

# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 APR -7 PM 3:05

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

BZA Number: 113905

#### General Information

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

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

Variance:

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

**PETITIONER:** Lili S Walsh C/O John Buckley, RA

**PETITIONER'S ADDRESS:** 15 Ann Vinal Rd, Scituate, MA 02066

**LOCATION OF PROPERTY:** 134 Hancock St., Cambridge, MA

**TYPE OF OCCUPANCY:** Residential

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

#### **REASON FOR PETITION:**

/Additions/

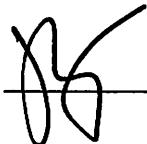
#### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

The proposal seeks relief on GFA / FAR. The existing structure is preexisting and nonconforming on both. Our proposal rearranges the bulk of the building by removing bulk and livable space in the attic, and adding bulk and livable space on the 2nd floor. The proposed is a net reduction of the GFA / FAR of the existing condition thereby bringing the building closer to conformity with dimensional standards.

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

- |                |  |
|----------------|--|
| Article: 5.000 | Section: 5.31 (Table of Dimensional Requirements). |
| Article: 5.000 | Section: 5.28.21 (Gross Floor Area)                |
| Article: 8.000 | Section: 8.22 (Nonconformance)                     |
| Article: 8.000 | Section: 8.22.1 a.,d.,e.,f.,h. (Nonconformance)    |

Original  
Signature(s):



JB  
(Petitioner(s) / Owner)

JOHN BUCKLEY RA  
(Print Name)

Address:

15 ANN VINAL RD  
SCITUATE MA 02066

Tel. No. 6177026126  
E-Mail Address: jbuckley@jb-arch.com

Date: 04.05.21

**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 Lili S Walsh

Address: 7514 Grand Ave. Ste. 1-437, La Jolla, CA 92037 (OWNER)

State that I/We own the property located at 134 - 136 Hancock St.  
which is the subject of this zoning application.

The record title of this property is in the name of Lili S. Walsh

\*Pursuant to a deed of duly recorded in the date 7/31/2020, Middlesex South  
County Registry of Deeds at Book 75267, Page 276; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_.

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

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

-----  
Commonwealth of Massachusetts, County of \_\_\_\_\_

The above-name \_\_\_\_\_ personally appeared before me,  
this \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_, and made oath that the above statement is true.

\_\_\_\_\_  
Notary

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

*See attached*

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

## **JURAT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

**State of California**  
**County of San Diego**

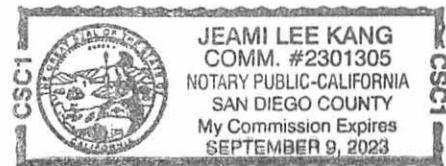
Subscribed and sworn (or affirmed) before me on this  
29 Day of March, 2021, by Lili S. Walsh

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Leejeami

Notary's Signature

JEAMI LEE KANG – Notary Public  
Commission Expires on September 9, 2023



## **OPTIONAL**

### **DESCRIPTION OF ATTACHED DOCUMENT**

Title or Type of Document: BZA Application form

Document Date: \_\_\_\_\_ Number of Pages Including this One: 2

Additional Information: \_\_\_\_\_

## **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:

There is no way to implement a functional floor plan at the interior with the existing form and bulk or a literal enforcement of the zoning ordinance when taking code compliance on several health and safety issues into account. The resulting building would necessarily involve a large reduction of habitable space including bedroom count which represents a significant financial hardship.

A literal enforcement of the ordinance would not allow what is already existing. The proposed form and bulk both reduces the non conformity and allows the building to more readily comply with code requirements all the while removing offensive bulk from the street facade to the rear, and with neighborhood approval.

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

The lot itself is non conforming in size with zone C-1 minimum of 5,000 sq. ft. If it were the GFA and FAR proposed would be in compliance.

**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 building is a more harmonious structure within its neighborhood. It removes an unsightly and non-original dormer at the street facade and relocates that bulk away from the street to the rear of the property. The result is a more appropriately scaled building at the street and not a detriment to the public good in anyway. These sentiments were expressed by both the Historic Commission's review and neighbors at the same hearing.

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

The proposal is very much in keeping with the purpose of the ordinance because it is a more sensible arraignment of building bulk by relocating it toward the rear of the property out of the public space. It is a modest request of relief that makes a nonconforming situation closer to conformity.

**\*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:** Lili S Walsh**Present Use/Occupancy:** Residential**Location:** 15 Ann Vinal Rd**Zone:** Residence C-1 Zone**Phone:** 6177026126**Requested Use/Occupancy:** Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3978	3321	3158	(max.)
<u>LOT AREA:</u>	4211	N/A	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	0.94	0.79	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	1053	2106	1500	
<u>SIZE OF LOT:</u>	WIDTH	74.54'	No Change	50'
	DEPTH	56.16'	No Change	N/A
<u>SETBACKS IN FEET:</u>	FRONT	0.6'	No Change	N/A
	REAR	4.7'	No Change	N/A
	LEFT SIDE	11.0'	No Change	N/A
	RIGHT SIDE	16.8'	No Change	N/A
<u>SIZE OF BUILDING:</u>	HEIGHT	33.9'	No Change	35'
	WIDTH	51'-10 1/2"	46'-8 1/2"	N/A
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	58%	60%	30%	
<u>NO. OF DWELLING UNITS:</u>	4	2	3 max.	
<u>NO. OF PARKING SPACES:</u>	N/A	N/A	N/A	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

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'.

# HANCOCK HOUSES

134-136 HANCOCK ST  
CAMBRIDGE MA 02139

## ABBREVIATIONS & SYMBOLS

### ARCHITECTURAL ABBREVIATIONS

ABBR	DESCRIPTION	ABBR	DESCRIPTION	ABBR	DESCRIPTION
&	AND	ENCL	ENCLOSURE; ENCLOSED	OC	ON CENTER
@	AT	ENG	ENGINEER	OD	OVERALL/OUTSIDE DIM
A/C	AIR CONDITIONING	EQ	EQUAL; EQUIVALENT	OPG	OPENING
ACCOM	ACCOMMODATE	EQUIP	EQUIPMENT	OPH	OPPOSITE HAND
ACT	ACOUSTIC CEILING TILE	EX'G	EXISTING	OPR	OPPOSITE
ADJ	ADJACENT	EXP	EXPOSED	PART	PARTITION; PARTIAL
ADJT	ADJUSTABLE	EXP JT	EXPANSION JOINT	PART	PARTITION; PARTIAL
AFF	ABOVE FINISHED FLOOR	EXT	EXTERIOR	PCC	PRE-CAST CONCRETE
ALT	ALTERNATE	FD	FINISH DIMENSION	PL	PLATE
ALUM	ALUMINUM	FDN	FOUNDATION	PLAM	PLASTIC LAMINATE
ANOD	ANODIZED	FF	FLOOR	PLAS	PLASTER
AP	ACCESS PANEL	FIN	FINISH	PLUM	PLUMBING
APPROX	APPROXIMATELY	FIX	FIXTURE	PLYWD	PLYWOOD
ARCH	ARCHITECT; ARCHITECTURAL	FLG	FLASHING	PNT	PAINT; PAINTED
ASPH	ASPHALT	FLR	FLOOR (ING)	POL	POLISHED
BB	BASEBOARD	FLUOR	FLUORESCENT	POS	POSITIVE
BC	BUNDLED CABLE	F.O.	FACE OF	PRELIM	PRELIMINARY
BD	BOARD	FP	FIREPROOFING	PVC	POLYVINYL CHLORIDE
BEY	BEYOND	FPSC	FIREPROOF SELF-CLOSING	R	RISER
BIT	BITUMINOUS	FR	FIRE-RESISTANT	R/A	RETURN AIR
BLDG	BUILDING	FS	FINISH SLAB	RAD	RADIATOR
BLK	BLOCK	FT (')	FOOT; FEET	RCF	REFLECTED CEILING PLAN
BLKG	BLOCKING	FTG	FOOTAGE, FOOTING	RD, RND	ROUND
BN	BEAM	GA	GAUGE	RECPT	RECEPTACLE
B.O.	BOTTOM OF	GALV	GALVANIZED	REF	REFER TO; REFRIGERATOR
BRG	BEARING	GC	GENERAL CONTRACTOR	REINF	REINFORCED
B/TW	BETWEEN	GD	GROUND	REQ'D	REQUIRED
CAB	CABINET	GFI	GROUND FAULT INTERRUPTER	RES	RESILIENT
CBB	CEMENTITIOUS BACKER BOARD	GGL	GLASS	REV	REVEAL
CDR	CEDAR	GWB	GYPSUM WALL BOARD	RM	ROOM
CEM	CEMENT; CEMENTITOUS	HD	HAND; HEAD	RO	ROUGH OPENING
CFM	CUBIC FEET PER MINUTE	HDR	HEADER	SBO	SUPPLIED BY OTHER
CHR	CHROME	HDW	HARDWARE	SCHED	SCHEDULE
3	CENTERLINE	HT, HGT	HEIGHT	SEC	SECTION
CIP	CAST-IN-PLACE	HM	HOLLOW METAL	SIM	SIMILAR
CJT	CONTROL JOINT	HORIZ	HORIZONTAL	SOF	SOFFIT
CLG	CEILING	HR	HOUR	SP	SPRINKLER
CLR	CLEARANCE)	HVAC	HEATING, VENTILATION & A/C	SPEC	SPECIFICATION; SPECIFIED
CMU	CONCRETE MASONRY UNIT	HW	HOT WATER	SQ	SQUARE
COL	COLUMN	IN (')	INCH	SS	STAINLESS STEEL
COMBO	COMBINATION	INCL	INCLUDED; INCLUDING	STL	STEEL
CONC	CONCRETE	INSUL	INSULATION; INSULATED	STR	STRAIGHT
CONST	CONSTRUCTION	INT	INTERIOR	STOR	STORAGE
CONT	CONTINUOUS	JT	JOINT	STRUCT	STRUCTURE; STRUCTURAL
COORD	COORDINATE	L	LENGTH	SUSP	SUSPENDED
CP	CENTER POINT	LACQ	LAQUER	T	TREAD
CPT	CARPET	LAM	LAMINATED; LAMINATIONS	TEL	TELEPHONE
CT	CERAMIC TILE	LAV	LAVATORY	TEMP	TEMPERATURE/TEMPERED
CTR	CENTER	LIN	LINEAR	T&G	TONGUE & GROOVE
CW	COLD WATER	LCC	LEAD COATED COPPER	THK	THICK; THICKNESS
CWR	CLEAR WESTERN RED CEDAR	LT	LIGHT	TLT	TOILET
D	DEPTH; DEEP	MAS	MASONRY	T.O.	TOP OF
DEG (*)	DEGREE	MAX	MAXIMUM	T.O.S	TOP OF SLAB
DEMO	DEMOLITION	MECH	MECHANICAL	TYP	TYPICAL
DEPT	DEPARTMENT	MEMB	MEMBRANE	UNO	UNLESS NOTED OTHERWISE
DIA	DIAMETER	MFR	MANUFACTURER	VB	VAPOR BARRIER
DIAG	DIAGONAL	MID	MIDDLE	VCT	VINYL COMPOSITION TILE
DIF	DIFFUSER	MIN	MINIMUM	VEN	VEENEER
DIM	DIMENSION	MISC	MISCELLANEOUS	VERT	VERTICAL
DMPR	DAMPER	MLWK	MILLWORK	VIF	VERIFY IN FIELD
DN	DOWN	MGMT	MANAGEMENT	W	WIDTH
DR	DOOR	MO	MASONRY OPENING	W/	WITH
DTL	DETAIL	MRGB	MOISTURE RESISTANT GWB	WC	WATER CLOSET
DW	DISHWASHER	MTL	METAL	W/D	WASHER & DRYER
DWG	DRAWING	NIC	NOT IN CONTRACT	WD	WOOD
EA	EACH	NO (#)	NUMBER	WIN	WINDOW
ELEC	ELECTRICAL	NOM	NOMINAL	WPF	WATERPROOF
ELEV	ELEVATION	NTS	NOT TO SCALE	WPM	WATERPROOF MEMBRANE
EMER	EMERGENCY	OA	OVERALL	W/O	WITHOUT

### ARCHITECTURAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION	SYMBOL
	ROOM TAG: NAME, NUMBER, & AREA	
	EX'G CONSTRUCTION	
	EX'G CONSTRUCTION TO BE REMOVED	
	NEW CONSTRUCTION	
	NEW CONCRETE CONSTRUCTION	
	OVERHEAD	
	HIDDEN BELOW	
	CENTER LINE	
	EX'G DOOR	
	NEW DOOR	
	DETAIL REFERENCE: DISPLAYS DWG NO & SHEET NO	
	EXIT LIGHT	
	EMERGENCY LIGHT	

## NOTES

### BUILDING DEPARTMENT NOTES

1. ALL REFERENCES TO THE 'BUILDING CODE' OR THE 'CODE' SHALL REFER TO THE BUILDING CODE OF THE CITY OF CAMBRIDGE AND/OR MASSACHUSETTS STATE BUILDING CODE 2016 UNLESS OTHERWISE STATED.
2. CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF LOCAL BUILDING CODES, STATE LABOR LAW AND ALL REGULATIONS OF THE CITY OF CAMBRIDGE AND MASSACHUSETTS STATE. ALL PERMITS SHALL BE PROPERLY DISPLAYED.
3. MEANS OF EGRESS SHALL BE KEPT UNOBSTRUCTED AT ALL TIMES AS PER THE CODE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, APPROVALS, TESTING AND INSPECTIONS AS MAY BE REQUIRED BY THE DEPARTMENT OF BUILDINGS, ENVIRONMENTAL PROTECTION AGENCY, AIR RESOURCES AND THE FIRE DEPARTMENT AS PER THE CODE.
5. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED DEPARTMENT OF BUILDINGS PERMITS PRIOR TO THE START OF WORK.
6. ALL MATERIALS OR ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - A. IT SHALL CONFORM WITH MFBU FIRE RESISTANCE RATINGS DECEMBER 1964.
  - B. IT SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E-119-1961 'STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS' AND ACCEPTED BY THE CONTRACTOR.
  - C. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE.
7. ALL CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURNITURE, SPACES, COLUMN, ETC. SHALL BE LEFT UNBLOCKED TO PERMIT THE FLOW OF FLAME, SMOKE, FUMES OR HOT GASES FROM ONE FLOOR TO ANOTHER SHALL BE PROPERLY FIRESTOPPED AS PER SUB-ART 13. MATERIALS ACCEPTABLE FOR FIRESTOPPING SHALL BE ROCKWOOL, MINERAL WOOL, NON-COMBUSTIBLE MATERIAL SHEET METAL (.022 THICK (MIN)), GYPSUM BOARD TYPE 'X'.
8. INTERIOR FINISHES TO HAVE FLAME SPREAD RATINGS AS PRESCRIBED IN ASTM E-84-1961 'STANDARD METHOD TEST FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS'.
9. ALL SPACES OCCUPIED AS INDICATED ON PLAN.
10. ALL EXIT DOORS TO BE NON-COMBUSTIBLE.
11. SUSPENDED CEILING CONSTRUCTION SHALL COMPLY WITH THE IRC & MASSACHUSETTS BUILDING CODE.
12. CONTRACTORS MUST COMPLY WITH THE RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
13. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE CONSTRUCTION FLOORS DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
14. WHERE CLEAR DIMENSIONS ARE INDICATED FOR FILE NICHES, CORRIDORS, ETC. DIMENSIONS INDICATED MUST BE MAINTAINED.
15. CONTRACTOR SHALL COMPLY WITH ALL BASE BUILDING STANDARDS FOR ALTERATIONS ESTABLISHED BY BUILDING MANAGEMENT.
16. CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED FOR ALL EXISTING HEATING SHUT OFF VALVES IN GYB. BD. WALLS OR NEW RADIATOR COVERS WHERE REQUIRED.

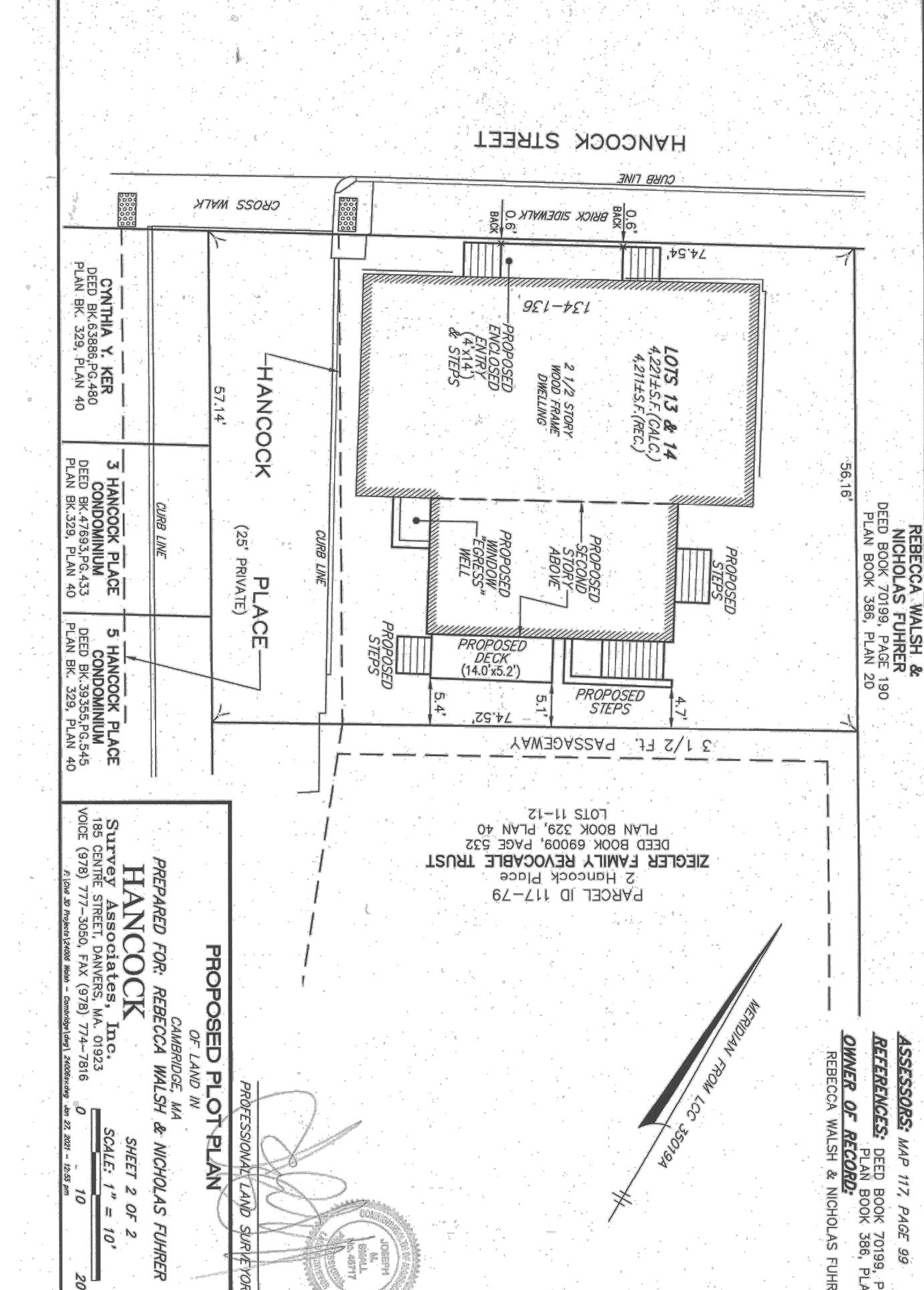
### CONSTRUCTION NOTES

1. ALL WALL TYPES ARE AS LISTED.
2. ALL DIMENSIONS GIVEN ARE TO FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
3. PARTITIONS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE. THEY ARE TO BE FLUSH & SMOOTH WITH BASE BUILDING STRUCTURE UNLESS OTHERWISE NOTED. ALL EXISTING CORNER BEADS SHALL BE REMOVED AND JOINTS TAPED AND SPACKLED.
4. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
5. FRAMING OF ALL OPENINGS FOR DUCT WORK, RETURN AIR OPENINGS AND CLOSET OPENINGS ABOVE AND BELOW SURFACE CEILINGS SHALL BE COATED AND SEALED WITH HVAC SHOP DRAWINGS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUND AND VIBRATION CONTROL.
6. WHERE DUCTS, PIPES OR CABLES PENETRATE RATED PARTITIONS, PROVIDE FIRESTOP MATERIAL TO INSURE CONTINUITY OF RATING.
7. REFERENCE DOOR SCHEDULE FOR DOOR TYPES AND DOOR HARDWARE.
8. DETAILED DOOR AND HARDWARE SCHEDULES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. FABRICATION OF MATERIAL SHALL NOT BEGIN UNTIL SUCH APPROVALS HAVE BEEN RECEIVED FROM THE ARCHITECT.
9. ALL DOORS IN DRYWALL PARTITION SHALL BE SET 4" FROM CLEAR OPENING OF FRAME TO IMMEDIATE ADJACENT WALL, UNLESS OTHERWISE NOTED.
10. ALL DOORS SHALL BE UNDERCUT. TO CLEAR FINISH FLOOR OR THRESHOLD BY 1/4", UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT COMPLY WITH ALL REQUIREMENTS. DO NOT SCALE DRAWINGS: DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN OVER SMALLER SCALE DRAWINGS.
12. CONTRACTORS MUST COMPLY WITH THE RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
13. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE CONSTRUCTION FLOORS DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
14. WHERE CLEAR DIMENSIONS ARE INDICATED FOR FILE NICHES, CORRIDORS, ETC. DIMENSIONS INDICATED MUST BE MAINTAINED.
15. CONTRACTOR SHALL COMPLY WITH ALL BASE BUILDING STANDARDS FOR ALTERATIONS ESTABLISHED BY BUILDING MANAGEMENT.
16. CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED FOR ALL EXISTING HEATING SHUT OFF VALVES IN GYB. BD. WALLS OR NEW RADIATOR COVERS WHERE REQUIRED.

### TENANTS SAFETY PLAN

1. GENERAL: ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF CAMBRIDGE AND THE STATE OF MASSACHUSETTS BUILDING CODE, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
2. STRUCTURAL: CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
3. MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR PERSONS IN THE BUILDING SHALL BE MAINTAINED CLEAR & FREE OF ALL OBSTRUCTIONS SUCH AS BUILDING MATERIALS, TOOLS, ETC.
4. FIRE SAFETY: ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.
5. DUST CONTROL: DEBRIS, DIRT, AND DUST TO BE KEPT TO A MINIMUM, AND TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA; AND TO BE CLEANED UP AND CLEARED FROM THE BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.
6. NOISE AFTER HOURS: CONSTRUCTION OPERATIONS WILL BE LIMITED TO NORMAL WORKING HOURS, TYPICALLY 8AM TO 5PM M-F, EXCEPT LEGAL HOLIDAYS.
7. CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.
8. CONSTRUCTION WORK WILL BE CONFINED TO THE DESIGNATED CONSTRUCTION FLOOR. CONTRACTOR WILL LIMIT TO A MINIMUM THE AMOUNT OF DUST, DIRT OR OTHER SUCH INCONVENIENCES CREATED TO ALL OTHER AREAS OF THE BUILDING.
9. THERE WILL BE NO ONE OCCUPYING THE PROPOSED CONSTRUCTION FLOOR TO BE RENOVATED DURING THE COURSE OF CONSTRUCTION WORK.

## FILING/INDEXES



### SURVEY OF PROPOSED N.T.S.

1

HANCOCK HOUSES  
134-136 HANCOCK ST  
CAMBRIDGE MA 02139

John Buckley Architecture & Design  
46 Waltham St. Studio 101  
Boston MA, 02118  
&  
737 Broadway, Ste 1101  
New York NY, 10013  
CONSULTANTS / CONTRACTOR

HANCOCK HOUSES  
134-136 HANCOCK ST  
CAMBRIDGE MA 02139

TITLE PAGE W/  
NOTES, PLOT PLAN  
AND ZONING SUMMARY

SEAL AND SIGNATURE  
JOHN T. BUCKLEY  
REGISTERED ARCHITECT  
COMMERCIAL & INSTITUTIONAL  
NO. 951050  
BOSTON  
DRAWN BY  
#1906  
JTB  
REVIEWED BY  
JTB  
SHEET  
SHEET NUMBER  
T001.02

NO  
TITLE  
T-001.00 TITLE PAGE, ZONING, SURVEY, DRAWING INDEX, PROJECT NOTES  
Z-001.00 ZONING SUMMARY  
D-101.00 DEMOLITION PLANS  
D-301.00 DEMOLITION EXTERIOR ELEVATIONS  
D-302.00 DEMOLITION EXTERIOR ELEVATIONS  
A-101.00 BASEMENT AND 1ST FLOOR PLANS  
A-102.00 2ND AND ATTIC FLOOR PLANS  
A-103.00 ROOF PLAN

CAMBRIDGE ZONING ORDINANCE REFERENCED DEFINITIONS

Dwelling, semi-detached (or Townhouse or Row House).

One of a series of buildings with a party wall or walls, common to adjoining buildings, which is constructed so that two opposite building faces, or in the case of corner units two adjoining faces, (applicable to the building as a whole and for each unit contained therein) have full outside exposure and so that each has separate entrances from the outside, and each building of which is arranged, intended or designed as the home or residence of one or two families.

Floor Area Gross. The sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls [except in (8) and (9) below where only interior space shall be measured and in (h) where the area of the parking facility shall be measured] of a building or the centerline of party walls between buildings.

Gross Floor Area shall not include:  
(6) attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chases for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators;

(15) Any basement or cellar living space in any single-family or two-family home.

Nonconforming structure. Any structure which does not conform to the dimensional requirements in Article 5.000 or to the parking and loading requirements in Article 6.000 of this Ordinance for the district in which it is located; provided that such structure was in existence and lawful at the time the applicable provisions of this or prior zoning ordinances became effective.

CAMBRIDGE ZONING ORDINANCE REFERENCED ARTICLES

5.10 GENERAL REGULATIONS

5.11 No building or structure shall be built nor shall any existing building or structure be enlarged which does not conform to the regulations as to maximum ratio of floor area and lot areas, minimum lot sizes, minimum lot area for each dwelling unit or equivalent, minimum lot width, minimum dimensions of front, side and rear yards and maximum height of structures, in the several districts as set forth in Article 5.000, Section 5.30 except as hereinafter provided and except in the Cambridge Center MXD District which shall be governed by the requirements of Section 14.30.

5.28.21 Gross Floor Area

The Gross Floor Area permitted shall be that which is the result of the application of the FAR permitted in the district in which the structure is located, or the existing Gross Floor Area of the structure itself, whichever is greater.

5.31 Residential Districts

1. The following dimensional requirements, set forth in Table 5-1 and modified elsewhere in this Ordinance, shall be applicable to development in residential districts:  
[Note: The height limitations set forth in the following table are subject to exceptions for mechanical equipment and certain architectural features as outlined in Section 5.23. Reference should be made to Section 5.23 for a complete understanding of the actual height of building elements permitted in the Zoning Ordinance.]

Table 5-1. Table of Dimensional Requirements - Residential Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet	(6) Maximum Height in Feet	(7) Min. Ratio of Private Op. Sp. to Lot Area
Res. A-1	0.5	8,000	6,000	80	25	15(sum of 35)	25 <sup>(c)</sup> 35 50%
Res. A-2	0.5	6,000	4,500	65	20	10 (sum of 25)	25 <sup>(c)</sup> 35 50%
Res. B	0.5 <sup>(i)</sup>	5,000	2,500 <sup>(i)</sup>	50	15	7'6" (sum of 20)	25 <sup>(c)</sup> 35 40%
Res. C <sup>(i)</sup>	0.6	5,000	1,800	50	$\frac{H+L}{4}$	$\frac{H+L}{5}$	$\frac{H+L}{4}$ 35 36%
						(min. 7'6" sum of 20)	
Res. C-1	0.75	5,000	1,500	50	$\frac{H+L}{4}$	$\frac{H+L}{5}$	$\frac{H+L}{4}$ 35 30%
Res. C-1A	1.25	5,000	1,000	50	10	$\frac{H+L}{7}$	$\frac{H+L}{5}$ 45 15%
Res. C-2	1.75	5,000	600	50	$\frac{H+L}{4}$	$\frac{H+L}{5}$	$\frac{H+L}{4}$ 85 15%
Res. C-2B	1.75	5,000	600	50	$\frac{H+L(a)(k)}{4}$	$\frac{H+L(k)}{5}$	$\frac{H+L(c)(k)}{4}$ 45 15%
Res. C-2A	2.5	5,000	300	50	$\frac{H+L(b)(g)}{5}$	$\frac{H+L(g)}{6}$	$\frac{H+L(c)}{5}$ 60 10% <sup>(h)</sup>
Res. C-3	3.0	5,000	300	50	$\frac{H+L(b)}{5}$	$\frac{H+L}{6}$	$\frac{H+L(c)}{5}$ 120 10%
Res. C-3A	3.0 <sup>(d)</sup>	5,000	300	50	$\frac{H+L(b)(e)}{5}$	$\frac{H+L(f)}{6}$	$\frac{H+L(g)}{5}$ 120 10%
Res. C-3B	3.0/4.0	5,000 <sup>(m)</sup>	300	50	10	none	none 120 10%

2. Footnotes

- Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.
- Measured from the centerline of the street, but in no case may a building be nearer the street line than five (5) feet
- In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no

8.20 Nonconformity

8.22 As provided in Section 6, Chapter 40A, G.L., permits for the change, extension, or alteration of a pre-existing nonconforming structure or use may be granted as permitted in Subsections 8.22.1 and 8.22.2 below. Such a permit, either a building permit in the case of the construction authorized in Section 8.22.1 or a special permit in the case of construction authorized in Section 8.22.2, may be granted only if the permit granting authority specified below finds that such change, extension, or alteration will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.

8.22.1 The following alterations, reconstructions, extensions, and/or enlargements of nonconforming structures, which do not result in a use for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent than the existing use, or which are undertaken to accommodate a new conforming use, shall be permitted after the issuance of a building permit by the Superintendent of Buildings. Any change, extension or alteration of a nonconforming use shall be subject to the provisions of Subsection 8.22.2.

- Conforming construction to a structure located on a lot that is nonconforming due to its lot size or lot width and where only that lot width and/or lot size is nonconforming, but which structure meets the requirements of Section 5.21.1.
- Relocation, enlargement, or addition of windows, doors, skylights, or similar openings to the exterior of a building provided that the facade of the building upon which such relocation, enlargement, or addition is occurring (1) conforms to the yard requirements of Article 5.000, or (2) faces a street.
- Demolition of a structure or portions of a structure that (1) reduces the extent of an existing nonconformity, or that (2) does not increase or otherwise affect any existing nonconformity, and that (3) does not create a new zoning violation.
- Conforming additions, under Article 5.000, to a structure not conforming to the requirements of Article 5.000 provided that no nonconforming element or aspect of the nonconforming structure is extended or increased and further provided that the nonconforming structure is not thereby increased in area or volume by more than ten (10) percent since the structure first became nonconforming.
- Construction of a dormer or an addition to a nonconforming one or two family dwelling which will further violate the yard and height requirements of Article 5.000, but no other requirements of Article 5.000 including FAR, in the following cases:  
1. A dormer or addition to the second story that does not extend horizontally beyond the vertical walls of the existing first story of the structure.

ZONING SUMMARY & BZA DIMENSIONAL FORM

ZONING NOTES

134-136 HANCOCK ST  
CAMBRIDGE MA 02139

MAP / LOT: 117 - 77

ZONE: C-1

STATE CLASS CODE: 111

USE GROUP EXISTING: RESIDENTIAL - 4-8 DU (conforming on use but not on lot area per unit (<1500 sf/unit))  
USE GROUP PROPOSED: RESIDENTIAL - 2 DU (conforming on use & lot area per unit)

MAX FAR: 0.75 (LOT AREA)  
LOT AREA: 4211 S.F.  
ALLOWABLE FAR: 3158.25 S.F.  
EXISTING FAR: 3978 S.F. - (non conforming)  
PROPOSED FAR: 3321 S.F. - (non-conforming but closer to compliance than existing conditions)

EXISTING S.F.  
BASEMENT: NA (1530 S.F.)  
1ST FLOOR: 1779 S.F.  
2ND FLOOR: 1397 S.F.  
3RD FLOOR: 892 S.F.  
TOTAL S.F.: 3978 S.F. (pre existing non conforming)

PROPOSED S.F.  
BASEMENT: NA (1474 S.F.)  
1ST FLOOR: 1694 S.F.  
2ND FLOOR: 1622 S.F.  
3RD FLOOR: NA (472 S.F.)  
TOTAL S.F.: 3321 S.F. (non conforming but closer to compliance than existing conditions)

NOTE:  
NO CHANGE IN USE UNDER THIS APPLICATION  
CHANGE IN NUMBER OF DWELLING UNITS  
CHANGE IN BULK TO BUILDING

BZA DIMENSIONAL FORM

BZA APPLICATION FORM		
DIMENSIONAL INFORMATION		
APPLICANT: John Buckley, RA	PRESENT USE/OCCUPANCY: Residential	
LOCATION: 134-136 Hancock St, Cambridge MA 02139	ZONE: C-1	
PHONE: (617) 702-6126	REQUESTED USE/OCCUPANCY: Residential	
	EXISTING CONDITIONS	REQUESTED CONDITIONS
TOTAL GROSS FLOOR AREA:	3978	3321
LOT AREA:	4211	5000
RATIO OF GROSS FLOOR AREA TO LOT AREA <sup>1</sup> :	0.94	0.79
LOT AREA FOR EACH DWELLING UNIT:	1053	2106
SIZE OF LOT: WIDTH	74.54'	50'
DEPTH		
Setbacks in Feet:		
FRONT	4.6'	4.6'
REAR	4.7'	9.8'
LEFT SIDE	11'	11'
RIGHT SIDE	16.8'	16.8'
SIZE OF BLDG.: HEIGHT	33.9'	33.9'
LENGTH	51.75'	46.58'
WIDTH	45.5'	45.5'
RATIO OF USABLE OPEN SPACE TO LOT AREA <sup>2</sup> :	58%	60%
NO. OF DWELLING UNITS:	4	3 (max.)
NO. OF PARKING SPACES:	NA	NA (min./max)
NO. OF LOADING AREAS:	NA	NA (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	NA	NA (min.)

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

THERE ARE NO ADDITIONAL BUILDING ON THE SAME LOT.  
THE PROPOSED ADDITIONAL BULK AT THE 2ND FLOOR IS WOOD FRAMED CONSTRUCTION.

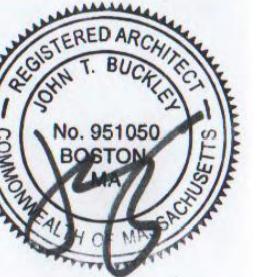
- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM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

(ATTACHMENT B - PAGE 4)

04 03/31/21  
03 03/22/21  
02 01/27/21  
01 12/15/20  
ISSUE / REV NO DATE ISSUED TO

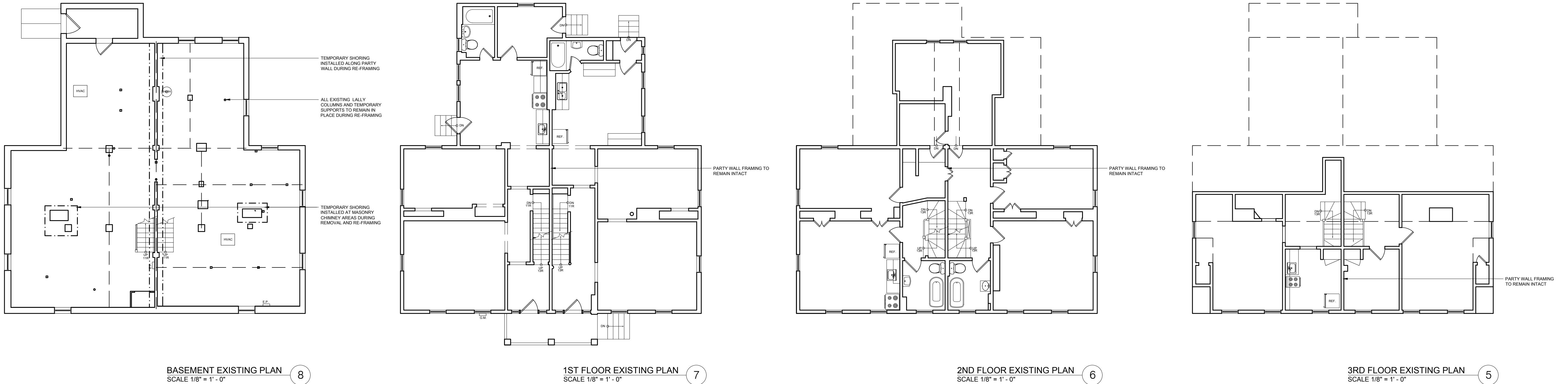
HANCOCK HOUSES  
134-136 HANCOCK ST  
CAMBRIDGE MA 02139

SHEET TITLE  
ZONING SUMMARY

SEAL AND SIGNATURE	JB-AD PROJECT NUMBER
	#1906
DRAWN BY	JTB
REVIEWED BY	JTB
SHEET NUMBER	Z001.02

Z001.02

**SHORING NOTE:**  
TEMPORARY SHORING TO BE  
INSTALLED IN ALL AREAS OF  
STRUCTURAL REMOVAL AND AREAS OF  
REPLACEMENT FRAMING.  
  
JOISTS AND RAFTERS SHOULD BE  
REPLACED INCREMENTALLY.



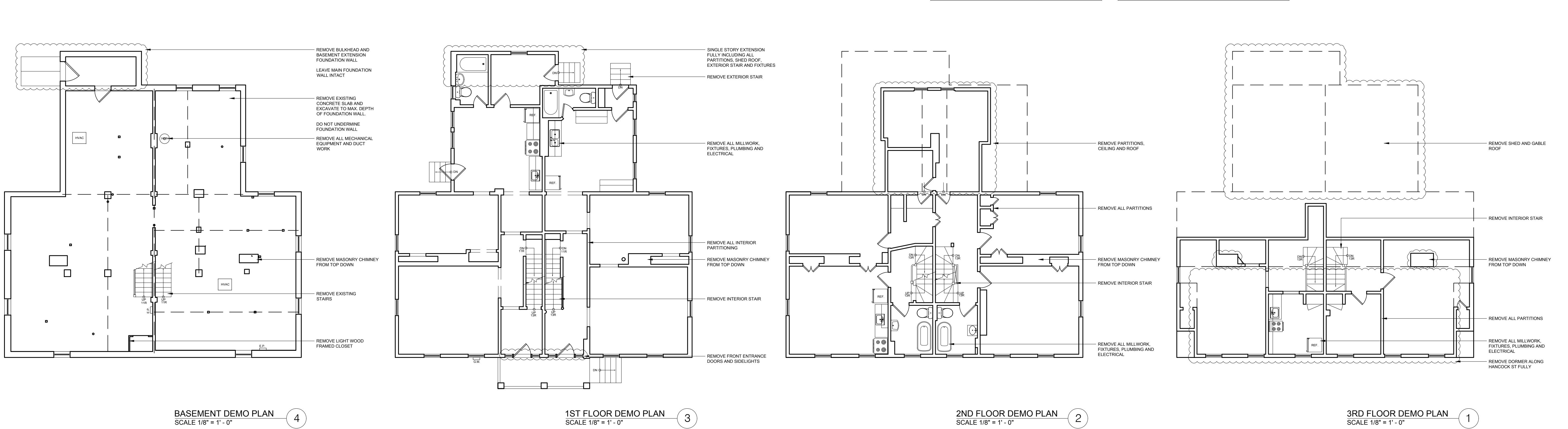
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03 03.22.21  
02 01.27.21  
01 12.15.20

ISSUE / REV NO DATE ISSUED TO

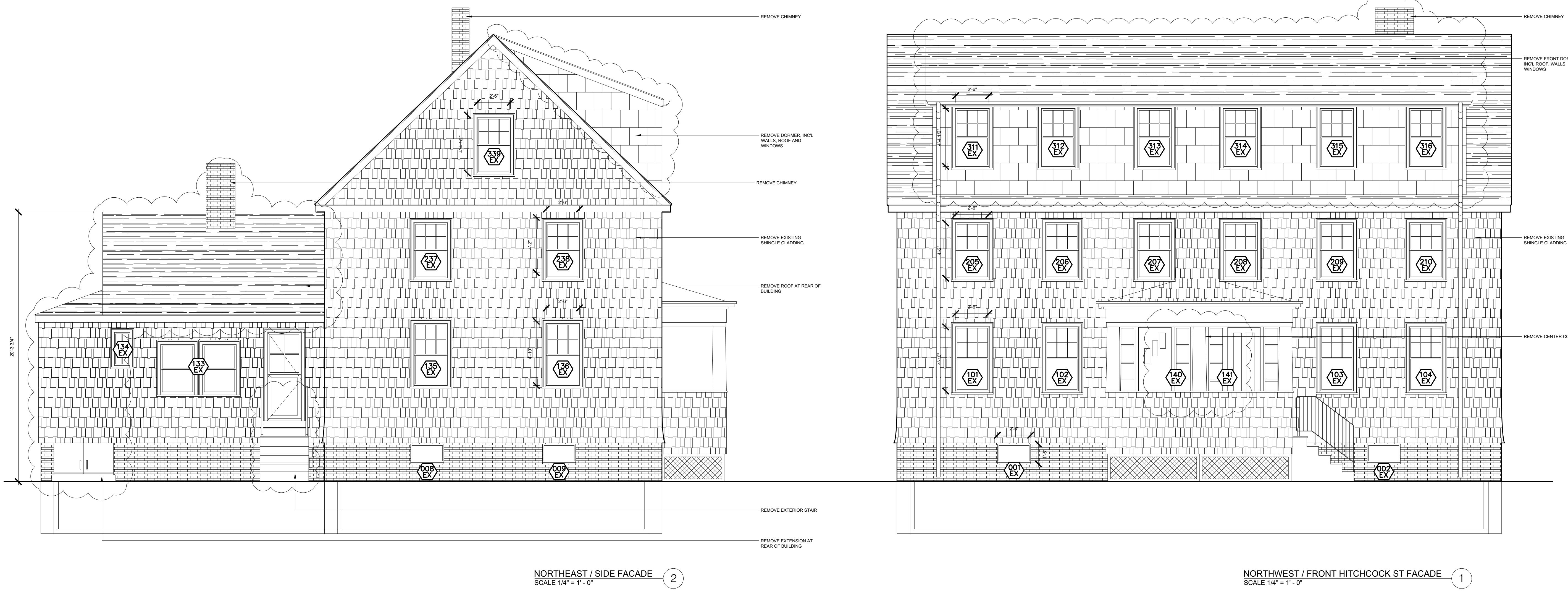
**HANCOCK HOUSES**  
134-136 HANCOCK ST  
CAMBRIDGE MA 02139

**EXISTING AND  
DEMOLITION PLAN**

SEAL AND SIGNATURE  
REGISTERED ARCHITECT  
JOHN T. BUCKLEY  
NO. 951050  
COMMERCIAL & RESIDENTIAL  
ARCHITECTURE  
DRAWN BY  
#1906  
JTB  
REVIEWED BY  
JTB  
SHEET NUMBER  
SHEET



**D101.01**



04 03.31.21  
03 03.22.21  
02 01.27.21  
01 12.15.20

B1  
CAMBRIDGE INSPECTORIAL SERVICES  
CAMBRIDGE INSPECTORIAL SERVICES  
CAMBRIDGE HISTORIC COMMISSION REVIEW

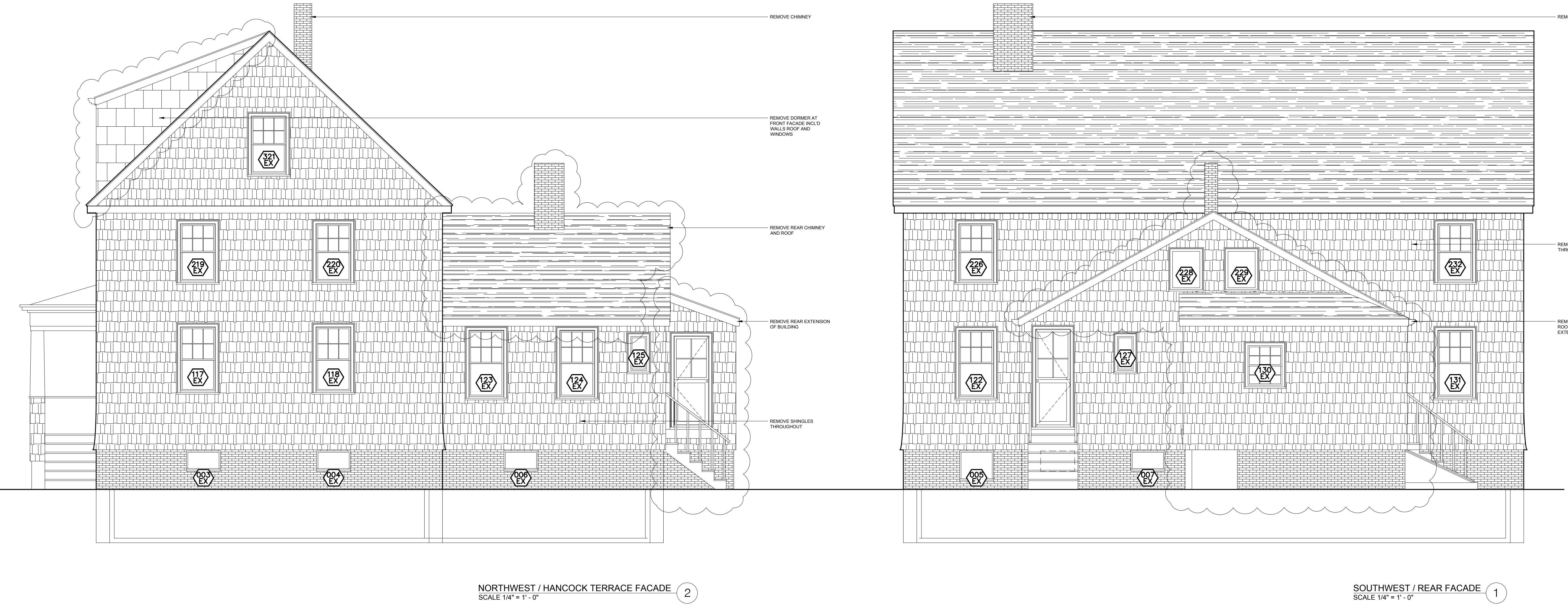
ISSUE / REV NO DATE ISSUED TO

**HANCOCK HOUSES**  
134-136 HANCOCK ST  
CAMBRIDGE MA 02139

SHEET TITLE  
**EXISTING AND DEMOLITION  
EXTERIOR ELEVATIONS**

SEAL AND SIGNATURE	JB-AD PROJECT NUMBER
	#1906
DRAWN BY	JTB
REVIEWED BY	JTB
SHEET NUMBER	JTB

D301.02



04 03.31.21  
03 03.22.21  
02 01.27.21  
01 12.15.20

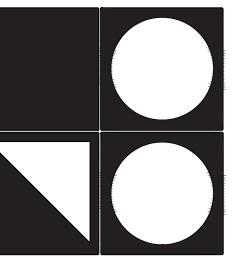
ISSUE / REV NO DATE ISSUED TO

**HANCOCK HOUSES**  
134-136 HANCOCK ST  
CAMBRIDGE MA 02139

**EXISTING AND DEMOLITION  
EXTERIOR ELEVATIONS**

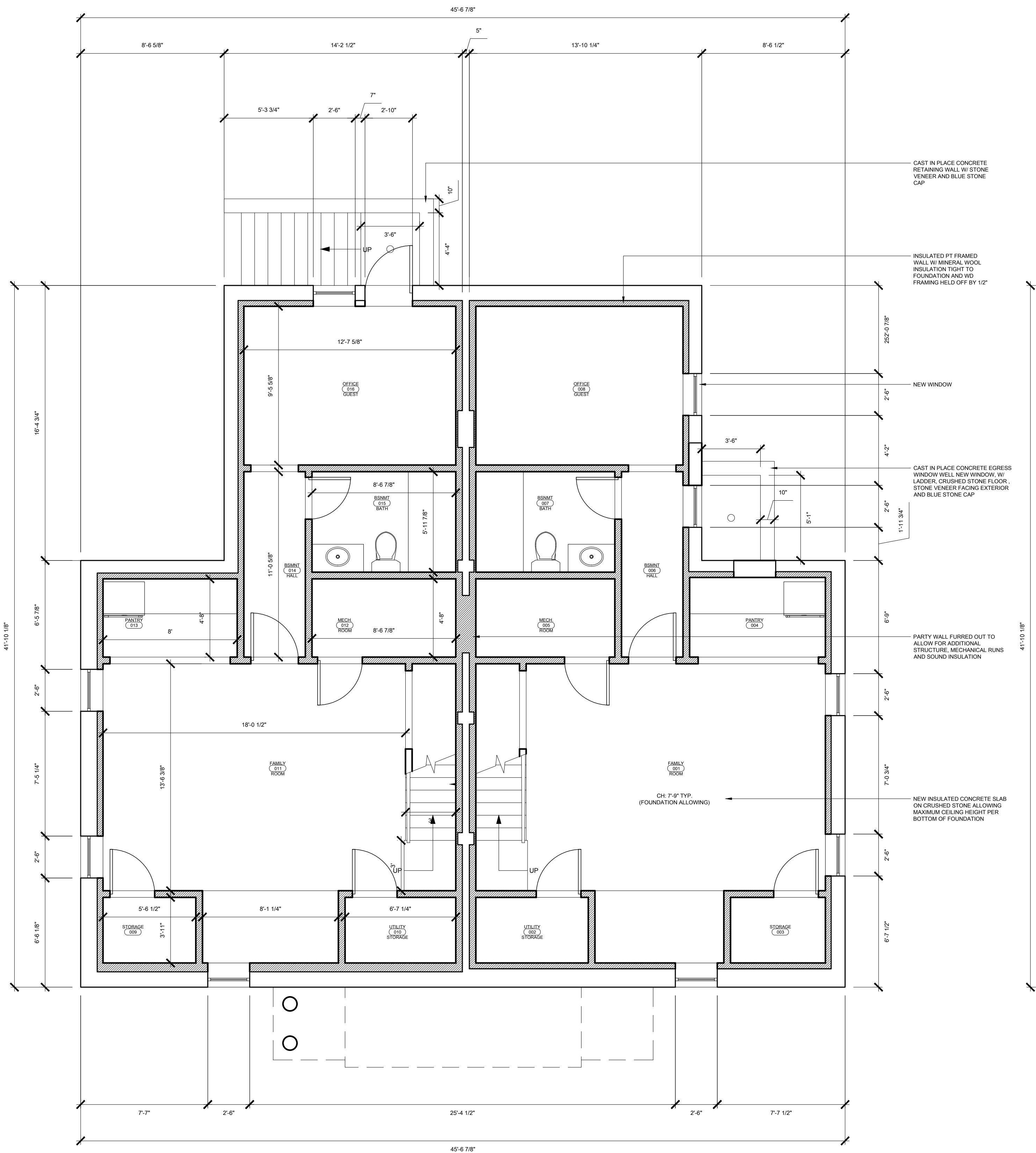
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	#1906
DRAWN BY	JTB
REVIEWED BY	JTB
SHEET NUMBER	JTB

D302.02

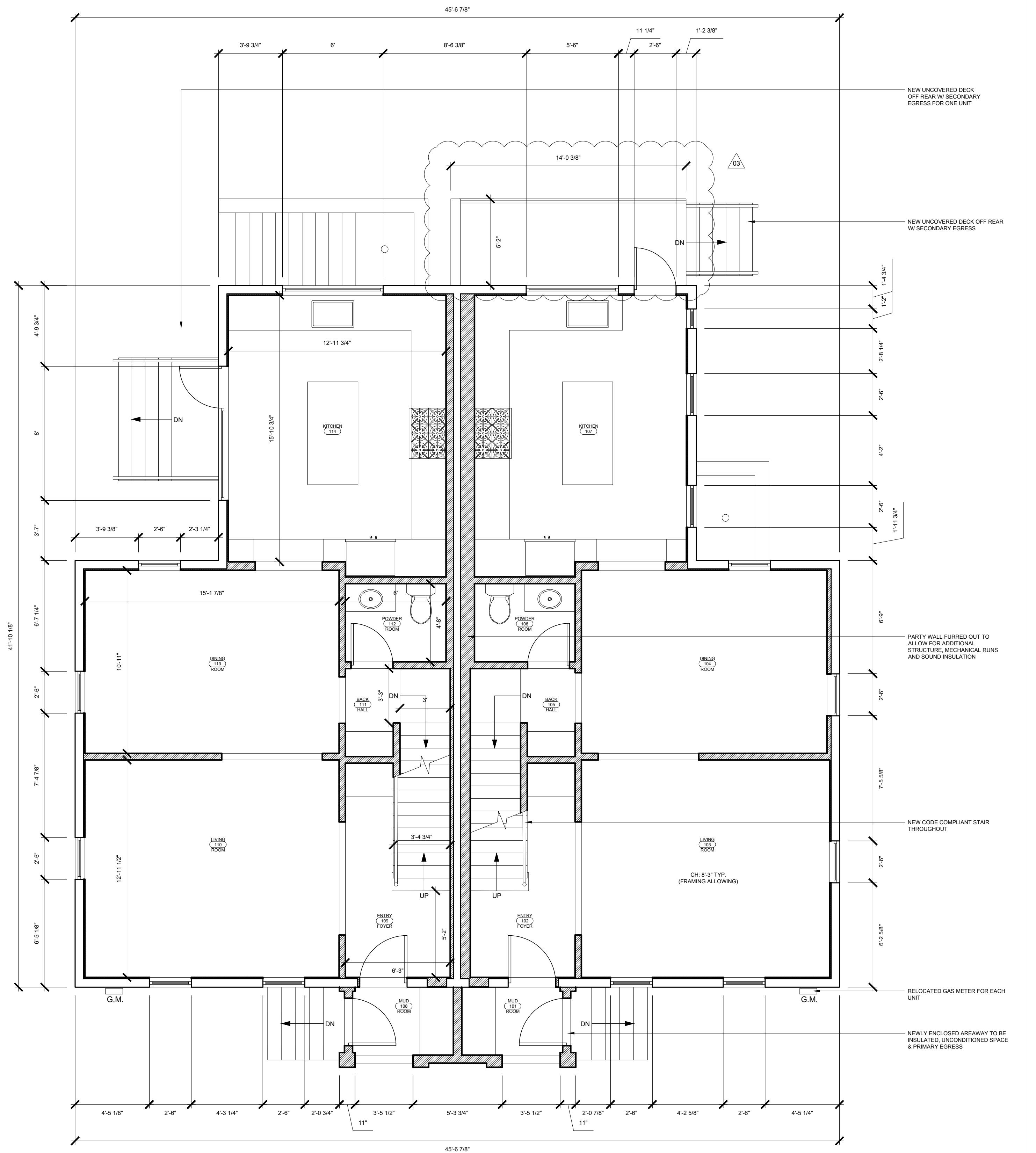


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CONSULTANTS / CONTRACTOR



**BASEMENT PLAN**



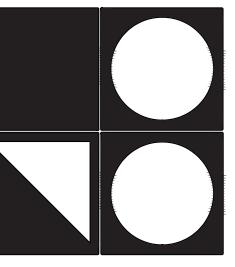
**1ST FLOOR PLAN** 1

03.31.21	BZA
03.22.21	CAMBRIDGE INSP
01.27.21	CAMBRIDGE INSP
12.15.20	CAMBRIDGE HIST
SUE / REV NO	DATE
	ISSUED TO

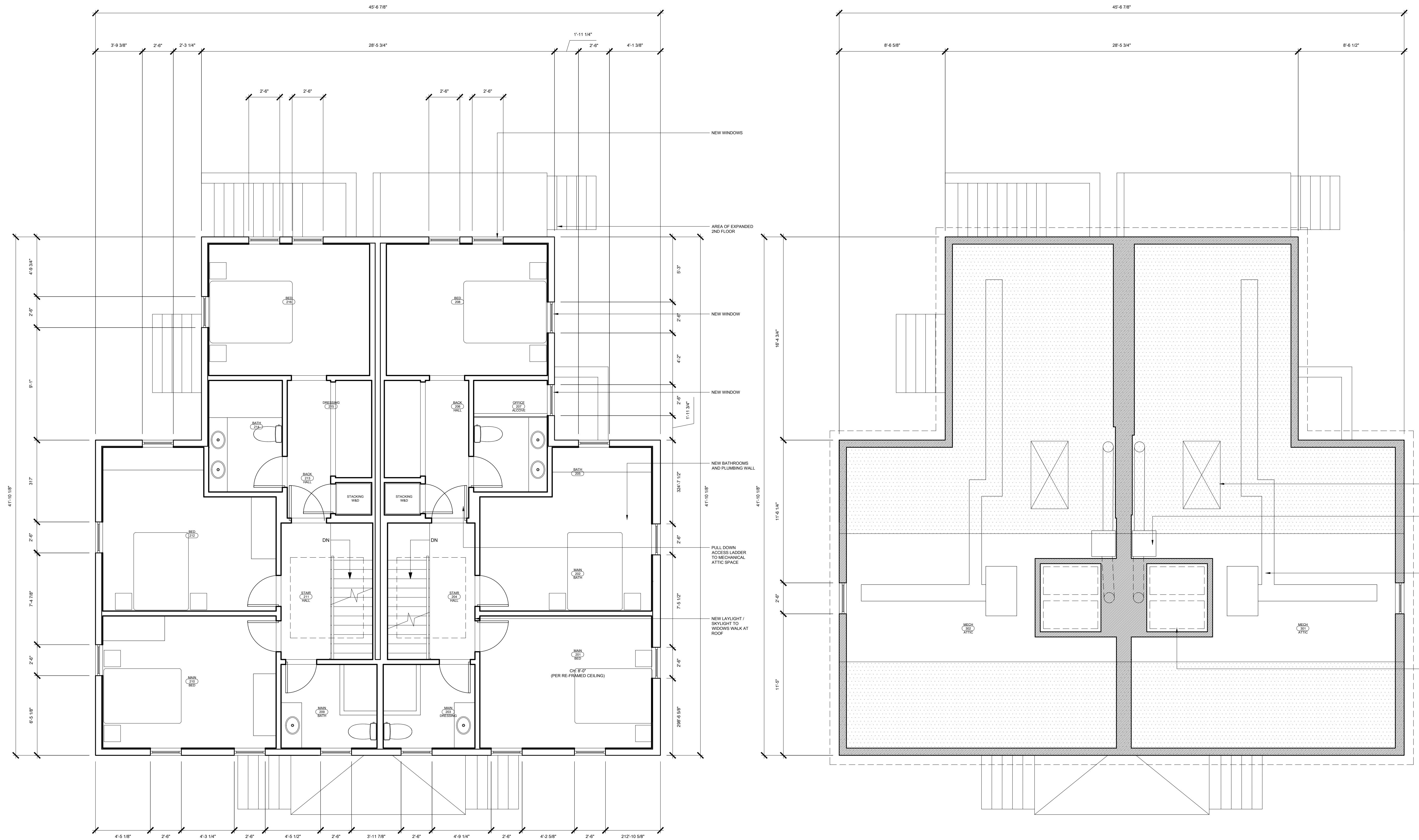
HEET TITLE  
**BASMENT AND 1ST FLOOR  
PLAN**

SEAL AND SIGNATURE	JB-AD PROJECT NUMBER
	#1906
DRAWN BY	JTB
REVIEWED BY	JTB
SHEET	JTB

A101.01



## CONSULTANTS / CONTRACTOR



**2ND FLOOR PLAN** 2

**ATTIC PLAN**  
SCALE 1/4" = 1' - 0"

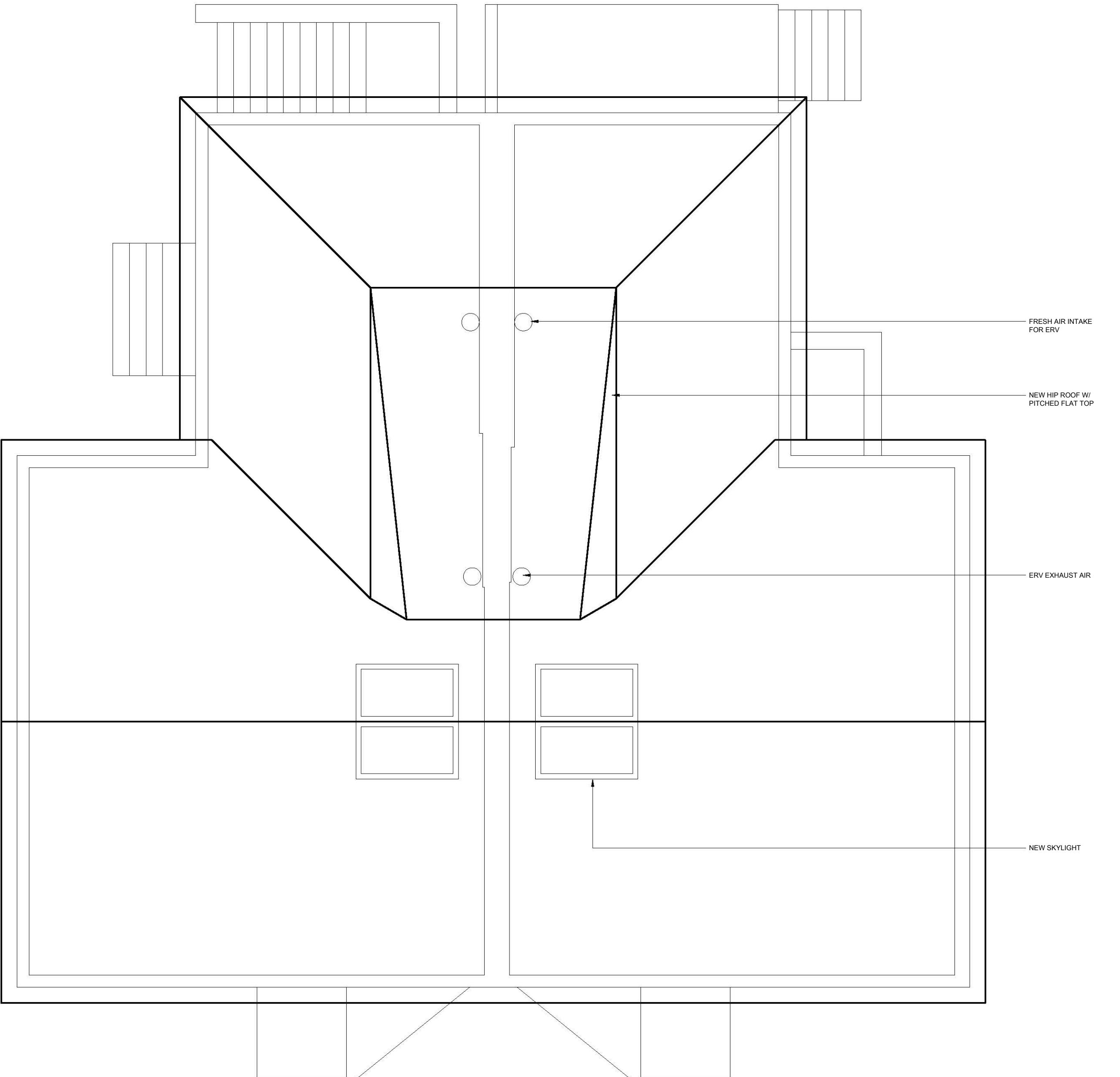


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**2ND FLOOR AND MECHANICAL  
ATTIC PLAN**

EAL AND SIGNATURE		JB-AD PROJECT NUMBER
		#1906
DRAWN BY		JTB
REVIEWED BY		JTB
SHEET		

A102.02



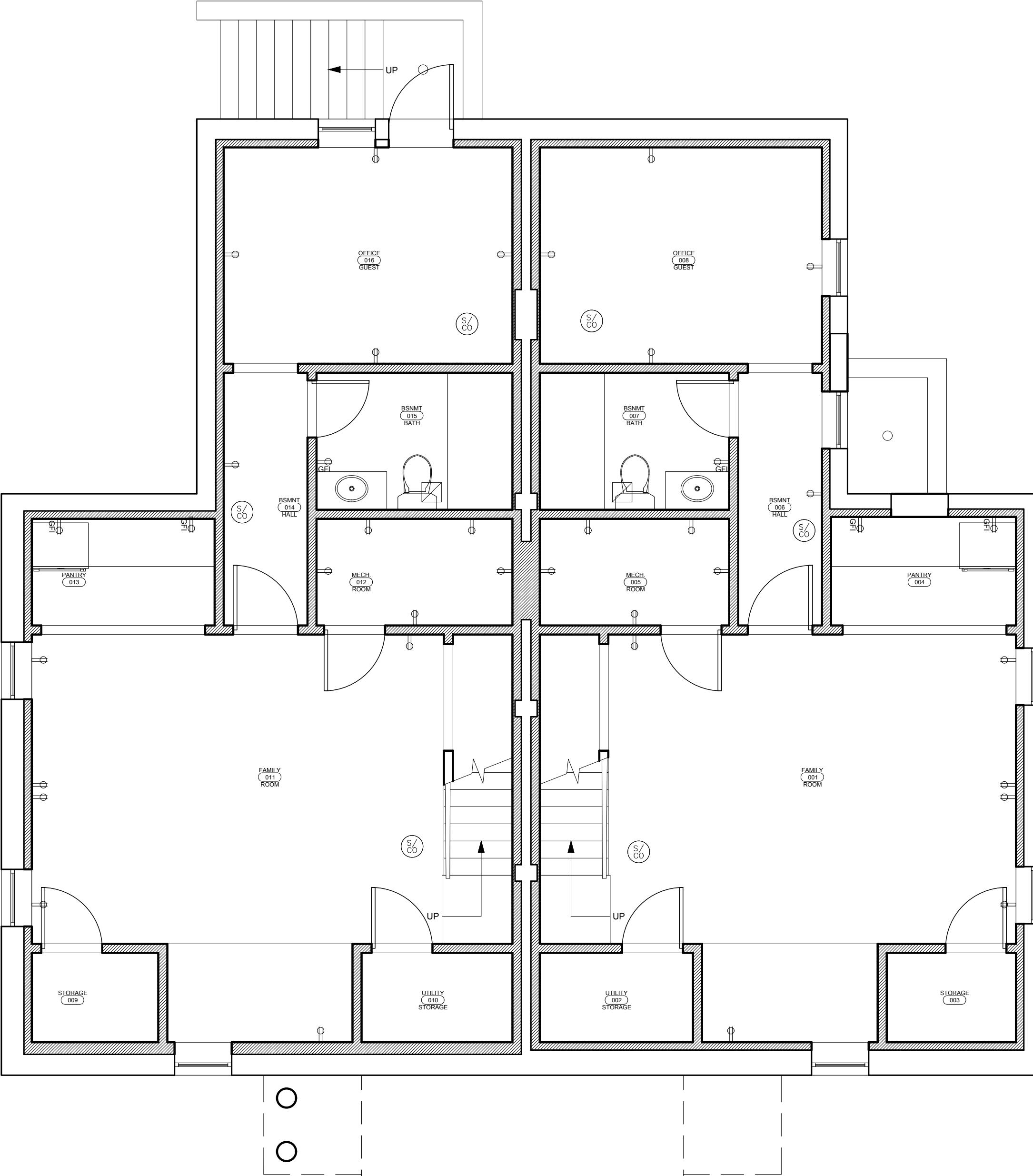
ROOF PLAN  
SCALE 1/4" = 1' - 0"

1

**ROOF PLAN**

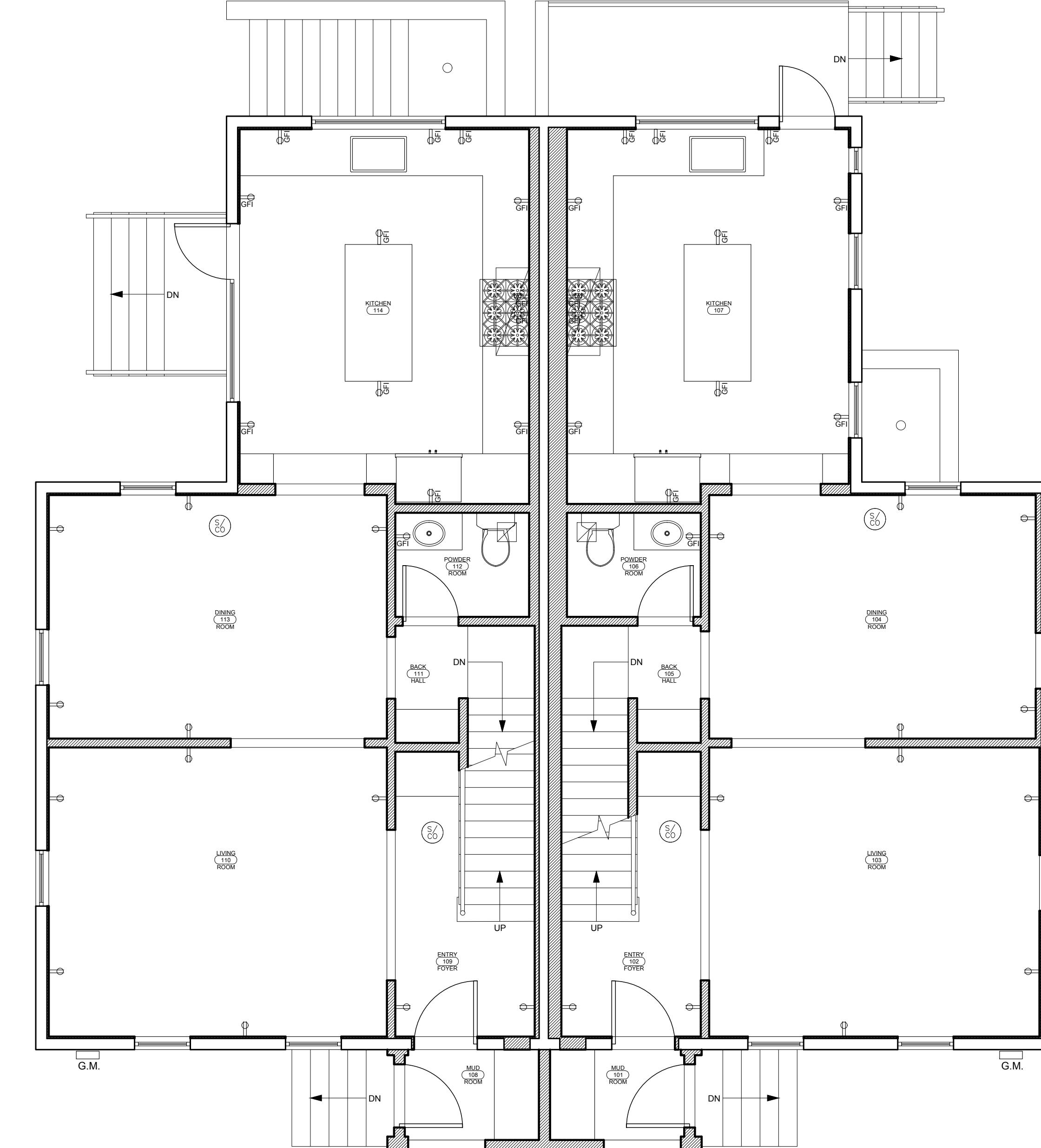
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	#1906
DRAWN BY	
JTB	
REVIEWED BY	
JTB	
SHEET NUMBER	
A103.02	

A103.02



BASEMENT OUTLET, EXHAUST AND SMOKE DETECTOR PLAN  
SCALE 1/4" = 1'- 0"

2



1ST FLOOR OUTLET, EXHAUST AND SMOKE DETECTOR PLAN  
SCALE 1/4" = 1'- 0"

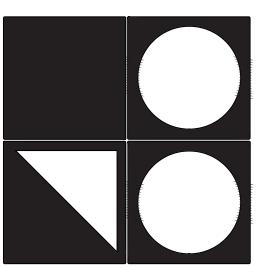
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**HANCOCK HOUSES**  
134-136 HANCOCK ST  
CAMBRIDGE MA 02139

SHEET TITLE  
**BASMENT AND 1ST FLOOR  
RCP & POWER PLAN**

SEAL AND SIGNATURE	JB-AD PROJECT NUMBER
#1906	
DRAWN BY	
JTB	
REVIEWED BY	
JTB	
SHEET NUMBER	
A201.02	

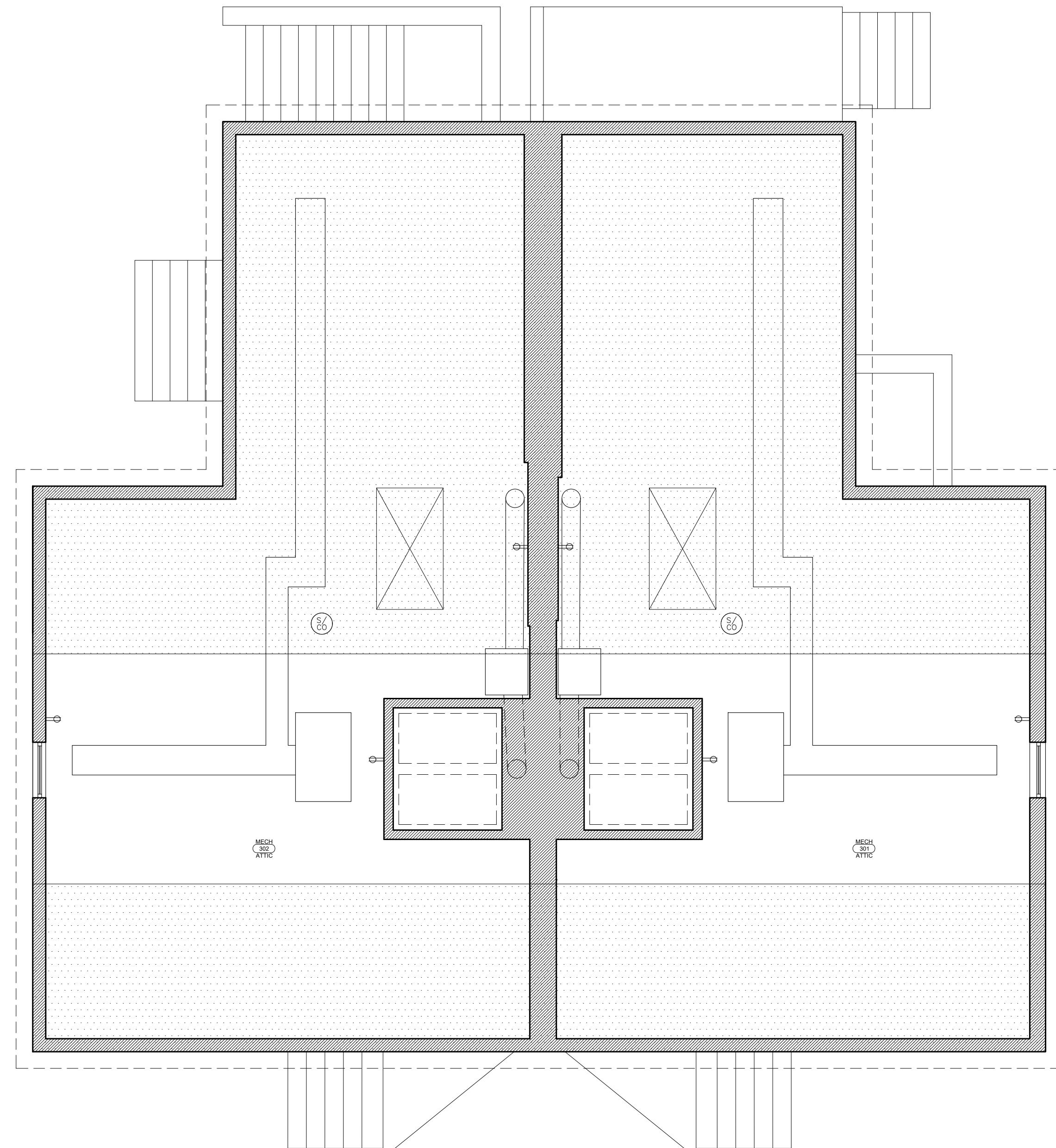
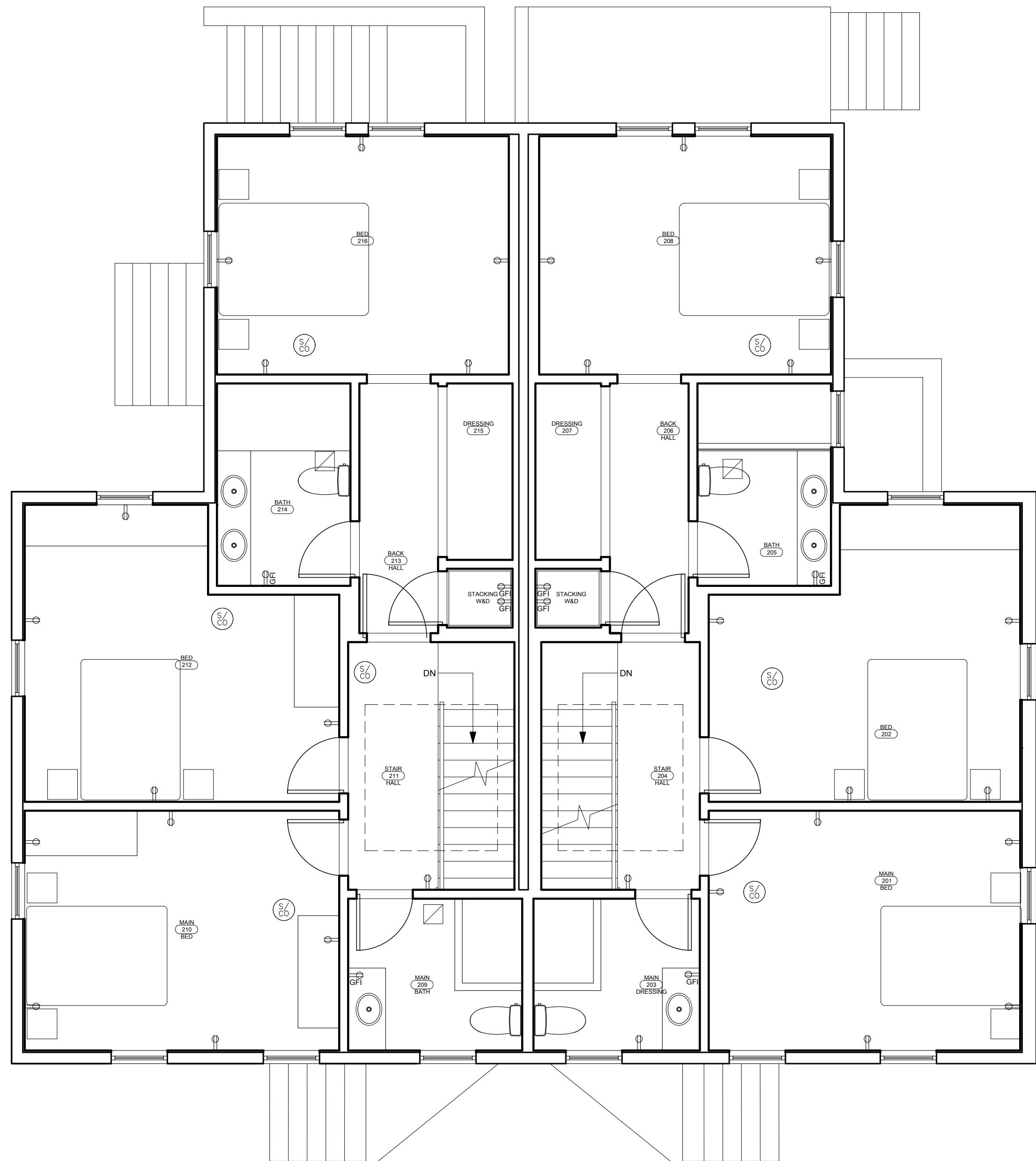
JOHN T. BUCKLEY  
REGISTERED ARCHITECT  
NO. 951050  
BOSTON  
COMMERCIAL & RESIDENTIAL ARCHITECTURE



John Buckley Architecture & Design  
16 Waltham St. Studio 101  
Boston MA, 02118  
73 Broadway, Ste F11  
New York NY, 10013

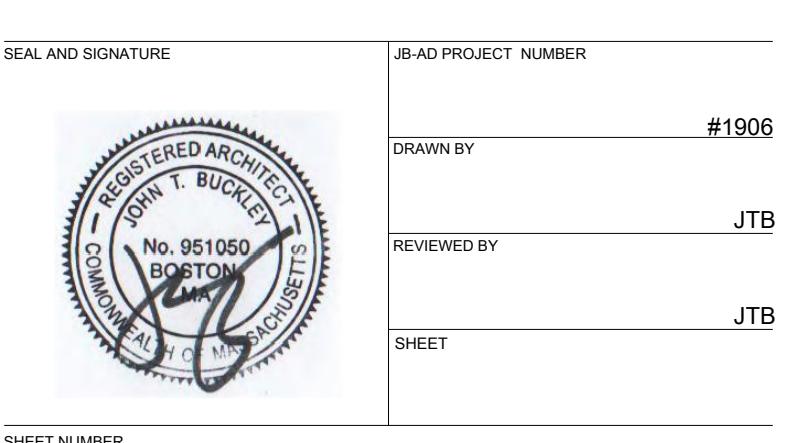
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**CONSULTANTS / CONTRACTOR**

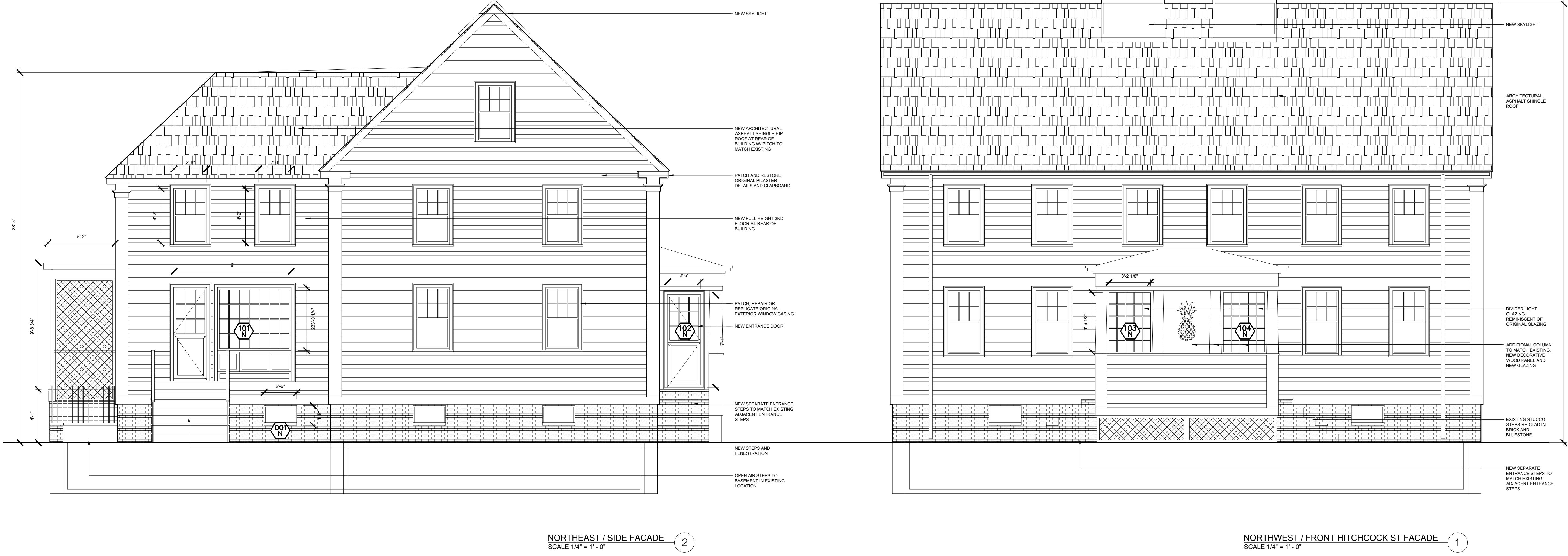


2ND OUTLET, EXHAUST AND SMOKE DETECTOR FLOOR PLAN 2  
SCALE 1/4" = 1' - 0"

**ATTIC OUTLET AND SMOKE DETECTOR PLAN** 1



A202.02



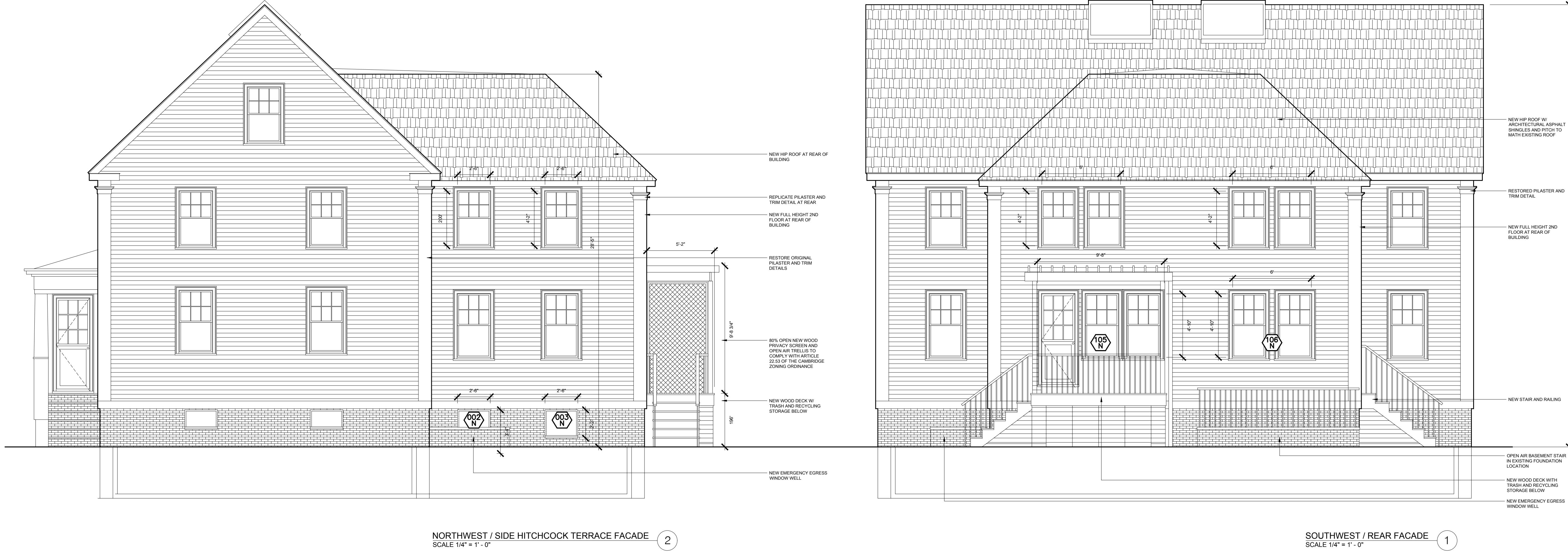
# HANCOCK HOUSES

34-136 HANCOCK ST  
CAMBRIDGE MA 02139

## EXTERIOR ELEVATIONS

SEAL AND SIGNATURE	JB-AD PROJECT NUMBER
	#1906
	DRAWN BY
	JTB
	REVIEWED BY
	JTB
	SHEET

# A301.02



**HANCOCK HOUSES**  
134-136 HANCOCK ST  
CAMBRIDGE MA 02139

**EXTERIOR ELEVATIONS**

SEAL AND SIGNATURE	JB-AD PROJECT NUMBER
DRAWN BY	#1906
REVIEWED BY	JTB
SHEET NUMBER	JTB

A302.02

REBECCA WALSH &  
NICHOLAS FUHRER

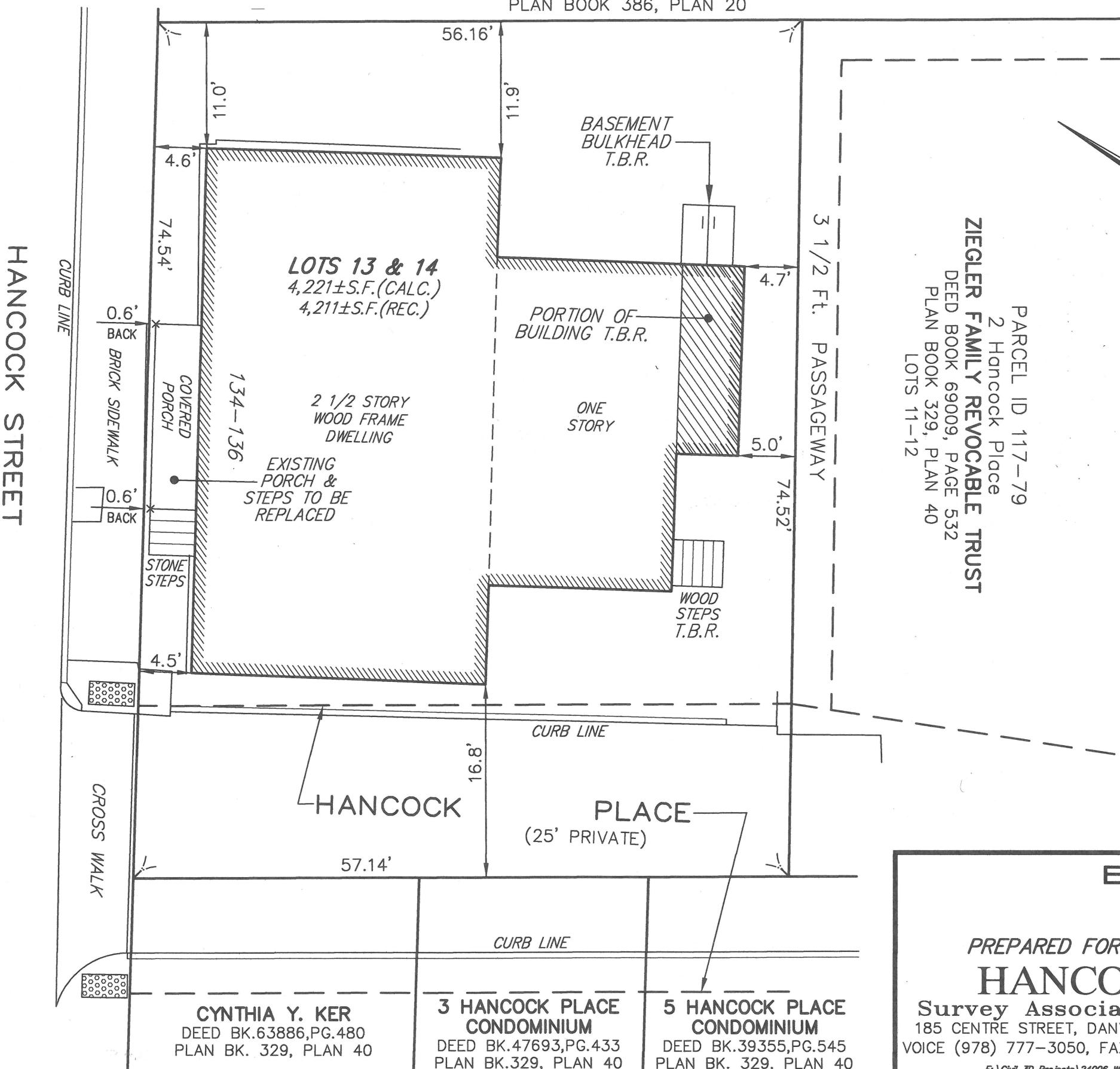
DEED BOOK 70199, PAGE 190  
PLAN BOOK 386, PLAN 20

**ASSESSORS:** MAP 117, PAGE 99

**REFERENCES:** DEED BOOK 70199, PAGE 190  
PLAN BOOK 386, PLAN 20

**OWNER OF RECORD:**

REBECCA WALSH & NICHOLAS FUHRER



**ZIEGLER FAMILY REVOCABLE TRUST**  
2 Hancock Place  
DEED BOOK 69009, PAGE 532  
PLAN BOOK 329, PLAN 40  
LOTS 11-12

A circular seal with a scalloped outer edge. The words "COMMONWEALTH OF MASSACHUSETTS" are at the top, "JOSEPH" is in the center, "M." is above "NO. 65717", and "PROFESSIONAL LAND SURVEYOR" is at the bottom. A signature is written over the seal.

**EXISTING PLOT PLAN**  
*OF LAND IN*  
*CAMBRIDGE, MA*

PREPARED FOR: REBECCA W.  
**HANCOCK**  
Survey Associates, Inc.  
185 CENTRE STREET, DANVERS, MA. 01923  
VOICE (978) 777-3050, FAX (978) 774-7816

## EXISTING PLOT PLAN

OF LAND IN  
CAMBRIDGE, MA

FOR: REBECCA WALSH & NICHOLAS FUHRER

SHEET 1 OF 2

SCALE: 1" = 10'

CHK BY:

DATE:  
1/27/21

JOB

JOB  
NO.  
**20960**













# Mid Cambridge Neighborhood Conservation District Commission

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

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

## CERTIFICATE OF APPROPRIATENESS

PROPERTY: **134-136 Hancock Street**

OWNER: **Lili Walsh  
57 Walsh Drive  
Putney, VT 05346**

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

**Remove dormer, shingle cladding and rear extension; repair/replace original wood clapboard, expand second floor, construct roof screening structure and skylights; enclose and reconfigure front entry.**

**The Commission made the following recommendations:**

- 1. Review other options for screening structure (“widow’s walk”) on the roof including skylights behind the ridge line,**
- 2. Consult with CHC staff in articulating exterior siding details,**
- 3. Reconsider options for the front entry with the placement of columns and glazing.**

The plans and specifications that were submitted with the application are incorporated into this certificate, which is non binding on the applicant.

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

Case Number: **MC 6082**

Date of Certificate: **January 4, 2021**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on January 4, 2021.

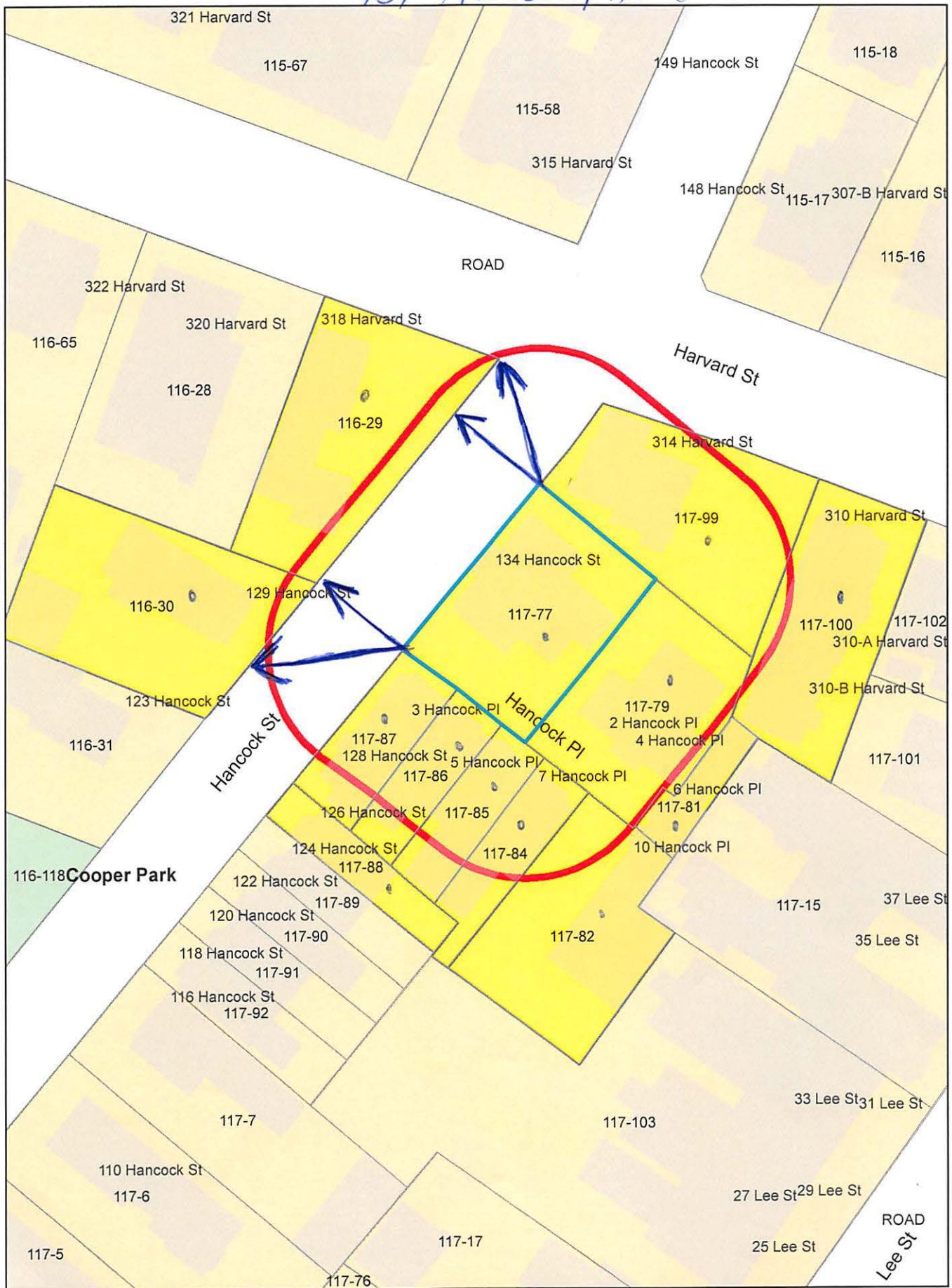
By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_. Appeal has been filed \_\_\_\_\_.

Date \_\_\_\_\_, City Clerk

134 Hancock St.



134 Hancock St.

Petitioners

117-100

BLAIR, ANN M. & JONATHAN S. YEDIDIA  
310 HARVARD ST., UNIT #1 & #3  
CAMBRIDGE, MA 02139

117-81

STILES, BLAKE A., JR &  
ANN MARIE STILES, TRUSTEES  
4969 GREEN MOUNTAIN RD  
KALAMA, WA 98625

JOHN BUCKLEY

15 ANN VINAL ROAD  
SCITUATE, MA 02066

117-99

WALSH, REBECCA & NICHOLAS FUHRER  
314 HARAVARD ST  
CAMBRIDGE, MA 02139

117-82

POSWOLSKY, JAY & SHEILA POSWOLSKY  
TRUSTEE, THE POSWOLSKY FAM REV TRS  
10 HANCOCK PL., #1  
CAMBRIDGE, MA 02139

LILI S. WALSH

7514 GIRARD AVE – SUITE 1-437  
LA JOLLA, CA 92037

117-82

MUSSO, SIMONE  
10 HANCOCK PL, #3  
CAMBRIDGE, MA 02139

117-88

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

116-30

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

116-29

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

117-79

ZIEGLER, HERBERT O. & JUDITH F. ZIEGLER, TRS  
2 HANCOCK PL  
CAMBRIDGE, MA 02139

117-81

PACCIA, EILEEN G.  
6 HANCOCK PL #1  
CAMBRIDGE, MA 02139

117-87

KER, CYNTHIA Y.  
1 HANCOCK PL  
CAMBRIDGE, MA 02139

117-84

LAFERRIERI, MARTHA  
C/O MARTHA BIRNBAUM  
7 HANCOCK PLACE  
CAMBRIDGE, MA 02139

117-85

COOPER, ROBERT PATRICK & JULIA YAO COOPER  
5 HANCOCK PL., UNIT #2  
CAMBRIDGE, MA 02139

117-85

HUBBS, JED L.  
32 ANTRIM ST  
CAMBRIDGE, MA 02139

117-86

TRISUN LLC  
3 HANCOCK PL., #2  
CAMBRIDGE, MA 02139

117-86

MATHESON, DAVID H.  
3 HANCOCK PL UNIT #1  
CAMBRIDGE, MA 02139

117-100

DE ILLANES MARIA C P MIGUEL A I RONDON  
310 HARVARD ST - UNIT 2  
CAMBRIDGE, MA 02139

117-77

WALSH LILI  
7514 GERARD AVE  
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