



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 APR 15 PM 3:52

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 110457

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: 152 Charles St, LLC

PETITIONER'S ADDRESS: 10 Overlook Ridge Drive, Malden, MA 02148

LOCATION OF PROPERTY: 152 Charles St, Cambridge, MA

TYPE OF OCCUPANCY: Two Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Petitioner proposes an addition to an existing non-conforming two family residence, which per M.G.L. Chapter 40a, Section 6 requires a Special Permit. The proposed addition does not increase the nature of the existing non-conformities.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.21 (Lot Area and Width).
Article: 5.000	Section: 5.25.41 (Exemption for Residential Parking Spaces).
Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.2(c) (Alterations to Non-Conforming Structures)
Article: 8.000	Section: 8.22.3 (Excepted by MGL 40a, Section 6).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Matthew Moore

(Print Name)

Address: 152 Charles Street

4/12/2021

Tel. No.

E-Mail Address: matt@kinvarracapital.com

Date: 4.12.21

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

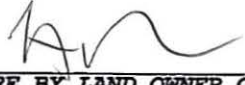
I/We 152 Charles St LLC
(OWNER)

Address: 10 Overlook Ridge Dr #330, Malden MA 02148

State that I/We own the property located at 152 Charles Street,
which is the subject of this zoning application.

The record title of this property is in the name of 152 Charles St LLC

*Pursuant to a deed of duly recorded in the date 11.20.2020 Middlesex South
County Registry of Deeds at Book 76230, Page 423; or
Middlesex Registry District of Land Court, Certificate No. 00219742
Book 62287 Page 174.

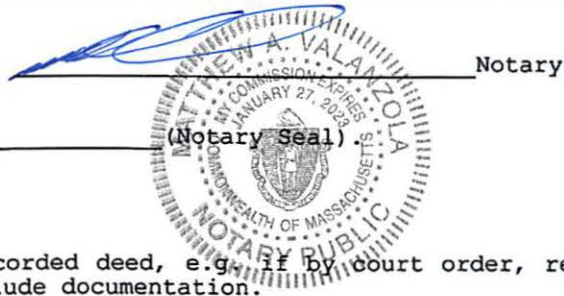

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Suffolk

The above-name Matthew Moore personally appeared before me,
this 4th of March, 2021, and made oath that the above statement is true.

My commission expires 1/27/23



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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 152 Charles 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:

MGL Chapter 40a, Section 6 grants unique protections to existing non-conforming one and two family structures, provided that any alteration does not increase the non-conforming nature of the existing structure. For structural changes to a non-conforming one or two family structure, Section 6 requires that when the proposed changes do not increase the non-conforming nature of the structure, the applicable Special Permit Granting Authority is to determine only that the proposed alteration not be "substantially more detrimental" than the existing nonconforming structure or use to the neighborhood, nothing more. While Article 8 Section 8.22.2.c of the Cambridge Zoning Ordinance states that an increase to the area or volume of an existing non-conforming structure in the Residence District by more than 25% is not allowed, and so would require a variance under Article 8 Section 8.22.3, the Zoning Code cannot be more restrictive than the specific protections provided to two family structures by Section 6 of MGL Chapter 40a. The proposed addition to 152 Charles Street does not increase the non-conforming nature of the structure, reduces the non-conforming nature of the property, and is not more detrimental to the neighborhood, and therefore only requires a finding that the proposed addition is not substantially more detrimental to the neighborhood than the existing structure.

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 development will not alter access or egress because the existing curb cut will not change. No increase in the congestion hazard will be created by the addition because the number of dwelling units remains the same.

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 driveway curb cut will remain, and existing traffic patterns will also remain the same. The proposed parking spaces, reduced from five to two, will remain in the same general location as the existing parking spaces. The proposed addition will conform to the dimensional requirements of the district, and the amount of open space on the Property will be increased.

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:

Open space will be increased from its current nonconforming condition to be conforming to the district requirements, and the total permeable area of the site will be increased, to the benefit of the neighborhood residents. Traffic patterns and driveway ingress and egress will remain consistent for adjacent residents. There will be no hazard or nuisance created by the requested relief. An

existing home that fits in with the history and character of the neighborhood will be restored, preserved, and improved, to the benefit of the neighborhood and the larger district.

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

The proposed addition, driveway and parking design are consistent with other uses in the neighborhood and the larger district. The proposed use is consistent with the residential uses in the neighborhood, and the proposed addition will conform to the dimensional requirements of the district.

***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:** 152 Charles St, LLC**Present Use/Occupancy:** Two Family**Location:** 10 Overlook Ridge Drive**Zone:** Residence C-1 Zone**Phone:****Requested Use/Occupancy:** Two Family

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3,000	2,700	N/A	(max.)
<u>LOT AREA:</u>	3,600	No Change	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.83	0.75	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	1,800	1,800	1,500	
<u>SIZE OF LOT:</u>				
WIDTH	36	No Change	50	
DEPTH	100	No Change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	1.2	No Change	10	
REAR	0	28.9	20	
LEFT SIDE	0	0	7.5	
RIGHT SIDE	1	10	7.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	28.8	33.05	32.38	35
WIDTH	86.33 90.33	69.83	65.5	N/A
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0%	30.13% 30.04%	30%	
<u>NO. OF DWELLING UNITS:</u>	2	2	2	
<u>NO. OF PARKING SPACES:</u>	5	2	2	
<u>NO. OF LOADING AREAS:</u>	0	0	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	7.96	N/A	10	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

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

152 CHARLES ST

152 CHARLES ST, CAMBRIDGE MA 02141

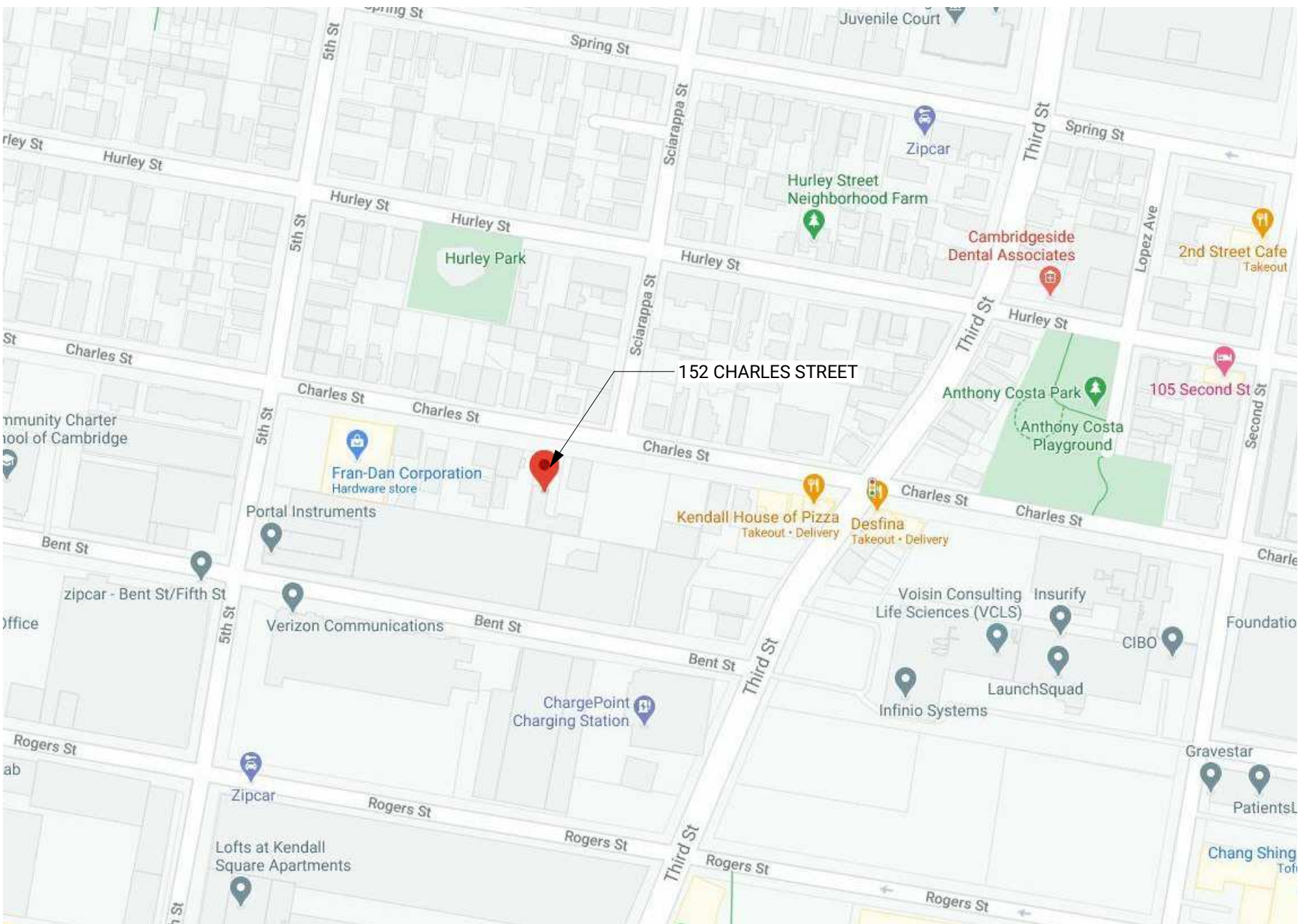


Sheet List	
Sheet Number	Sheet Name
A0.0	COVER
A0.1	ZONING
A1.1	EXISTING AREA PLANS
A1.2	PROPOSED AREA PLANS
A1.3	BASEMENT & FIRST FLOOR PLANS
A1.4	SECOND FLOOR & ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	SECTIONS
A3.1	WALL SECTION & DETAILS
EX00	Existing 3D View
EX01	Existing Floor Plans
EX02	Existing Exterior Elevations

SYMBOL LEGEND

	DOOR TO BE REMOVED		DOOR TAG
	WALL TO BE REMOVED		ROOM TAG
	EXISTING WALL		ROOM TAG
	NEW WALL		WINDOW TAG
	EXISTING DOOR		ELEVATION SHEET REFERENCE
	NEW DOOR		ELEVATION VIEW REFERENCE
	DOOR TAG		OVERALL SECTION - NUMBER/SHEET
	NEW MILLWORK		DETAIL SECTION - NUMBER/SHEET
			DETAIL VIEW - NUMBER/SHEET

LOCUS MAP



GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS.
- THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT MAY APPLY TO THE CONSTRUCTION OF THE PROJECT.
- ALL WORK OF THIS PROJECT SHALL COMPLY WITH ACCEPTED BUILDING PRACTICES AND ALL CODES HAVING JURISDICTION OVER THIS PROJECT.
- ALL DOCUMENTS ARCHITECTURAL AND ENGINEERING ARE BINDING AND SHOULD BE ISSUED TO ALL SUBS - ANY DISCREPANCY SHOULD BE BROUGHT TO THE ARCHITECT'S DIRECTION BEFORE THE BID IS COMPLETE AND/OR BEFORE THE START OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE AND ALL SURROUNDING AREAS IN FINAL CLEAR CONDITION, INCLUDING THE REMOVAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION.
- THE CONTRACTOR SHALL AT ALL TIMES DURING THE PROGRESS OF THE WORK REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A DUST FREE ENVIRONMENT FOR ALL ADJACENT AREAS.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY THAT ALL CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED.
- THE CONTRACTOR SHALL UTILIZE THE AREAS WITHIN THE SCOPE OF WORK FOR STORAGE OF MATERIALS AND TOOLS.
- ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS, DO NOT SCALE DRAWINGS. IF THERE IS A QUESTION OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION.
- VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACT DRAWINGS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK.
- ALL GYPSUM WALL BOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDARDS, AND INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY IN THE GYPSUM CONSTRUCTION HANDBOOK.
- ALL FINISHED WORK SHALL BE FREE OF DEFECTS. THE OWNER RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED.
- NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT.
- ANY MODIFICATION OF THESE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY BALANCE ARCHITECTS IN WRITING.
- IF VARIANCE FROM THE EXISTING DRAWING OCCURS, NOTIFY THE ARCHITECT PRIOR TO COMMENCING ANY RELATED WORK.
- WHERE CONCEALED WD BLOCKING OR FRAME IS REQ. CONTRACTOR SHALL USE ONLY FIRE- RETARDANT TREATED WOOD.
- WHERE FIRE-RATED AND FULL HEIGHT PARTITIONS ARE PENETRATED BY STRUCTURAL MEMBERS, DUCTWORK, PIPING, AND CONDUIT, THE GYPSUM BOARD SHALL BE SCRIBED TO FIT TIGHT AGAINST THE PENETRATING ITEM AND CAULKED WITH THE APPROPRIATE SEALANT, OR CONSTRUCTED OTHERWISE TO PROVIDE A U.L. APPROVED ASSEMBLY DETAIL APPROPRIATE TO THE CONDITION. COORDINATE WITH MECHANICAL AND ELECTRICAL WORK AND DETAILS.
- THE WORD "FEC" INDICATES FIRE EXTINGUISHERS AND CABINETS, WHERE AND AS INDICATED AND AS REQ'D BY THE GOVERNING LAWS AND CODES. FIRE EXTINGUISHERS AND CABINETS SHALL CONFORM TO CODE REQUIREMENTS. EXTINGUISHERS FOR GENERAL USE SHALL BE 10 LB ABC CHEMICAL TYPE AND AT KITCHENS CARBON DIOXIDE TYPE, ALL UL RATED; CABINET FACES SHALL BE SATIN FINISHED STAINLESS STEEL, CABINETS SHALL BE FULLY RECESSED. HEIGHT LOCATION OF ALL FIRE EXTINGUISHER CABINETS MUST COMPLY WITH THE ADA REQUIREMENTS. VERIFY IF EXISTING EQUIPMENT IN FIELD IS COMPLIANT. GC TO COORDINATE DEPTH OF WALL CAVITY REQUIRED FOR RECESSED UNITS.
- LOCATE ALL DOOR FRAMES 4" OFF ADJACENT WALL U.O.N. IN ALL CASES, PROVIDE ADA CLEARANCES OF 18" ON PULL SIDE AND 12" ON PUSH SIDE OF DOORS. BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION PRIOR TO FRAMING OF DOOR.



BALANCE ARCHITECTS
617.991.0269 | www.balance-architects.com
197 8th Street, Suite 2000, Boston, MA 02129

PROJECT NAME:
152 CHARLES ST

CLIENT:
KINVARRA CAPITAL
PROJECT ADDRESS:
152 CHARLES ST, CAMBRIDGE MA 02141

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No.	Description	Date



STAMP:	
Project number	20.038
Date	4/12/2021
Drawn by	PS
Checked by	PS
Scale	1/4" = 1'-0"

COVER

A0.0



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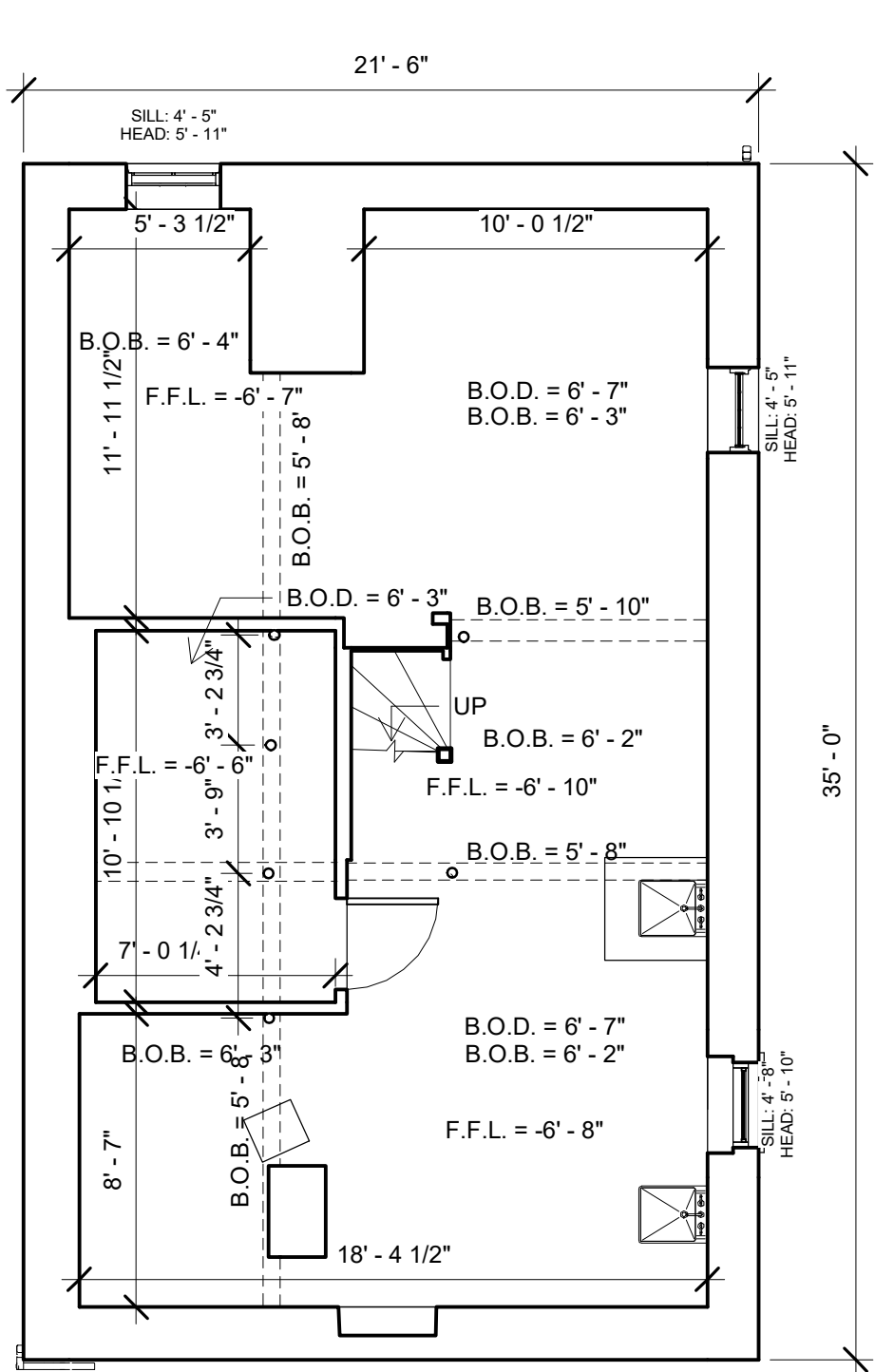


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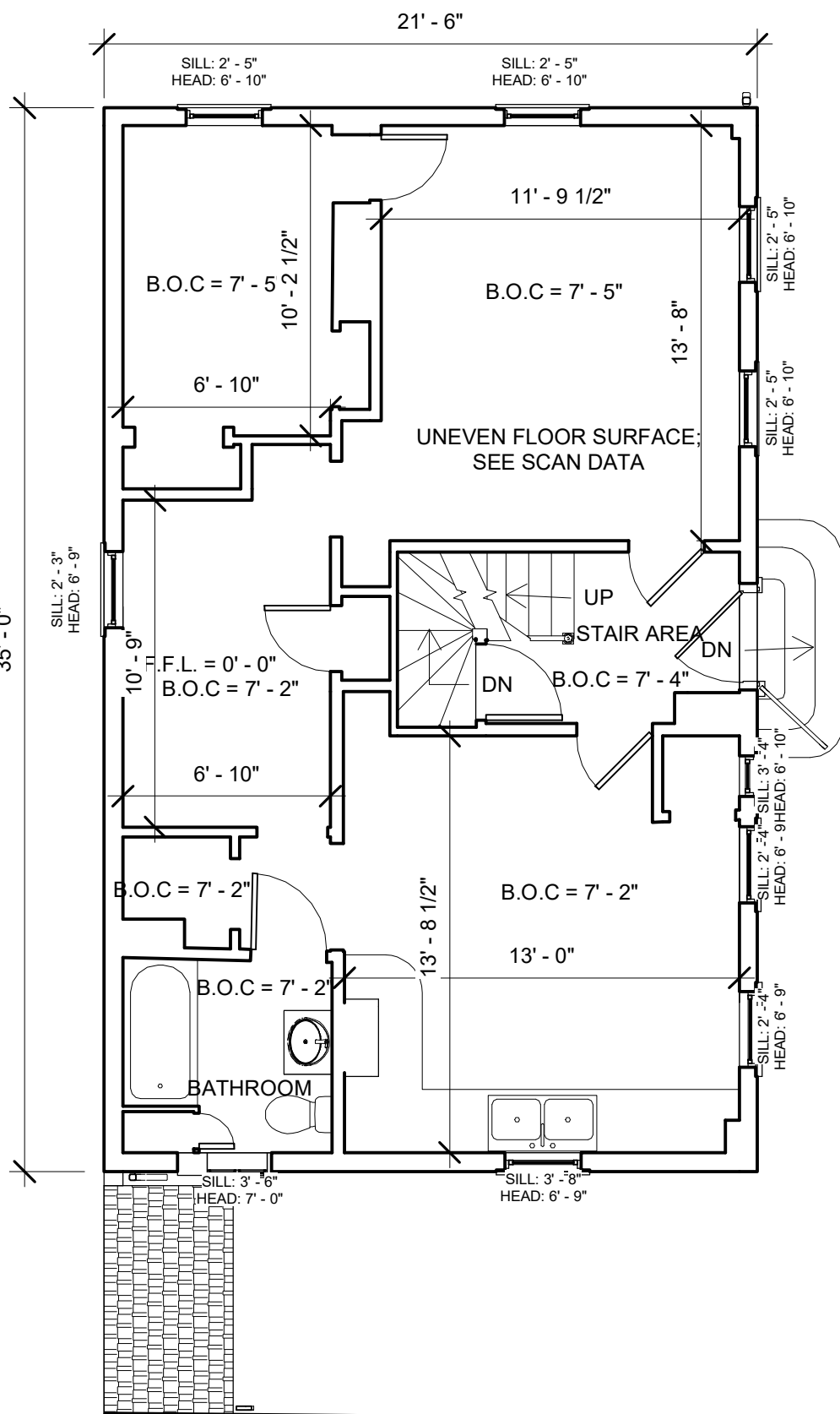
Project number	20.038
Date	1/17/2021
Drawn by	PS
Checked by	PS
Scale	

Existing 3D View

EX00

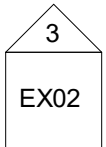


1 Basement
3/16" = 1'-0"



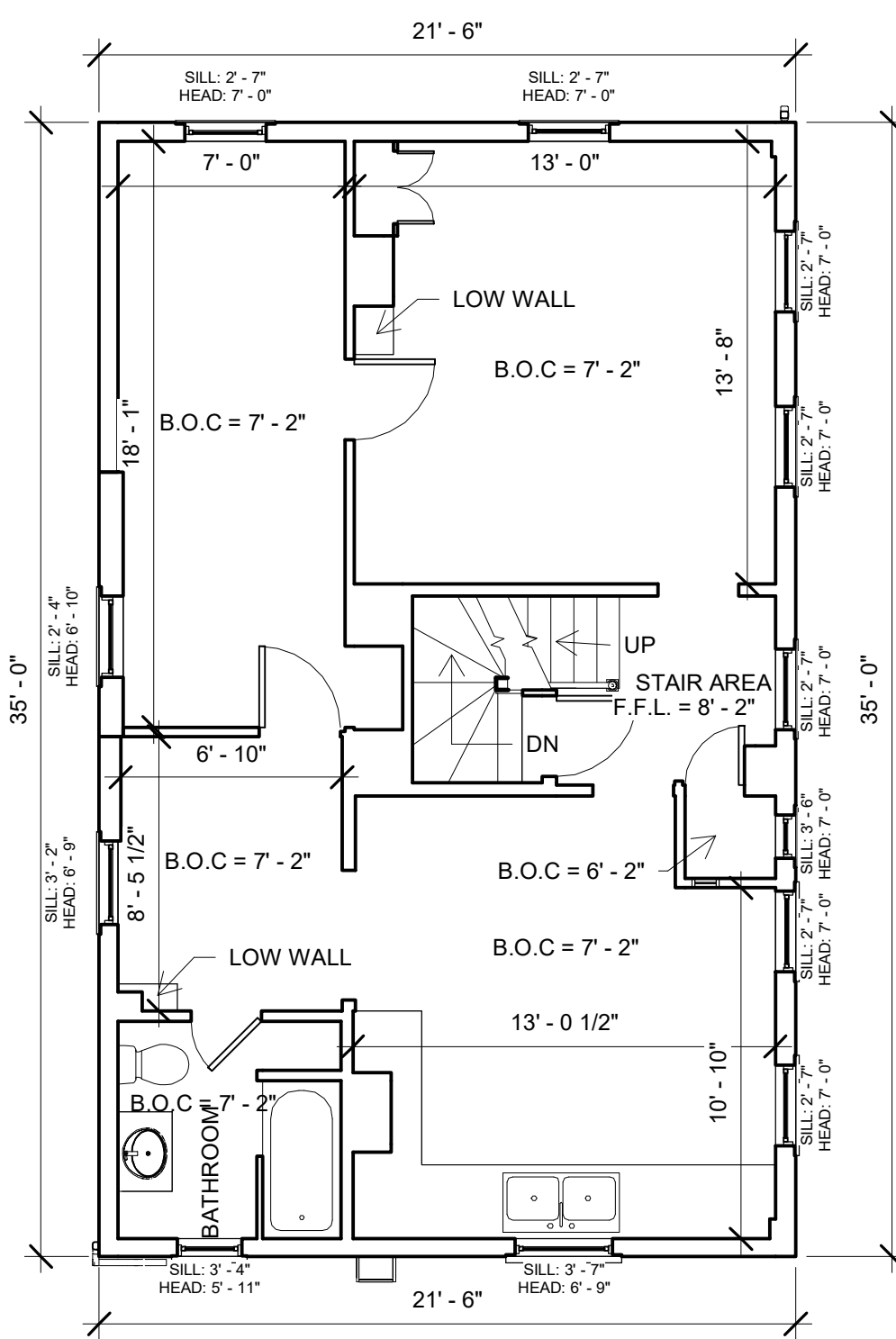
2 First Floor
3/16" = 1'-0"

MINIMAL SCAN DATA
AVAILABLE

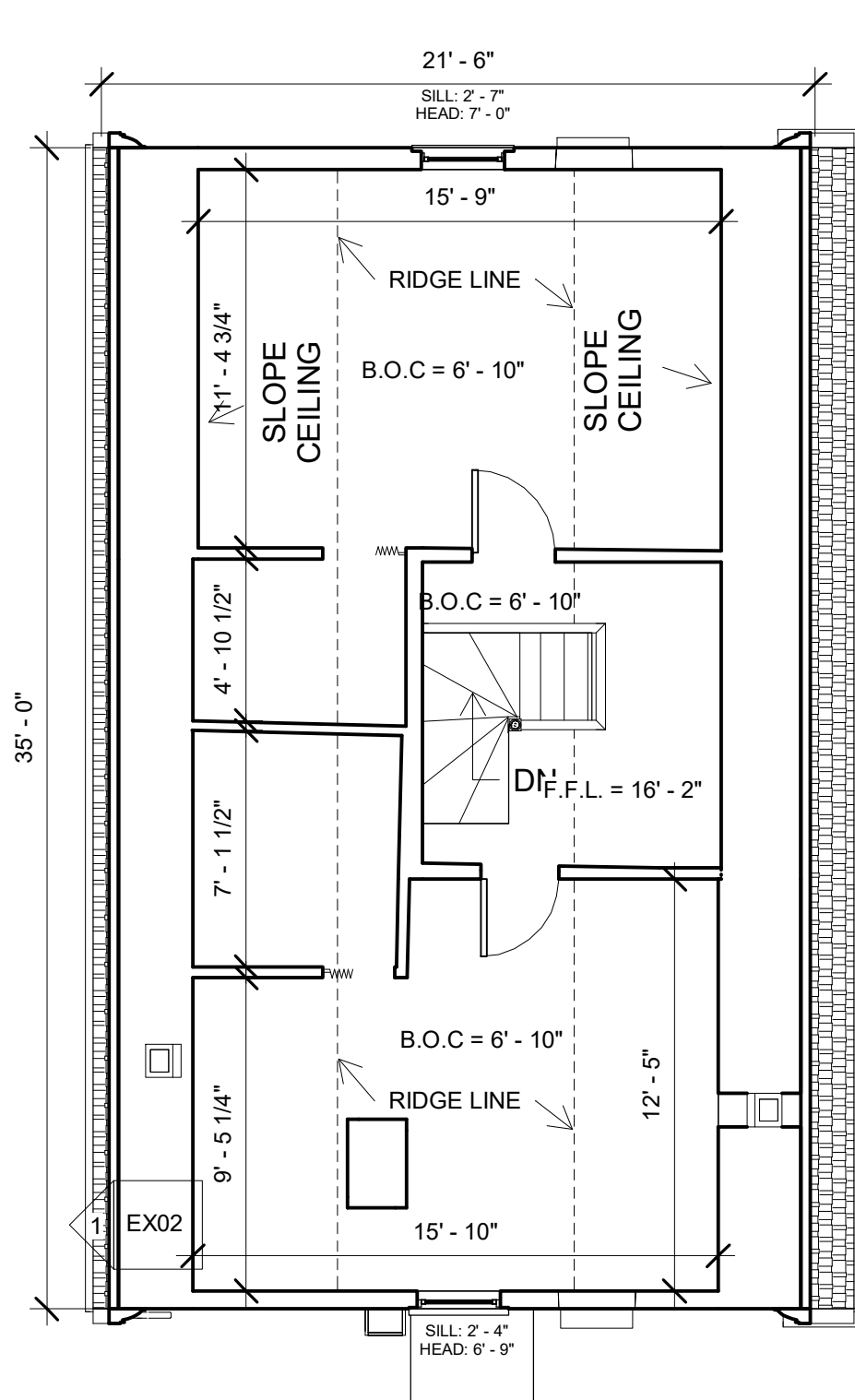


EX02

EXTERIOR WALL
THICKNESS UNVERIFIED



3 Second Floor
3/16" = 1'-0"



4 Third Floor
3/16" = 1'-0"



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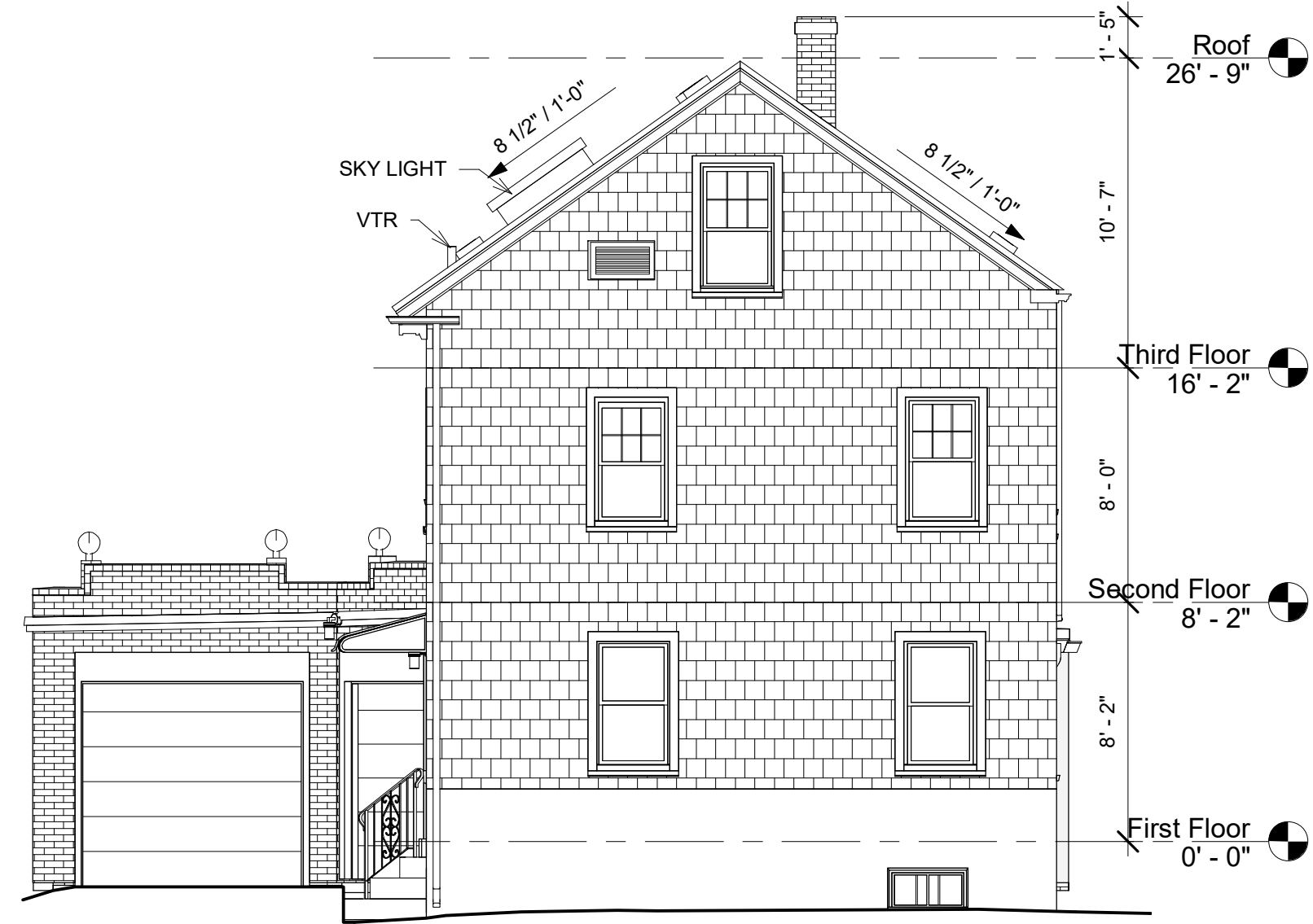


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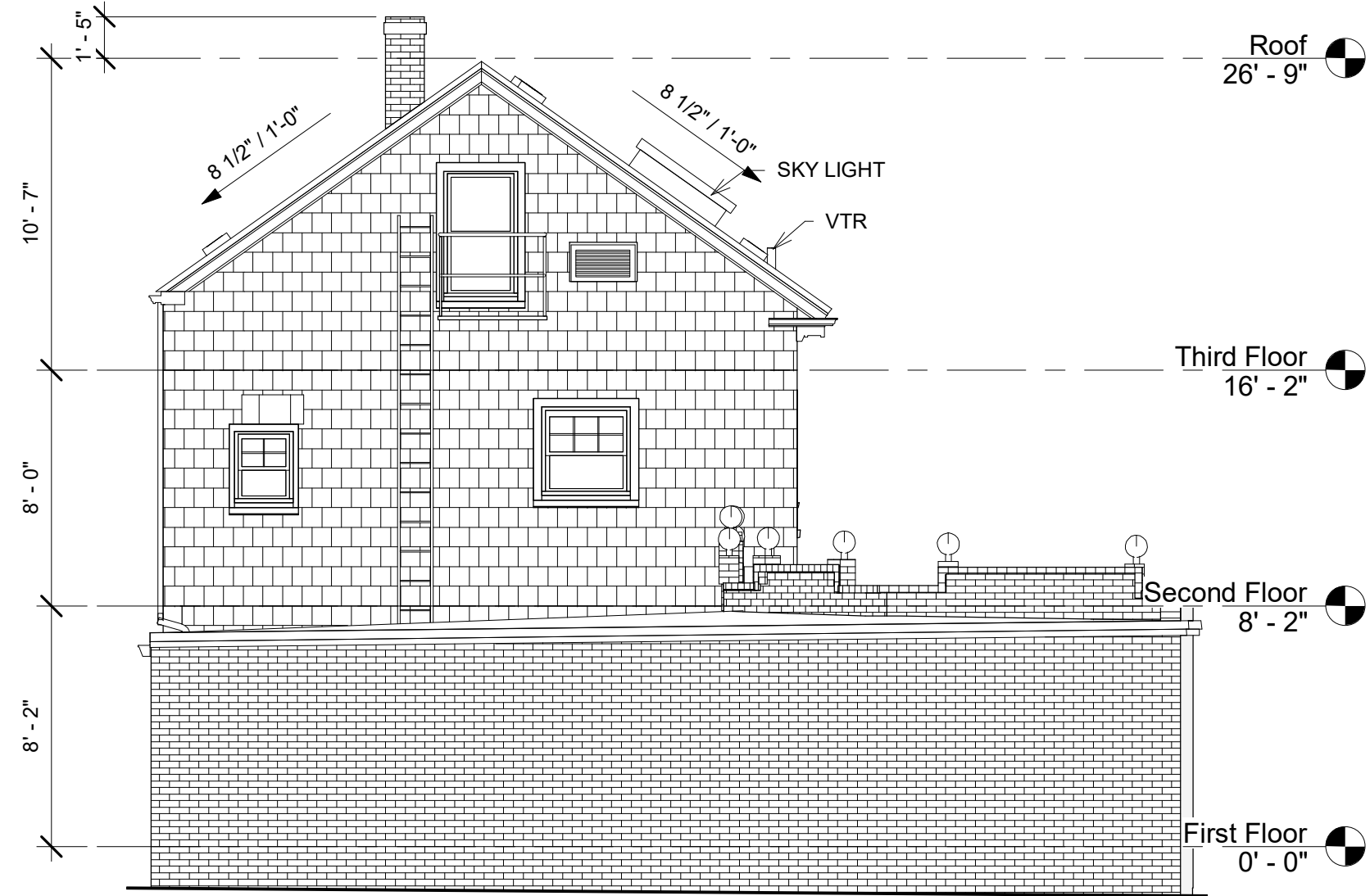
Project number	20.038
Date	1/17/2021
Drawn by	PS
Checked by	PS
Scale	3/16" = 1'-0"

Existing Floor Plans

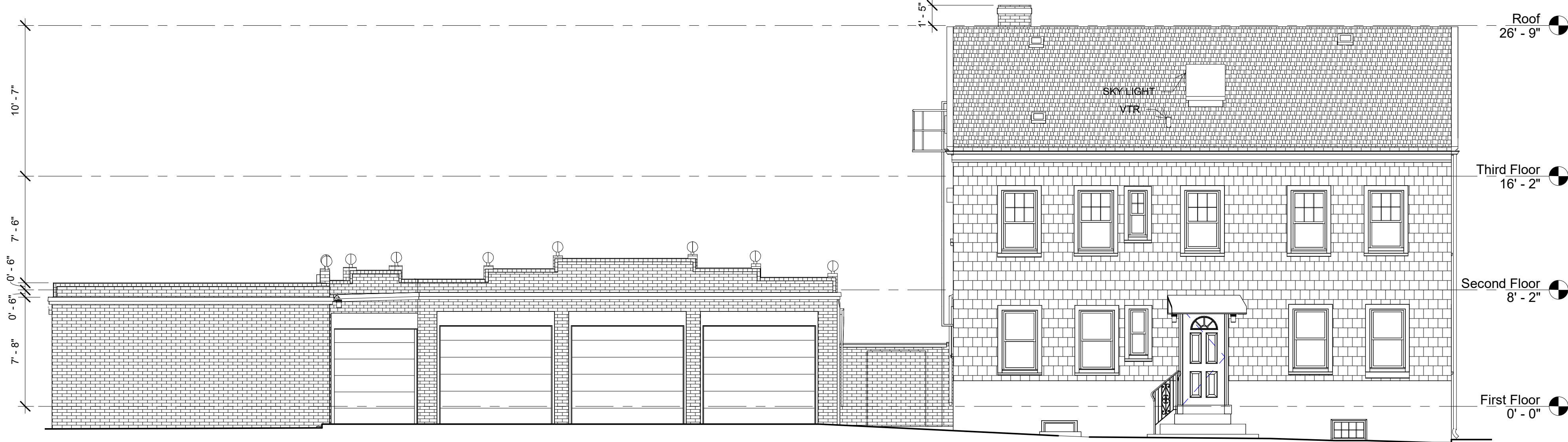
EX01



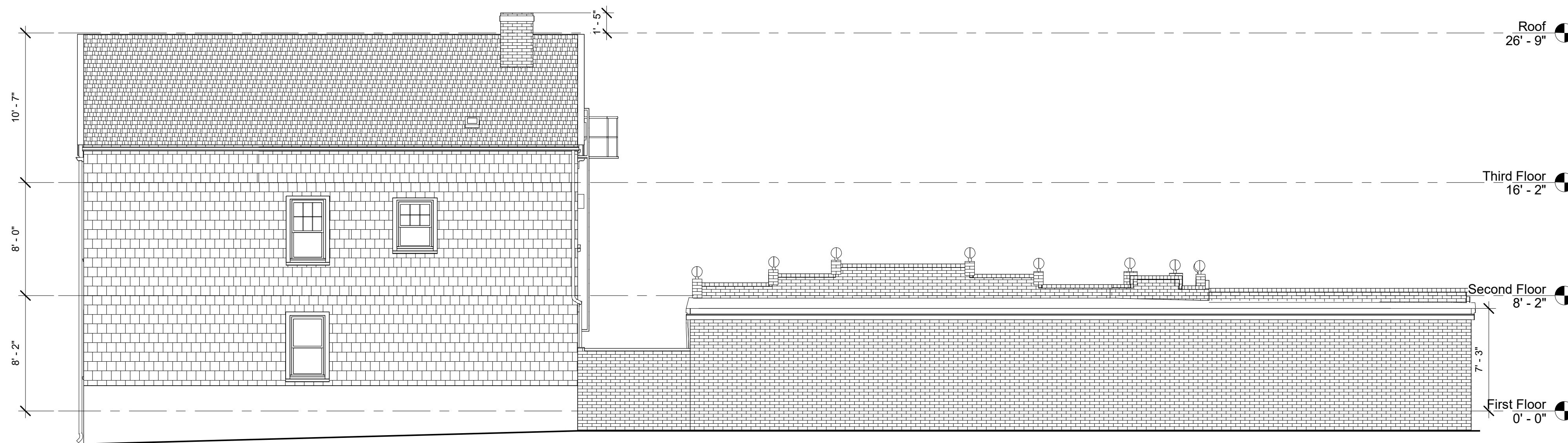
④ North Elevation
3/16" = 1'-0"



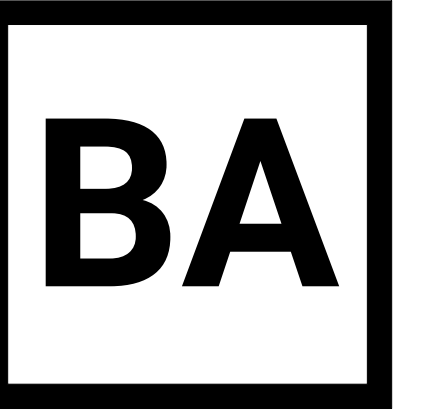
③ South Elevation
3/16" = 1'-0"



① East Elevation
3/16" = 1'-0"



② West Elevation
3/16" = 1'-0"



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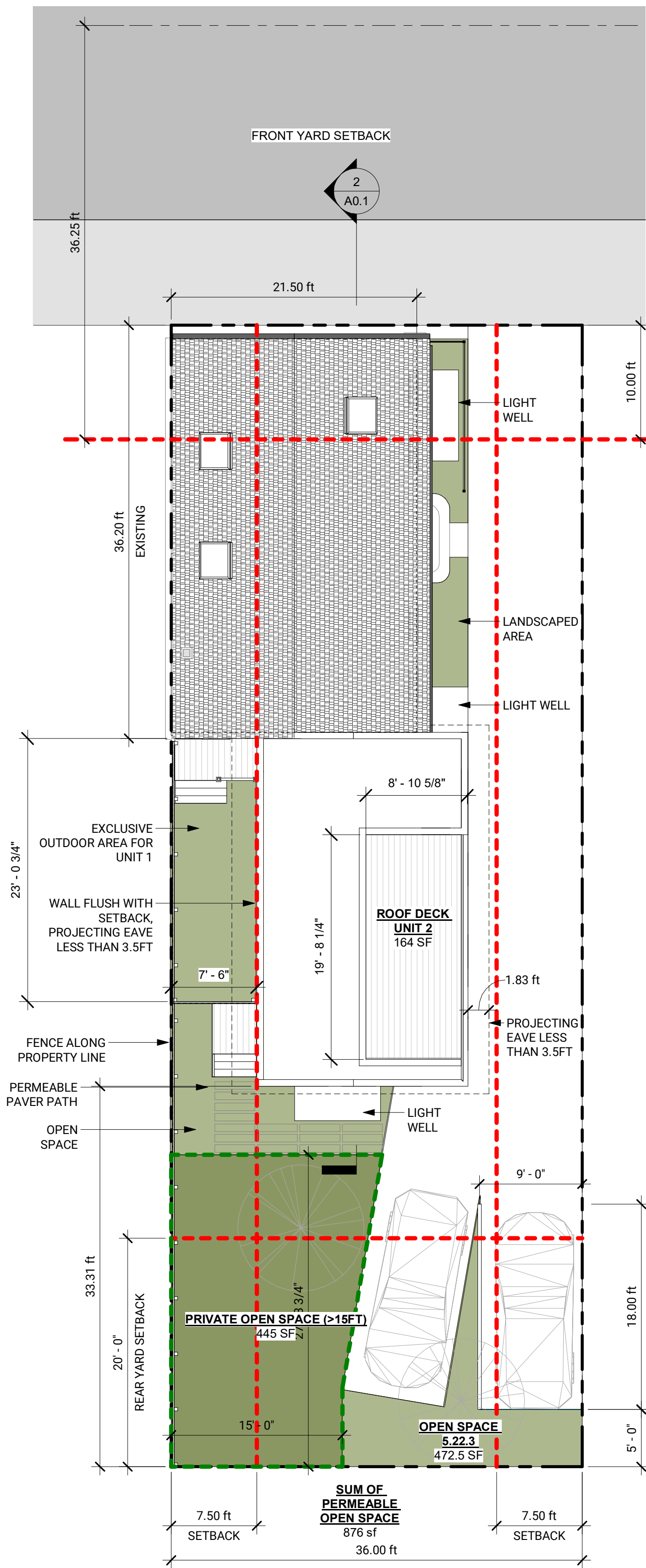


STAMP:

Project number 20.038
Date 1/17/2021
Drawn by ECS
Checked by Checker
Scale 3/16" = 1'-0"

Existing Exterior Elevations

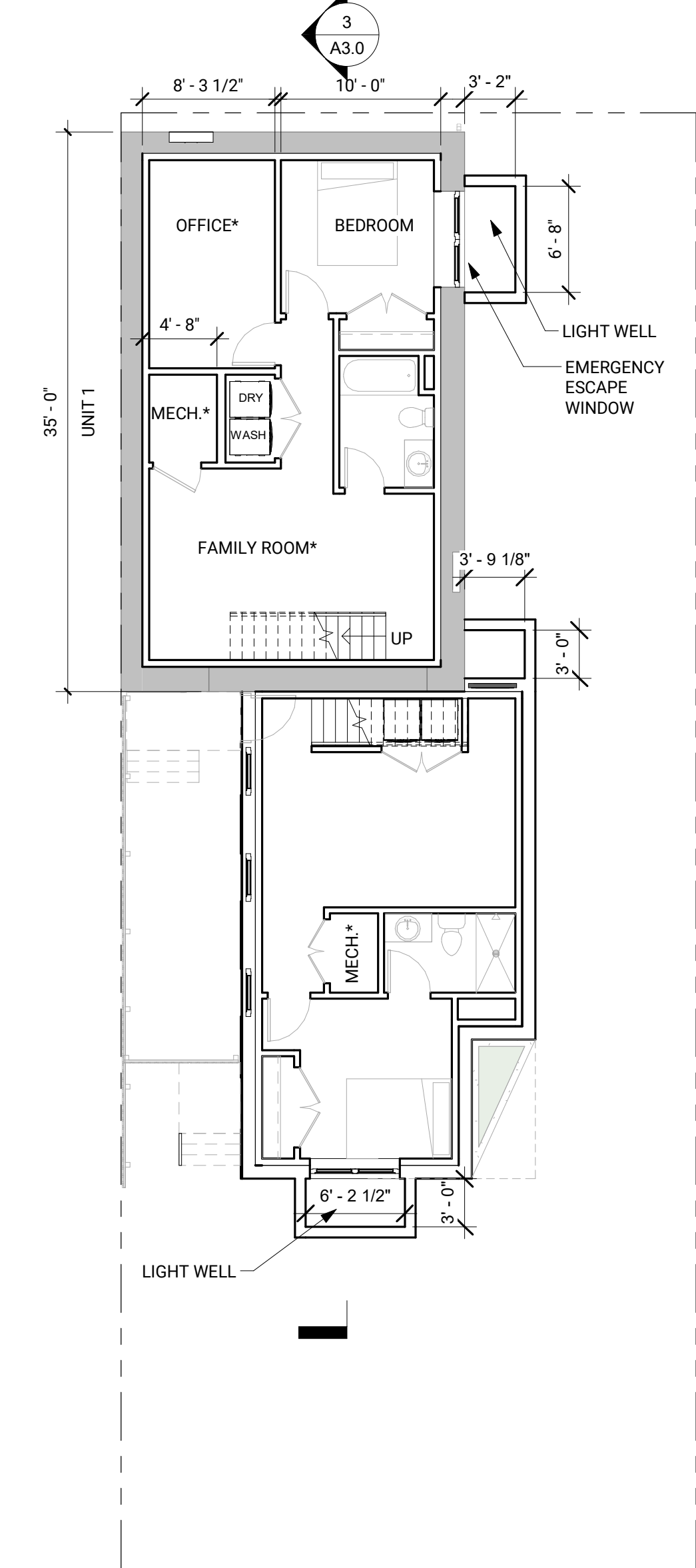
EX02



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

*WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION M1507.

ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.



(n) In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.

5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:

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

Height of Building. The vertical distance of the highest point of the roof above the mean grade of the ground adjoining the building.

5.21 Lot area and width.

5.21.1 On lots of less than the required area for the district in which they are located and which have been duly recorded by plan or deed with the Registry of Deeds before the date of the first passage of the applicable provisions of this or any prior Ordinance the minimum lot size and lot width regulations need not apply, but the floor area ratio and the minimum lot area regulations for each dwelling unit shall be applicable. In case of such lots of less than the required width the sum of the two required side yards need not be more than thirty (30) percent of the lot width, except that each side yard shall be a minimum of seven feet, six inches (7' 6").

5.22.1 – Private Open Space

An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes...

5.22.3 - Special Requirements in Residence C-1

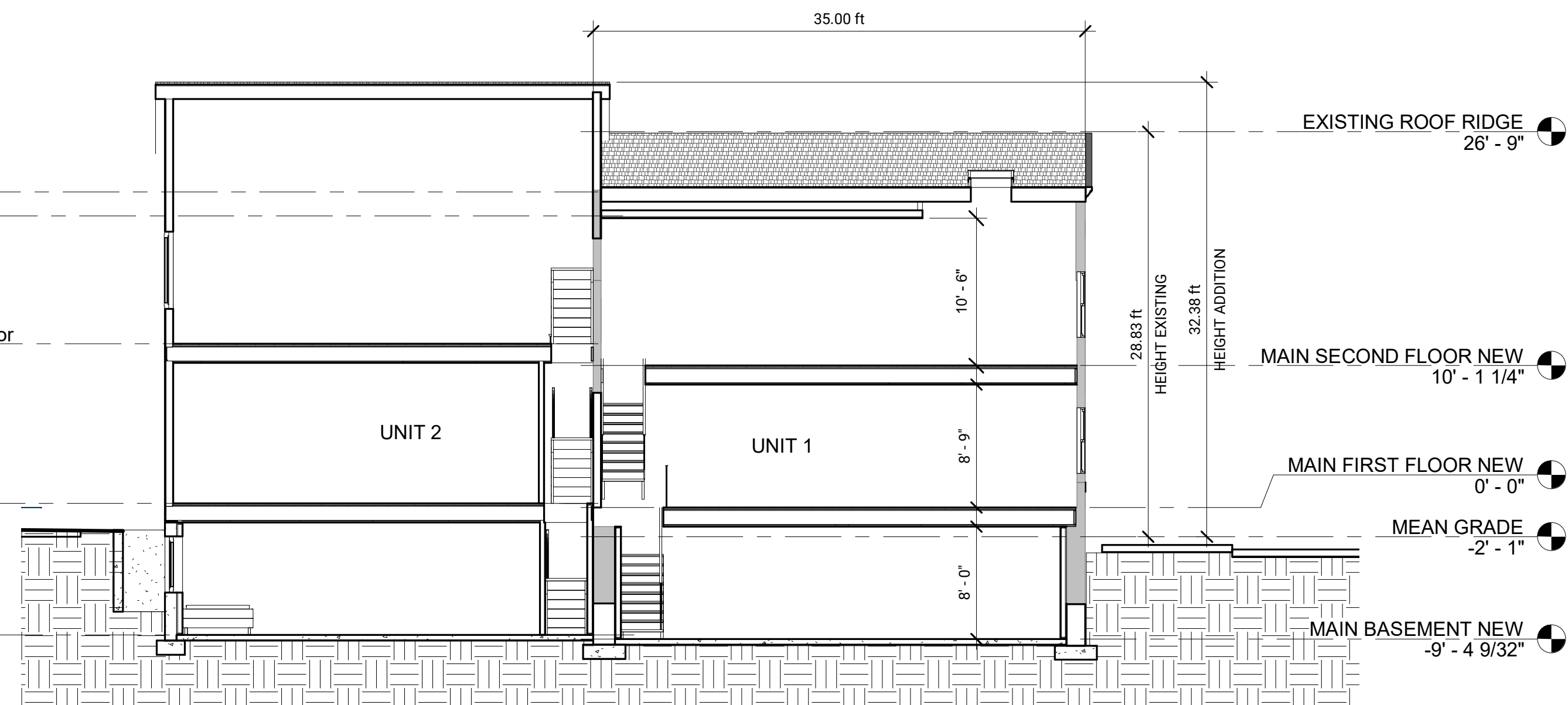
At least fifty (50) percent of the required Private open space in these districts shall meet all of the requirements of Section 5.22.1.... At least fifty (50) percent of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations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

Rear Roof Deck
22' - 5 17/32"
Rear T.O. Plate
20' - 9 1/8"

ADDITION Second Floor
11' - 7 25/32"

ADDITION First Floor
0' - 3 1/2"

Addition Basement
-9' - 0 3/4"



2 BUILDING SECTION
1/8" = 1'-0"

ZONING SUMMARY

152 Charles Street, Cambridge, MA 02141

Zoning District
Overlay
Subdistrict Type
Lot Size
PID
Use Regulations

C-1
East Cambridge Housing Overlay (ECHO)
Three Family Residential – 2000
3,600 SF
1562
Two Family Dwelling

Property Information	Existing	Proposed	Net
Lot Area (S.F.)	3600.0 SF	NA	NA
Gross Floor Area	3000.0 SF	2700.0 SF	-300.0 SF
# of Units	2	2	0

Dimensional Requirements	Allowed	Existing	Proposed	Existing Conformance	Proposed Conformance	Comments
Minimum Lot Size	5000.0 SF	3600.0 SF	3600.0 ft	NO	NO	Existing non conforming
Max. FAR	0.75	0.83	0.75	NO	YES	Existing non conforming, proposed conformance
Max Area (based on FAR)	2700.0	3000.0	2700.0	NO	YES	Existing non conforming, proposed conformance
Min. Lot Area/DU	1500.0 SF	1800.0 SF	1800.0 SF	YES	YES	Existing conforming, proposed conformance
Min. Lot Width	50 ft	36.0 ft	36.0 ft	NO	NO	Existing non conforming
Min. Front Yard Depth	10.0	1.2	1.2	NO	NO	H+L/6 = 31.3+21.5/6 = 8.8' (10ft Min.)
Min. Side Yard Depth Left	7.5 ft	.0 ft	.0 ft	NO	NO	Section 5.21.1, Existing non conforming
Min. Side Yard Depth Right	7.5 ft	1.0 ft	10.0 ft	NO	YES	Section 5.21.1
Min. Rear Yard Depth	20.0 ft	.0 ft	33.3 ft	NO	YES	Existing non conforming, proposed conforming
Minimum Ratio of Private Open Space to Lot Area	30.00%	0.00%	30.04%	NO	YES	* See below
Min Open Space in SF	1080.0 SF	.0 SF	1081.5 SF	NO	YES	Existing non conforming, proposed conforming
Max. Height	35.0 ft	28.8 ft	32.38	YES	YES	Conforming
Off Street Parking	2	5	2	YES	YES	Conforming

* Private open space larger than 15'x15' = 445 SF, Balcony Area = 160 SF, Private Open space not subject to dimensional limitations = 498 SF, Total of 1,103 SF, exceeding the minimum 1,080 SF required. Private Open Space that meets all requirements of Section 5.22.1 is: 445 + 160/1103 = 55% Private Space that meets the Permeable Open Space requirements is: 445 +498/1103 = 85%.

At least 50% of required private open space shall be minimum length & width of 15' and no slope greater than 10%. Accessible to all occupants. Provided at ground level or within 10' of the level of the lowest floor. At least 50% of required private open space shall be permeable open space and not subject to dimensional limitations noted above.

Floor Area Ratio. The ratio of gross floor area of a structure to the total area of the lot.

Floor Area Gross. The sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls [except in (8) and (9) below where only interior space shall be measured and in (h) where the area of the parking facility shall be measured] of a building or the centerline of party walls between buildings.

Gross Floor Area shall include:

(d) Attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not excluded in (5) below;

Gross Floor Area shall not include:

- (2) Area of parking facilities in structures located underground and the area of on grade open parking spaces outside the building footprint at or below the maximum number permitted on the premises as set forth in Sections 5.25 and 6.30;
- (3) Basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage;
- (5) Unroofed porches and balconies no higher than the third floor;
- (6) Attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and chases for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators;
- (8) Attic space not otherwise included in (d) above;
- (15) Any basement or cellar living space in any single-family or two-family home.

5.24.2 Projecting eaves, chimneys, bay windows, balconies, open fire escapes and like projections which do not project more than three and one-half (3 ½) feet and which are part of a building not more than thirty-five (35) feet in height, and unenclosed steps, unroofed porches and the like which do not project more than ten (10) feet beyond the line of the foundation wall and which are not over four (4) feet above the average level of the adjoining ground, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built.

Parking

5.25.41

Exemption for Residential Parking Spaces. Notwithstanding the provisions of Section 5.25.2 above, the following structured parking located above ground, accessory to a residential use, shall not be calculated as part of the Gross Floor Area on the lot:

- (1) One parking space located within a townhouse unit or a one, two or three family dwelling.
- (2) A freestanding parking structure containing no more than one parking space per dwelling unit up to a maximum of three parking spaces on a lot containing a one, two or three family dwelling.
- (3) One parking space per dwelling unit, up to a maximum of fifteen (15) spaces, for multifamily dwellings.



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PROJECT ADDRESS:

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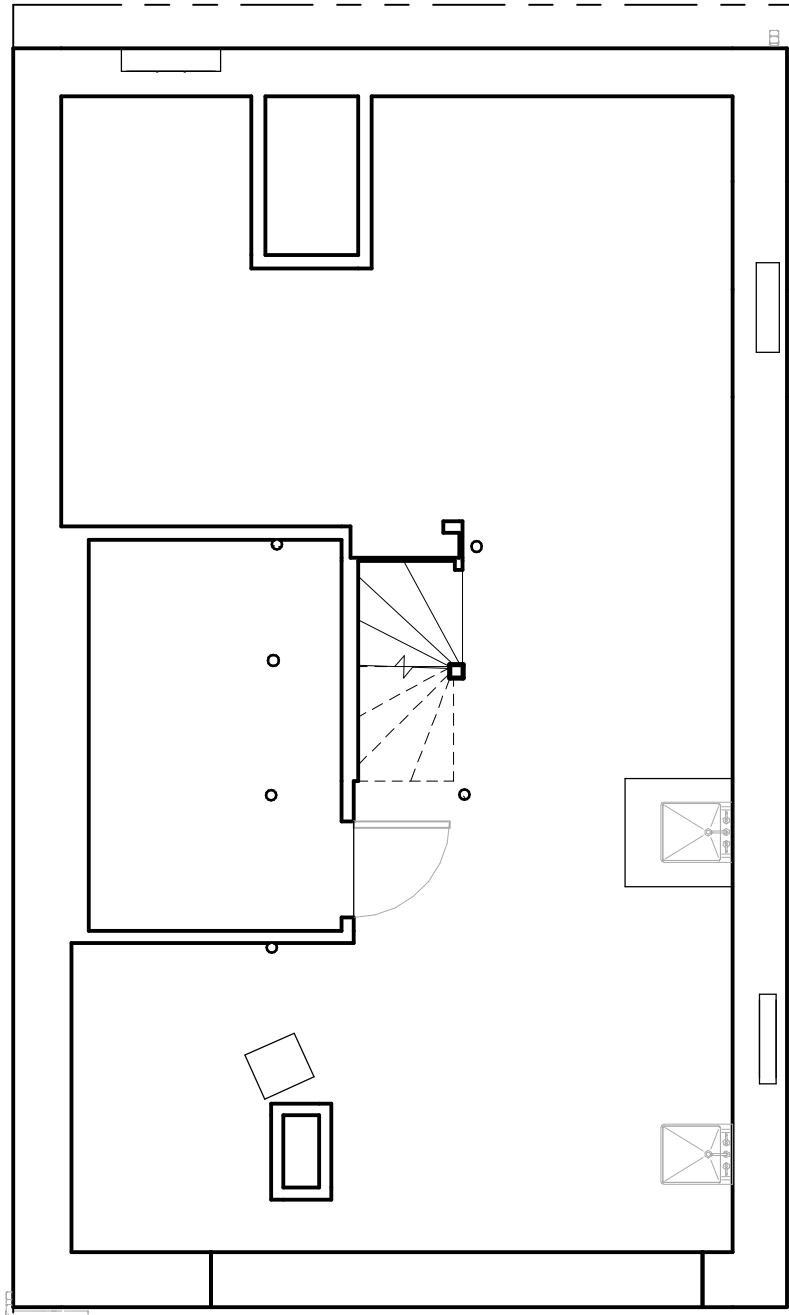


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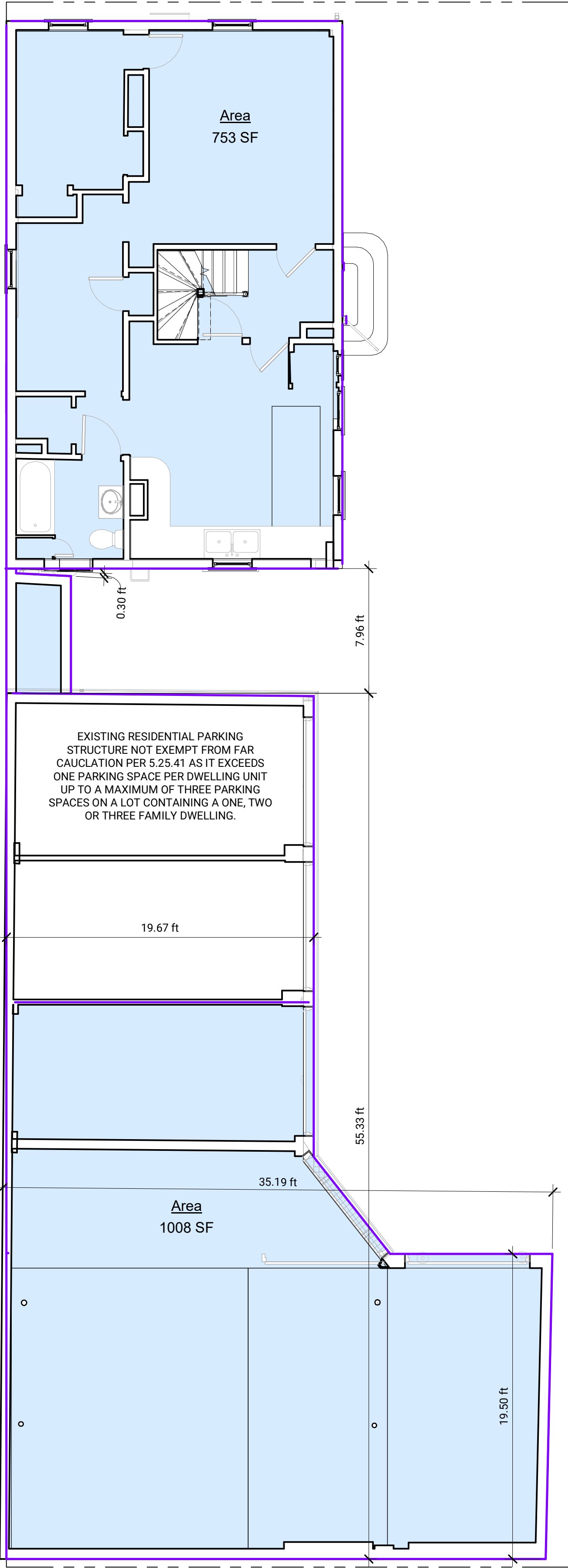
ZONING

A0.1

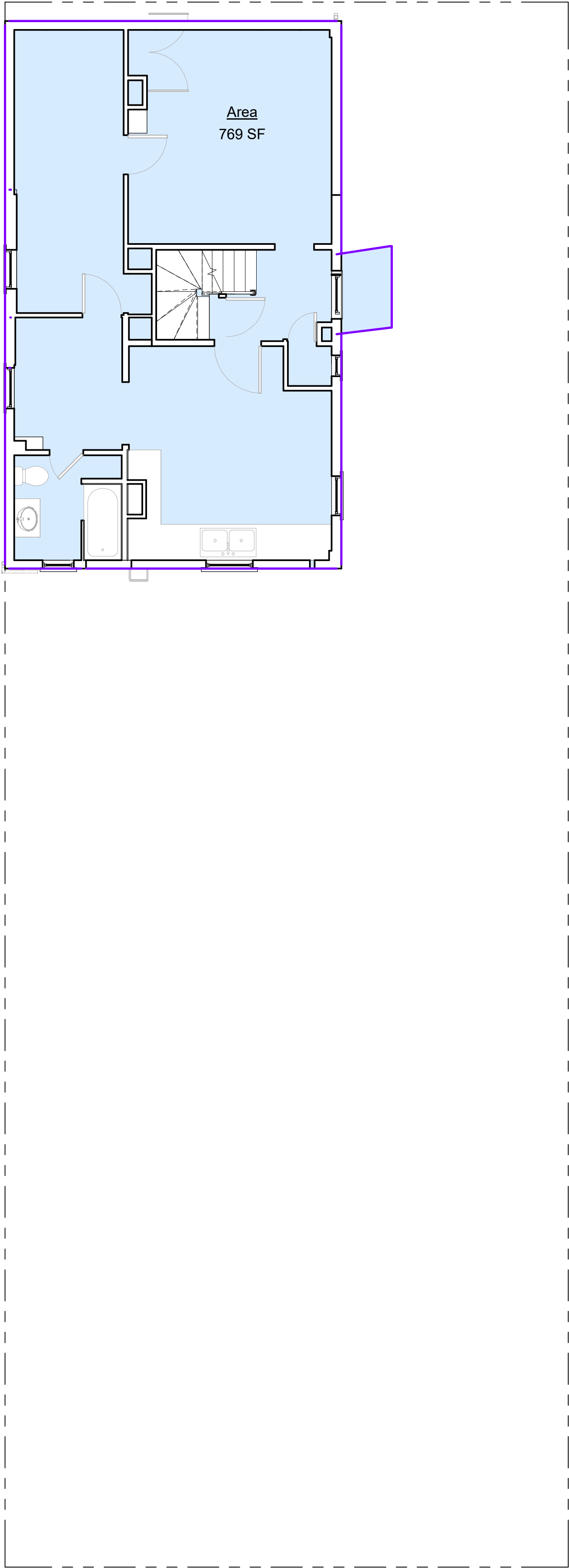


Existing Gross Area Schedule		
Level	Area	FAR
MAIN FIRST FLOOR NEW	1008 SF	0.28
MAIN FIRST FLOOR NEW	32 SF	0.01
MAIN FIRST FLOOR NEW	753 SF	0.21
SECOND FLOOR EXISTING	769 SF	0.21
ROOF DECK	438 SF	0.12
Grand total: 5	3000 SF	0.83

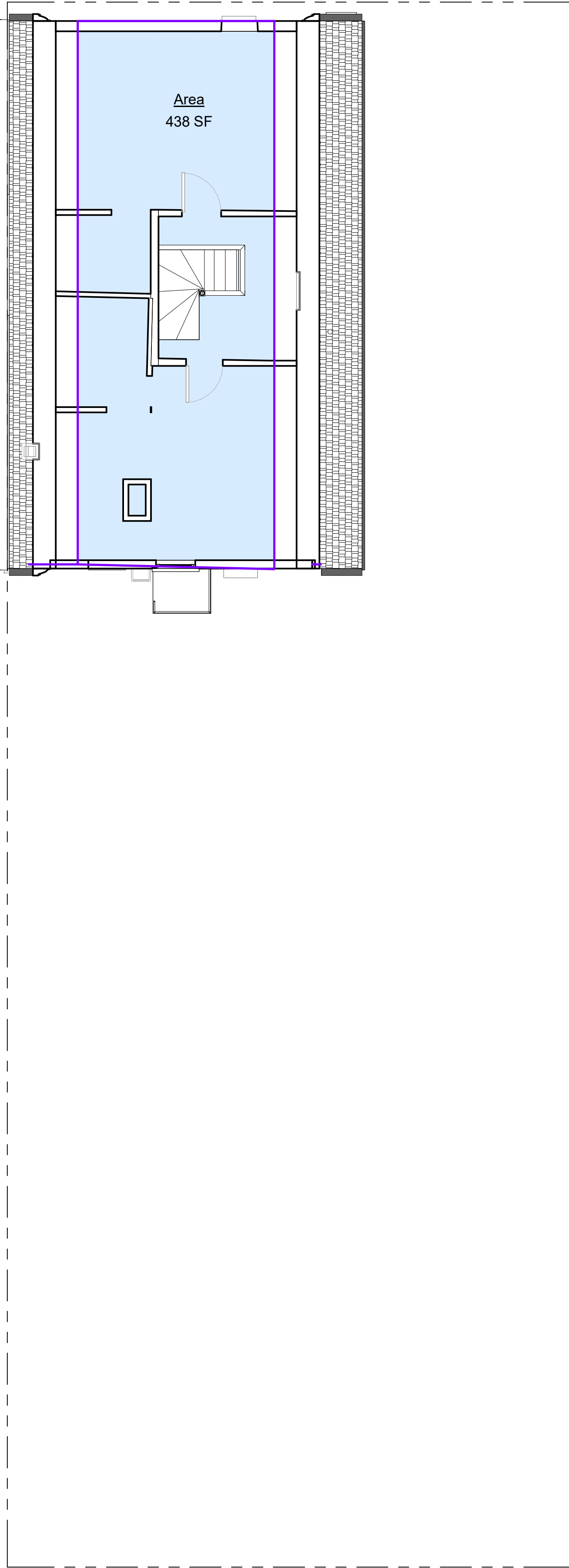
1 Basement
3/16" = 1'-0"



2 First Floor
3/16" = 1'-0"



3 Second Floor
3/16" = 1'-0"



4 Third Floor
3/16" = 1'-0"



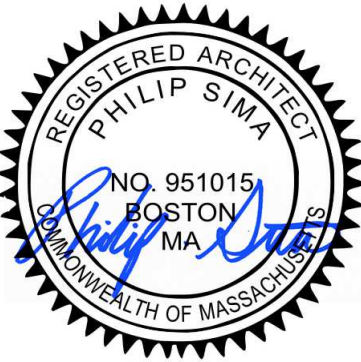
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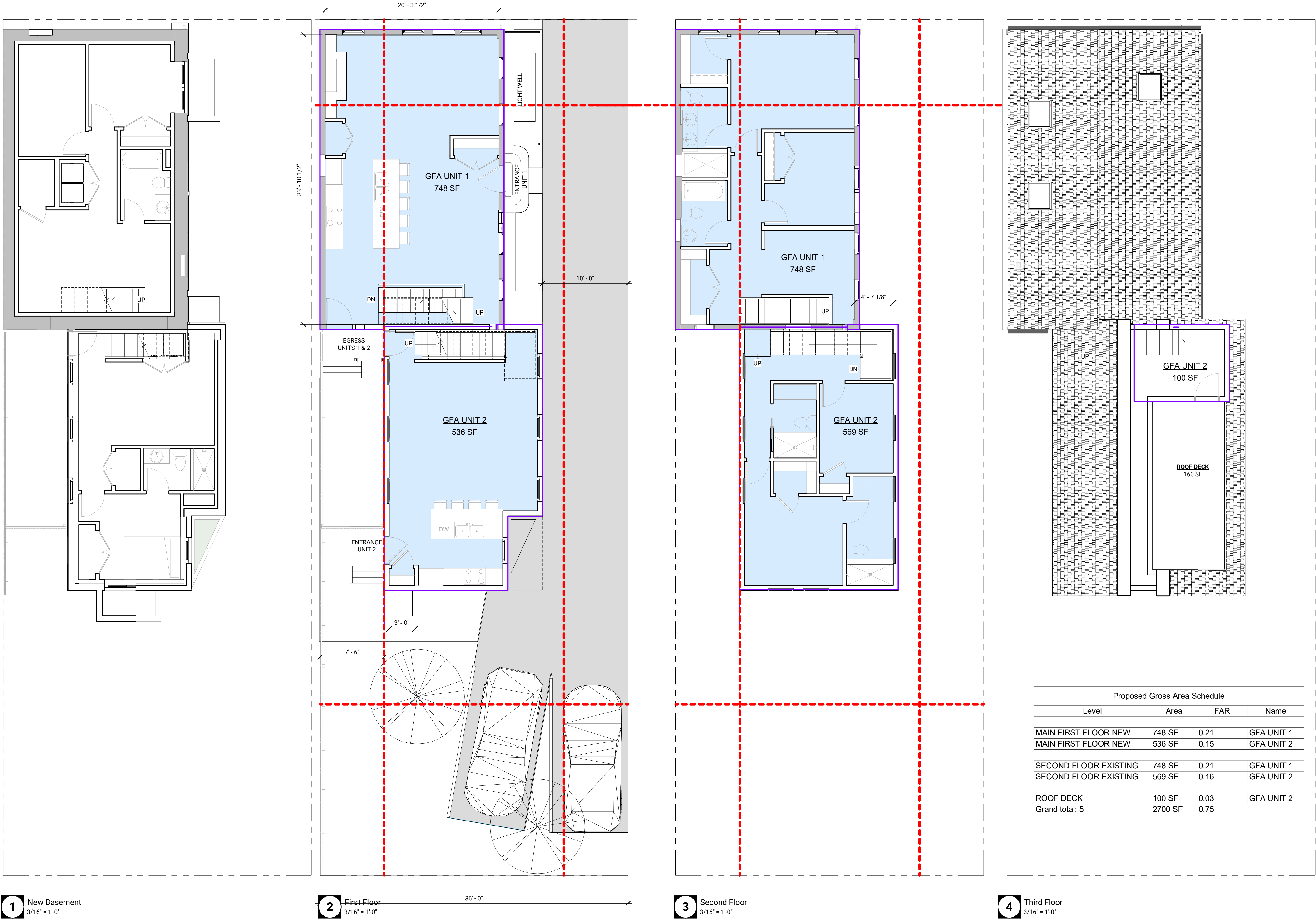
No.	Description	Date



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EXISTING AREA PLANS



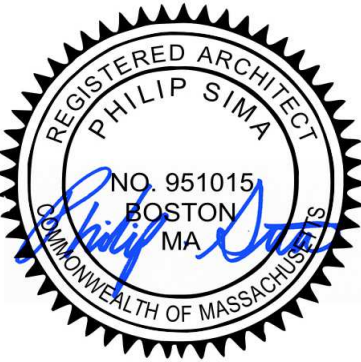
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Scale 3/16" = 1'-0"

PROPOSED AREA PLANS

A1.2

Door Schedule A1.3			
Mark	Width	Height	Comments

MAIN BASEMENT NEW

001	3' - 0"	6' - 8"	
002	5' - 0"	6' - 8"	Double Door
003	2' - 8"	6' - 8"	
004	2' - 8"	6' - 8"	
005	5' - 0"	6' - 8"	Double Door
006	2' - 6"	6' - 8"	

Addition Basement

254	5' - 0"	6' - 8"	
257	4' - 0"	6' - 8"	
258	2' - 8"	6' - 8"	
259	2' - 8"	6' - 8"	
260	5' - 0"	6' - 8"	

MAIN FIRST FLOOR NEW

100	3' - 0"	6' - 8"	Unit 1 Entry Door
101	5' - 0"	6' - 8"	Double Door
102	3' - 6"	6' - 8"	Double Door
103	3' - 0"	7' - 0"	Unit 1 Entry Door

Door Schedule A1.3			
Mark	Width	Height	Comments

ADDITION First Floor

219	2' - 6"	6' - 8"	
241	3' - 0"	7' - 0"	
242	2' - 10"	7' - 0"	

Window Schedule				
Type Mark	Width	Height	Description	Count
A	2' - 6"	4' - 8"	ANDERSON TW DOUBLE-HUNG CLAD WITH BLACK RIGID VINYL	16
D	3' - 0"	5' - 6"	ANDERSEN CASEMENT	13
H	3' - 0"	4' - 0"	ANDERSEN CASEMENT	9
J	2' - 9"	1' - 6"	ANDERSEN FIXED	1
SL.1	3' - 3 1/8"	3' - 3 1/8"	SKYLIGHT VELUX	3

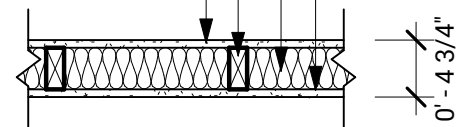
WINDOW SCHEDULE NOTES:

1. ALL WINDOWS TO HAVE HIGH PERFORMANCE, LOW-E GLASS, PAINTED FINISH INSIDE, FULL SCREEN
2. INSULATED GLASS TO BE LOW-E WITH ARGON TO MEET ENERGY STAR REQUIREMENTS
3. PROVIDE INTERIOR WOOD CASING @ ALL WINDOW LOCATIONS
4. WINDOW CONTROL OPENING DEVICES TO BE INSTALLED ON ANY WINDOW WITH A SILL LOWER THAN 24"

WALL TYPE A

1HR. RATED UL# U-305

5/8" TYPE "X" GYPSUM WALLBOARD
ACOUSTIC INSULATION
2X4 FRAMING @ 16" O.C.
5/8" TYPE "X" GYPSUM WALLBOARD

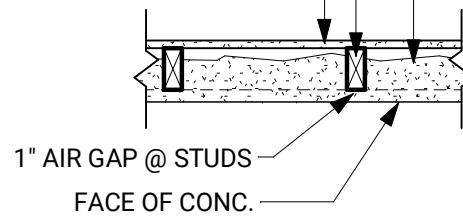


NOTE: USE 2X6 STUDS @ PLUMBING WALLS

WALL TYPE B

@ INTERIOR OF FOUNDATION WALLS

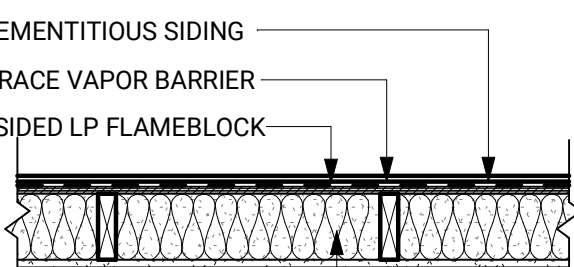
CLOSED CELL SPRAY FOAM INSULATION
2X4 FRAMING @ 16" O.C.
5/8" TYPE "X" GYPSUM WALLBOARD



WALL TYPE D

1HR. RATED BOTH SIDES UL# U418 R-22 CAVITY
SEE ELEVATIONS FOR EXTERIOR CLADDING TYPE

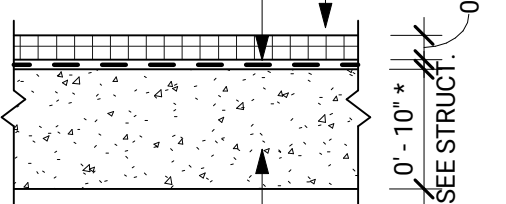
3/4" CEMENTITIOUS SIDING
WR GRACE VAPOR BARRIER
5/8" 1-SIDED LP FLAMEBLOCK
R-22 BATT INSULATION
2X6 FRAMING @ 16" O.C.
5/8" TYPE "X" GYPSUM WALLBOARD



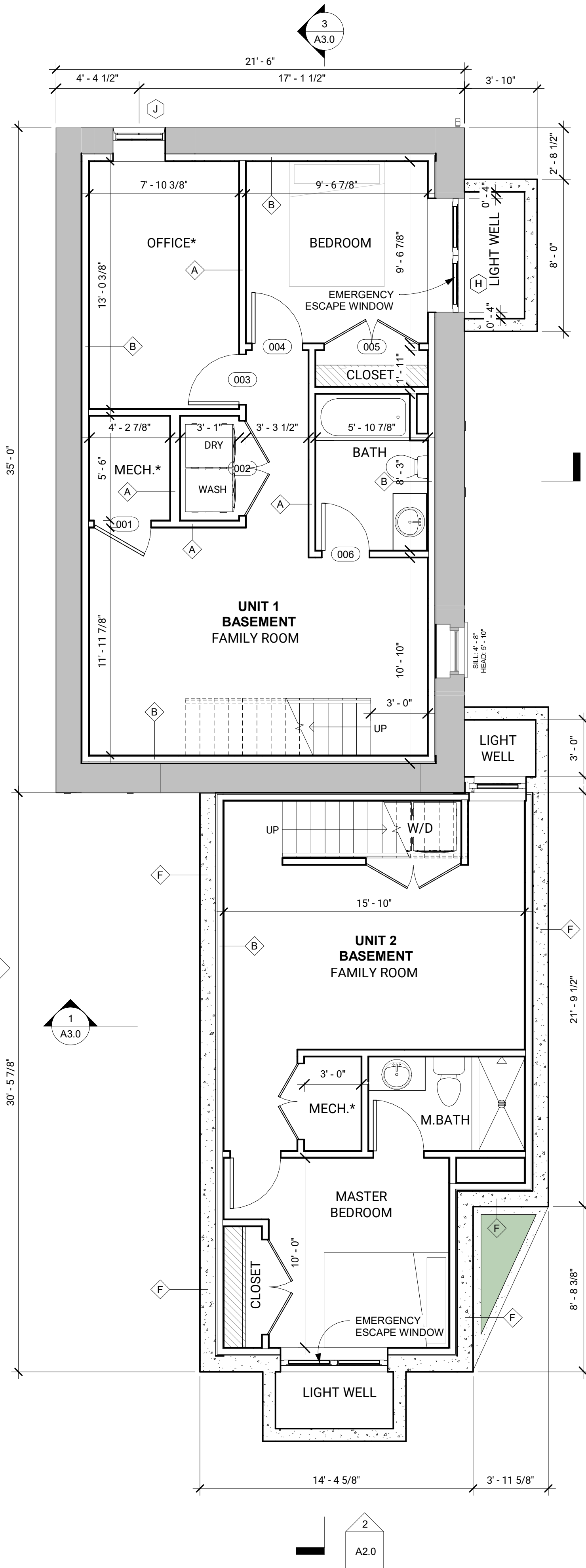
WALL TYPE F

FOUNDATION WALL INSULATED

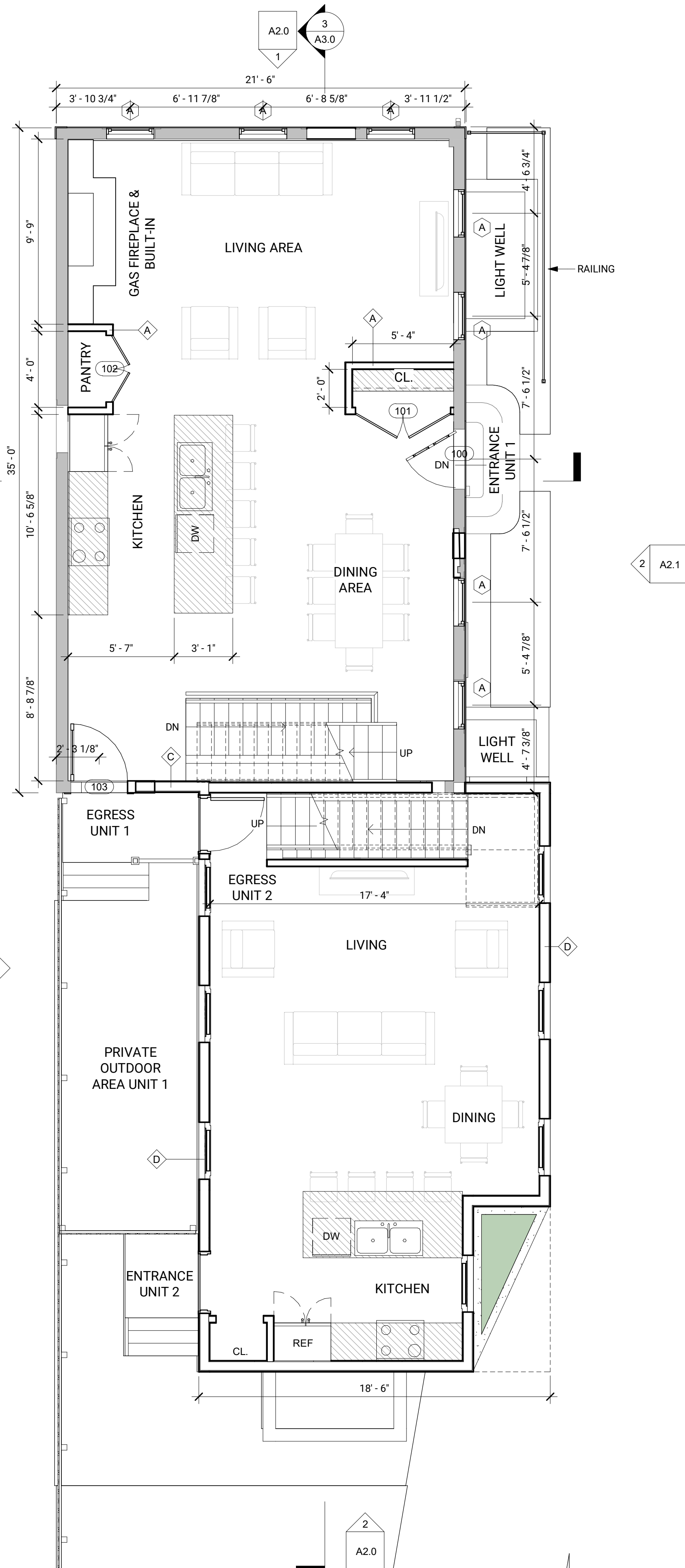
COMFORTBOARD 80 MINERAL WOOL INSULATION, 2"
GRACE PROCOR FLUID APPLIED MEMBRANE



CAST IN PLACE CONCRETE



1 Basement Proposed
1/4" = 1'-0"



2 First Floor Proposed
1/4" = 1'-0"



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**BASEMENT & FIRST FLOOR
PLANS**

A1.3

MAIN SECOND FLOOR NEW

200	2' - 8"	6' - 8"	
201	2' - 8"	6' - 8"	
202	2' - 8"	6' - 8"	
203	5' - 0"	6' - 8"	Double Door
204	2' - 8"	6' - 8"	
205	2' - 8"	6' - 8"	
261	5' - 0"	6' - 8"	

ADDITION Second Floor

227	2' - 8"	6' - 8"	
228	2' - 8"	6' - 8"	
234	2' - 6"	6' - 8"	
236	2' - 8"	6' - 8"	
244	2' - 8"	6' - 8"	
245	2' - 8"	6' - 8"	

Rear T.O. Plate

248	2' - 8"	6' - 8"	
-----	---------	---------	--

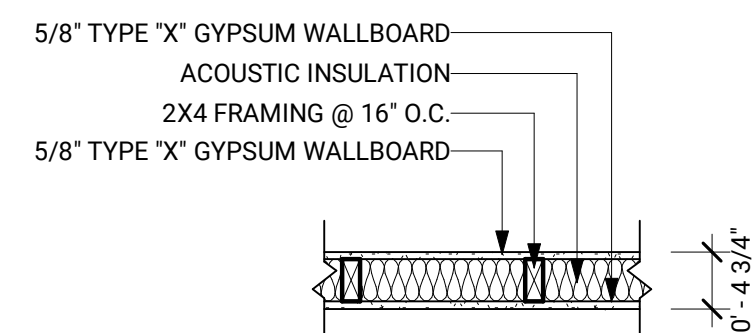
A	2' - 6"	4' - 8"	ANDERSON TW DOUBLE-HUNG CLAD WITH BLACK RIGID VINYL	16
D	3' - 0"	5' - 6"	ANDERSEN CASEMENT	13
H	3' - 0"	4' - 0"	ANDERSEN CASEMENT	9
J	2' - 9"	1' - 6"	ANDERSEN FIXED	1
SL.1	3' - 3 1/8"	3' - 3 1/8"	SKYLIGHT VELUX	3

WINDOW SCHEDULE NOTES:

1. ALL WINDOWS TO HAVE HIGH PERFORMANCE, LOW-E GLASS, PAINTED FINISH INSIDE, FULL SCREEN
2. INSULATED GLASS TO BE LOW-E WITH ARGON TO MEET ENERGY STAR REQUIREMENTS
3. PROVIDE INTERIOR WOOD CASING @ ALL WINDOW LOCATIONS
4. WINDOW CONTROL OPENING DEVICES TO BE INSTALLED ON ANY WINDOW WITH A SILL LOWER THAN 24"

WALL TYPE A

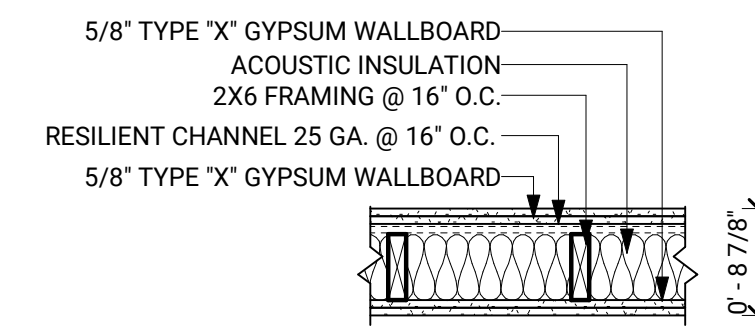
1HR. RATED UL# U-305



NOTE: USE 2X6 STUDS @ PLUMBING WALLS

WALL TYPE C

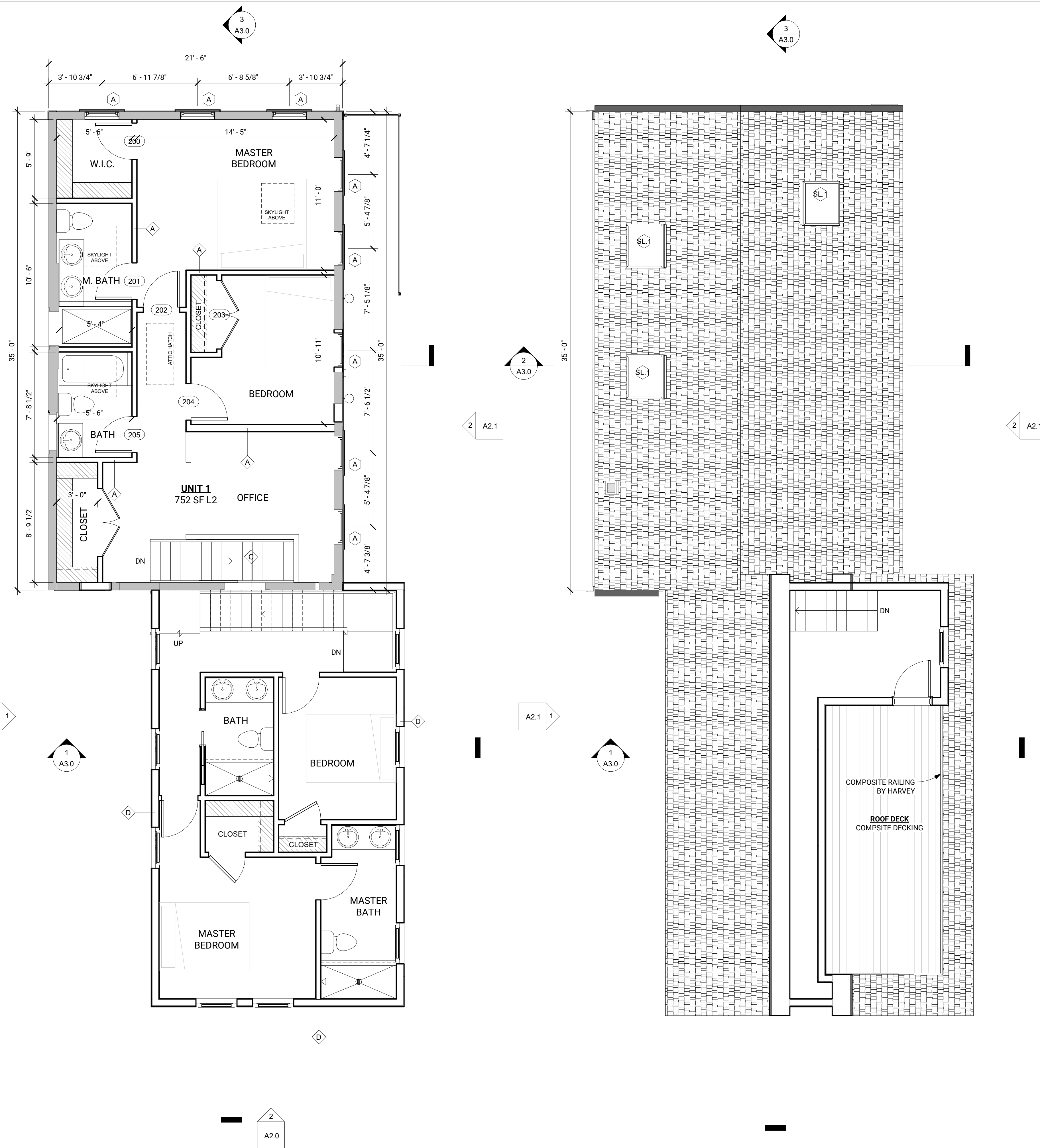
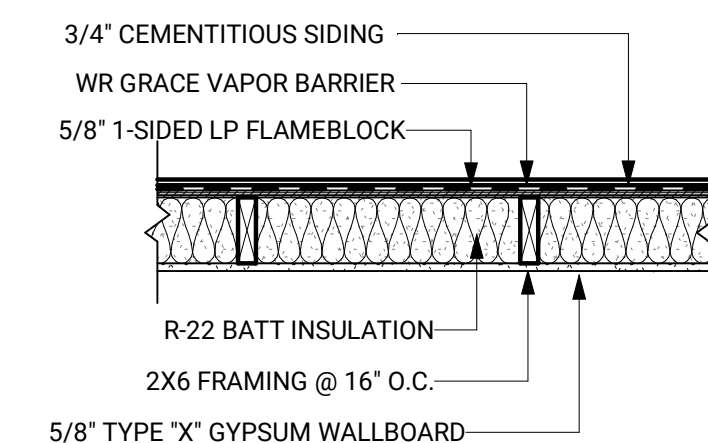
2HR. RATED UL# U-334 - EXIT STAIRS &
DEMISING WALL TYPICAL



2 LAYERS OF TYPE X ON BOTH SIDES OF WALL

WALL TYPE D

1HR. RATED BOTH SIDES UL# U418 R-22 CAVITY
SEE ELEVATIONS FOR EXTERIOR CLADDING TYPE



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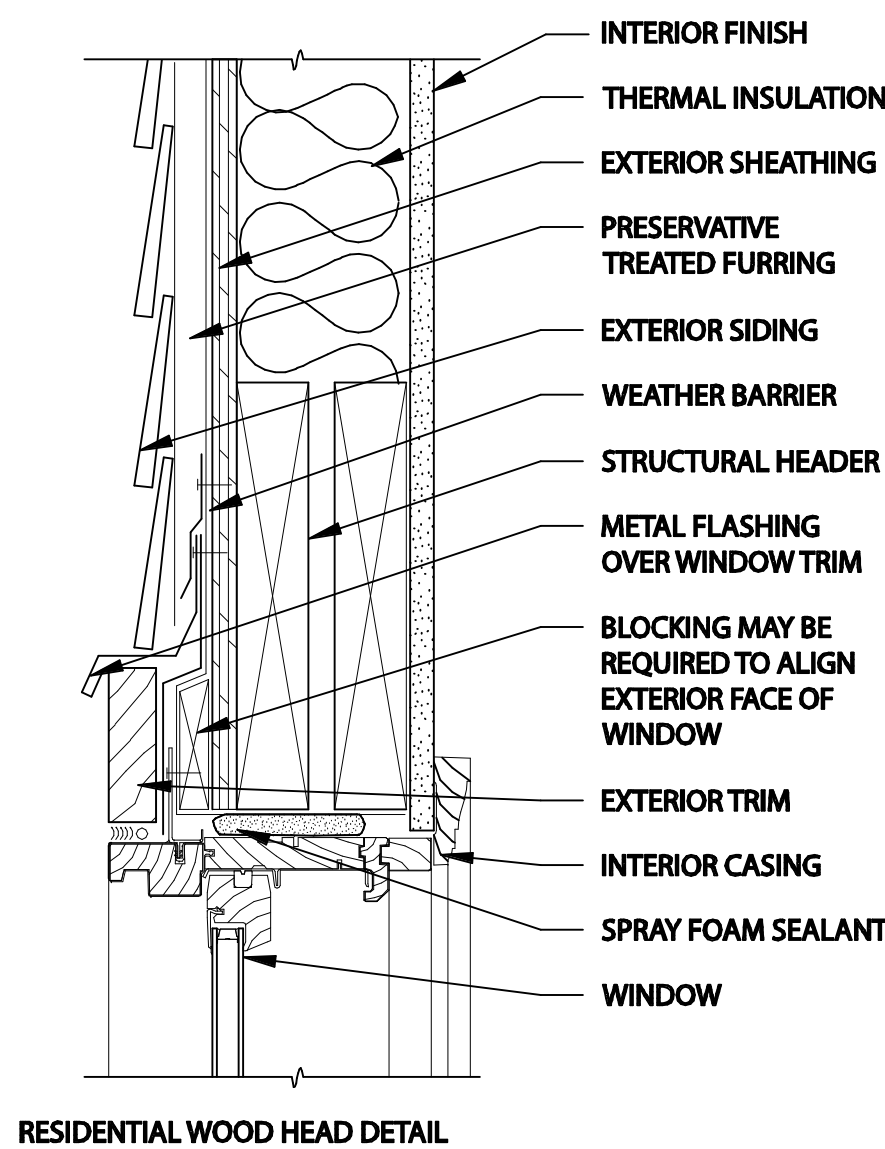
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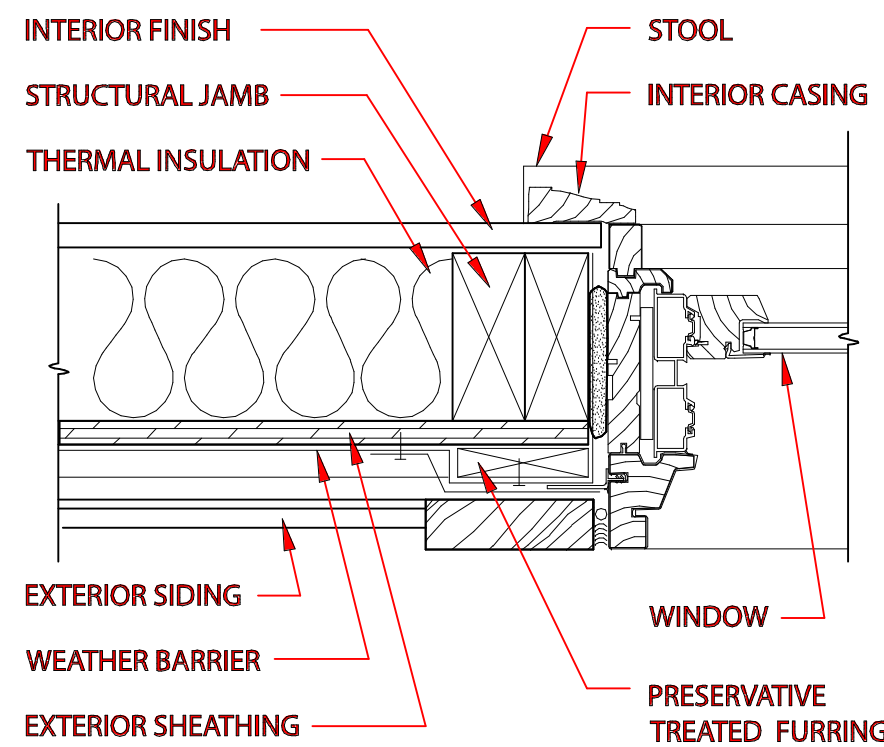
SECOND FLOOR & ROOF
PLAN

A1.4



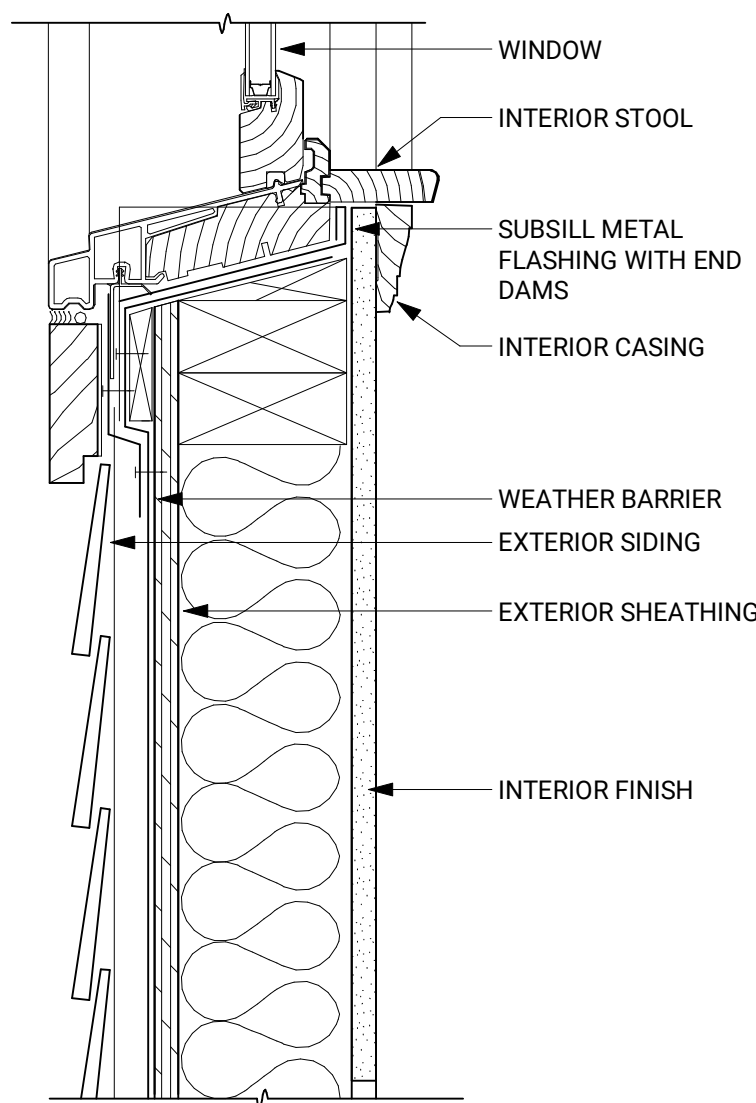
RESIDENTIAL WOOD HEAD DETAIL

3 Window Head Detail
3" = 1'-0"

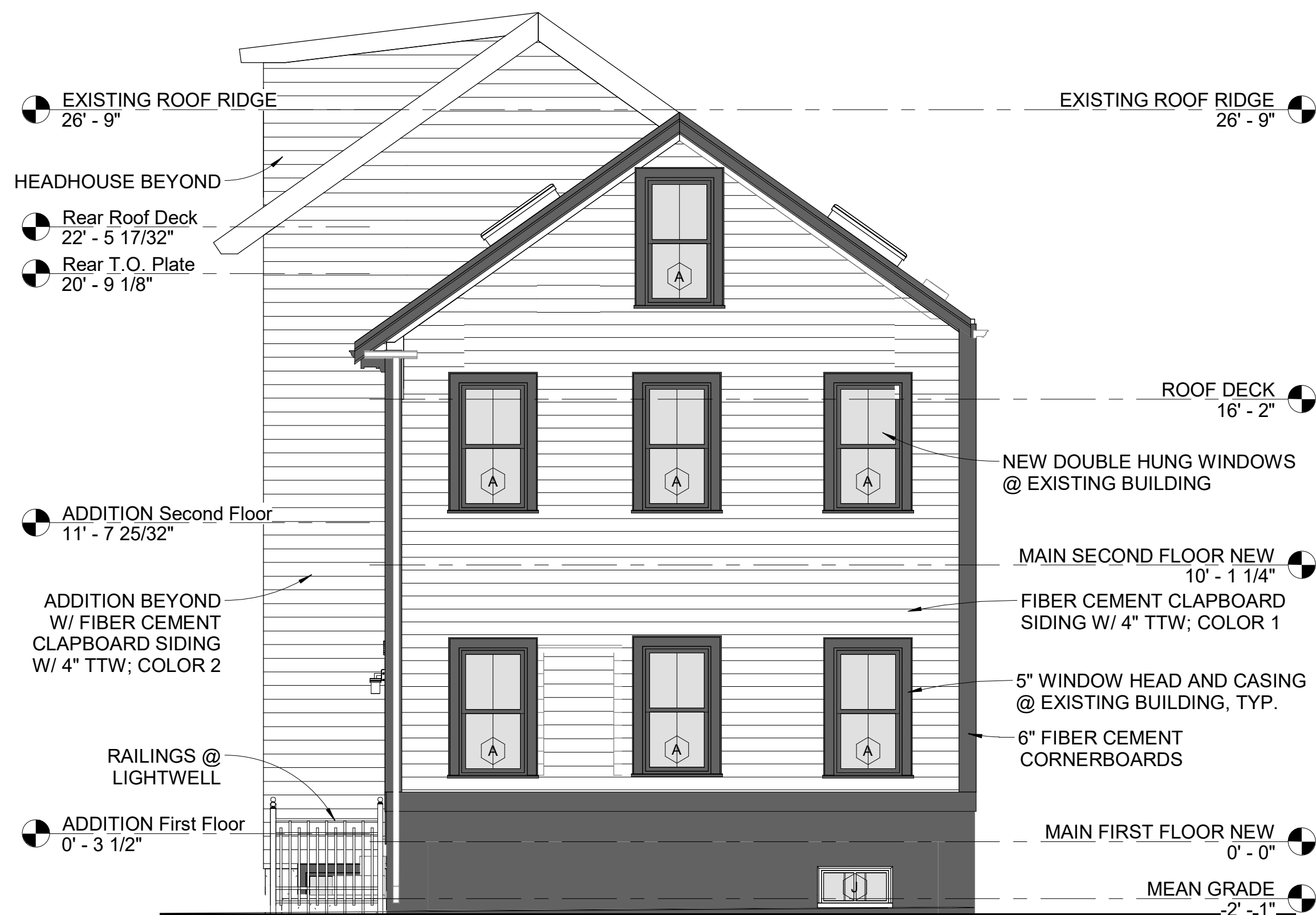


RESIDENTIAL WOOD JAMB DETAIL

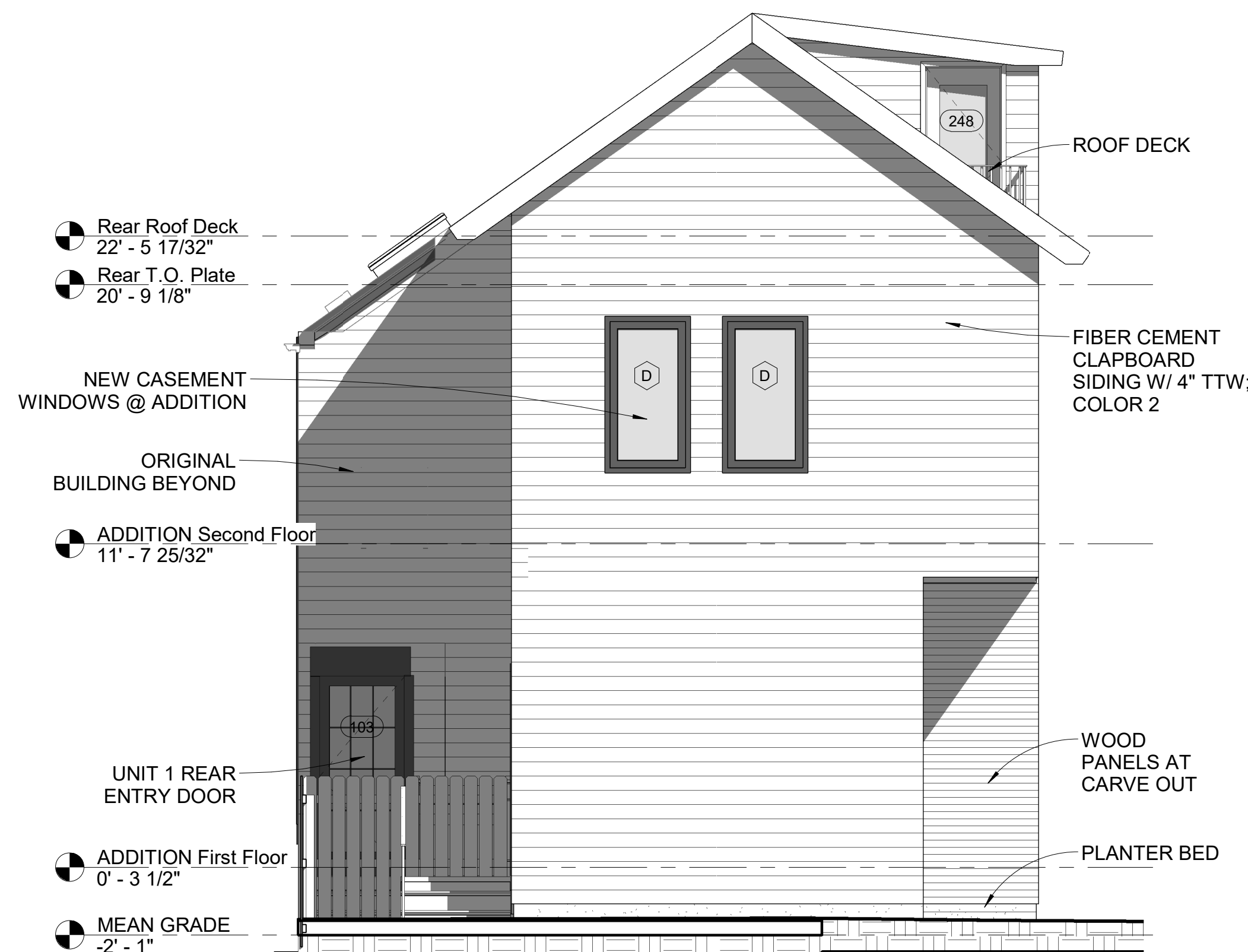
4 Typical Window Jamb Detail
3" = 1'-0"



5 Typical Window Sill
3" = 1'-0"



1 Front Elevation
1/4" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"

Window Schedule				
Type Mark	Width	Height	Description	Count
A	2' - 6"	4' - 8"	ANDERSON TW DOUBLE-HUNG CLAD WITH BLACK RIGID VINYL	16
D	3' - 0"	5' - 6"	ANDERSEN CASEMENT	13
H	3' - 0"	4' - 0"	ANDERSEN CASEMENT	9
J	2' - 9"	1' - 6"	ANDERSEN FIXED	1
SL.1	3' - 3 1/8"	3' - 3 1/8"	SKYLIGHT VELUX	3

WINDOW SCHEDULE NOTES:

1. ALL WINDOWS TO HAVE HIGH PERFORMANCE, LOW-E GLASS, PAINTED FINISH INSIDE, FULL SCREEN
2. INSULATED GLASS TO BE LOW-E WITH ARGON TO MEET ENERGY STAR REQUIREMENTS
3. PROVIDE INTERIOR WOOD CASING @ ALL WINDOW LOCATIONS
4. WINDOW CONTROL OPENING DEVICES TO BE INSTALLED ON ANY WINDOW WITH A SILL LOWER THAN 24"



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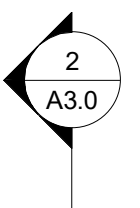


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ELEVATIONS

A2.0



1 SIDE ELEVATION - WEST
1/4" = 1'-0"



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



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ELEVATIONS

A2.1



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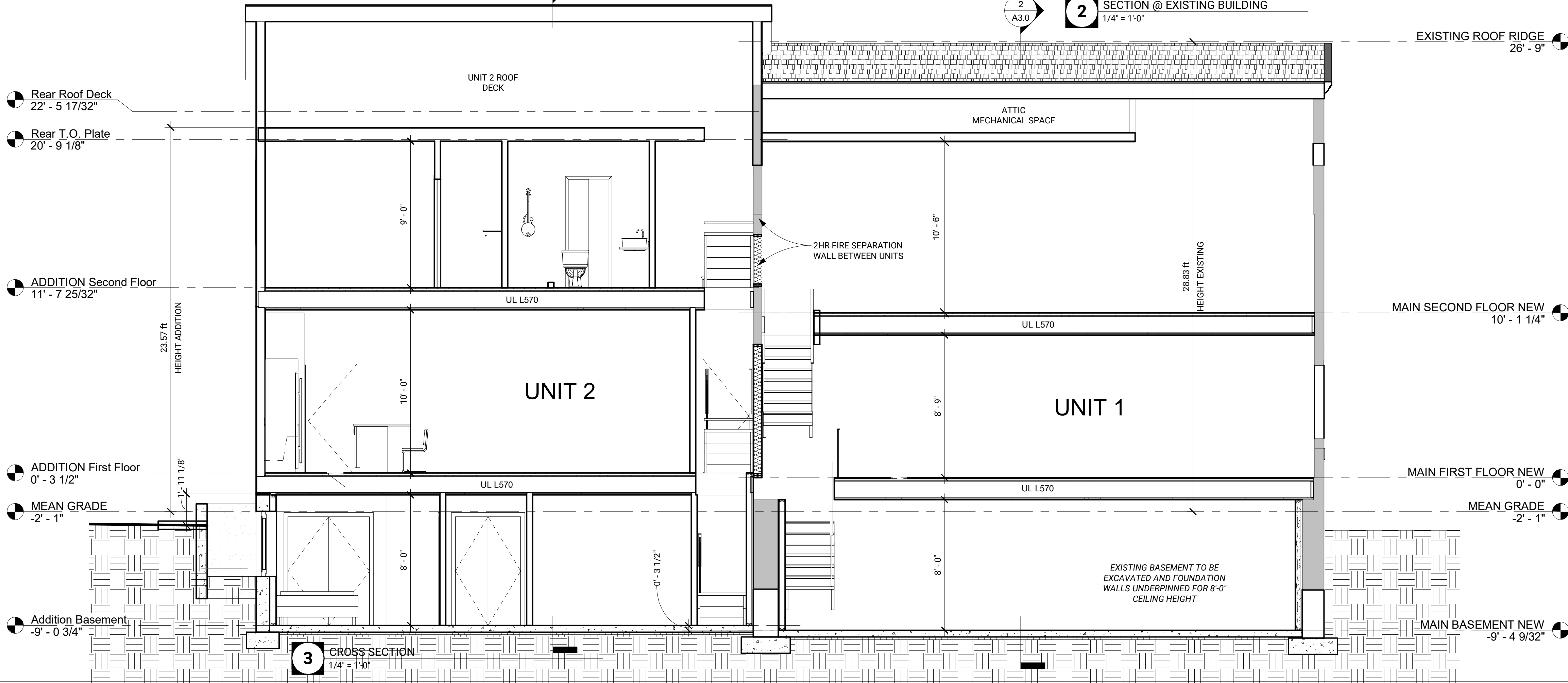
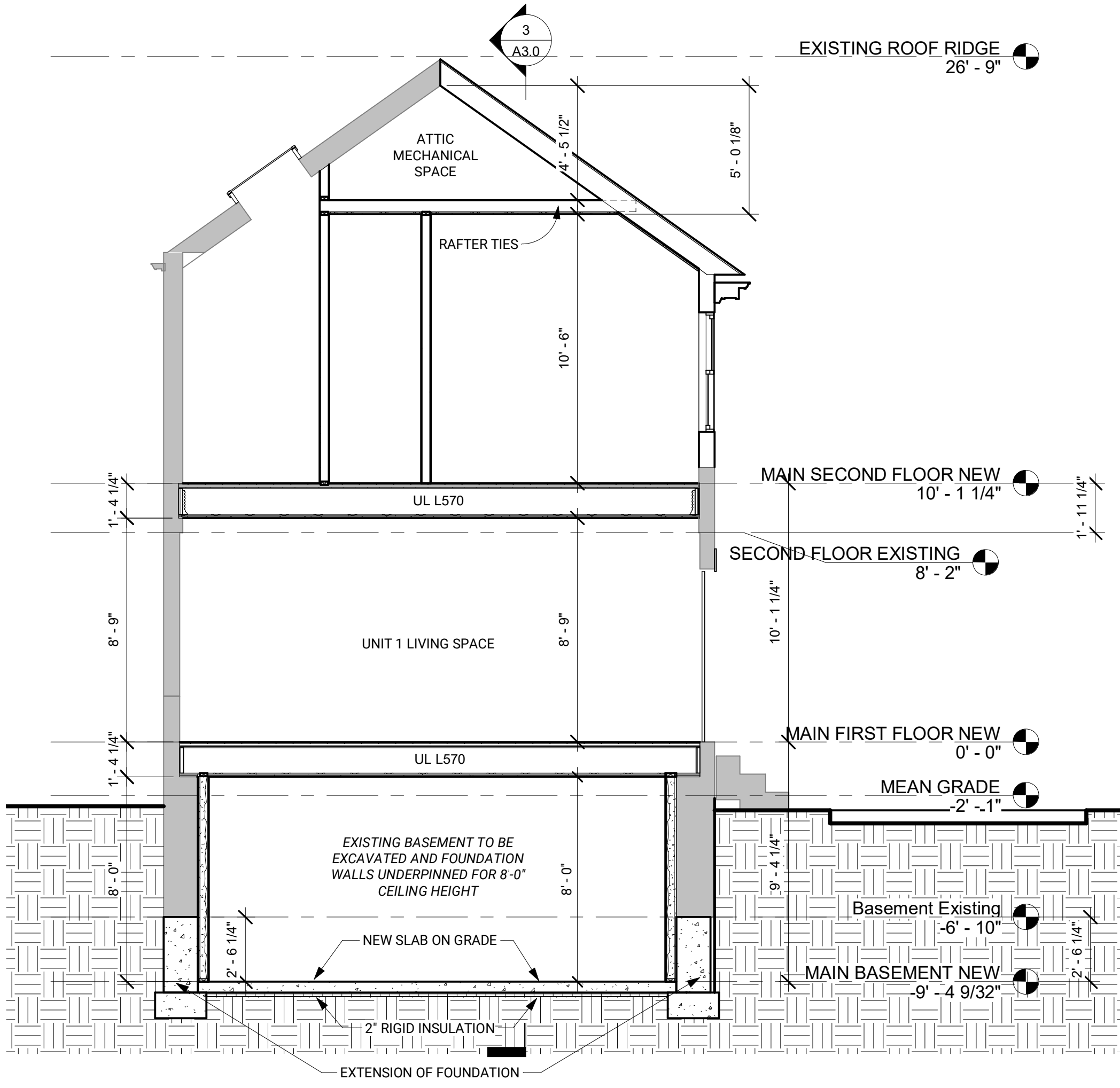
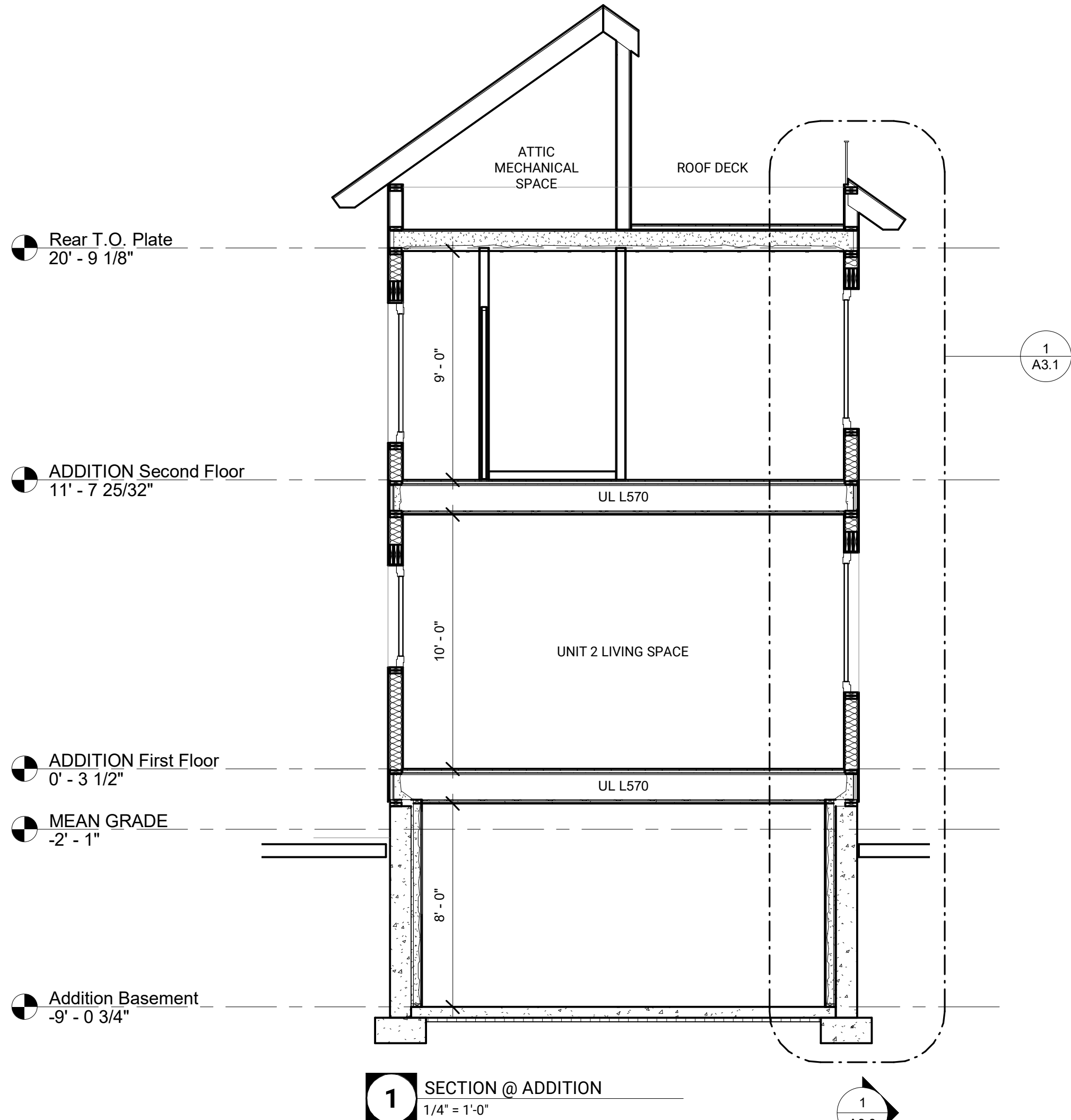


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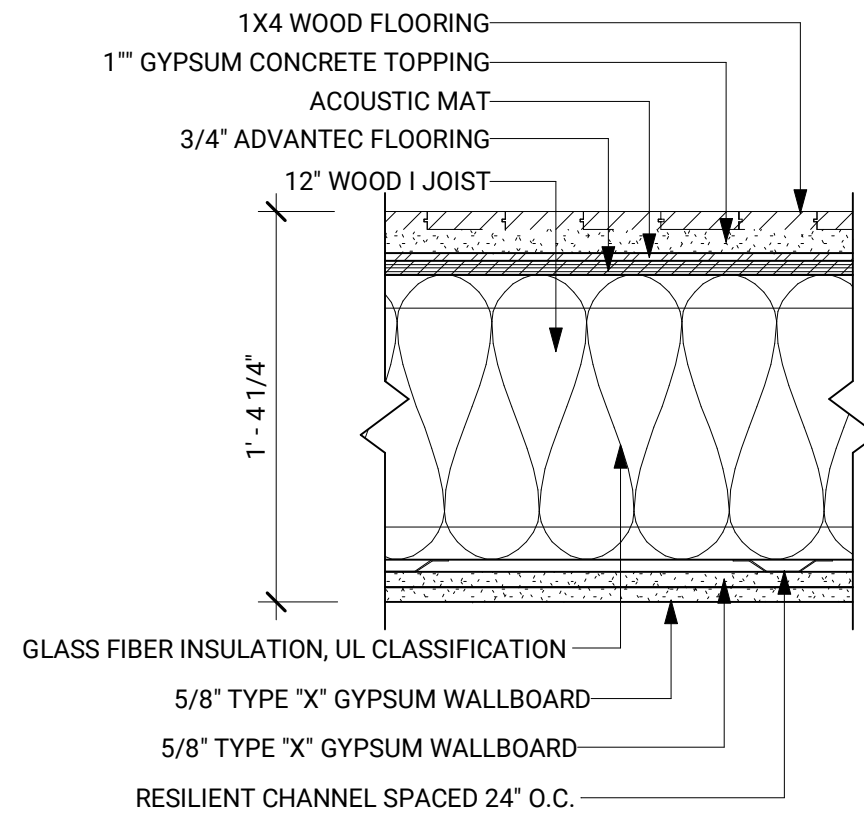
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SECTIONS

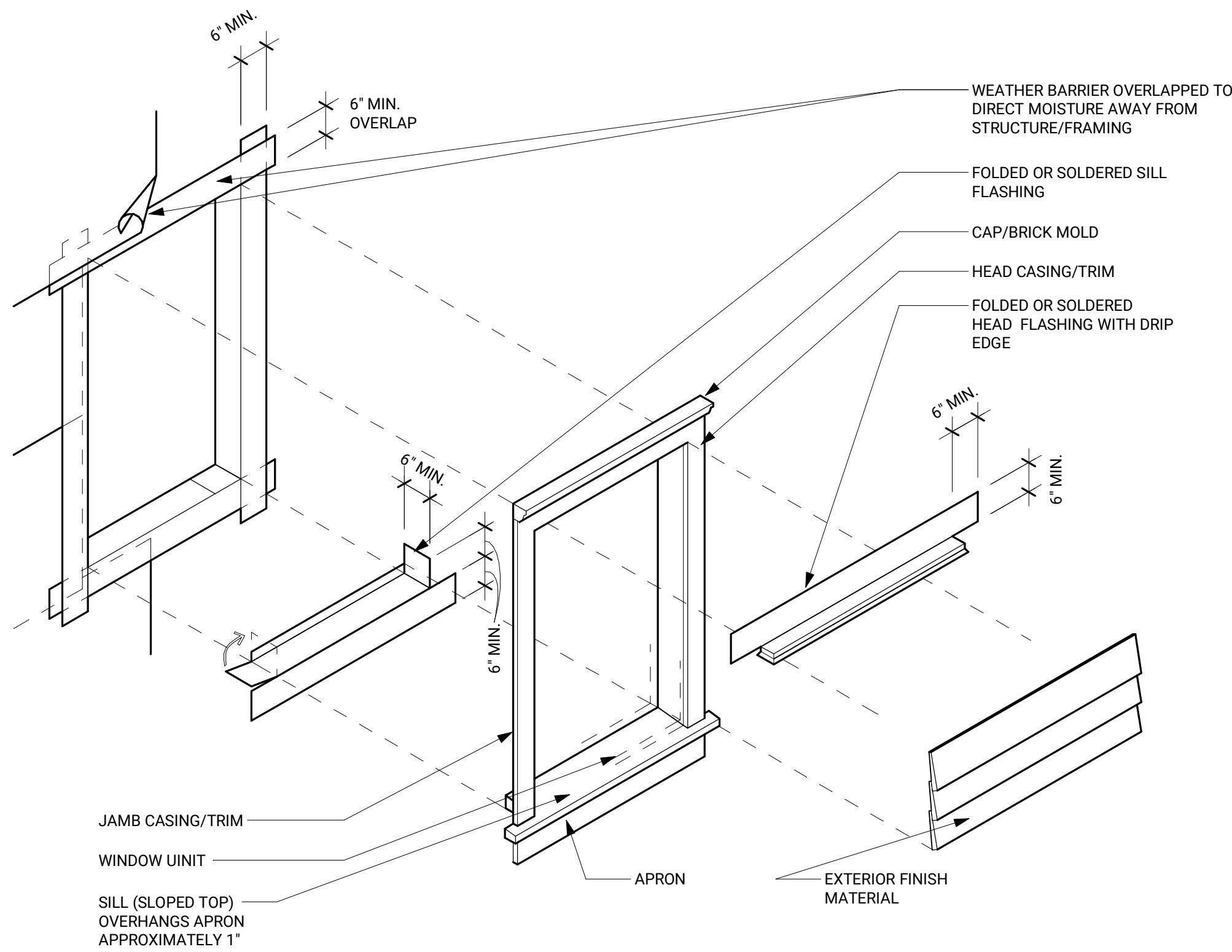
A3.0



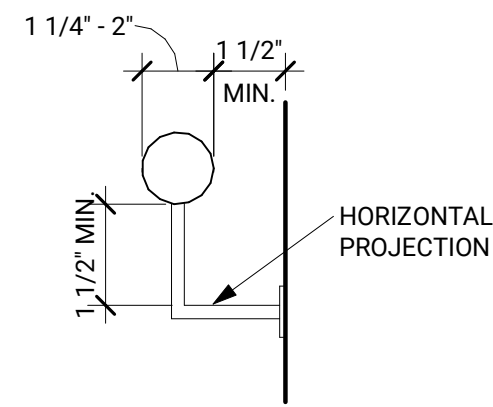
FLOOR TYPE 1 - F1
1HR. RATED UL# L570, TYPICAL RESIDENTIAL UNIT FLOORS



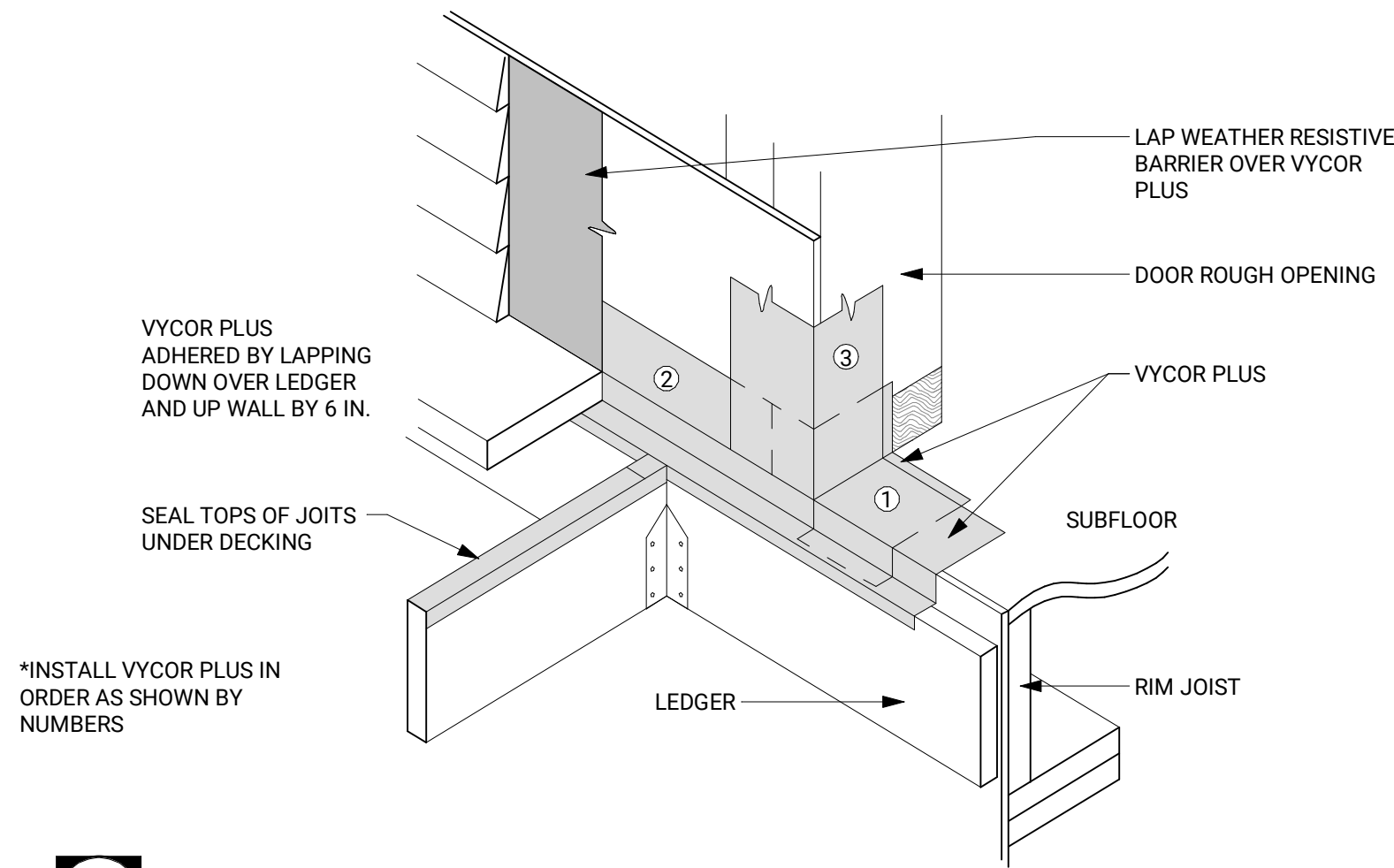
Floor Assembly
1 1/2" = 1'-0"



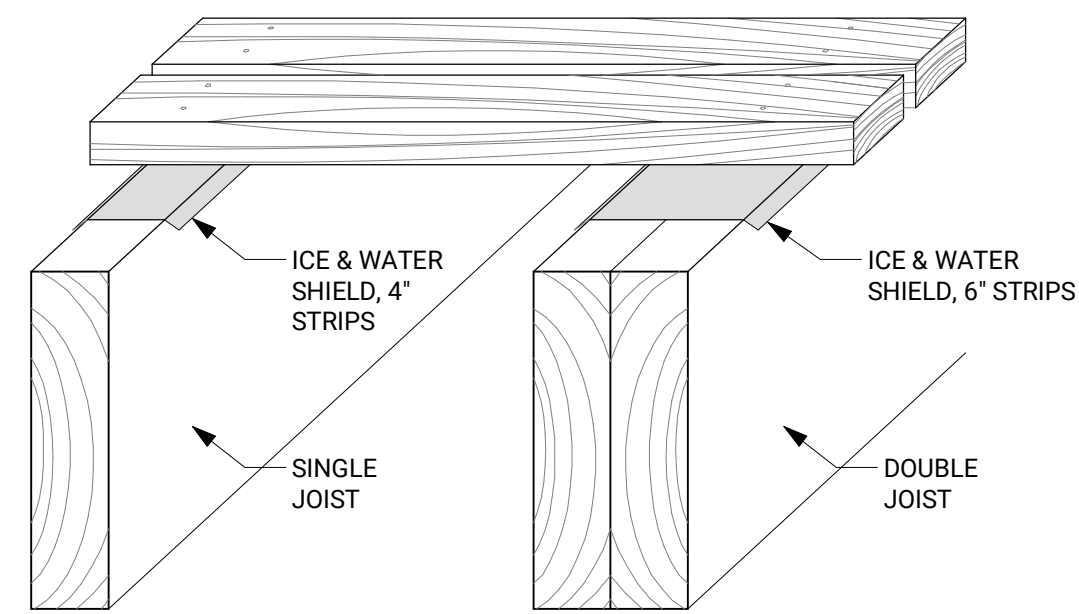
2 Window Flashing Detail
1/2" = 1'-0"



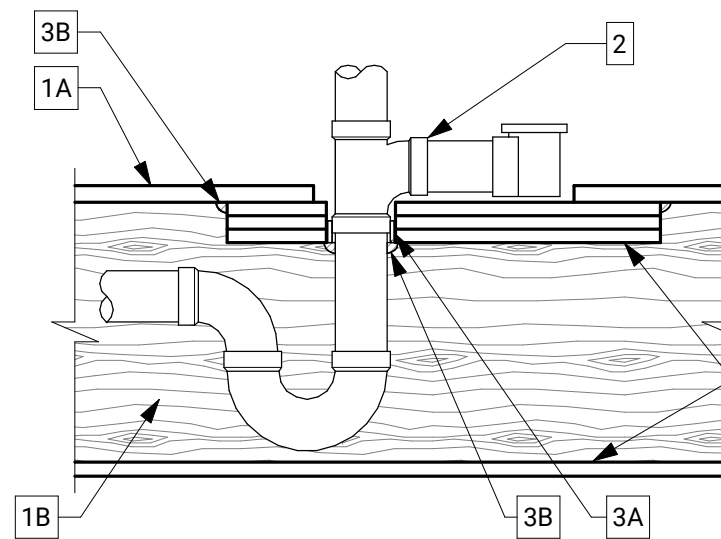
3 Typical Handrail Detail
3" = 1'-0"



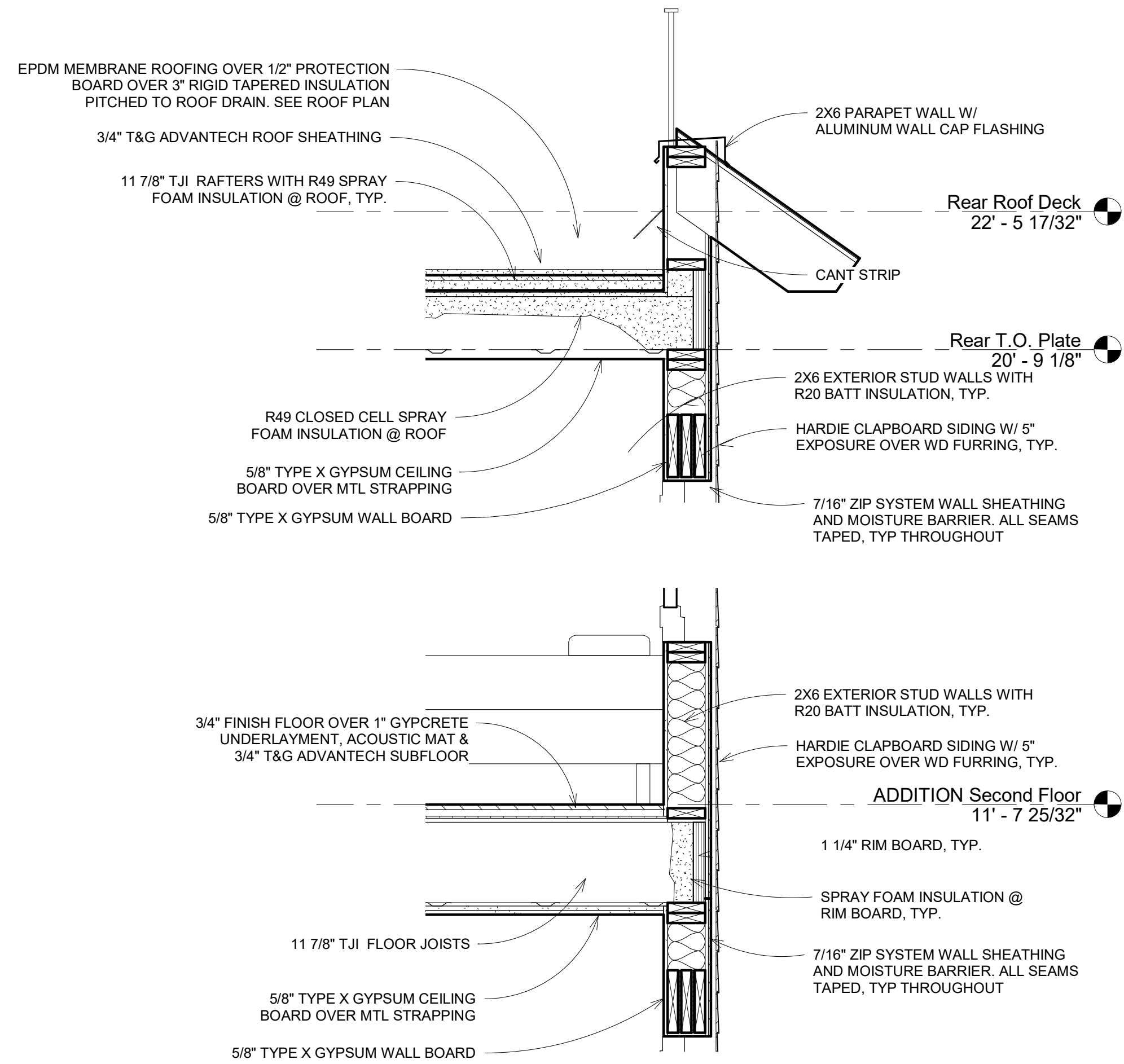
4 Typical Deck Detail @ Door
1/2" = 1'-0"



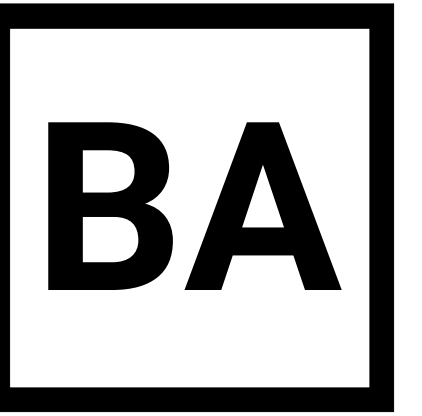
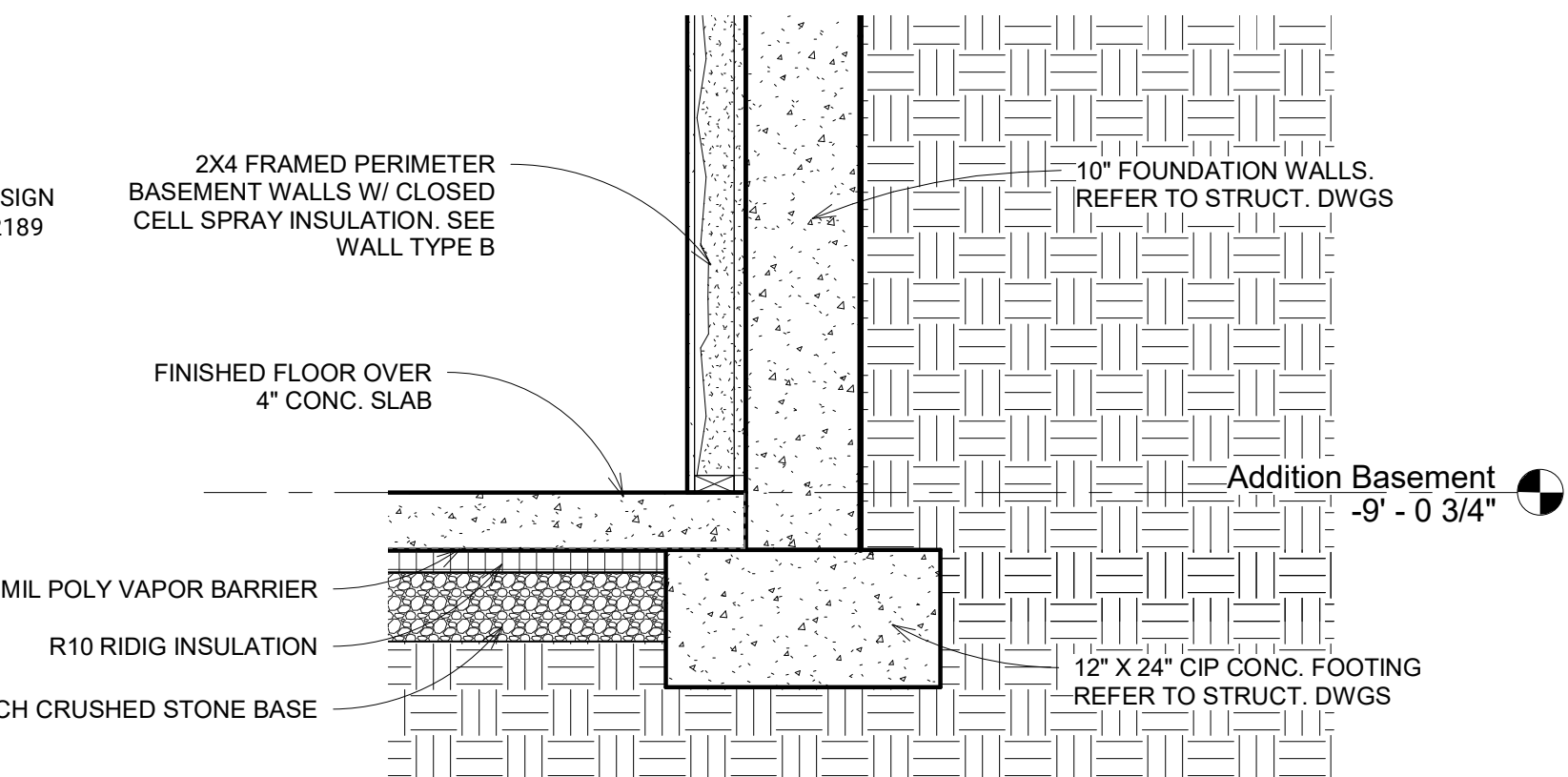
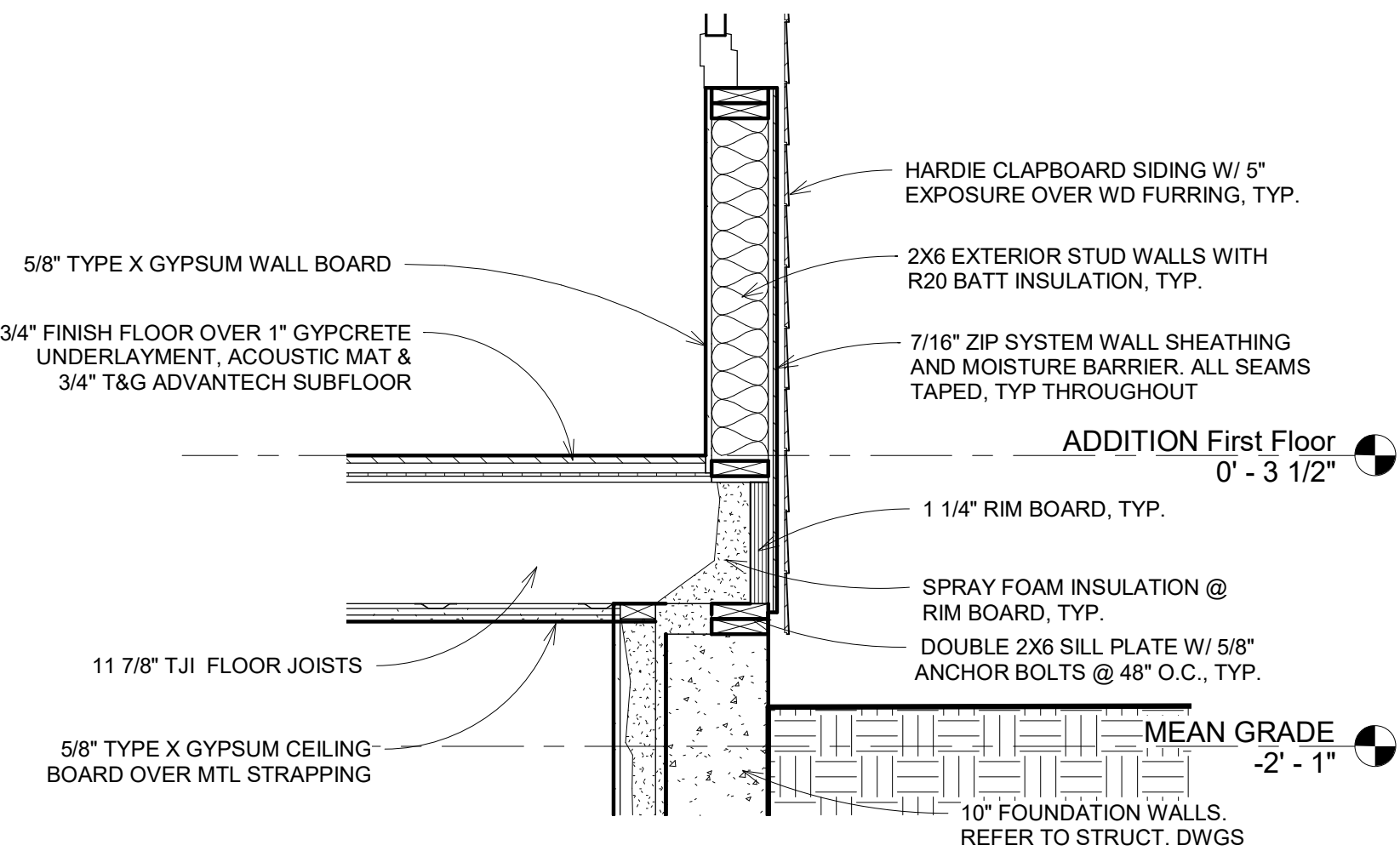
5 Deck Detail
1/2" = 1'-0"



6 Tub Drain Detail
1/2" = 1'-0"



1 Wall Section at Addition
3/4" = 1'-0"



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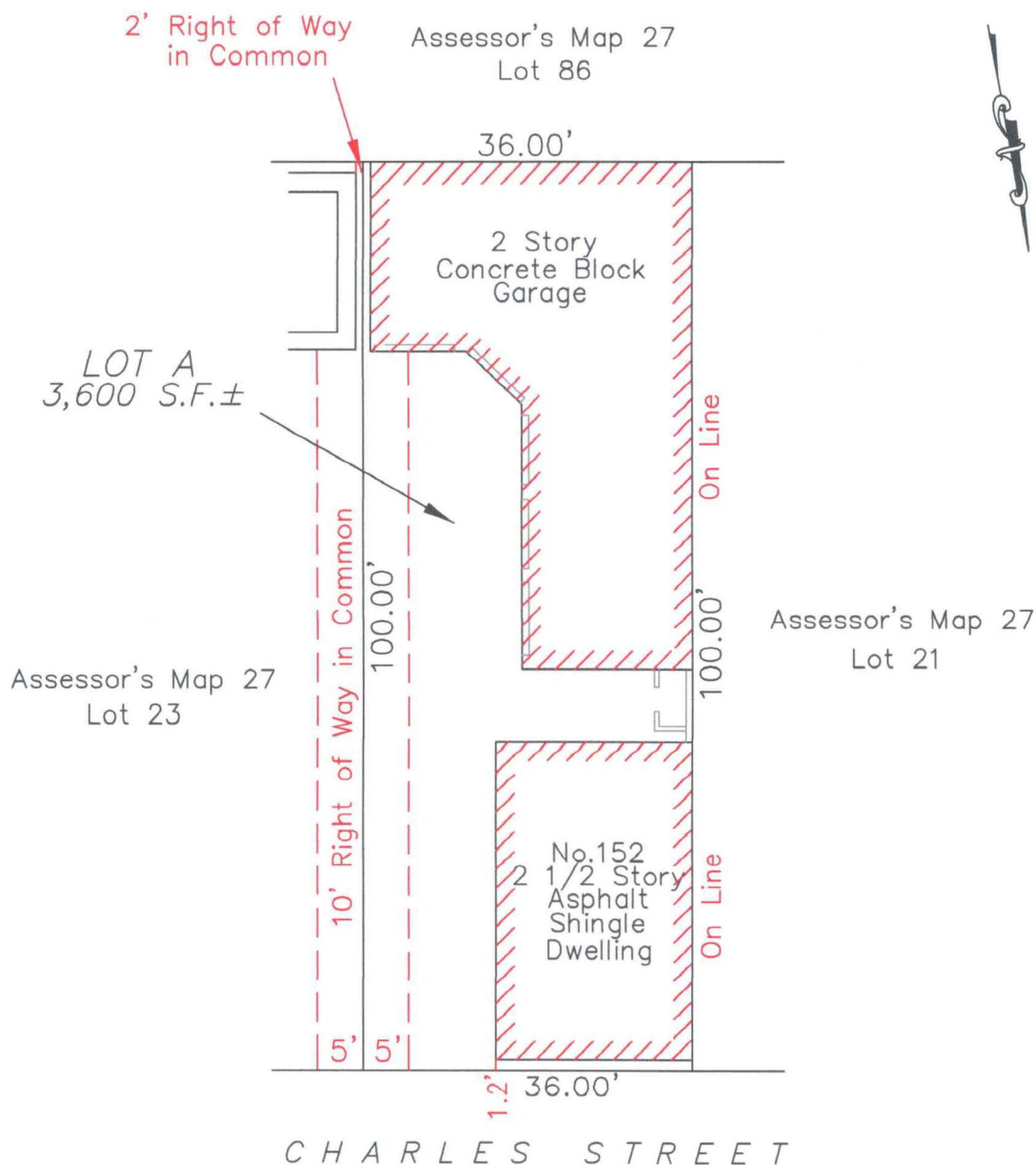


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WALL SECTION & DETAILS

A3.1



Zoning District: C-1
Deed Reference: Book 62287, Page 174
Assessor's Map 27, Lot 22
Existing Lot Coverage = 60.7% ±

PLOT PLAN OF LAND CAMBRIDGE, MA.

PREPARED FOR:

RYAN WITTIG
152 CHARLES STREET

SCALE: 1"=20' DATE: OCTOBER 27, 2020

DAVID P. TEREZONI, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960

S20-082

152 Charles St.







A Neighborhood Organization for the Betterment of East Cambridge

April 1, 2021

Cambridge Historical Commission
831 Mass Ave, 2nd Floor
Cambridge, MA 02139

RE: 152 Charles St (Case #4486)

Dear Cambridge Historical Commission Members and Executive Director Sullivan:

On March 24, 2021, property owner Ryan Wittig of Kinvarra Capital and architect Phil Simahl of Balance Architects, presented a revised proposal to redevelop the property located at 152 Charles St. to the East Cambridge Planning Team (ECPT). The existing site is improved with an 1854 single family home (currently used as a 2-family) and a 5-car garage from the 1930s. The proposal included razing the garage, renovating the existing structure as a single family, and create an additional attached unit in the rear.

The members present remarked the new design was a tremendous improvement over the original design presented at the Cambridge Historical Commission (CHC) on March 4th. Much improved. The new design provides a better continuity between the buildings, but respects the historic significance of the existing building and promotes a more modern look for the additional unit without the "Landed from outer space" look mentioned at the CHC meeting. Specifically, the members present liked:

- Reconfiguring the windows in the original structure so they appear in the historically appropriate places and that the new window are period correct.
- Removing the planned roof deck on the original structure.
- Reconfiguring the deck on the new unit as a dormer on a gabled roof.
- Moving the entrance of the second unit to the rear. No longer have to walk by a window of the original home.

After the presentation, the ECPT members present discussed the presentation and voted to support the proposed design as presented. We believe this project will be an asset to the neighborhood. We ask the Cambridge Historical Commission approve a Certificate of Appropriateness for designs for 152 Charles St.

Very truly yours,

A handwritten signature in black ink, appearing to read "Charles T. Hinds".

Charles T. Hinds
President, ECPT

Luis Barbosa

158/160 Charles Street
Cambridge, MA 02141
lbarbosa0513@gmail.com

1st April 2021

To the Cambridge Historical Commission,

This letter is in regards to the proposed development Case number 4486 for 152 Charles Street, by 152 Charles LLC.

My family and Ryan Witting have been in communication and have met with great understanding twice since the last historical commission meeting.

We discussed our concerns. Ryan explained the old plans during the first meeting. The second meeting about a week ago we were able to see the new plans which address the fence and the porch for privacy. Ryan has been nothing but kind and courteous.

Previous areas of concern:

1. Existing house -- The existing house has no additional windows or change in height. This was clarified at our first meeting with Ryan.
2. Demolition of garages and height of new dwelling--The set back was clarified for us as 7 ½ feet. We understand this to be the minimum by the city. This does allow for space between our properties which is very helpful. The set back of 7 ½ feet helps with the height of the new dwelling to not feel as if the new dwelling is right on top of us.
3. Fence--The fence has been agreed upon in regards to height, length, and type of material. We agreed it will mimic mostly the privacy that exists now. This was our major concern and it was easily agreed on. We all came to the understanding that privacy will benefit us as well as the new owners of the property. This will continue to allow our children and pets to roam free on our property.
4. Windows of new dwelling:-- There are 2 exit doors and windows on the new dwelling facing our property but the bottom exits and windows will be mostly blocked by the fence. The top windows are in the bedrooms and a staircase which was clarified.

-
5. Roof deck to new dwelling: The roof deck has been changed to face into their property which was a very unexpected change and much appreciated by our family as a whole. This truly addresses the privacy concerns we had.
 6. Sun/shadow: Ryan reviews the shadow study with us. This was also something very unexpected. This allowed us to easily visualize our property in regards to shadow. There will not be a shadow cast on our property because of the 7 ½ set back to the new dwelling unit. This was very helpful and put us at ease. This left us in a place where we do not have to wait and see what it will be like once the property is finished.

Ryan is committed to keep in contact with us during the construction. Ryan understands our concerns for the safety of our children and pets during construction, especially during the summer months.

We were not looking to be appeased or be difficult as a family. Ryan was understanding and made it easy to voice our concerns.

The new plan addresses our concerns!

The Barbosa family are in agreement and approve of the second plans that were shown to us last week. We hope the best for Ryan and his team during construction.

Sincerely,

Luis Barbosa and the entire family.
158/160 Charles Street
Cambridge 02141
lbarbosa0513@gmail.com



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*, Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Caroline Shannon, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: 152 Charles Street
Applicant: 152 Charles LLC
Attention: Ryan Wittig
Kinvarra Capital
10 Overlook Ridge Dr. #330
Malden, Mass. 02148

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

1. Renovate the existing two-family house as a single-family house
2. Demolish the existing five-bay garage at the rear of the lot
3. Construct an attached single-family townhouse in the rear of the lot

Work is to be carried out as indicated on the plans by Balance Architects titled, "152 Charles Street," and dated March 20, 2021.

Approval was granted on the following conditions,

1. That the window pattern on the historic front house be 2-over-2 double hung sash
2. That the construction details including the cladding and trim of the front unit be delegated to the staff for review and approval
3. That the final height and width of the rear unit be delegated to the staff for review and approval

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above.

Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issue. If the work authorized by this certificate is not commenced within six months after the date of issue, or if such work is suspended in significant part for a period of one year after the time the work is commenced, then this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time, for periods not exceeding six months each, may be allowed in writing by the Chair.

Case Number: **4486**

Date of Certificate: April 13, 2021

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on April 13, 2021.

By Susannah B. Tobin/slb, Vice Chair.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk

This map shows a residential neighborhood with numerous property lots and streets. Key features include:

- Streets:** Hurley St, Sciarappa St, Charles St, Bent St, Rogers St, and Third St are labeled. Other streets shown include Fifth St, Hurley St, and Charles St.
- Parks:** Hurley Park and Timothy J. Toomey, Jr. Park are highlighted in green.
- Property Lots:** Many lots are numbered, such as 26-24, 26-155, 26-70, 26-69, 26-130, 26-133, 26-66, 26-64, 26-148, 26-178, 26-177, 24-3, 24-6, 24-724-8, 24-9, 24-10, 24-2, 227 Hurley St, 24-135, 24-34, 24-32, 24-136, 229 Hurley St, 24-31, 235 Hurley St, 234 Hurley St, 236 Hurley St, 224 Hurley St, 220 Hurley St, 226 Hurley St, 17-91, 17-6, 17-22, 222 Hurley St, 17-79, 121 Charles St, 17-19, 133 Charles St, 17-80, 17-17, 17-89, 137 Charles St, 123 Charles St, 117 Charles St, 120 Charles St, 27-27, 27-96, 27-29, 27-52, 27-34, 231 Third St, 229 Third St, 233 Third St, 235 Third St, 17-84, 16-33, 16-32, 28-33, 27-81, 27-82, 27-97, 101 Rogers St, 249 Third St, 255 Third St, 16-30, 27-70, 27-69, 27-16, 27-17, 27-73, 27-21, 27-22, 27-23, 27-74, 190 Fifth St, 205 Bent St, 185 Bent St, 179 Bent St, 173 Bent St, 169 Bent St, 27-35, 27-51, 126 Charles St, 122 Charles St, 153 Charles St, 152 Charles St, 151 Charles St, 155 Charles St, 157 Charles St, 177 Charles St, 179 Charles St, 189 Charles St, 185 Charles St, 182 Charles St, 188 Charles St, 164 Charles St, 180 Charles St, 159 Charles St, 119 1/2 Sciarappa St, 26-86, 26-151, 26-150, 117 Sciarappa St, 121 Sciarappa St, 119 Sciarappa St, 111 Sciarappa St, 26-80, 26-81, 26-82, 256 Hurley St, 254 Hurley St, 258 Hurley St, 26-77, 26-76, 26-75, 26-74, 276 Hurley St, 274 Hurley St, 296 Hurley St, 298 Hurley St, 291 Hurley St, 26-69, 26-130, 26-133, 26-66, 26-64, 26-148, 26-178, 26-177, 24-3, 24-6, 24-724-8, 24-9, 24-10, 24-2, 227 Hurley St, 24-135, 24-34, 24-32, 24-136, 229 Hurley St, 24-31, 235 Hurley St, 234 Hurley St, 236 Hurley St, 224 Hurley St, 220 Hurley St, 226 Hurley St, 17-91, 17-6, 17-22, 222 Hurley St, 17-79, 121 Charles St, 17-19, 133 Charles St, 17-80, 17-17, 17-89, 137 Charles St, 123 Charles St, 117 Charles St, 120 Charles St, 27-27, 27-96, 27-29, 27-52, 27-34, 231 Third St, 229 Third St, 233 Third St, 235 Third St, 17-84, 16-33, 16-32, 28-33, 27-81, 27-82, 27-97, 101 Rogers St, 249 Third St, 255 Third St, 16-30, 27-70, 27-69, 27-16, 27-17, 27-73, 27-21, 27-22, 27-23, 27-74, 190 Fifth St, 205 Bent St, 185 Bent St, 179 Bent St, 173 Bent St, 169 Bent St, 27-35, 27-51, 126 Charles St, 122 Charles St, 153 Charles St, 152 Charles St, 151 Charles St, 155 Charles St, 157 Charles St, 177 Charles St, 179 Charles St, 189 Charles St, 185 Charles St, 182 Charles St, 188 Charles St, 164 Charles St, 180 Charles St, 159 Charles St, 119 1/2 Sciarappa St, 26-86, 26-151, 26-150, 117 Sciarappa St, 121 Sciarappa St, 119 Sciarappa St, 111 Sciarappa St, 26-80, 26-81, 26-82, 256 Hurley St, 254 Hurley St, 258 Hurley St, 26-77, 26-76, 26-75, 26-74, 276 Hurley St, 274 Hurley St, 296 Hurley St, 298 Hurley St, 291 Hurley St, 26-69, 26-130, 26-133, 26-66, 26-64, 26-148, 26-178, 26-177, 24-3, 24-6, 24-724-8, 24-9, 24-10, 24-2, 227 Hurley St, 24-135, 24-34, 24-32, 24-136, 229 Hurley St, 24-31, 235 Hurley St, 234 Hurley St, 236 Hurley St, 224 Hurley St, 220 Hurley St, 226 Hurley St, 17-91, 17-6, 17-22, 222 Hurley St, 17-79, 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Hurley St, 26-69, 26-130, 26-133, 26-66, 26-64, 26-148, 26-178, 26-177, 24-3, 24-6, 24-724-8, 24-9, 24-10, 24-2, 227 Hurley St, 24-135, 24-34, 24-32, 24-136, 229 Hurley St, 24-31, 235 Hurley St, 234 Hurley St, 236 Hurley St, 224 Hurley St, 220 Hurley St, 226 Hurley St, 17-91, 17-6, 17-22, 222 Hurley St, 17-79, 121 Charles St, 17-19, 133 Charles St, 17-80, 17-17, 17-89, 137 Charles St, 123 Charles St, 117 Charles St, 120 Charles St, 27-27, 27-96, 27-29, 27-52, 27-34, 231 Third St, 229 Third St, 233 Third St, 235 Third St, 17-84, 16-33, 16-32, 28-33, 27-81, 27-82, 27-97, 101 Rogers St, 249 Third St, 255 Third St, 16-30, 27-70, 27-69, 27-16, 27-17, 27-73, 27-21, 27-22, 27-23, 27-74, 190 Fifth St, 205 Bent St, 185 Bent St, 179 Bent St, 173 Bent St, 169 Bent St, 27-35, 27-51, 126 Charles St, 122 Charles St, 153 Charles St, 152 Charles St, 151 Charles St, 155 Charles St, 157 Charles St, 177 Charles St, 179 Charles St, 189 Charles St, 185 Charles St, 182 Charles St, 188 Charles St, 164 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152 Charles St.

Petitioner

26-134
MCLAUGHLIN, BRYAN L. &
REBECCA M. E. MCLAUGHLIN
135 CAMBRIDGE ST
CAMBRIDGE, MA 02141

27-17
LEUNG, HONG C.
TRUSTEE OF THE HONG C. LEUNG REVOC TR.
56 POTTER POND
LEXINGTON, MA 02421

27-22
152 CHARLES ST LLC
C/O MATTHEW MOORE
10 OVERLOOK RIDGE DR - #330
MALDEN, MA 02148

27-86
LOHNES, PAUL R.,
TR. OF THE ALEXANDER GRAHAM BELL TRUST
C/O LAVERTY / LOHNES PROP,
75 CAMBRIDGE PKWY, STE 100
CAMBRIDGE, MA 02142-1229

27-16
GOULD, JONATHAN BARING
130 LINCOLN ST
NEWTON, MA 02461

SULLIVAN & WORCESTER LLP
C/O JENNIFER R. SCHULTZ, ESQ.
ONE POST OFFICE SQUARE
BOSTON, MA 02109

27-73
FARIA, ROBERT M. & ISABEL M. FARIA
164 CHARLES ST.
CAMBRIDGE, MA 02141

27-74
WHELAN, CHERYL, SAID ROCCO DIBIASE &
DOLORES DIBIASE, TRUSTEE
166 CHARLES ST
CAMBRIDGE, MA 02141

27-69
KAGNO, N. IRA, SAMUEL GONDELMAN TRUSTEE
& CITY OF CAMBRIDGE TAX TITLE
188 CHARLES ST
CAMBRIDGE, MA 02141

27-70
BASS ROCKS REALTY LLC
75 CAMBRIDGE PARKWAY, SUITE 100
CAMBRIDGE, MA 02142

26-135
FONTELLA, MARY K.
121 SCARAPPA ST., UNIT #1
CAMBRIDGE, MA 02141

27-51
ADAMOWICZ, ALEX
122 CHARLES ST., #1
CAMBRIDGE, MA 02141

27-51
LIU, QIANG & YUNSI FEI
110 HAWTHORN AVE
NEEDHAM, MA 02492

26-135
CARAVELLA, JUSTIN A.
121 SCARAPPA ST., #3
CAMBRIDGE, MA 02141

27-23
ESPOSITO, GERARDO & ADRIANA
TRS OF THE ESPOSITO REALTY TRUST
146 CHARLES ST UNIT #1
CAMBRIDGE, MA 02141

27-51
PETPRAYOON, PATCHANEE
124 CHARLES ST., #3
CAMBRIDGE, MA 02141

27-51
JEN, SHANG
124 CHARLES ST., #2
CAMBRIDGE, MA 02141

27-51
ZHANG, QIAN
122-124 CHARLES ST., #124/1
CAMBRIDGE, MA 02141

27-51
PETPRAYOON, PATCHANEE
122 CHARLES ST. UNIT#3
CAMBRIDGE, MA 02141

27-35
HAMOUDA, OMAR & BETSEY B. PRICE
235 THIRD ST
CAMBRIDGE, MA 02141

27-52
KENTON SCOTT
152 VASSAL LN
CAMBRIDGE, MA 02138

26-135
CAO, GUILIANG & JIANG QIAN
121 SCARAPPA ST #2
CAMBRIDGE, MA 02139

27-34
231 THIRD STREET LLC
C/O DND HOMES LLC
271 LINCOLN ST. SUITE 10
LEXINGTON, MA 02421

27-23
DEFABIO, GRAZIA E. TRUSTEE
33 BAY VIEW TERRACE
DANVERS, MA 01923

26-86
BREML PARTNERS LLC
153 CHARLES ST - APT 2
CAMBRIDGE, MA 02141

27-21
BARBOZA, LUIS F. & MARIA E. BARBOZA
160 CHARLES ST
CAMBRIDGE, MA 02141-2118

27-25
1ST CHARLES STREET LLC,
C/O GLANZ PROPERTIES, INC.
1018 BEACON ST
BROOKLINE, MA 02446

mapbox map
© 2021 Mapbox

152 Charles Street

May 2021

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2021 MAY 24 P 4:24

 152 Charles St



**BALANCE
ARCHITECTS**







AERIAL

152 CHARLES STREET

BALANCE
ARCHITECTS

BA

KINVARRA
CAPITAL

May 24, 2021



AERIAL

152 CHARLES STREET

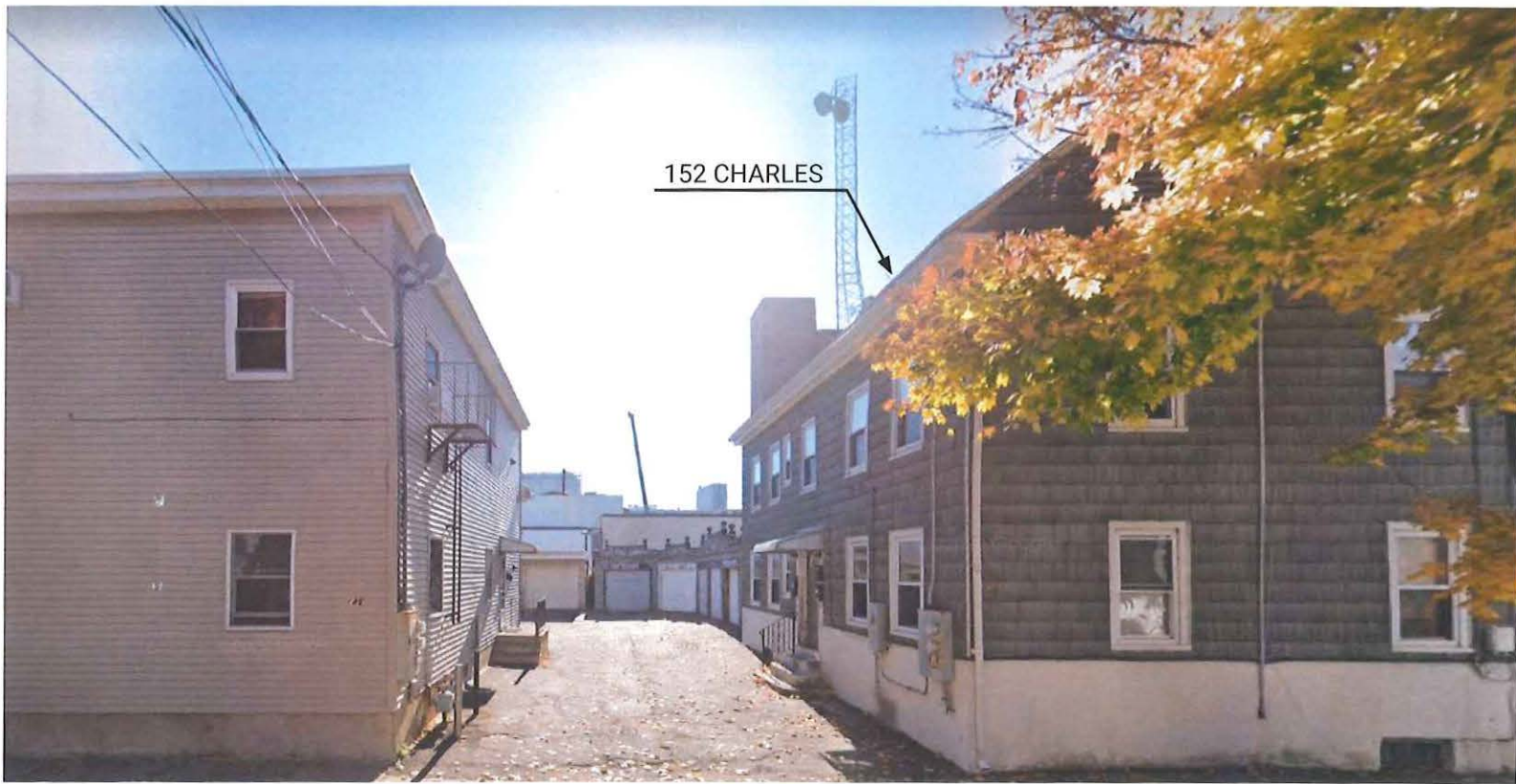
May 24, 2021

BALANCE
ARCHITECTS

BA



KINVARRA
CAPITAL



PHOTOS

152 CHARLES STREET

May 24, 2021





"LANDED FROM OUTER SPACE"

"HORRIBLE"

"ROOF DECKS AREN'T ACTUALLY USED"

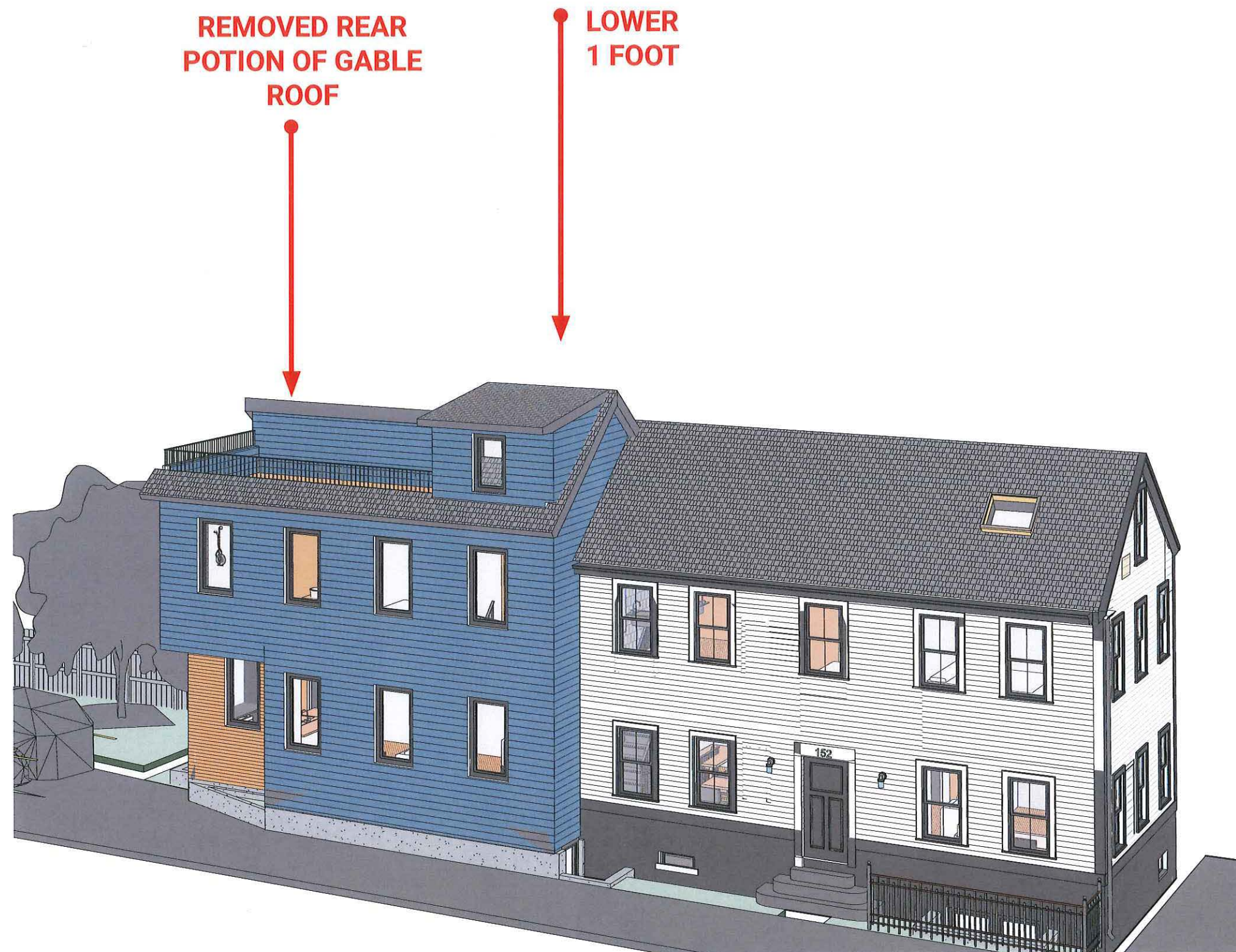
"SNORKEL TO THE ROOF"

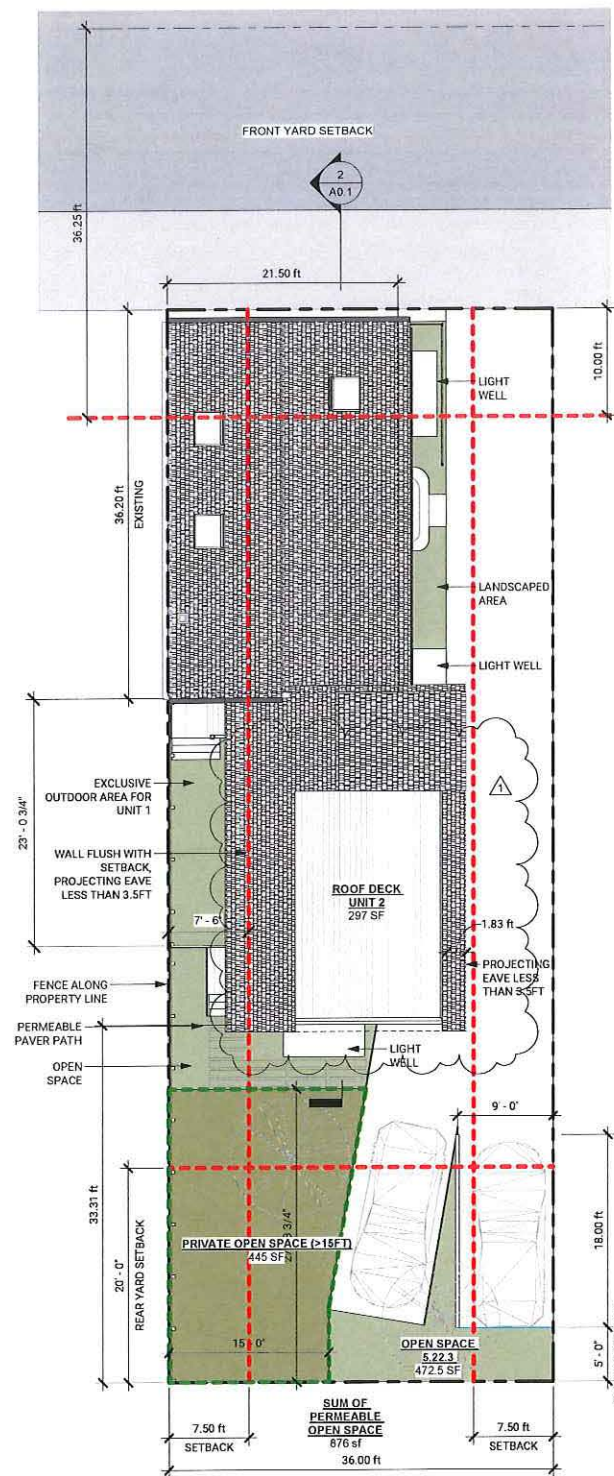
"CRAMPED ENTRANCE"

*"NO CONTINUITY OR RELATIONSHIP
BETWEEN BUILDINGS"*

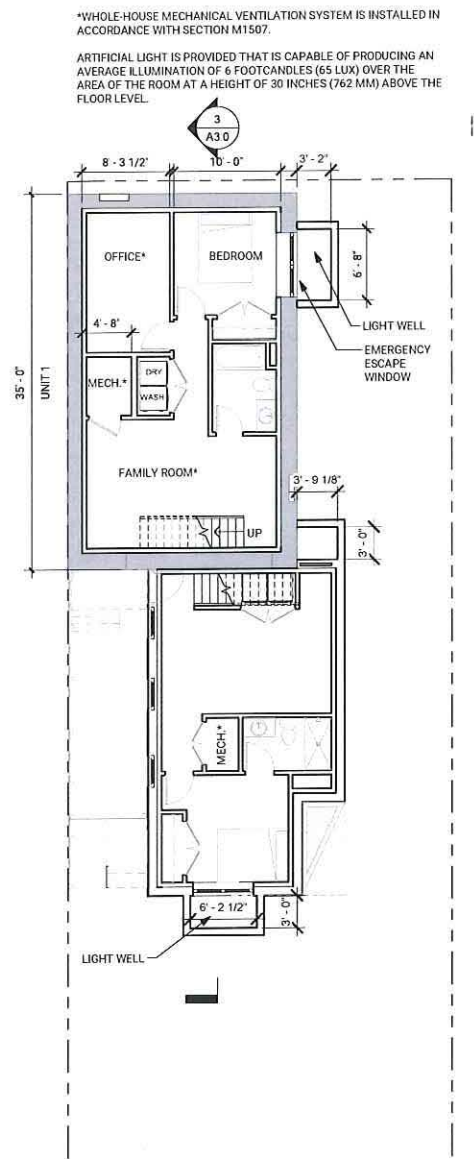


- REMOVED ROOF DECK FROM EXISTING BUILDING
- SIMILAR FENESTRATION RHYTHM, DIFFERENT FENESTRATION TYPE
- SNORKEL IS A DORMER
- CARRIED ACROSS SIDE YARD ROOF LINES BETWEEN BUILDINGS
- REAR ROOF DECK ORIENT AWAY FROM 158 CHARLES - MORE PRIVACY
- FENCE BETWEEN 152 & 158 CHARLES
- UNIT 2 ENTRANCE MOVED TO REAR
- UNIT 2 FOOT PRINT SIMPLIFIED (REMOVED JOGS)
- UNIT 1 DEDICATED OUTDOOR AREA
- MOVED STAIRS AWAY FROM WINDOWS





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



*WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION M1507.

ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.

(n) In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.4) shall be nearer than seven feet, six inches (7'6") to a side lot line.

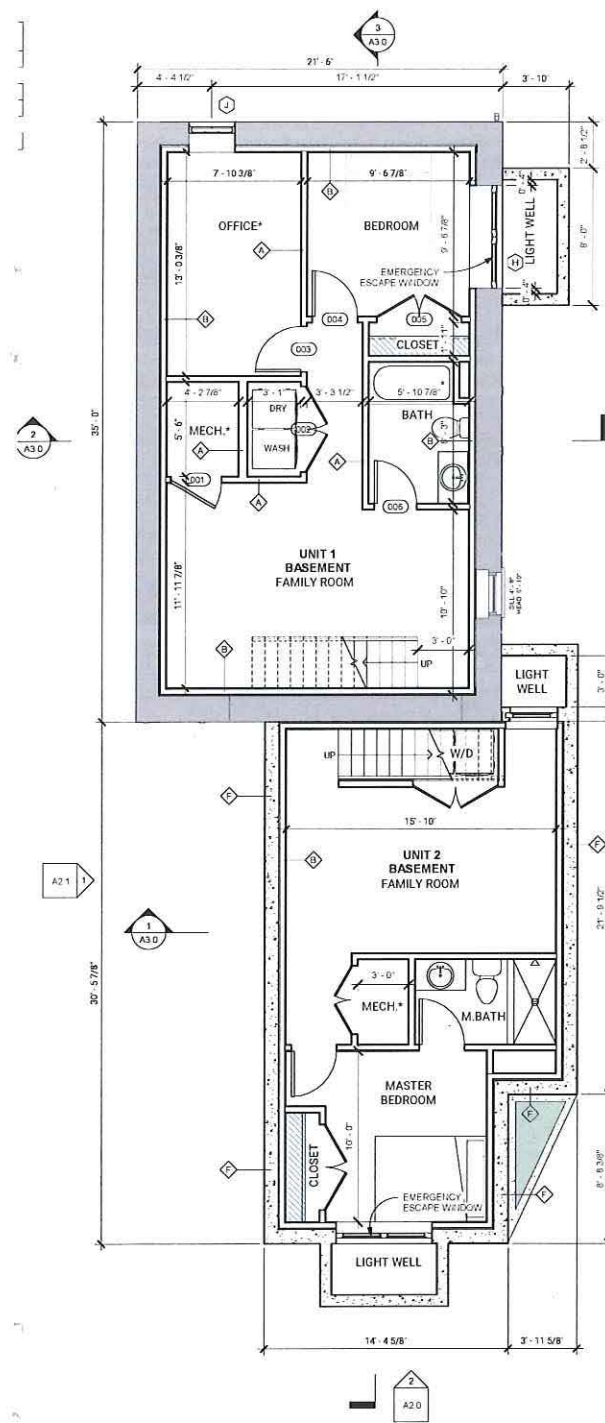
5.24.4 Measurements for minimum yards which are determined by formula shall be made in the

(1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corner line. The front yard is measured from the street line, or building line where such has been established otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator in formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard set forth in footnotes a, b and c of Tables 5-1 and 5-2.

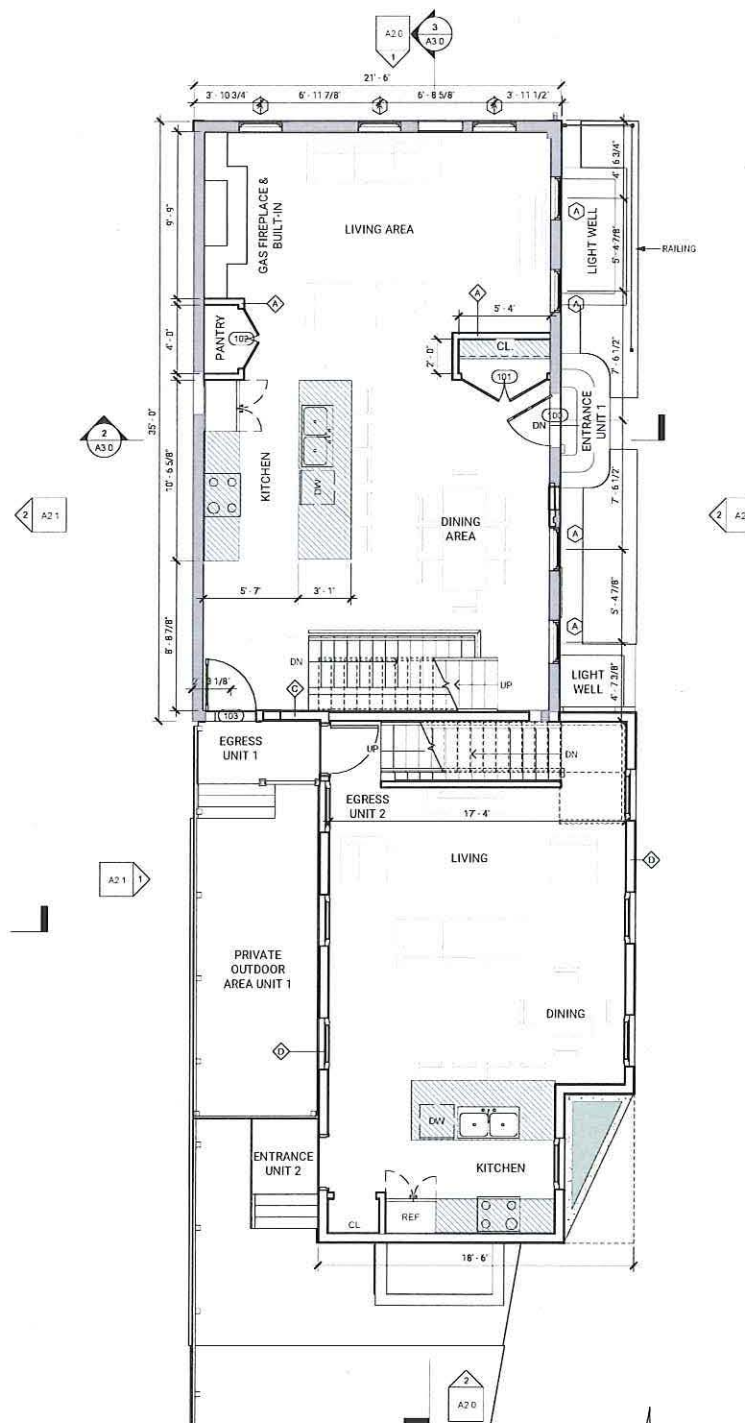
Height of Building. The vertical distance of the highest point of the roof above the mean grade adjoining the building.

5.21 Lot area and width.

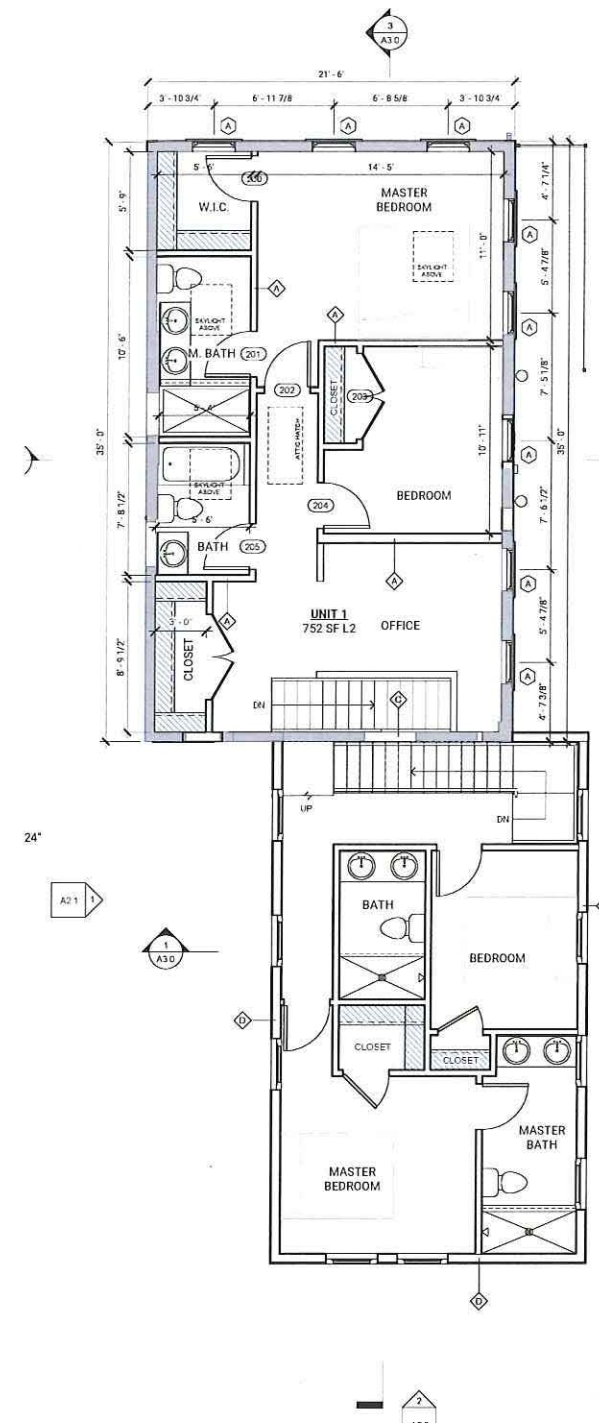
5.21.1 On lots of less than the required area for the district in which they are located and which have been recorded by plan or deed with the Registry of Deeds before the date of the first passage of the apportionment of this or any prior Ordinance the minimum lot size and lot width regulations need not apply, but if the minimum lot area regulations for each dwelling unit shall be applicable. In case of such lots the required width the sum of the two required side yards need not be more than thirty (30) feet, except that each side yard shall be a minimum of seven feet, six inches (7'6").



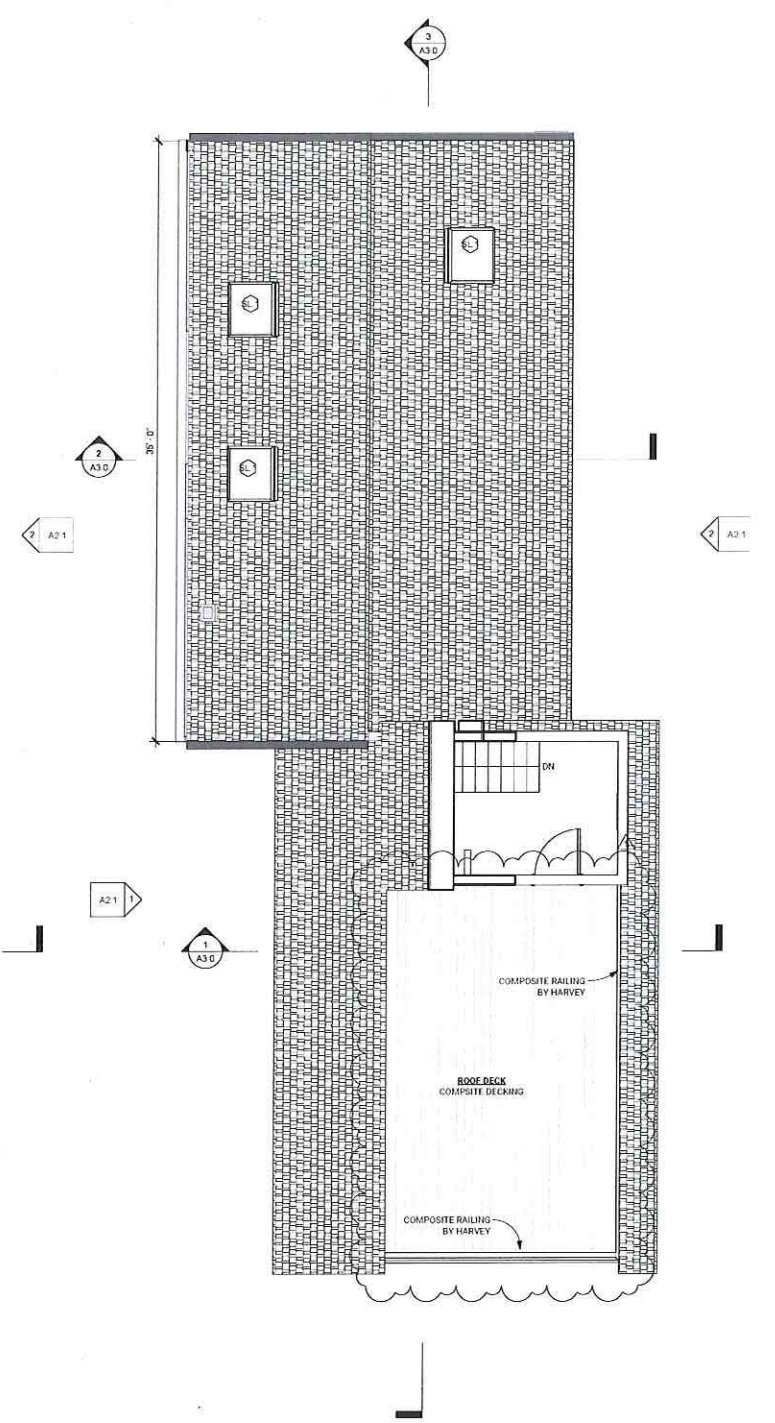
1 Basement Proposed
1/4" = 1'-0"



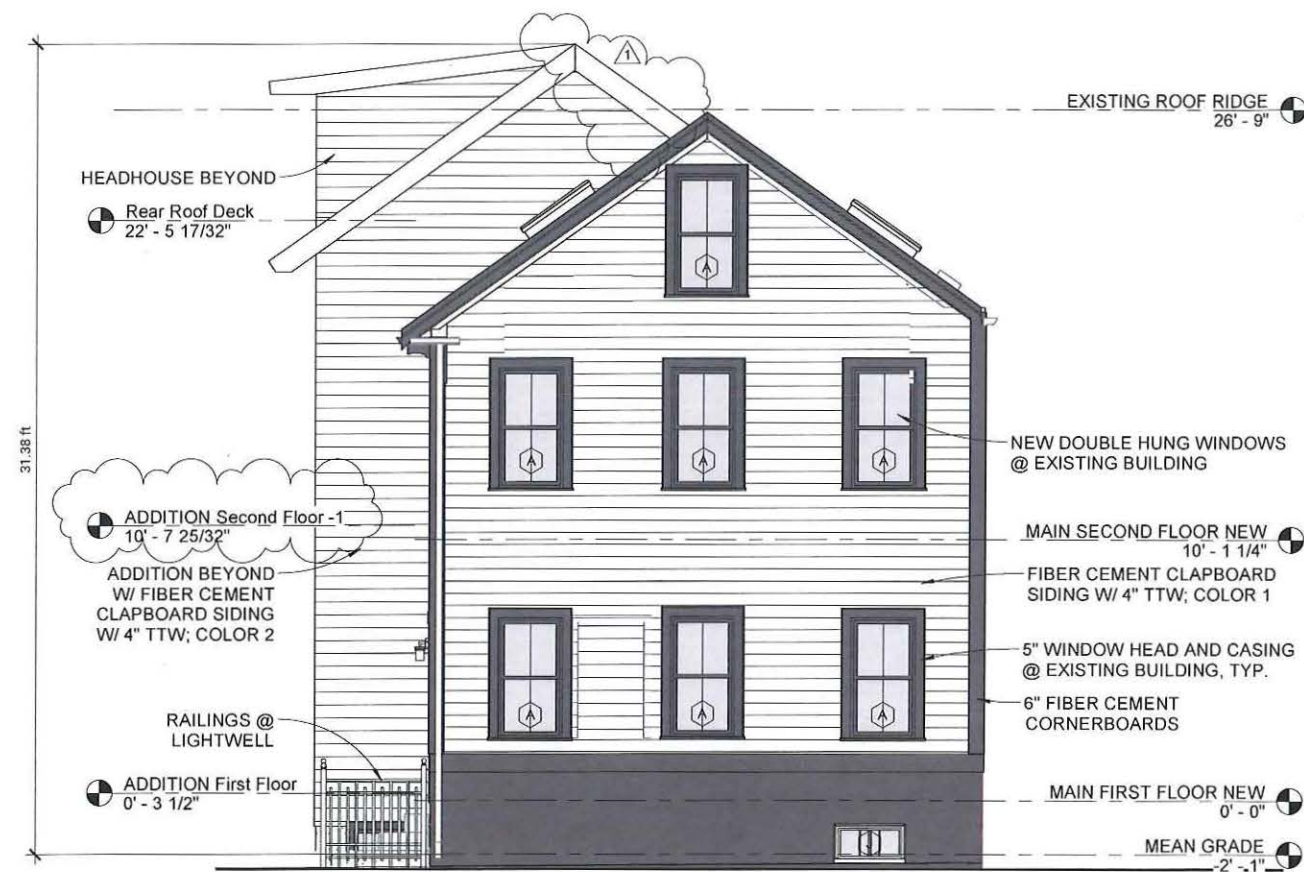
2 First Floor Proposed
1/4" = 1'-0"



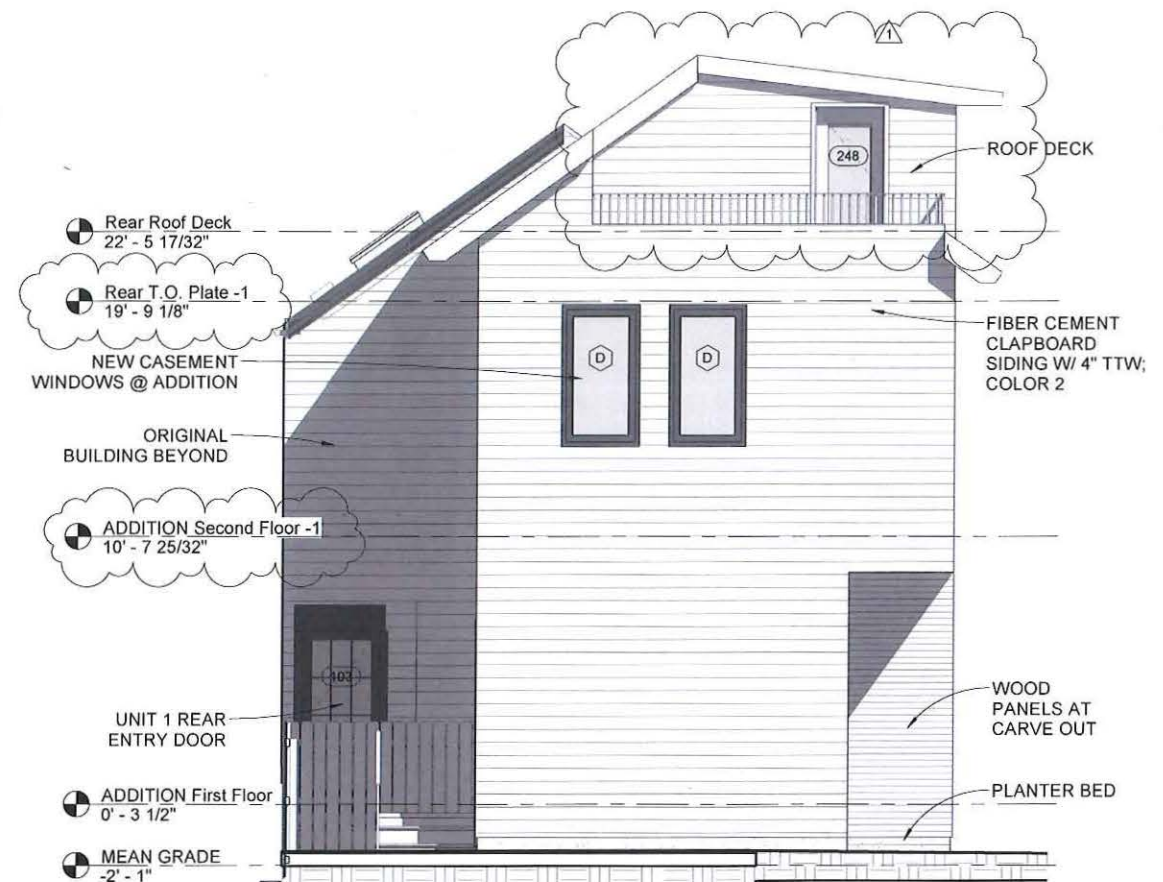
1 Second Floor Proposed
1/4" = 1'-0"



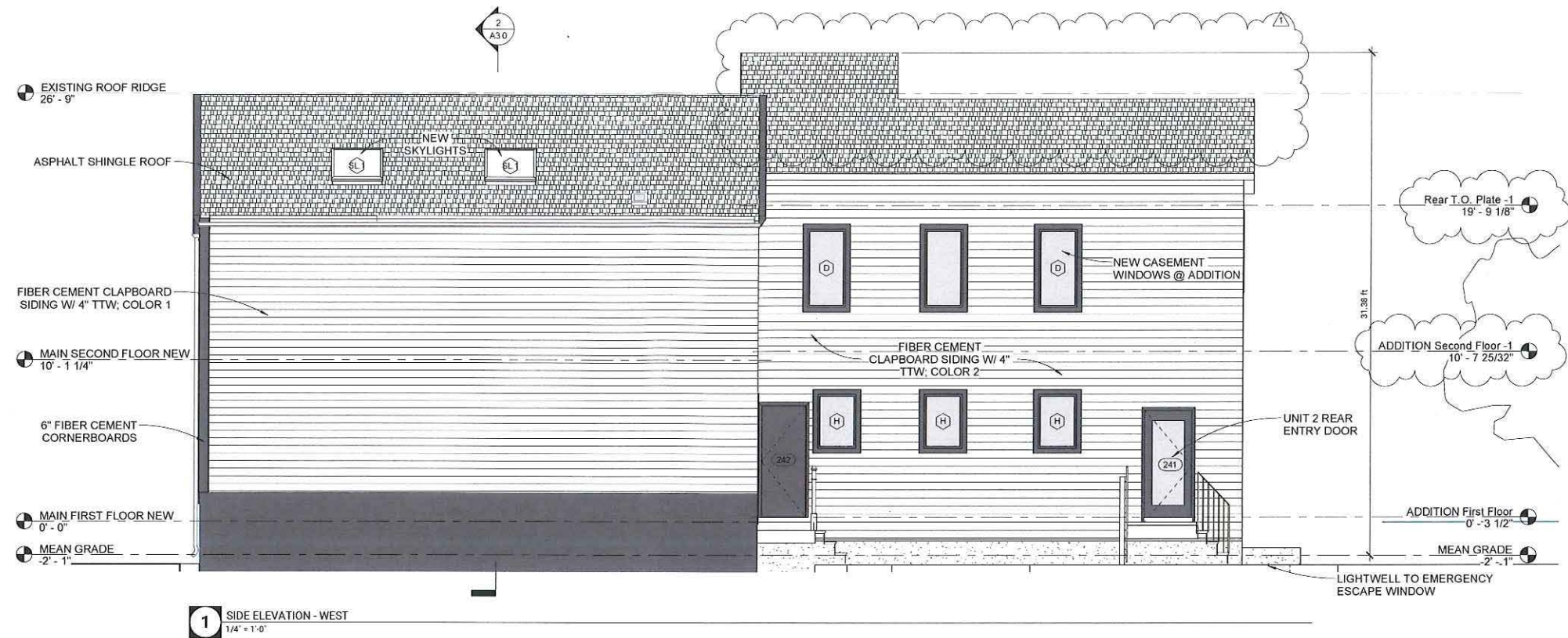
2 Third Floor Proposed
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"



ELEVATIONS

152 CHARLES STREET

May 24, 2021

BALANCE
ARCHITECTS **BA**





CHARLES STREET AT DRIVEWAY

152 CHARLES STREET

May 24, 2021

BALANCE
ARCHITECTS





CHARLES STREET

152 CHARLES STREET

May 24, 2021

**BALANCE
ARCHITECTS**





CHARLES STREET AT 146 CHARLES NEIGHBOR'S GARAGE

152 CHARLES STREET

May 24, 2021

BALANCE
ARCHITECTS

BA



KINVARRA
CAPITAL



VIEW FROM 160 CHARLES

152 CHARLES STREET

May 24, 2021

**BALANCE
ARCHITECTS**



152 CHARLES ST

152 CHARLES ST, CAMBRIDGE MA 02141



BALANCE ARCHITECTS
617.991.0269 | www.balance-architects.com
197 8th Street, Suite 2000, Boston, MA 02129

PROJECT NAME:

152 CHARLES ST

CLIENT:

KINVARRA CAPITAL

PROJECT ADDRESS:

152 CHARLES ST, CAMBRIDGE MA 02141

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OR OTHER PROJECTS WITHOUT EXPRESS
WRITTEN CONSENT IS STRICTLY FORBIDDEN.

No.	Description	Date
1	Revision 1 - Rear Roof	5/24/2021



STAMP:

Project number	20.038
Date	4/12/2021
Drawn by	PS
Checked by	PS
Scale	1/4" = 1'-0"

COVER

A0.0



Sheet List	
Sheet Number	Sheet Name
A0.0	COVER
A0.1	ZONING
A1.1	EXISTING AREA PLANS
A1.2	PROPOSED AREA PLANS
A1.3	BASEMENT & FIRST FLOOR PLANS
A1.4	SECOND FLOOR & ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	SECTIONS
A3.1	WALL SECTION & DETAILS
EX00	Existing 3D View
EX01	Existing Floor Plans
EX02	Existing Exterior Elevations

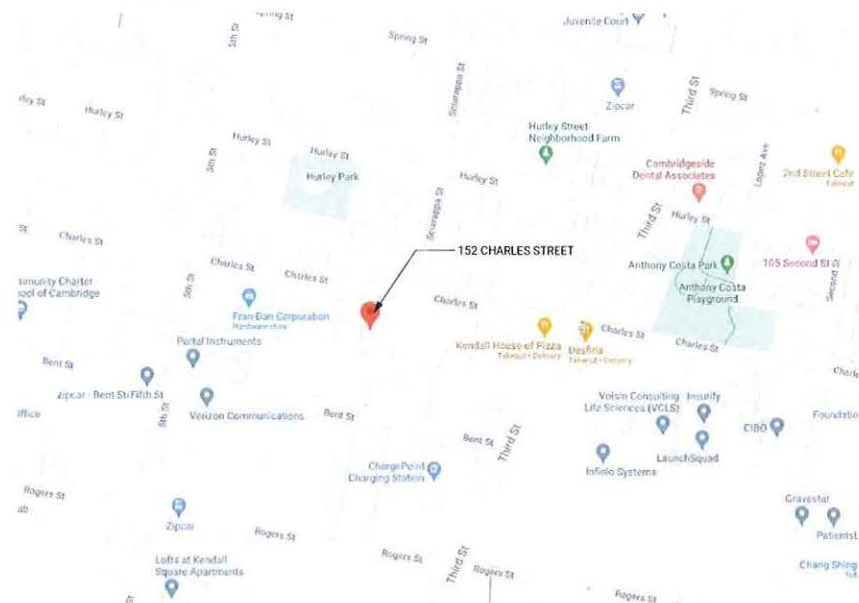
GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS.
- THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT MAY APPLY TO THE CONSTRUCTION OF THE PROJECT.
- ALL WORK OF THIS PROJECT SHALL COMPLY WITH ACCEPTED BUILDING PRACTICES AND ALL CODES HAVING JURISDICTION OVER THIS PROJECT.
- ALL DOCUMENTS ARCHITECTURAL AND ENGINEERING ARE BINDING AND SHOULD BE ISSUED TO ALL SUBS - ANY DISCREPANCY SHOULD BE BROUGHT TO THE ARCHITECTS DIRECTION BEFORE THE BID IS COMPLETE AND/OR BEFORE THE START OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE AND ALL SURROUNDING AREAS IN FINAL CLEAR CONDITION, INCLUDING THE REMOVAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION.
- THE CONTRACTOR SHALL AT ALL TIMES DURING THE PROGRESS OF THE WORK REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A DUST FREE ENVIRONMENT FOR ALL ADJACENT AREAS.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY THAT ALL CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED.
- THE CONTRACTOR SHALL UTILIZE THE AREAS WITHIN THE SCOPE OF WORK FOR STORAGE OF MATERIALS AND TOOLS.
- ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS, DO NOT SCALE DRAWINGS. IF THERE IS A QUESTION OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION.
- VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACT DRAWINGS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK.
- ALL GYPSUM WALL BOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDARDS, AND INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY IN THE GYPSUM CONSTRUCTION HANDBOOK.
- ALL FINISHED WORK SHALL BE FREE OF DEFECTS. THE OWNER RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED.
- NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE ARCHITECT.
- ANY MODIFICATION OF THESE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY BALANCE ARCHITECTS IN WRITING.
- IF VARIANCE FROM THE EXISTING DRAWING OCCURS, NOTIFY THE ARCHITECT PRIOR TO COMMENCING ANY RELATED WORK.
- WHERE CONCEALED WD BLOCKING OR FRAME IS REQ. CONTRACTOR SHALL USE ONLY FIRE-RETARDANT TREATED WOOD.
- WHERE FIRE-RATED AND FULL HEIGHT PARTITIONS ARE PENETRATED BY STRUCTURAL MEMBERS, DUCTWORK, PIPING, AND CONDUIT, THE GYPSUM BOARD SHALL BE SCRIBED TO FIT TIGHT AGAINST THE PENETRATING ITEM AND CAULKED WITH THE APPROPRIATE SEALANT, OR CONSTRUCTED OTHERWISE TO PROVIDE A U.L. APPROVED ASSEMBLY DETAIL APPROPRIATE TO THE CONDITION. COORDINATE WITH MECHANICAL AND ELECTRICAL WORK AND DETAILS.
- THE WORD "FEC" INDICATES FIRE EXTINGUISHERS AND CABINETS, WHERE AND AS INDICATED AND AS REQ'D BY THE GOVERNING LAWS AND CODES. FIRE EXTINGUISHERS AND CABINETS SHALL CONFORM TO CODE REQUIREMENTS. EXTINGUISHERS FOR GENERAL USE SHALL BE 10 LB ABC CHEMICAL TYPE AND AT KITCHENS CARBON DIOXIDE TYPE. ALL UL RATED, CABINET FACES SHALL BE SATIN FINISHED STAINLESS STEEL, CABINETS SHALL BE FULLY RECESSED. HEIGHT LOCATION OF ALL FIRE EXTINGUISHER CABINETS MUST COMPLY WITH THE ADA REQUIREMENTS. VERIFY IF EXISTING EQUIPMENT IN FIELD IS COMPLIANT. GC TO COORDINATE DEPTH OF WALL CAVITY REQUIRED FOR RECESSED UNITS.
- LOCATE ALL DOOR FRAMES 4" OFF ADJACENT WALL U.O.N. IN ALL CASES, PROVIDE ADA CLEARANCES OF 18" ON PULL SIDE AND 12" ON PUSH SIDE OF DOORS. BRING ANY DISCREPANCIES TO ARCHITECTS ATTENTION PRIOR TO FRAMING OF DOOR.

SYMBOL LEGEND

	DOOR TO BE REMOVED		DOOR TAG
	WALL TO BE REMOVED		ROOM TAG
	EXISTING WALL		WINDOW TAG
	NEW WALL		ELEVATION SHEET REFERENCE
	EXISTING DOOR		ELEVATION VIEW REFERENCE
	NEW DOOR		OVERALL SECTION - NUMBER/SHEET
	DOOR TAG		DETAIL SECTION - NUMBER/SHEET
	NEW MILLWORK		DETAIL VIEW - NUMBER/SHEET

LOCUS MAP





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CLIENT:
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PROJECT ADDRESS:
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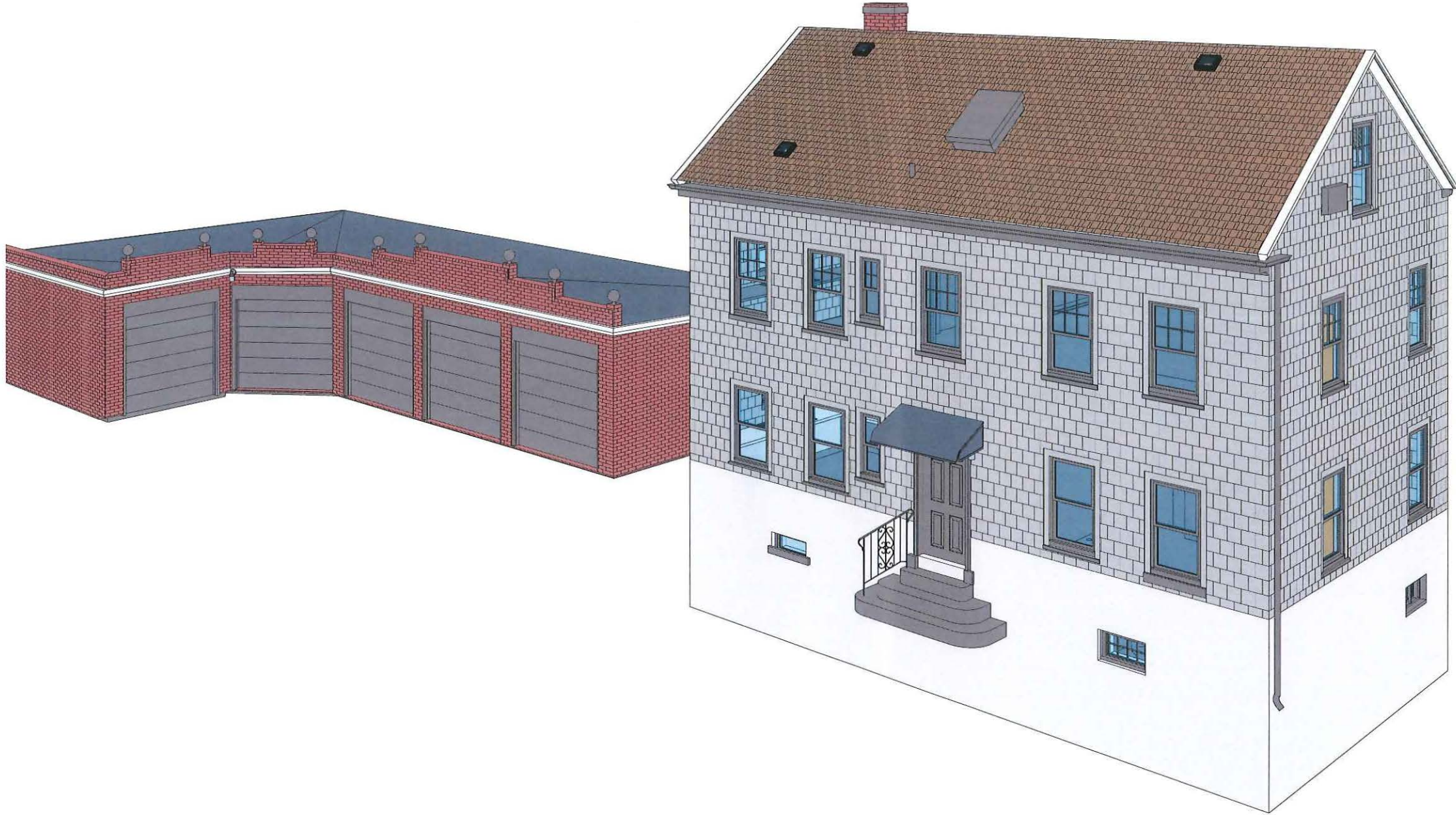


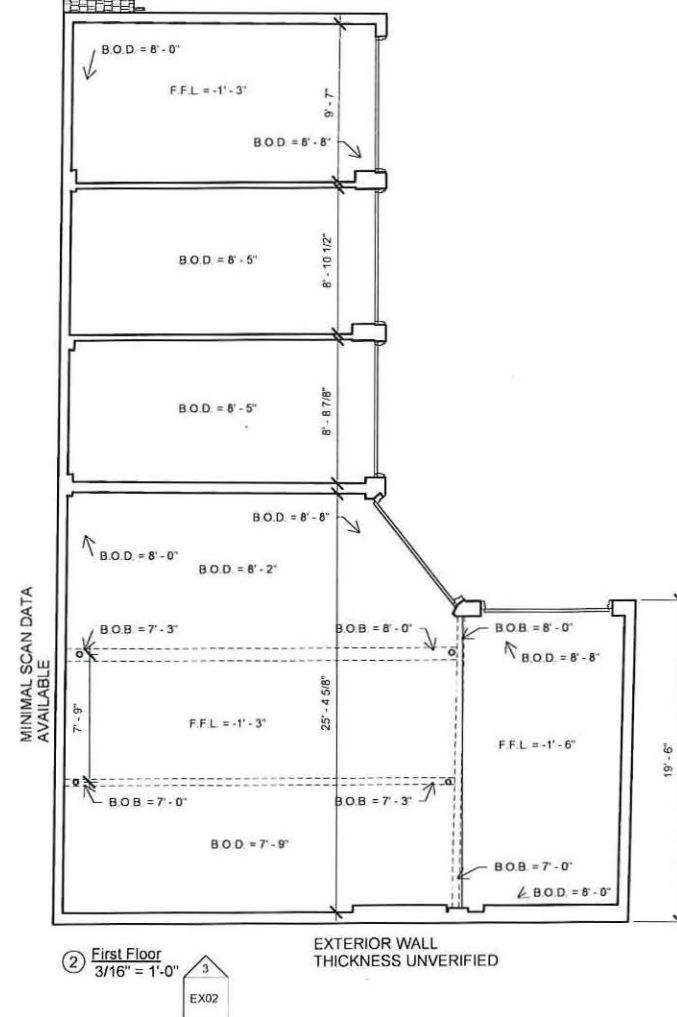
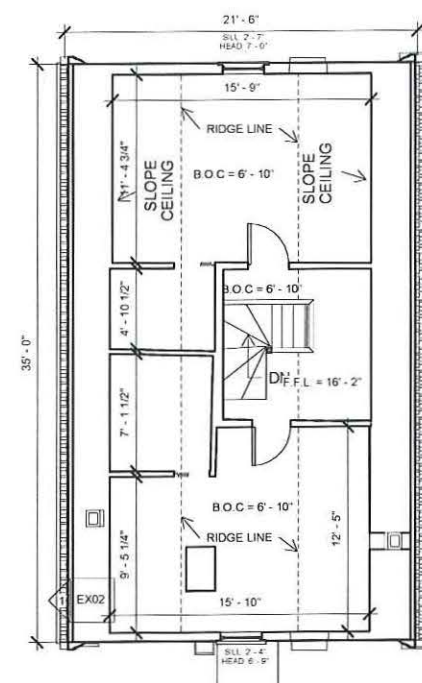
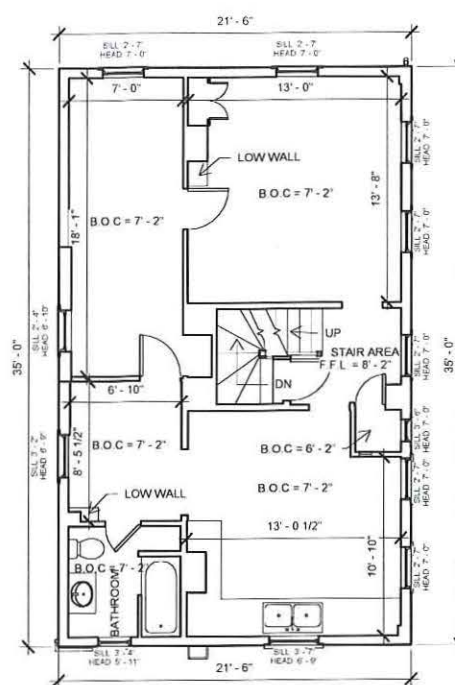
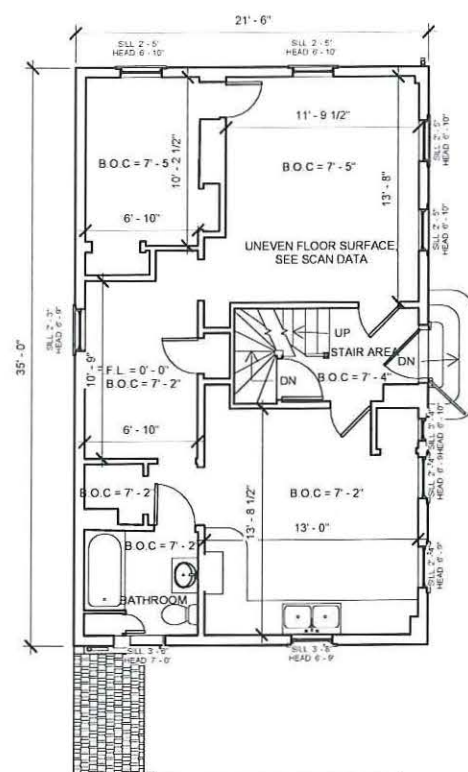
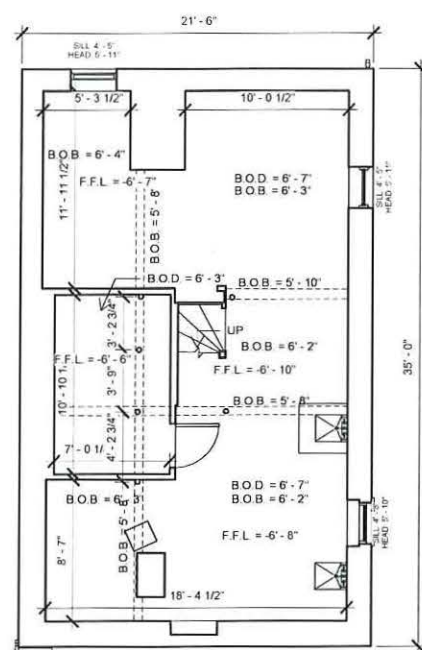
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Scale	

Existing 3D View

EX00





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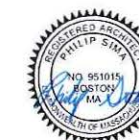
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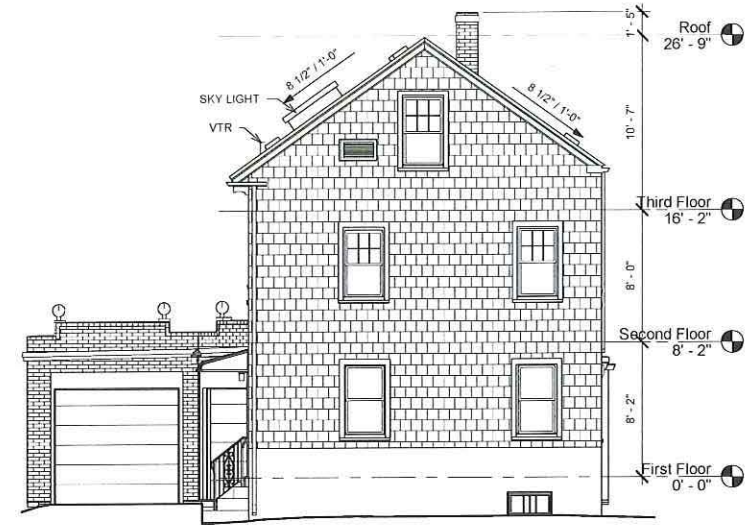
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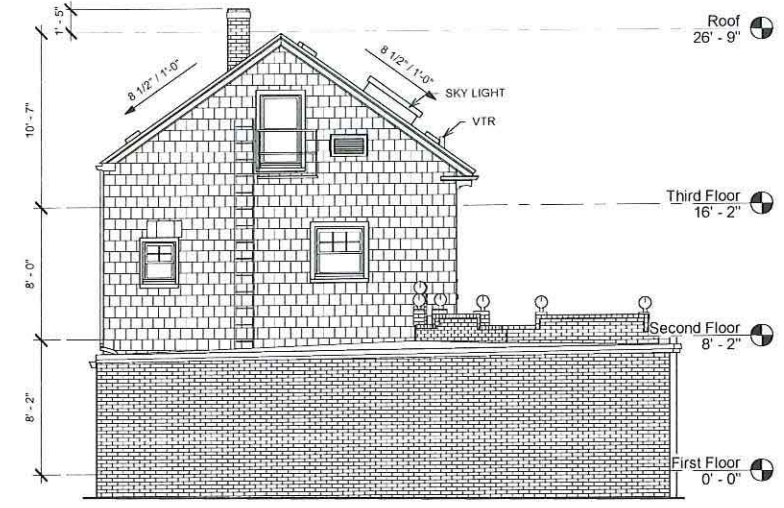
Project number	20.038
Date	1/17/2021
Drawn by	PS
Checked by	PS
Scale	3/16" = 1'-0"

Existing Floor Plans

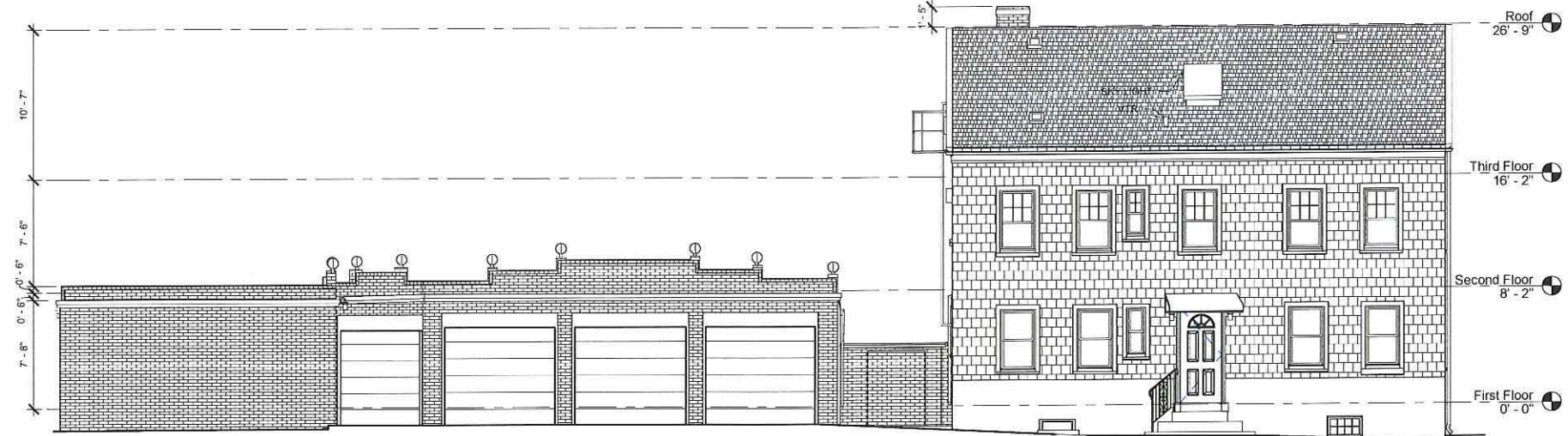
EX01



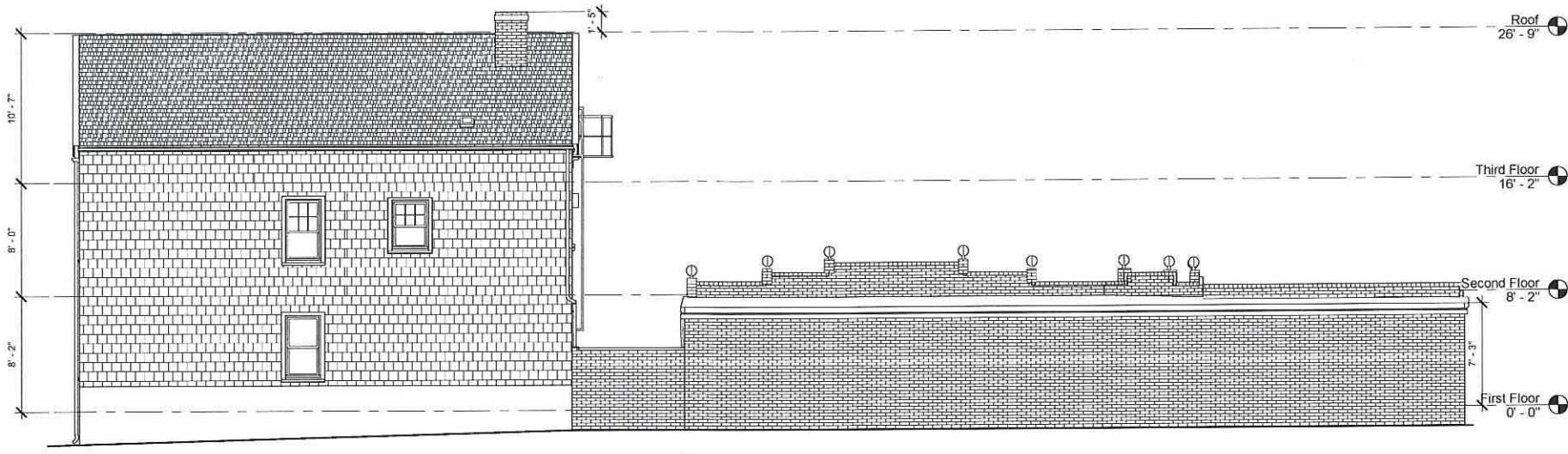
④ North Elevation
3/16" = 1'-0"



③ South Elevation
3/16" = 1'-0"



① East Elevation
3/16" = 1'-0"



② West Elevation
3/16" = 1'-0"



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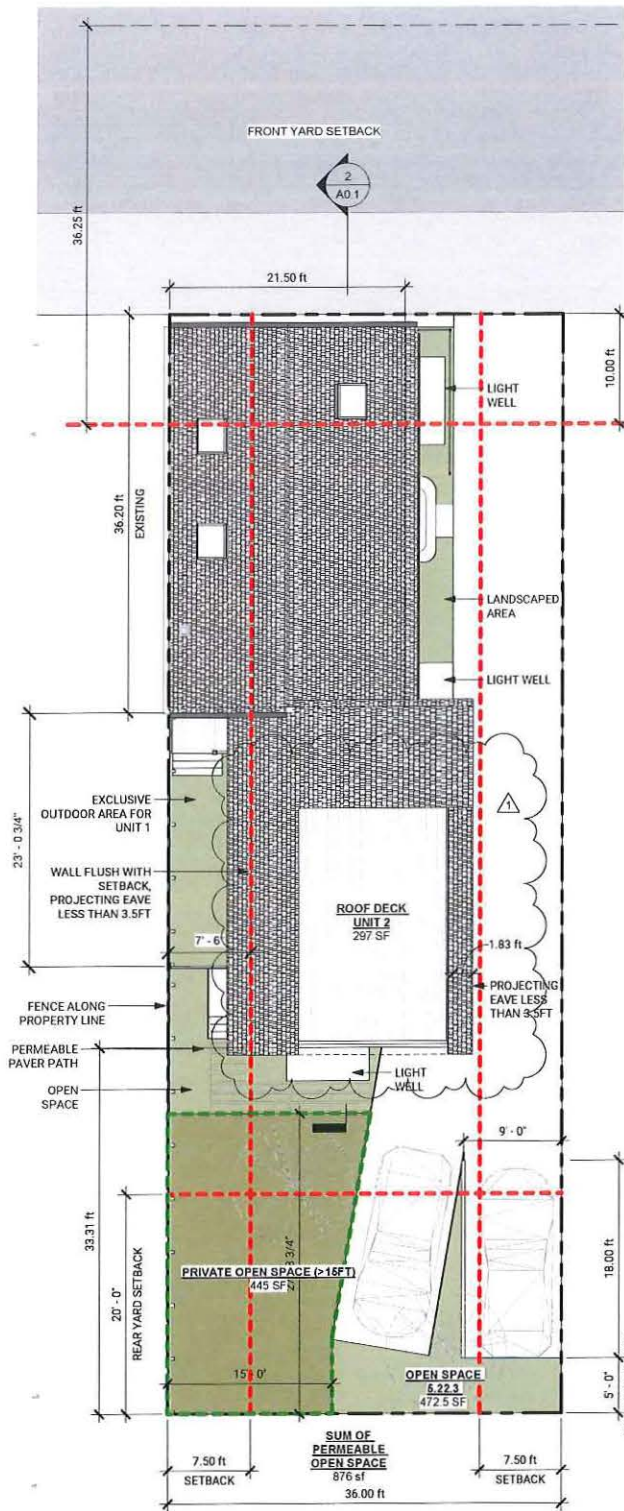


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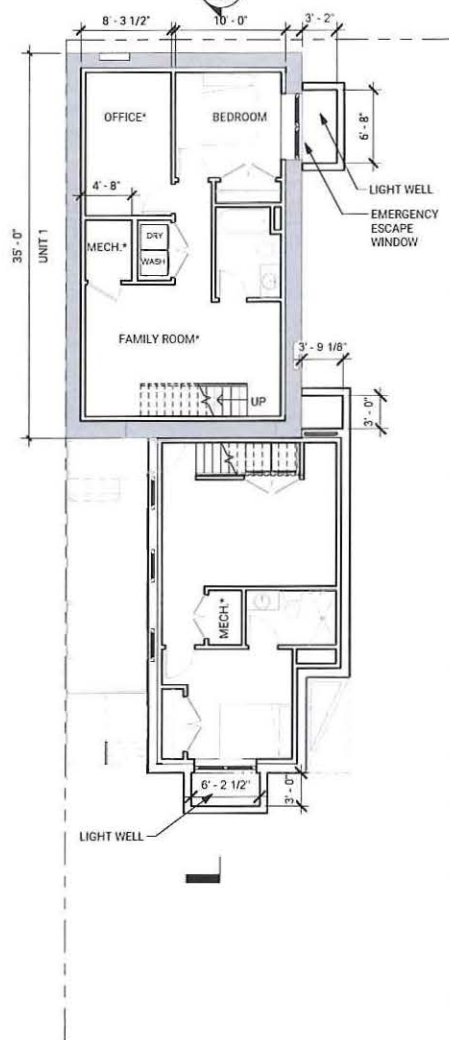
Existing Exterior Elevations

EX02



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

*WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION M1507.
ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.



(n) In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.

5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:

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

Height of Building. The vertical distance of the highest point of the roof above the mean grade of the ground adjoining the building.

5.21 Lot area and width.

5.21.1 On lots of less than the required area for the district in which they are located and which have been duly recorded by plan or deed with the Registry of Deeds before the date of the first passage of the applicable provisions of this or any prior Ordinance the minimum lot size and lot width regulations need not apply, but the floor area ratio and the minimum lot area regulations for each dwelling unit shall be applicable. In case of such lots of less than the required width the sum of the two required side yards need not be more than thirty (30) percent of the lot width, except that each side yard shall be a minimum of seven feet, six inches (7'6").

5.22.1 - Private Open Space

An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes.

5.22.3 - Special Requirements in Residence C-1

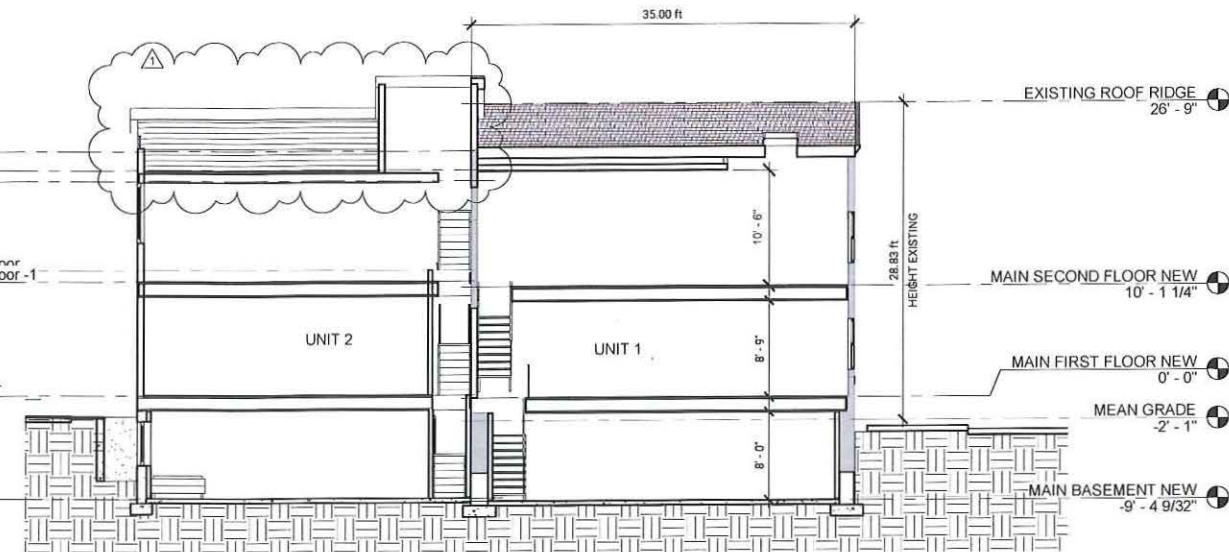
At least fifty (50) percent of the required Private open space in these districts shall meet all of the requirements of Section 5.22.1. At least fifty (50) percent of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations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

Rear Roof Deck
22' - 5 17/32"
Rear T.O. Plate
Rear T.O. Plate -1'
19' - 9 1/8"

ADDITION Second Floor
ADDITION Second Floor -1'
10' - 7 25/32"

ADDITION First Floor
0' - 3 1/2"

ADDITION Basement
-9' - 0 3/4"



2 BUILDING SECTION
1/8" = 1'-0"

ZONING SUMMARY

152 Charles Street, Cambridge, MA 02141

Zoning District
Overlay
Subdistrict Type
Lot Size
PID
Use Regulations

C-1
East Cambridge Housing Overlay (ECHO)
Three Family Residential - 2000
3,600 SF
1562
Two Family Dwelling

Property Information	Existing	Proposed	Net
Lot Area (S.F.)	3600.0 SF	NA	NA
Gross Floor Area	3000.0 SF	2700.0 SF	-300.0 SF
# of Units	2	2	0

Dimensional Requirements	Allowed	Existing	Proposed	Existing Conformance	Proposed Conformance	Comments
Minimum Lot Size	5000.0 SF	3600.0 SF	3600.0 ft	NO	NO	Existing non conforming
Max. FAR	0.75	0.83	0.75	NO	YES	Existing non conforming, proposed conformance
Max Area (based on FAR)	2700.0	3000.0	2700.0	NO	YES	Existing non conforming, proposed conformance
Min. Lot Area/OU	1500.0 SF	1800.0 SF	1800.0 SF	YES	YES	Existing conforming, proposed conformance
Min. Lot Width	50 ft	36.0 ft	36.0 ft	NO	NO	Existing non conforming
Min. Front Yard Depth	10.0	1.2	1.2	NO	NO	H+L/6 = 31.3+21.5/6 = 8.8' (10ft Min.)
Min. Side Yard Depth Left	7.5 ft	.0 ft	.0 ft	NO	NO	Section 5.21.1, Existing non conforming
Min. Side Yard Depth Right	7.5 ft	1.0 ft	10.0 ft	NO	YES	Section 5.21.1
Min. Rear Yard Depth	20.0 ft	.0 ft	33.3 ft	NO	YES	Existing non conforming, proposed conforming
Minimum Ratio of Private Open Space to Lot Area	30.00%	0.00%	34.44%	NO	YES	* See below
Min Open Space in SF	1080.0 SF	.0 SF	1240.0 SF	NO	YES	Existing non conforming, proposed conforming
Max. Height	35.0 ft	28.8 ft	31.38	YES	YES	Conforming
Off Street Parking	2	5	2	YES	YES	Conforming

* Private open space larger than 15x15' = 445 SF, Balcony Area = 297 SF, Private Open space not subject to dimensional limitations = 498 SF, Total of 1,240 SF, exceeding the minimum 1,080 SF required. Private Open Space that meets all requirements of Section 5.22.1 is: 445 + 297/1240 = 59% Private Space that meets the Permeable Open Space requirements is: 445 + 498/1,240 = 76%.

At least 50% of required private open space shall be minimum length & width of 15' and no slope greater than 10%. Accessible to all occupants. Provided at ground level or within 10' of the level of the lowest floor. At least 50% of required private open space shall be permeable open space and not subject to dimensional limitations noted above.

Floor Area Ratio. The ratio of gross floor area of a structure to the total area of the lot.

Floor Area Gross. The sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls [except in (8) and (9) below where only interior space shall be measured and in (h) where the area of the parking facility shall be measured] of a building or the centerline of party walls between buildings.

Gross Floor Area shall include:

(d) Attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not excluded in (6) below;

Gross Floor Area shall not include:

- (2) Area of parking facilities in structures located underground and the area of on grade open parking spaces outside the building footprint at or below the maximum number permitted on the premises as set forth in Sections 5.25 and 6.30.
- (3) Basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage;
- (5) Unroofed porches and balconies no higher than the third floor;
- (6) Attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chases for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators;
- (8) Attic space not otherwise included in (d) above;
- (16) Any basement or cellar living space in any single-family or two-family home.

5.24.2 Projecting eaves, chimneys, bay windows, balconies, open fire escapes and like projections which do not project more than three and one-half (3 1/2) feet and which are part of a building not more than thirty-five (35) feet in height, and unenclosed steps, unroofed porches and the like which do not project more than ten (10) feet beyond the line of the foundation wall and which are not over four (4) feet above the average level of the adjoining ground, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built.

Parking
5.25.41

Exemption for Residential Parking Spaces. Notwithstanding the provisions of Section 5.25.2 above, the following structured parking located above ground, accessory to a residential use, shall not be calculated as part of the Gross Floor Area on the lot.

- (1) One parking space located within a townhouse unit or a one, two or three family dwelling
- (2) A freestanding parking structure containing no more than one parking space per dwelling unit up to a maximum of three parking spaces on a lot containing a one, two or three family dwelling
- (3) One parking space per dwelling unit, up to a maximum of fifteen (15) spaces, for multifamily dwellings.



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1	Revision 1 - Rear Roof	5/24/2021

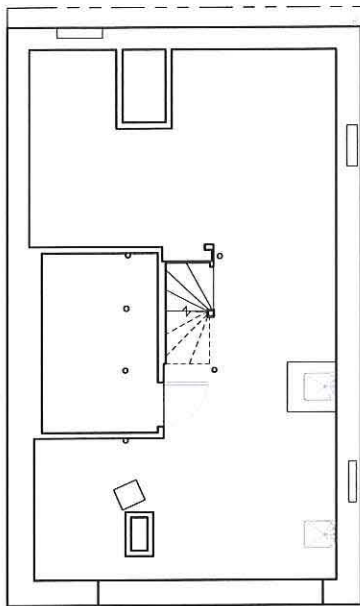


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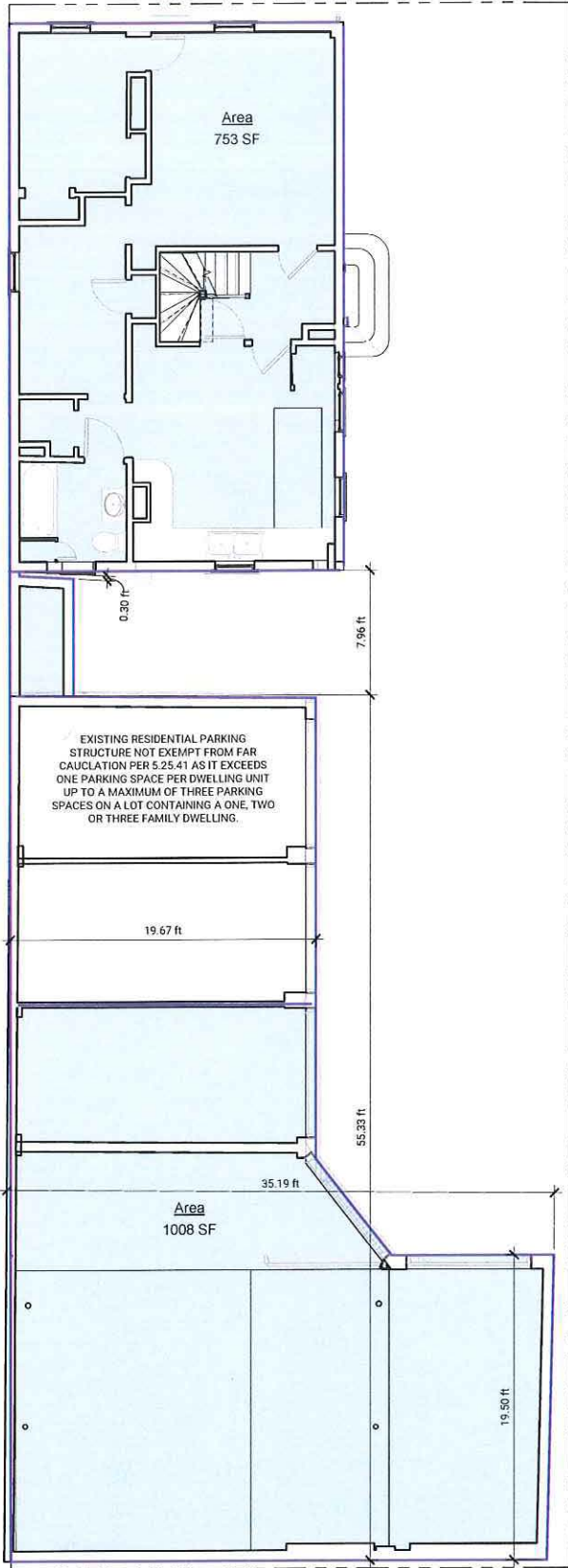
ZONING

A0.1

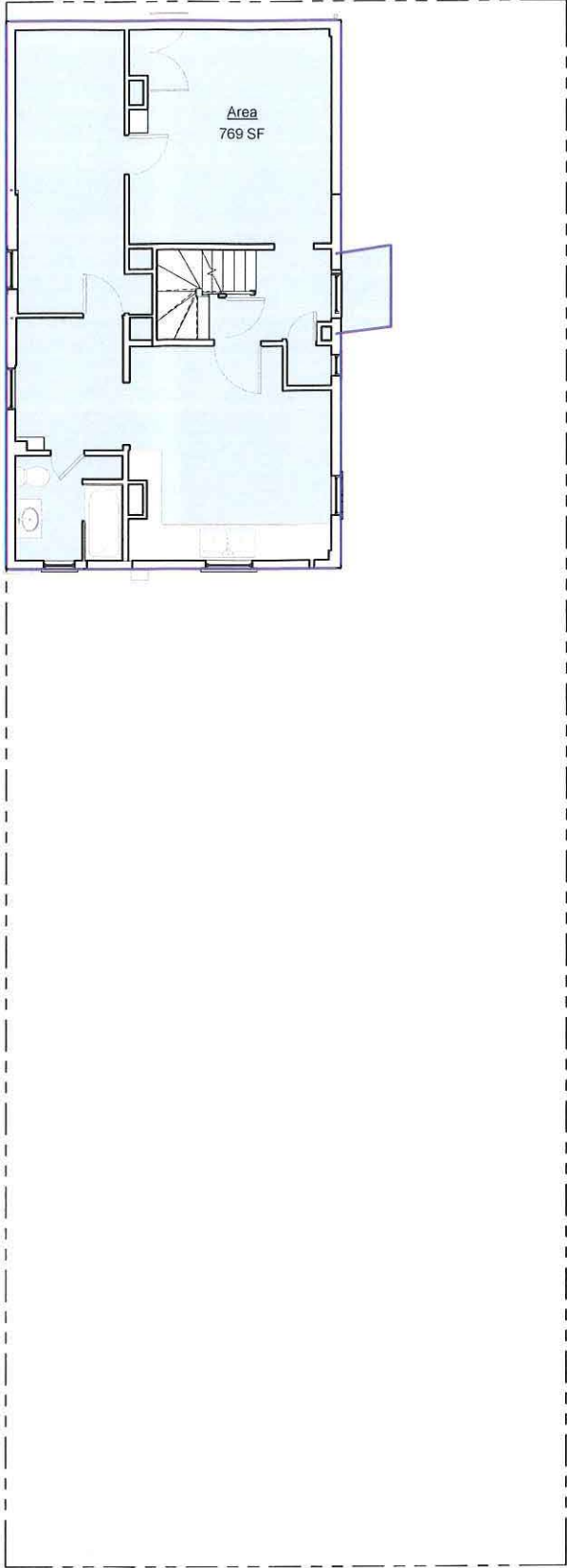


Existing Gross Area Schedule		
Level	Area	FAR
MAIN FIRST FLOOR NEW	1008 SF	0.28
MAIN FIRST FLOOR NEW	32 SF	0.01
MAIN FIRST FLOOR NEW	753 SF	0.21
SECOND FLOOR EXISTING	769 SF	0.21
ROOF DECK	438 SF	0.12
Grand total: 5	3000 SF	0.83

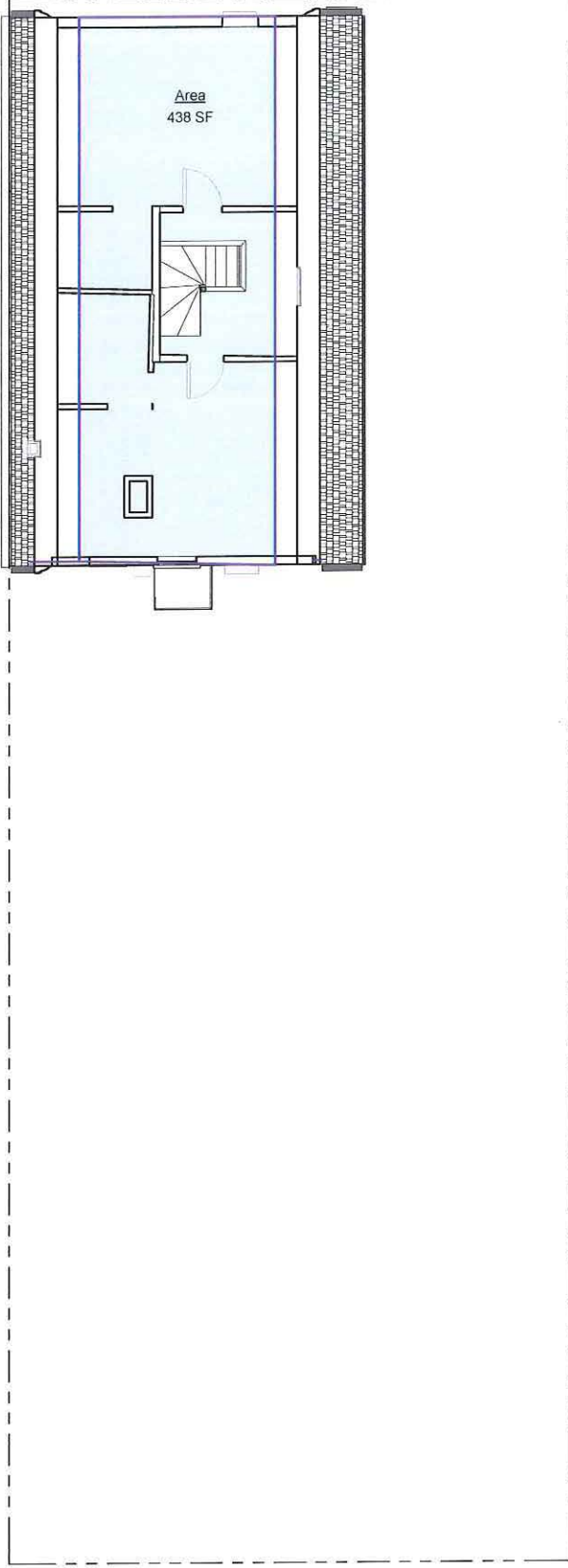
1 Basement
3/16" = 1'-0"



2 First Floor
3/16" = 1'-0"



3 Second Floor
3/16" = 1'-0"



4 Third Floor
3/16" = 1'-0"



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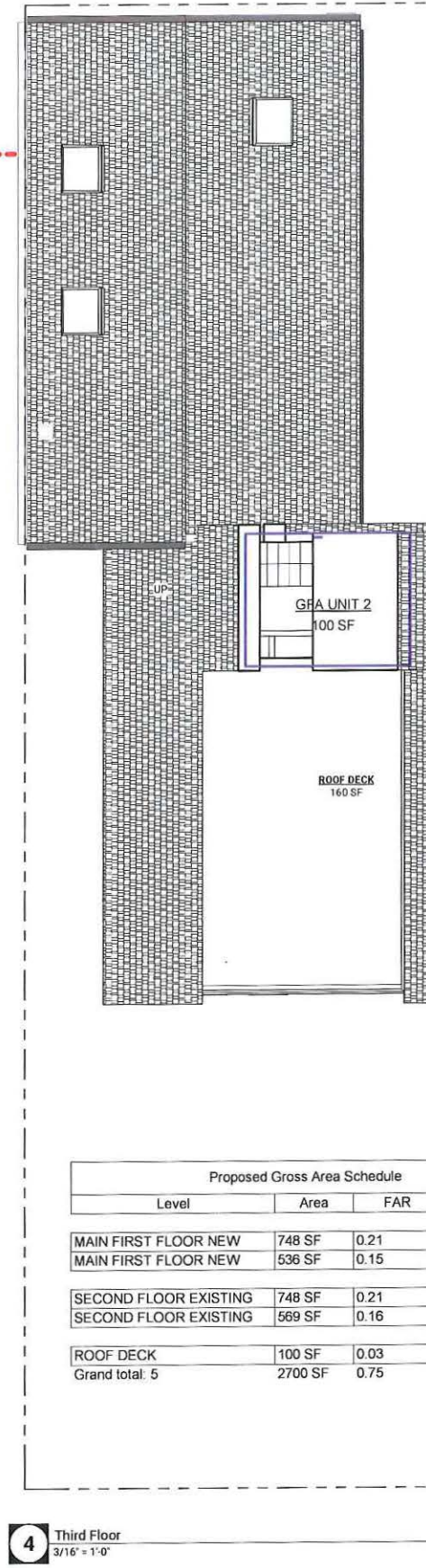
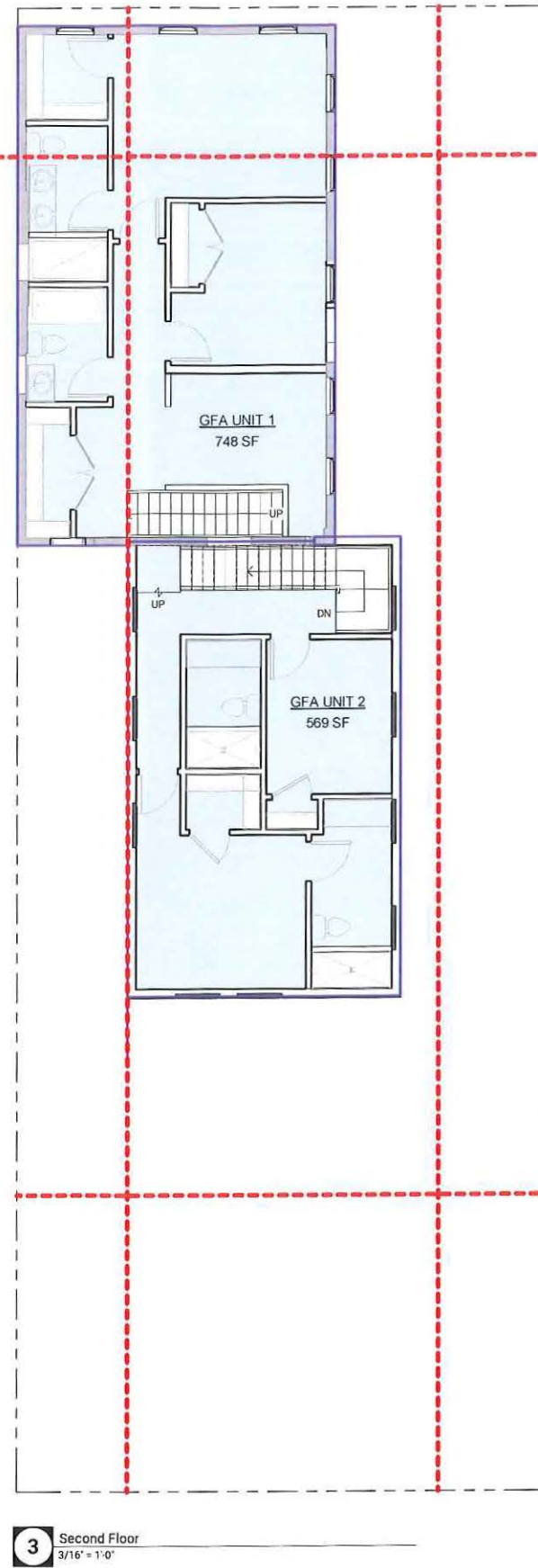
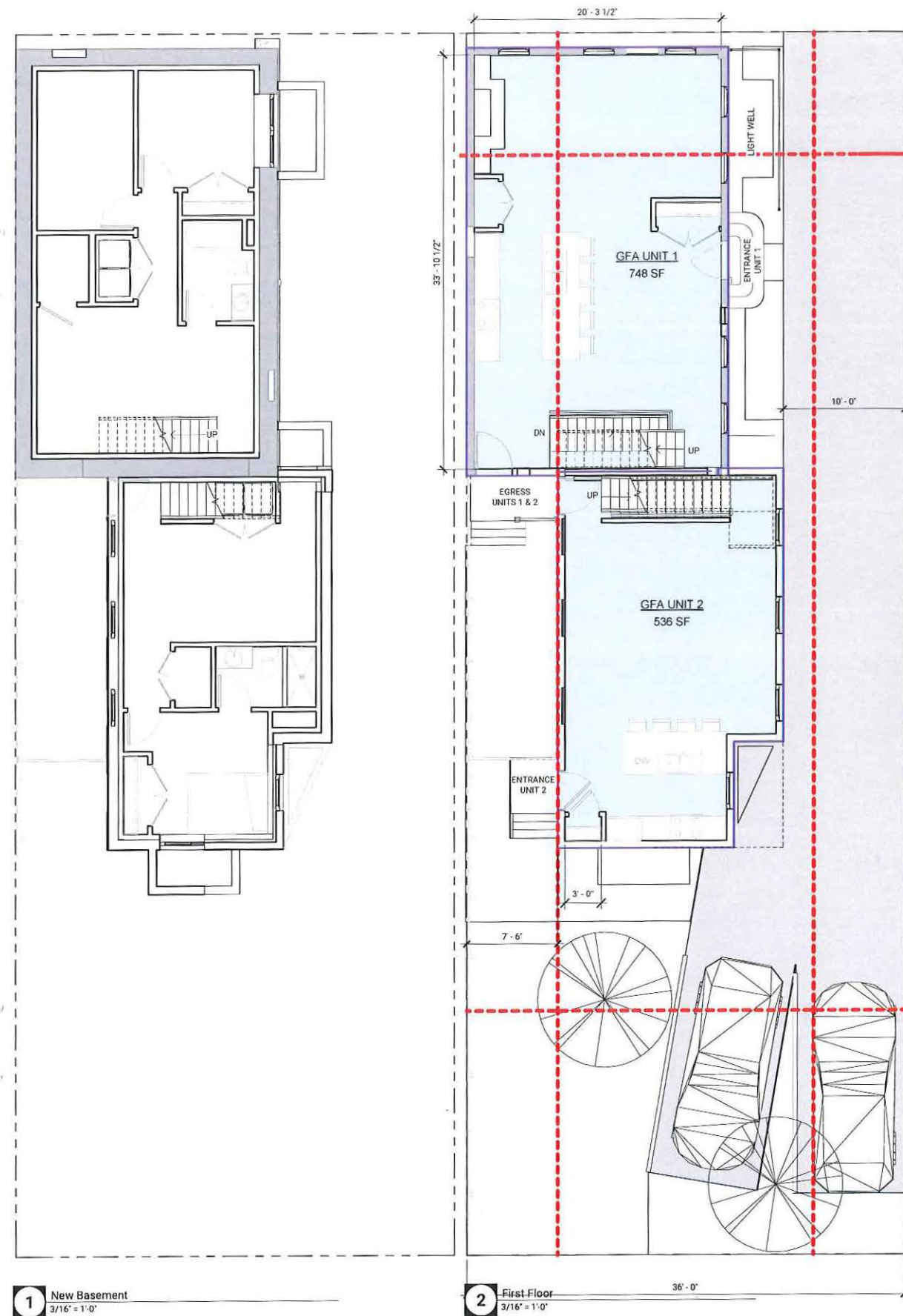
No.	Description	Date



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Date	4/12/2021
Drawn by	PS
Checked by	PS
Scale	3/16" = 1'-0"

EXISTING AREA PLANS



Proposed Gross Area Schedule			
Level	Area	FAR	Name
MAIN FIRST FLOOR NEW	748 SF	0.21	GFA UNIT 1
MAIN FIRST FLOOR NEW	536 SF	0.15	GFA UNIT 2
SECOND FLOOR EXISTING	748 SF	0.21	GFA UNIT 1
SECOND FLOOR EXISTING	569 SF	0.16	GFA UNIT 2
ROOF DECK	100 SF	0.03	GFA UNIT 2
Grand total: 5	2700 SF	0.75	



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Scale: 3/16" = 1'-0"

PROPOSED AREA PLANS

A1.2

Door Schedule A1.3			
Mark	Width	Height	Comments

MAIN BASEMENT NEW

001	3' - 0"	6' - 8"	
002	5' - 0"	6' - 8"	Double Door
003	2' - 8"	6' - 8"	
004	2' - 8"	6' - 8"	
005	5' - 0"	6' - 8"	Double Door
006	2' - 6"	6' - 8"	

ADDITION BASEMENT

254	5' - 0"	6' - 8"	
257	4' - 0"	6' - 8"	
258	2' - 8"	6' - 8"	
259	2' - 8"	6' - 8"	
260	5' - 0"	6' - 8"	

MAIN FIRST FLOOR NEW

100	3' - 0"	6' - 8"	Unit 1 Entry Door
101	5' - 0"	6' - 8"	Double Door
102	3' - 6"	6' - 8"	Double Door
103	3' - 0"	7' - 0"	Unit 1 Entry Door

Door Schedule A1.3			
Mark	Width	Height	Comments

219	2' - 6"	6' - 8"	
241	3' - 0"	7' - 0"	

ADDITION First Floor

242	2' - 10"	7' - 0"	
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Window Schedule				
Type Mark	Width	Height	Description	Count

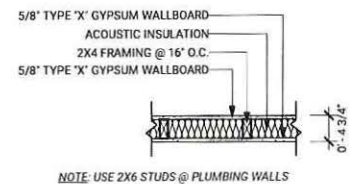
A	2' - 6"	4' - 8"	ANDERSON TW DOUBLE-HUNG CLAD WITH BLACK RIGID VINYL	16
C	2' - 6"	4' - 0"	ANDERSEN FIXED	1
D	3' - 0"	5' - 6"	ANDERSEN CASEMENT	13
H	3' - 0"	4' - 0"	ANDERSEN CASEMENT	8
J	2' - 9"	1' - 6"	ANDERSEN FIXED	1
SL.1	3' - 3 1/8"	3' - 3 1/8"	SKYLIGHT VELUX	3

WINDOW SCHEDULE NOTES:

1. ALL WINDOWS TO HAVE HIGH PERFORMANCE, LOW-E GLASS, PAINTED FINISH INSIDE, FULL SCREEN
2. INSULATED GLASS TO BE LOW-E WITH ARGON TO MEET ENERGY STAR REQUIREMENTS
3. PROVIDE INTERIOR WOOD CASING @ ALL WINDOW LOCATIONS
4. WINDOW CONTROL OPENING DEVICES TO BE INSTALLED ON ANY WINDOW WITH A SILL LOWER THAN 24"

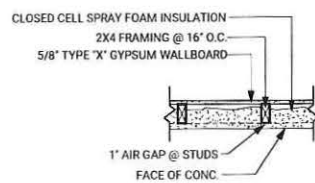
WALL TYPE A

1HR. RATED UL# U-305



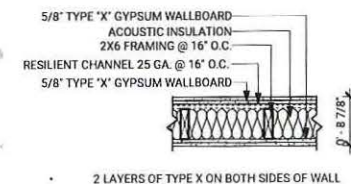
WALL TYPE B

@ INTERIOR OF FOUNDATION WALLS



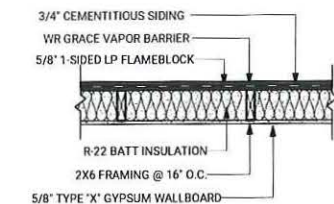
WALL TYPE C

2HR. RATED UL# U-334 - EXIT STAIRS & DEMISING WALL TYPICAL



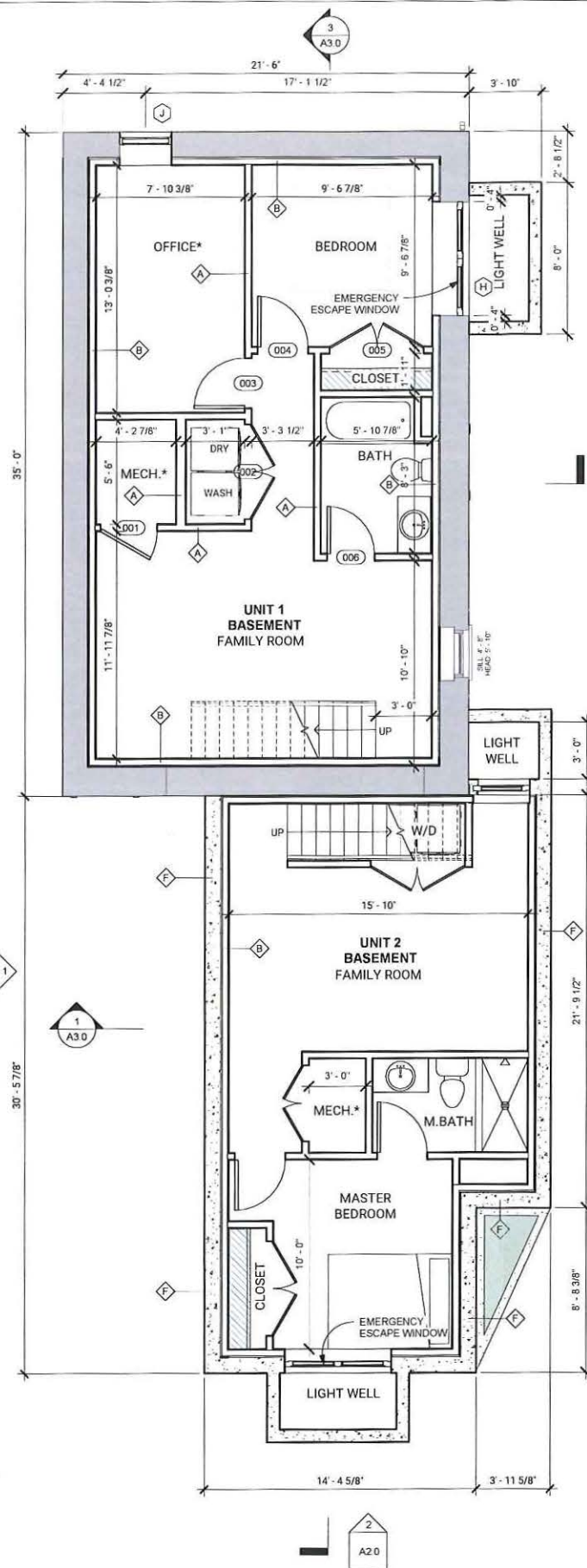
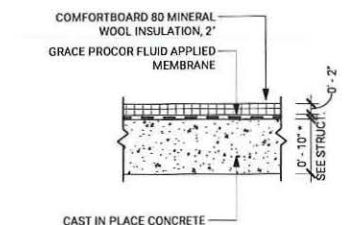
WALL TYPE D

1HR. RATED BOTH SIDES UL# U418 R-22 CAVITY SEE ELEVATIONS FOR EXTERIOR CLADDING TYPE

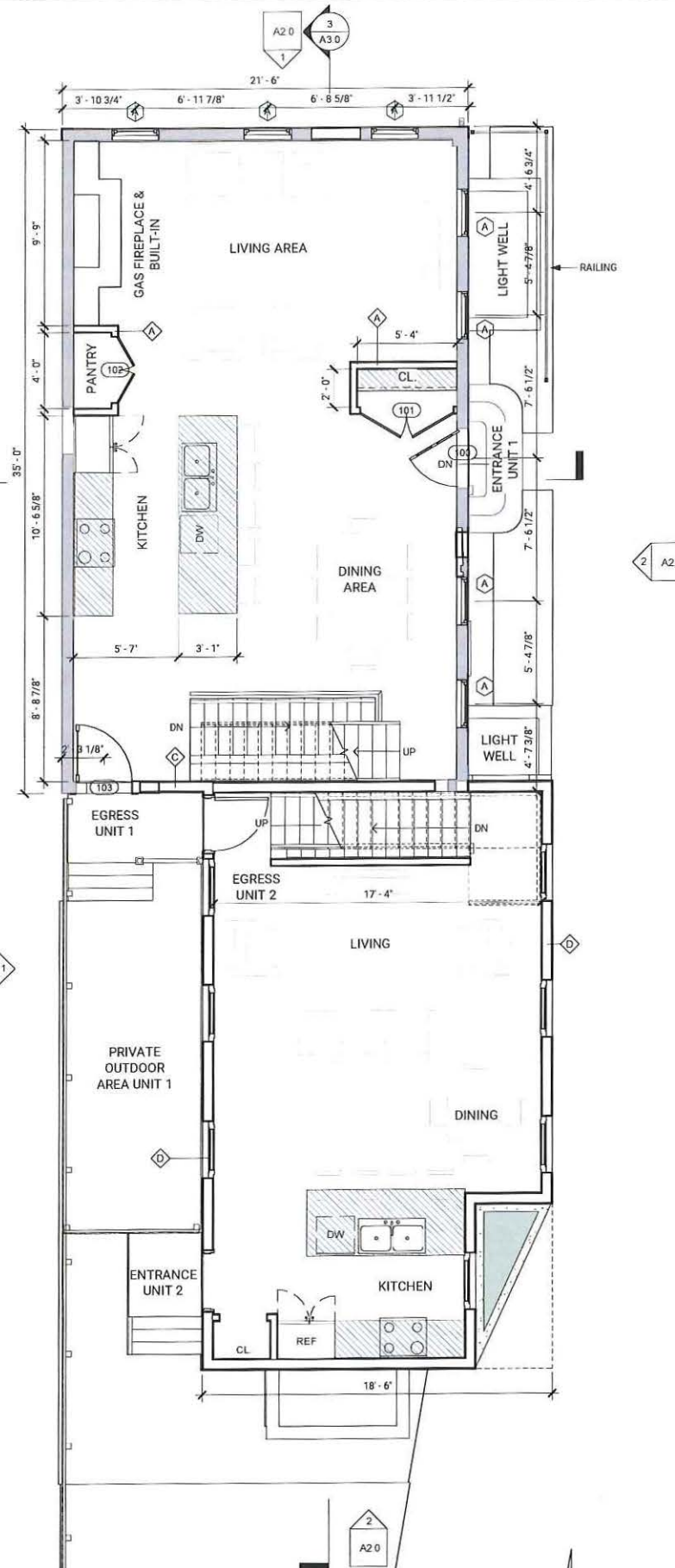


WALL TYPE E

FOUNDATION WALL INSULATED



1 Basement Proposed
1/4" = 1'-0"



2 First Floor Proposed
1/4" = 1'-0"



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PROJECT NAME:

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CLIENT:

KINVARRA CAPITAL

PROJECT ADDRESS:

152 CHARLES ST, CAMBRIDGE MA 02141

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No.	Description	Date



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Project number	20.038
Date	4/12/2021
Drawn by	JMB
Checked by	PS
Scale	As indicated

**BASEMENT & FIRST FLOOR
PLANS**

A1.3

Door Schedule A1.4			
Mark	Width	Height	Comments

MAIN SECOND FLOOR NEW

200	2' - 8"	6' - 8"	
201	2' - 8"	6' - 8"	
202	2' - 8"	6' - 8"	
203	5' - 0"	6' - 8"	Double Door
204	2' - 8"	6' - 8"	
205	2' - 8"	6' - 8"	
261	5' - 0"	6' - 8"	

ADDITION Second Floor

227	2' - 8"	6' - 8"	
228	2' - 8"	6' - 8"	
236	2' - 8"	6' - 8"	
244	2' - 8"	6' - 8"	
245	2' - 8"	6' - 8"	

Rear T.O. Plate

248	2' - 8"	6' - 8"	
-----	---------	---------	--

Window Schedule				
Type Mark	Width	Height	Description	Count

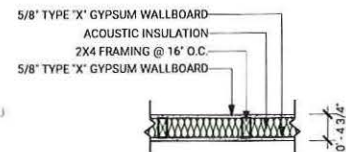
A	2' - 6"	4' - 8"	ANDERSON TW DOUBLE-HUNG CLAD WITH BLACK RIGID VINYL	16
C	2' - 6"	4' - 0"	ANDERSEN FIXED	1
D	3' - 0"	5' - 6"	ANDERSEN CASEMENT	13
H	3' - 0"	4' - 0"	ANDERSEN CASEMENT	8
J	2' - 9"	1' - 6"	ANDERSEN FIXED	1
SL 1	3' - 3 1/8"	3' - 3 1/8"	SKYLIGHT VELUX	3

WINDOW SCHEDULE NOTES:

1. ALL WINDOWS TO HAVE HIGH PERFORMANCE, LOW-E GLASS, PAINTED FINISH INSIDE, FULL SCREEN
2. INSULATED GLASS TO BE LOW-E WITH ARGON TO MEET ENERGY STAR REQUIREMENTS
3. PROVIDE INTERIOR WOOD CASING @ ALL WINDOW LOCATIONS
4. WINDOW CONTROL OPENING DEVICES TO BE INSTALLED ON ANY WINDOW WITH A SILL LOWER THAN 24"

WALL TYPE A

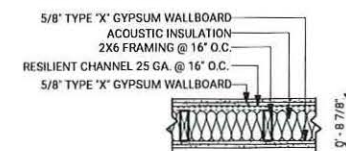
1HR. RATED UL# U-305



NOTE: USE 2X6 STUDS @ PLUMBING WALLS

WALL TYPE C

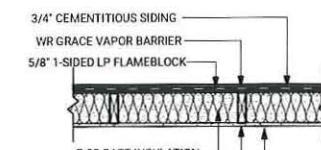
2HR. RATED UL# U-334 - EXIT STAIRS & DEMISING WALL TYPICAL



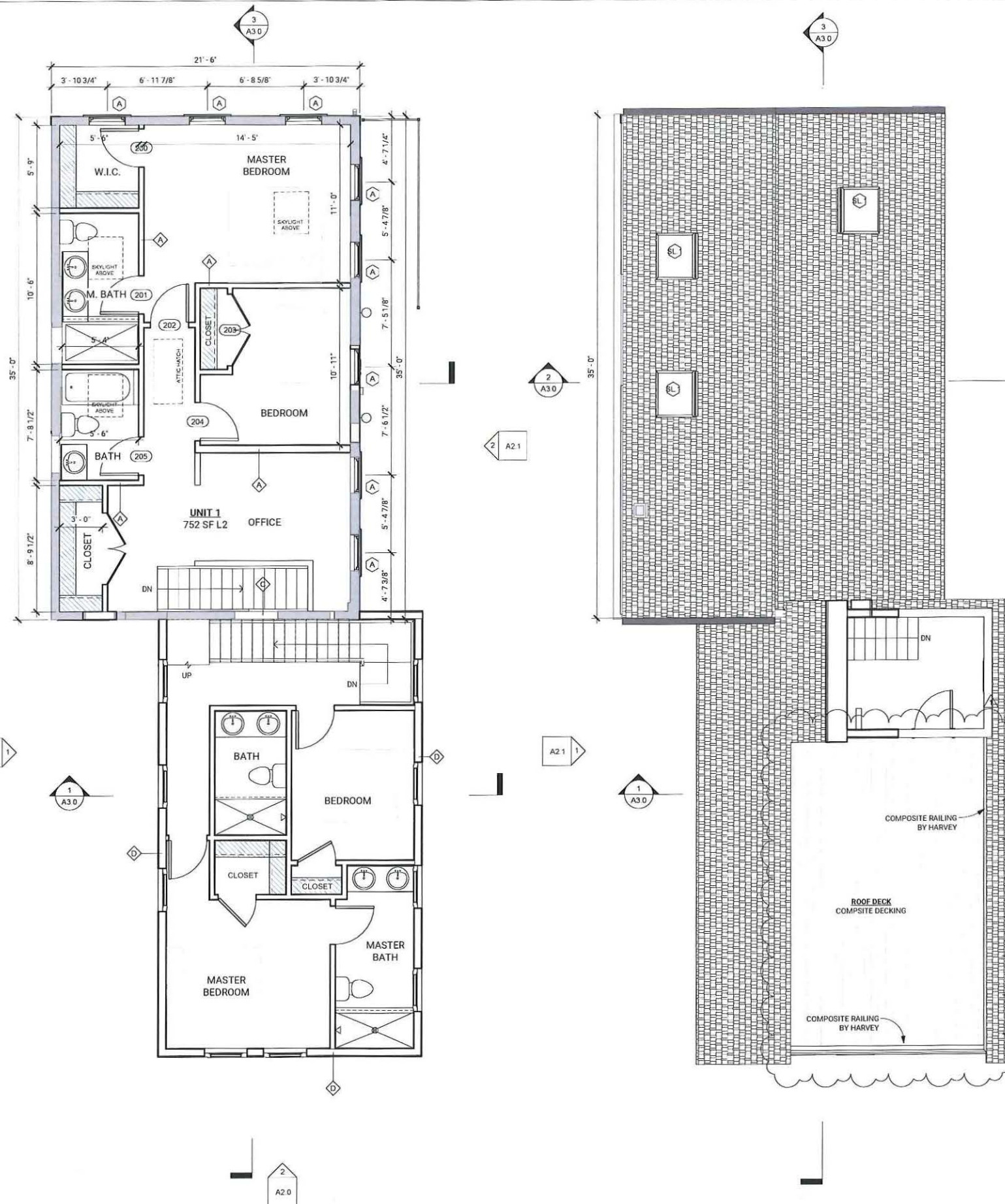
2 LAYERS OF TYPE X ON BOTH SIDES OF WALL

WALL TYPE D

1HR. RATED BOTH SIDES UL# U418 R-22 CAVITY SEE ELEVATIONS FOR EXTERIOR CLADDING TYPE



5/8" TYPE "X" GYPSUM WALLBOARD



1 Second Floor Proposed
1/4" = 1'-0"

2 Third Floor Proposed
1/4" = 1'-0"



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No.	Description	Date
1	Revision 1 - Rear Roof	5/24/2021



STAMP:

Project number	20.038
Date	4/12/2021
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Checked by	PS
Scale	As indicated

**SECOND FLOOR & ROOF
PLAN**

A1.4



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No.	Description	Date
1	Revision 1 - Rear Roof	5/24/2021

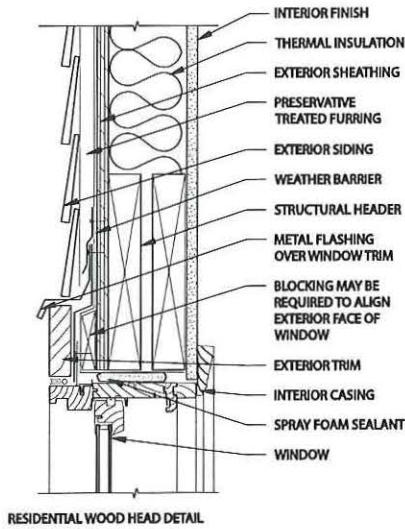


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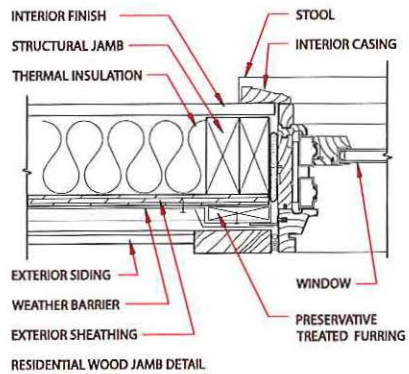
Project number 20.038
Date 4/12/2021
Drawn by PS
Checked by PS
Scale As indicated

ELEVATIONS

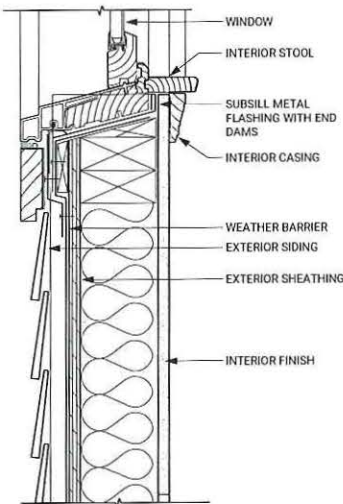
A2.0



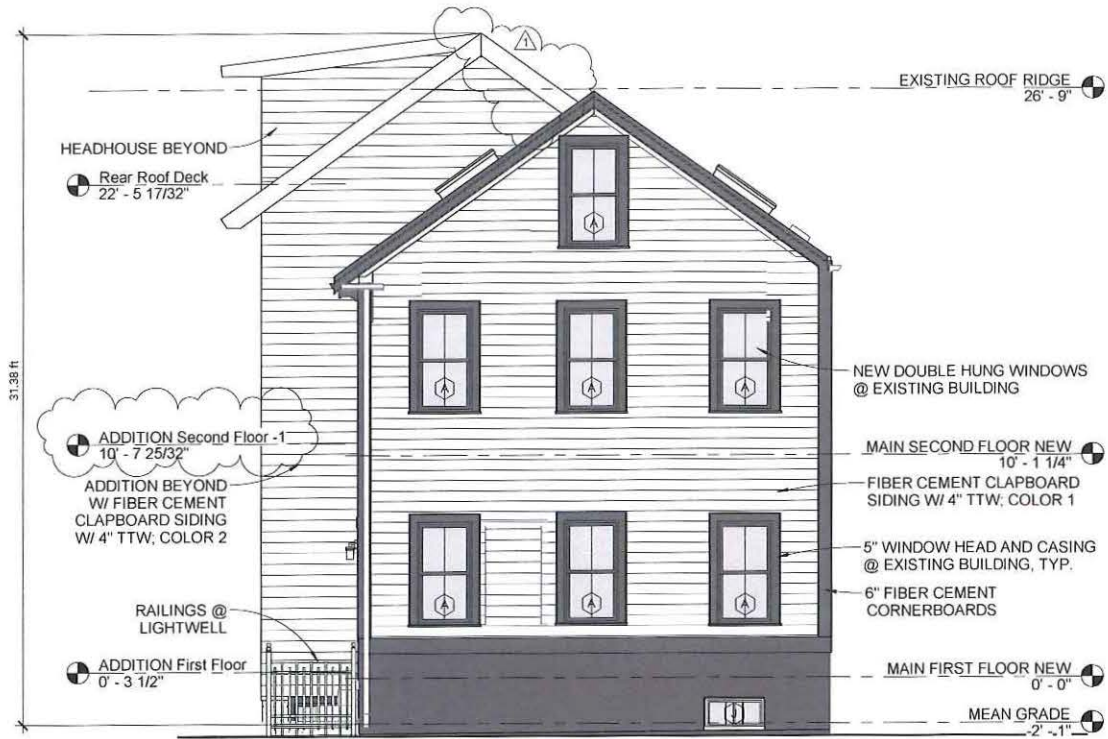
3 Window Head Detail
3' = 1'-0"



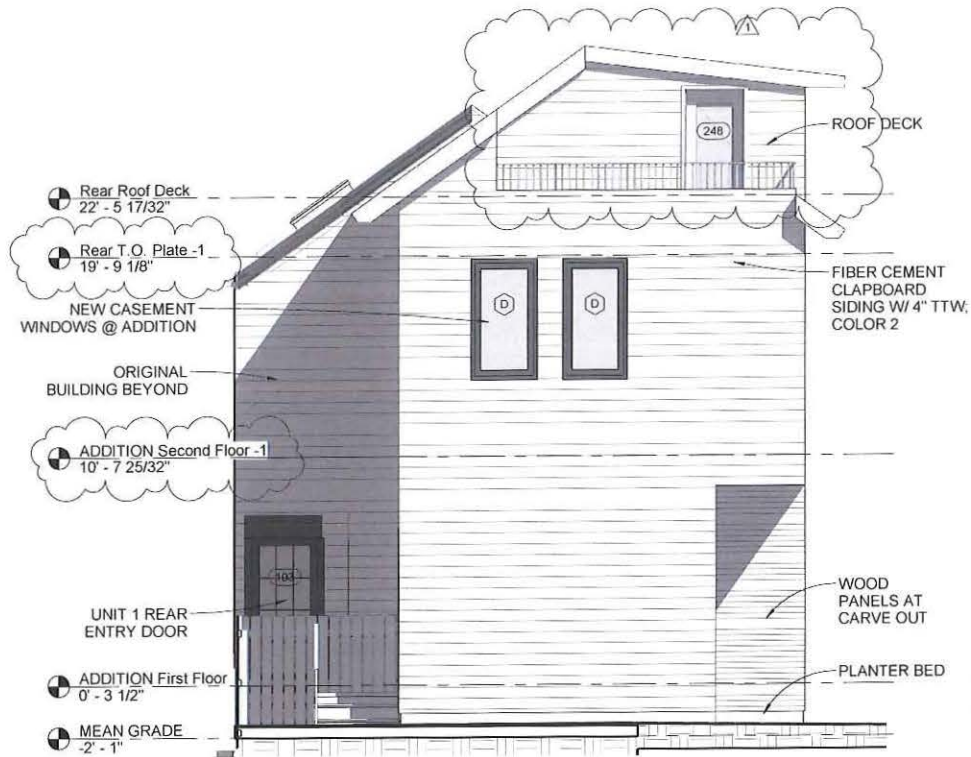
4 Typical Window Jamb Detail
3' = 1'-0"



5 Typical Window Sill
3' = 1'-0"



1 Front Elevation
1/4" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"

Window Schedule				
Type Mark	Width	Height	Description	Count
A	2' - 6"	4' - 8"	ANDERSON TW DOUBLE-HUNG CLAD WITH BLACK RIGID VINYL	16
C	2' - 6"	4' - 0"	ANDERSEN FIXED	1
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H	3' - 0"	4' - 0"	ANDERSEN CASEMENT	8
J	2' - 9"	1' - 6"	ANDERSEN FIXED	1
SL. 1	3' - 3 1/8"	3' - 3 1/8"	SKYLIGHT VELUX	3

WINDOW SCHEDULE NOTES:

1. ALL WINDOWS TO HAVE HIGH PERFORMANCE, LOW-E GLASS, PAINTED FINISH INSIDE, FULL SCREEN
2. INSULATED GLASS TO BE LOW-E WITH ARGON TO MEET ENERGY STAR REQUIREMENTS
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No.	Description	Date
1	Revision 1 - Rear Roof	5/24/2021



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Project number	20.038
Date	4/12/2021
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

ELEVATIONS

A2.1



1 SIDE ELEVATION - WEST
1/4" = 1'-0"



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



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1	Revision 1 - Rear Roof	5/24/2021

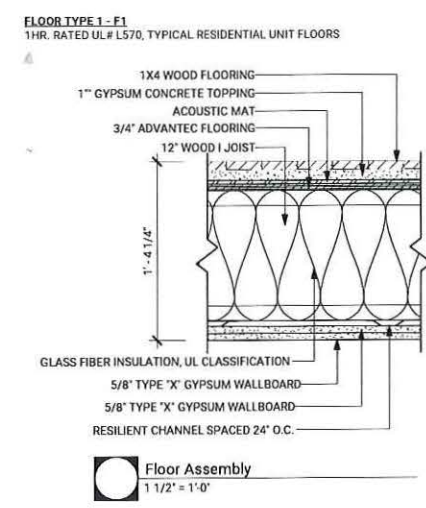
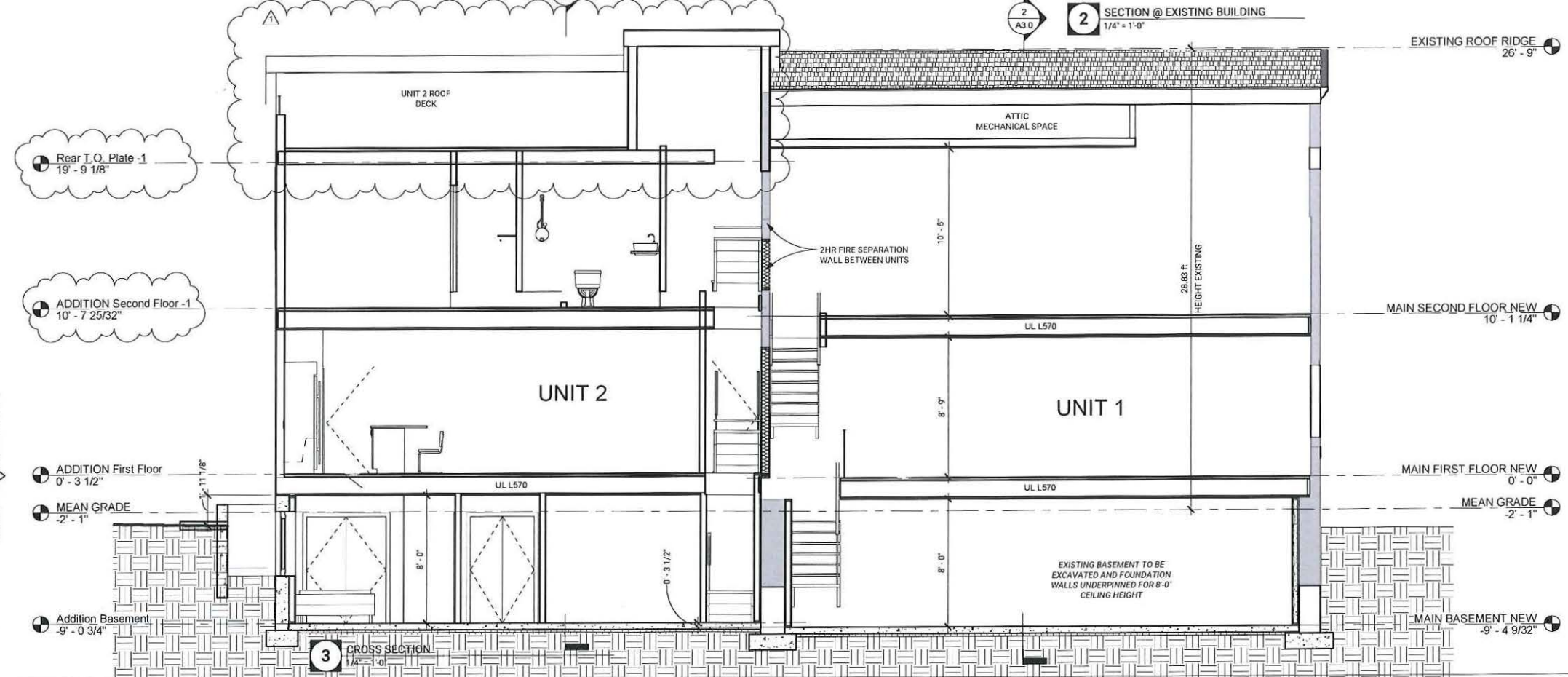
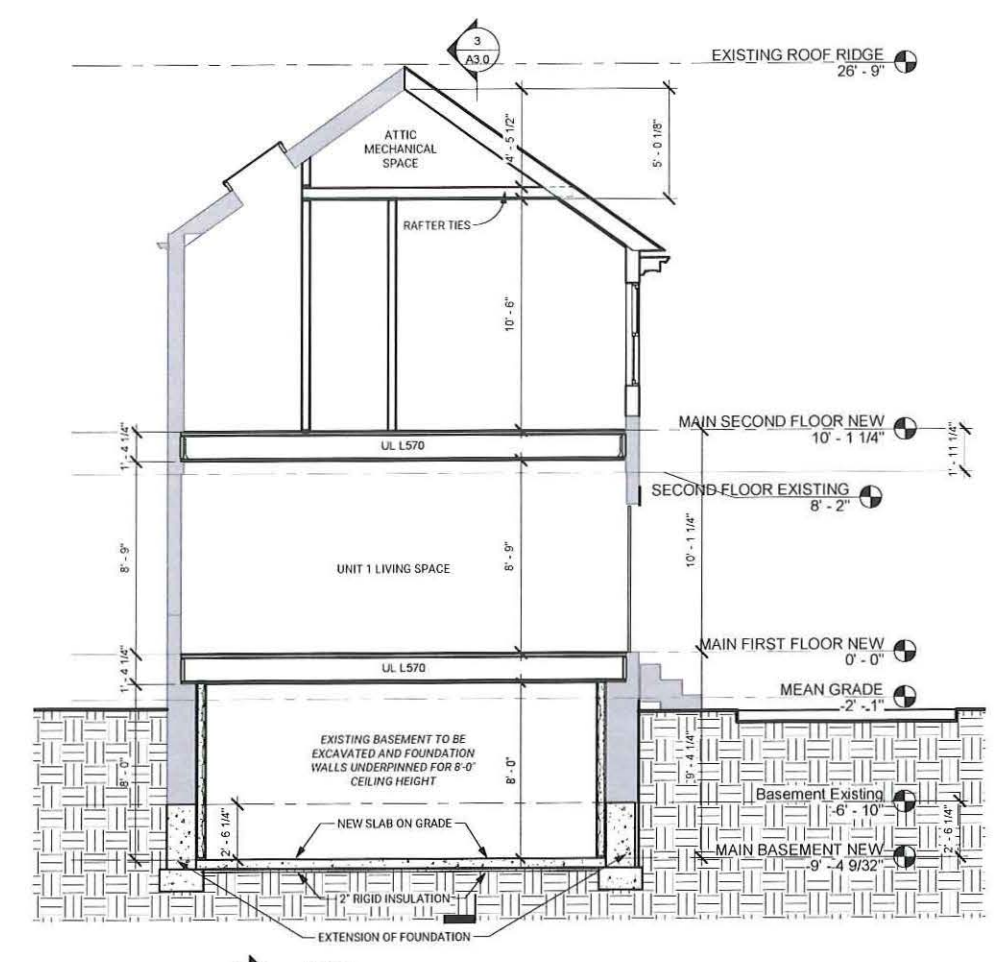
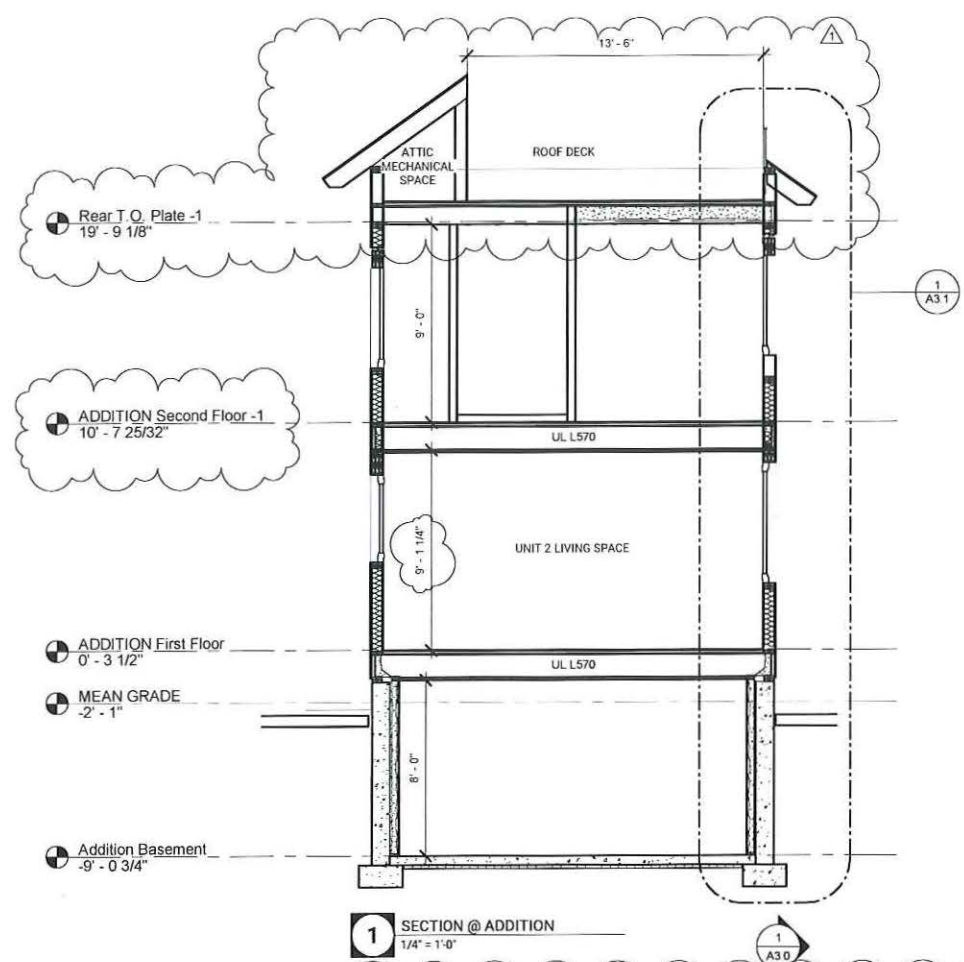


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Scale As indicated

SECTIONS

A3.0





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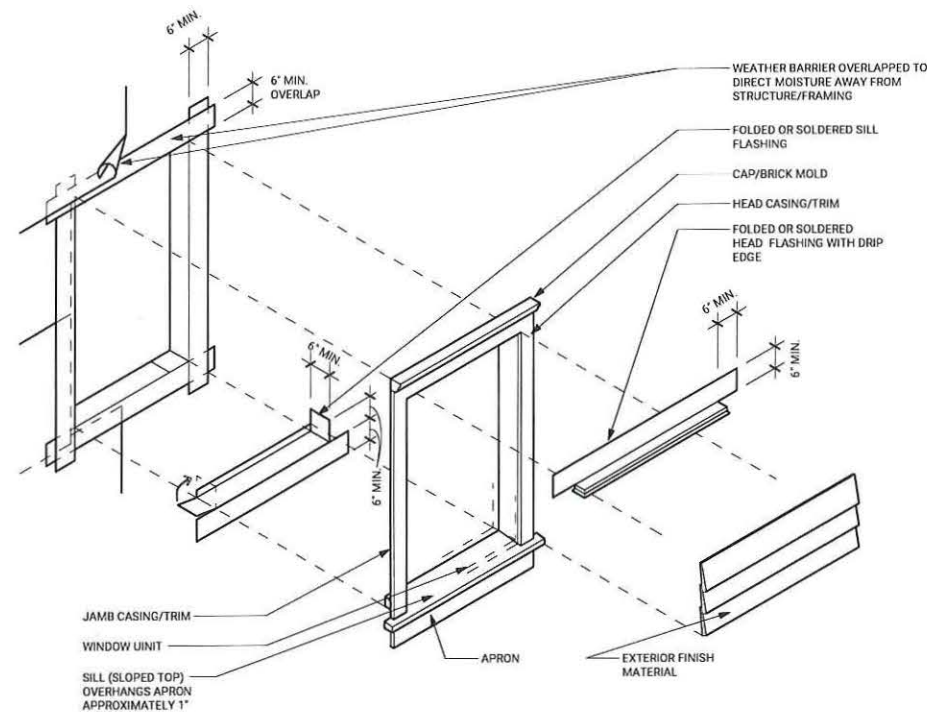


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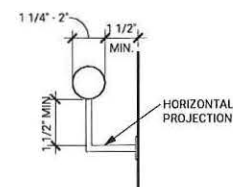
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Date 4/12/2021
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Checked by PS
Scale As indicated

WALL SECTION & DETAILS

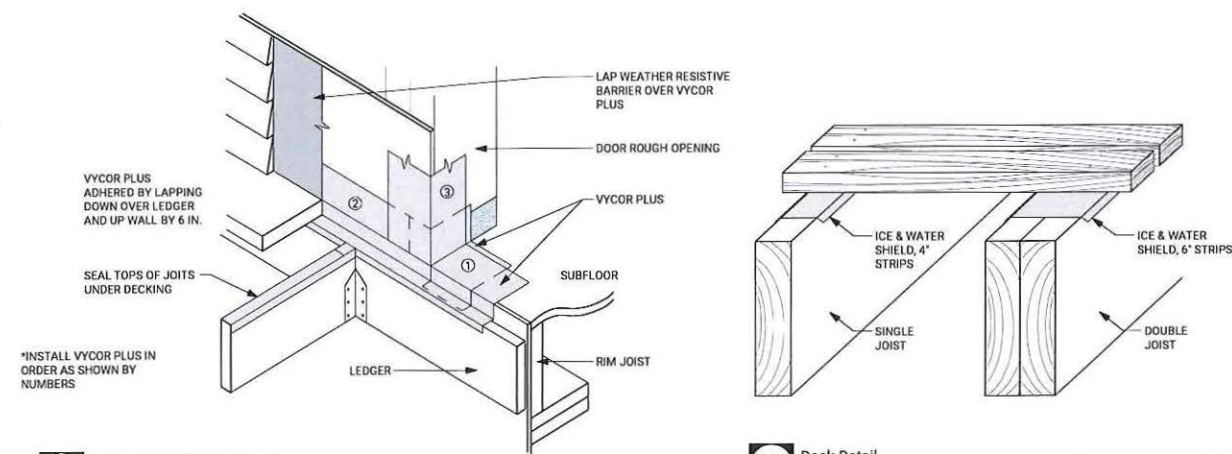
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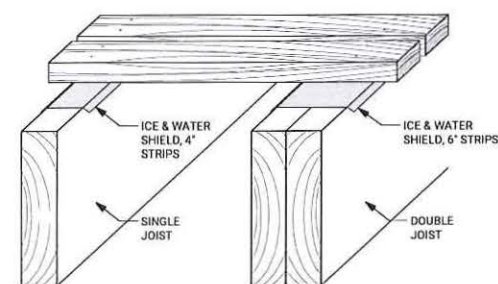
2 Window Flashing Detail
1/2' = 1'-0'



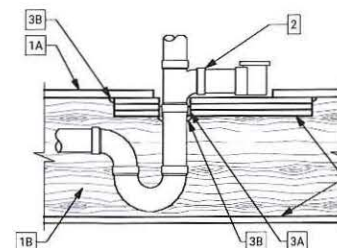
3 Typical Handrail Detail
3' = 1'-0'



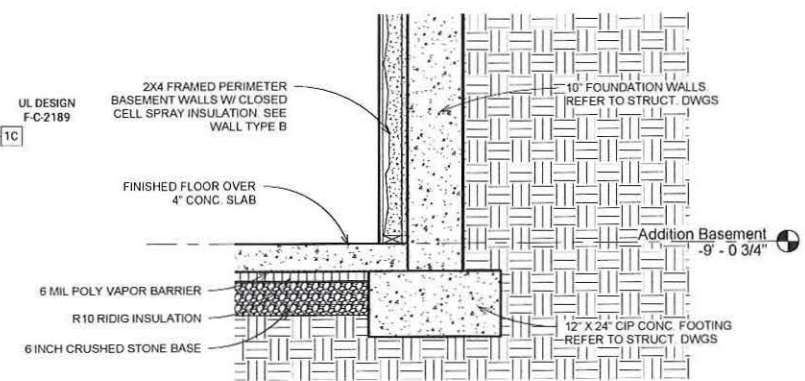
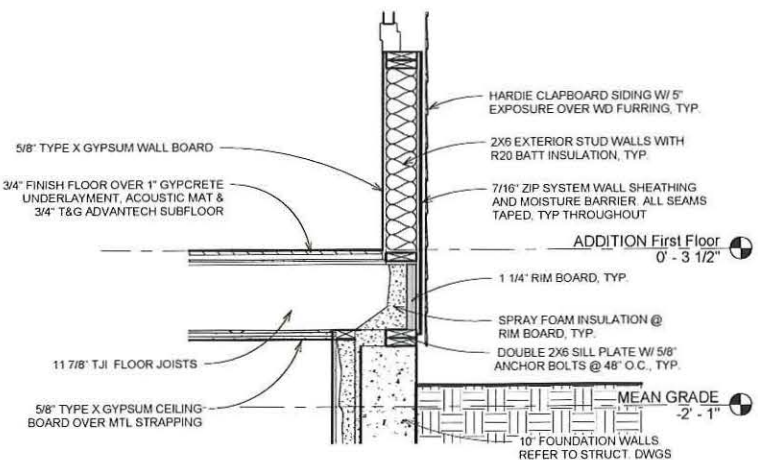
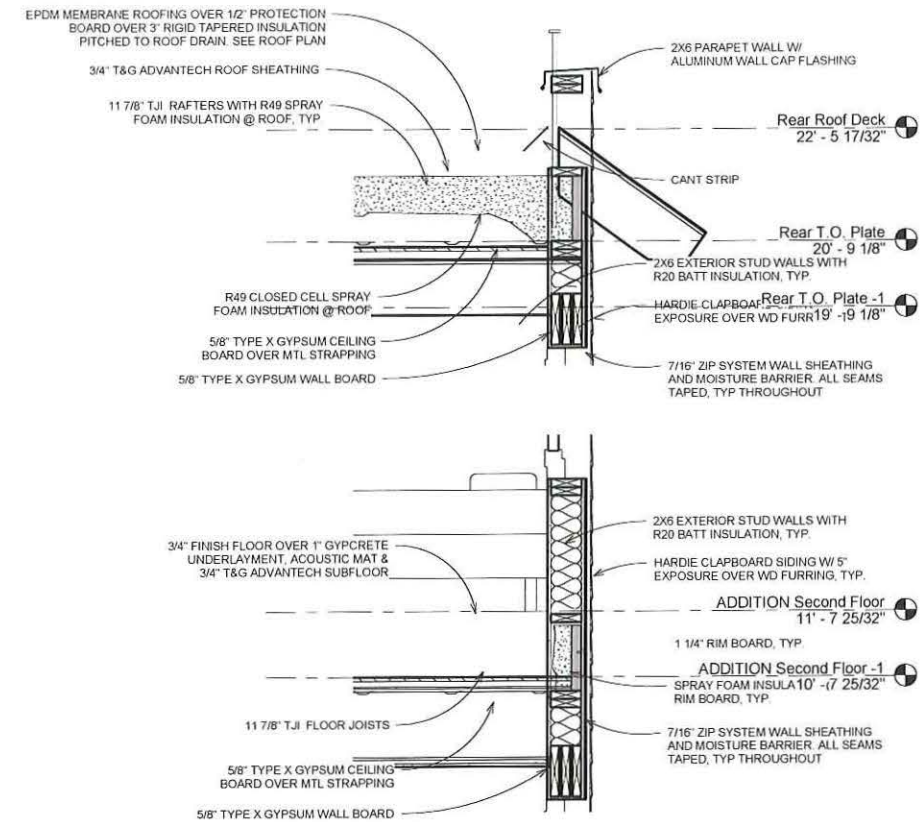
4 Typical Deck Detail @ Door
1/2' = 1'-0'



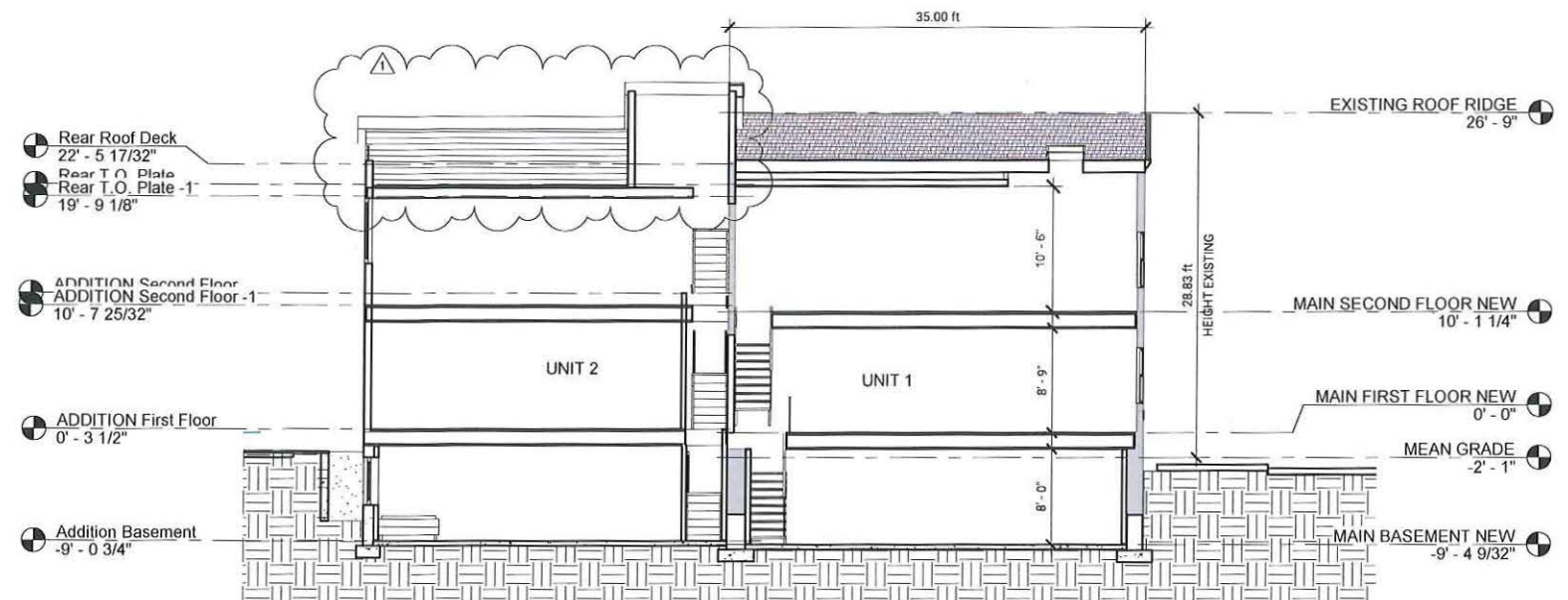
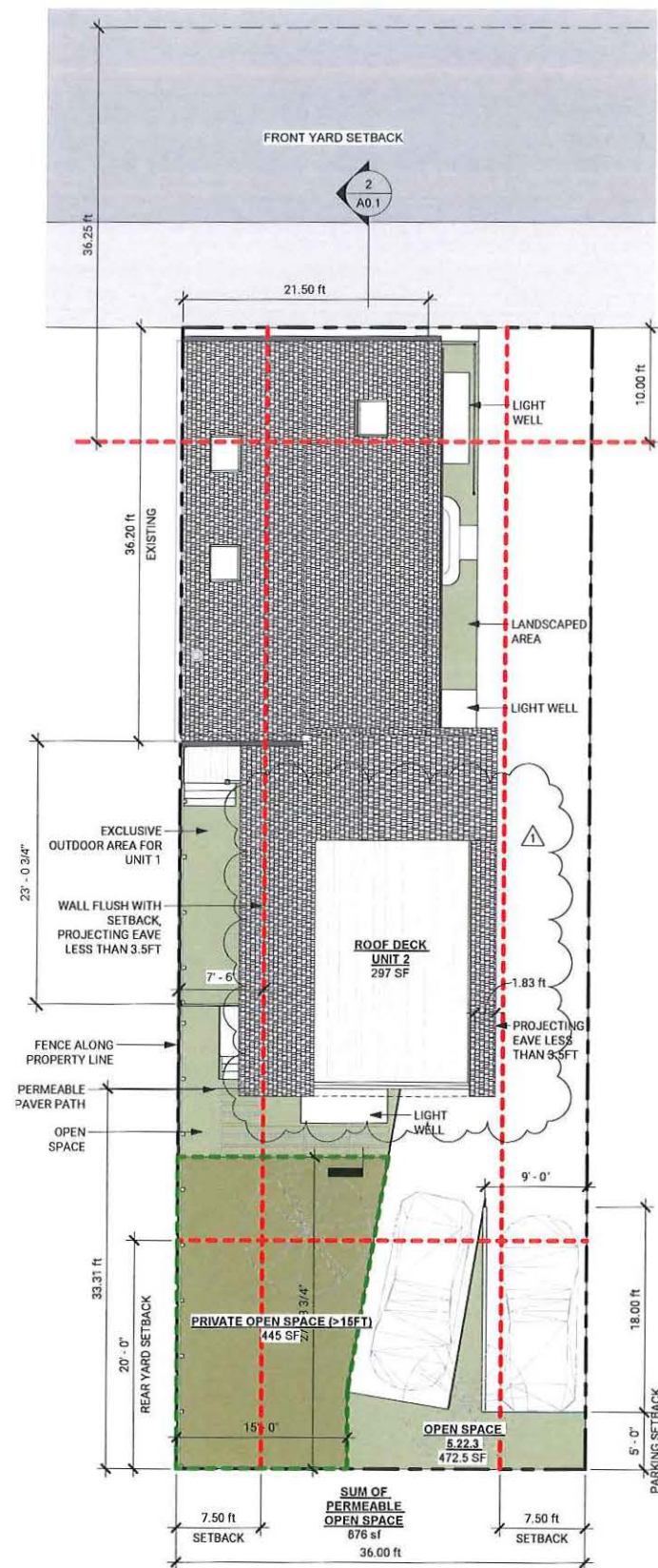
5 Deck Detail
1/2' = 1'-0'



6 Tub Drain Detail
1/2' = 1'-0'



1 Wall Section at Addition
3/4' = 1'-0'



2 BUILDING SECTION
1/8" = 1'-0"

ZONING SUMMARY

152 Charles Street, Cambridge, MA 02141

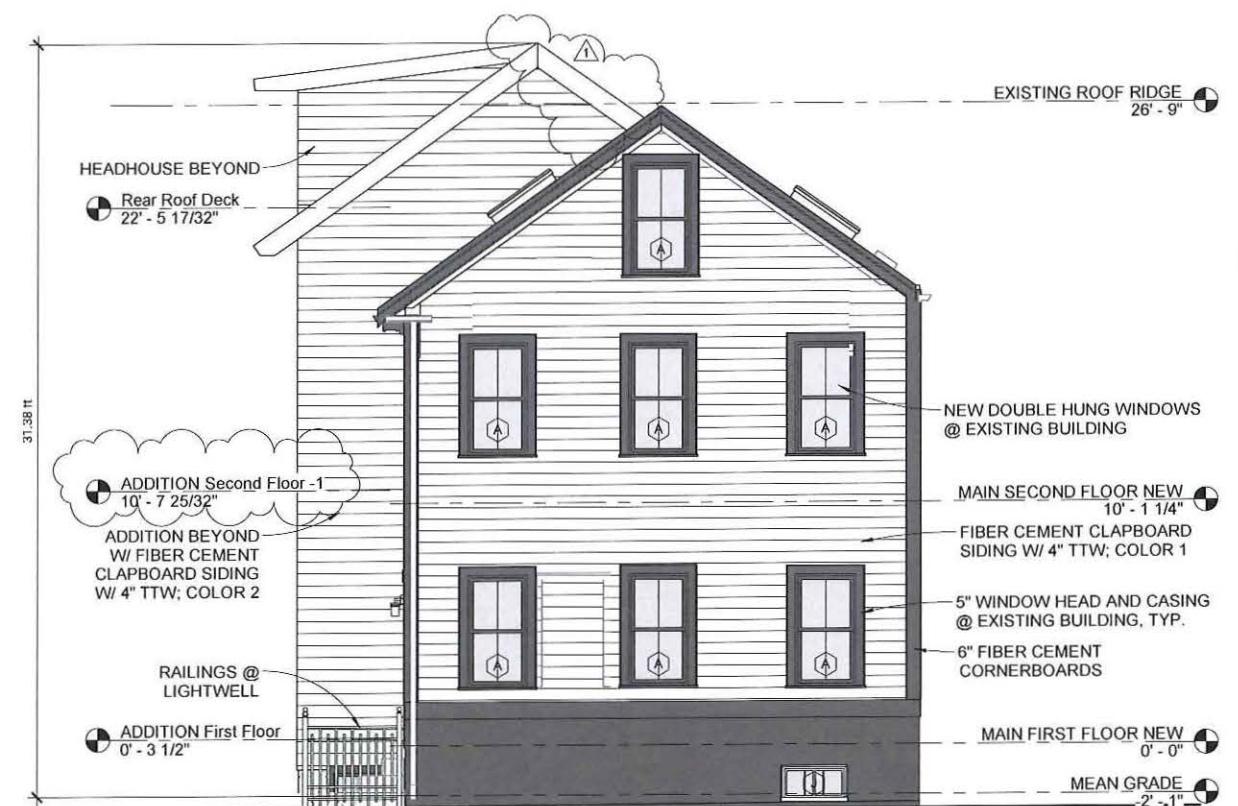
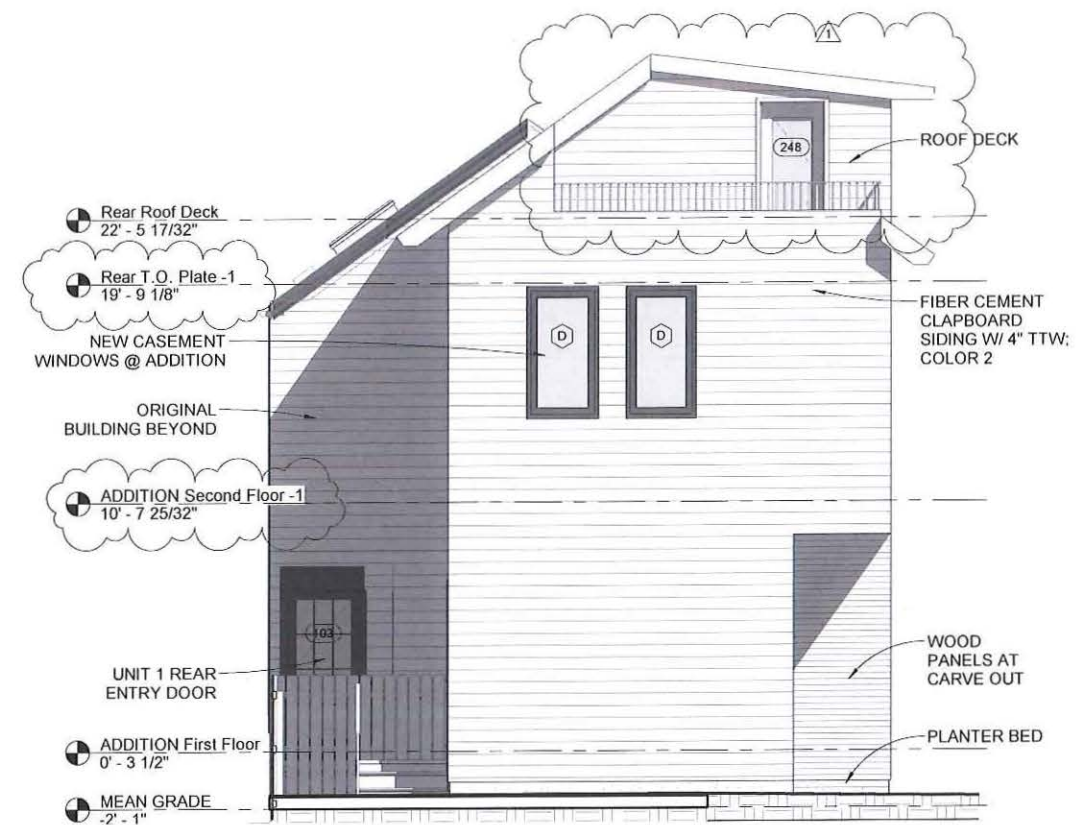
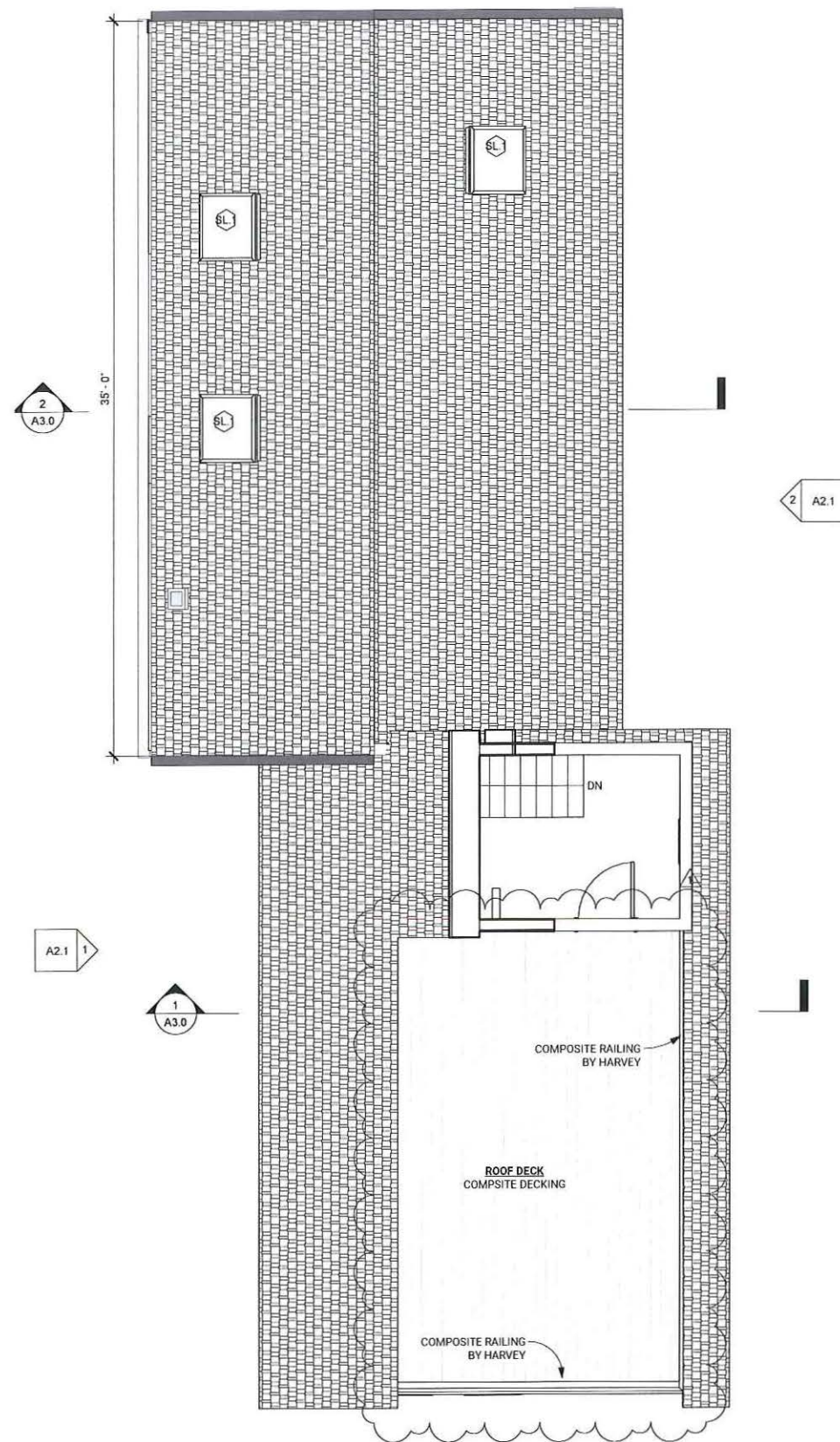
Zoning District: C-1
Overlay: East Cambridge Housing Overlay (ECHO)
Subdistrict Type: Three Family Residential - 2000
Lot Size: 3,600 SF
PID: 1562
Use Regulations: Two Family Dwelling



Property Information	Existing	Proposed	Net
Lot Area (S.F.)	3600.0 SF	NA	NA
Gross Floor Area	3000.0 SF	2700.0 SF	-300.0 SF
# of Units	2	2	0

Dimensional Requirements	Allowed	Existing	Proposed	Existing Conformance	Proposed Conformance	Comments
Minimum Lot Size	5000.0 SF	3600.0 SF	3600.0 ft	NO	NO	Existing non conforming
Max. FAR	0.75	0.83	0.75	NO	YES	Existing non conforming, proposed conformance
Max Area (based on FAR)	2700.0	3000.0	2700.0	NO	YES	Existing non conforming, proposed conformance
Min. Lot Area/DU	1500.0 SF	1800.0 SF	1800.0 SF	YES	YES	Existing conforming, proposed conformance
Min. Lot Width	50 ft	36.0 ft	36.0 ft	NO	NO	Existing non conforming
Min. Front Yard Depth	10.0	1.2	1.2	NO	NO	H+L/6 = 31.3+21.5/6 = 8.8' (10ft Min.)
Min. Side Yard Depth Left	7.5 ft	.0 ft	.0 ft	NO	NO	Section 5.21.1, Existing non conforming
Min. Side Yard Depth Right	7.5 ft	1.0 ft	10.0 ft	NO	YES	Section 5.21.1
Min. Rear Yard Depth	20.0 ft	.0 ft	33.3 ft	NO	YES	Existing non conforming, proposed conforming
Minimum Ratio of Private Open Space to Lot Area	30.00%	0.00%	34.44%	NO	YES	* See below
Min Open Space in SF	1080.0 SF	.0 SF	1240.0 SF	NO	YES	Existing non conforming, proposed conforming
Max. Height	35.0 ft	28.8 ft	31.38	YES	YES	Conforming
Off Street Parking	2	5	2	YES	YES	Conforming

* Private open space larger than 15x15' = 445 SF, Balcony Area = 297 SF, Private Open space not subject to dimensional limitations = 498 SF, Total of 1,240 SF, exceeding the minimum 1,080 SF required. Private Open Space that meets all requirements of Section 5.22.1 is: 445 + 297/1240 = 59% Private Space that meets the Permeable Open Space requirements is: 445 + 498/1,240 = 76%.



ROOF PLAN & ELEVATIONS

152 CHARLES STREET - UPDATED DRAWINGS FOR ZBA

May 24, 2021





1 SIDE ELEVATION - WEST
1/4" = 1'-0"



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

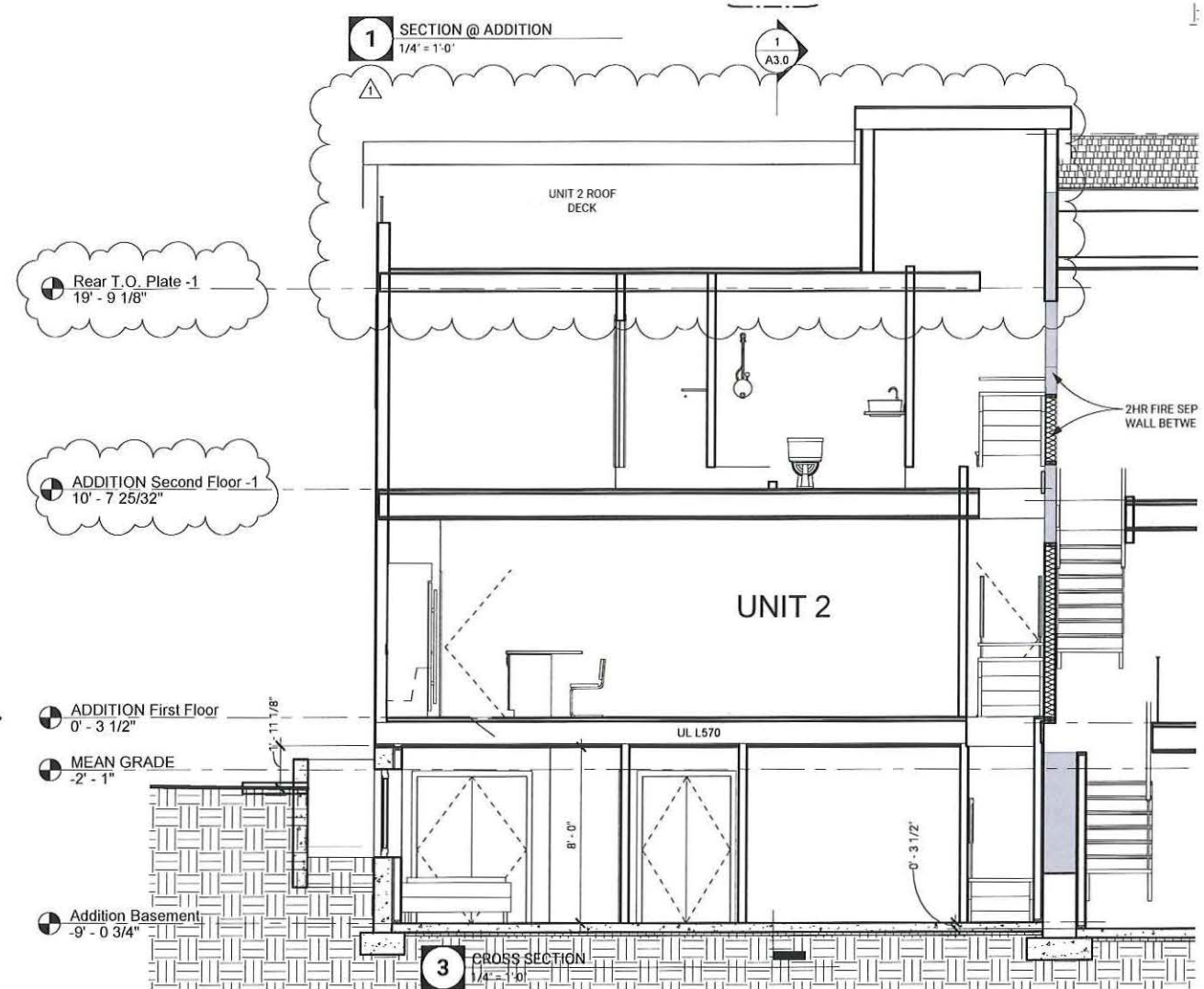
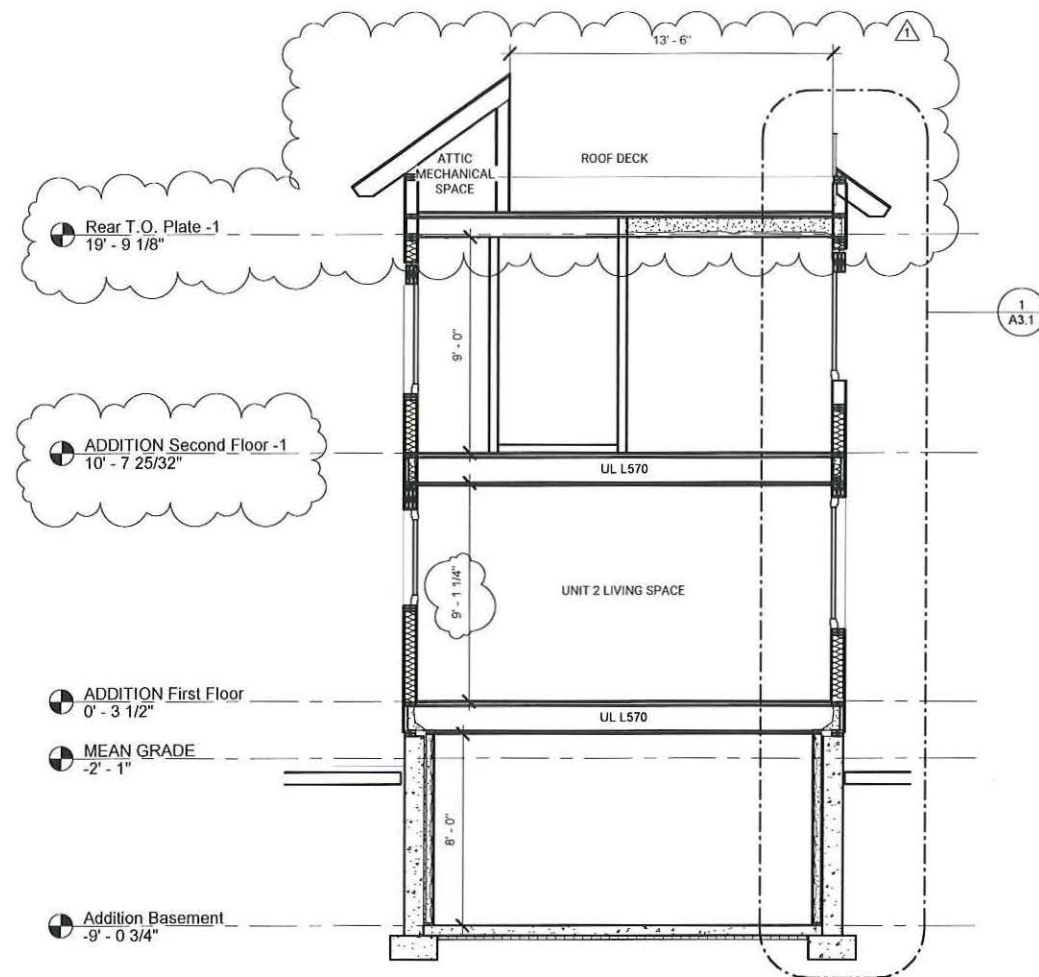
ELEVATIONS

152 CHARLES STREET - UPDATED DRAWINGS FOR ZBA

May 24, 2021

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SECTIONS

152 CHARLES STREET - UPDATED DRAWINGS FOR ZBA

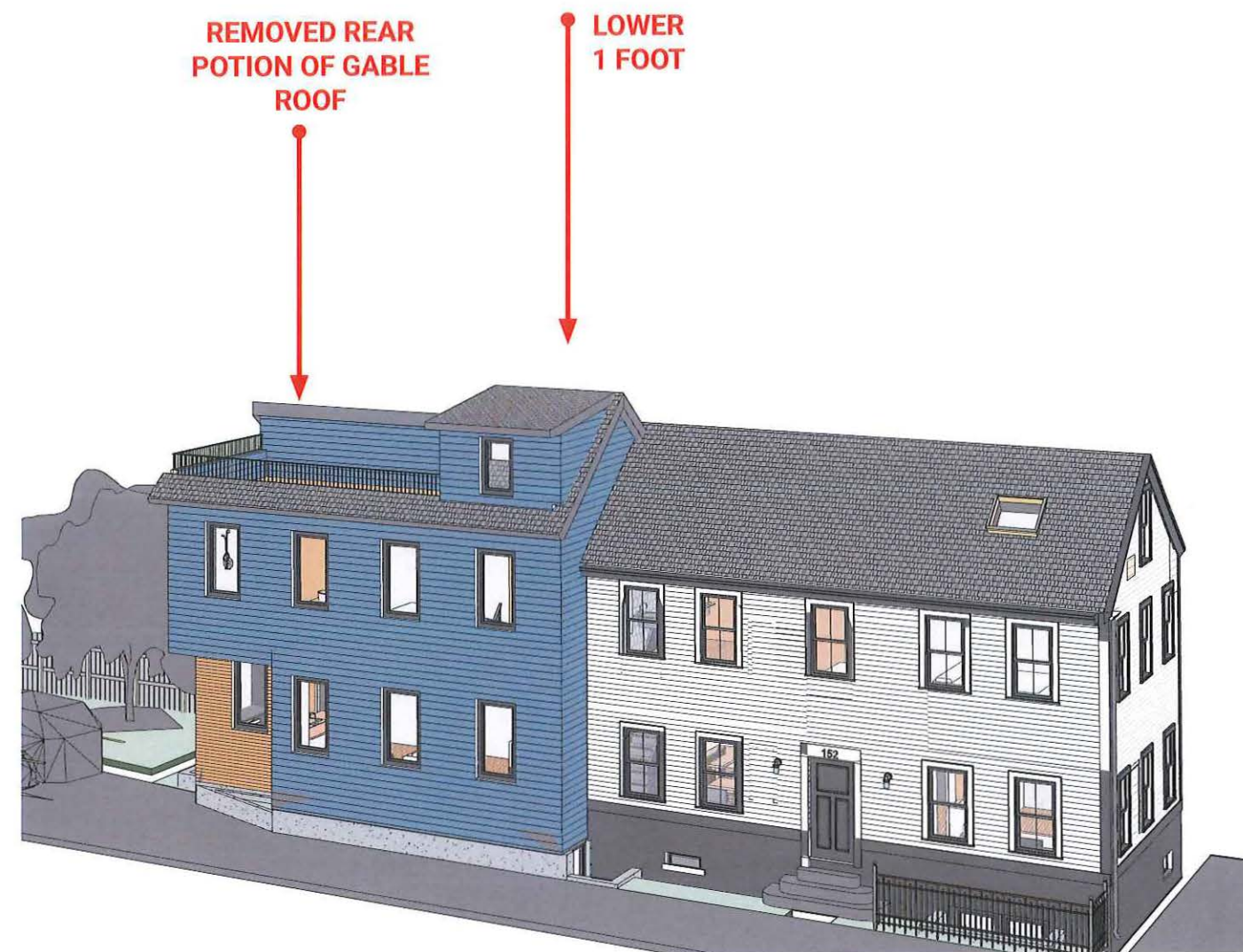
May 24, 2021

**BALANCE
ARCHITECTS** **BA**

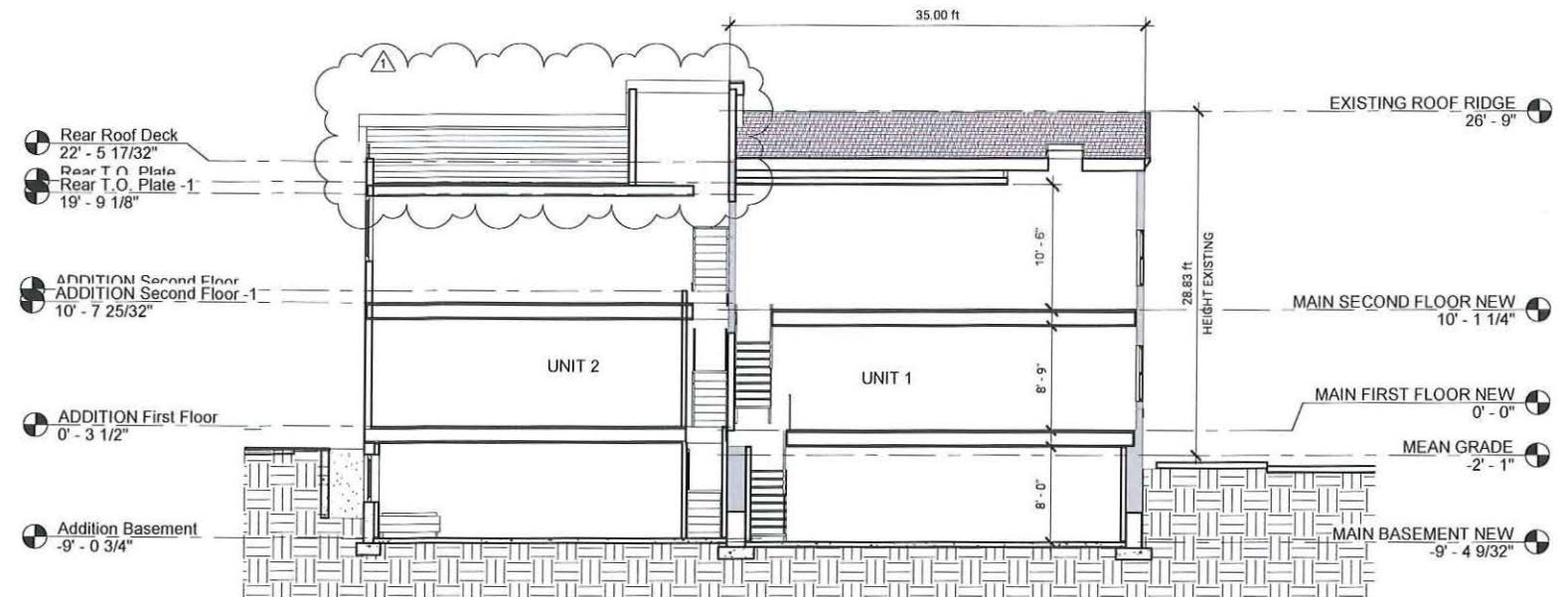
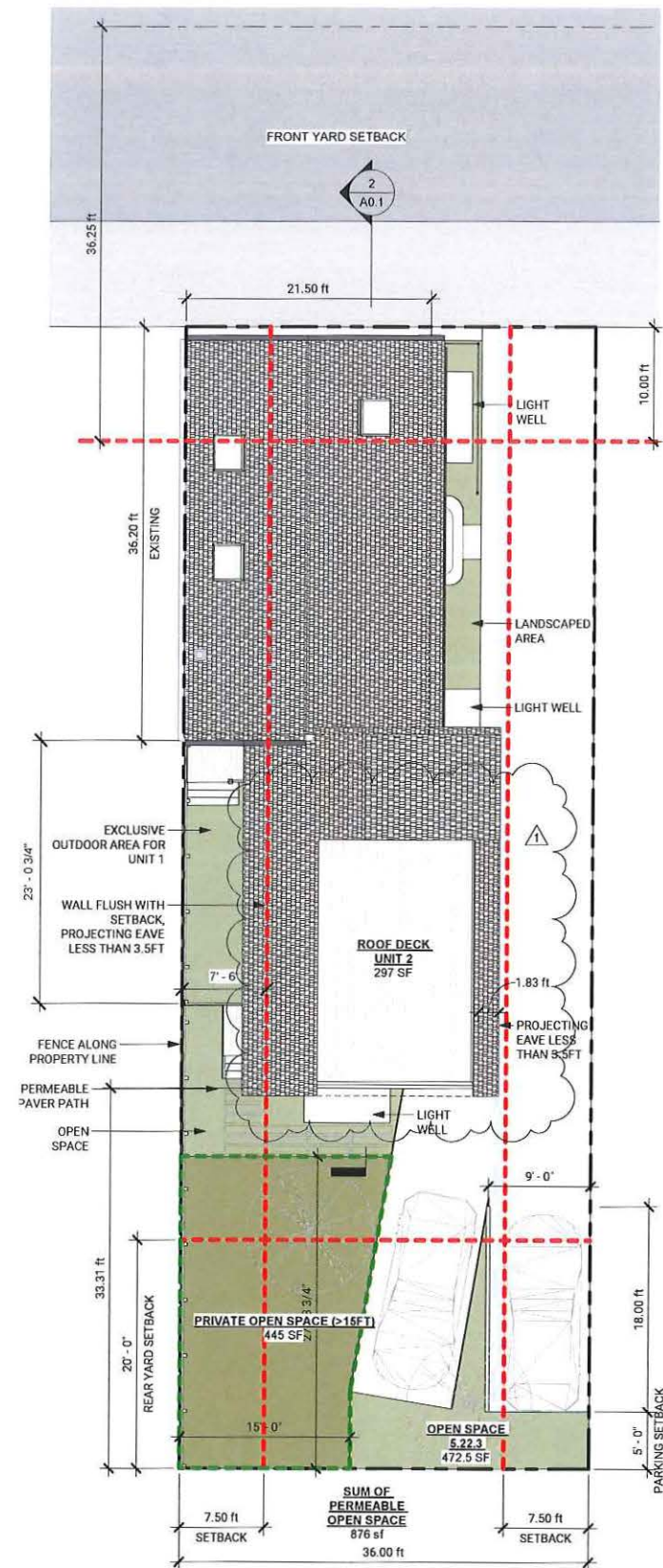




ORIGINAL - OPTION 1



UPDATED - OPTION 2



2 BUILDING SECTION
1/8" = 1'-0"

ZONING SUMMARY

152 Charles Street, Cambridge, MA 02141

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Overlay: East Cambridge Housing Overlay (ECHO)
Subdistrict Type: Three Family Residential - 2000
Lot Size: 3,600 SF
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Use Regulations: Two Family Dwelling



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# of Units	2	2	0

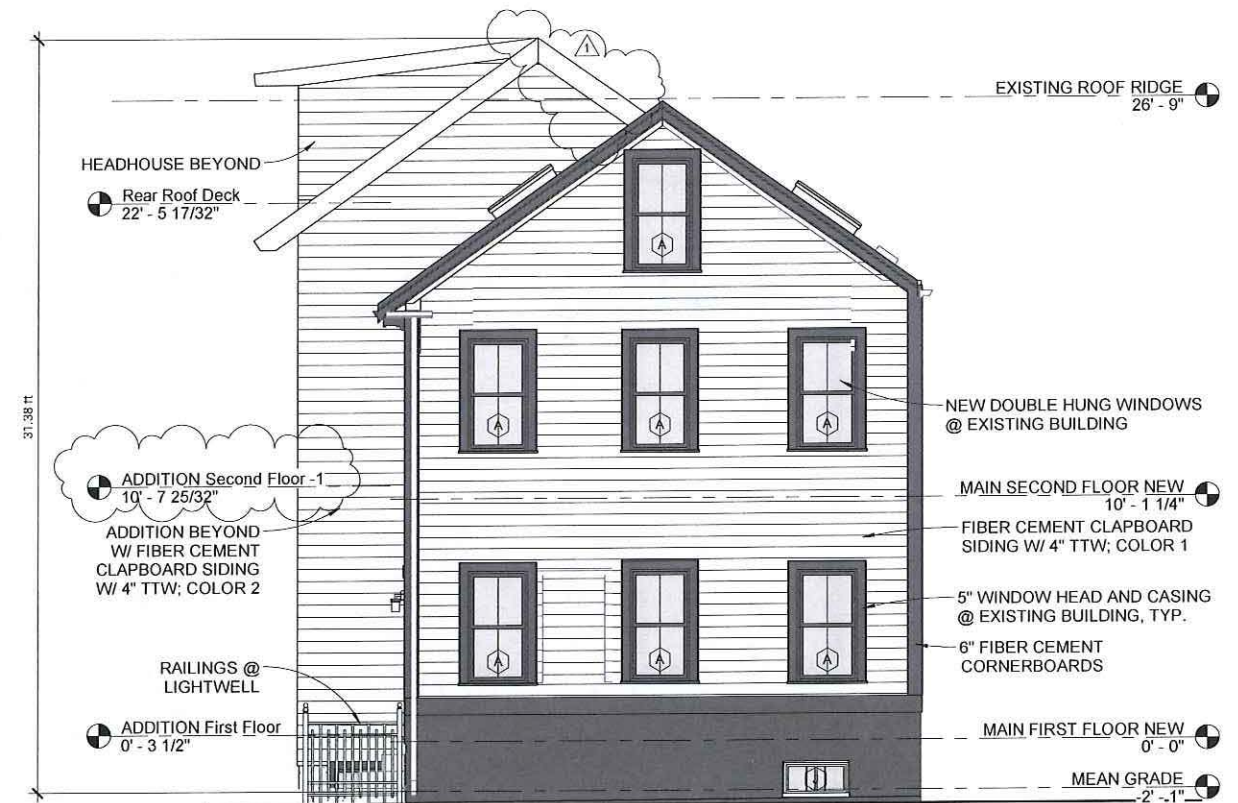
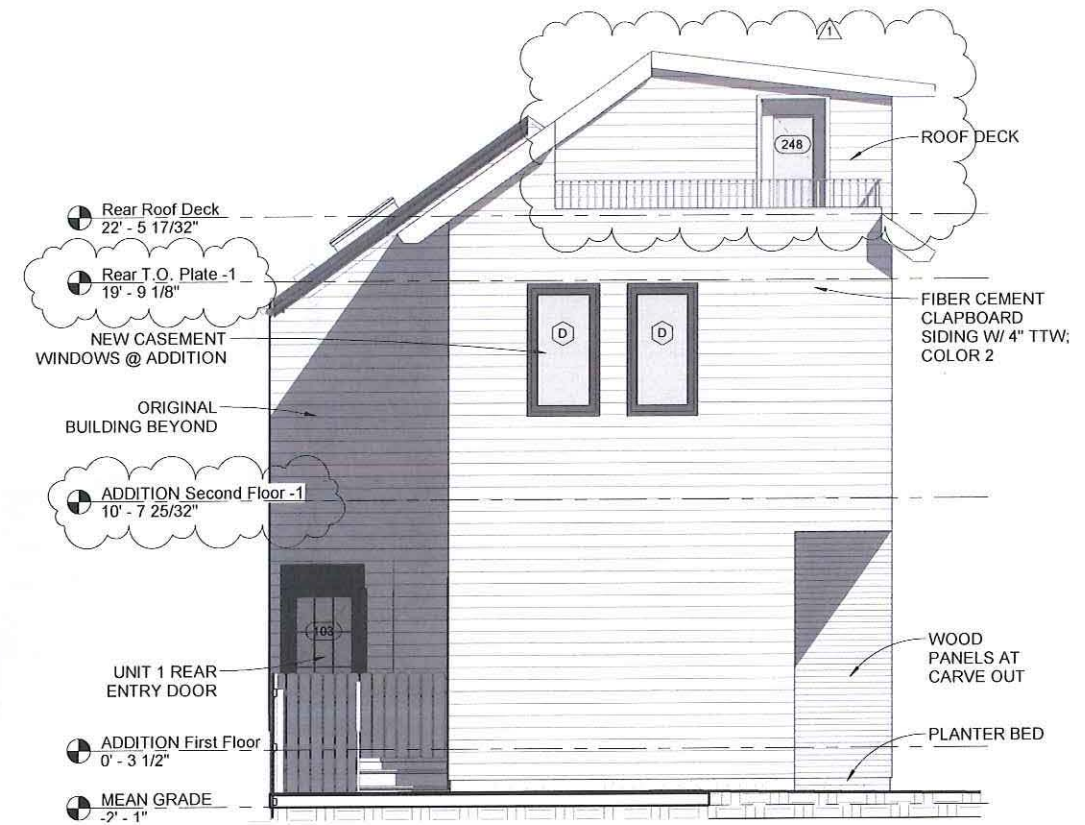
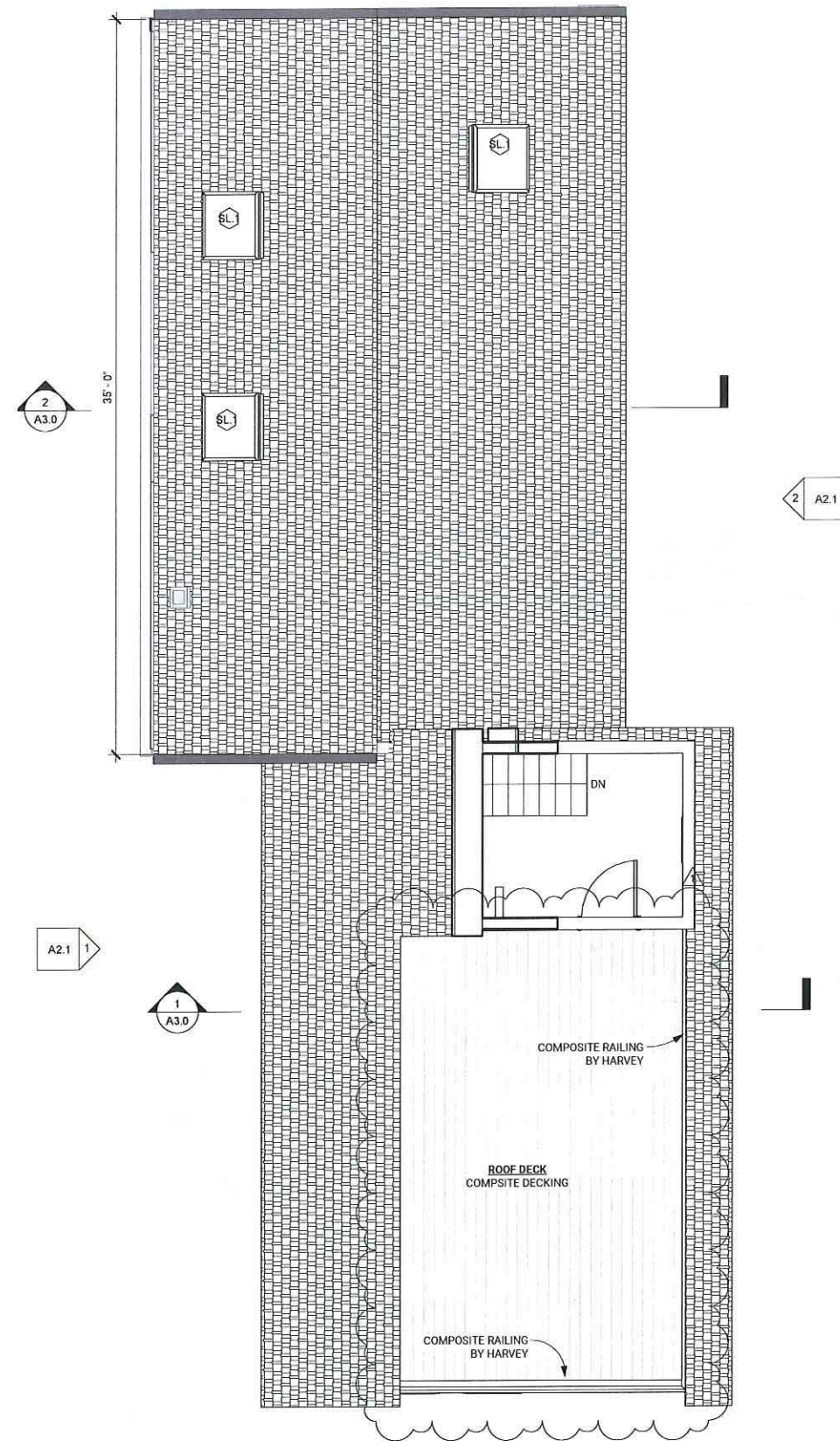
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Max Area (based on FAR)	2700.0	3000.0	2700.0	NO	YES	Existing non conforming, proposed conformance
Min. Lot Area/DU	1500.0 SF	1800.0 SF	1800.0 SF	YES	YES	Existing conforming, proposed conformance
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Max. Height	35.0 ft	28.8 ft	31.38	YES	YES	Conforming
Off Street Parking	2	5	2	YES	YES	Conforming

* Private open space larger than 15x15' = 445 SF, Balcony Area = 297 SF, Private Open space not subject to dimensional limitations = 498 SF, Total of 1,240 SF, exceeding the minimum 1,080 SF required. Private Open Space that meets all requirements of Section 5.22.1 is: 445 + 297/1240 = 59% Private Space that meets the Permeable Open Space requirements is: 445+498/1,240 = 76%.

ARCHITECTURAL SITE PLAN, SECTION & ZONING TABLE

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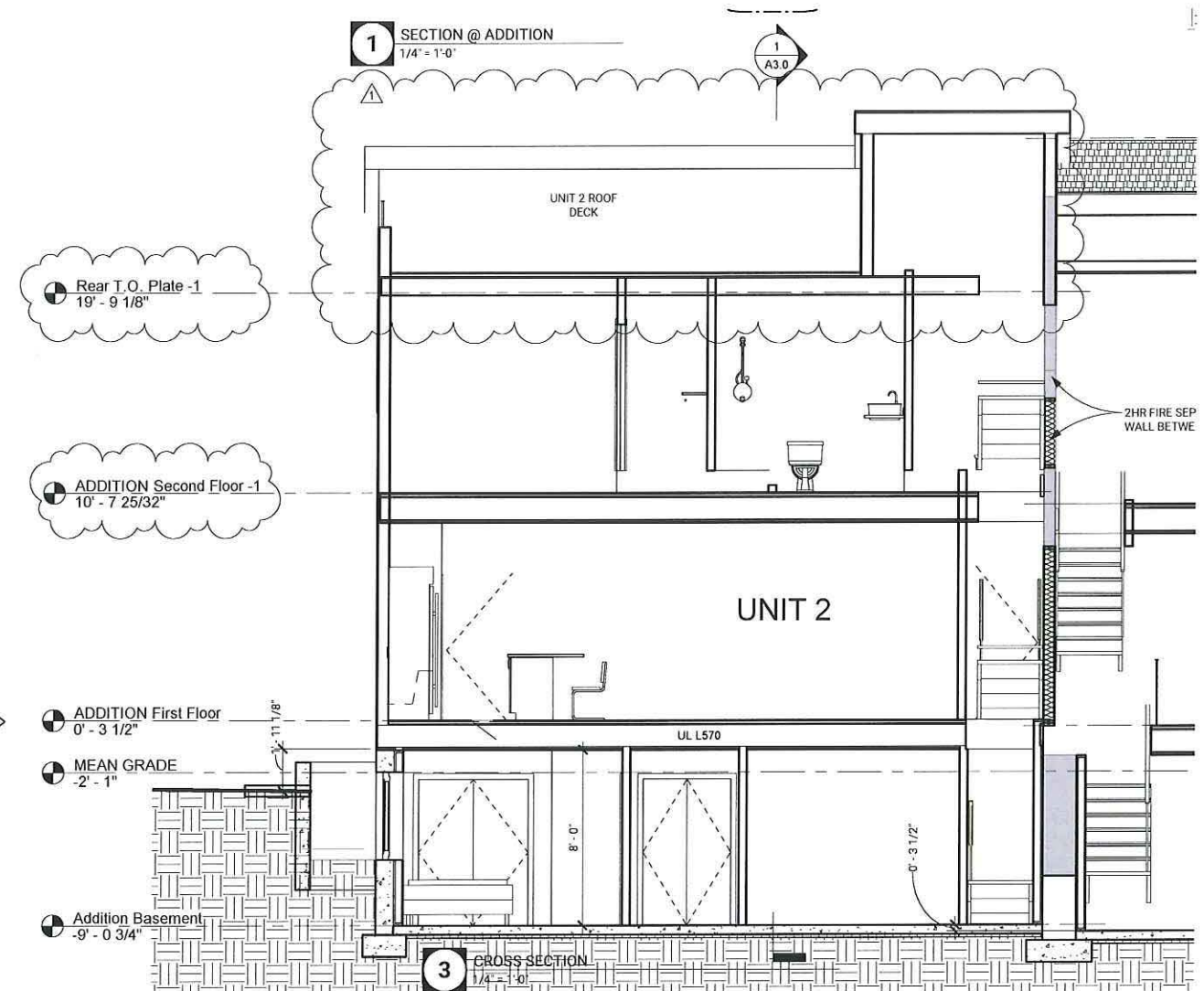
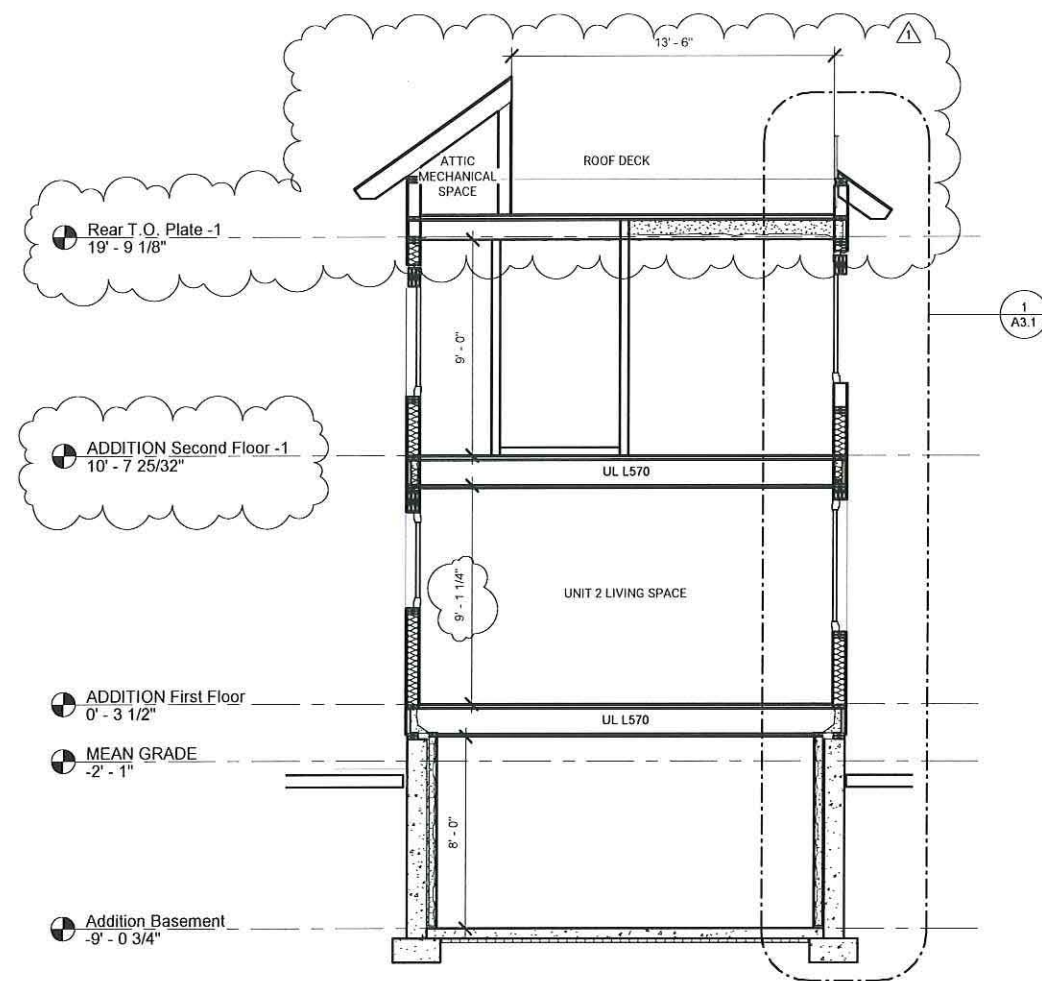
ROOF PLAN & ELEVATIONS

152 CHARLES STREET - UPDATED DRAWINGS FOR ZBA

May 24, 2021

**BALANCE
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SECTIONS

152 CHARLES STREET - UPDATED DRAWINGS FOR ZBA

May 24, 2021

**BALANCE
ARCHITECTS** **BA**





CHARLES STREET AT DRIVEWAY - OPTION 2

152 CHARLES STREET - UPDATED DRAWINGS FOR ZBA

May 24, 2021

BALANCE
ARCHITECTS

BA







146 CHARLES NEIGHBOR'S GARAGE

152 CHARLES STREET - UPDATED DRAWINGS FOR ZBA

May 24, 2021





City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name:

Ryan Wittig
(Print)

Date:

5/12/21

Address:

152 Charles St.

Case No.

BZA-110457

Hearing Date:

5/27/21

Thank you,
Bza Members

Ryan Wittig