

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAR 17 PM 3:04

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 166320

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: 145 Willow St, LLC C/O Andrew Plumb

PETITIONER'S ADDRESS: 91 Harvey Street, Cambridge, MA 02140

LOCATION OF PROPERTY: 145 Willow St, Unit 1, Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residence **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner requests Variance relief to make edits to BZA case 117337, which has already been approved. These changes include east and west window adjustments in order to comply with code, but are within the setbacks. The update also include a larger overhang on the west side in order to prevent ice build up on the accessible path of travel, which increases the previously approved FAR non-compliance.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

ANDREW PLUMB

(Print Name)

Address: _____

Tel. No. _____

617-876-9300 ext. 13

E-Mail Address: _____

andrew@aamodtplumb.com

Date: 3/15/2022

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** 145 Willow St, LLC**Present Use/Occupancy:** Single Family Residence**Location:** 145 Willow St., Unit 1., Cambridge, MA**Zone:** Residence C-1 Zone**Phone:** 617-876-9300 ext. 13**Requested Use/Occupancy:** Multi-family Residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2640	4368	2001.75	(max.)
<u>LOT AREA:</u>		2669	2669	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.24	1.64	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2669	890	1500	
<u>SIZE OF LOT:</u>	WIDTH	35	35	50	
	DEPTH	72	72	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	0	5	10	
	REAR	23.7	8	20	
	LEFT SIDE	0	0	7.85	
	RIGHT SIDE	11	11	7.85	
<u>SIZE OF BUILDING:</u>	HEIGHT	35	35	35	
	WIDTH	48.3	59	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		62	40	30	
<u>NO. OF DWELLING UNITS:</u>		1	3	11	
<u>NO. OF PARKING SPACES:</u>		1	1	3	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<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.:

N/A

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 - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We 145 Willow St LLC
(OWNER)

Address: 91 Harvey Street, Cambridge MA 02140

State that I/We own the property located at 145 Willow Street, Cambridge MA 02140, which is the subject of this zoning application.

The record title of this property is in the name of 145 Willow St LLC

*Pursuant to a deed of duly recorded in the date June 19, 2020, Middlesex South County Registry of Deeds at Book 74919, Page 485; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

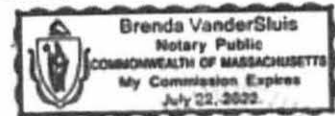
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

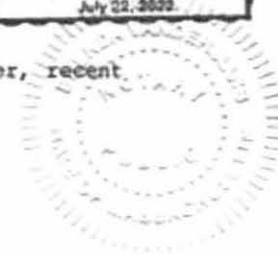
The above-name Andrew Plumb personally appeared before me, this 22 of April, 2021, and made oath that the above statement is true.

Brenda VanderStuis Notary

My commission expires 7/22/22 (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 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:

A literal enforcement of the provisions of this Ordinance would only allow for a single dwelling unit. The property is zoned for and capable of supporting multiple dwelling units. A literal enforcement of this Ordinance would prevent the petitioner from expanding the city's inventory of housing and from creating dwelling units of a size and quality that attract and support long term residents in the neighborhood.

- 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 hardship is due to the lot having less than the minimum required lot area and less than the minimum required lot width. This results in a property that is zoned for multi-family development but upon which only a single family dwelling can be built if the provisions of the Ordinance are literally enforced.

- 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 dwelling follows the existing pattern of development on the block, stays within the district height limit, expands the inventory of housing in the city, will be a net zero energy building (NZE), and will have a landscaped, permeable yard.

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

Among the purposes of the Ordinance are "to encourage the most rational use of land throughout the city" and "the protection of residential neighborhoods from incompatible activities." The zoning district was established well after most of the buildings in this residential neighborhood (including the existing structure at 145 Willow Street) were built. Granting the requested relief will fill a void in the existing pattern of development, which is the most rational use for this property and protects the integrity of this residential neighborhood. Several adjacent properties are occupied by multi-family dwellings located within the required setbacks, have less than the minimum required lot area per dwelling unit and exceed maximum allowable FAR. [137 Willow Street, 133-135 Willow Street, 9 Hunting Street, 15 Hunting Street, 17-19 Hunting Street, and 25 Hunting Street.] Granting the requested relief will not set a precedent that derogates from the intent or purpose of the Ordinance because the type of relief that is being requested represents conditions that already exist within the surrounding neighborhood.

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

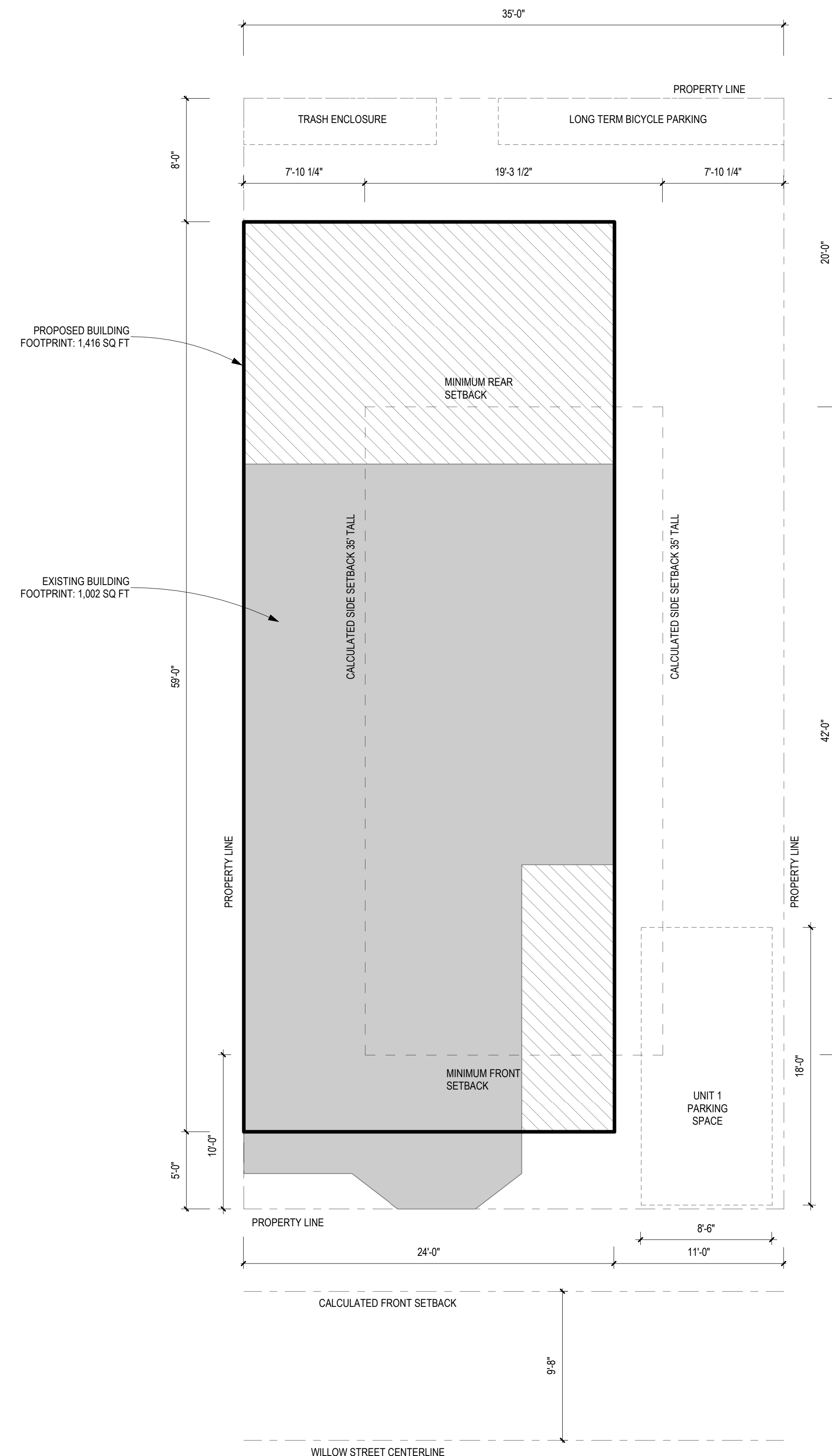
PROJECT SUMMARY:

CREATE (3) 1,200 SQ FT 2-BEDROOM / 2-BATHROOM CONDOMINIUM APARTMENT UNITS

APPROVED BZA CASE 117337. THIS IS A RE-SUBMISSION WITH MODIFICATIONS - SEE Z0.3

ZONING SUMMARY		EXISTING	APPROVED BZA CASE 117337	REVISIONS TO BZA 117337
MAP/LOT	36-14	--	--	--
ZONING DISTRICT	C-1	--	--	--
USE	--	SINGLE FAMILY RESIDENCE	MULTIFAMILY RESIDENCE	MULTIFAMILY RESIDENCE
OCCUPANCY	--	R3	R2	R2
MAX. F.A.R.	0.75 (2001.75 SQ FT)	1.24 (2,640 SQ FT)	1.59 (4,248 SQ FT)	1.64 (4,368 SQ FT)
MIN. LOT AREA	5,000 SQ FT	2,669 SQ FT	2,669 SQ FT	2,669 SQ FT
MIN. LOT AREA PER D.U.	1,500 SQ FT	2,669 SQ FT	890 SQ FT	890 SQ FT
MIN. FRONT YARD SETBACK	10'-0"	0'-0"	5'-0"	5'-0"
MIN. SIDE YARD SETBACK	7'-10 1/4"	0'-0", 11'-0"	0'-0", 11'-0"	0'-0", 11'-0"
MIN. REAR YARD SETBACK	20'-0"	26'-0"	8'-0"	8'-0"
MAX. HEIGHT	35'-0"	35'-0"	35'-0"	35'-0"
MIN. PRIVATE OPEN SPACE RATIO	30%	62%	40% (1,071.75 SQ FT)	42% (1,133 SQ FT)
REQ'D OFF-STREET PARKING	1 PER D.U. (3)	1	1	1
REQ'D LONG TERM BIKE PARKING	1 PER D.U. (3)	0	4	4

GROSS FLOOR AREA CALCULATION	
BASEMENT	EXEMPT
FIRST FLOOR	1,536 SF
SECOND FLOOR	1,416 SF
THIRD FLOOR	1,416 SF
TOTAL	4,368 SF



1 ZONING ANALYSIS DIAGRAM
3/16" = 1'-0"

2003
145 Willow St.
145 Willow Street
Cambridge MA 02141

Architect
Aamodt Plumb Architects, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Contractor
Aamodt Plumb Construction, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Structural Engineer
LeBrasseur Engineering
23 Pleasant Street
Newton Centre, MA 02459
Tel: 617.965.5955

BZA SET

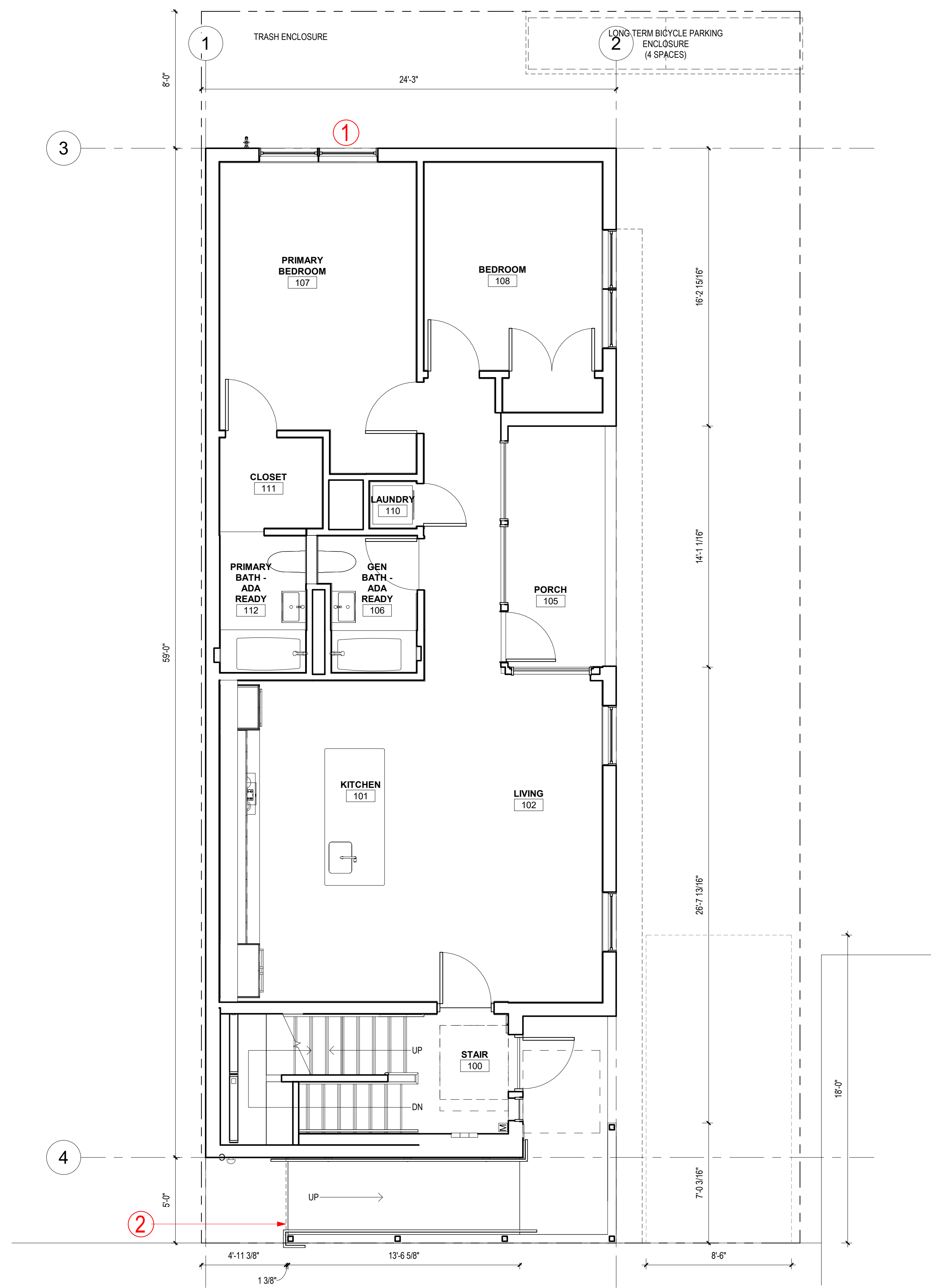
NOT FOR CONSTRUCTION



NO. ISSUED FOR DATE

ZONING ANALYSIS

Z0.1

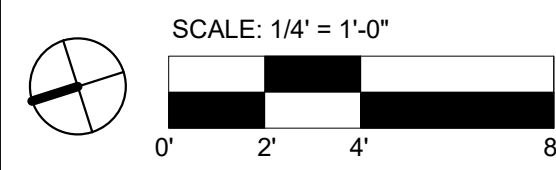


CODE NOTES:
 AFTER BZA CASE 117337 WAS APPROVED, CODE ISSUES WERE FOUND, THEY HAVE BEEN ADDRESSED IN THE FOLLOWING WAYS:

1. ADDED WINDOW TO EAST SIDE FOR QUALITY OF LIFE
2. INCREASED OVERHANG COVERING WIDENED RAMP TO PROTECT FROM WATER PER IBC 1012.7.2

BZA SET

NOT FOR CONSTRUCTION



NO. ISSUED FOR DATE

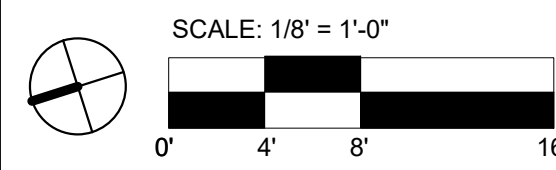
BZA CODE UPDATES

Z0.3

1 BZA PLAN - CODE UPDATES
 1/4" = 1'-0"

BZA SET

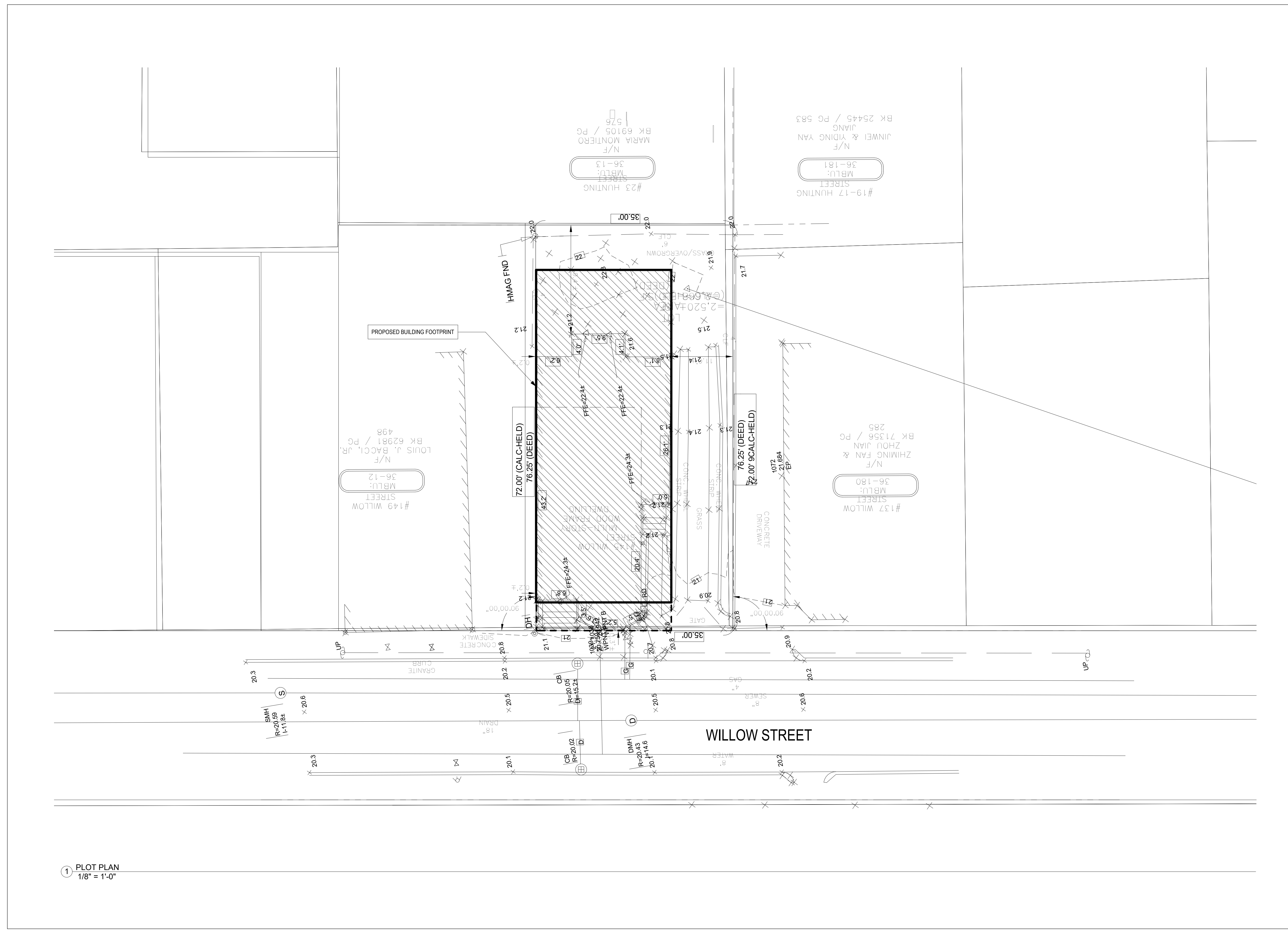
**NOT FOR
 CONSTRUCTION**



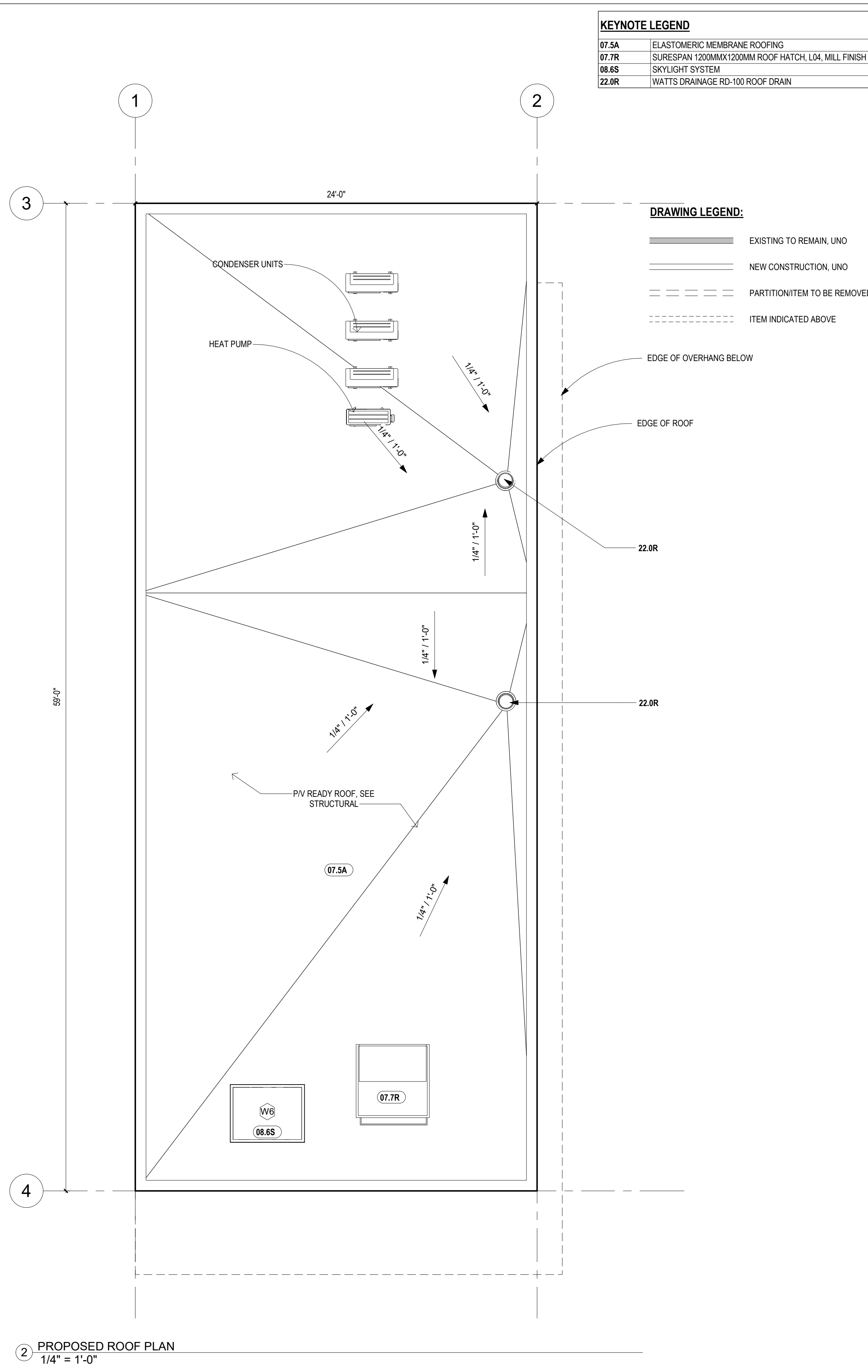
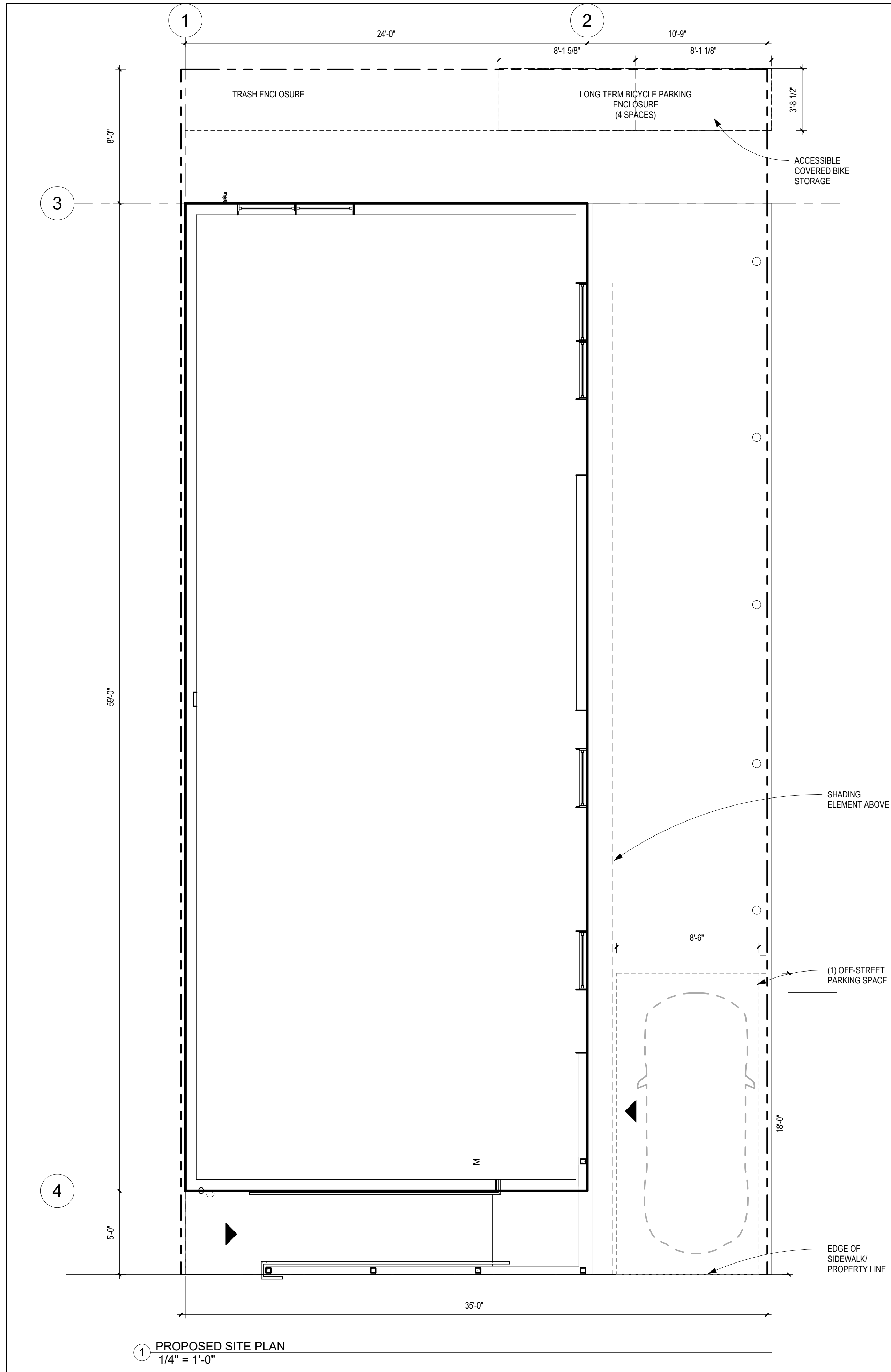
NO. ISSUED FOR DATE

PLOT PLAN

Z0.4



1 PLOT PLAN
 1/8" = 1'-0"



KEYNOTE LEGEND	
07.5A	ELASTOMERIC MEMBRANE ROOFING
07.7R	SURESPAN 1200MMX1200MM ROOF HATCH, L04, MILL FINISH
08.6S	SKYLIGHT SYSTEM
22.0R	WATTS DRAINAGE RD-100 ROOF DRAIN

DRAWING LEGEND:	
	EXISTING TO REMAIN, UNO
	NEW CONSTRUCTION, UNO
	PARTITION/ITEM TO BE REMOVED
	ITEM INDICATED ABOVE

2003
145 Willow St.
 145 Willow Street
 Cambridge MA 02141

Architect
Aamodt Plumb Architects, LLC
 91 Harvey Street, Suite 1
 Cambridge, MA 02140
 Tel: 617.876.9300

Contractor
Aamodt Plumb Construction, LLC
 91 Harvey Street, Suite 1
 Cambridge, MA 02140
 Tel: 617.876.9300

Structural Engineer
LeBrasseur Engineering
 23 Pleasant Street
 Newton Centre, MA 02459
 Tel: 617.965.5955

BZA SET

NOT FOR CONSTRUCTION

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

NO. ISSUED FOR _____ DATE _____

SITE AND ROOF PLANS

A1.0

KEYNOTE LEGEND

GENERAL NOTES

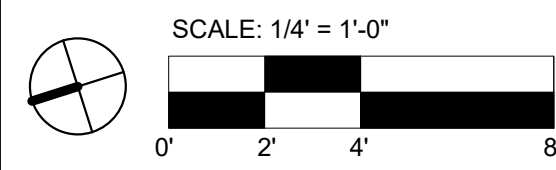
DIMENSIONS ARE DRAWN TO FACE OF FRAMING
 OR TOP OF SUBFLOOR, U.N.O.

DRAWING LEGEND:

- EXISTING TO REMAIN, UNO
- NEW CONSTRUCTION, UNO
- PARTITION/ITEM TO BE REMOVED
- ITEM INDICATED ABOVE

BZA SET

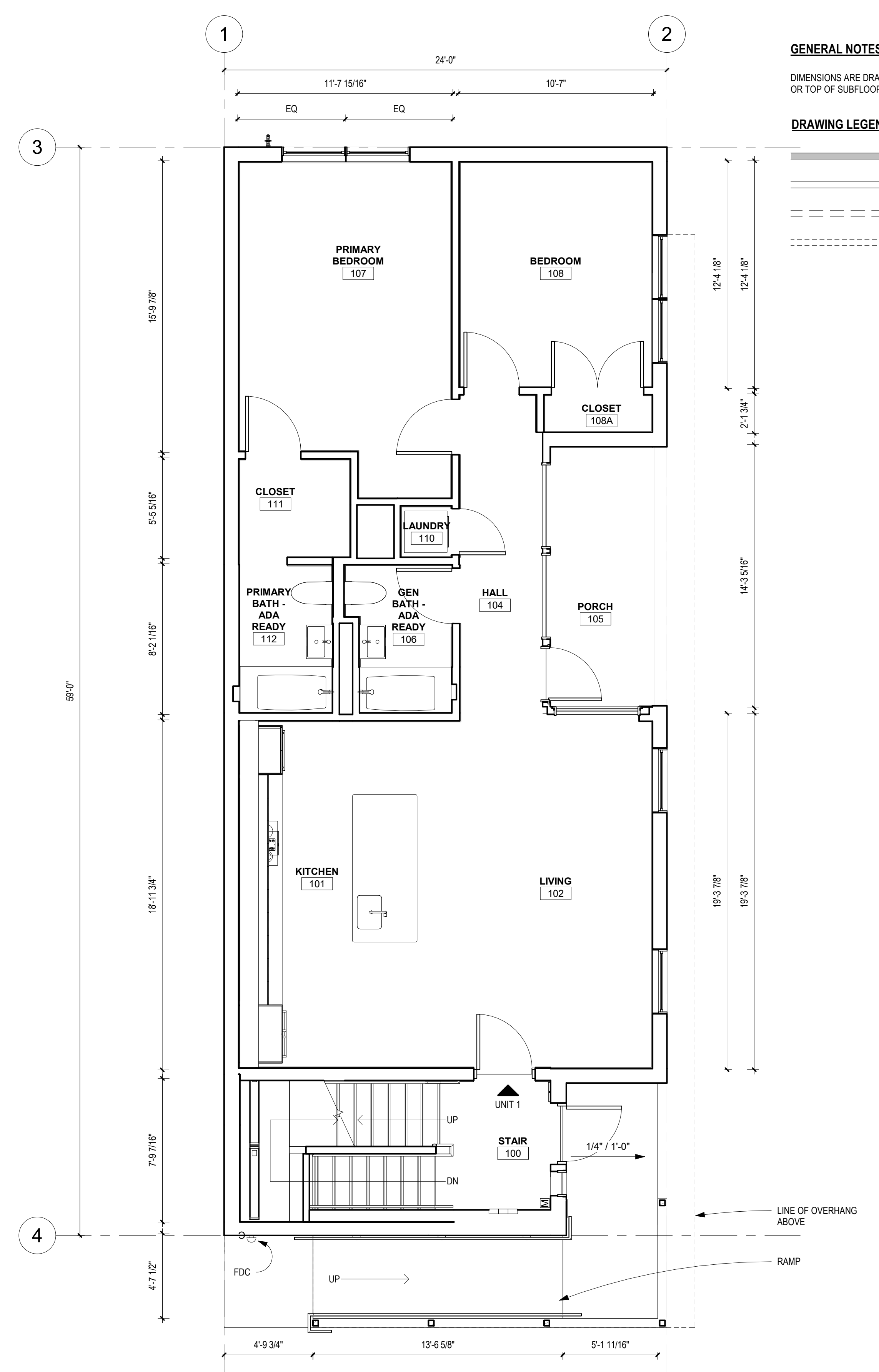
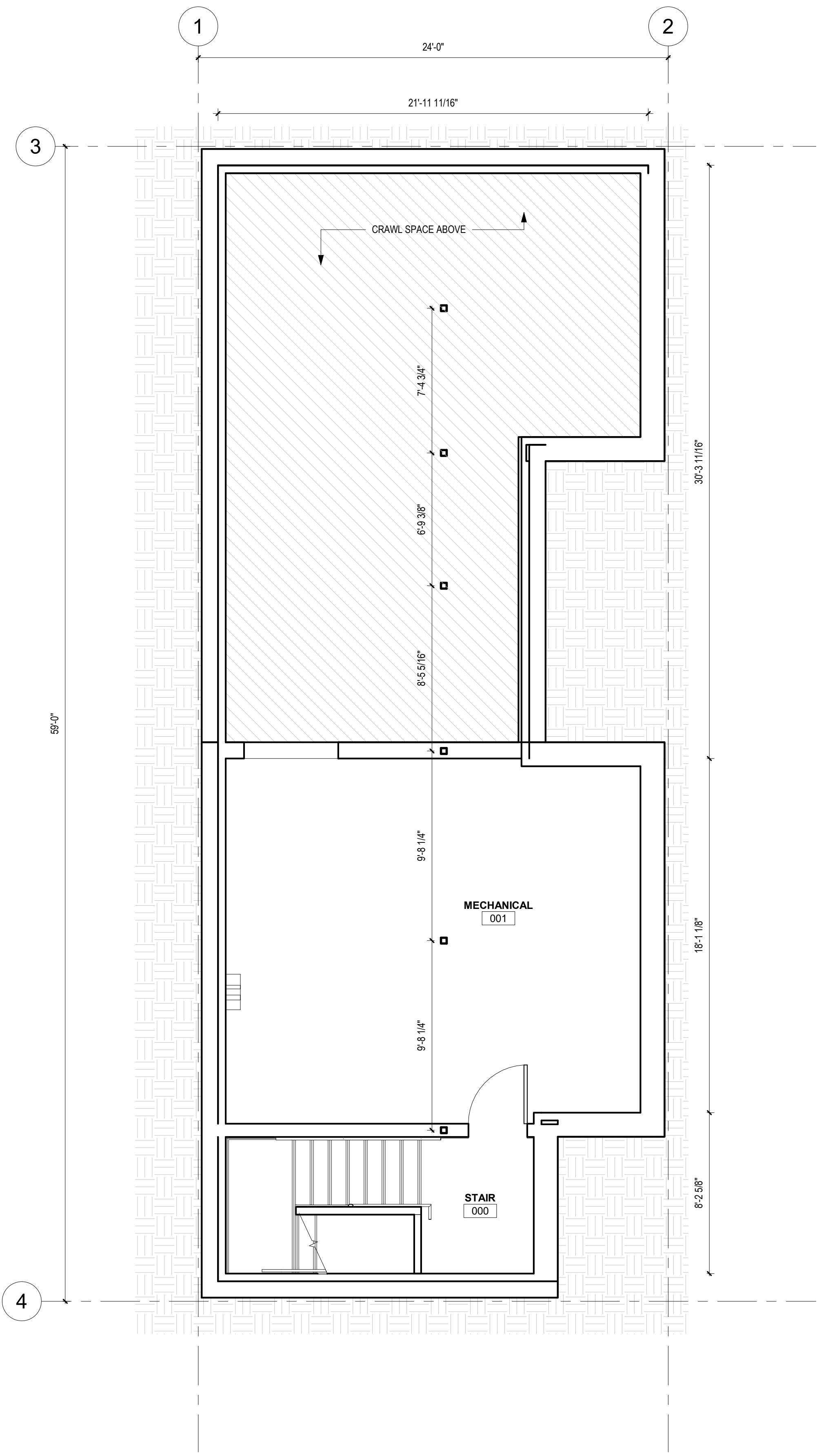
**NOT FOR
 CONSTRUCTION**



NO. ISSUED FOR DATE

**PROPOSED
 FLOOR PLANS**

A1.1







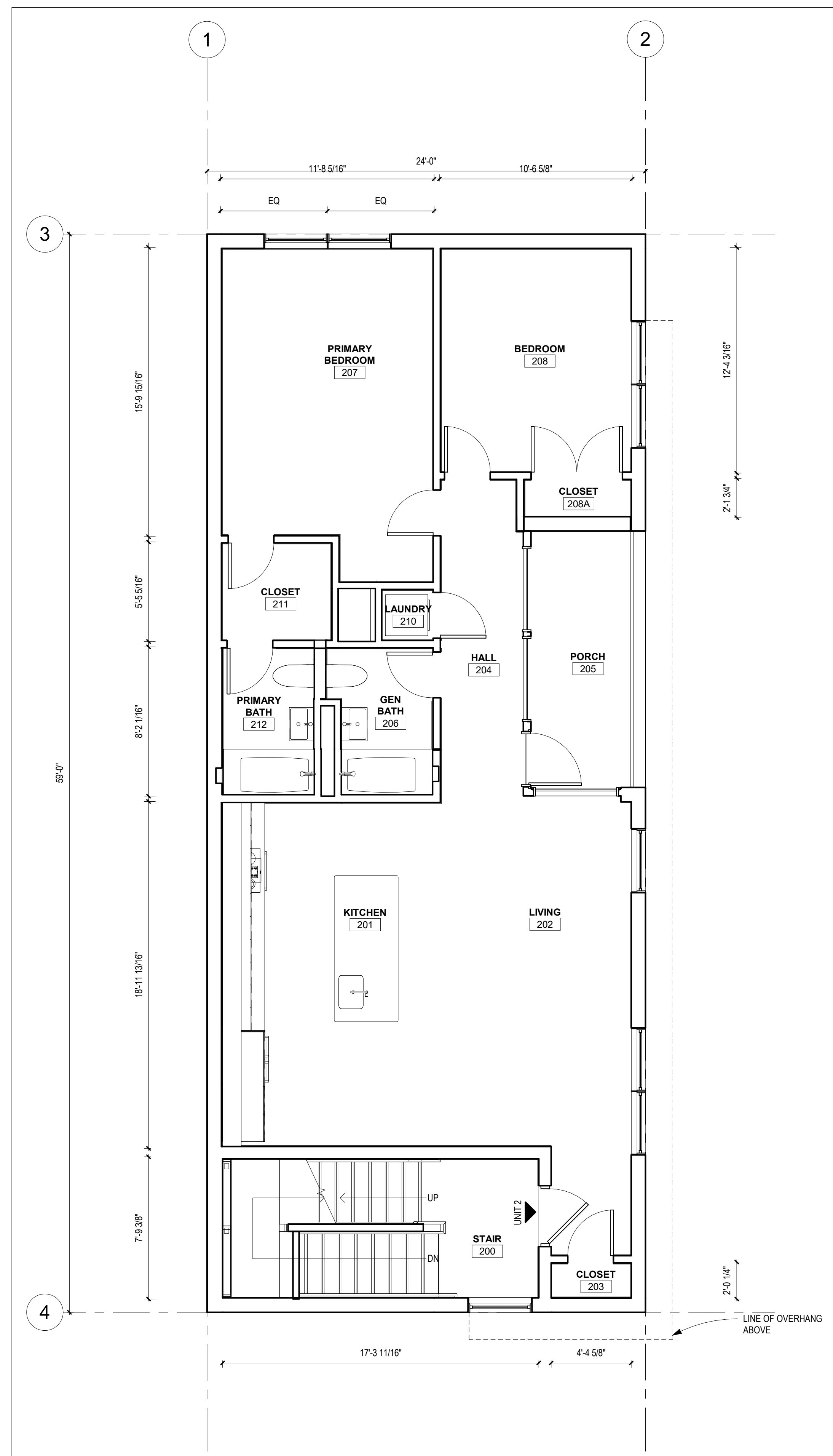
KEYNOTE LEGEND

GENERAL NOTES

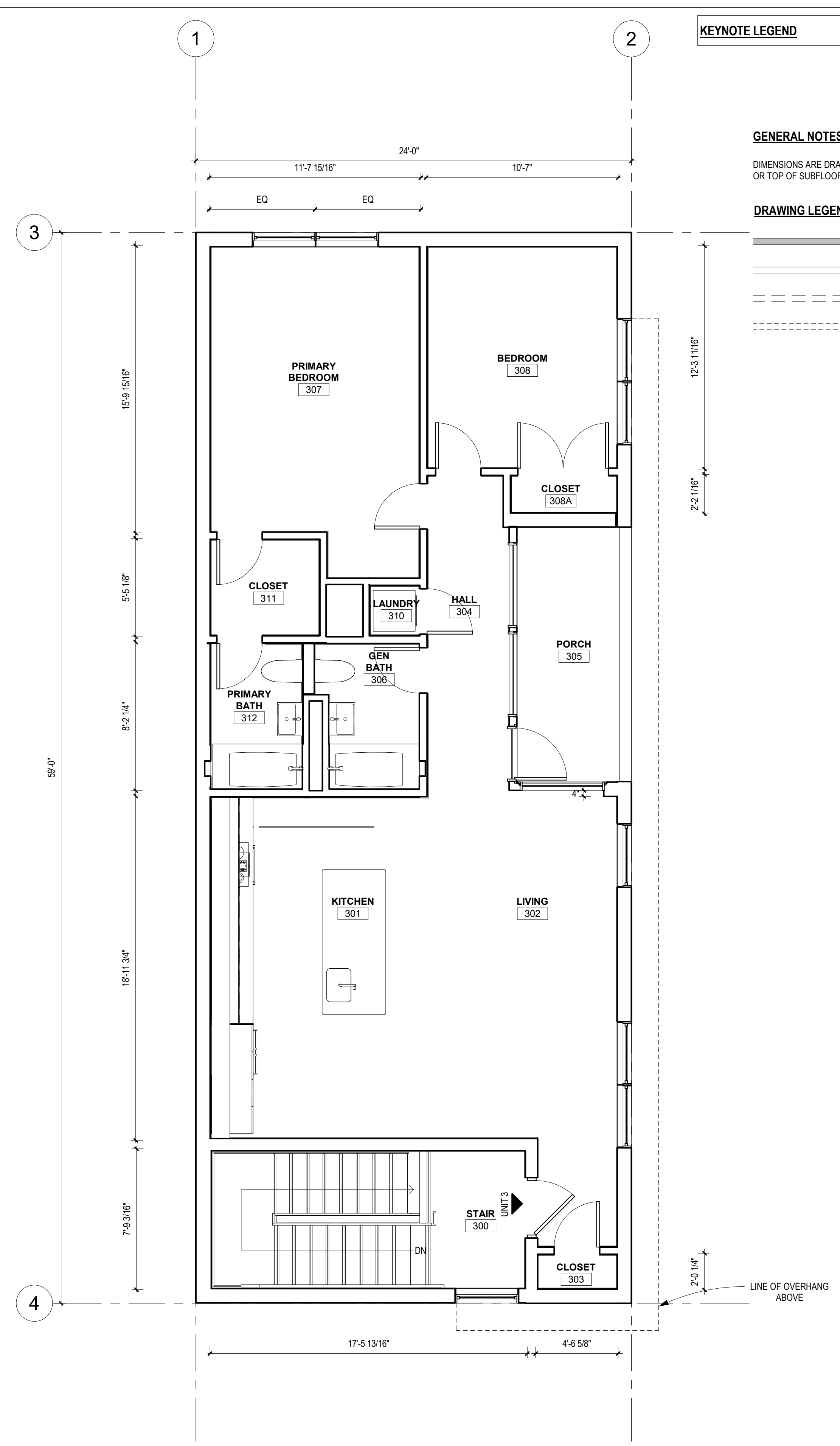
DIMENSIONS ARE DRAWN TO FACE OF FRAMING OR TOP OF SUBFLOOR, U.N.O.

DRAWING LEGEND:

-  EXISTING TO REMAIN, UNO
-  NEW CONSTRUCTION, UNO
-  PARTITION ITEM TO BE REMOVED
-  ITEM INDICATED ABOVE



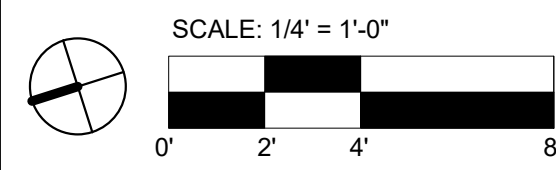
1 PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
 1/4" = 1'-0"

BZA SET

NOT FOR CONSTRUCTION



NO. ISSUED FOR _____ DATE _____

PROPOSED FLOOR PLANS

A1.2

NO.	REVISION	DATE

Record Owner:
145 WILLOW ST, LLC
91 HARVEY STREET
SUITE 1
CAMBRIDGE, MA 02140
BK 74919 / PG 485

Location:
MBLU: 36-14
145 WILLOW STREET
CAMBRIDGE, MA 02141

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:
AAMODT PLUMB CONSTRUCTION, LLC
91 HARVEY STREET, SUITE 1
CAMBRIDGE, MA 02140

PROJECT NAME:
145 WILLOW STREET
CAMBRIDGE, MA

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED ON 11/17/2020 BY R. J. O'CONNELL & ASSOCIATES (RJOCC).



PROFESSIONAL LAND SURVEYOR FOR
RJO'CONNELL & ASSOCIATES, INC. DATE: 12/4/2020

DRAWN BY: RJK
REVIEWED BY: ML
SCALE: 1" = 10'
FIELD CREW: RJK / CMM
FIELD BOOK: FIELD BOOK 37 / PG 67

DATE: 12/04/2020
DRAWING NAME:

EXISTING CONDITIONS PLAN

DRAWING NUMBER: **Z0.4**

PROJECT NUMBER: 20134

LEGEND

(NOT ALL FEATURES CONTAINED IN THIS LEGEND APPEAR ON THE PLAN)

	PROPERTY LINE		CONCRETE CURB
	ABUTTING PROPERTY LINE		VERTICAL GRANITE CURB
	EASEMENT LINE		BITUMINOUS CONCRETE CURB
	SEWER SERVICE		HC HANDICAP
	DRAIN SERVICE		HPDE HIGH DENSITY POLYETHYLENE
	WATER SERVICE		CONC. CONCRETE
	GAS LINE		LSA LANDSCAPE AREA
	ELECTRIC LINE		DOOR
	TELEPHONE LINE		SIGN
	OVERHEAD WIRES		PARKING COUNT / COMPACT NUMBER
	GUARDRAIL		DECIDUOUS TREE
	CHAIN LINK FENCE		CONIFEROUS TREE
	STOCKADE FENCE		FROM RECORD PLANS
	INDEX CONTOUR		CONCRETE WALK / PATIO
	INTERMEDIATE CONTOUR		RETAINING WALL
	UTILITY POLE		
	LIGHT POLE		
	ELECTRIC HAND HOLE		
	CABLE MANHOLE		
	SEWER MANHOLE		
	DRAIN MANHOLE		
	CATCH BASIN		
	WATER VALVE		
	FIRE HYDRANT		
	SPRINKLER CONNECTION		
	POST INDICATOR VALVE		
	BOLLARD		
	GAS METER		
	GAS VALVE		
	ROOF DRAIN		
	AREA DRAIN		
	IRRIGATION CONTROL VALVE		
	SPOT GRADE		

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE LOCUS PARCEL FOR DESIGN PURPOSES. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 11/17/2020 BY R. J. O'CONNELL & ASSOCIATES (RJOCC).
2. UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
3. THE HORIZONTAL DATUM IS NAD 83. THE VERTICAL DATUM IS CITY OF CAMBRIDGE. DATUM WAS ESTABLISHED USING RTK GPS METHODS.
4. THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
5. THE PARCEL SHOWN IS LOCATED IN ZONE X, AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS," PANEL 577 OF 656, MAP NUMBER 25017C0577E, EFFECTIVE DATE JUNE 4, 2010.
6. CONTOUR INTERVAL IS ONE FOOT (1').

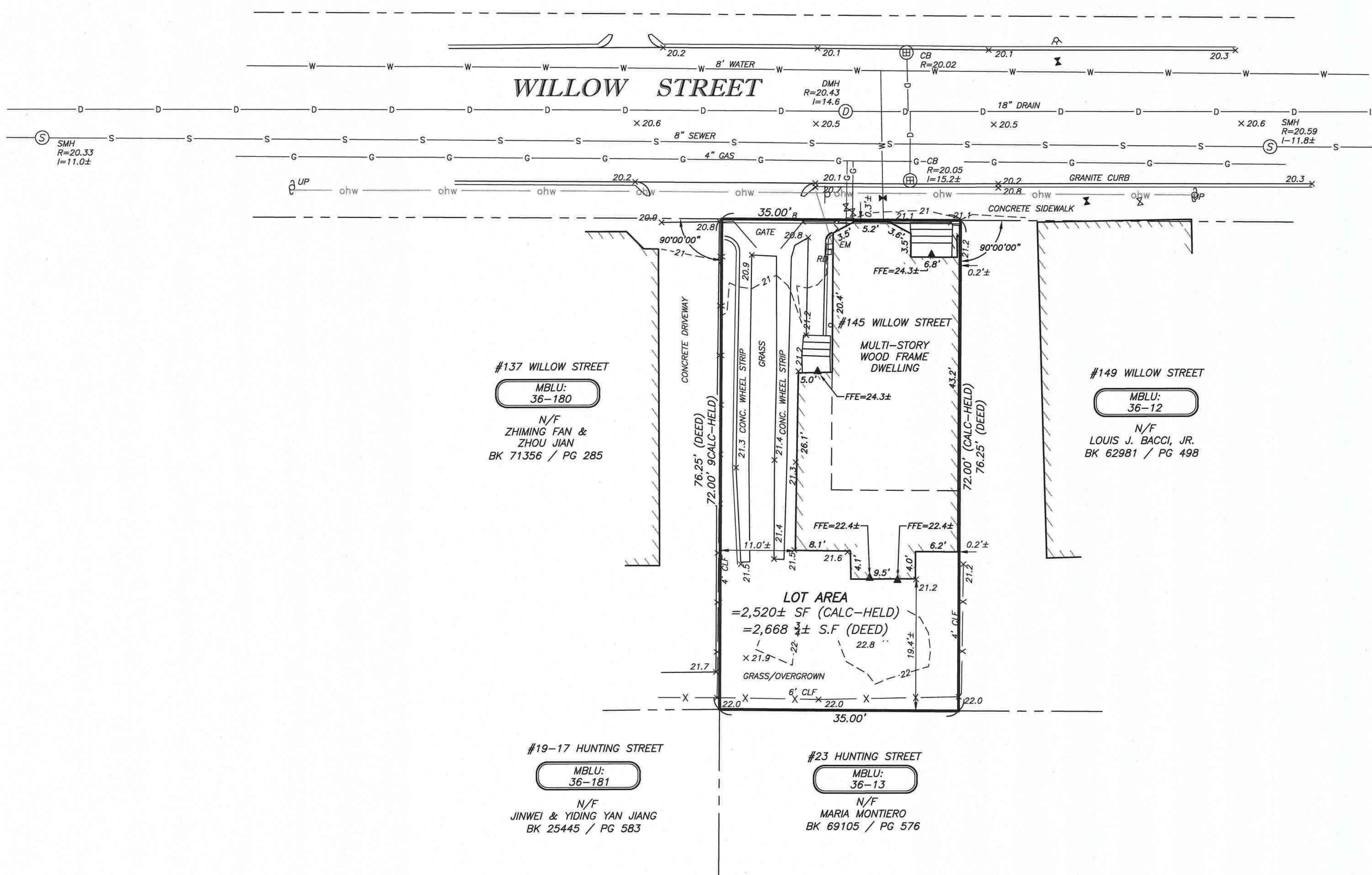
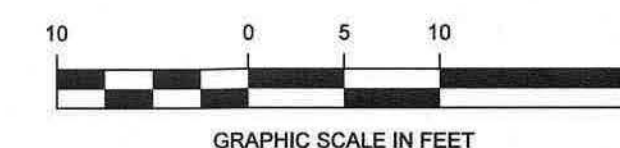
PLAN REFERENCES

PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH REGISTRY OF DEEDS:

1. PLAN 1042 OF 2006
2. PLAN 1297 OF 1980
3. PLAN 365 OF 1980
4. PLAN 217 OF 1970
5. PLAN 501 OF 1967
6. LAND COURT PLAN 39005A

PLAN ON FILE AT CITY ENGINEERING DEPARTMENT:

1. 1827 WILLOW STREET ACCEPTANCE PLAN
2. FIELD BOOK 175 PG. 78-79
3. FIELD BOOK 154 PG. 104-105



DIG SAFE



BEFORE YOU DIG
CALL 811

KEYNOTE LEGEND

2003
145 Willow St.
145 Willow Street
Cambridge MA 02141

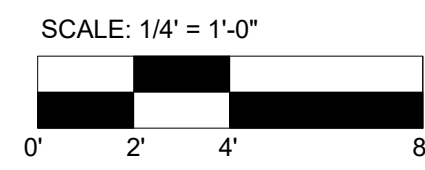
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Cambridge, MA 02140
Tel: 617.876.9300

Contractor
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91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Structural Engineer
LeBrasseur Engineering
23 Pleasant Street
Newton Centre, MA 02459
Tel: 617.965.5955



BZA SET
NOT FOR CONSTRUCTION



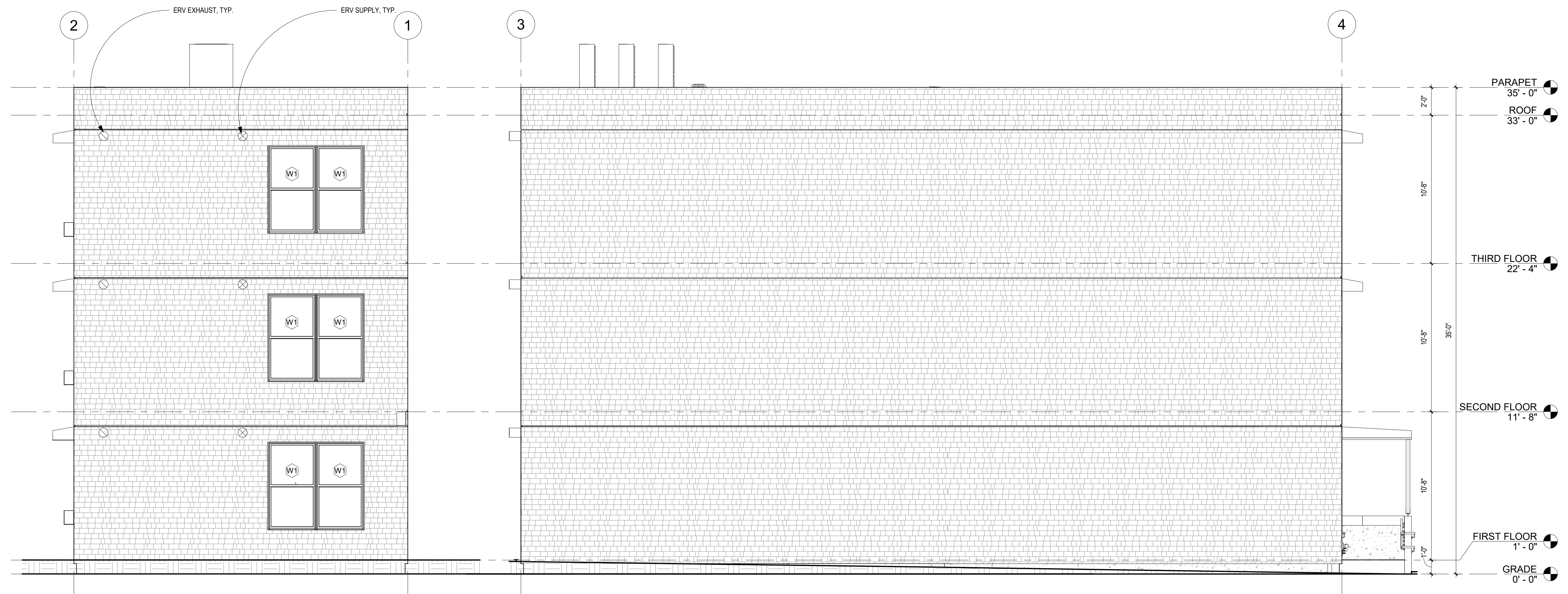
NO. ISSUED FOR _____ DATE _____

PROPOSED EXTERIOR ELEVATIONS

A2.1

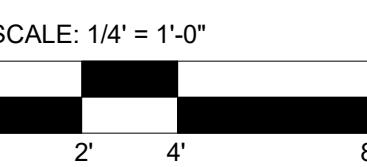
② WEST ELEVATION (STREET)
1/4" = 1'-0"

① SOUTH ELEVATION
1/4" = 1'-0"



BZA SET

NOT FOR CONSTRUCTION



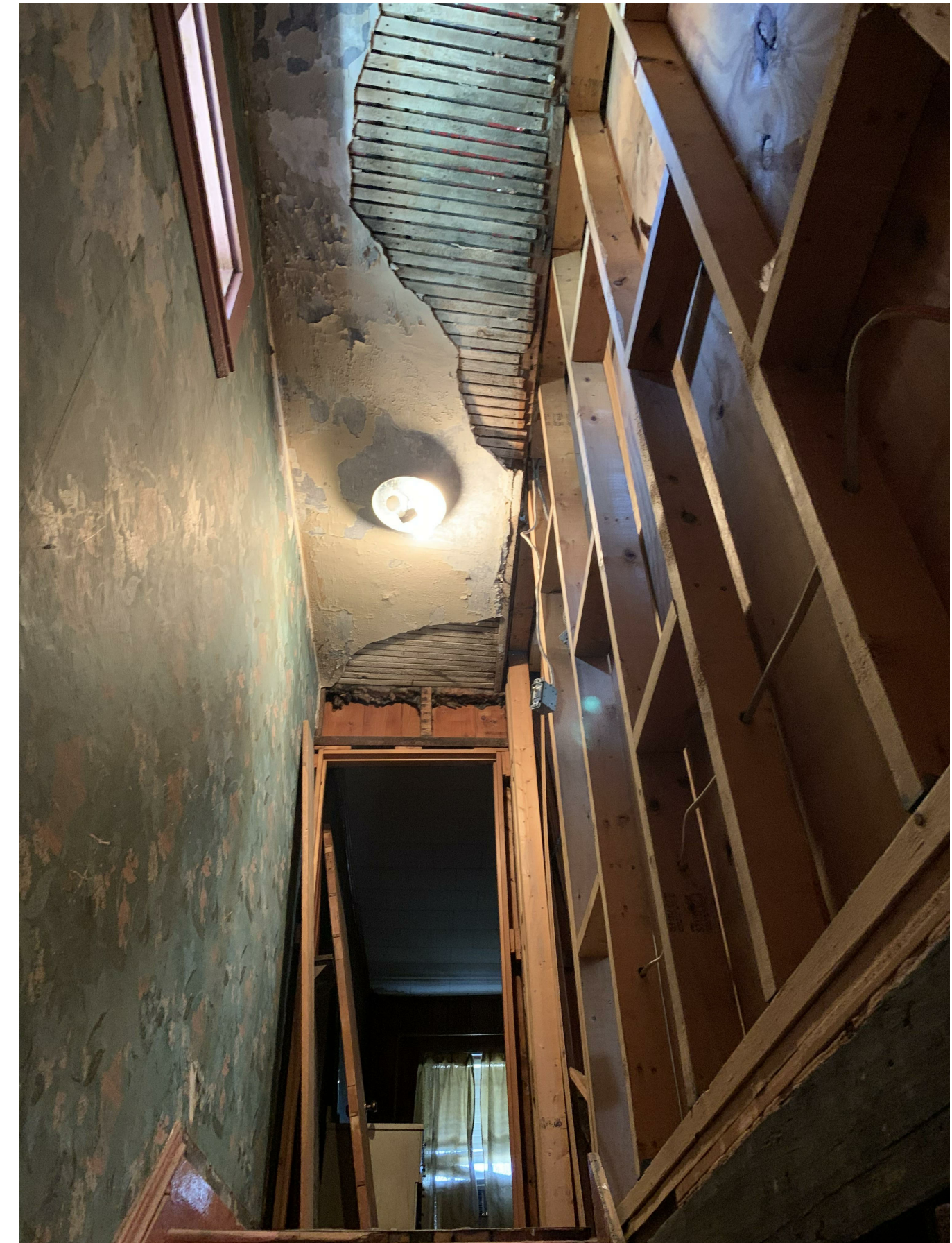
1 EAST ELEVATION
1/4" = 1'-0"

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

NO. ISSUED FOR DATE

PROPOSED EXTERIOR ELEVATIONS

A2.2



2003
145 Willow St.
145 Willow Street
Cambridge MA 02141

Architect
Aamodt Plumb Architects, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Contractor
Aamodt Plumb Construction, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Structural Engineer
LeBrasseur Engineering
23 Pleasant Street
Newton Centre, MA 02459
Tel: 617.965.5955

BZA SET

NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

EXISTING
CONDITIONS
PHOTOS

Z0.2



David Ascher <david@aamodtplumb.com>

Letter of Support: 145 Willow Street

1 message

Tiffany Cogell <tiffany@aamodtplumb.com>

Fri, May 28, 2021 at 12:39 PM

To: David Ascher <david@aamodtplumb.com>, Andrew Plumb <andrew@aamodtplumb.com>

----- Forwarded message -----

From: **John Lin** <johnlin@mit.edu>

Date: Fri, Apr 30, 2021 at 3:46 PM

Subject: Letter of Support: 145 Willow Street

To: Tiffany Cogell <tiffany@aamodtplumb.com>

To Whom It May Concern,

I live at [15 Hunting Street](#) in the Wellington-Harrington Neighborhood in Cambridge.

Please let this letter serve as a show of my support for the new three-family unit that Aamodt/Plumb is proposing to build at [145 Willow Street](#), Cambridge, MA.

Thank you.

John Lin and Frank Primavera

[15 Hunting Street, Apt 3](#)

[Cambridge MA 02141](#)

johnlin@mit.edu



David Ascher <david@aamodtplumb.com>

Letter of Support: 145 Willow Street

1 message

Tiffany Cogell <tiffany@aamodtplumb.com>

Fri, May 28, 2021 at 12:46 PM

To: David Ascher <david@aamodtplumb.com>, Andrew Plumb <andrew@aamodtplumb.com>

----- Forwarded message -----

From: **Carol Ann Litster** <carolannlitster@gmail.com>

Date: Fri, Mar 5, 2021 at 4:14 PM

Subject: Re: Accepted: Willow Street Project Presentation @ Fri Mar 5, 2021 4pm - 5pm (EST)

(tiffany@aamodtplumb.com)

To: Tiffany Cogell <tiffany@aamodtplumb.com>

Hello Tiffany,

I give my support for the Willow Street Project. I am a renter at [15 Hunting St. #2](#) in Cambridge, and have lived here for 8 years.

Thank you,

Carol Ann Litster Young (208-283-6756, carolannlitster@gmail.com)



David Ascher <david@aamodtplumb.com>

Letter of Support: 145 Willow Street

1 message

Tiffany Cogell <tiffany@aamodtplumb.com>

Fri, May 28, 2021 at 12:43 PM

To: David Ascher <david@aamodtplumb.com>, Andrew Plumb <andrew@aamodtplumb.com>

----- Forwarded message -----

From: **cleia luz** <cleia104@yahoo.com>

Date: Mon, May 3, 2021 at 12:33 PM

Subject: Support for the three family unit in Cambridge

To: Tiffany Cogell <tiffany@aamodtplumb.com>

To whom it may concern,

My name is Cleia Luz, I live at 27 Jefferson street, in Wellington-Harrington Neighborhood in Cambridge MA.

Please let this letter serve as show of my support for the new three-family unity that Aamodt/Plumb is proposing to build at [145 Willow street, Cambridge MA](#).

Best Regards,

Cleia Luz

SLOW HOMES ON WILLOW

145 WILLOW STREET CAMBRIDGE, MA 02141
BOARD OF ZONING APPEAL DRAWING SET

2003

145 Willow St.

145 Willow Street
Cambridge MA 02141

Architect

Aamodt Plumb Architects, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Contractor

Aamodt Plumb Construction, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Structural Engineer

LeBrasseur Engineering
23 Pleasant Street
Newton Centre, MA 02459
Tel: 617.965.5955

DRAWINGS

T0.0	BZA TITLE SHEET
Z0.00	ASSESSOR'S GIS BLOCK MAP
Z0.1	ZONING ANALYSIS
Z0.2	EXISTING CONDITIONS PHOTOS
Z0.3	BZA CODE UPDATES
Z0.4	PLOT PLAN
A1.0	SITE AND ROOF PLANS
A1.1	PROPOSED FLOOR PLANS
A1.2	PROPOSED FLOOR PLANS
A2.1	PROPOSED EXTERIOR ELEVATIONS
A2.2	PROPOSED EXTERIOR ELEVATIONS

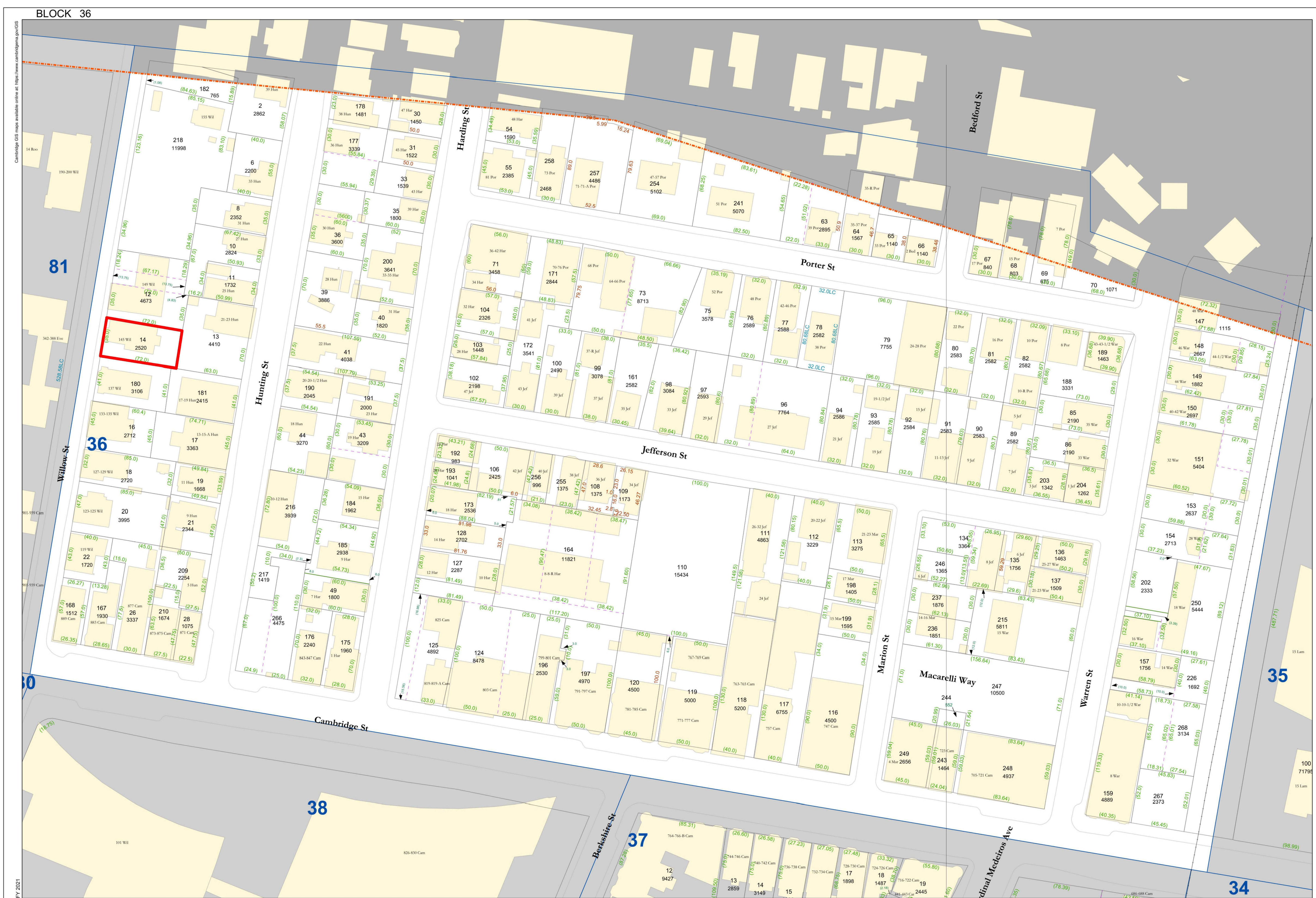
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BZA TITLE SHEET

T0.0

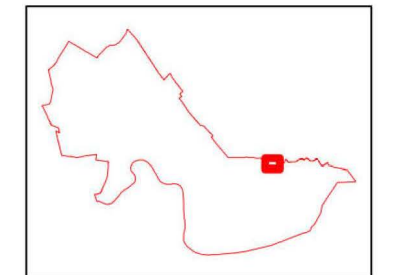
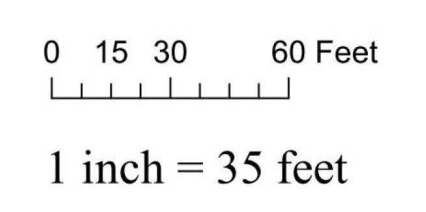


**City of Cambridge
 Assessing Department**
 795 Massachusetts Ave.
 Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

- 10 Lot Number
- 36 Block Number
- 10 Cam Street Number
- (125.0) Deed Dimension
- 100 Parcel size in Sq. Ft.
- 44.0LC Land Court Dimension
- 65.0 Survey Dimensions

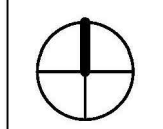
DISCLAIMER:
 All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2020 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and maps is suitable for assessing purposes only.
 The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
36

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 CONSTRUCTION**



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**ASSESSOR'S GIS
 BLOCK MAP**

Z0.00

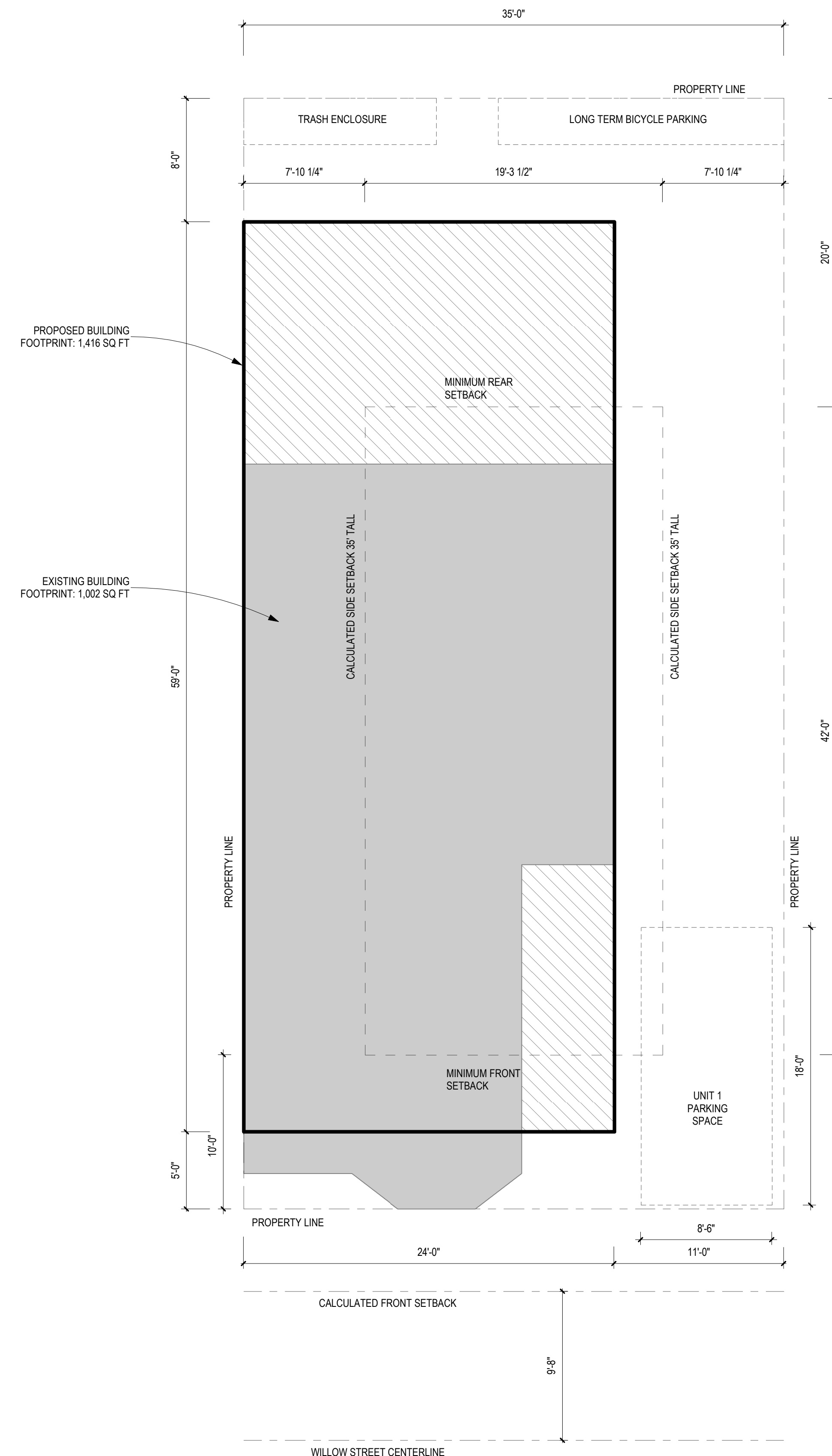
PROJECT SUMMARY:

CREATE (3) 1,200 SQ FT 2-BEDROOM / 2-BATHROOM CONDOMINIUM APARTMENT UNITS

APPROVED BZA CASE 117337. THIS IS A RE-SUBMISSION WITH MODIFICATIONS - SEE Z0.3

ZONING SUMMARY		EXISTING	APPROVED BZA CASE 117337	REVISIONS TO BZA 117337
MAP/LOT	36-14	--	--	--
ZONING DISTRICT	C-1	--	--	--
USE	--	SINGLE FAMILY RESIDENCE	MULTIFAMILY RESIDENCE	MULTIFAMILY RESIDENCE
OCCUPANCY	--	R3	R2	R2
MAX. F.A.R.	0.75 (2001.75 SQ FT)	1.24 (2,640 SQ FT)	1.59 (4,248 SQ FT)	1.64 (4,368 SQ FT)
MIN. LOT AREA	5,000 SQ FT	2,669 SQ FT	2,669 SQ FT	2,669 SQ FT
MIN. LOT AREA PER D.U.	1,500 SQ FT	2,669 SQ FT	890 SQ FT	890 SQ FT
MIN. FRONT YARD SETBACK	10'-0"	0'-0"	5'-0"	5'-0"
MIN. SIDE YARD SETBACK	7'-10 1/4"	0'-0", 11'-0"	0'-0", 11'-0"	0'-0", 11'-0"
MIN. REAR YARD SETBACK	20'-0"	26'-0"	8'-0"	8'-0"
MAX. HEIGHT	35'-0"	35'-0"	35'-0"	35'-0"
MIN. PRIVATE OPEN SPACE RATIO	30%	62%	40% (1,071.75 SQ FT)	42% (1,133 SQ FT)
REQ'D OFF-STREET PARKING	1 PER D.U. (3)	1	1	1
REQ'D LONG TERM BIKE PARKING	1 PER D.U. (3)	0	4	4

GROSS FLOOR AREA CALCULATION	
BASEMENT	EXEMPT
FIRST FLOOR	1,536 SF
SECOND FLOOR	1,416 SF
THIRD FLOOR	1,416 SF
TOTAL	4,368 SF



1 ZONING ANALYSIS DIAGRAM
3/16" = 1'-0"

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BZA SET

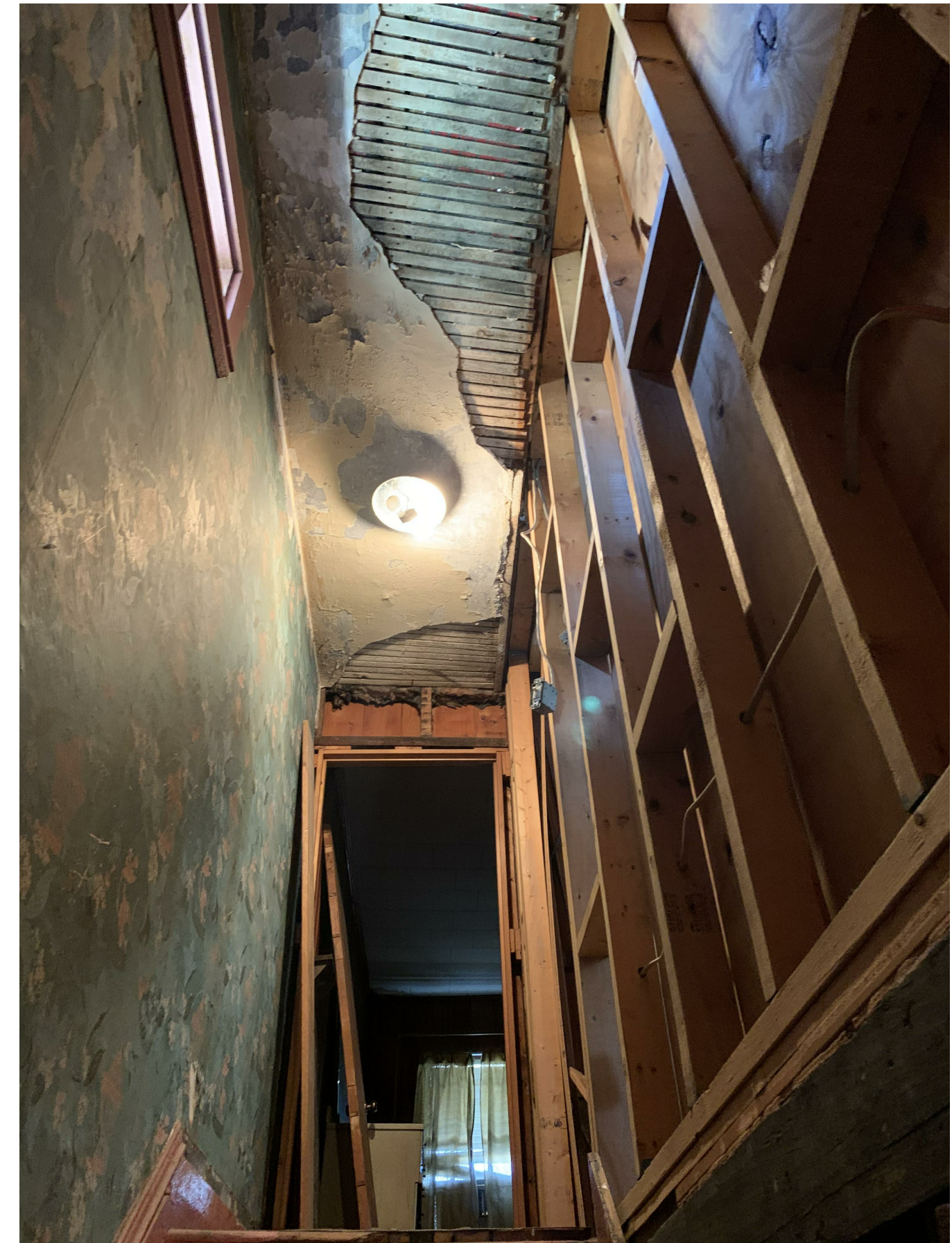
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ZONING ANALYSIS

Z0.1



2003
145 Willow St.
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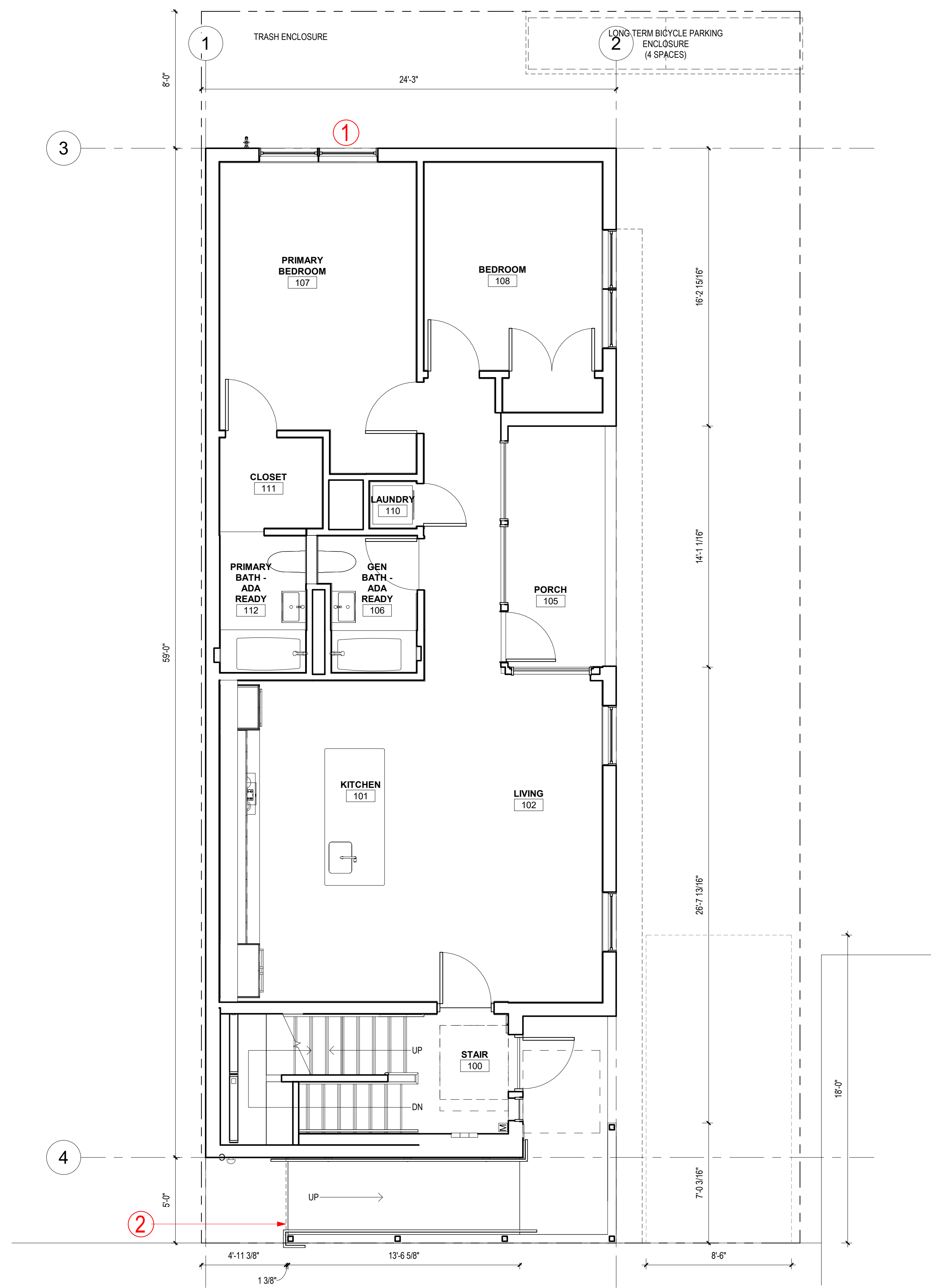
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EXISTING
CONDITIONS
PHOTOS

Z0.2

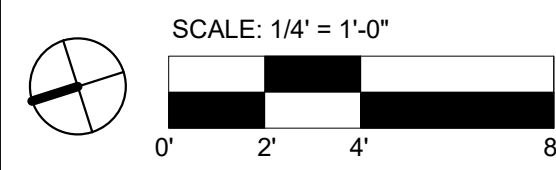


CODE NOTES:
 AFTER BZA CASE 117337 WAS APPROVED, CODE ISSUES WERE FOUND, THEY HAVE BEEN ADDRESSED IN THE FOLLOWING WAYS:

1. ADDED WINDOW TO EAST SIDE FOR QUALITY OF LIFE
2. INCREASED OVERHANG COVERING WIDENED RAMP TO PROTECT FROM WATER PER IBC 1012.7.2

BZA SET

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NO. ISSUED FOR DATE

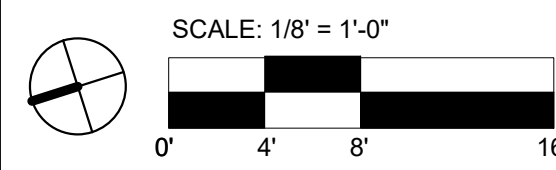
BZA CODE UPDATES

Z0.3

1 BZA PLAN - CODE UPDATES
 1/4" = 1'-0"

BZA SET

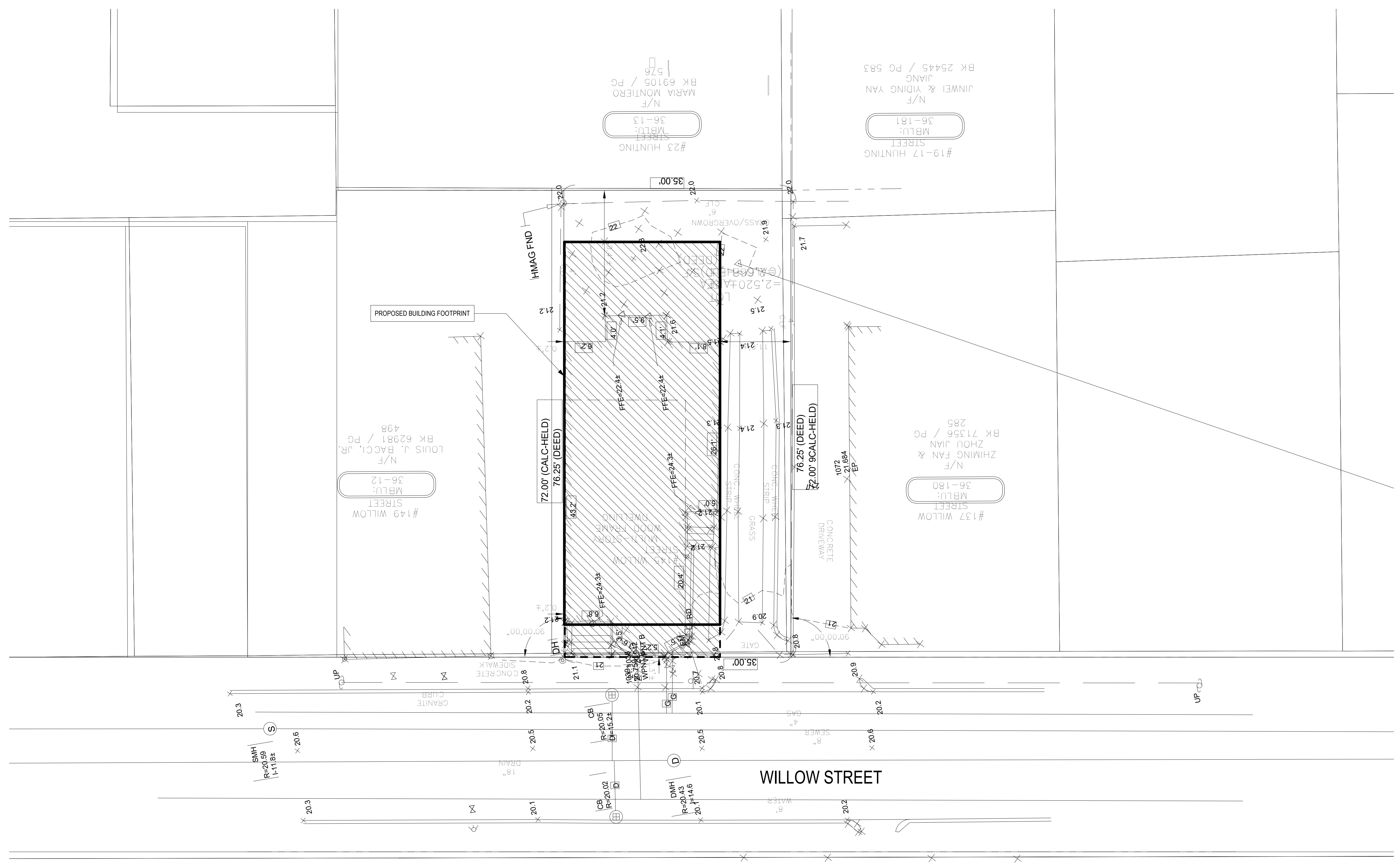
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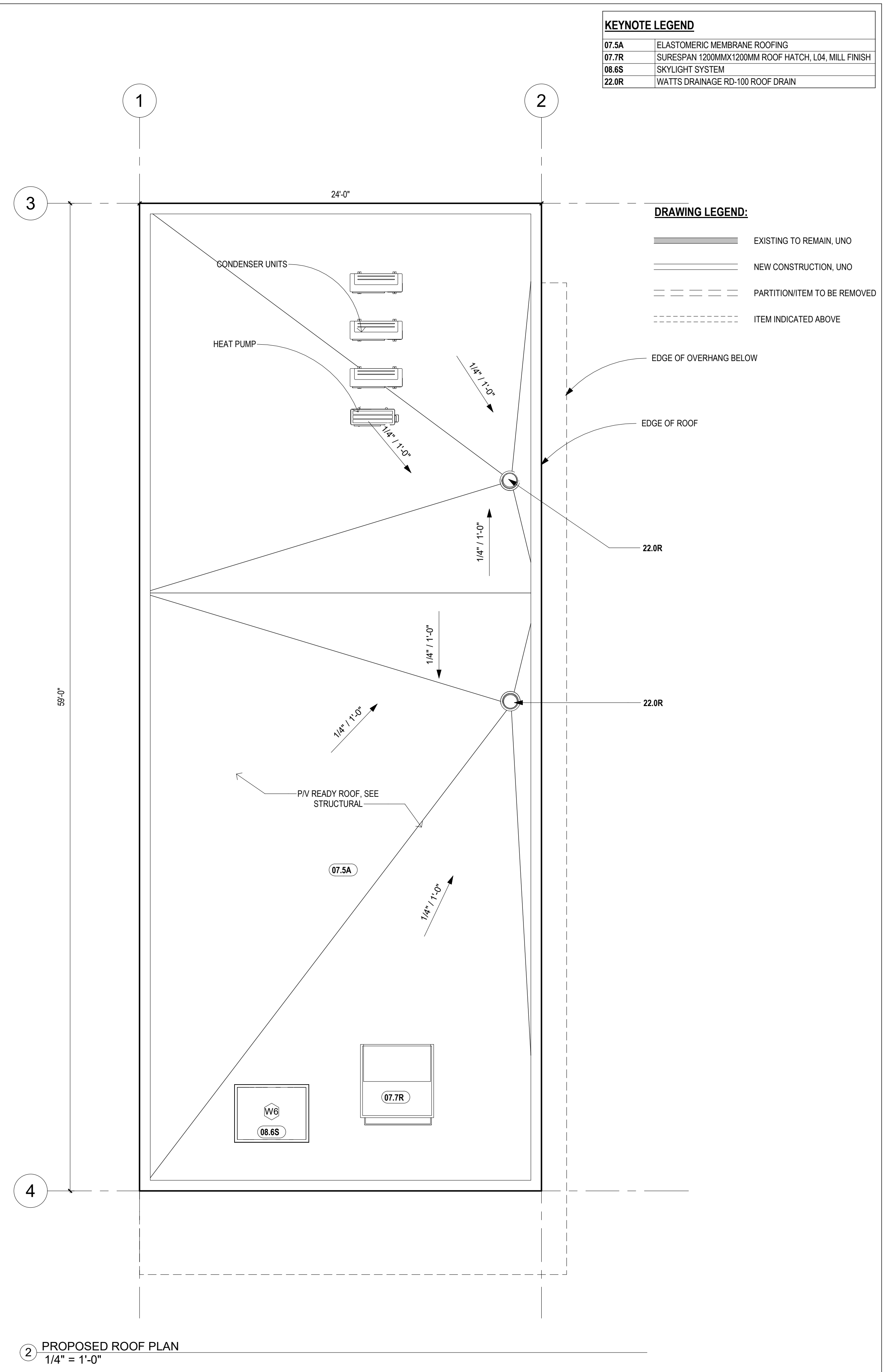
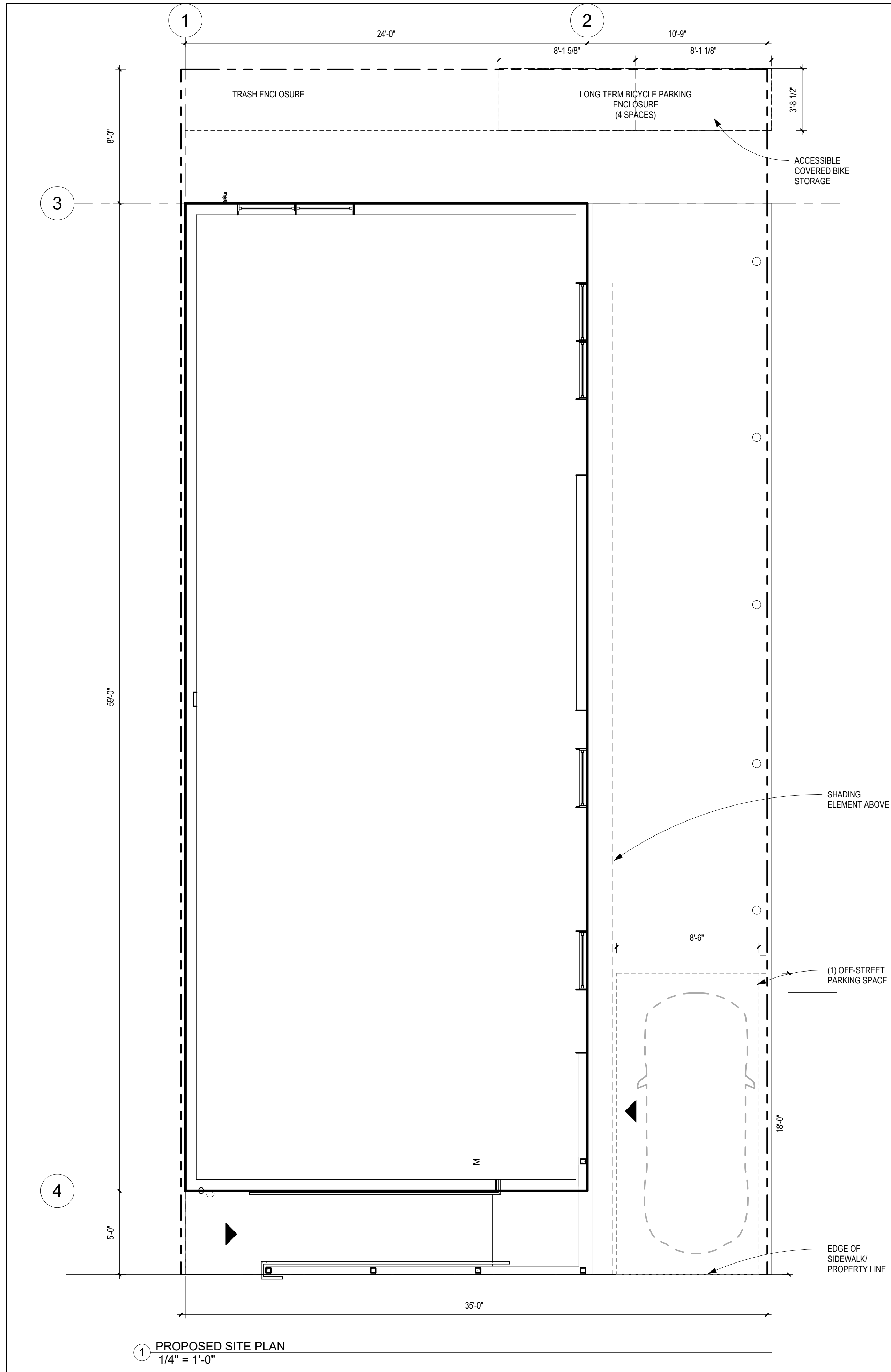
NO. ISSUED FOR DATE

PLOT PLAN

Z0.4



1 PLOT PLAN
 1/8" = 1'-0"



KEYNOTE LEGEND	
07.5A	ELASTOMERIC MEMBRANE ROOFING
07.7R	SURESPAN 1200MMX1200MM ROOF HATCH, L04, MILL FINISH
08.6S	SKYLIGHT SYSTEM
22.0R	WATTS DRAINAGE RD-100 ROOF DRAIN

DRAWING LEGEND:	
	EXISTING TO REMAIN, UNO
	NEW CONSTRUCTION, UNO
	PARTITION ITEM TO BE REMOVED
	ITEM INDICATED ABOVE

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 Cambridge MA 02141

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

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SITE AND ROOF PLANS

A1.0

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KEYNOTE LEGEND

GENERAL NOTES

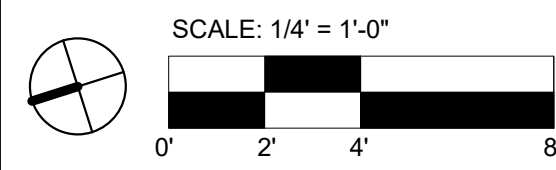
DIMENSIONS ARE DRAWN TO FACE OF FRAMING
 OR TOP OF SUBFLOOR, U.N.O.

DRAWING LEGEND:

- EXISTING TO REMAIN, UNO
- NEW CONSTRUCTION, UNO
- PARTITION/ITEM TO BE REMOVED
- ITEM INDICATED ABOVE

BZA SET

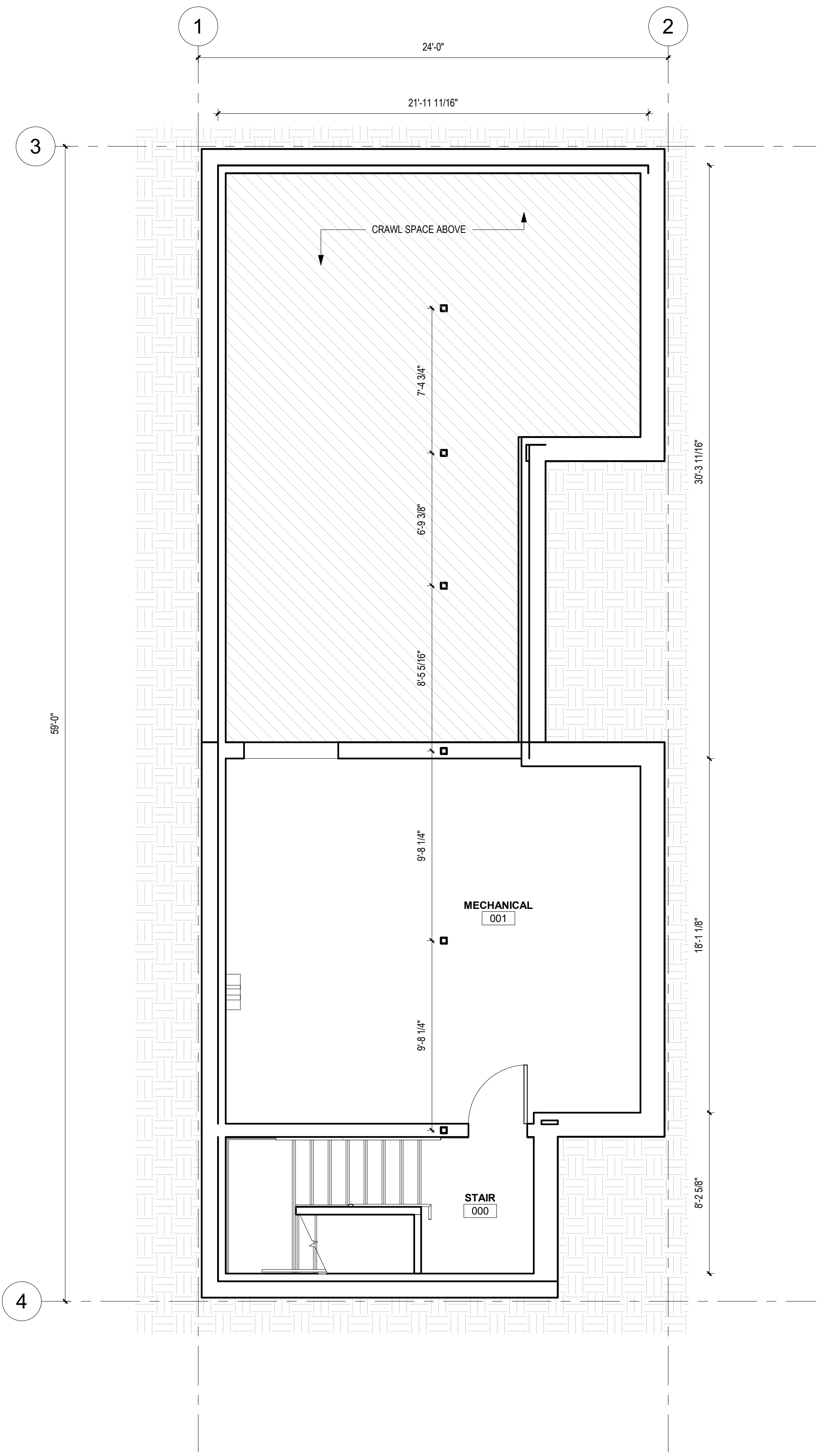
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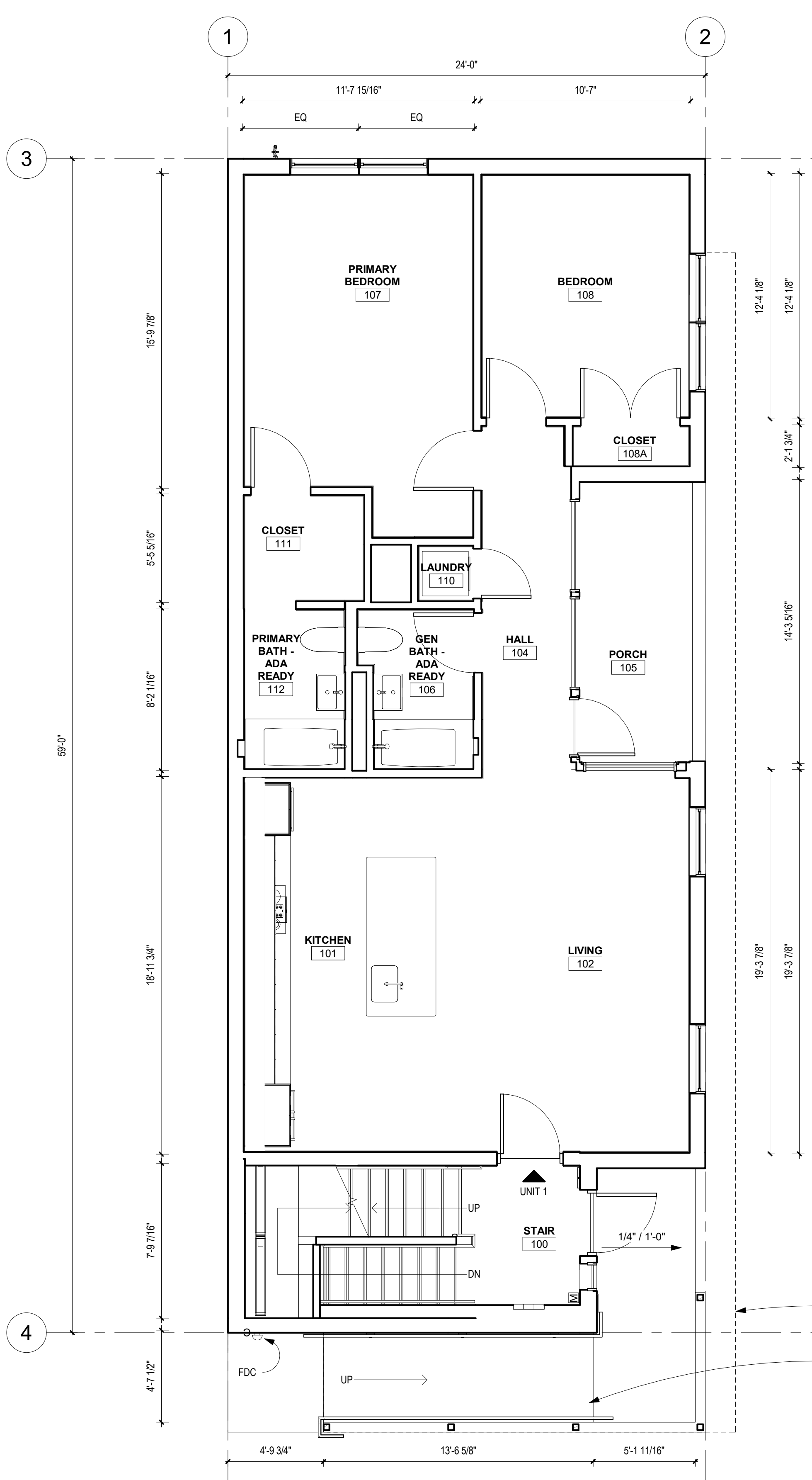
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**PROPOSED
 FLOOR PLANS**

A1.1



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



1 PROPOSED FIRST FLOOR PLAN
 1/4" = 1'-0"

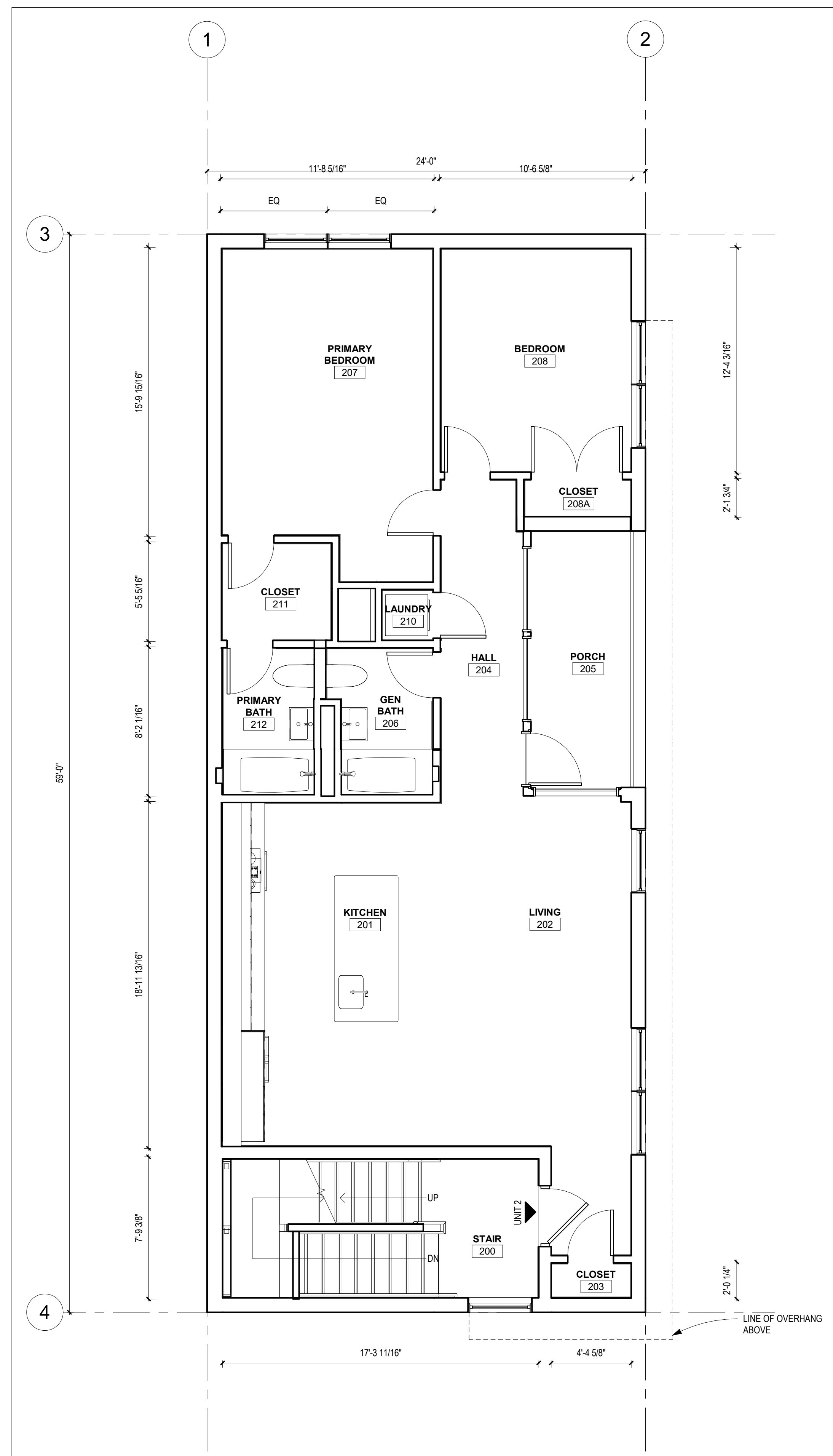
KEYNOTE LEGEND

GENERAL NOTES

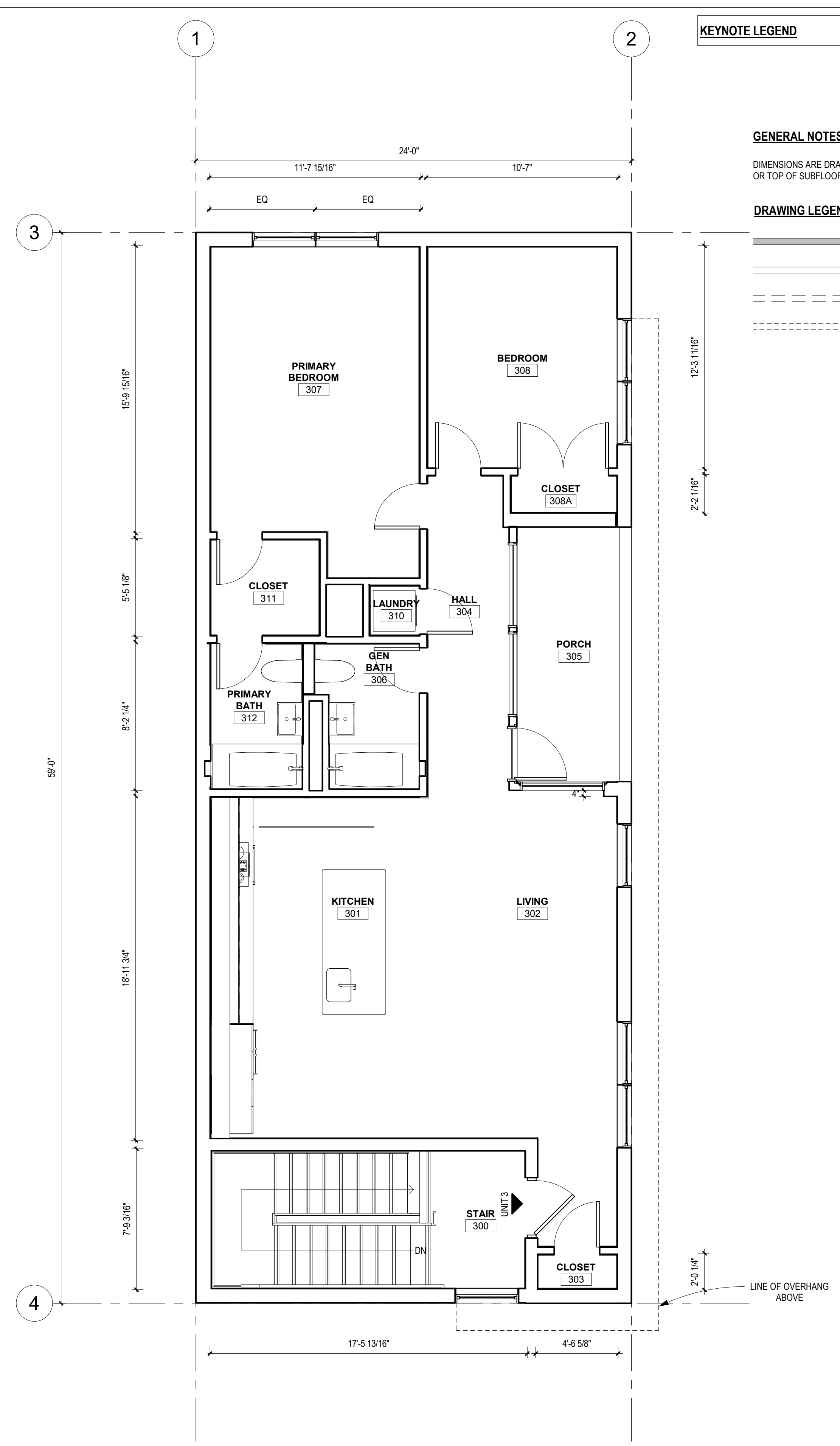
DIMENSIONS ARE DRAWN TO FACE OF FRAMING OR TOP OF SUBFLOOR, U.N.O.

DRAWING LEGEND:

- EXISTING TO REMAIN, UNO
- NEW CONSTRUCTION, UNO
- PARTITION ITEM TO BE REMOVED
- ITEM INDICATED ABOVE



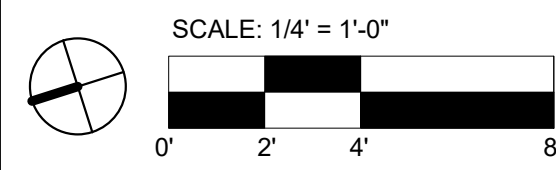
1 PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
 1/4" = 1'-0"

BZA SET

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PROPOSED FLOOR PLANS

A1.2

KEYNOTE LEGEND

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Cambridge MA 02141

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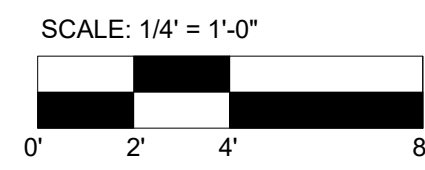
Contractor
Aamodt Plumb Construction, LLC
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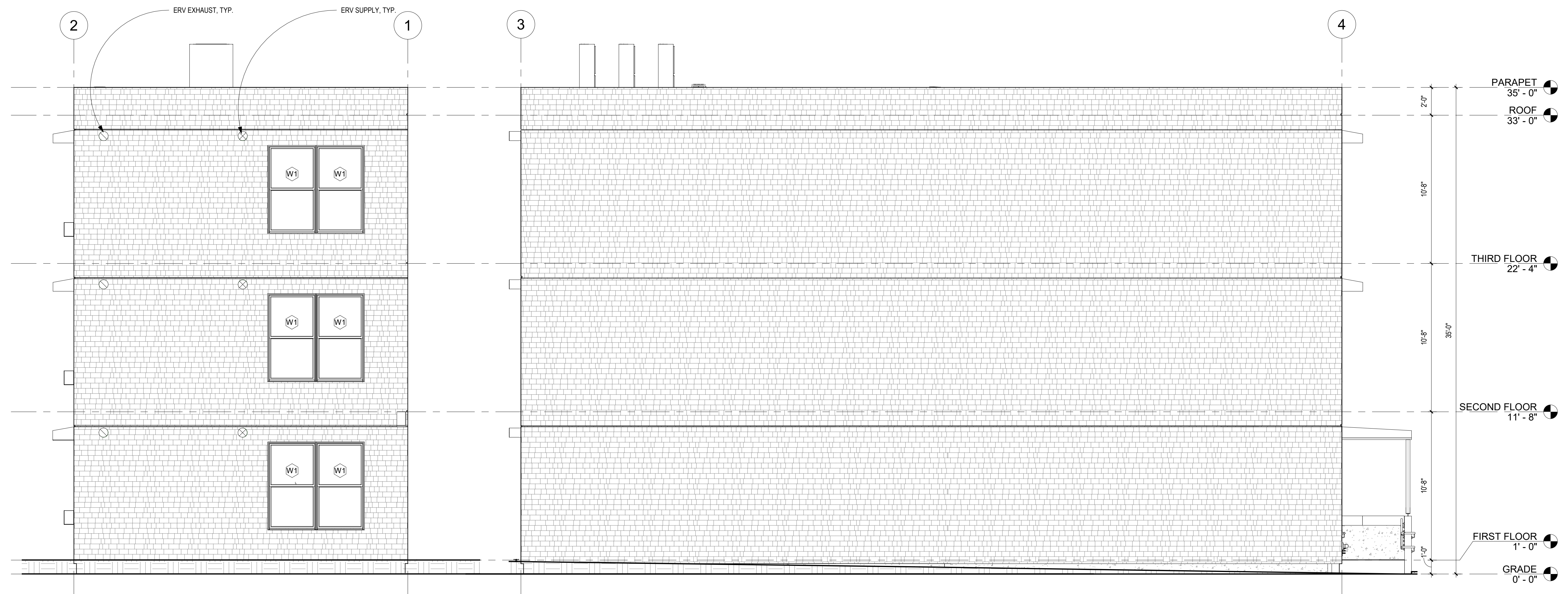
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PROPOSED EXTERIOR ELEVATIONS

A2.1

② WEST ELEVATION (STREET)
1/4" = 1'-0"

① SOUTH ELEVATION
1/4" = 1'-0"

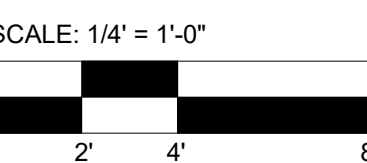


1 EAST ELEVATION
1/4" = 1'-0"

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

BZA SET

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CONSTRUCTION

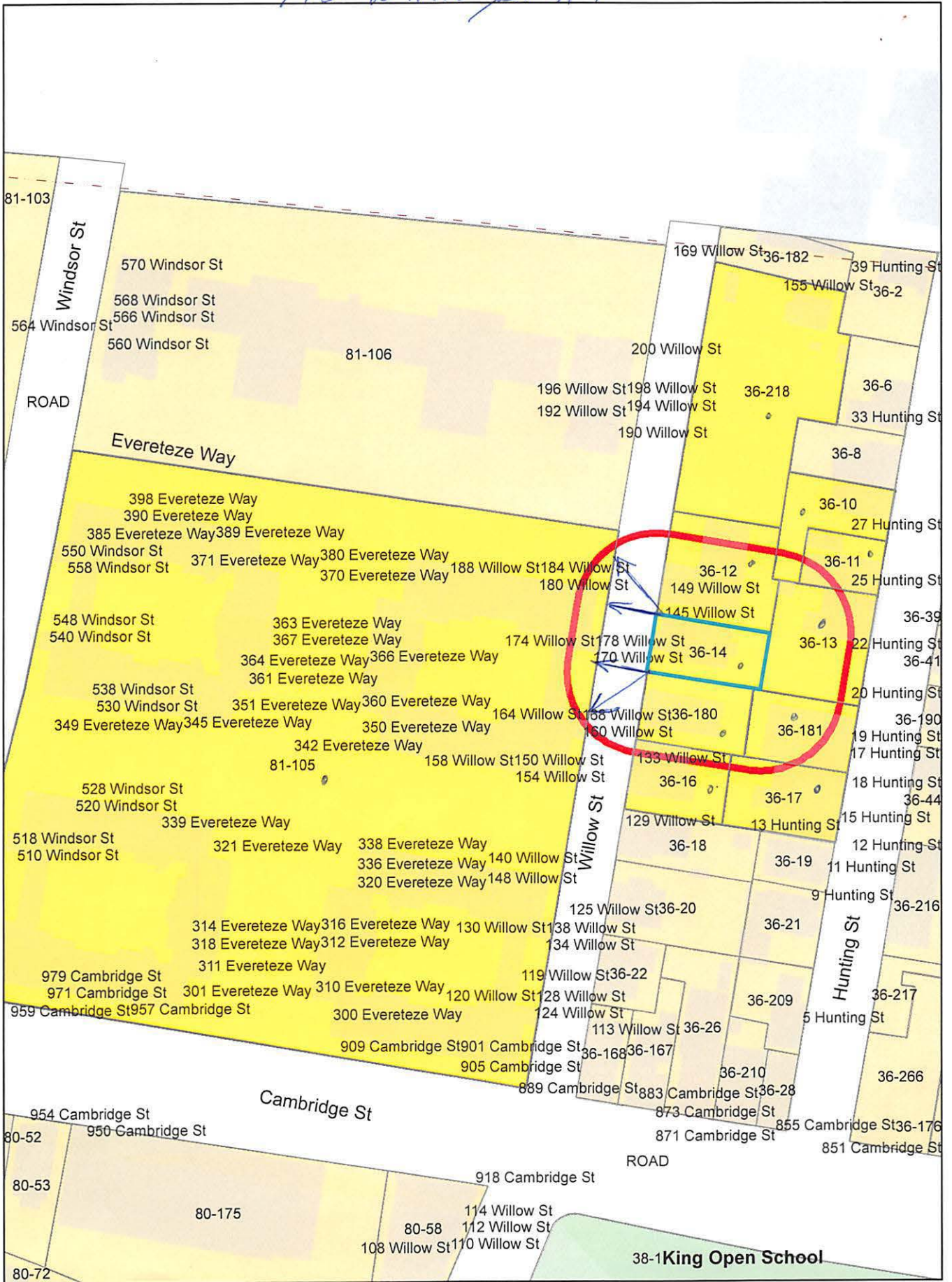


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PROPOSED
EXTERIOR
ELEVATIONS

A2.2

145 Willow St #1



145 Willow St.

Retention

81-105
CAMBRIDGE HOUSING AUTHORITY
903 CAMBRIDGE ST
CAMBRIDGE, MA 02139

36-218
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

36-14
145 WILLOW ST LLC
C/O ANDREW PLUMB
91 HARVEY ST STE 1
CAMBRIDGE, MA 02141

36-17
PACHECO, MANUEL & ADRIANA PACHECO
9 LAWRENCE RD
MERRIMACK, NH 03054

36-10
FINN, DANIEL F.
27 HUNTING ST.
CAMBRIDGE, MA 02141-1010

36-181
JIANG, JINWEI AND YIDING YAN
270 SOUTH ST
CHESTNUT HILL, MA 02467

36-13
MONTEIRO, MARIA A. LIFE ESTATE
23 HUNTING ST
CAMBRIDGE, MA 02141

36-180
FAN, ZHIMING & JIAN ZHOU
23 APPLETREE LANE
LEXINGTON, MA 02420

36-11
STEINBERG, ROBERT, BEATRICE STEINBERG
SIMONE STEINBERG
25 HUNTING ST UNIT #1
CAMBRIDGE, MA 02141

36-16
GORDESKI, VALERIE
133 WILLOW ST. UNIT#1
CAMBRIDGE, MA 02141

36-16
MCKENNA, PHILIP & RACHEL PARRISH
133-135 WILLOW ST. UNIT#3
CAMBRIDGE, MA 02138

36-16
CASTELLAN, LUCIANA DUVINA
133-135 WILLOW ST., #2
CAMBRIDGE, MA 02138

36-11
BREWER JESSICA V
25 HUNTING ST - UNIT 2
CAMBRIDGE, MA 02141

36-12
BACCI, LOUIS J., JR.
149 WILLOW ST
CAMBRIDGE, MA 02141