

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 APR -7 PM 3:03
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: X 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):

(Petitioner (s) / Owner)

JOHN BUCKLEY RA

(Print Name)

Address:

15 ANN VINALL RD
SCITUATE MA 02066

Date: 04.05.21

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

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 _____
(OWNER)

Address: 7514 Girard Ave. Ste. 1-437, La Jolla, CA 92037

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]
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.

[REDACTED]

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

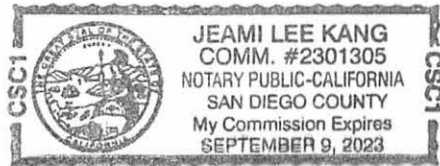
State of California
County of San Diego

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.

Jeami Kang
Notary's Signature

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



OPTIONAL

DESCRIPTION OF ATTACHED DOCUMENT

Title of Type of Document: BZA Application form
Document Date: _____ Number of Pages Including this One: 2
Additional Information: _____

[REDACTED]

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 it's 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</u> <u>Conditions</u>	<u>Requested</u> <u>Conditions</u>	<u>Ordinance</u> <u>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: ²</u>	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	

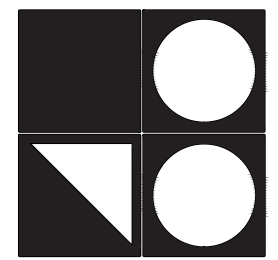
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

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

HANCOCK HOUSES
134-136 HANCOCK ST
CAMBRIDGE MA 02139



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

ABBREVIATIONS & SYMBOLS

ARCHITECTURAL ABBREVIATIONS

ABBR	DESCRIPTION	ABBR	DESCRIPTION	ABBR	DESCRIPTION
@	AND	ENCL	ENCLOSURE; ENCLOSED	OC	ON CENTER
AT	AIR CONDITIONING	ENG	ENGINEER	OD	OVERALL/OUTSIDE DIM
AIC	AIR CONDITIONING	EQ	EQUAL; EQUIVALENT	OPG	OPENING
ACCOM	ACCOMMODATE	EQUIP	EQUIPMENT	OPH	OPPOSITE HAND
ACT	ACOUSTIC CEILING TILE	EX'G	EXISTING	OPP	OPPOSITE
ADJ	ADJACENT	EXP	EXPOSED	PART	PARTITION; PARTIAL
ADJT	ADJUSTABLE	EXP JT	EXPANSION JOINT	PBO	PROVIDED BY OTHER/OWNER
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	FINISH FLOOR	PLAS	PLASTER
AP	ACCESS PANEL	FIN	FINISH	PLUMB	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	RA	RETURN AIR
BLDG	BUILDING	FS	FLOOR SLAB	RAD	RADIUS; RADIATOR
BLK	BLOCK	FT (*)	FOOT; FEET	RCP	REFLECTED CEILING PLAN
BLKG	BLOCKING	FTG	FOOTAGE; FOOTING	RD, RND	ROUND
BM	BEAM	GA	GAUGE	RECP	RECTANGLE
B.O.	BOTTOM OF	GALV	GALVANIZED	REF	REFER TO; REFRIGERATOR
BRG	BEARING	GC	GENERAL CONTRACTOR	REINF	REINFORCED
BTW	BETWEEN	GD	GROUND	REQ'D	REQUIRED
CAB	CABINET	GFI	GROUND FAULT INTERRUPTER	RES	RESILIENT
CBB	CEMENTITIOUS BACKER BOARD	GLASS	GLASS	REV	REVEAL
CDR	CEDAR	GWB	GYPSON WALL BOARD	RM	ROOM
CEM	CEMENT; CEMENTITIOUS	HD	HAND; HEAD	RO	ROUGH OPENING
CFM	CUBIC FEET PER MINUTE	HDR	HEADER	SBO	SUPPLIED BY OTHER
CHR	CHROME	HDWR	HARDWARE	SCHED	SCHEDULE
CJ	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
COMB	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	LACQUER	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	VENEER	VENEER
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	MRGWB	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 (#)	NO (#)	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	DESCRIPTION
	ROOM TAG: NAME, NUMBER, & AREA		SECTION REFERENCE: DISPLAYS DWG NO & SHEET NO
	EX'G CONSTRUCTION		PLAN DETAIL REFERENCE: DISPLAYS DWG NO & SHEET NO
	EX'G CONSTRUCTION TO BE REMOVED		INTERIOR ELEVATION REFERENCE: DISPLAYS DWG NO & SHEET NO
	NEW CONSTRUCTION		DOOR TAG: REFERS TO DOOR SCHEDULE
	NEW CONCRETE CONSTRUCTION		WINDOW TAG: REFERS TO WINDOW SCHEDULE
	OVERHEAD		OBJECT TAG: REFERS TO SCHEDULE
	HIDDEN BELOW		OBJECT NAME
	CENTER LINE		WALL TYPE INDICATOR
	EX'G DOOR		ELEVATION DATUM
	NEW DOOR		SPOT ELEVATION
	DETAIL REFERENCE: DISPLAYS DWG NO & SHEET NO		REVISION MARKER
	EXIT LIGHT		STAIR REFERENCE: DISPLAYS RISER & TREAD INFORMATION
	EMERGENCY LIGHT		COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
	EXHAUST LOCATION		EXHAUST LOCATION

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-119-1981 STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS AND ACCEPTED BY THE COMMISSIONER.
 - C. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE.
7. ALL CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPE SPACES, COLUMN ENCLOSURES, ETC. THAT WOULD PERMIT PASSAGE 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. ALL FIRE RATED DOORS SHALL BE 3'-0" X 7'-0" MINIMUM AND SHALL BEAR THE LABEL OF THE BOARD OF STANDARD AND APPEALS OR THE M.E.A. DIVISION.

GENERAL PROJECT NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF MASSACHUSETTS AND CITY OF CAMBRIDGE, FIRE DEPT. REGULATIONS, UTILITY CO. REQUIREMENTS, AND THE BEST TRADE PRACTICES.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING CITY OF CAMBRIDGE AGENCIES.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS TO THE ARCHITECT.
4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE PLANS.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
7. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
8. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
9. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
10. THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL APPLY FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS AS 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 SHALL BE FLUSH AND 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 GRILLE OPENINGS ABOVE AND BELOW SUSPENDED CEILINGS SHALL BE COORDINATED 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 GYP. BD. WALLS OR NEW RADIATOR COVERS WHERE REQUIRED.

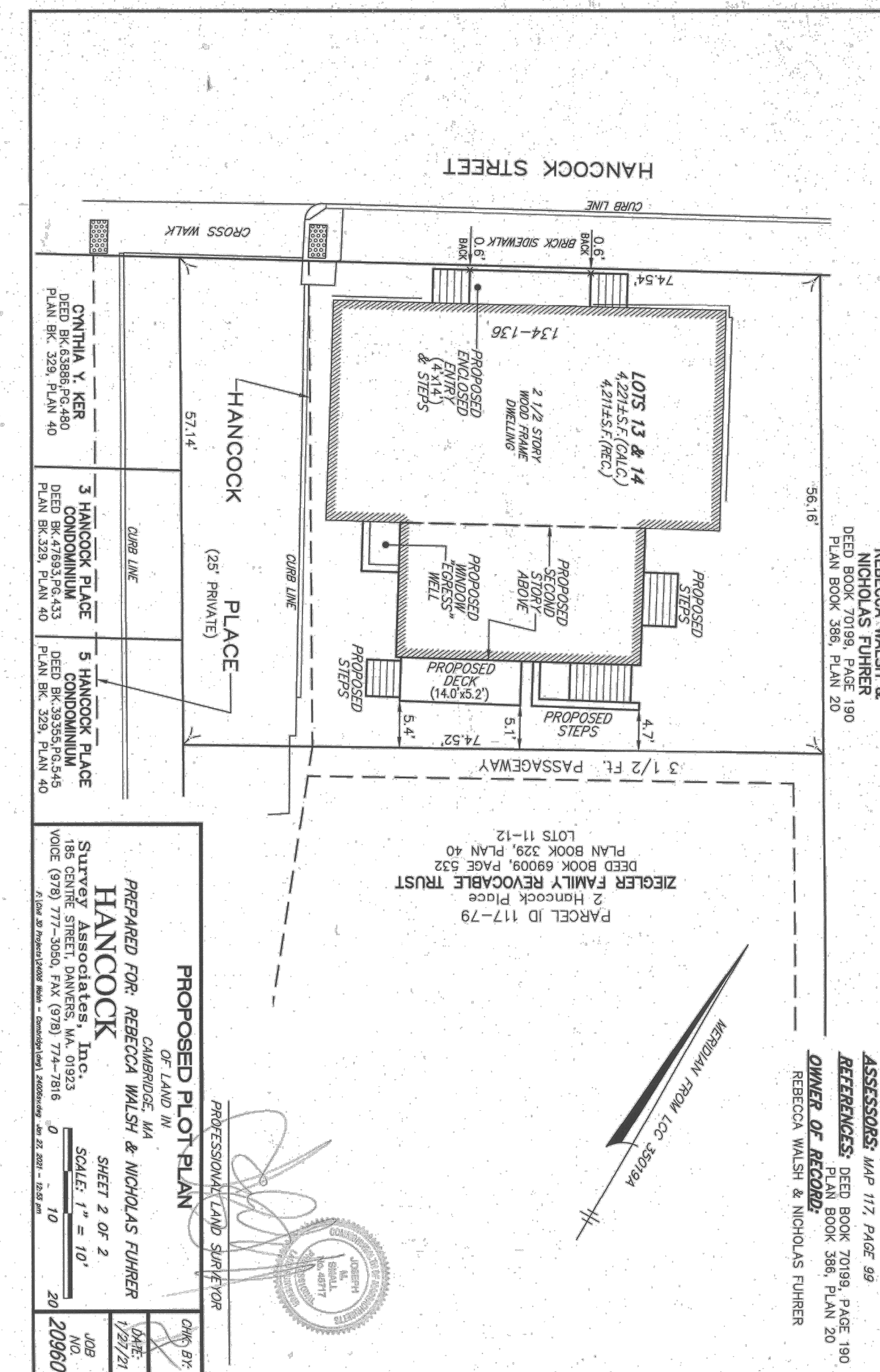
DEMOLITION NOTES

1. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS WITHOUT ADDITIONAL COST TO THE OWNER.
3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED EITHER BY TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
5. REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED.
6. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS, GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPT. OF BUILDINGS RULES AND REGULATIONS.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.
8. THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPT. OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS, AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.

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 PROPOSED 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

ZONING NOTES - SEE Z001

134-136 HANCOCK ST
CAMBRIDGE MA 02139

NOTE:
SEE DRAWING Z001 FOR FULL ZONING ANALYSIS & SUMMARY

SHEET INDEX

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
A-201.00	BASEMENT AND 1ST POWER AND LIGHTING PLANS
A-202.00	2ND AND ATTIC POWER AND LIGHTING PLANS
A-301.00	EXTERIOR ELEVATIONS
A-302.00	EXTERIOR ELEVATIONS

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04	03.31.21	BZA
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01	12.15.20	CAMBRIDGE HISTORIC COMMISSION REVIEW

HANCOCK HOUSES
134-136 HANCOCK ST
CAMBRIDGE MA 02139

TITLE PAGE W/ NOTES, PLOT PLAN AND ZONING SUMMARY

SEAL AND SIGNATURE	JOB/PROJECT NUMBER
	#1906
DRAWN BY	JTB
REVIEWED BY	JTB
SHEET	JTB

SHEET NUMBER

T001.02

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

- 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
					Front	Side	Rear		
Res. A-1	0.5	8,000	6,000	80	25	15(sum of 35)	25 ^(c)	35	50%
Res. A-2	0.5	6,000	4,500	65	20	10 (sum of 25)	25 ^(c)	35	50%
Res. B	0.5 ⁽ⁱ⁾	5,000	2,500 ⁽ⁱ⁾	50	15	7'8" (sum of 20)	25 ^(c)	35	40%
Res. C ^(l)	0.6	5,000	1,800	50	$\frac{H+L(a)}{4}$	$\frac{H+L(b)}{5}$	$\frac{H+L(c)}{4}$	35	36%
					(min. 7'6" sum of 20)				
Res. C-1	0.75	5,000	1,500	50	$\frac{H+L(a)}{4}$	$\frac{H+L(b)}{5}$	$\frac{H+L(c)}{4}$	35	30%
Res. C-1A	1.25	5,000	1,000	50	10	$\frac{H+L(i)}{7}$	$\frac{H+L(j)}{5}$	45	15%
Res. C-2	1.75	5,000	600	50	$\frac{H+L(a)}{4}$	$\frac{H+L(b)}{5}$	$\frac{H+L(c)}{4}$	85	15%
Res. C-2B	1.75	5,000	600	50	$\frac{H+L(a)(k)}{4}$	$\frac{H+L(b)(k)}{5}$	$\frac{H+L(c)(k)}{4}$	45	15%
Res. C-2A	2.5	5,000	300	50	$\frac{H+L(a)(g)}{5}$	$\frac{H+L(b)(g)}{6}$	$\frac{H+L(c)(g)}{5}$	60	10% ^(h)
Res. C-3	3.0	5,000	300	50	$\frac{H+L(b)}{5}$	$\frac{H+L(c)}{6}$	$\frac{H+L(d)}{5}$	120	10%
Res. C-3A	3.0 ^(d)	5,000	300	50	$\frac{H+L(b)(e)}{5}$	$\frac{H+L(c)(f)}{6}$	$\frac{H+L(d)}{5}$	120	10%
Res. C-3B	3.04 ^(d)	5,000 ^(m)	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:
 - 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: 1337 S.F.
3RD FLOOR: 802 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: 1627 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	ORDINANCE REQUIREMENTS
TOTAL GROSS FLOOR AREA:	3978	3321	3158 (max.)
LOT AREA:	4211		5000 (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:	0.94	0.79	0.75 (max.)
LOT AREA FOR EACH DWELLING UNIT:	1053	2106	1500 (min.)
SIZE OF LOT:			
WIDTH	74.54'		50' (min.)
DEPTH			
Setbacks in Feet:			
FRONT	4.6'	4.6'	10' (min.)
REAR	4.7'	9.8'	20' (min.)
LEFT SIDE	11'	11'	7.5' (min.)
RIGHT SIDE	16.8'	16.8'	7.5' (min.)
SIZE OF BLDG.:			
HEIGHT	33.9'	33.9'	35' (max.)
LENGTH	51.75'	46.58'	
WIDTH	45.5'	45.5'	
RATIO OF USABLE OPEN SPACE TO LOT AREA: ⁽¹⁾	58%	60%	30% (min.)
NO. OF DWELLING UNITS:	4	2	3 (max.)
NO. OF PARKING SPACES:	NA	NA	NA (min./max)
NO. OF LOADING AREAS:	NA	NA	NA (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	NA	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.

(ATTACHMENT B - PAGE 4)

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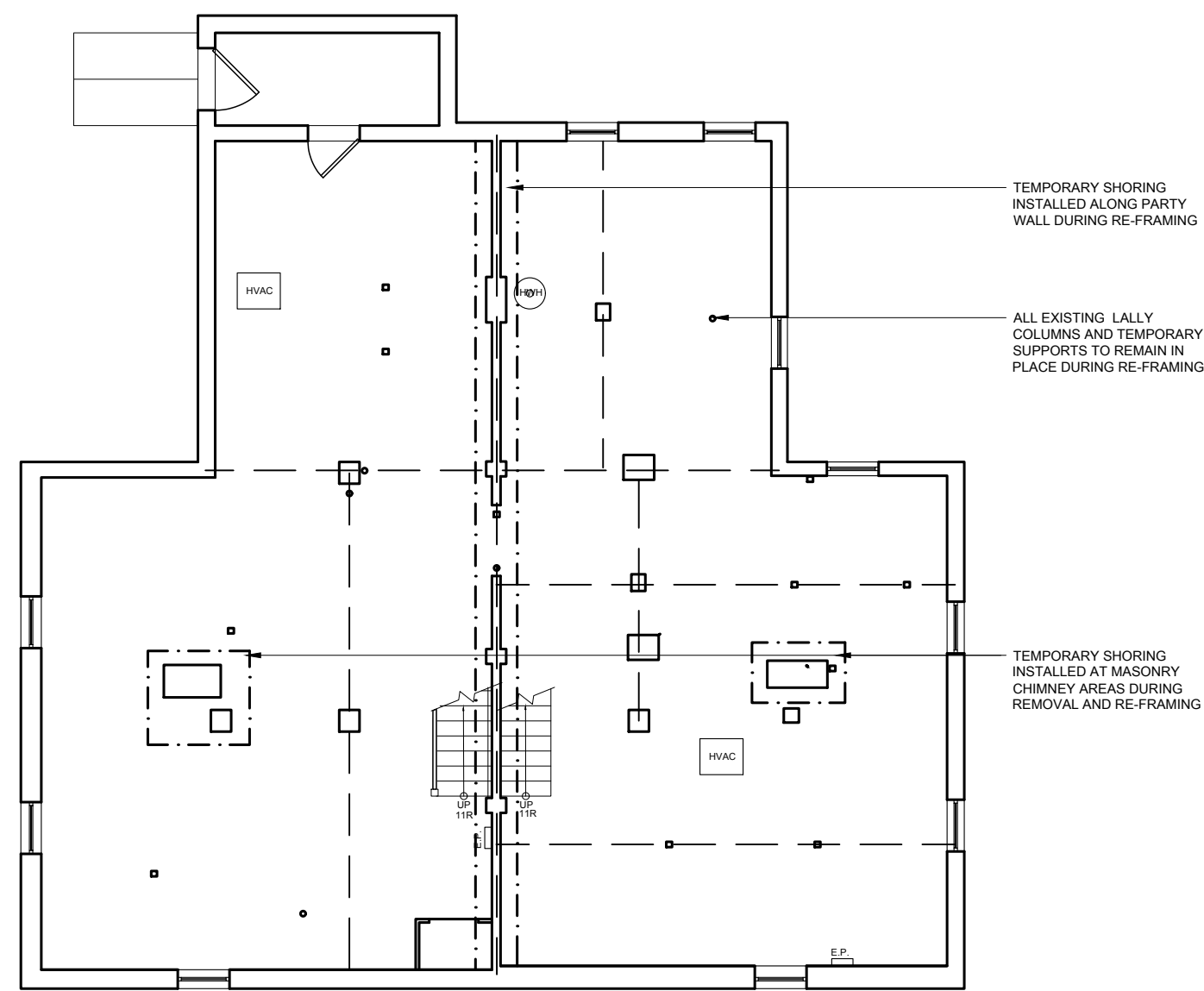
ISSUE / REV NO DATE ISSUED TO

SHEET TITLE
ZONING SUMMARY

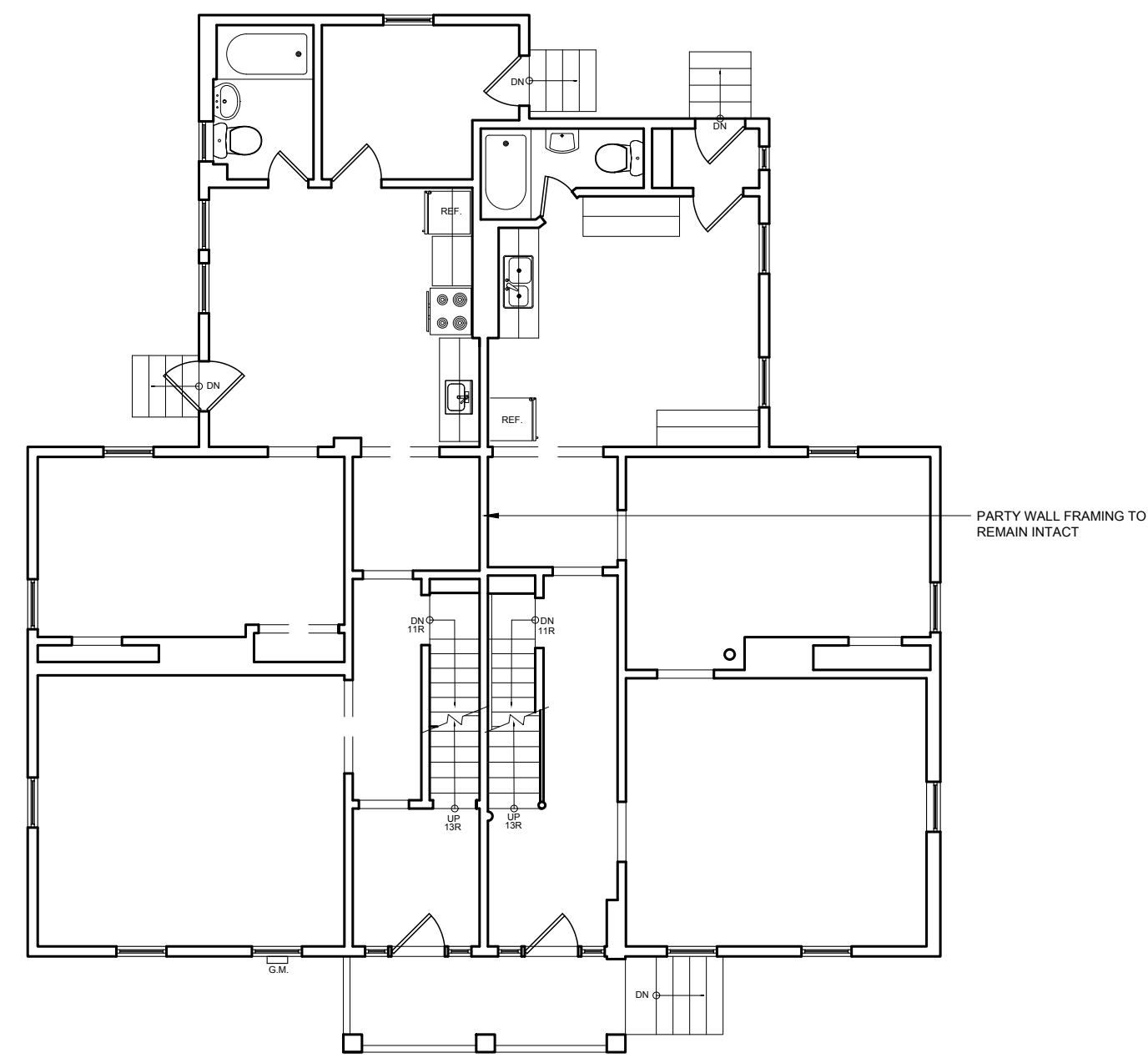
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SHORING NOTE:
TEMPORARY SHORING TO BE
INSTALLED IN ALL AREAS OF
STRUCTURAL REMOVAL AND AREAS OF
REPLACEMENT FRAMING.

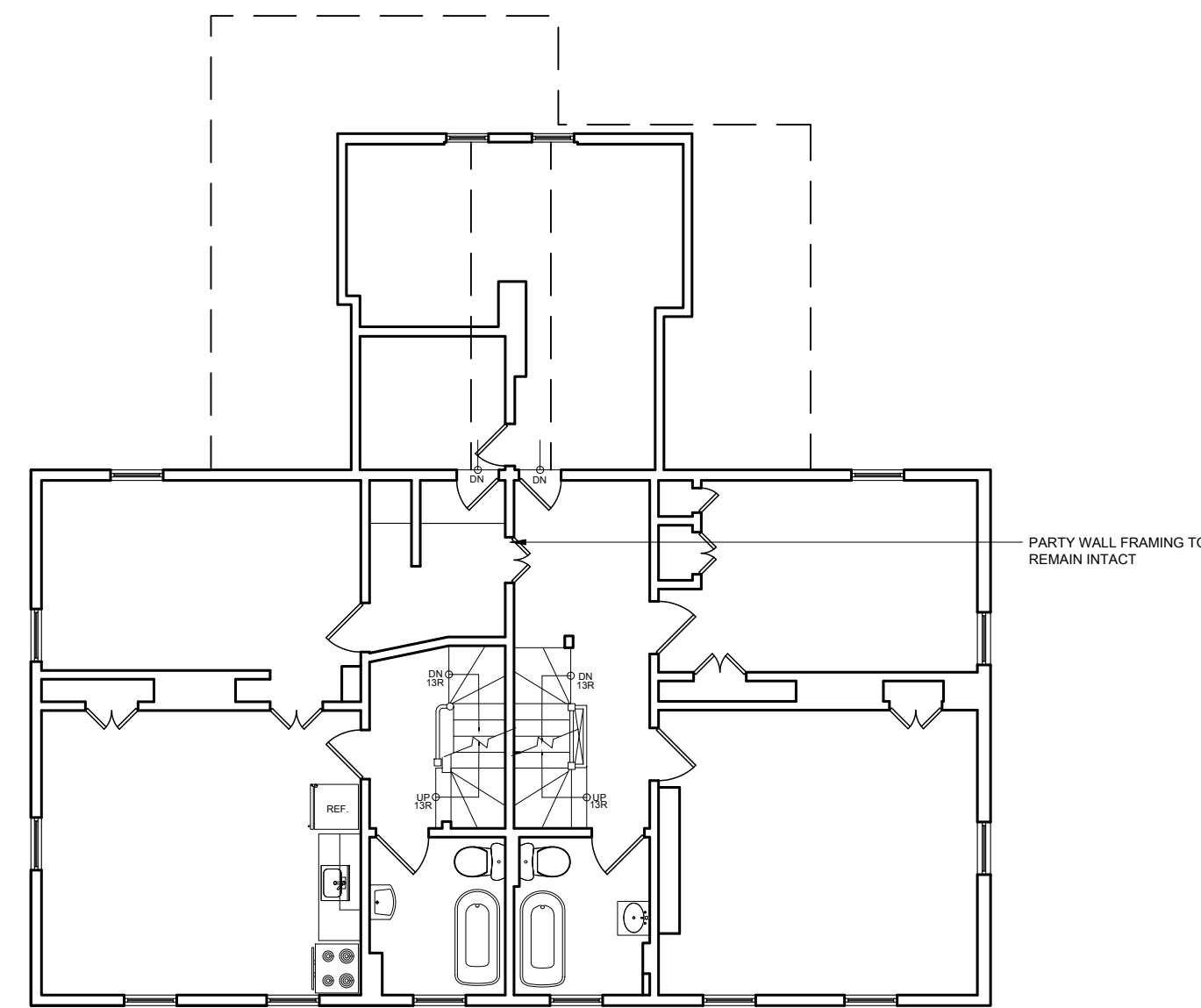
JOISTS AND RAFTERS SHOULD BE
REPLACED INCREMENTALLY.



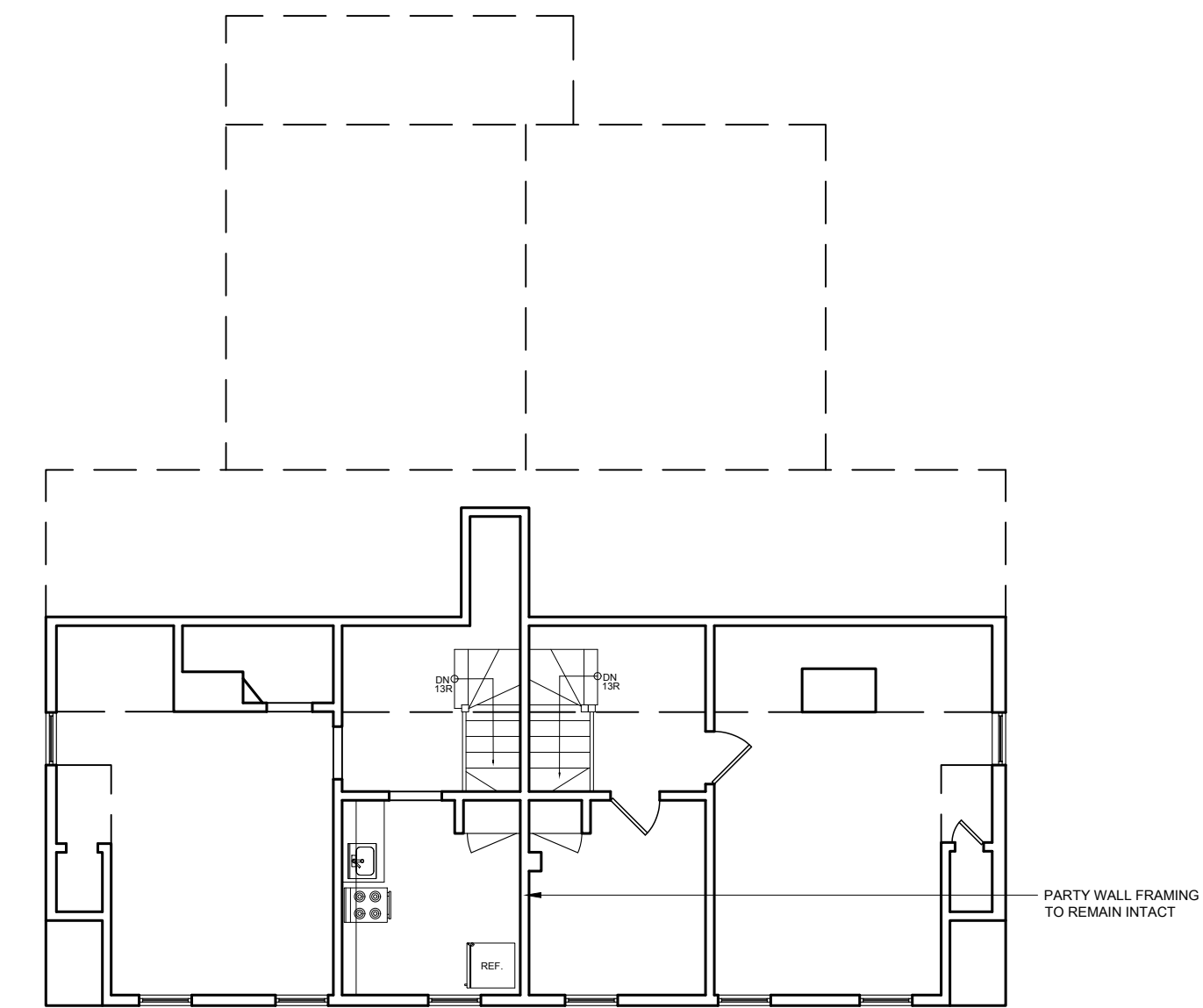
BASEMENT EXISTING PLAN
SCALE 1/8" = 1' - 0"



1ST FLOOR EXISTING PLAN
SCALE 1/8" = 1' - 0"



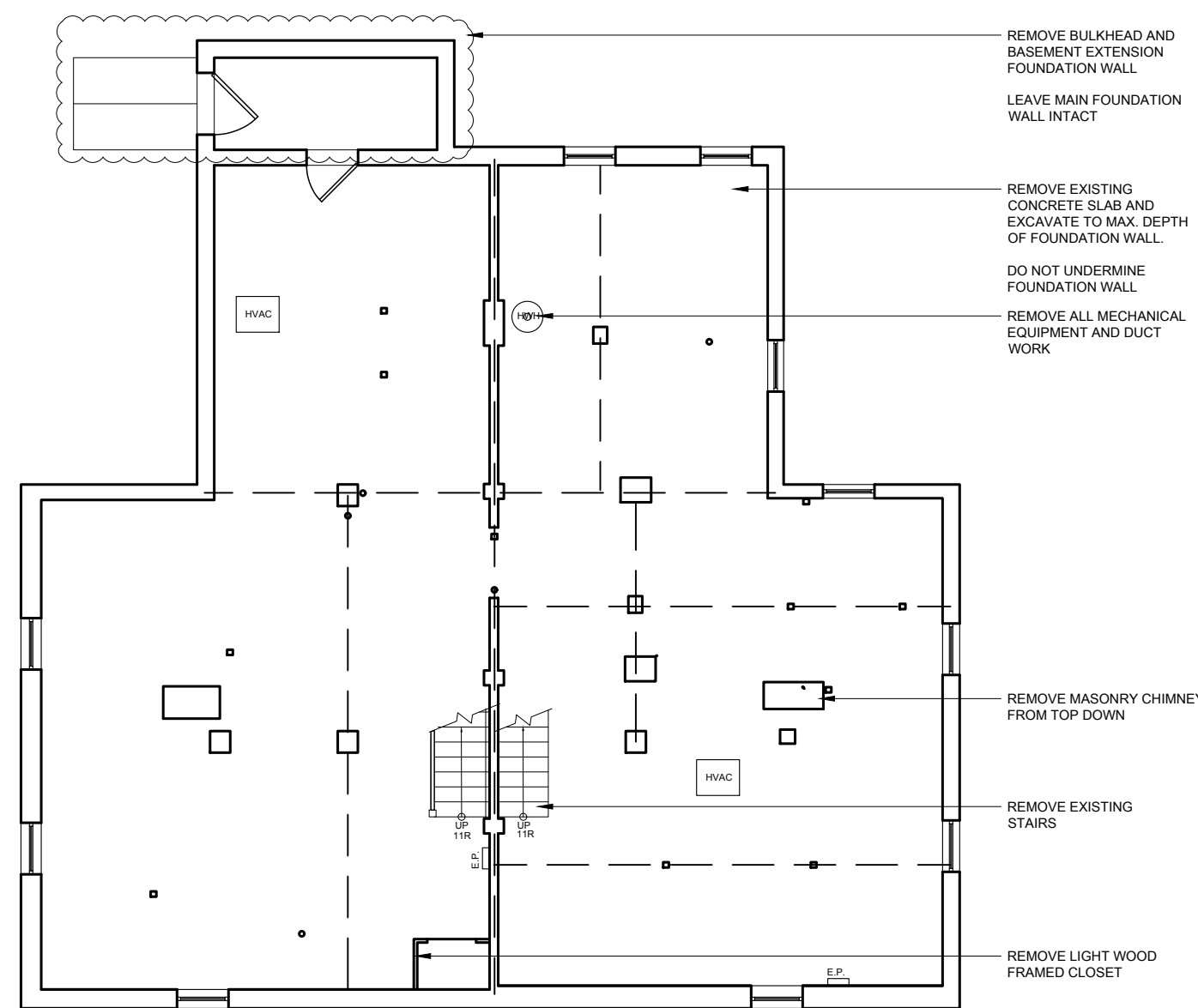
2ND FLOOR EXISTING PLAN
SCALE 1/8" = 1' - 0"



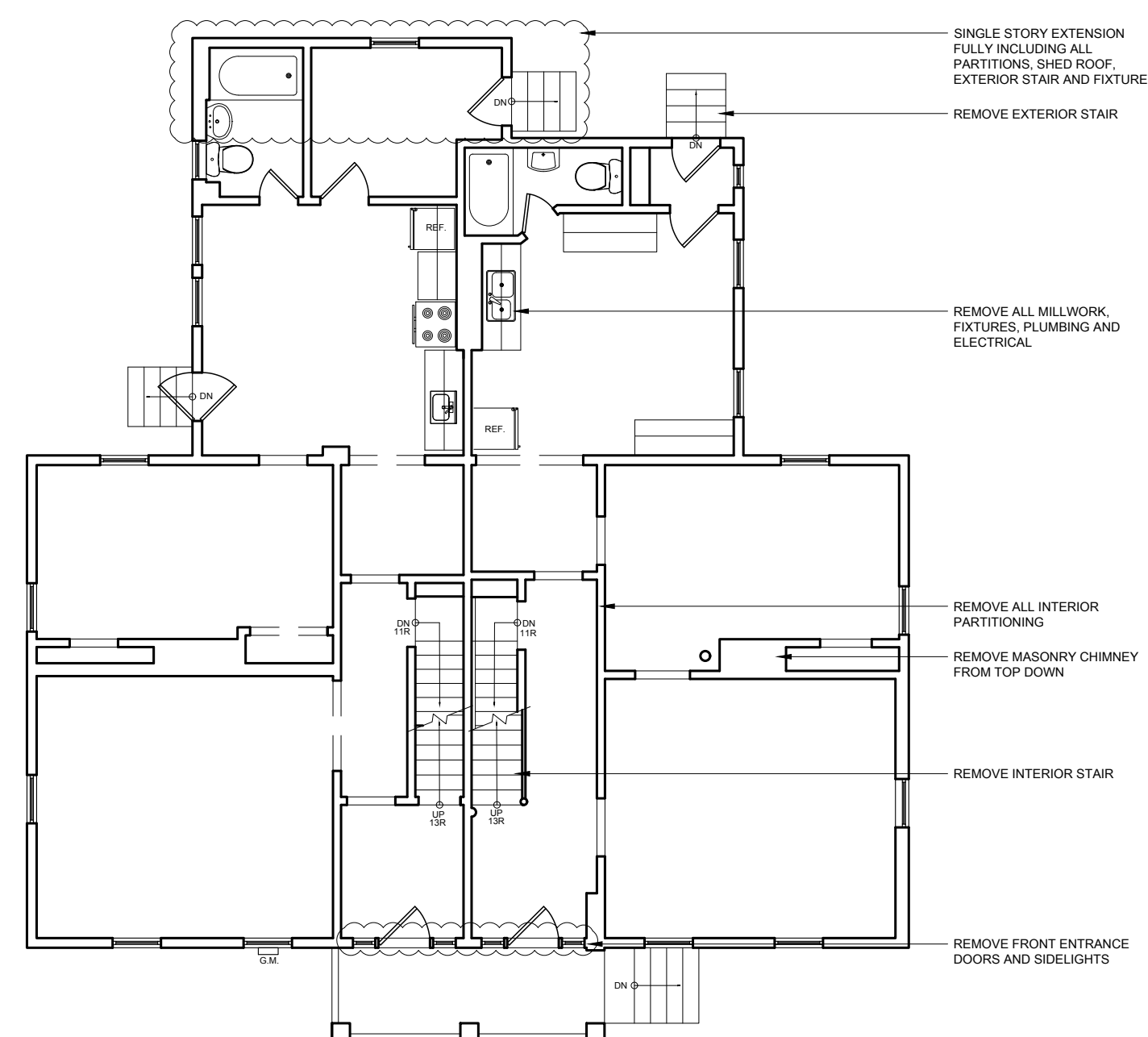
3RD FLOOR EXISTING PLAN
SCALE 1/8" = 1' - 0"

DEMOLITION NOTE:
PARTY/DEMISING WALL MASONRY AND
FRAMING TO REMAIN INTACT FROM
TOP OF BUILDING TO BASEMENT.

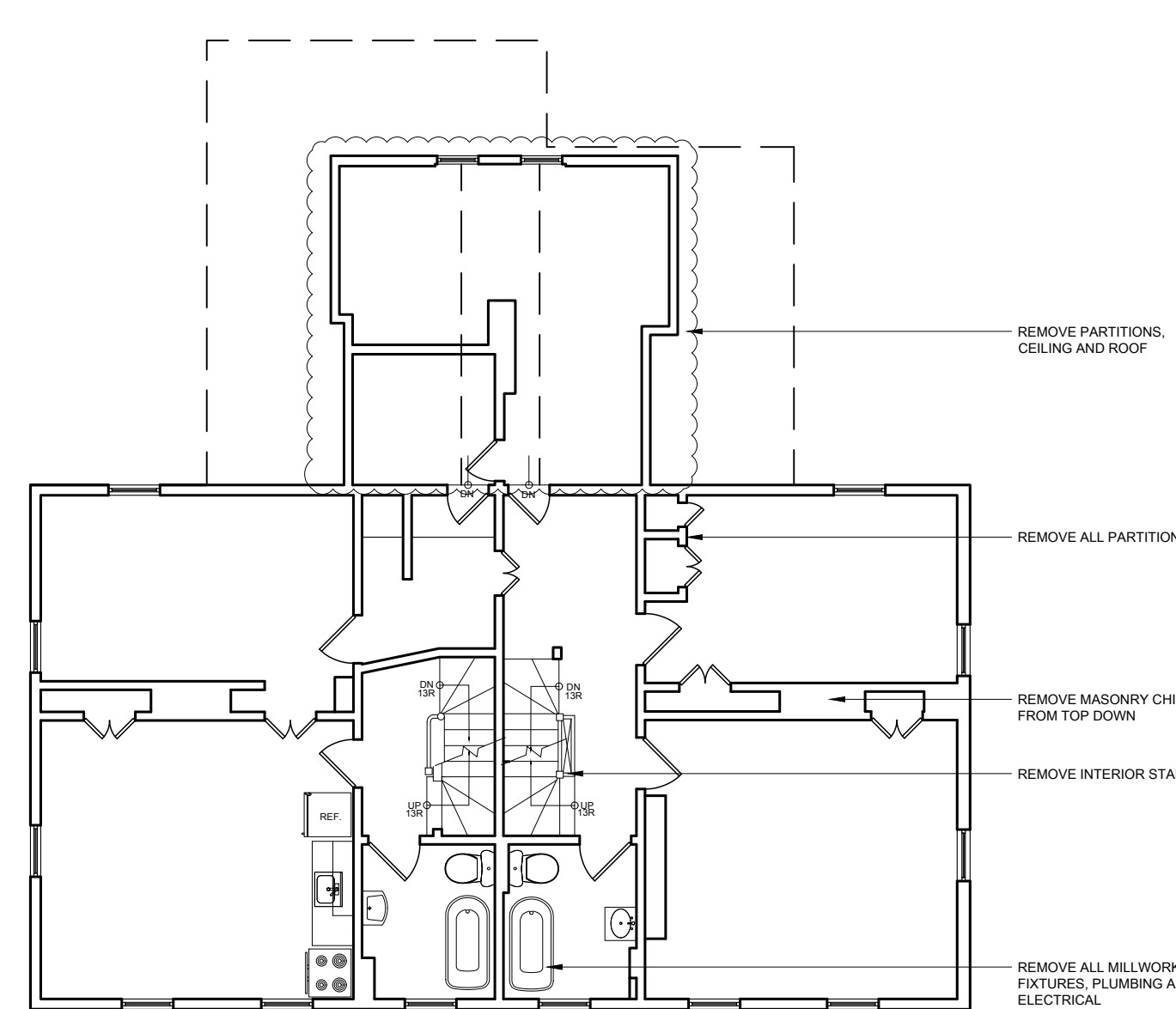
DEMOLITION NOTE:
INTERIOR DEMOLITION OF PARTITIONS,
MASONRY AND FRAMING TO START AT
TOP OF BUILDING AND PROCEED TO
THE LOWER FLOORS IN SEQUENCE



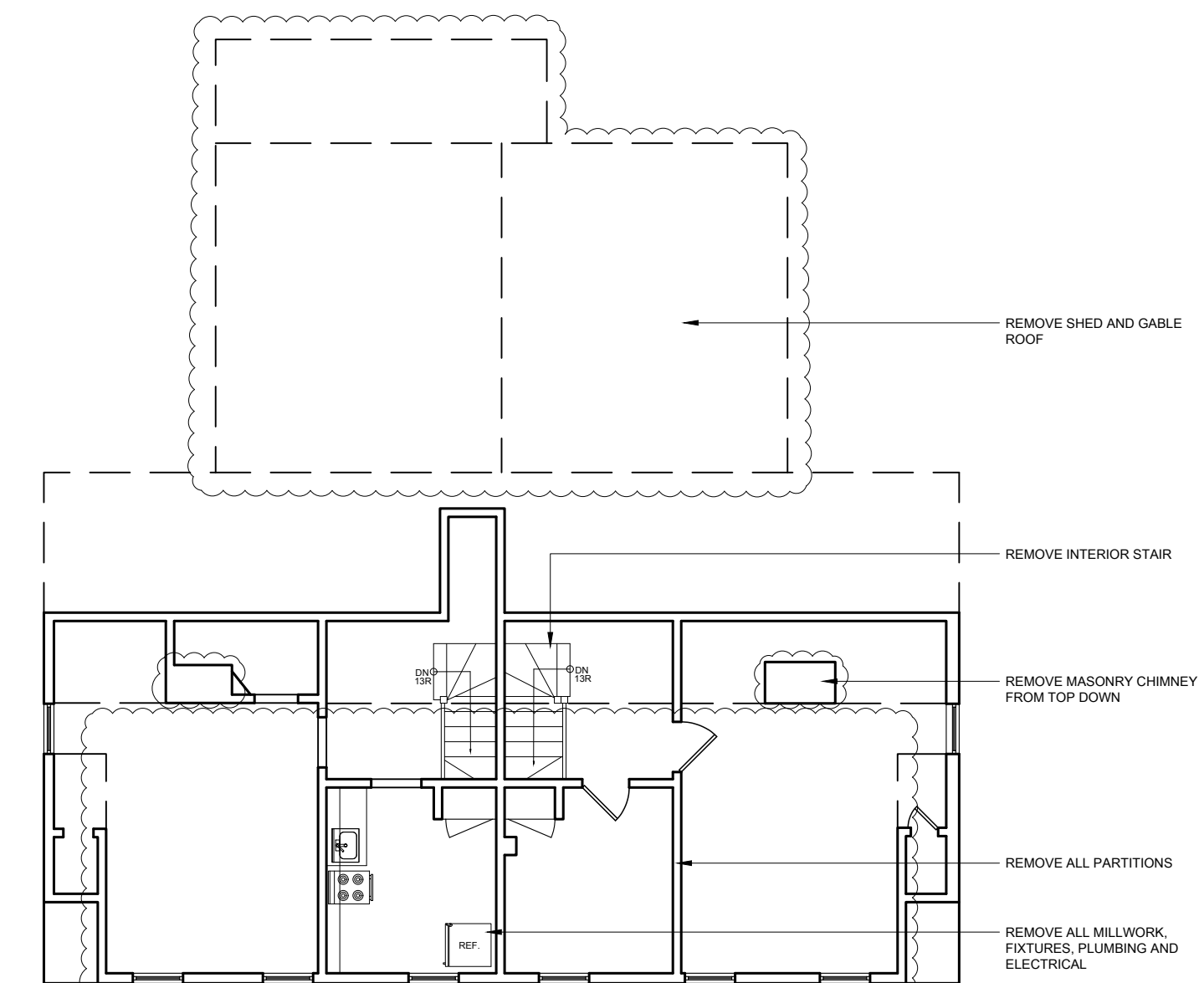
BASEMENT DEMO PLAN
SCALE 1/8" = 1' - 0"



1ST FLOOR DEMO PLAN
SCALE 1/8" = 1' - 0"



2ND FLOOR DEMO PLAN
SCALE 1/8" = 1' - 0"



3RD FLOOR DEMO PLAN
SCALE 1/8" = 1' - 0"

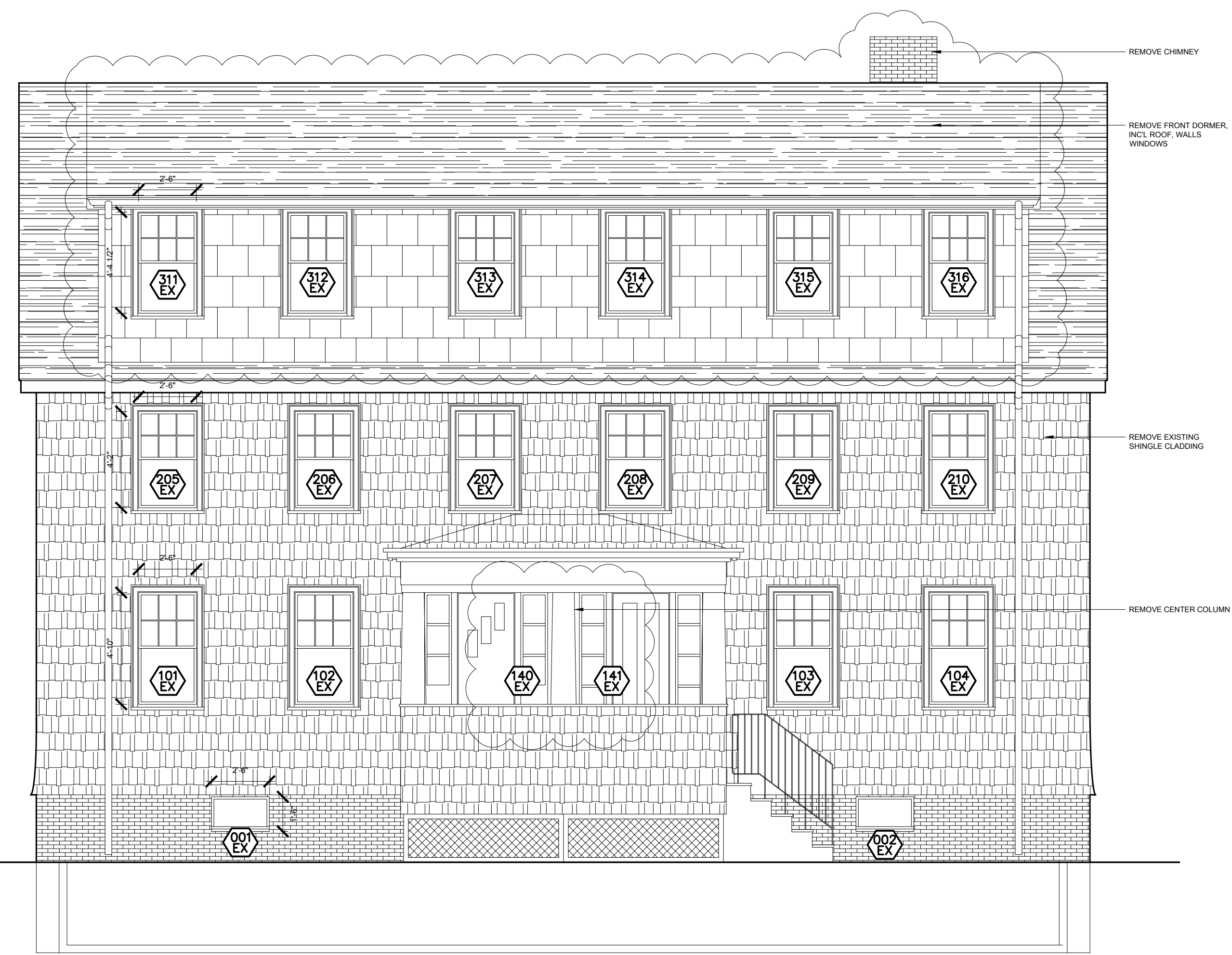
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**EXISTING AND
DEMOLITION PLAN**

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NORTHEAST / SIDE FAÇADE 2
 SCALE 1/4" = 1' - 0"



NORTHWEST / FRONT HITCHCOCK ST FAÇADE 1
 SCALE 1/4" = 1' - 0"

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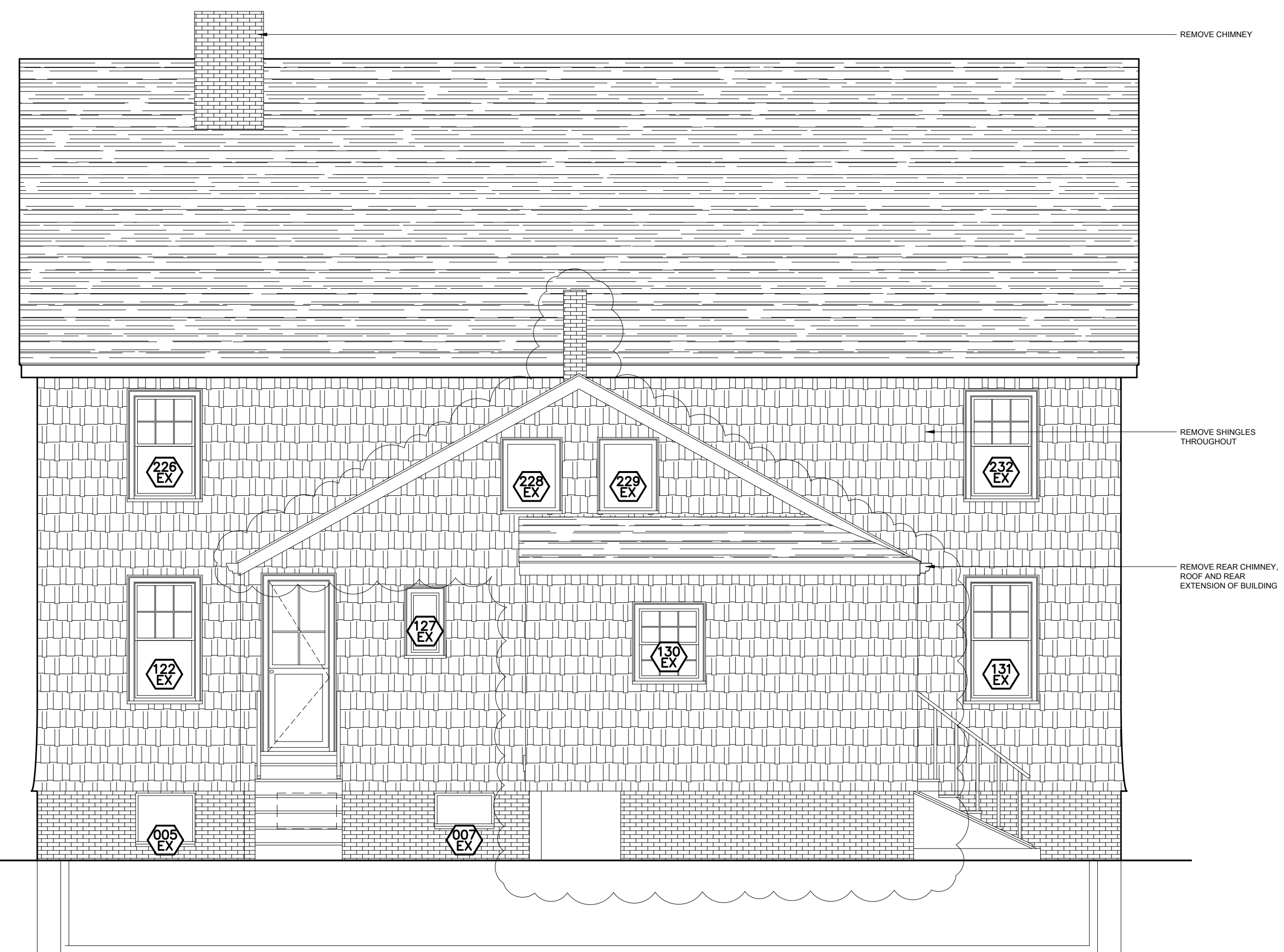
SHEET TITLE
**EXISTING AND DEMOLITION
 EXTERIOR ELEVATIONS**

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	REVIEWED BY JTB
	SHEET

SHEET NUMBER
D301.02



NORTHWEST / HANCOCK TERRACE FACADE ②
 SCALE 1/4" = 1' - 0"



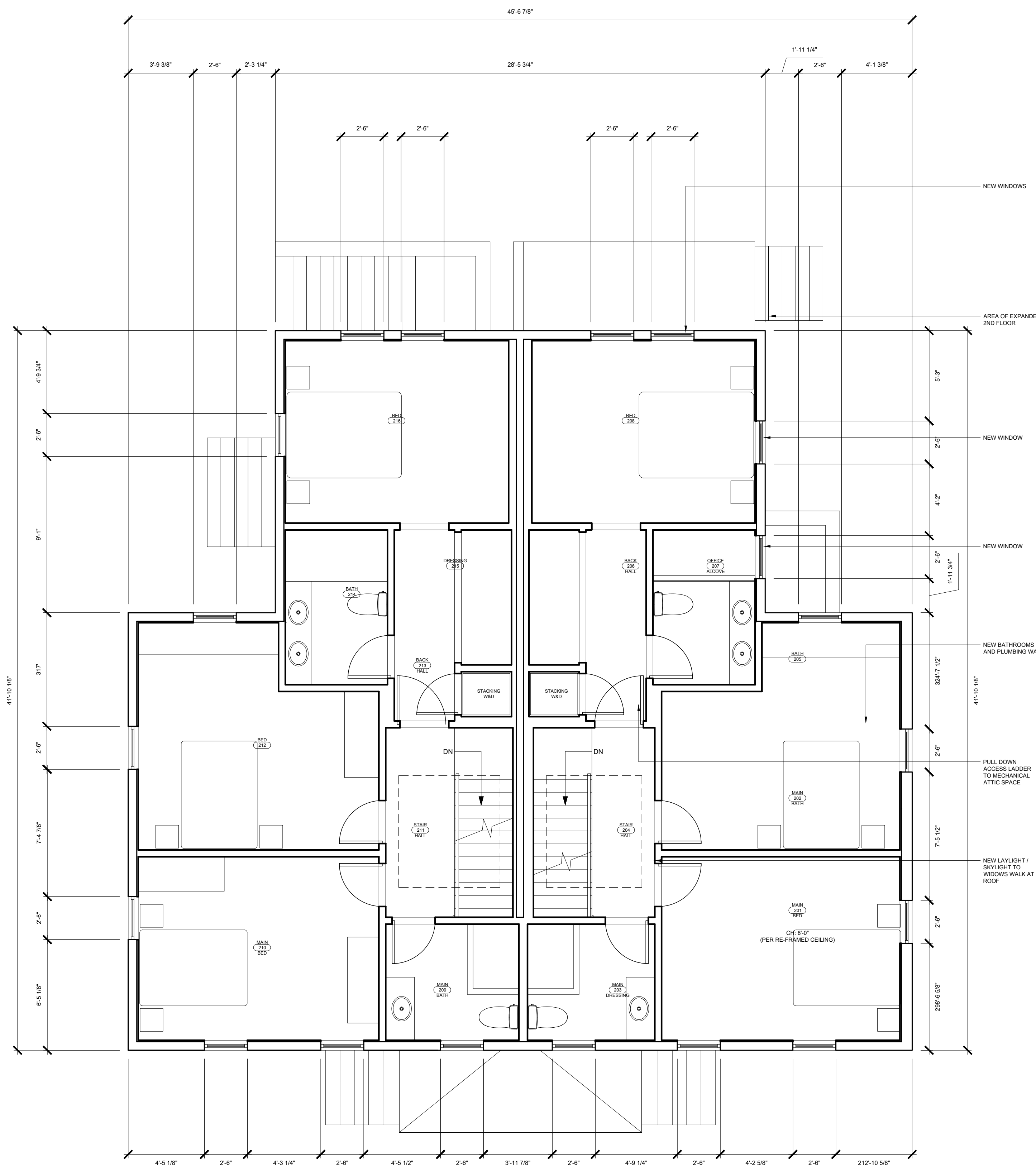
SOUTHWEST / REAR FACADE ①
 SCALE 1/4" = 1' - 0"

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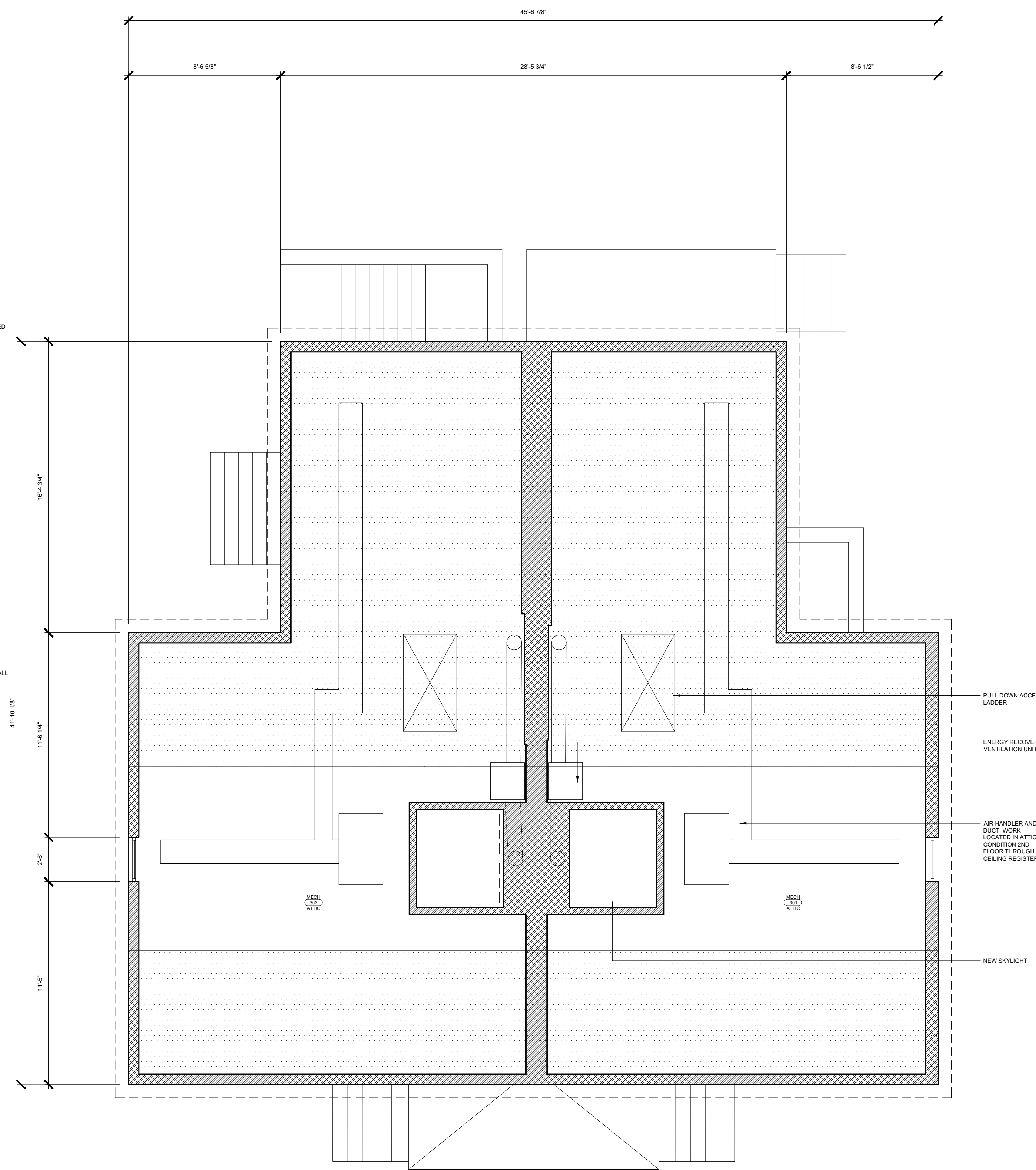
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**EXISTING AND DEMOLITION
 EXTERIOR ELEVATIONS**

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2ND FLOOR PLAN
 SCALE 1/4" = 1' - 0" 2

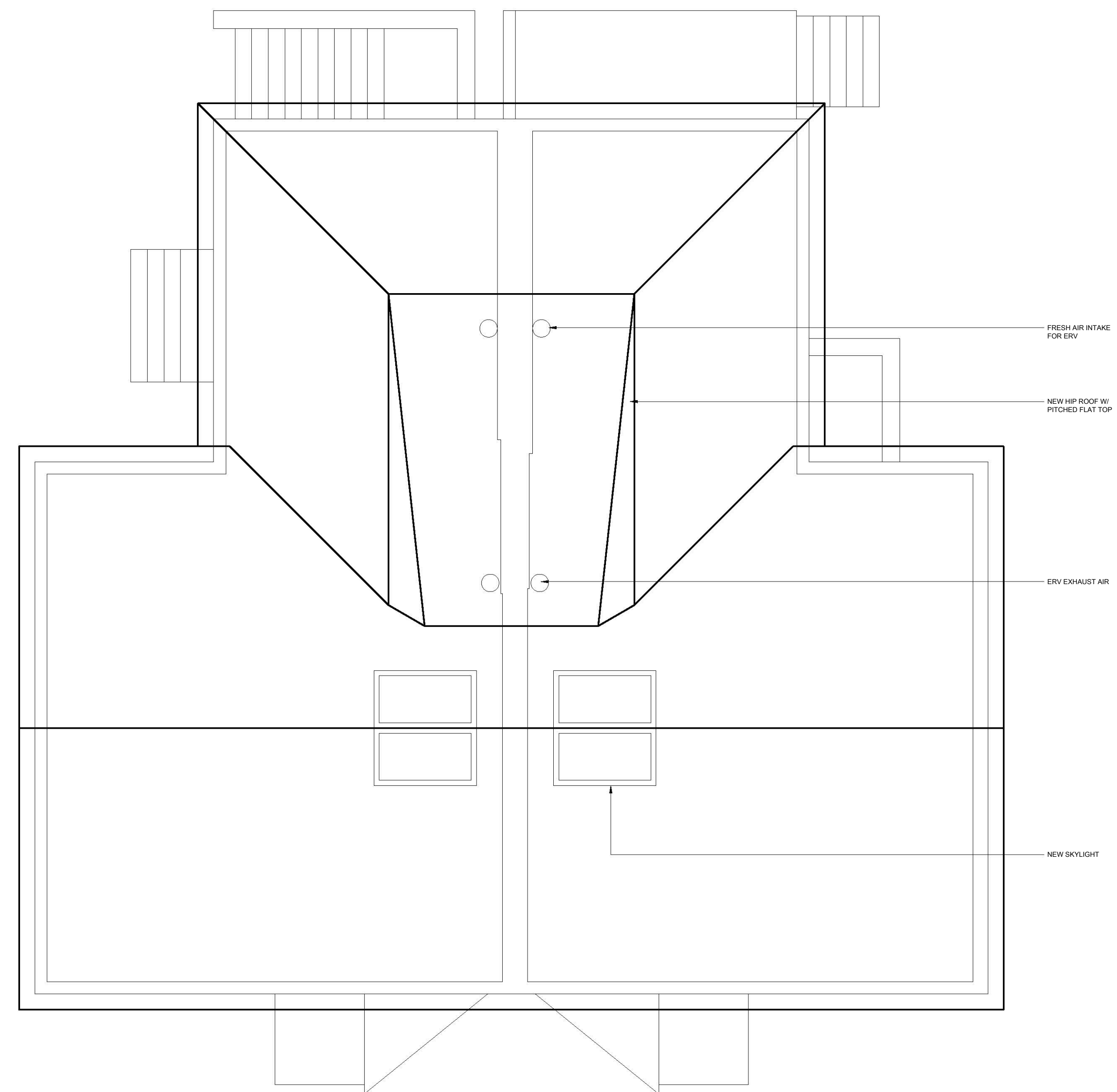


ATTIC PLAN
 SCALE 1/4" = 1' - 0" 1

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SHEET TITLE
**2ND FLOOR AND MECHANICAL
 ATTIC PLAN**

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	REVIEWED BY JTB
	SHEET

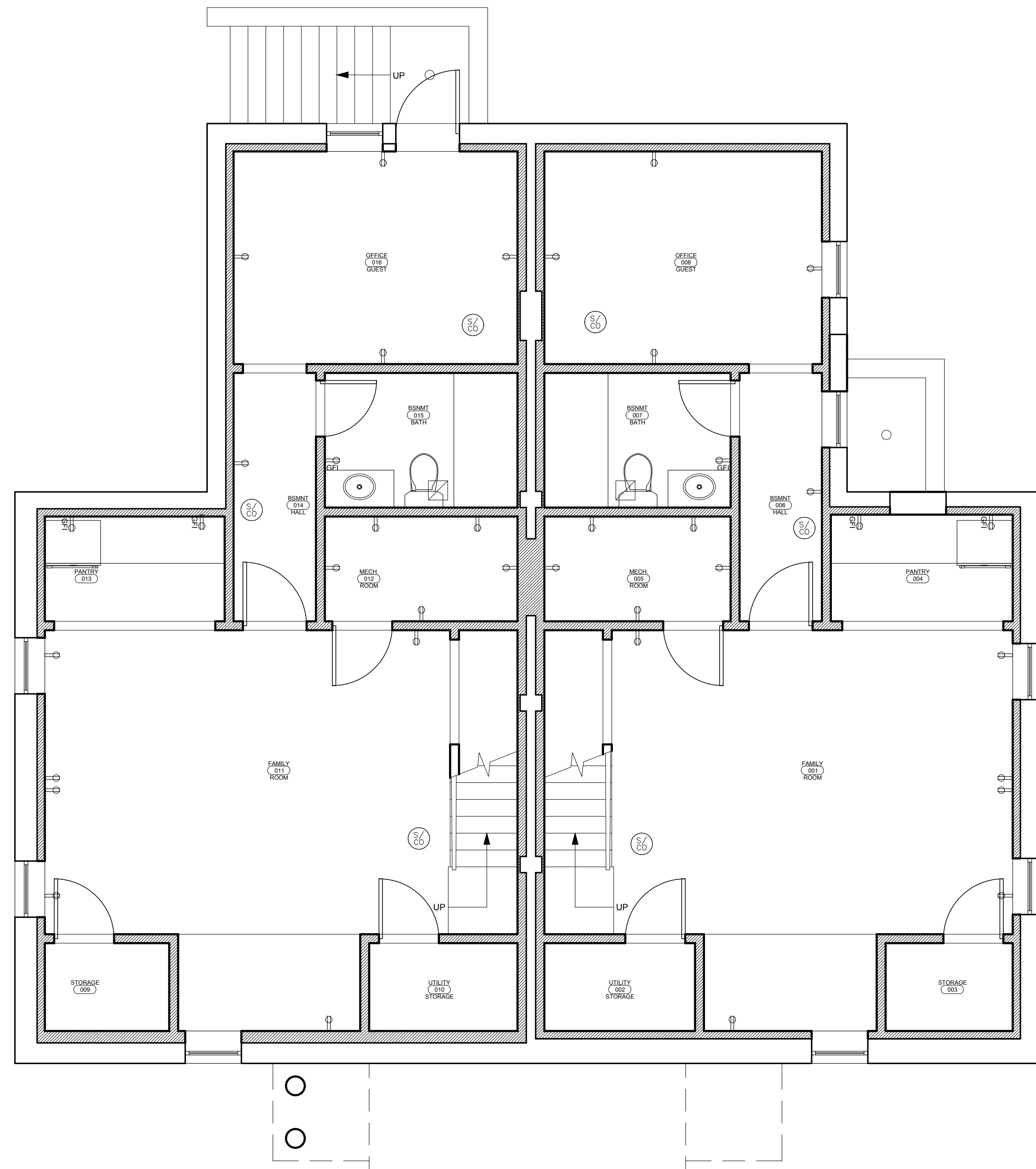


ROOF PLAN
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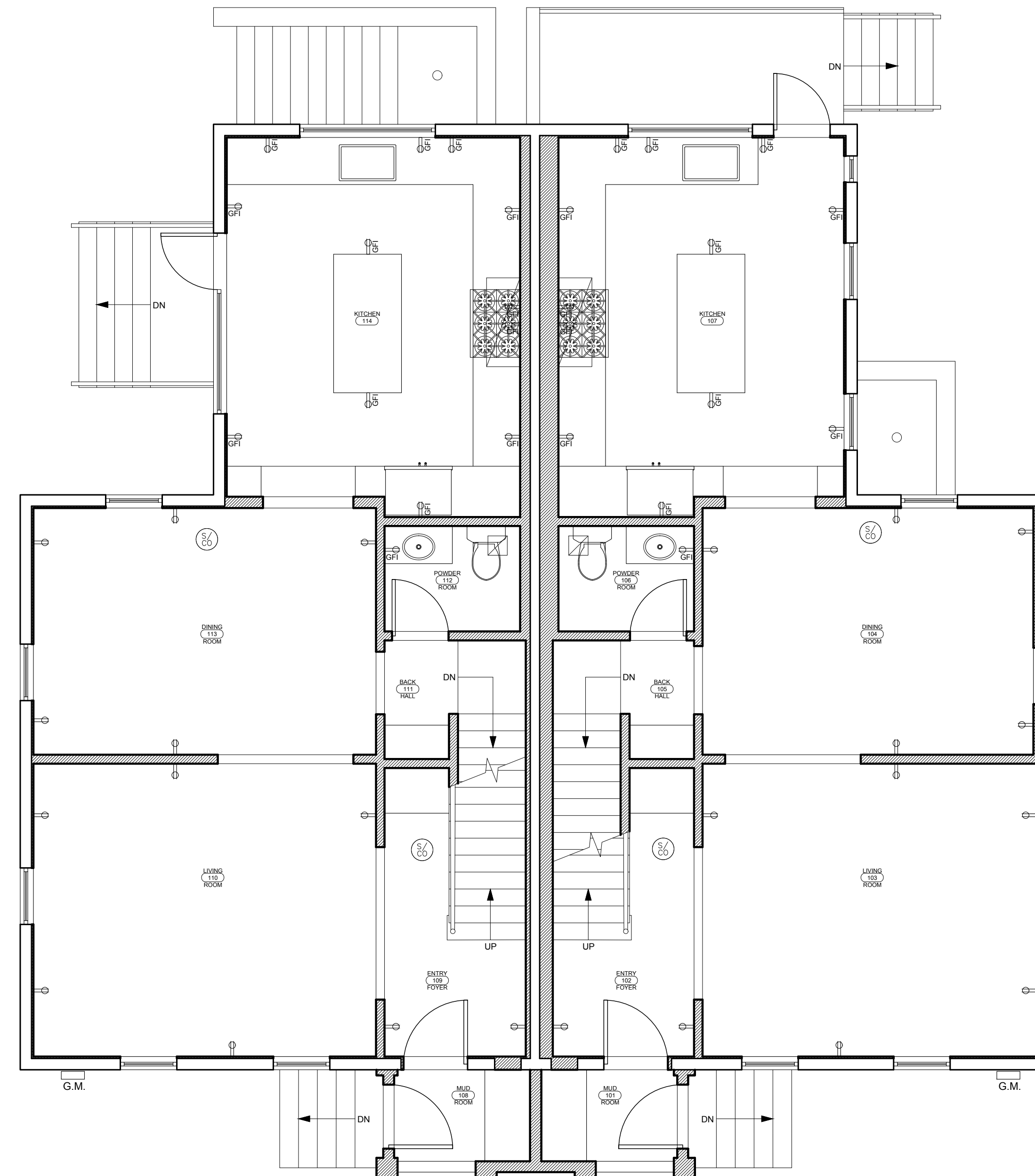
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SHEET TITLE
ROOF PLAN

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

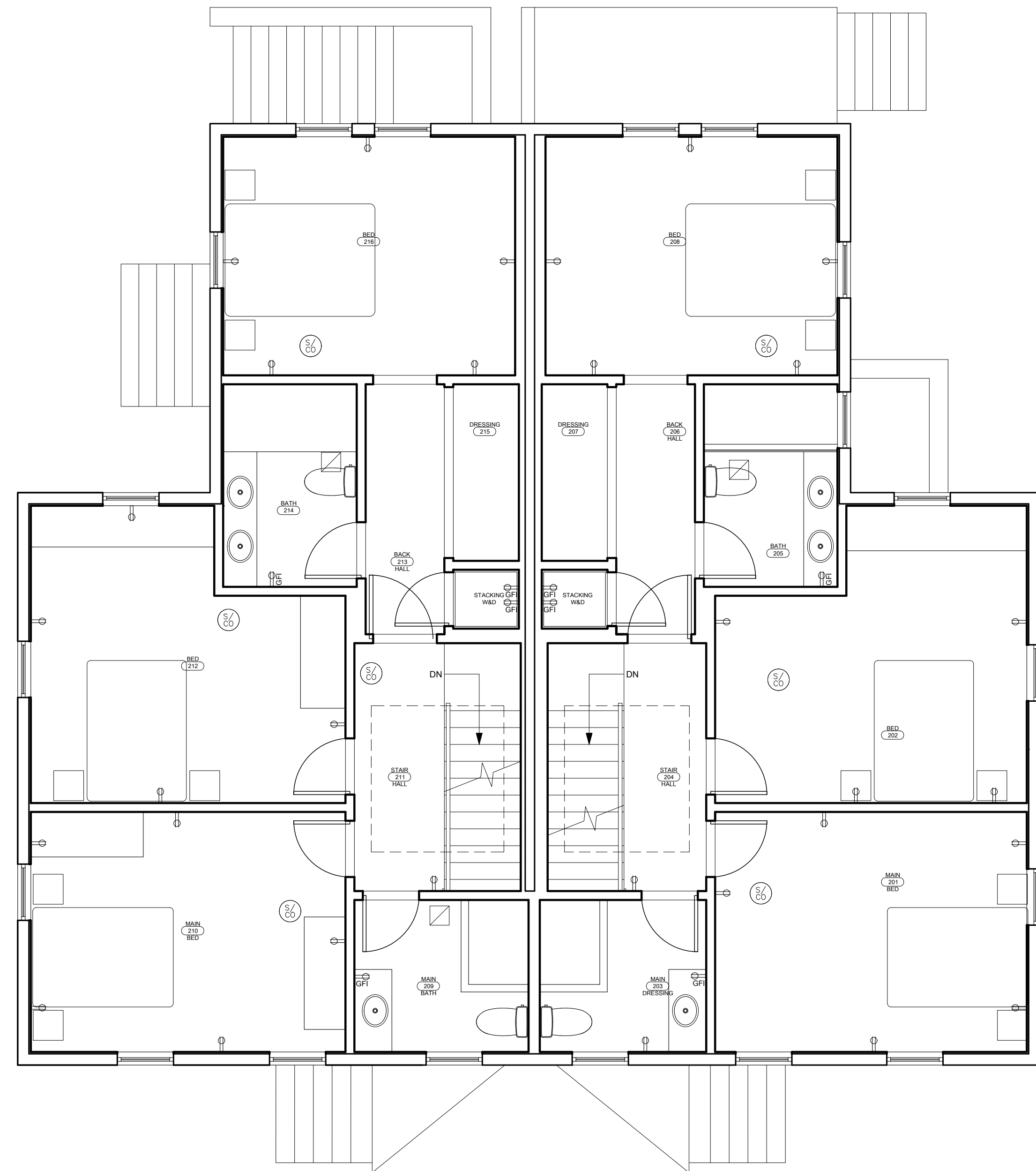


1ST FLOOR OUTLET, EXHAUST AND SMOKE DETECTOR PLAN
 SCALE 1/4" = 1' - 0" 1

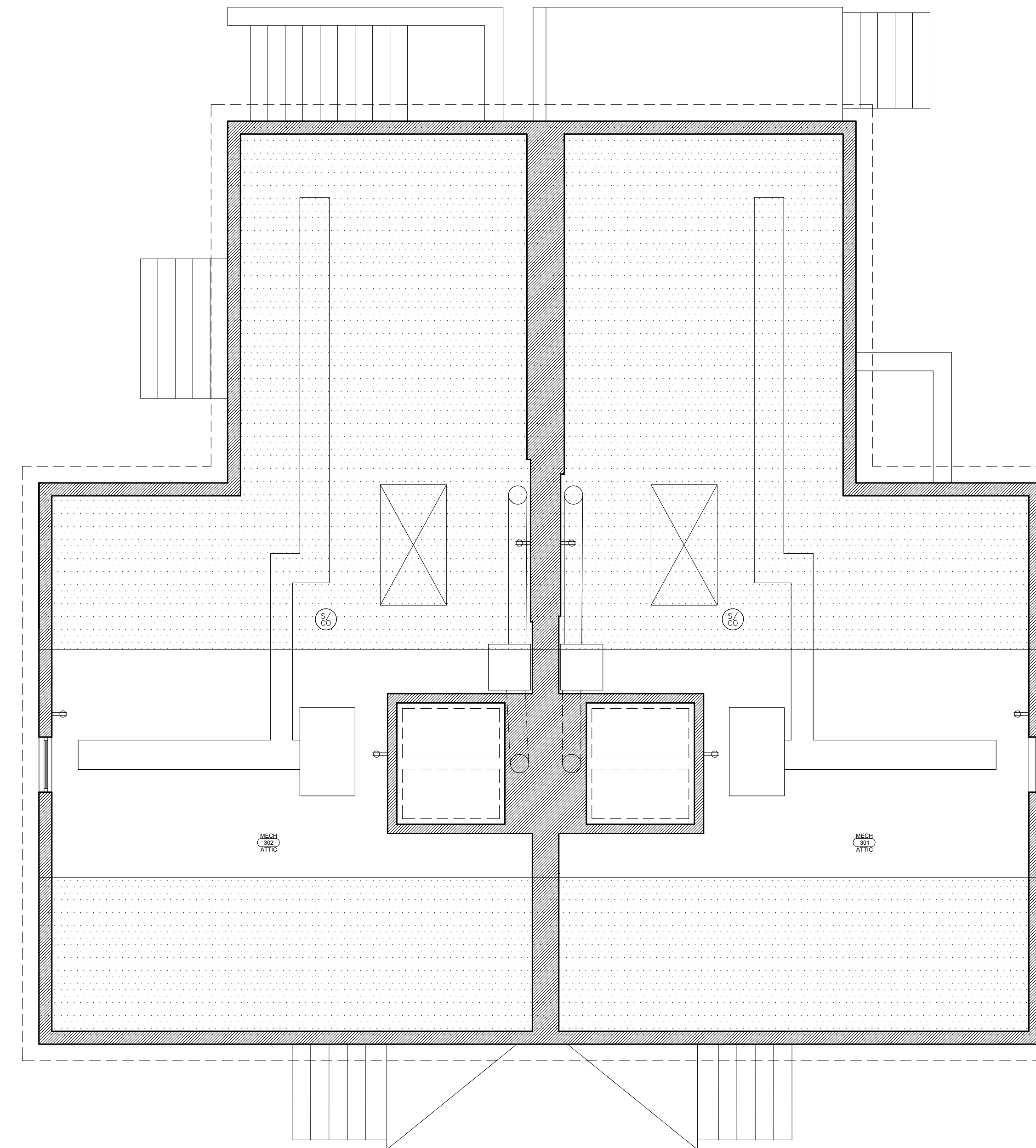
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**BASMENT AND 1ST FLOOR
 RCP & POWER PLAN**

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	SHEET NUMBER



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

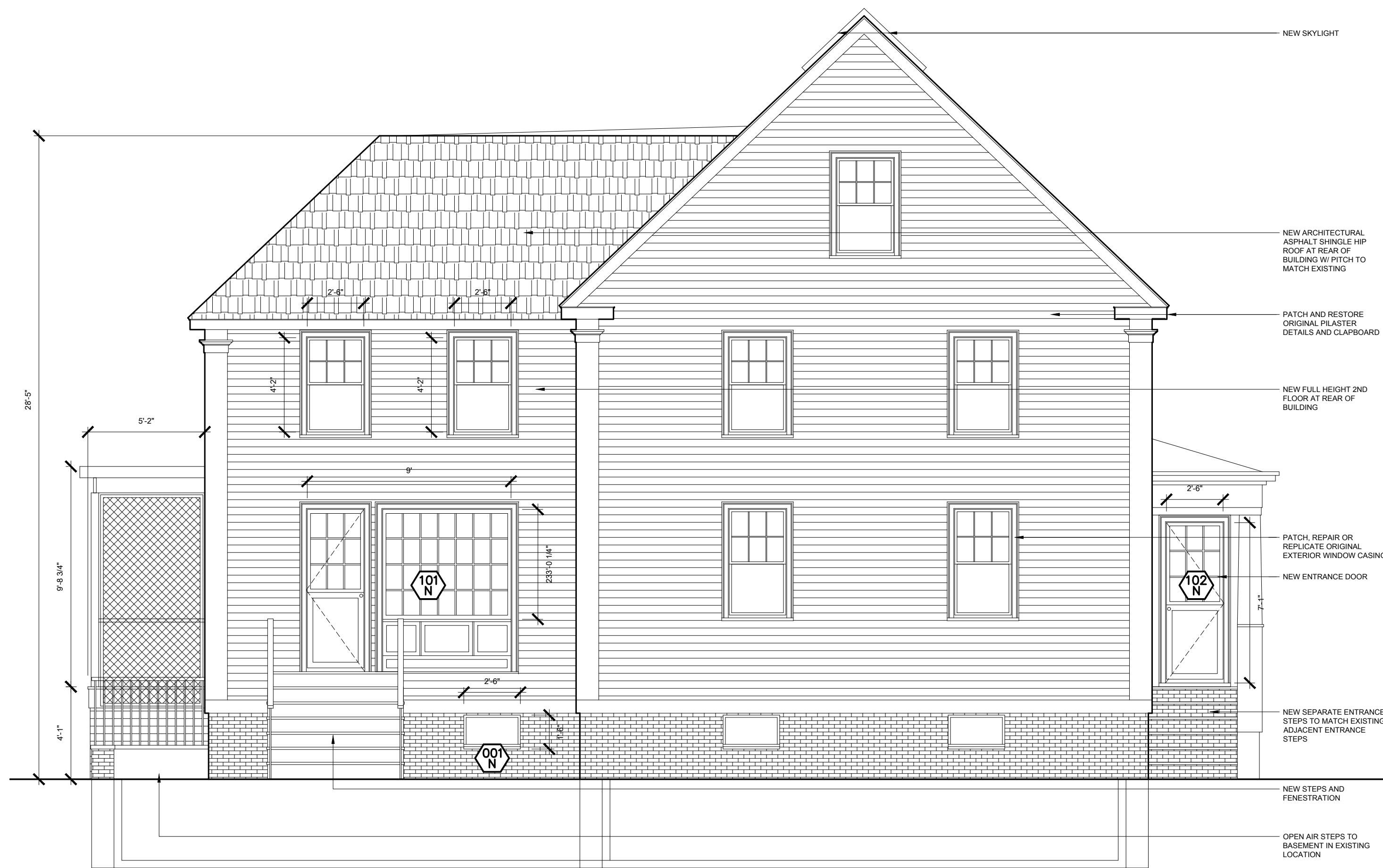


ATTIC OUTLET AND SMOKE DETECTOR PLAN
 SCALE 1/4" = 1'-0" 1

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SHEET TITLE
**2ND FLOOR AND ATTIC
 RCP & POWER PLAN**

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NORTHEAST / SIDE FACADE
 SCALE 1/4" = 1' - 0" 2



NORTHWEST / FRONT HITCHCOCK ST FACADE
 SCALE 1/4" = 1' - 0" 1

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EXTERIOR ELEVATIONS

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A301.02



NORTHWEST / SIDE HITCHCOCK TERRACE FACADE
SCALE 1/4" = 1' - 0"



SOUTHWEST / REAR FACADE
SCALE 1/4" = 1' - 0"

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A302.02

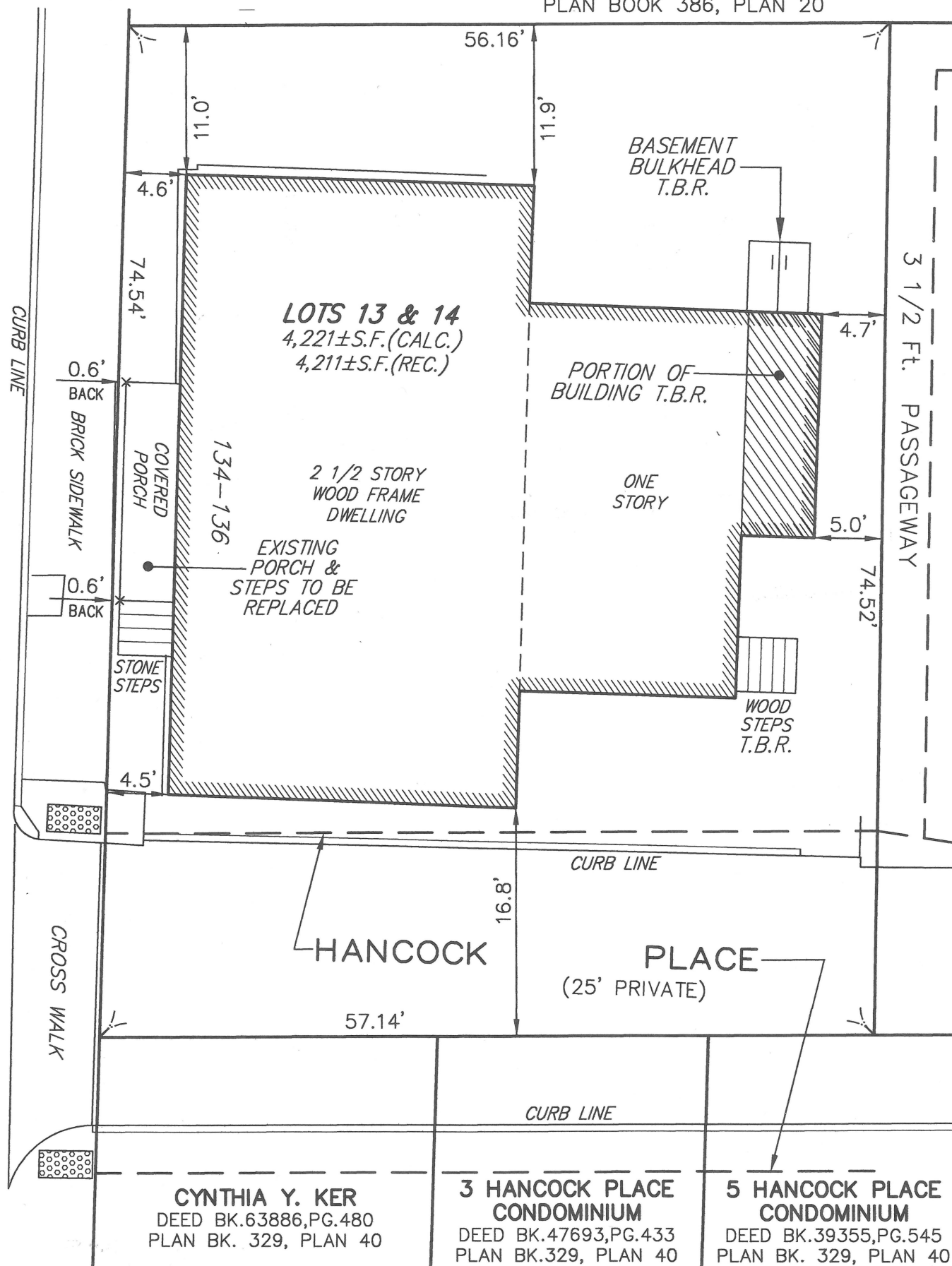
REBECCA WALSH &
NICHOLAS FUHRER
DEED BOOK 70199, PAGE 190
PLAN BOOK 386, PLAN 20

ASSESSORS: MAP 117, PAGE 99

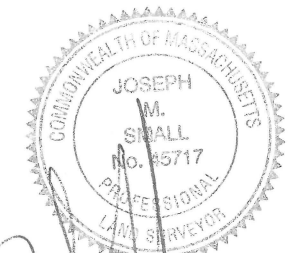
REFERENCES: DEED BOOK 70199, PAGE 190
PLAN BOOK 386, PLAN 20

OWNER OF RECORD:
REBECCA WALSH & NICHOLAS FUHRER

HANCOCK STREET



PARCEL ID 117-79
2 Hancock Place
ZIEGLER FAMILY REVOCABLE TRUST
DEED BOOK 69009, PAGE 532
PLAN BOOK 329, PLAN 40
LOTS 11-12



[Signature]
PROFESSIONAL LAND SURVEYOR

EXISTING PLOT PLAN
OF LAND IN
CAMBRIDGE, MA
PREPARED FOR: REBECCA WALSH & NICHOLAS FUHRER
HANCOCK
Survey Associates, Inc.
185 CENTRE STREET, DANVERS, MA. 01923
VOICE (978) 777-3050, FAX (978) 774-7816

SHEET 1 OF 2
SCALE: 1" = 10'

CHK. BY: *[Signature]*
DATE: 1/27/21
JOB NO. 20960

F:\Civil 3D Projects\24006 Walsh - Cambridge\dwg\ 24006sv.dwg Jan 27, 2021 - 10:45 am

REBECCA WALSH &
NICHOLAS FUHRER
DEED BOOK 70199, PAGE 190
PLAN BOOK 386, PLAN 20

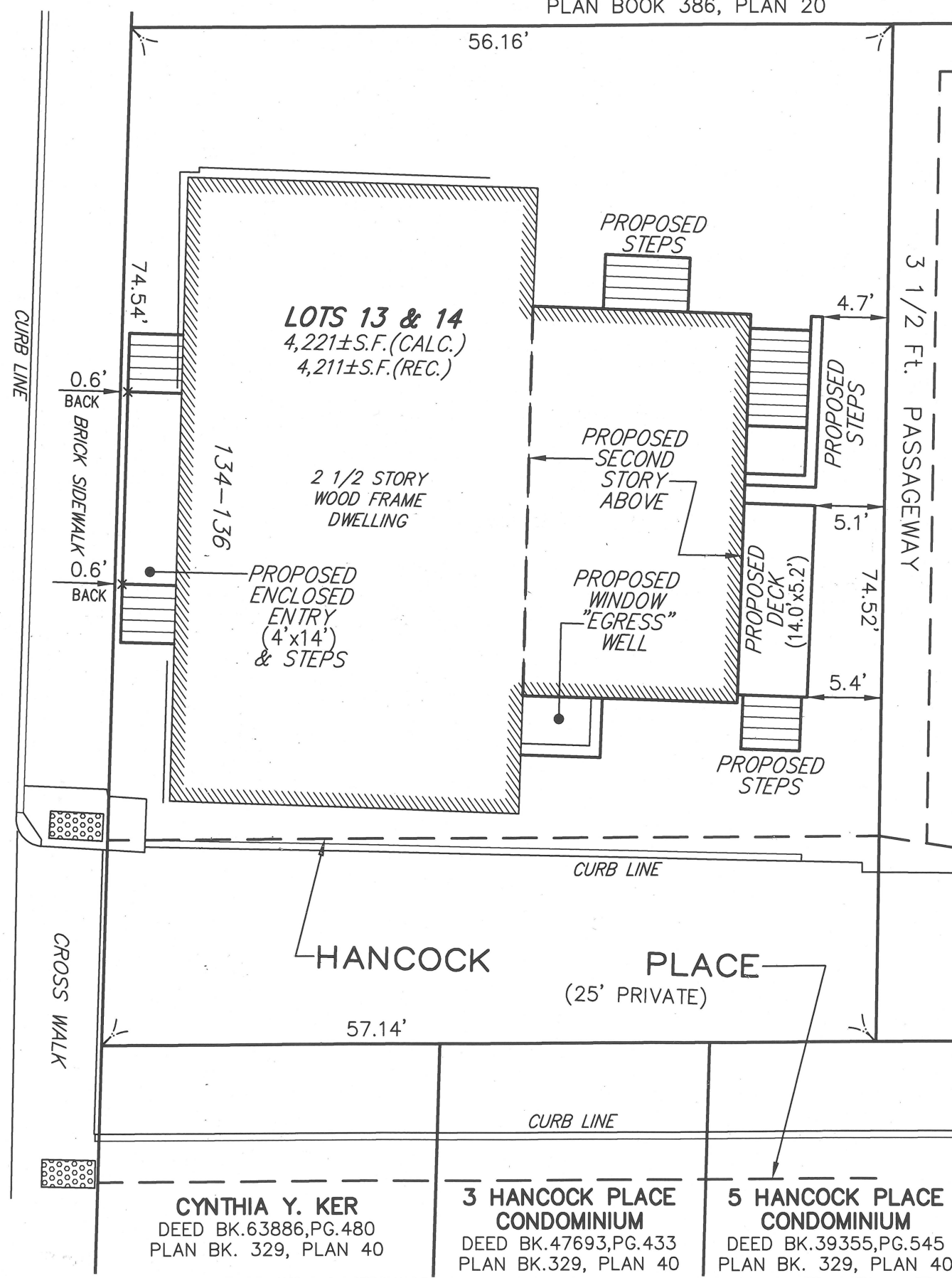
ASSESSORS: MAP 117, PAGE 99

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

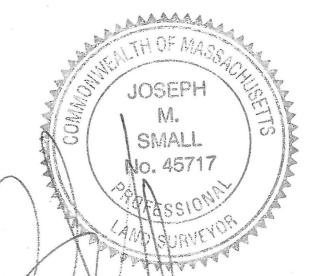
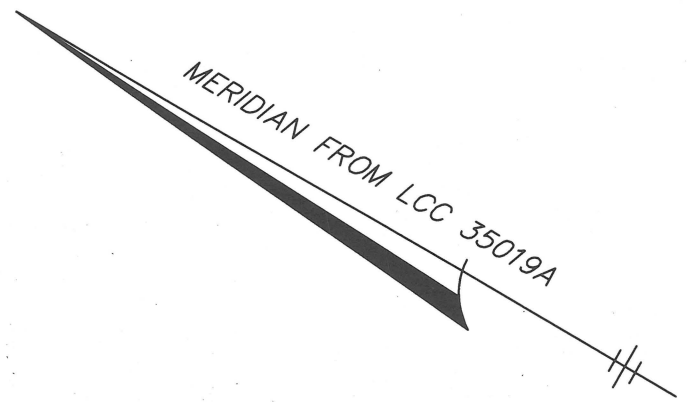
OWNER OF RECORD:

REBECCA WALSH & NICHOLAS FUHRER

HANCOCK STREET



PARCEL ID 117-79
2 Hancock Place
ZIEGLER FAMILY REVOCABLE TRUST
DEED BOOK 69009, PAGE 532
PLAN BOOK 329, PLAN 40
LOTS 11-12



PROFESSIONAL LAND SURVEYOR

PROPOSED PLOT PLAN

OF LAND IN
CAMBRIDGE, MA

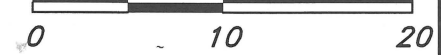
PREPARED FOR: REBECCA WALSH & NICHOLAS FUHRER

HANCOCK

Survey Associates, Inc.
185 CENTRE STREET, DANVERS, MA. 01923
VOICE (978) 777-3050, FAX (978) 774-7816

SHEET 2 OF 2

SCALE: 1" = 10'



CHK. BY:

DATE:
1/27/21

JOB NO.

20960

CYNTHIA Y. KER
DEED BK.63886,PG.480
PLAN BK. 329, PLAN 40

3 HANCOCK PLACE
CONDOMINIUM
DEED BK.47693,PG.433
PLAN BK.329, PLAN 40

5 HANCOCK PLACE
CONDOMINIUM
DEED BK.39355,PG.545
PLAN BK. 329, PLAN 40





ONE WAY

ONE WAY

PRIVATE PROPERTY
NO TRESPASSING

NO PARKING
NO STOPPING
NO STANDING
NO TRUCKS
NO BUSES
NO TRAILERS
NO RAMPAGE
NO OVERHUNG
NO ENCLOSURE
NO SIGNAGE
NO LIGHTS
NO PAINT
NO GRASS
NO TREES
NO FENCES
NO WALLS
NO CURBS
NO SIDEWALKS
NO DRIVEWAYS
NO PATIO
NO PORCH
NO BALCONY
NO TERRACE
NO STAIRS
NO RAMP
NO ELEVATOR
NO ESCAPE
NO EXIT
NO ENTRANCE
NO DOOR
NO WINDOW
NO SHUTTER
NO BLIND
NO CURTAIN
NO ROLLER
NO SHUTTER
NO BLIND
NO CURTAIN
NO ROLLER

EMARKEY

E600A







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. Petitioner
JOHN BUCKLEY
15 ANN VINAL ROAD
SCITUATE, MA 02066

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

117-99
WALSH, REBECCA & NICHOLAS FUHRER
314 HARVARD 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
LE JOLLA, CA 92037

117-81
KAPOOR, BHUPESH
6 HANCOCK PL., #3
CAMBRIDGE, MA 02139

To the BZA Board
RE 134/136 Hancock St Cambridge MA

I am the owner of 7 Hancock Place, a neighbor of Rebecca and Lili Walsh and the 134/136 Hancock Street House. My neighbors and I very happy that Rebecca and Lili have purchased the property and will renovate it. It has been an eyesore for many years in addition to being in horrible condition inside, probably even unsafe. Rebecca and Lili will restore it to a clean, tasteful, attractive and safe dwelling that will be an asset to our neighborhood and to the Cambridge housing inventory.

Sincerely,
Martha Birnbaum

Pacheco, Maria

From: Jay Poswolsky <jposwolsky@gmail.com>
Sent: Saturday, May 8, 2021 2:27 PM
To: Pacheco, Maria
Subject: BZA Case No. 113905; 134-136 Hancock Street, Cambridge, MA

We, owners of units at 10 Hancock Place, jointly submit this written statement to support a Variance to Construct a 2nd Story addition to the pre-existing non-conforming building at 134-136 Hancock Place scheduled to be heard on Thursday, May 13, 2021. After reviewing the petitioner's submission of April 7, 2021, we believe that the proposed renovation is a good fit for our neighborhood and a much smaller addition than any other buyer or developer would have proposed. They will remove the street-facing dormer and extend the existing second floor in the rear to create two units where there had been four. We've looked at the plans, and the addition makes sense to us. We feel fortunate they aren't requesting a bigger, more intrusive buildout.

Sheila and Jay Poswolsky have lived at Ten Hancock Place since 1981. They currently own and live in Units One and Two, on the first and second floors. Simone Musso owns the third-floor unit and joins us in supporting the Variance.

Regards,

Owners and Trustees of the Ten Hancock Place Condominium Trust

Sheila Poswolsky

Jay Poswolsky

Simone Musso



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: ANDREW BROWN Date: 4/26/21
(Print)

Address: 134 Hancock St.

Case No. BZA-113905

Hearing Date: 5/13/21

Thank you,
Bza Members