



CITY OF CAMBRIDGE  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017191-2019

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : Greg Leppert

PETITIONER'S ADDRESS : 280 Brookline St, Apt 1L Cambridge, MA 02139

LOCATION OF PROPERTY : 147 Otis St Cambridge, MA 02141

TYPE OF OCCUPANCY : Residence ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Dormer

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Add an 8' dormer at the rear of building, over stairwell and landing, thereby increasing floor area by 28sqft.

Add a 16'x7.5' parking space at the NE corner of the property line, within the 2nd front yard setback, thereby decreasing open space.

Restore deck railing and deck along the roof edge of the former store, within the 2 front yard setbacks.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 6.000 Section 6.42 (Size of Parking Space).

Article 6.000 Section 6.44.1.C (Parking Requirements).

Original Signature(s) :

(Petitioner(s) / Owner)

Gregory Leppert

(Print Name)

Address : 280 Brookline St, Apt 1L

Cambridge MA 02139

Tel. No. : 615-653-8930

E-Mail Address : greg@leppert.me

Date : 10/10/2019

**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.**

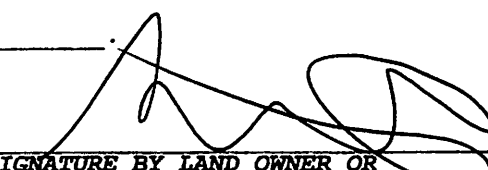
I/We Gregory Leppert  
(OWNER)

Address: 280 Brookline St, Apt 1L Cambridge MA 02139

State that I/We own the property located at 147 Otis St, Cambridge MA 02141,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Gregory Leppert & Katherine Darling

\*Pursuant to a deed of duly recorded in the date 10/31/2018, Middlesex South  
County Registry of Deeds at Book 71822, Page 77; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

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

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

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Gregory Leppert personally appeared before me,  
this 10<sup>th</sup> of October, 20 19, and made oath that the above statement is true.



 Notary

My commission expires \_\_\_\_\_ (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:

Parking spot: We have a young child, with plans for a second in the near future, and loading him into and out of his car seat amidst traffic on East Cambridge streets is proving to be dangerous. We'd like a parking spot where we can do so safely. This would additionally enable us to charge an electric vehicle and help reduce the carbon footprint in which our children grow up.

Dormer: The stairs leading to our 3rd floor, as well as the landing at the top, do not have adequate headroom for safe egress in the event of an emergency and, in fact, it's easy to hit one's head in the course of normal use. Adding a dormer here would improve the safety and usability of this stairwell without substantively modifying the FAR or use of the house.

Deck: Usable open space is critical to a child's growth and development but our home, dating to 1849, has had its open space slowly eroded over 170 years. A significant contributor to this was the loss of a large deck above the former corner store, a deck whose railing was present in pictures dating to the turn of the century and was likely added earlier, when the store was built, to compensate for the loss of open space as a result of the store's construction. We'd like to restore this railing and the usable open space it enables to allow our child additional room to thrive outdoors.

- 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 but not affecting generally the zoning district in which it is located for the following reasons:

N/A

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1) Substantial detriment to the public good for the following reasons:

Parking spot: The parking space, while within a front yard setback, is nestled within the shape of the building and concealed by a fence. All abutters have signed in support of the proposal, including Sacred Heart Parish and Donovan Aufiero Funeral Home, both of whom depend on street parking for their establishments and are well positioned to understand that the impact of a curb cut at this location will be limited. Given its proximity to an intersection, impact on available street parking will be minimal and usability and visibility of that intersection may be improved as cars will no longer park crowding the crosswalk.

Dormer: The dormer will be positioned at the far rear of the property and will not be visible from the entrance of the house on Otis Street. While the dormer will be minimally visible from 6th Street, it's in kind with other dormers in the area and even on the same block.

Deck: Railing was historically present along the roof of the store and, just as we're doing with the large shop windows we're restoring to the store, restoring this railing will be in keeping with the building's historic presence in the neighborhood. Additionally, given this deck's location at the corner of an intersection and across from a large church, it's far from abutters and its use will have minimal impact.

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

Parking spot: The shape of our building provides a unique shelter from visibility for a parking space, satisfying the intent of the yard setbacks, while the use of permeable pavers for the parking spot will retain permeability. What open space may be lost by this addition is minimal compared to the safety it enables and may be offset by the addition of open space elsewhere, such as by the deck above the store, set forth in this proposal.

Dormer: The sole purpose of the dormer is to increase the safety and usability of an existing stairwell and landing. It does not seek to expand use or greatly modify the exterior of the building.

Deck: The historic presence of railing, coupled with the open space it adds that was clearly an offset for the loss of space at ground level when the store was constructed, make this a restoration both of the structure and of a private open space ratio in keeping with the neighborhood and the intent of the ordinance.

- \* **If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**



**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**APPLICANT: Greg LeppertPRESENT USE/OCCUPANCY: ResidenceLOCATION: 147 Otis St Cambridge, MA 02141ZONE: Residence C-1 ZonePHONE: 615-653-8930REQUESTED USE/OCCUPANCY: Residence

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>1529</u>	<u>1557</u>	<u>900</u>	(max.)
<u>LOT AREA:</u>		<u>1200</u>	<u>1200</u>	<u>1500</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		<u>1.27</u>	<u>1.29</u>	<u>0.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>1200</u>	<u>1200</u>	<u>1200</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>40</u>	<u>40</u>	<u>40</u>	(min.)
	<u>DEPTH</u>	<u>30</u>	<u>30</u>	<u>30</u>	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
	<u>REAR</u>	<u>1</u>	<u>1</u>	<u>1</u>	(min.)
	<u>LEFT SIDE</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
	<u>RIGHT SIDE</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>32</u>	<u>32</u>	<u>32</u>	(max.)
	<u>LENGTH</u>	<u>29</u>	<u>29</u>	<u>29</u>	
	<u>WIDTH</u>	<u>40</u>	<u>40</u>	<u>40</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>25%</u>	<u>10%</u>	<u>30%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>0</u>	<u>1</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>0</u>	<u>0</u>	<u>0</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.

Type of construction: wood frame, wood deck, permeable parking spot pavers

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'.



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2019 OCT 10 PM 3:25

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OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
Plan No: BZA-017191-2019

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Original Signature(s) :

(Petitioner(s) / Owner)

Gregory Leppert

(Print Name)

Address : 280 Brookline St, Apt 1L

Cambridge MA 02139

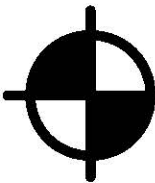
Tel. No. : 615-653-8930

E-Mail Address : greg@leppert.me

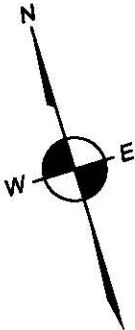
Date : 10/10/2019

MORTGAGE INSPECTION PLAN

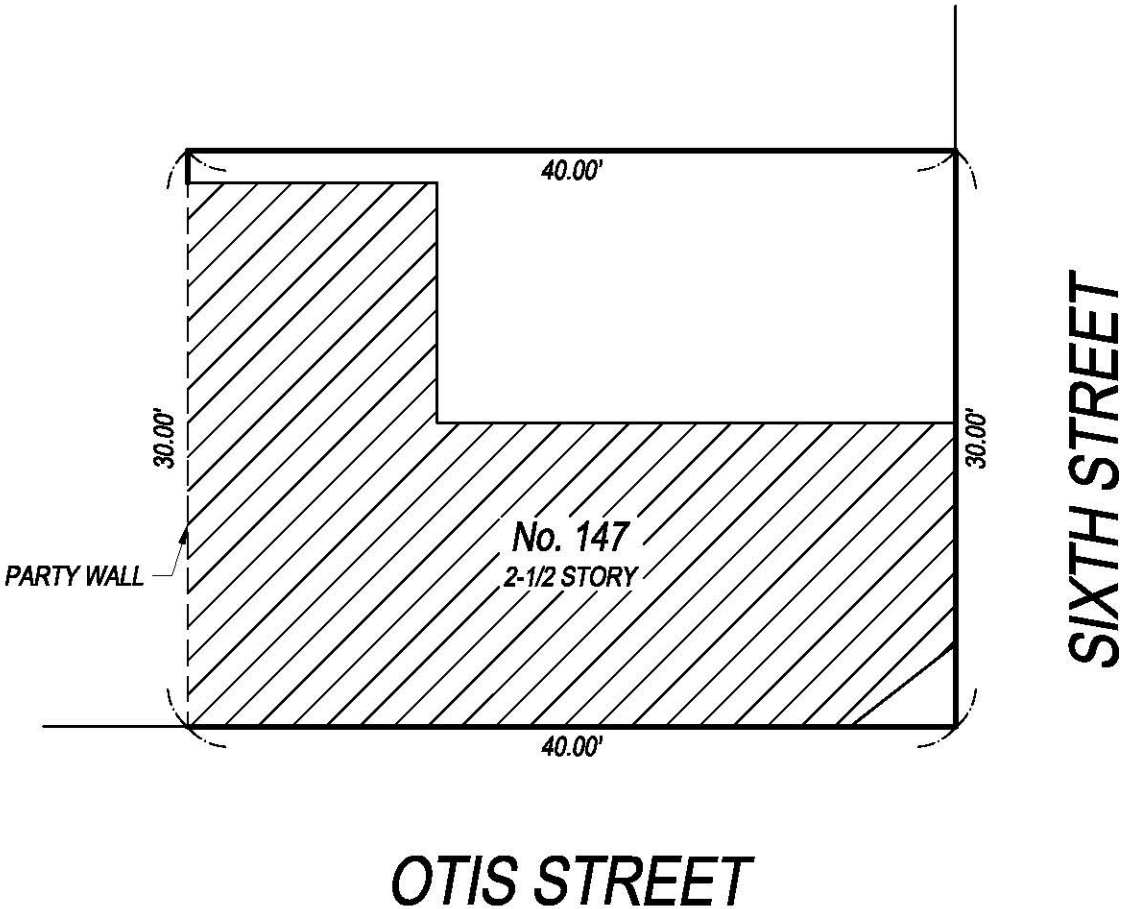
LOCATION:147 OTIS STREET  
CITY, STATE:CAMBRIDGE, MA  
APPLICANT: LEPPERT & DARLING  
CERTIFIED TO: NEEDHAM BANK  
DATE: 10-03-2018



18-09529  
**BOSTON**  
**SURVEY, INC.**  
P.O. BOX 290220  
CHARLESTOWN, MA 02129  
T (617) 242-1313; F (617) 242-1616  
WWW.BOSTONSURVEYINC.COM



LOT CONFIGURATION BASED ON  
ASSESSORS MAP. INSTRUMENT  
SURVEY IS RECOMMENDED.



SCALE: 1" = 10'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in as area designated as  
ZONE: X  
COMMUNITY PANEL No. 25017C0577E  
EFFECTIVE DATE: 6/4/2010

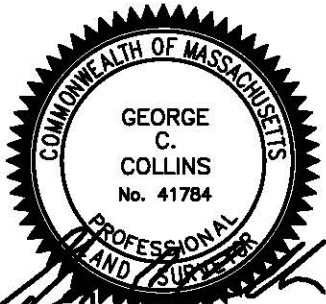
REFERENCES

DEED REF: 25383/566  
PLAN REF: ASSESSORS

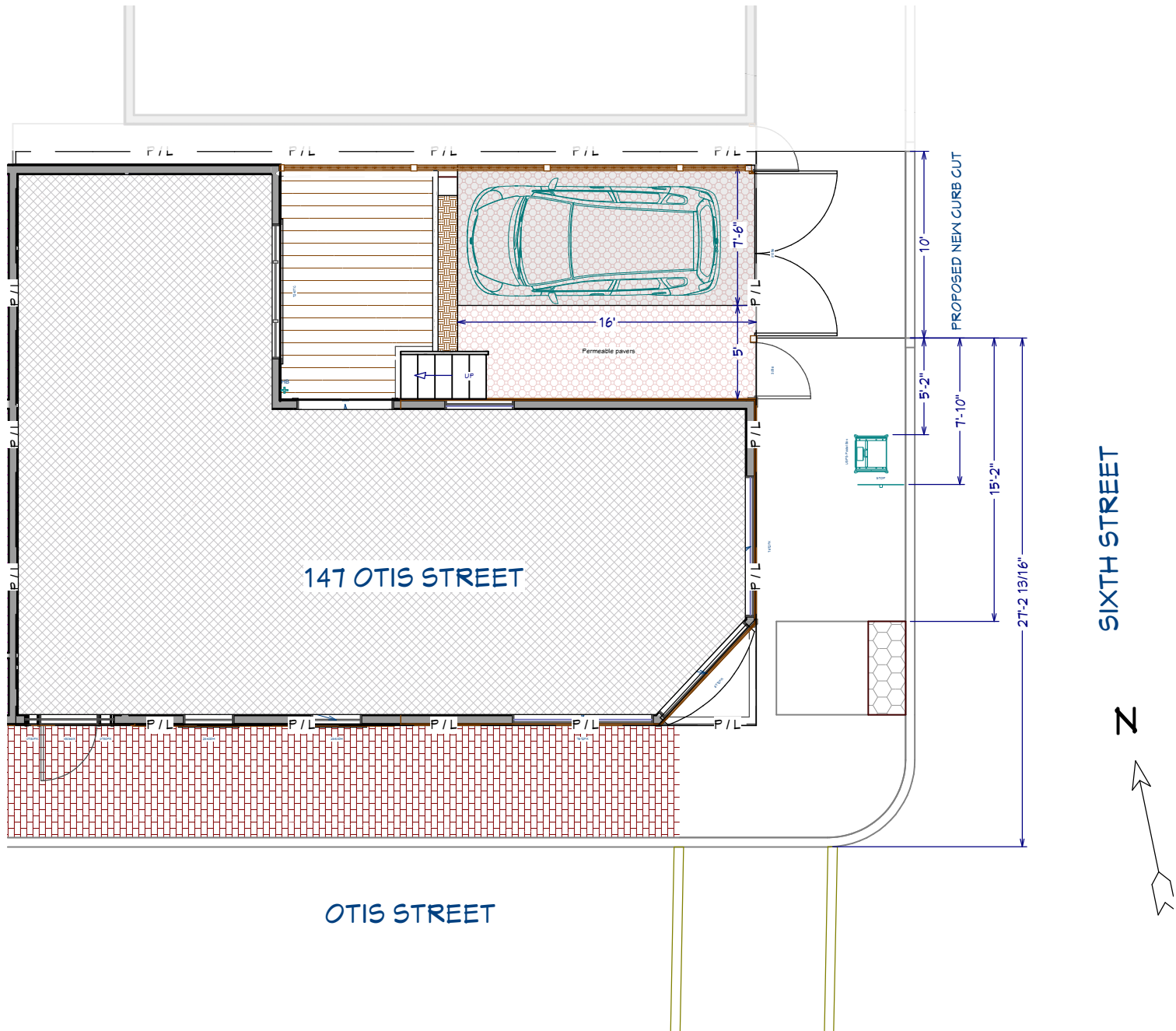
NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted hereon.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



George C. Collins, PLS



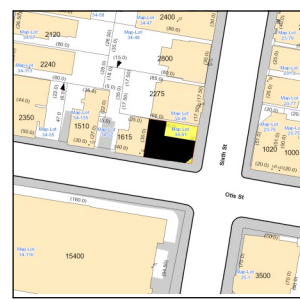




# 147 OTIS ST RENOVATION

CAMBRIDGE, MA 02141

REVISIONS 10/10/2019



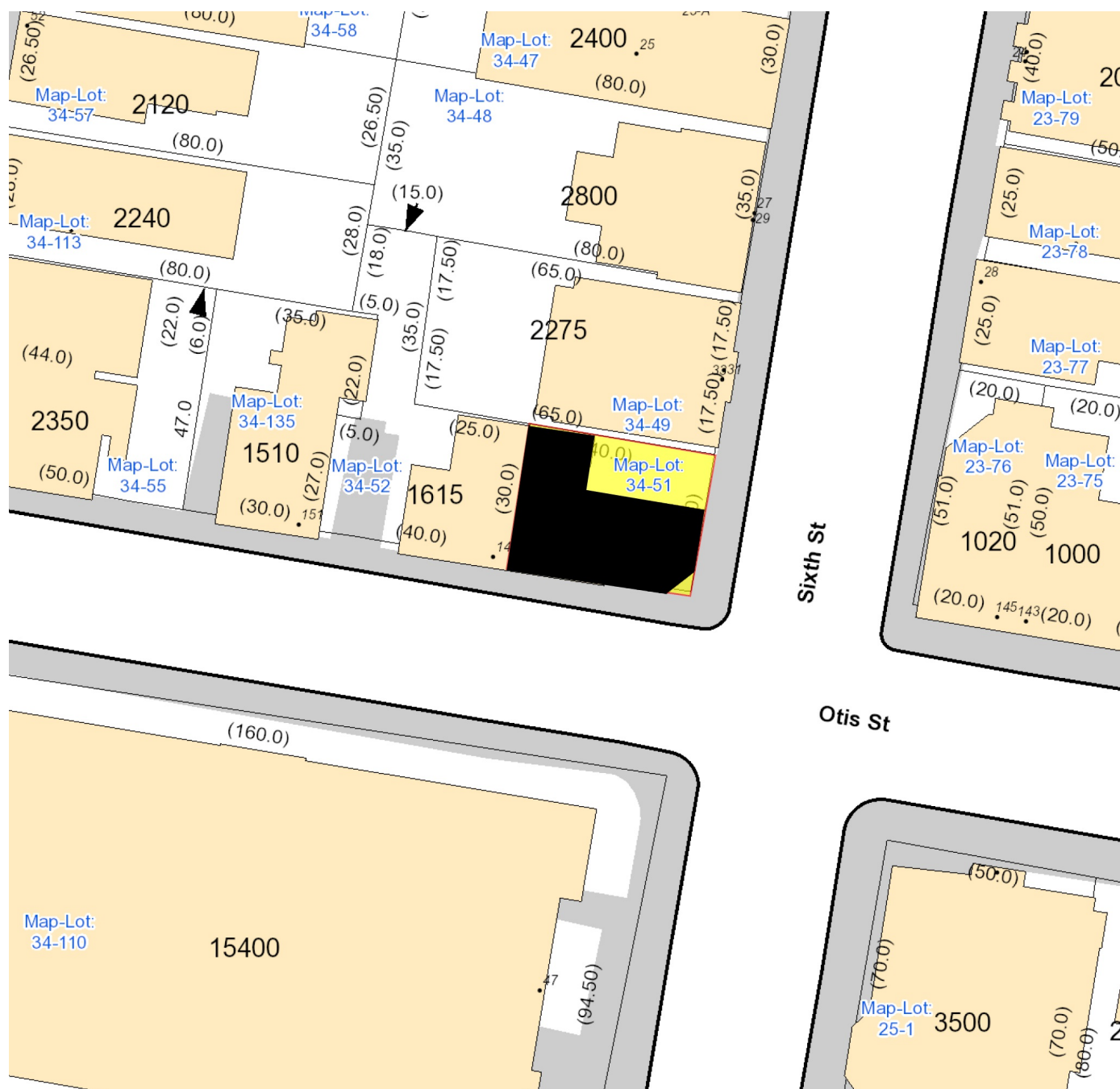
EXISTING



PROPOSED



EXISTING VIEW FROM OTIS AND 6TH STREET



VICINITY PLAN

Sheet List	
Label	Title
G-000	Cover
G-001	Revisions
G-002	General Notes
G-003	Description of Work
D-001	Existing Condition Photos
D-002	Historical Conditions
D-003	Existing Floor Plans
D-004	Demolition Plans
A-001	Site Plan
A-002	Zoning and FAR
A-101	Proposed Floor Plan - Basement
A-102	Proposed Floor Plan - 1st Floor
A-103	Proposed Floor Plan - 2nd Floor
A-104	Proposed Floor Plan - 3rd Floor
A-105	Roof Plans
A-201	South Elevations
A-202	East Elevations
A-203	North Elevations
A-204	Patio Perspectives
A-205	Patio Elevations

PLANS PREPARED BY:  
Greg Leppert, Owner  
(615) 653-8930  
greg@leppert.me

147 Otis Street  
Cambridge MA 02141

DESIGN CONSULTANT:  
Royce Lanier AIA, NCARB  
(416) 324-9575  
roycelandier@hotmail.com

DATE:

10/10/19

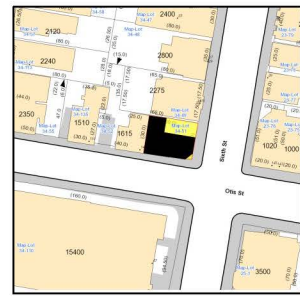
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G-000



# REVISIONS TO PROPOSED WORK

- 1. Add a parking space and access gate to approved patio area.
- 2. Expand approved 2nd FL deck to match position of historic deck above store
- 3. Add 3rd FL dormer at top of stairs to allow for proper egress headroom



PLANS PREPARED BY:  
Greg Leppert, Owner  
(615) 653-8930  
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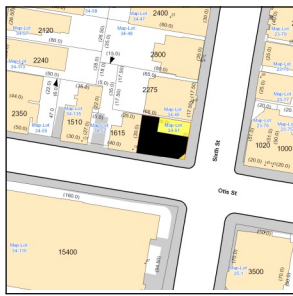
10/10/19

SHEET:

G-001

# GENERAL NOTES

1. ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
2. DO NOT SCALE DRAWINGS
3. VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
4. TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE OWNER OR OWNER'S REPRESENTATIVE, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
5. LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
6. DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
7. TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
8. IMMEDIATELY NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL OWNER OR OWNER'S REPRESENTATIVE PROVIDES CLARIFICATION.
9. PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
10. VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
11. WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/ COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE OWNER OR OWNER'S REPRESENTATIVE, PRIOR TO PROCEEDING WITH THE WORK.
12. FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
13. EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
14. WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
15. PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
16. PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
17. COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
18. APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING.
19. GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ." SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
20. FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
21. COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
22. PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
23. PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
24. LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
25. ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
26. ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
27. DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
28. ALL WOOD SHALL BE FSC CERTIFIED.
29. ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
30. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
31. CORRECT ALL DEFECTS FOUND IN EXSITING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.



PLANS PREPARED BY:  
Greg Leppert, Owner  
(615) 653-8930  
greg@leppert.me

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Cambridge MA 02141

DESIGN CONSULTANT:  
Royce Lanier AIA, NCARB  
(416) 324-9575  
roycelanier@hotmail.com

DATE:

10/10/19

SHEET:

G-002



# GENERAL DESCRIPTION OF WORK

## Interior Demolition

- Remove drywall/plaster on 1st, 2nd and 3rd floors
- Remove drop ceilings where present
- Remove chimney, including all components, from basement through 3rd floor
- Remove old radiators, heating pipes and boiler
- Remove all appliances including hot water heater, refrigerator in kitchen, and washer and dryer in basement.
- Remove plumbing supply lines and drains
- Remove electrical wiring
- Remove selected interior partitions
- Remove areas with multiple layers of flooring (mostly in 1st floor living room and 2nd floor master bedroom), leaving original wood floors in place.
- Remove wall between house and store on 1st floor
- Reduce thickness of wall on 2nd floor between the bedrooms and hallway
- Remove old coal divider beneath store and salvage the wood

## Exterior Demolition

- Remove wooden platform, stairs, and brick pillars in patio area

## Structural Framing

- Right and stabilize beam in basement, adding joist hangers or other supports to prevent sagging in the future
- Replace any other floor joists or beams as needed
- Reinforce framing in store to meet modern specifications
- Frame-in new partitions as needed for proposed layout on all floors
- Modify basement stairs
- Frame-in opening between house and store on 1st floor
- Remove post near fridge in current kitchen, reinforcing if needed (reinforcement may not be required as a new bathroom wall will be added near this spot)
- Frame-in for new french doors (2 sets total; 1 set on 1st floor, 1 set on 2nd floor)
- Frame-in for new or relocated skylights (3) and roof window (1)
- Frame-in for new or relocated windows (8 total; 1 in basement, 7 on 1st floor)

## Water Plumbing

- Extend existing plumbing stack to 3rd floor
- Run new plumbing stack to service 1st floor half bath, running it up to the 2nd floor and capping it for future use
- Tie new plumbing stack into existing drain
- Redirect exterior drain in patio area to tie into city storm sewer instead of city sewage sewer.
- Provide and install a standard hot water heater.
- Supply and install (1) shower built with Kerdi-Schluter style liners and linear floor drain in basement
- Install (1) 30x60 whirlpool tub on 2nd floor
- Supply and install (1) 30x60 Kohler ‘Village’ K-715 cast iron tub on 3rd floor
- Install (4) toilets
- Install supply line and drain for clothes washer on 2nd floor
- Install 2 outdoor water hose bibbs (1) at courtyard deck and (1) at 2nd floor deck
- Provide and install kitchen sink and in-sink garbage disposal
- Install supply line for refrigerator water dispenser and ice maker
- Rough-in supply lines and vents as needed for proposed layout
- Install plumbing fixtures and fittings provided by owner

## Gas Plumbing

- Redirect main supply line for new layout
- Redirect basement gas pipes from existing boiler to new forced air furnace
- Redirect basement gas pipes for new hot water heater configuration
- Redirect kitchen gas pipes for stove in new 1st floor kitchen layout
- Install new gas pipes for fireplace in basement
- Install new gas pipes for clothes dryer on 2nd floor

## HVAC

- Provide and install properly sized forced air HVAC system including furnace/air handler, compressor and ducts as per layout on plan

## Electrical

- Install new service if current service isn't adequate for proposed new equipment
- Provide new panel and disconnect
- Rewire throughout the house as per new layout
- Provide and install outlets and switches per layout
- Install dimmers and recessed led ceiling fixtures, provided by client, per layout
- Wire and install outlets for appliances per layout, including:
  - Refrigerator
  - Gas stove
  - Dishwasher
  - Garbage disposal
  - Fireplace
  - Whirlpool tub
  - Clothes washer and dryer
- Install under cabinet led strips in kitchen and in recessed cove above vanities
- Install surface mounted pendant fixtures in dining room and kitchen and hookup equipment and appliances provided by others

## Windows

*Windows should be Pella Pro-Line 450 Series double hung aluminum clad (exterior) wood double replacement windows.*

New Windows:

- Add new double glazed windows (20 total; 5 in basement, 7 on 1st floor, 7 on 2nd floor, 1 on 3rd floor)
- Center replacement window in kitchen on the cooking range and raise the sill slightly above the countertop
- Retain in place Otis St basement wall windows

New Skylights:

- Add (3) new skylights and (1) operable roof skylight/window on 3rd floor

## Exterior Doors

*Exterior doors should be Pella 450 Series aluminum clad wood doors. Interior and exterior patio door hardware to be by IMTEK, use Mercury Level with plain round rosette for pricing.*

- Purchase and install 1 pair of Pella patio french doors on 1st floor, 1 exterior entry door in basement, and 1 window/door to 2nd floor deck (replaces a window but will require reframing opening)
- Modify and install existing entry door and transom from old store as front entry door on Otis Street

## Drywall

- Install, tape, sand and finish drywall on interior walls and ceilings
- Install fire-rated drywall on all walls shared with the adjoining unit (149 Otis St)

## Finished Carpentry

*All interior doors are to be trimless, solid core doors such as EzyJamb Doors.*

- Hang solid core interior doors (7 total; 2 in basement, 1 on 1st floor, 2 on 2nd floor, 2 on 3rd floor)
- Hang (1) solid core double interior door (in basement)
- Install (1) pocket door for 2nd floor master bath
- Hang (1) single closet door in 2nd floor hallway
- Hang (2) sets of double closet doors in basement
- Hang sliding mirrored closet doors (6 pairs total; 2 in basement, 2 on 2nd floor, 2 on 3rd floor). See *Glass Work* section; do not duplicate costs.
- Install base trim and trim around windows and doors
- Finish closet interiors with double rods and a shelf
- Install bookcase dividers and steps between living and dining room
- Install appliances and bathroom accessories (provided by others)
- Install salvaged mantel around basement fireplace
- Install millwork if required (see Millwork section for notes; do not duplicate installation costs if millwork artisan will be installing)

## Door Hardware

- Install EMTEK door hardware
  - 4 dummy sets (2 in basement, 2 on 2nd floor)
  - 1 passage sets (1 in basement)
  - 9 privacy sets (2 in basement, 1 on 1st floor, 4 on 2nd floor, 2 on 3rd floor)
  - 2 patio entry door locksets (1 on 1st floor, 1 on 2nd floor)
  - 2 entry door locksets

## Insulation

- Spray medium density, closed cell spray-in foam on all exterior walls (including all walls in basement both under the main house and under the old store) and roof to meet or exceed R value requirements

## Tile Work

- Pick up, install, grout and seal natural stone floor tiles, including under kitchen cabinets and bath vanities (678 sq. ft. total)
  - In finished basement (475 sq. ft.)
  - In kitchen (115 sq. ft.)
  - 1st floor bath (21 sq. ft.)
  - 2nd floor master bath (33 sq. ft.)
  - 3rd floor bath (34 sq. ft.)
- Pick up, install, grout and seal natural stone wall tiles (442 sq. ft. total)
  - Around basement shower (78 sq. ft.) backed by Kerdi-Schluter liners
  - On walls in kitchen (116 sq. ft.)
  - On walls of master bath on 2nd floor (182 sq. ft.) using Kerdi-Schluter liners around tub
  - Around 3rd floor tub and on sloped ceiling (75 sq. ft.) backed by Kerdi-Schluter liners
- Wall and floor tiles to be purchased directly by owners

## Glass Work

- Acquire and install full width mirrors at all vanities
- Acquire and install full height sliding mirrored closet doors (6 pairs total; 2 in basement, 2 on 2nd floor, 2 on 3rd floor). See *Finished Carpentry* section; do not duplicate costs.

## Interior Painting

- Prime and paint all interior walls and ceilings, doors and trim
- Remove any lead paint (mostly on and around the stairs) and repaint

## Masonry

- Repair brick foundation under store where needed and fill in the 2 small openings with brick.
- Remove portion of foundation wall for new exterior door beneath store in basement
- Remove portion of foundation wall for fireplace in basement

## Exterior Walls

- Remove all exterior siding
- Replace any rotted wood sheathing
- Install blue skin waterproofing membrane
- Flash around window and door openings
- Install Hardie board siding to match size and profile of original wood siding and trim, including shadow boards and moldings.
- Remove paint from exterior granite blocks

## Roof

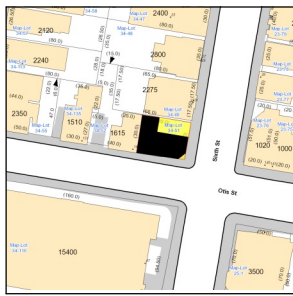
- Patch roofs where chimney, vents, skylights, etc are to be removed
- Flash around new openings in roofs where skylights, vents, etc are to be added
- Replace gutters but keep old downspouts as they seem to be cast iron and are tied into the storm sewer, which is important to maintain (if that is possible) as this house sits on its lot line
- Replace 2nd floor roof above smaller bedroom, removing old roofing material and installing ice & water barrier along with new roofing material (178 sq ft)

## Landscaping

- Reuse existing brick pavers on walkway and as border around patio and add new pavers as needed in patio, set pavers on compacted sand base with open joints
- Build courtyard wood deck using pressure treated wood, including:
  - Stairs
  - Railings
  - Street-side privacy fence with gate
- Build wood deck, with railings, above store using pressure treated wood
- Add new wooden Privacy fence to replace concrete block wall in side yard as shown

## Items to Salvage

- Fireplace mantel from living room
- Old store door
- Wooden ladder beneath store
- Wood from coal divider beneath store



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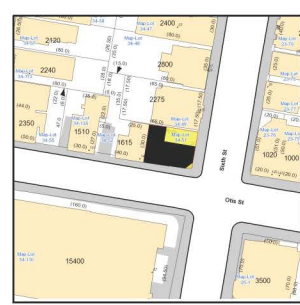
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G-003



EXISTING CONDITIONS



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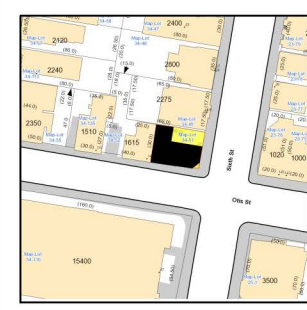
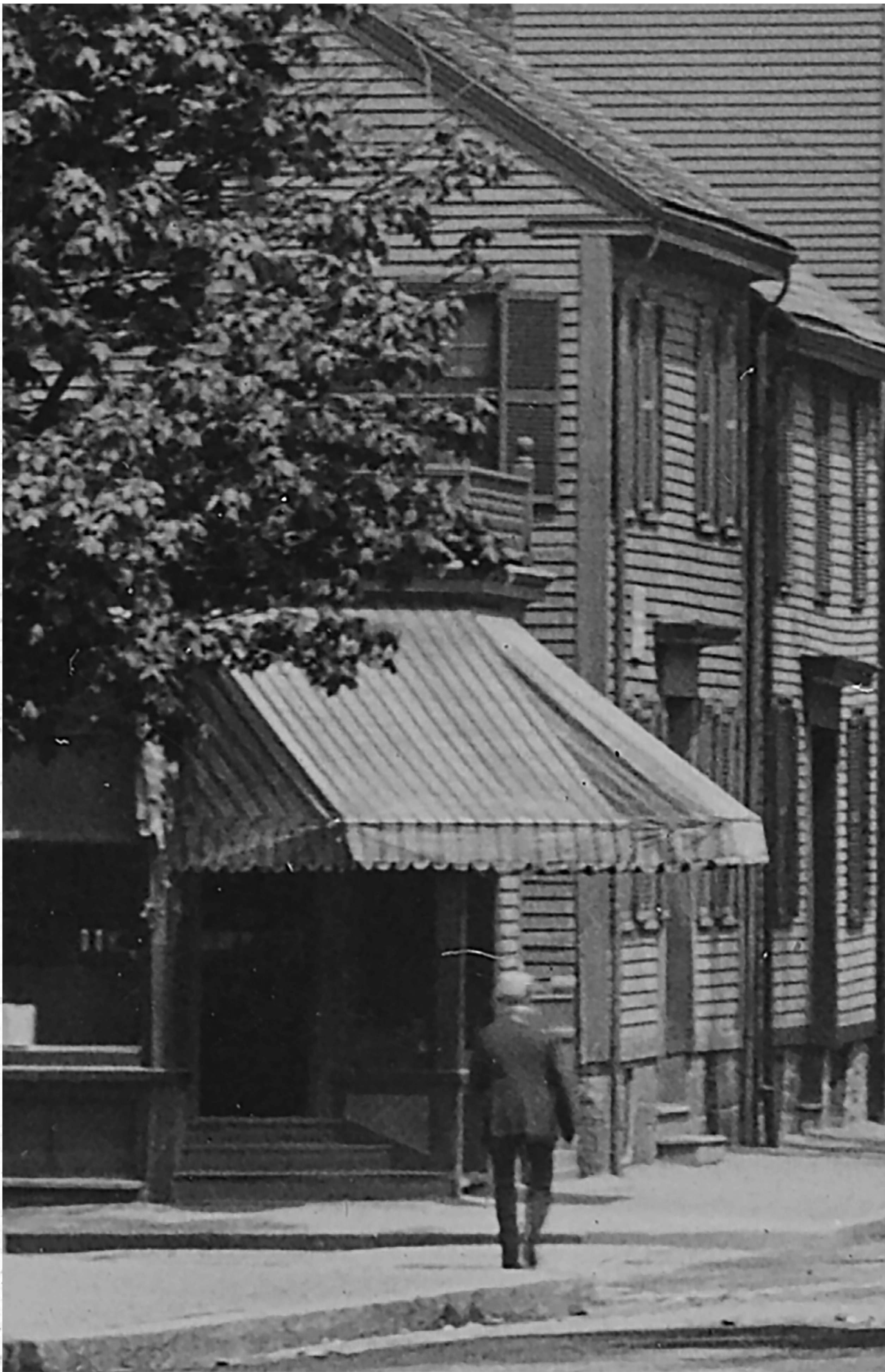
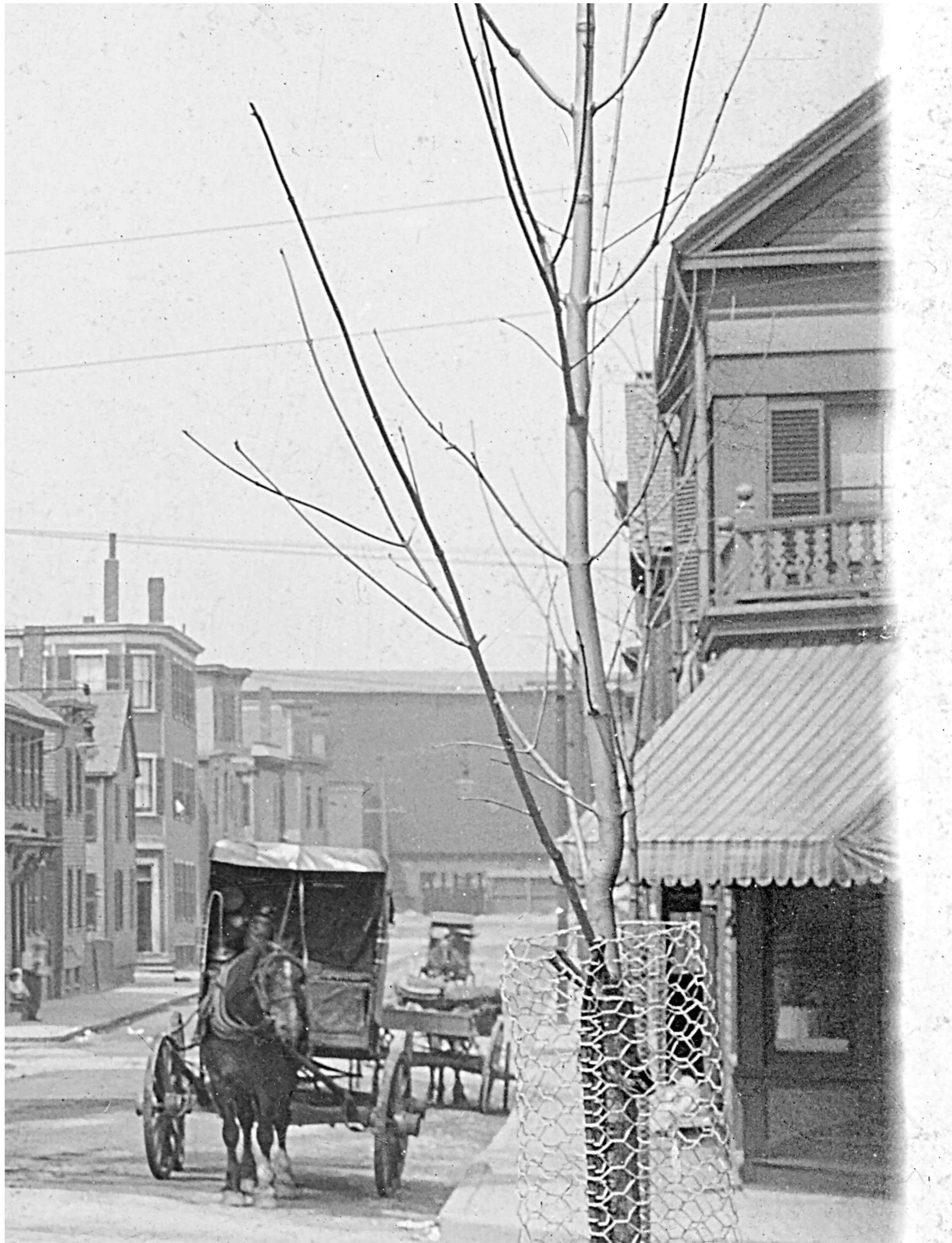
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HISTORICAL CONDITIONS



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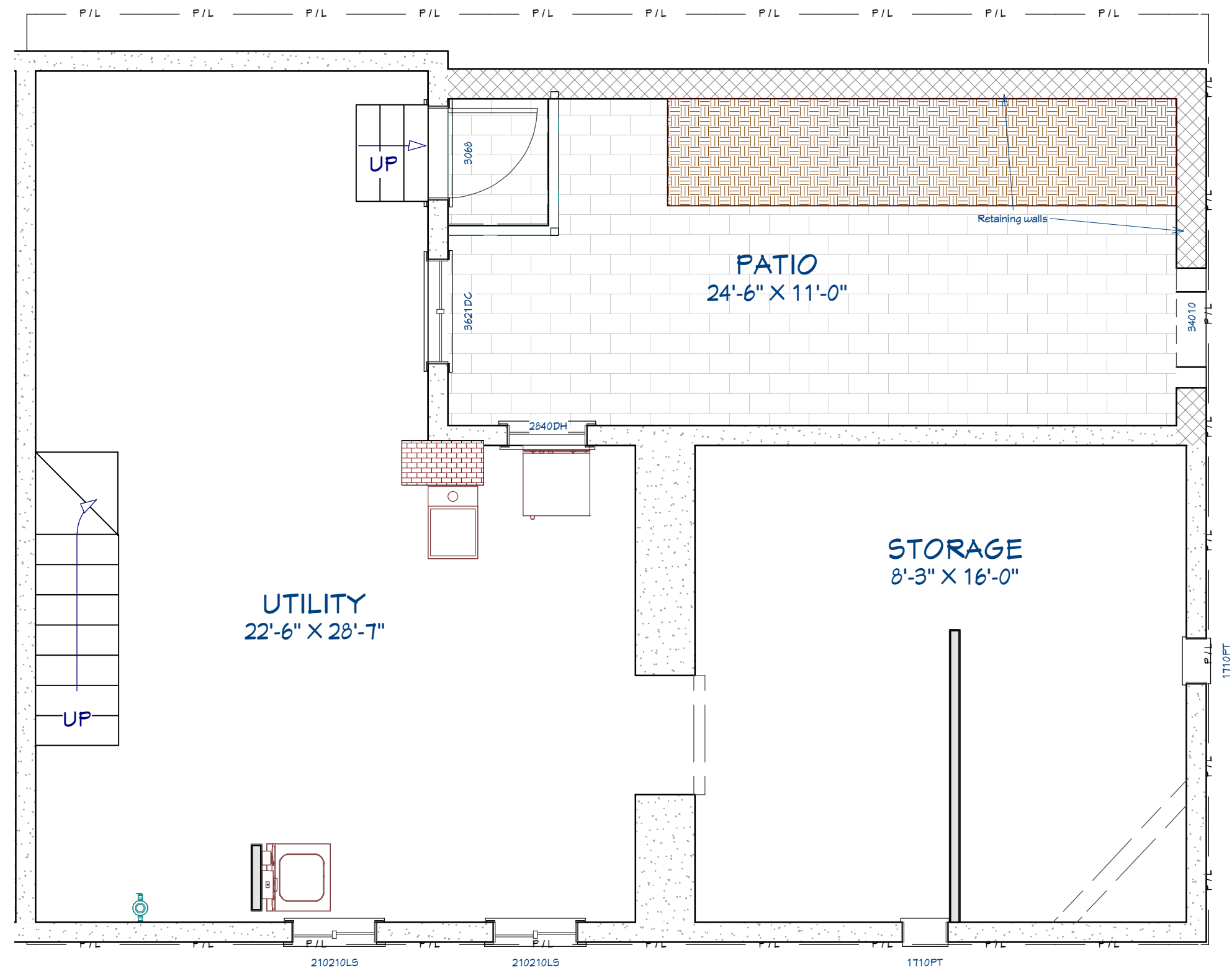
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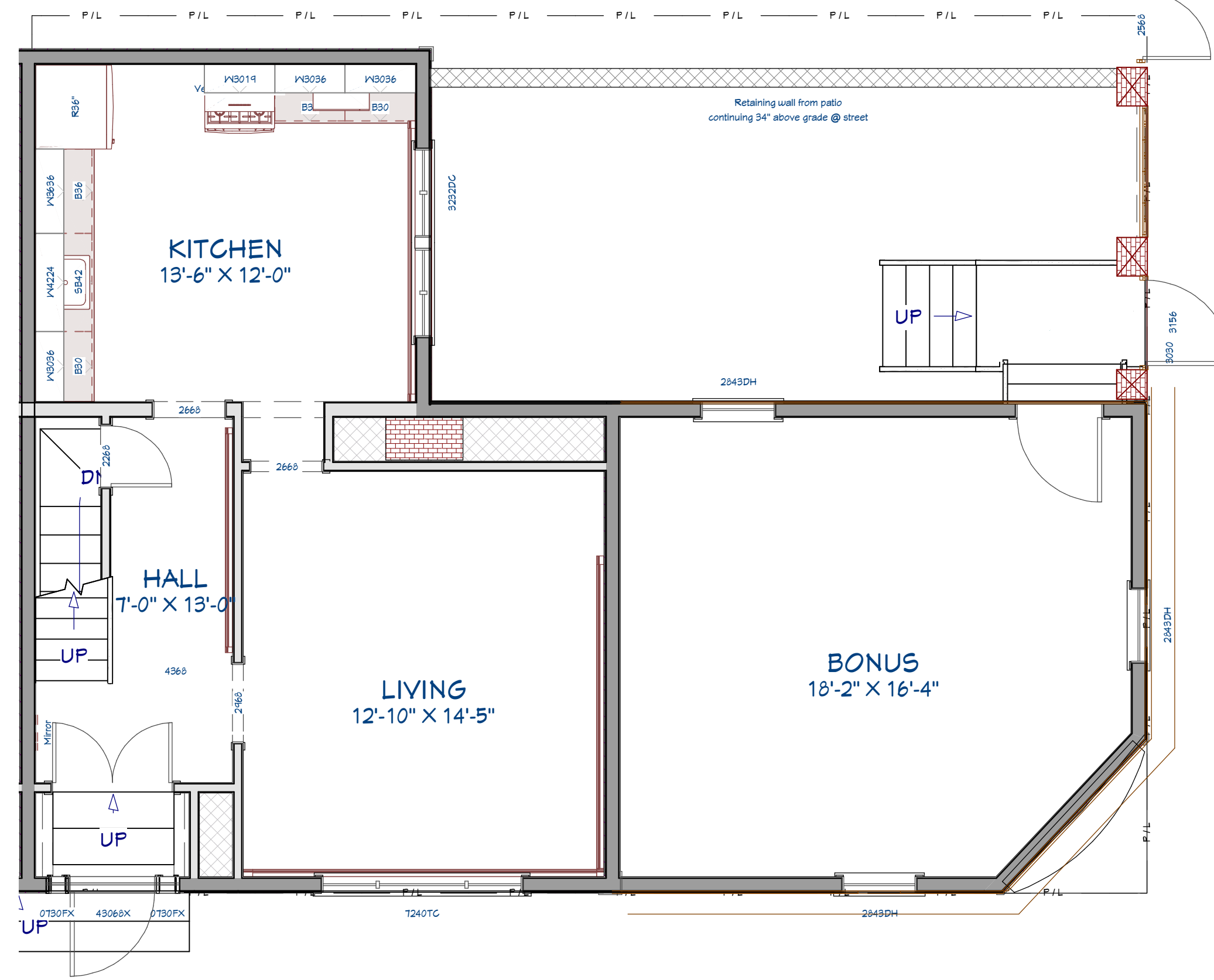
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D-002

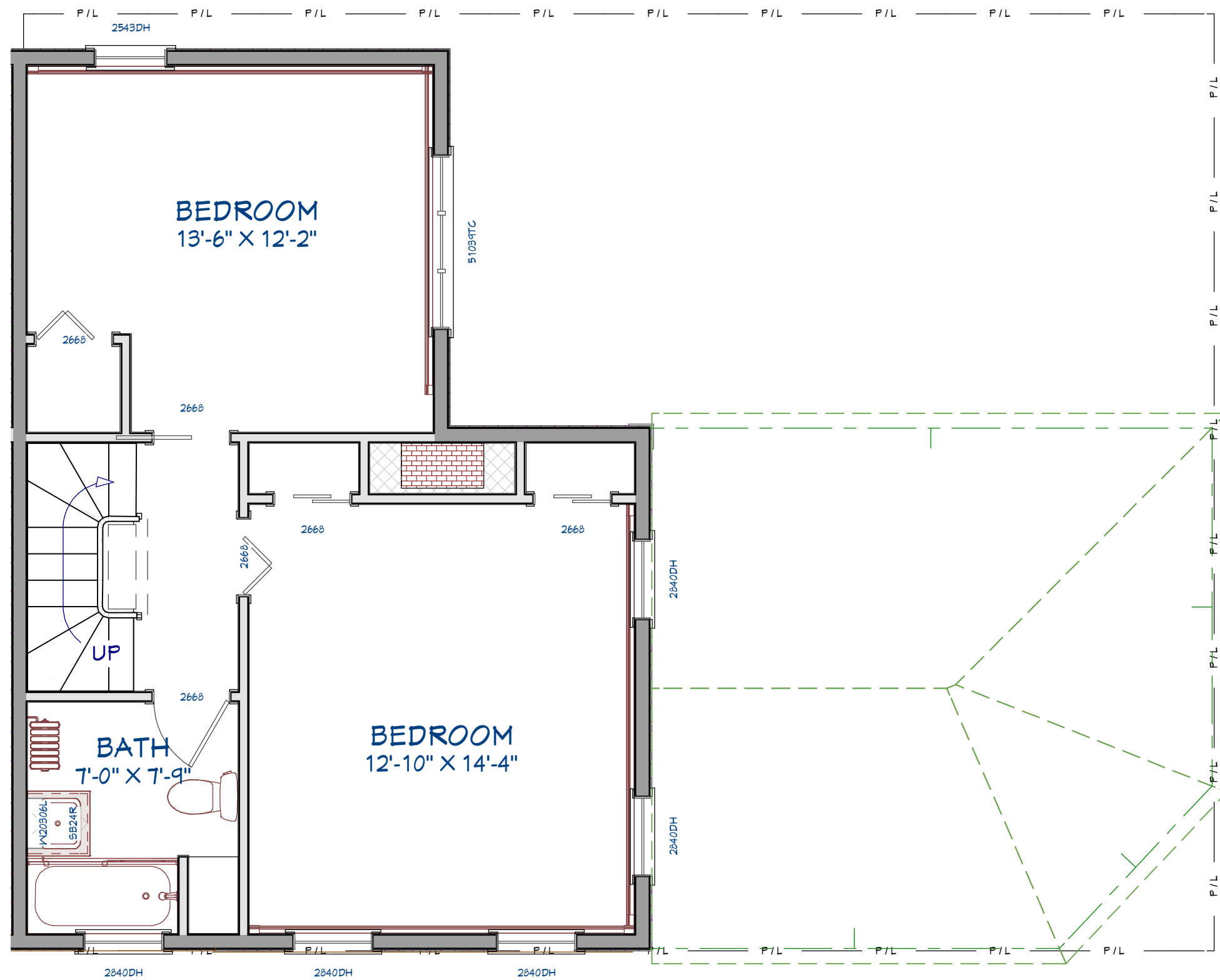




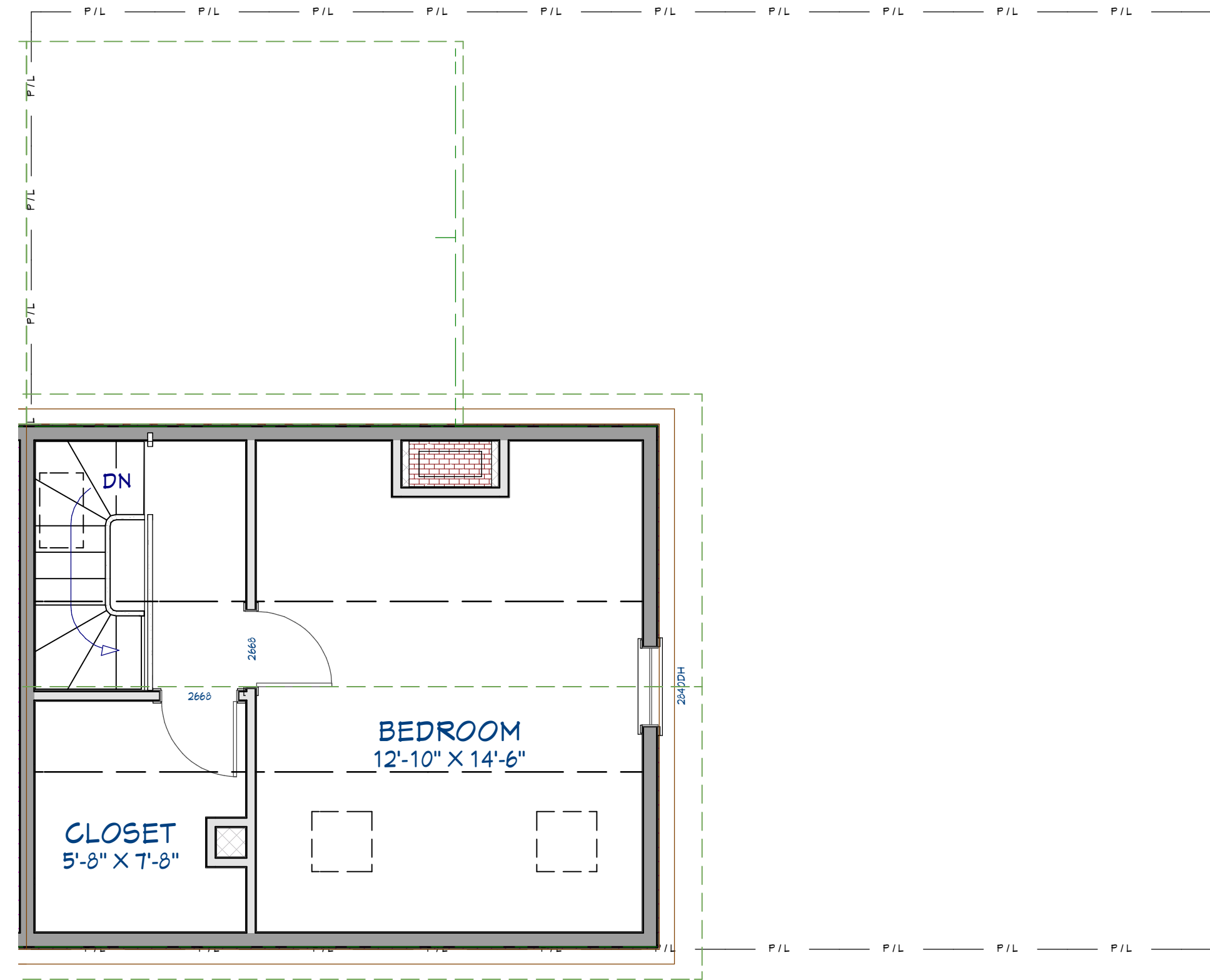
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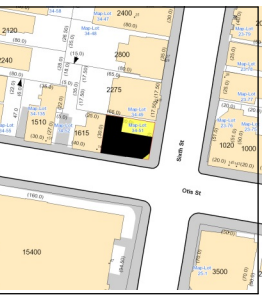
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1/4" = 1'-0"



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



4 EXISTING FLOOR PLAN - 3RD FLOOR  
1/4" = 1'-0"



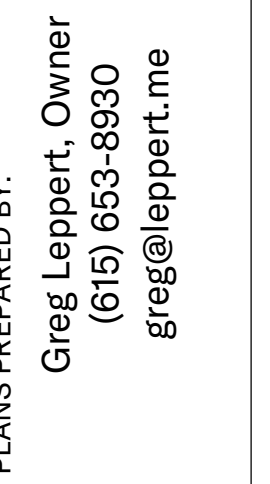
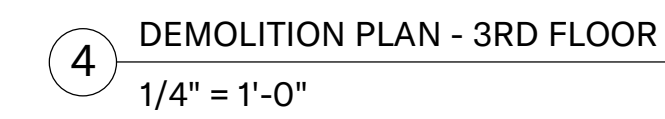
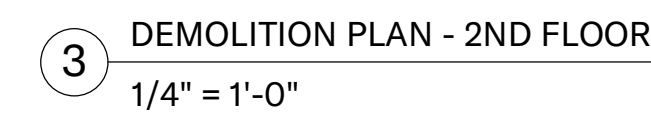
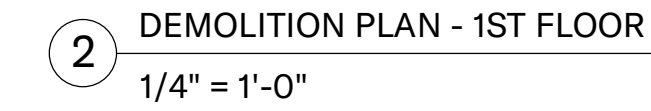
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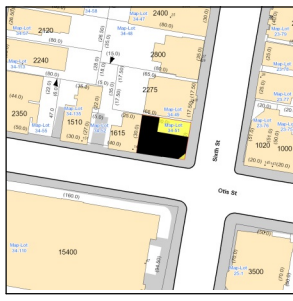
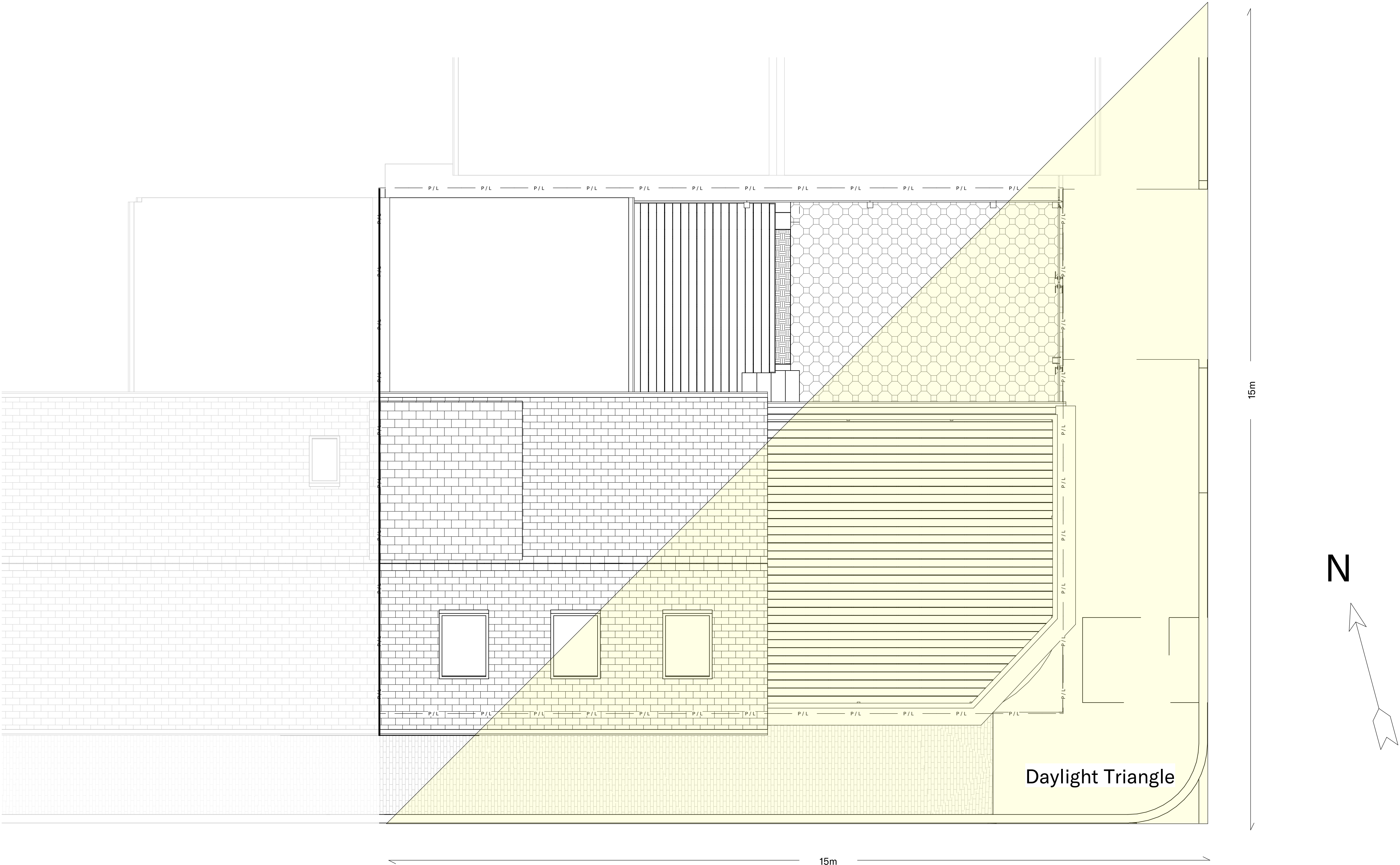
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SITE PLAN



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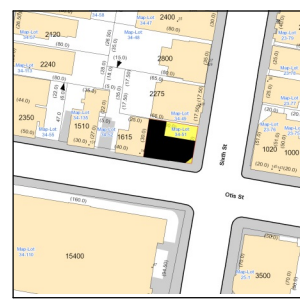
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# ZONING AND FAR



OVERVIEW

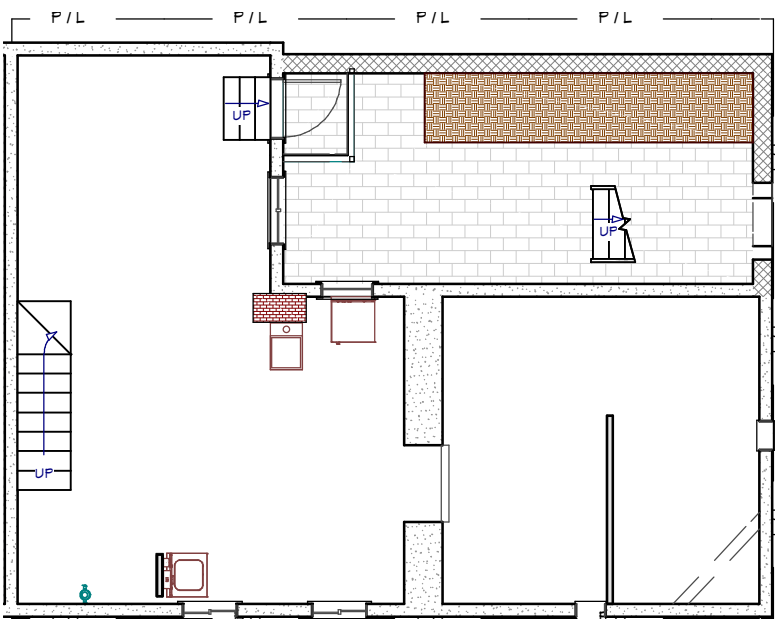
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Lot Area	1,200 SF
Existing FAR	1.28
Proposed FAR	1.29

EXISTING GROSS BUILDING AREA

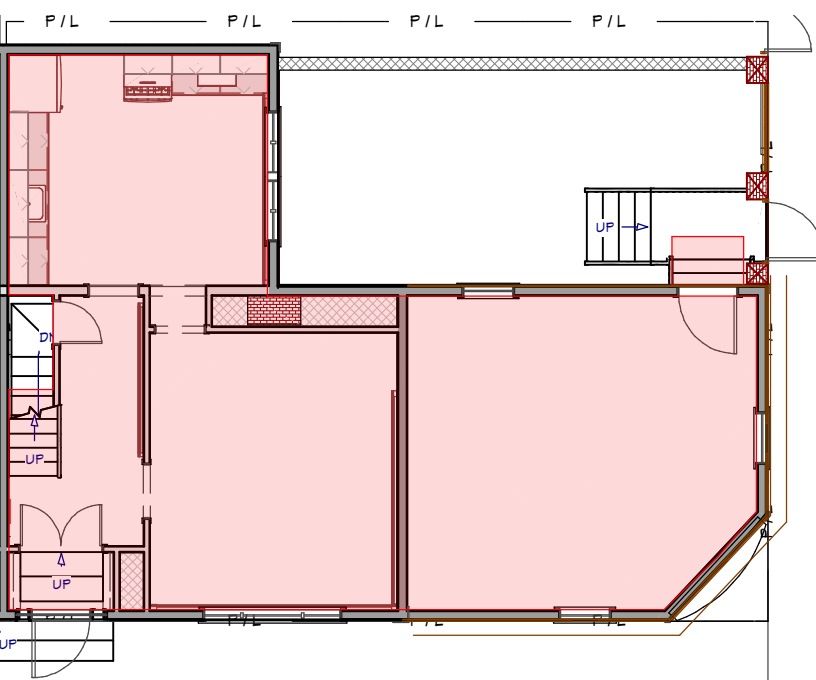
Floor	Type	Area
Basement	Not Placed	0.0 SF
1st	Exterior	9.5 SF
1st	GSF	783 SF
2nd	GSF	502 SF
3rd	GSF	244 SF
Total		1,538.5 SF

PROPOSED GROSS BUILDING AREA

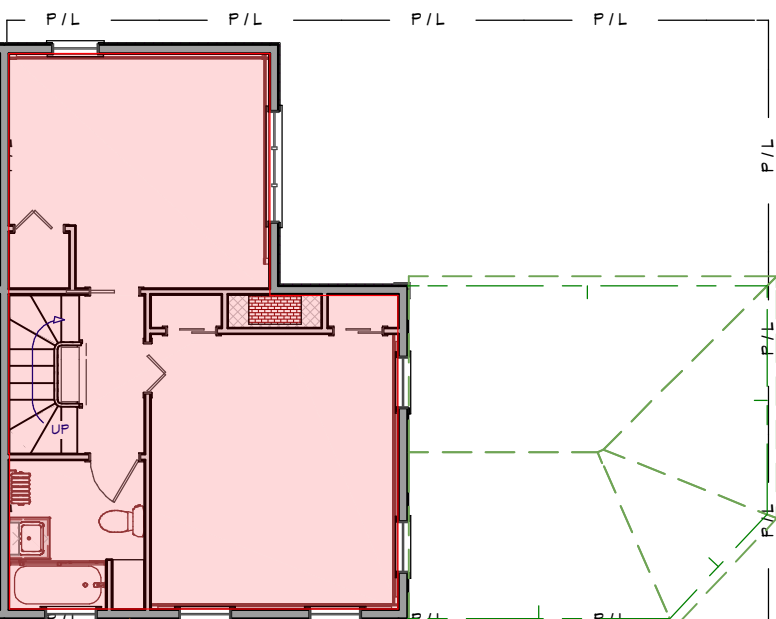
Floor	Type	Area
Basement	Not Placed	0.0 SF
1st	Exterior	0.0 SF
1st	GSF	783 SF
2nd	GSF	502 SF
3rd	GSF	272 SF
Total		1,557 SF



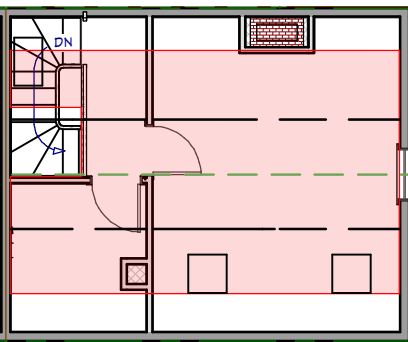
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1/10" = 1'-0"



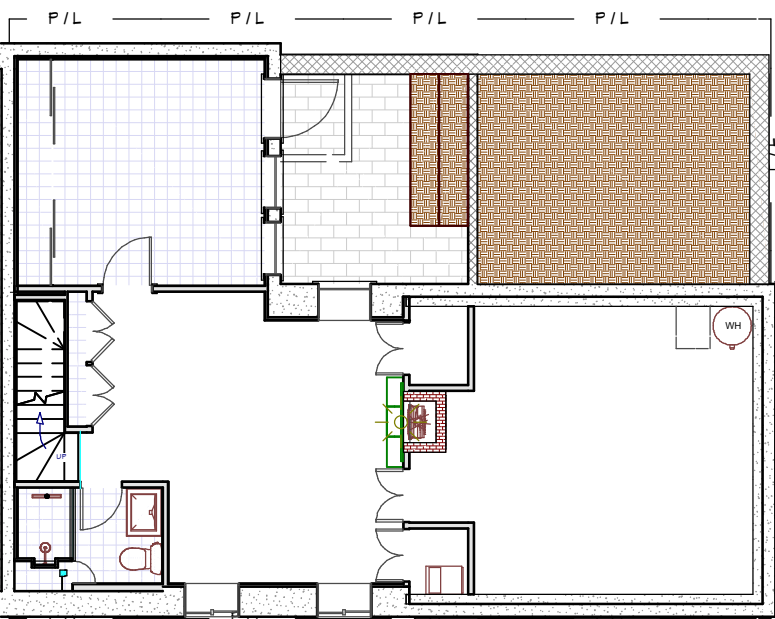
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1/10" = 1'-0"



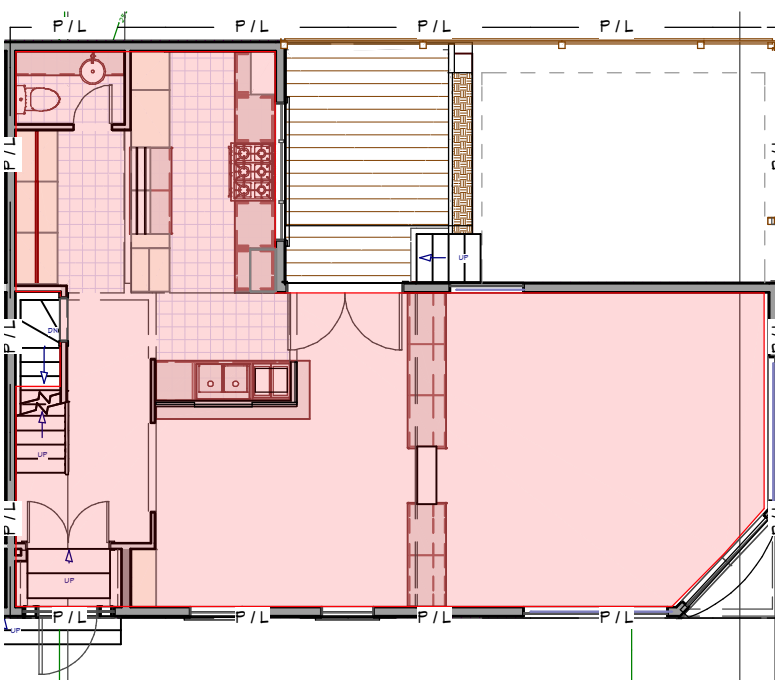
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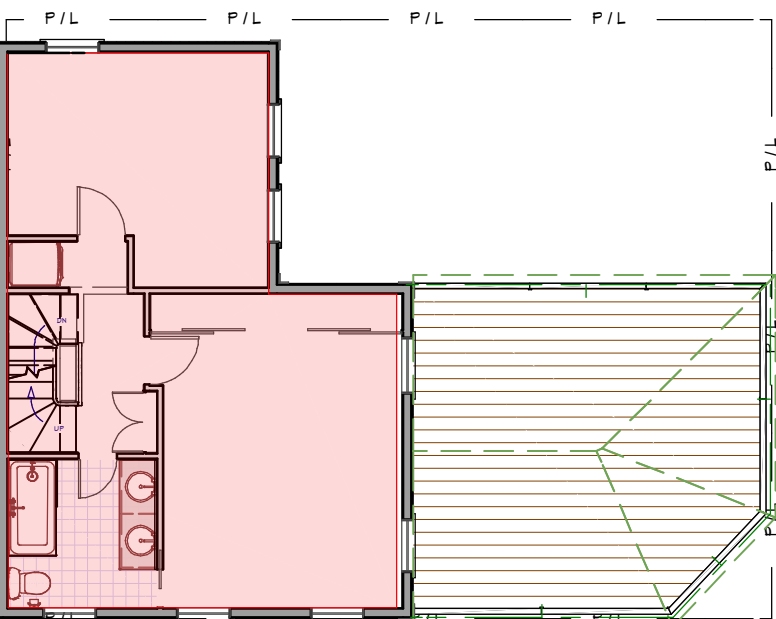
4 EXISTING 3RD FLOOR  
1/10" = 1'-0"



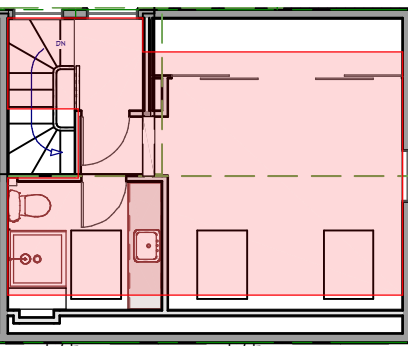
5 PROPOSED BASEMENT  
1/10" = 1'-0"



6 PROPOSED 1ST FLOOR  
1/10" = 1'-0"



7 PROPOSED 2ND FLOOR  
1/10" = 1'-0"



8 PROPOSED 3RD FLOOR  
1/10" = 1'-0"

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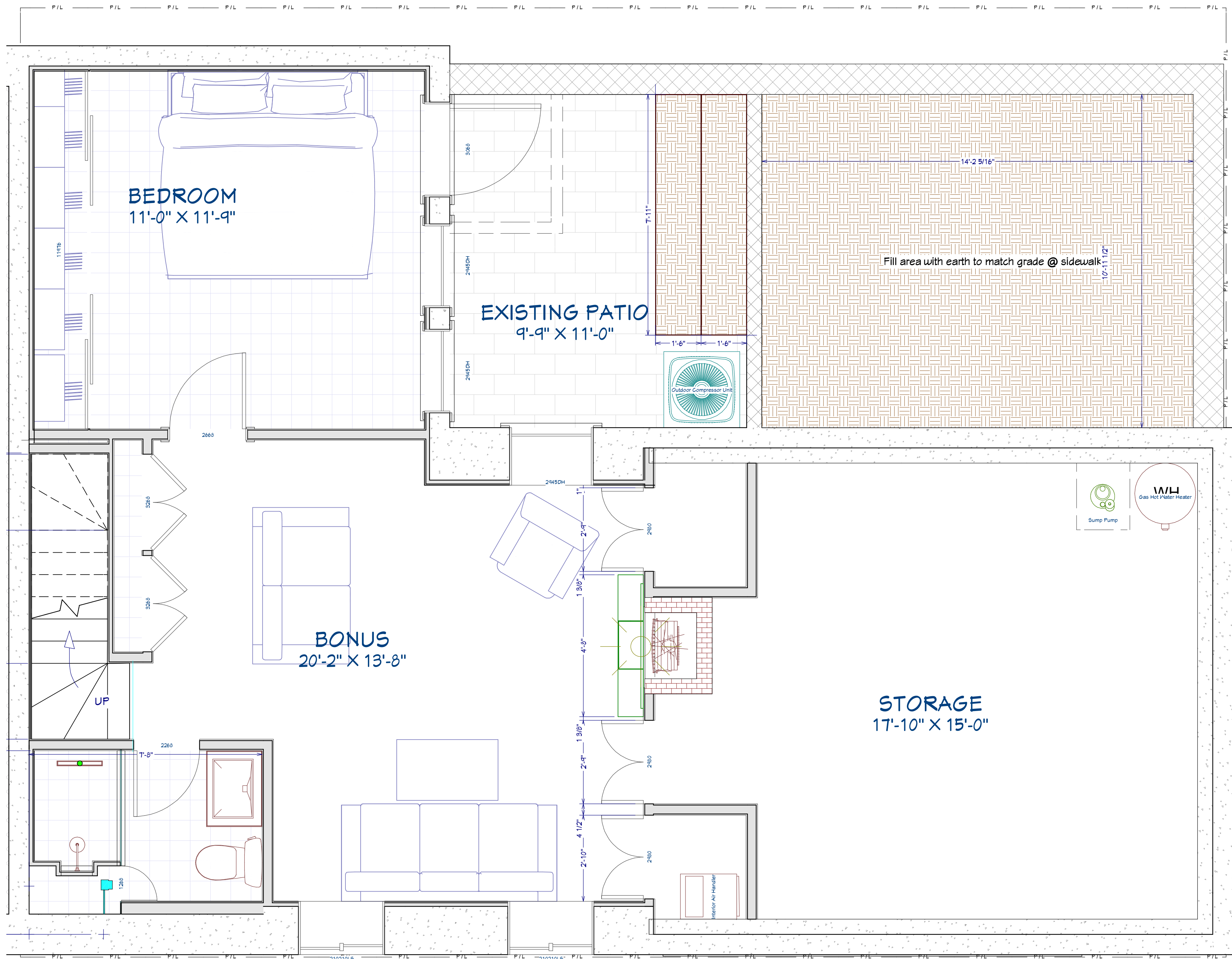
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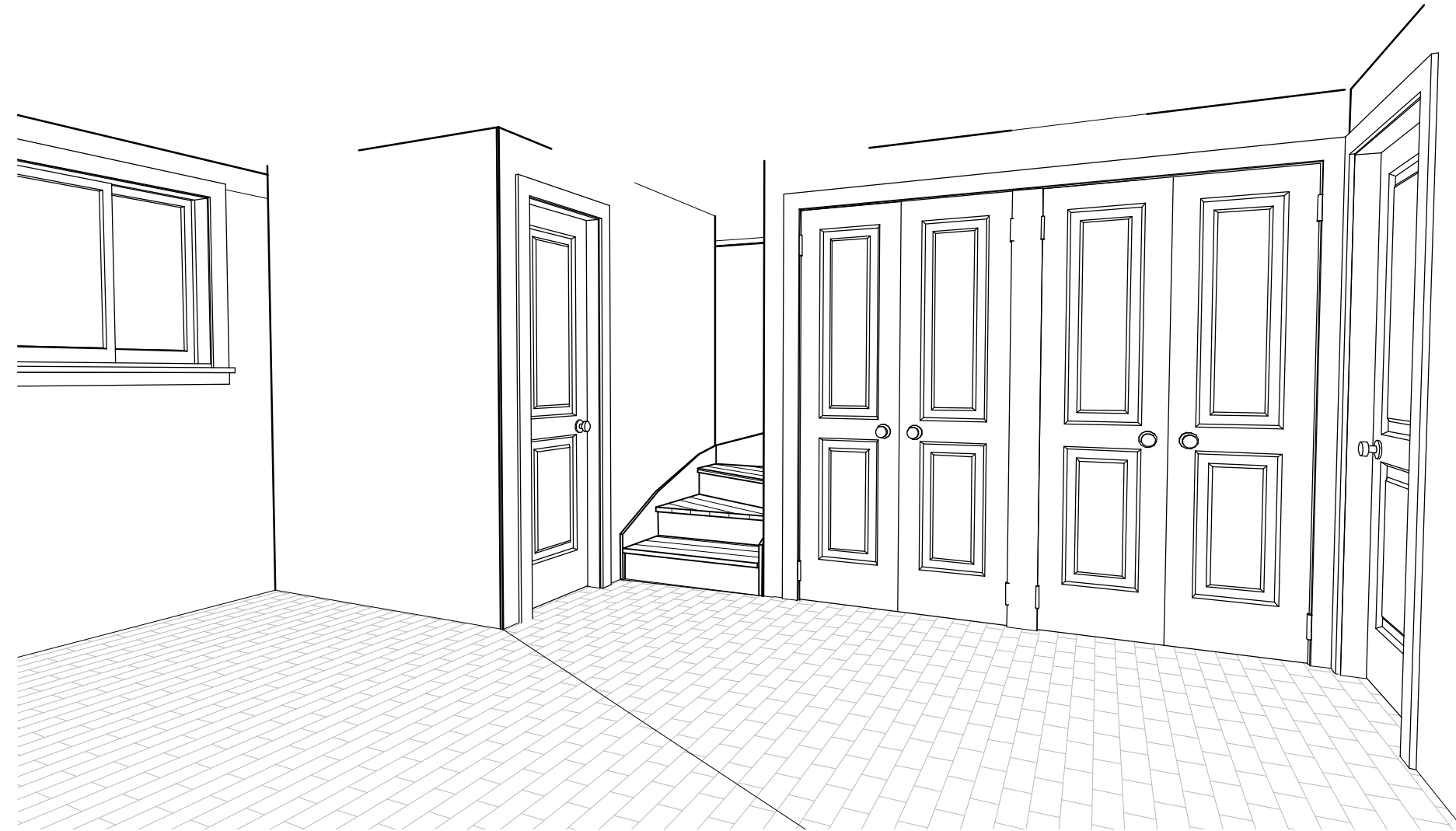
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SHEET:

A-002



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



2 PROPOSED VIEW - BONUS ROOM



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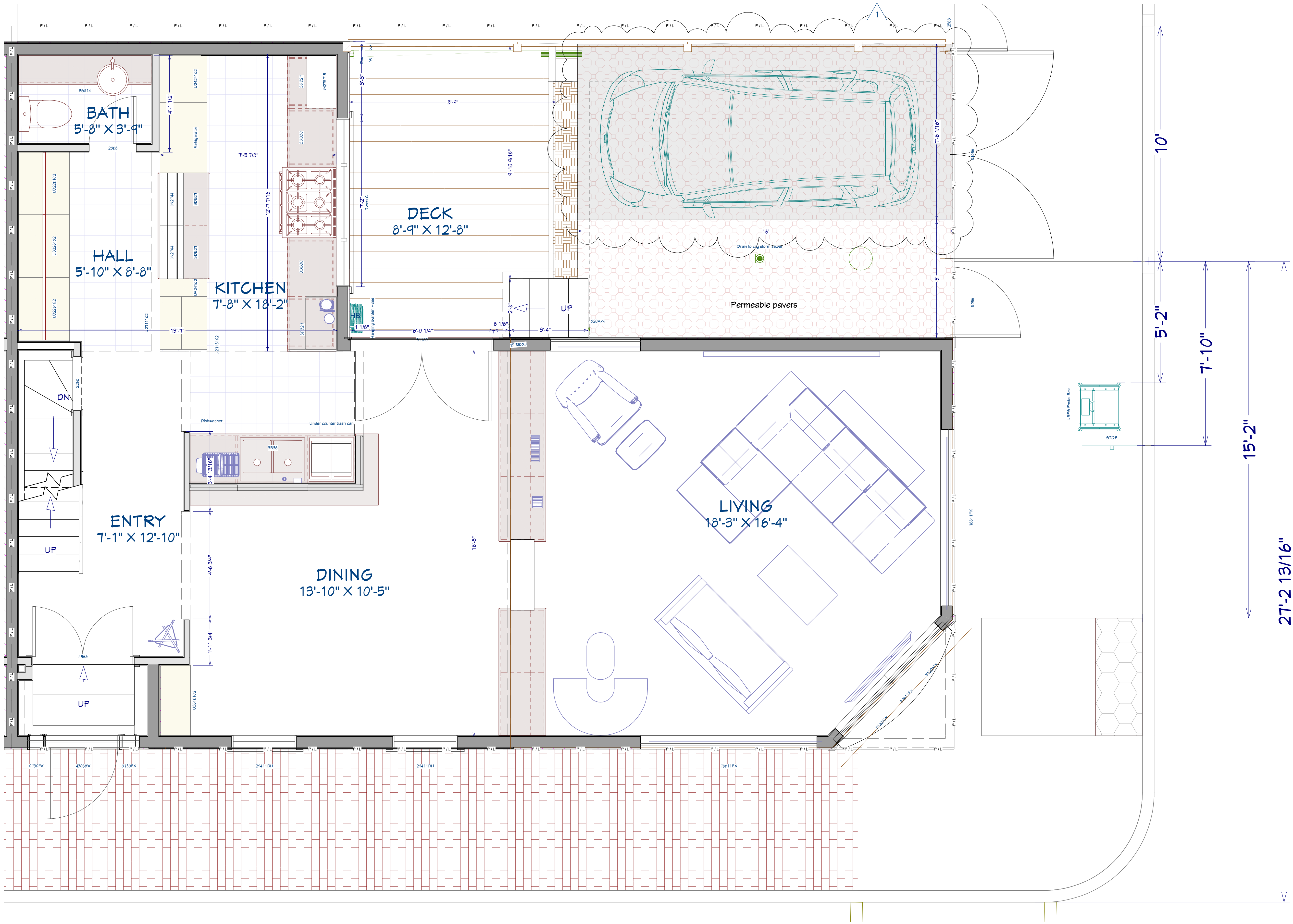
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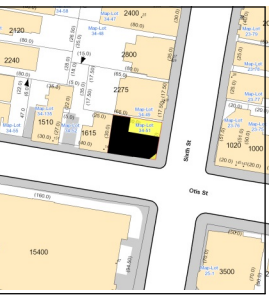
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A-101





1 PROPOSED FLOOR PLAN - 1ST FLOOR  
1/2" = 1'-0"



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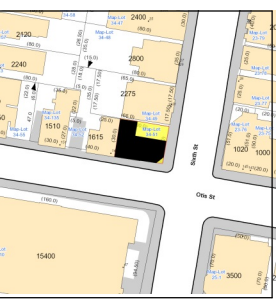
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A-102



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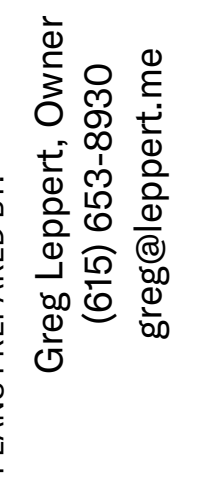
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A-103





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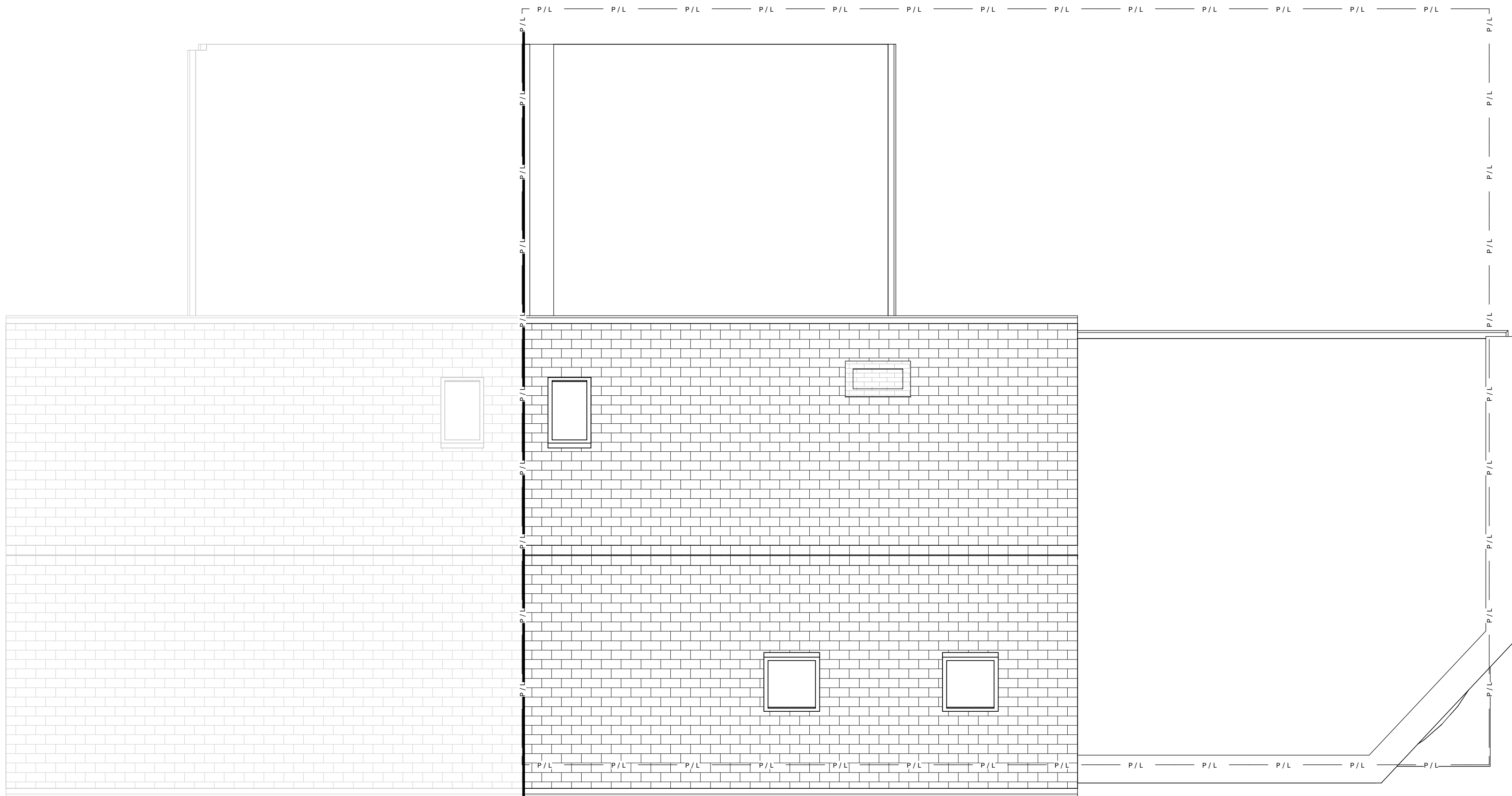
Royce Lanier AIA, NCARB  
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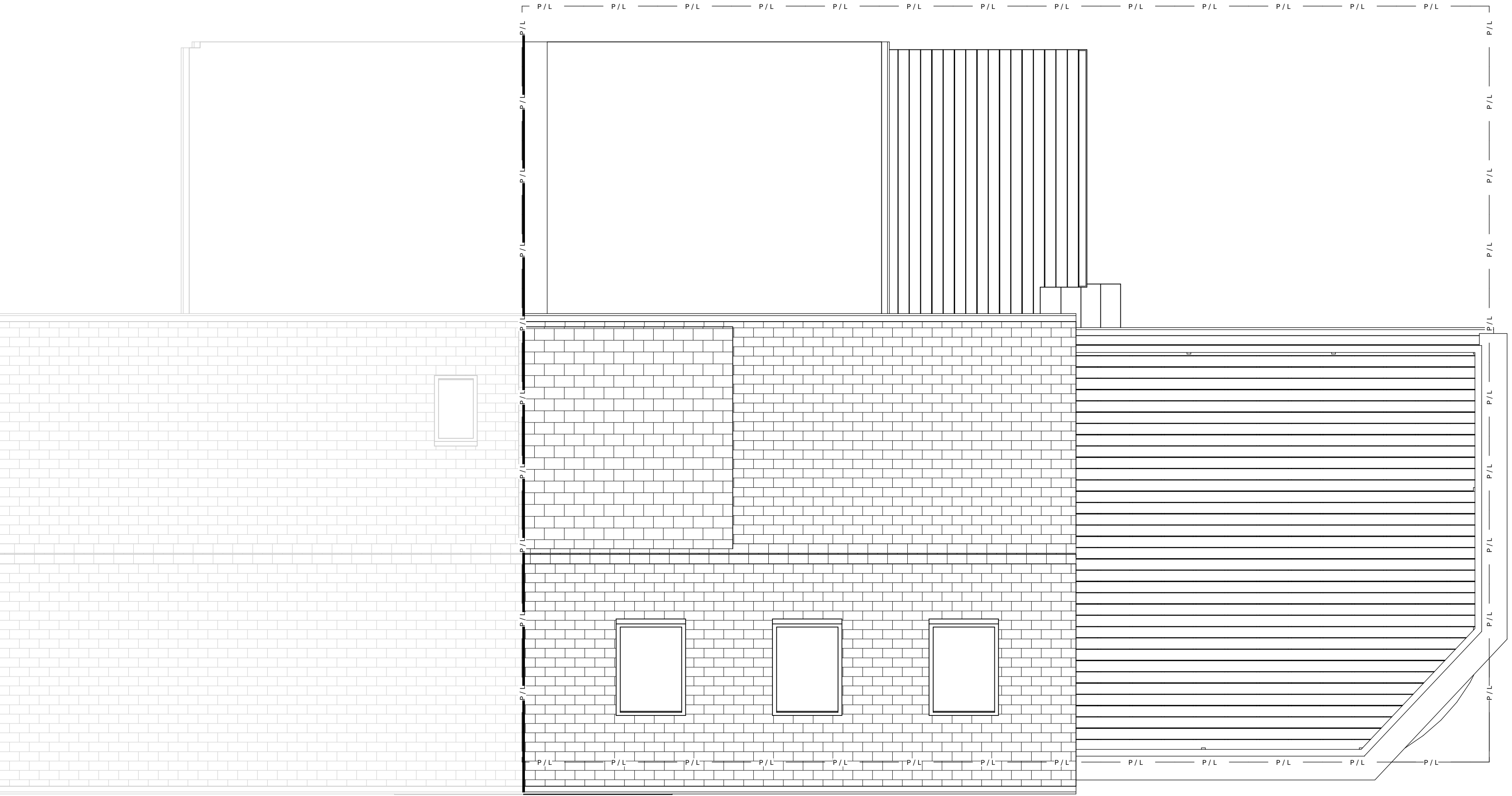
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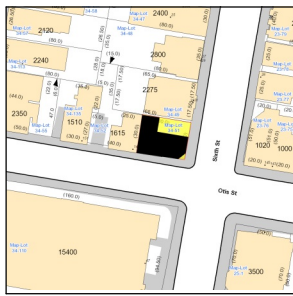
A-104



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



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



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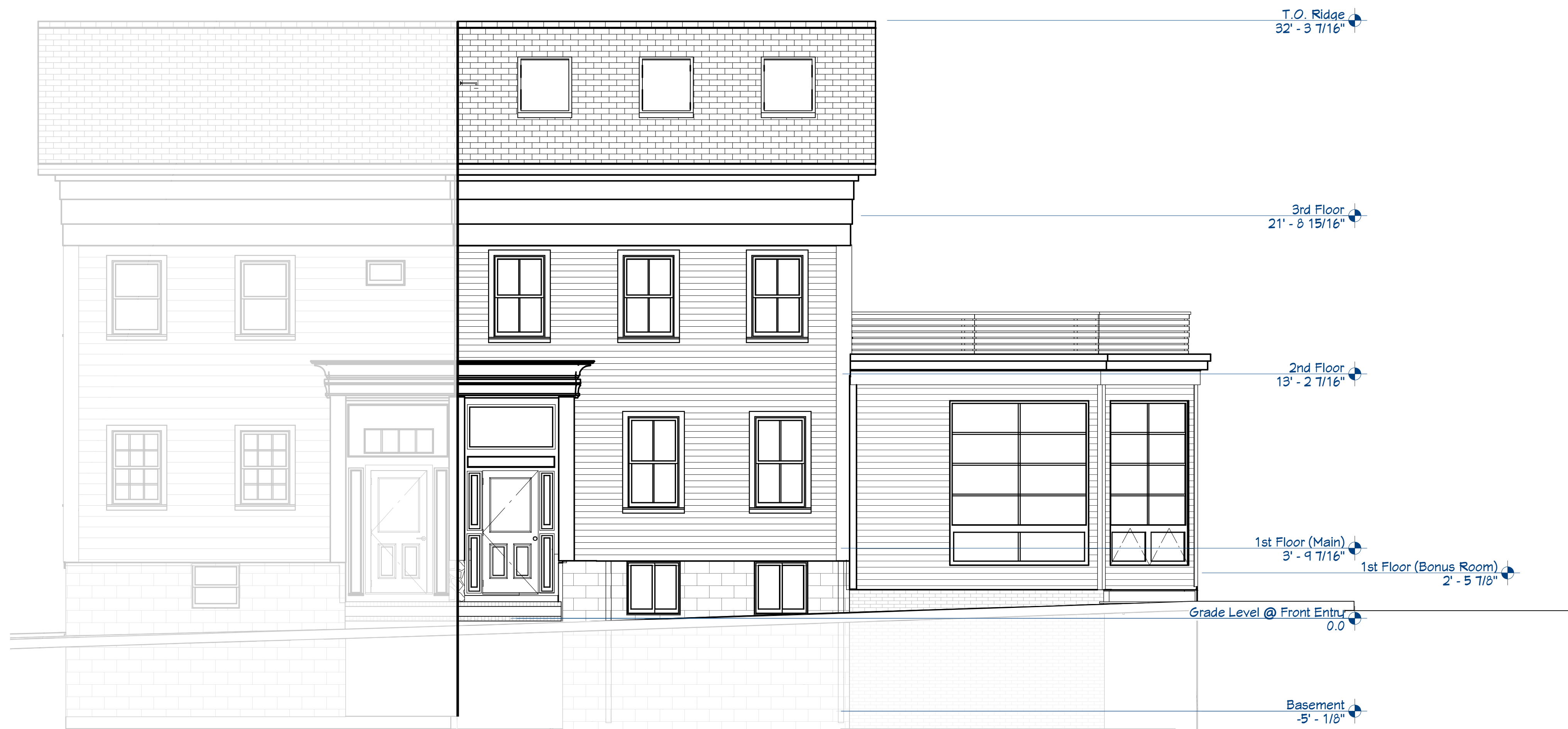
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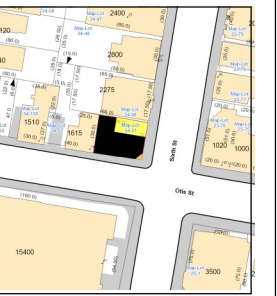
A-105



① EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



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



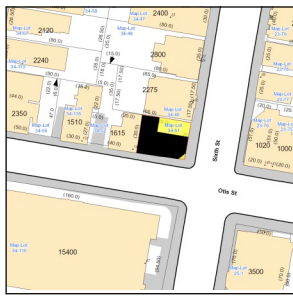
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SHEET:  
A-201



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



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

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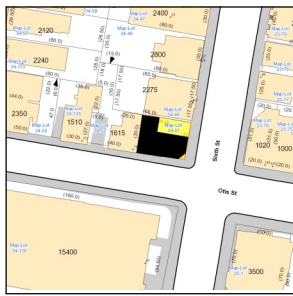
SHEET:  
A-202



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



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



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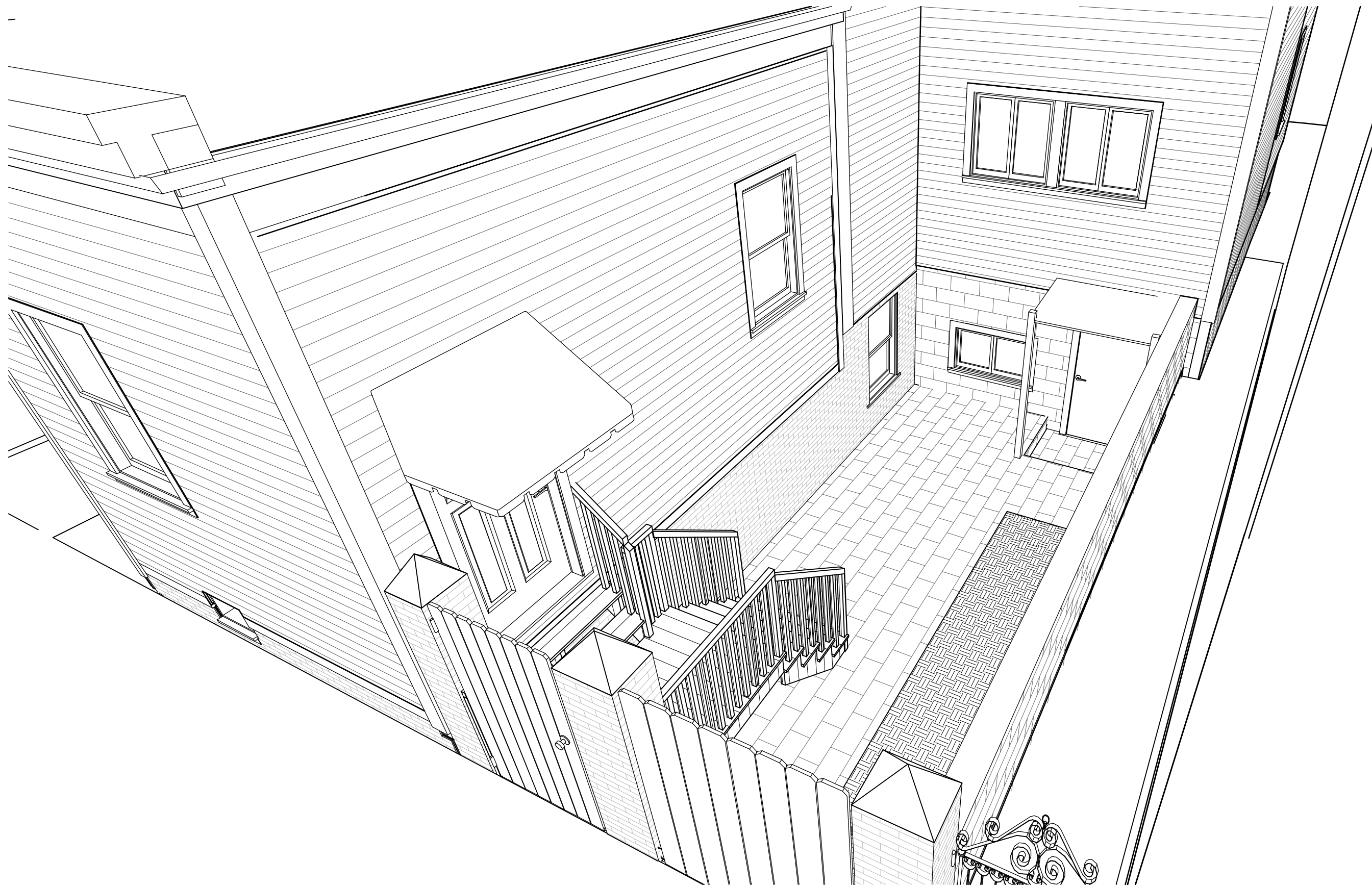
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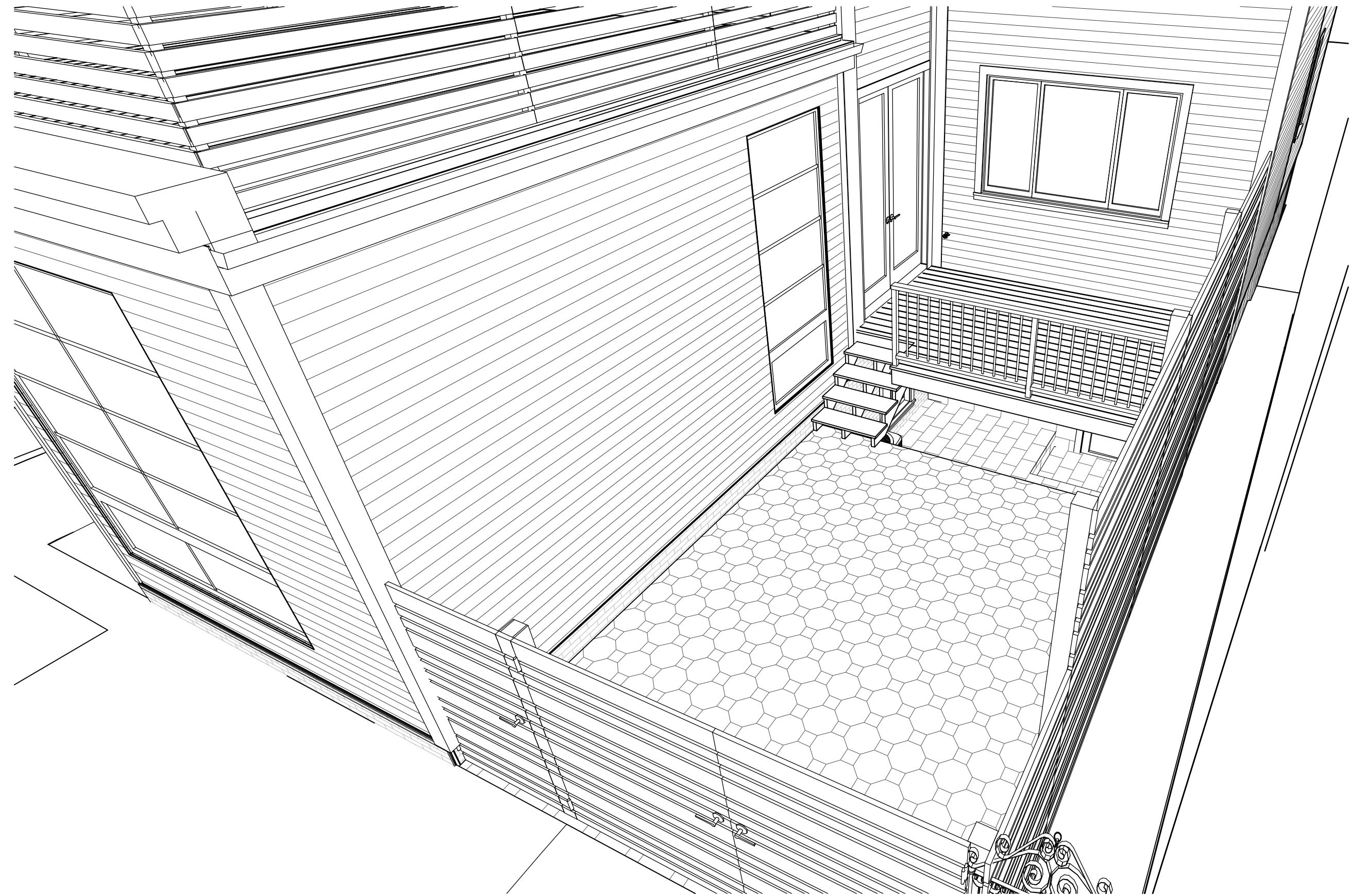
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A-203

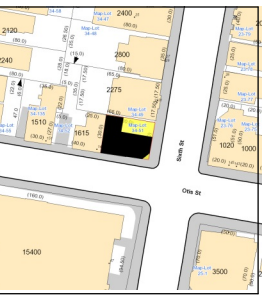




1 EXISTING PATIO PERSPECTIVE



2 PROPOSED PATIO PERSPECTIVE



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A-204

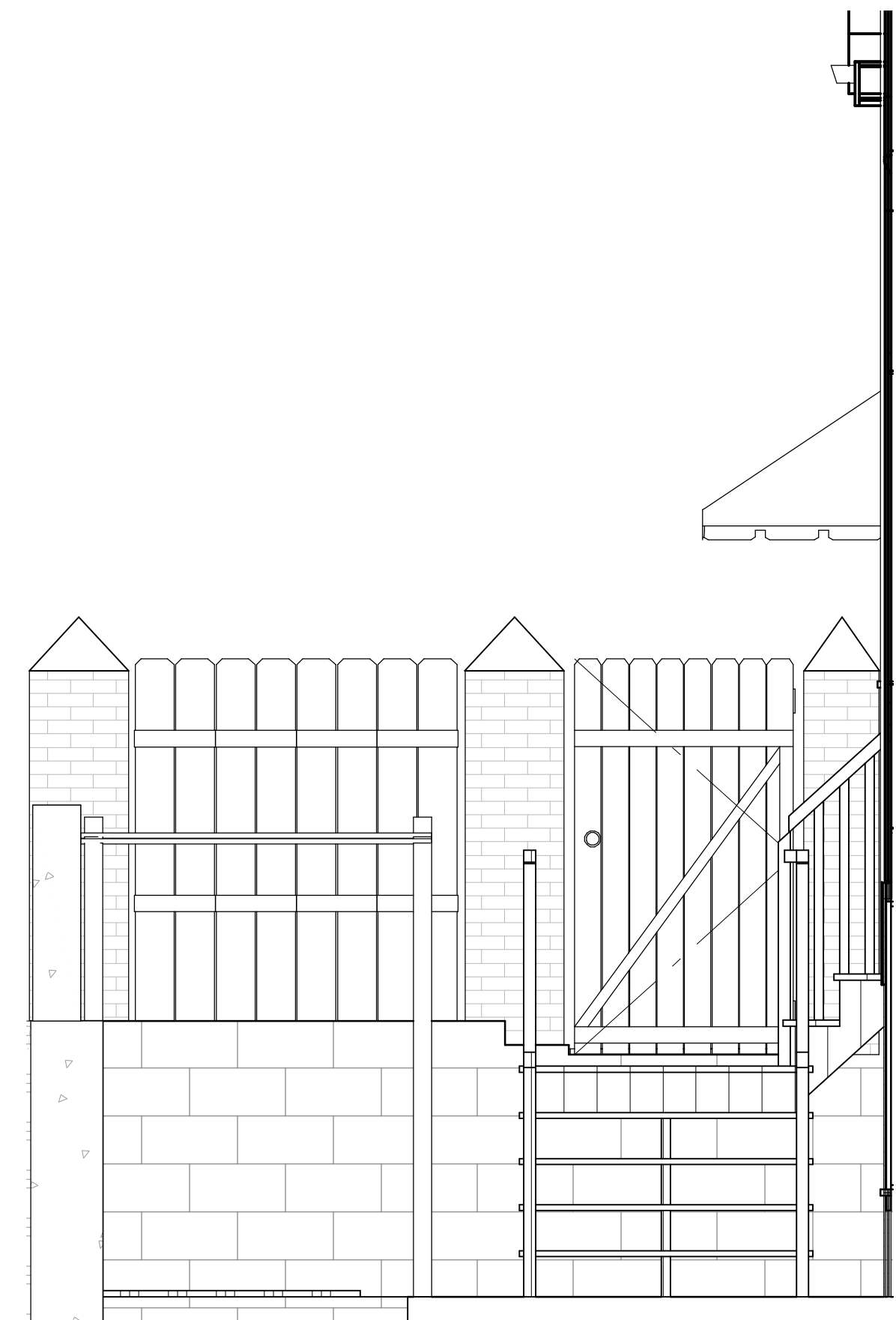




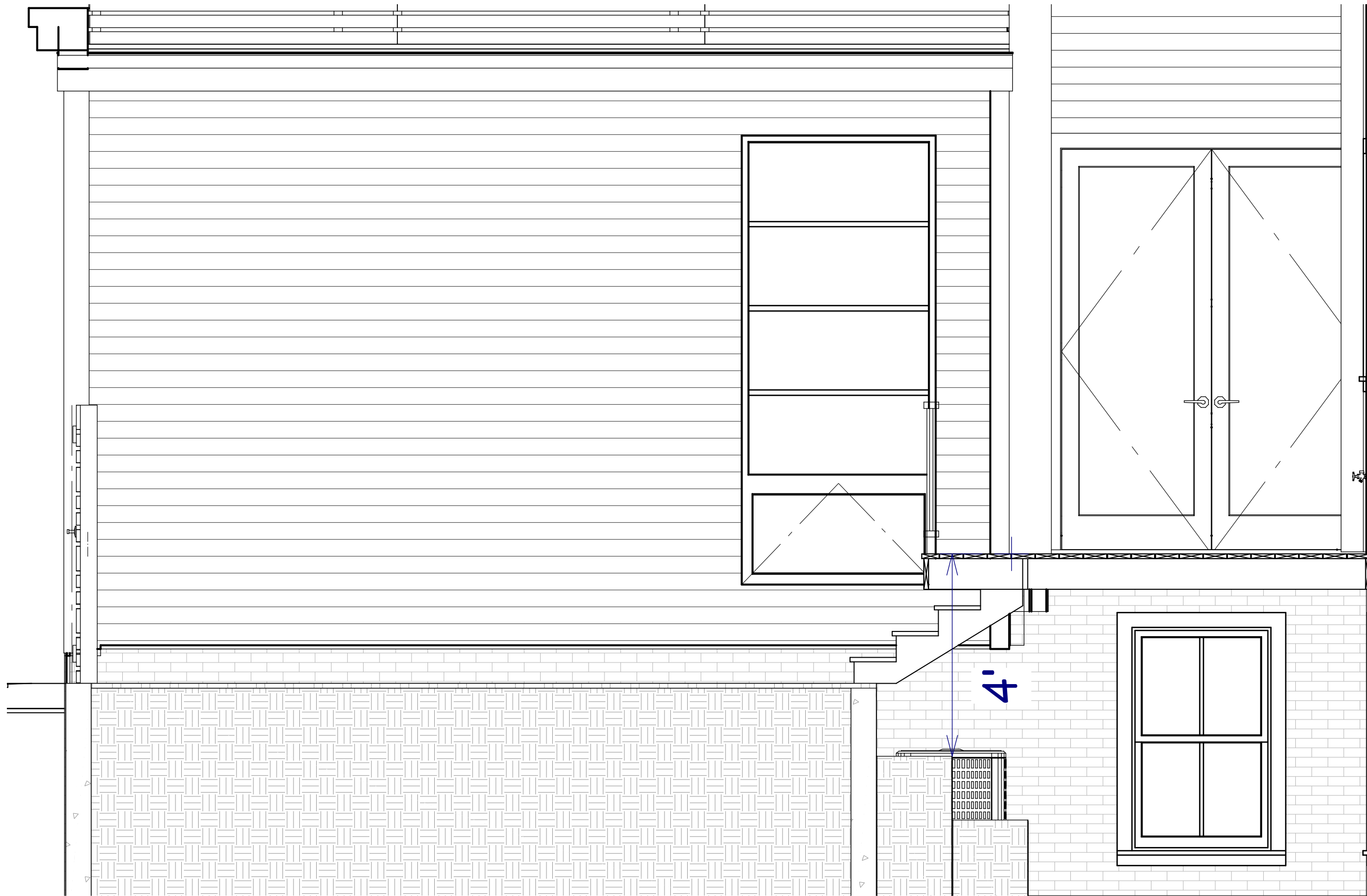
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1/2" = 1'-0"



2 EXISTING PATIO SIDE ELEVATION  
1/2" = 1'-0"



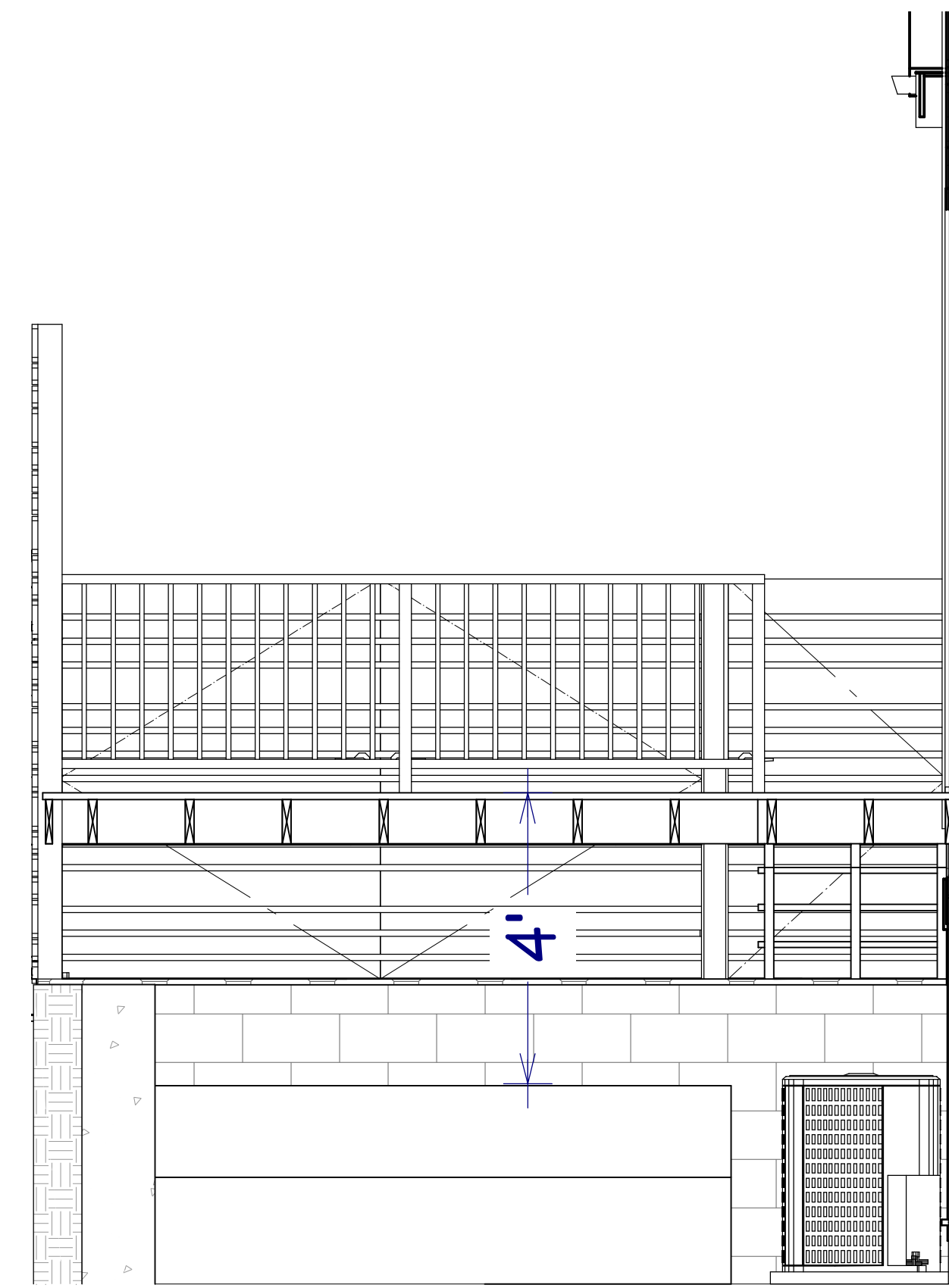
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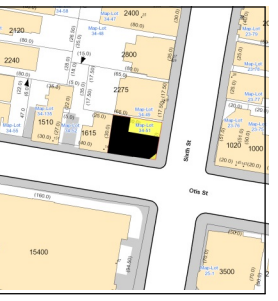
4 PROPOSED PATIO REAR ELEVATION  
1/2" = 1'-0"



5 PROPOSED PATIO SIDE ELEVATION  
1/2" = 1'-0"



6 PROPOSED PATIO FORWARD ELEVATION  
1/2" = 1'-0"



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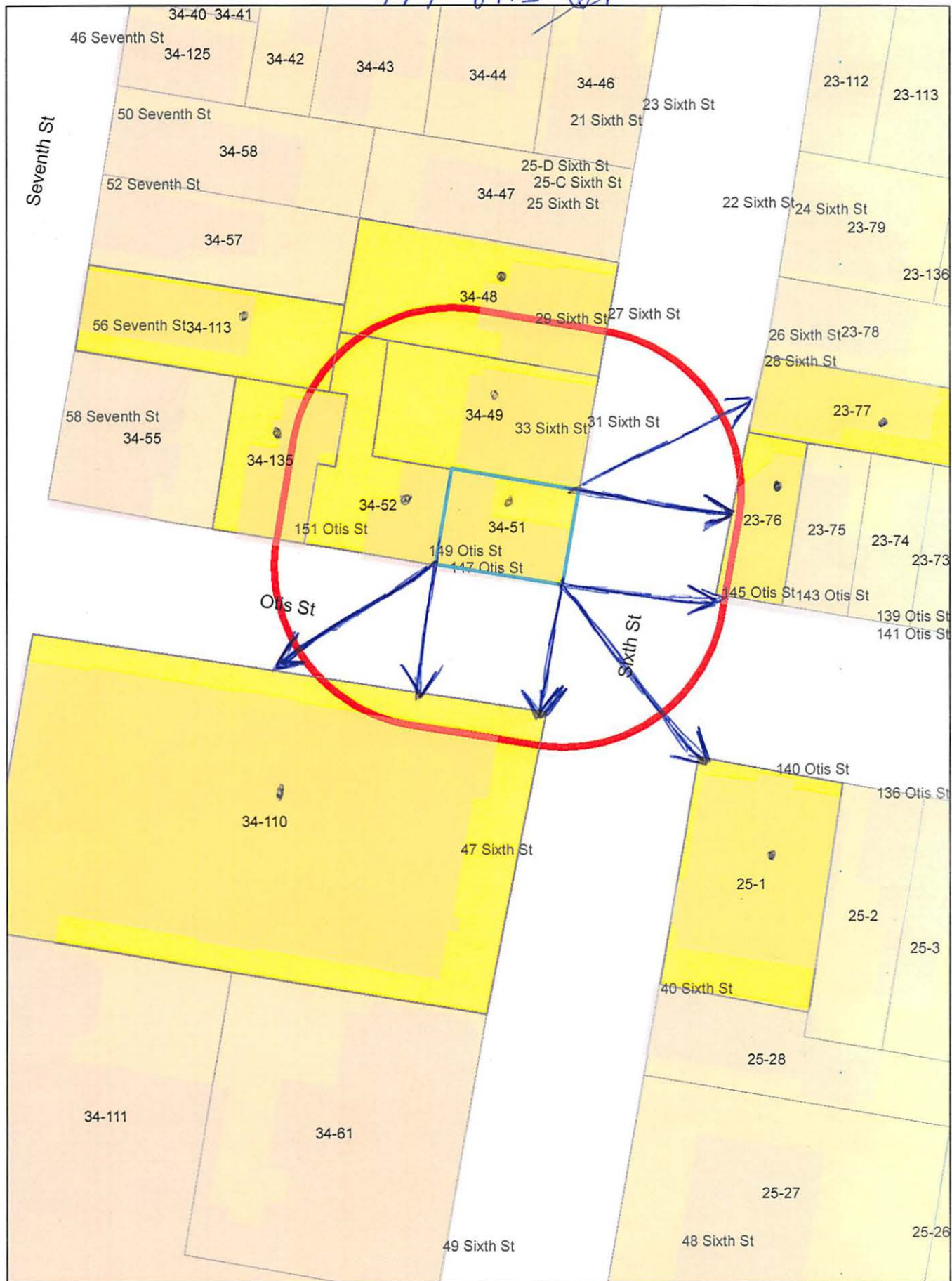
DESIGN CONSULTANT:  
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147 Otis St.



147 Otis St.

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23-77  
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34-110  
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34-113  
CHEN, WENYONG  
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34-135  
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34-48  
HALL, ANDREW & CAITLIN DOERING  
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