



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 FEB -8 AM 11:54
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 107057

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Samuel L. Murphy C/O Adam Glassman, R.A. / GCD Architects

PETITIONER'S ADDRESS: 2 Worthington Street , Cambridge, MA 02138

LOCATION OF PROPERTY: 158 Thorndike St , Cambridge, MA

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

REASON FOR PETITION:

/Additions/ /Dormer/ /New Window and Door Openings/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Adding additional non-conforming FAR and construction within setbacks.

New and enlarged window openings within setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).
Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Original
Signature(s):

Sam M

(Petitioner (s) / Owner)

SAMUEL MURPHY

(Print Name)

Address: 158 THORNDIKE ST.

Tel. No. 16174128450

E-Mail Address: ajglassman.ra@gmail.com

Date: 2/4/21

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 Samuel L. Murphy
_____ (OWNER)

Address: 158 Thorndike St Cambridge MA

State that I/We own the property located at 158 Thorndike Cambridge MA, which is the subject of this zoning application.

The record title of this property is in the name of Samuel L. Murphy

*Pursuant to a deed of duly recorded in the date 2/25/2013, Middlesex South County Registry of Deeds at Book 61262, Page 309; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.




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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Samuel L. Murphy personally appeared before me, this 2nd of February, 2021, and made oath that the above statement is true.

My commission expires February 7th, 2025 (Notary Seal).
 Notary

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

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:
- A literal enforcement of the ordinance would force this family to move, as they have outgrown their 1,532.00 sf house, which is an old 'worker's cottage' with a very narrow footprint and low ceilings, and they would be priced out of Cambridge where they work and where their children are rooted in the local schools.
- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting *generally the zoning district in which it is located for the following reasons:*
- The lot is a preexisting non-conforming lot do to size, width and setbacks. There is no way to add any additional usable living space to this structure without the need for obtaining zoning relief.
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:
- The proposed work will have no negative impact whatsoever on the neighborhood. The scale and character of the neighborhood will remain unchanged. There will be no loss of privacy, no increase in noise or light pollution. There will be no loss in off street parking. The existing house exterior and landscape are both currently in need of upgrades and both will be dramatically improved. We have been working closely with the Cambridge Historical Commission on the scale, massing and details of the proposed work to enhance and compliment the existing Federal style house and neighborhood.
- 2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- Although the proposed design requires zoning relief for an increase in the existing non-conforming FAR and new work within the required setbacks, the proposed work leaves the conforming usable open space, pervious surface area and landscaped area square footage virtually unchanged. The proposed design is modest, tasteful, and is an aesthetic improvement for the neighborhood in addition to providing functional but not extravagant additional space which this family needs, as the existing single family 'workers cottage' house is only 1,532.0 SF and sits on an exceptionally small and difficult lot.

***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

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 158 Thorndike 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:

The proposed new and enlarged window openings will cause no detriment to the neighborhood or the direct abutters.

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 new and enlarged window openings will have no impact on the existing traffic or parking patterns.

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

The proposed new and enlarged window openings will have no impact on the adjacent uses on the abutting lots.

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

The proposed new and enlarged window openings will create no loss of privacy and will create no light pollution.

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 new and enlarged window openings will have no detrimental impact on the neighborhood for any reason.

***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: Samuel L. Murphy

Present Use/Occupancy: Single Family Residential

Location: 2 Worthington Street

Zone: Residence C-1 Zone

Phone: 16174128450

Requested Use/Occupancy: Single Family Residential

	<u>Existing</u> <u>Conditions</u>	<u>Requested</u> <u>Conditions</u>	<u>Ordinance</u> <u>Requirements</u>	
<u>TOTAL GROSS</u> <u>FLOOR AREA:</u>	1,532.00	2,118.00	1,407.75	(max.)
<u>LOT AREA:</u>	1,877.00	No Change	5,000.0	(min.)
<u>RATIO OF GROSS</u> <u>FLOOR AREA TO</u> <u>LOT AREA: ²</u>	.82	1.12	.75	
<u>LOT AREA OF</u> <u>EACH DWELLING</u> <u>UNIT</u>	1,877.0	No Change	1,500.00	
<u>SIZE OF LOT:</u>				
WIDTH	35.0'	No Change	50.0'	
DEPTH	53.25'	No Change	NA	
<u>SETBACKS IN FEET:</u>				
FRONT	3.3'	No Change	10.0'	
REAR	0.0	No Change	25.0'	
LEFT SIDE	0.0	No Change	7.5'	
RIGHT SIDE	18.0'	9.83'	7.5'	
<u>SIZE OF BUILDING:</u>				
HEIGHT	24.0'	29.0' +/-	35.0'	
WIDTH	52.0'	No Change	NA	
<u>RATIO OF USABLE</u> <u>OPEN SPACE TO</u> <u>LOT AREA:</u>	.43	.40	.30	
<u>NO. OF DWELLING</u> <u>UNITS:</u>	1	No Change	1	
<u>NO. OF PARKING</u> <u>SPACES:</u>	2	2	1	
<u>NO. OF LOADING</u> <u>AREAS:</u>	NA	NA	NA	
<u>DISTANCE TO</u> <u>NEAREST BLDG.</u> <u>ON SAME LOT</u>	NA	NA	NA	

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'.

SCOPE OF EXTERIOR WORK:

- 1) RAISE FRONT GABLE, KEEP PITCH THE SAME
- 2) ADD (2) NEW 15'-0" SHED ROOF DORMERS AND SKYLIGHTS
- 3) REAR ROOF TO REMAIN
- 4) ADD NEW RIGHT SIDE ENTRY PORCH
- 5) ADD NEW REAR, RIGHT SIDE 1-STORY BUMP OUT ADDITION
- 6) IMPROVED STREET FACING WINDOW PATTERN

EXTERIOR PRODUCT SPECS:

- 1) ENTIRE HOUSE AND NEW WORK TO KEEP CLAPBOARD WOOD SIDING, TO BE PATCH ED AND REPLACED AS REQUIRED.
- 2) ALL NEW AND EXISTING WINDOWS TO BE MARVIN ALUMINUM CLAD, BLACK, 6 OVER 6 DIVIDED LIGHTS, 3D SIMULATED MUNTINS.
- 3) ALL EXTERIOR DECKING TO BE EITHER ARCHITECTURAL GRADE COMPOSITE DECKS OR STAINED MAGHOHANY.
- 4) ALL RAILINGS TO BE PAINTED OR STAINED WOOD.
- 5) ALL TRIMS AND FASCIAS TO BE PVC, PAINTED



STREET VIEW LEFT



STREET VIEW FRONT



STREET VIEW RIGHT

PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
158 THORNDIKE ST
CAMBRIDGE, MA

EXISTING PHOTOS

Job No.: A160.00
Date: 20 January 2021

Drawing No. :

0.1

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Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



IEWS FROM YARD

PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
158 THORNDIKE ST
CAMBRIDGE, MA

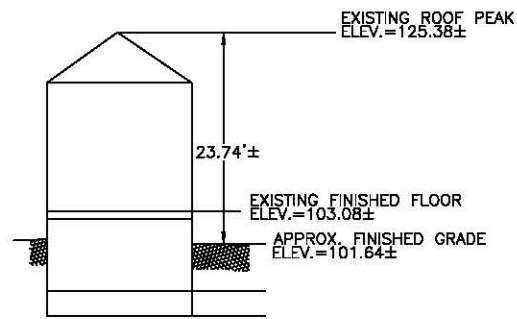
EXISTING PHOTOS

Job No.: A160.00
Date: 20 January 2021

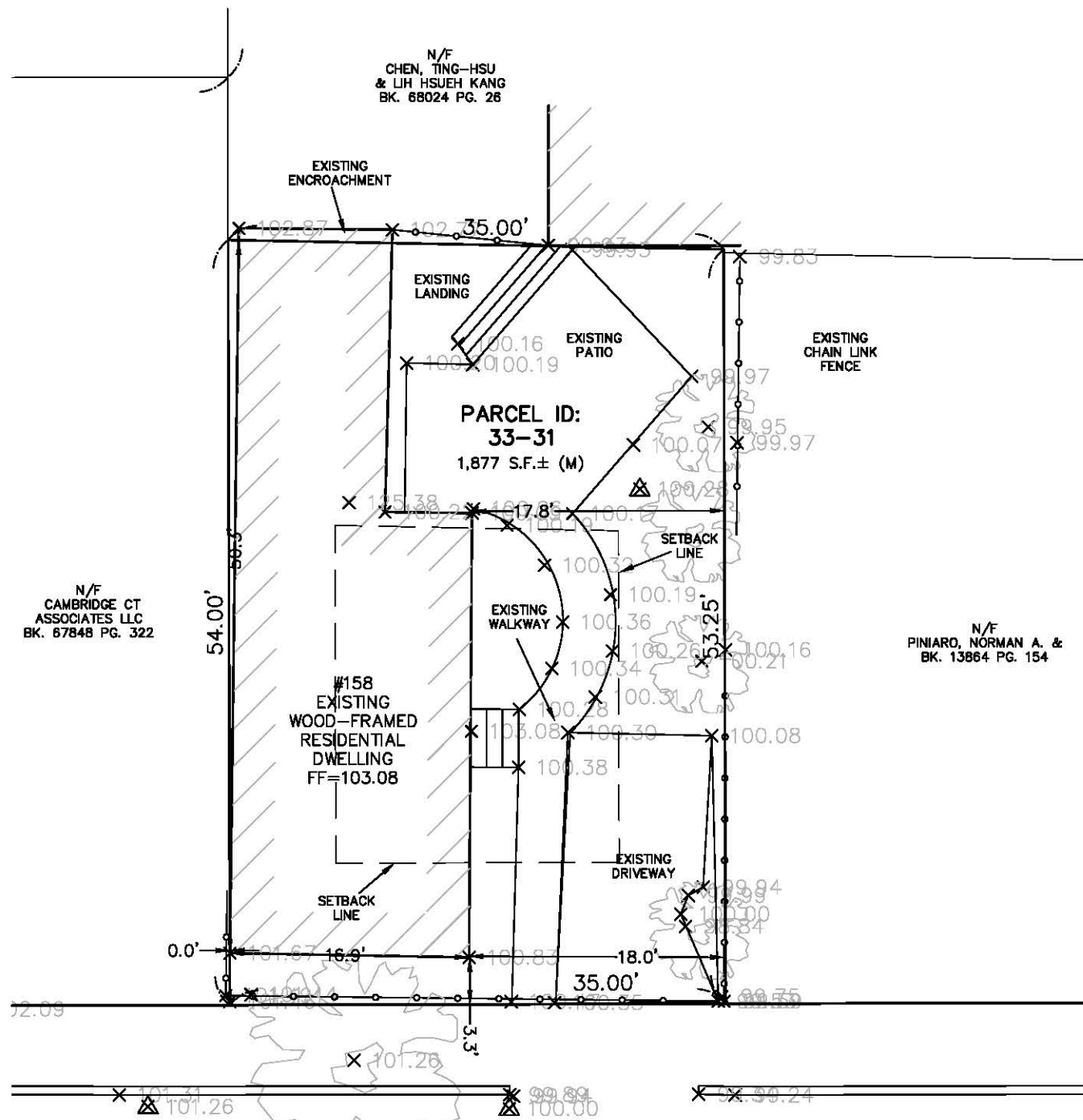
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0.2

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EXISTING PROFILE
NOT TO SCALE



THORNDIKE STREET
(PUBLIC WAY)

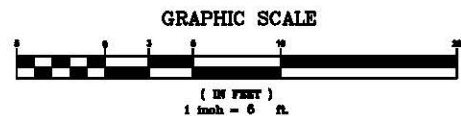
ZONING LEGEND		
ZONING DISTRICT: RESIDENCE C-1		
	REQUIRED	EXISTING
MAX. F.A.R.	0.75	-
MIN. AREA	5,000 S.F.	1,877± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	1,500 S.F.	-
MIN. LOT WIDTH	50'	35'
MIN. YARD FRONT	H+L/4 (a) - 10'	3.3'
SIDE	(H+L/5) (n) - 7.5'	0'
REAR	H+L/4 (c) - 20'	0'
MAX. BLDG. HEIGHT	35	23.74'
MIN. OPEN SPACE	30%	44.7'

Footnotes:

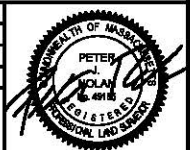
- (a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet;
- (c) In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line;
- (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.

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 1/18/2021.
2. DEED REFERENCE: BOOK 81262, PAGE 309
PLAN REFERENCE 1: PLAN 259 OF 2013
PLAN REFERENCE 2: PLAN 315 OF 2020
PLAN REFERENCE 3: PLAN 1181 OF 1948
PLAN REFERENCE 4: PLAN 1404 OF 1983
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, IN COMMUNITY NUMBER: 250286, DATED 5/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

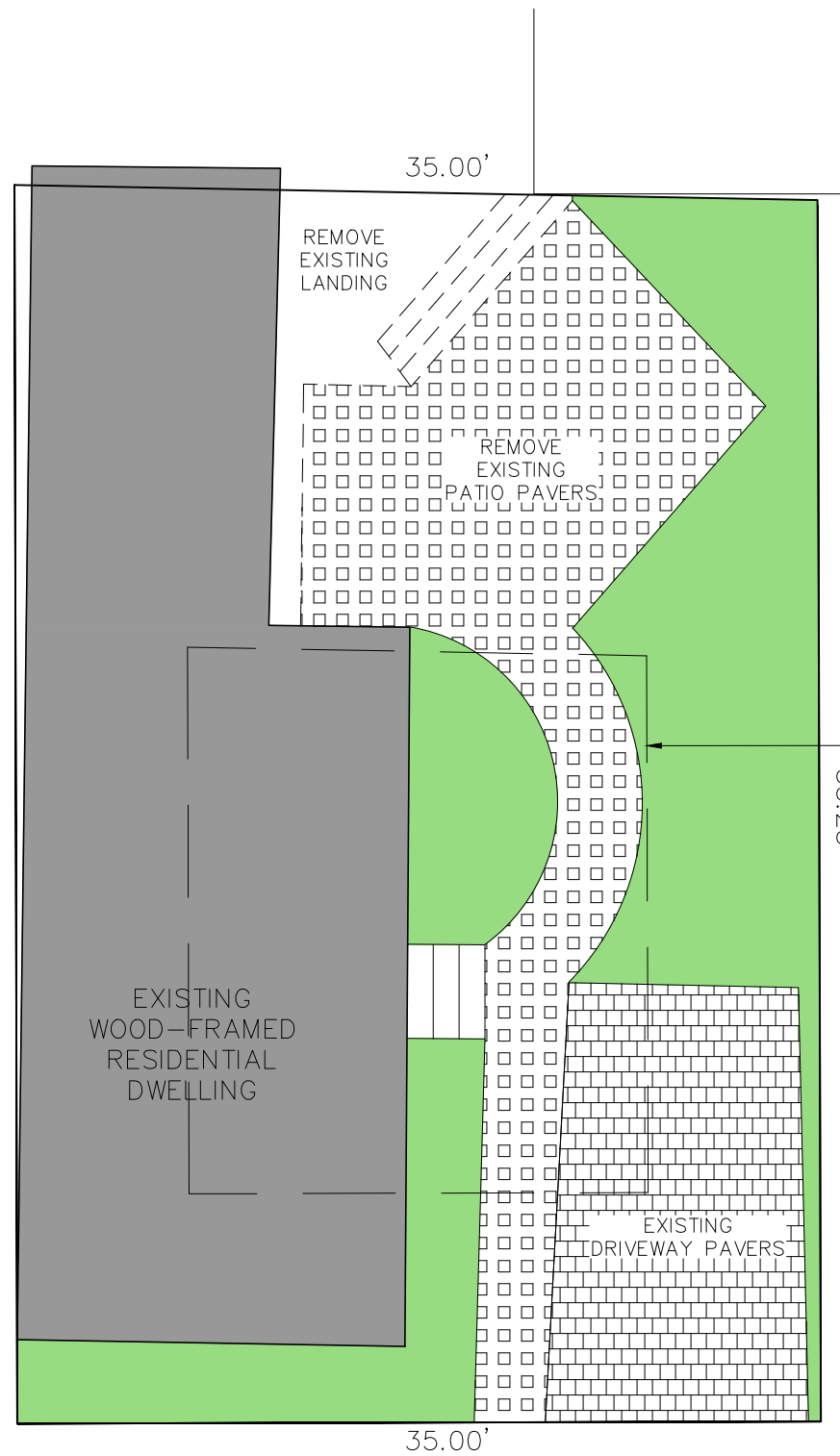


SCALE	1"=10'
DATE	1/21/2021
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	158 THORNDIKE STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	DK
CHKD BY	PJN
APPD BY	PJN
REVISION	BY
PLOT PLAN OF LAND	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5891 EMAIL: pnolan@pnasurveyors.com	





SHEET NO.

1



EXISTING PRIVATE OPEN SPACE

EXISTING PRIVATE OPEN SPACE PER 5.28.25



-  PERMEABLE PAVERS 355.00 SF
-  LANDSCAPING 450.00 SF

30% PRIVATE OPEN SPACE MIN REQUIRED
 $355.0 \text{ SF} + 450.0 \text{ SF} = 805 \text{ SF} / 1,877.00 \text{ SF LOT} = .43 \text{ EXISTING OPEN SPACE}$



PROPOSED PRIVATE OPEN SPACE

PROPOSED PRIVATE OPEN SPACE PER 5.28.25

-  PERMEABLE WALKWAY PAVERS 151.00 SF
-  LANDSCAPING 444.00 SF
-  DECK 155.00 SF

30% PRIVATE OPEN SPACE MIN REQUIRED
 $151.0 \text{ SF} + 444.0 \text{ SF} + 155.0 \text{ SF} = 750 \text{ SF} / 1,877.00 \text{ SF LOT} = .40 \text{ PROPOSED OPEN SPACE}$

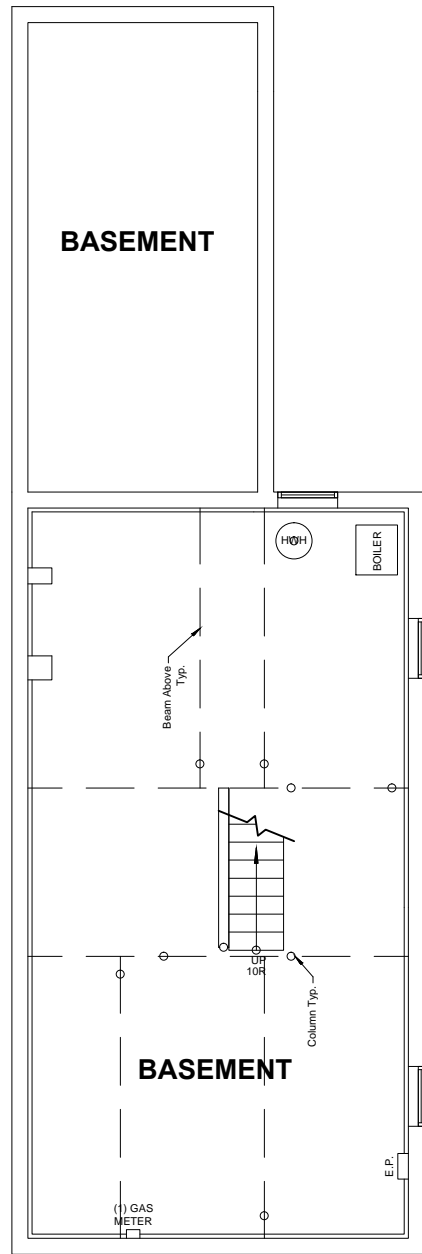
PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 158 THORNDIKE ST
 CAMBRIDGE, MA

PRIVATE OPEN SPACE PLANS

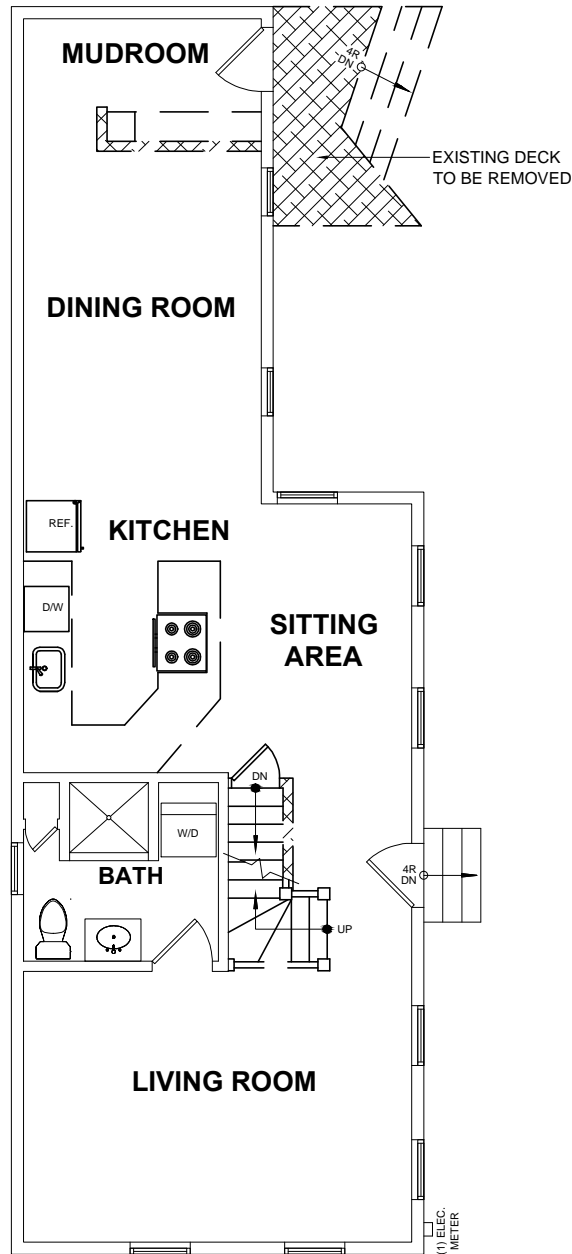
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 Job No.: A160.00
 Date: 20 January 2021

Drawing No. :
L1.0

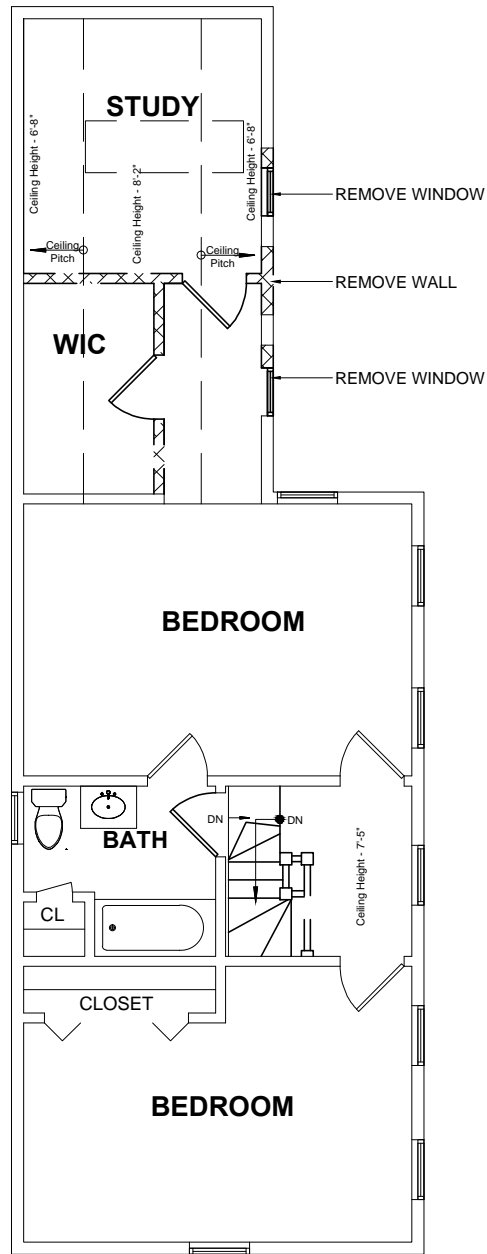
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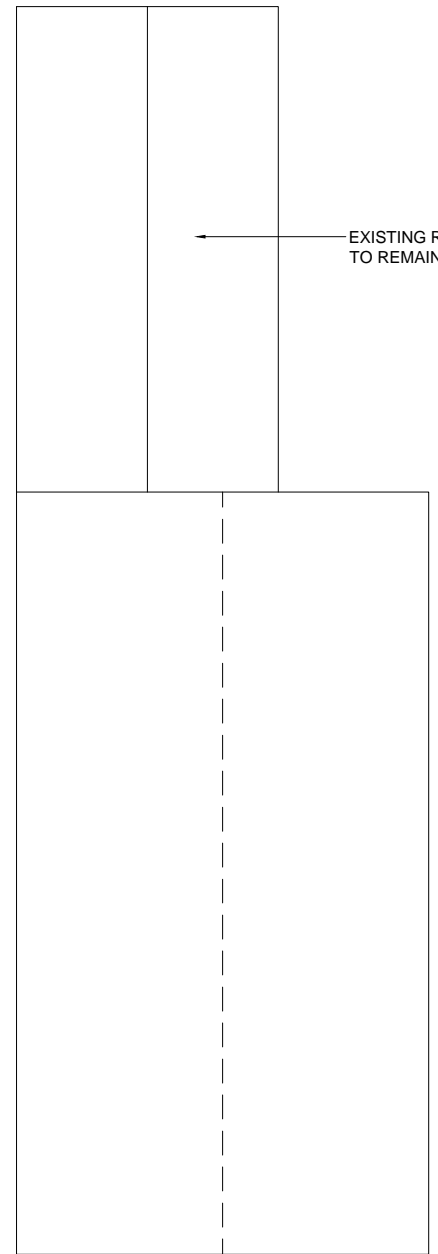
BASEMENT PLAN
Ceiling Height = 6'-0"



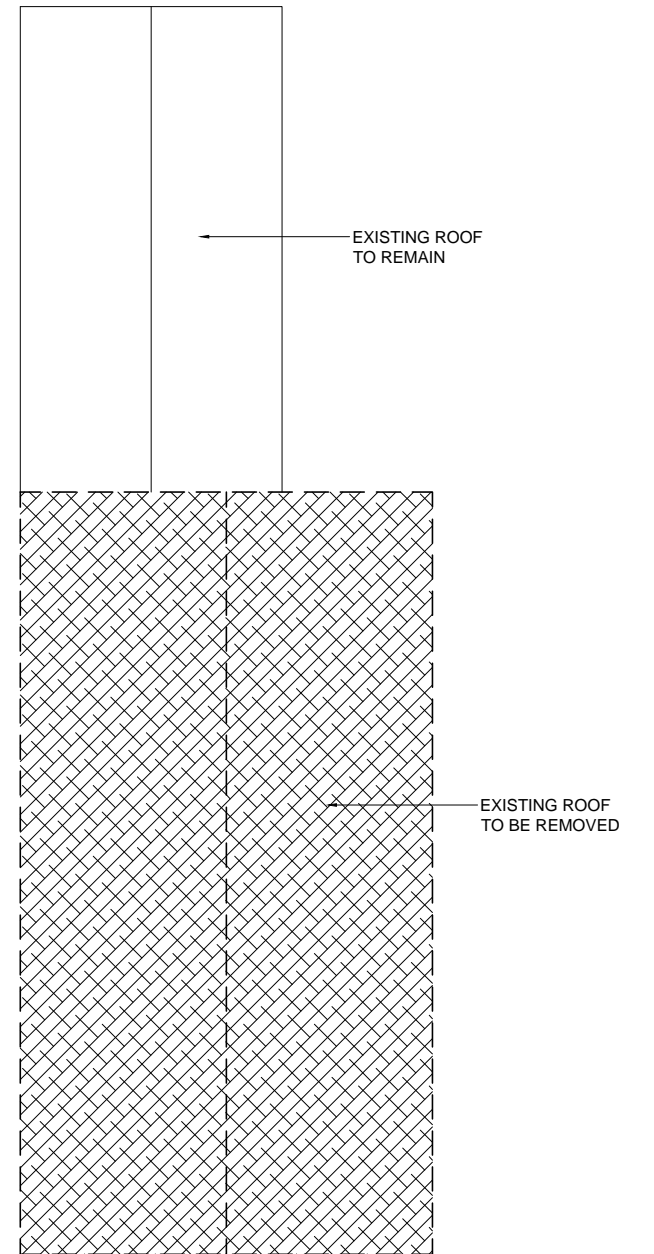
766.00 GSF
FIRST FLOOR PLAN
Ceiling Height = 7'-5"



766.00 GSF
SECOND FLOOR PLAN
Ceiling Height = 7'-5"



00.00 GSF OF AREA WITH 5'-0" + C.H.
ATTIC FLOOR PLAN
Ceiling Height = 5'-5"



ROOF PLAN

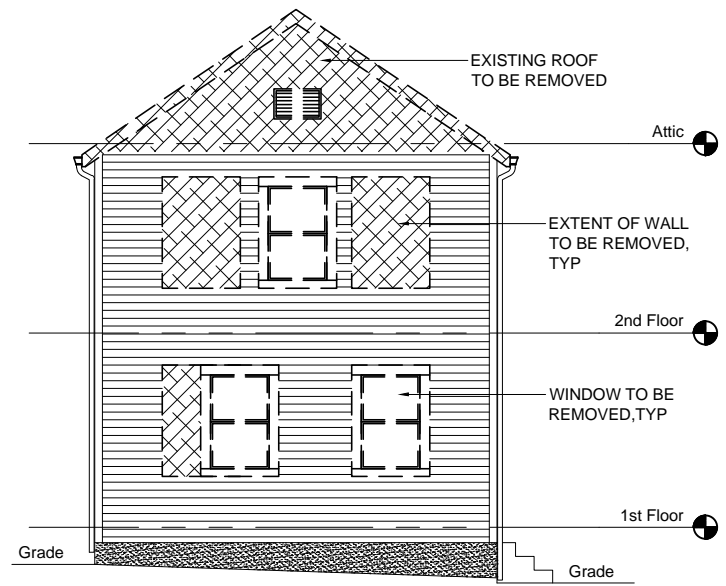
PROJECT:
INTERIOR RENOVATIONS
AND ADDITIONS
158 THORNDIKE ST
CAMBRIDGE, MA

EXISTING PLANS

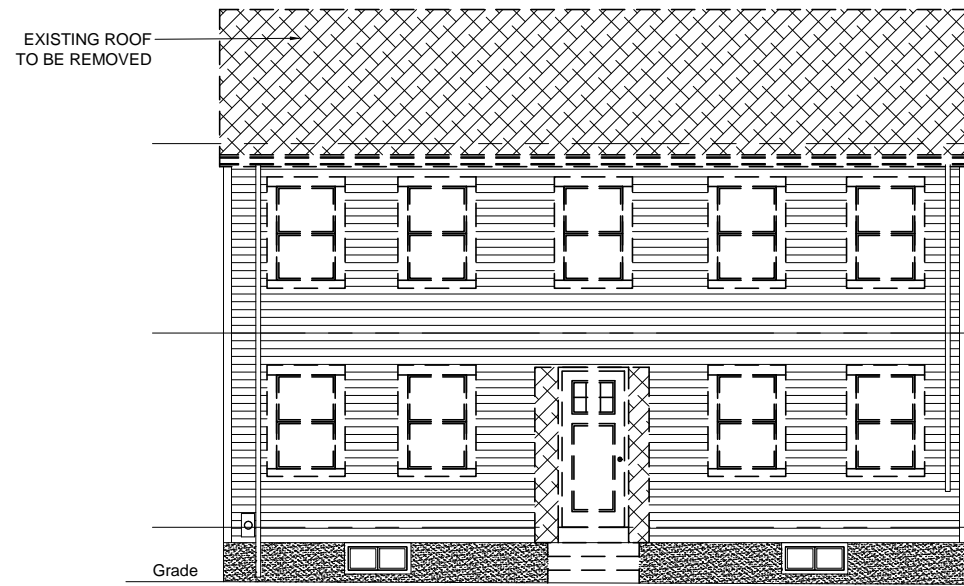
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Job No.: A160.00
Date: 20 January 2021

Drawing No. :
D1.1

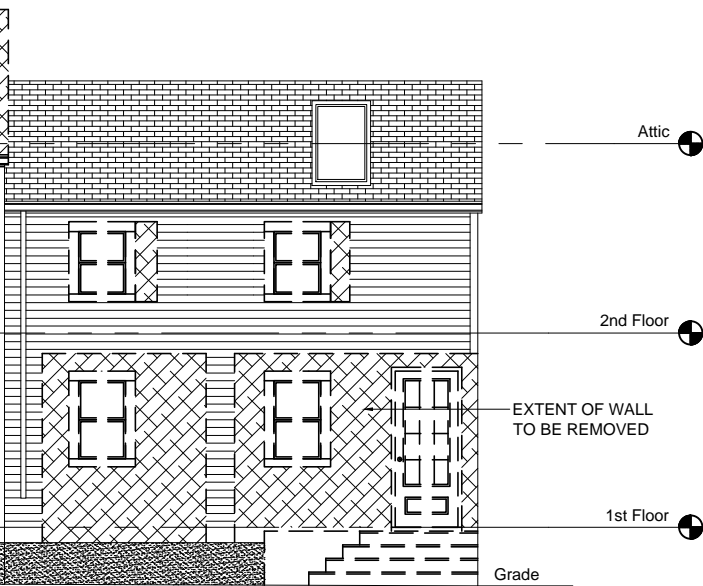
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FRONT ELEVATION

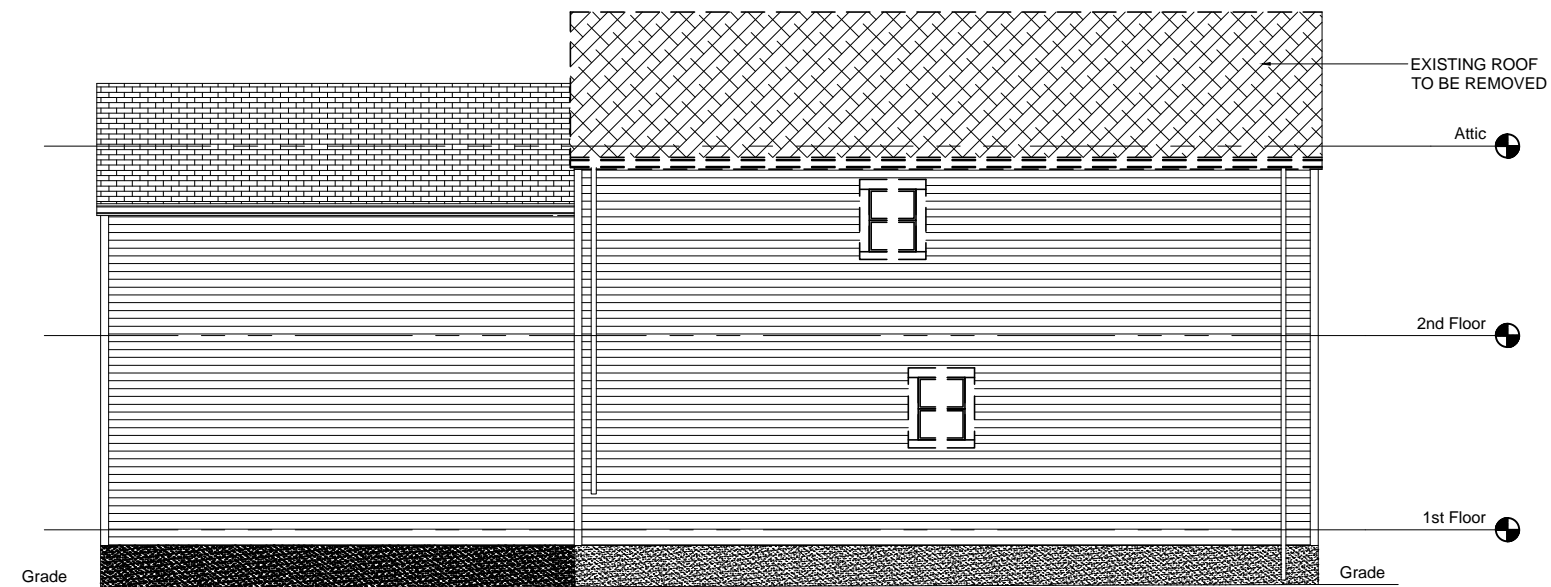


RIGHT ELEVATION

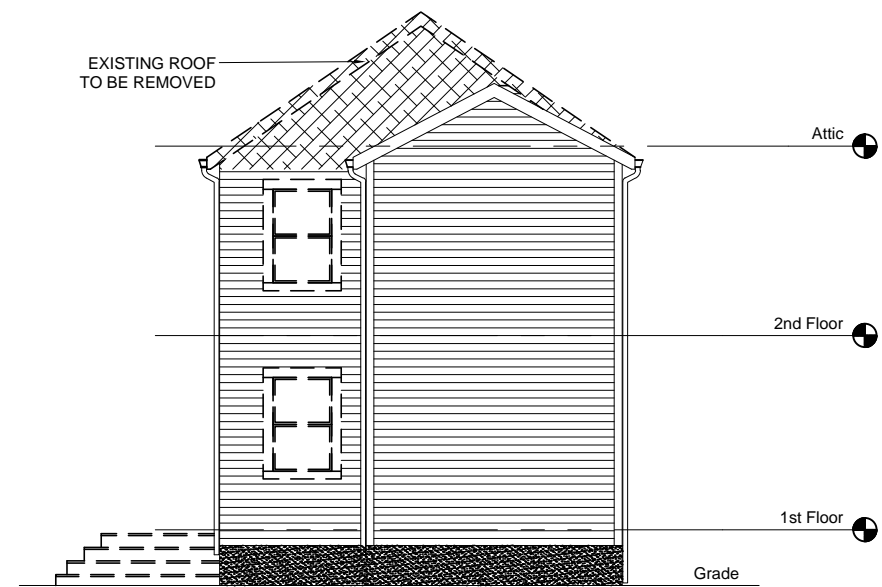


REAR ELEVATION

KEY
 AREA TO BE REMOVED



LEFT ELEVATION



PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 158 THORNDIKE ST
 CAMBRIDGE, MA

EXISTING ELEVATIONS

Scale: 1/8" = 1'-0"

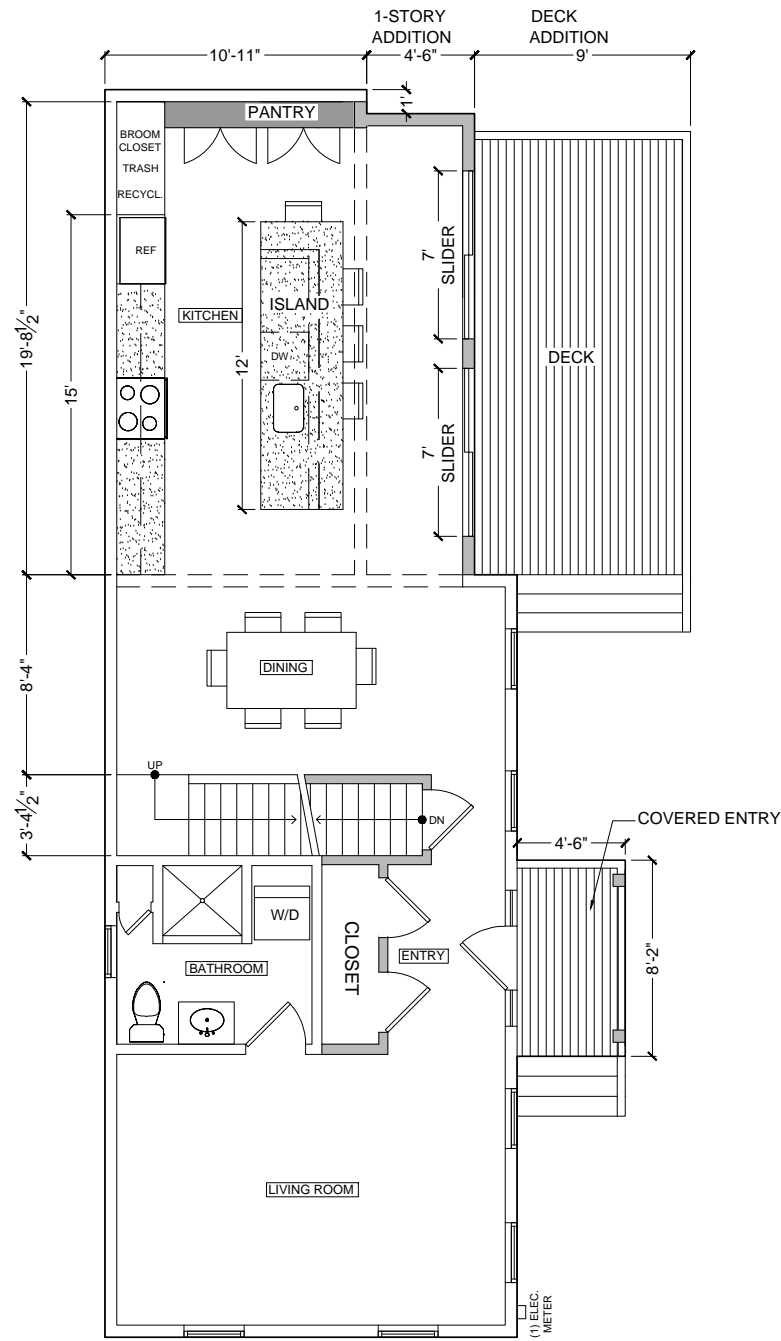
Job No.: A160.00

Date: 20 January 2021

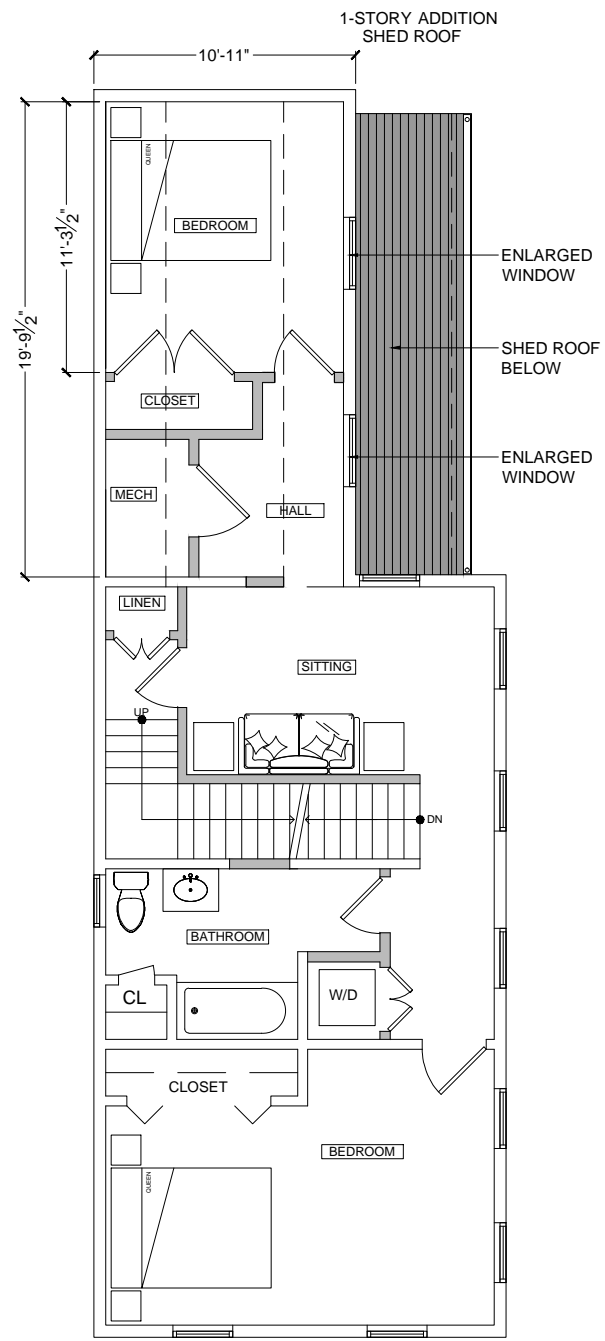
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D2.1

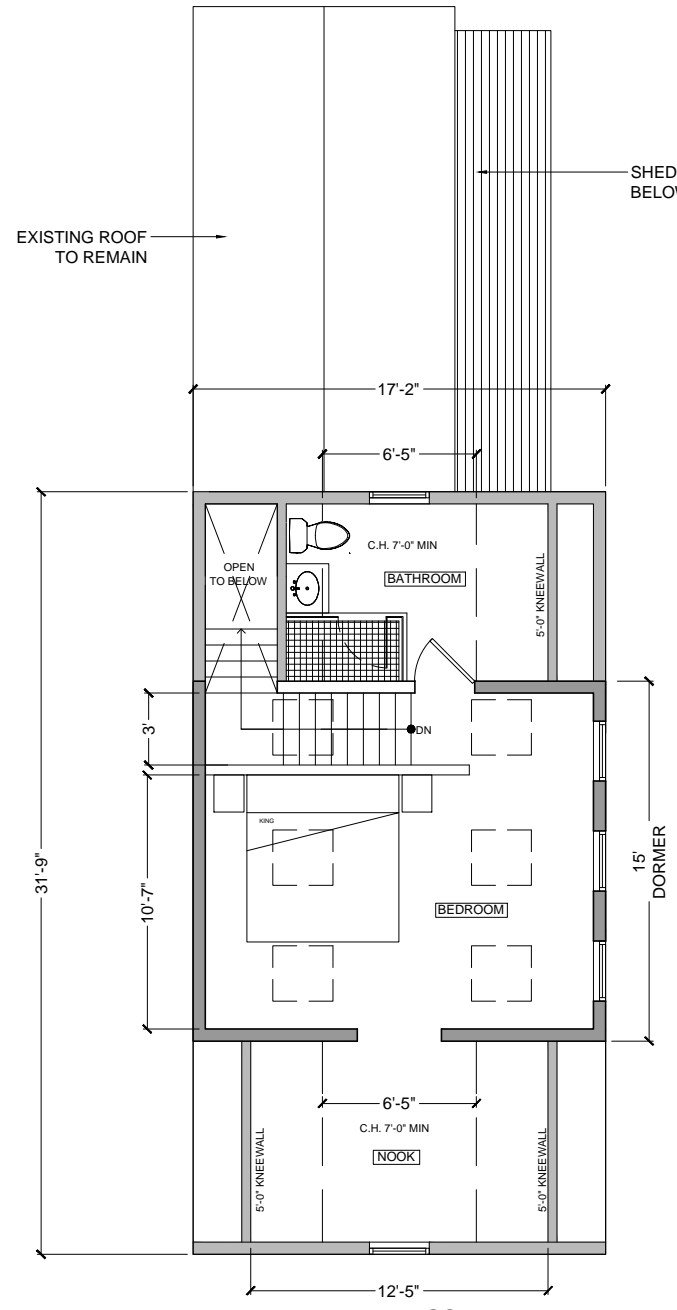
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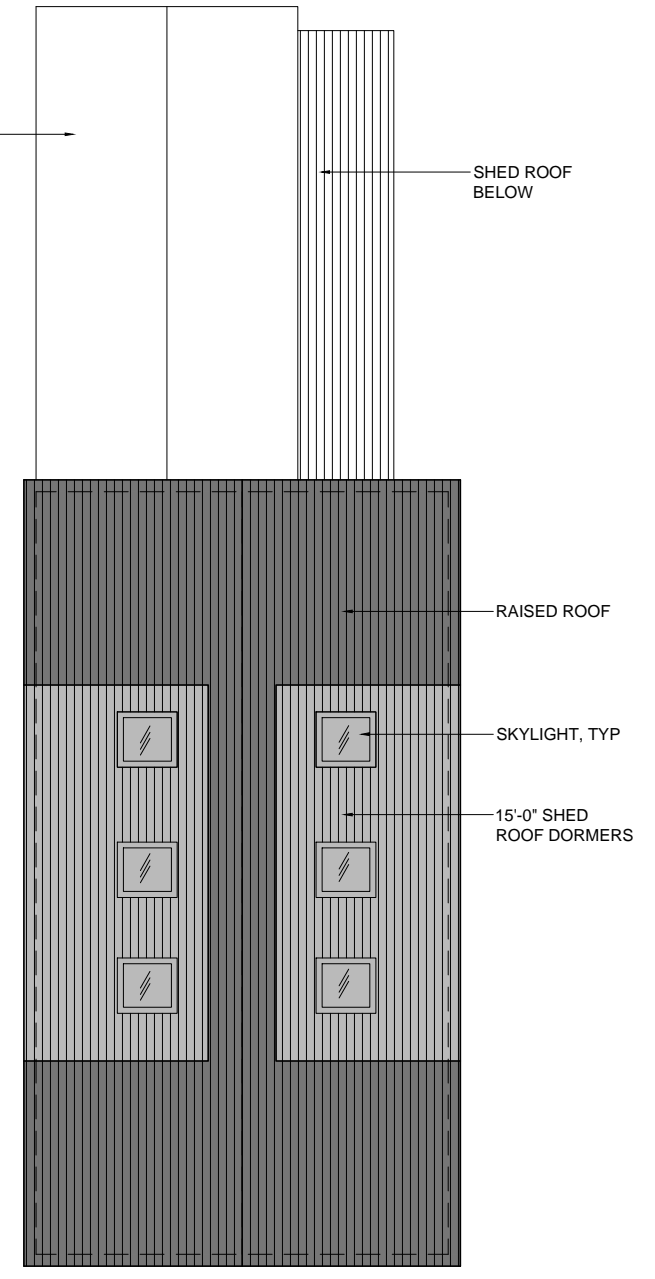
885.50 GSF
FIRST FLOOR PLAN
 Ceiling Height = 7'-5"



766.00 GSF
SECOND FLOOR PLAN
 Ceiling Height = 7'-5"



467.00 GSF
ATTIC
 Ceiling Height = 7'-4"



ROOF PLAN

MAX FAR ALLOWABLE: .75

766.00 GSF FIRST FLOOR + 766.00 GSF SECOND FLOOR + 00.00- GSF ATTIC = 1,532.0 GSF / 1,877.00 SG LOT = 0.82 EXISTING FAR

885.50 GSF FIRST FLOOR + 766.00 GSF SECOND FLOOR + 467.00- GSF ATTIC = 2,118.5 GSF / 1,877.00 SG LOT = 1.12 PROPOSED FAR

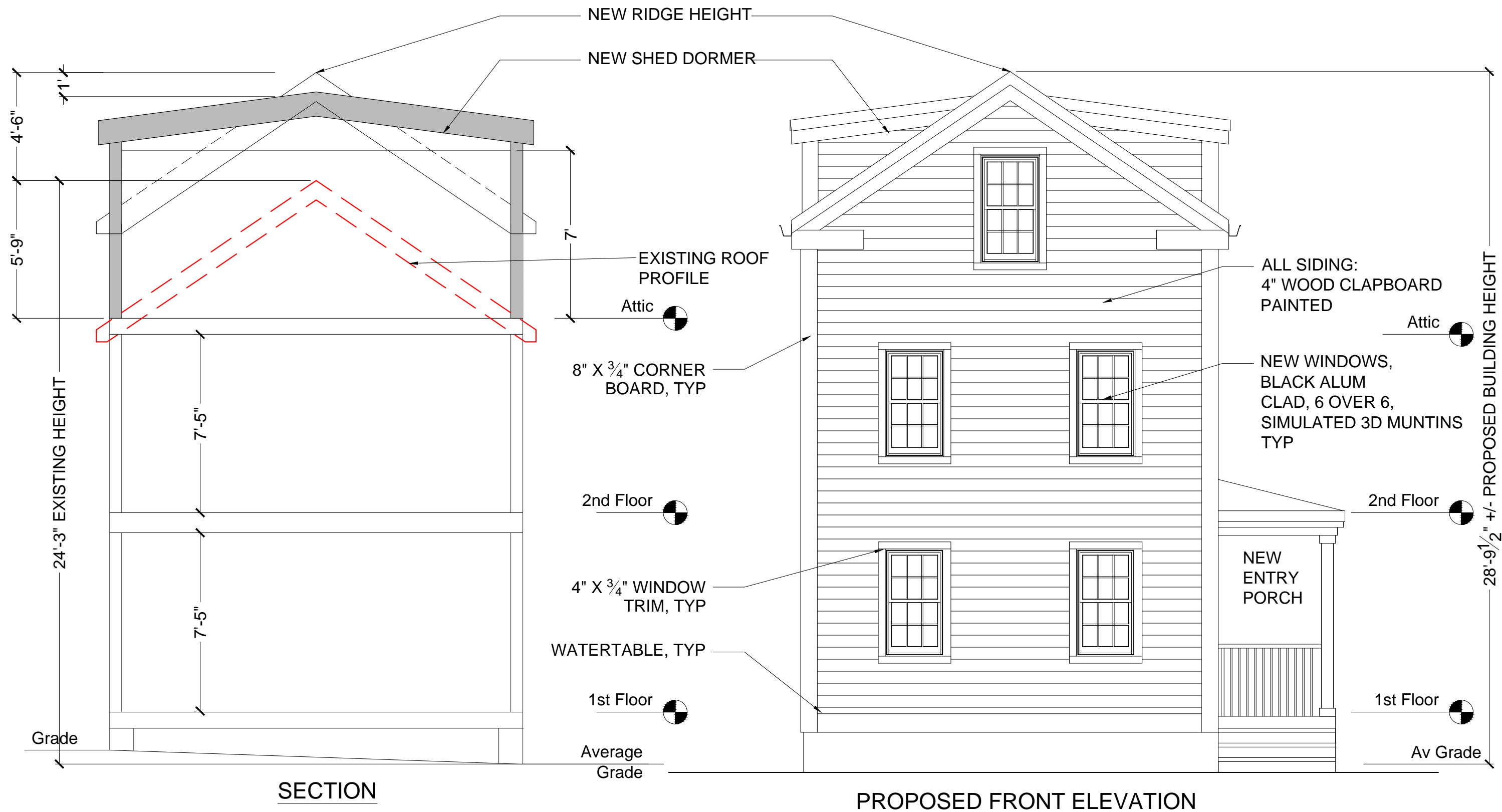
PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 158 THORNDIKE ST
 CAMBRIDGE, MA

PROPOSED PLANS

Scale: 1/8" = 1'-0"
 Job No.: A160.00
 Date: 20 January 2021

Drawing No. :
A1.1

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 Tel. 617-412-8450
 ajglassman@hotmail.com
 www.glassmanchungdesign.com



SECTION

PROPOSED FRONT ELEVATION

PROJECT:
 INTERIOR RENOVATIONS
 AND ADDITIONS
 158 THORNDIKE ST
 CAMBRIDGE, MA

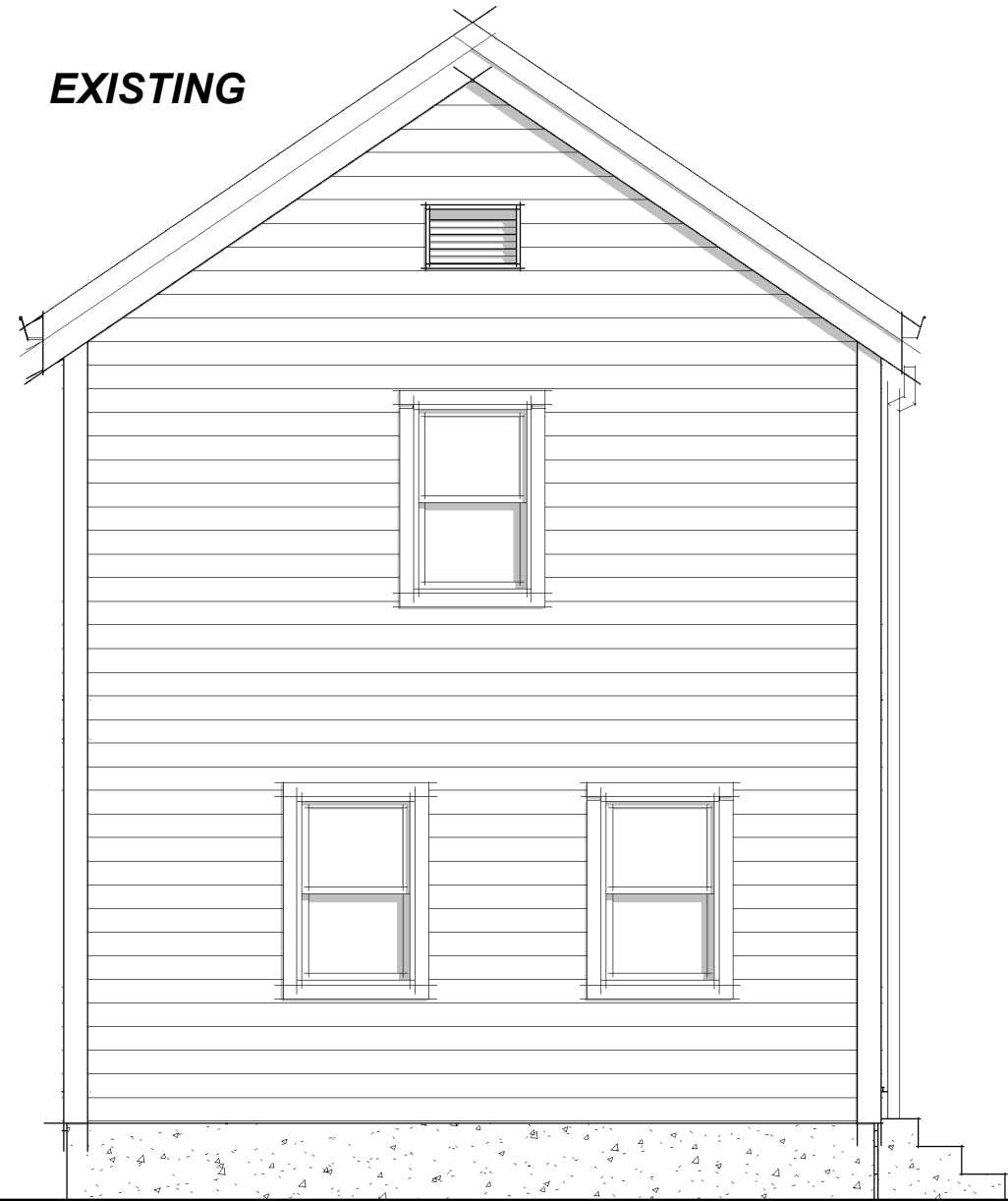
PROPOSED SECTION
 AND TYPICAL ELEVATION DETAILS

Scale: 1/4" = 1'-0"
 Job No.: A160.00
 Date: 20 January 2021

Drawing No. :
A2.1

ARCHITECT:
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EXISTING

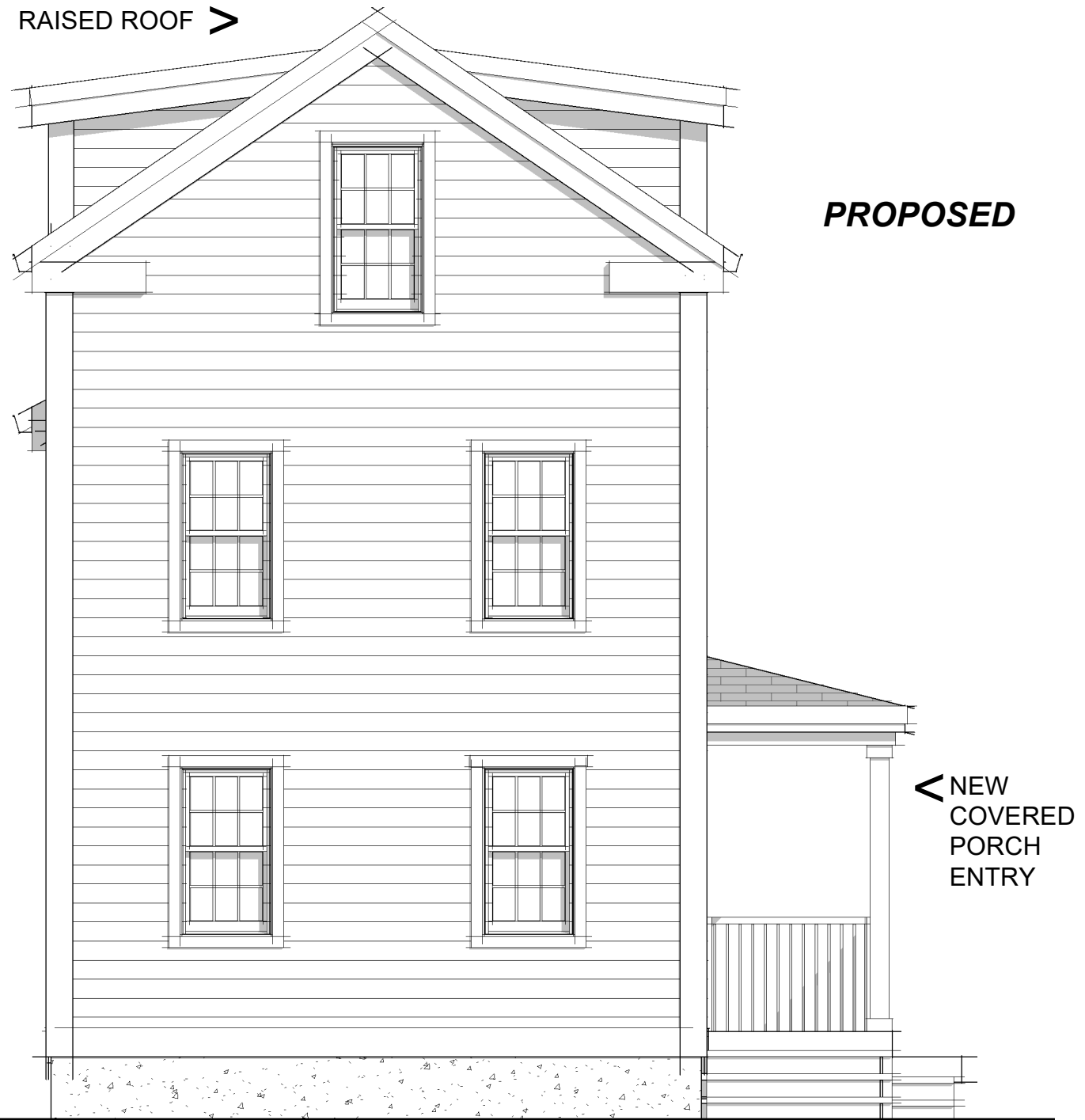


NEW DORMERS >

NEW FRONT WINDOW PATTERN >

RAISED ROOF >

PROPOSED



< NEW COVERED PORCH ENTRY

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

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

ARCHITECT

GCD ARCHITECTS

2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

28
JANUARY
2021

PROJECT

158 THORNDIKE STREET
PROPOSED RENOVATION & ADDITION

TITLE

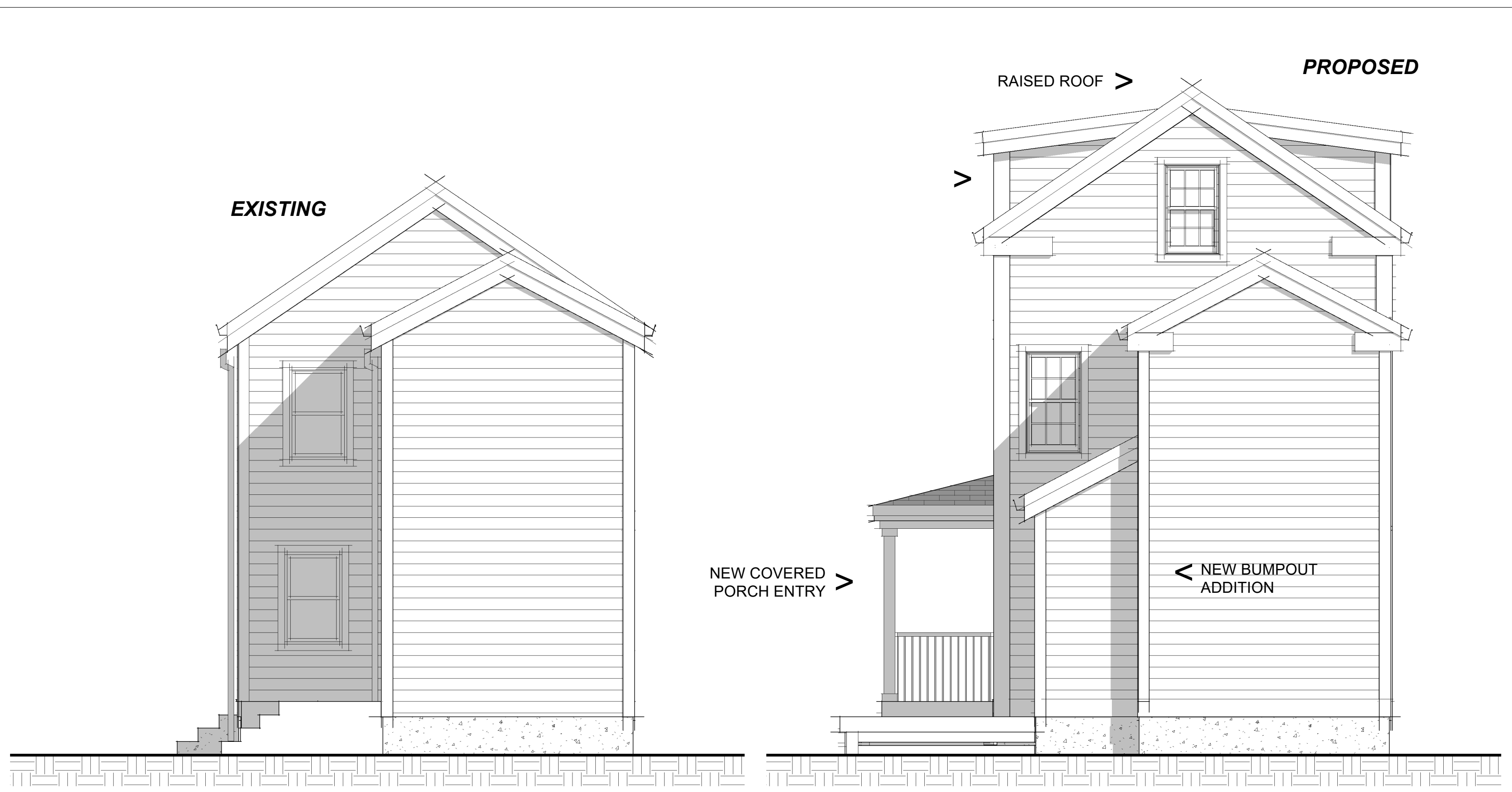
**ELEVATIONS - EXG
& PROPOSED
FRONT**

SCALE

AS NOTED

DRAWING

A3.1



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

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

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---	---	--	--	---------------------------	--------------------------------

EXISTING



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

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2021

PROJECT
158 THORNDIKE STREET
PROPOSED RENOVATION & ADDITION

TITLE
**ELEVATION -
EXISTING
RIGHTSIDE**

SCALE
AS NOTED

DRAWING
A3.3a



PROPOSED

◀ RAISED ROOF AND
NEW DORMERS

NOTE: ALL EXISTING WINDOWS TO BE REPLACED
WITH NEW CONSTRUCTION WINDOWS, BLACK
ALUM CLAD, 6 OVER 6, TYPICAL

NOTE: EXISTING WOOD SIDING TO REMAIN,
REPAIR AND PATCH AS REQUIRED, PRIME AND
PAINT

◀ RECONFIGURED
WINDOWS

◀ NEW BUMPOUT
ADDITION

NEW COVERED
PORCH ENTRY ▶



1 ELEVATION - PROPOSED RIGHTSIDE
1/4" = 1'-0"



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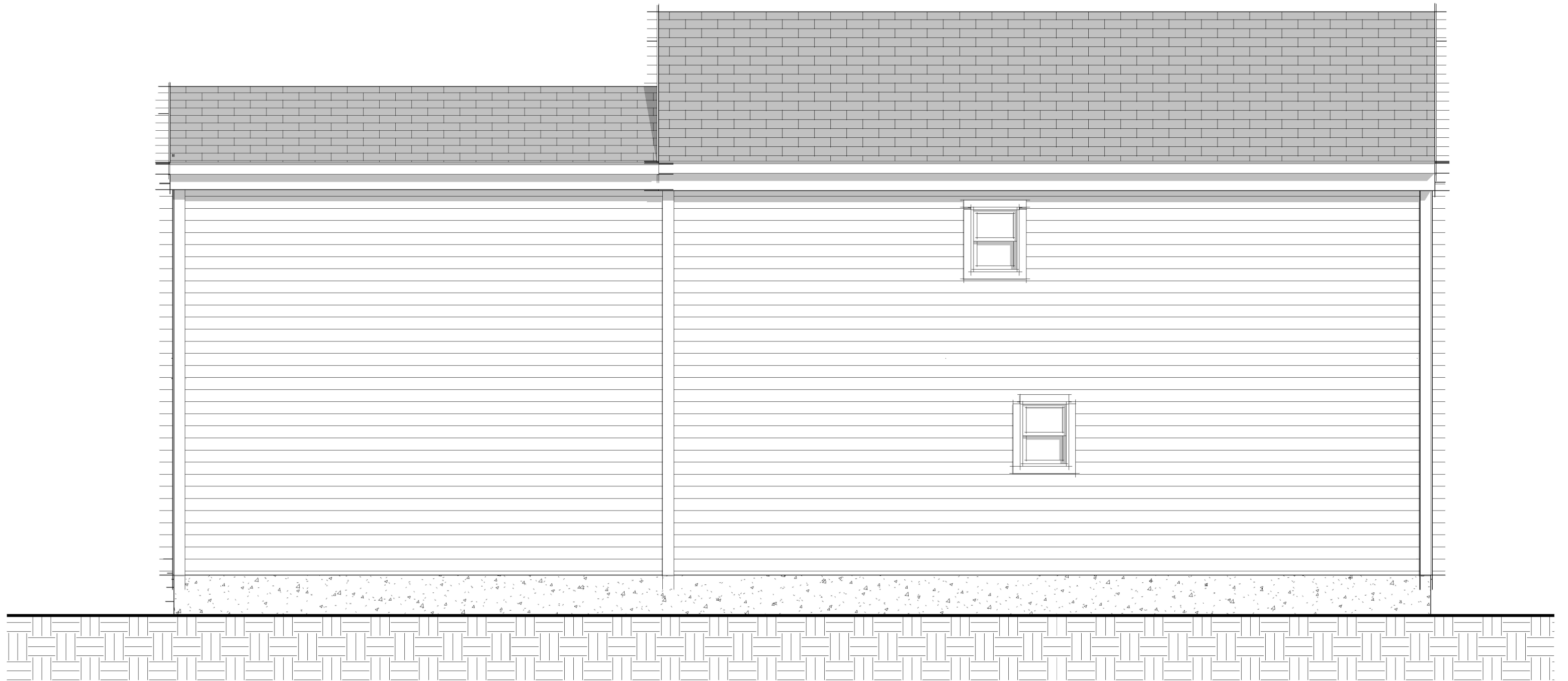
PROJECT
158 THORNDIKE STREET
PROPOSED RENOVATION & ADDITION

TITLE
**ELEVATION -
PROPOSED
RIGHTSIDE**

SCALE
AS NOTED

DRAWING
A3.3b

EXISTING



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

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158 THORNDIKE STREET
PROPOSED RENOVATION & ADDITION

TITLE

**ELEVATION -
EXISTING LEFTSIDE**

SCALE

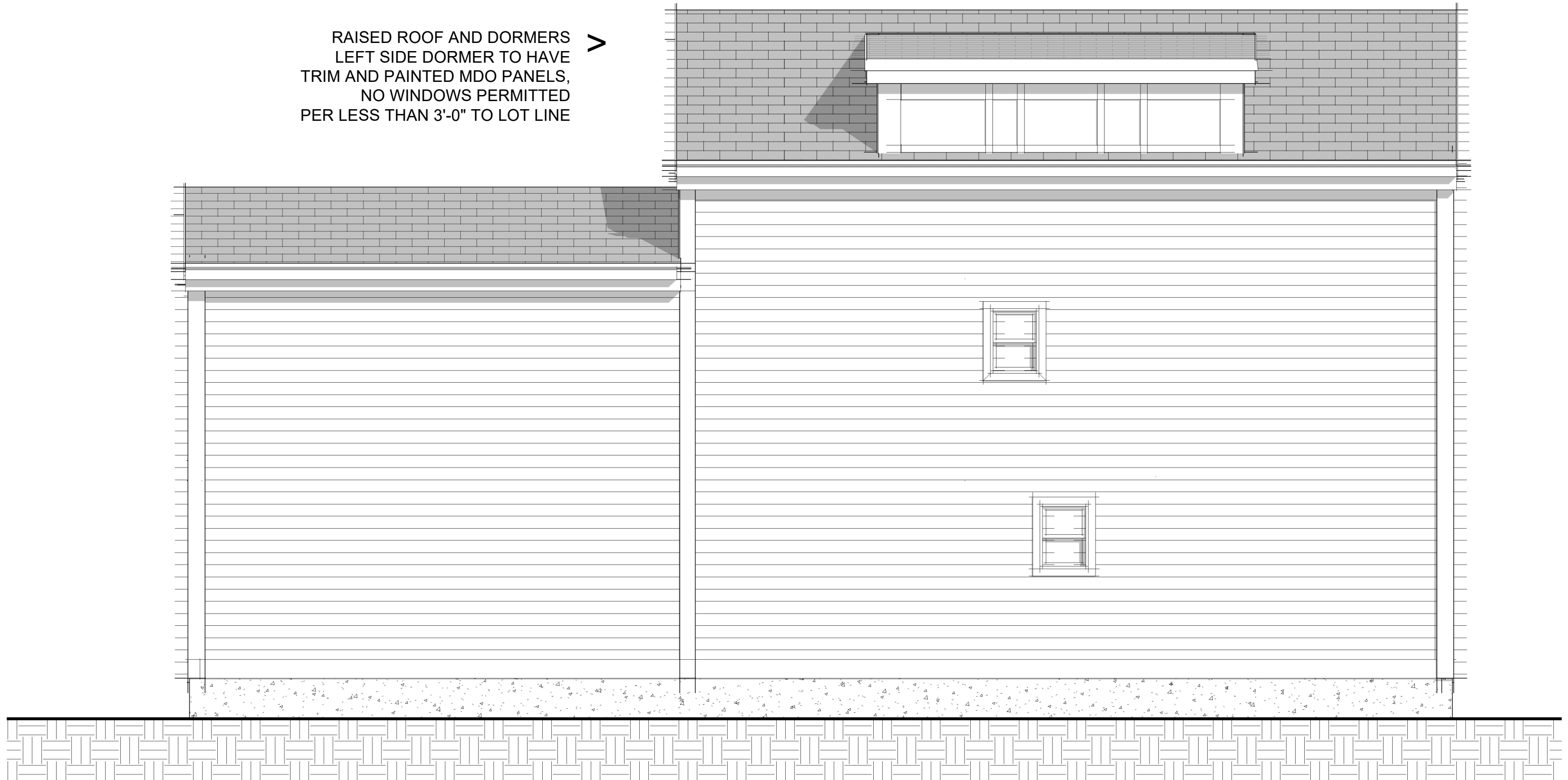
AS NOTED

DRAWING

A3.4a



RAISED ROOF AND DORMERS
 LEFT SIDE DORMER TO HAVE
 TRIM AND PAINTED MDO PANELS,
 NO WINDOWS PERMITTED
 PER LESS THAN 3'-0" TO LOT LINE



1 ELEVATION - PROPOSED LEFTSIDE
 1/4" = 1'-0"

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PROPOSED RENOVATION & ADDITION

TITLE

**ELEVATION -
 PROPOSED
 LEFTSIDE**

SCALE

AS NOTED

DRAWING

A3.4b



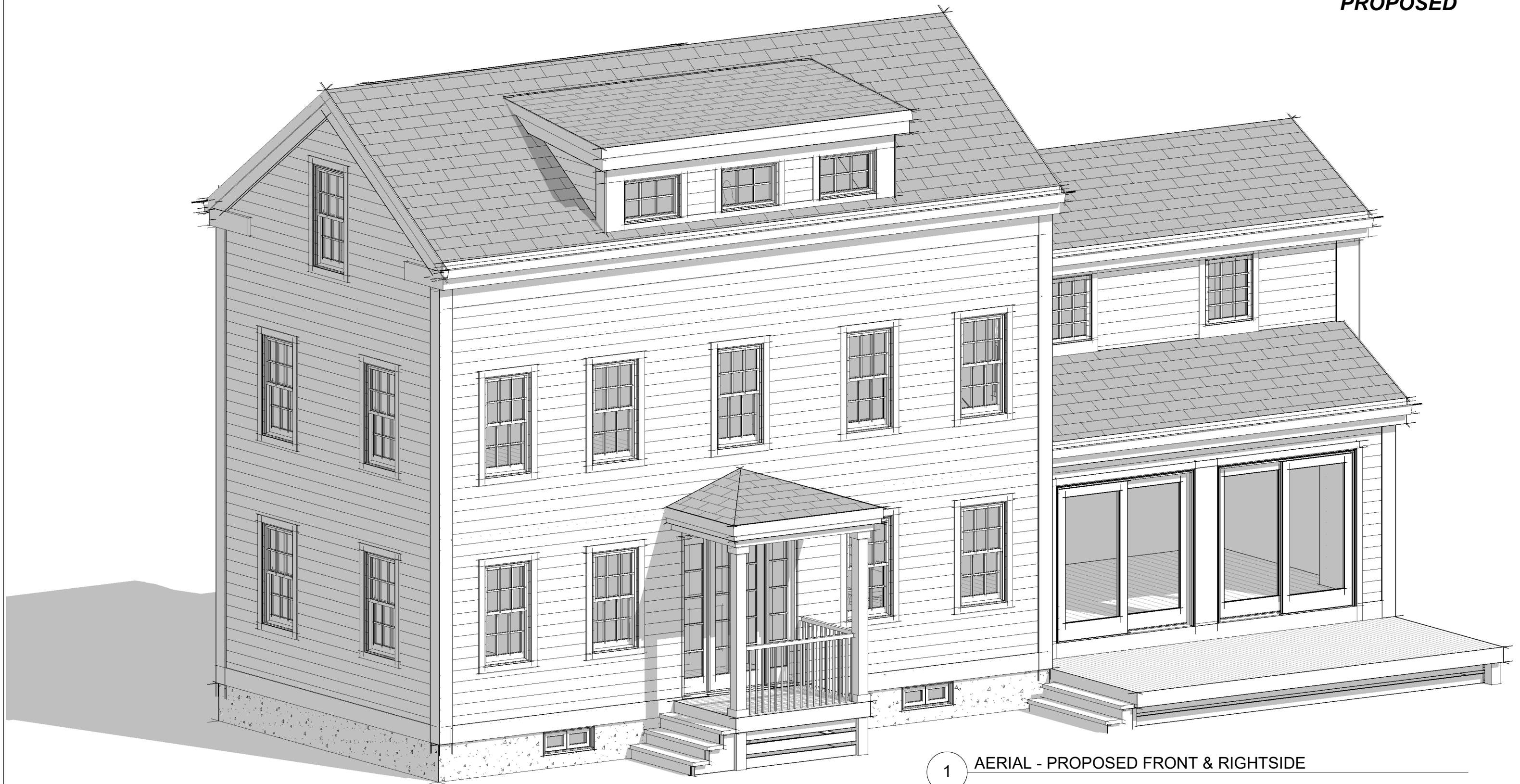
EXISTING



1 AERIAL - EXG FRONT & RIGHTSIDE

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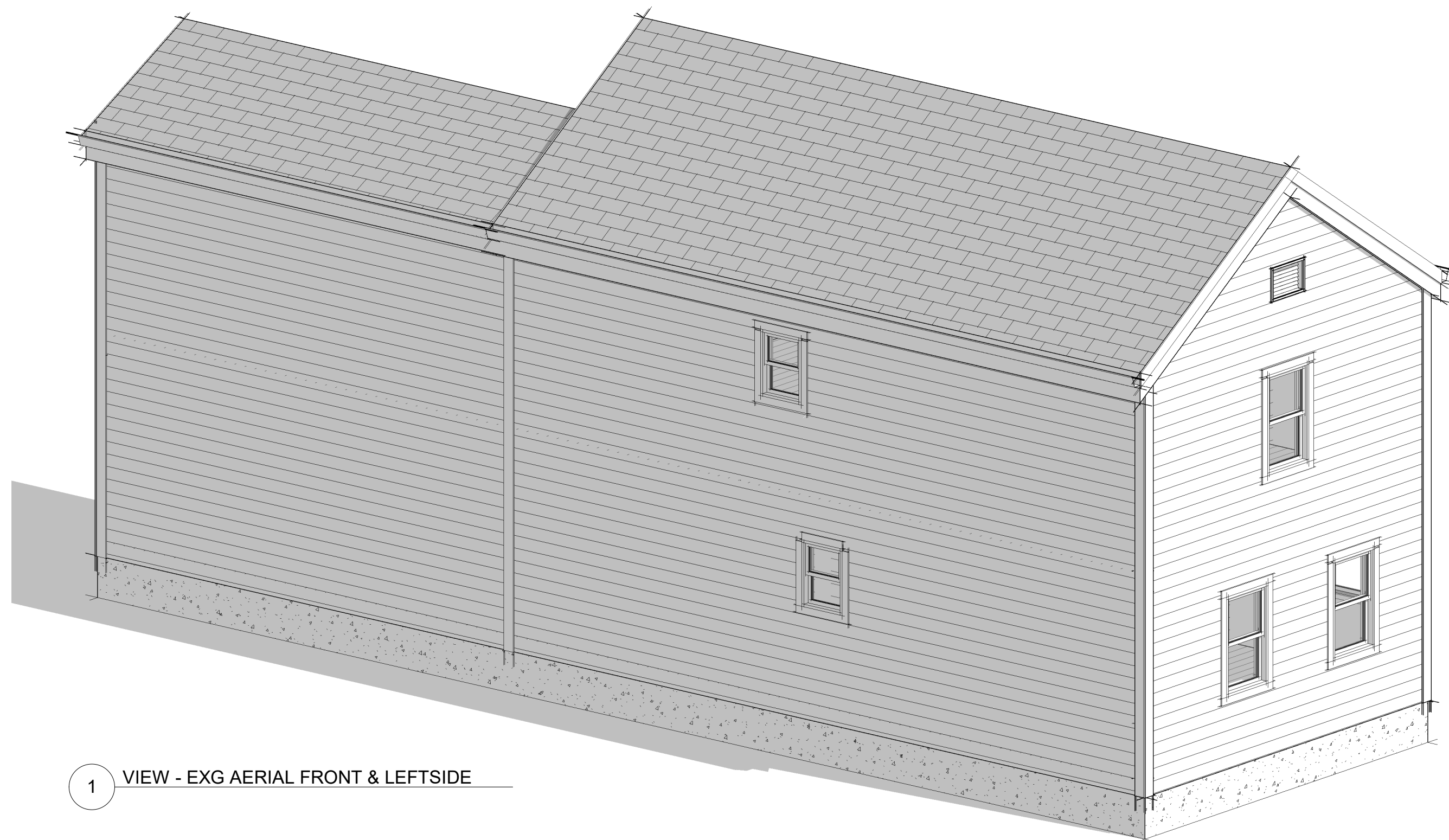
PROPOSED



1 AERIAL - PROPOSED FRONT & RIGHTSIDE

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--	--	---	--	----------------------------------	--

EXISTING



1 VIEW - EXG AERIAL FRONT & LEFTSIDE

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PROPOSED RENOVATION & ADDITION

TITLE

**AERIAL - EXG
FRONT & LEFTSIDE**

SCALE

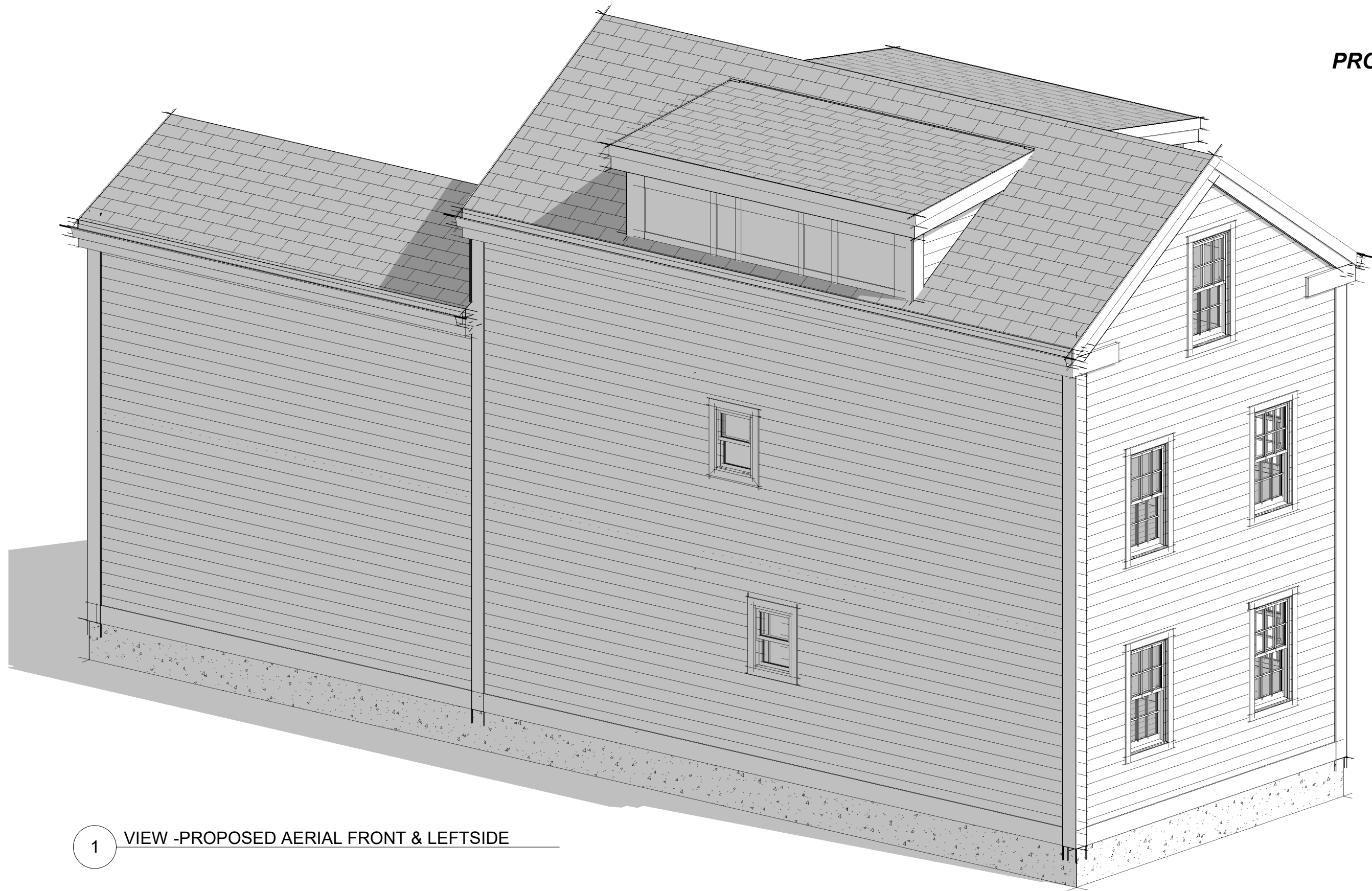
AS NOTED

DRAWING

A3.6a



PROPOSED



1 VIEW -PROPOSED AERIAL FRONT & LEFTSIDE

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2021

PROJECT
158 THORNDIKE STREET
PROPOSED RENOVATION & ADDITION

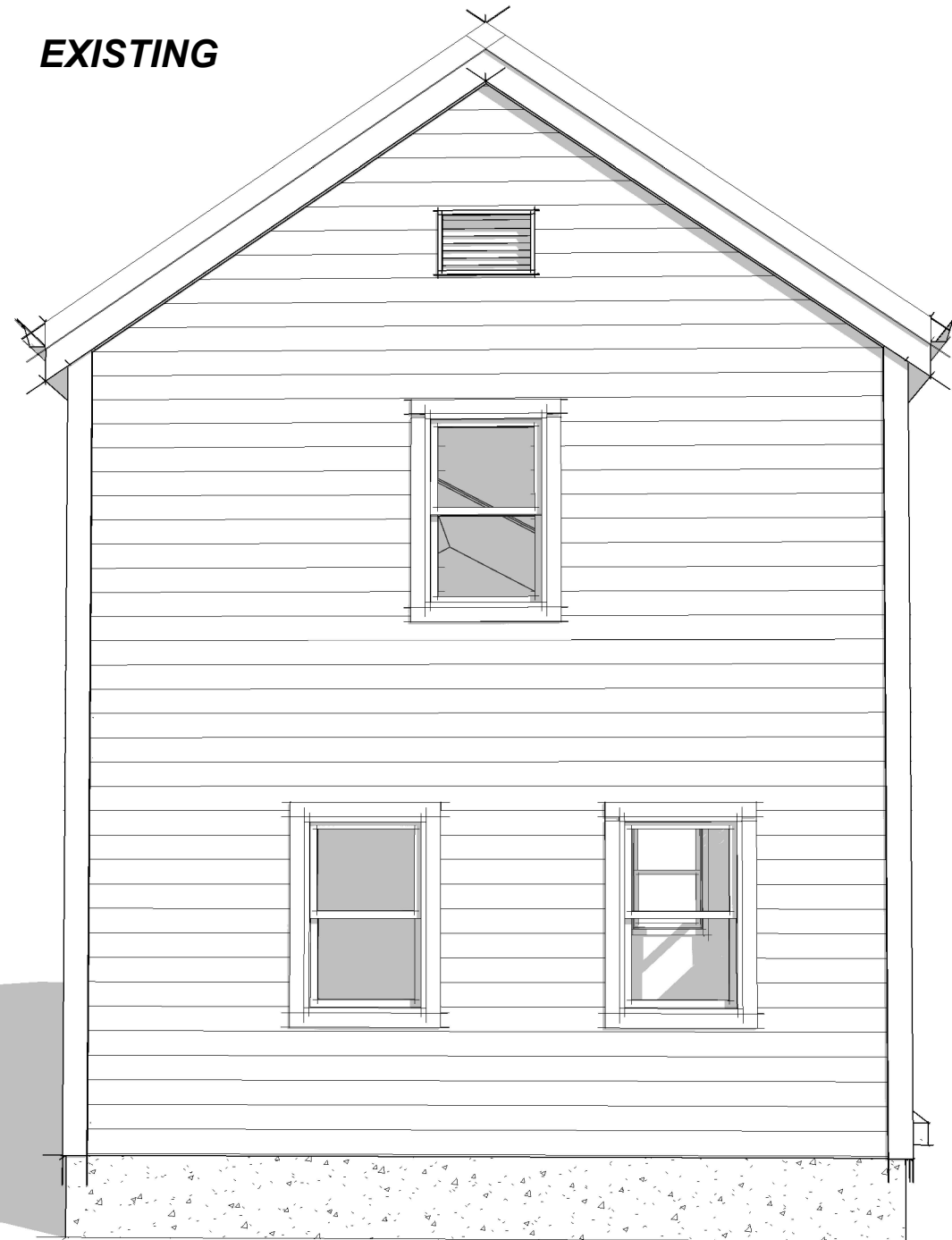
TITLE
**AERIAL -
PROPOSED FRONT
& LEFTSIDE**

SCALE
AS NOTED

DRAWING
A3.6b



EXISTING



1

VIEW - EXISTING FRONT

PROPOSED



2

VIEW - PROPOSED FRONT

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DATE
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 JANUARY
 2021

PROJECT
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PROPOSED RENOVATION & ADDITION

TITLE
**VIEW - EXG &
 PROPOSED FRONT**

SCALE
 AS NOTED

DRAWING
A3.7



EXISTING

PROPOSED



1 VIEW - EXG FRONT & RIGHTSIDE

2 VIEW - PROPOSED FRONT & RIGHTSIDE



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 2021

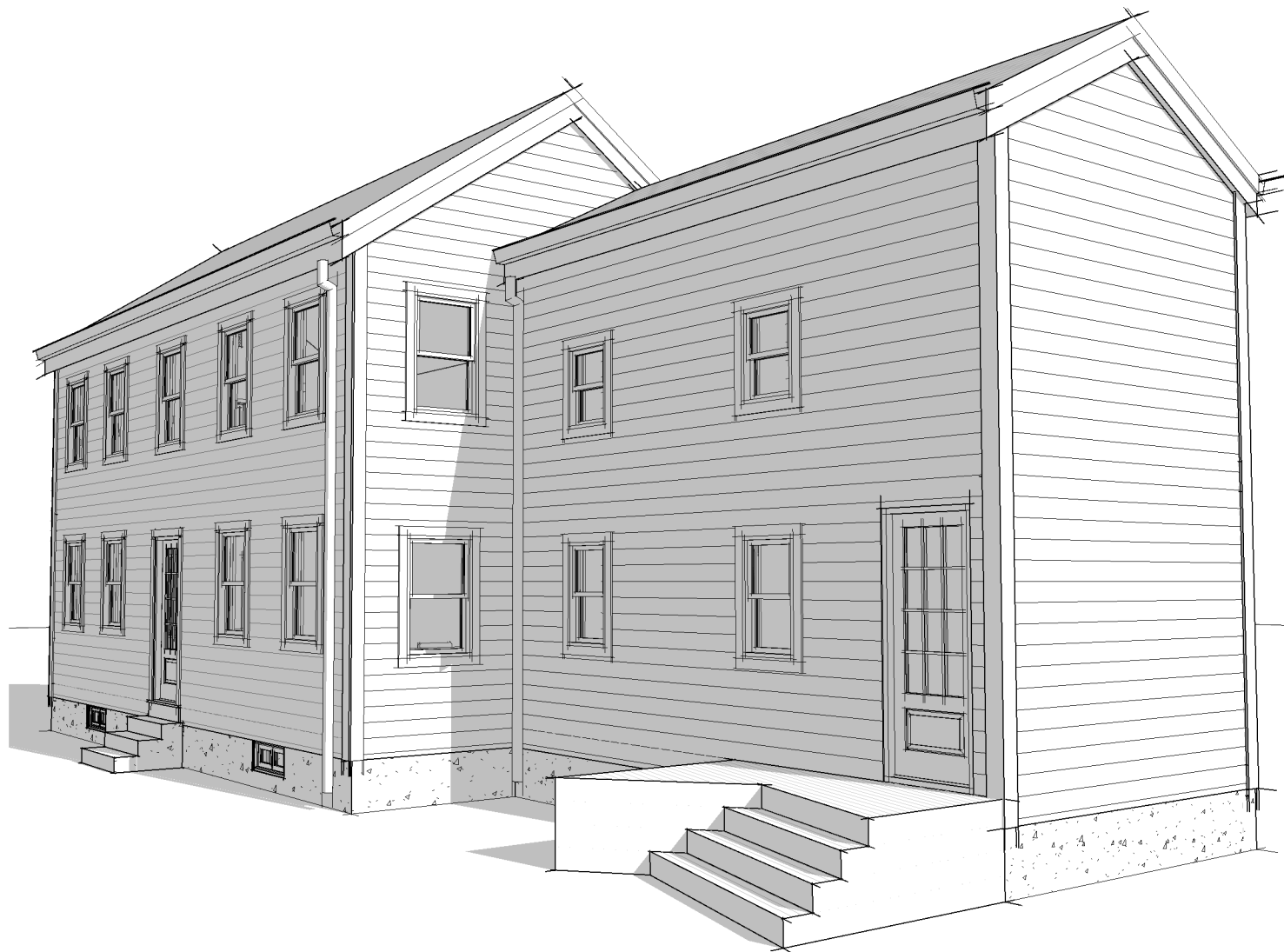
PROJECT
158 THORNDIKE STREET
PROPOSED RENOVATION & ADDITION

TITLE
**VIEW - EXG &
 PROPOSED FRONT
 & RIGHTSIDE**

SCALE
 AS NOTED

DRAWING
A3.8

EXISTING



PROPOSED



1 VIEW - EXG RIGHTSIDE & BACK

2 VIEW - PROPOSED RIGHTSIDE & BACK

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2021

PROJECT
158 THORNDIKE STREET
PROPOSED RENOVATION & ADDITION

TITLE
**VIEW - EXG &
PROPOSED
RIGHTSIDE & BACK**

SCALE
AS NOTED

DRAWING
A3.9



EXISTING LEGEND

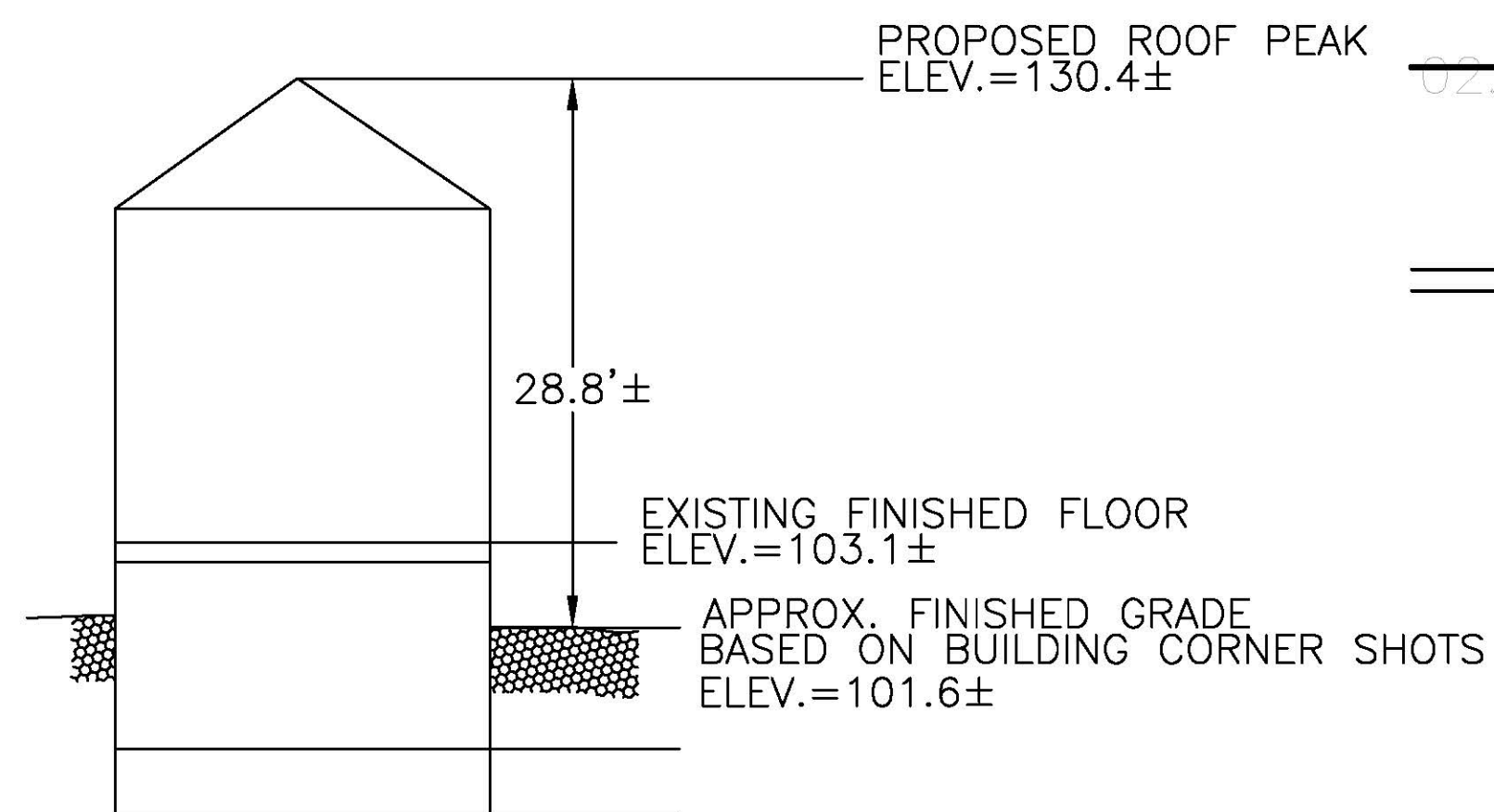
SS	SEWER LINE
⊙	SEWER MANHOLE
—V—	WATER LINE
—G—	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
—E—	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
—○—	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

ZONING LEGEND

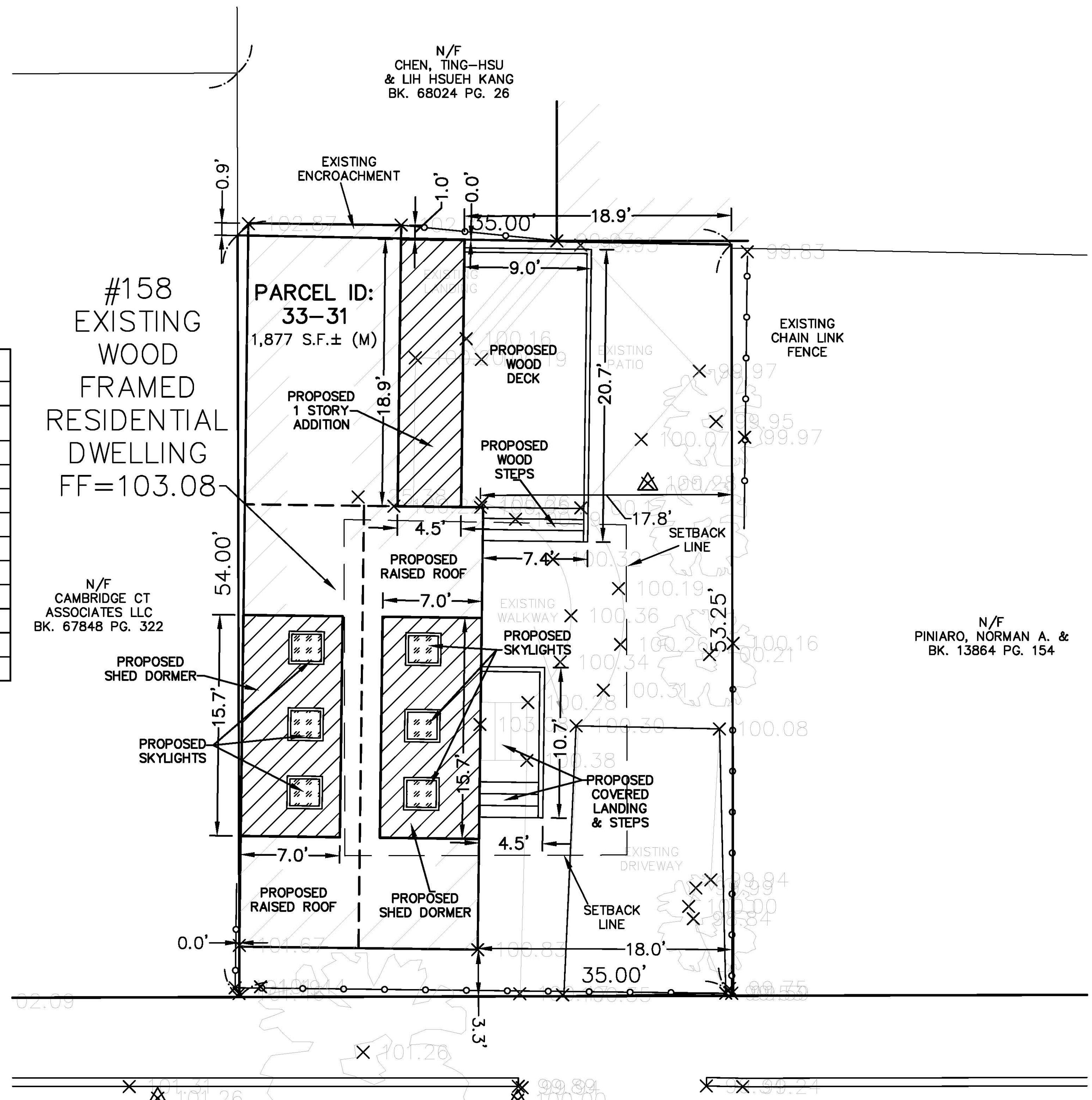
ZONING DISTRICT: RESIDENCE C-1			
	REQUIRED	EXISTING	PROPOSED
MAX. F.A.R.	0.75	-	-
MIN. AREA	5,000 S.F.	1,877± S.F.	1,877± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	1,500 S.F.	-	-
MIN. LOT WIDTH	50'	35'	35'
MIN. YARD FRONT	H+L/4 (a) - 10'	3.3'	3.3'
SIDE (LEFT)	(H+L/5) (n) - 7.5'	0.0'	0.0'
SIDE (RIGHT)	(H+L/5) (n) - 7.5'	17.8'	18.9'
REAR	H+L/4 (c) - 20'	0.9'	0.0'
MAX. BLDG. HEIGHT	35	23.8'±	28.8'±
MIN. OPEN SPACE	30%	40.1'±	44.7'±

Footnotes:

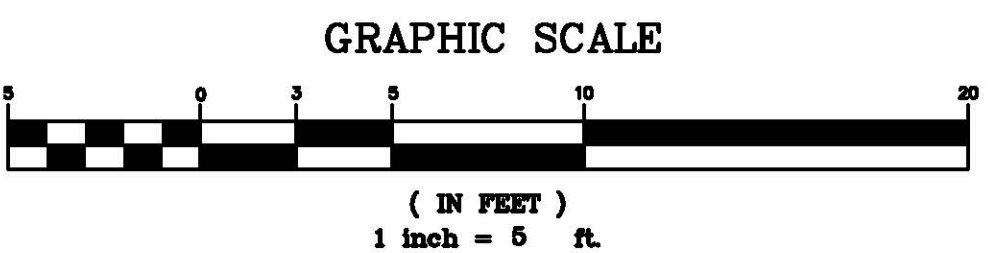
- (a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet;
- (c) In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line;
- (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.



PROPOSED PROFILE
NOT TO SCALE

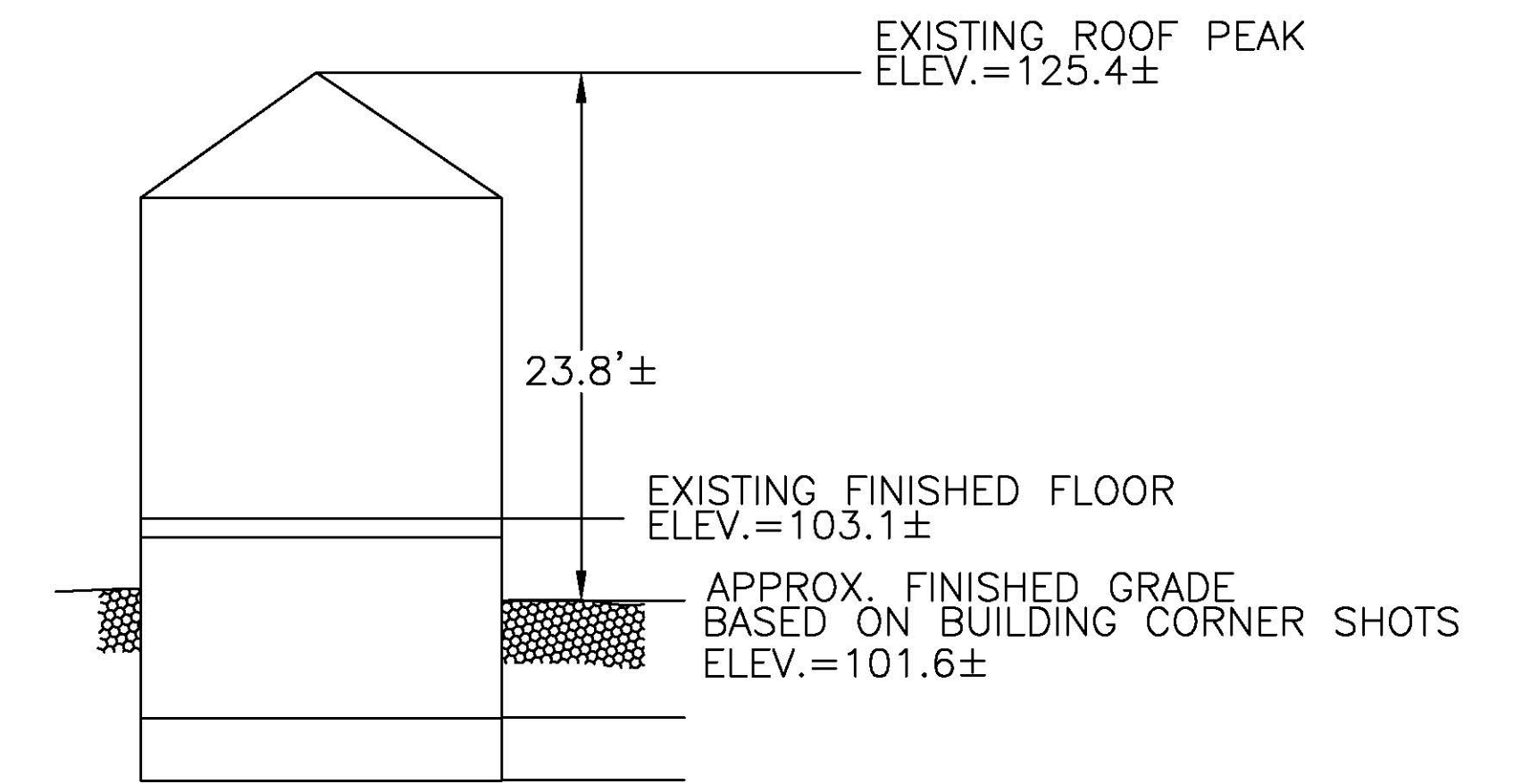


THORNDIKE STREET
(PUBLIC WAY)



NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 1/18/2021.
2. DEED REFERENCE: BOOK 61262, PAGE 309
PLAN REFERENCE 1: PLAN 259 OF 2013
PLAN REFERENCE 2: PLAN 315 OF 2020
PLAN REFERENCE 3: PLAN 1181 OF 1948
PLAN REFERENCE 4: PLAN 1404 OF 1983
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, IN COMMUNITY NUMBER: 250286, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

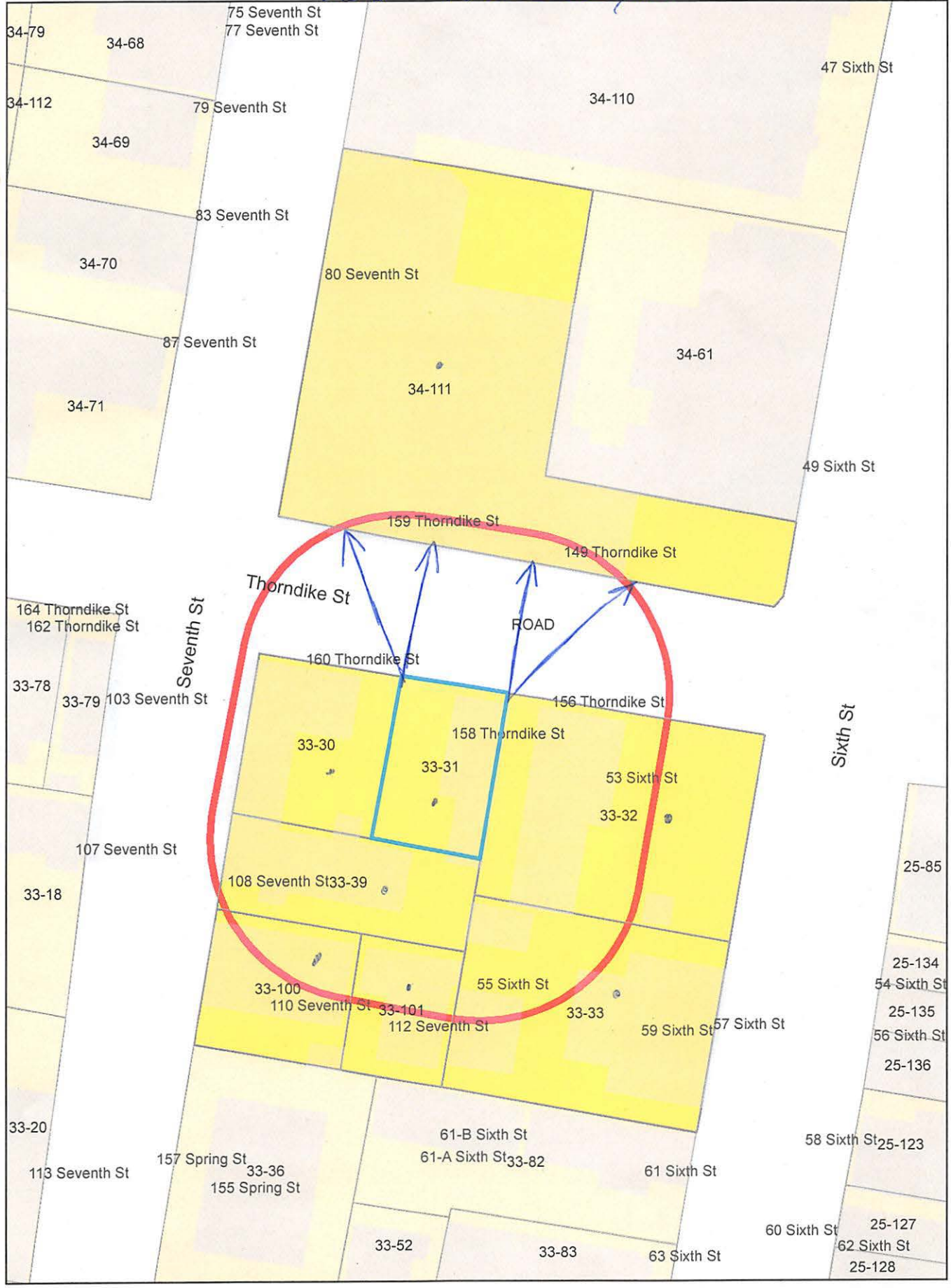


EXISTING PROFILE
NOT TO SCALE

SCALE	1"=5'
DATE	01/27/2021
REV	DATE REVISION BY
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	158 THORNDIKE STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY	DK
CHKD BY	PJN
APPD BY	PJN
PLOT PLAN OF LAND	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	
SHEET NO.	1

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THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
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158 Thorndike St.



158 Thorndike St.

Retitioner

33-32
CAMBRIDGE CT ASSOCIATES LLC
90 SPENCER AVE
CHELSEA, MA 02150

33-100
ANDRE P. SOUSA & LIBERIA SOUSA
110 SEVENTH ST
CAMBRIDGE, MA 02141

GCD ARCHITECTS
C/O ADAM J. GLASSMAN, R.A.
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

34-111
ROMAN CATHOLIC ARCHBISHOP OF
BOSTON CORPORATION SOLE
49 SIXTH STREET
CAMBRIDGE, MA 02141

33-31
MURPHY, SAMUEL L. & KATHERINE SKUBECZ
158 THORNDIKE ST
CAMBRIDGE, MA 02141

33-30
PINIARO, NORMAN A. & MARYANN PINIARO
160 THORNDIKE ST
CAMBRIDGE, MA 02141-1532

33-39
CHEN, TING-HSU & LIH HSUEH KANG
28 CONANT RD.
BROOKLINE, MA 02467

33-33
BYRNE, JANINE E. & BRUCE G. PICARD JR.
57 SIXTH ST.
CAMBRIDGE, MA 02141

33-33
DANIEL, LUCA
55-59 SIXTH ST., #59
CAMBRIDGE, MA 02141

33-33
KOURABAS, MICHAEL AMANDA NOELE PERILLO
55-59 SIXTH ST UNIT 55
CAMBRIDGE, MA 02141

33-101
BALLESTAS, DIANE
112 REAR SEVENTH ST. #1
CAMBRIDGE, MA 02141