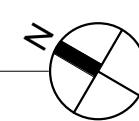
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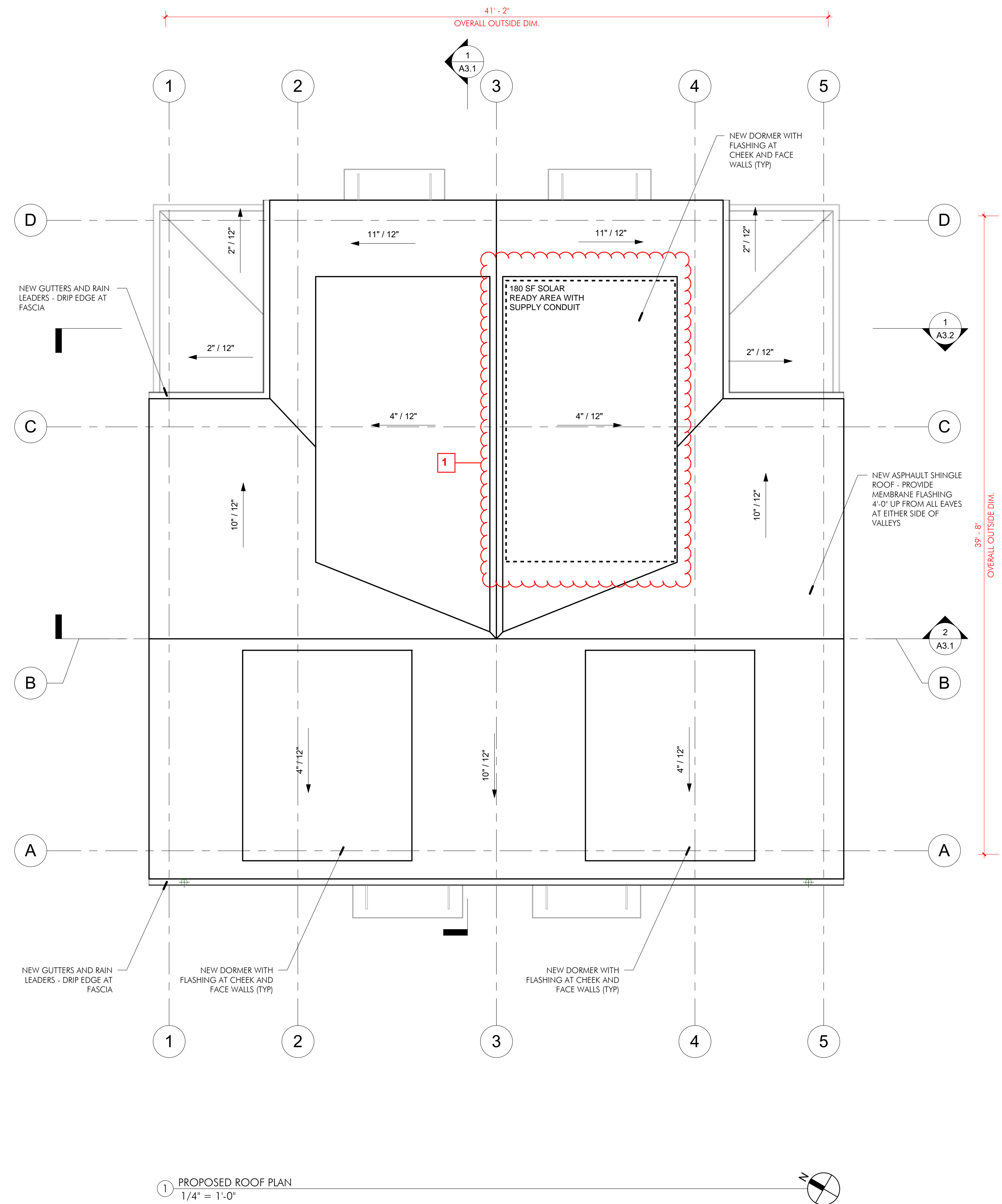


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## PERMIT SET

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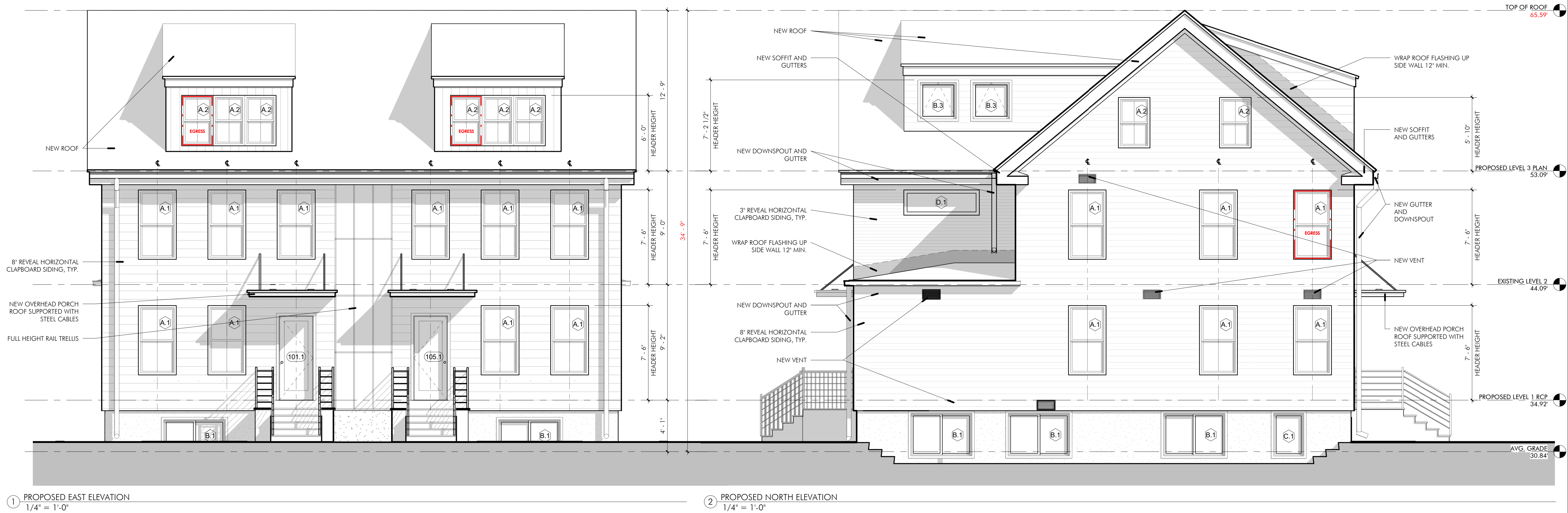
**AndersonPorterDesign**  
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Project:	133 FAYERWEATHER
Address:	133 FAYERWEATHER STREET CAMBRIDGE, MA 02138

Title: PROPOSED ROOF PLAN

Drawing Issued By: ANDERSON PORTER DESIGN	
Project #:	2125
Date:	2023.09.30
Scale:	1/4" = 1'-0"
Drawn by:	GA

A1.3



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

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

PERMIT SET

REVISIONS		
No.	Description	Date

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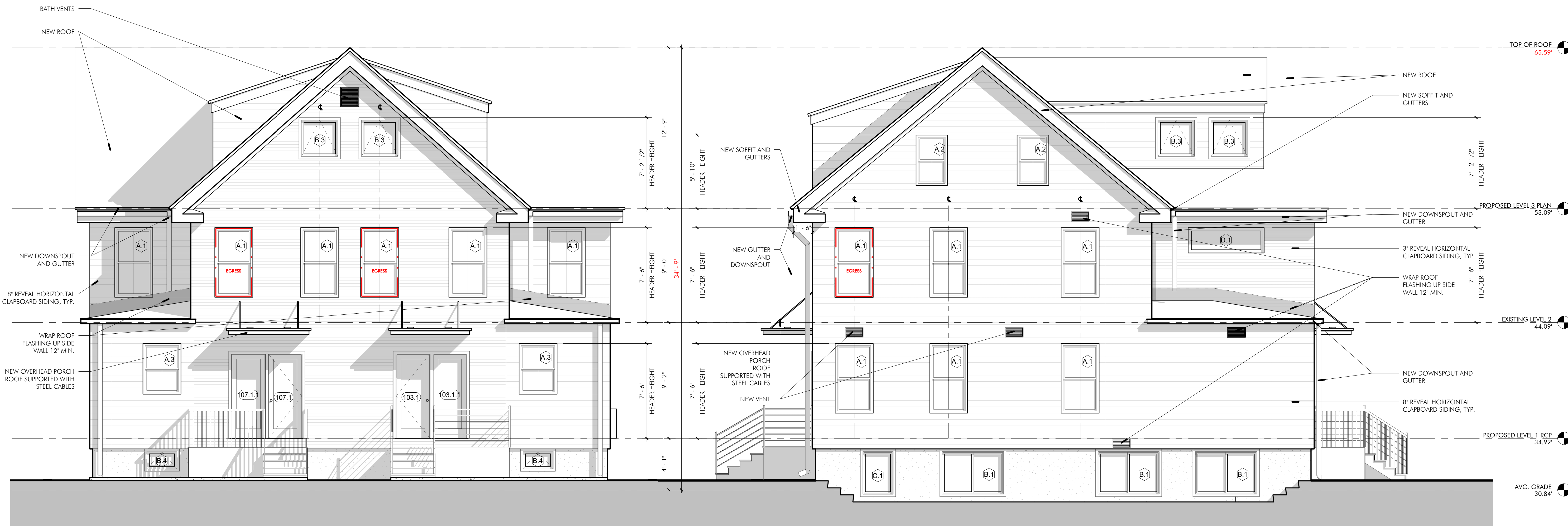
Project: 133 FAYERWEATHER  
Address: 133 FAYERWEATHER STREET  
CAMBRIDGE, MA 02138

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2125  
Date: 2023.09.30  
Scale: 1/4" = 1'-0"  
Drawn by: GA

A2.1





PERMIT SET

REVISIONS		
No.	Description	Date

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Project: 133 FAYERWEATHER  
Address: 133 FAYERWEATHER STREET  
CAMBRIDGE, MA 02138

Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN  
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Scale: 1/4" = 1'-0"  
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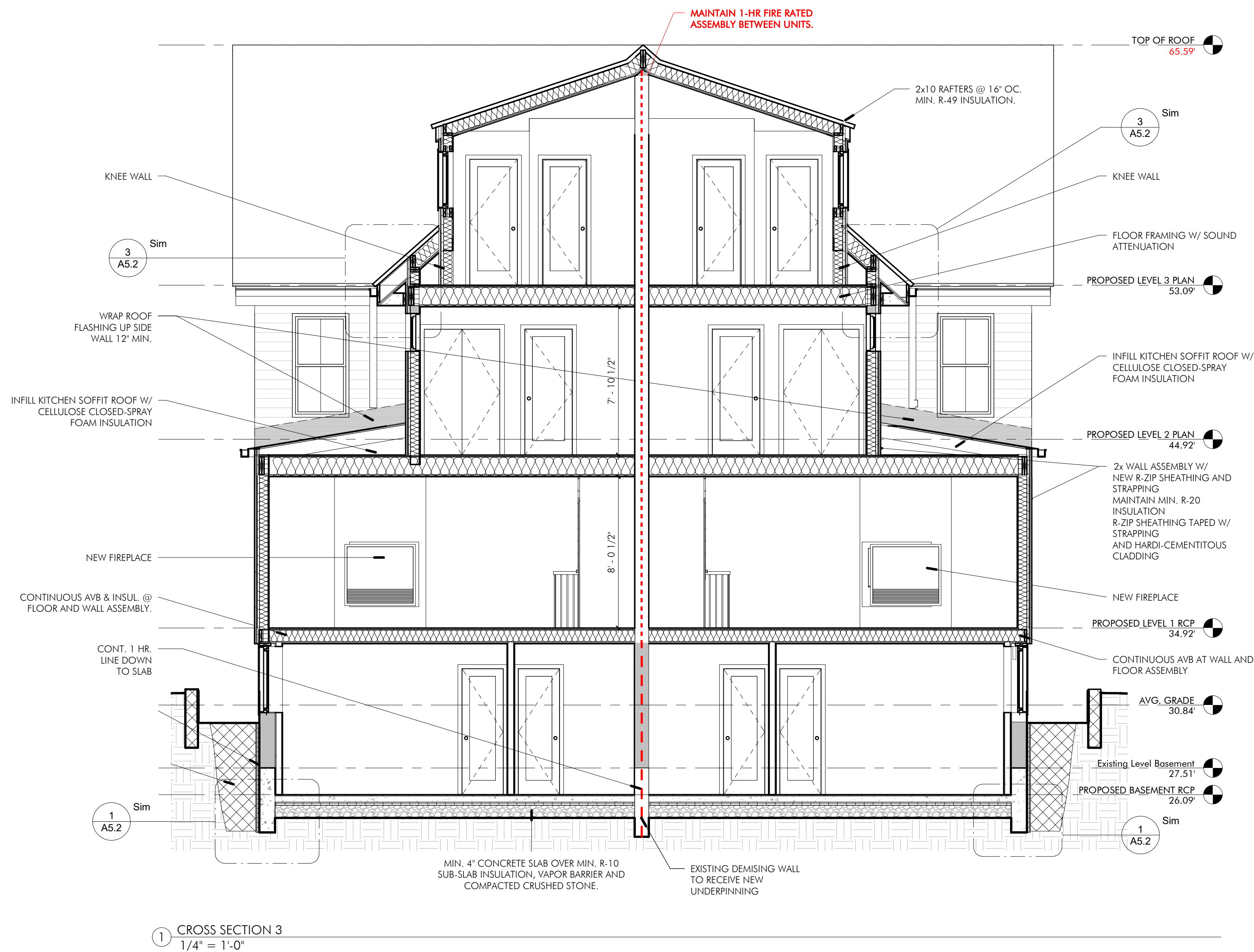
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Project #:	2125	Drawn No.  <h1>A3.1</h1>
Date:	2023.09.30	
Scale:	1/4" = 1'-0"	
Drawn by:	GA	







1 CROSS SECTION 3  
1/4" = 1'-0"

PERMIT SET

REVISIONS		
No.	Description	Date



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Project: 133 FAYERWEATHER  
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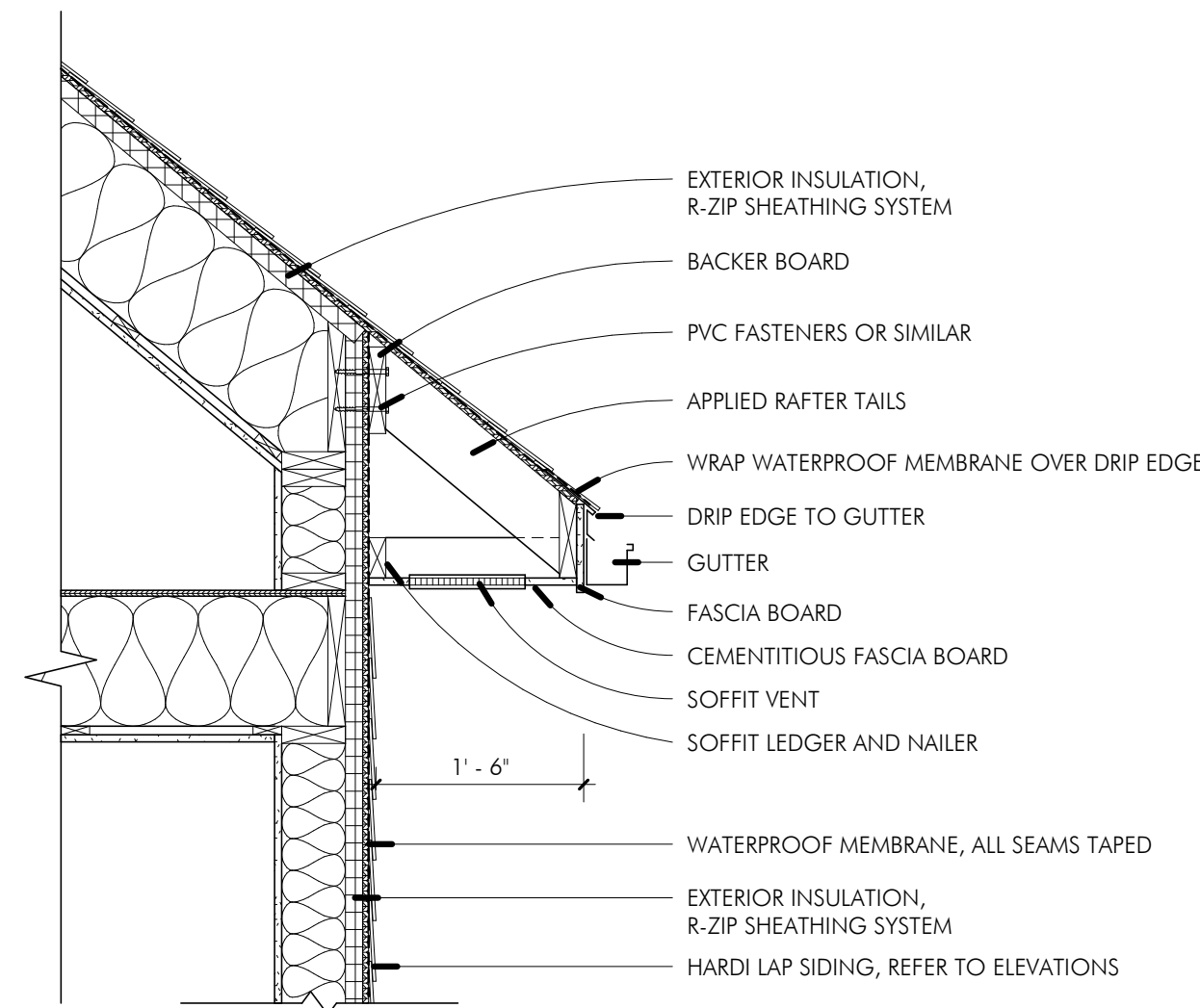
Title: PROPOSED SECTIONS

Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2125  
Date: 2023.09.30  
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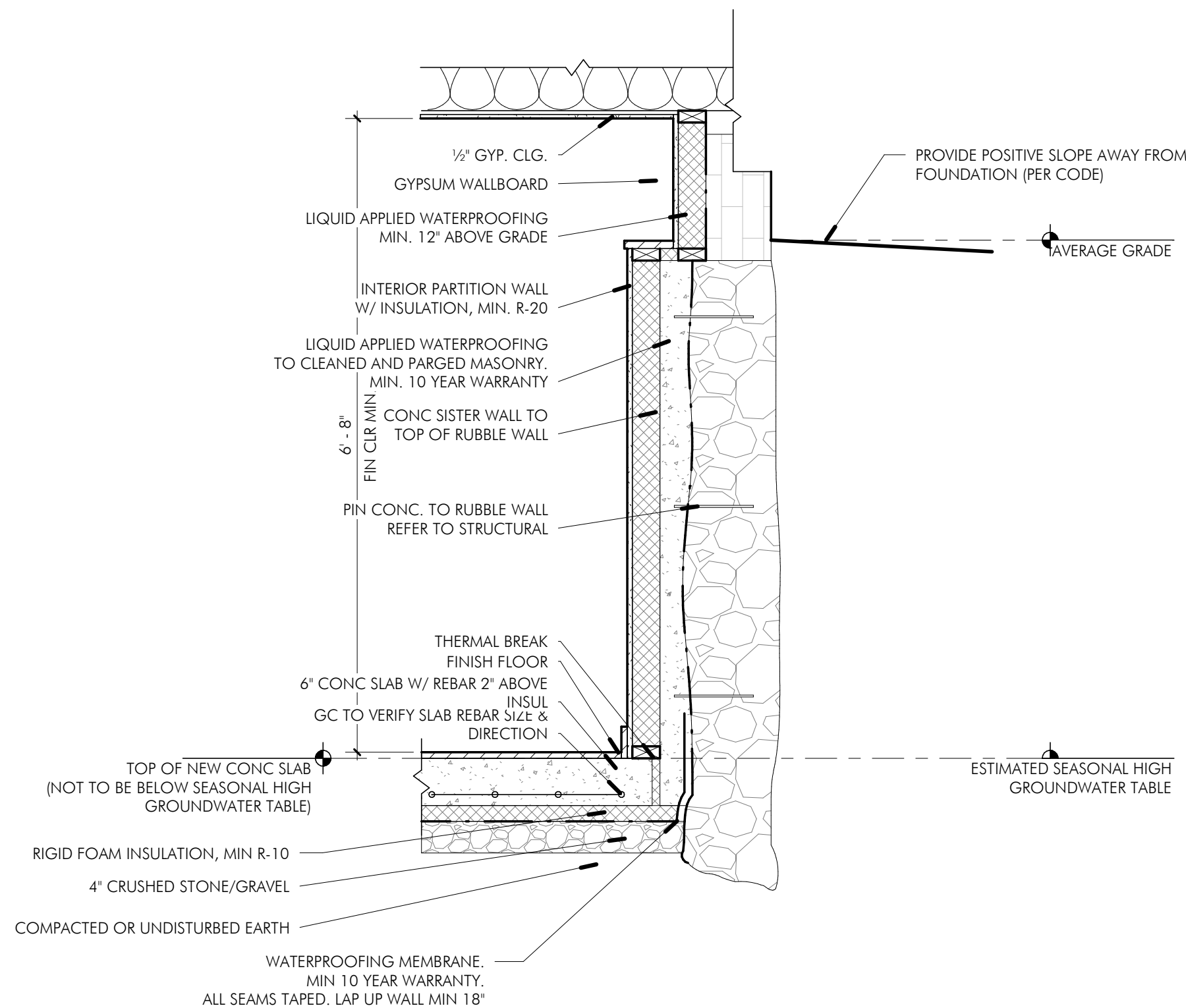
A3.2



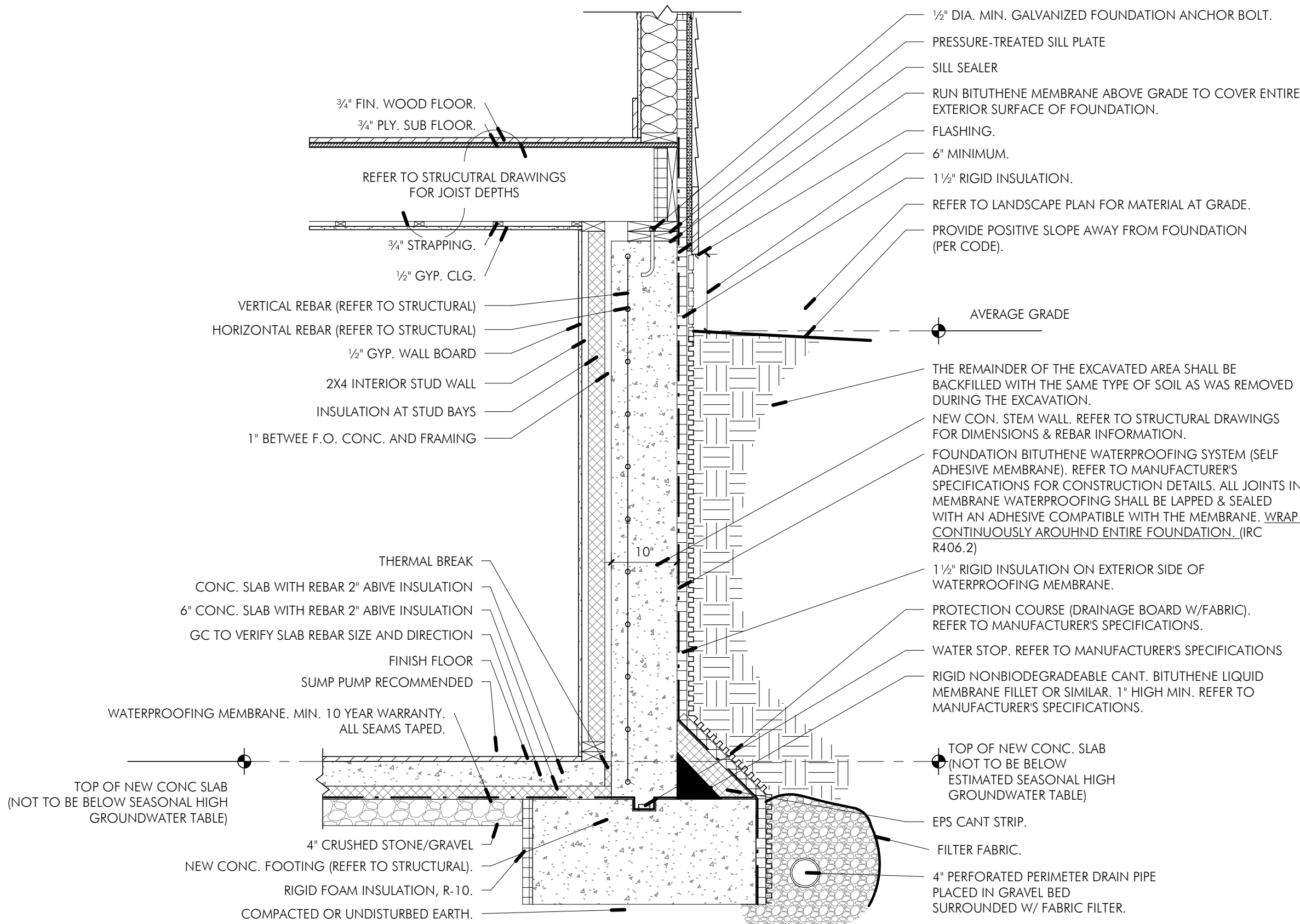




3 TYPICAL EAVE DETAIL  
3/4" = 1'-0"



1 SUBSTRUCTURE WATERPROOFING (FOR EXISTING FOUNDATION)  
3/4" = 1'-0"



2 SUBSTRUCTURE WATERPROOFING (FOR NEW FOUNDATION)  
3/4" = 1'-0"

PERMIT SET

REVISIONS		
No.	Description	Date
REV 1	REVISED DIMENSIONS FOR ZONING OFFICIALS	2023.11.28
REV 2	REVISED WINDOW SCHEDULE	2023.12.07



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Project: 133 FAYERWEATHER  
Address: 133 FAYERWEATHER STREET  
CAMBRIDGE, MA 02138

TYPICAL DETAILS

Drawing Issued By:	ANDERSON PORTER DESIGN	
Project #:	2125	Drawn No.
Date:	2023.09.30	
Scale:	3/4" = 1'-0"	
Drawn by:	GA	

A5.2

DOOR TYPES

1

2

3

DOOR NOTES:

- Door finish & style to be determined by owner.
- Door hardware to be determined by owner.
- See floor plans to direction of swing.
- All glass in doors and sidelites to be tempered.
- Match door panel style with existing, verify in field prior to ordering.

Door Schedule					
Mark	Width	Height	Door Elevation	Manufacturer	Comments
00.1	2' - 2"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
001.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
002.1	5' - 0"	6' - 8"	3	GC TO COORDINATE W/ CLIENT	
003.1	2' - 2"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
005.1	2' - 2"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
007.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
008.1	5' - 0"	6' - 8"	3	GC TO COORDINATE W/ CLIENT	
009.1	2' - 2"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
010.1	2' - 2"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
011.1	2' - 2"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
100.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
101.1	2' - 8"	6' - 8"	1	GC TO COORDINATE W/ CLIENT	
103.1	2' - 8"	6' - 8"	1	GC TO COORDINATE W/ CLIENT	
103.1.1	2' - 8"	6' - 8"		GC TO COORDINATE W/ CLIENT	FULL GLASS SIDELIGHT
103.2	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
103.3	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
104.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
105.1	2' - 8"	6' - 8"	1	GC TO COORDINATE W/ CLIENT	
107.1	2' - 8"	6' - 8"	1	GC TO COORDINATE W/ CLIENT	
107.1.1	2' - 8"	6' - 8"		GC TO COORDINATE W/ CLIENT	FULL GLASS SIDELIGHT
107.2	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
107.3	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
200.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
200.2	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
201.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
201.2	4' - 0"	6' - 8"	3	GC TO COORDINATE W/ CLIENT	
202.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
203.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
203.2	4' - 0"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
204.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
204.2	4' - 0"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
205.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
205.2	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
206.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
206.2	4' - 0"	6' - 8"	3	GC TO COORDINATE W/ CLIENT	
207.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
208.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
208.2	4' - 0"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
209.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
209.2	4' - 0"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
300.1	4' - 0"	6' - 8"	3	GC TO COORDINATE W/ CLIENT	
300.2	2' - 4"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
301.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
301.2	2' - 4"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
302.1	4' - 0"	6' - 8"	3	GC TO COORDINATE W/ CLIENT	
302.2	2' - 4"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
303.1	2' - 6"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	
303.2	2' - 4"	6' - 8"	2	GC TO COORDINATE W/ CLIENT	

WINDOW TYPES

A

B.1

B.3

B.4

C

D

WINDOW NOTES:

- Windows Manufacturer to be selected by owner, match existing style and color.
- Contractor to verify if impact resistant glass is required prior to ordering of windows.
- All bedrooms to have an window sized to meet emergency escape and rescue opening minimum size as specified by the IRC 2015.
- Contractor to verify with selected manufacturer data and submit to Architect for review prior to ordering.
- Contractor to verify locations which require tempered glass prior to ordering.
- Contractor to verify existing window opening sizes prior to ordering.

ALL WINDOWS WITH SILLS BELOW 24" REQUIRE OPENING LIMITERS OF 4" OR LESS IF SILL IS GREATER THAN 72" ABOVE GRADE.

TEMPERED GLASS REQUIRED FOR ALL GLAZING 18" OR LOWER AFF. REFER TO ELEVATIONS

BEDROOM EMERGENCY ACCESS OPENINGS PROVIDE MINIMUM NET CLEAR OPENING OF 5.75F MINIMUM HEIGHT OF 24" MINIMUM WIDTH OF 20"

Window Schedule					
Type Mark	Count	Manufacturer	Width	Height	Comments
A.1	28	Andersen Corporation	3' - 0"	5' - 6"	
A.2	10	Andersen Corporation	2' - 6"	4' - 0"	
A.3	2	Andersen Corporation	3' - 0"	4' - 0"	
B.1	8	Andersen Corporation	5' - 0"	3' - 6"	
B.3	6	Andersen Corporation	3' - 0"	3' - 0"	
B.4	2	Andersen Corporation	2' - 6"	1' - 6"	
C.1	2	Andersen Corporation	2' - 6"	3' - 6"	
D.1	2	Andersen Corporation	6' - 0"	2' - 0"	

1A

TYPE "1A"  
2x4" INTERIOR WALL

1B

TYPE "1B"  
2x4" FURRING WALL

2A

TYPE "2A"  
2x6" INTERIOR WALL

2D

TYPE "2D"  
INTERIOR - CONTINUOUS FIRE SEPARATION  
MIN. (1-HR RATED)

UL-U493 / STC 64 / IIC 50+

ANDERSON PORTER DESIGN

133 FAYERWEATHER

133 FAYERWEATHER STREET  
CAMBRIDGE, MA 02138

SCHEDULES AND DETAILS

PERMIT SET

REVISIONS		
No.	Description	Date



AndersonPorterDesign  
1972 Massachusetts Ave, 4th Floor  
Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

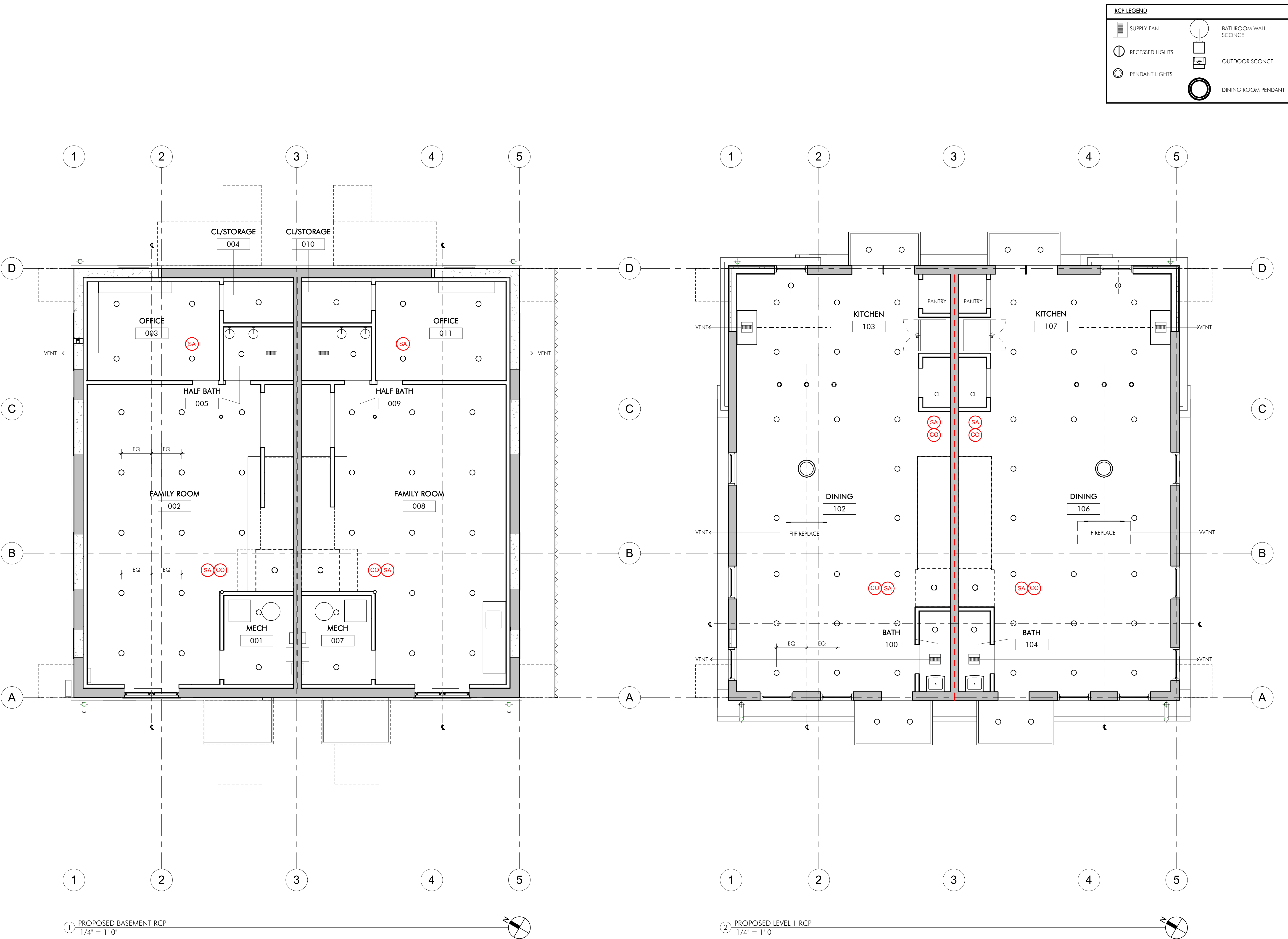
Project: 133 FAYERWEATHER  
Address: 133 FAYERWEATHER STREET  
CAMBRIDGE, MA 02138

Title: SCHEDULES AND DETAILS

Drawing Issued By: ANDERSON PORTER DESIGN

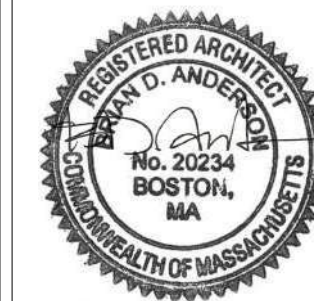
Project #:	2125	Drawn No.
Date:	2023.09.30	
Scale:	As indicated	
Drawn by:	GA	





PERMIT SET

REVISIONS		
No.	Description	Date
REV 1	REVISED DIMENSIONS FOR ZONING OFFICIALS	2023.11.28
REV 2	REVISED WINDOW SCHEDULE	2023.12.07



AndersonPorterDesign  
1972 Massachusetts Ave, 4th Floor  
Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

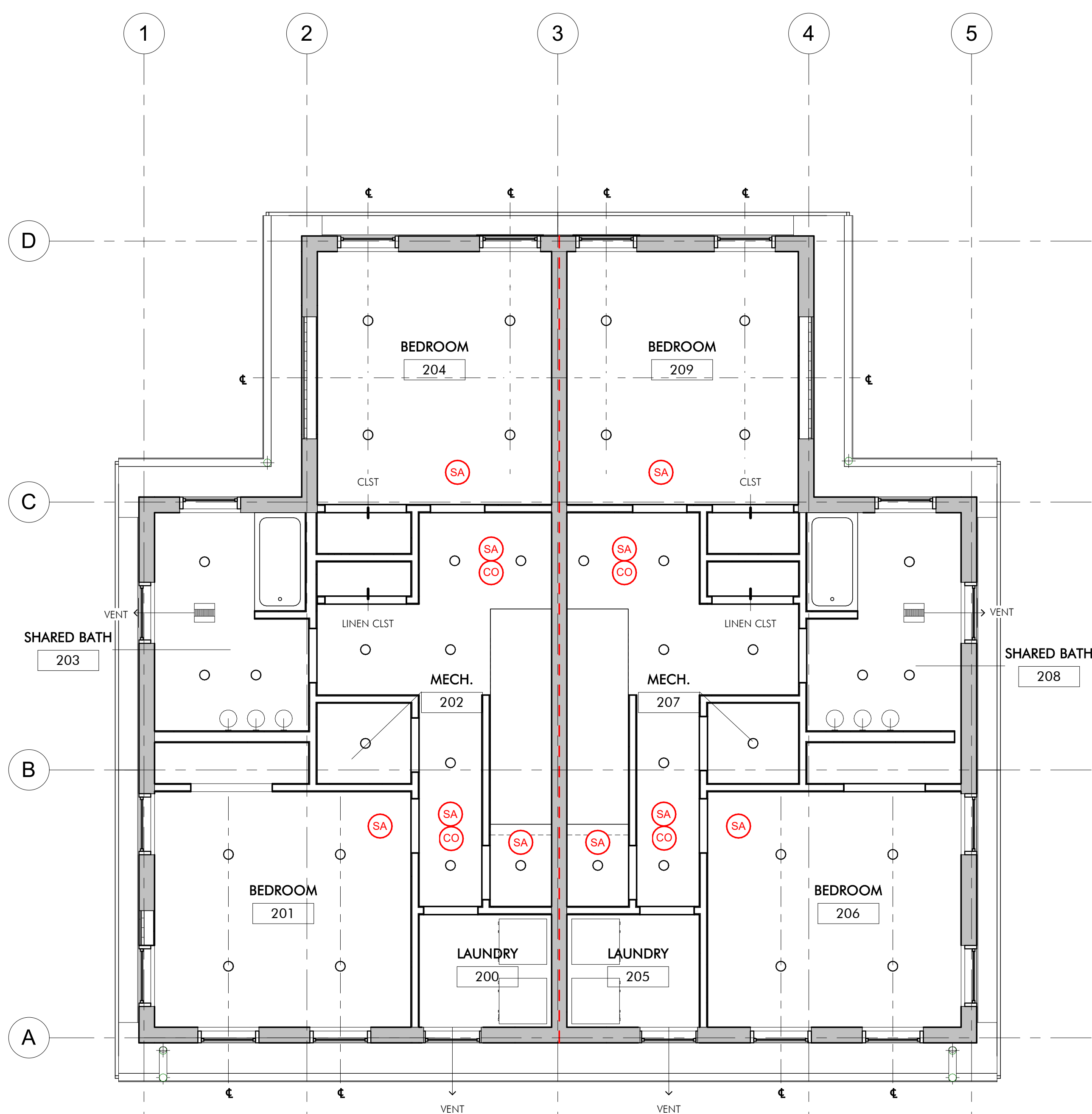
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Address: 133 FAYERWEATHER STREET  
CAMBRIDGE, MA 02138

Title: REFLECTED CEILING PLANS

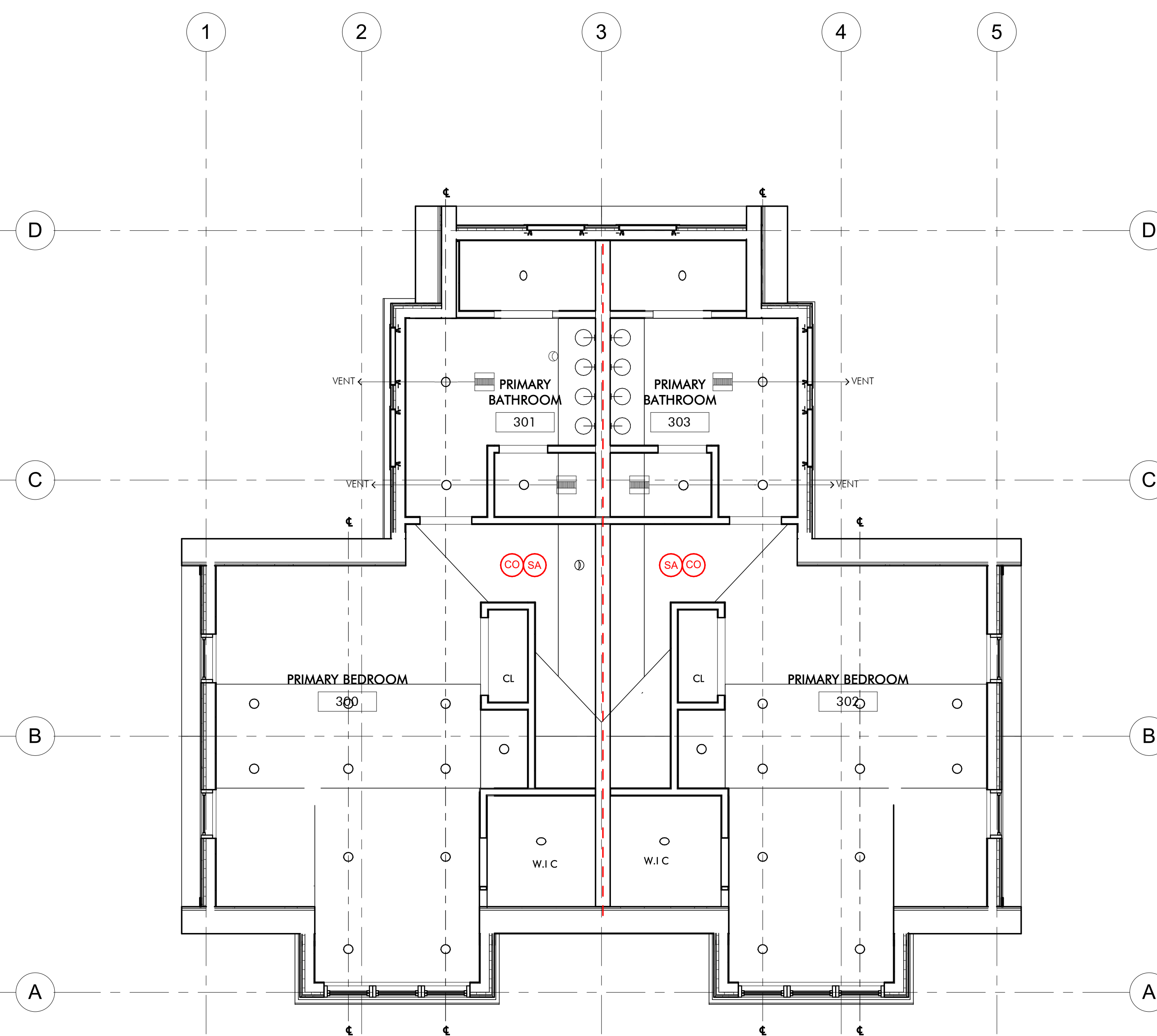
Drawing Issued By: ANDERSON PORTER DESIGN  
Project #: 2125  
Date: 2023.09.30  
Scale: As indicated  
Drawn by: GA

A8.1





A circular cross-section of a cylinder is shown. A shaded sector is defined by a central angle of  $2\alpha$ . A normal vector  $N$  is shown pointing outwards from the center of the circle.



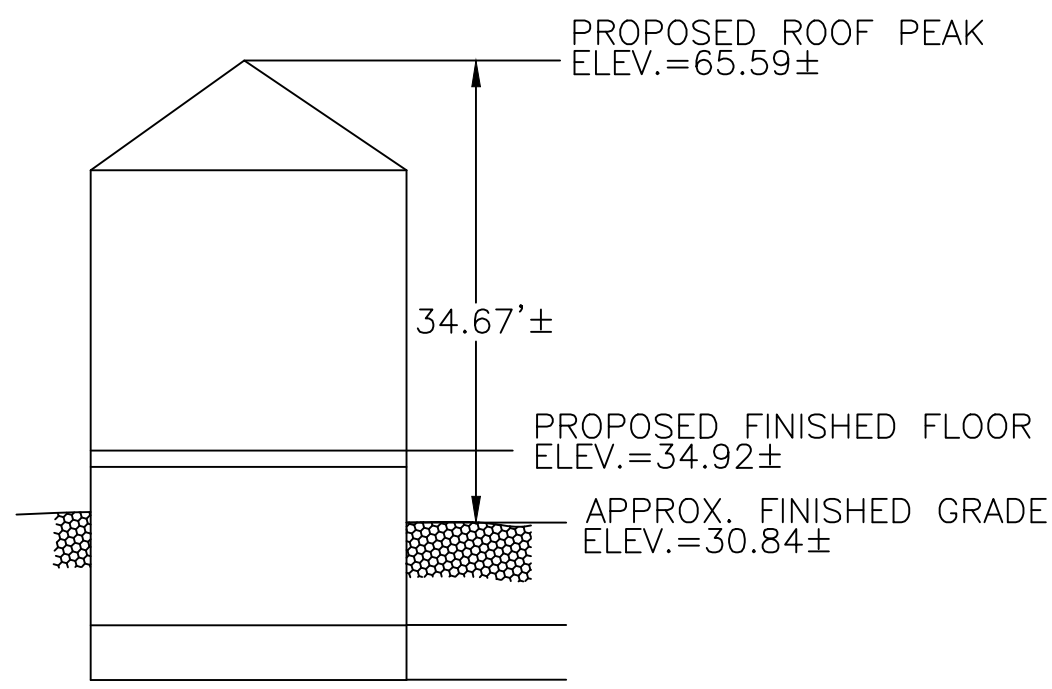
133 Fayerweather St.



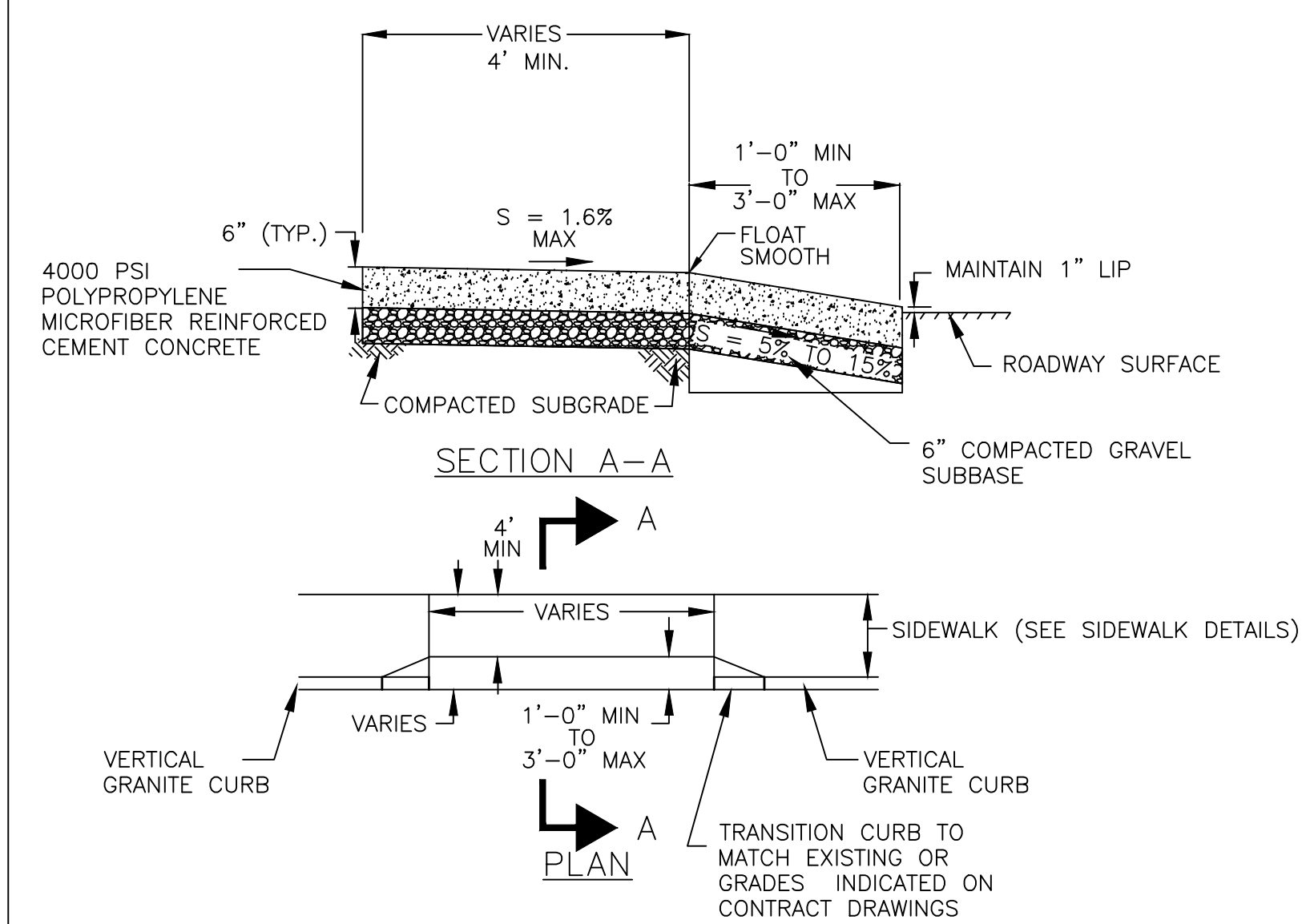
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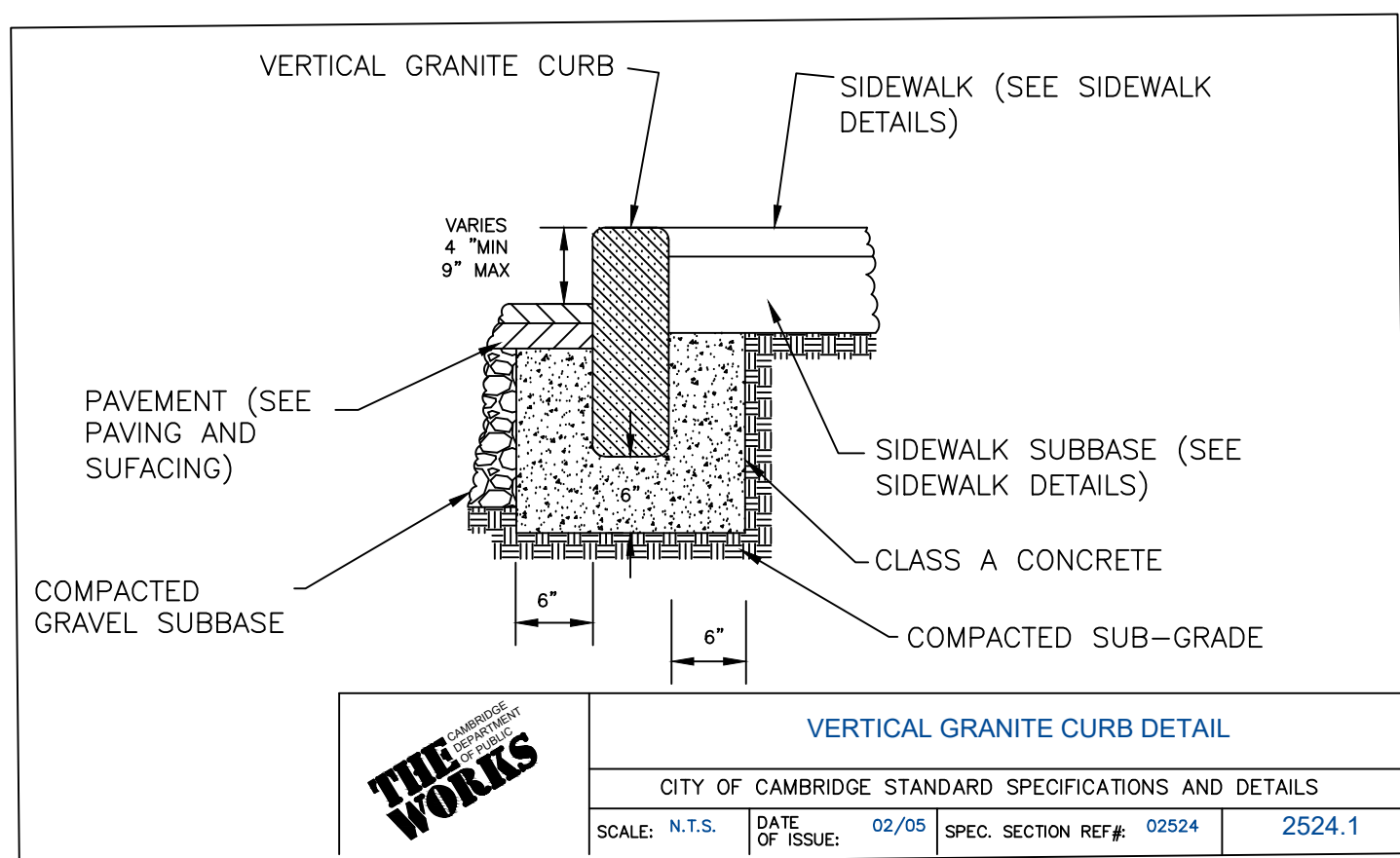




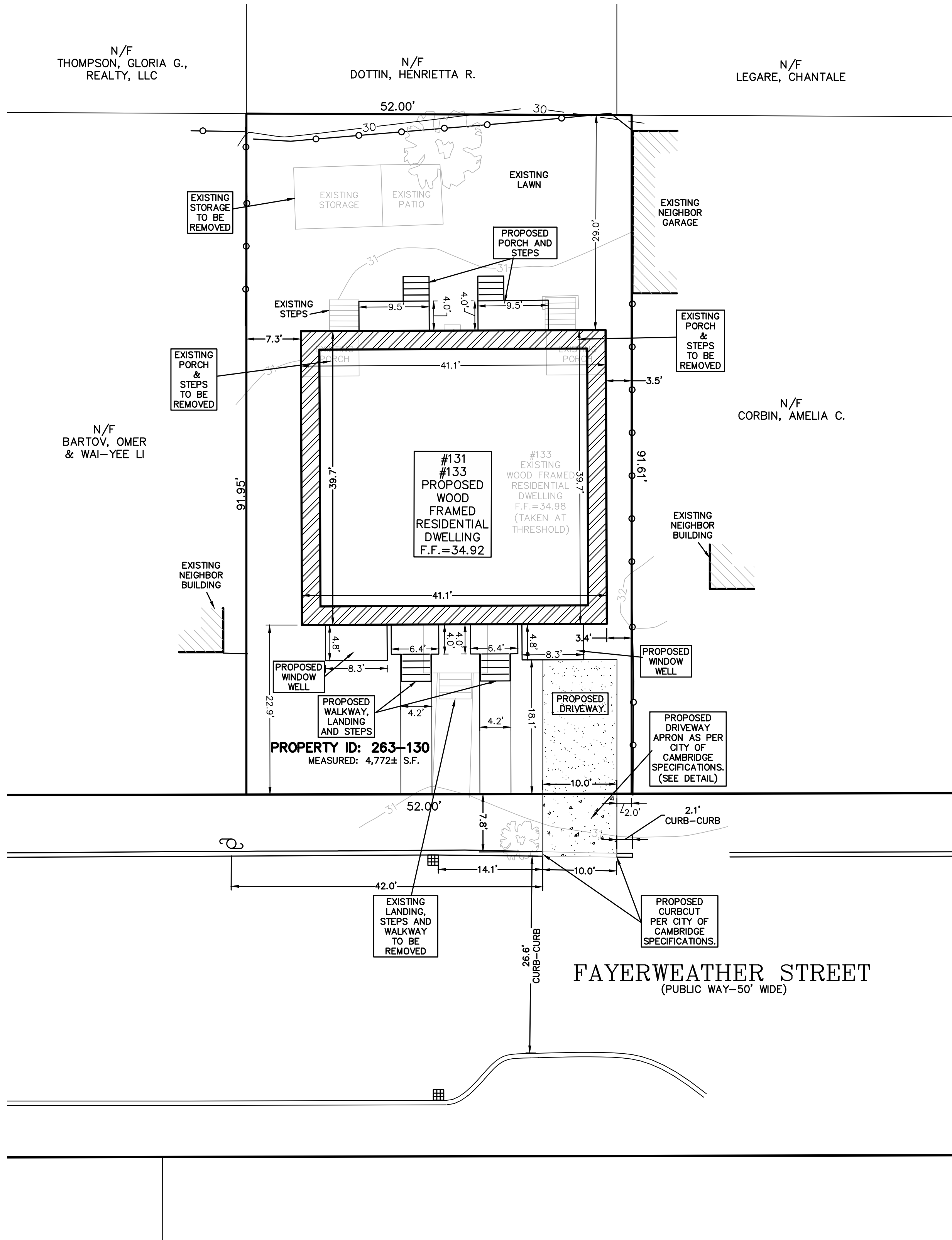
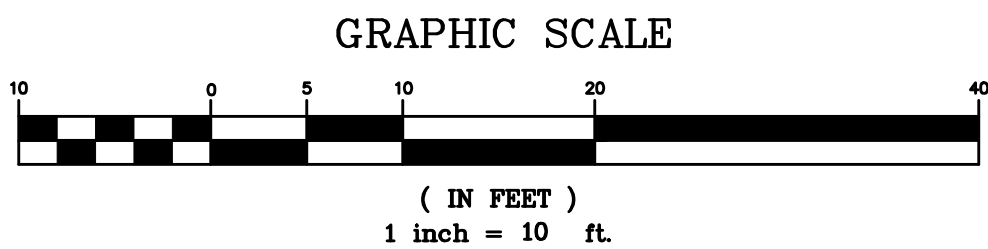
PROPOSED PROFILE  
NOT TO SCALE



	CEMENT CONCRETE DRIVEWAY APRON DETAIL			
	CITY OF CAMBRIDGE STANDARD SPECIFICATIONS AND DETAILS			
	SCALE: N.T.S.	DATE OF ISSUE: 01 / 19	SPEC. SECTION REF#: 02524	2524.5



	VERTICAL GRANITE CURB DETAIL			
	CITY OF CAMBRIDGE STANDARD SPECIFICATIONS AND DETAILS			
	SCALE: N.T.S.	DATE OF ISSUE: 02/05	SPEC. SECTION REF#: 02524	2524.1



LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11/15/2021.
  2. DEED REFERENCE: DOC# 792718, BOOK 01053, PAGE 197  
PLAN REFERENCE 1: BOOK 300, PAGE 505, CERTIFICATE 48137, PLAN No. 16992A  
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
  3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
  4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.
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  6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
  7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
  8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.

SCALE 1"=10'				
DATE 01/23/25	REV	DATE	REVISION	BY
SHEET 1	133 FAYERWEATHER STREET CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1	CURB CUT PLAN			
CLIENT:				
DRAWN BY JM	<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 1 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com			
CHKD BY PJN				
APPD BY				
PJN				

PETER NOLAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF MASSACHUSETTS  
NO. 4918

SHEET NO.  
**1**





## CITY OF CAMBRIDGE

### APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of

1251 Fayerweather

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

133 Fayerweather st

Signed:

[Signature]

Date:

2/3/25

Address:

To Whom It May Concern:

As owner or agent of

136 Fayerweather Street

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

133 Fayerweather st

Signed:

[Signature]

Date:

2/4/25

Address:

To whom it may concern,

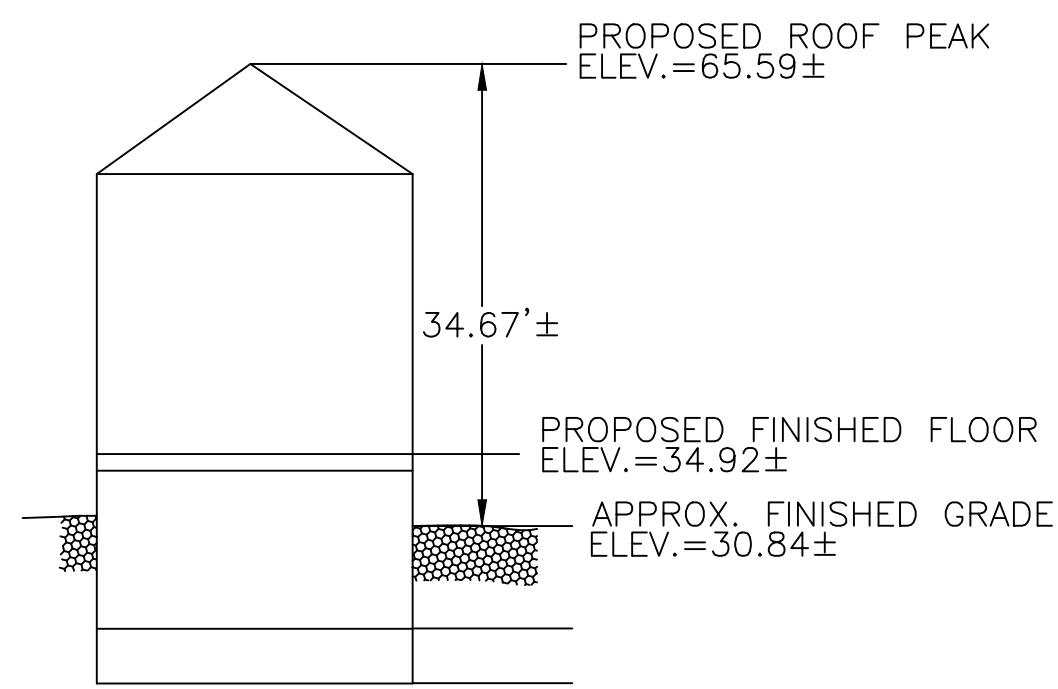
With respect to obtaining abutters signatures, we were unsuccessful in getting a hold of the owners at 106-108 Chilton St which is the property located directly behind 133 Fayerweather. We were also unsuccessful in getting a hold of the owners at 135-137 Fayerweather St. We knocked on the door for a week and a half straight at different times of the day. It did seem like the folks at 135-137 Fayerweather were home with the lights on, but they never answered the door and we never caught them coming out of the house. Same story with the folks that own the property directly behind us at 106-108 Chilton, however, I never saw any lights on. We exhausted all options and hope you accept this letter as a means of doing our best to get abbuters signatures for our application of a curb cut at 133 Fayerweather St

Best,  
Daniel Ustayev  
Delson Filho  
(owners of 133 Fayerweather)

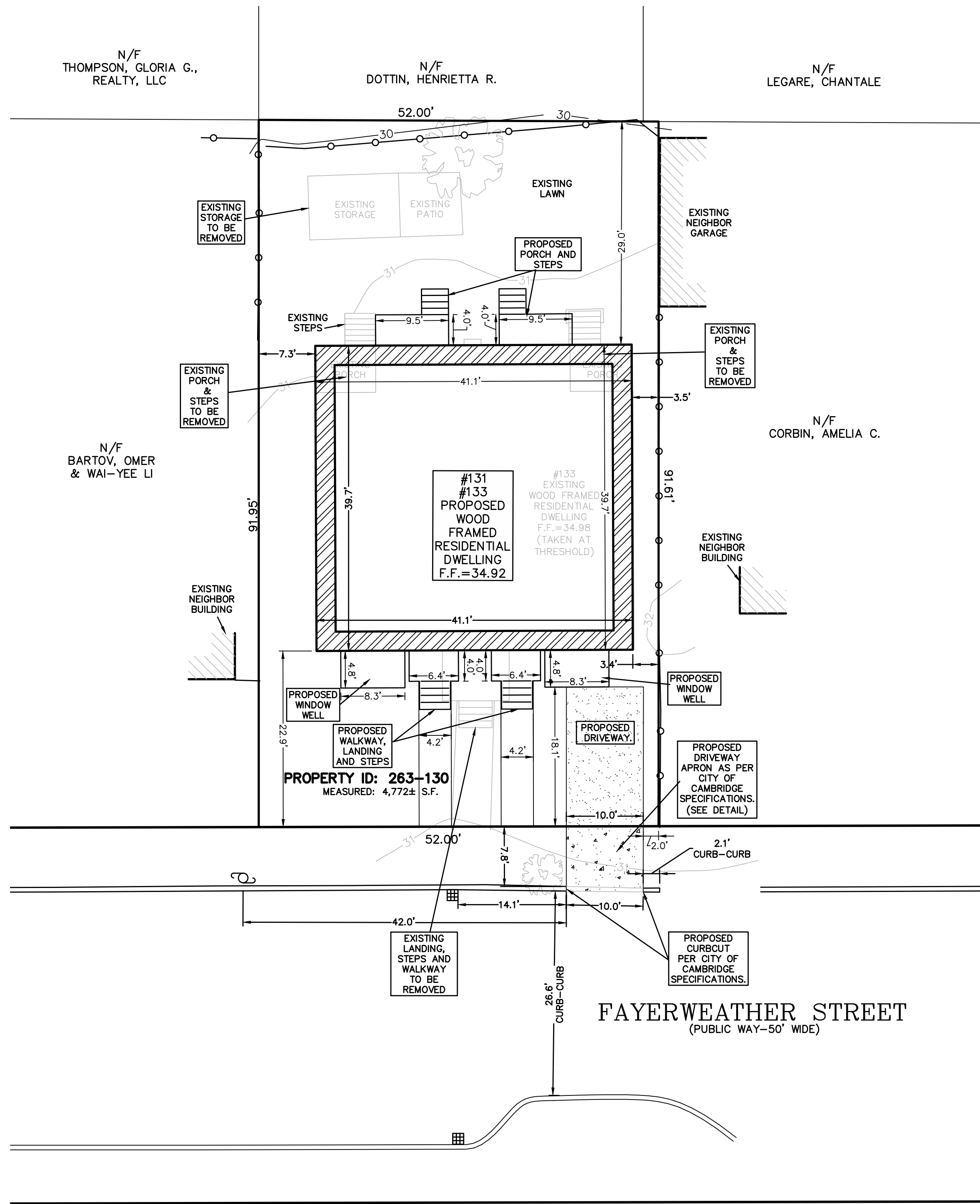
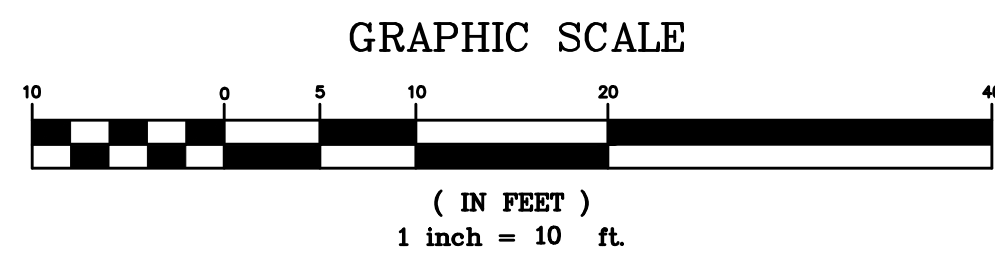
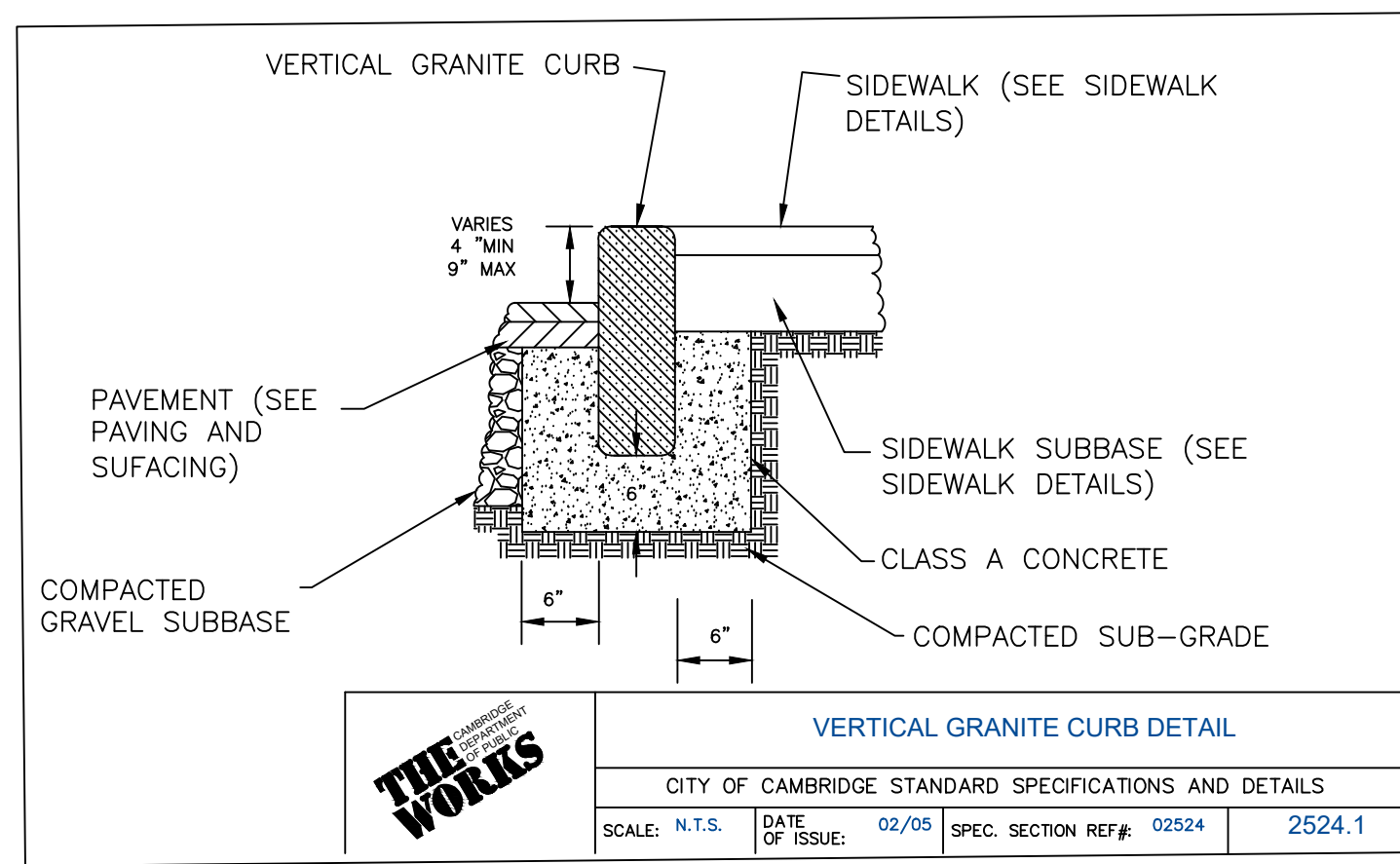
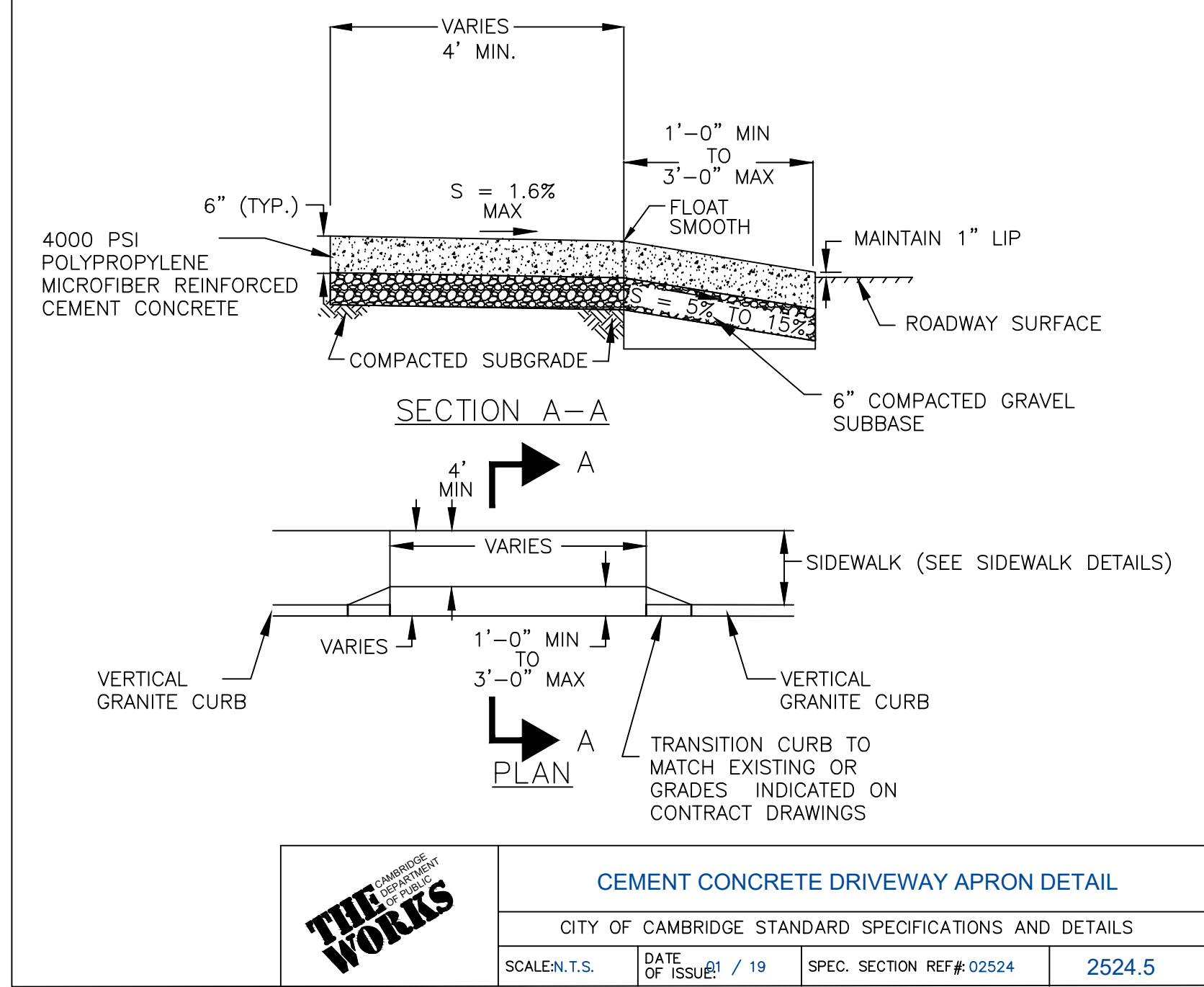








PROPOSED PROFILE  
NOT TO SCALE



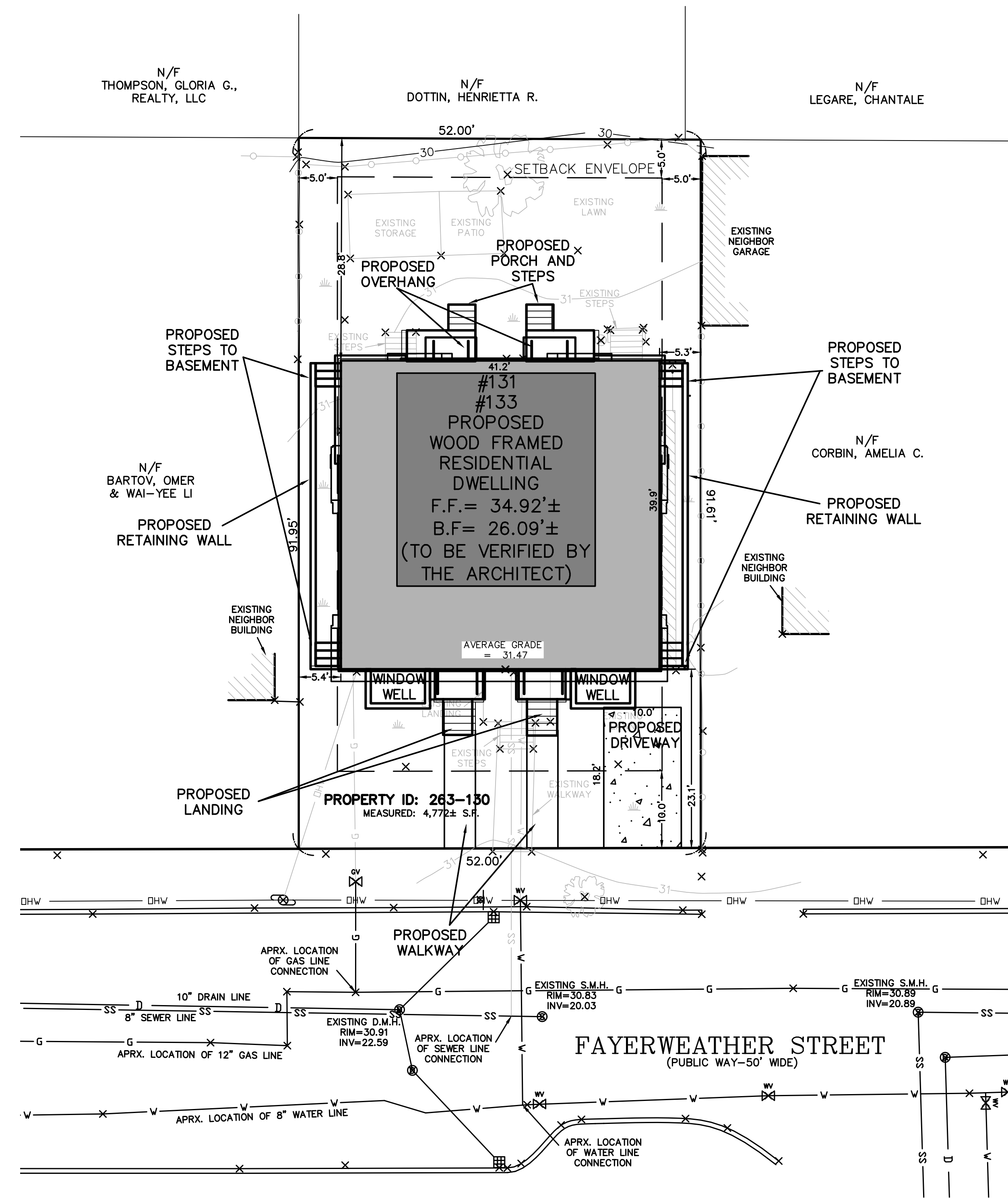
LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

NOTES:

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SCALE 1"=10'					
DATE 04/30/25	REV	DATE	REVISION	BY	
SHEET 1	133 FAYERWEATHER STREET CAMBRIDGE MASSACHUSETTS				
PLAN NO. 1 OF 1	CURB CUT PLAN				
CLIENT:					
DRAWN BY J.M	<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 1 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com				
CHKD BY P.J.N					
APPD BY					
P.J.N					
					SHEET NO. <b>1</b>

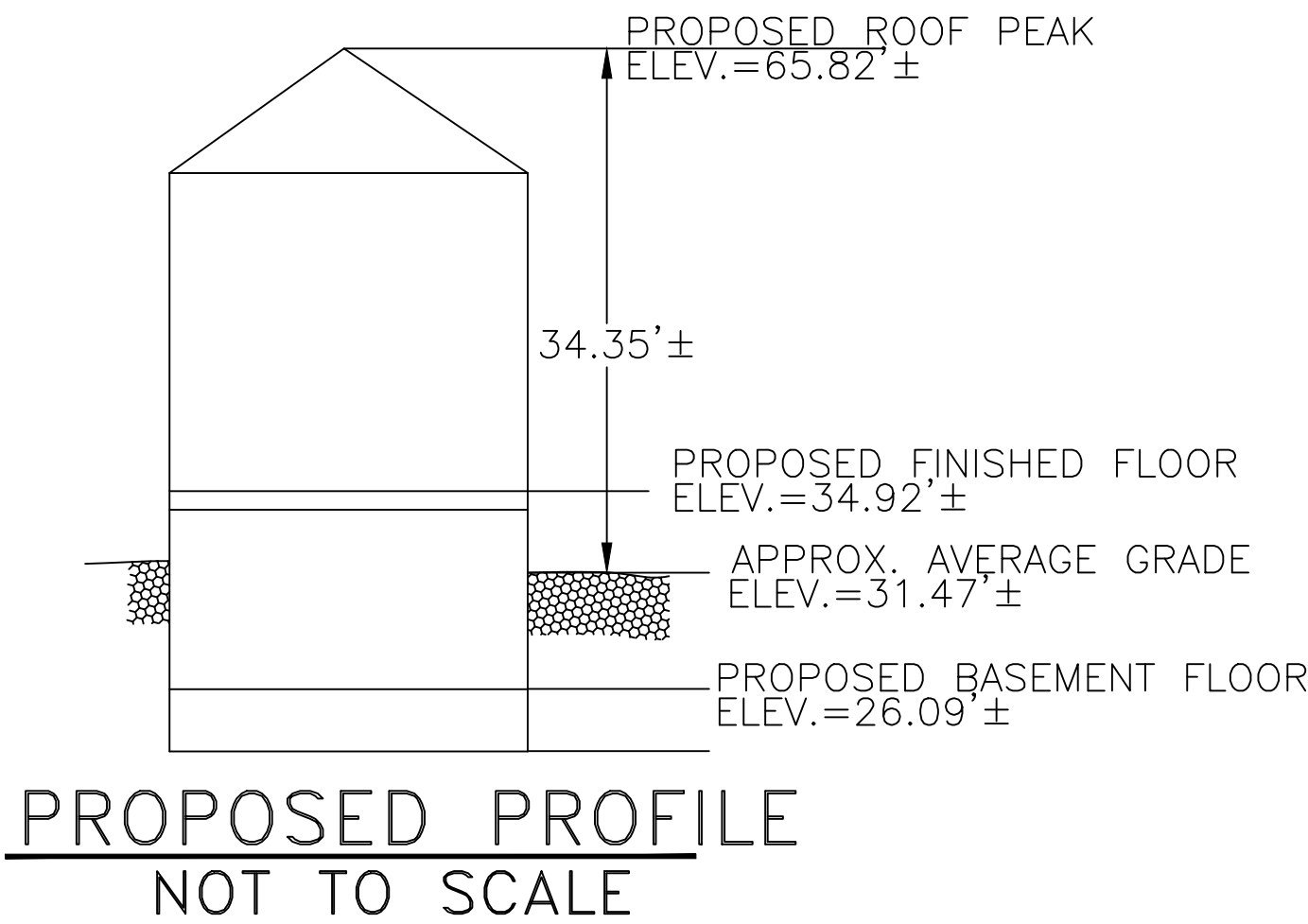
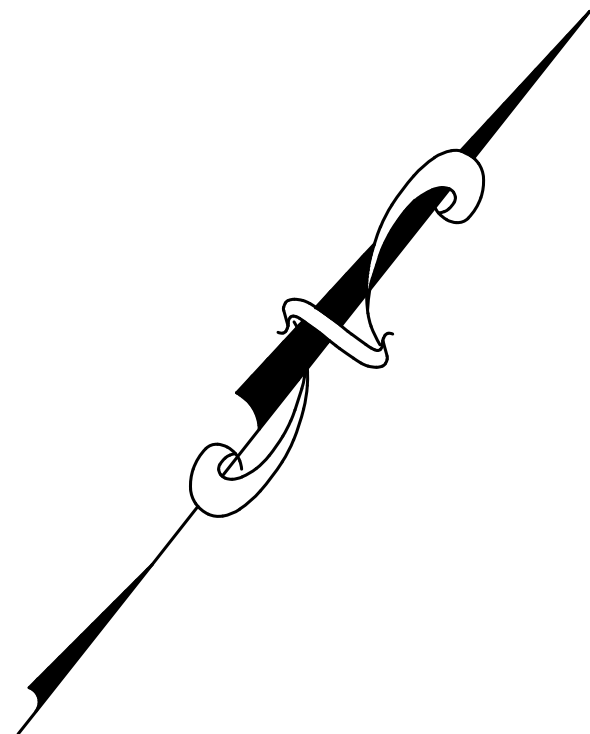
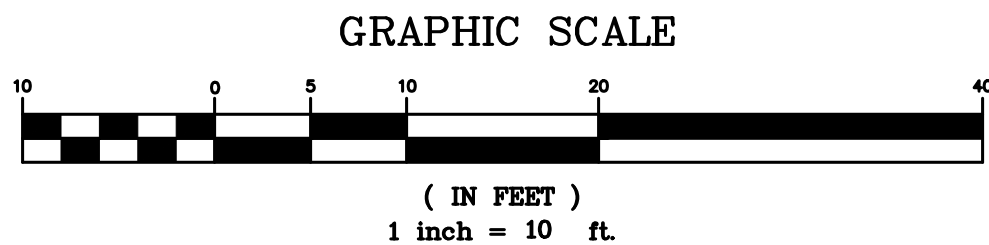



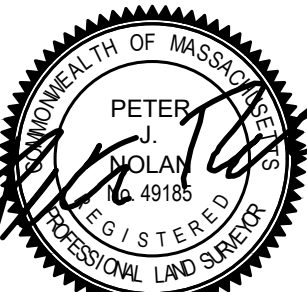


ZONING LEGEND			
C-1 MULTIFAMILY DWELLINGS			
		REQUIRED	PROPOSED
SETBACKS	FRONT (MIN)	10'	23.1'
	SIDE (MIN)	5'	5.3'
	REAR (MIN)	5'	28.8'
MAX. BLDG. HEIGHT		45.0'	34.35'
MAX. NO. STORIES		4	3
MIN. OS. RATIO		30%	52.85%

LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

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SCALE 1"=10'				
DATE 04/30/25	REV	DATE	REVISION	BY
SHEET 1	<b>133 FAYERWEATHER STREET CAMBRIDGE MASSACHUSETTS</b>			
PLAN NO. 1 OF 1				
CLIENT:	<b>PROPOSED PLOT PLAN</b>			
DRAWN BY TK				
CHKD BY P.J.N		<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 1 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com		
APPD BY P.J.N				
				
SHEET NO.				<b>1</b>

The map displays a residential area with numerous property lots, each labeled with a number. The streets shown include Chilton St, Fayerweather St, Saville St, and Granville Rd. A red line highlights a proposed road project, which appears to be a new road or a significant improvement to an existing one. A blue line indicates an existing road. The map also shows various lot numbers, such as 263-127, 263-128, 263-4, 123 Chilton St, 263-22, 356-A Concord Ave, 356 Concord Ave, 262-133, 260-54, 263-5, 115 Chilton St, 119 Chilton St, 263-6, 117 Chilton St, 120 Chilton St, 263-23, 352 Concord Ave, 350 Concord Ave, 346 Concord Ave, 344 Concord Ave, 342 Concord Ave, 263-24, 263-25, 263-43, 263-26, 141 Fayerweather St, 263-44, 263-134, 111 Chilton St ROAD, 263-133, 263-112, 107 Chilton St, 105 Chilton St, 108 Chilton St, 263-42, 114 Chilton St, 263-41, 106 Chilton St, 139 Fayerweather St, 139-A Fayerweather St, 137 Fayerweather St, 135 Fayerweather St, 263-63, 61 Saville St, 263-62, 59 Saville St, 57 Saville St, 263-61, 263-121, 102 Chilton St, 263-40, 263-129, 131 Fayerweather St, 133 Fayerweather St, 263-39, 96 Chilton St, 263-38, 92 Chilton St, 263-37, 263-30, 125 Fayerweather St, 127 Fayerweather St, 136 Fayerweather St, 263-117, 56 Saville St, 134 Fayerweather St, 263-118, 263-31, 123 Fayerweather St, 132 Fayerweather St, 263-106, 121 Fayerweather St, 263-72, 128 Fayerweather St, 124 Fayerweather St, 122 Fayerweather St, 263-65, 61 Granville Rd, 63 Granville Rd, 59 Granville Rd, 57 Granville Rd, 263-66, 263-119, 263-107, 119 Fayerweather St, 263-115, 120 Fayerweather St, 263-116, 263-69, 263-67, 263-73, 263-90, 263-85, 263-98, 117 Fayerweather St, 117-A Fayerweather St, 105 Vassal Ln, 263-120, 263-119, 263-127, 263-128, 263-4, 123 Chilton St, 263-22, 356-A Concord Ave, 356 Concord Ave, 262-133, 260-54, 263-5, 115 Chilton St, 119 Chilton St, 263-6, 117 Chilton St, 120 Chilton St, 263-23, 352 Concord Ave, 350 Concord Ave, 346 Concord Ave, 344 Concord Ave, 342 Concord Ave, 263-24, 263-25, 263-43, 263-26, 141 Fayerweather St, 263-44, 263-134, 111 Chilton St ROAD, 263-133, 263-112, 107 Chilton St, 105 Chilton St, 108 Chilton St, 263-42, 114 Chilton St, 263-41, 106 Chilton St, 139 Fayerweather St, 139-A Fayerweather St, 137 Fayerweather St, 135 Fayerweather St, 263-63, 61 Saville St, 263-62, 59 Saville St, 57 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59 Saville St, 57 Saville St, 263-61, 263-121, 102 Chilton St, 263-40, 263-129, 131 Fayerweather St, 133 Fayerweather St, 263-39, 96 Chilton St, 263-38, 92 Chilton St, 263-37, 263-30, 125 Fayerweather St, 127 Fayerweather St, 136 Fayerweather St, 263-117, 56 Saville St, 134 Fayerweather St, 263-118, 263-31, 123 Fayerweather St, 132 Fayerweather St, 263-106, 121 Fayerweather St, 263-72, 128 Fayerweather St, 124 Fayerweather St, 122 Fayerweather St, 263-65, 61 Granville Rd, 63 Granville Rd, 59 Granville Rd, 57 Granville Rd, 263-66, 26



133 Fayerweather St.

Petitioner

263-42  
HUTCHINSON, GEORGE E., SR.,  
TR THE HUTCHINSON CHILTON TRUST  
118 CHILTON ST  
CAMBRIDGE, MA 02138

263-30  
K & A O'HANA PROPERTIES LLC  
592 HURON AVE. UNIT 2  
CAMBRIDGE, MA 02138

DANIEL USTAYEV  
47 RIPLEY STREET  
NEWTON, MA 02459

263-39  
THOMPSON, GLORIA G., REALTY, LLC  
82 CHILTON ST  
CAMBRIDGE, MA 02138

263-118  
BERGSON, JUDITH  
30 PRESTON RD.  
SOMERVILLE, MA 02143

263-130  
202 MIDDLESEX AVE LLC  
33 SACO ST  
NEWTON, MA 02464

263-41  
LEGARE, CHANTALE  
116 CHILTON ST  
CAMBRIDGE, MA 02138

263-63  
KASSAY, NUMAN & GUMJA KASSAY  
61 SAVILLE ST  
CAMBRIDGE, MA 02138

263-30  
BARTOV, OMER & WAI-YEE LI  
129 FAYERWEATHER ST UNIT 2  
CAMBRIDGE, MA 02138

263-31  
CHARLES, ROY P. WENDY U CHARLES  
123 FAYERWEATHER ST  
CAMBRIDGE, MA 02138-6812

263-117  
RICHARDS, STUART L.  
136 FAYERWEATHER ST  
CAMBRIDGE, MA 02138

263-118  
BERCU, STEVEN A.,  
TR. THE STEVEN A. BERCU REV TRUST  
132 FAYERWEATHER ST  
CAMBRIDGE, MA 02138

263-27  
AHERN, KATHLEEN M.  
TRS THE KATHLEEN M. AHERN TR  
139A FAYERWEATHER ST  
CAMBRIDGE, MA 02138

263-40  
DOTTIN, HENRIETTA R. , GERALD A. DOTTIN  
JR. CITY OF CAMBRIDGE TAX TITLE  
106 CHILTON ST  
CAMBRIDGE, MA 02138-6803

263-27  
AHERN, KATHLEEN M.  
TRS THE KATHLEEN M. AHERN TR  
139A FAYERWEATHER ST  
CAMBRIDGE, MA 02138

263-129  
CORBIN, AMELIA C. TR. OF AMELIA C. TRUST  
C/O JANET CARBIN & DIANE ADEBAYO  
21 REGENT RD  
MALDEN, MA 02148

263-38  
KANTOR, CALVIN J. &  
SYLVIA D. KANTOR A LIFE ESTATE  
98 CHILTON ST  
CAMBRIDGE, MA 02138-6803

## Pacheco, Maria

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**From:** Charles Callahan <charlescallahan78@gmail.com>  
**Sent:** Sunday, June 8, 2025 11:51 AM  
**To:** Pacheco, Maria  
**Subject:** BZA-1161501 Opposition

Dear Members of the BZA,

I write in strong opposition to the variance request for 133 Fayerweather Street, which seeks permission to install a parking space within the front yard setback.

A variance requires a legitimate hardship. None exists here. Fayerweather Street consistently has a surplus of street parking, even during peak residential hours. Linked below is a video taken on a Sunday morning at 7:30 AM, when most residents and their vehicles are home. It clearly shows an abundance of available spaces. This is not an isolated case, but the normal state of the street regardless of the season or time of day.

[https://drive.google.com/file/d/1OmQhl8EbtYPfyJpu0\\_H91ZujkFxlTCVD/view?usp=drivesdk](https://drive.google.com/file/d/1OmQhl8EbtYPfyJpu0_H91ZujkFxlTCVD/view?usp=drivesdk)

There is also no demonstrated medical or accessibility hardship deeming off-street parking necessary, as there is no homeowner—just a developer. The property remains on the market, and no future condition or buyer should pre-justify zoning relief.

Moreover, parking within a front yard setback is not a characteristic of this neighborhood—hence the need for a variance. Had this developer been more thoughtful and familiar with the area, they would have recognized this and pursued a side-yard driveway like the majority of homes on this street. To request zoning relief now, after-the-fact, reflects poor planning—not hardship.

The developers' conduct throughout this project further undermines their credibility, especially as stewards of the neighborhood. They initially promised to retain 25% of the original structure, only to later petition the BZA for complete demolition, citing structural failure. Yet no protective measures or honest attempts were ever visible—no shoring, bracing, or weatherproofing. Those of us in the neighborhood watched this unfold, and the incident could have been prevented had the developers cared.

This request appears aimed solely at maximizing resale value—not addressing any true hardship. Granting this variance would set a troubling precedent, rewarding speculative development at the expense of neighborhood character and zoning integrity.

Though I am unable to attend Thursday's hearing, I respectfully ask that this letter be read into the record in full.

Sincerely,  
Charles Callahan



## **Pacheco, Maria**

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**From:** bercu limelaw.com <bercu@limelaw.com>  
**Sent:** Thursday, May 29, 2025 3:40 PM  
**To:** Pacheco, Maria  
**Subject:** Petition for Variance for 133 Fayerweather Street - BZA-1161501

Dear Ms. Pacheco:

I wish to comment on the above-referenced petition, and I wish to have my comments submitted to the Board of Zoning Appeal as a written statement for the scheduled BZA hearing on June 12, 2025. My wife and I own the unit at 132 Fayerweather Street, across the street from the 133 Fayerweather Street location (the "Location"). For the reasons detailed below, I write in order to OPPOSE the variance for a curb cut and driveway proposed by the petitioner, Mr. Daniel Ustayev (the "Petitioner"). Further, I believe that if granted, said variance would negatively impact our neighborhood, including quality of life, the quality of the streetscape, pedestrian safety, and our shared, curbside parking resource.

1. **Reduction in On-Street Parking.** The fundamental problem with Petitioner's application is that, if granted, it will reduce on-street parking in our neighborhood. The Petitioner has concerns over what he characterizes as "the limited availability of on-street parking in this neighborhood." Ironically, his solution to this purported problem is an intervention that in fact would only exacerbate it. I have lived at 132 Fayerweather Street for more than two decades. In all that time, contrary to Petitioner's assertions, I have never experienced or observed any significant issues with carrying groceries, transporting young children or elderly family members, or accommodating deliveries and service vehicles—the purported problems that, Petitioner asserts, with no evidence, necessitate the requested variance. Indeed, Petitioner's proposal would exacerbate, rather than relieve, the "challenges" that he cites. That is because, in allowing a curb cut in order to install a single, off-street parking space, the community will effectively lose a single, on-street, shareable parking space in order to gain a single off-street parking space that can be used only by Petitioner, a loss of flexibility, a loss of community parking, a decline in access for delivery and service vehicles, and no net increase whatsoever in available parking.
2. **Viewshed/Safety.** My home overlooks the Location. If this variance is granted, much of the Location's small tidy front yard will be converted to a driveway. Our view will be of a property clogged with a glorified parking lot for a front yard rather than a spot of greenery—obviating the very purpose of the Ordinance in question. Repurposing a front-yard setback for private parking will reduce quality of life in the neighborhood and would likely pose a risk to pedestrian safety including children walking on the sidewalk in front of the Location on their way to and from the nearby Tobin school.
3. **Wild Exaggeration of "Hardship."** Petitioner's enumerated list of the "hardships" arising from his inability to park on his small lawn, of which again he presents no evidence whatever, truly test the

limits of credulity: frequent parking tickets, long walks from distant spots, missed work, missed appointments . . ." In point of fact, Petitioner, a Newton resident; has never resided at the Location, and his list of imagined parking-related ills has no basis in anything other than his suburban fantasies. I will point out that, according to Walkscore.com, "133 Fayerweather Street has a Walk Score of 89 out of 100. This location is Very Walkable so most errands can be accomplished on foot." The area is also well-served by transit and the Blue Bikes bike share system. Many of us who live here, myself included, successfully manage to avoid parking tickets, missed work, missed appointments, or long walks to distant parking spots without resort to off-street parking.

4. Equity. Petitioner asserts that the "hardship" results from "physical constraint—specifically the placement of the house on the lot and the limited setback." This is ironic, because Petitioner is affiliated with the real estate development firm that just completed what amounted to a complete, tear-down redevelopment of the Location and its property. In other words, the "physical constraints" Petitioner complains of are the direct result of the project that Petitioner himself designed, planned, developed, constructed, and is now marketing for sale. Petitioner is asking the BZA for relief on account of the very condition created by Petitioner himself, which I believe comes very close to the classic definition of *chutzpah*: the defendant who, on trial for the murder of his parents, begs the court for mercy for the reason that he's now an orphan.

The Location and its sister unit at 131 Fayerweather Street are currently being marketed for sale, with an asking price on the order of \$2.6 million for each unit. Clearly Petitioner does not believe that the parking conditions present a problem sufficient to detract from these lofty valuations. Moreover, folks have inhabited the prior multi-family structure at the Location for generations without discernible parking difficulties for themselves or for us abutters. Let's not mar the current, functioning streetscape in order to "solve" a problem that, frankly, does not exist.

Respectfully submitted,

Steven Bercu  
132 Fayerweather Street





# 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: Daniel Cstayer Date: 5/23/25  
(Print)

Address: 133 Fayweather St.

Case No. BZA-1161501

Hearing Date: 6/12/25

Thank you,  
Bza Members

**Pacheco, Maria**

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**From:** Dan Ustayev <dustayev@gmail.com>  
**Sent:** Monday, June 9, 2025 6:53 PM  
**To:** zoning@cambridgema.gov; Pacheco, Maria  
**Subject:** Request for Continuance - 133 Fayerweather St Case #BZA-1161501 - June 12, 2025 hearing

Dear Members of the Board of Zoning Appeal and Ms. Pacheco,

I respectfully request a continuance for the hearing scheduled on June 12, 2025, regarding the curb cut application at 133 Fayerweather St.

We are still finalizing essential components of our submission and would appreciate additional time to complete our materials and address preliminary input. We also were informed today that our key consultant will not be able to attend the hearing due to family matters. I kindly request that the case be continued to the next available hearing date, preferably June 26, 2025.

Please confirm receipt of this request and advise on the new hearing date.

Thank you for your time and consideration.

Sincerely,  
Daniel Ustayev

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-

*Daniel N. Ustayev*

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