



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JUL 28 PM 2:40
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 131742

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Weiwen Wang C/O Campbell H. Ellsworth

PETITIONER'S ADDRESS: 267 Norfolk Street, CAMBRIDGE, MA 02139

LOCATION OF PROPERTY: 139 River St., Cambridge, MA

TYPE OF OCCUPANCY: 2F

ZONING DISTRICT: Business A-3/Residence C-1 Zone

REASON FOR PETITION:

/CHANGE WINDOWS IN A SETBACK/

DESCRIPTION OF PETITIONER'S PROPOSAL:


Petitioner requests Special Permit relief to add/alter windows within a required setback at 139 River Street, in the 2 family structure at 135-139 River Street.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) / Owner)

CAMPBELL H. ELLSWORTH
(Print Name)

Address:

Tel. No. 6177994462

E-Mail Address: campbell@ellsworth-associates.com

Date: 7/21/21

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 Weiwen Wang
(OWNER)

Address: 135-139 River St., Cambridge, 02139

State that I/We own the property located at 135-139 River St., Cambridge, 02139,
which is the subject of this zoning application.

The record title of this property is in the name of Weiwen Wang

*Pursuant to a deed of duly recorded in the date _____, Middlesex South
County Registry of Deeds at Book 69016, Page 129; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

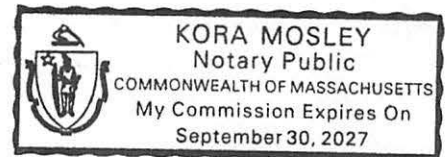
Weiwen Wang 5/14/21
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

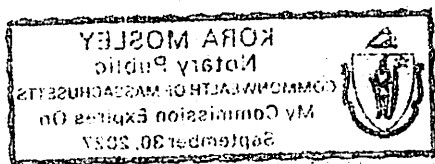
Commonwealth of Massachusetts, County of Suffolk

The above-name Weiwen Wang personally appeared before me,
this 14 of MAY, 2021, and made oath that the above statement is true.

My commission expires 3/9/27 (Notary Seal).



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



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 135-139 River St (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:

With the requested relief the requirements of the ordinance will be satisfied.

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

No congestion, hazard, or substantial change in the established neighborhood character will result from approval of the additional windows at 135-139 River st because the new windows will allow for the appropriate light and air into the renovated single family dwellings and will be of a quality and style that is consistent with the established neighborhood character.

- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The continued operation of or the development of adjacent uses will not be adversely affected because there is no change to the proposed Use and the additional windows will enhance the dwelling creating more functional living spaces for its occupants.

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

No nuisance or hazard will be created nor will any detriment to the health, safety and/or welfare of the of occupants of the proposed use or the citizens of the City because the additional windows are part of complete redevelopment of the two deteriorating single families that have been neighborhood eyesores for over a decade

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

The proposed windows will not impair the integrity of the district and are consistent with the quality and character of the dwelling on street and the greater Cambridge-port neighborhood.

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.

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

With the requested relief the requirements of the ordinance will be satisfied.

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

No congestion, hazard, or substantial change in the established neighborhood character will result from approval of the additional windows at 135-139 River st because the new windows will allow for the appropriate light and air into the renovated single family dwellings and will be of a quality and style that is consistent with the established neighborhood character.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The continued operation of or the development of adjacent uses will not be adversely affected because there is no change to the proposed Use and the additional windows will enhance the dwelling creating more functional living spaces for its occupants.

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

No nuisance or hazard will be created nor will any detriment to the health, safety and/or welfare of the of occupants of the proposed use or the citizens of the City because the additional windows are part of complete redevelopment of the two deteriorating single families that have been neighborhood eyesores for over a decade

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

The proposed windows will not impair the integrity of the district and are consistent with the quality and character of the dwelling on street and the greater Cambridge-port neighborhood.

***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: Weiwen Wang C/O PRESENT USE/OCCUPANCY: Two-Family Dwelling

LOCATION: 135-139 River St, Cambridge MA ZONE: BA3-C1

PHONE: 617-799-4462 REQUESTED USE/OCCUPANCY: Two-Family Dwelling

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>3,937.48</u>	<u>3,930.08</u>	<u>3946.5</u>	(max.)
<u>LOT AREA:</u>		<u>5262</u>			(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>		<u>.7483</u>	<u>.7468</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>2631</u>	<u>2631</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>64.75</u>	<u>64.75</u>	<u>50</u>	(min.)
	<u>DEPTH</u>	<u>116</u>	<u>116</u>	<u>N/A</u>	
<u>Setbacks in Feet:</u>	<u>FRONT</u>	<u>7.1</u>	<u>7.1</u>	<u>10.0</u>	(min.)
	<u>REAR</u>	<u>42.5</u>	<u>42.5</u>	<u>24.0</u>	(min.)
	<u>LEFT SIDE</u>	<u>4.5</u>	<u>4.5</u>	<u>7.5</u>	(min.)
	<u>RIGHT SIDE</u>	<u>11.0</u>	<u>11.0</u>	<u>7.5</u>	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>32.4</u>	<u>32.4</u>	<u>35</u>	(max.)
	<u>LENGTH</u>	<u>53.56</u>	<u>53.56</u>	<u>N/A</u>	
	<u>WIDTH</u>	<u>32.33</u>	<u>32.33</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>2</u>	<u>2</u>	<u>3</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(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.

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'.

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Weiwen Wang**Present Use/Occupancy:** 2F**Location:** 267 Norfolk Street**Zone:** Business A-3/Residence C-1 Zone**Phone:** 6177994462**Requested Use/Occupancy:** 2F

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3,937	3,930	3,947	(max.)
<u>LOT AREA:</u>	5262	5262	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.7483	.7468	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	2,631	2,631	1,500	
<u>SIZE OF LOT:</u>				
WIDTH	64.75	64.75	50	
DEPTH	116	116	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	7.1	7.1	10	
REAR	42.5	42.5	24	
LEFT SIDE	4.5	4.5	7.5	
RIGHT SIDE	11.0	11.0	7.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	32.4	32.4	35	
WIDTH	53.56	53.56	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>	2	2	3	
<u>NO. OF PARKING SPACES:</u>	2	2	2	
<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'.

Pacheco, Maria

From: Joan Karp <j-karp@comcast.net>
Sent: Saturday, September 4, 2021 1:40 PM
To: Pacheco, Maria
Subject: 135-139 River St

To the Board of Zoning Appeals,
We have no objection to the proposed changes at 135-139 River Street.
Joan Karp
Doug Hayden
153 River St.



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:

[Signature]
(Print)

Date:

9/2/21

Address:

139 River St.

Case No.

BZA-131742

Hearing Date:

9/23/21

Thank you,
Bza Members

Pacheco, Maria

From: Campbell Ellsworth <campbell@ellsworth-associates.com>
Sent: Thursday, September 2, 2021 4:35 PM
To: Pacheco, Maria
Cc: weiwen wang
Subject: 135-137 River St BZA sign
Attachments: 20210902_163046.jpg

Dear Maria,

I picked up the BZA sign today and the builders put it up on the building, so you can see it over the construction fence. It's only approx. 8' from the property line.

Thank you,
Campbell
(Owner Weiwen Wang is cc'ed)

Campbell H. Ellsworth
Ellsworth Associates, Inc.
617.799.4462

Notice of Public Hearing

The Board of Directors of the City of Cambridge is holding a public hearing on the proposed amendments to the Cambridge Zoning Ordinance. The hearing will be held on Thursday, June 14, 2012, at 7:00 PM in the City Council Chamber, 100 City Hall Street, Cambridge, MA 02142. The hearing is open to the public and anyone interested in the proposed amendments is encouraged to attend and provide input. The amendments are intended to update the Ordinance to reflect current zoning practices and to address issues identified by the community. The amendments include changes to the definitions of certain zoning terms, the addition of new zoning districts, and the modification of existing zoning regulations. The City Council will consider the amendments at the public hearing and may choose to adopt them, modify them, or reject them. The City Council's decision will be final. For more information, please call 617-445-4111 or visit the City of Cambridge website at www.cambridge.gov.

City of Cambridge
100 City Hall Street
Cambridge, MA 02142
617-445-4111
www.cambridge.gov

Cambridge Zoning Ordinance
Chapter 141A
Section 141A.01
Section 141A.02
Section 141A.03
Section 141A.04
Section 141A.05
Section 141A.06
Section 141A.07
Section 141A.08
Section 141A.09
Section 141A.10
Section 141A.11
Section 141A.12
Section 141A.13
Section 141A.14
Section 141A.15
Section 141A.16
Section 141A.17
Section 141A.18
Section 141A.19
Section 141A.20
Section 141A.21
Section 141A.22
Section 141A.23
Section 141A.24
Section 141A.25
Section 141A.26
Section 141A.27
Section 141A.28
Section 141A.29
Section 141A.30
Section 141A.31
Section 141A.32
Section 141A.33
Section 141A.34
Section 141A.35
Section 141A.36
Section 141A.37
Section 141A.38
Section 141A.39
Section 141A.40
Section 141A.41
Section 141A.42
Section 141A.43
Section 141A.44
Section 141A.45
Section 141A.46
Section 141A.47
Section 141A.48
Section 141A.49
Section 141A.50
Section 141A.51
Section 141A.52
Section 141A.53
Section 141A.54
Section 141A.55
Section 141A.56
Section 141A.57
Section 141A.58
Section 141A.59
Section 141A.60
Section 141A.61
Section 141A.62
Section 141A.63
Section 141A.64
Section 141A.65
Section 141A.66
Section 141A.67
Section 141A.68
Section 141A.69
Section 141A.70
Section 141A.71
Section 141A.72
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Section 141A.74
Section 141A.75
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Section 141A.80
Section 141A.81
Section 141A.82
Section 141A.83
Section 141A.84
Section 141A.85
Section 141A.86
Section 141A.87
Section 141A.88
Section 141A.89
Section 141A.90
Section 141A.91
Section 141A.92
Section 141A.93
Section 141A.94
Section 141A.95
Section 141A.96
Section 141A.97
Section 141A.98
Section 141A.99
Section 141A.100

135-139 River St. Cambridge,MA

DRAWING LIST:

- T.1.1 - Title sheet
- SITE PLAN - EVERETT M. BROOKS
- Z.1.1 - Zoning: G.F.A. Analysis
- A.1.1 - Proposed - Floors Plans
- A1.2 - Proposed - Floor Plans
- A1.3 - Proposed - Floor Plans
- A1.4 - Proposed - Elevation
- A1.5 - Proposed - Elevation

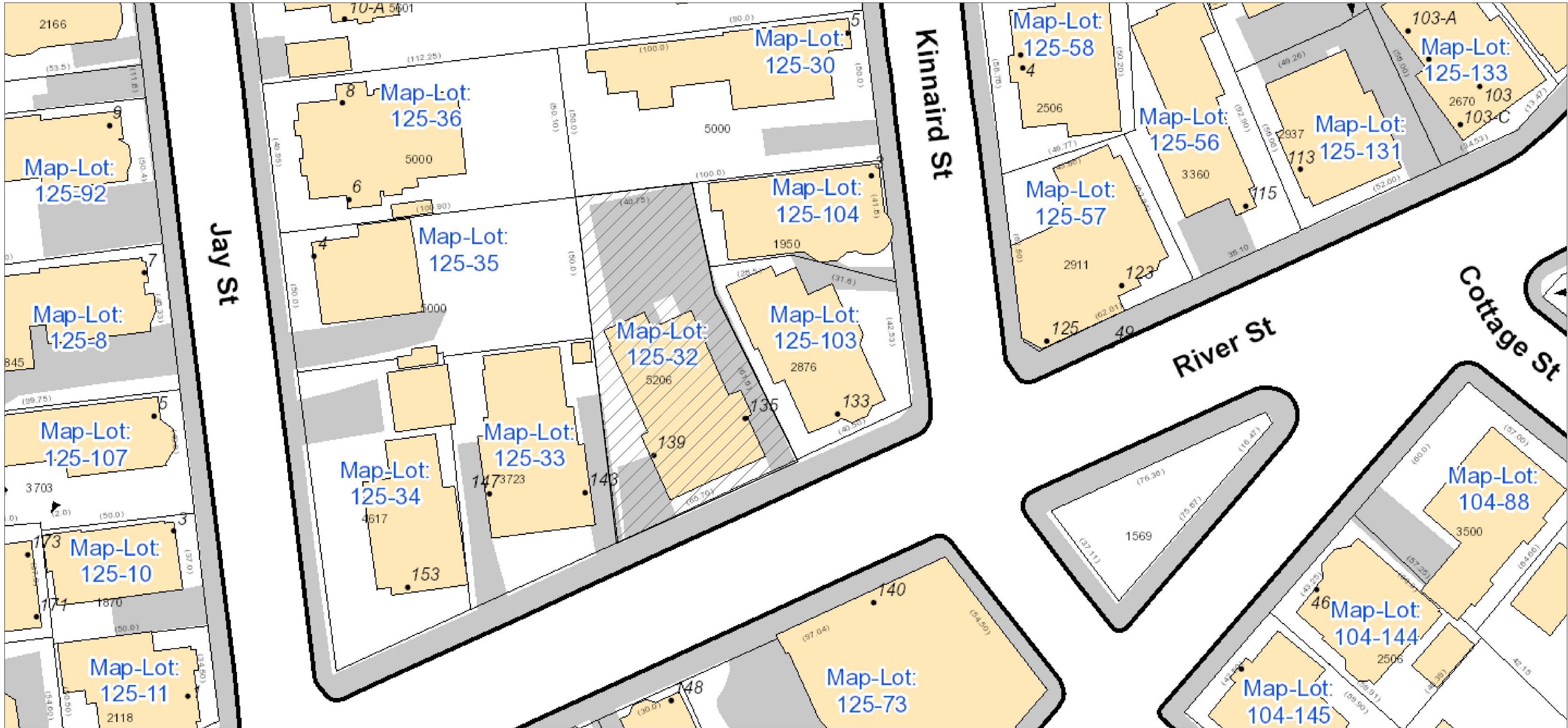
03/18/21 PERMIT MODIFICATION NOTES:

The following permit modifications are being submitted as the 2 family structure has been reconfigured from an over/under to a left/right configuration.This affects the interior layout, and the structure, as well as the need for a 1 hour fire rated party wall construction.

G.F.A remains the same or is reduced.

The basement walkout from the rear of the building has already been approved by I.S., and is included in these drawings. As before, there are no changes to any opening that occur within a required setback.

LOCUS MAP:



PROJECT SUMMARY

- Property Data:**
- Address: 135 - 139 River Street
 - Lot size: 5262
 - Zone: BA-3, C-1
 - Allowable #DU: 3 (Owner intends to keep #DU at 2)
 - Parking requirement: 1 space per unit. These already exist.

- Existing Structure:**
- The Cambridge Assessor's Database defines this structure as a Two-Family Residential structure. The proposed permit application maintains that unit count.
 - The existing structure is non-conforming with respect to front, left and right setbacks. .
 - The property has 2 existing curbcuts, which correspond to both the historical and proposed use, with entries on each side of the structure. No change to the existing curbcuts.

- Proposed Project:**
- Number of units: 2
 - Configuration of units as shown in architectural plans.
 - Parking: use existing parking on site.
 - Setbacks: Any existing opening within non-conforming setbacks will either be maintained as is, reduced in size, or eliminated. No zoning relief is sought for any modifications to openings within a setback.
 - All other aspects of Cambridge Zoning Ordinance will be met, including building height and GFA. See zoning sheets.

- Fire separation:**
- Provide min 1 hr, fire separation at all points between units.

- Energy:**
- Provide R21 in all exterior walls and R49 in all roof rafters.

BZA APPLICATION 07/08/2021
SPECIAL PERMIT REQUESTED TO ADD/MOVE WINDOW
OPENINGS ON LEFT SIDE OF BUILDING, IN SETBACK

PROJECT NAME:
135-139 River Street

PROJECT ADDRESS:
135-139 River Street
Cambridge, MA

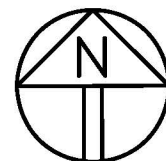
CLIENT:
Weiwen Wang



ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

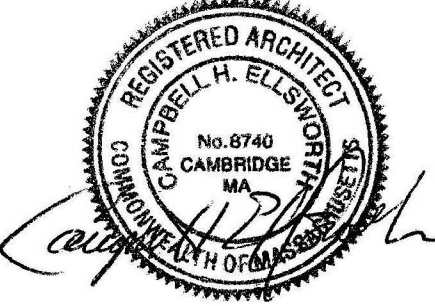
267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

CONSULTANTS:



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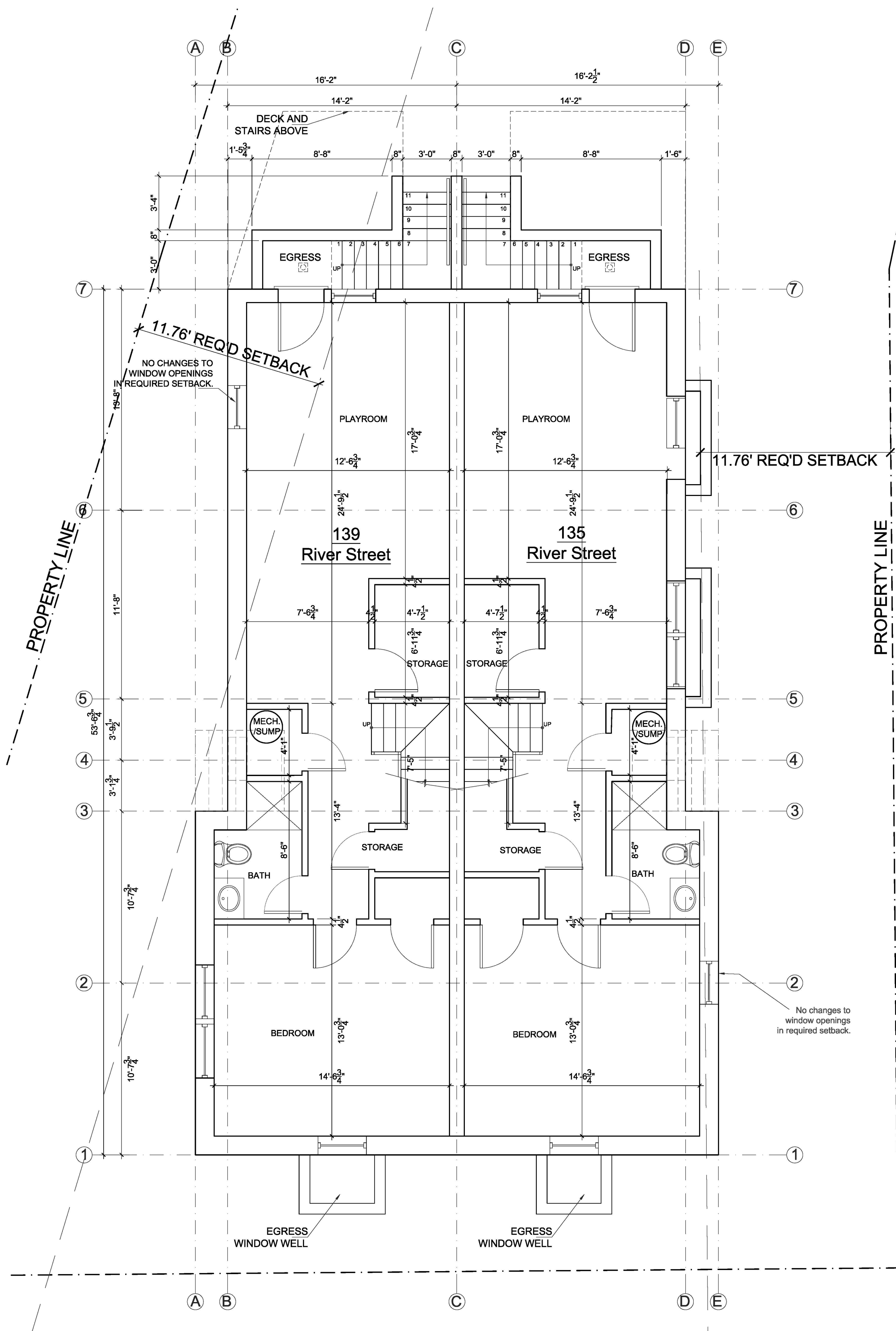


DATE: 06/24/2019
DRAWN BY: J.P.
CHECKED BY: C.E.
SCALE: 1/8" = 1'-0"
FILE: 135-139 River Street

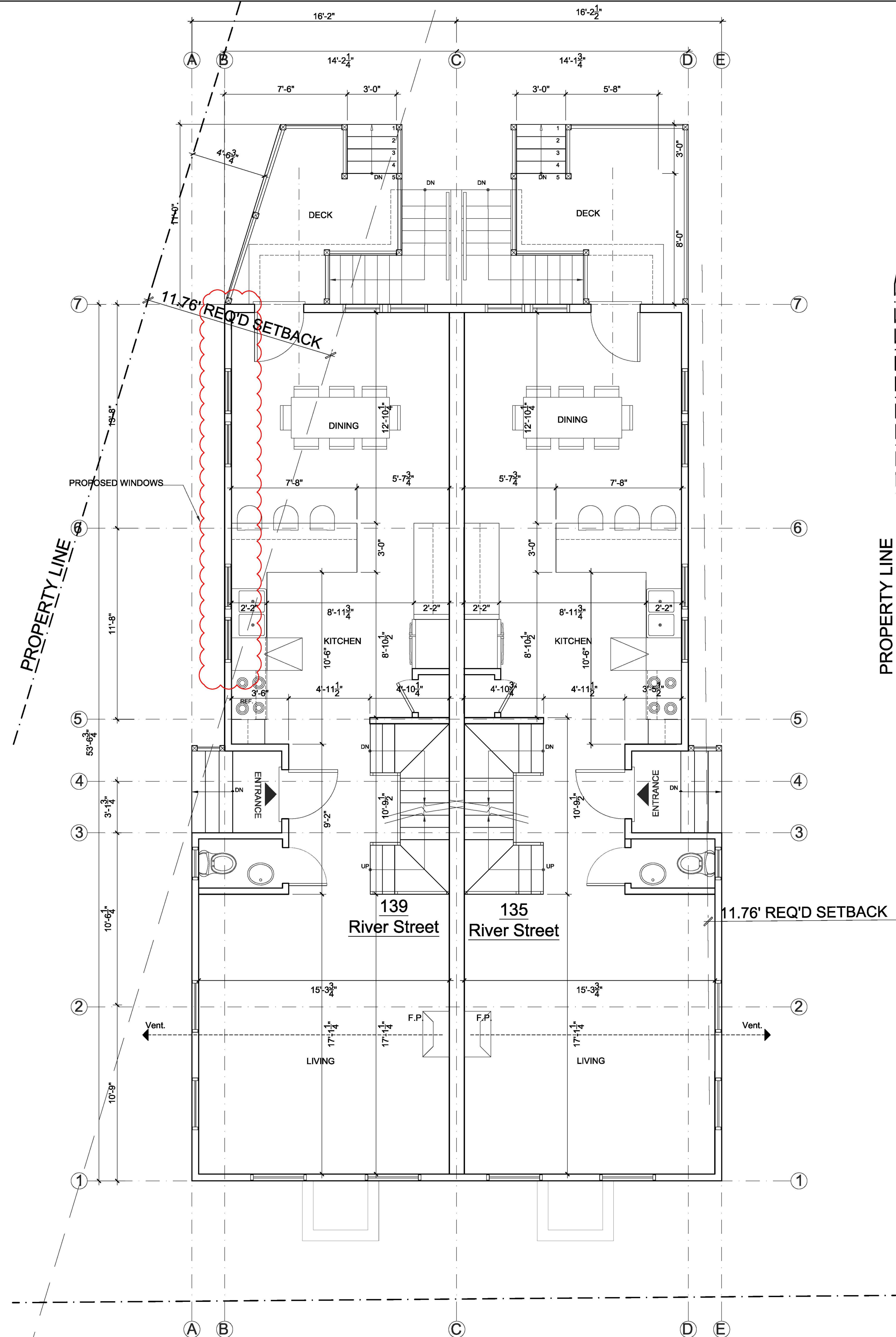
REVISIONS:		
No.	Description	Date
1	REVISION	03/18/21
2	BZA APPLICATION	05/14/21
3		
4		
5		
6		

135-139 River Street
Title Sheet

T1.1



① BASEMENT PLAN
Scale: 1/4" = 1'-0"



② FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

PROJECT NAME:
135-139 River Street

PROJECT ADDRESS:
135-139 River Street
Cambridge, MA

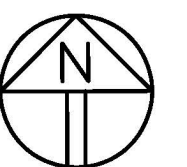
CLIENT:
Weiwen Wang



ARCHITECT:
**ELLSWORTH
ASSOCIATES, Inc.**

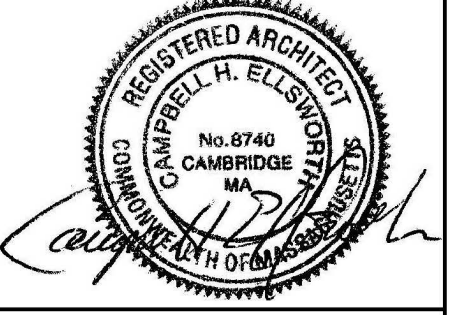
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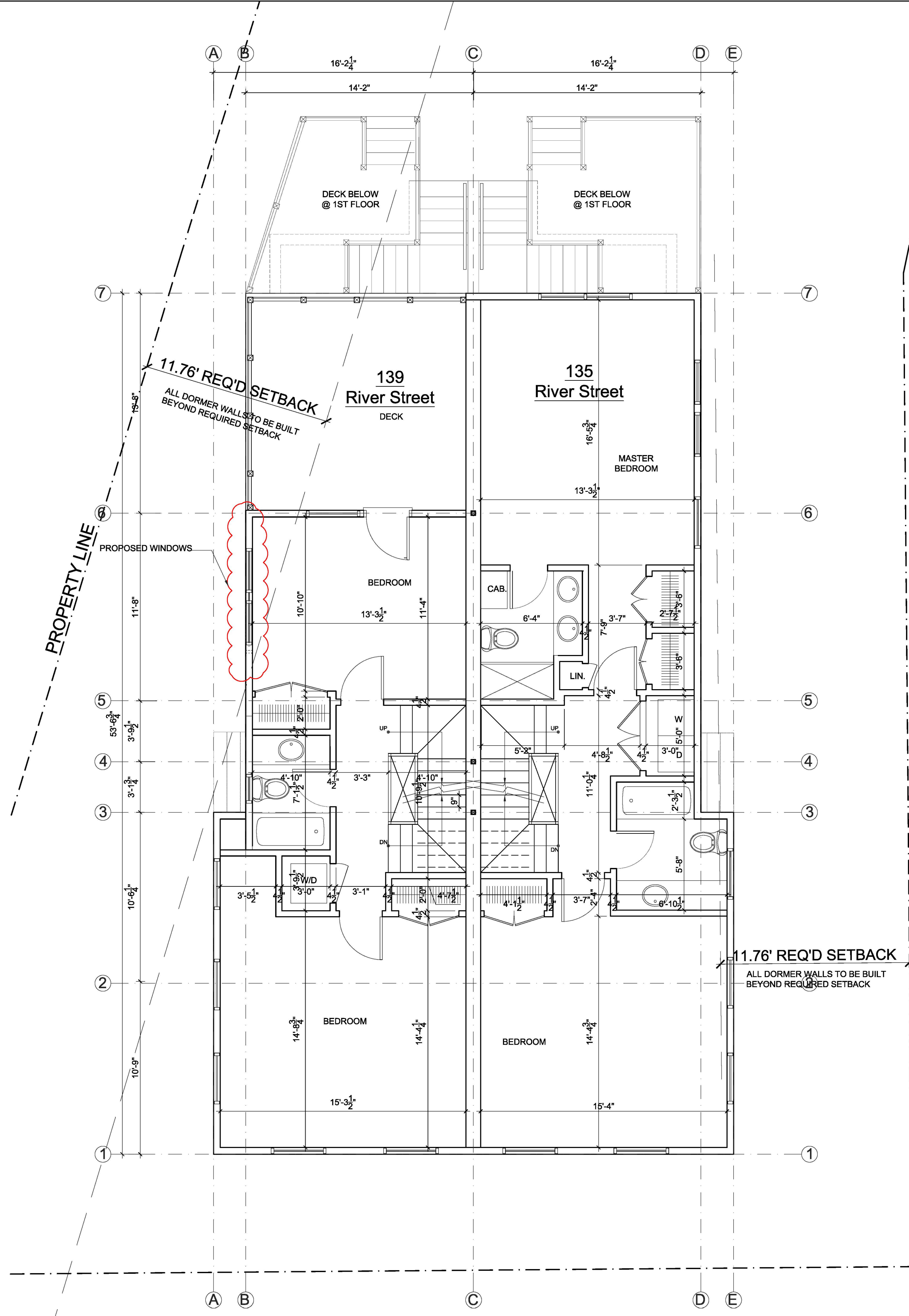


DATE: 06/24/2019
DRAWN BY: J.P.
CHECKED BY: C.E.
SCALE: 1/4" = 1'-0"
FILE: 135-139 River St

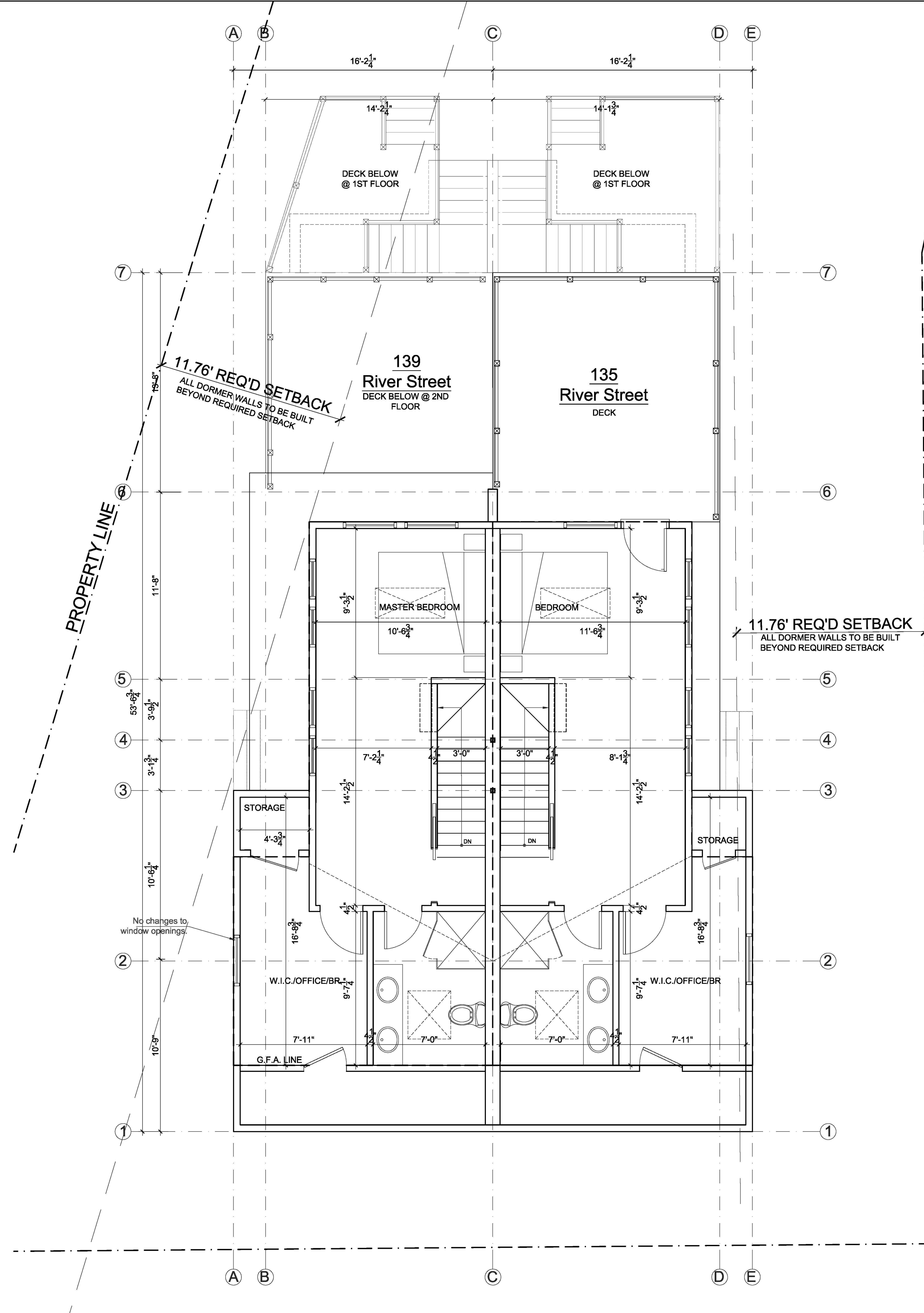
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2	REVISION	1/22/21
3	REVISION	03/18/21
4	BZA APPLICATION	05/14/21
5		
6		

PROPOSED
FLOOR PLANS

A1.1



③ SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



④ THIRD FLOOR FLOOR PLAN
Scale: 1/4" = 1'-0"

PROJECT NAME:
135-139 River Street

PROJECT ADDRESS:
135-139 River Street
Cambridge, MA

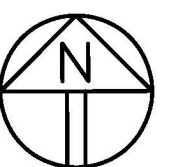
CLIENT:
Weiwen Wang



ARCHITECT:
**ELLSWORTH
ASSOCIATES, Inc.**

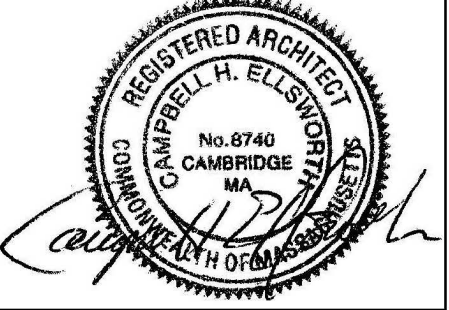
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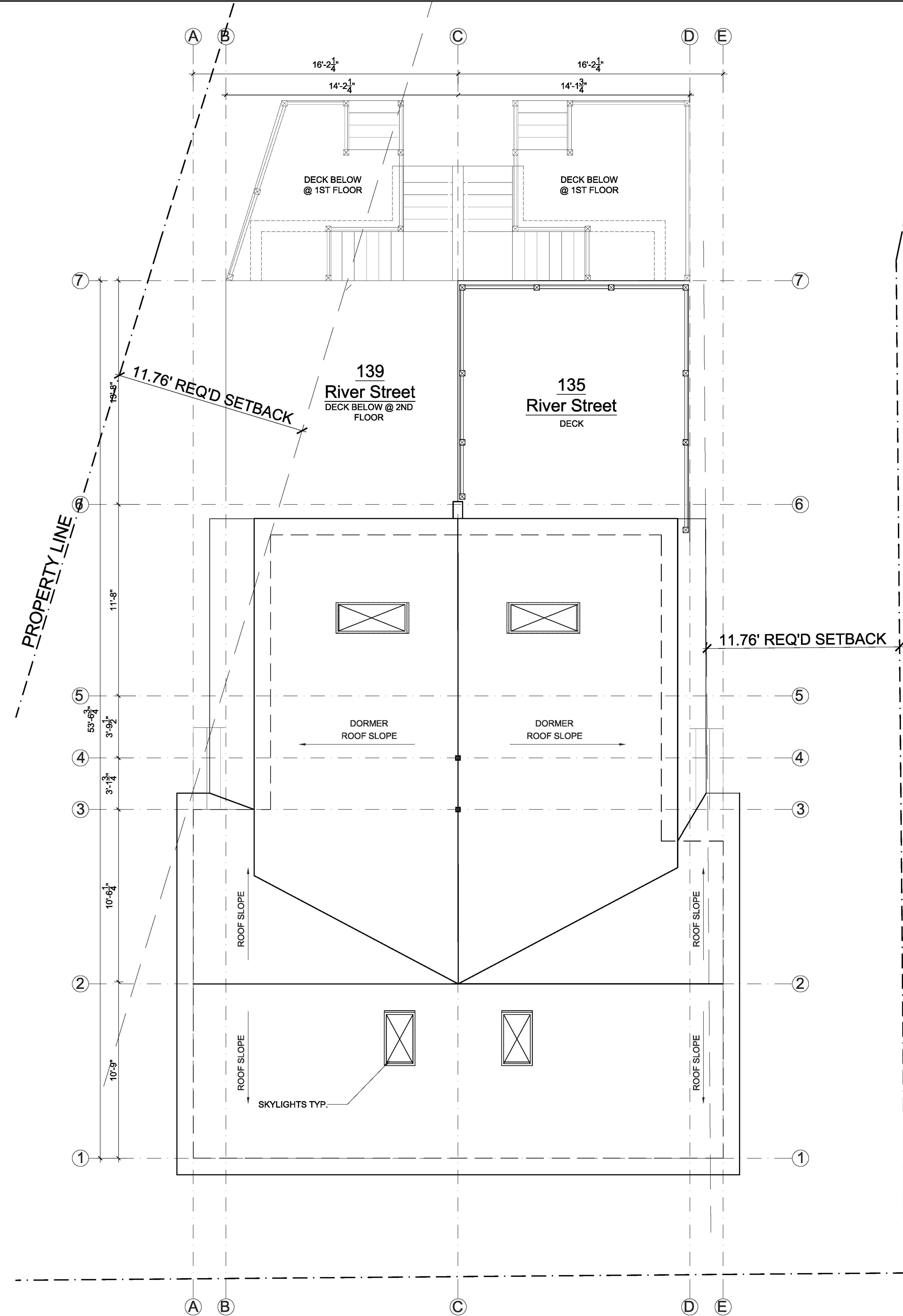


DATE: 06/24/2019
DRAWN BY: J.P.
CHECKED BY: C.E.
SCALE: 1/4" = 1'-0"
FILE: 135-139 River St

REVISIONS:		
No.	Description	Date
1	REVISION	1/22/21
2	REVISION	03/18/21
3	BZA APPLICATION	05/14/21
4		
5		
6		

PROPOSED
FLOOR PLANS

A1.2

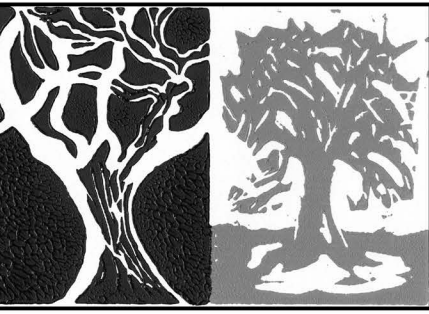


5 ROOF FLOOR PLAN
Scale: 1/4" = 1'-0"

PROJECT NAME:
135-139 River Street

PROJECT ADDRESS:
135-139 River Street
Cambridge, MA

CLIENT:
Weiwen Wang



ARCHITECT:
**ELLSWORTH
ASSOCIATES, Inc.**

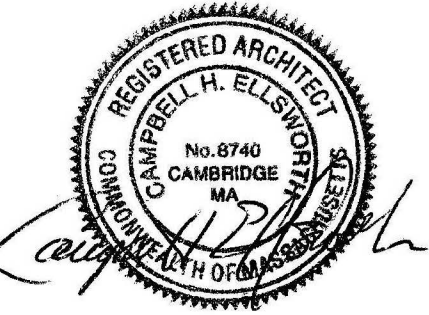
267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

CONSULTANTS:



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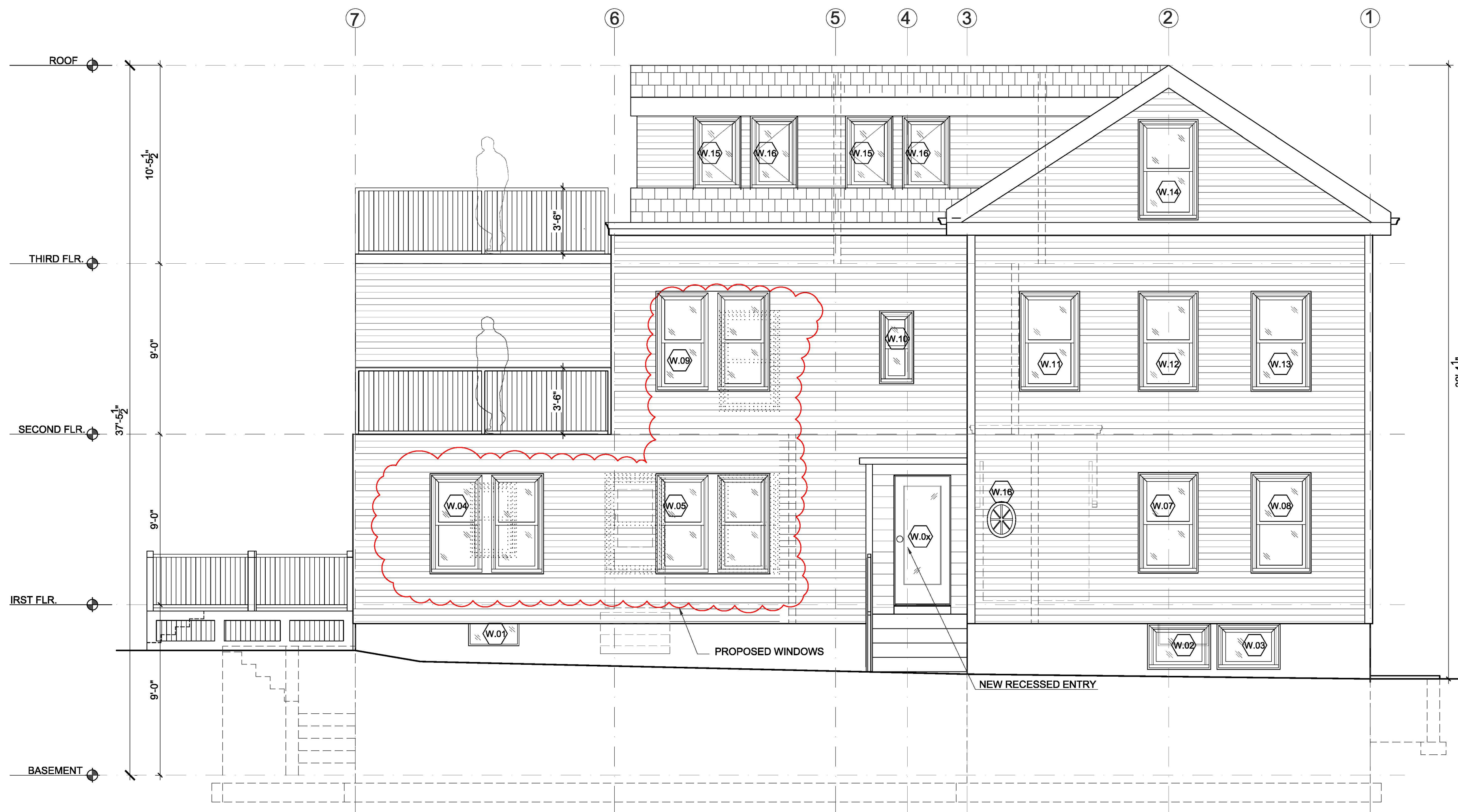


DATE: 06/24/2019
DRAWN BY: J.P.
CHECKED BY: C.E.
SCALE: 1/8" = 1'-0"
FILE: 135-139 River Street

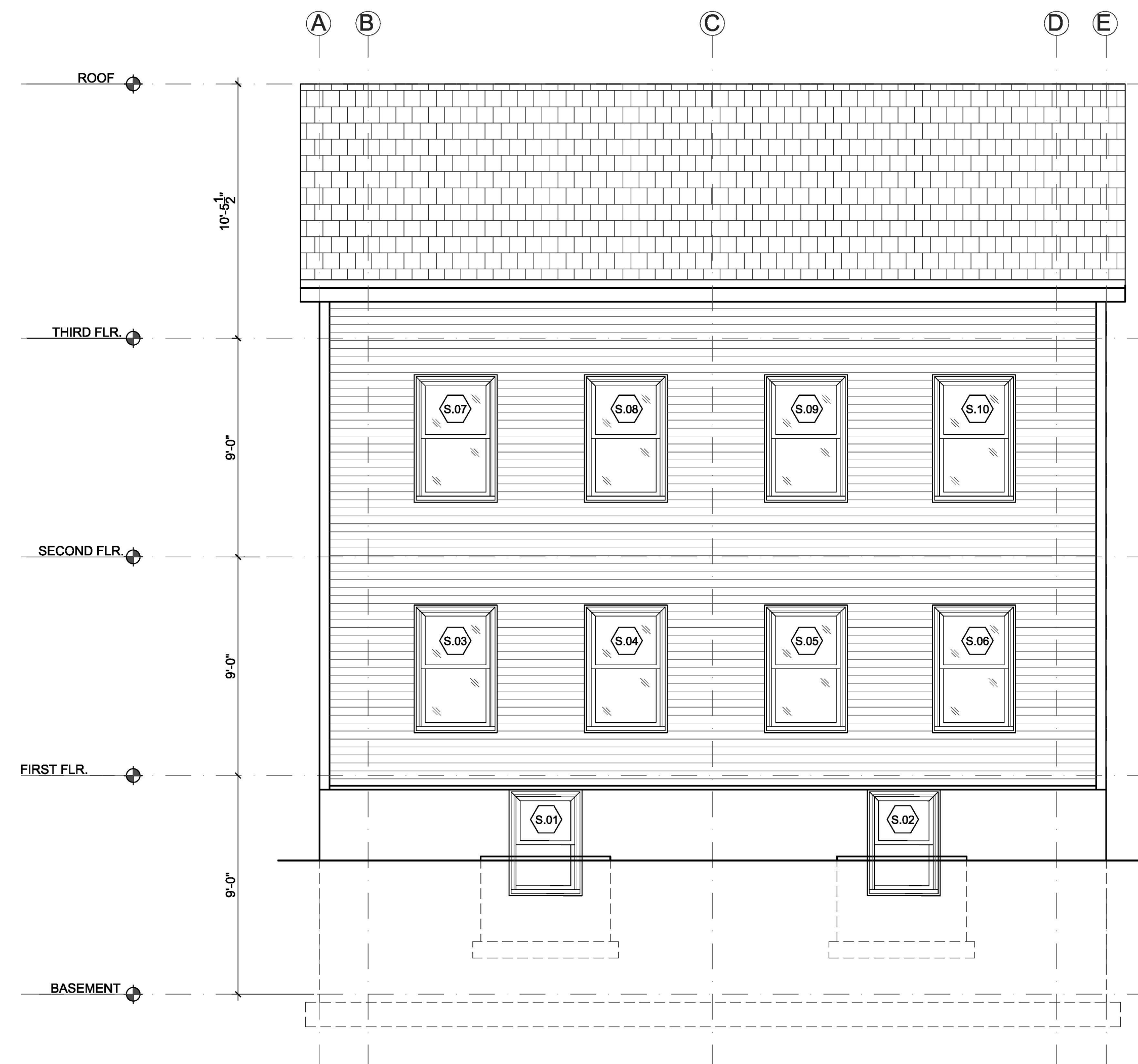
REVISIONS:		
No.	Description	Date
1	REVISION	03/18/21
2		
3		
4		
5		
6		

PROPOSED
FLOOR PLAN

A1.3



① PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



② PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

PROJECT NAME:
135-139 River Street

PROJECT ADDRESS:
135-139 River Street
Cambridge, MA

CLIENT:
Weiwen Wang



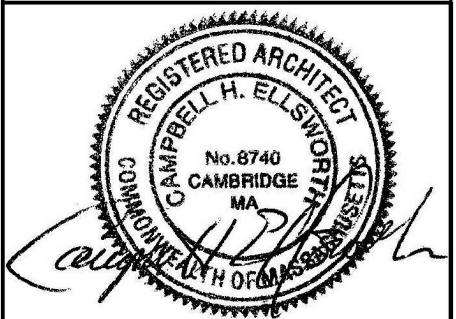
ARCHITECT:
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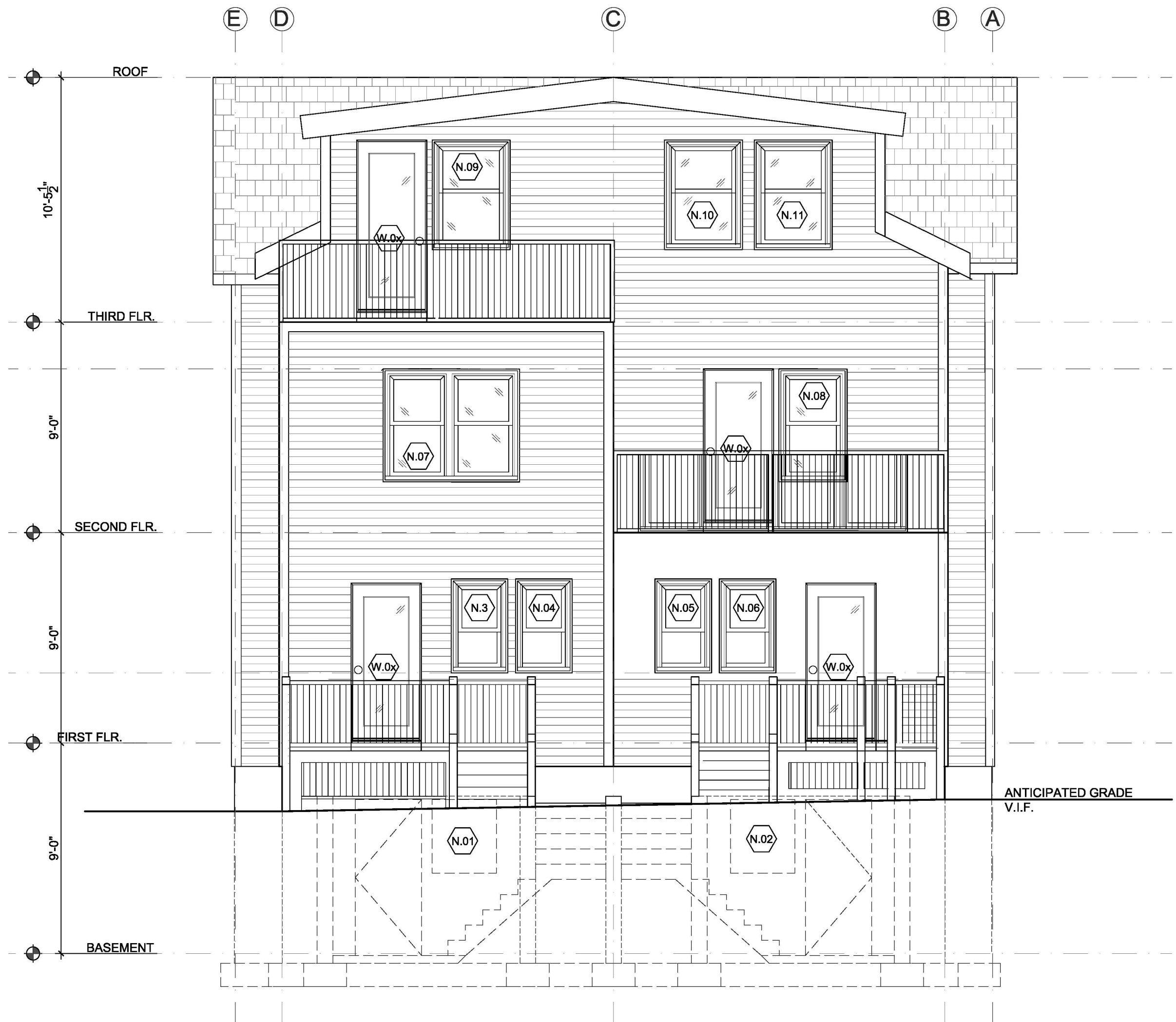
REVISIONS:		
No.	Description	Date
1	REVISION	1/22/21
2	REVISION	03/18/21
3	BZA APPLICATION	05/14/21
4		
5		
6		

PROPOSED
ELEVATIONS

A1.4



③ PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



④ PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

PROJECT NAME:
135-139 River Street

PROJECT ADDRESS:
135-139 River Street
Cambridge, MA

CLIENT:
Weiwen Wang



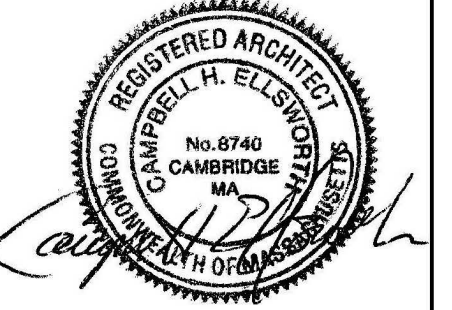
ARCHITECT:
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FILE: 135-139 River St

REVISIONS:		
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3		
4		
5		
6		

PROPOSED
ELEVATIONS

A1.5



135-139 RIVER STREET



LEFT SIDE, AREA OF WINDOW MODIFICATIONS



RIGHT SIDE, AREA OF WINDOW MODIFICATION

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Weiwen Wang C/O PRESENT USE/OCCUPANCY: Two-Family Dwelling

LOCATION: 135-139 River St, Cambridge MA ZONE: BA3-C1

PHONE: 617-799-4462 REQUESTED USE/OCCUPANCY: Two-Family Dwelling

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
TOTAL GROSS FLOOR AREA:	<u>3,937.48</u>	<u>3,930.08</u>	<u>3946.5</u>	(max.)
LOT AREA:	<u>5262</u>			(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.7483</u>	<u>.7468</u>	<u>.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>2631</u>	<u>2631</u>	<u>1500</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>64.75</u>	<u>64.75</u>	<u>50</u>	(min.)
DEPTH	<u>116</u>	<u>116</u>	<u>N/A</u>	
Setbacks in Feet:				
FRONT	<u>7.1</u>	<u>7.1</u>	<u>10.0</u>	(min.)
REAR	<u>42.5</u>	<u>42.5</u>	<u>24.0</u>	(min.)
LEFT SIDE	<u>4.5</u>	<u>4.5</u>	<u>7.5</u>	(min.)
RIGHT SIDE	<u>11.0</u>	<u>11.0</u>	<u>7.5</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>32.4</u>	<u>32.4</u>	<u>35</u>	(max.)
LENGTH	<u>53.56</u>	<u>53.56</u>	<u>N/A</u>	
WIDTH	<u>32.33</u>	<u>32.33</u>	<u>N/A</u>	
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>2</u>	<u>3</u>	(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
NO. OF LOADING AREAS:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(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.

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'.

PROJECT NAME:
135-139 River Street

PROJECT ADDRESS:
135-139 River Street
Cambridge, MA

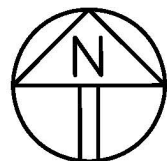
CLIENT:
Weiwen Wang



ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

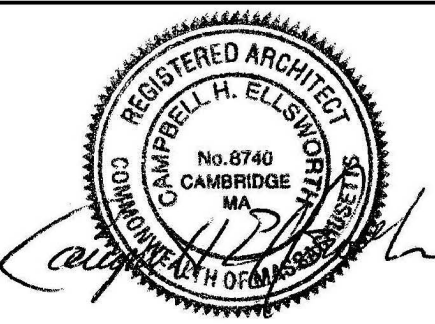
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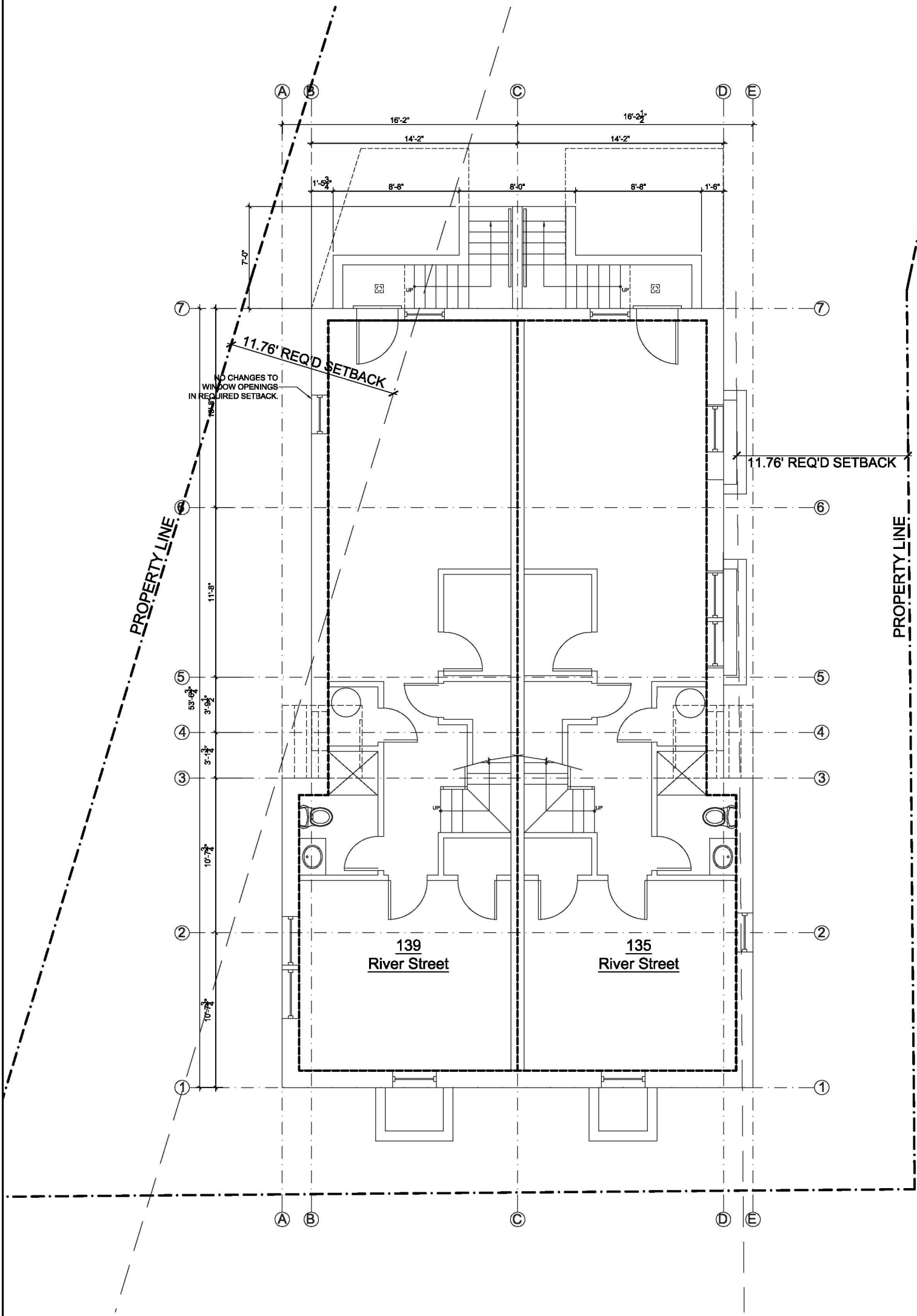


DATE: 06/24/2019
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SCALE: AS NOTED
FILE: 135-139 River Street

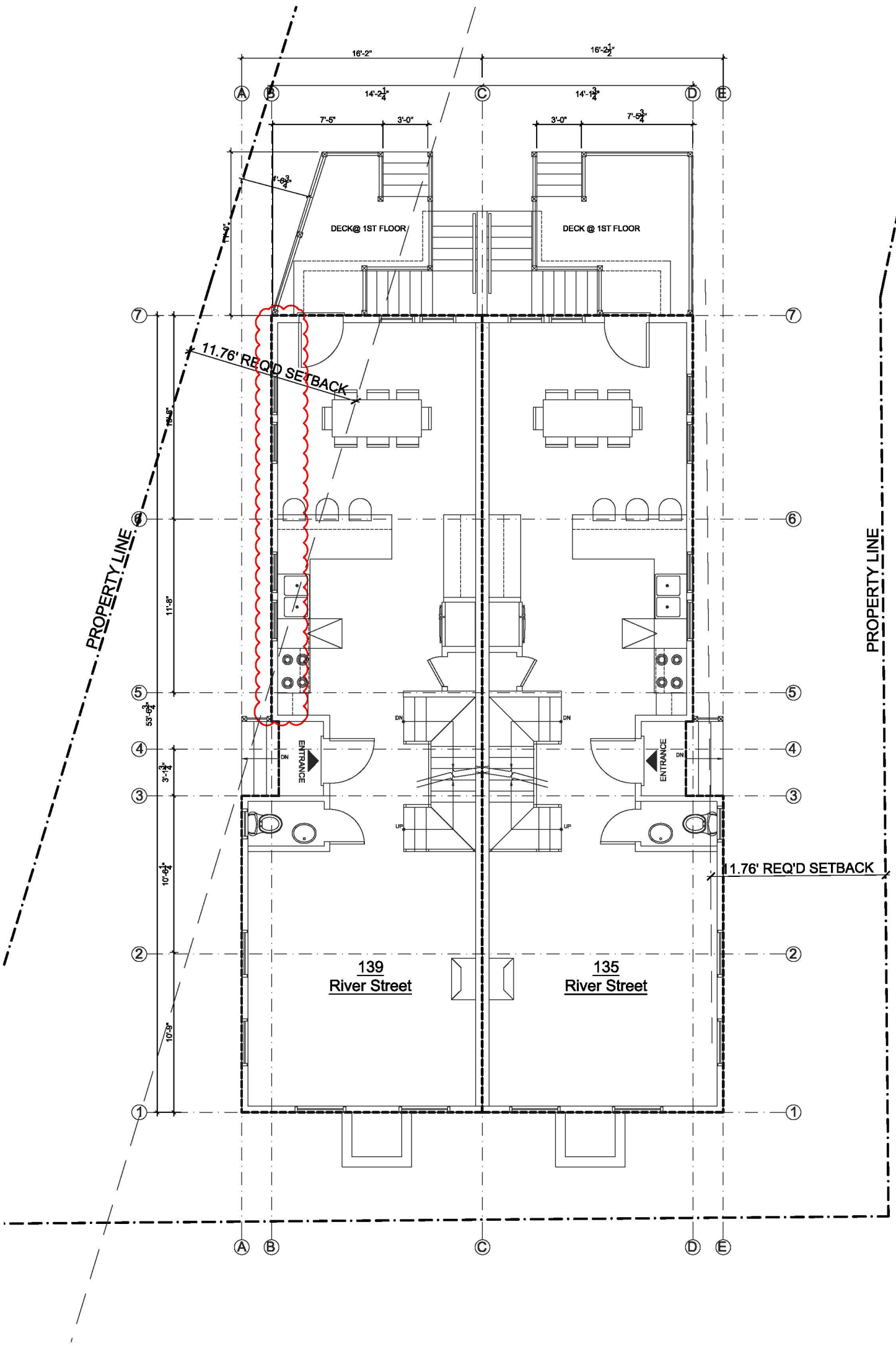
REVISIONS:		
No.	Description	Date
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G.F.A.
Analysis

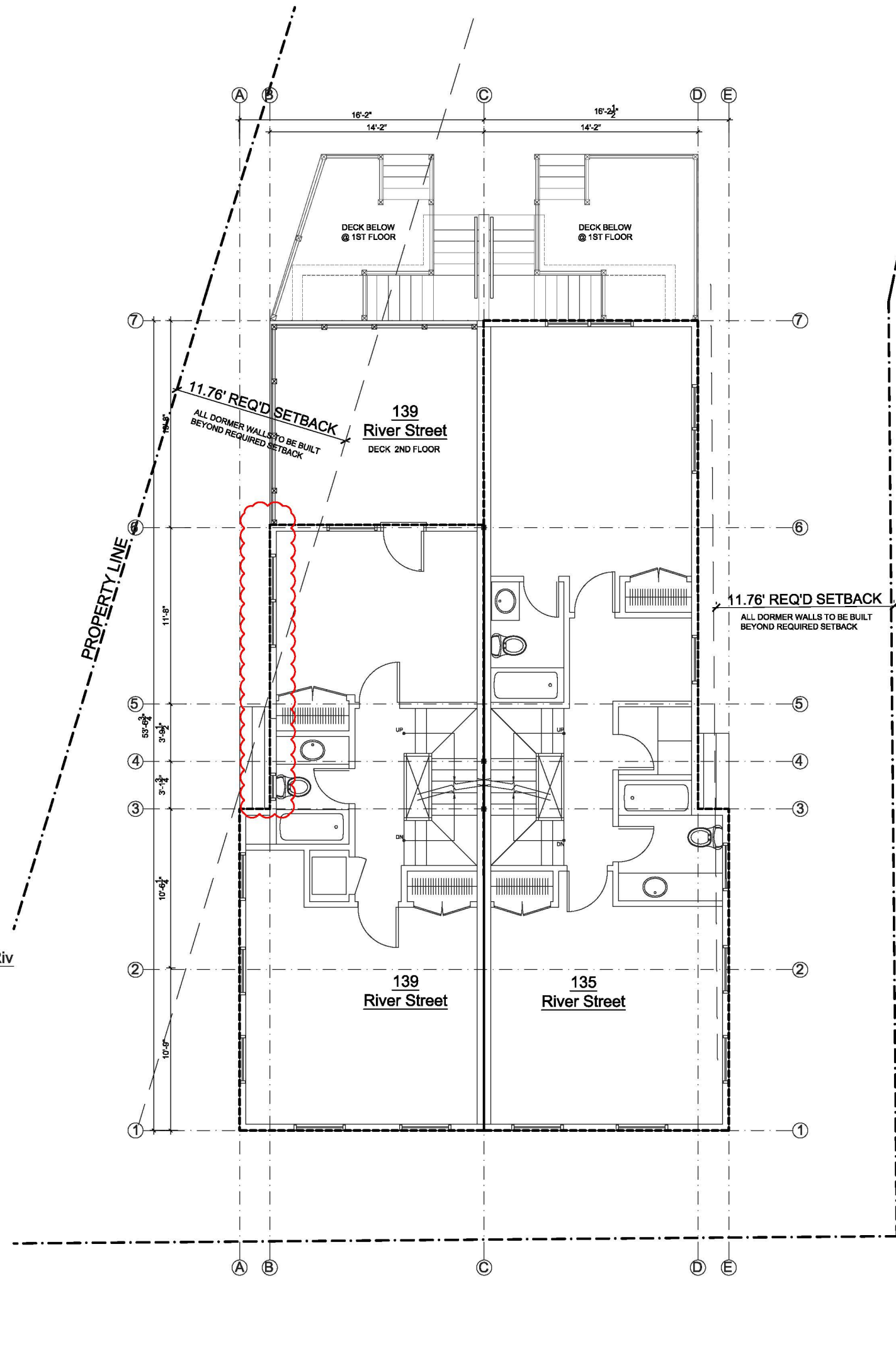
Z1.1



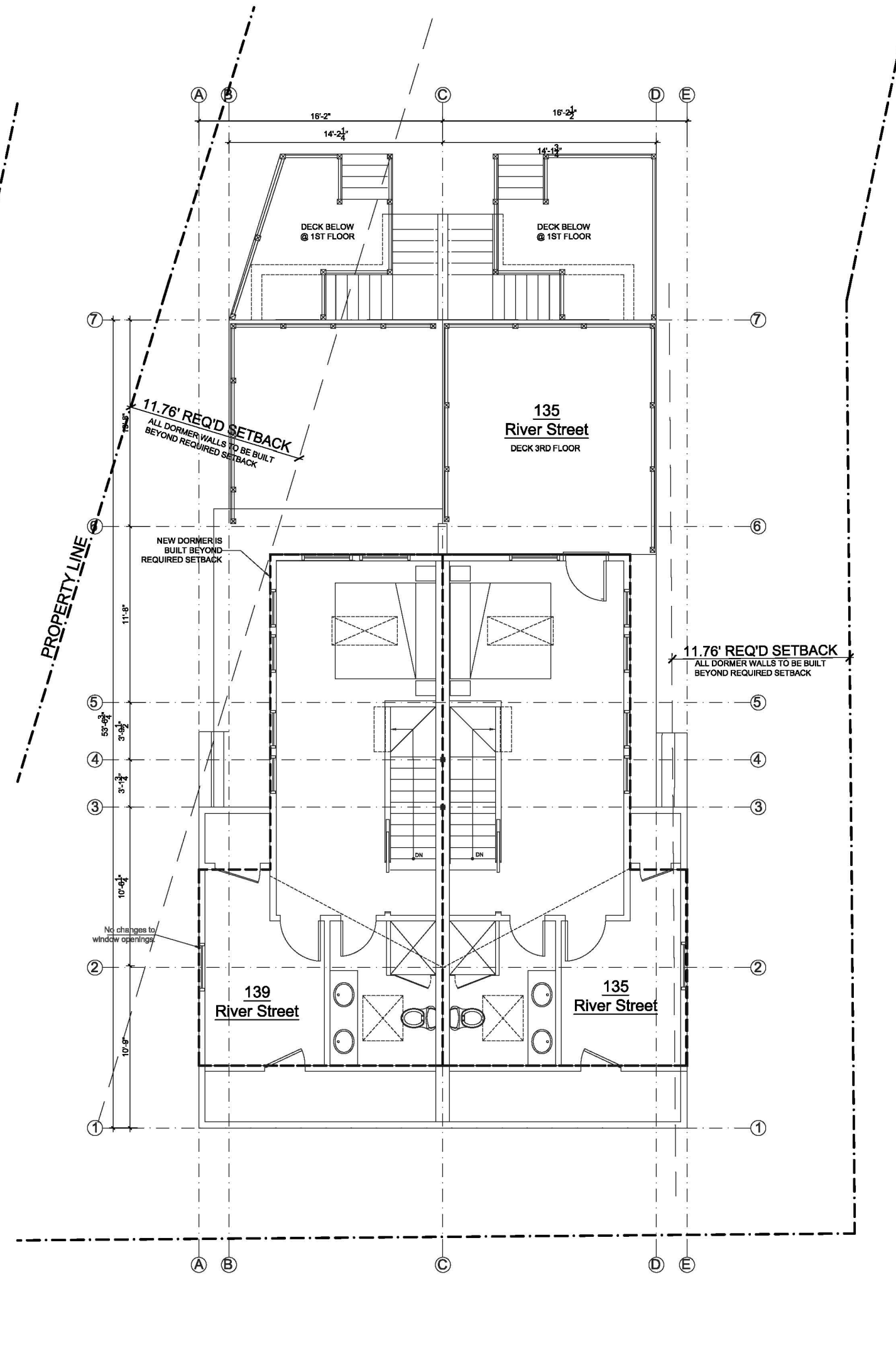
① BASEMENT PLAN
Scale: 1/8" = 1'-0"



② FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



③ SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

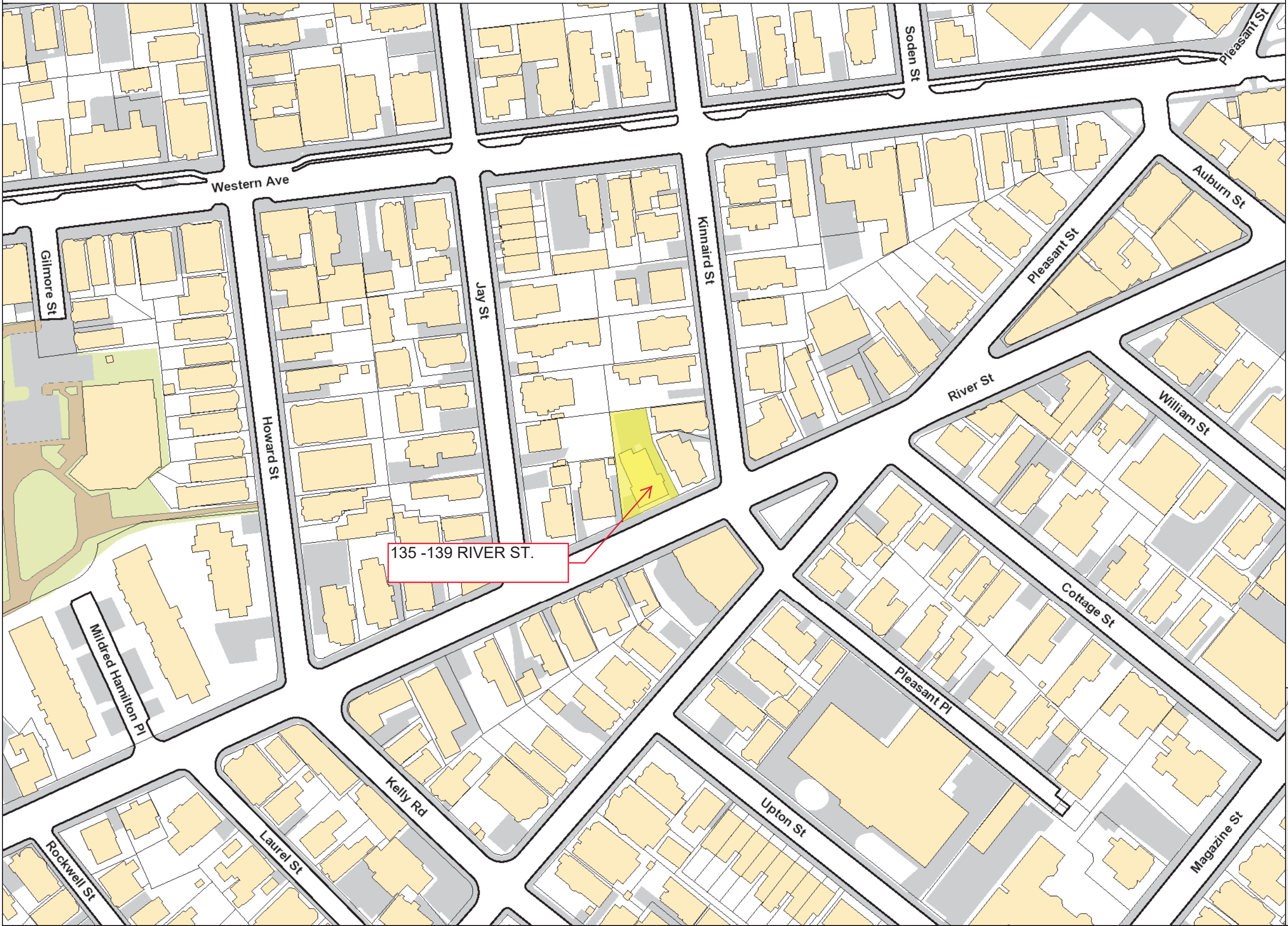


④ THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"

G.F.A. CALCULATIONS

135 - 139 River St. G.F.A. ANALYSIS	
LOT SIZE	5262
ZONE	BA-3, C-1
F.A.R.	0.750
ALLOWABLE G.F.A.	3946.50
TOTAL PROPOSED G.F.A.	3,930.08
PROPOSED F.A.R. %	0.747

135 - 139 River St. G.F.A. CALCS.						
	139 River Street		135 River Street			
Floors	S.F.	G.F.A.	S.F.	G.F.A.	TOTAL S.F.	TOTAL G.F.A.
Basement	708.06		708.08		1416.14	
First Floor	798.77	798.77	799.89	799.89	1598.66	1598.66
Second Floor	610.06	610.06	802.16	802.16	1412.22	1412.22
Third Floor	535.63	449.36	545.28	469.84	1080.91	919.2
Total	2652.52	1858.19	2855.41	2071.89	5507.93	3930.08



LEGEND

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

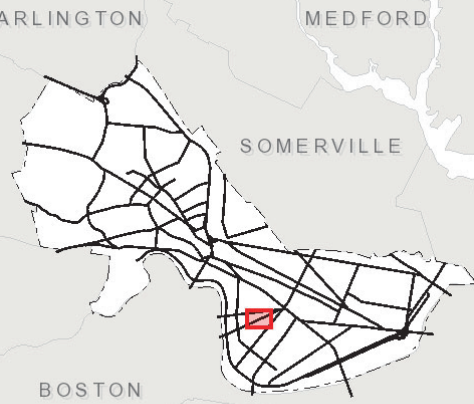


City of Cambridge
Massachusetts

1" = 100 ft

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www.cambridgema.gov/gis



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 135-139 River St (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:

With the requested relief the requirements of the ordinance will be satisfied.

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

No congestion, hazard, or substantial change in the established neighborhood character will result from approval of the additional windows at 135-139 River st because the new windows will allow for the appropriate light and air into the renovated single family dwellings and will be of a quality and style that is consistent with the established neighborhood character.

- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The continued operation of or the development of adjacent uses will not be adversely affected because there is no change to the proposed Use and the additional windows will enhance the dwelling creating more functional living spaces for its occupants.

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

No nuisance or hazard will be created nor will any detriment to the health, safety and/or welfare of the of occupants of the proposed use or the citizens of the City because the additional windows are part of complete redevelopment of the two deteriorating single families that have been neighborhood eyesores for over a decade

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

The proposed windows will not impair the integrity of the district and are consistent with the quality and character of the dwelling on street and the greater Cambridge-port neighborhood.

The map displays the 125th Precinct, a yellow-shaded region in New York City. The precinct is bounded by Jay St to the west, Kinnaird St to the north, and River St to the east. A red line outlines a specific area within the precinct, and a blue line with arrows indicates a path or route. The map includes numerous street names and lot numbers. The precinct is labeled '125th Precinct' and 'Tubman Square'.

Streets shown include Jay St, Kinnaird St, River St, Pleasant St, and various numbered streets such as 14 Jay St, 12 Jay St, 10 Jay St, 8 Jay St, 6 Jay St, 4 Jay St, 3 Jay St, 1 Jay St, 125-91, 125-90, 125-92, 125-111, 125-107, 125-10, 125-11, 125-102, 125-77, 125-76, 125-75, 125-74, 125-73, 125-72, 125-71, 125-70, 125-69, 125-68, 125-60, 125-59, 125-58, 125-57, 123 River St, 125 River St, 49 Pleasant St, 125-125, 104-110, 52 Pleasant St, 104-73, 54 Pleasant St, 104-151, 52-1/2 Pleasant St, 59 Pleasant St, 59-1/2 Pleasant St, 57-1/2 Pleasant St, 57 Pleasant St, 158 River St, 156 River St, 154 River St, 152 River St, 160 River St, 168 River St, 153 River St, 147 River St, 143 River St, 139 River St, 135 River St, 133 River St, 140 River St, 148 River St, 125-36, 125-35, 125-34, 125-33, 125-32, 125-30, 125-29, 125-27, 11 Kinnaird St, 9 Kinnaird St, 7 Kinnaird St, 5 Kinnaird St, 4 Kinnaird St, 3 Kinnaird St, 8 Kinnaird St, 10 Kinnaird St, 125-111, 125-92, 125-8, 125-107, 125-10, 125-11, 125-102, 125-77, 125-76, 125-75, 125-74, 125-73, 125-72, 125-71, 125-70, 125-69, 125-68, 125-60, 125-59, 125-58, 125-57, 123 River St, 125 River St, 49 Pleasant St, 125-125, 104-110, 52 Pleasant St, 104-73, 54 Pleasant St, 104-151, 52-1/2 Pleasant St, 59 Pleasant St, 59-1/2 Pleasant St, 57-1/2 Pleasant St, 57 Pleasant St, 158 River St, 156 River St, 154 River St, 152 River St, 160 River St, 168 River St, 153 River St, 147 River St, 143 River St, 139 River St, 135 River St, 133 River St, 140 River St, 148 River St.

139 River St.

125-30
THOMPSON, MELANIE A.
360 LOWELL STREET
LEXINGTON, MA 02173

125-34
HAYDEN, DOUGLAS L & JOAN KARP
153 RIVER ST
CAMBRIDGE, MA 02139-3802

Petitioner
CAMPBELL H. ELLSWORTH
267 NORFOLK STREET
CAMBRIDGE, MA 02139

125-90
JAMCS REALTY HOLDINGS LLC
45 MT VERNON ST., SUITE 4B
BOSTON, MA 02108

125-32
WANG, WEIWEN & LAN FANG
1734 BEACON ST. UNIT 2
BROOKLINE, MA 02445

125-35
SEARS, DAVID B. AND JANET B. STEIN
4 JAY ST
CAMBRIDGE, MA 02139

125-73
RAVEO, LLC
1188 CENTRE ST
NEWTON, MA 02459

125-29
CRUMP, ALLISON M.
TRUSTEE OF 7-9 KINNAIRD STREET NOMINEE TR.
9 KINNIARD ST #1
CAMBRIDGE, MA 02139-3152

125-33
JEAN-MARY, CAMY &
MARIE B. JEAN-MARY TRUSTEES
147 RIVER ST
CAMBRIDGE, MA 02139

125-71
150-156 RIVER STREET, LLC.
31 PHILEMON ST
ARLINGTON, MA 02474

125-104
MADAN, TONY TRUSTEE OF KRISHNA TRUST
60 HIGHLAND RD
SOMERVILLE, MA 02144

125-36
NASSBERG, KATHRYN CUPP & ISAK SIDENBADH
6-8 JAY ST., #6
CAMBRIDGE, MA 02139

125-103
CIBOROWSKI, MATTHEW & STACEY YESENOSKY
133 RIVER ST UNIT #2
CAMBRIDGE, MA 02139

125-103
REGALADO, ANTONIO E. STEPHANIE A. RUDLOE
133 RIVER ST 1
CAMBRIDGE, MA 02139

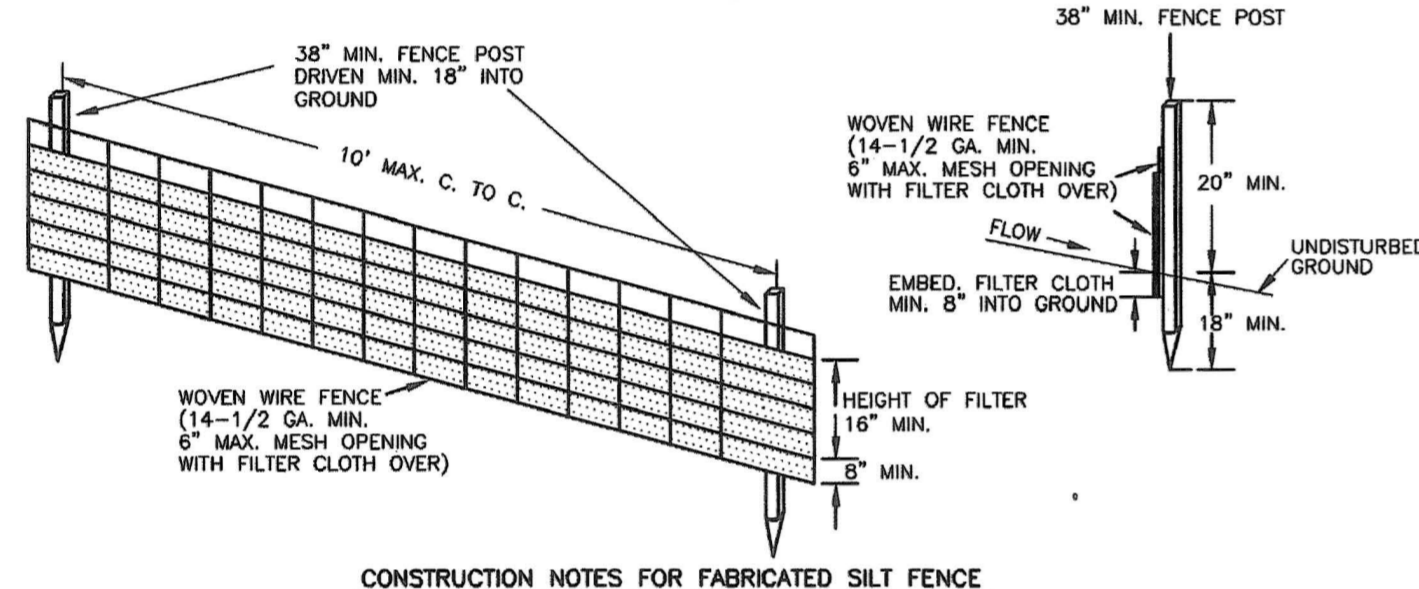
125-36
KALIM, SAHIR RUTH ELAINE ERICKSON
8 JAY ST UNIT 8
CAMBRIDGE, MA 02139

125-103
YANG, FRANKLIN BIQI ZHANG
133 RIVER ST UNIT 3
CAMBRIDGE, MA 02139

125-72
JOHNSON, LLOYD SHELDON
148 RIVER ST
CAMBRIDGE, MA 02139

GENERAL NOTES

- ELEVATIONS REFER TO CITY OF CAMBRIDGE BASE. BENCHMARK: HYDRANT BONNET BOLT CHISEL "X", NEAR SOUTH EAST PROPERTY STREET CORNER, ELEVATION = 32.04.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
- MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 1-888-344-7233 IN ORDER TO COMPLY WITH STATE LAW.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND NOVEMBER 14, 2019.
- ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL PROVIDE CITY OF CAMBRIDGE POLICE OFFICERS FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE CITY ENGINEER.
- ALL TRENCHES IN PAVED STREETS SHALL BE TEMPORARILY PATCHED WITH 1.5 INCH DEPTH OF BITUMINOUS CONCRETE, LAID HOT AND MAINTAINED UNTIL THE PERMANENT PATCH IS INSTALLED.
- IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS OR AS-BUILT LOCATIONS, IF REQUIRED BY THE CITY OF CAMBRIDGE. EVERETT M. BROOKS CO. WILL NOT PROVIDE AS-BUILT CERTIFICATION TO UNINSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.
- EXISTING GAS SERVICE LOCATION TO BE CONFIRMED BY NSTAR, PRIOR TO CONSTRUCTION.
- IN CASES WHERE LEDGE OR BOULDERS ARE ENCOUNTERED, EVERETT M. BROOKS CO. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
- IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
- WHEREVER PROPOSED SEWER PIPE CROSSES OVER EXISTING OR PROPOSED WATER LINE, THE SEWER PIPE SHALL BE ENCASED IN CONCRETE 10" EITHER SIDE.
- SEE ARCHITECTURAL PLANS FOR ZONING INFORMATION.
- PROVIDE FOR EROSION CONTROL AROUND SITE, AS REQUIRED.
- PROVIDE FOR CONSTRUCTION SECURITY FENCING AROUND SITE, AS REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY THE CITY OF CAMBRIDGE AND THE MASSACHUSETTS WATER RESOURCES AUTHORITY PRIOR TO COMMENCEMENT OF WORK.
- MAP: 125, LOT: 32
- DEED REFERENCE: BOOK 69016 PAGE 129
- VEHICLES SHALL NOT PARK ON THE CITY SIDEWALK AT ANY TIME.
- NO SOIL/ DEBRIS STOCKPILING SHALL REMAIN ON SITE.
- AN AS-BUILT SHOWING THE FINAL GRADING OF THE SIDEWALK, CURB CUTS, BUILDING FOOTPRINT AND UTILITIES ABANDONED AND INSTALLED SHALL BE SUBMITTED TO THE DPW. THE AS-BUILT SHALL BE ENDORSED BY PROFESSIONAL ENGINEER AND CONTAIN A CERTIFICATION THAT ALL SIDEWALK WORK IN THE PUBLIC RIGHT OF WAY IS IN FULL COMPLIANCE WITH ARCHITECTURAL ACCESS BOARD REGULATIONS.
- A BACKFLOW VALVE SHALL BE INSTALLED AT ALL BELOW GRADE PUMP FIXTURES AND CONFORM TO DPW REGULATIONS.
- ALL TOPSOIL, SUBSOIL OR IMPERVIOUS SOIL MUST BE EXCAVATED AND REMOVED BELOW THE LEACHING AREA AND TO A DISTANCE 5' LATERALLY IN ALL DIRECTIONS BEYOND THE SIDES OF THE LEACHING AREA. BACKFILL AS REQUIRED WITH A CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. THE SAND SHALL HAVE A PERCOLATION RATE OF 2 MINUTES PER INCH OR FASTER.
- ASSUMED SOIL PERCOLATION RATE = 10 MPL
- THE EXISTING SEWER INVERT AT THE PROPERTY LINE IS APPROXIMATE AND MUST BE VERIFIED PRIOR TO PROPOSED SEWER INSTALLATION. THE PLAN SHALL BE MODIFIED, IF REQUIRED.

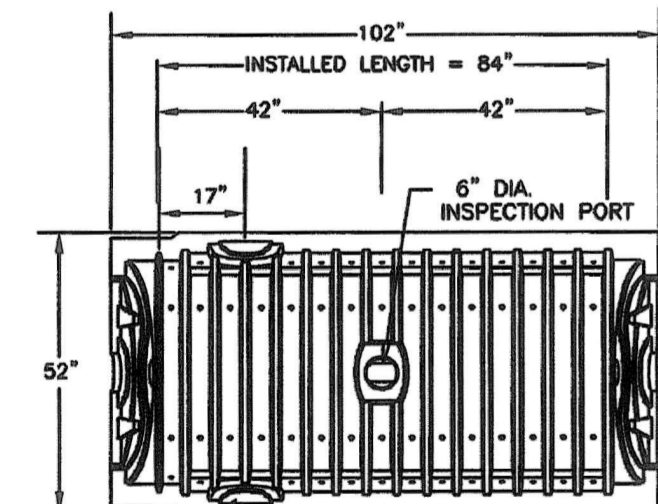


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

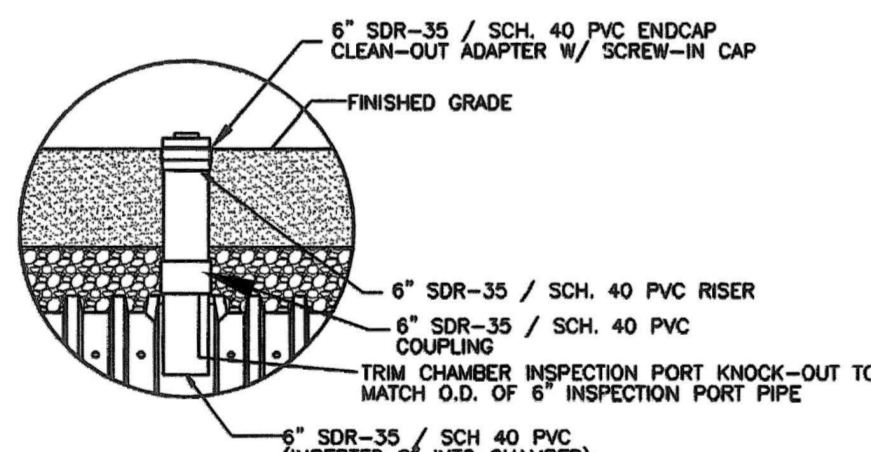
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL

N.T.S.



SINGLE - TOP VIEW



INSPECTION PORT

SIDE PORTAL TO REMAIN SEALED

CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 OF/FT
INSTALLED LENGTH ADJUSTMENT = 1.5'

CULTEC RECHARGER 330 STANDARD CHAMBER OR APPROVED EQUAL

NATURALLY COMPACTED FILL FILTER FABRIC TOP AND SIDES

4" INVERT PVC PIPE

1" - 2" WASHED CRUSHED STONE

24" MIN.

52"

24" MIN.

30.5"

24"

6" MIN.

SECTION VIEW

NON-TRAFFIC APPLICATION

CULTEC RECHARGER 330XL CHAMBER SYSTEM

N.T.S.

24" MIN.

52"

24" MIN.

30.5"

24"

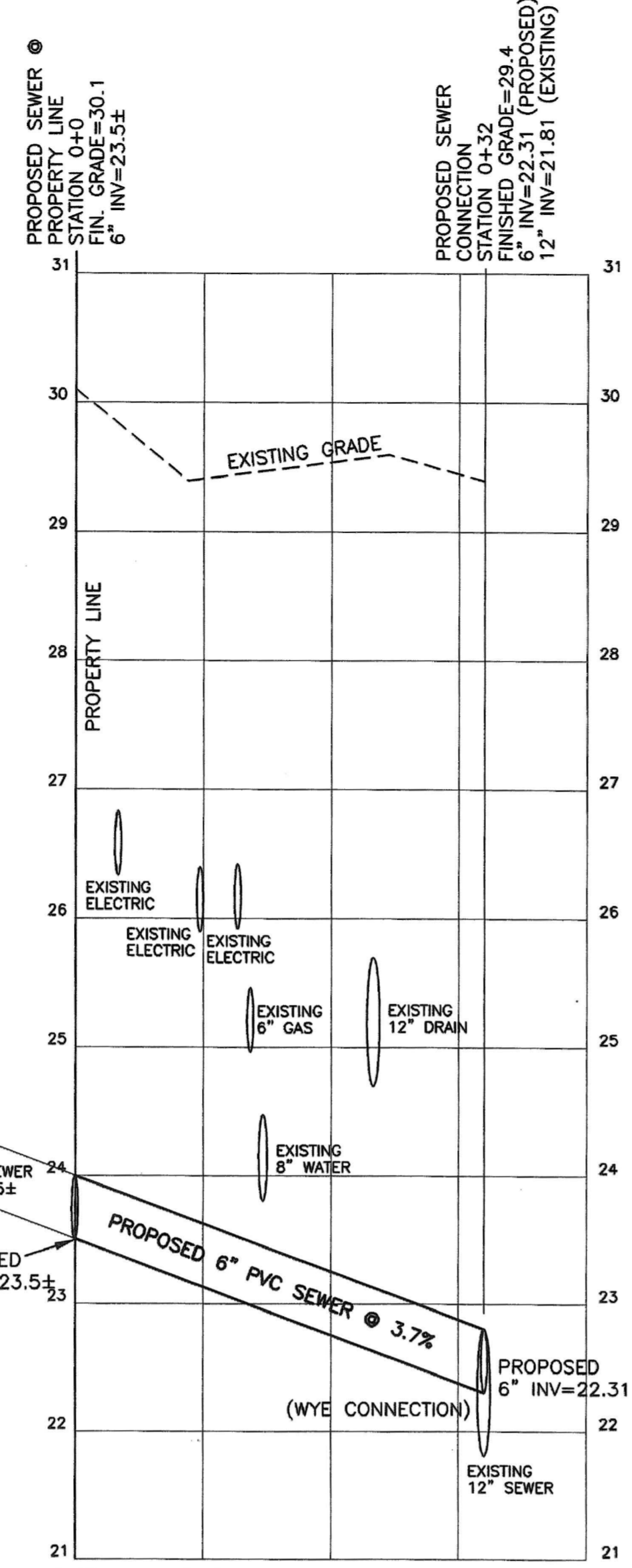
6" MIN.

SECTION VIEW

NON-TRAFFIC APPLICATION

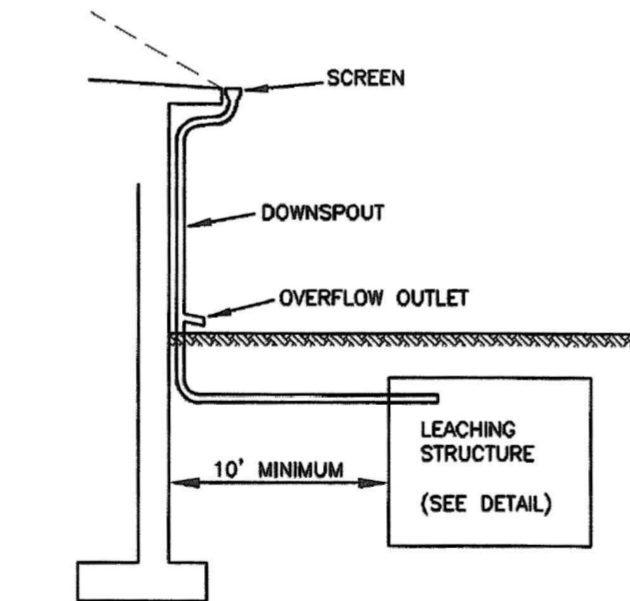
CULTEC RECHARGER 330XL CHAMBER SYSTEM

N.T.S.



PROPOSED SEWER CONNECTION

VERTICAL SCALE: 1 IN. = 1 FT.
HORIZONTAL SCALE: 1 IN. = 10 FT.



TYPICAL DOWNSPOUT DETAIL

N.T.S.

SIDE PORTAL TO REMAIN SEALED

CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 OF/FT
INSTALLED LENGTH ADJUSTMENT = 1.5'

CULTEC RECHARGER 330 STANDARD CHAMBER OR APPROVED EQUAL

NATURALLY COMPACTED FILL FILTER FABRIC TOP AND SIDES

4" INVERT PVC PIPE

1" - 2" WASHED CRUSHED STONE

24" MIN.

52"

24" MIN.

30.5"

24"

6" MIN.

SECTION VIEW

NON-TRAFFIC APPLICATION

CULTEC RECHARGER 330XL CHAMBER SYSTEM

N.T.S.

24" MIN.

52"

24" MIN.

30.5"

24"

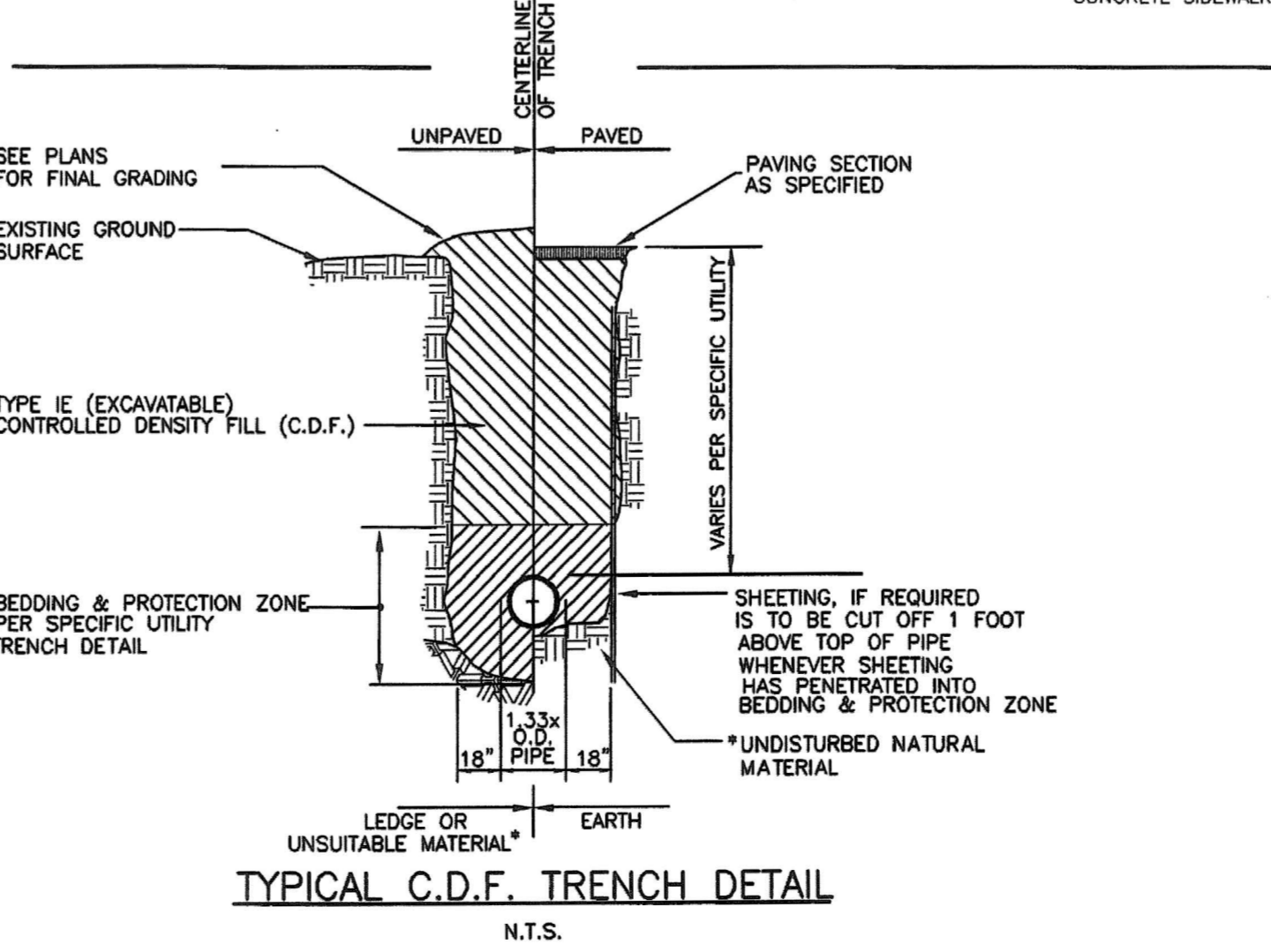
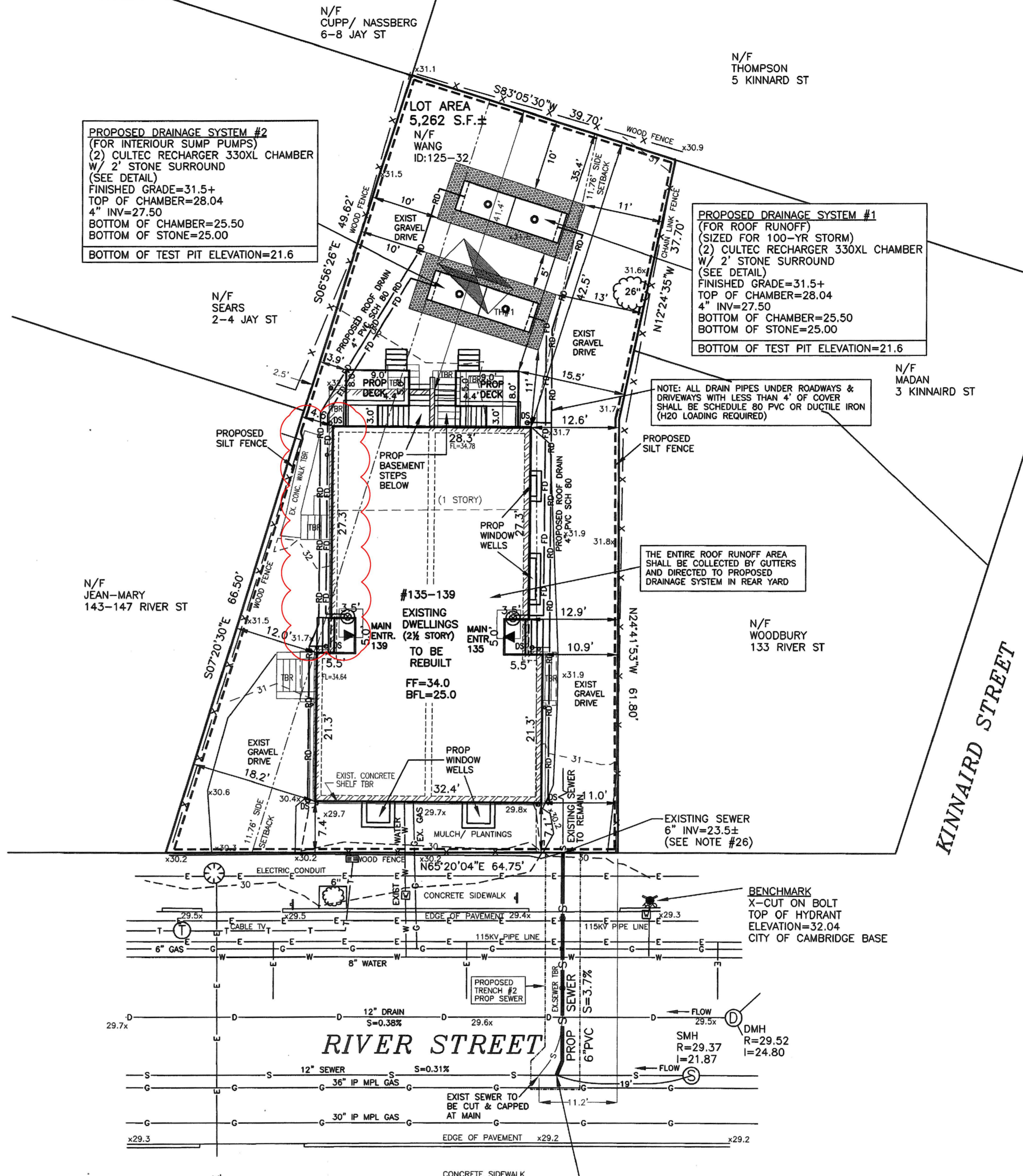
6" MIN.

SECTION VIEW

NON-TRAFFIC APPLICATION

CULTEC RECHARGER 330XL CHAMBER SYSTEM

N.T.S.



TYPICAL C.D.F. TRENCH DETAIL

N.T.S.

EXISTING SEWER TO BE REPLACED FROM BACK OF SIDEWALK TO CITY MAIN (WYE CONNECTION)
6" PVC SEWER @ %
FINISHED GRADE=29.4
6" INV=22.31 (PROPOSED)
12" INV=21.81 (EXISTING)

SOIL LOG:

NOVEMBER 20, 2019

TEST HOLE #1 (TH#1)
ELEVATION = 31.6
0-2" GRAVEL DRIVE
2"-42" A/B/ FILL/ A
42"-120" C SAND
NO MOTTLES OBSERVED
NO GROUNDWATER OBSERVED
NO LEDGE OBSERVED

OWNER:
WEIWEI & LAN FANG WANG
1734 BEACON STREET, UNIT 2
BROOKLINE, MA 02445

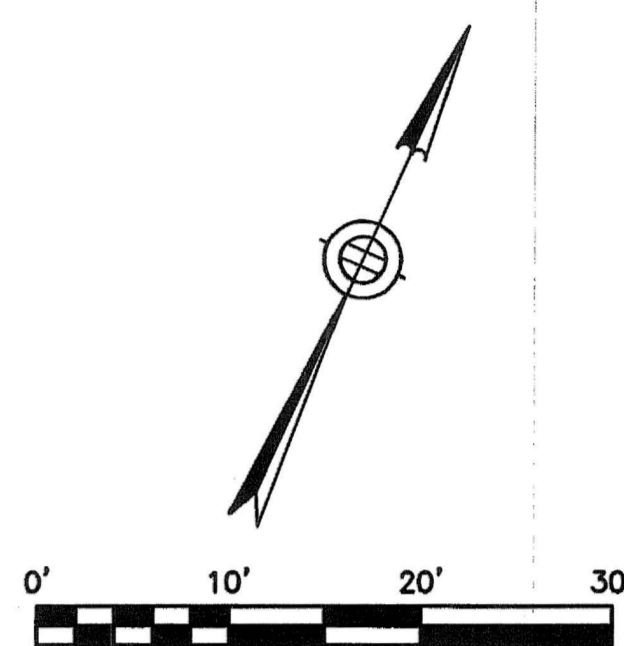
ZONE: BA-3

MAP-LOT:
125-32

DEED REFERENCE:
BOOK 69016 PAGE 129

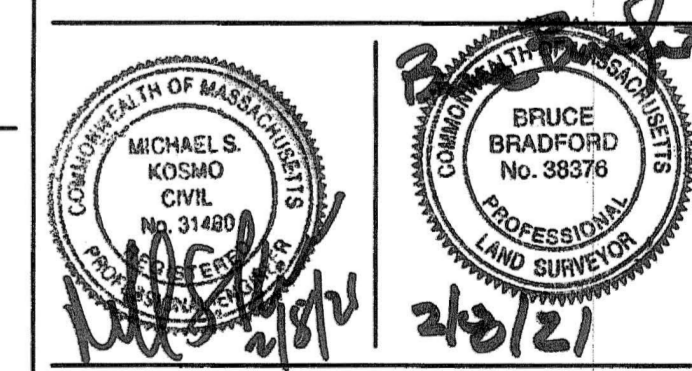
PLAN REFERENCE:
BOOK 207 PAGE 41

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LEGEND

- UTILITY POLE
- WATER GATE
- HYDRANT
- GAS GATE
- SEWER MANHOLE
- DRAIN MANHOLE
- CABLE TV MANHOLE
- ELECTRIC MANHOLE
- CATCH BASIN
- TREE
- LIGHT POLE
- SIGN
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- TH#1 DEEP TEST HOLE
- PT#1 PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- 71- PROPOSED CONTOUR
- 71- EXISTING CONTOUR
- D DRAIN LINE
- RD ROOF DRAIN
- FD FOUNDATION DRAIN
- FM FORCE MAIN
- W WATER LINE
- S SEWER LINE
- G GAS LINE
- E ELECTRIC LINE
- T CABLE TV LINE
- OHW OVERHEAD WIRES
- X FENCE
- HEDGE
- ▲ MAIN ENTRANCE



SITE PLAN OF LAND IN CAMBRIDGE, MA

135-139 RIVER STREET

SCALE: 1 IN. = 10 FT.
DATE: DECEMBER 5, 2019
DRAWN: ES

CHECK: MSK & BB

REVISIONS:

2/8/21 VARIOUS ES

PROJECT NO. 25951