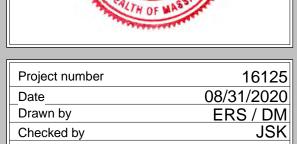


17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682

CONSULTANTS:

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No.	Description	Date

COVER SHEET

A-000135 WESTERN AVE

Architectural Drawing List

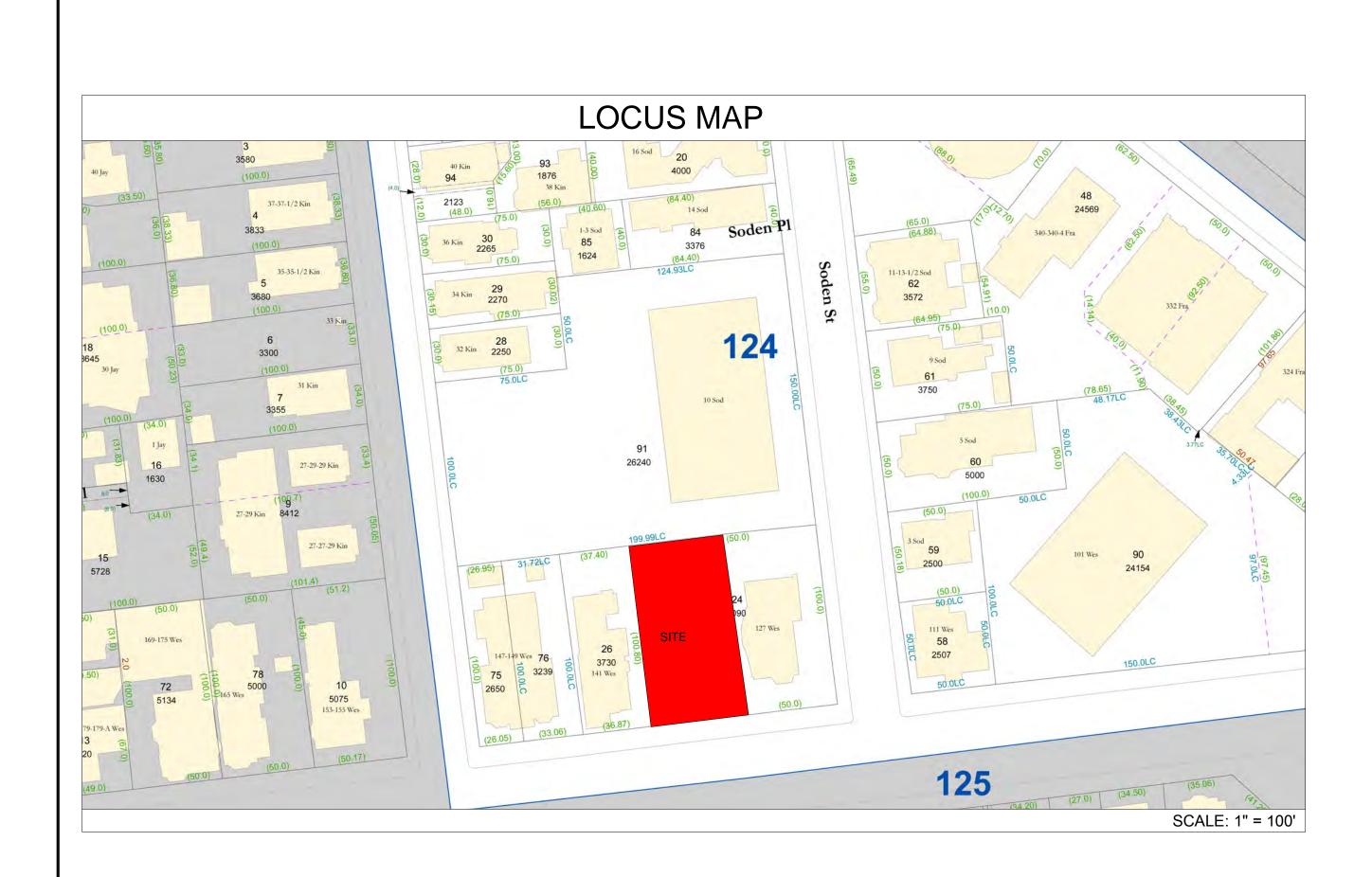
Sheet | Sheet Issue | Date

O-Cover |

A-000 | COVER SHEET | 08/3 1/2020

I-Civil | C-1 | EXISTING PLOT PLAN | 05/15/2015

A-000 I-Civil C- I C-2 01/03/2020 PROPOSED CIVIL PLAN 2-Architectural A-00 I GENERAL NOTES & ABREVIATIONS 08/31/2020 A-020 ARCHITECTURAL SITE PLAN 08/31/2020 FAR ANALYSIS 08/31/2020 A-021 A-022 Area Increase Calculations 08/31/2020 A-023 08/31/2020 Average Grade Calculations EX-100 EXISTING CONDITIONS 08/31/2020 BASEMENT & FIRST FLOOR PLANS 08/31/2020 A-101 A-102 2ND \$ 3RD FLOOR PLANS 08/31/2020 ROOF PLAN 08/31/2020 A-103 FRONT & RIGHT SIDE ELEVATIONS A-300 08/31/2020 A-301 REAR \$ LEFT SIDE ELEVATIONS 08/31/2020 AV-I 08/31/2020 Perspectives AV-2 Neighborhood Photos 08/31/2020 08/31/2020 AV-3 Perspectives AV-4 Street View 08/31/2020





PROJECT ADDRESS: 135 WESTERN AVENUE CAMBRIDGE MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

STRUCTURAL ENGINEER
MCBRIE, LLC
ADDRESS:
797 TURNPIKE ST, 2ND FLOOR
NORTH ANDOVER, MA 01845

STEVE DAYS
BLUEPOWER REAL ESTATE LLC
ADDRESS:
55 HAGEN ROAD
NEWTON MA 02459

CLIENT

CIVIL
SPRUHAN ENGINEERING, P.C.
ADDRESS:
80 JEWETT ST, SUITE 1
NEWTON, MA 02458

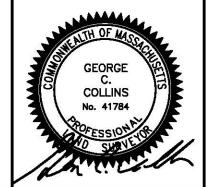
SPECIAL PERMIT SET08/24/2020

REFERENCES:

DEED: BK 63645; PG 30 PLAN: PL BK 17-A; PL 15

(B OF 2)

LCC: 3174-B 5768-A 33367-B 34671-A



FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
М	N/A	МО	NPP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MAY 13, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2 % ANNUAL CHANCE FLOODPLAIN).

COMMUNITY-PANEL # 25017C0576E EFFECTIVE DATE: 06/04/2010

PREPARED FOR:

WEIRENG DAI 4 BERWYN LANE WEST HARTFORD, CT 06107

CERTIFIED PLOT PLAN

LOCATED AT

135 WESTERN AVENUE CAMBRIDGE, MA

SCALE: 1 INCH = 20 FEET

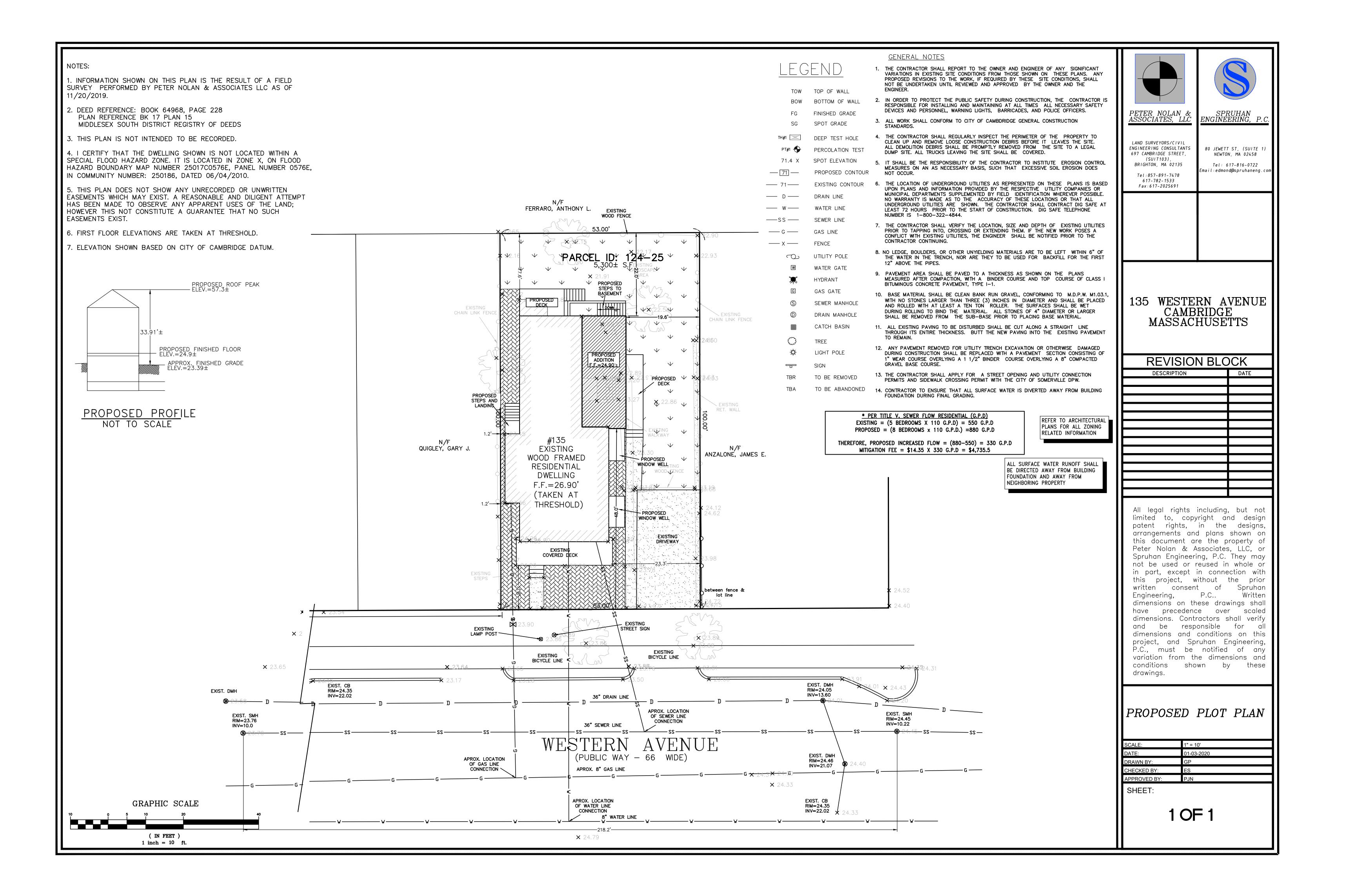
DATE: MAY 15, 2015



JOB #15-00104

FILE #15-00104 - 05/15/15

SODEN STREE



the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.

MAX HEIGHT	35' - 0"	34' - 6"	34' - 6"	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	30% (1,621 S.F.)	59% / 3,219 SF	34% / 1,913 SF	COMPLIES
	50 % AREA REQ. TO BE PERMEABLE SPACE PER 5.22.3		46% OF SITE IS PERMEABLE OPEN SPACE 100% OF PRIVATE OPEN SPACE IS PERMEABLE	COMPLIES

SECTION 5.22: PRIVATE OPEN SPACE:

An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs, of garages and buildings, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.

5.22.3 SPECIAL REQUIREMENTS IN RESIDENCE A-1, S-2, B, C, AND C-1

At least fifty (50) percent of the required Private open space in these districts shall meet all of the requirements of Section 5.22.1 above. At least fifty (50) percent of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.

ARTICLE 2.000 - DEFINITIONS (City of Cambridge, Massachusetts Zoning Ordinance)

GROSS FLOOR AREA SHALL NOT INCLUDE:

(7) elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area

	PARKING	1 SPACE/DU	2 SPACES (1/DU)	2 SPACES (1/DU)	COMPLIES
--	---------	------------	-----------------	-----------------	----------

THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLAN PLAN.

DRIVEWA

EXISTING DRIVEWAY

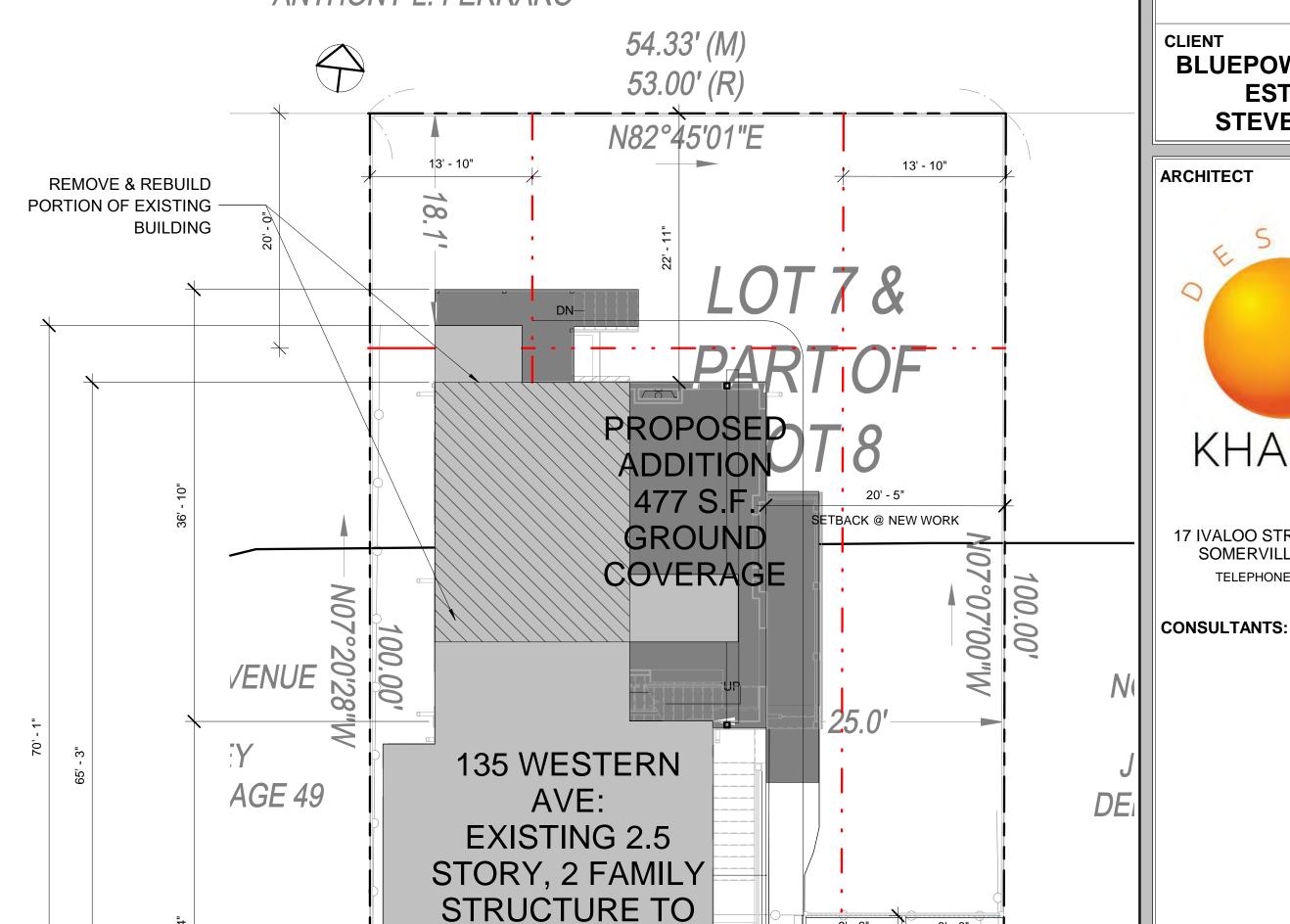
• TO REMAIN

EXISTING CURB

CUT TO REMAIN

NO. 8-12 SODEN STRE N/F

ANTHONY L. FERRARO



BE RENOVATED

1,515 S.F.

GROUND

COVERAGE

WESTERNAVENUE

28' - 1"

32' - 8"

2 Site Plan 1/8" = 1'-0"

53.94' (M)

S82°45'00"V

PAVING, STEPS, RETAINING WALL, & FENCE TO REMAIN:

IF DEVIATING FROM THIS,

FOR COORDINATION WITH

HISTORICAL STAFF

PLEASE NOTIFY ARCHITECT

3 Landscape Area 1/16" = 1'-0"

PRIVATE OPEN SPACE PER 5.22.1: 1,820 S.F.

5.22.1 (DECK): 93 S.F.

PRIVATE OPEN SPACE PER

PERMEABLE OPEN SPACE PER 5.22.3: 2,551 S.F. (47%)

EXISTING PRIVATE OPEN

SPACE: 2,204 (40%)

TOTAL PRIVATE OPEN SPACE PER 5.22.1: 1,913 S.F. (34%)

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REGISTRATION

PROJECT NAME

PROJECT ADDRESS

CLIENT

135 WESTERN AVE

135 WESTERN AVENUE

CAMBRIDGE, MA

BLUEPOWER REAL

ESTATE

STEVE DAYS

KHALSA

17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143

Project	number	16125
Date_	30	8/31/2020
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Checke	ed by	JSK
Scale	As	indicated
REVISIONS		
No.	Description	Date

ARCHITECTURAL SITE PLAN

A-020

135 WESTERN AVE

TELEPHONE: 617-591-8682

1 REAR BASEMENT 3/32" = 1'-0"

Existing Gross Floor Area

1st Floor EXISTING GROSS TO BE REBUILT 2nd Floor EXISTING GROSS TO BE REBUILT

3rd Floor EXISTING GROSS TO BE REMOVED

1st Floor EXISTING GROSS TO REMAIN

2nd Floor EXISTING GROSS TO REMAIN

522 SF

1017 SF

485 SF

485 SF

934 SF

710 SF

1644 SF

3146 SF

2 1st Floor Level 3/32" = 1'-0"

 $3 \frac{\text{REAR 2ND FL}}{3/32" = 1'-0"}$

EXISTING GROSS E REBUILT

PROPOSED 3RD FL 3/32" = 1'-0"

EXISTING GROSS TO BE REMOVED

Proposed Gross Area

Floor

5 REAR BASEMENT 3/32" = 1'-0"

1st Floor

2nd Floor 3rd Floor

Unit Areas

Area

1796 SF

1531 SF

3814 SF

2473 SF 5541 SF

X 25% MAXIMUM INCREASE TOTAL MAXIMUM GFA:

710 SF

EXISTING GFA TO REMAIN: **EXISTING GFA TO BE REBUILT:** TOTAL EXISTING GFA:

3,262 X 25% W/ SPECIAL PERMIT (FUTURE SCOPE) = 815 S.F. MAXIMUM INCREASE

4,076 MAX GFA



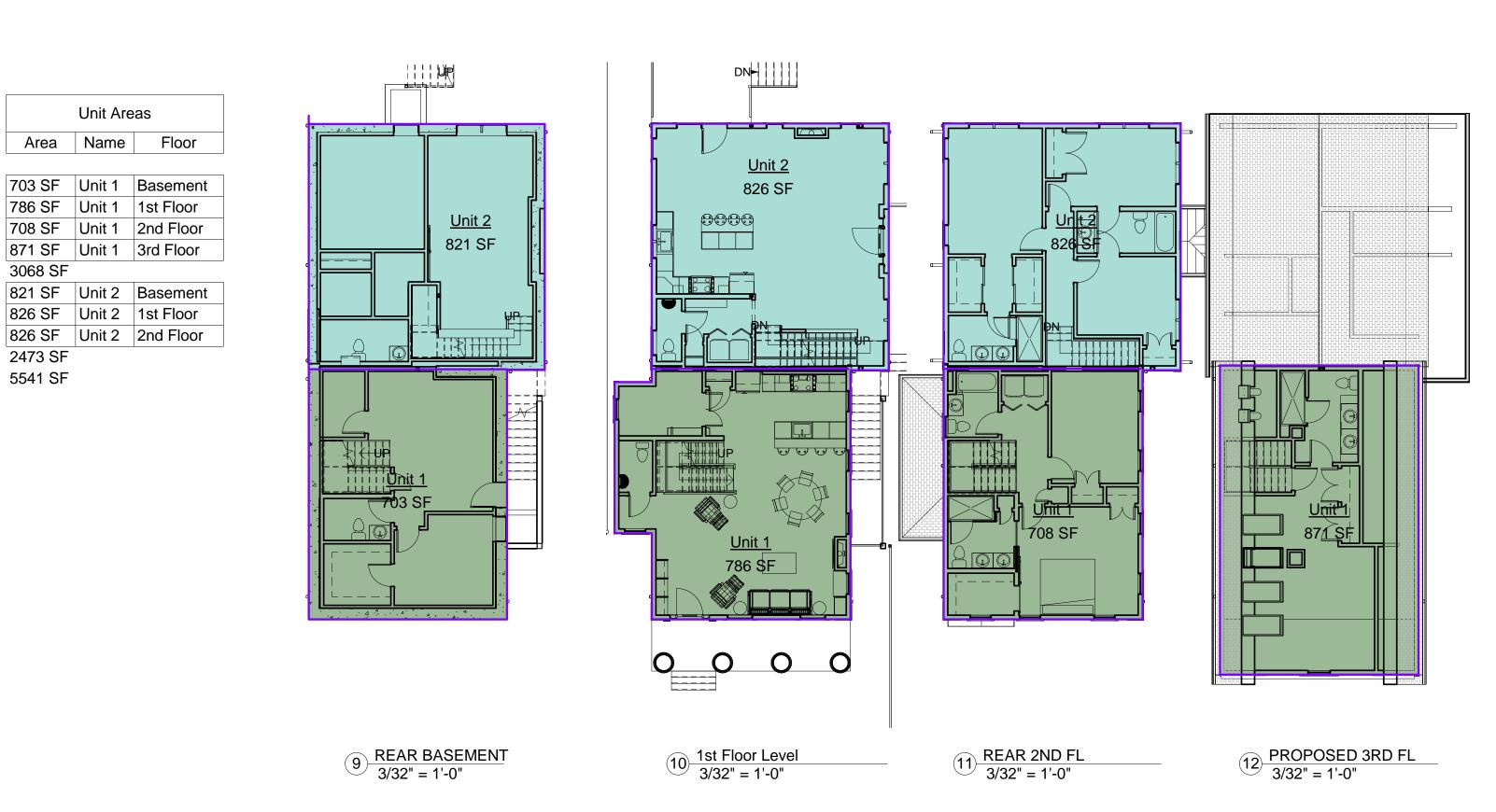
7 REAR 2ND FL 3/32" = 1'-0"

PROPOSED GROSS FLOOR AREA*

*PER CAMBRIDGE ZONING CODE

UNIT AREAS

6 1st Floor Level 3/32" = 1'-0"



PROJECT NAME

135 WESTERN AVE

PROJECT ADDRESS

135 WESTERN AVENUE CAMBRIDGE, MA

CLIENT

BLUEPOWER REAL ESTATE STEVE DAYS

ARCHITECT



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682

CONSULTANTS:

8 PROPOSED 3RD FL 3/32" = 1'-0"

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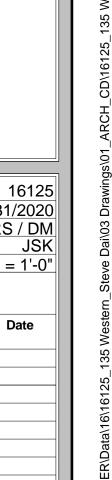
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FAR ANALYSIS



16125

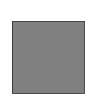




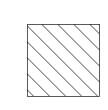
8.21.1.F

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. 8.22.2.c

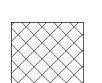
In a Residence District the Board of Zoning Appeal may grant a special permit for the alteration or enlargement of a nonconforming structure, not otherwise permitted in Section 8.22.1 above, but not the 135 WESTERN AVENUE alteration or enlargement of a nonconforming use, provided any enlargement or alteration of such nonconforming structure is not further in violation of the dimensional requirements of Article 5.000 or the off street parking and loading requirements in Article 6.000 for the district in which such structure is located and provided such nonconforming structure will not be increased in area or volume by more than twenty-five (25) percent since it first began to be nonconforming.



EXISTING GFA TO REMAIN



EXISTING GFA TO BE REMOVED



3,145 S.F.

NEW GFA

EXISTING GFA (PER ZONING CODE): MAXIMUM BY RIGHT ADDITION (10%): 1454 S.F. 1ST FLOOR +1206 S.F. 2ND FLOOR +485 S.F. 3RD FLOOR

ENTIRE BUILDING: 3,145 S.F. X 1.1 = 3,459 S.F. MAXIMUM SPECIAL PERMIT ADDITION (25%) 3,145 S.F. X 1.25 = 3,931

MAXIMUM BY RIGHT ADDITION (25%):

ENTIRE BUILDING:

3,145 S.F. X .25 = 786 S.F.

PROPOSED GFA:

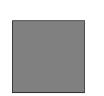
1,802 S.F. 1ST FLOOR (1,454 S.F. EX + 360 S.F. NEW-12 S.F. REMOVED) +1,541 S.F. 2ND FLOOR (1,206 S.F. + 347 S.F. NEW-12 S.F. REMOVED) +485 S.F. 3RD FLOOR 3828 S.F.

% CHANGE

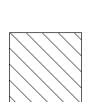
3,828 PROPOSED S.F. / 3,142 EX S.F. = 21.8 % INCREASE (SPECIAL PERMIT)

8.21.1.G

Repair, reconstruction, or replacement of any lawfully established nonconforming portions of a building including but not limited to porches, decks, balconies, bay windows and building additions, provided that the repair, reconstruction or replacement does not exceed the original in footprint, volume, or area, and further provided that the area and/or volume of said portions of the building do not exceed twenty-five (25) percent of the area or volume of the entire building.



EXISTING GFA TO REMAIN



EXISTING GFA TO BE REMOVED



EXISTING GFA TO BE REBUILT

EXISTING GFA (PER ZONING CODE): 1,454 S.F. 1ST FLOOR +1,206 S.F. 2ND FLOOR +485 S.F. 3RD FLOOR 3,145 S.F.

AREA TO BE REBUILT: 388 S.F. 1ST FLOOR +352 S.F. 2ND FLOOR 740 S.F.

% OF RECONSTRUCTION 740 REBUILT S.F. / 3,145 EX S.F. = 24%

135 WESTERN AVE

PROJECT ADDRESS

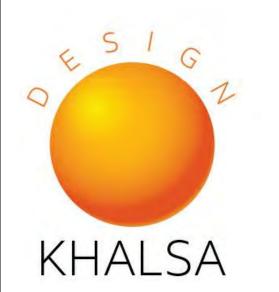
PROJECT NAME

CAMBRIDGE, MA

CLIENT

BLUEPOWER REAL ESTATE STEVE DAYS

ARCHITECT



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682

CONSULTANTS:

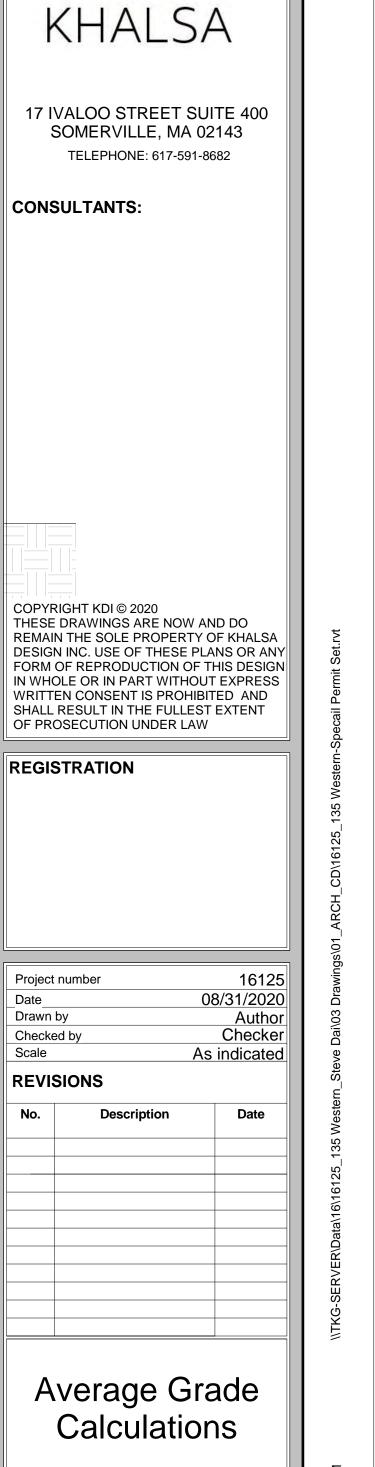
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Area Increase Calculations

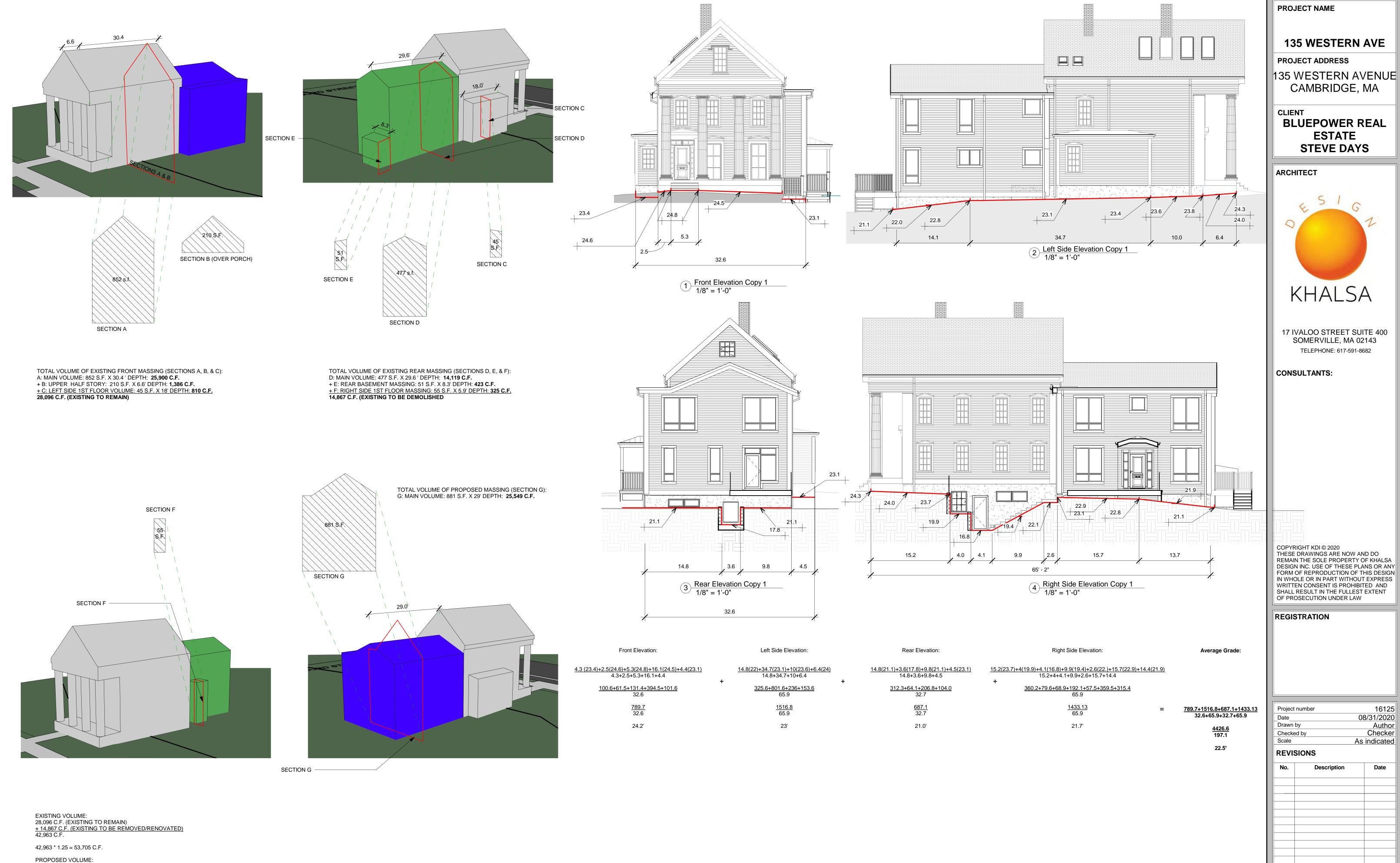


135 WESTERN AVE

CAMBRIDGE, MA

ESTATE

STEVE DAYS



28,096 C.F. (EXISTING TO REMAIN) + 25,549 C.F. (NEW / RENOVATED) 53,645 C.F.

PROPOSED VOLUME / EXISTING VOLUME = % INCREASE

53,645 C.F. / 42,963 C.F. = 1.248 (25% INCREASE)

135 WESTERN AVE

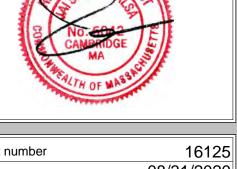
135 WESTERN AVENUE

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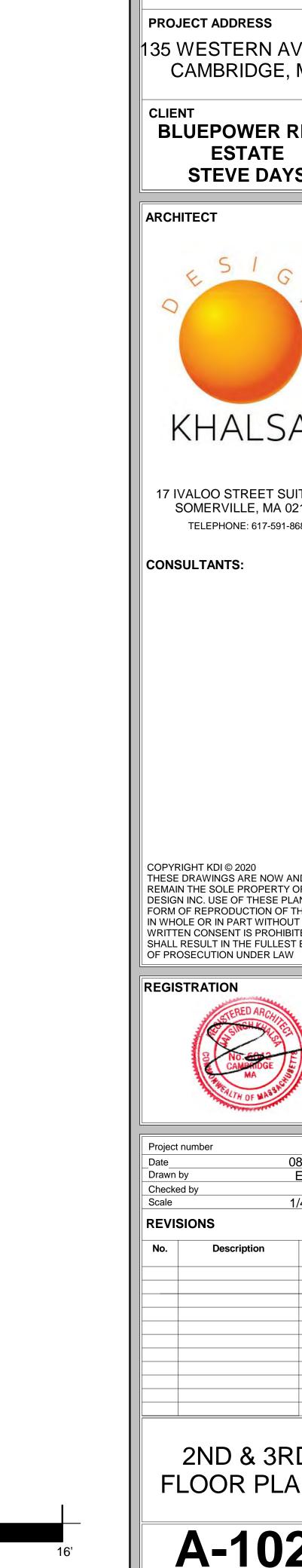
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BASEMENT & FIRST FLOOR **PLANS**



UNDER EAVE STORAGE PROVIDE ACCESS HATCH FROM CLOSET

KNEE WALL @ 5' HEADROOM

PROJECT NAME

135 WESTERN AVE

PROJECT ADDRESS

135 WESTERN AVENUE CAMBRIDGE, MA

CLIENT

BLUEPOWER REAL ESTATE STEVE DAYS

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2ND & 3RD FLOOR PLANS

135 WESTERN AVE

7' - 11"

28' - 1"

3' - 4"

MASTER BEDROOM

- EDGE OF EXISTING BUILDING

BEDROOM

₹ BEDROOM

<u>UNIT 1</u>

MASTER BEDROOM

23' - 8" ±

14' - 3" ±

BEDROOM

+/- 4' - 6"

TRANSITION

BETWEEN FLAT
ROOF & GABLE
ABOVE

FROSTED GLASS WINDOW

VELUX "SUN TUNNEL" TO 2ND FLOOR BATHROOM

EXISTING CHIMNEY

NEW SKYLIGHT

EXISTING SKYLIGHT TO

NEW SKYLIGHT

REMAIN

MASTER BEDROOM

<u>UNIT 1</u>

W/7' HEADROOM

13' - 2 1/2" W/ 5' HEADROOM

- 7' HEADROOM -

- 5' HEADROOM -

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

135 WESTERN AVE

PROJECT ADDRESS 135 WESTERN AVENUE CAMBRIDGE, MA

BLUEPOWER REAL ESTATE STEVE DAYS



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ROOF PLAN

135 WESTERN AVE

PROJECT ADDRESS

135 WESTERN AVENUE CAMBRIDGE, MA

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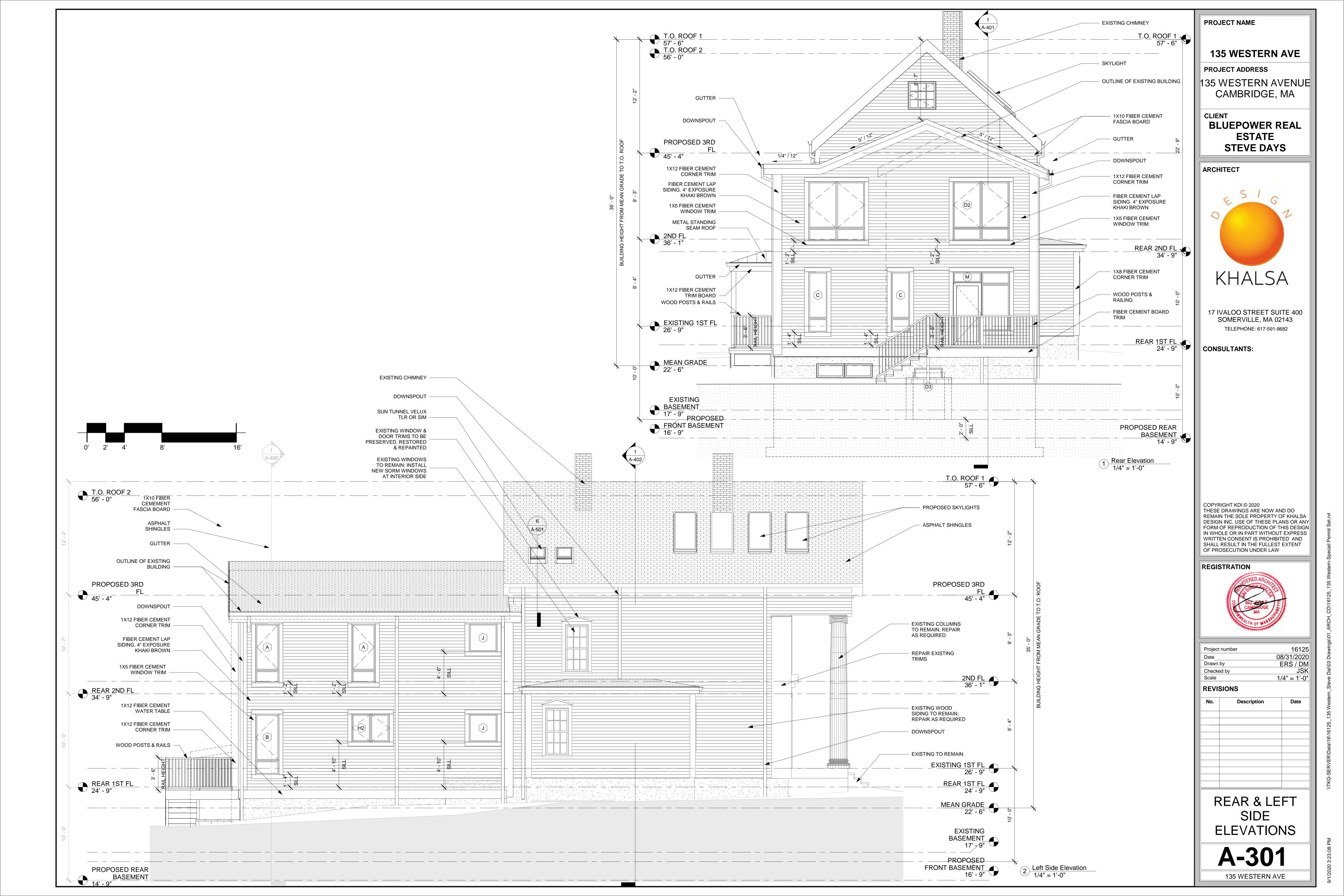
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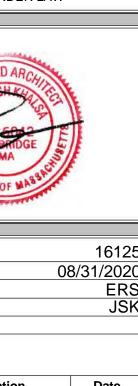


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SIDE **ELEVATIONS**

A-300 135 WESTERN AVE





PROJECT ADDRESS

135 WESTERN AVENUE CAMBRIDGE, MA

135 WESTERN AVE

PROJECT NAME

BLUEPOWER REAL **ESTATE** STEVE DAYS

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Perspectives













SITE: 135 WESTERN AVE



OPPOSITE LEFT SITE



OPPOSITE SITE



OPPOSITE RIGHT SITE



VIEW UP WESTERN AVE (WESTERN @ PLEASANT)



VIEW DOWN WESTERN AVE (WESTERN @ KINNARD ST)

PROJECT NAME

135 WESTERN AVE

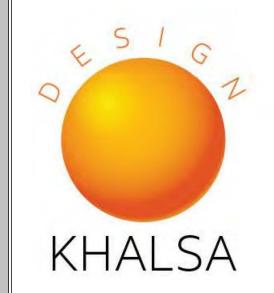
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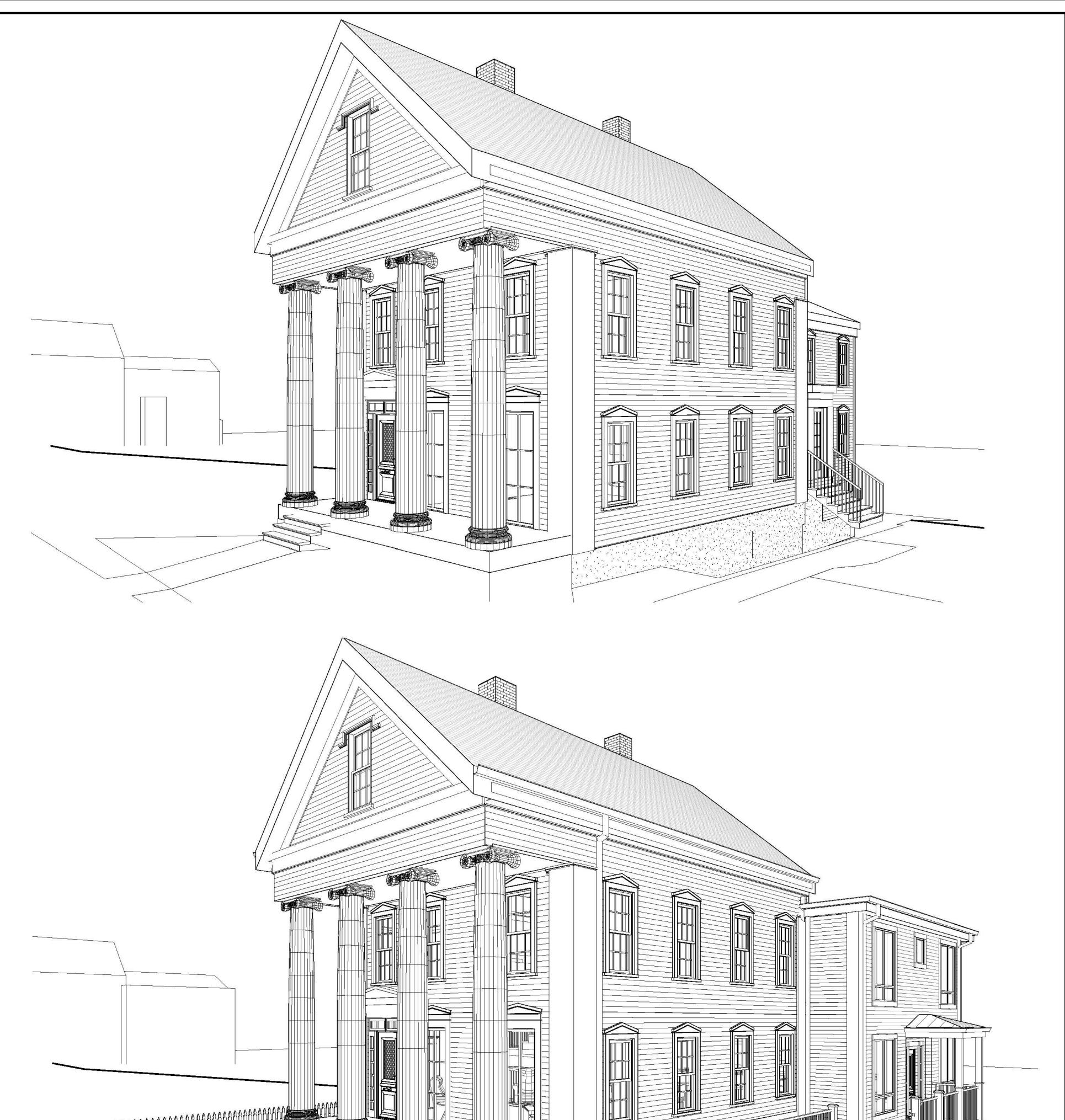
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Neighborhood Photos

AV-2 135 WESTERN AVE



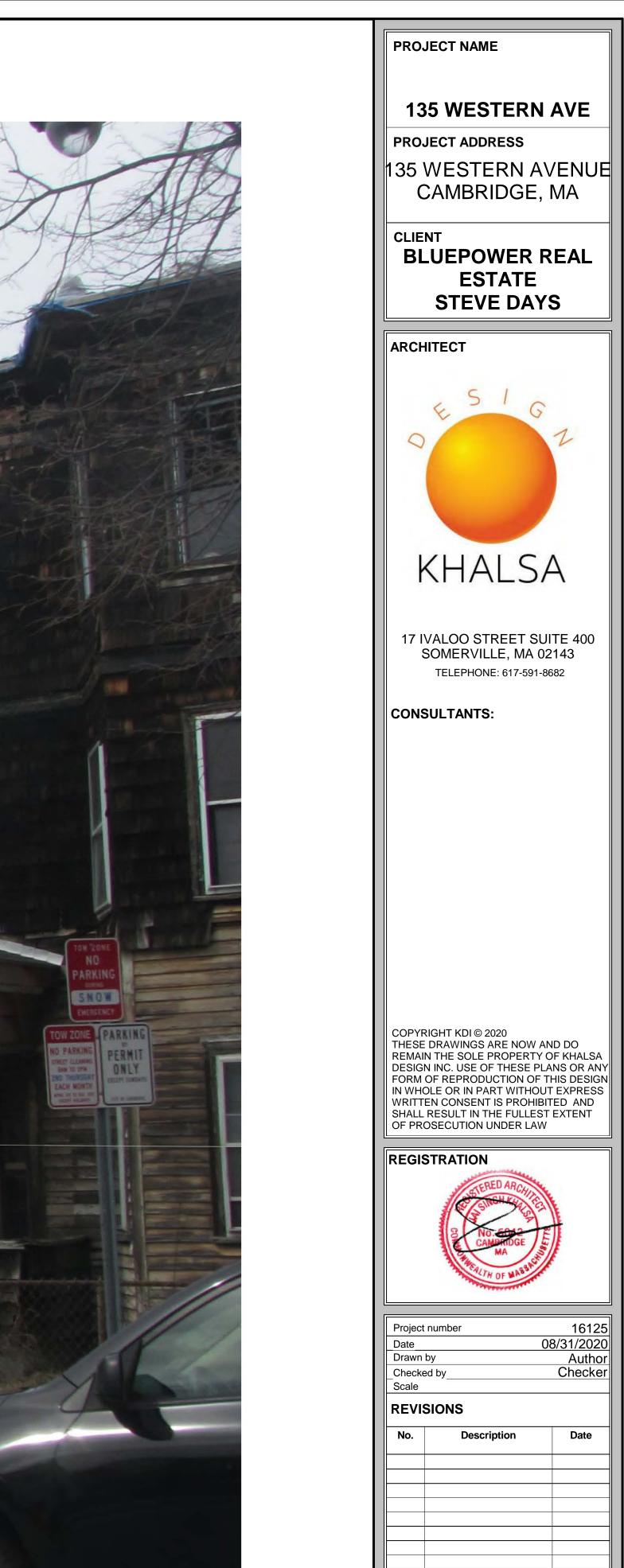
135 WESTERN AVENUE





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Description	Date
	Description

AV-3 135 WESTERN AVE



THE RESERVE AND ADDRESS OF THE PARTY OF THE

BLUEPOWER REAL
ESTATE
STEVE DAYS

135 WESTERN AVE

ARCHITECT



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SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW



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No.	Description	Date
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Street View

AV-4 135 WESTERN AVE

135 WESTERN AVE

PROJECT ADDRESS

135 WESTERN AVENUE CAMBRIDGE, MA

CLIENT

BLUEPOWER REAL ESTATE STEVE DAYS

ARCHITECT



17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682

CONSULTANTS:

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No.	Description	Date

EXISTING CONDITIONS

EX-100 135 WESTERN AVE



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 SEP 10 AM 11:38

OFFICE OF THE CITY CLERK CAMERIOGE, MASSACHUSETTS

BZA Application Form

Tel. No.

E-Mail Address:

P	lan	N	um	b	er:	

90023

General Information

The undersigned her	reby petitions the Board of Zoning A	appeal for the following:				
Special Permit:	X Variance:	Appeal:				
PETITIONER: Blue	power LLC C/O Steve Days					
PETITIONER'S ADD	DRESS: 55 Hagen Road, Newton, M	IA 02459				
LOCATION OF PRO	OPERTY: 135 Western Ave , Camb	<u>ridge, MA</u>				
TYPE OF OCCUPAI Database)	NCY: C1 / 2 Family Residential(Per	ZONING DISTRICT: Residence C-1 Zone				
REASON FOR PETI	ITION:					
/Additions/ /Windows in the setback. /						
DESCRIPTION OF F	PETITIONER'S PROPOSAL:					
To seek approval for windows/skylights in		ng structure over 10% but less than 25% and				
SECTIONS OF ZON	NING ORDINANCE CITED:					
Article: 8.000 Se	Section: 8.22.2.C (Non-Conforming S	Structure).				
	Original Signature(s):	(Petitioner (s) / Owner) State Days (Print Name)				
	Address:					

8572290380

bluepowerrealestate@gmail.com

Date: August 31, 2020

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 Bluepower LLC, Steve Days mgr
Address: Bluepower LLC, Steve Days mgr (OWNER) Address: 55 Hagen Road Newton MA 02459
State that I/We own the property located at 135 Western Ave ,
which is the subject of this zoning application.
The record title of this property is in the name of Buepower LLC
*Pursuant to a deed of duly recorded in the date $\frac{02/26/20}{5}$ Middlesex South County Registry of Deeds at Book $\frac{64968}{5}$, Page $\frac{228}{5}$; or
Middlesex Registry District of Land Court, Certificate No
Book
*Written evidence of Agent's standing to represent petitioner may be requested.
Commonwealth of Massachusetts, County of Mallisex
The above-name
this 23 of 3-1, 20 20, and made oath that the above statement is true.
Notary
My commission expires(Notary Seal). SHARIF ALIYEV Notary Public, Commonwealth of Massachusetts My Commission Expires November 13, 2026

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

9/8/2020

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for <u>135 Western Ave</u>, <u>Cambridge</u>, <u>MA</u> (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The proposed development meets the requirements set forth in section 8.22.2c. The rear setback encroachment will be removed. The increase in gross floor area is less than 25%. The increase of GFA overall is 683 SF which provides better layout and aesthetically more compatible with the front unit.

Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

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

The continued operation of or the development of adjacent uses as permitted in the Zoning

Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The existing structure that encroaches the back setback will be removed, reducing the extent of an existing nonconformity. The existing nonconforming setback on the left side are to remain and the added area at the right side is conforming.

Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

There will be no hazard or nuisance created by the requested special permit. An aging and outdated structure will be restored and preserved to the benefit of the neighborhood and larger district.

For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed renovation design is consistent with other uses in the neighborhood and the larger district. The proposed use is consistent with the uses in the neighborhood.

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

Phone:

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Bluepower LLC

Present Use/Occupancy:

C1 / 2 Family Residential (Per

Database)

Zone:

Residence C-1 Zone

Location: 55 Hagen Road 8572290380

Requested Use/Occupancy:

C1 / 2 Family Residential

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS		3146	3814	4,053	(may)
FLOOR AREA:				4,055	(max.)
<u>LOT AREA:</u>		5405	5405	5405	(min.)
RATIO OF GROSS					
FLOOR AREA TO		0.58	0.70	0.75	
LOT AREA: 2					
LOT AREA OF					
EACH DWELLING		2703	2703	1500	
<u>UNIT</u>					
SIZE OF LOT:	WIDTH	53.94	53.94	50	
	DEPTH	100	100	n/a	
SETBACKS IN FEET	-	17.75'	19.75'	14.4'	
	REAR	18.08	22.91	10.08'	
	LEFT	1.6'	1.6'	14.16'	
	SIDE				
	RIGHT	25'	20.33'	14.16'	
CIZE OF BUILDING.	SIDE	0.4101	0.51	051	
SIZE OF BUILDING:		34'6"	35'	35'	
DATIO OF 110 ADI 5	WIDTH	70.1	65.25	n/a	
RATIO OF USABLE		500/	0.40/	200/	
OPEN SPACE TO LOT AREA:		59%	34%	30%	
NO. OF DWELLING					
UNITS:		2	2	3	
NO. OF PARKING					
SPACES:		2	2	2	
NO. OF LOADING					
AREAS:		n/a	n/a	n/a	
DISTANCE TO					
NEAREST BLDG.		n/a	n/a	n/a	
ON SAME LOT					

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.

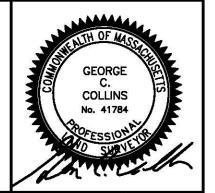
- 1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- 2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- 3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL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

REFERENCES:

DEED: BK 63645; PG 30 PLAN: PL BK 17-A; PL 15

(B OF 2)

LCC: 3174-B 5768-A 33367-B 34671-A



FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
М	N/A	МО	NPP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MAY 13, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2 % ANNUAL CHANCE FLOODPLAIN).

COMMUNITY-PANEL # 25017C0576E EFFECTIVE DATE: 06/04/2010

PREPARED FOR: WEIRENG DAI

4 BERWYN LANE WEST HARTFORD, CT 06107

CERTIFIED PLOT PLAN

LOCATED AT

135 WESTERN AVENUE CAMBRIDGE, MA

SCALE: 1 INCH = 20 FEET

DATE: MAY 15, 2015



JOB #15-00104

FILE #15-00104 - 05/15/15

135 WESTERN AVE

PROJECT ADDRESS

135 WESTERN AVENUE CAMBRIDGE, MA

BLUEPOWER REAL ESTATE STEVE DAYS

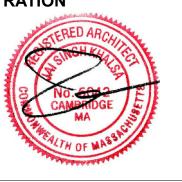


17 IVALOO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617-591-8682

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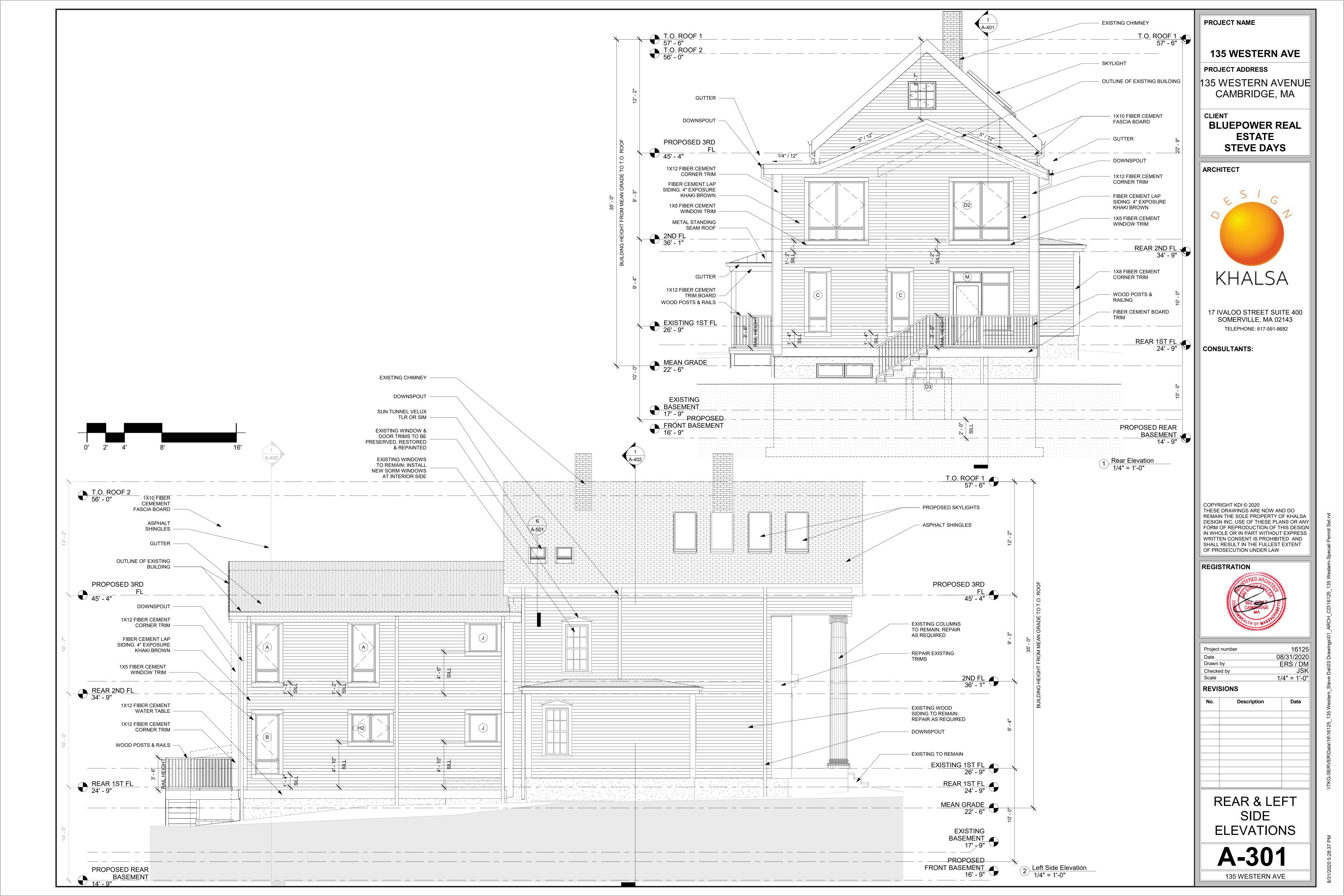
REGISTRATION



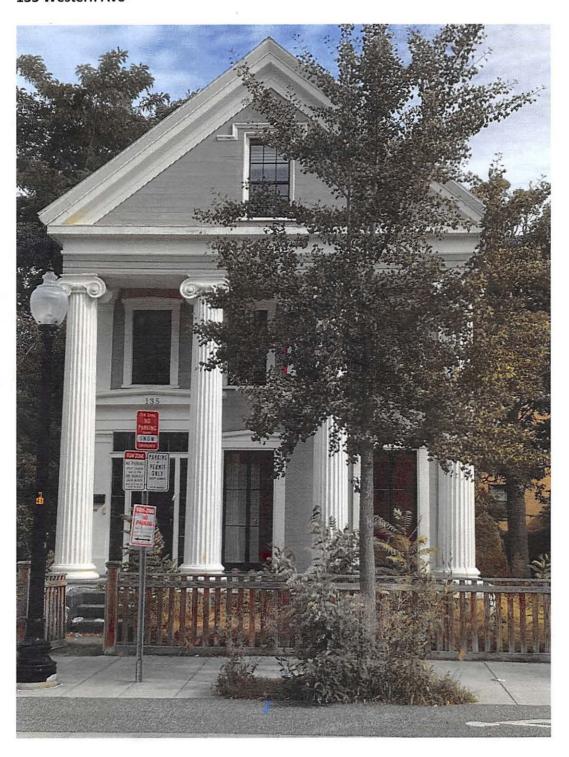
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	JSK
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SIDE **ELEVATIONS**

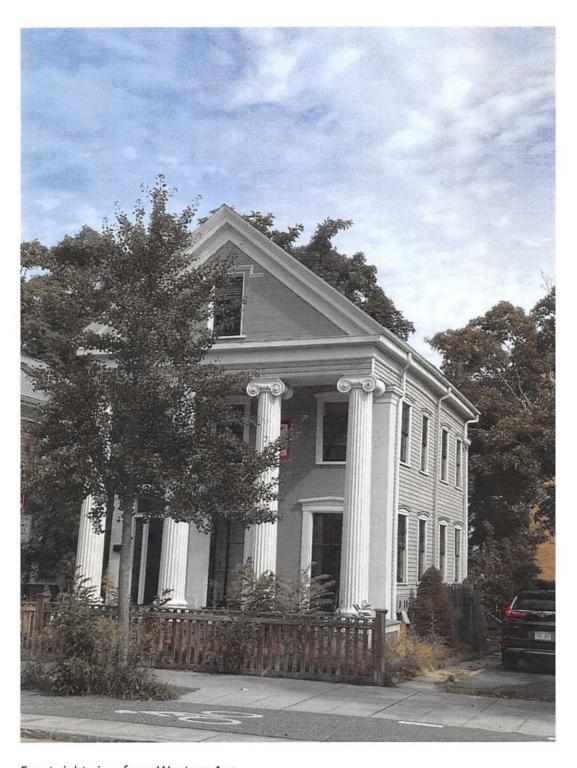
A-300 135 WESTERN AVE



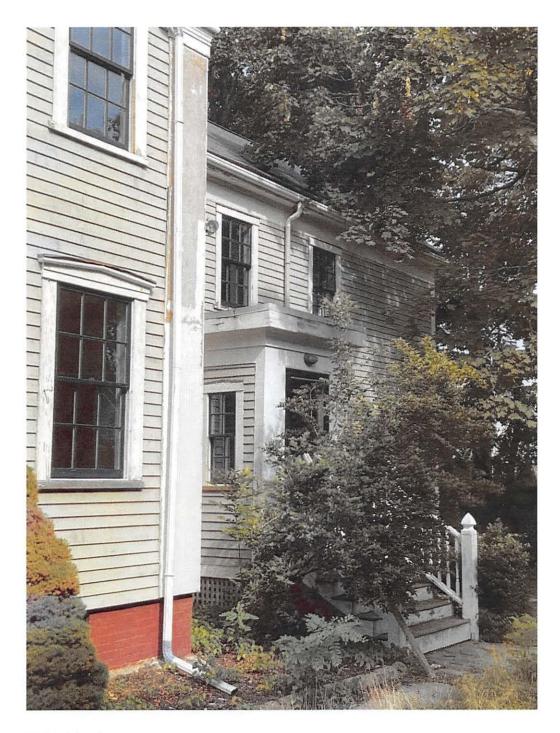
135 Western Ave



Front view from Western Ave



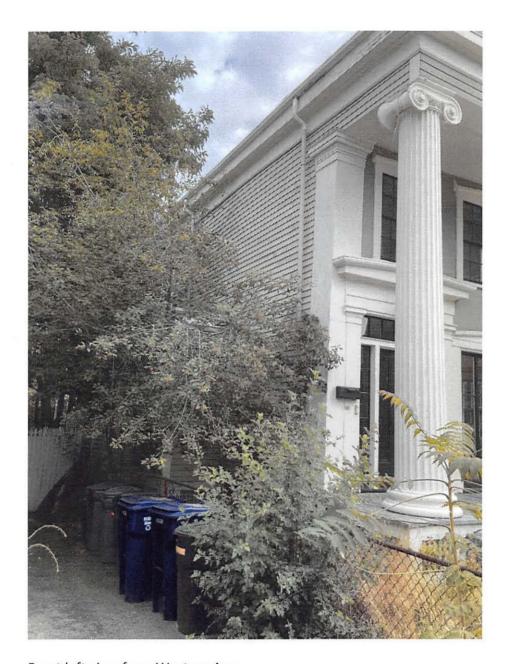
Front right view from Western Ave



Right side view



Right side view



Front left view from Western Ave



Backside view

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 Bluepower LLC, Steve Days mgr
Address: 55 Hagen Road Newton MA 02459
State that I/We own the property located at
which is the subject of this zoning application.
The record title of this property is in the name of Bluepower LLC
*Pursuant to a deed of duly recorded in the date $\frac{02/26/20}{5}$ Middlesex South County Registry of Deeds at Book $\frac{64968}{5}$, Page $\frac{228}{5}$; or
Middlesex Registry District of Land Court, Certificate No
Book Page
216
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 Middle sex
The above-name
this 23 of Jely, 20 20, and made oath that the above statement is true.
Notary
My commission expires

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

38 Kinnaird St 124-93 123-3 37 Kinnaird St 124-94 124-63 14 Soden St 123-4 1 Soden PI 124-84 Soden PI 36 Kinnaird St 124-85 3 Soden PI 124-30 35-1/2 Kinnaird St 124-48 13 S<mark>oden St</mark> 124-62 35 Kinnaird St 123-5 34 Kinnaird St 124-29 11-1/2 Soden St 11 Soden St 123-6 33 Kinnaird St 32 Kinnaird St 9 Soden St 124-28 31 Kinnaird St 124-61 10 Soden St 123-7 124-91 Soden St 5 Soden St 124-60 29 Kinnaird St 123-9 3 Soden St 27 Kinnaird St 124-59 124-90 124-24 124-25 Kinnaird 124-26 124-58 124-76 124-75 127 Western Ave 111 Western Ave 123-10 8 135 Western Ave 153 Western Ave S 149 Western Ave 14 Western Ave 123-78 Western Ave ROA -104 Western Ave 24 Western Ave 122 Western Ave 132 Western Ave 125-109 150 Western Ave 125-39 138 Western Ave 125-108 158 Western Ave 162 Western Ave Ú 125-43 125-25 18 Ki<mark>nnaird St 125-134</mark> 125-41 125-40 16 Kinnaird St 125-42 125-24 125-96 15 Kinnaird St 125-62 125-26 125-23 125-95 12 Kinnaird St 125-61 13 Kinnaird St 125-50 10 Kinnaird St₁₂₅₋₆₀ 125-27 35 Pleasant St 125-51 11 Kinnaird St 125-52 8 Kinnaird St 37 Pleasant St 125-132 125-59 39 Pleasant St 125-29 125-90

135 Western Are

124-24 FELLA PRODUCTIONS, LLC 320 WASHINGTON ST STE #3FF BROOKLINE, MA 02445

124-26 QUIGLEY, GARY J. 141 WESTERN AVE CAMBRIDGE, MA 02139-3702

124-91 FERRARO, ANTHONY L. TRUSTEE OF 10 SODEN ST. TRUST 64 FLETCHER ROAD BELMONT, MA 02478-1427

125-41 SPEARS, ANDREW J. & ARTIS B. SPEARS TRUSTEE 132 WESTERN AVENUEREALTY 124 WESTERN AVE CAMBRIDGE, MA 02139-3727

124-28
CANE, DAVID A. & ALETA FEINSOD CANE
TRUSTEES, CANE FAMILY NOM TRUST
32 KINNAIRD ST
CAMBRIDGE, MA 02139

124-75 GOUGHRABOU, AHMED & LATIFA GOUGHRABOU 149 WESTERN AVE CAMBRIDGE, MA 02139-3702

124-29 KINNAIRD ST. ASSOCIATES, LLC 34 KINNAIRD ST. CAMBRIDGE, MA 02139-3128

124-84 HILL, FREDERICK HUGH 14 SODEN ST CAMBRIDGE, MA 02139

125-39 ABU REALTY LLC 144 WESTERN AVE CAMBRIDGE, MA 02139

124-85 LEUCHNER, MARC & COURYNEY HITE 14R SODEN ST CAMBRIDGE, MA 02139-3103 124-25 BLUEPOWER, LLC C/O STEVEN DAYS 55 HAGAN RD NEWTON, MA 02459

124-76 GOUGHRABOU, AHMED & LATIFA GOUGHRABOU 149 WESTERN AVE CAMBRIDGE, MA 02139

125-42 SPEARS, ANDREW J. & ARTIS B. SPEARS 124 WESTERN AVE CAMBRIDGE, MA 02139-3727

125-40 BRILL, JENNIFER M. & LAURENCE A. WEIL 138 WESTERN AVE. CAMBRIDGE, MA 02139