

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

2022 JUL 12 AM 11:04

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 183921

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: 14 Regent Street, LLC C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 14 Regent St., Cambridge, MA

TYPE OF OCCUPANCY: Two Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

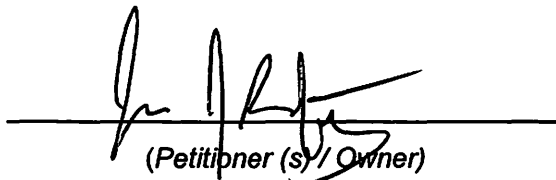
DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to enclose existing front porches and construct three story addition on right side of non-conforming two family dwelling. Petitioner, also seeks to add three windows on pre-existing non-conforming left side of building.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.2.c (Non-Conforming Structure).
Article: 8.000	Section: 8.22.2.d (Non-Conforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner
(Print Name)

Address:	<u>907 Massachusetts Avenue, Cambridge MA 02139</u>
Tel. No.	617.492.4100
E-Mail Address:	<u>jrafferty@adamsrafferty.com</u>

Date: July 8, 2022

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

14 Regent Street, LLC

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 14 Regent Street

the record title standing in the name of 14 Regent Street, LLC

whose address is 14 Regent Street, Cambridge MA 02140

(Street)

(City or Town)

(State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 78833 Page 326 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

[Signature]
(Manager)

On this 21st day of April 2022, before me, the undersigned notary public, personally appeared Christopher Griffin proved to me through satisfactory evidence of identification, which were personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My commission expires: 6/12/26



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 14 Regent St , Cambridge, MA (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:

Section 8.22.2(d) allows for the increase of a pre-existing nonconformity in a two family dwelling upon the issuance of a Special Permit provided that, as in this case, there are no new dimensional nonconformities created.

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:

The proposed additions will not alter traffic patterns.

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 adjacent uses are all similarly sized two family dwellings.

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:

The proposed addition will be constructed in accordance with all the requirements of the State Building Code.

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 intensity and use of this two family dwelling will not be materially altered as a result of the proposed addition. As a result, there will not be any detrimental effect upon the neighborhood.

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

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: 14 Regent Street, LLC
Location: 14 Regent St., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: Two Family
Zone: Residence B Zone
Requested Use/Occupancy: Two Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,465	3,188	2,380	(max.)
<u>LOT AREA:</u>		4,760	no change	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.52	.67	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,380	no change	2,500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	70'	no change	50'	
	<u>DEPTH</u>	68'	no change	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	4.1'	no change	15'	
	<u>REAR</u>	22.9'	no change	25'	
	<u>LEFT SIDE</u>	3.4'	no change	7.5' sum of 20'	
	<u>RIGHT SIDE</u>	40.9'	33.4'	7.5' sum of 20'	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	35.1'	39'	35'	
	<u>WIDTH</u>	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		65	42.5	40	
<u>NO. OF DWELLING UNITS:</u>		2	no change	2	
<u>NO. OF PARKING SPACES:</u>		2	no change	2	
<u>NO. OF LOADING AREAS:</u>		0	no change	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.:

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'.

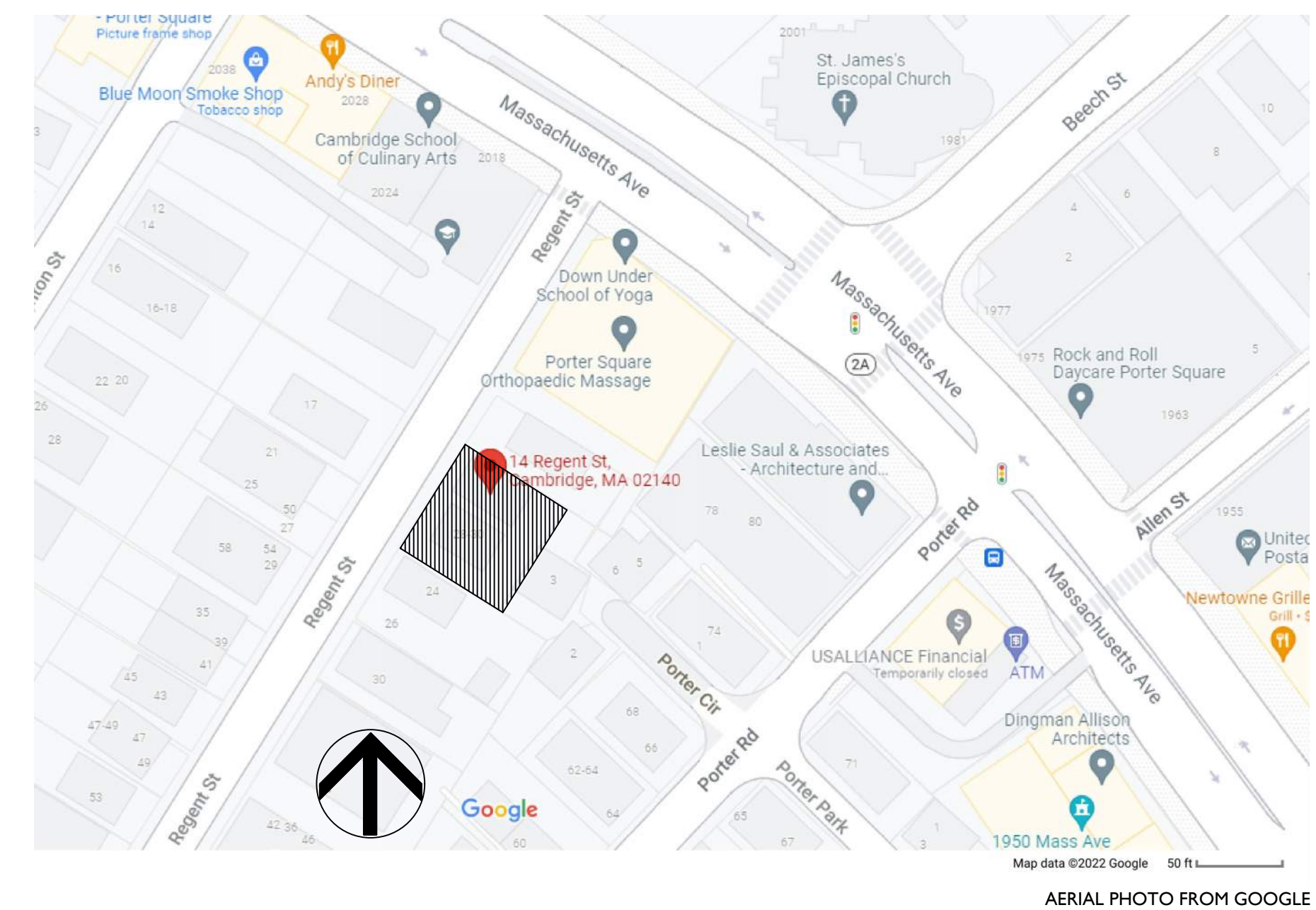
14 REGENT STREET | SPECIAL PERMIT APPLICATION



DRAWING LIST:

[illegible]

KEY PLAN



PROJECT DIRECTORY:

ARCHITECT	SURVEYOR	CIVIL ENGINEER	EXISTING CONDITIONS
AN DUO DESIGN	SUMMIT SURVEYING, INC. 4 SOUTH POND ST. NEWBURYPORT, MA 01950 P: 978 692 7109	MARCHIONDA & ASSOCIATES, L.P. 62-1 MONTVALE AVENUE STONEHAM, MA 02180-3637 P: 781 438 6121	POINTKNOWN 418 MASSACHUSETTS AVE. ARLINGTON, MA 02474 P: 617 575 2222
ANNEM CHAN WAI ANDREA SONAN 19 HANCOCK ST. ARLINGTON, MA 024774 P: 617 869 5938			



PROJECT:

14 REGENT
STREET
CAMBRIDGE, MA

STAMP:



01	SPECIAL PERMIT	6/2/2022
No.	Description	Date
DWG ISSUE & REVISION HISTORY		

PREPARED FOR:

14 Regent St
LLC

2307 Massachusetts Avenue
Cambridge, MA 02140

DRAWING NAME:

COVER,
DRAWING LIST

DATE: 06/01/2022

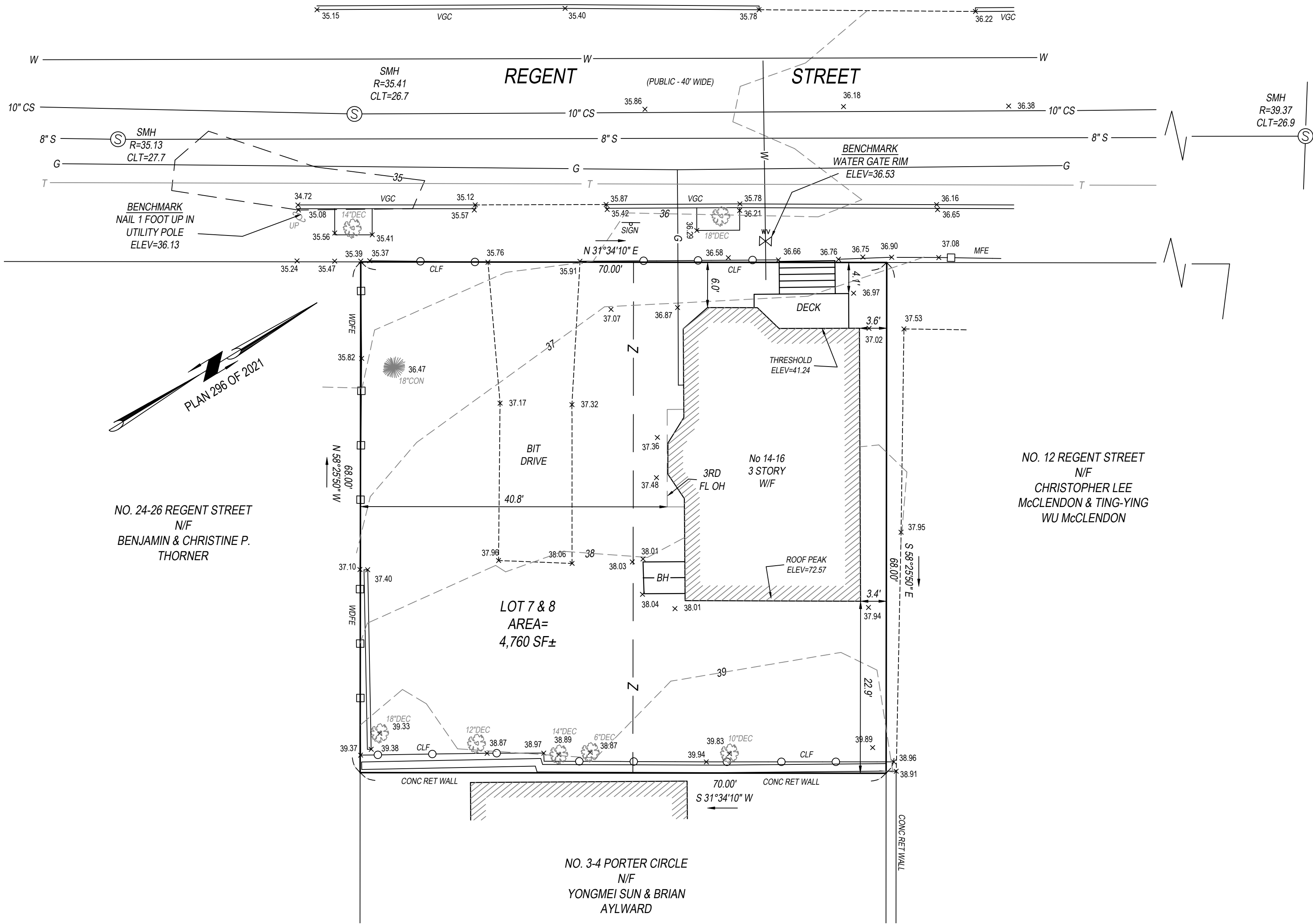
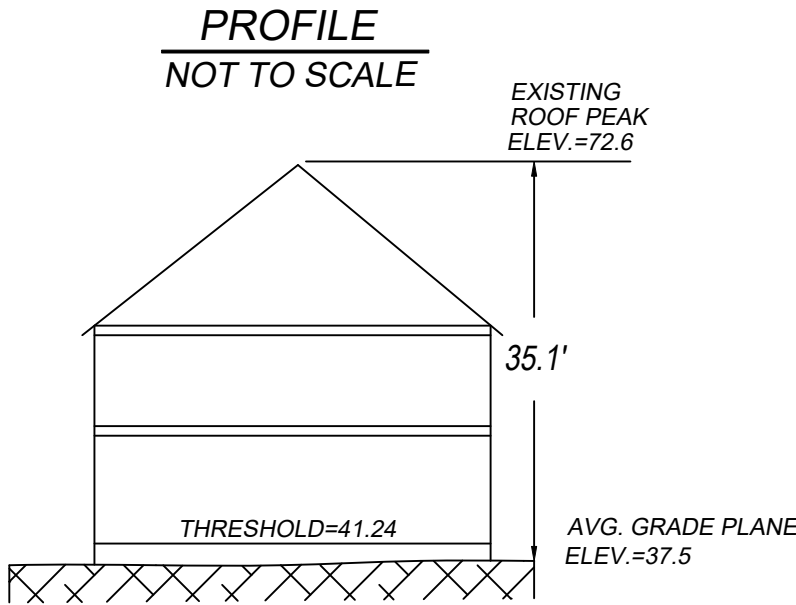
SCALE: AS NOTED

DRAWING NUMBER

T.I

AVERAGE GRADE CALCULATION:

	Elevation 1	Elevation 2	Average	Length	Average x Length
Segment 1	36.9	37.0	36.9	23.4	864.5
Segment 2	37.0	37.9	37.5	36.3	1360.5
Segment 3	37.9	38.0	38.0	23.4	888.1
Segment 4	38.0	36.9	37.4	36.2	1355.3
		Sum of all segments =	4468.5		
		Perimeter (total length of all segments) =	119.3		
		Average grade plane =	37.5		



RECORD OWNERS:

CAROLYN M THIBAUT TRUSTEE
OF THE CAROLYN M. THIBAUT
REVOCABLE TRUST
14-16 REGENT STREET
CAMBRIDGE, MA

REFERENCES:

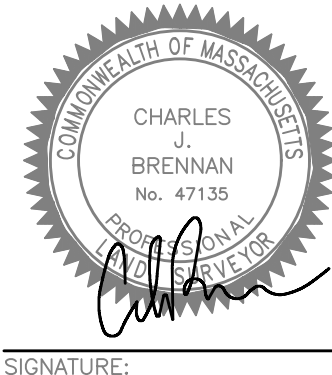
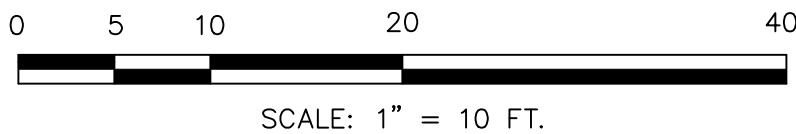
DEED BOOK 73227 PAGE 461
PLAN BOOK 117 PLAN 36

NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED IN OCTOBER 2021.
- 2.) SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON AVAILABLE CITY ENGINEERING RECORDS AND THE LOCATION OF VISIBLE SURFACE EVIDENCE. THE LOCATION OF SUBSURFACE UTILITIES ARE NOT WARRANTED TO BE CORRECT, NOR DOES THE SURVEYOR GUARANTEE THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND CONTACT "DIG SAFE" (1-800-DIG-SAFE) PRIOR TO THE COMMENCEMENT OF WORK.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.
- 4.) VERTICAL DATUM IS CAMBRIDGE CITY BASE.

LEGEND:

BIT	BITUMINOUS
CB	CATCH BASIN
CON	CONIFEROUS
CONC	CONCRETE
CLF	CHAIN LINK FENCE
CLT	CENTERLINE OF TROUGH
DEC	DECIDUOUS
EMH	ELECTRIC MANHOLE
FD	FOUND
GV	GAS VALVE
HYD	FIRE HYDRANT
OHW	OVERHEAD WIRES
POR	PORCH
SMH	SEWER MANHOLE
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WDFE	WOOD FENCE
WV	WATER VALVE
GV	GAS VALVE
HYD	HYDRANT
SMH	SEWER MANHOLE
UP	UTILITY POLE
WV	WATER VALVE
CONC	COMBINED SEWER
G	GAS LINE
S	SEWER LINE
T	TELEPHONE
W	WATER LINE



SIGNATURE: DATE:

TOPOGRAPHIC
SITE PLAN
IN
CAMBRIDGE, MA
AT 14-16 REGENT STEET
PREPARED FOR
CAPITAL AND STONE, LLC
BY
SUMMIT SURVEYING INC.
4 SOUTH POND STREET, NEWBURYPORT, MA 01950
TEL. 978-692-7109
OCTOBER 29, 2021
REV: UNDERGROUND UTILITY LINES
AVERAGE GRADE & BUILDING HEIGHT

WWW.SUMMITSURVEYINGINC.COM
21-0137
BY: CJB DATE: 4-1-22
BY: CJB DATE: 5-31-22



POINT KNOWN

418 Massachusetts Avenue
Arlington, MA 02474
Tel: 617 575 2222
pointknown.com

Owner

client logo here

14 Regent St
Cambridge, MA

Stamp

NOT FOR
CONSTRUCTION

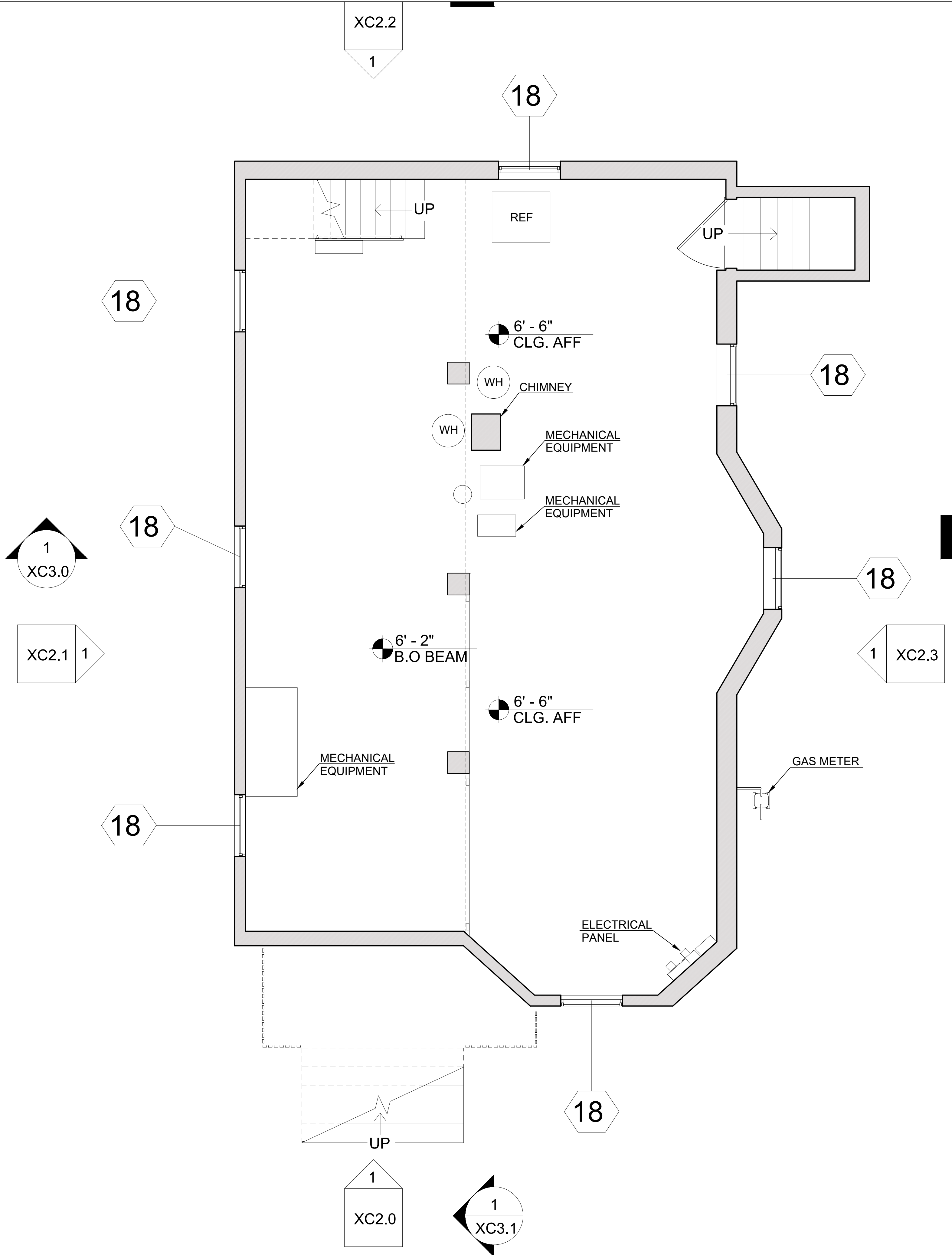
Key Plan

Drawing Title

BASEMENT

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	10-30-2021
Scale	1/8" = 1'-0"
Drawing No.	

XC1.0



BASEMENT

14 Regent St



POINT KNOWN

418 Massachusetts Avenue
Arlington, MA 02474
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Owner

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Cambridge, MA

Stamp

NOT FOR
CONSTRUCTION

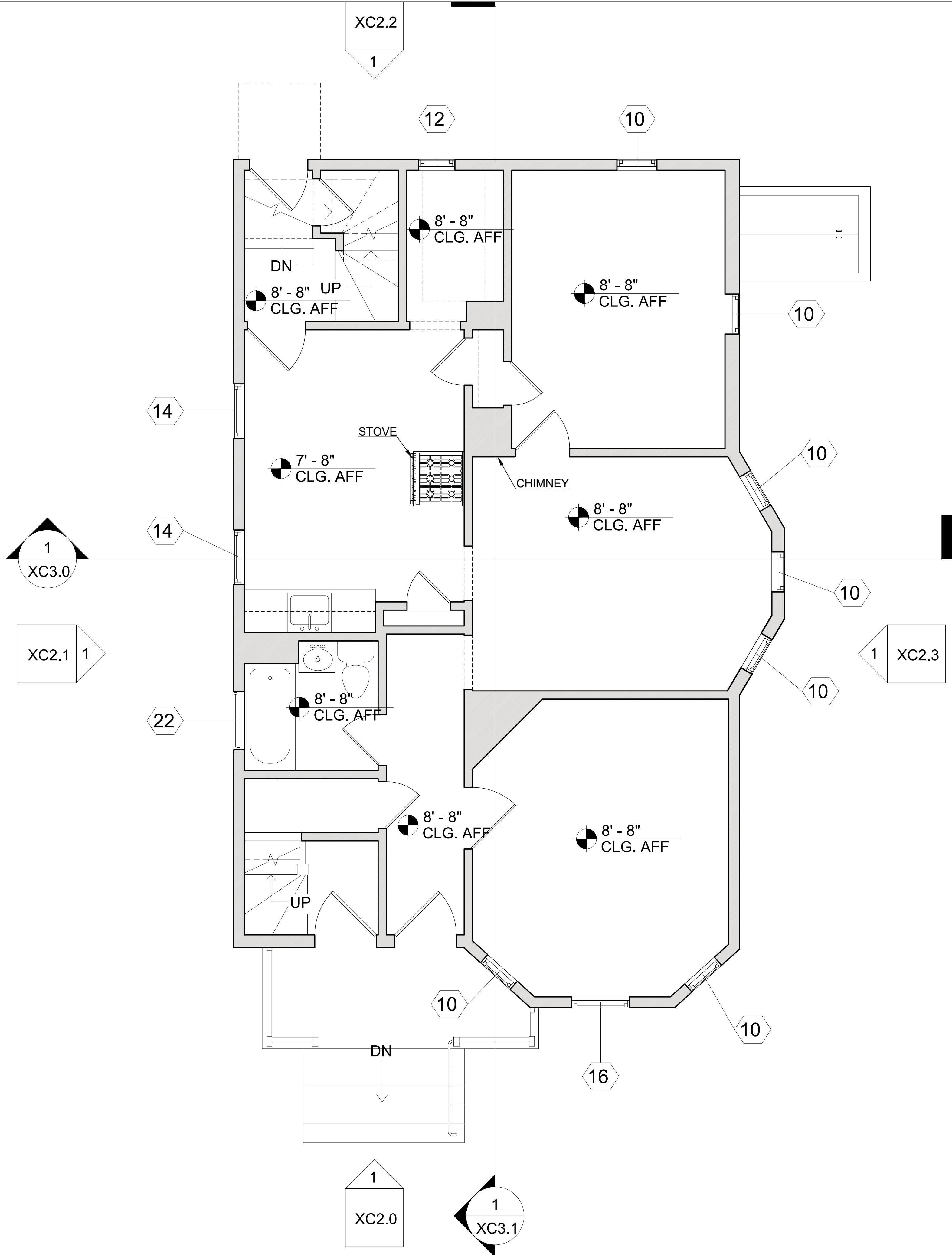
Key Plan

Drawing Title

FIRST FLOOR

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	10-30-2021
Scale	1/8" = 1'-0"
Drawing No.	

XC1.1



FIRST FLOOR

14 Regent St



POINT KNOWN

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Arlington, MA 02474
Tel: 617 575 2222
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Owner

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14 Regent St
Cambridge, MA

Stamp

NOT FOR
CONSTRUCTION

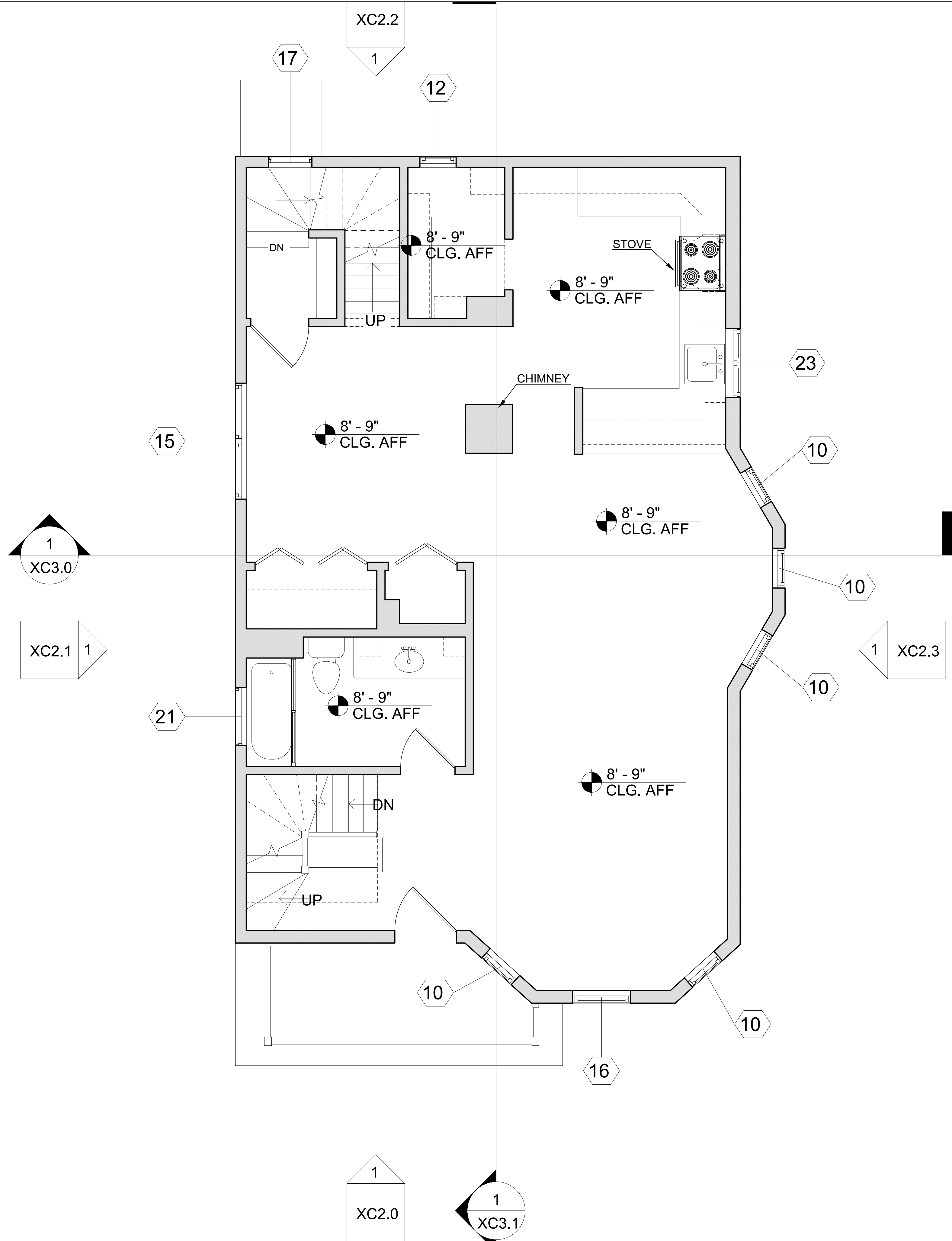
Key Plan

Drawing Title

SECOND FLOOR

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	10-30-2021
Scale	1/8" = 1'-0"
Drawing No.	

XC1.2



SECOND FLOOR

14 Regent St



POINT KNOWN

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Arlington, MA 02474
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Owner

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14 Regent St
Cambridge, MA

Stamp

NOT FOR
CONSTRUCTION

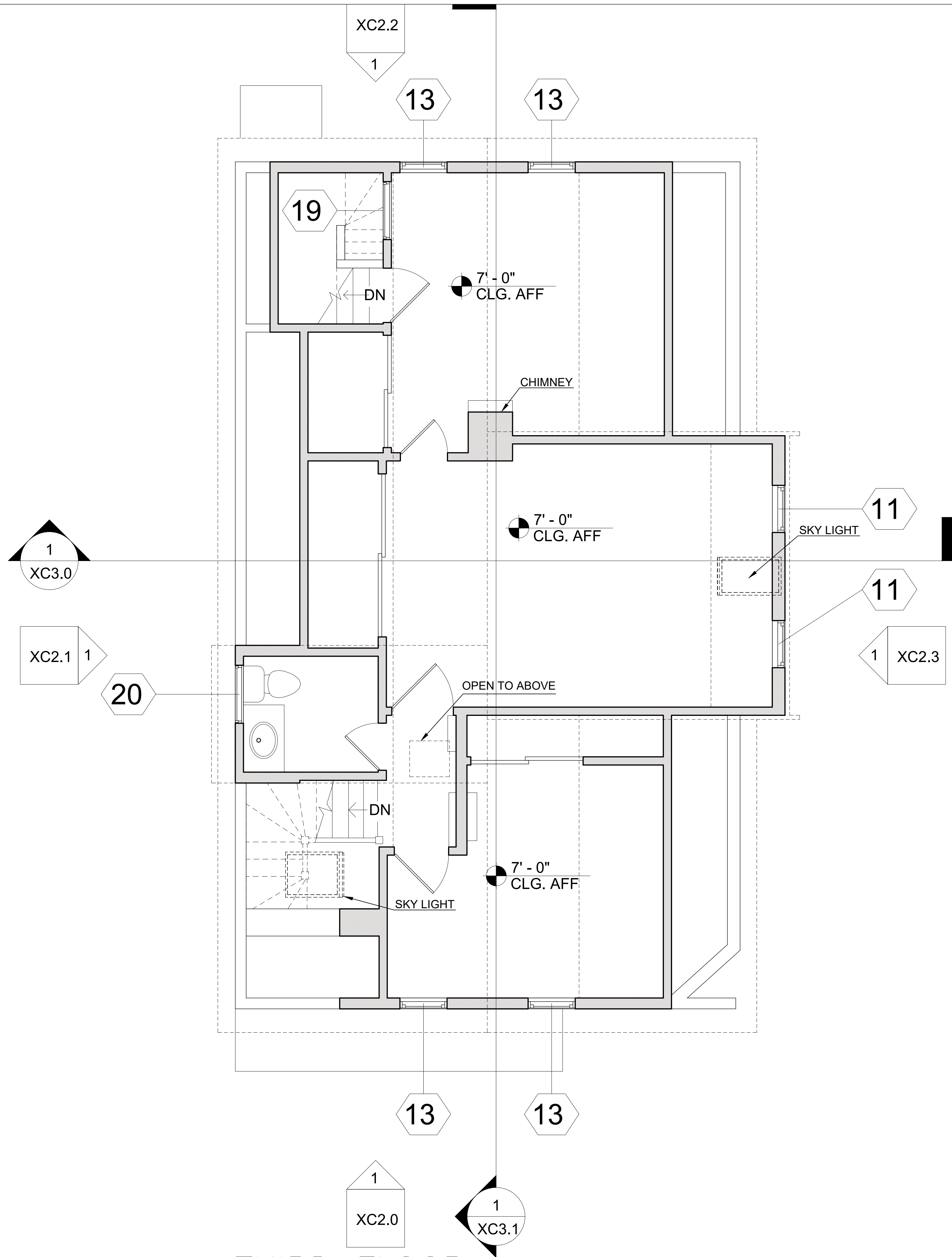
Key Plan

Drawing Title

THIRD FLOOR

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	10-30-2021
Scale	1/8" = 1'-0"
Drawing No.	

XC1.3



THIRD FLOOR

14 Regent St



POINT KNOWN

418 Massachusetts Avenue
Arlington, MA 02474
Tel: 617 575 2222
pointknown.com

Owner

client logo here

14 Regent St
Cambridge, MA

Stamp

NOT FOR
CONSTRUCTION

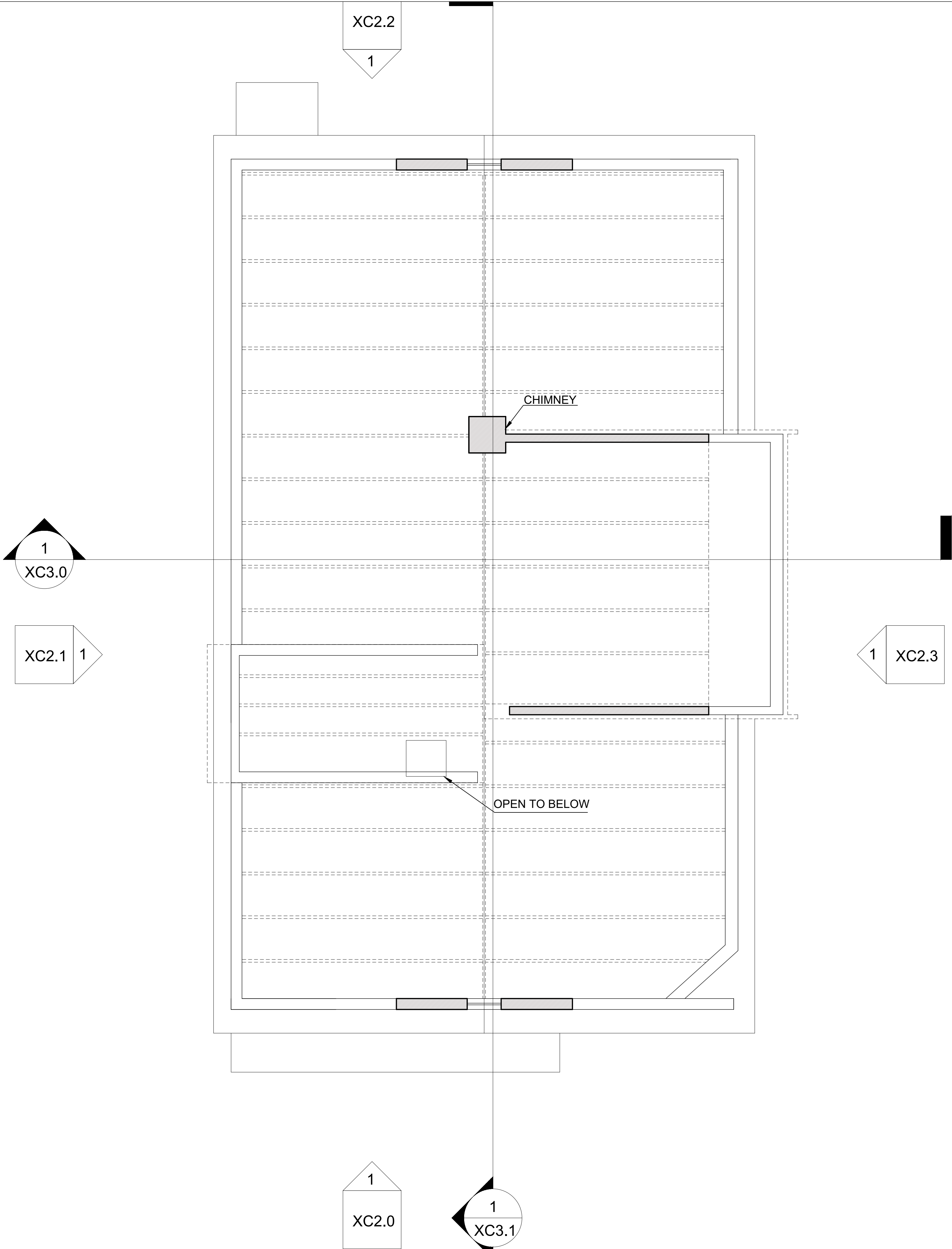
Key Plan

Drawing Title

ATTIC FLOOR

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	10-30-2021
Scale	1/8" = 1'-0"
Drawing No.	

XC1.4



ATTIC FLOOR

14 Regent St



POINT KNOWN

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Arlington, MA 02474
Tel: 617 575 2222
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Owner

client logo here

14 Regent St
Cambridge, MA

Stamp

NOT FOR
CONSTRUCTION

Key Plan

Drawing Title
WEST ELEVATION

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	10-30-2021
Scale	1/8" = 1'-0"
Drawing No.	

XC2.0



WEST

14 Regent St



POINTKNOWN

418 Massachusetts Avenue
Arlington, MA 02474
Tel: 617 575 2222
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Owner

client logo here

14 Regent St
Cambridge, MA

Stamp

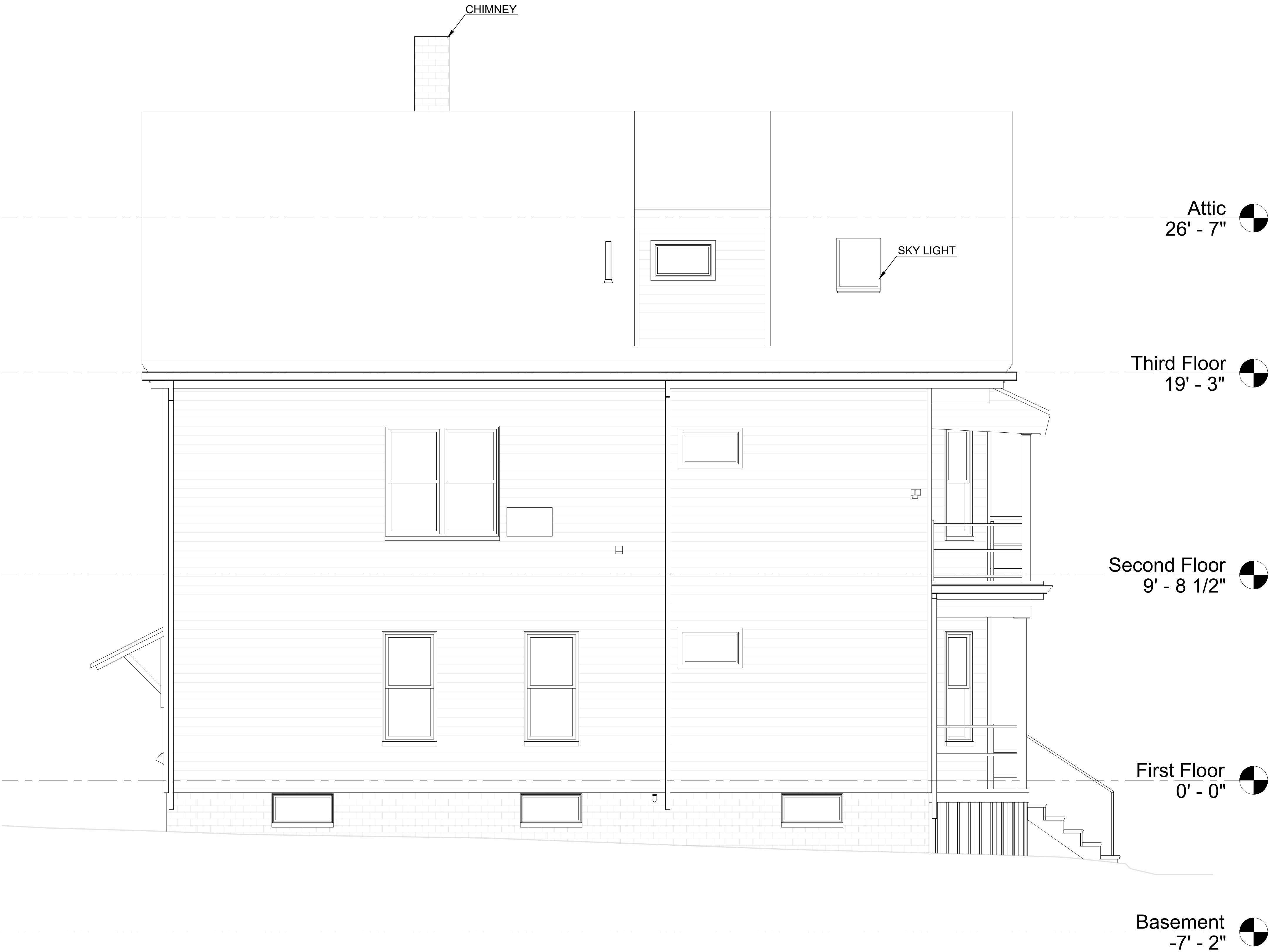
NOT FOR
CONSTRUCTION

Key Plan

Drawing Title
NORTH ELEVATION

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	10-30-2021
Scale	1/8" = 1'-0"
Drawing No.	

XC2.1



NORTH
14 Regent St



POINT KNOWN

418 Massachusetts Avenue
Arlington, MA 02474
Tel: 617 575 2222
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Owner

client logo here

14 Regent St
Cambridge, MA

Stamp

NOT FOR
CONSTRUCTION

Key Plan

Drawing Title
EAST ELEVATION

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	10-30-2021
Scale	1/8" = 1'-0"
Drawing No.	

XC2.2



EAST

14 Regent St



POINT KNOWN

418 Massachusetts Avenue
Arlington, MA 02474
Tel: 617 575 2222
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Owner

client logo here

14 Regent St
Cambridge, MA

Stamp

NOT FOR
CONSTRUCTION

Key Plan

Drawing Title
SOUTH ELEVATION

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	10-30-2021
Scale	1/8" = 1'-0"
Drawing No.	

XC2.3



SOUTH

14 Regent St



POINTKNOWN

418 Massachusetts Avenue
Arlington, MA 02474
Tel: 617 575 2222
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Owner

client logo here

14 Regent St
Cambridge, MA

Stamp

NOT FOR
CONSTRUCTION

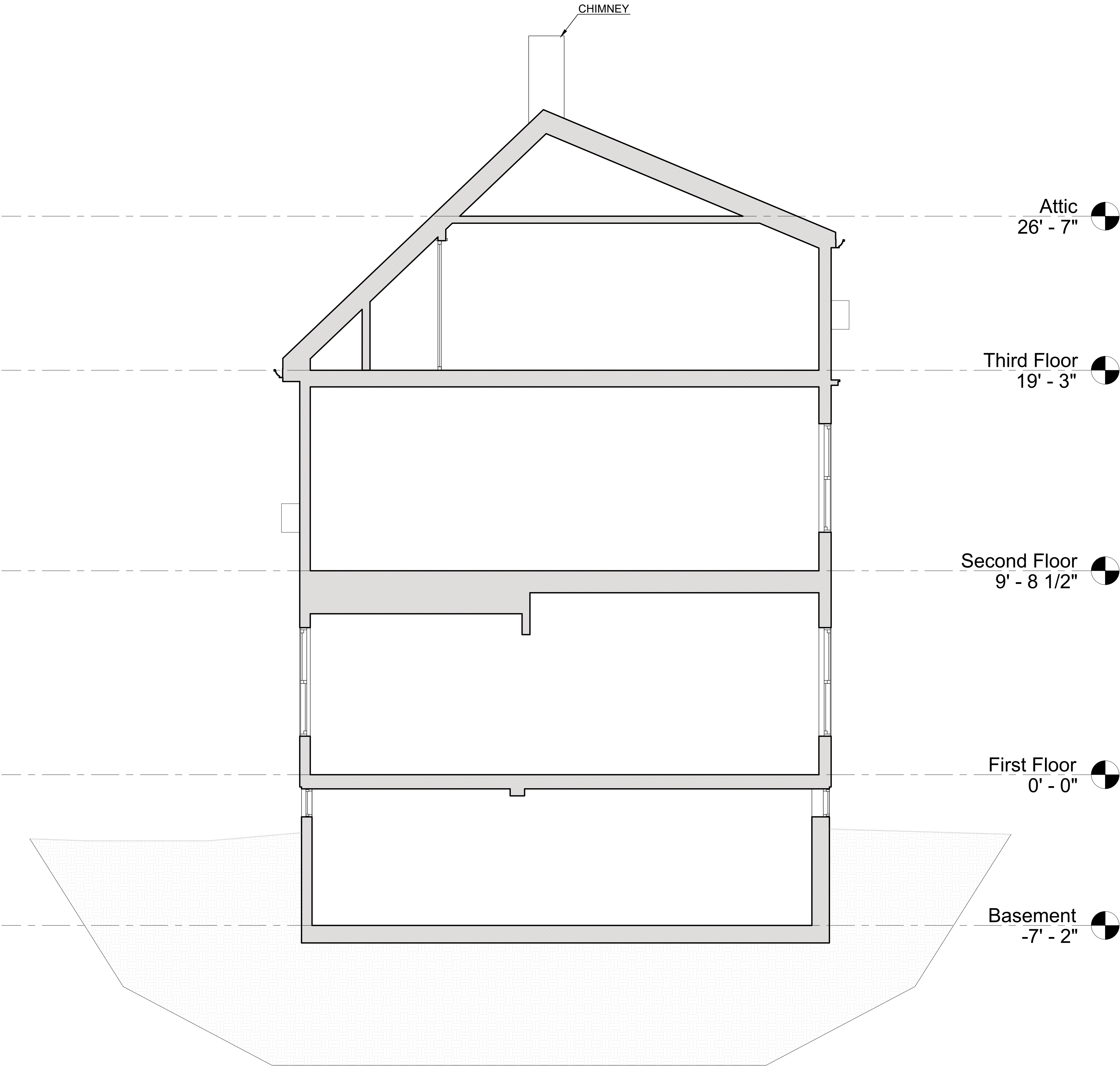
Key Plan

Drawing Title

SECTION 1

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	10-30-2021
Scale	1/8" = 1'-0"
Drawing No.	

XC3.0



SECTION 1

14 Regent St



POINTKNOWN

418 Massachusetts Avenue
Arlington, MA 02474
Tel: 617 575 2222
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Owner

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14 Regent St
Cambridge, MA

Stamp

NOT FOR
CONSTRUCTION

Key Plan

Drawing Title
SECTION 2

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	10-30-2021
Scale	1/8" = 1'-0"
Drawing No.	

XC3.1

CHIMNEY

Attic
26' - 7"

Third Floor
19' - 3"

Second Floor
9' - 8 1/2"

First Floor
0' - 0"

Basement
-7' - 2"

SECTION 2
14 Regent St



POINT KNOWN

418 Massachusetts Avenue
Arlington, MA 02474
Tel: 617 575 2222
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Owner

client logo here

14 Regent St
Cambridge, MA

Stamp

NOT FOR
CONSTRUCTION

Key Plan

Drawing Title

WINDOW SCHEDULE

Job Number GCD02
Drawn by Author
Checked Checker
Date 10-30-2021
Scale 1/8" = 1'-0"
Drawing No.

XC6.0

Window Schedule

Type Mark	Count	Width	Height	Sill Height
-----------	-------	-------	--------	-------------

10	12	1' - 10"	5' - 2"	1' - 10"
11	2	2' - 2"	3' - 10"	1' - 9"
12	2	1' - 8"	3' - 10"	3' - 2"
13	4	2' - 2"	4' - 6"	1' - 10"
14	2	2' - 6"	5' - 2"	1' - 10"
15	1	5' - 4"	5' - 2"	1' - 10"
16	2	2' - 8"	5' - 2"	1' - 10"
17	1	2' - 0"	2' - 0"	2' - 0"
18	7	2' - 10"	1' - 4"	5' - 2"
19	1	2' - 8"	1' - 6"	3' - 10"
20	1	2' - 8"	1' - 6"	4' - 7"
21	1	2' - 8"	1' - 6"	5' - 3"
22	1	2' - 8"	1' - 6"	5' - 6"
23	1	3' - 2"	2' - 8"	3' - 9"

WINDOW SCHEDULE

14 Regent St



1. 12 REGENT STREET



2. 14-16 REGENT STREET



3. 14-16 REGENT STREET SIDE YARD AND VIEW OF BACK NEIGHBOR



4. 24, 30 REGENT STREET



5. 14-16 REGENT STREET VIEW

PROJECT:

14 REGENT
STREET
CAMBRIDGE, MA

STAMP:



01	SPECIAL PERMIT	6/2/2022
----	----------------	----------

No.	Description	Date
-----	-------------	------

DWG ISSUE & REVISION HISTORY

PREPARED FOR:

14 Regent St
LLC

2307 Massachusetts Avenue
Cambridge, MA 02140

DRAWING NAME:

EXISTING
CONDITION
PHOTOGRAPHS

DATE: 02/11/2022

SCALE: AS NOTED

DRAWING NUMBER

EX. I



AN DUO
DESIGN

PROJECT:

14 REGENT
STREET
CAMBRIDGE, MA

STAMP:



01 SPECIAL PERMIT 6/2/2022

No. Description Date

DWG ISSUE & REVISION HISTORY

PREPARED FOR:

14 Regent St
LLC

2307 Massachusetts Avenue
Cambridge, MA 02140

DRAWING NAME:

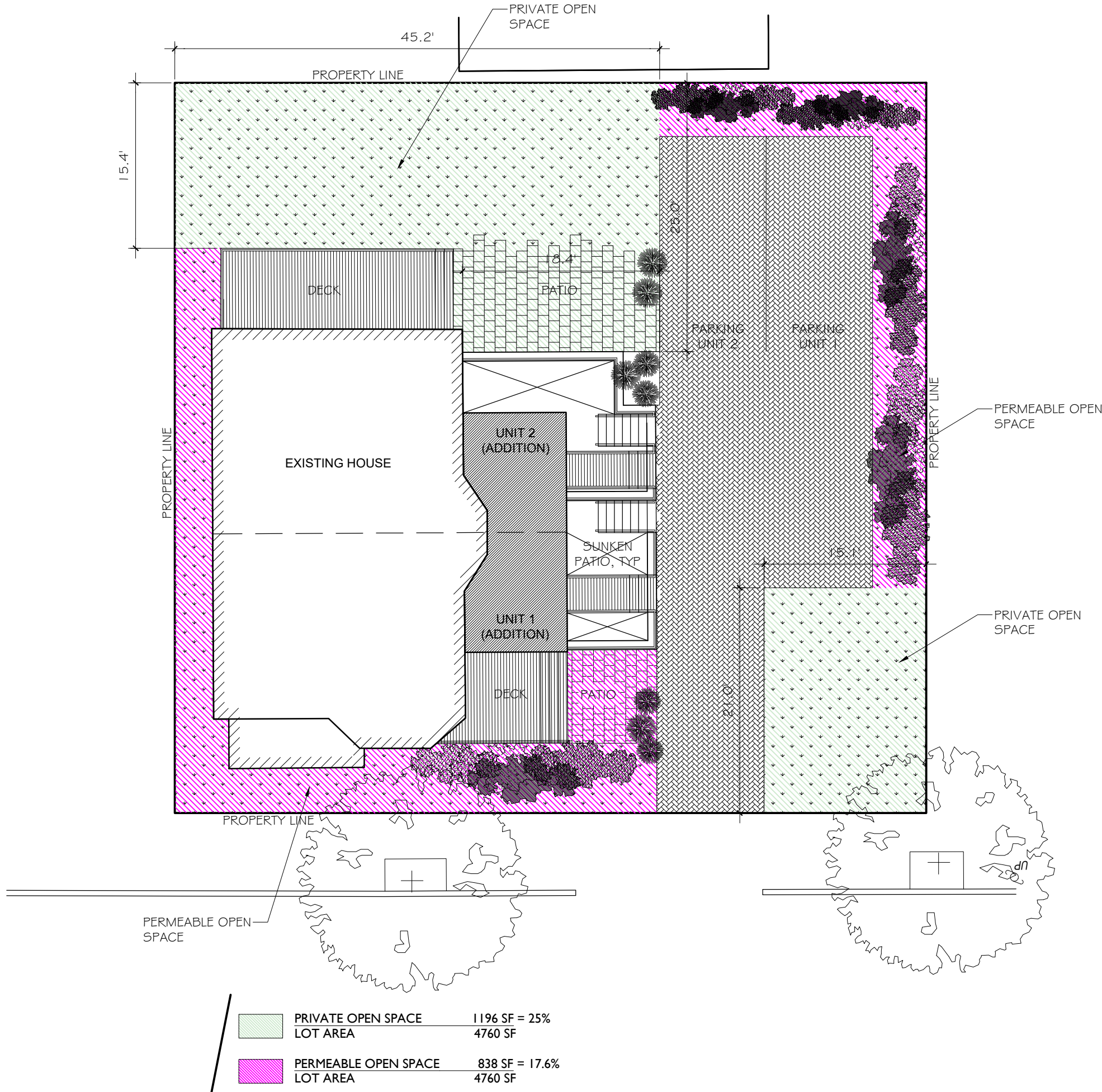
ZONING
COMPLIANCE

DATE: 06/02/2022

SCALE: AS NOTED

DRAWING NUMBER

Z.I

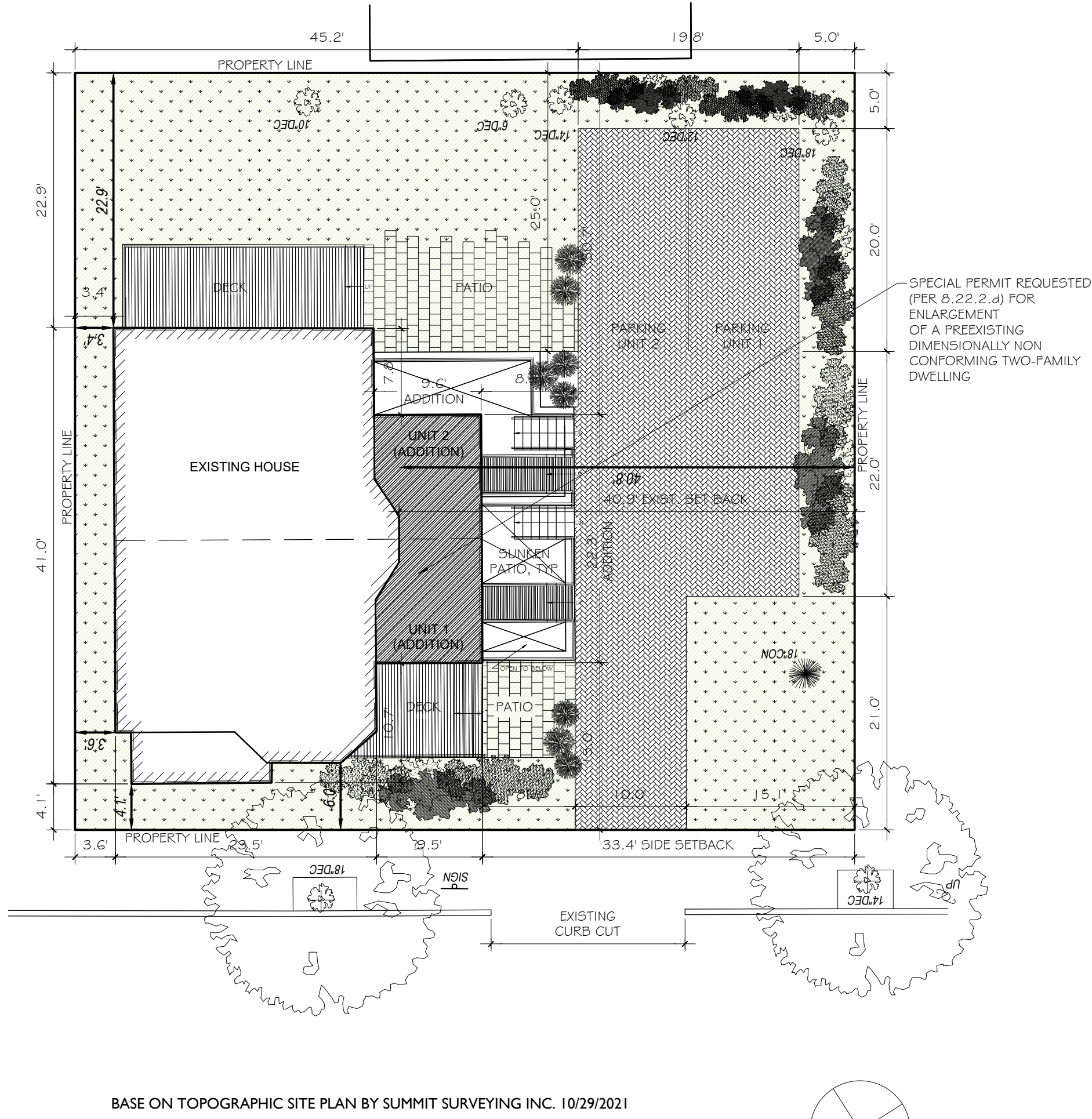


3 OPEN SPACE CALCULATION
Z.I SCALE: 1" = 10'

14 Regent St Cambridge. Two Fam-Res (Res B) Zoning Compliance Table

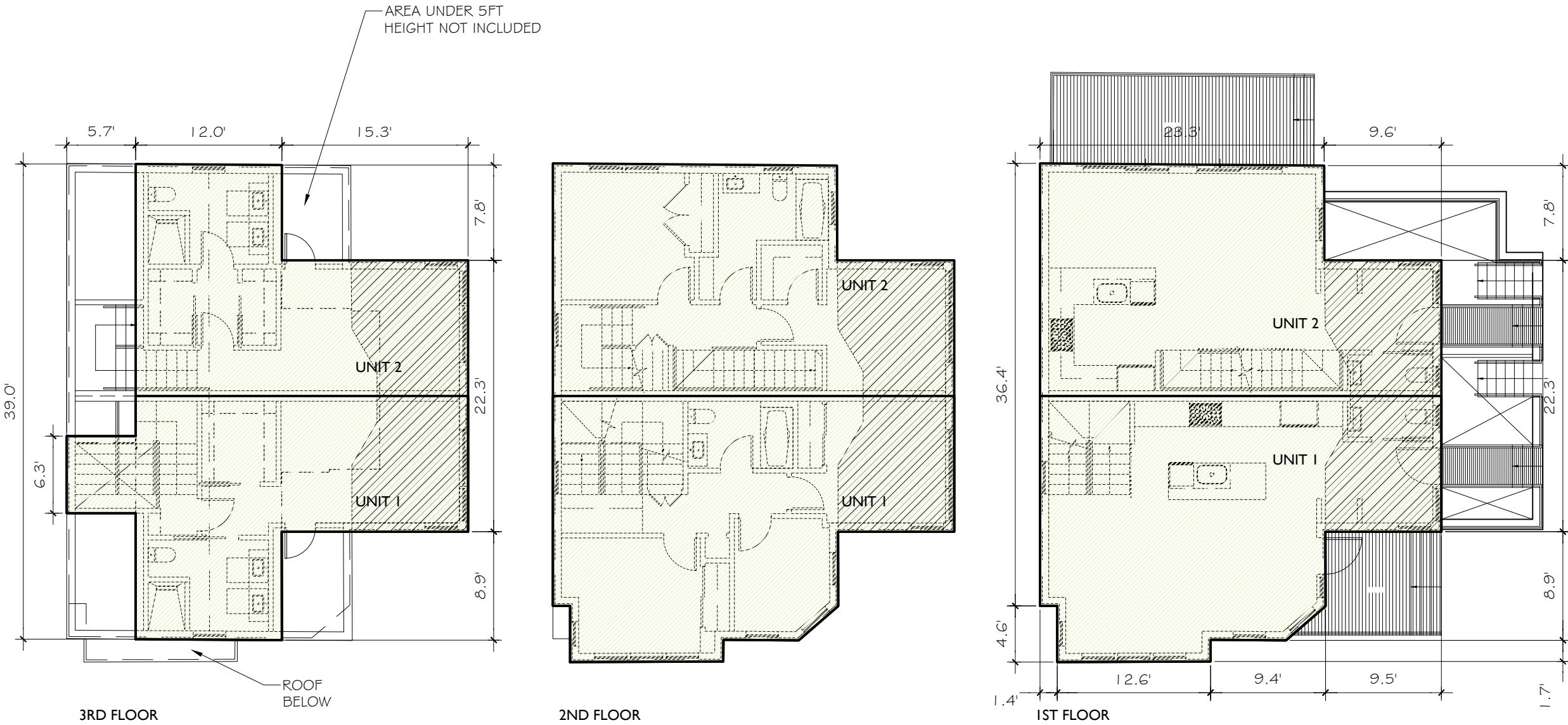
	Existing Conditions	Proposed Conditions	Zoning Ordinance Requirements/ Allowed
Total Gross Floor Area	2520sf	3130 sf (Special Permits section 8.22.2.d)	0.5x4760 sf. = 2380 sf (max.)
Gross Floor Area Ratio (FAR)	0.53	0.66	0.5
Lot Size	4760 sf	Unchange	5000 sf (min.)
Lot Area for each D.U.		Unchange	2,500 sf / dwelling unit
Lot Depth	68'	Unchange	
Lot Width	70'	Unchange	50' min.
Setbacks in Feet	Front 4.1'	Unchange	15'
	Side Right 40.8'	33.4'	sum of 20', not less than 7.5'min
	Side Left 3.4'	Unchange	sum of 20', not less than 7.5'min
	Rear 22.9'	Unchange	25'
Size of Building	Height 35.1'	39'	35'
Dwelling Units	2	Unchange	2
Car Parking Spaces	2	2	1/dwelling unit=2
Bicycle Parking Spaces	n/a	n/a	n/a
Min. Ratio of Private Open Space to Lot Area	65.6%	2034sf. = 42.6%	40% lot area=1904 sf
Private Open Space - Area and % of required Area w/ width 15' or more min. dimension	51%	1196 sf. = 25%	20% (half of 40%)=952 sf min.
Private Open Space - Area and % of required Area w/ width less than 15' (Permeable)	14.6%	838 sf.=17.6%	20% (half of 40%)=952 sf max.

4 COMPLIANCE TABLE
Z.I SCALE: NTS



BASE ON TOPOGRAPHIC SITE PLAN BY SUMMIT SURVEYING INC. 10/29/2021

1 DIMENSIONAL SITE PLAN
Z.I SCALE: 1" = 10'



GROSS SQUARE FOOTAGE SUMMARY					
UNIT	BASEMENT	1ST FL.	2ND FL.	3RD FL.	TOTAL
1	0	590	590	447	1627
2	0	552	552	399	1503
					3130

2 GROSS SQUARE FOOTAGE CALCULATION
Z.I SCALE: 1" = 10'

PROJECT:

14 REGENT
STREET
CAMBRIDGE, MA

STAMP:



01 SPECIAL PERMIT 6/2/2022

No. Description Date

DWG ISSUE & REVISION HISTORY

PREPARED FOR:

14 Regent St
LLC

2307 Massachusetts Avenue
Cambridge, MA 02140

DRAWING NAME:

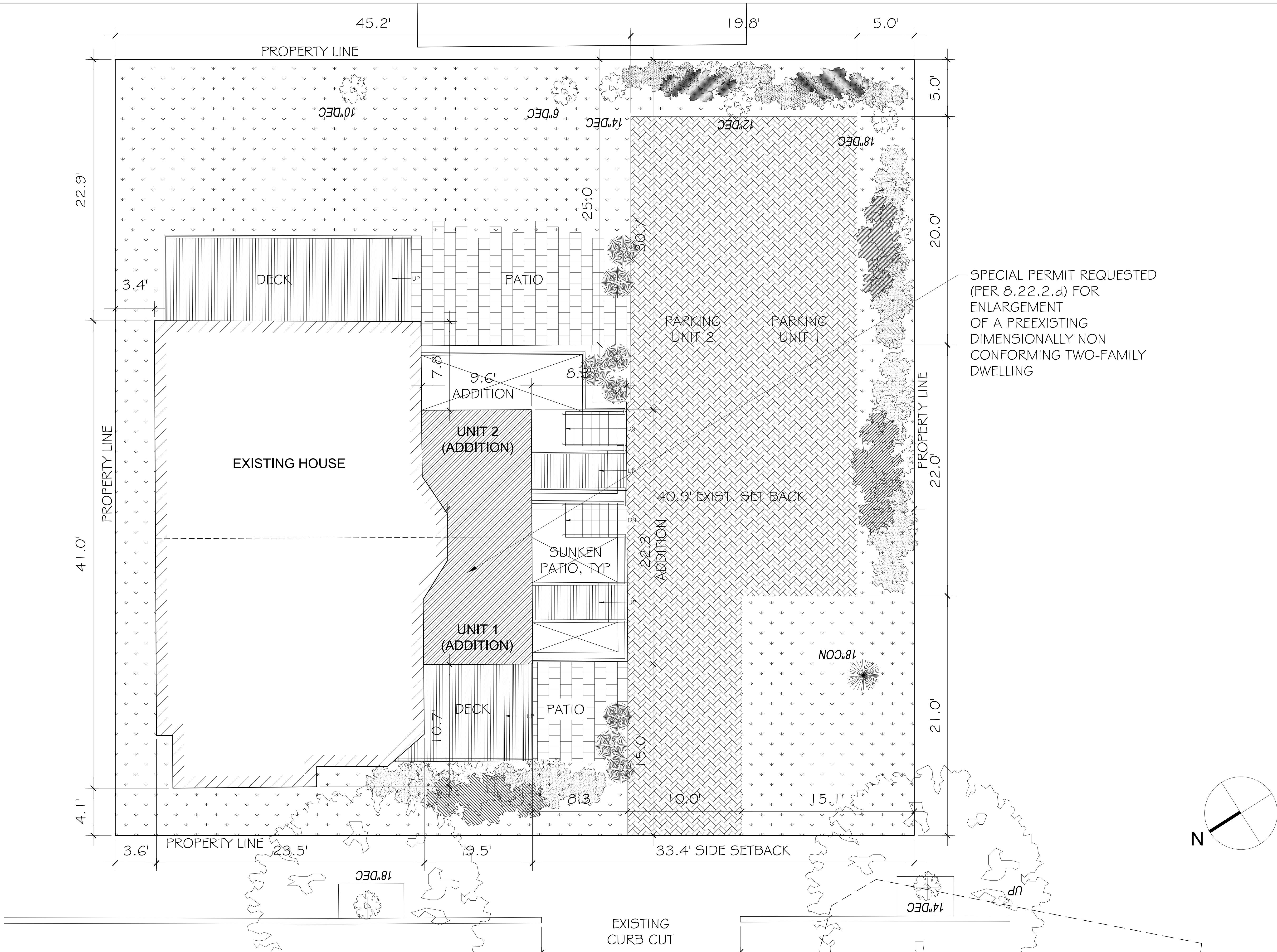
SITE PLAN

DATE: 06/02/22

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

DRAWING NUMBER

A1.0





STAMP:



No.	Description	Date
-----	-------------	------

DWG ISSUE & REVISION HISTORY	
NO.	DESCRIPTION
1	ISSUED FOR CONSTRUCTION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION
11	REVISION
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100	REVISION

PREPARED FOR:

2307 Massachusetts Avenue
Cambridge, MA 02140

DRAWING NAME:

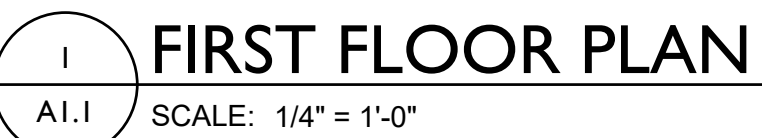
FIRST AND BASEMENT FLOOR PLANS

DATE: 06/02/2022

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

DRAWING NUMBER

AI.





AN DUO
DESIGN

PROJECT:

14 REGENT
STREET
CAMBRIDGE, MA

STAMP:



01	SPECIAL PERMIT	6/2/2022
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No.	Description	Date
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DWG ISSUE & REVISION HISTORY

PREPARED FOR:

14 Regent St
LLC

2307 Massachusetts Avenue
Cambridge, MA 02140

DRAWING NAME:

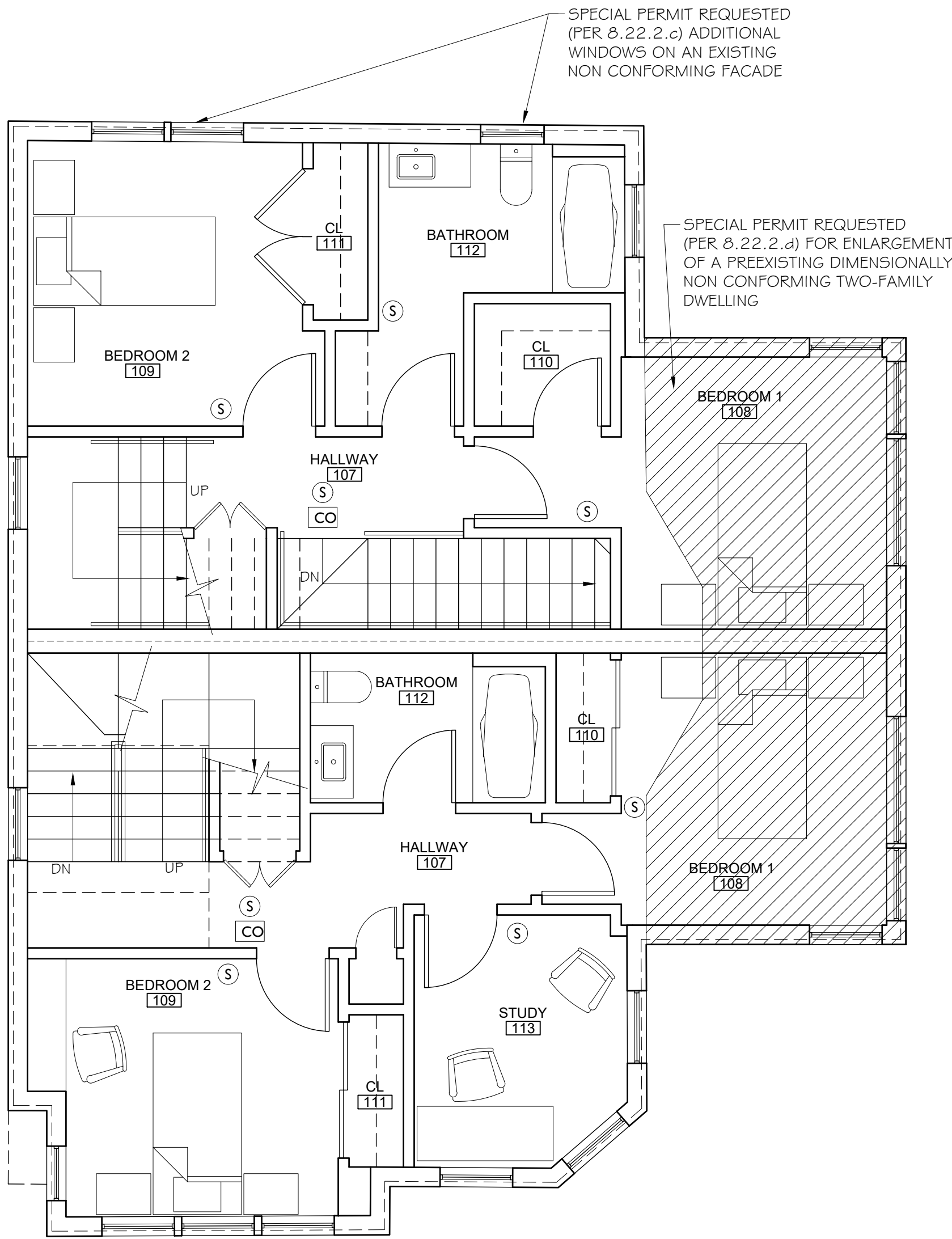
SECOND
AND THIRD
FLOOR PLANS

DATE: 06/02/2022

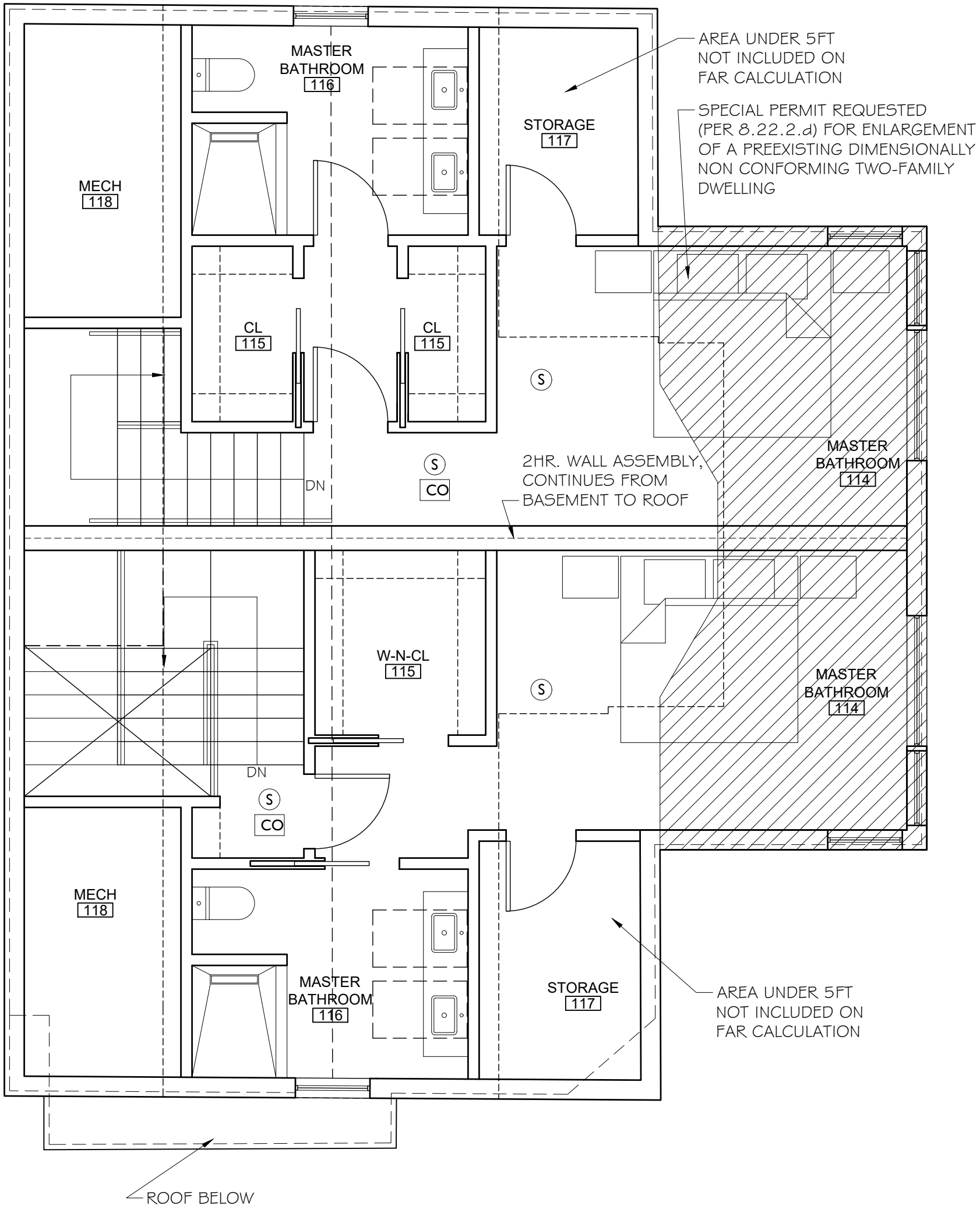
SCALE: 1/4"=1'-0"

DRAWING NUMBER

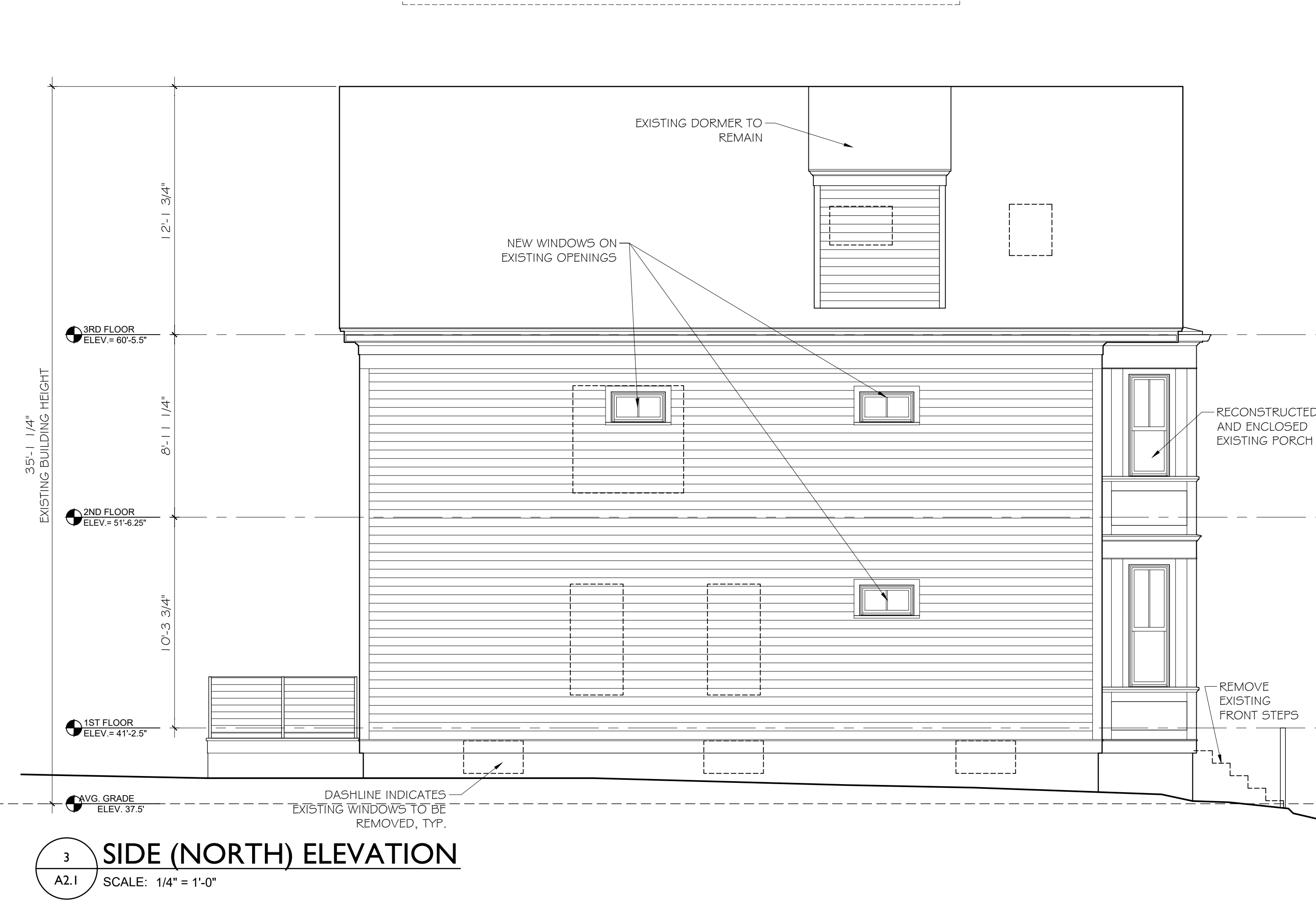
A1.2



1 SECOND FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"



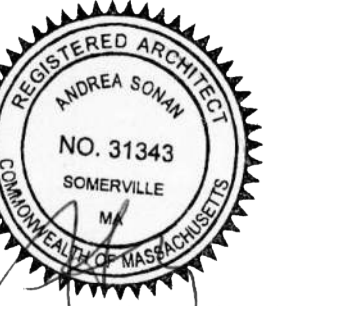
2 THIRD FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"



PROJECT:

14 REGENT STREET
CAMBRIDGE, MA

STAMP:



01	SPECIAL PERMIT	6/2/2022
No.	Description	Date
DWG ISSUE & REVISION HISTORY		

PREPARED FOR:

14 Regent St
LLC

2307 Massachusetts Avenue
Cambridge, MA 02140

DRAWING NAME:

ELEVATIONS

DATE: 06/02/2022
SCALE: 1/4"=1'-0"
DRAWING NUMBER

A2.1



2 FRONT (WEST) COLOR ELEVATION
A2.2 SCALE: 1/4" = 1'-0"



1 SIDE (SOUTH) COLOR ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

PROJECT:

14 REGENT
STREET
CAMBRIDGE, MA

STAMP:



01	SPECIAL PERMIT	6/2/2022
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No.	Description	Date
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DWG ISSUE & REVISION HISTORY

PREPARED FOR:

14 Regent St
LLC

2307 Massachusetts Avenue
Cambridge, MA 02140

DRAWING NAME:

COLOR
ELEVATIONS

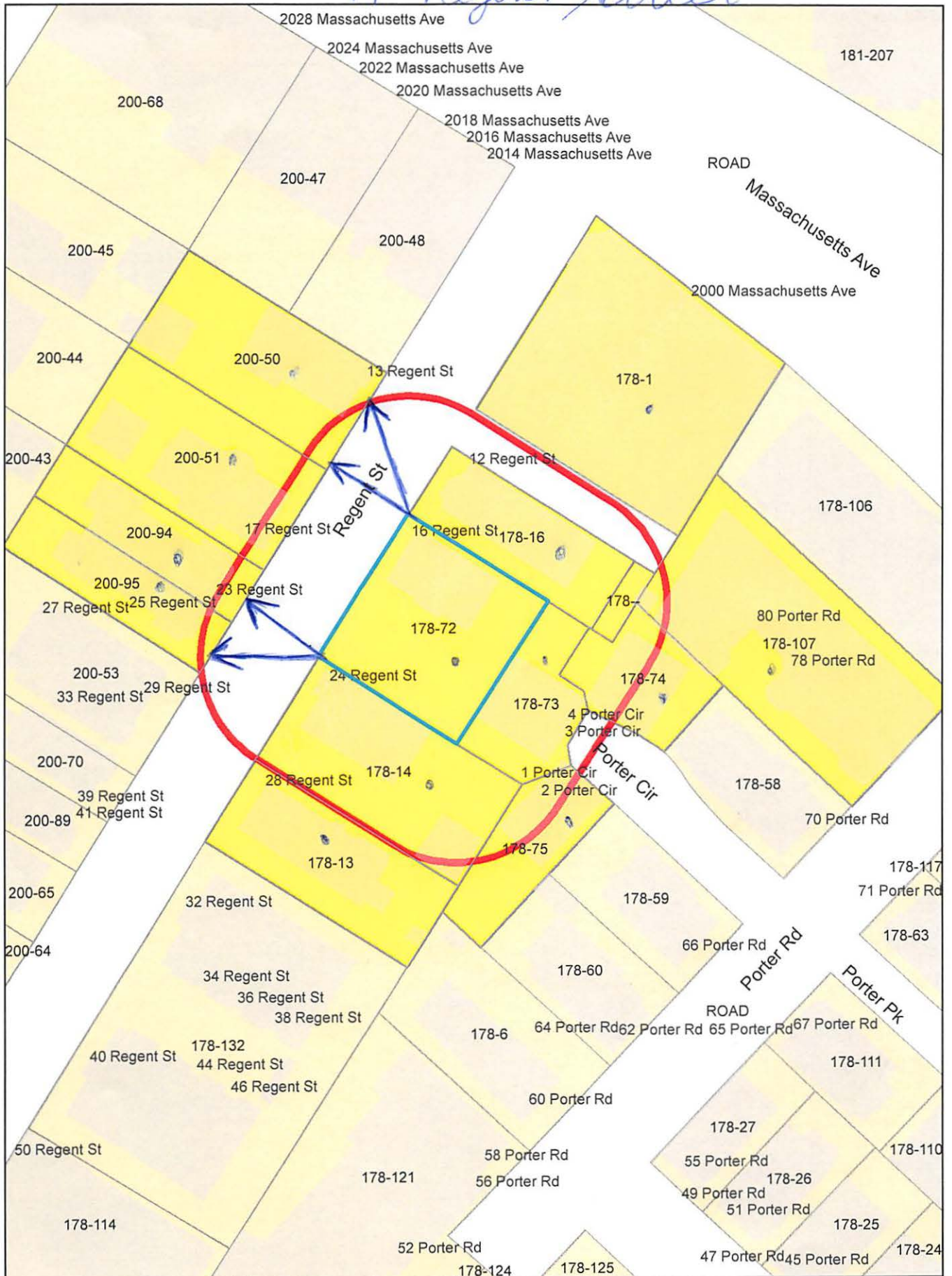
DATE: 06/02/2022

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

DRAWING NUMBER

A2.2

14 Regent street



14 Regent St.

Petitioner

178-13
KASPEROWSKI, BRUNILDA
C/O BRULINDA MONTANEZ
28-30 REGENT ST., #1
CAMBRIDGE, MA 02140

178-14
THORNER, BENJAMIN & CHRISTINE P. THORNER
24 REGENT STREET
CAMBRIDGE, MA 02140

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02139

178-13
ALPERT, EVA E.
28-30 REGENT ST
CAMBRIDGE, MA 02140

178-75
HARWOOD, JUDITH
1 PORTER CIRCLE
CAMBRIDGE, MA 02140

178-107
CAMBRIDGE AFFORDABLE HOUSING CORP
1770 MASS AVE STE #331
CAMBRIDGE, MA 02140

178-74
GORDON, JEFFREY A. & ABIGAIL A. GORDON
6 PORTER CIR
CAMBRIDGE, MA 02140

200-51
THEARLING, KURT & GRACE BAY,
TRS KURT THEARLING & GRACE BAY REV TR.
17 REGENT ST
CAMBRIDGE, MA 02140

200-50
DOWNER, THOMAS A. & ROSEMARY J. DOWNER
13 REGENT ST.
CAMBRIDGE, MA 02140-2111

200-95
NOMES, MOREL & AUGUSTINE NOMES
25-27 REGENT
CAMBRIDGE, MA 02140-2111

178-16
MCCLENDON, LEE CHRISTOPHER
TING-YING WU MCCLENDON
12 REGENT ST
CAMBRIDGE, MA 02139

200-94
REAL99 LLC
3 SARAH JANE CT
ACTON, MA 01720

178-72
14 REGENT STREET LLC
2307 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

178-1
BANDAR RAYMOND B
6 WOODLAND ST
ARLINGTON, MA 02476

178-13
STORER, ADINE M. TRS
28-30 REGENT ST #3
CAMBRIDGE, MA 02140

178-73
SUN, YONGMEI & BRIAN AYLWARD
292 NEWBURY ST., #400
BOSTON, MA 02115