

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 NOV -9 PM 2:59
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 201432

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: CM-CHR, Inc, Trustee of 1640 Mass Ave Realty Trust C/O Sarah Like Rhatigan Esq, Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, Boston, MA 02108

LOCATION OF PROPERTY: 1640 Massachusetts Ave, Cambridge, MA

TYPE OF OCCUPANCY: Mixed-use (retail, office, lodging house).

ZONING DISTRICT: Residential C-2 and Residential B Zone

REASON FOR PETITION:

/Additions/ /Conversion to Additional Dwelling Units/ /New and enlarged windows and doors within side and rear yard setbacks/

DESCRIPTION OF PETITIONER'S PROPOSAL:

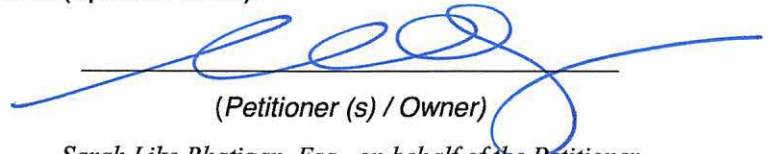
Renovation and additions to a preexisting nonconforming structure, creating seven (7) residential units within the existing building.

Extension of less restrictive zoning into Residential B district. New and enlarged windows and doors within side and rear yard setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 2.000 Section: Footnote 16 (Exemption for basement uses)
- Article: 3.000 Section: 3.32 (Extension of less restrictive dimensional provisions)
- Article: 5.000 Section: 5.31 (Table Dimensional Requirements).
- Article: 8.000 Section: 8.22.3 (Alteration to Non-conforming structure)
- Article: 8.000 Section: 8.22.1.d (New and modified windows within setbacks)
- Article: 10.000 Section: 10.30 (Variance) and Sec. 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) / Owner)

Sarah Like Rhatigan, Esq., on behalf of the Petitioner

(Print Name)

Date: 11/7/22

Address: Trilogy Law LLC, 12 Marshall St., Boston, MA 02108

Tel. No. 617-543-7009

E-Mail Address: sarah@trilogylaw.com

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

CM-CHR, Inc., Trustee of 1640 Mass. Ave. Realty Trust, under a Declaration of Trust dated January 27, 2001

(OWNER)

Address: with a principal place of business at 300 Independence Drive, Chestnut Hill, MA 02467

states that **CM-CHR, Inc., Trustee of 1640 Mass. Ave. Realty Trust, under a Declaration of Trust dated January 27, 2001** owns the property located at **1640 Massachusetts Avenue, Cambridge, MA 02138** which is the subject of this zoning application.

The record title of this property is in the name of **CM-CHR, Inc., Trustee of 1640 Mass. Ave. Realty Trust, under a Declaration of Trust dated January 27, 2001**

pursuant to a deed dated **February 1, 2021** and duly recorded in the Middlesex South County Registry of Deeds on **February 2, 2021**, at Book **76865**, Page **377**;

CM-CHR, Inc., Trustee of 1640 Mass. Ave. Realty Trust, under a Declaration of Trust dated January 27, 2001

BY: _____

Name: **Peter F. Poras**

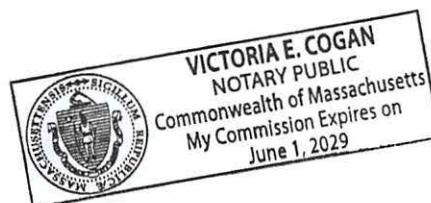
Title: **Treasurer of CM-CHR, Inc., duly authorized
As Trustee of 1640 Mass. Ave. Realty Trust**

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

Commonwealth of Massachusetts, County of Middlesex

The above-named **Peter F. Poras, Treasurer of CM-CHR, Inc., Trustee of 1640 Mass. Ave. Realty Trust**, personally appeared before me, this 27th day of October, 2022, and made oath that the above statement is true.

Victoria E. Coogan Notary
My commission expires (Notary Seal).



BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

BACKGROUND AND INTRODUCTION:

This project entails the renovation of and addition to a preexisting, nonconforming structure, currently a mixed-use building including two illegal uses, a bookstore (basement), architect's office (1st floor), and one legal use, a lodging house (2nd and 3rd floors). This mid-19th Century structure is located on an oddly shaped lot that is essentially landlocked nestled behind a commercial building, with a footpath extending out to Massachusetts Avenue. The majority of the lot is located within a Residential C-2 district, while the rear of the lot is in a Residential B district. The structure is set close to the front, right side, and rear lot lines and does not comply with current yard setback requirements for either district. Whereas most of the structure sits within the Residential C-2 district, the rear portion is located in the Residential B district.

The Petitioner is proposing to renovate and construct modest additions to the building in order to preserve the building's architectural integrity, while allowing for the creation of seven (7) residential apartments. This proposal involves the following modifications to the existing building requiring relief from the Cambridge Zoning Ordinance (the "Ordinance"):

1. Renovate and improve basement to convert from substandard retail use to two residential units
2. Construct window wells within side yard setbacks for emergency egress as required by code
3. Construct additions above the one-story and two-story portions of the building within side and rear setbacks
4. Construct deck at 2nd floor within side and rear setbacks
5. Construct side entry stairs within side setback
6. Convert use within the building to seven (7) residential dwelling units

LITERAL ENFORCEMENT WOULD INVOLVE SUBSTANTIAL HARDSHIP REQUIRING VARIANCE:

Nearly any modifications to the existing building would trigger a requirement for a variance due to the odd size and shape of the lot, the shape and oddly configured mid-19th Century structure, its siting on the lot, and the fact that the lot and structure lie partially within the restrictive Residential B district. Specifically, the project requires the following variances:

- a. The Petitioner seeks a variance under Section 8.22.3 to allow for renovation of and additions to a nonconforming structure that will violate the right-side and rear yard setbacks requirements of Section 5.31; and
- b. The Petitioner seeks a variance under Section 3.32.2 to allow additional residential units (that are allowed per calculations of allowable density for the whole lot) to be located partially on the Residential B portion of the lot, thereby allowing for the conversion to seven (7) residential dwelling units.

The aging structure is in disrepair and in need of substantial renovation. The existing mix of uses is not ideal, with illegal commercial uses operating in a building tucked behind the commercial street front, and substandard living conditions for lodgers on the upper floors. The building predates zoning, and thus requires variances due to its nonconforming location on the lot and its placement on a lot located in these two districts. The Petitioner would face substantial hardship if the Board were to require strict adherence to the dimensional (yard setbacks) and the use limitations (for the Residential B portion of the lot) that are triggered by the Ordinance. A literal enforcement of the Ordinance in this instance would result in severely constraining the ability of the Petitioner to renovate, improve and modestly expand the existing structure in order to provide for updated, code-compliant, residential housing within the existing structure.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship described in this application is owing to the following unique circumstances: (a) the extraordinarily oddly-shaped polygon lot, (b) the oddly-shaped, multiple-level, mid-19th Century structure, (c) the location of the existing structure very close to the front, right and rear lot lines, and (d) the siting of the lot and the structure in both the Residential C-2A and the more restrictive Residential B district. These circumstances are extremely unique to this Property and generally do not affect other properties in these zoning districts. An alternative of demolishing the structure and constructing a new conforming building on the lot would be both extremely costly and undesirable. Due to the existing structure's age and substandard conditions, the necessary improvements and upgrades to the structure will be extremely costly. The renovations, modest additions, and conversion to multi-family residential use while largely preserving the existing building are necessary to make the project financially feasible. Constrained by the combination of hardship factors described here, the Petitioner's options for renovations and modest expansion are extremely limited.

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 requested relief may be granted without detriment to the public good. The renovation and additions to the existing structure will have limited to no impacts on its abutters, and will not substantially, or negatively affect the residents or neighboring uses. The additions to the rear portions of the structure will be minimal. The change of use from its current mix of illegal commercial uses to multi-family residential use will result in a diminishment of impacts on the neighbors, resulting in less traffic, congestion, noise, and nuisance than the existing mix of commercial uses would impose. The substantial upgrading of all systems, new fire-code compliance, and other code improvements will result in improved safety and benefits for the abutters and the neighborhood. Moreover, the project will result in the addition of much-needed, modestly-sized, residential apartments located close to public transit.

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

The granting of variance relief in this instance will be consistent with the intent and purpose of the Ordinance, as detailed in Section 1.30 of Article 1.000 Preamble of the Zoning Ordinance as well as M.G.L. Ch. 40A Zoning Section 10 Variances, the proposed project will:

1. Create quality housing with valued open space for the benefit of the residents and abutters.
2. Not result in use or activity not otherwise permitted in the ordinance.
3. Not result in negative impacts listed in Section 1.3 regarding traffic, population density, blight, and pollution.

***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 1640 Massachusetts Ave , 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:

With the granting of variance relief requested herein, the project will otherwise comply with the dimensional and other requirements of the Ordinance, and meet the requirements for the following special permits:

- (i) The Petitioner seeks a special permit under Section 3.32.1, which would allow the less restrictive dimensional regulations of the Residential C-2 district to be extended twenty-five (25) feet into the more restricted district Residential B area at the rear of the lot. The lot meets the requirement that more than one-half of the lot (5,168 square feet, 78%) lies within the less-restrictive Residential C-2 district; and
- (ii) The Petitioner seeks a special permit under Article 2.000, footnote 16 of the Ordinance which allows the Board to exempt areas in the basement from the calculation of Gross Floor Area by special permit, where the Board finds that “the uses occupying such exempted GFA support the character of the neighborhood or district in which the applicable lot is located”; and
- (iii) The Petitioner seeks a special permit under Section 8.22.2.c to allow for new, modified, and/or enlarged windows, doors, and/or skylights or similar openings on exterior walls of the nonconforming structure located within the side or rear yard setbacks (that would not otherwise be allowed under Section 8.22.1.d), where such new, modified and/or enlarged openings will not be detrimental to abutters or the district.

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 project meets the general special permit criteria in that it will not substantially impact the established neighborhood character, nor cause congestion hazard, or negative impacts in terms of traffic generated or patterns of access or egress. The changes proposed are consistent with a modest change to a preexisting nonconforming structure that will bring the Property’s uses into conformity with neighboring multi-family residential uses. There will be no change to access or egress patterns. Parking requirements (per the existing Article 6 of the Ordinance) are the same for both the existing and proposed uses, and thus the lack of onsite parking does not require zoning relief. Moreover, the Property is located on several bus routes and within a 5-minute walk to Harvard Square MBTA Red Line Station.

The existing neighborhood consists of a mix of commercial (retail and office) and densely built, large condominiums and apartment complexes, with a lower-density residential neighborhood behind. The proposed construction allows for the creation of much-needed, moderately-sized apartments within an existing mid-19th Century building, and the preservation of open space on an otherwise very constrained lot, in such a manner that is consistent with the area. The project also importantly allows for revitalization, upgrading, and improvement of the aged structure.

Specifically, with regards to the special permit requested to exempt basement uses, the Petitioner notes that the Property is located within the Basement Overlay District (Section 20.600), the purpose of which is “to allow for the creation of studio or one-bedroom apartment units in appropriate unused basement level space of certain existing multifamily residential buildings...” See Section 20.610. Although the Property does not meet all requirements for a special permit under the Basement Overlay, the proposed conversion of the

basement is consistent with the policies promoted by the Basement Overlay. “[I]t is in the public interest to permit the creation of additional units under circumstances which promote the maintenance and improvement of older buildings, including improved stormwater and wastewater management, and which provide additional housing without building new structures or increasing the size of existing structures.” See Sec. 20.610. The purpose and intent of the Overlay support a finding in this instance that the conversion of the existing basement areas of this historic building (most recently a bookstore) for one and two-bedroom residential apartments, particularly where the modifications to the basement will not have a negative impact on abutting uses.

Additionally, with regards to the special permit to allow for additional residential units within the Residential B portion of the lot, it should be noted that this will allow for a more sensible floor layout for the units in the building and will not be perceptible to the neighbors of the Property.

- 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 continued operation of or development of adjacent uses will not be adversely affected by this project; nor will the project impair the adjacent commercial and large, multi-family residential condominiums and apartment buildings abutting the project. In fact, the development of this Property will bring about welcome quality housing to the neighborhood.

- 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:**

No nuisance or hazard will be created by the granting of the requested special permit relief, for the reasons described above. The proposal is in keeping with the residential development and density and nature of uses envisioned for the neighborhood.

- 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 requested special permit relief can be granted without impairing the integrity of the districts or adjoining districts because it will allow for sensible and modest changes to a preexisting nonconforming use and structure that will be in keeping with the neighborhood uses and beneficial in providing much-needed, moderately-sized, residential apartments to the benefit of the district and City residents.

***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: CM-CHR, Inc., Trustee of 1640 Mass Ave Realty Trust
Location: 1640 Massachusetts Ave., Cambridge, MA
Phone: 617-543-7009

Present Use/Occupancy: Mixed-use (retail, office, lodging house).
Zone: Residential C-2 and Residential B Zone
Requested Use/Occupancy: Multi-family residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,323 sf	3,995 sf	11,464 sf	(max.)
<u>LOT AREA:</u>		6,598 sf	6,598 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.5	0.61	1.74	
<u>LOT AREA OF EACH DWELLING UNIT</u>		6,598 sf	942 sf	660 sf	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	80 ft (avg)	80 ft (avg)	50 ft	
	<u>DEPTH</u>	112 ft	112 ft	--	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0	0	10.0 ft	
	<u>REAR</u>	9.2 ft	9.2 ft	20.0 ft	
	<u>LEFT SIDE</u>	30.2 ft	30.2 ft	14.6 ft	
	<u>RIGHT SIDE</u>	1.9 ft	1.9 ft	13.7 ft	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	30.4 ft	34.17 ft	85 ft (Res C-2)/35 (Res B)	
	<u>WIDTH</u>	76.7 ft	76.7 ft	--	
	<u>LENGTH</u>	30.7 ft	37.0 ft	--	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.29	0.42	0.15	
<u>NO. OF DWELLING UNITS:</u>		0	7	10	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	n/a	

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

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

#201432

December 2, 2022

Cambridge Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge MA 02139

RE: 1640 Massachusetts Ave Proposal

Dear Board Members,

I am writing to express my support for the proposal to convert 1640 Mass Ave into seven apartment units. The proposal will greatly improve the use of site as the use is consistent with the surrounding neighborhood. The applicant's efforts to largely preserve the building's architecture, are greatly appreciated. As the closest abutter to this project, we also appreciate their efforts to ensure the project's impacts to our property are minimized.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Salim Tabit', with a large, sweeping flourish above it.

Salim Tabit
1638 – 1646 Mass Ave

Pacheco, Maria

From: Gordon Moore <hugmoore183@gmail.com>
Sent: Wednesday, December 7, 2022 10:14 AM
To: Pacheco, Maria
Cc: Sarah@trilogylaw.com; amartineau@chestnuthillrealty.com
Subject: Re: Regarding Case No. BZA-201432, 1640 Mass Ave. BZA Meeting of the 15, December, 2022

Dear Ms. Pacheco

In accordance with the suggestion from the Chairman, I am requesting the following be brought to the attention of the BZA members before next Monday.

BZA Commissioners:

The 1640 Mass Ave proposal (BZA 201432) is very complicated, as will be our presentation that it does not meet Zoning Ordinance standards. There are two petitions and two variances about which we will have something to say.

We respectfully ask if we could have an extension of time (3 minutes for each of their four requests would be the most helpful) for making our case.

Please let me know your answer so that we can plan accordingly.

Thank you,

Gordon Moore

On Wed, Dec 7, 2022 at 8:25 AM Pacheco, Maria <mpacheco@cambridgema.gov> wrote:

Hi,

I emailed the Chair, and this is what he said:

I will probably allow a little more flexibility, time in their testimony. I would ask that they send a letter to the board, by next Monday before 5:00 p.m., so that members of the board will be aware of their position and have time to reflect on their views, and hopefully, council for the applicant, Sarah Rhatigan ???? will also be aware.

Maria



Chestnut Hill Realty

November 22, 2022

Dear Neighbor,

I am writing on behalf of 1640 Mass Ave Realty Trust to introduce myself and to make you aware of our proposed renovations to 1640 Mass Ave. Our proposal consists of primarily interior renovations to the existing building to create seven apartment units, including four 1-bedroom units and three 2-bedroom units. The proposal largely preserves the existing building with the exception of minor additions to the front and sides of the building. The courtyard in front of the building will be improved with new landscaping and hardscaping. No new surface parking will be created and access to the building will not change. We anticipate the Board of Zoning Appeals will be reviewing our application in mid-December. A date for our hearing has not yet been scheduled.

In the interim, I am more than happy to answer any questions you may have and to share our plans with you.

Please feel free to contact me at 978-551-3169 or via email at amartineau@chestnuthillrealty.com

Sincerely,

Andy Martineau
Project Manager

617-323-2100
Management Offices
Fax 617-323-8888

Box 67396, Chestnut Hill, MA 02467-0004
chestnuthillrealty.com

617-323-8700
Maintenance Services
Fax 617-323-8889

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CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2022 DEC -9 A 11:31

December 7, 2022

Via Email and Federal Express

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Attn: Maria Pacheco, Zoning Administrator

Re: BZA Case No. 201432-2022—1640 Massachusetts Avenue, Cambridge

Dear Ms. Pacheco:

Enclosed here for filing in connection with the above-referenced Board of Zoning Appeal application are the following additional materials:

- a) Certified Plot Plan – 1640 Massachusetts Avenue – showing the proposed conditions, dated December 5, 2022; and
- b) Solar Studies – 1640 Massachusetts Avenue – dated December 4, 2022.

Thank you for your assistance.

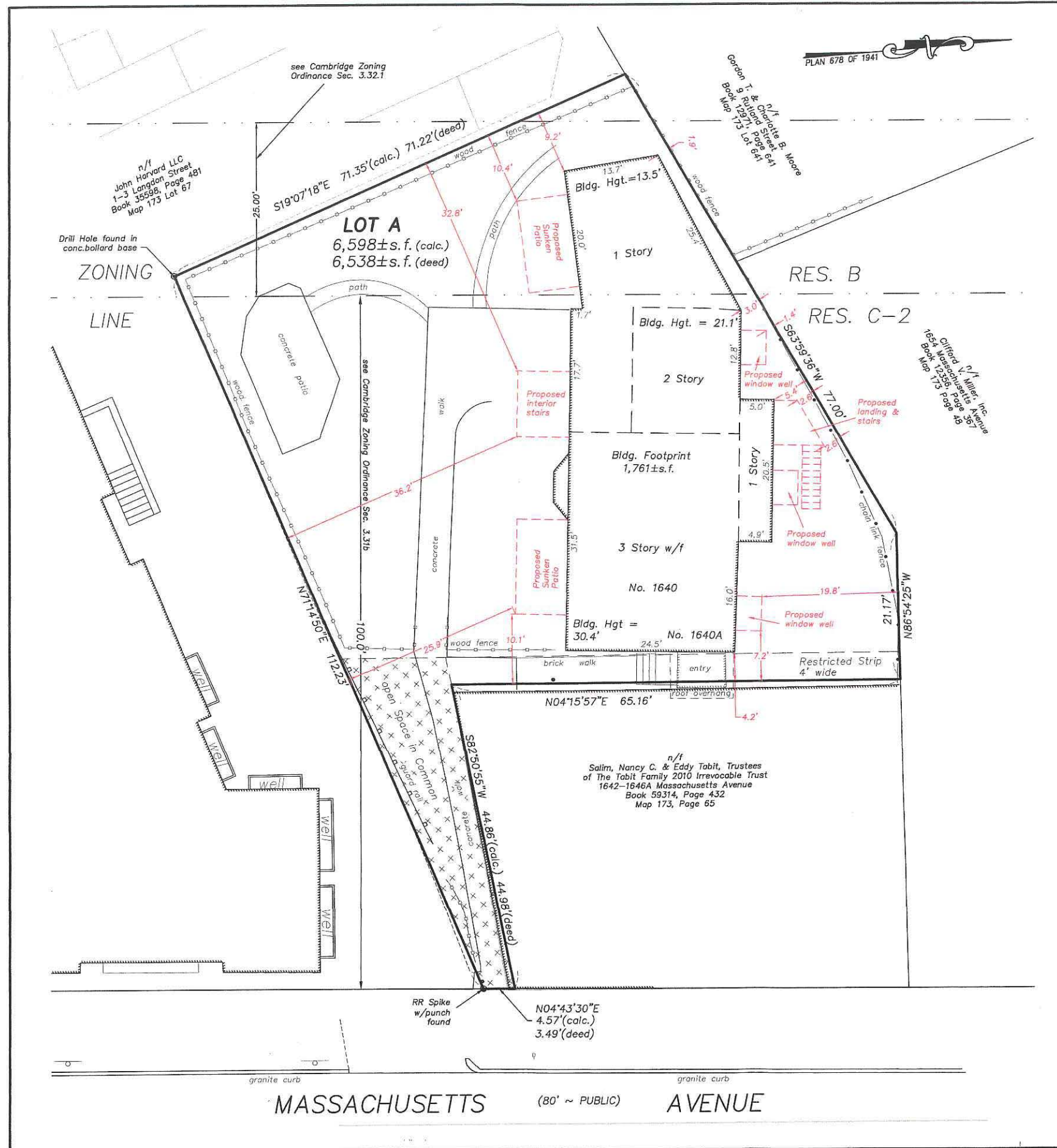
Sincerely,



Sarah Like Rhatigan, Esq.

Enclosures

CC (via email): Mr. Andy Martineau
Mr. Marc Levin
Dr. Gordon Moore



GENERAL NOTES

OWNER OF RECORD: CM-CHR, INC., TRUSTEE OF 1640 MASS. AVE. REALTY TRUST
300 INDEPENDENCE DR. CHESTNUT HILL, MA 01824

DEED REFERENCE: BOOK 76865, PAGE 377
PLAN REFERENCE: PLAN 678 OF 1941
TAX MAP REFERENCE: MAP 173 LOT 75

The Parcel shown on this survey lies within a Zone "X", as described on the Flood Insurance Rate Map No. 25017C0438E, dated 6-4-2010, in which the property is located.

I hereby certify that this plan is based on an actual field survey by Otte & Dwyer, Inc., Land Surveyors on 12-1-2020 and updated on 11-1-2022.

12/5/22
David A. Dwyer, Jr., PLS
Professional Land Surveyor No. 46707
ddwyer@ottedwyer.com

CITY OF CAMBRIDGE
INSPECTION SERVICES
2022 DEC -9 A 11:31

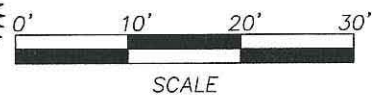
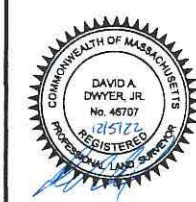
CERTIFIED PLOT PLAN

1640 MASSACHUSETTS AVENUE
CAMBRIDGE, MASS. 02138

PREPARED FOR
1640 MASS. AVE. REALTY TRUST

BY
OTTE & DWYER, INC.
LAND SURVEYORS

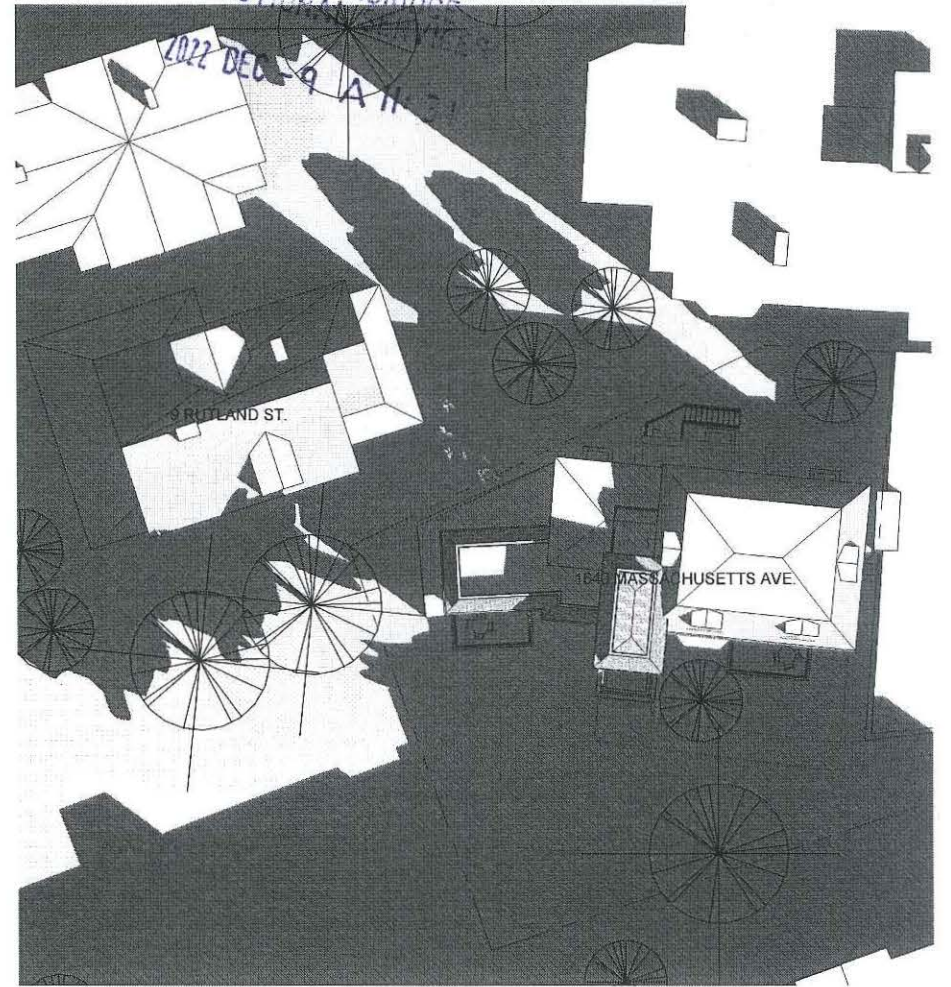
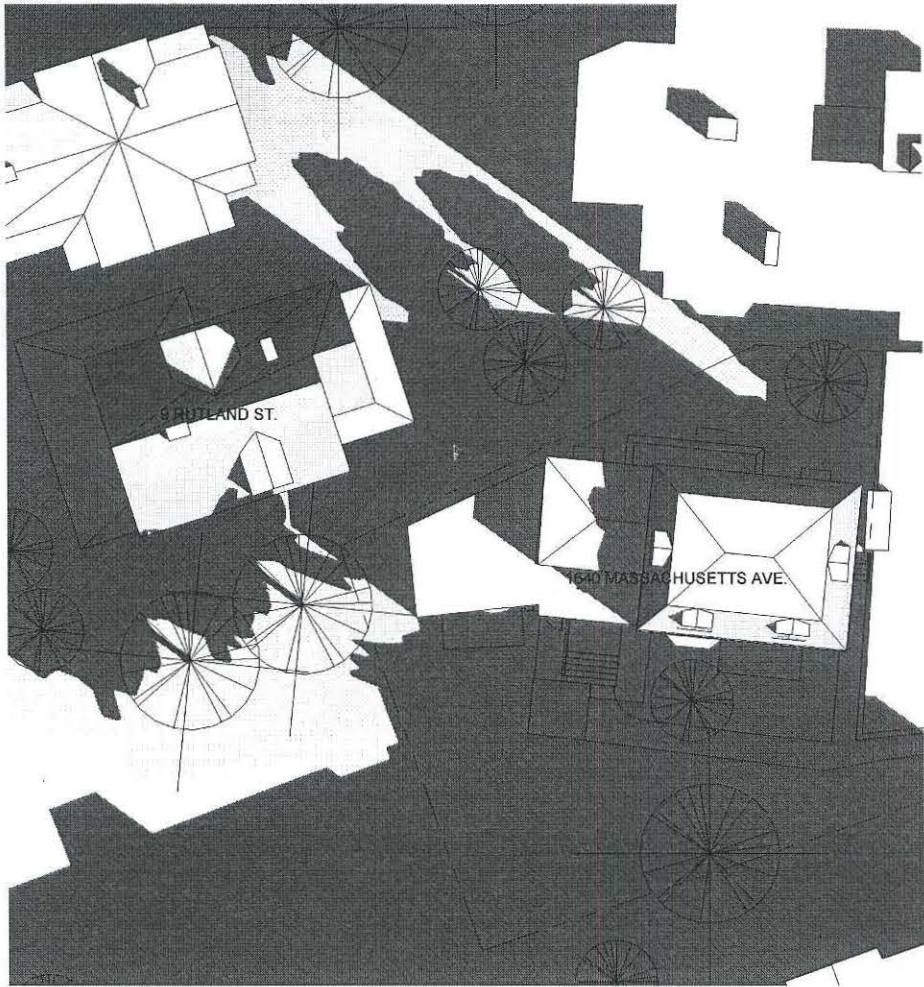
WWW.OTTEDWYER.COM
59 APPLETON STREET SAUGUS, MA 01906
P.O. BOX 982 (781)233-8155
SCALE: 1"=10' DECEMBER 5, 2022



MASSACHUSETTS (80' ~ PUBLIC) AVENUE

CITY OF CAMBRIDGE
INSPECTION

2022 DEC 9 11:00 AM

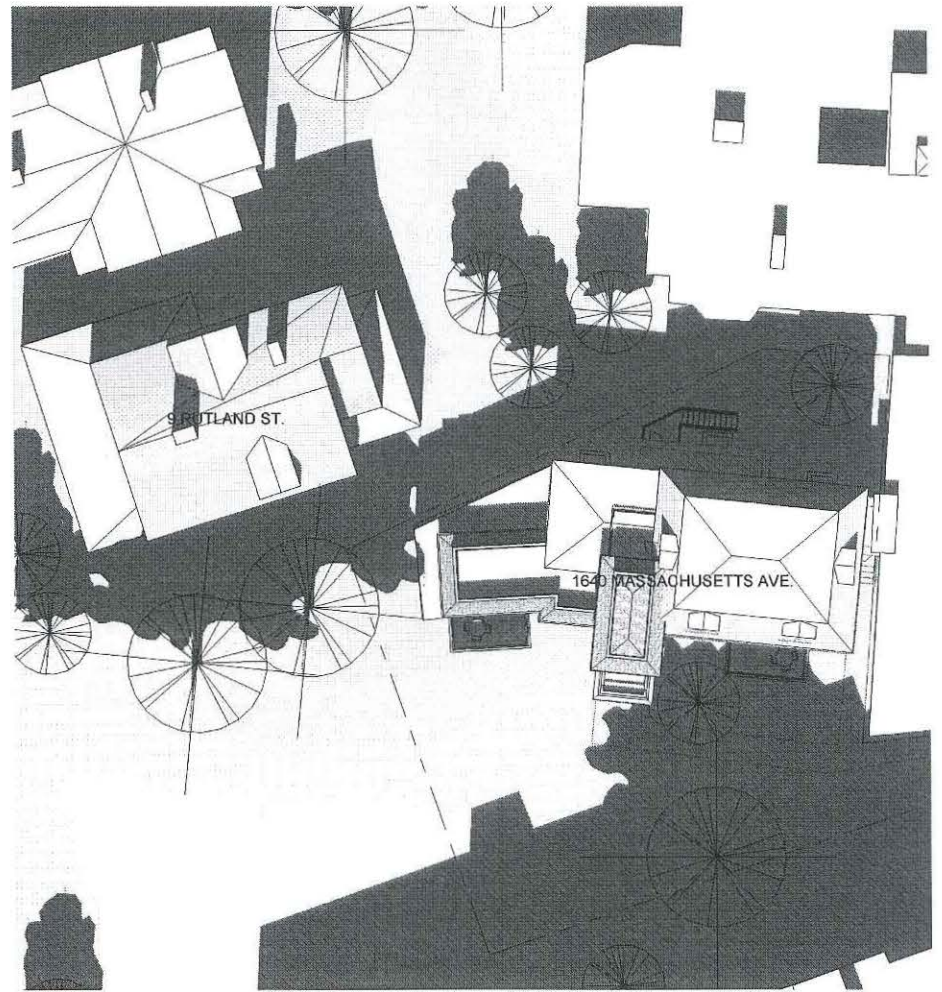
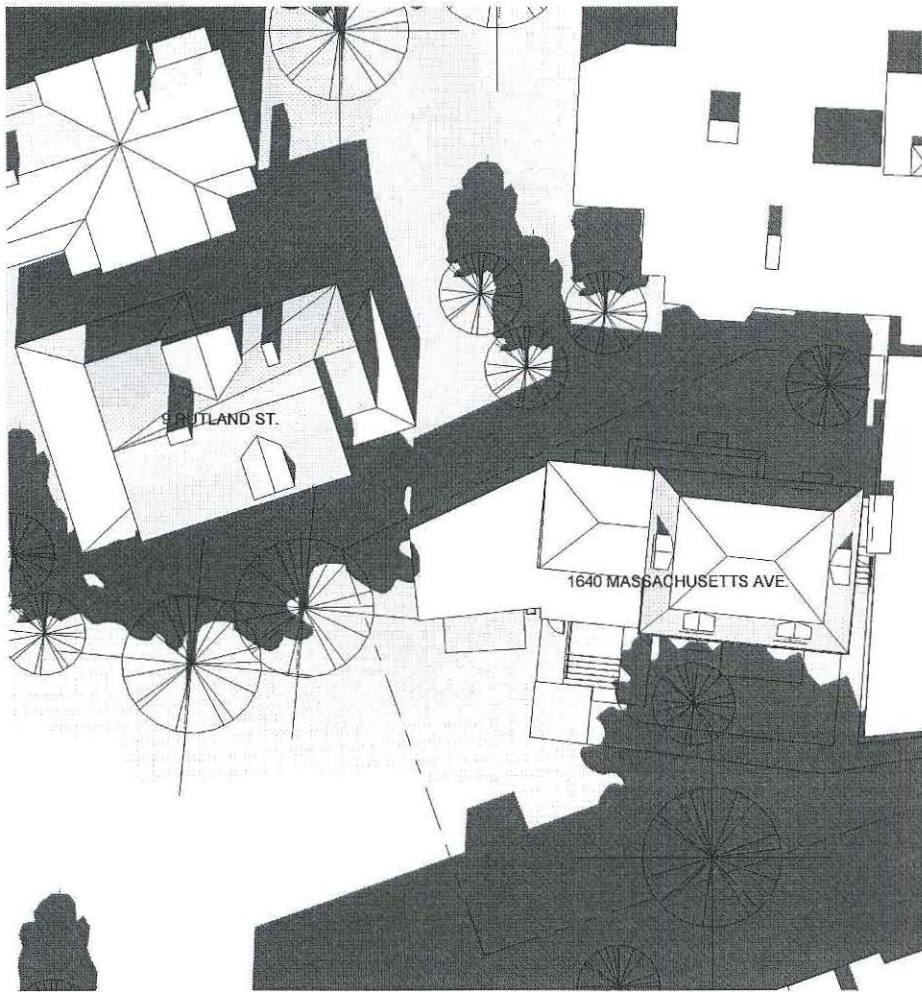


① Existing Solar Study - Equinox 9 AM
1" = 20'-0"

② Proposed Solar Study - Equinox 9 AM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubino.com</small>	Solar Study - Equinox - 9 AM 1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138		JOB # 2169 SCALE 1" = 20'-0" DATE 11/28/2022 DRAWN BY: TW CROSS REF:	SS-1.1
	<small>12/4/2022 9:03:56 PM</small>	<small>D:\Documents\Local Revit Files\10\ 1640 Mass Ave - Cambridge MA - Zoning Set Shadow Study_drubino@derekubino.com.rvt</small>		



① Existing Solar Study - Equinox 12 PM
1" = 20'-0"

② Proposed Solar Study - Equinox 12 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT

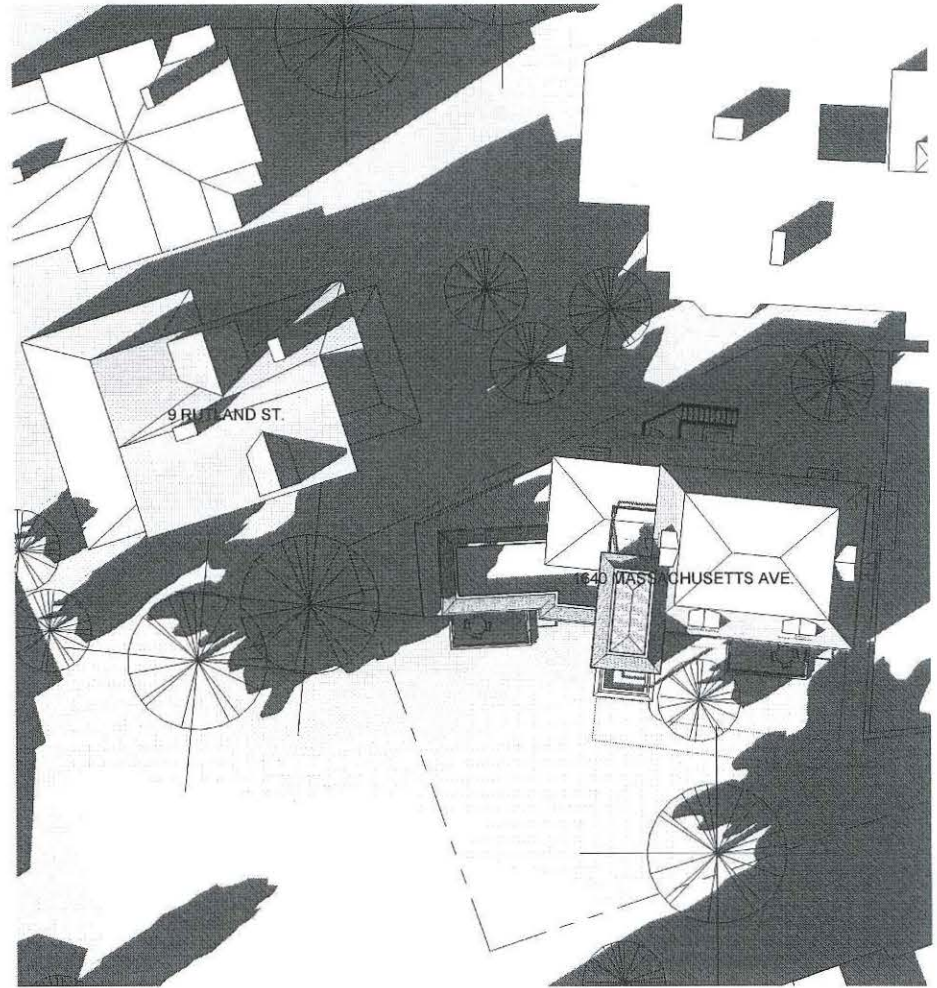
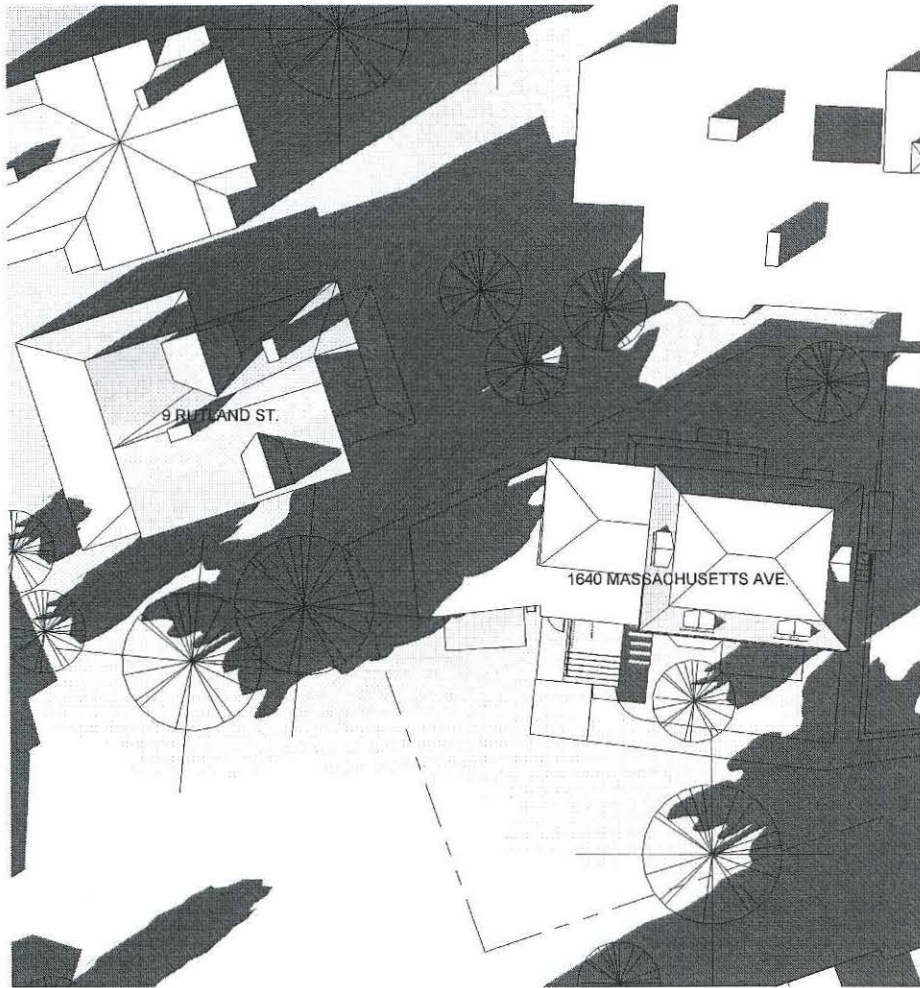
82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubino.com

Solar Study - Equinox - 12 PM

1640 Massachusetts Ave.
Renovation & Additions
1640 Massachusetts Avenue
Cambridge, MA 02138

JOB #:	2165
SCALE:	1" = 20'-0"
DATE:	11/29/2022
DWN BY:	TW
CROSS REF:	

SS-1.2



① Existing Solar Study - Equinox 3 PM
1" = 20'-0"

② Proposed Solar Study - Equinox 3 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT

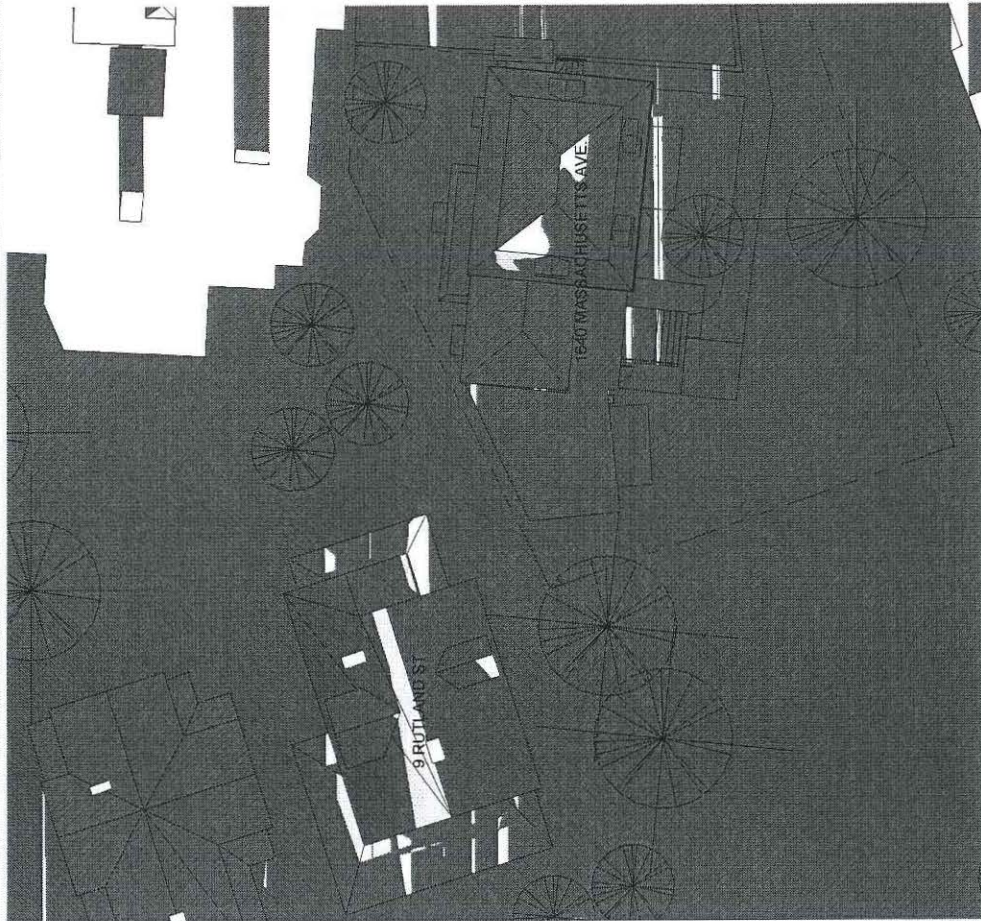
82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubinoff.com

Solar Study - Equinox - 3 PM

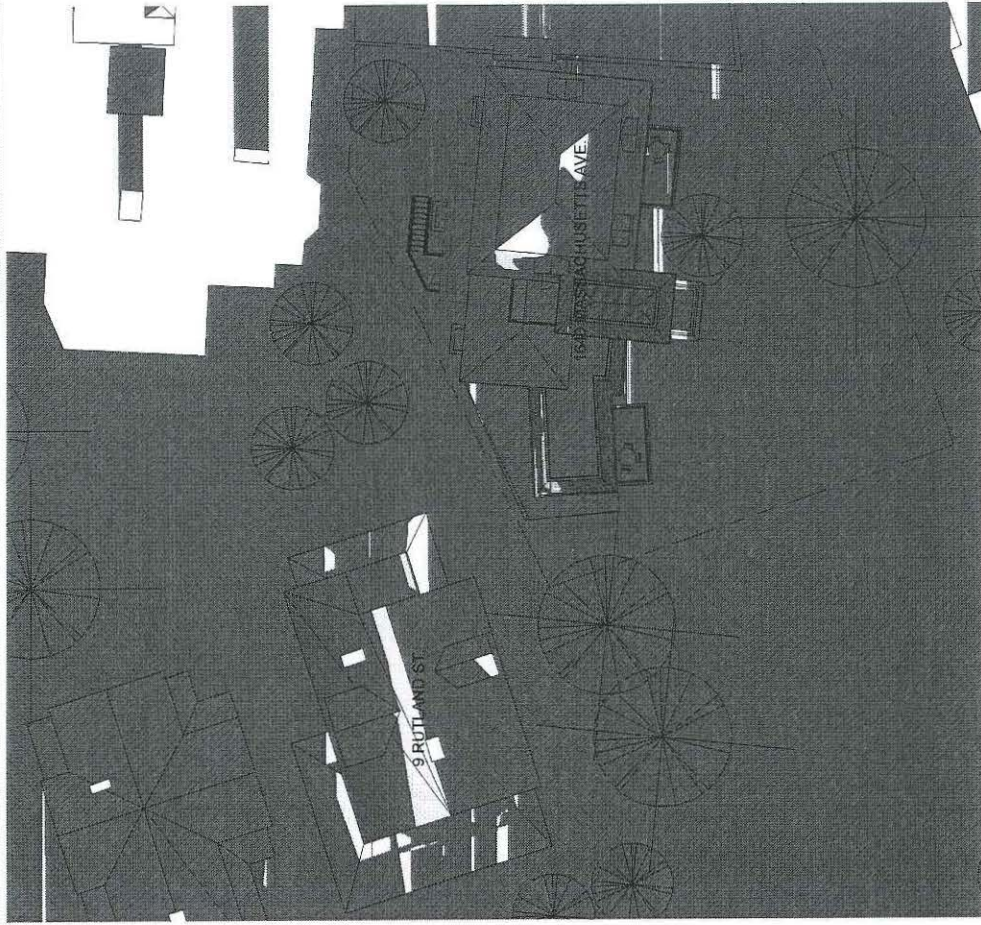
1640 Massachusetts Ave.
Renovation & Additions
1640 Massachusetts Avenue
Cambridge, MA 02138

JOB #	2169
SCALE	1" = 20'-0"
DATE	11/29/2022
DWN BY	TW
CROSS REF	

SS-1.3



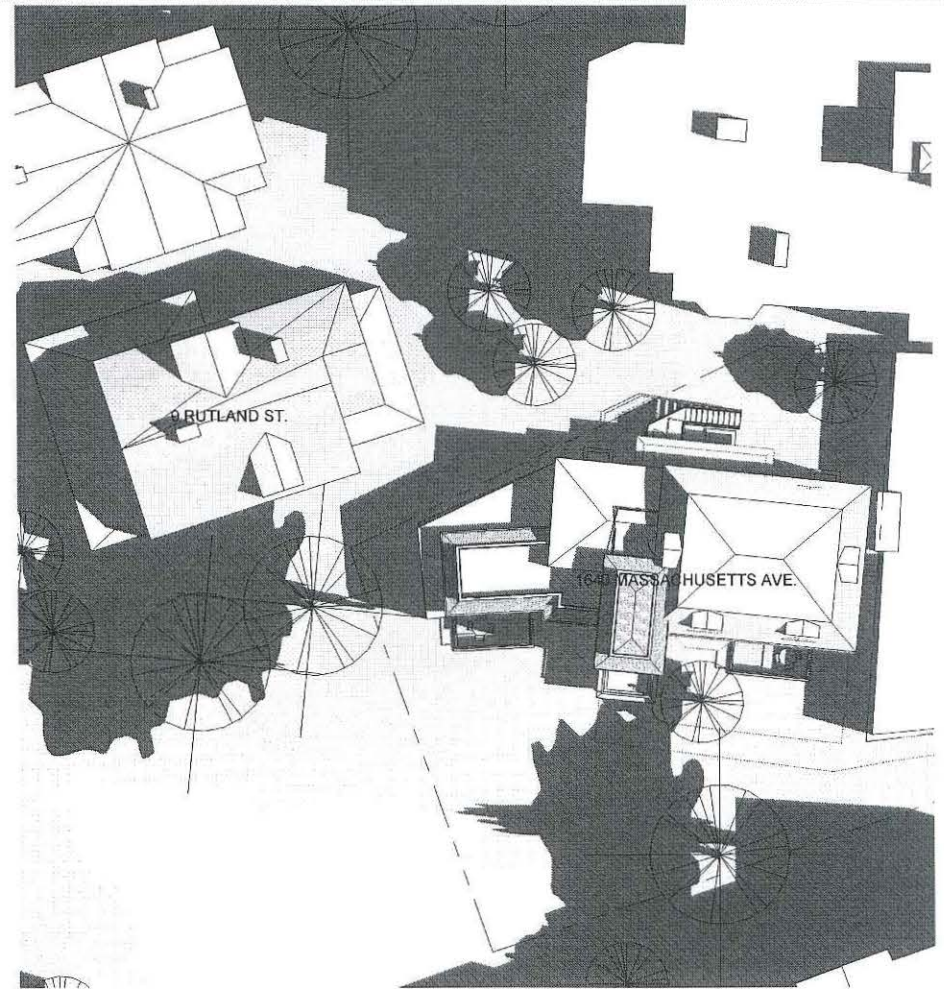
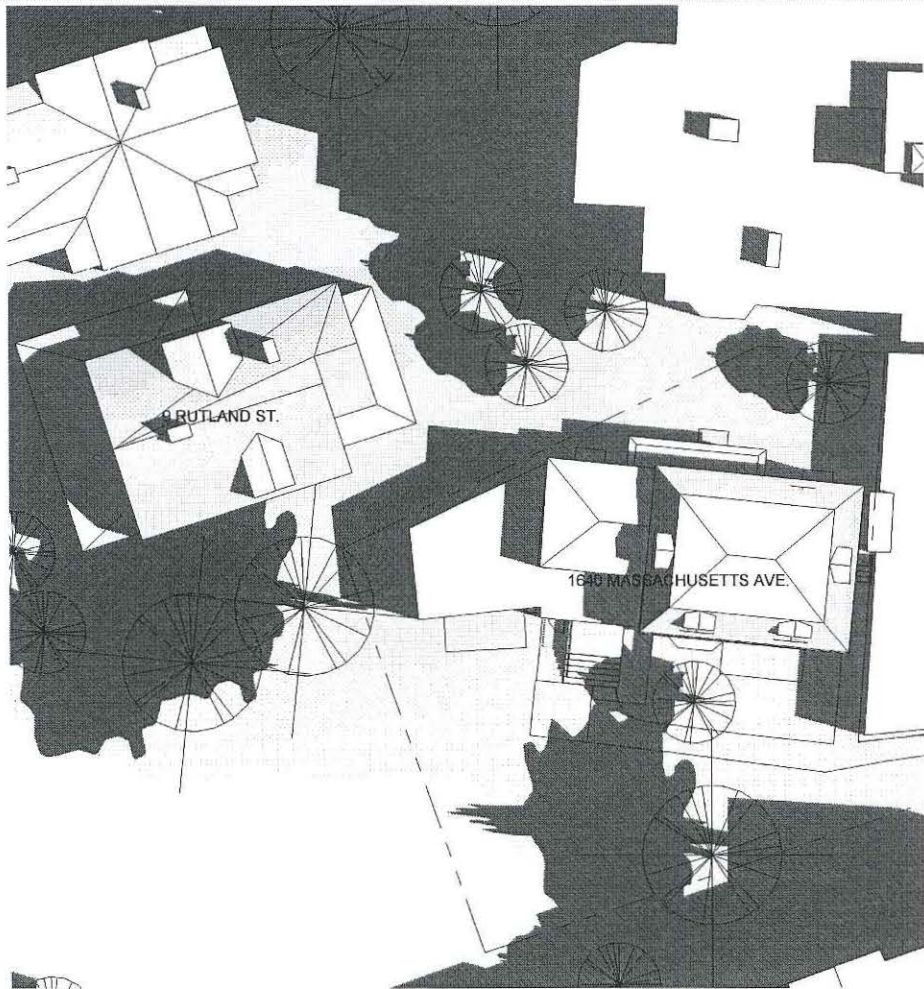
① Existing Solar Study - Equinox 6 PM
1" = 20'-0"



② Proposed Solar Study - Equinox 6 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT 83 Spring Street, West Roxbury, MA 02132-4316 617-564-2599 info@derek.rubinoff.com 12/4/2022 9:05:46 PM	Solar Study - Equinox - 6 PM 1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138 derek.rubinoff.com	JOB # 2169 SCALE 1" = 20'-0" DRAWN BY 11/25/22 CHECKED BY CROSS REF
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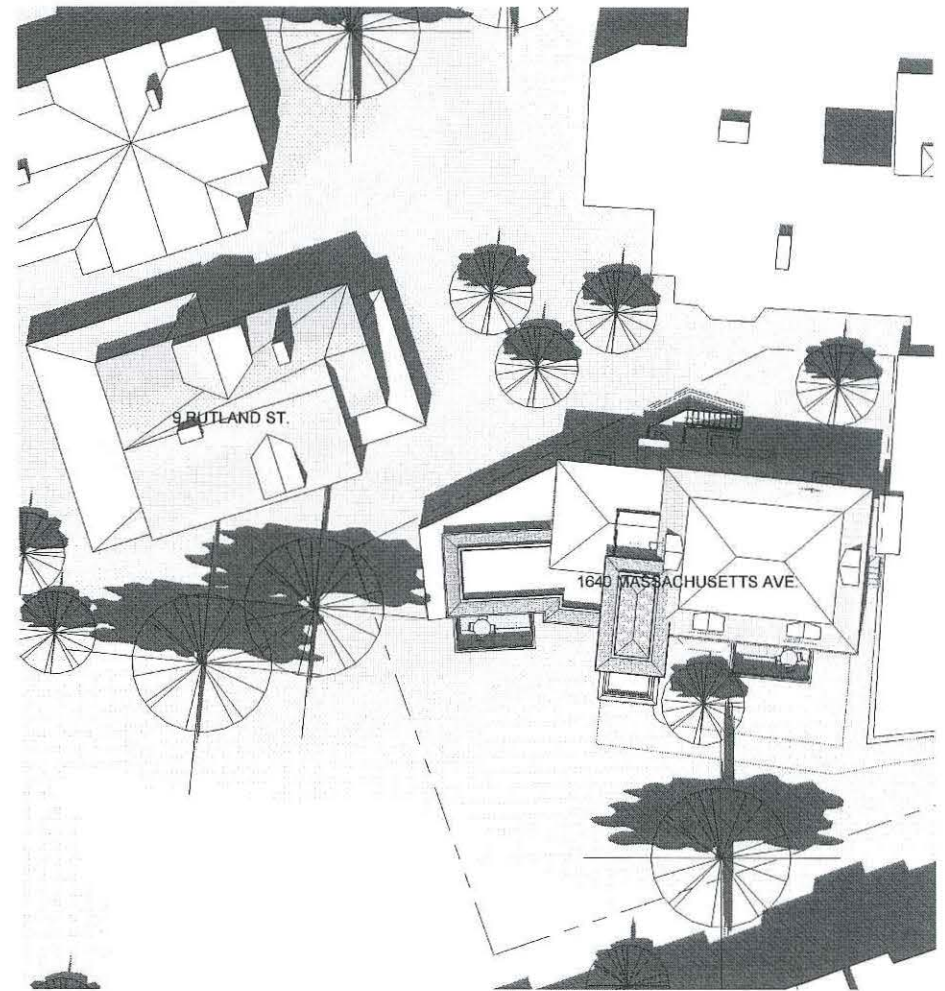
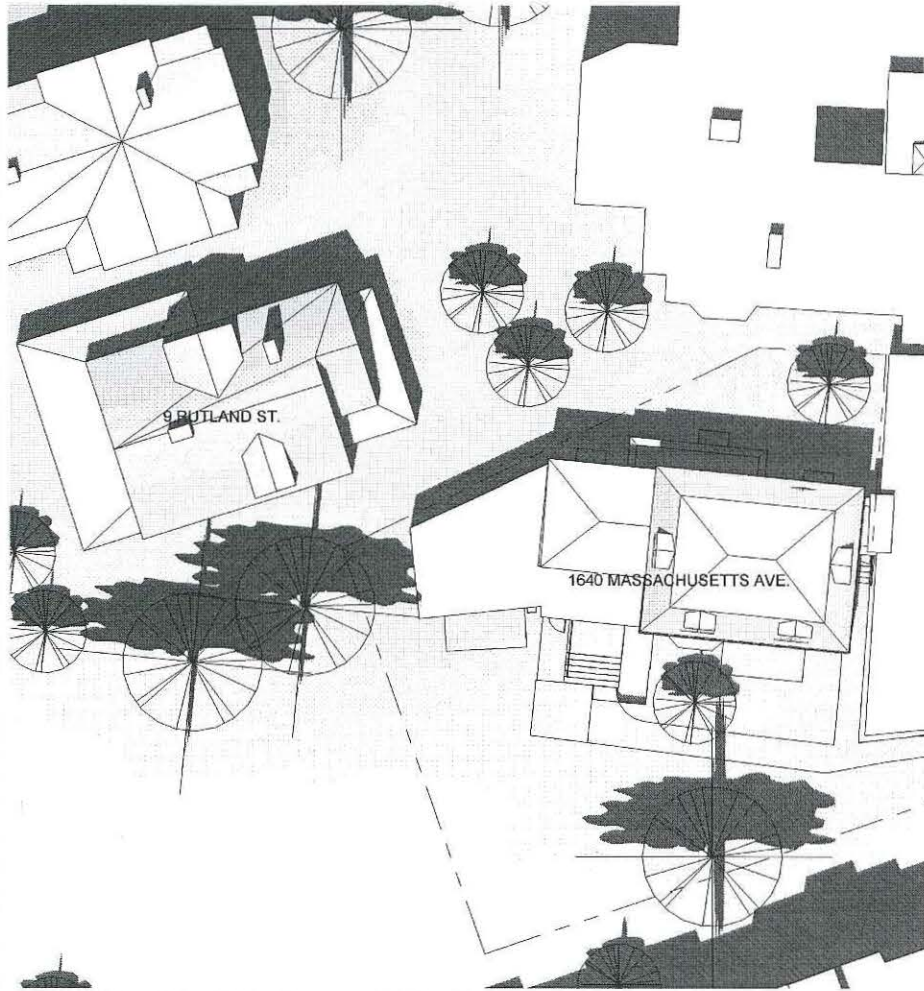


Existing Solar Study - Summer Solstice 9 AM
 ① 1" = 20'-0"

Proposed Solar Study - Summer Solstice 9 AM
 ② 1" = 20'-0"



DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubrinoff.com</small>	Solar Study - Summer Solstice - 9 AM 1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138	JOB #: 2165 SCALE: 1" = 20'-0" DATE: 11/28/2022 DRAWN BY: TW CROSS REF:	SS-2.1
	<small>12/4/2022 9:06:23 PM</small>	<small>D:\Documents\Local Revit Files\10\ 1640 Mass Ave - Cambridge MA -- Zoning Set Shadow Study_drubinhoff@derekubrinoff.com.rvt</small>	



① Existing Solar Study - Summer Solstice 12 PM
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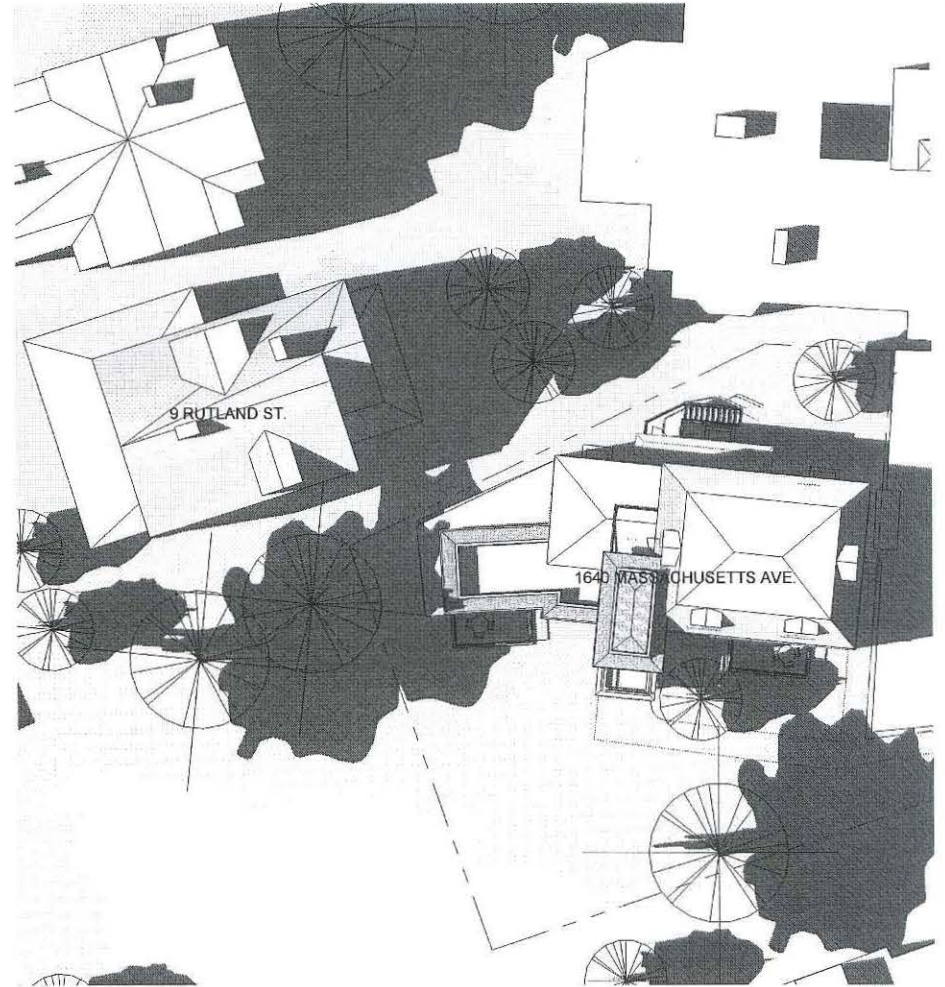
② Proposed Solar Study - Summer Solstice 12 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubinoff.com</small>	Solar Study - Summer Solstice - 12 PM		SS-2.2
	1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138	JOB #: 2169 SCALE: 1" = 20'-0" DATE: 11/28/2022 DRAWN BY: TW CROSS REF:	



① Existing Solar Study - Summer Solstice 3 PM
1" = 20'-0"



② Proposed Solar Study - Summer Solstice 3 PM
1" = 20'-0"

DEREK RUBINOFF ARCHITECT

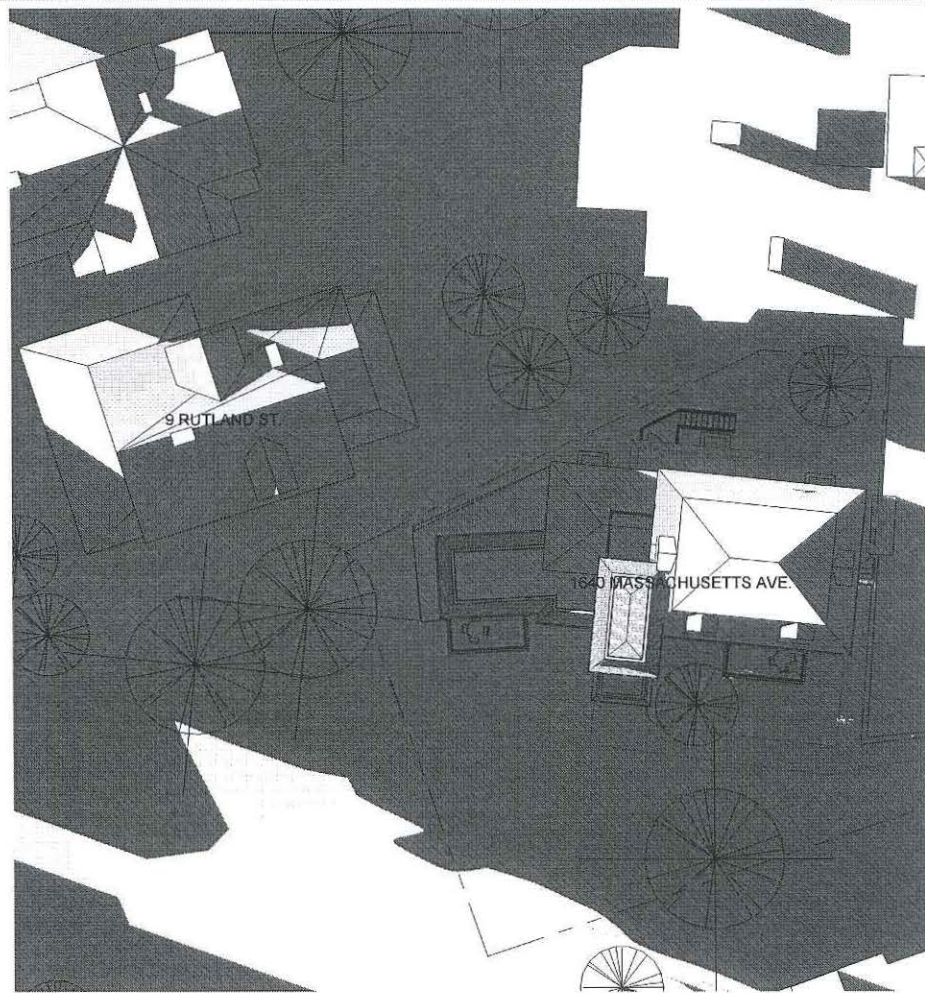
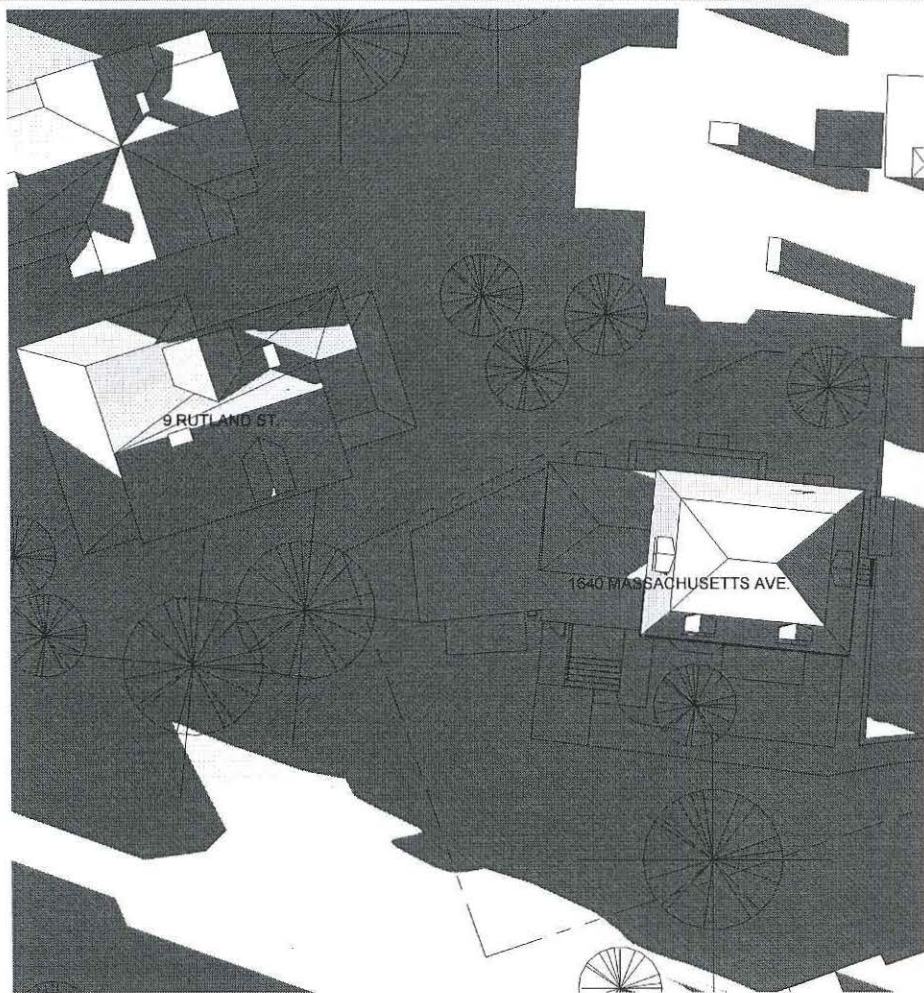
82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubinooff.com

Solar Study - Summer Solstice - 3 PM

1640 Massachusetts Ave.
Renovation & Additions
1640 Massachusetts Avenue
Cambridge, MA 02138

JOB #	2169
SCALE	1" = 20'-0"
DATE	11/29/2022
DWN BY	TW
CROSS REF.	

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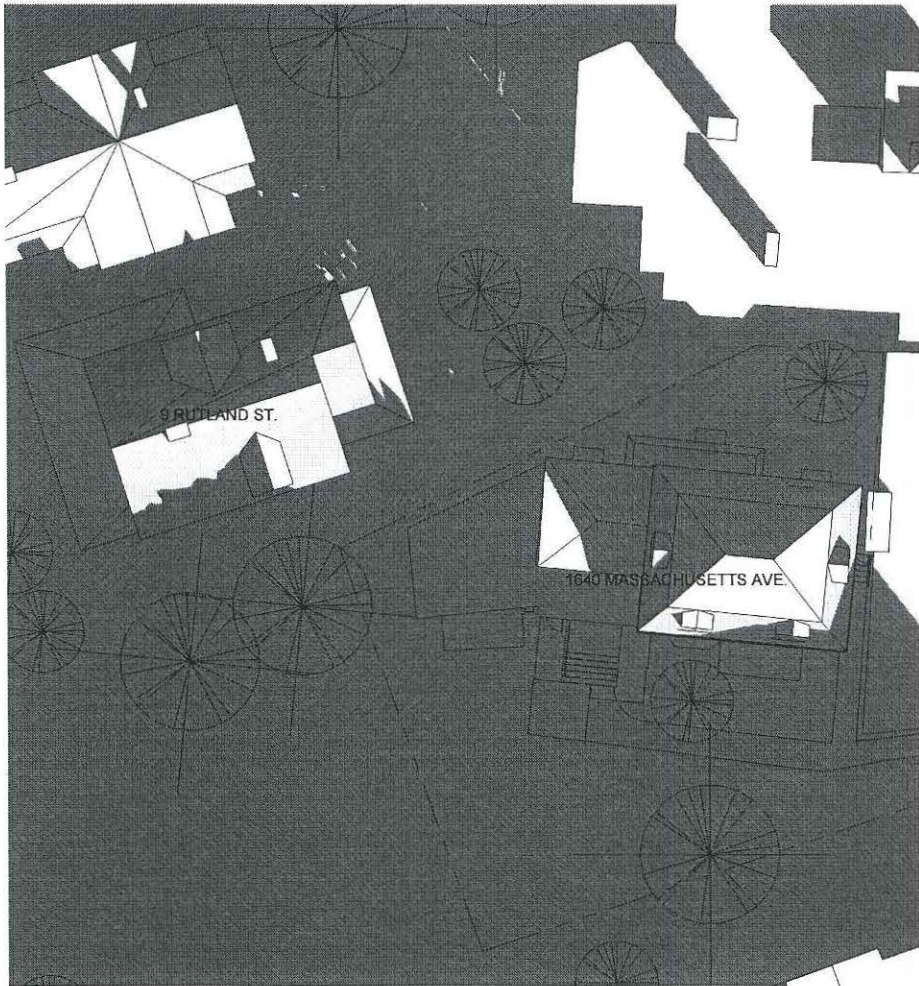


① Existing Solar Study - Summer Solstice 6 PM
1" = 20'-0"

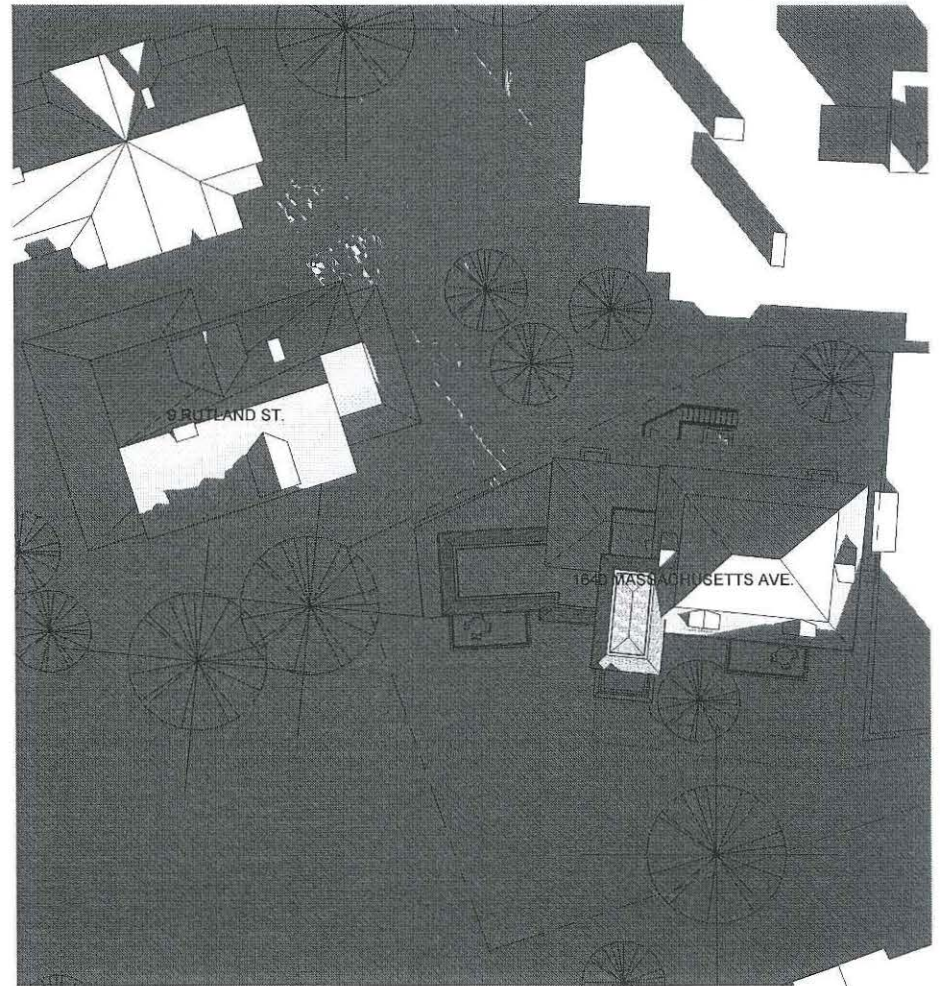
② Proposed Solar Study - Summer Solstice 6 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-2399 inquiries@derekubinoff.com</small>	Solar Study - Summer Solstice - 6 PM 1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138		JOB # 2169 SCALE 1" = 20'-0" DATE 11/28/2022 DWN BY: TW CROSS REF:	SS-2.4
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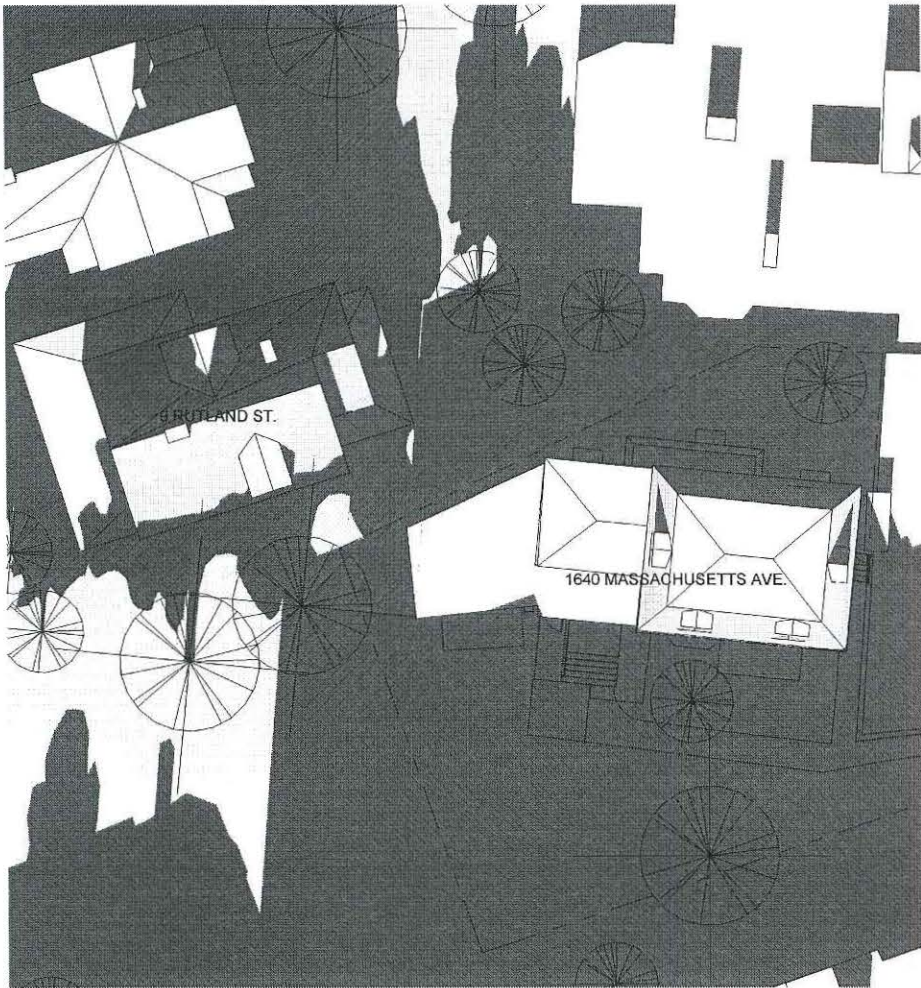
① Existing Solar Study - Winter Solstice 9 AM
1" = 20'-0"



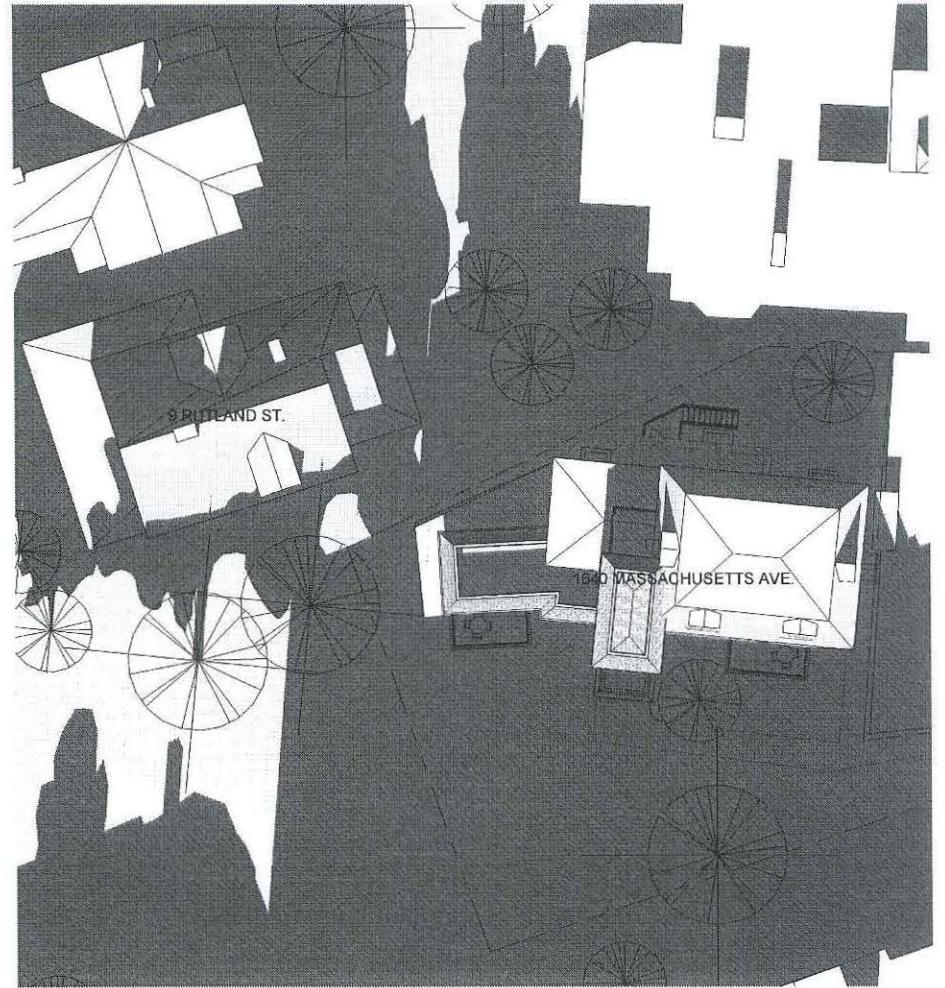
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1" = 20'-0"



DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derek Rubinoff.com</small>	Solar Study - Winter Solstice - 9 AM 1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138	JOB # 2169 SCALE 1" = 20'-0" DATE 11/28/2022 DWN BY: TW CROSS REF:	SS-3.1
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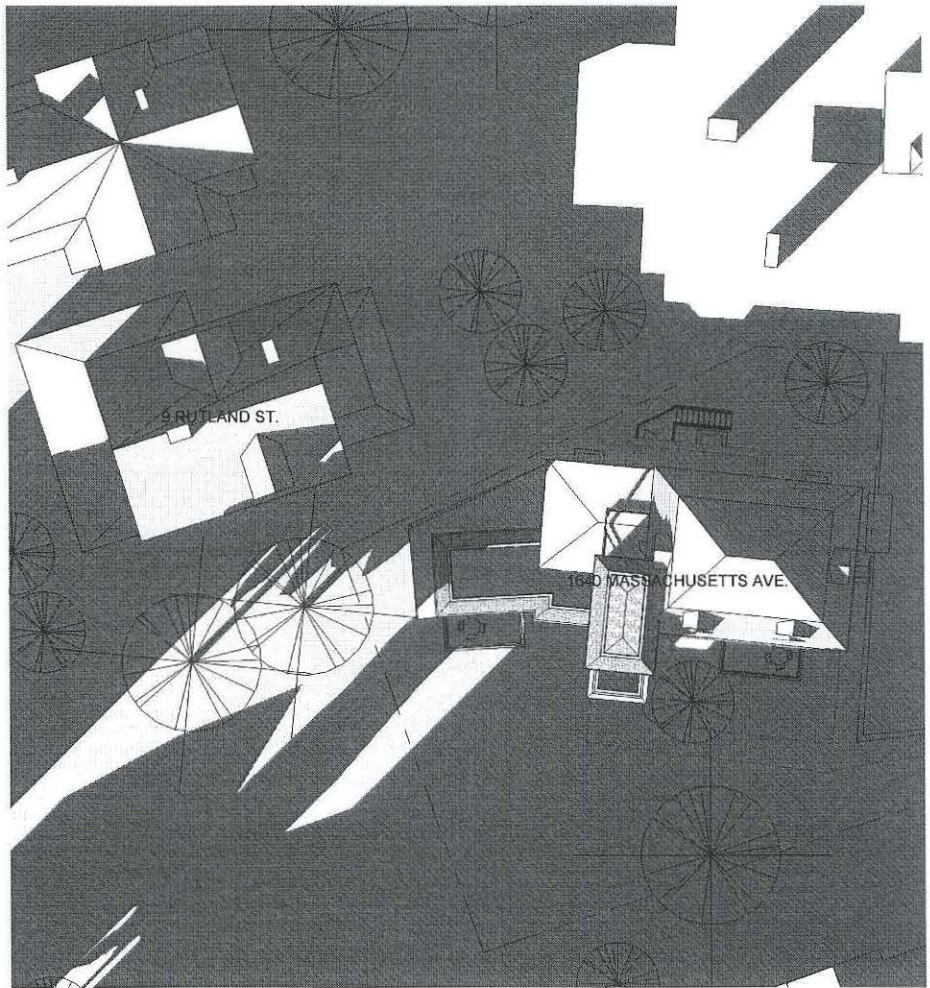
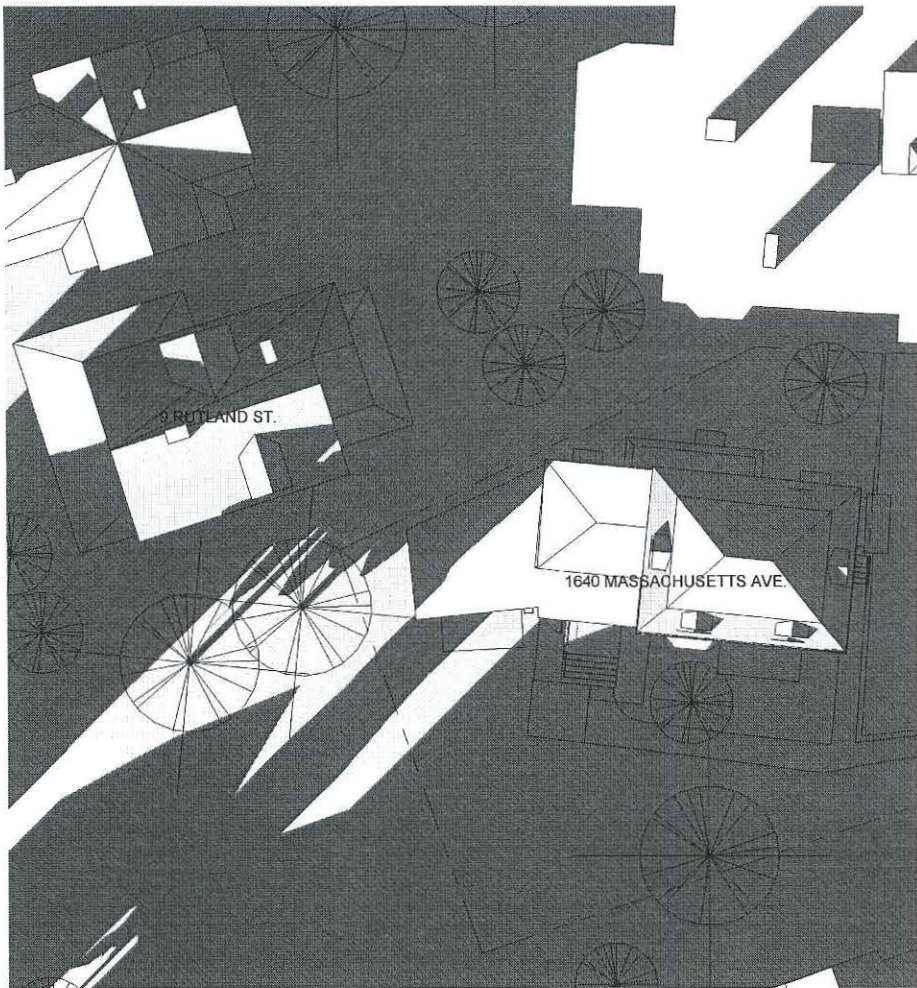
① Existing Solar Study - Winter Solstice 12 PM
1" = 20'-0"



② Proposed Solar Study - Winter Solstice 12 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT 82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubino.com	Solar Study - Winter Solstice - 12 PM		SS-3.2
	1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138	JOB #: 2165 SCALE: 1" = 20'-0" DATE: 11/29/2022 DRAWN BY: TW CROSS REF:	



① Existing Solar Study - Winter Solstice 3 PM
1" = 20'-0"

② Proposed Solar Study - Winter Solstice 3 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT

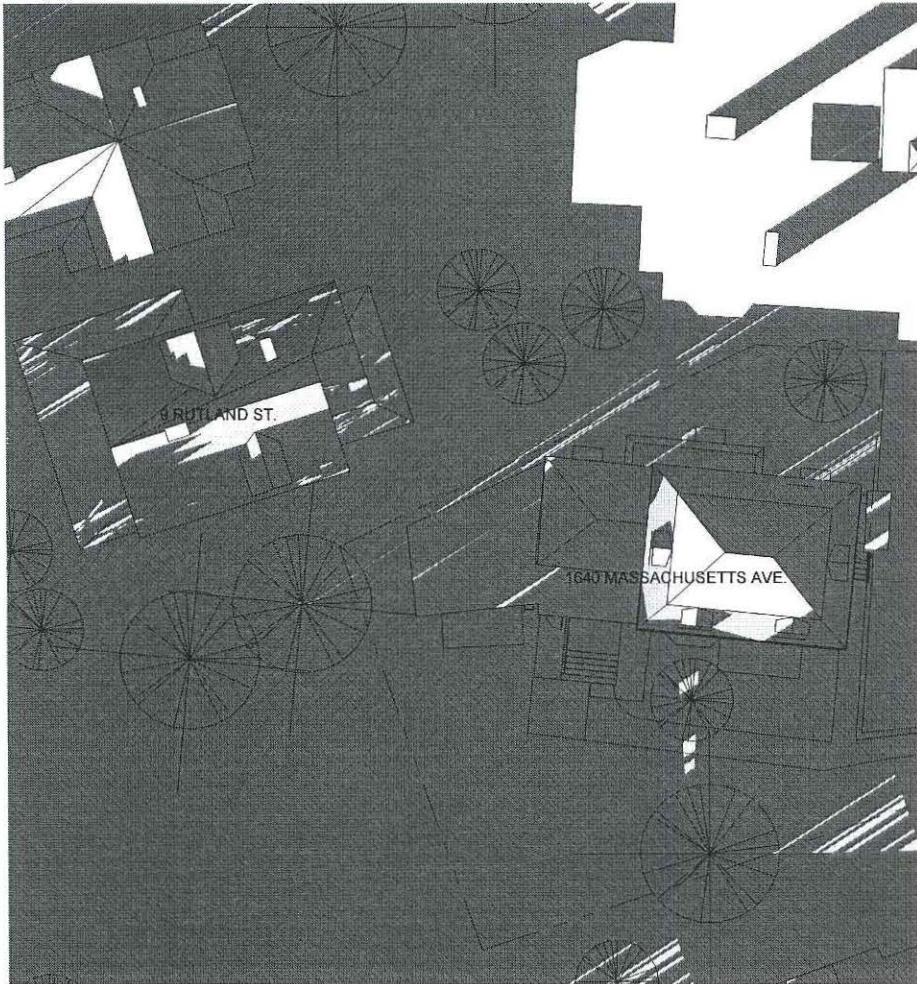
82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubinoff.com

Solar Study - Winter Solstice - 3 PM

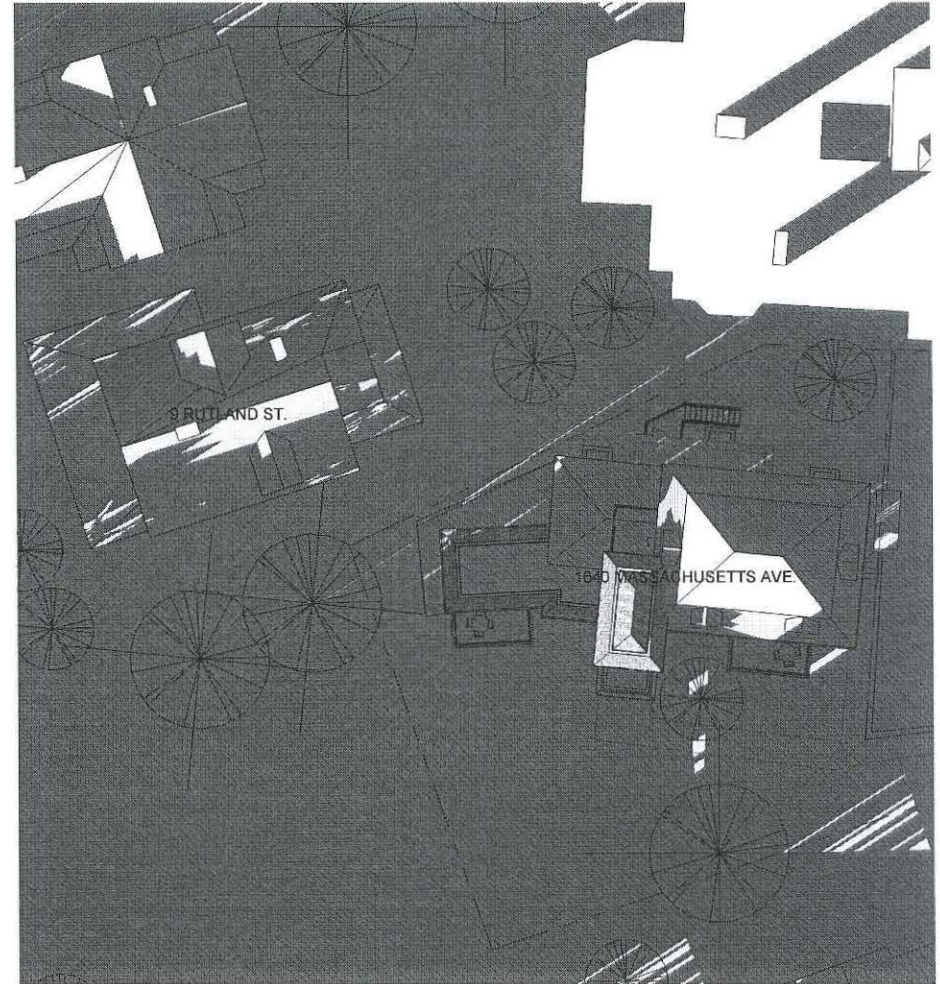
1640 Massachusetts Ave.
Renovation & Additions
1640 Massachusetts Avenue
Cambridge, MA 02138

JOB #	2189
SCALE	1" = 20'-0"
DATE	11/29/2022
DRAWN BY	TW
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SS-3.3



① Existing Solar Study - Winter Solstice 6 PM
1" = 20'-0"



② Proposed Solar Study - Winter Solstice 6 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT

82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubinoﬀ.com

Solar Study - Winter Solstice - 6 PM

1640 Massachusetts Ave.
Renovation & Additions
1640 Massachusetts Avenue
Cambridge, MA 02138

JOB #	2163
SCALE	1" = 20'-0"
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SS-3.4

BZA 1640 Mass Ave
Thursday, December 15, 2022

Charlotte and Gordon Moore, abutter

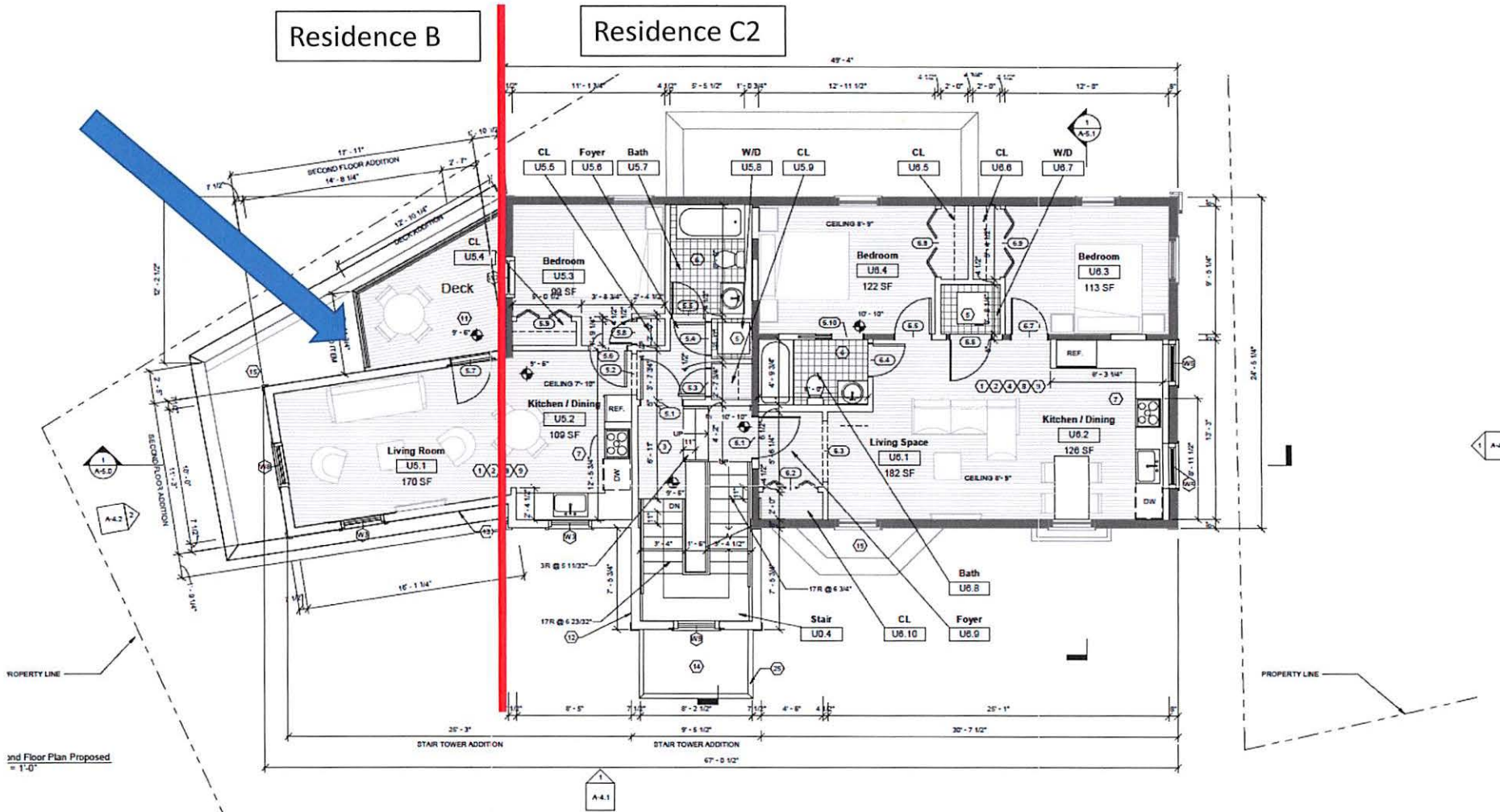
9 Rutland Street

Variance Category 1

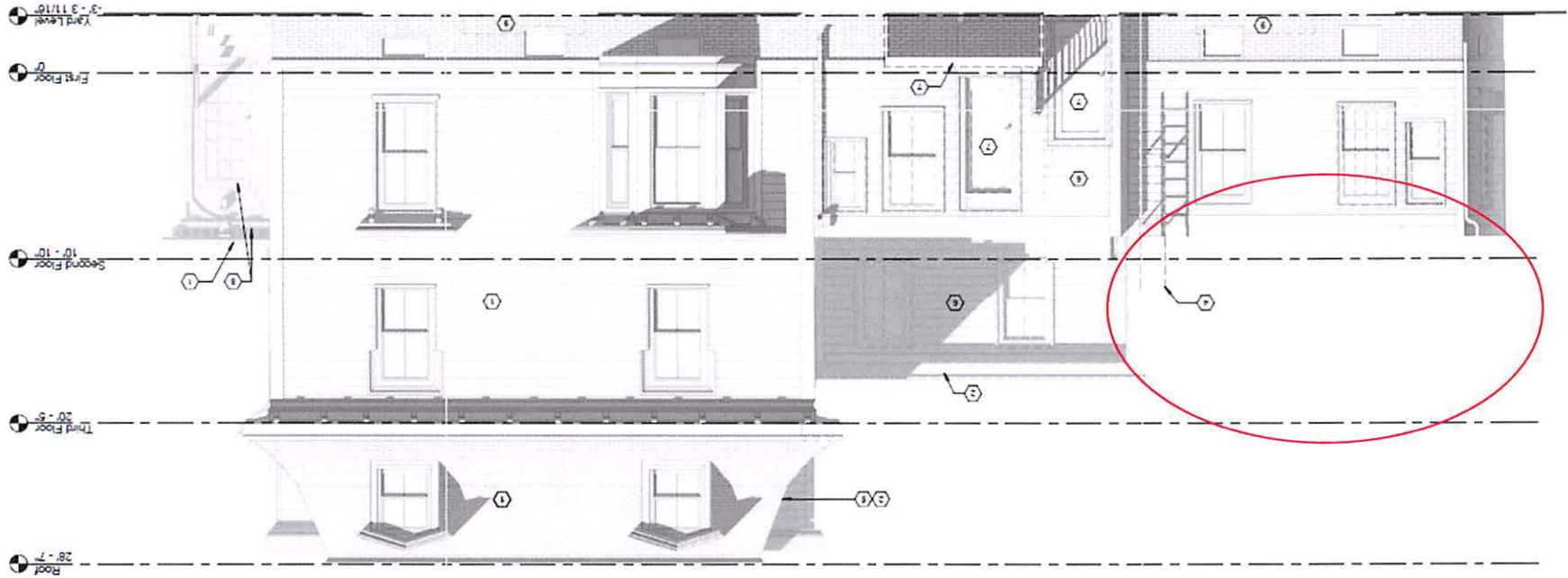
- The Petitioner seeks variances under Section 8.22.3 to allow for renovation of and additions to a nonconforming structure that will violate the right-side and rear yard setbacks requirements of Section 5.31

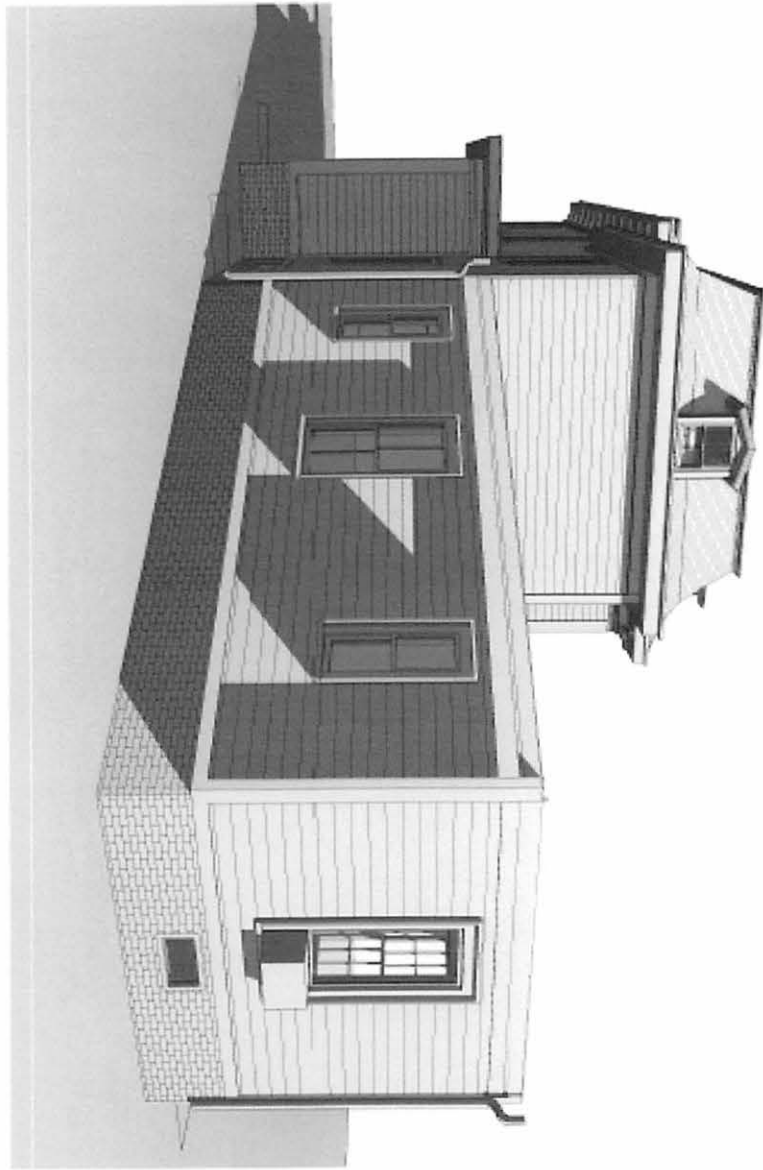
Residence B

Residence C2

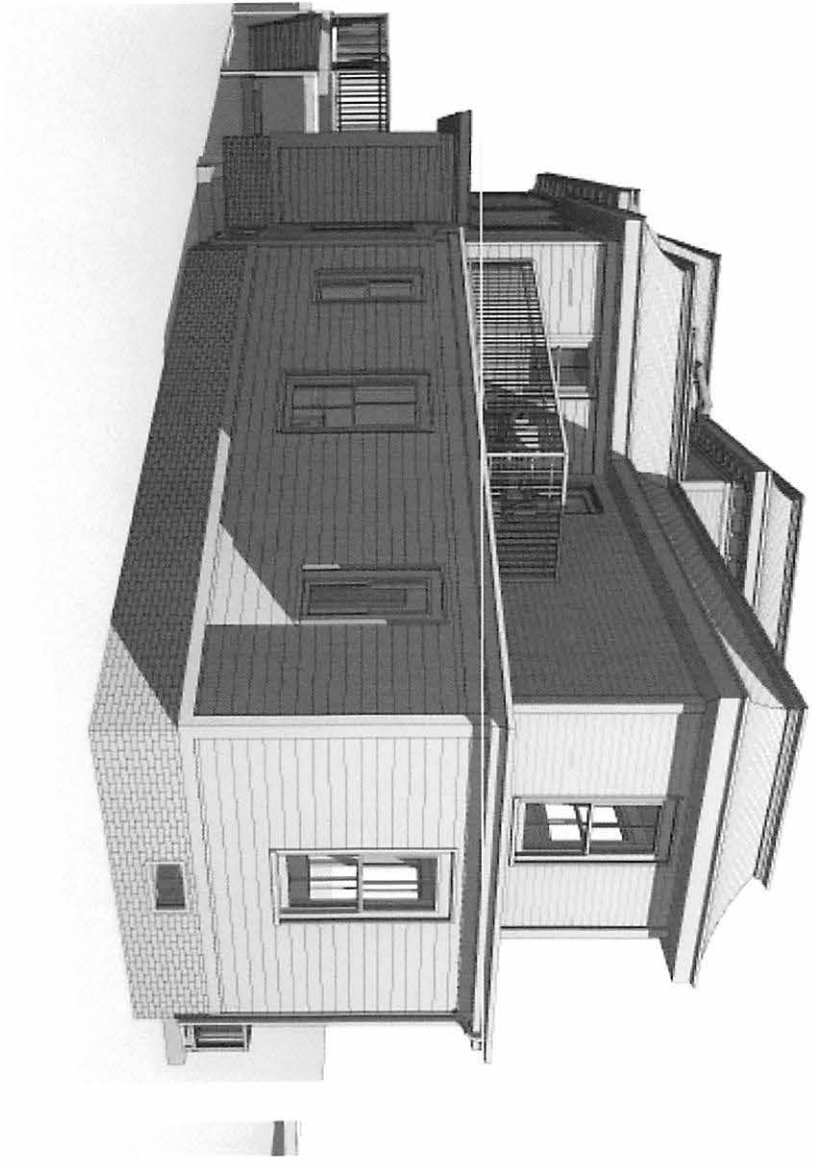


2nd Floor Plan Proposed
= 1'-0"









Petitioner's claim for hardship for both proposed variances

".....a substantial hardship, financial or otherwise to the petitioner or appellant"-----
the ordinance requirement for a variance

- Hardship = "severely constraining the ability of the Petitioner to renovate, improve and modestly expand the existing structure in order to provide for updated, code-compliant, residential housing within the existing structure."
 - No reason why removing the small additions on the second floor would in any way constrain their ability to renovate, improve, or offer seven units.
- "The renovations, modest additions, and conversion to multi-family residential use while largely preserving the existing building are necessary to make the project financially feasible."
 - We do not believe that adding 150 square feet (2.5% of gross floor area) and the small deck are necessary to make the project financially feasible.
 - Financial feasibility here doesn't seem to us to qualify as a hardship. It was their risk, they knew what they wanted to do, and it was a known hardship when they knowingly bought the property in its existing structure and constraints.

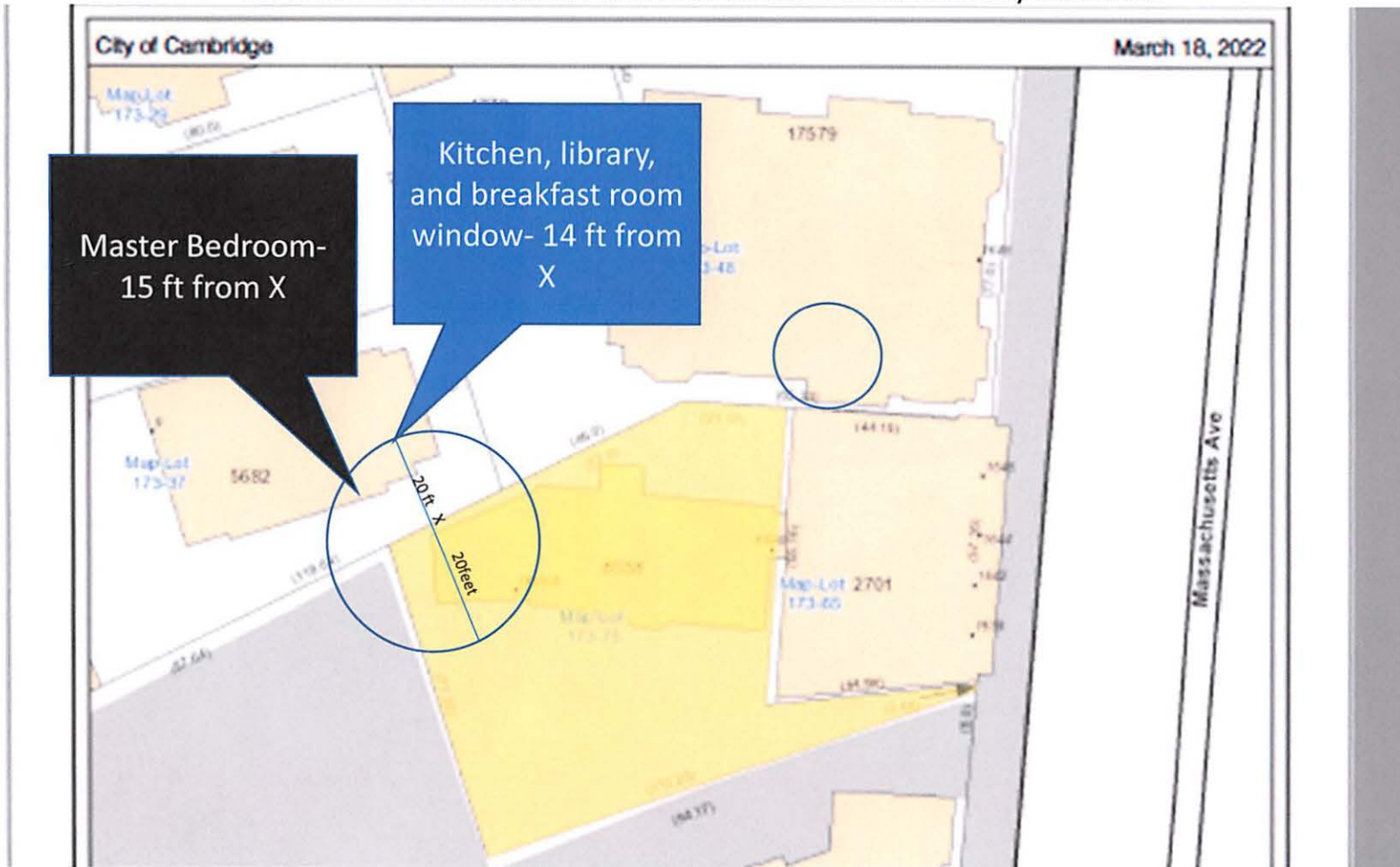
We do not believe the petitioner has made
a persuasive case for hardship for relief from setback requirements

Their claim of benefits for abutters from Floor 2 addition and attached deck

Their Proposed benefits to abutters

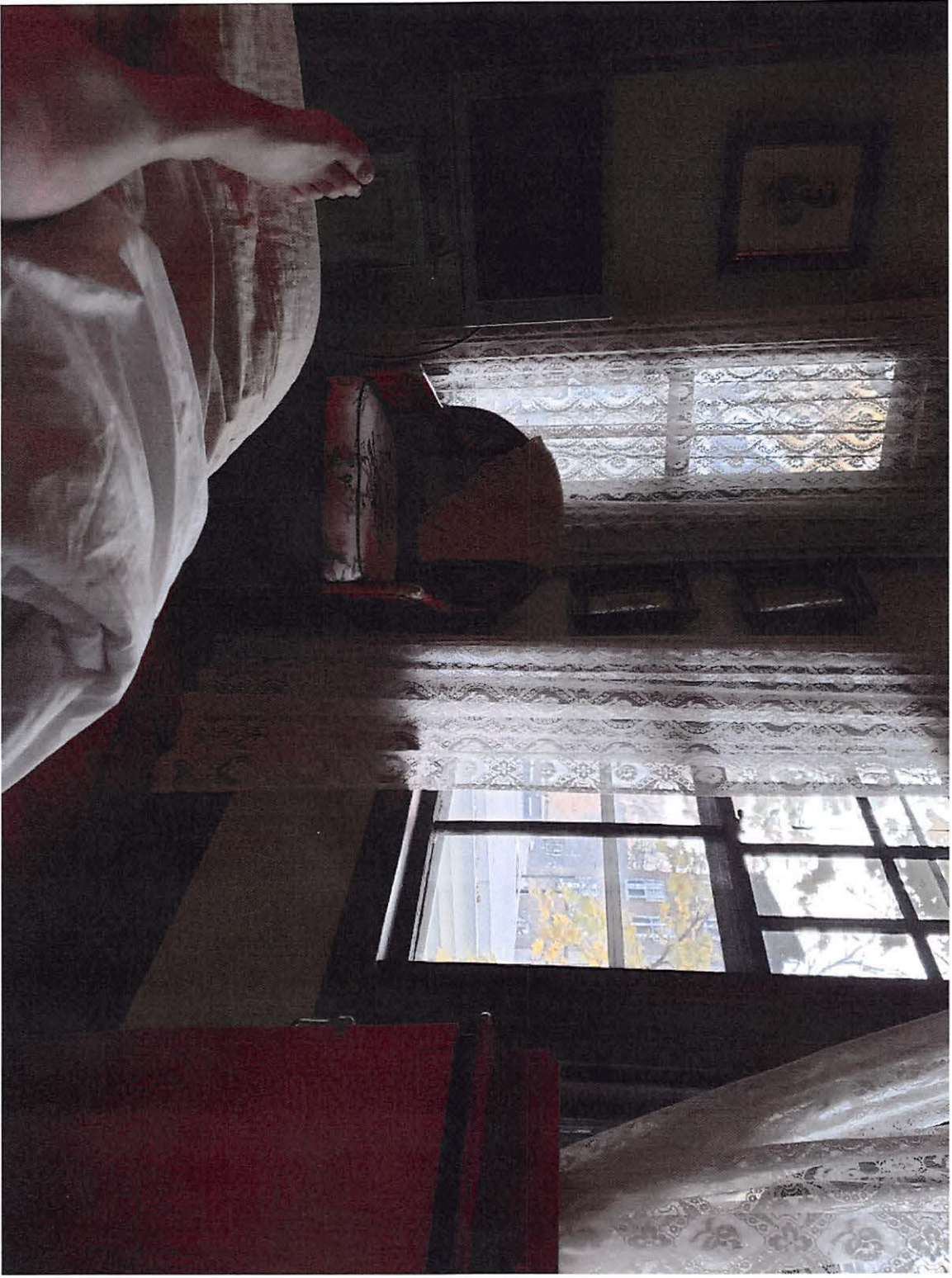
1. “Create quality housing with valued open space for the benefit of the residents and abutters”
 1. No addition of open space for this project. In fact it is visually reduced by the new structures
 2. No addition of affordable housing
 3. Exterior building quality is excellent as is. Roof replaced two or three years ago. No evidence of deterioration in area of the variance request.
2. “Not result in use or activity not otherwise permitted in the ordinance.”
 1. Agree. We support conversion of use to residential.
3. “Not result in negative impacts listed in Section 1.3 regarding traffic, population density, blight, and pollution.”
 1. presented in the next slide about the hardship for the abutter created by awarding the two variances.

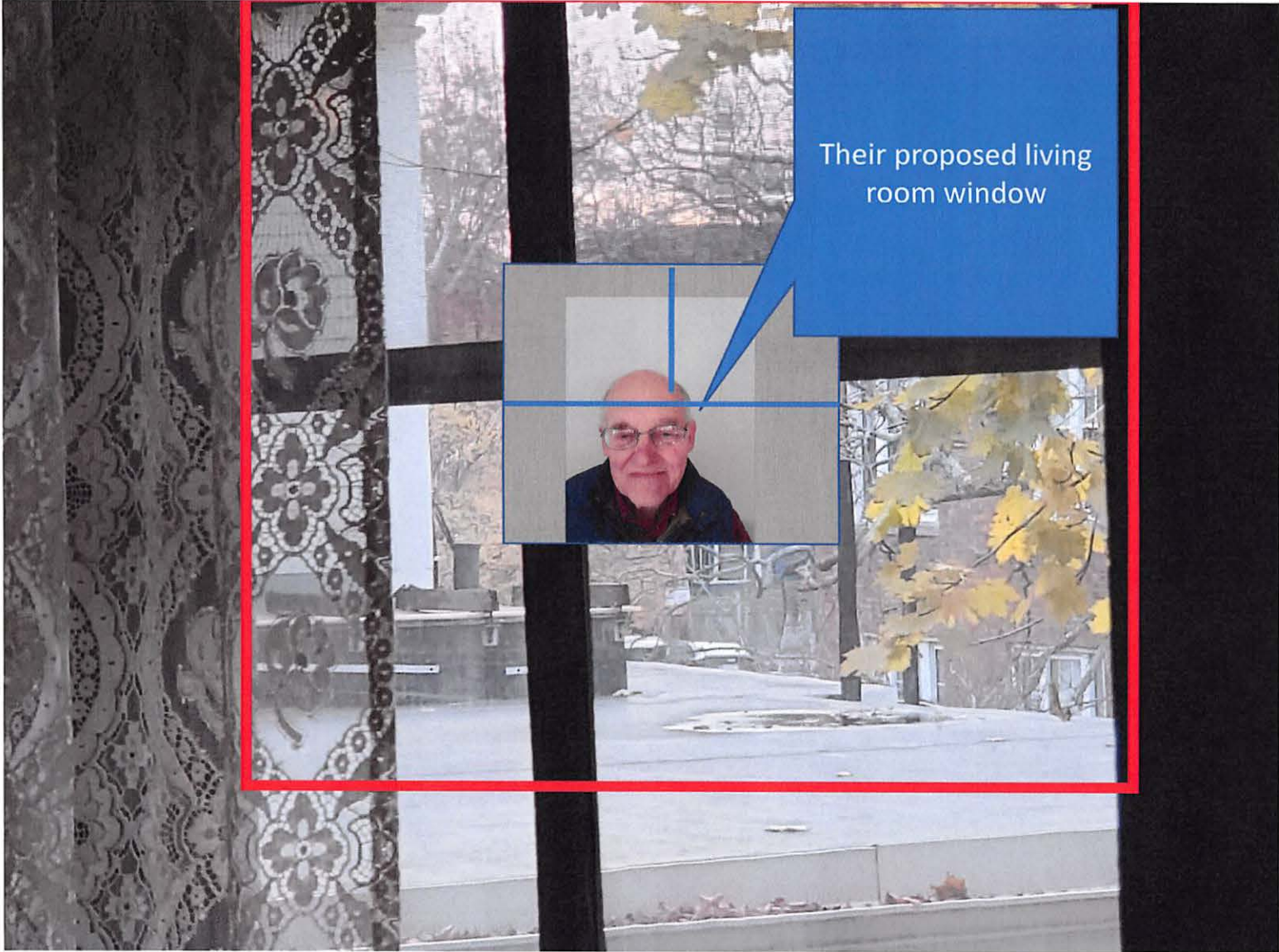
Abutter's objections to the variances are only those requested for the second floor addition and roof deck. We are directly affected.



Hardship for abutters from Floor 2 addition and attached deck.

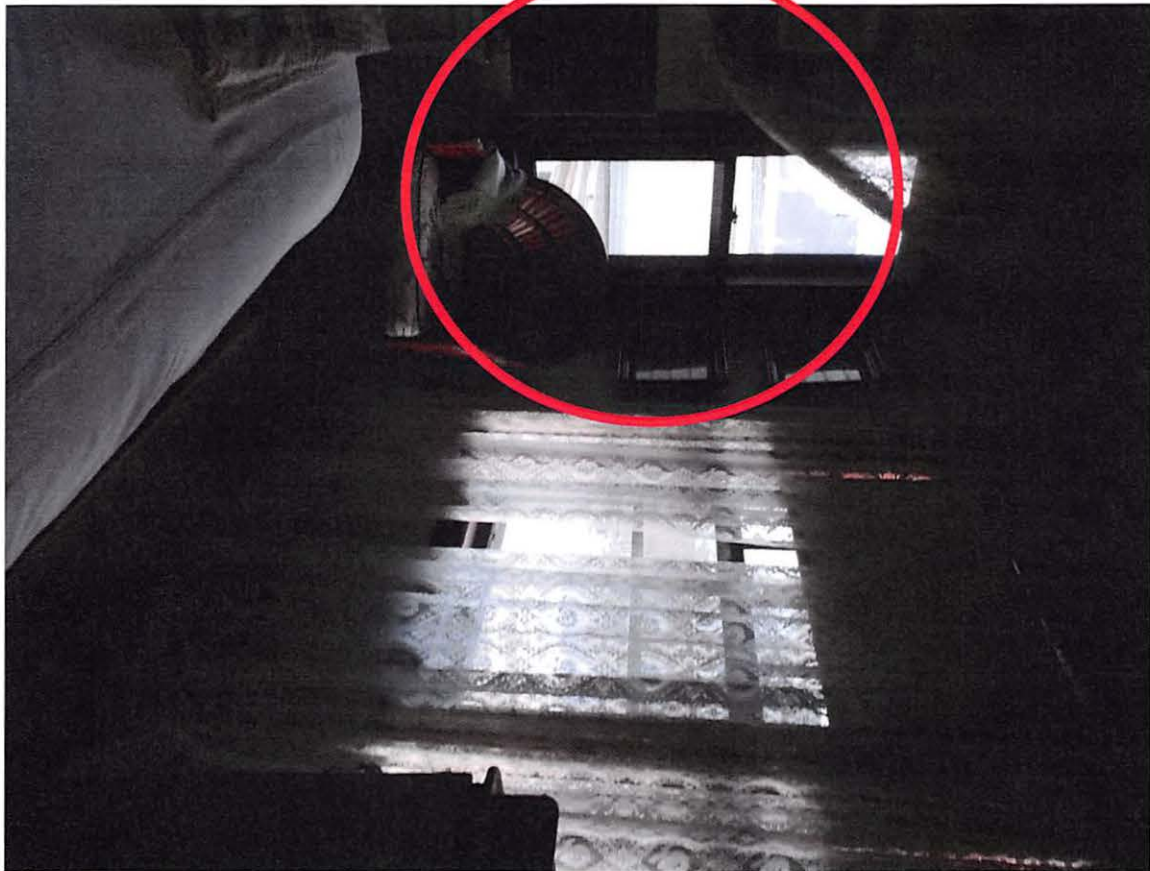
- **Hardships and nuisances experienced by the abutter (detailed documentation of evidence is available):**
 1. Sunlight
 1. In kitchen, dining area, the addition blocks morning sunlight at the darkest time of the year from October to March
 2. Light, air, and openness
 1. Blocks wind circulation in back half of the house
 2. Blocks view from library and master bedroom
 3. Closes in abutters and contiguous residences. Closed in, tenement feeling in confluent back yards
 3. Density and crowding
 1. Completely closes in the now open backyard areas of us and three multifamily residences and two apartment buildings
 2. Violates density requirement for Residence B.
 4. Noise
 1. Deck and windows are 13 feet from kitchen and library and 15 feet from master bedroom
 2. Both their proposed deck and the new living room window are less far away than their required rear setback, with noise to our bedroom and library
 5. Privacy and intrusiveness
 1. Looks directly into our bedroom and bed
 2. Total distance of 15 feet from deck to our house
 6. Vermin (rats causing health problems, blight, and pollution)
 1. By adding a second bedroom, they are increasing the garbage going outside and worsening the rat problem they have proven to create and they have no plan for how garbage collection and storage will meet state code
 2. The petitioners, Chestnut Hill Realty, have a long history of non compliance with the garbage code
 1. Rat problem was created when garbage was displaced outside when basement units in their abutting apartment building were created a decade ago.
 2. Regular spilling and over flowing of recycling and garbage, documented by photos over ten months
 3. We have fought rats invading our house for ten months while CHR ignored repeated citations for code violations from Inspectional Services
 4. Density → more tenants → more garbage → more rats → neighborhood health problems.

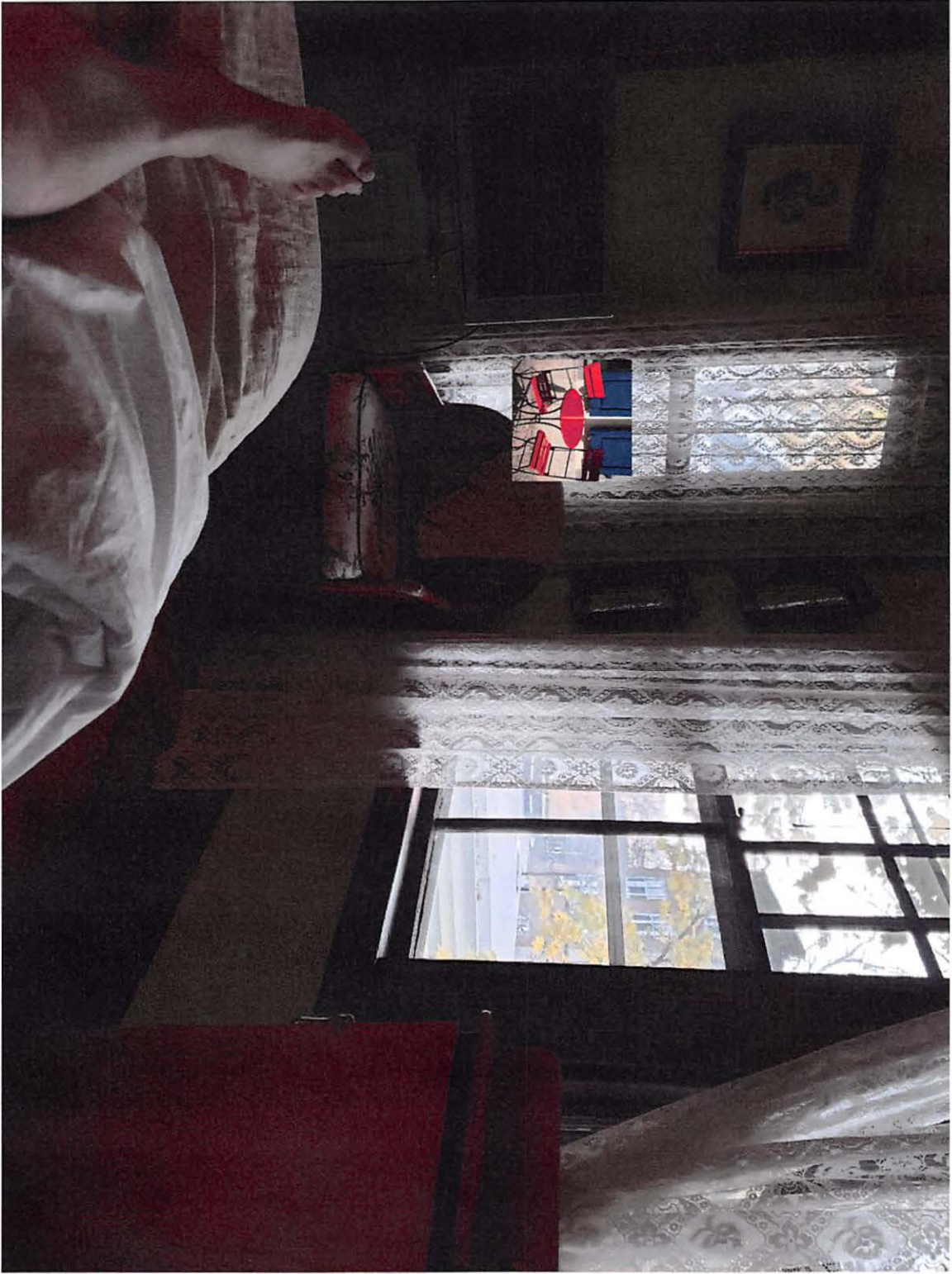




Their proposed living room window







Variance category 2: Density relief in Residence B

“Section 3.32.2 to allow additional residential units (that are allowed per calculations of allowable density for the whole lot) to be located partially on the Residential B portion of the lot, thereby allowing for the conversion to seven (7) residential dwelling units.”

Their claimed hardship for variance 2 is the same: “to make the project financially feasible” by building 7 units.

If the petitioner is **awarded Variance 1** (the non-conforming use variances) then we object to Variance 2 (the density variance) to deny the proposed second floor additions in Residence B.

If the setback variances are awarded, then we extend our claims of hardship to Variance 2 (density). The negative effects on us caused by their expanding into the Residence B zone are the same as for the variances. These effects are the result of increasing project density. Changing the triangle of Residence B to C2 by permit doesn't change the deleterious effects on us and seems to us to negatively influence and subvert the general purpose of the City codes regarding density.

If **Variances (category 1) are denied**, then we do not object to awarding Variance 2 (for density) to apply to the remaining existing space use in the basement and 1st floor units in Residence B. Allowing these uses in existing space means that seven units can be still be created by the proposer and the reduction in the second floor non-conforming exterior additions greatly reduces the density hardship to us and others.

If Variance 2 (density relief) is awarded, then they no longer have a project need for a permit to extend zone C2 into Residence B.

No need for Permit to extend Residence C2 into Residence B

Special permits will normally be granted except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:

(e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance

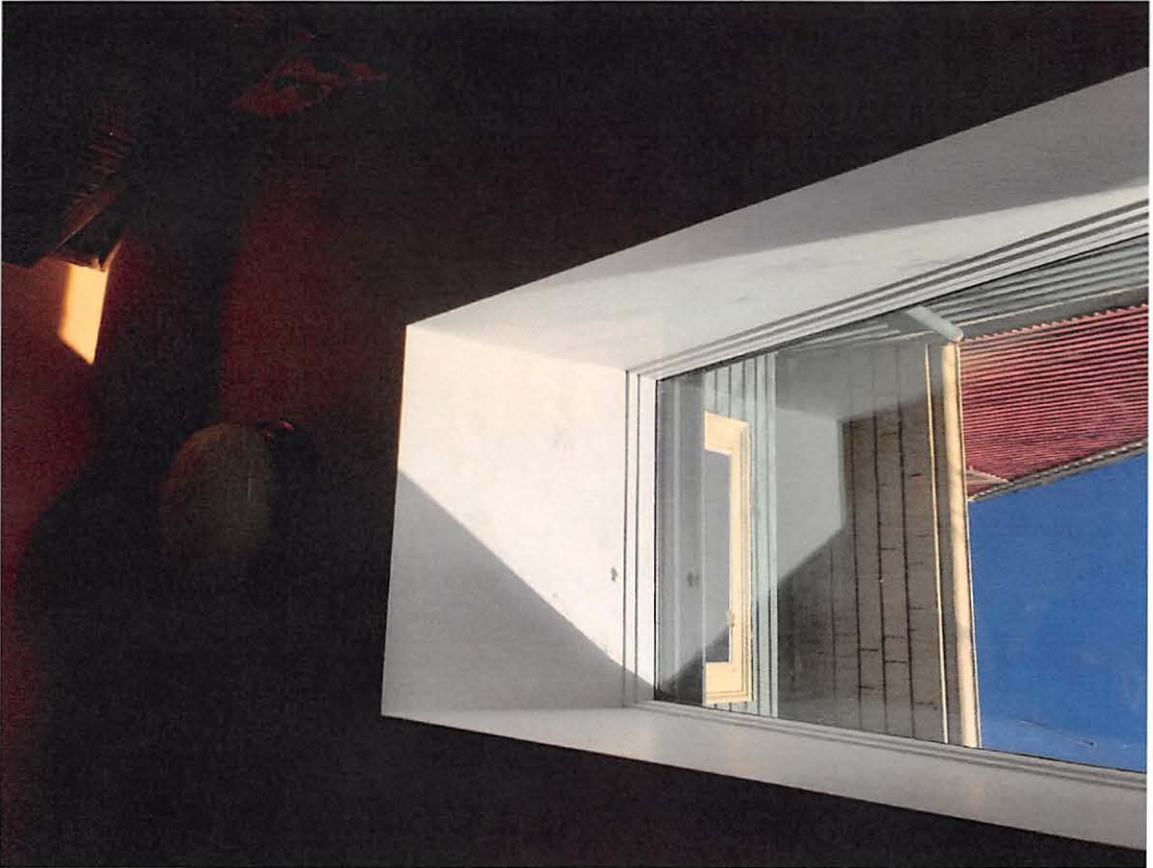
- The Addition and Roof Deck are non-compliant with setback requirements in both Residence B and C2
- The zoning requirements and non-compliance status are unaffected by whether the Addition or the Roof Deck are in Residence B or C2
- If the density variance is awarded, extension of Residence C2 into B, is not needed for the relief they request
- **BUT** the Residence C2 extension would not be reversable, once permitted
- The triangle of land abutting us, were it to become Residence C2 in what was formerly Residence B, would allow onerous height and setback changes encroaching on our home
- Remedy:
 - Do not grant permit for extension to Residence C2,
 - rather wait until a future development is actually proposed where the extension of C2 would make a difference
 - More appropriate to apply and decide on the zoning extension in relation to a specific project and to conditions extant at the time it is proposed. Otherwise, it is a taking.

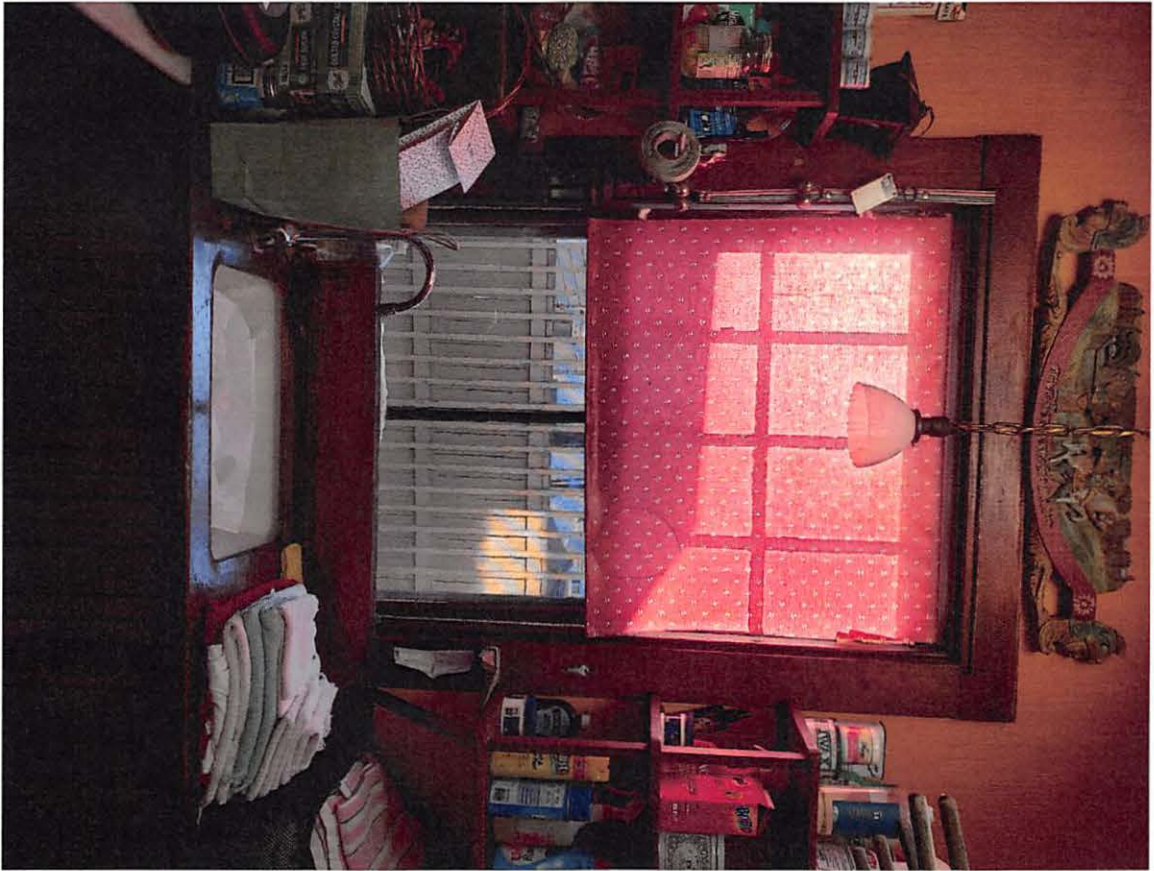
Our request to the BZA

- Deny the petitioner's variance request (1) for the non-complying second floor addition and the roof deck.
- If 1 is denied, accept their petition for the variance (2) for density relief. Our major objections on density as an abutter will have been eliminated.
- If Variance 1 is accepted, deny variance 2 on grounds of density inconsistent with Ordinance section 1.3 (Purpose)
- Reject the permitting request to extend Residence C2 into the current B on the basis that this privilege is not used and creates a taking of our rights under Residence B and eliminates the chance to review any future proposal at the time and under the terms when it is made.
- Make acceptance of other variances or permits contingent on acceptable rat-proof garbage management and placement of air conditioning equipment so that it is not a hardship to us.

The End

Out takes





CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2022 DEC 12 P 4:35

December 12, 2022

Via Email

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Attn: Maria Pacheco, Zoning Administrator

Re: BZA Case No. 201432-2022—1640 Massachusetts Avenue, Cambridge

Dear Ms. Pacheco:

Enclosed here for filing in connection with the above-referenced Board of Zoning Appeal application are the following additional materials:

- a) *Revised* Solar Studies – 1640 Massachusetts Avenue – dated December 9, 2022;
- b) Letter of support – dated November 17, 2022; and
- c) Architect's Site Plan – proposed conditions with setbacks (simplified for presentation) – dated December 12, 2022.

Thank you for your assistance.

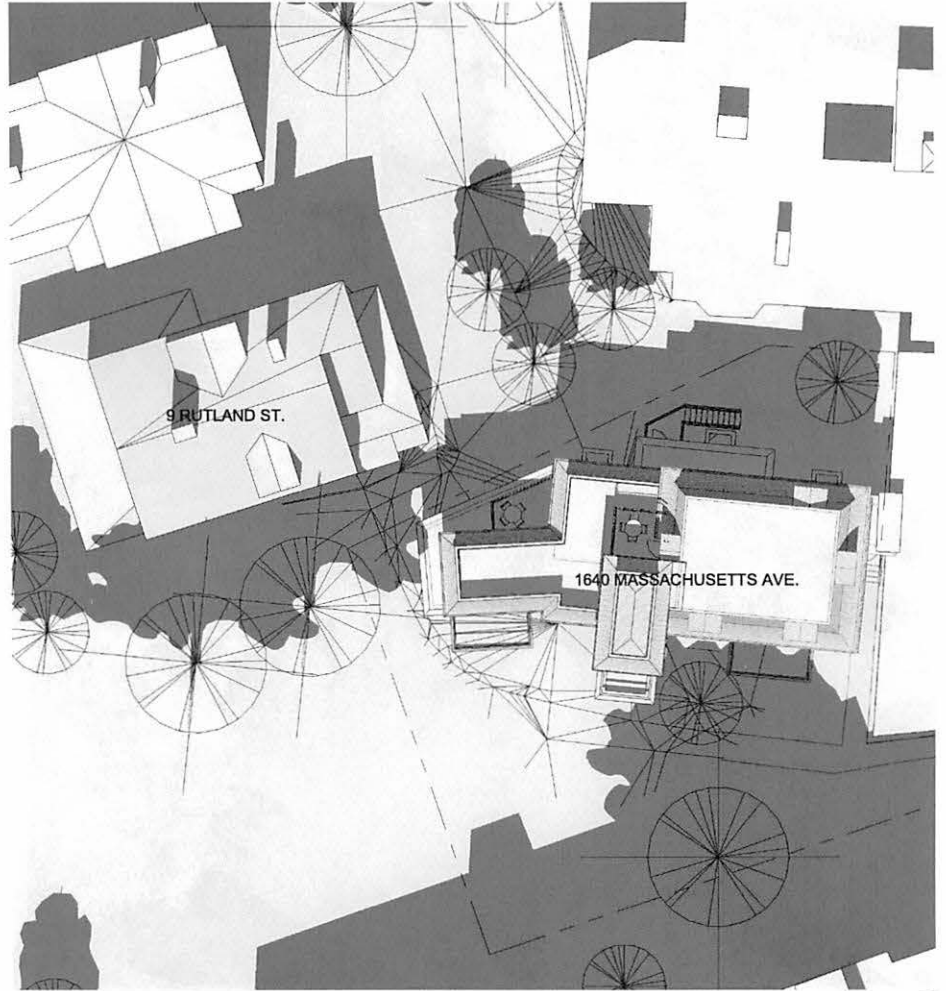
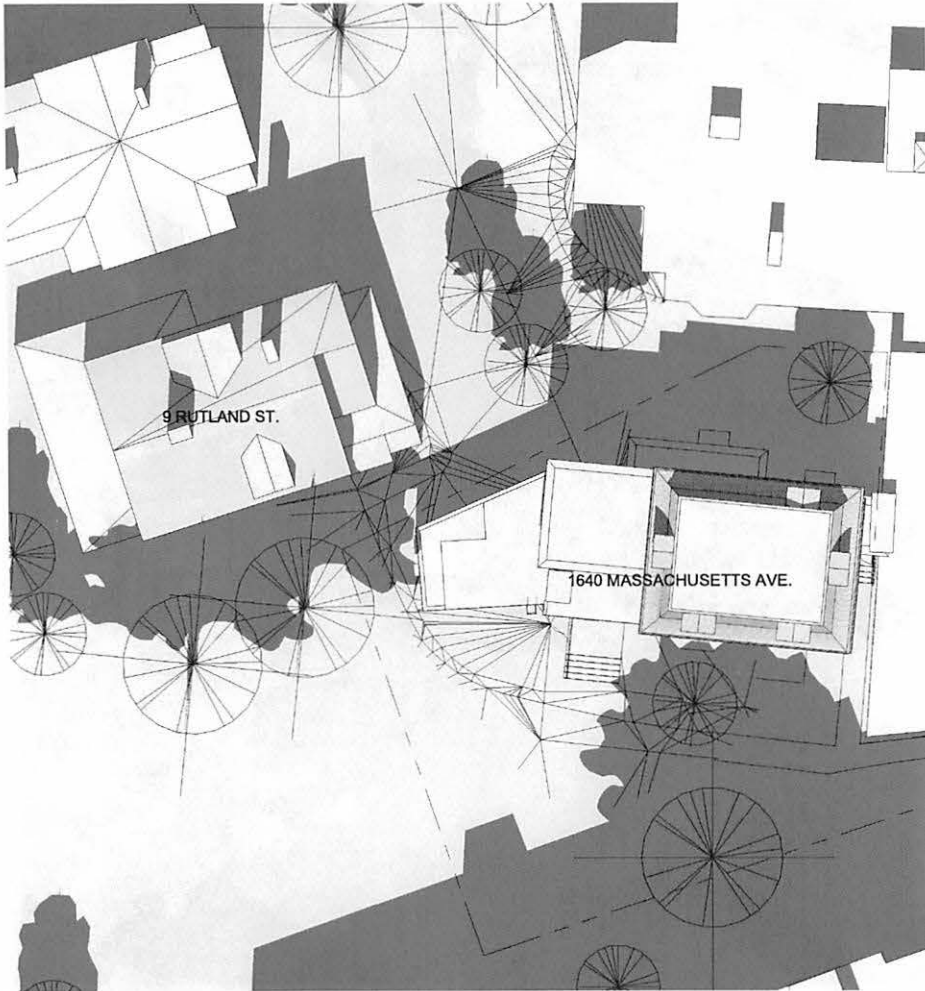
Sincerely,



Sarah Like Rhatigan, Esq.

Enclosures

CC (via email): Mr. Andy Martineau
Mr. Marc Levin
Mr. Derek Rubinoff

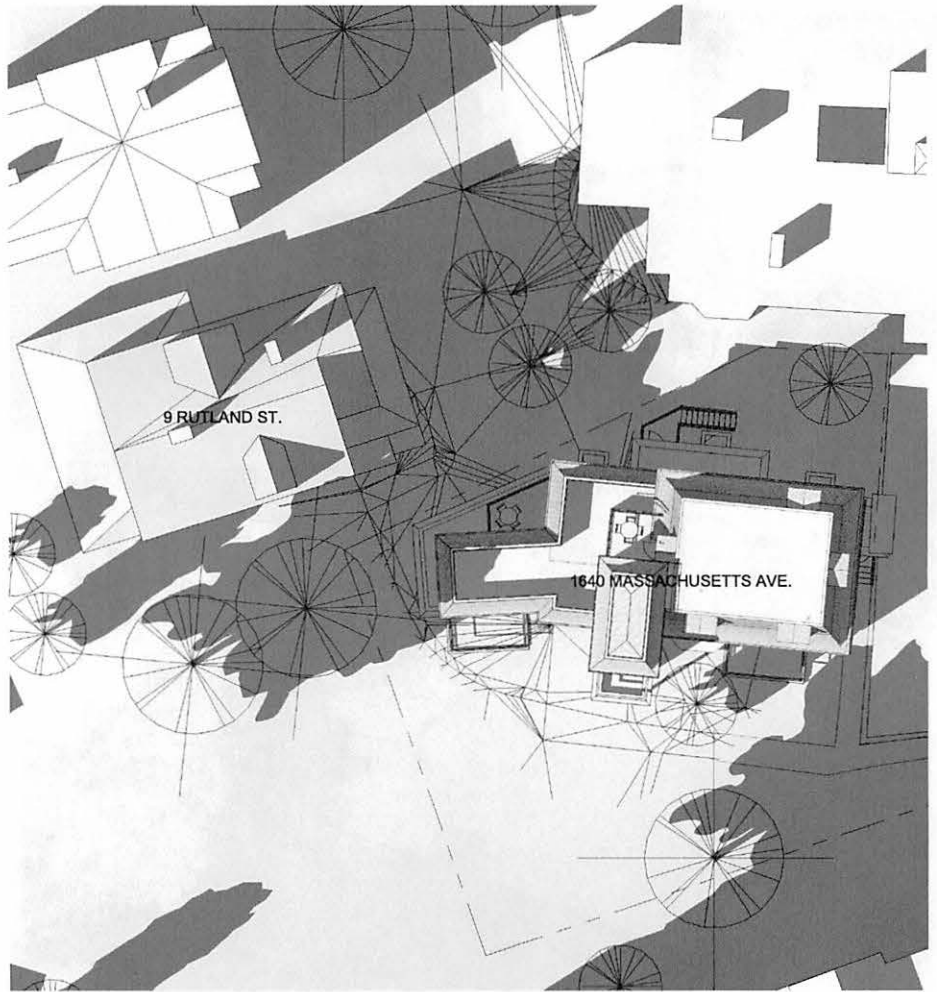
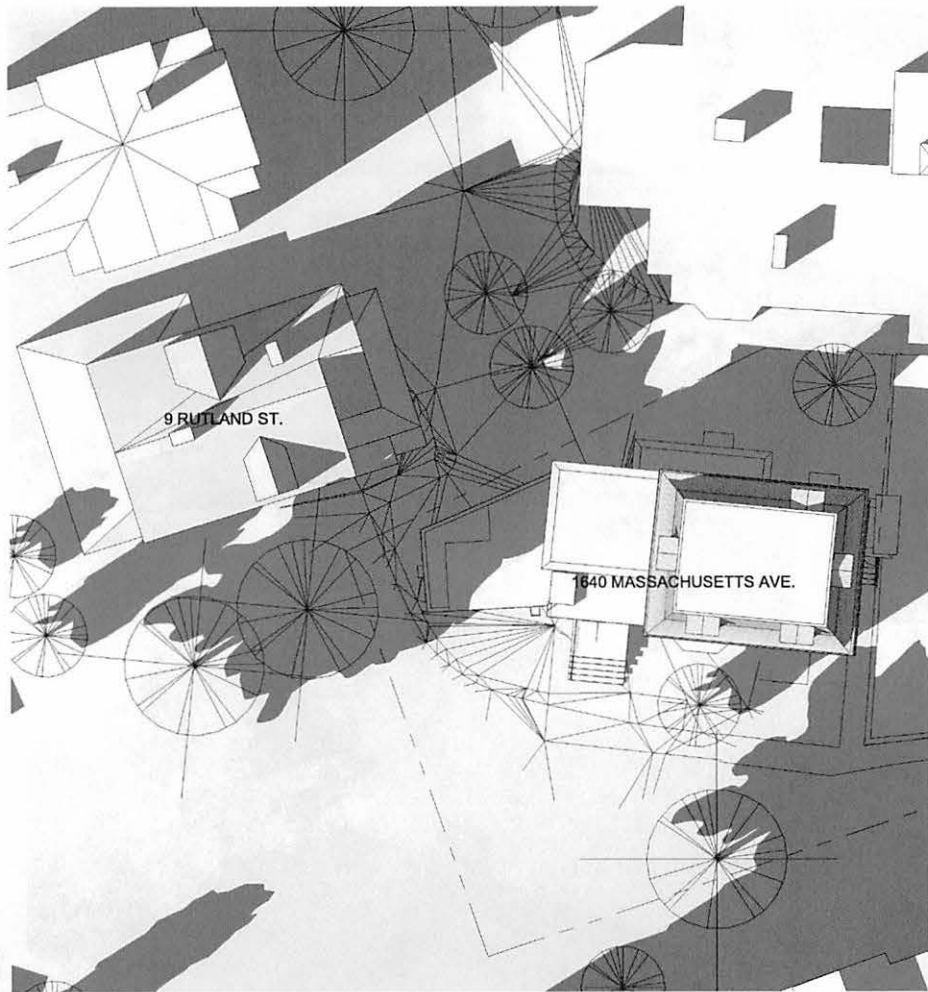


① Existing Solar Study - March 20th - 12 PM
1" = 20'-0"

② Proposed Solar Study - March 20th - 12 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubinoff.com</small>	Solar Study - March 20th - 12 PM 1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138	JOB # 2169 SCALE 1" = 20'-0" DATE 11/29/2022 DRAWN BY TY CROSS REF:	SS-1.2
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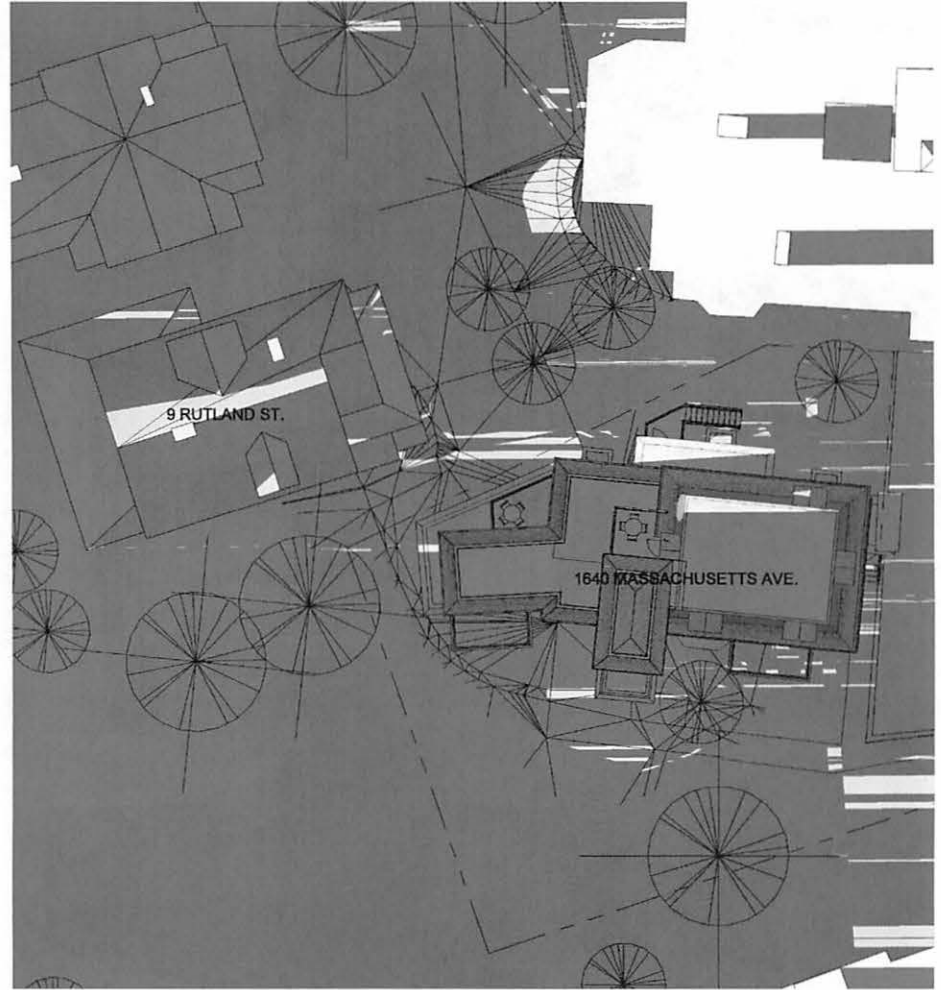
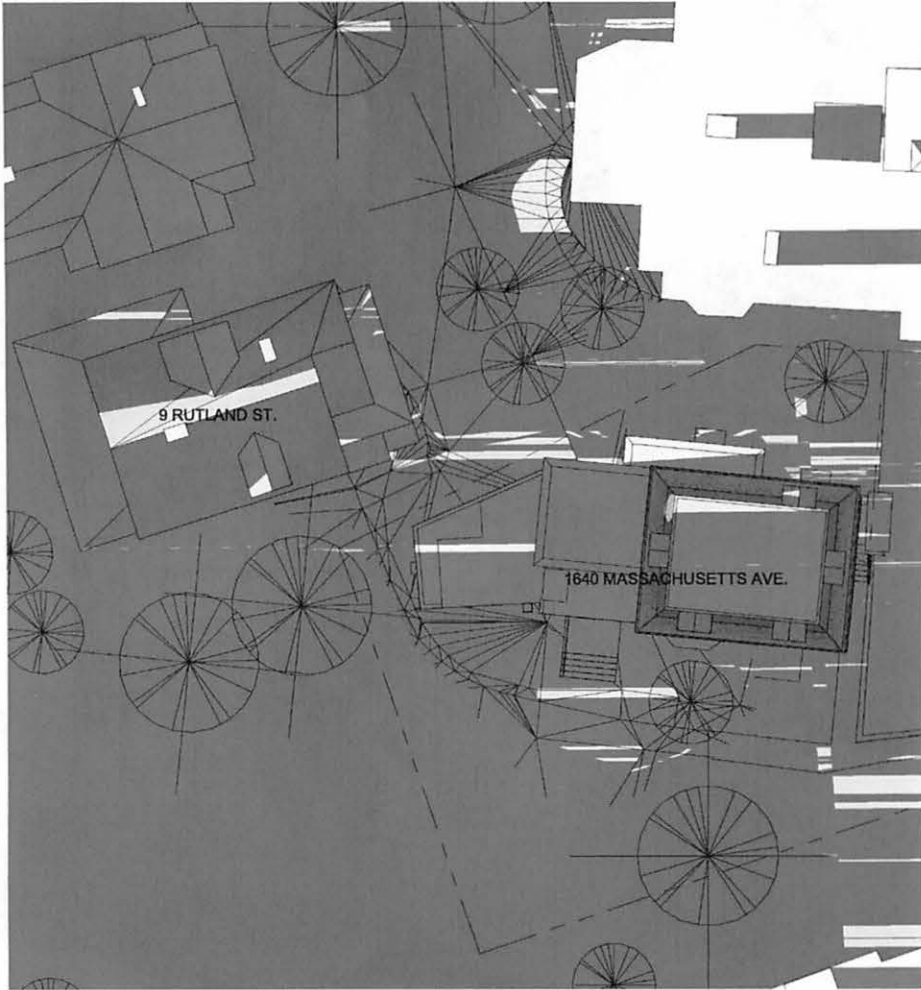


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1" = 20'-0"

② Proposed Solar Study - March 20th - 3 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-3399 inquiries@derek Rubinoff.com</small>	Solar Study - March 20th - 3 PM 1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138		JOB # 2169 SCALE 1" = 20'-0" DATE 11/29/2022 DRAWN BY TWJ CROSS REF:	SS-1.3
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1" = 20'-0"

② Proposed Solar Study - March 20th - 6 PM
1" = 20'-0"



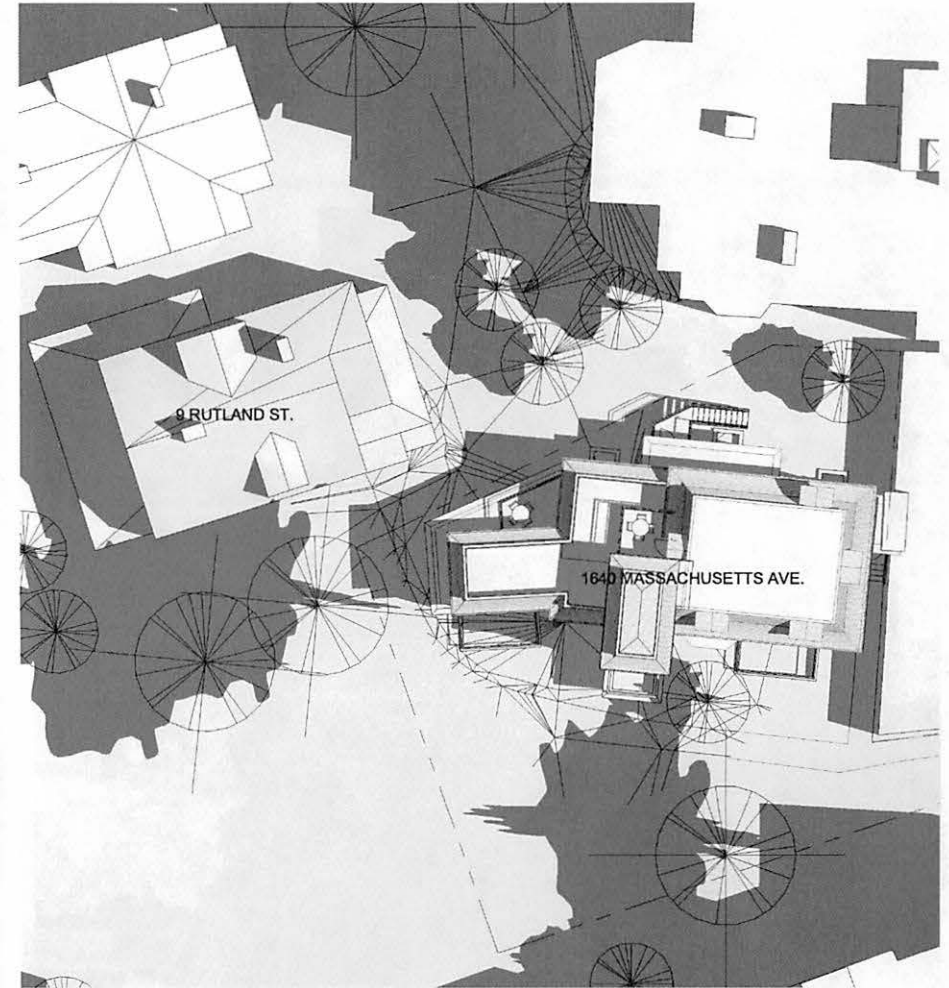
DEREK RUBINOFF ARCHITECT
82 Spring Street, West Roxbury, MA 02132-4116 617-504-2599 inquiries@derekubinooff.com

Solar Study - March 20th - 6 PM

1640 Massachusetts Ave.
Renovation & Additions
1640 Massachusetts Avenue
Cambridge, MA 02138

JOB #	2169
SCALE	1" = 20'-0"
DATE	11/29/2022
DWN BY	TW
CROSS REF.	

SS-1.4

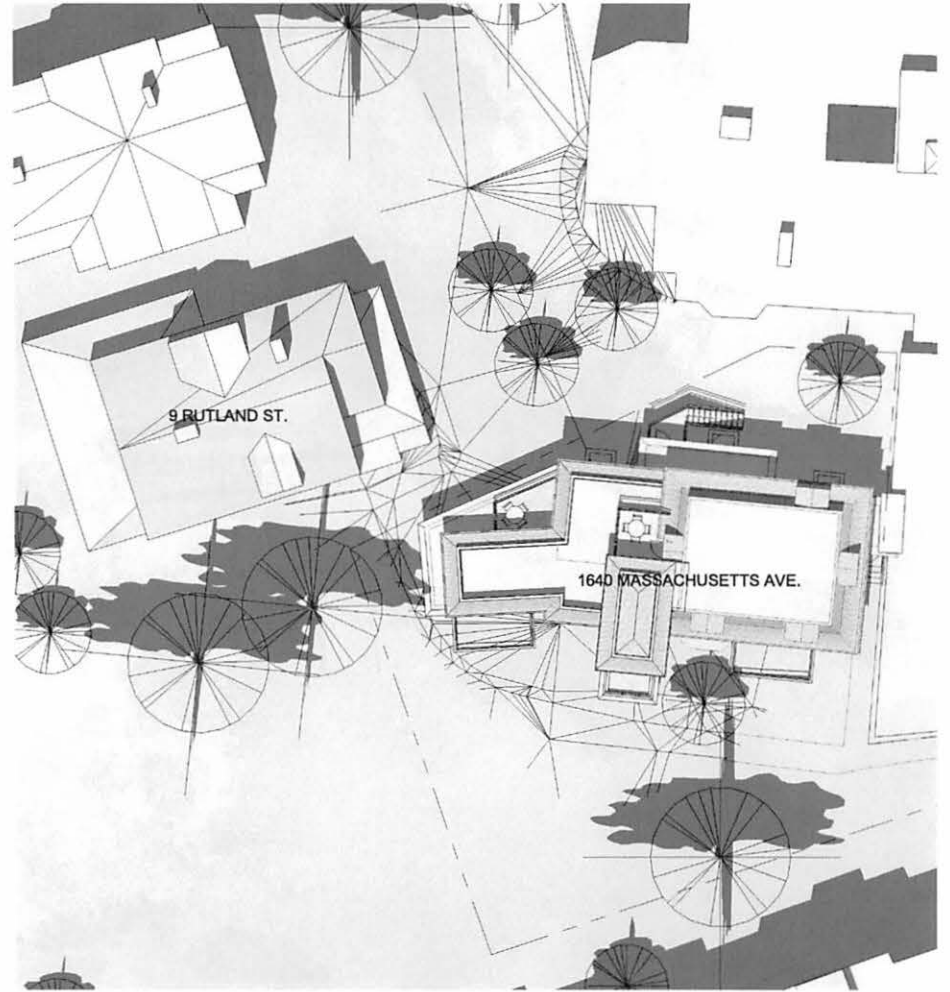
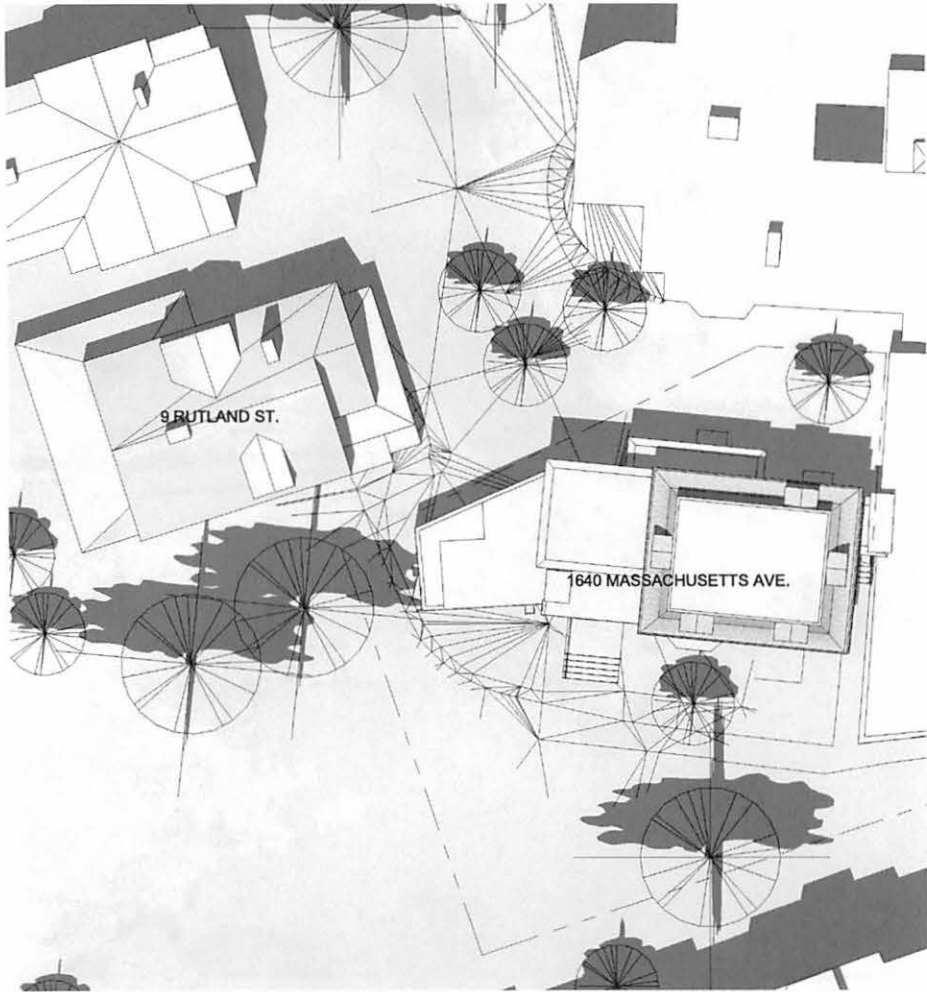


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1" = 20'-0"

② Proposed Solar Study - June 21st - 9 AM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-2579 inquiries@derekubinoft.com</small>	Solar Study - June 21st - 9 AM 1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138	JOB #: 2169 SCALE: 1" = 20'-0" DATE: 11/29/2022 DRAWN BY: TW CROSS REF:	SS-2.1
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DEREK RUBINOFF ARCHITECT

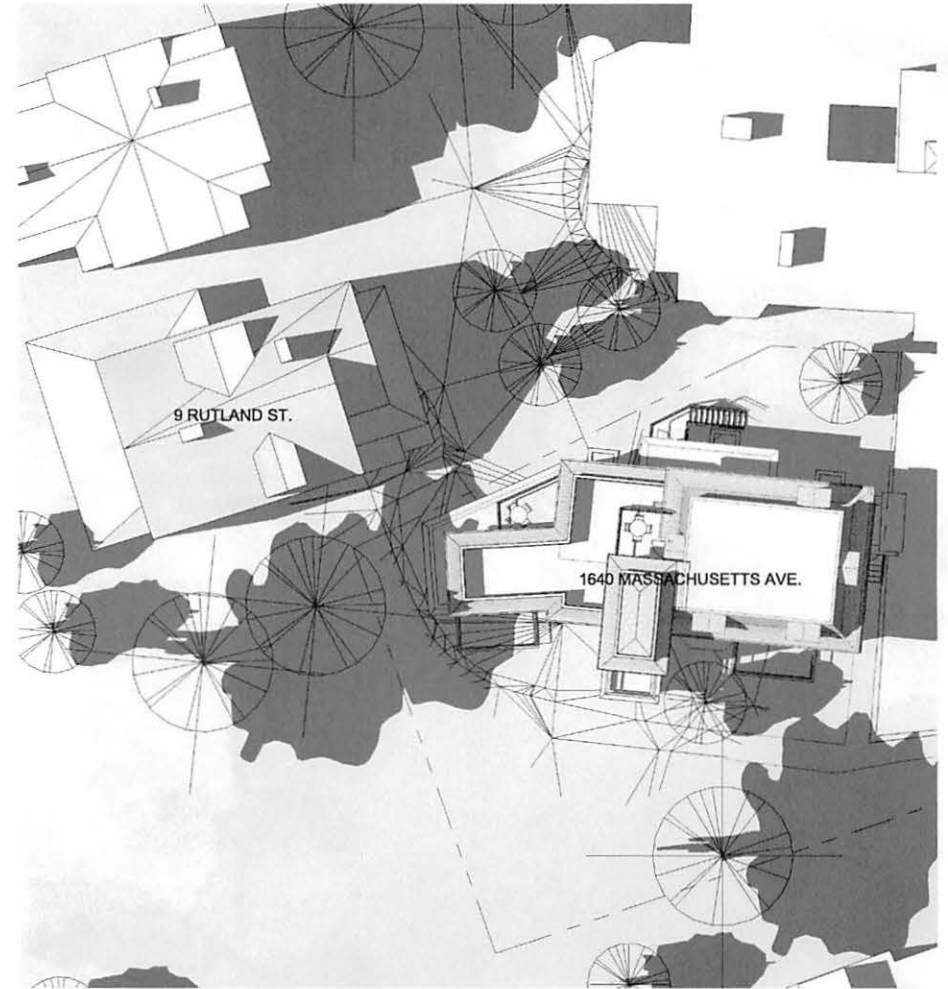
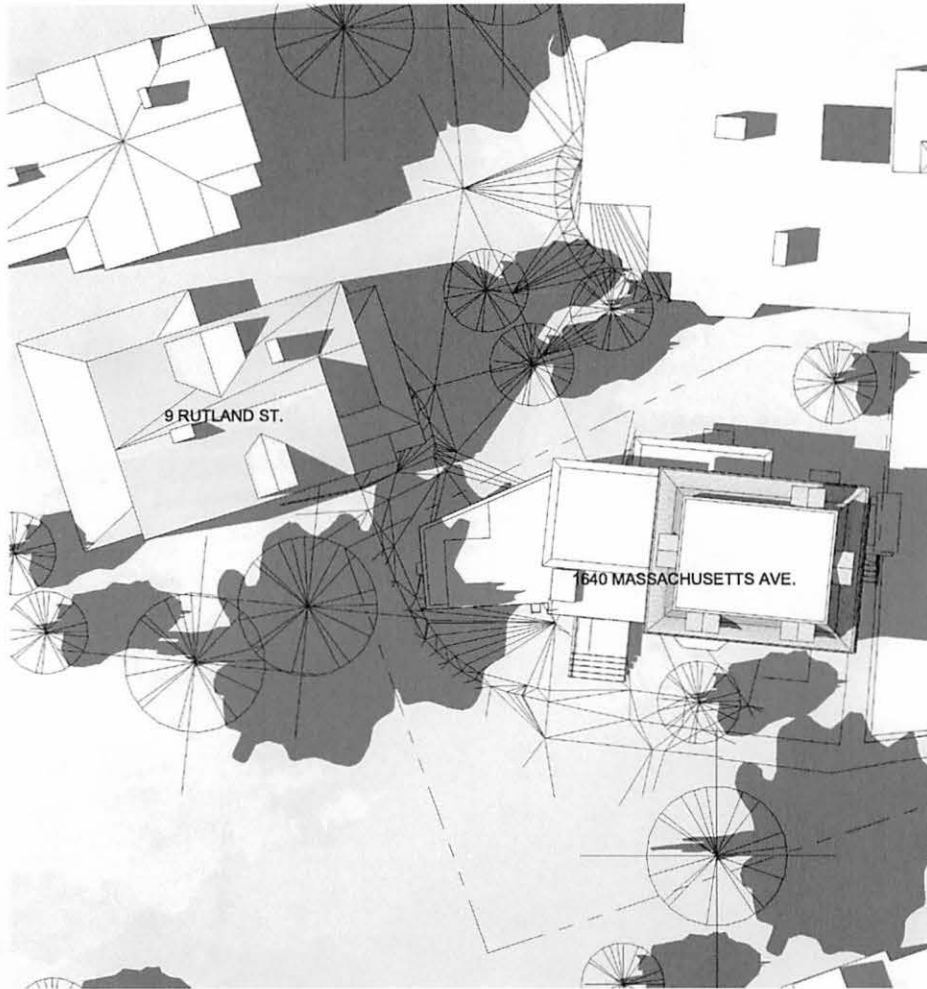
82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubinooff.com

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1640 Massachusetts Avenue
Cambridge, MA 02138

JOB #	2169
SCALE	1" = 20'-0"
DATE	11/29/2022
DWN BY	TW
CROSS REF.	

SS-2.2

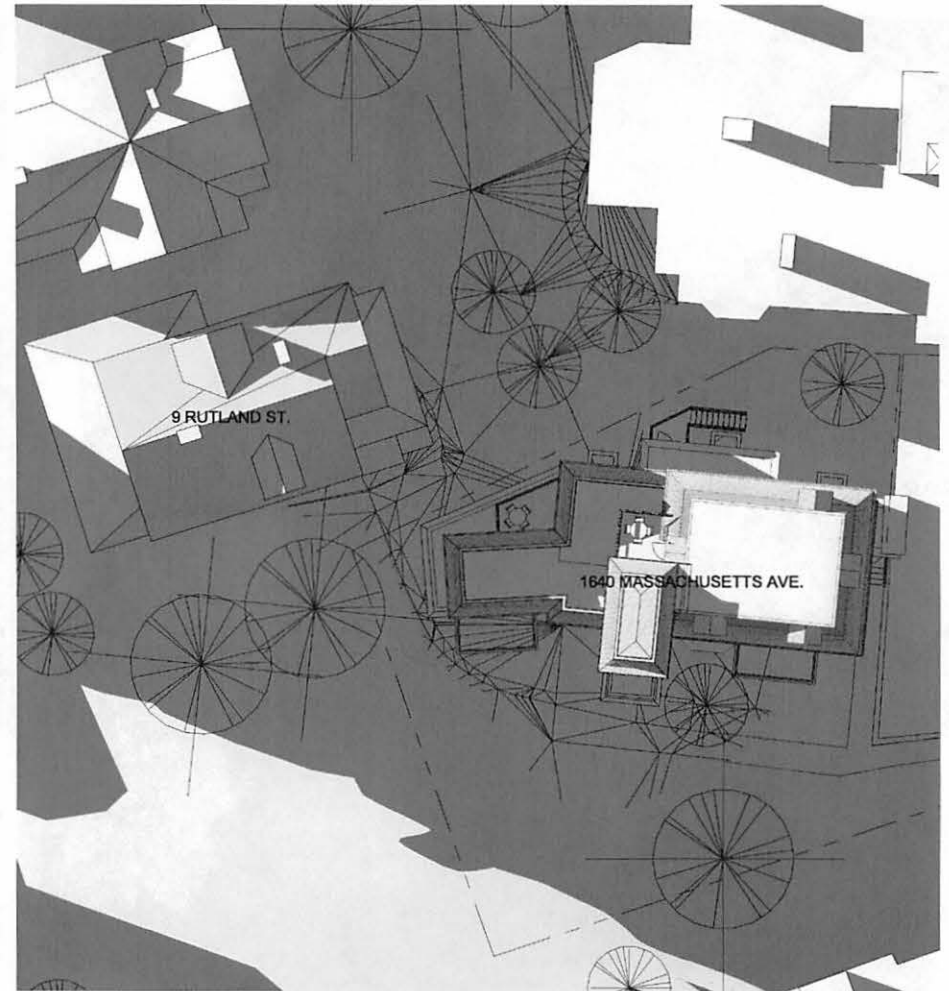
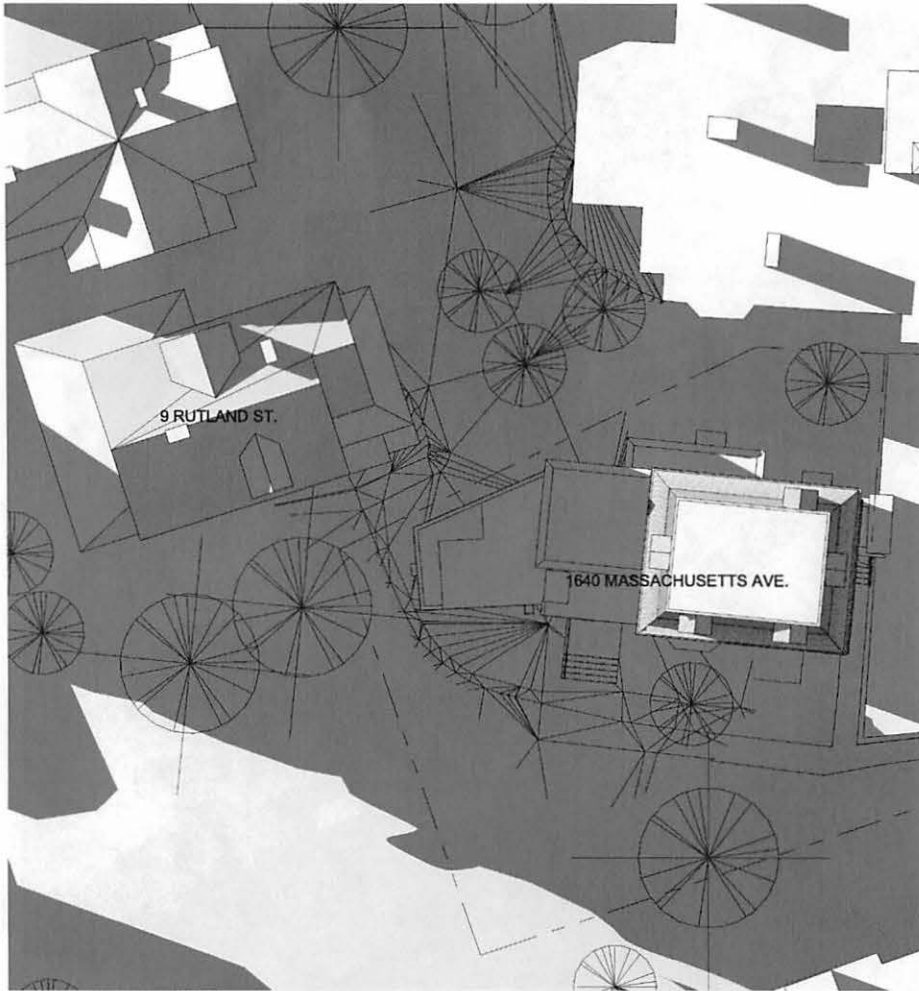


① Existing Solar Study - June 21st - 3 PM
1" = 20'-0"

② Proposed Solar Study - June 21st - 3 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-2399 inquiries@derekubiroff.com</small>	Solar Study - June 21st - 3 PM 1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138	JOB #: 2169 SCALE: 1" = 20'-0" DATE: 11/28/2022 DRAWN BY: TW CROSS REF:	SS-2.3
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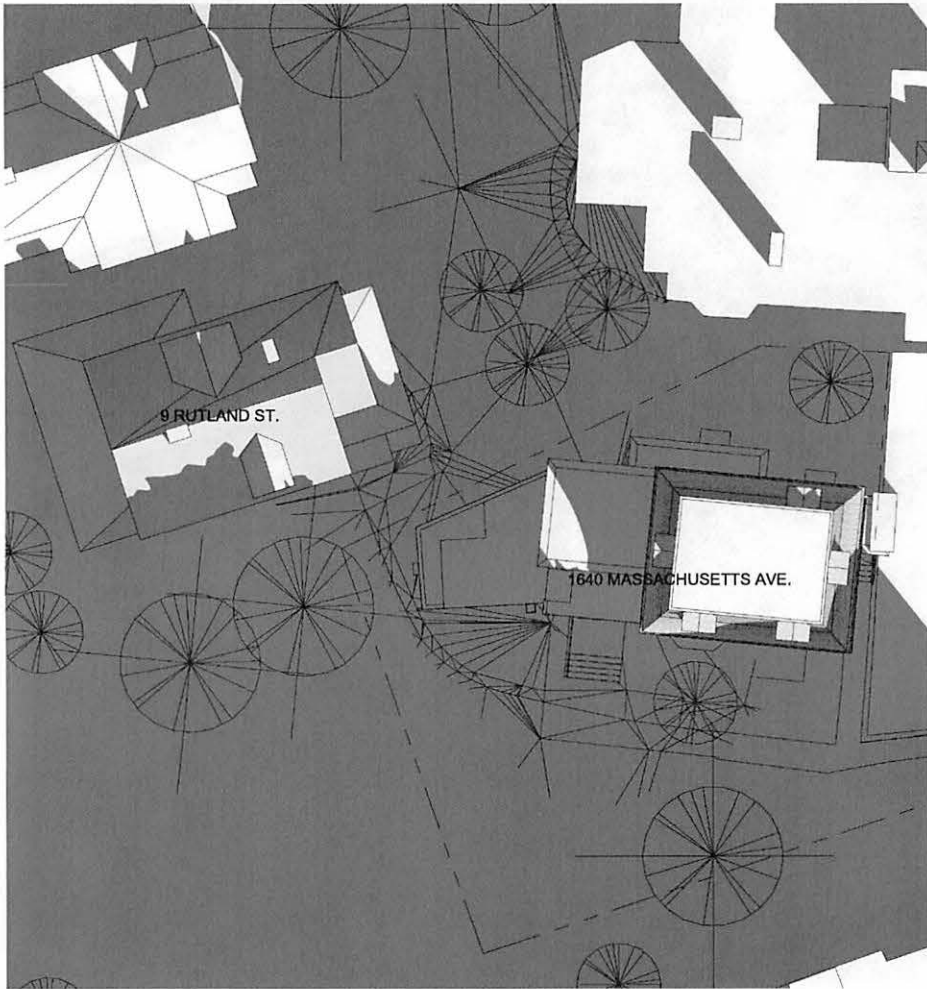


① Existing Solar Study - June 21st - 6 PM
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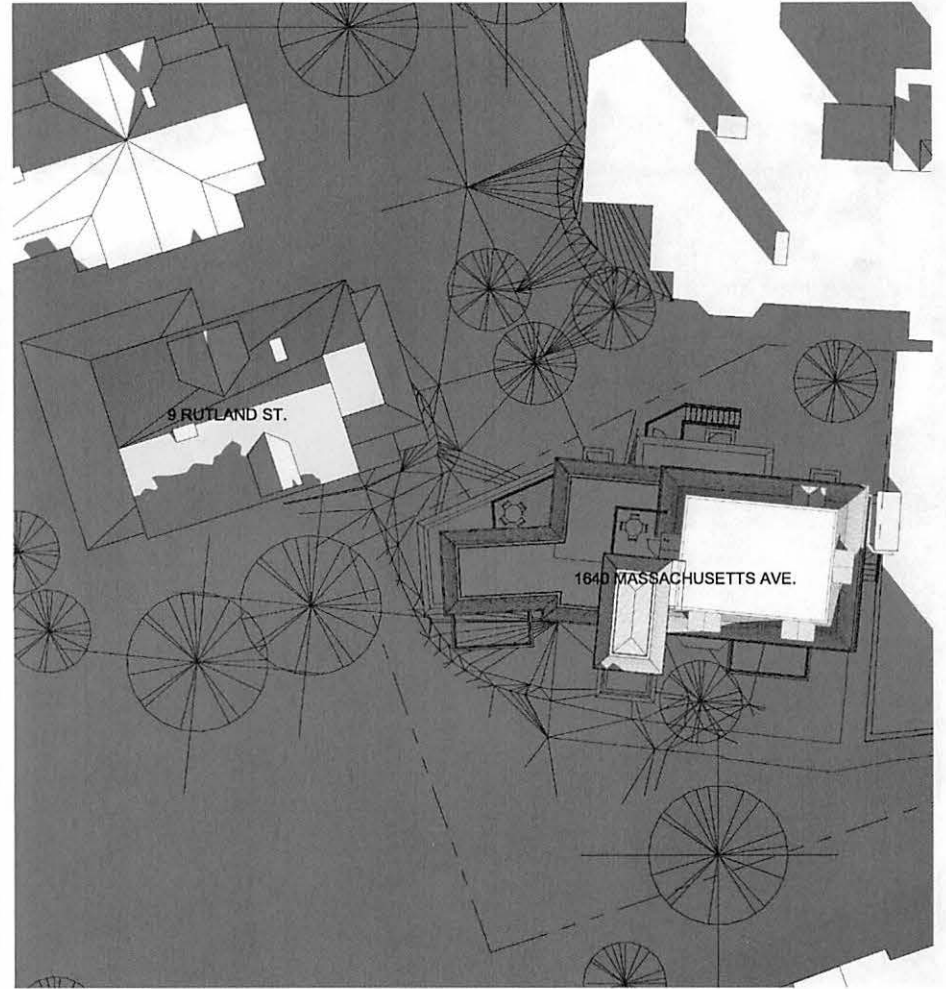
② Proposed Solar Study - June 21st - 6 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-2579 inquiries@derekubinoff.com</small>	Solar Study - June 21st - 6 PM 1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138	JOB # 2169 SCALE 1" = 20'-0" DATE 11/29/2022 DRAWN BY TYI CROSS REF:	SS-2.4
	<small>12/9/2022 1:37:25 PM C:\Users\dru\Documents\10) 1640 Mass Ave - Cambridge MA - Zoning Set Shadow Study_TianshuoP6.JYK.rvt</small>		



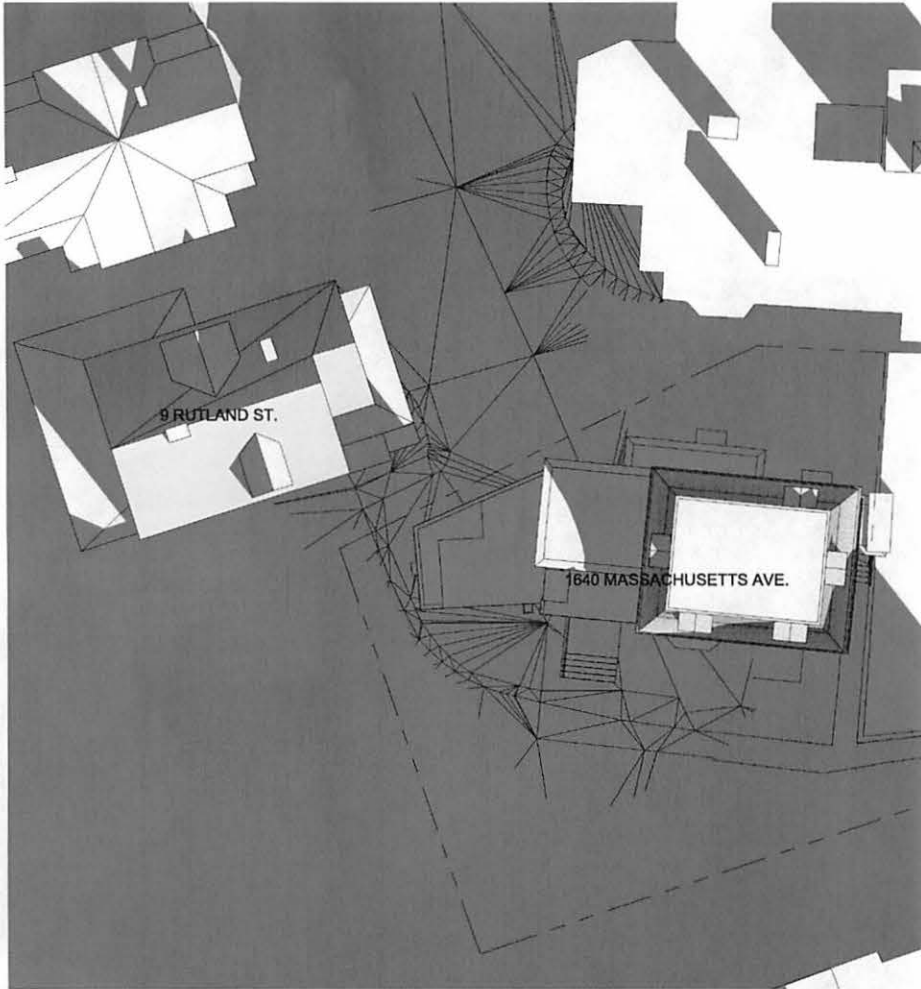
① Existing Solar Study - Dec 21st - 9 AM
1" = 20'-0"



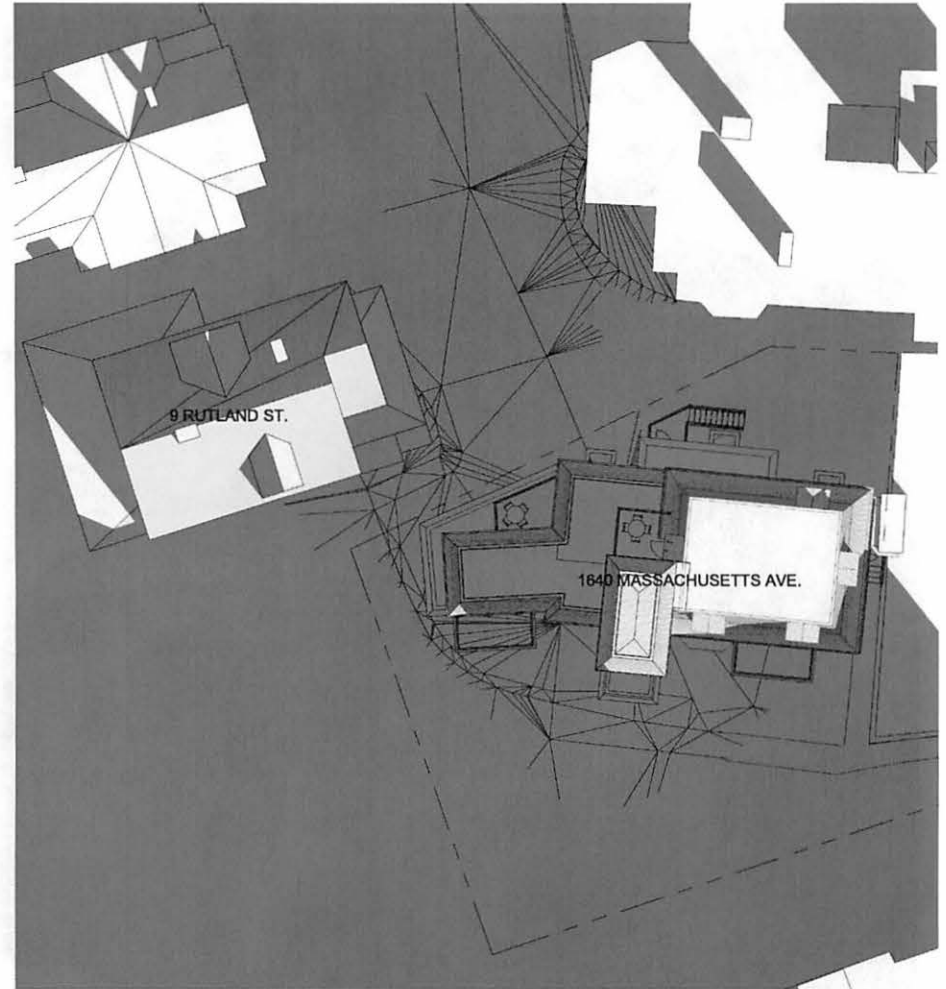
② Proposed Solar Study - Dec 21st - 9 AM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-594-2599 inquiries@derekubino.com</small>	Solar Study - Dec 21st - 9 AM 1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138	JOB #: 2169 SCALE: 1" = 20'-0" DATE: 11/29/2022 DRAWN BY: TYL CROSS REF:	SS-3.1
	<small>12/9/2022 1:38:38 PM C:\Users\dkrub\Documents\10\ 1640 Mass Ave - Cambridge MA -- Zoning Set Shadow Study_TianshuoP6.JYK.rvt</small>		



Existing Solar Study - Dec 21st - 9 AM
without Trees
① 1" = 20'-0"



Proposed Solar Study - Dec 21st - 9 AM
without Trees
② 1" = 20'-0"

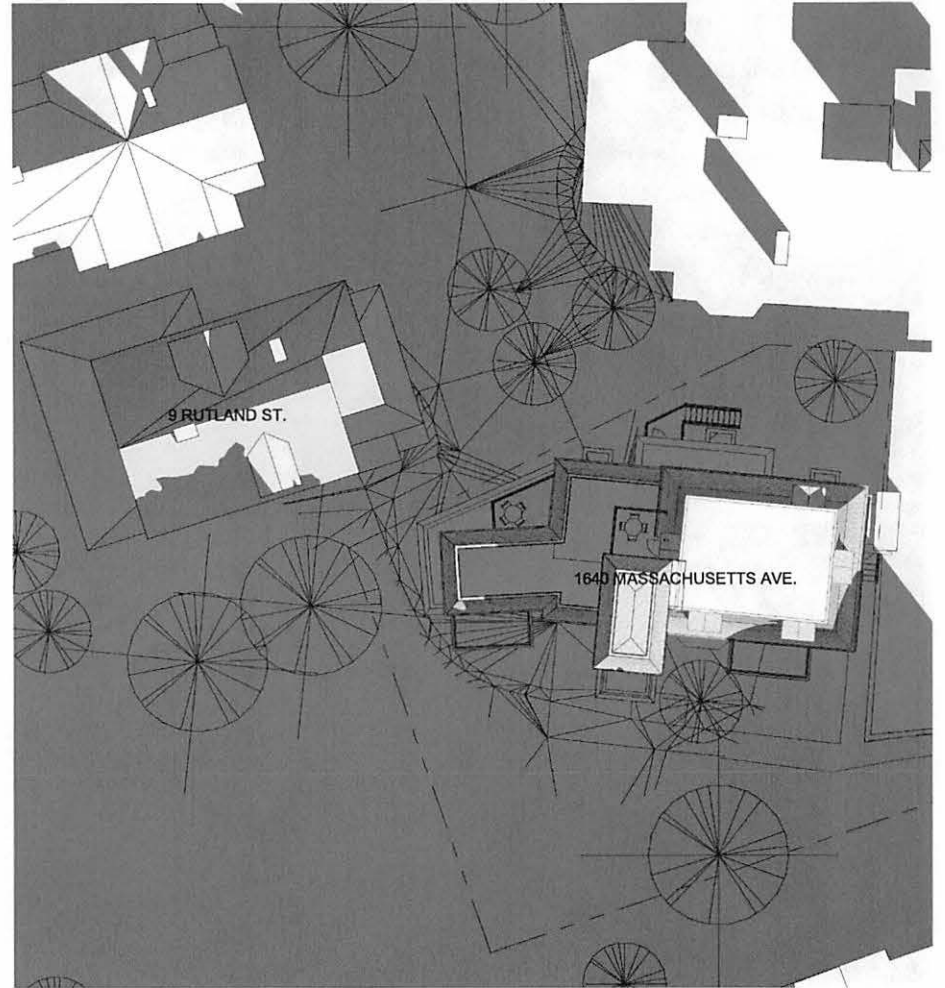
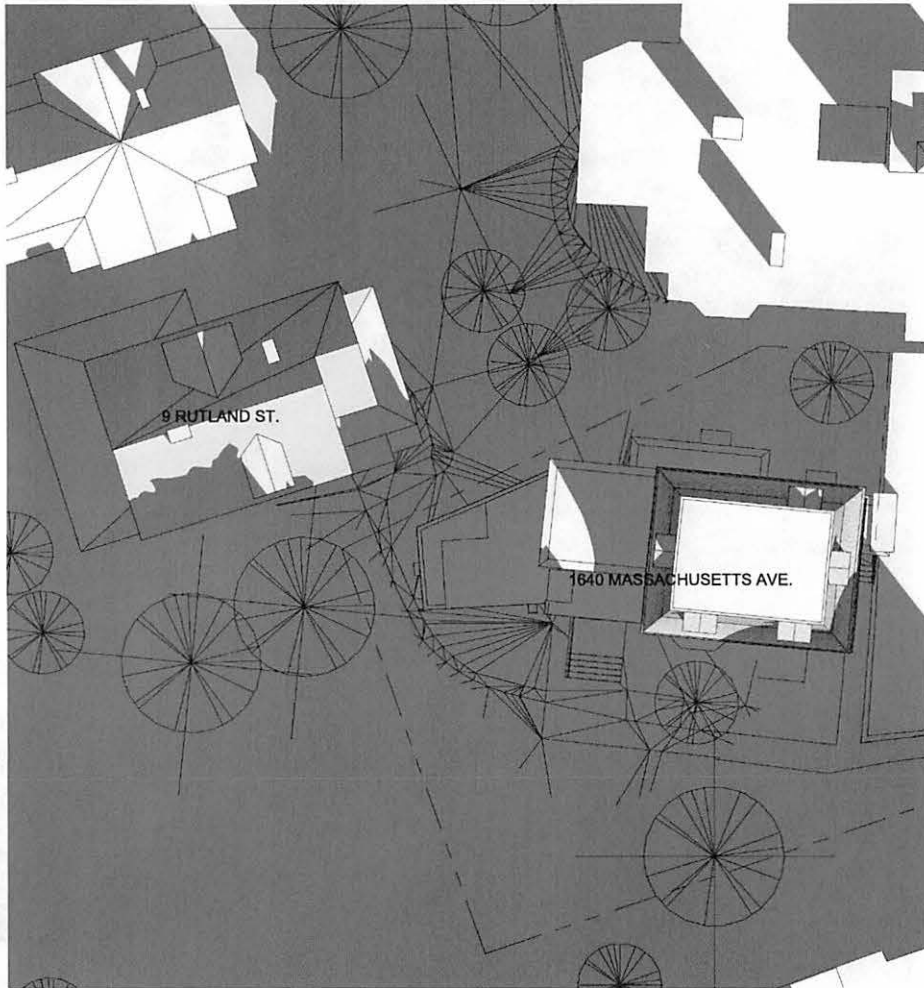
DEREK RUBINOFF ARCHITECT
82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubinoff.com

Solar Study - Dec 21st - 9 AM without Trees

1640 Massachusetts Ave.
Renovation & Additions
1640 Massachusetts Avenue
Cambridge, MA 02139

JOB #	2169
SCALE	1" = 20'-0"
DATE	11/29/2022
DWN BY:	Author
CROSS REF:	

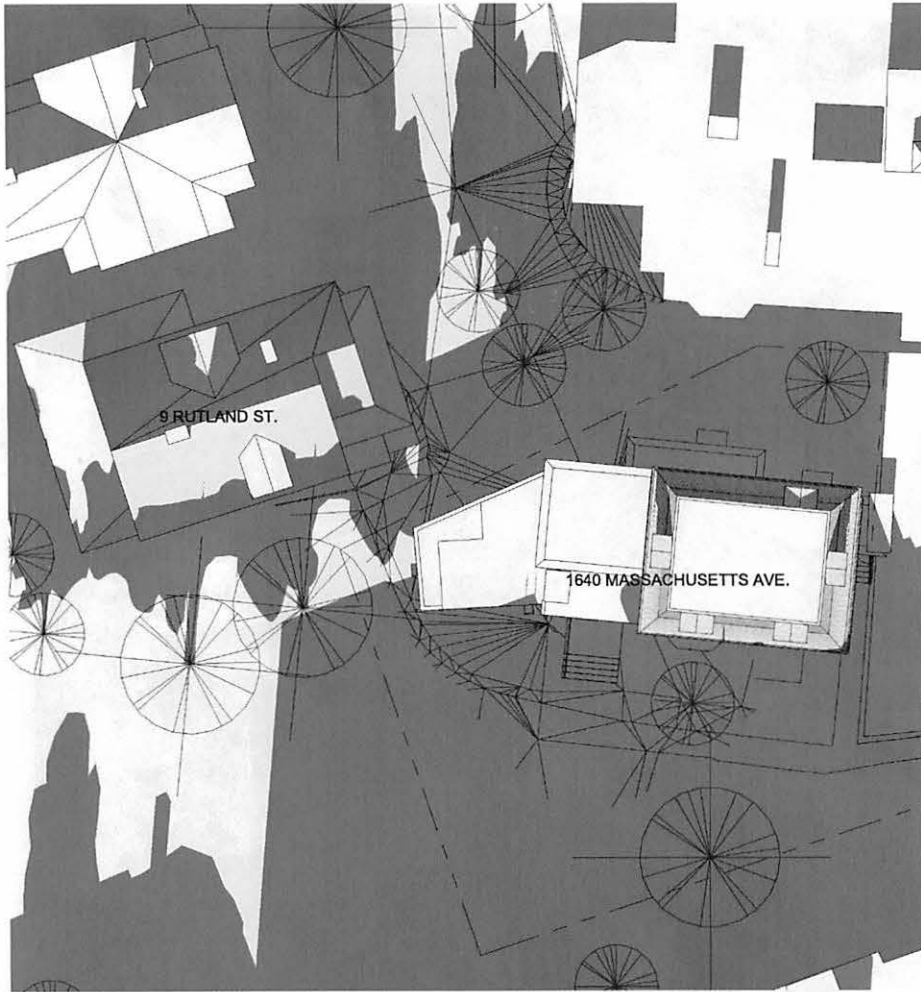
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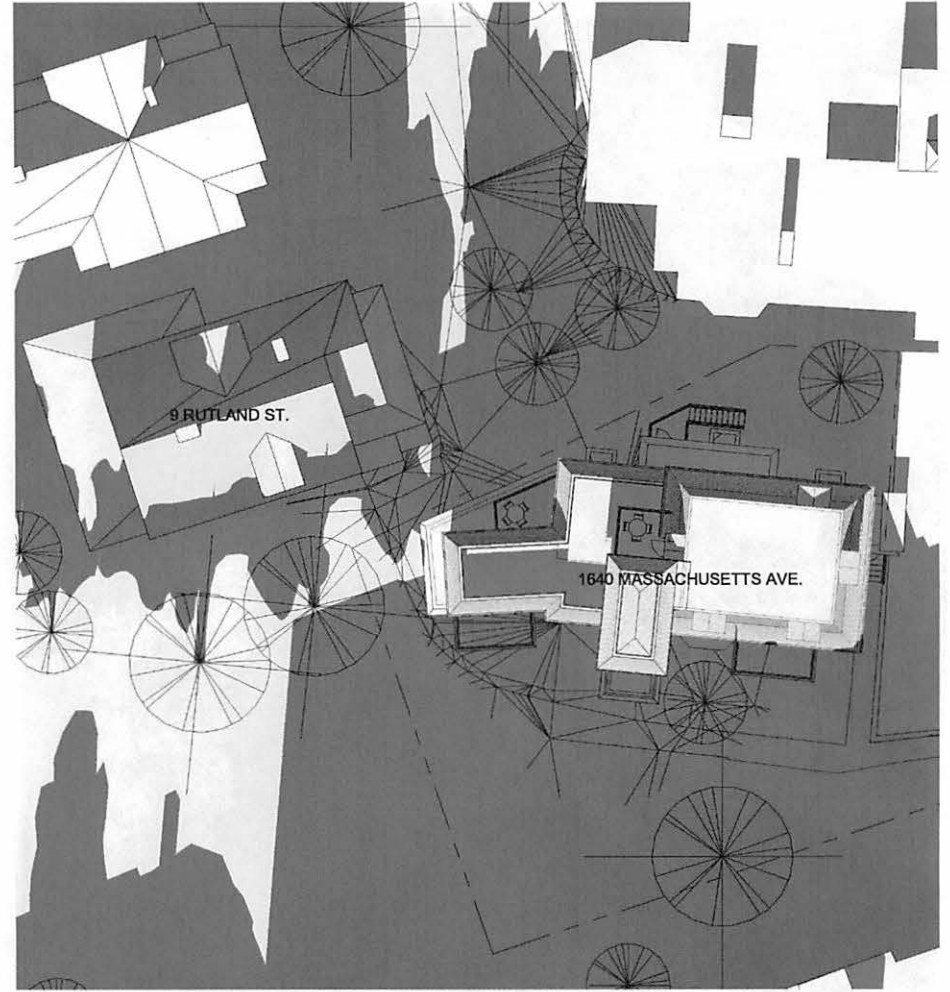
① Existing Solar Study - Dec 8th - 9 AM
1" = 20'-0"

② Proposed Solar Study - Dec 8th - 9 AM
1" = 20'-0"

DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubinooff.com</small>	Solar Study - Dec 8th - 9 AM 1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138	JOB #: 2169 SCALE: 1" = 20'-0" DATE: 11/29/2022 DRAWN BY: Awt/rot CROSS REF:	SS-3.1B
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① Existing Solar Study - Dec 21st - 12 PM
1" = 20'-0"



② Proposed Solar Study - Dec 21st - 12 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT

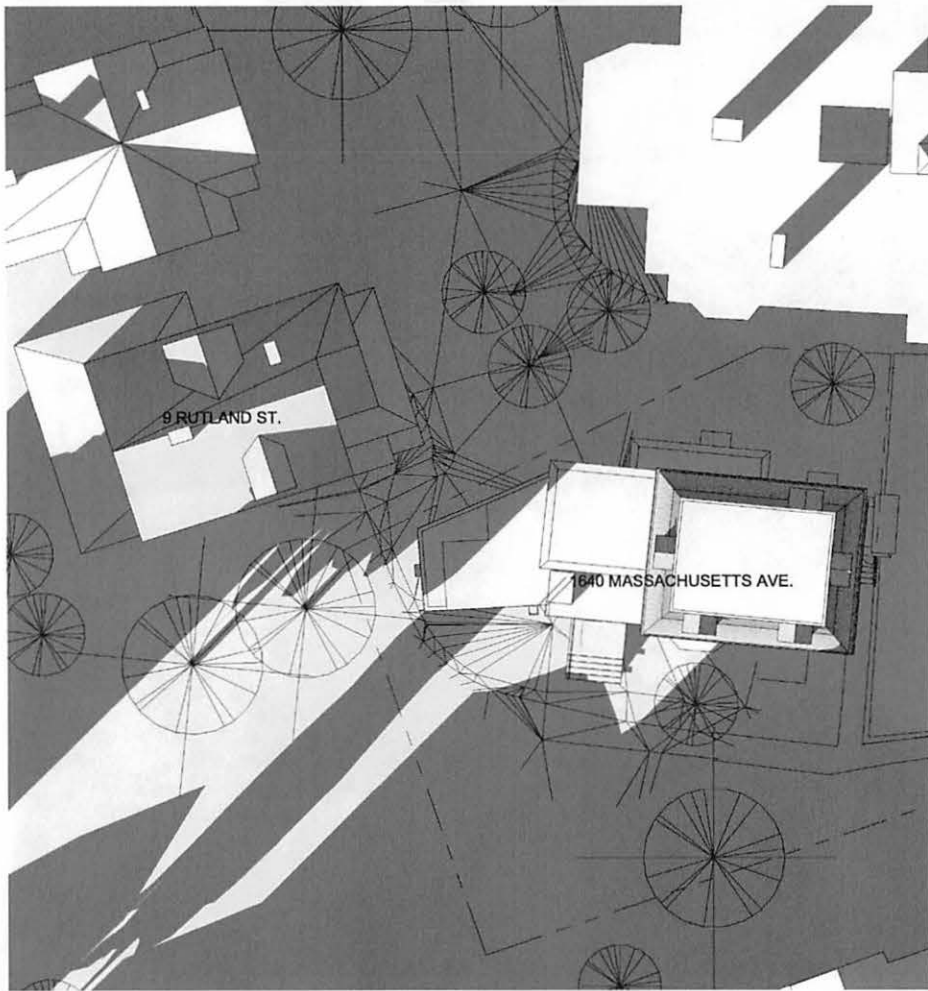
82 Spring Street, West Roxbury, MA 02132-4316 617-504-2599 inquiries@derekubinooff.com

Solar Study - Dec 21st - 12 PM

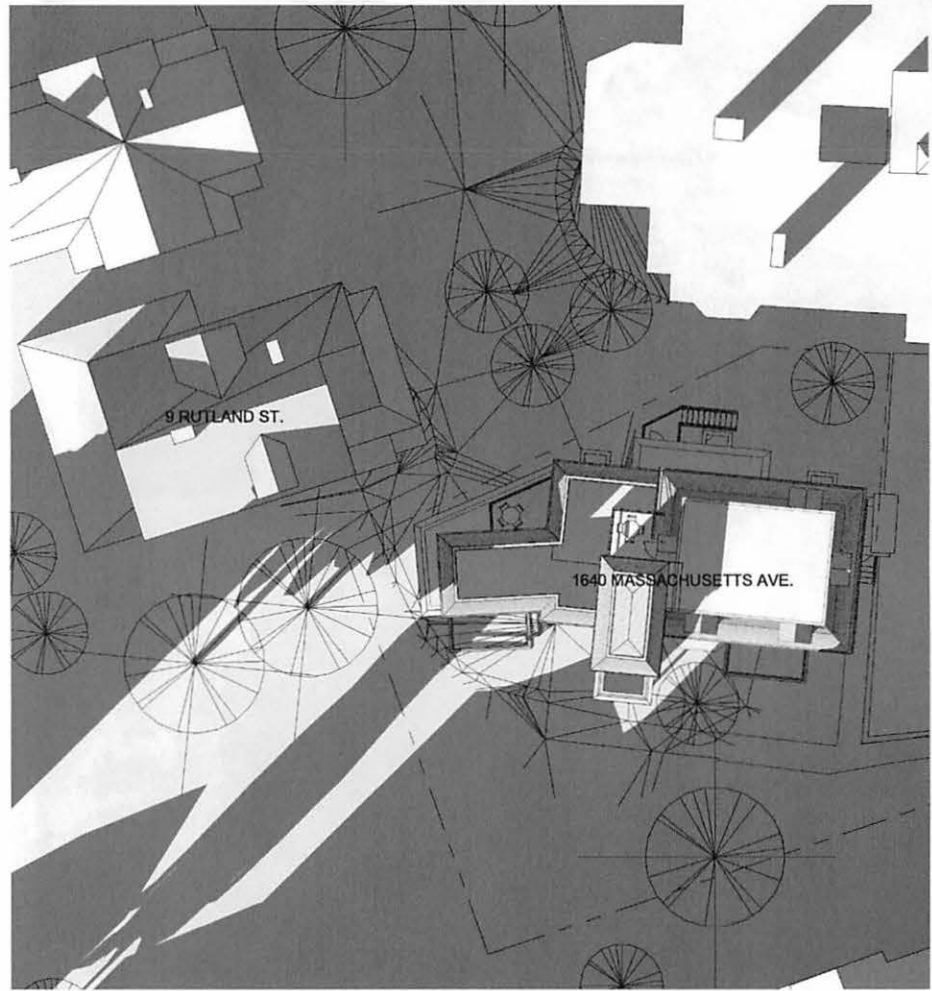
1640 Massachusetts Ave.
Renovation & Additions
1640 Massachusetts Avenue
Cambridge, MA 02138

JOB #	2189
SCALE	1" = 20'-0"
DATE	11/29/2022
DWN BY	IW
CROSS REF:	

SS-3.2



① Existing Solar Study - Dec 21st - 3 PM
1" = 20'-0"



② Proposed Solar Study - Dec 21st - 3 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT

82 Spring Street, West Roxbury, MA 02132-4316 617-504-2579 inquiries@derekubinoft.com

Solar Study - Dec 21st - 3 PM

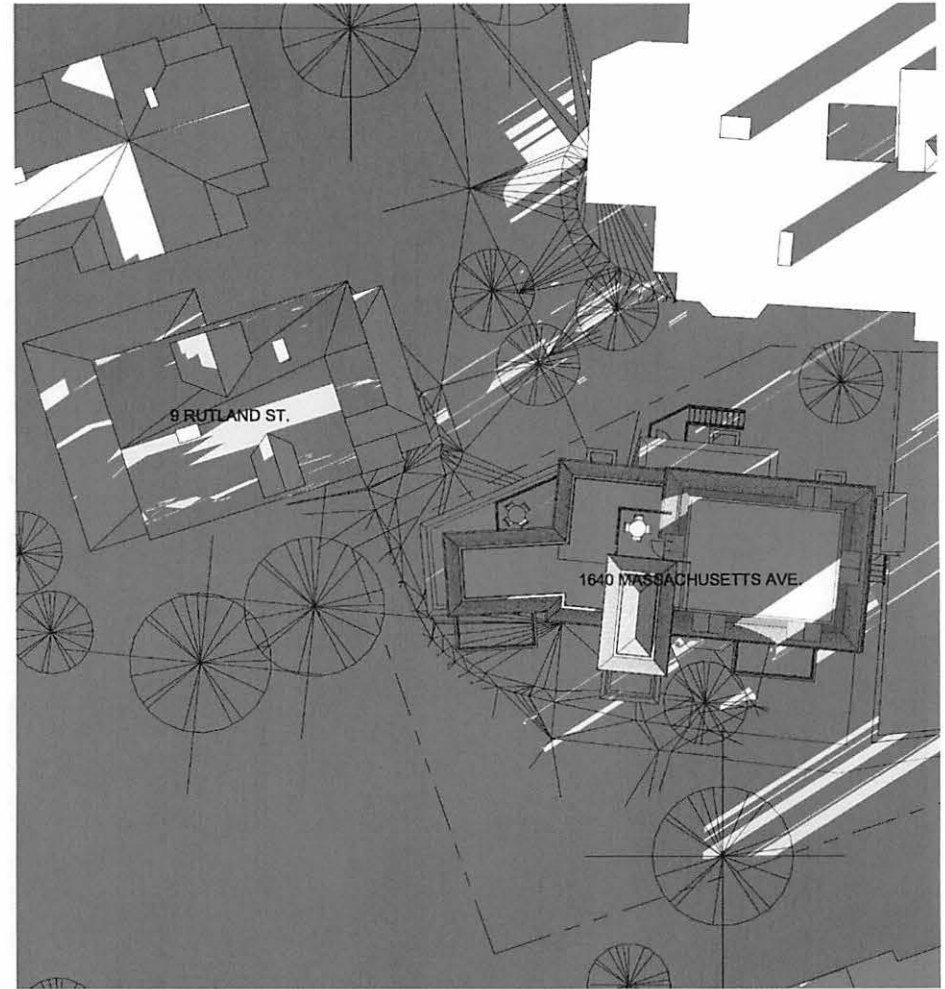
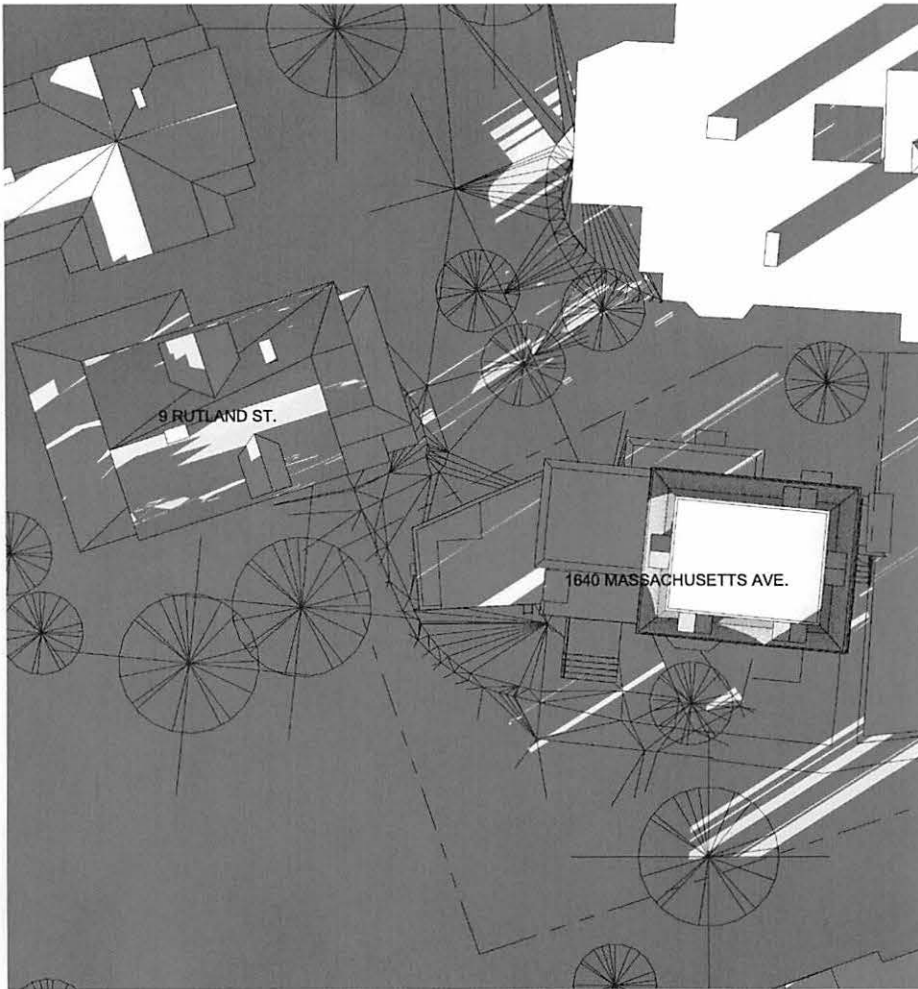
1640 Massachusetts Ave.
Renovation & Additions
1640 Massachusetts Avenue
Cambridge, MA 02138

JOB #:	2169
SCALE:	1" = 20'-0"
DATE:	11/29/2022
DRAWN BY:	TWJ
CROSS REF:	

SS-3.3

12/9/2022 1:42:54 PM

C:\Users\dub\Documents\10\ 1640 Mass Ave - Cambridge MA - Zoning Set Shadow Study_TianhuoPE\FK.rvt



① Existing Solar Study - Dec 21st - 6 PM
1" = 20'-0"

② Proposed Solar Study - Dec 21st - 6 PM
1" = 20'-0"



DEREK RUBINOFF ARCHITECT <small>82 Spring Street, West Roxbury, MA 02132-4316 617-504-3599 inquiries@derekubinoft.com</small>	Solar Study - Dec 21st - 6 PM		SS-3.4
	1640 Massachusetts Ave. Renovation & Additions 1640 Massachusetts Avenue Cambridge, MA 02138	JOB #: 2169 SCALE: 1" = 20'-0" DATE: 11/29/2022 DRAWN BY: TY CROSS REF:	

November 17, 2022

Inspectional Services
Attn: Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge MA 02139

Dear Board Members,

I am writing to you in support of 1640 Mass Ave Realty Trust's application for zoning relief to renovate 1640 Mass Ave into seven apartment units. The proposed changes to the building are modest and will greatly improve this underutilized property with no perceptible impact on the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Kurt Miller", written over a horizontal line.

Kurt Miller
1648 Mass Ave

November 17, 2022

Inspectional Services
Attn: Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge MA 02139

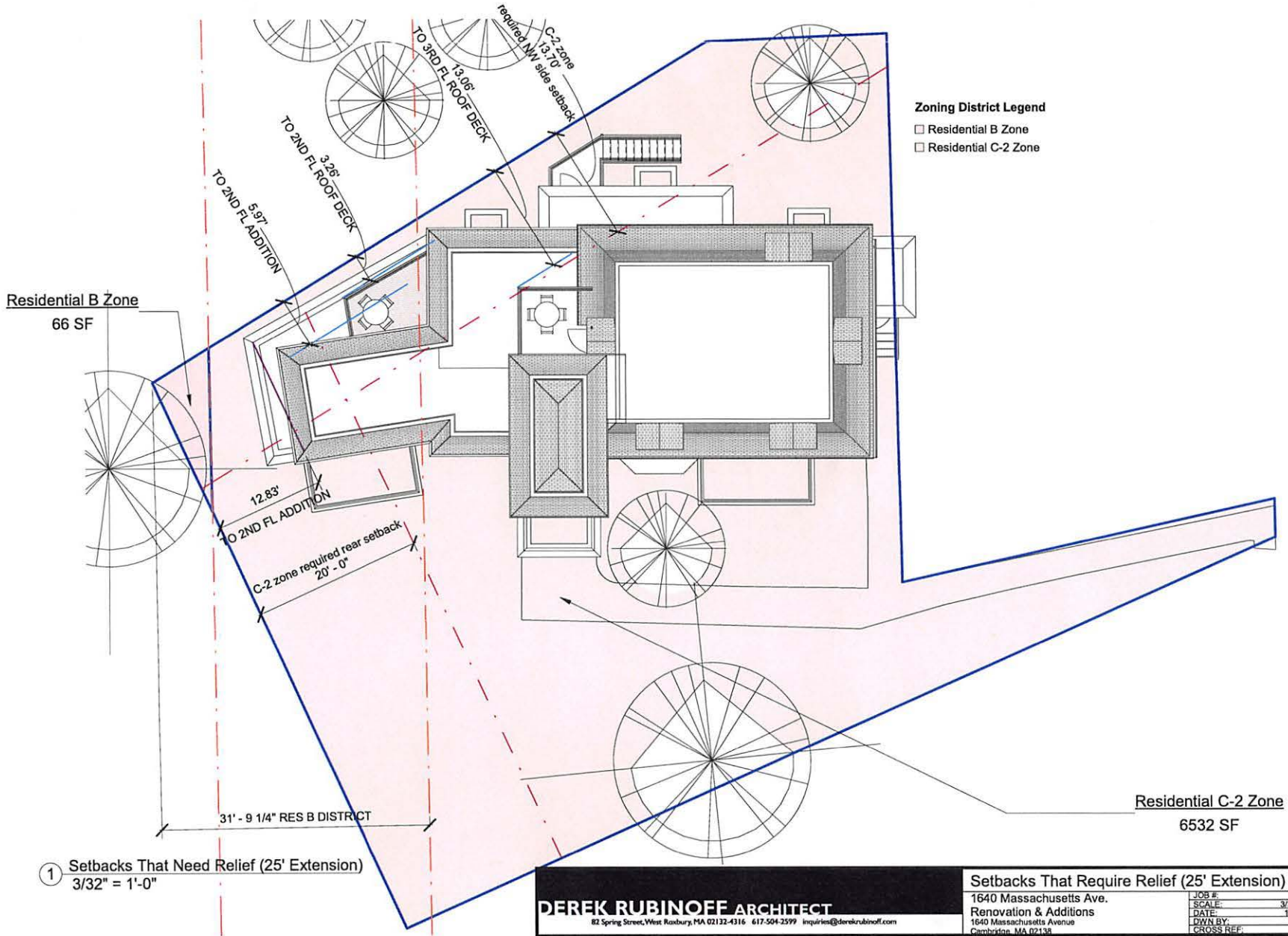
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I am writing to you in support of 1640 Mass Ave Realty Trust's application for zoning relief to renovate 1640 Mass Ave into seven apartment units. The proposed changes to the building are modest and will greatly improve this underutilized property with no perceptible impact on the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Kurt Miller", written over a horizontal line.

Kurt Miller
1648 Mass Ave



Zoning District Legend

- Residential B Zone
- Residential C-2 Zone

Residential B Zone
66 SF

Residential C-2 Zone
6532 SF

① Setbacks That Need Relief (25' Extension)
3/32" = 1'-0"

Setbacks That Require Relief (25' Extension)

DEREK RUBINOFF ARCHITECT
82 Spring Street, West Roxbury, MA 02132-4316 617-504-2579 inquiries@derekrubinoff.com

1640 Massachusetts Ave.
Renovation & Additions
1640 Massachusetts Avenue
Cambridge, MA 02138

JOB #:	2169
SCALE:	3/32" = 1'-0"
DATE:	12/12/2022
DRAWN BY:	DR
CROSS REF:	

SKD-3.0

February 15, 2023

Via Email

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Attn: Maria Pacheco, Zoning Administrator

Re: BZA Case No. 201432-2022—1640 Massachusetts Avenue, Cambridge

Dear Members of the Board of Zoning Appeal:

The Petitioner requests a continuance of the hearing on the above-referenced matter, currently scheduled for 6:00 p.m. on March 9th, 2023.

As grounds therefore, the Petitioner is working with its design team to modify plans for the property in response to comments of this Board at the initial hearing held on December 15, 2023.

The Petitioner respectfully requests that this case be scheduled for a hearing on April 6, 2023 or for the soonest hearing date on which all five Board Members (who heard the December 15th hearing discussion of this case) will be available.

Thank you for your assistance.

Sincerely,



Sarah Like Rhatigan, Esq.

Enclosures

CC (via email): Mr. Andy Martineau
Mr. Marc Levin
Mr. Derek Rubinoff



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 DEC 21 AM 11:20
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA - 201432

Address: 1640 Mass Avenue

Owner, Petitioner, or Representative: Joseph L. Rhatigan, Esq.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts,

Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a

Decision by the Board of Zoning Appeal on the above referenced case within the time

period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of

Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the

federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C.

§1455(a), or any other relevant state or federal regulation or law, until June 30, 2023.

Date: 12/20/22

Signature



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

Replacement sign

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Andy Martineau (Print) Date: 1/18/23

Address: 1640 Mass Avenue

Case No. BZA-201432

Hearing Date: 3/9/23

Thank you,
Bza Members

1 * * * * *

2 (6:08 p.m.)

3 Sitting Members: Brendan Sullivan, Andrea A. Hickey, Jim
4 Monteverde, and Laura Wernick

5 BRENDAN SULLIVAN: Next case we'll hear is BZA
6 201432 -- 1640 Massachusetts Avenue. Sarah Rhatigan?

7 Sarah, you're on.

8 SARAH RHATIGAN: Good evening. Sarah Rhatigan,
9 Trilogy Law, LLC, on behalf of the petitioners for this
10 case. We too have requested a continuance, and there's a
11 letter in the file requesting a continuance for -- until I
12 believe the date we had requested was April 6. But hearing
13 your discussion earlier, I'm guessing that it maybe that
14 we're looking at April 27 as well.

15 We are still in the process of working out some
16 alternatives to the design in response to the concerns
17 raised at the last hearing.

18 BRENDAN SULLIVAN: Yeah. The April 13 is
19 8,9,10,11,12,13 cases that night. So that's full. The
20 first available would be April 27.

21 SARAH RHATIGAN: Mm-hm.

22 BRENDAN SULLIVAN: And I don't know if you just

1 heard me, but Mr. Marshall, who sat on this case initially,
2 will no longer be on the Board as of tonight. He stayed
3 around until this particular case.

4 And so, again, I give you the option that you can
5 either go with four members or if you wish that we could try
6 to empanel another member to be the fifth member to hear
7 this case on the twenty-seventh.

8 SARAH RHATIGAN: We would like to ask you to try
9 to empanel a fifth member, if you are able to.

10 BRENDAN SULLIVAN: Okay. So what I'll do is make
11 a motion, then, to continue this matter to April 27, 2023 at
12 6:00 p.m. on the condition that the petitioner change the
13 posting sign to reflect the new date of April 27, 2023 at
14 6:00 p.m.

15 Any new submittals, drawings, dimensional forms,
16 supporting statements be in the file by 5:00 p.m. on the
17 Monday prior to the April 27 hearing.

18 Additionally, the Board will reach out to another
19 member of the Board to see their availability on April 27,
20 to be able to sit on this and that they will have time to
21 review the entire file regarding this matter and be
22 comfortable to be the fifth member of that night.

1 So where, again, as we said, Sarah, on the first
2 case, we're going to need somebody to probably be available
3 -- it maybe the same person, it may be a separate person on
4 these two cases. So we have to have somebody who's
5 available and somebody who can read all the correspondence
6 up to now.

7 So on that motion, now, to continue this matter to
8 April 27, Jim Monteverde?

9 JIM MONTEVERDE: In favor.

10 BRENDAN SULLIVAN: Andrea Hickey?

11 ANDREA HICKEY: In favor.

12 BRENDAN SULLIVAN: Laura Wernick?

13 LAURA WERNICK: In favor.

14 BRENDAN SULLIVAN: There's -- Matina, are you on
15 the line?

16 And Brendan Sullivan. All we need is four votes -
17 - Brendan Sullivan yes.

18 [All vote YES]

19 BRENDAN SULLIVAN: On the motion to continue this
20 matter, four affirmative votes, this matter is continued
21 until April 27. See you then.

22 SARAH RHATIGAN: Thank you very much.

1640 Massachusetts Ave. Renovation & Additions

1640 Massachusetts Ave., Cambridge, MA 02138

Zoning Set
10/28/2022

Project Scope:

Renovate and add additions to an existing three-story house. Change use from bookstore, architectural office, and lodging house to become seven apartments. Finish unfinished areas of basement.

The building will be sprinklered per NFPA 13R.



EXISTING FRONT VIEW



PROPOSED FRONT VIEW

ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	JAN	JANITOR
ADJ	ADJUSTABLE	K.P.	KICK PLATE
A.F.F.	ABOVE FINISHED FLOOR	LAM	LAMINATE
AL	ALUMINUM	LAV	LAVATORY
APPROX	APPROXIMATE	LBS	POUNDS
ARCH	ARCHITECTURAL	LCP	LEASE CONFIRMATION PLAN
BD	BOARD	LH	LEFT HAND
BLDG	BUILDING	LL	LANDLORD
BLKG	BLOCKING	LT	LIGHT TRACK
BM	BEAM		
B.O.	BOTTOM OF		
CLG	CEILING	MAHOG	MAHOGANY
CLR	CLEAR	MAX	MAXIMUM
C.M.U.	CONCRETE MASONRY UNIT	MECH	MECHANICAL
C.O.	CASED OPENING	MIN	MINIMUM
COL	COLUMN	MISC	MISCELLANEOUS
CONC	CONCRETE	M.O.	MASONRY OPENING
CONSTR	CONSTRUCTION	MTD	MOUNTED
CONT	CONTINUOUS	MTL	METAL
CPM	CONSTRUCTION PROJECT	MAT/MTL	MATERIAL
MANAGER			
CPT	CARPET	NAT	NATURAL FINISH
CTR	COUNTER	N.I.C.	NOT IN CONTRACT
C.T.	CERAMIC TILE	NO	NUMBER
		NOM	NOMINAL
		N.T.S.	NOT TO SCALE
DET	DETAIL	PLUMB	PLUMBING
DIA	DIAMETER	PLAM/PLM	PLASTIC LAMINATE
DIM	DIMENSION	PL	PLATE
DISP	DISPENSER	PR	PAIR
DN	DOWN	PT	PAINT/PAINTEED
D.O.	DOOR OPENING	PTN	PARTITION
DR	DOOR	PLYWD	PLYWOOD
DWG	DRAWING		
EA	EACH	Q.T.	QUARRY TILE
EERO	EMERGENCY ESCAPE & RESCUE OPENING	RAD	RADIUS
EXP.JT.	EXPANSION JOINT	REC	RECESSED
EQ	EQUAL	REQ	REQUIRED
EQUIP	EQUIPMENT	RH	RIGHT HAND
E.W.C.	ELECTRIC WATER COOLER	RM	ROOM
EXH	EXHAUST	R.O.	ROUGH OPENING
EXSTG	EXISTING	RWD	REDWOOD
EXT	EXTERIOR	R.W.L.	RAIN WATER LEADER
F.A.	FIRE ALARM	S.C.	SOLID CORE
F.E.	FIRE EXTINGUISHER	S.F.	SQUARE FOOT/FEET
F.E.C.	FIRE EXTINGUISHER CABINET	SHT	SHEET
FIN	FINISH	SIM	SIMILAR
FIXT	FIXTURE	SPEC	SPECIFICATION
FL	FLUORESCENT	SQ	SQUARE
F.O.C.	FACE OF CONCRETE	S.S.	STAINLESS STEEL
F.O.S.	FACE OF STUDS	STD	STANDARD
FRT	FIRE RETARDANT	STL	STEEL
TREATMENT			
FT	FOOT/FEET	T&G	TONGUE AND GROOVE
FURR	FURRING	THR	THRESHOLD
F.C.	FIXTURE CONTRACTOR	T.O.	TOP OF
		TYP	TYPICAL
GC	GENERAL CONTRACTOR	U.O.N.	UNLESS OTHERWISE NOTED
GL	GLASS	VCT	VINYL COMPOSITE TILE
GWB	GYPSUM WALL BOARD	VERT	VERTICAL
GYP	GYPSUM		
H.C.	HOLLOW CORE	W/	WITH
HDWD	HARDWOOD	W.C.	WATER CLOSET
H.M.	HOLLOW METAL	WD	WOOD
HVAC	HEATING VENTILATING & AIR CONDITIONING	W/O	WITHOUT
H.W.H.	HOT WATER HEATER		
H.W.	HOT WATER		
HOR	HORIZONTAL		
I.D.	INSIDE DIAMETER		
IN	INCH		
INSUL	INSULATION		
INT	INTERIOR		
INCL	INCLUDES		

GENERAL LEGEND

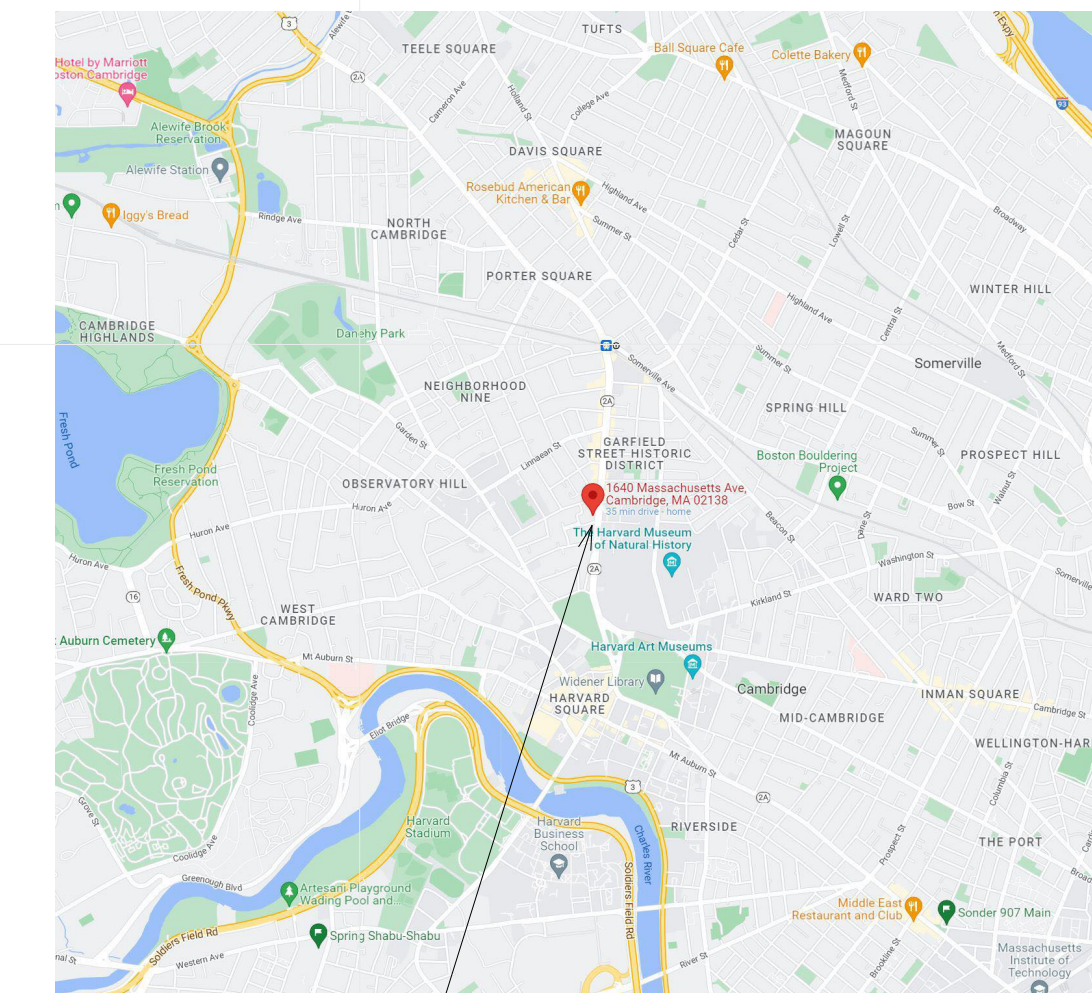
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	PAGE NO.
	SECTION KEY
	DRAWING NO.
	PAGE NO.
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	ENLARGED AREA
	DETAIL NUMBER
	SHEET NUMBER
	ROOM NAME
	ROOM NO. TAG
	ROOM NO.
	PARTITION TYPE
	DOOR NUMBER
	KEYNOTE
	ELEVATION HEIGHT
	EXISTING PARTITION TO REMAIN
	NEW PARTITION
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW DOOR
	EXISTING DOOR TO REMAIN
	CEILING HEIGHT
	CEILING MATERIAL
	FINISH TAG
	ALIGN
	AREA OF REVISION
	REVISION #
	BREAK LINE
	CENTER LINE
	N.I.C. - NOT IN CONTRACT

PROJECT DIRECTORY

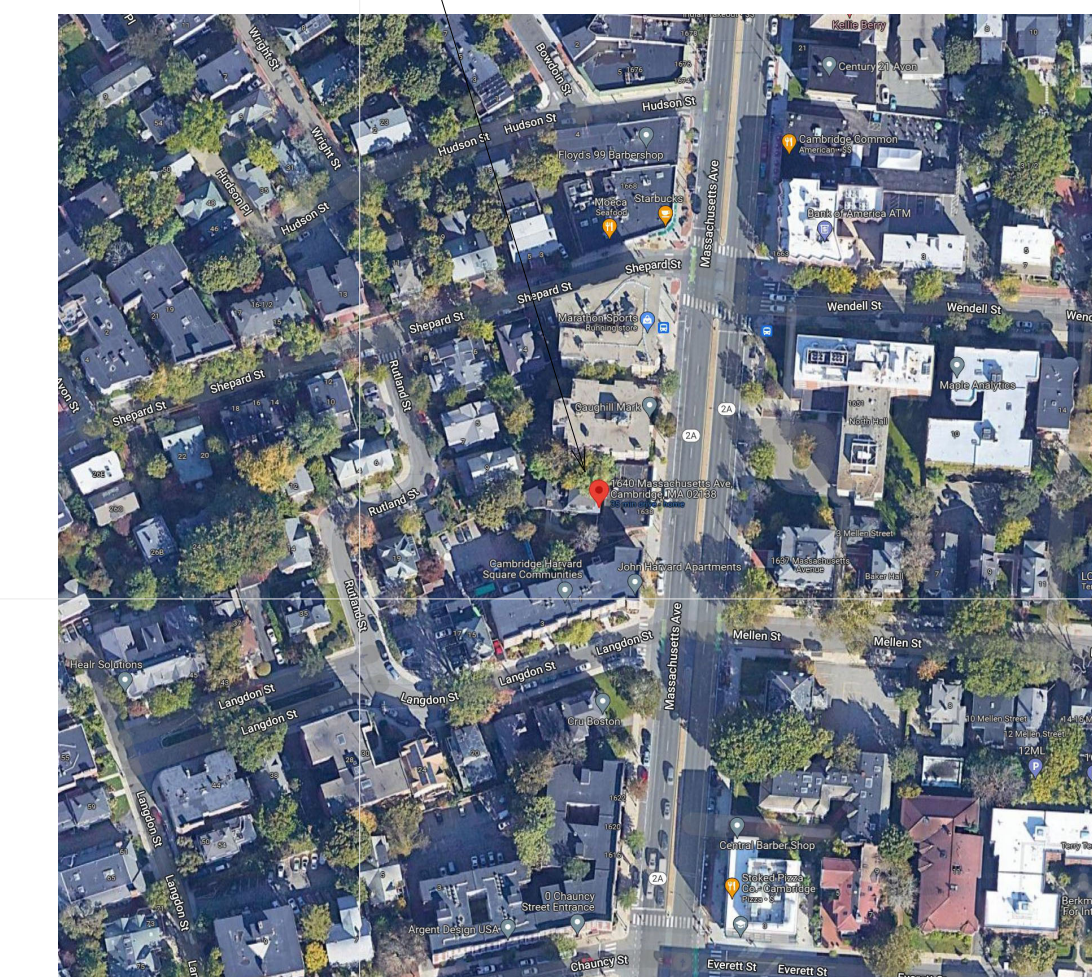
CLIENT/TENANT:
Chestnut Hill Realty
300 Independence Dr.
Chestnut Hill, MA 02467
Contact:
Andy Martineau,
Development Project Manager
Phone: (978) 551-3169
Email: amartineau@chestnuthillrealty.com

ARCHITECT:
Derek Rubinfoff, Architect
82 Spring St.
West Roxbury, MA 02132-4316
Contact:
Dror Amitay, Associate
Senior Project Manager
Phone: (617) 283-0802
Email: damitay@derekubinfoff.com

PROJECT LOCALE



PROJECT SITE



DRAWING LIST

Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
00-General			
G-0.0	Cover		
G-0.2	Zoning Review		
G-0.3	Zoning Setback Analyses		
00-General: 3			
01-Survey			
V-1	Existing ALTA Survey Plan		
V-2	Proposed Plot Plan		
01-Survey: 2			
02-Architectural			
A-0.0	Demo & Proposed Site Plans		
A-1.0	Demo Basement & First Floor Plans		
A-1.1	Demo Second & Third Floor Plans		
A-1.2	Demo Roof Plan		
A-2.1	Demo South & North Elevations		
A-2.2	Demo East & West Elevations		
A-3.0	Proposed Basement Plan		
A-3.1	Proposed First Floor Plan		
A-3.2	Proposed Second Floor Plan		
A-3.3	Proposed Third Floor Plan		
A-3.4	Proposed Roof Plan		
A-4.1	Proposed South & North Elevations		
A-4.2	Proposed East & West Elevations		
A-5.0	Proposed Section		
A-5.1	Proposed Section 2		
A-6.0	Window Schedule & Partition Types		
A-6.1	Door Schedule		
A-7.1	Existing & Proposed 3D Views 1		
A-7.2	Existing & Proposed 3D Views 2		
02-Architectural: 19			
Grand total: 24			

KEY PLAN

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CLIENT/TENANT:
Chestnut Hill Realty
300 Independence Dr.
Chestnut Hill, MA 02467
Contact:
Andy Martineau,
Development Project Manager
Phone: (978) 551-3169
Email: amartineau@chestnuthillrealty.com

ARCHITECT:
Derek Rubinfoff, Architect
82 Spring St.
West Roxbury, MA 02132-4316
Contact:
Dror Amitay, Associate
Senior Project Manager
Phone: (617) 283-0802
Email: damitay@derekubinfoff.com

No.	TW	10/28/2022	Zoning Set
By	Date	Description	

1640 Massachusetts Ave.
Renovation & Additions



[Signature]

1640 Massachusetts Avenue
Cambridge, MA 02138

Cover

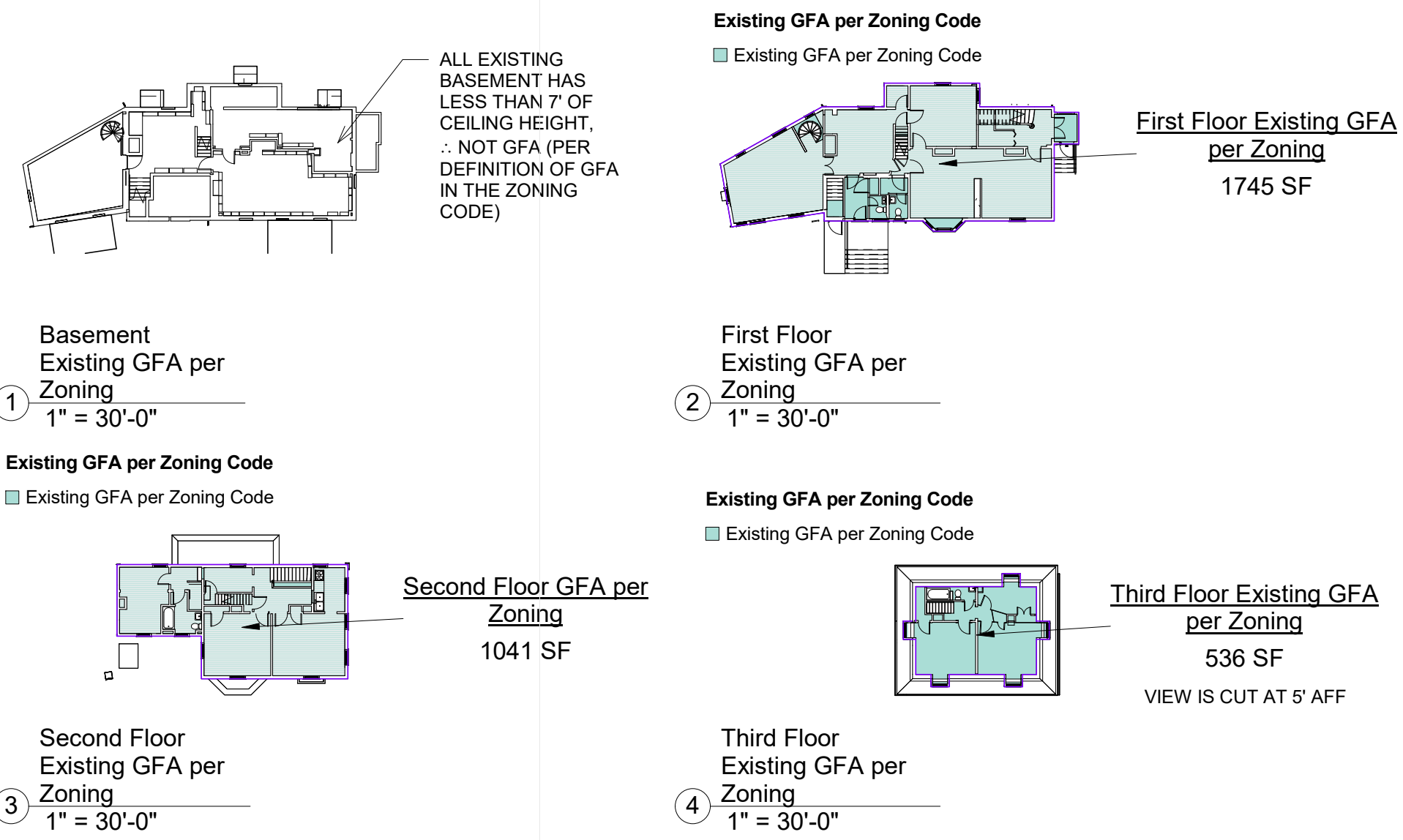
Checked By: _____ Checker

Job No: _____ 2169

G-0.0

Existing GFA per Zoning

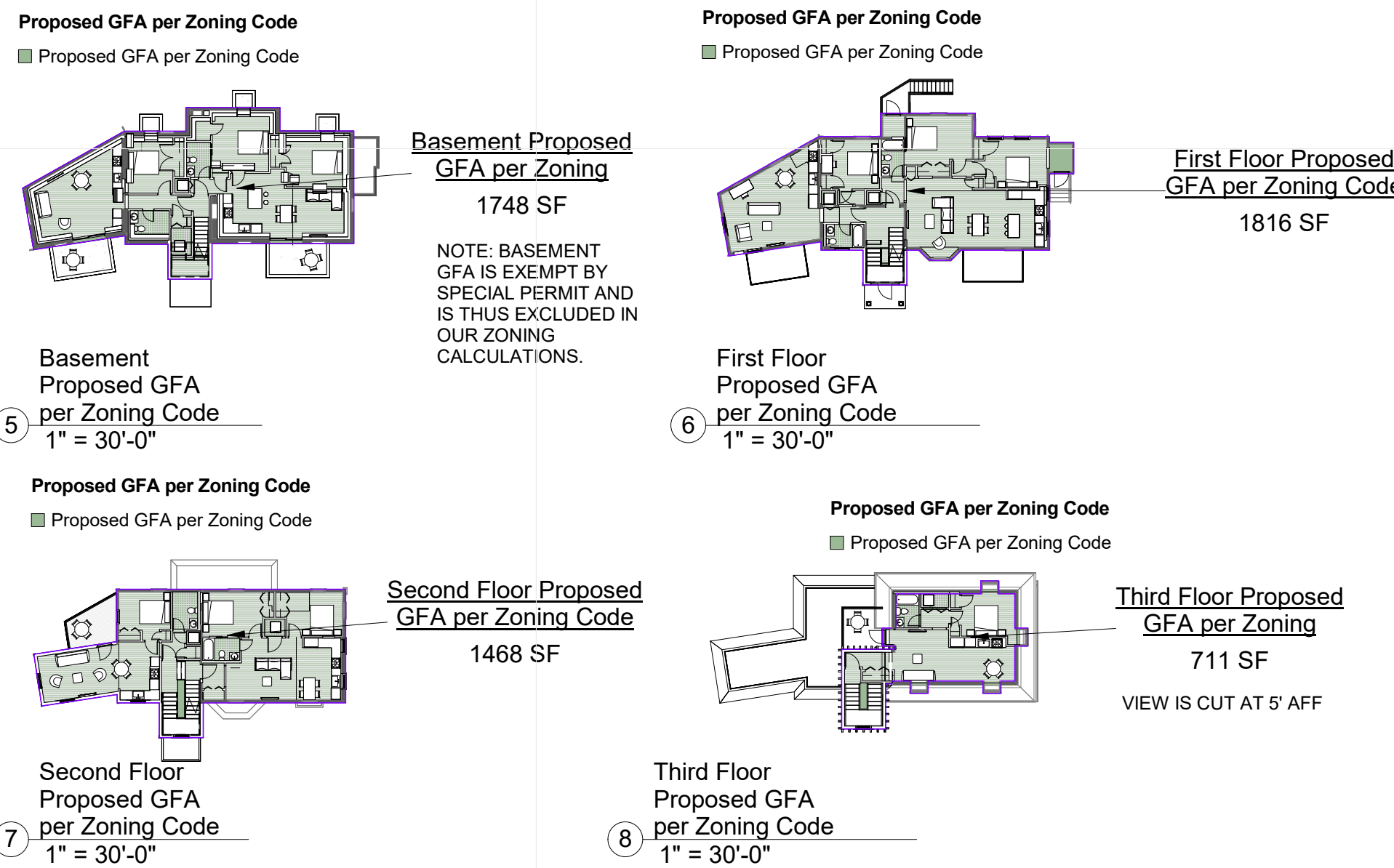
Area Schedule (Existing GFA per Zoning Code)		
Level	Area Typology	Area
First Floor	Existing GFA per Zoning Code	1745 SF
Second Floor	Existing GFA per Zoning Code	1041 SF
Third Floor	Existing GFA per Zoning Code	536 SF
Grand total:		3323 SF



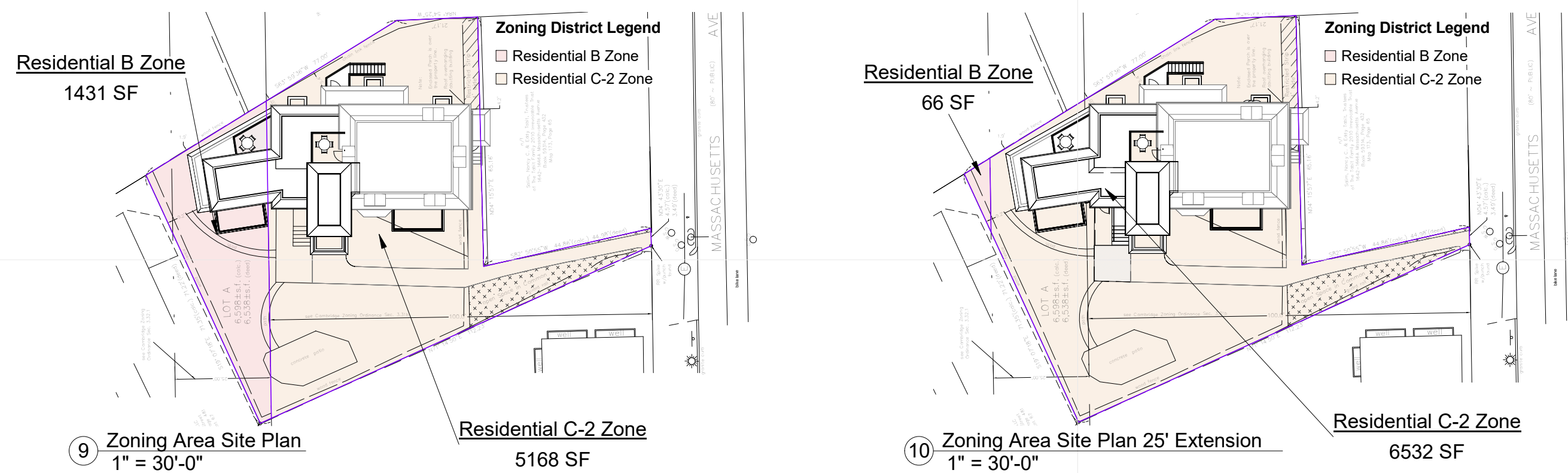
Proposed GFA per Zoning

Area Schedule (Proposed GFA per Zoning Code)		
Level	Area Typology	Area
First Floor	Proposed GFA per Zoning Code	1816 SF
Second Floor	Proposed GFA per Zoning Code	1468 SF
Third Floor	Proposed GFA per Zoning Code	711 SF
Grand total:		3995 SF

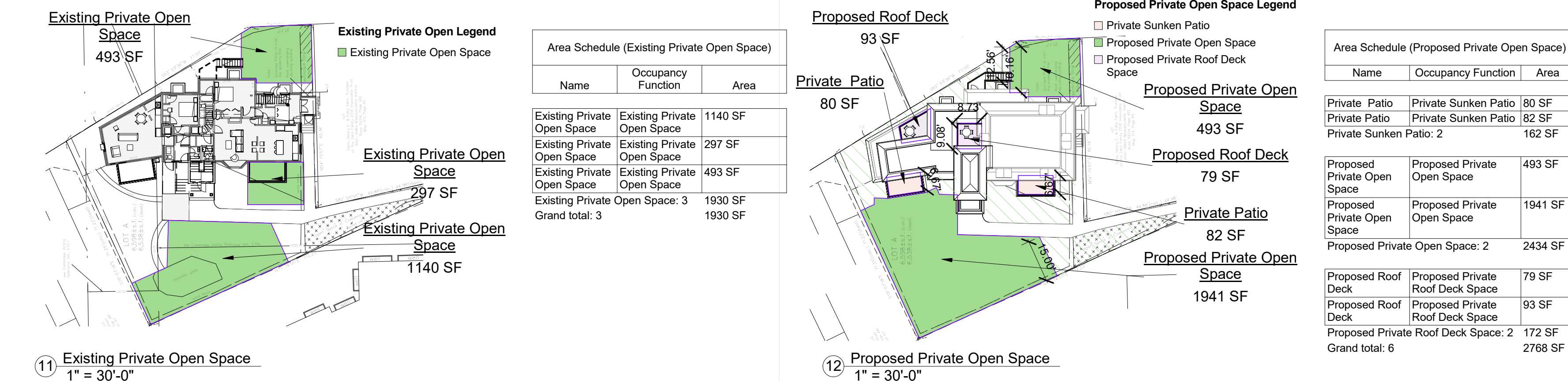
IMPORTANT ZONING NOTE:
 The basement GFA is exempt by Special Permit, so the GFA per zoning is limited to the sum of all floors except the basement.



Zone Areas



Private Open Space



ZONING SUMMARY: RES C-2 DOMINANT

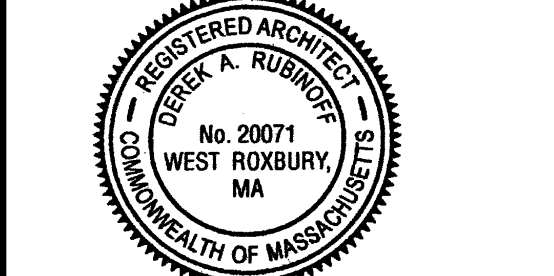
DESCRIPTION	CODE REFERENCE	REQUIRED/ALLOWED	EXISTING	PROPOSED	PROPOSED W/ 25' EXTENSION
GENERAL USE	PID 173-75 (1640 MASSACHUSETTS AVE) § 5.28.20 (a)(3), 4.34.c, 4.34.d § 5.27.1	RES C-2 MULTI-FAMILY RESIDENTIAL (FIRST 100' DEPTH OF LOT) RES B: TWO FAMILY SMALL REAR PORTION	EXISTING 1640 MASS AVE. BASEMENT: BOOKSTORE FIRST FLOOR: PROFESSIONAL OFFICE 2ND & 3RD FLOOR: ONE LODGING HOUSE DWELLING OF FIVE BEDROOMS.	PROPOSED 1640 MASS AVE.: 7 APARTMENTS	PROPOSED 1640 MASS AVE.: 7 APARTMENTS
LOT AREA MIN. PER DWELLING UNIT	§ 5.31, TABLE 5-1	RES B: 2500 SF FOR EACH DU (TENANCY MIN. 600 SF FOR EACH O.U./TENANCY)	1,431 (RES B) + 5,168 (RES C-2) = 6,598 SF	1,431 (RES B) + 5,168 (RES C-2) = 6,598 SF	66 (RES B) + 6,532 (RES C-2) = 6,598 SF
FLOOR AREA RATIO MAX (FAR)	§ 5.31, TABLE 5-1 § 5.27.2	RES C-2: MAX FAR IS 1.75 RES B: MAX FAR IS 0.5 FOR FIRST 5000 SF, 0.35 FOR EXCEEDING FIRST 5000 SF The maximum gross floor area shall be the sum of the total allowed gross floor area in each district, determined by adding the lot area in each district multiplied by the maximum allowed floor area ratio (FAR) for each district. Maximum Gross Floor Area = (Lot area in district 1 x district 1 FAR) + (Lot area in district 2 x district 2 FAR)	TOTAL EXISTING GFA: 3,323 SF TOTAL LOT AREA: 6,598 SF EXISTING FAR = 0.5036	TOTAL PROPOSED GFA: 3,995 GSF (BASEMENT EXEMPT WITH SPECIAL PERMIT) TOTAL LOT AREA: 6,598 SF PROPOSED FAR: 0.6055	TOTAL PROPOSED GFA: 3,995 GSF (BASEMENT EXEMPT WITH SPECIAL PERMIT) TOTAL LOT AREA: 6,598 SF PROPOSED FAR: 0.6055
LOT AREA MIN.	§ 5.31, TABLE 5-1	MIN 5,000 SF LOT SIZE (stipulation does not apply per § 5.21.1)	6,598 SF	NO CHANGE, CONFORMS	NO CHANGE, CONFORMS
LOT WIDTH MIN.	§ 5.31, TABLE 5-1	50'	80' AVERAGE	NO CHANGE, CONFORMS	NO CHANGE, CONFORMS
MIN. FRONT SETBACK	§ 5.31, TABLE 5-1	H ₁ - L ₁ / 2 AT LEAST 10'	0, NON-CONFORMING	NO CHANGE	NO CHANGE
MIN. SIDE SETBACK	§ 5.31, TABLE 5-1	H ₁ - L ₁ / 2 where H ₁ = (H ₁ (adj.) + (H ₂ (adj.) etc. L ₁ + L ₂ etc.	Northwest side existing setback = 1' 9" Northwest side "L" (length of building parallel to lot line) is and remains 72.16'. Southeast side existing setback = 30.17' Southeast side "L" (length of building parallel to lot line) is and remains 73.51'. Southwest side setback: = (63.68 + 72.16) / (5 + 2) = 13.70' For calculation of NW side setback: For 7.48' long section at 34.17' ht, product is 258.91 For 7.48' long section at 23.57' ht, product is 176.25 For 37.87' long section at 23.57' ht, product is 889.43 For 12.80' long section at 15.90' ht, product is 203.11 For 25.15' long section at 14.40' ht, product is 362.16 Northwest H ₁ = (1078.91 + 254.91 + 176.25 + 889.43 + 203.11 + 362.16) / (34.47 + 7.46 + 7.50 + 37.80 + 12.80 + 25.15) = 2966.77 / 115.29 = 23.69' Southwest H ₁ = (72.21 + 1052.62 + 400.13 + 50.83) / (5.72 + 33.68 + 11.71 + 3.53) = 1575.79 / 54.58 = 28.67' Southwest side setback: = (28.87 + 73.51) / (5 + 2) = 14.63'	Difference between existing average grade and proposed: proposed is 0.90' lower due to window wells and recessed patios. For calculation of NW side setback: For 7.48' long section at 34.17' ht, product is 258.91 For 7.5' long section at 23.57' ht, product is 176.25 For 37.87' long section at 23.57' ht, product is 889.43 For 12.80' long section at 15.90' ht, product is 203.11 For 25.15' long section at 14.40' ht, product is 362.16 Northwest side setback: = (63.68 + 72.16) / (5 + 2) = 13.70' For calculation of SE side setback: For 5.72' long section at 12.45' ht, product is 71.21 For 33.63' long section at 31.30' ht, product is 1052.62 For 11.71' long section at 34.17' ht, product is 400.13 For 3.53' long section at 14.40' ht, product is 50.83 Southwest H ₁ = (72.21 + 1052.62 + 400.13 + 50.83) / (5.72 + 33.68 + 11.71 + 3.53) = 1575.79 / 54.58 = 28.67' Southwest side setback: = (28.87 + 73.51) / (5 + 2) = 14.63'	
MIN. REAR SETBACK	§ 5.31, TABLE 5-1	H ₁ - L ₁ / 4 AT LEAST 20'	Rear existing (SW) setback = 9.2' (per survey). Rear "L" (length of building parallel to lot line) is and remains 41.02'. where H ₁ = (H ₁ (adj.) + (H ₂ (adj.) etc. L ₁ + L ₂ etc.	Difference between existing average grade and proposed: proposed is 0.90' lower due to window wells and recessed patios. For calculation of rear (SW) setback: For 26.98' long section at 31.30' ht, product is 844.47 For 8.25' long section at 23.57' ht, product is 193.88 For 26.98' long section at 23.57' ht, product is 633.19 For 18.82' long section at 34.17' ht, product is 206.05 For 6.29' long section at 15.90' ht, product is 100.01 For 14.24' long section at 14.40' ht, product is 205.06 Rear H ₁ = (844.47 + 193.88 + 633.19 + 206.05 + 100.01 + 205.06) / (26.98 + 8.25 + 26.98 + 18.82 + 6.29 + 14.24) = 2182.65 / 100.04 = 21.82' Rear (SW) setback: (24.49' + 41.02) / (4 + 2) = 19.42' However, 20' min. rear setback applies.	Difference between existing average grade and proposed: proposed is 0.90' lower due to window wells and recessed patios. This, without any height constructed above the existing height, the proposed height is 31.30'. Star tower with mansard has a height of 34.17' (COMPLEX).
BUILDING HEIGHT MAX.	§ 5.31, TABLE 5-1	85'	#1840: 30.4', COMPLEX	Difference between existing average grade and proposed: proposed is 0.90' lower due to window wells and recessed patios. This, without any height constructed above the existing height, the proposed height is 31.30'. Star tower with mansard has a height of 34.17' (COMPLEX).	Difference between existing average grade and proposed: proposed is 0.90' lower due to window wells and recessed patios. This, without any height constructed above the existing height, the proposed height is 31.30'. Star tower with mansard has a height of 34.17' (COMPLEX).
MIN. RATIO OF PRIVATE OPEN SPACE TO LOT AREA	§ 5.31, TABLE 5-1	15% OF LOT AREA 15% OF 6,598 SF = 989.7 SF	1,930 of existing private open space = 29% of lot area	2,768 of provided (min. 15' x 15' on lawn, or min. 6' and 72' of on private patios or decks), = 42% of lot area. < 25% is patios or decks.	2,768 of provided (min. 15' x 15' on lawn, or min. 6' and 72' of on private patios or decks), = 42% of lot area. < 25% is patios or decks.
PARKING-OFF STREET PARKING-LOADING REQUIREMENTS	§ 6.36.5.a-2 § 6.36.4.b § 6.36.1.1.4	RETAIL: 1 PER 700 SF OFFICE (NON-MED PROF) : 1 PER 700 SF LODGING HOUSE: 1 PER 4 BEDROOMS + 1	2.1 SPACES NEEDED FOR RETAIL 2.5 SPACES NEEDED FOR OFFICE 2 SPACES NEEDED FOR RESIDENTIAL	7 SPACES REQUIRED FOR 7 UNITS ALLOWED PARKING DEFICIT IS 7 SPACES	NO RELIEF NEEDED IF MORE THAN 7 UNITS ARE DESIRED. RELIEF NEEDED 1 SPACE FOR EACH ADDITIONAL DWELLING UNIT ABOVE 7.
BICYCLE PARKING	RETAIL N4 § 6.107.2 & 3 OFFICE N1 § 6.107.2 & 3 LODGING HOUSE R4 § 6.107.2 & 3	10 LT per 1,000 SF 60 ST per 1,000 SF NO ST REQ'D	15 LT SPACES 90 ST SPACES	7 UNITS @ 1 ST SPACE PER UNIT: 70 LT SPACES REQUIRED	7 UNITS @ 1 ST SPACE: 70 ST SPACES REQUIRED.
		30 LT per 1,000 SF NO ST REQ'D	30 LT SPACES 0 ST SPACES	7 UNITS @ 1 ST SPACE PER UNIT: 70 ST SPACES REQUIRED	AFTER SUBTRACTING DEFICIT: 4 LT AND 0 ST SPACES ARE REQUIRED.
		0.5 LT SPACE PER BED 0.5 ST SPACE PER BED	2.5 LT SPACES (FIVE BEDS) 2.5 ST SPACES	ALLOWED BICYCLE SPACE DEFICIT: -3.17 LT & -1.15 ST SPACES	

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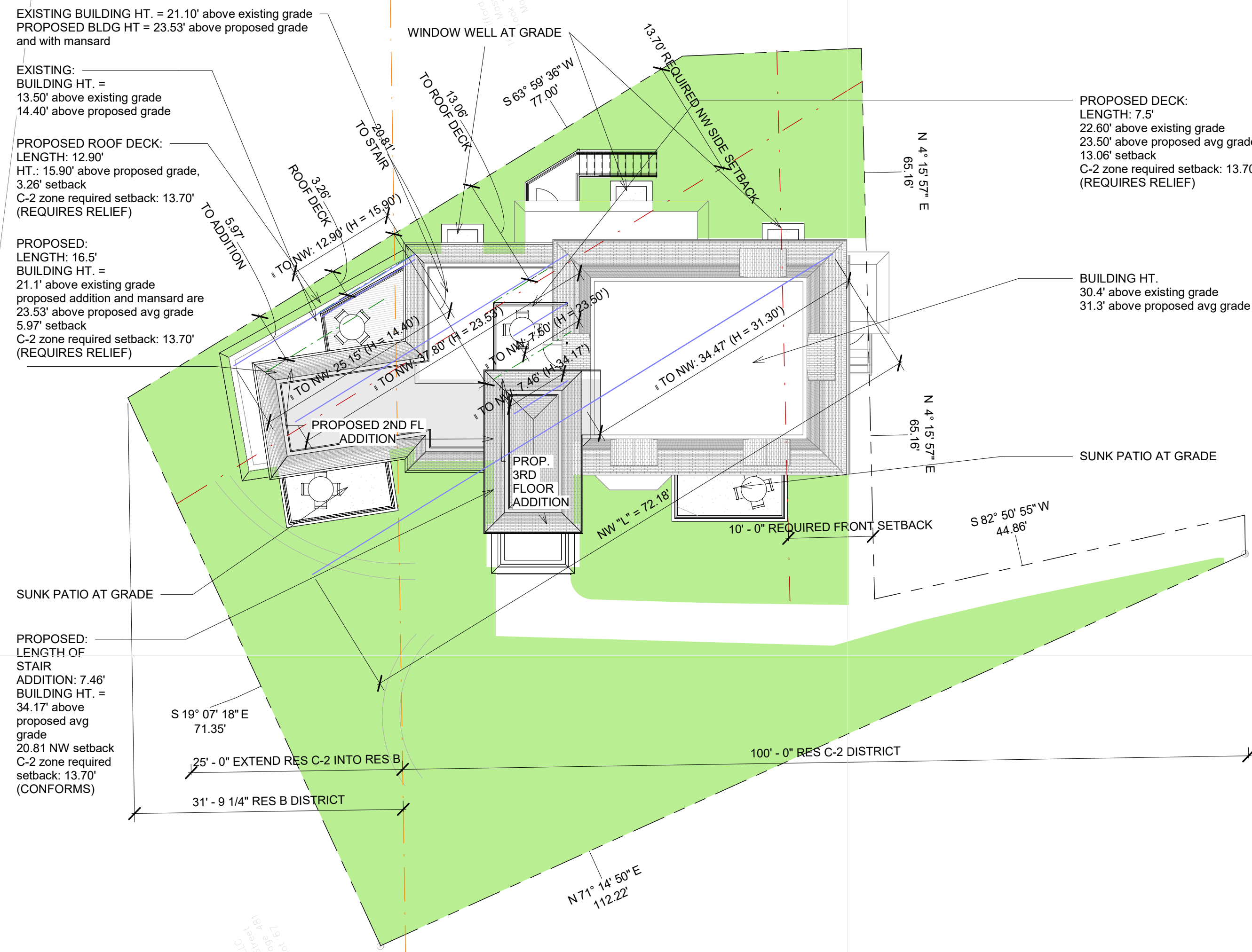
1640 Massachusetts Avenue.
 Renovation & Additions



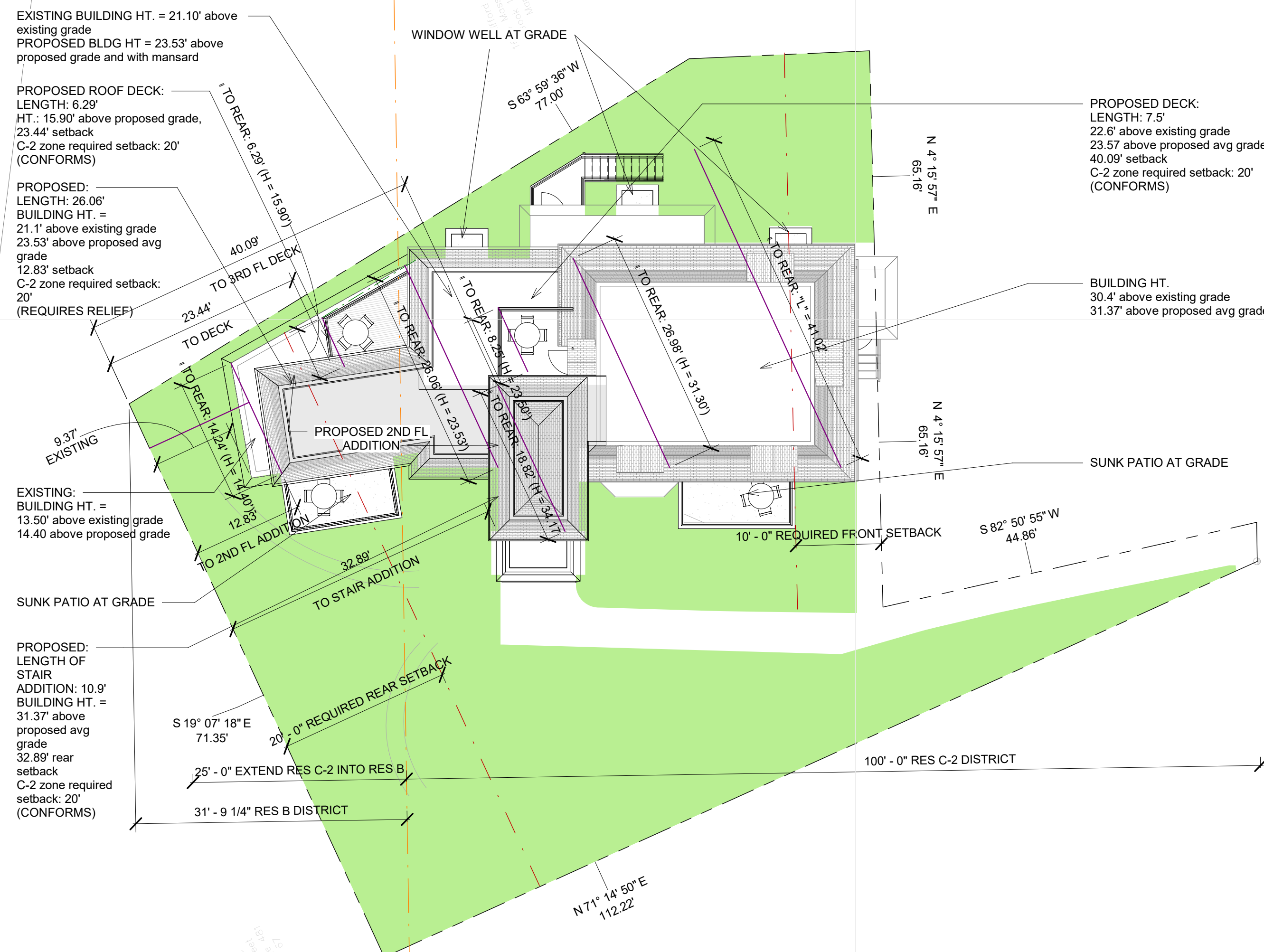
1640 Massachusetts Avenue
 Cambridge, MA 02138
Zoning Review

Checked By: _____ Checker: _____
 Job No: 2169

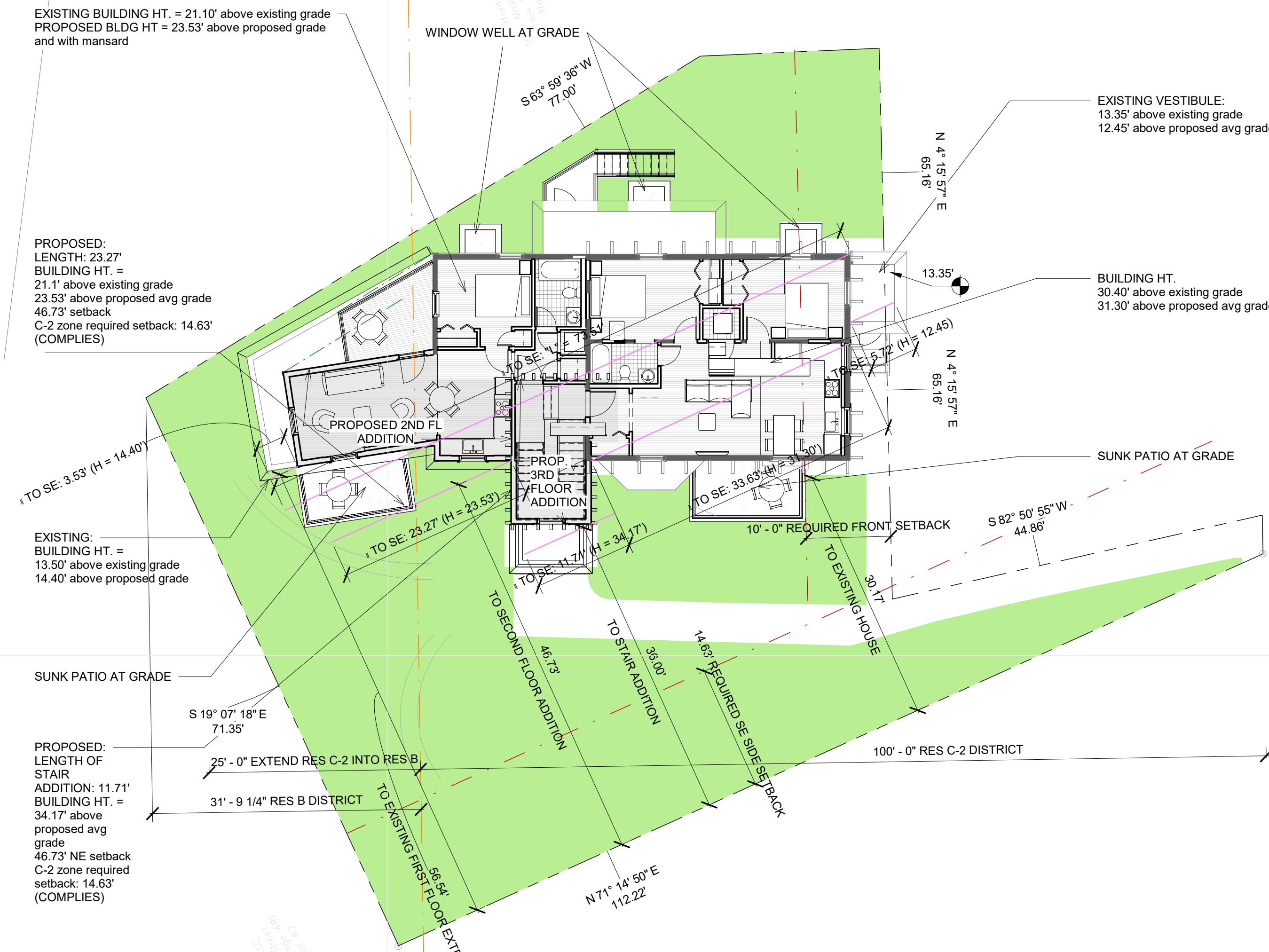
G-0.2



1 Site Plan Showing NW Side Setbacks (C-2 Extension)
3/32" = 1'-0"



3 Site Plan Showing Rear Setbacks (C-2 Extension)
3/32" = 1'-0"



2 Site Plan Showing SE Setbacks (C-2 Extension)
3/32" = 1'-0"

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No.	By	Date	Description
1	TW	10/28/2022	Zoning Set

1640 Massachusetts Ave.
Renovation & Additions



[Signature]

1640 Massachusetts Avenue
Cambridge, MA 02138

Zoning Setback Analyses

Checked By: _____ Checker
Job No: _____ 2169

G-0.3



LOCUS MAP N.T.S.

Expanded Coverage Residential Loan Policy No. 5021000319904e dated 02/02/2021

EXHIBIT A

PREMISES: 1640 Massachusetts Avenue, Cambridge, MA 02138

A certain parcel of land with the buildings thereon situated in Cambridge, being now numbered 1640 Massachusetts Avenue and begin shown as Lot A on a plan entitled "Plan of Land in Cambridge, Mass. Being a Subdivision of a Plan Made by W.A. Mason & Son Co. dated April 1923" dated June 4, 1941, by W.A. Mason & Son Co., Surveyors, recorded with Middlesex South District Deeds, Record Book 6510, Page 419, being bounded and described as follows:

- EASTERLY by said Massachusetts Avenue, three and 49/100 (3.49) feet;
- SOUTHEASTERLY by land of owners unknown, one hundred twelve and 23/100 (112.23) feet;
- SOUTHWESTERLY by Lot B on said plan, seventy-one and 22/100 (71.22) feet;
- NORTHWESTERLY by land of owners unknown, seventy-seven (77) feet;
- NORTHERLY by land of owners unknown, twenty-one and 17/100 (21.17) feet;
- EASTERLY again by Lot R on said plan, sixty-five and 16/100 (65.16) feet;
- NORTHERLY again by said Lot R, forty-four and 98/100 (44.98) feet.

GENERAL NOTES

OWNER OF RECORD: CM-CHR, INC., TRUSTEE OF 1640 MASS. AVE. REALTY TRUST
300 INDEPENDENCE DR. CHESTNUT HILL, MA 02467

DEED REFERENCE: BOOK 76865, PAGE 377
PLAN REFERENCE: PLAN 678 OF 1941
TAX MAP REFERENCE: MAP 173 LOT 75

The Parcel shown on this survey lies within a Zone "X", as described on the Flood Insurance Rate Map No. 25017C0438E, dated 6-4-2010, in which the property is located.

GENERAL UTILITY NOTE

The underground utilities depicted hereon are from field locations of observable evidence and/or compiled according to available record plans and are approximate only. The surveyor makes no guarantees that underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated hereon although they are located as accurately as possible from the information available. Otte & Dwyer, Inc. and its surveyor assume no responsibility for damages incurred as a result of utilities, shown or not shown on this plan. Always call DIGSAFE at 811 before you dig.

To CM-CHR Trustee of 1640 Mass. Ave. Realty Trust; Stone Mortgage LLC, its successors and/or assigns and First American to Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a)(b)(c), 8, 9, 13 & 20 of Table A thereof. The field work was completed on Dec. 1, 2020.

11/1/22 *David A. Dwyer Jr.*
Name David A. Dwyer Jr., PLS
Licensed Land Surveyor No. 46707
ddwyer@ottedwyer.com

EXCEPTIONS

Exceptions, as numbered in Expanded Coverage Residential Loan Policy No.5021200-0319904e, dated 02/02/2021, issued by First American Title Insurance Company.

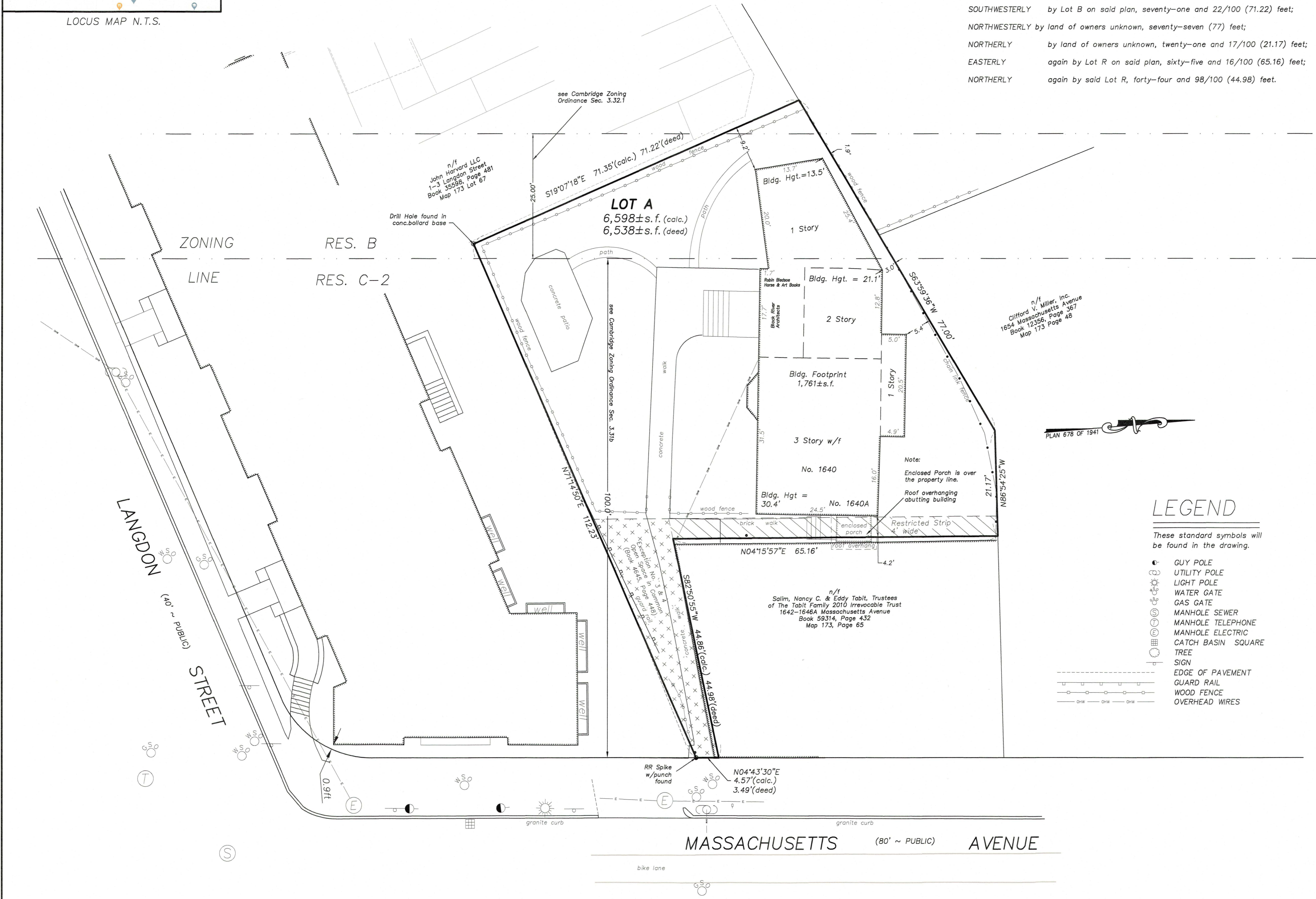
With regard to exceptions 1 & 2. Our certification is limited to only matters observed on the ground or of record.

No. 3 Open Space in common with Lot R as more particularly described in the instrument dated August 7, 1923 and recorded in the Middlesex South Registry of Deeds in Book 4645, Page 448. See Open Space in Common as shown on this survey.

No. 4 Utility easement, if any, for the benefit of Lot B as set forth in the instrument dated August 7, 1923 and recorded in the Middlesex South Registry of Deeds in Book 4645, Page 448. See Open Space in Common as shown on this survey.

NOTE:

The surveyor has relied upon the Expanded Coverage Residential Policy issued by First American Title Insurance Company Number 5021200-0319904e, dated 02/02/2021 with regard to any recorded easements, rights of way or setbacks affecting the subject property.



PLAN 678 OF 1941

LEGEND

These standard symbols will be found in the drawing.

- GUY POLE
- UTILITY POLE
- LIGHT POLE
- WATER GATE
- GAS GATE
- MANHOLE SEWER
- MANHOLE TELEPHONE
- MANHOLE ELECTRIC
- CATCH BASIN SQUARE
- TREE
- SIGN
- EDGE OF PAVEMENT
- GUARD RAIL
- WOOD FENCE
- OVERHEAD WIRES

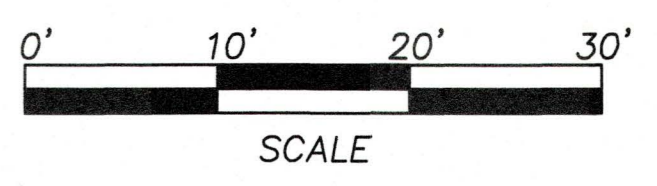
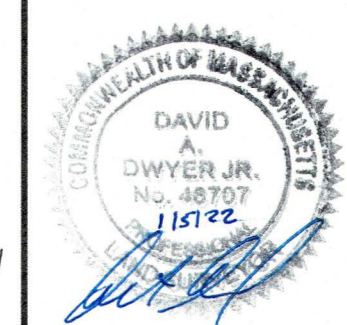
MASSACHUSETTS AVENUE (80' ~ PUBLIC)

ALTA/NSPS LAND TITLE SURVEY
1640 MASSACHUSETTS AVE.
CAMBRIDGE, MASS. 02138

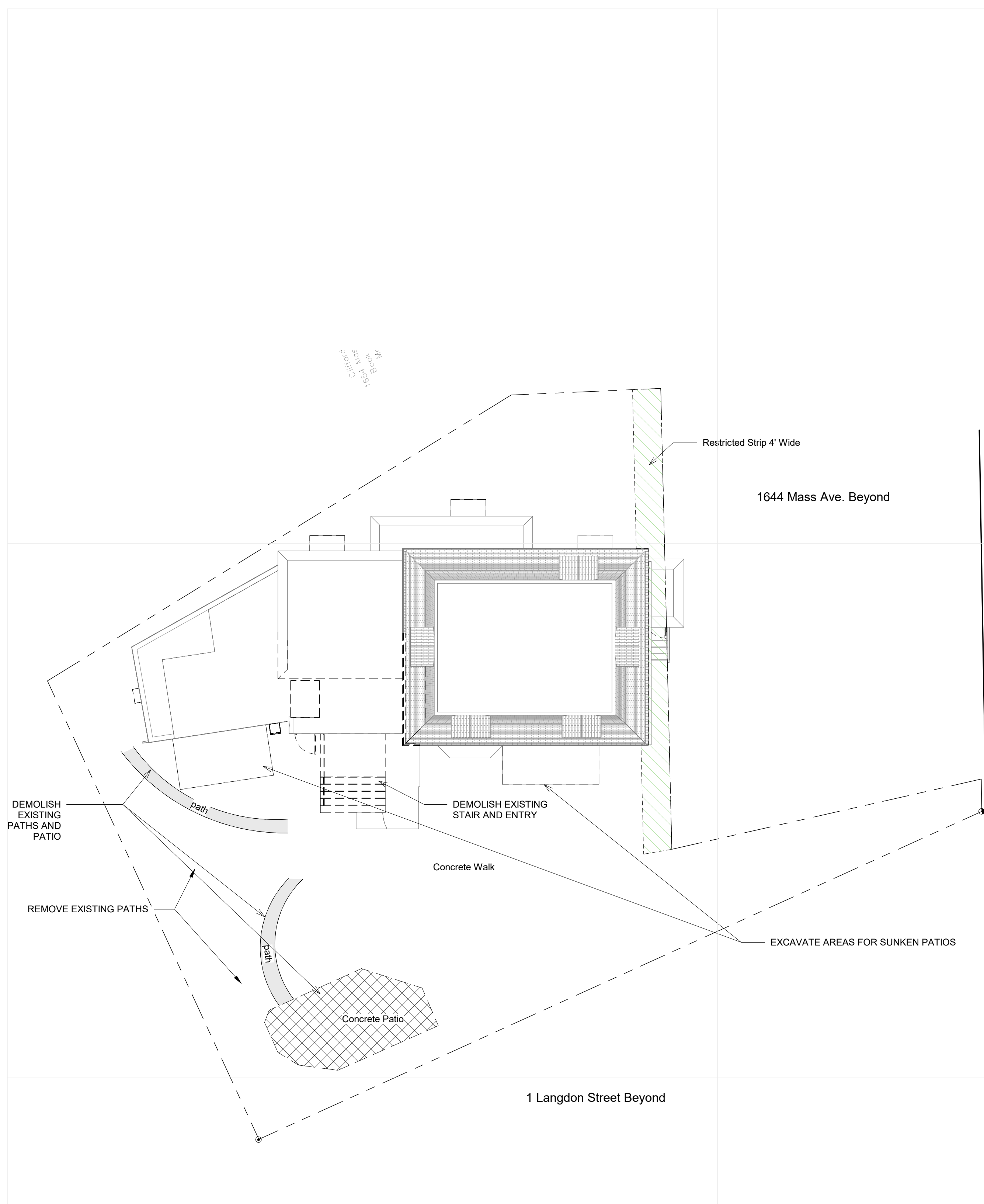
PREPARED FOR
CM-CHR, TRUSTEE OF 1640
MASS. AVE. REALTY TRUST

BY
OTTE & DWYER, INC.
LAND SURVEYORS

WWW.OTTEDWYER.COM
59 APPLETON STREET SAUGUS, MA 01906
P.O. BOX 982 (781)233-8155
SCALE: 1"=10' NOVEMBER 8, 2021
REVISED: 1/5/2022 TO REFERENCE CURRENT OWNER,
LOAN POLICY AND CERTIFY TO LENDER, OWNER AND
TITLE INSURANCE COMPANY.



This map or plat is not valid without the seal and signature of the responsible surveyor.



1 Site Demo
1" = 10'-0"



2 Site Proposed
1" = 10'-0"

PLAN LEGEND

- EXISTING PARTITION
- TO BE DEMOLISHED
- NEW PARTITION

DEREK RUBINOFF ARCHITECT

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No.	TW	10/28/2022	Zoning Set
By	Date	Description	

1640 Massachusetts Avenue
Renovation & Additions

[Signature]

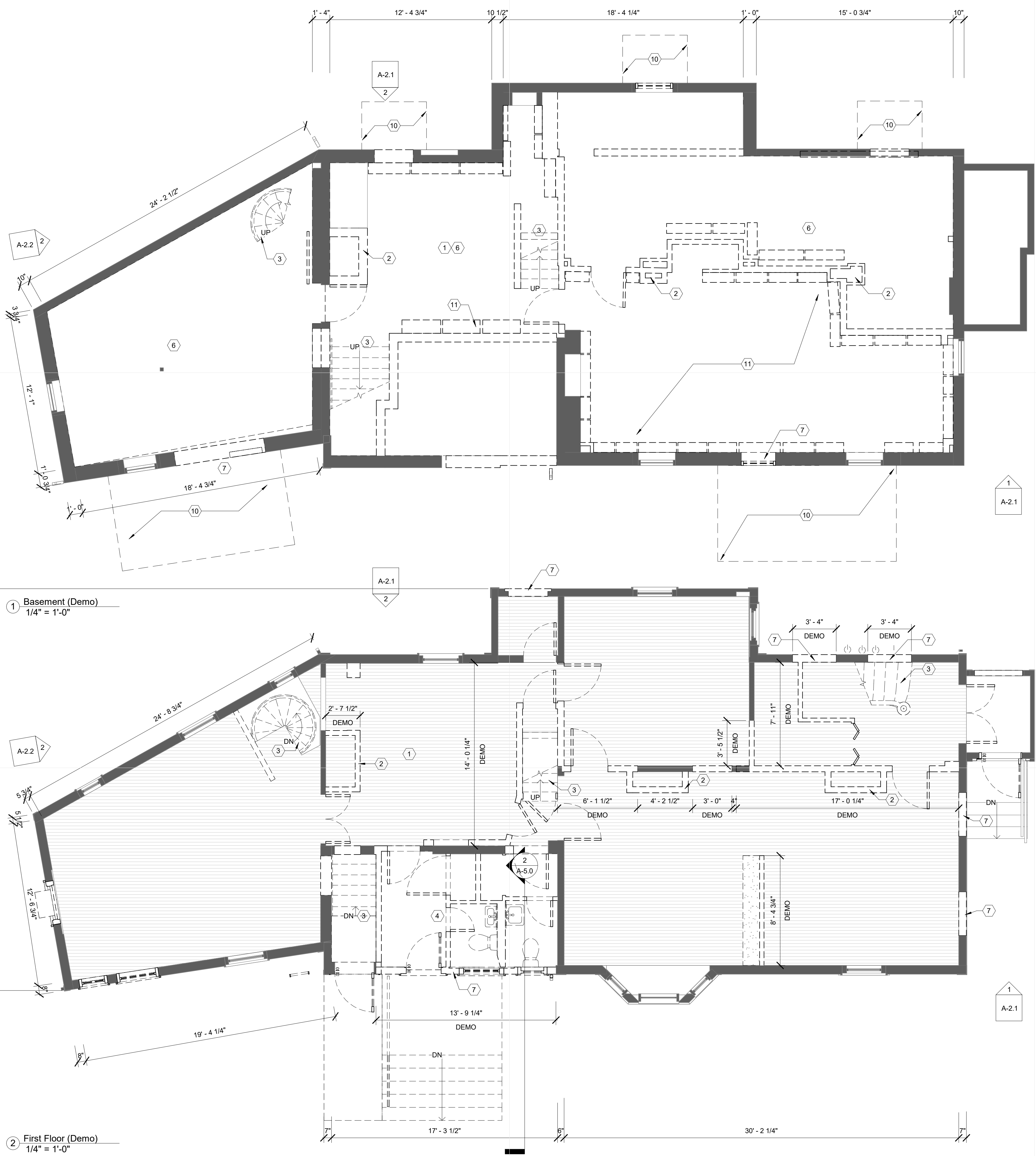
1640 Massachusetts Avenue
Cambridge, MA 02138

Demo & Proposed Site Plans

Checked By: _____ Checker: _____
Job No: _____ 2169

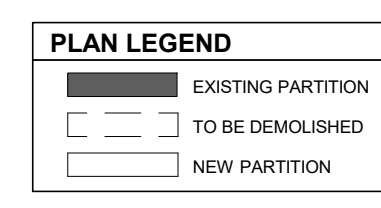
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- DEMOLITION KEY NOTES**
- 1 TYPICAL NOTE: CUT EXISTING BUILDING. REMOVE EXISTING INTERIOR PARTITIONS, DOORS, REMOVE EXISTING LIGHT FIXTURES, ALL GWB & PLASTER, REMOVE ALL EXISTING ACT CEILINGS AND MEP SYSTEMS, UNLESS OTHERWISE NOTED. REMOVE EXISTING WINDOWS & EXTERIOR DOORS IN PREPARATION FOR REPLACEMENT ONLY AS SHOWN. REMOVE FLOOR FINISHES AND TO SUBFLOOR. REMOVE ALL ELECTRICAL BACK TO PANEL, REMOVE ALL PLUMBING FIXTURES & CAP PLUMBING.
 - 2 REMOVE EXISTING CHIMNEY.
 - 3 REMOVE EXISTING STAIR.
 - 4 DEMO PART OF FLOOR IN PREPARATION FOR NEW STAIR
 - 5 DEMO PART OF ROOF AS INDICATED, COORDINATE WITH PROPOSED
 - 6 DEMO ENTIRE EXISTING BASEMENT FLOOR, SLAB AND INTERIOR VERTICAL STRUCTURE TO DEPTH SHOWN ON PROPOSED FLOOR PLANS.
 - 7 DEMO PORTION OF EXTERIOR WALL FOR NEW OPENING.
 - 8 EXISTING ROOF TO REMAIN.
 - 9 REMOVE EXISTING SIDING AND SHEATHING IN AREAS OF EXTERIOR MODIFICATIONS.
 - 10 REMOVE EARTH FOR PROPOSED SUNKEN PATIOS & WINDOW WELLS.
 - 11 REMOVE ALL FORMER STORE FIXTURES.

- DEMOLITION NOTES**
1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED FOR REFERENCE ONLY. REFER TO SPECIFICATIONS FOR ADDITIONAL DEMOLITION NOTES AND INSTRUCTIONS. COORDINATE LOCATIONS OF PENETRATIONS WITH MEP FLOOR PLANS.
 2. COORDINATE THE LOCATION OF CONSTRUCTION TRASH DUMPSTER WITH THE OWNER.
 3. VERIFY INTEGRITY OF FIRE RATED DEMISING PARTITIONS. ANY EXISTING OR NEW HOLES ARE TO BE PATCHED TO MATCH EXISTING AND FIRESTOP. ANY EXISTING OR NEW PENETRATIONS ARE TO BE SEALED TO MAINTAIN FIRE RATING.
 4. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE.
 5. PATCH AND REPAIR ALL AREAS DAMAGED OF FIRESTOP TO MATCH EXISTING. MAINTAIN ALL FIRE RATINGS.
 6. PROVIDE A CLEAN, SMOOTH AND LEVEL SUB FLOOR READY TO RECEIVE NEW FINISH FLOORING. ANY HIGH POINTS ARE TO BE KNOCKED/GROUND DOWN, ANY CRACKS, HOLES OR OTHER DEPRESSIONS ARE TO BE FLASH PATCHED.
 7. REPAIR ANY DAMAGE TO BUILDING'S FACADE, SIDEWALK, FINISHES, AND DEMISING PARTITIONS PER OWNER'S DIRECTION.
 8. VERIFY WIDTH, DEPTH, HEIGHT, ITEMS TO REMAIN AND ANYTHING THAT MAY BE CONSIDERED AN UN-ANTICIPATED FIELD CONDITION WHICH WOULD ALTER THE INTENT OF THESE DRAWINGS.



DEREK RUBINOFF ARCHITECT

ARCHITECTURE • INTERIORS • CONSULTING ENVIRONMENT

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No.	TW	10/28/2022	Zoning Set
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[Signature]

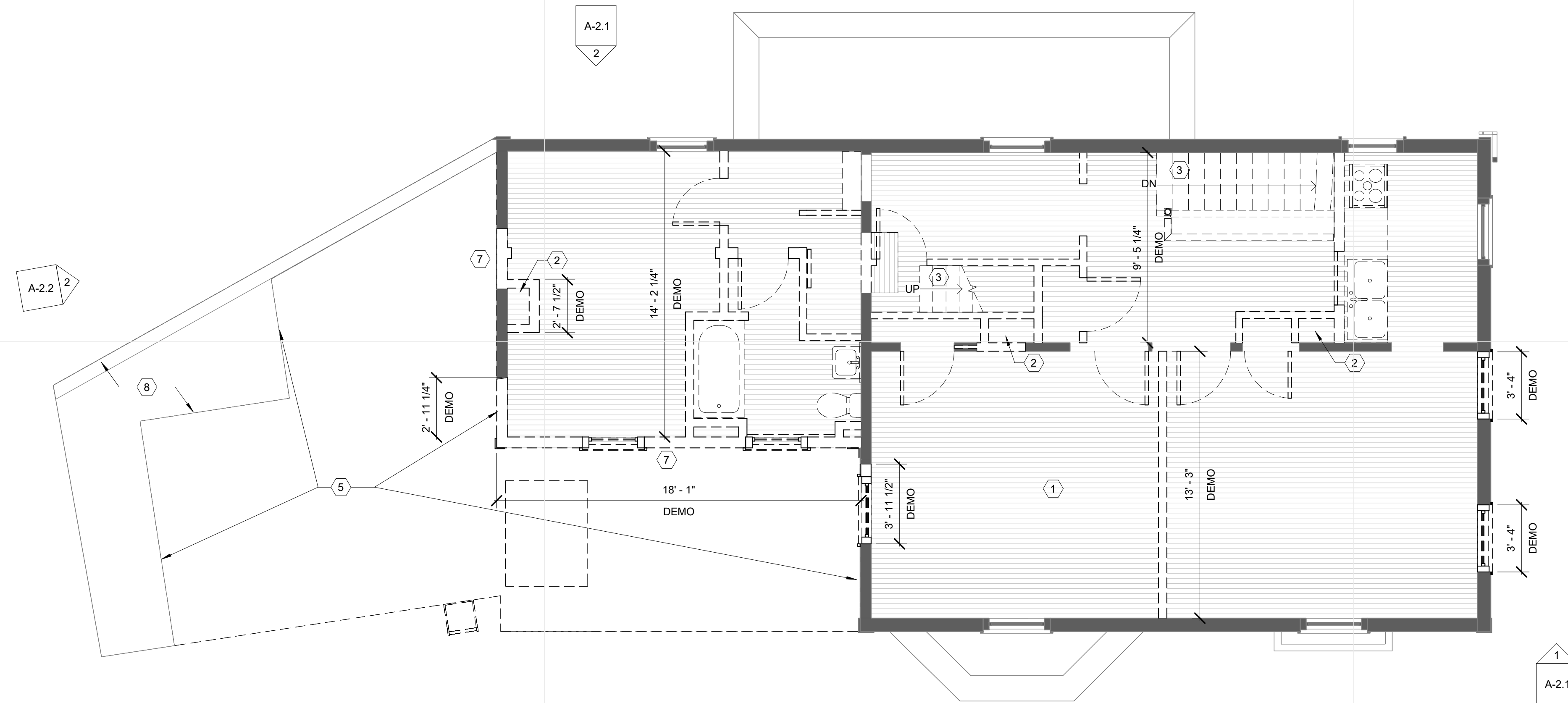
1640 Massachusetts Avenue
Cambridge, MA 02138

Demo Basement & First Floor Plans

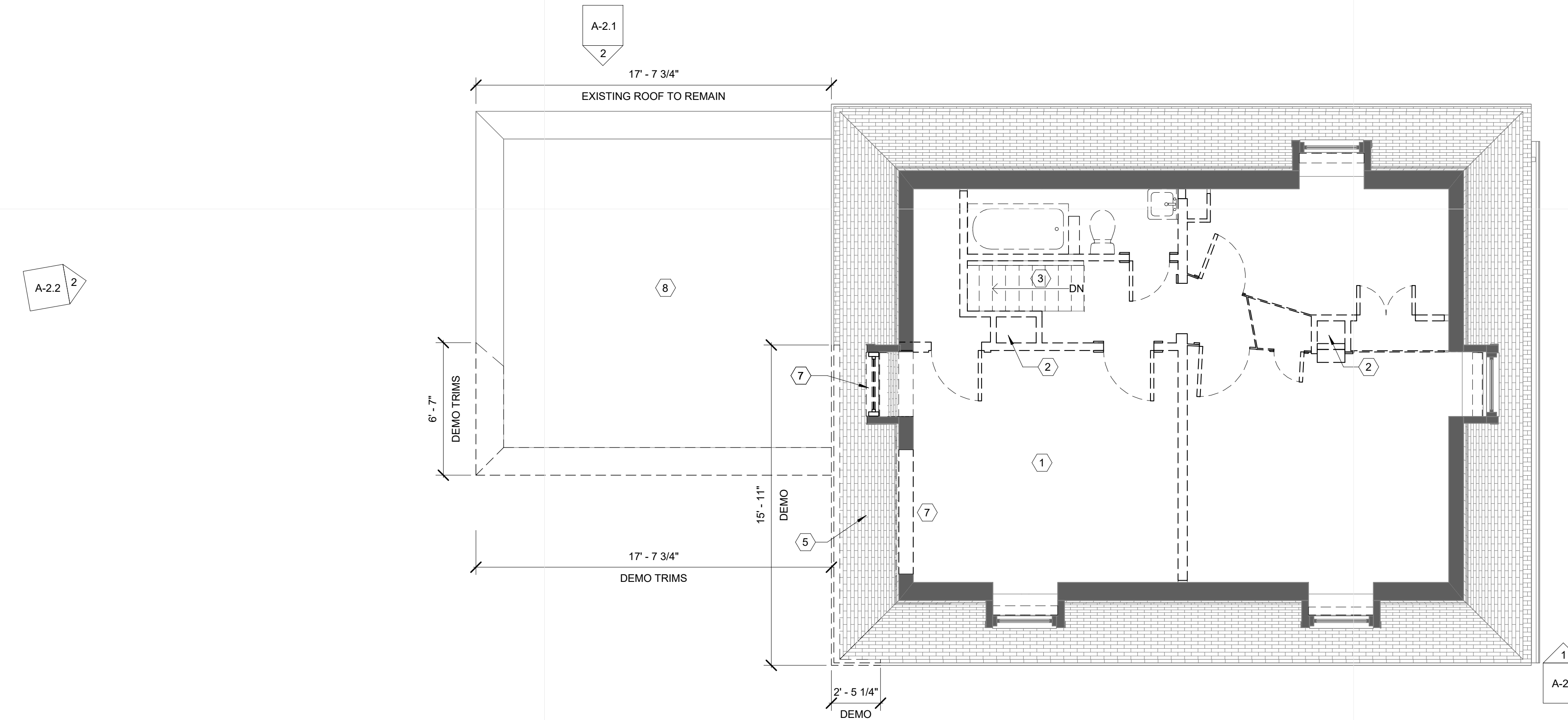
Checked By: _____ Checker
Job No: _____ 2169

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1 Second Floor (Demo)
1/4" = 1'-0"



2 Third Floor (Demo)
1/4" = 1'-0"



- DEMOLITION KEY NOTES**
- 1 TYPICAL NOTE: CUT EXISTING BUILDING. REMOVE EXISTING INTERIOR PARTITIONS, DOORS, REMOVE EXISTING LIGHT FIXTURES, ALL GWB & PLASTER, REMOVE ALL EXISTING ACT CEILINGS AND MEP SYSTEMS, UNLESS OTHERWISE NOTED. REMOVE EXISTING WINDOWS & EXTERIOR DOORS IN PREPARATION FOR REPLACEMENT ONLY AS SHOWN. REMOVE FLOOR FINISHES AND TO SUBFLOOR. REMOVE ALL ELECTRICAL BACK TO PANEL, REMOVE ALL PLUMBING FIXTURES & CAP PLUMBING.
 - 2 REMOVE EXISTING CHIMNEY.
 - 3 REMOVE EXISTING STAIR.
 - 4 DEMO PART OF FLOOR IN PREPARATION FOR NEW STAIR
 - 5 DEMO PART OF ROOF AS INDICATED, COORDINATE WITH PROPOSED
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 - 7 DEMO PORTION OF EXTERIOR WALL FOR NEW OPENING.
 - 8 EXISTING ROOF TO REMAIN.
 - 9 REMOVE EXISTING SIDING AND SHEATHING IN AREAS OF EXTERIOR MODIFICATIONS.
 - 10 REMOVE EARTH FOR PROPOSED SUNKEN PATIOS & WINDOW WELLS.
 - 11 REMOVE ALL FORMER STORE FIXTURES.

- DEMOLITION NOTES**
1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED FOR REFERENCE ONLY. REFER TO SPECIFICATIONS FOR ADDITIONAL DEMOLITION NOTES AND INSTRUCTIONS.
 2. COORDINATE THE LOCATION OF CONSTRUCTION TRASH DUMPSTER WITH THE OWNER.
 3. VERIFY INTEGRITY OF FIRE RATED DEMISING PARTITIONS. ANY EXISTING OR NEW HOLES ARE TO BE PATCHED TO MATCH EXISTING AND FIRESTOP. ANY EXISTING OR NEW PENETRATIONS ARE TO BE SEALED TO MAINTAIN FIRE RATING.
 4. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE.
 5. PATCH AND REPAIR ALL AREAS DAMAGED OF FIRESTOP TO MATCH EXISTING. MAINTAIN ALL FIRE RATINGS.
 6. PROVIDE A CLEAN, SMOOTH AND LEVEL SUB FLOOR READY TO RECEIVE NEW FINISH FLOORING. ANY HIGH POINTS ARE TO BE KNOCKED/GROUND DOWN, ANY CRACKS, HOLES OR OTHER DEPRESSIONS ARE TO BE FLASH PATCHED.
 7. REPAIR ANY DAMAGE TO BUILDING'S FACADE, SIDEWALK, FINISHES, AND DEMISING PARTITIONS PER OWNER'S DIRECTION.
 8. VERIFY WIDTH, DEPTH, HEIGHT, ITEMS TO REMAIN AND ANYTHING THAT MAY BE CONSIDERED AN UN-ANTICIPATED FIELD CONDITION WHICH WOULD ALTER THE INTENT OF THESE DRAWINGS.

PLAN LEGEND

	EXISTING PARTITION
	TO BE DEMOLISHED
	NEW PARTITION

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By		Date	Description

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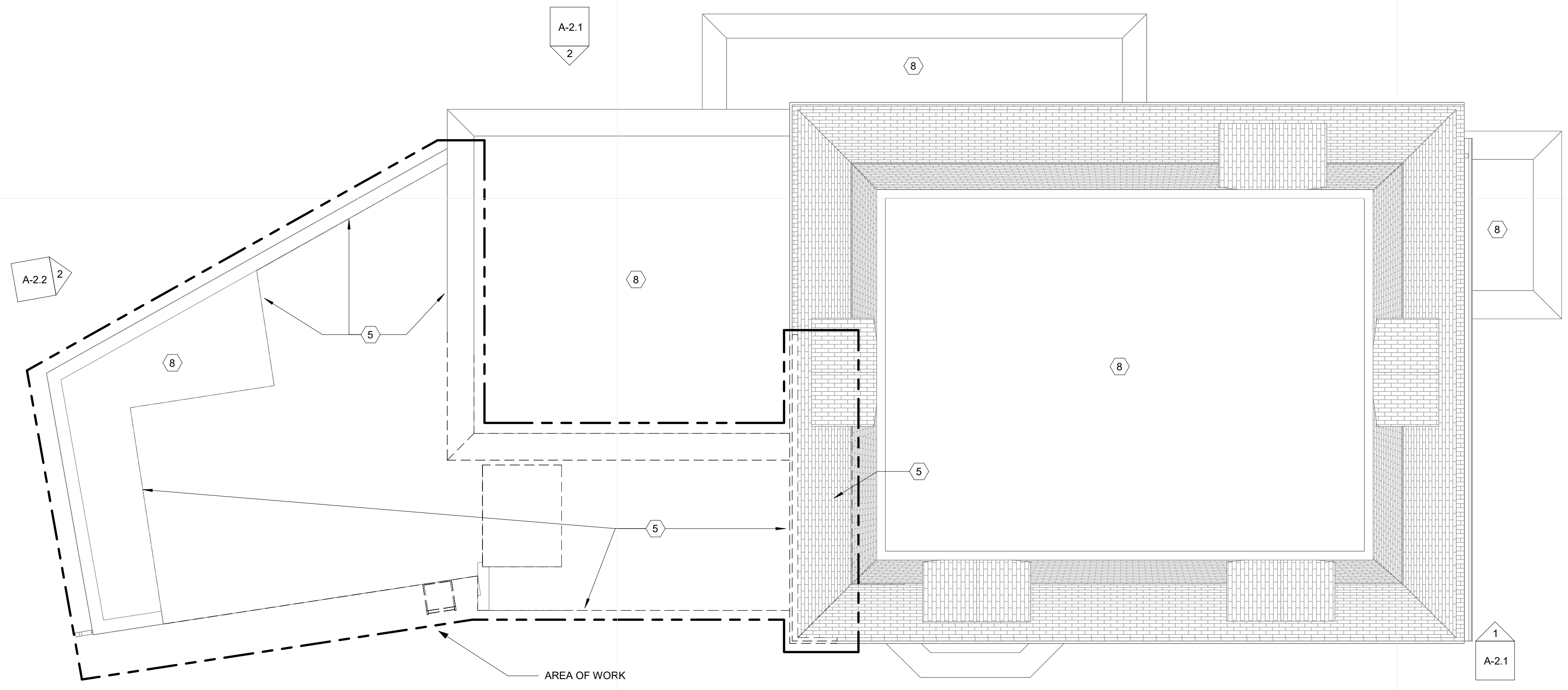
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 Cambridge, MA 02138

Demo Second & Third Floor Plans

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1 Roof (Demo)
1/4" = 1'-0"



- DEMOLITION KEY NOTES**
- 1 TYPICAL NOTE: CUT EXISTING BUILDING. REMOVE EXISTING INTERIOR PARTITIONS, DOORS, REMOVE EXISTING LIGHT FIXTURES, ALL GWB & PLASTER, REMOVE ALL EXISTING ACT CEILINGS AND MEP SYSTEMS, UNLESS OTHERWISE NOTED. REMOVE EXISTING WINDOWS & EXTERIOR DOORS IN PREPARATION FOR REPLACEMENT ONLY AS SHOWN. REMOVE FLOOR FINISHES AND TO SUBFLOOR. REMOVE ALL ELECTRICAL BACK TO PANEL, REMOVE ALL PLUMBING FIXTURES & CAP PLUMBING.
 - 2 REMOVE EXISTING CHIMNEY.
 - 3 REMOVE EXISTING STAIR.
 - 4 DEMO PART OF FLOOR IN PREPARATION FOR NEW STAIR
 - 5 DEMO PART OF ROOF AS INDICATED, COORDINATE WITH PROPOSED
 - 6 DEMO ENTIRE EXISTING BASEMENT FLOOR, SLAB AND INTERIOR VERTICAL STRUCTURE TO DEPTH SHOWN ON PROPOSED FLOOR PLANS.
 - 7 DEMO PORTION OF EXTERIOR WALL FOR NEW OPENING.
 - 8 EXISTING ROOF TO REMAIN.
 - 9 REMOVE EXISTING SIDING AND SHEATHING IN AREAS OF EXTERIOR MODIFICATIONS.
 - 10 REMOVE EARTH FOR PROPOSED SUNKEN PATIOS & WINDOW WELLS.
 - 11 REMOVE ALL FORMER STORE FIXTURES.

- DEMOLITION NOTES**
1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED FOR REFERENCE ONLY. REFER TO SPECIFICATIONS FOR ADDITIONAL DEMOLITION NOTES AND INSTRUCTIONS. COORDINATE LOCATIONS OF PENETRATIONS WITH MEP FLOOR PLANS.
 2. COORDINATE THE LOCATION OF CONSTRUCTION TRASH DUMPSTER WITH THE OWNER.
 3. VERIFY INTEGRITY OF FIRE RATED DEMISING PARTITIONS. ANY EXISTING OR NEW HOLES ARE TO BE PATCHED TO MATCH EXISTING AND FIRESTOP. ANY EXISTING OR NEW PENETRATIONS ARE TO BE SEALED TO MAINTAIN FIRE RATING.
 4. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE.
 5. PATCH AND REPAIR ALL AREAS DAMAGED OF FIRESTOP TO MATCH EXISTING. MAINTAIN ALL FIRE RATINGS.
 6. PROVIDE A CLEAN, SMOOTH AND LEVEL SUB FLOOR READY TO RECEIVE NEW FINISH FLOORING. ANY HIGH POINTS ARE TO BE KNOCKED/GROUND DOWN, ANY CRACKS, HOLES OR OTHER DEPRESSIONS ARE TO BE FLASH PATCHED.
 7. REPAIR ANY DAMAGE TO BUILDING'S FACADE, SIDEWALK, FINISHES, AND DEMISING PARTITIONS PER OWNER'S DIRECTION.
 8. VERIFY WIDTH, DEPTH, HEIGHT, ITEMS TO REMAIN AND ANYTHING THAT MAY BE CONSIDERED AN UN-ANTICIPATED FIELD CONDITION WHICH WOULD ALTER THE INTENT OF THESE DRAWINGS.

PLAN LEGEND

	EXISTING PARTITION
	TO BE DEMOLISHED
	NEW PARTITION

DEREK RUBINOFF ARCHITECT

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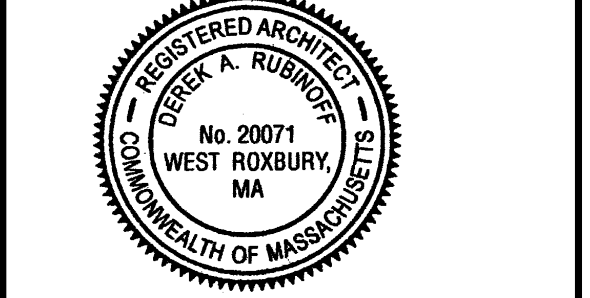
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Demo Roof Plan

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DEMOLITION KEY NOTES

- 1 EXISTING TO REMAIN
- 2 DEMO PART OF ROOF AS INDICATED
- 3 CREATE OPENINGS FOR PROPOSED WINDOWS / DOORS. SEE NEW WORK PLANS.
- 4 REMOVE EXISTING FIRE ESCAPE LADDER.
- 5 ENLARGE EXISTING DORMER OPENING FOR PROPOSED DOOR.
- 6 REMOVE EXISTING SIDING AND SHEATHING IN AREAS OF EXTERIOR WORK.
- 7 DEMOLISH EXISTING ENTRY DOORS AND ENTRY STEPS.
- 8 REMOVE DECORATIVE MOULDINGS FROM FORMER FRONT VESTIBULE SO AS TO DOWNPLAY THIS FUTURE UTILITY ROOM.
- 9 CREATE OPENINGS IN FOUNDATION WALL FOR PROPOSED DOORS / WINDOWS. SEE PROPOSED DRAWINGS.
- 10 RELOCATE EXISTING GAS METERS.

1 Demo South Elevation
1/4" = 1'-0"



2 Demo North Elevation
1/4" = 1'-0"

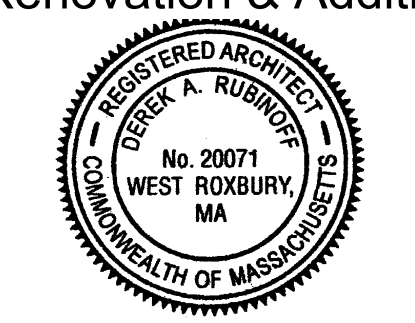
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Demo South & North Elevations

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- DEMOLITION KEY NOTES**
- ① EXISTING TO REMAIN
 - ② DEMO PART OF ROOF AS INDICATED
 - ③ CREATE OPENINGS FOR PROPOSED WINDOWS / DOORS. SEE NEW WORK PLANS.
 - ④ REMOVE EXISTING FIRE ESCAPE LADDER.
 - ⑤ ENLARGE EXISTING DORMER OPENING FOR PROPOSED DOOR.
 - ⑥ REMOVE EXISTING SIDING AND SHEATHING IN AREAS OF EXTERIOR WORK.
 - ⑦ DEMOLISH EXISTING ENTRY DOORS AND ENTRY STEPS.
 - ⑧ REMOVE DECORATIVE MOULDINGS FROM FORMER FRONT VESTIBULE SO AS TO DOWNPLAY THIS FUTURE UTILITY ROOM.
 - ⑨ CREATE OPENINGS IN FOUNDATION WALL FOR PROPOSED DOORS / WINDOWS. SEE PROPOSED DRAWINGS.
 - ⑩ RELOCATE EXISTING GAS METERS.

① Demo East Elevation
1/4" = 1'-0"



② Demo West Elevation
1/4" = 1'-0"

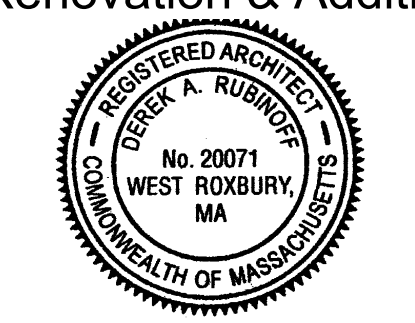
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Demo East & West Elevations

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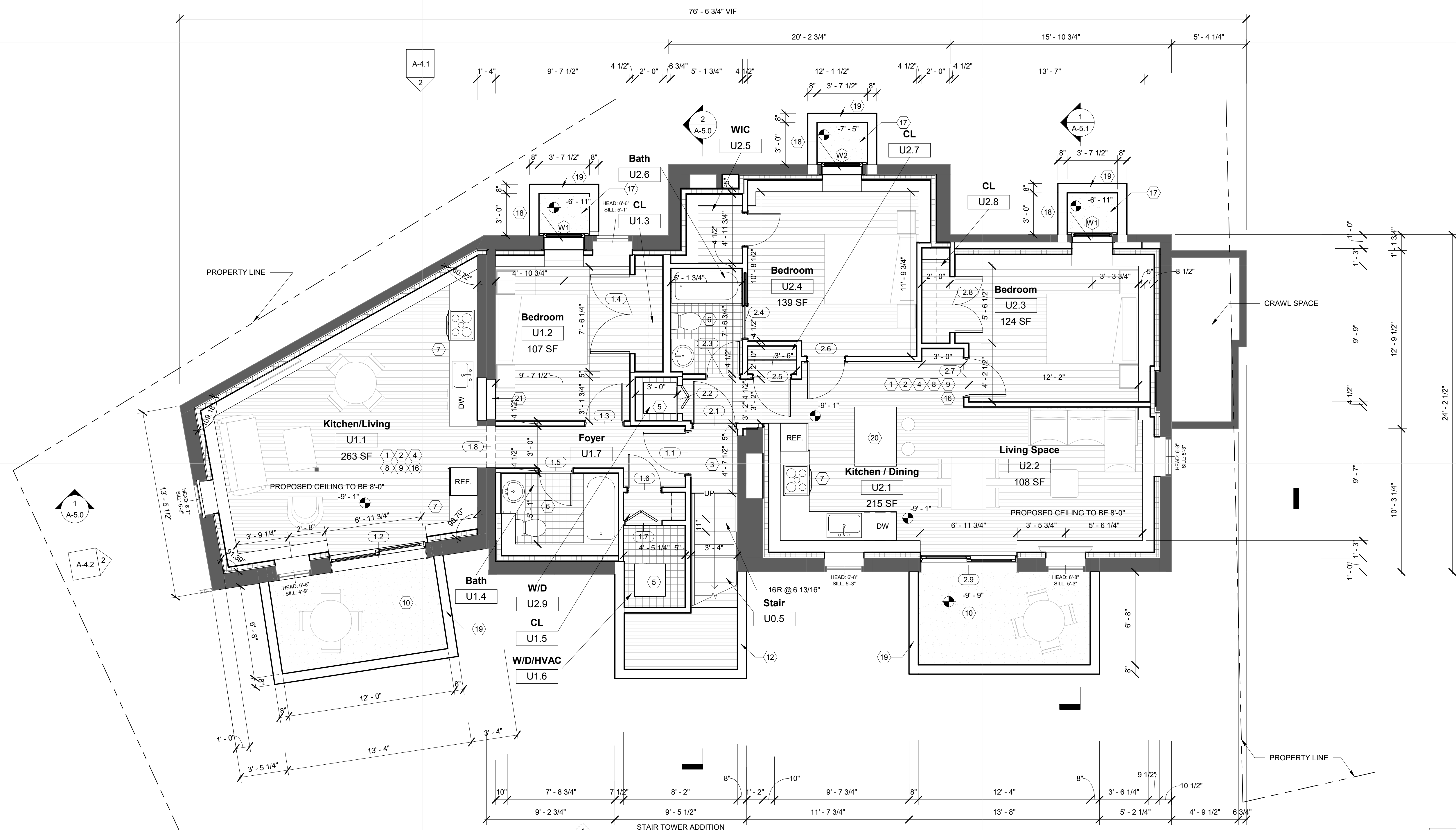
CONSTRUCTION NOTES

- A. GENERAL**
- REPAIR ANY DAMAGED STAIR TREADS AND RISERS.
 - ALL NEW WINDOWS AND EXTERIOR DOORS ARE TO MEET THE REQUIREMENTS OF THE STRETCH ENERGY CODE. REPLACE ALL OLD WOOD WINDOWS.
 - G.C. IS RESPONSIBLE FOR MAINTAINING THE FIRE RATING INTEGRITY AT ALL DEMISING & FIRE RATED WALLS AS WELL AS AT THE SLAB AND THE CEILING/ROOF.
 - WHEREVER WALL OR ROOF CAVITIES ARE OPENED, INSULATE EXISTING CAVITIES AT MINIMUM R3.5/INCH TO THE THICKNESS OF THE EXISTING CAVITIES.
 - PROVIDE R-49 INSULATION AT ROOF. SLEEVE, FIRESTOP, AND CAULK ALL PENETRATIONS OF FLOORS SO THAT ODORS AND/OR LIQUIDS WILL NOT PENETRATE THE CONCRETE SLAB.
 - PROVIDE A FULL CLEANING, BROOM-SWEEP, OF BUILDING PRIOR TO OCCUPANCY.
- B. LAYOUT**
- PARTITIONS STARTING FROM CONDITIONS WHERE ALIGNMENT WITH EXISTING CONDITIONS IS SHOWN, U.N.O.
 - DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS GOVERN. IF DIMENSIONS ARE MISSING G.C. SHALL NOTIFY ARCHITECT FOR DIRECTION.
 - ALL DIMENSIONS ARE FROM GWB FINISH SURFACE TO GWB FINISH SURFACE, U.N.O. APPLIED MATERIALS ARE TO BE APPLIED AFTER THE FINISH DIMENSIONS HAVE BEEN CONFIRMED.
 - G.C. TO VERIFY THAT ALL EXISTING DEMISING WALLS ARE PLUMB. IF NOT, G.C. TO PROVIDE AND INSTALL FURRING AND GWB TO MAKE PLUMB.
 - LAYOUT SHALL BE APPROVED BY ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY FRAMING.
 - ALL STRUCTURE IS TO BE PROTECTED IN ACCORDANCE WITH TYPE 5B CONSTRUCTION AS REQUIRED BY 780 CMR. REFER TO THE CODE REVIEW AND THE STRUCTURAL DRAWINGS.
 - ALL STUDS WITHIN 24" OF THE BASEMENT FLOOR SHOULD BE P.T.
 - ALL GWB WITHIN 24" OF THE BASEMENT FLOOR SHOULD BE M.R.
 - PROVIDE ALL REQUIRED FIRESTOPPING AT EXTERIOR WALLS.
 - COORDINATE STRUCTURAL ELEMENTS WITH STRUCTURAL ENGINEERING PLANS.
- C. COORDINATION**
- G.C. SHALL VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 - G.C. TO COORDINATE ALL TRADES PRIOR TO COMMENCING ANY WORK.
 - G.C. TO NOTIFY ARCHITECT AFTER LAYOUT AND PRIOR TO FRAMING IF:
 - DIMENSION LABELED "+/-" VARIES MORE THAN 2" FROM ACTUAL FIELD MEASUREMENT.
 - ANY DISCREPANCY, OMISSION OR UNANTICIPATED FIELD CONDITION ALTERS THE INTENT OF THESE DRAWINGS.
 - ANY DIMENSIONS LABELED "MIN" CANNOT BE ACHIEVED
 - G.C. SHALL SUPPLY FIELD CONDITIONS AND DIMENSIONS TO THE ARCHITECT, OWNER AND OWNER'S CONTRACTORS UPON REQUEST. G.C. SHALL BE RESPONSIBLE FOR ALL PREPARATION WORK REQUIRED TO INSTALL NEW FLOORING TO MANUFACTURER'S SPECIFICATIONS. G.C. TO COORDINATE WITH OWNER'S VENDORS TO ALLOW FOR PROPER INSTALLATION OF ALL OWNER SUPPLIED ITEMS. G.C. TO SCHEDULE DELIVERY / INSTALLATION DATES AT THE BEGINNING OF THE JOB TO GUARANTEE COMPLIANCE WITH CONSTRUCTION SCHEDULE.

CONSTRUCTION PLAN KEY NOTES

- TYPICAL: PROVIDE BLOW-IN IGLOO CELLULOSE INSULATION INTO ANY UNINSULATED EXTERIOR WALL AND CEILING CAVITIES. R VALUE 3.5 OR BETTER. REPLACE INTERIOR CASINGS WHERE DAMAGED AND WORN, MATCH EXISTING. PROVIDE STAINED RED OAK FLOORING IN ALL AREAS EXCEPT BATHROOMS.
- PROVIDE A ONE HOUR HORIZONTAL & VERTICAL SEPARATION BETWEEN UNITS AND BETWEEN UNITS AND STAIRWELL.
- PROVIDE 1 HOUR STAIR ENCLOSURE. ALL INTERIOR OPENING TO HAVE 60 MINUTES RATING AND CLOSERS. STAIRS TO HAVE 11" TREADS AND 7" MAX RISERS. PROVIDE 1 1/2" DIAM. WOOD HAND RAIL EACH SIDE, 36" ABOVE NOSING. 1 1/2" CLEAR TO SUPPORTS, AT SHAFT. ALSO PROVIDE GUARD RAIL AT 42" ABOVE NOSING OR LADDINGS, WITH BALUSTERS AT 4" O.C.
- TYPICAL: PROVIDE BLOW-IN OR MINERAL WOOL ACOUSTIC INSULATION IN DEMISING WALLS INCLUDING STAIR WALLS AND BETWEEN FLOORS AND CEILINGS OF UNITS.
- PROVIDE STACKED LAUNDRY UNIT IN NEW LAUNDRY CLOSET. PROVIDE DRAIN PAN.
- BATH: PORCELAIN FLOOR, SHOWER OR TUB ENCLOSURE. PROVIDE WATERPROOFING MEMBRANE, RUN 8" UP SURROUNDING WALLS. ALL PLUMBING TO BE ROUTED IN INTERIOR WALLS. USE KERDI OR EQUAL SHOWER BACKER BOARD SYSTEM. INCLUDE WALL SHELF. USE TYPE X MOISTURE RESISTANT BACKER BOARD AT UNIT DEMISING WALLS.
- KITCHEN: PROVIDE NEW CABINETS, MDF OR PLYWOOD, SOFT CLOSE HARDWARE. NEW APPLIANCES. PROVIDE TILE BACKSPLASH AT COUNTER. PROVIDE TAPE LIGHT UNDER UPPER KITCHEN CABINETS. ALL PLUMBING TO BE ROUTED IN INTERIOR WALLS. INCLUDE HOOD VENT TO EXTERIOR PER CODE.
- PAINTING (TYPICAL): WALLS AND DOORS TO BE EGGSHELL. TRIMS TO BE SEMI-GLOSS. CEILINGS TO BE FLAT FINISH. FOR CEILING PAINT USE ONE COAT: SW PROMAR 200 ZERO VOC PRIMER AND TWO COATS: SW PROMAR CEILING PAINT. USE LOW-VOC PAINT. CLEAN, PREP AND PAINT ALL INTERIOR SURFACES. PAINTING SHALL CONSIST OF AT LEAST ONE COAT OF PRIMER AND TWO COATS OF FINISH PAINT. FORMULATED FOR MATERIAL AND LOCATION OF USE, INCLUDING WALLS, CEILING, WINDOW SILLS AND TRIM CASINGS. PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL. COLORS TO BE SELECTED BY OWNER.
- PROVIDE 1 HOUR FLOOR/CEILING ASSEMBLY BETWEEN UNITS.
- PROPOSED SUNKEN PATIO. SET TOP OF BRICK PAVERS 8" BELOW INTERIOR FINISH FLOOR. SET ON SAND AND GRAVEL. INCLUDE FRENCH DRAIN.
- CONSTRUCT PEDESTAL - SUPPORTED (BISON OR EQUAL) ROOF DECK. PROVIDE COMPOSITE GUARD RAILS, 42" HIGH, WITH BALUSTERS AT 4" O.C. AND BOTTOM RAIL 4" ABOVE DECK.
- CONSTRUCT STAIR ENCLOSURE TO ADDITION. TO BE ONE HOUR RATED.
- CONSTRUCT BUILDING ADDITION, 2X6 EXTERIOR WALL, R20 INSULATION.
- PROVIDE EPDM ROOF ON R30 MIN. INSULATION, SLOPE MINIMUM OF 1/4" PER FOOT. PROVIDE INTERIOR ROOF DRAIN.
- EXISTING ROOF TO REMAIN. PATCH AND REPAIR AS NEEDED.
- TYPICAL: DIG OUT ENTIRE BASEMENT AND LOWER FINISH FLOOR TO PROVIDE 9'-0" CEILING HEIGHT. SEE SECTIONS AND STRUCTURAL DRAWINGS. PROVIDE HAUNCH AT PERIMETER WALLS.
- EXCAVATE EMERGENCY ESCAPE AND RESCUE WINDOW WELL. WINDOW WELL TO BE MIN. 9 SF IN PLAN. B.O. WINDOW WELL TO BE GRAVEL; 8" BELOW WINDOW SILL. INCLUDE FRENCH DRAIN. INCLUDE HEAVY-DUTY REMOVABLE STAINLESS STEEL GRATE AT GRADE. POURED CONCRETE RETAINING WALL. REFER TO ARCHITECTURAL AND STRUCTURAL DETAIL.
- EMERGENCY ESCAPE AND RESCUE OPENING. WINDOW SILL TO BE MAX 44" AFF. MIN. NET CLEAR OPENING OF 5.7 SF. MIN NET CLEAR OPENING DIMENSIONS OF 20" X 24" IN EITHER DIRECTION. WINDOW TO BE CASEMENT; SWING WINDOW INWARD.
- CONCRETE RETAINING WALL FROM 4' BELOW WELL TO 8" ABOVE GRADE.
- KITCHEN ISLAND WITH CABINETS ON COOKING SLOPE AND KNEE SPACE AT STOOLS.
- INFILL PREVIOUS OPENING.
- BLACK ALUMINUM GUARDRAIL TOP RAIL TO BE 42" ABOVE ADJACENT GRADE. BALUSTERS 4" ON CENTER; BOTTOM RAIL 4" ABOVE RETAINING WALL. MOUNT ON TOP OF CONCRETE RETAINING WALL.
- CONSTRUCT DECK/STAIR WITH P.T. FRAMING AND COMPOSITE DECKING. PROVIDE COMPOSITE RAILING SYSTEM, WITH TOP OF GUARDRAIL AT 42" ABOVE DECK OR NOSING. BALUSTERS AT 4" O.C. BOTTOM RAIL 4" ABOVE DECK. STAIR TREADS TO BE 11". RISERS TO BE 7" MAX HT.
- PROVIDE CONCRETE LANDING, <8" ABOVE GRADE AND LEVEL WITH ENTRY.
- PROVIDE DECORATIVE PVC BALUSTRADE.
- USE ONE HOUR RATED SHEATHING WITHIN 5'-0" OF PROPERTY LINE (FIRE SEPARATION DISTANCE).
- EXISTING MANSARD TO REMAIN. PATCH AND REPAIR AS NEEDED.
- PROVIDE MANSARD / PARAPET WITH IRW SHIELD & ASPHALT SHINGLES TO MATCH EXISTING MANSARD. SEE ELEVATION / SECTION FOR HEIGHT.
- AT EXISTING DORMER, CONVERT EXISTING WINDOW OPENING INTO A DOOR OPENING.

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

PLAN LEGEND

	EXISTING PARTITION
	TO BE DEMOLISHED
	NEW PARTITION

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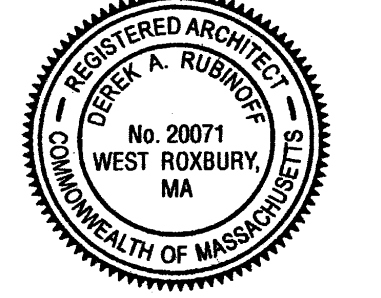
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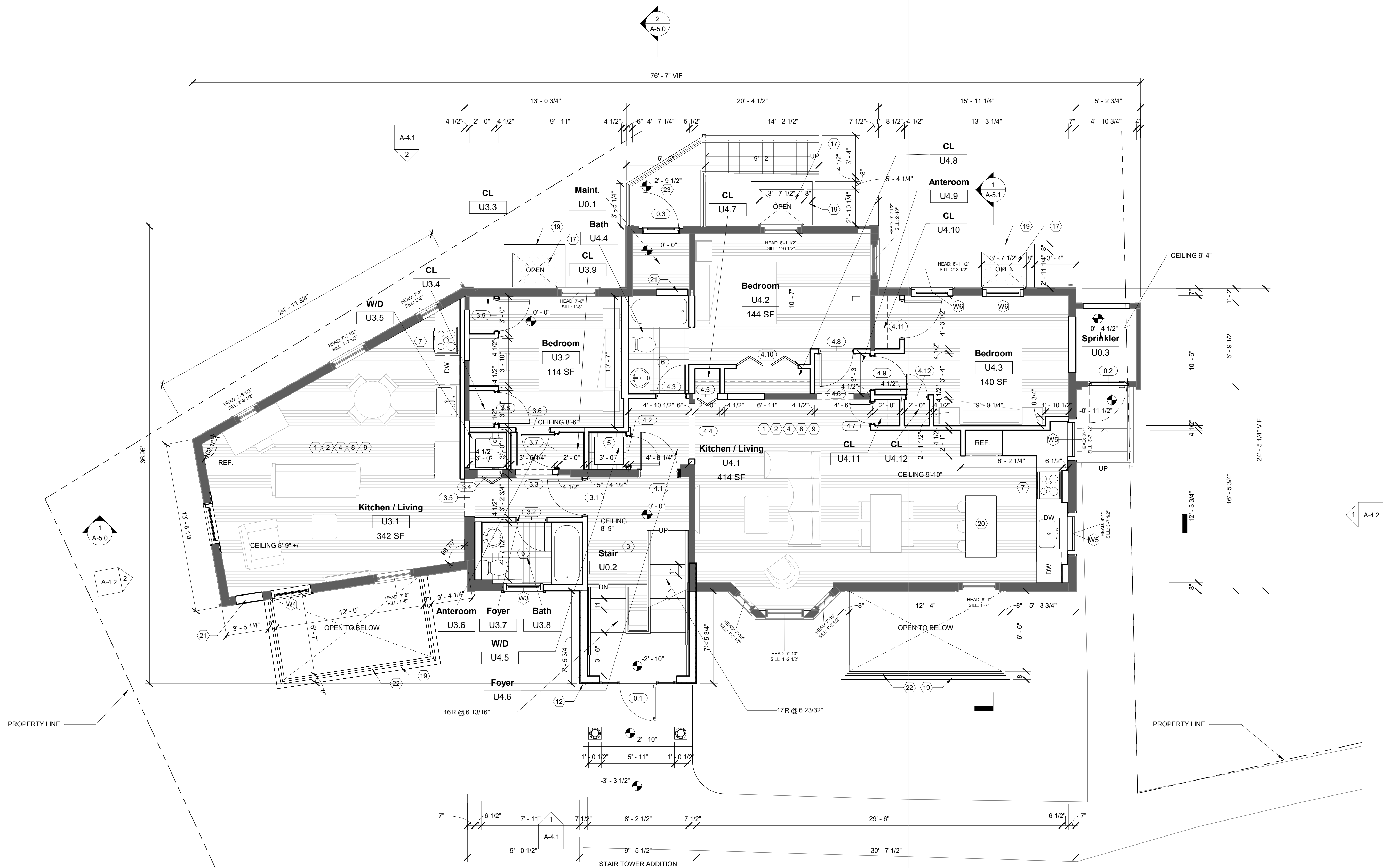
Proposed Basement Plan

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



PLAN LEGEND	
	EXISTING PARTITION
	TO BE DEMOLISHED
	NEW PARTITION

DEREK RUBINOFF ARCHITECT

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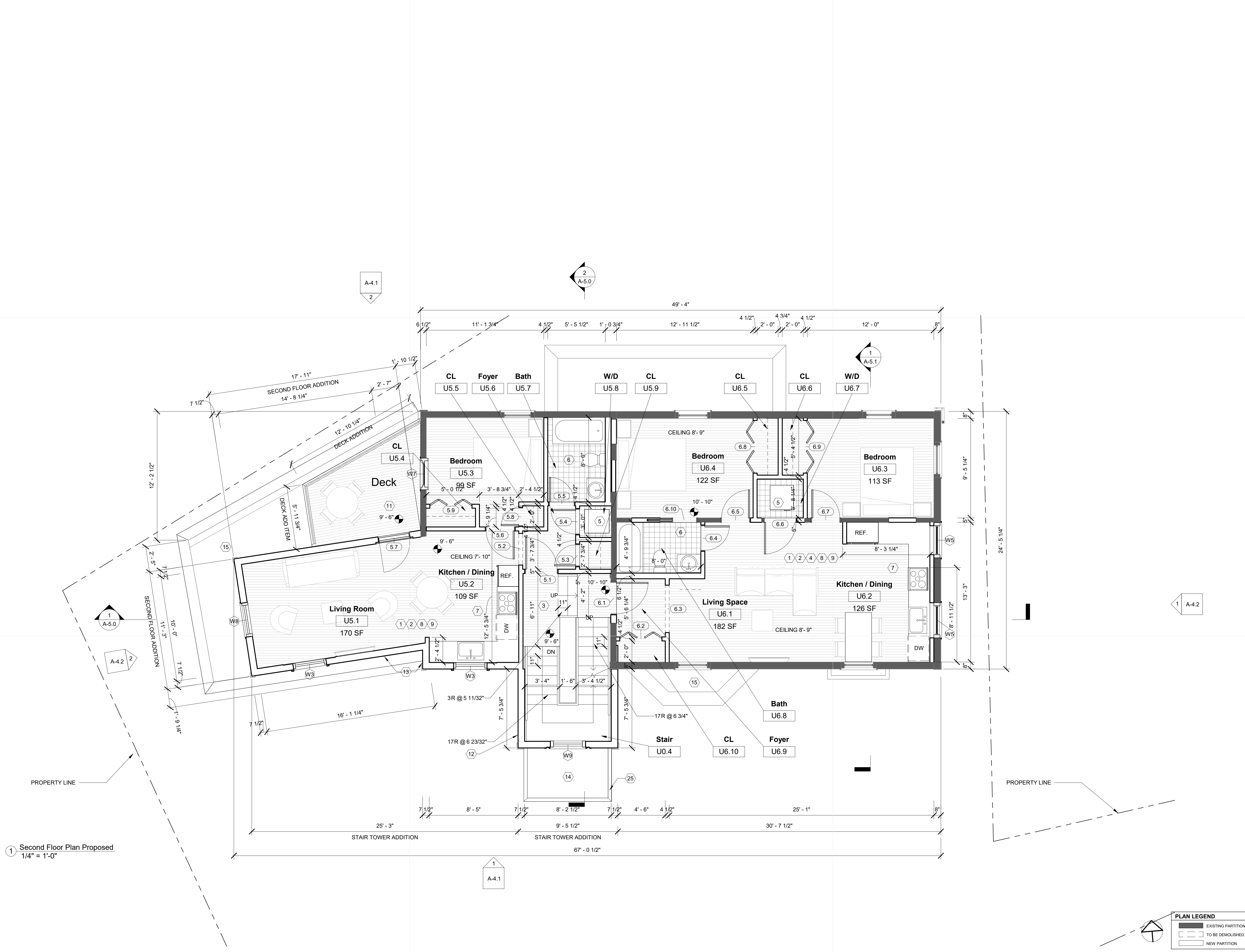
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Proposed First Floor
Plan

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

PLAN LEGEND

	EXISTING PARTITION
	TO BE DEMOLISHED
	NEW PARTITION

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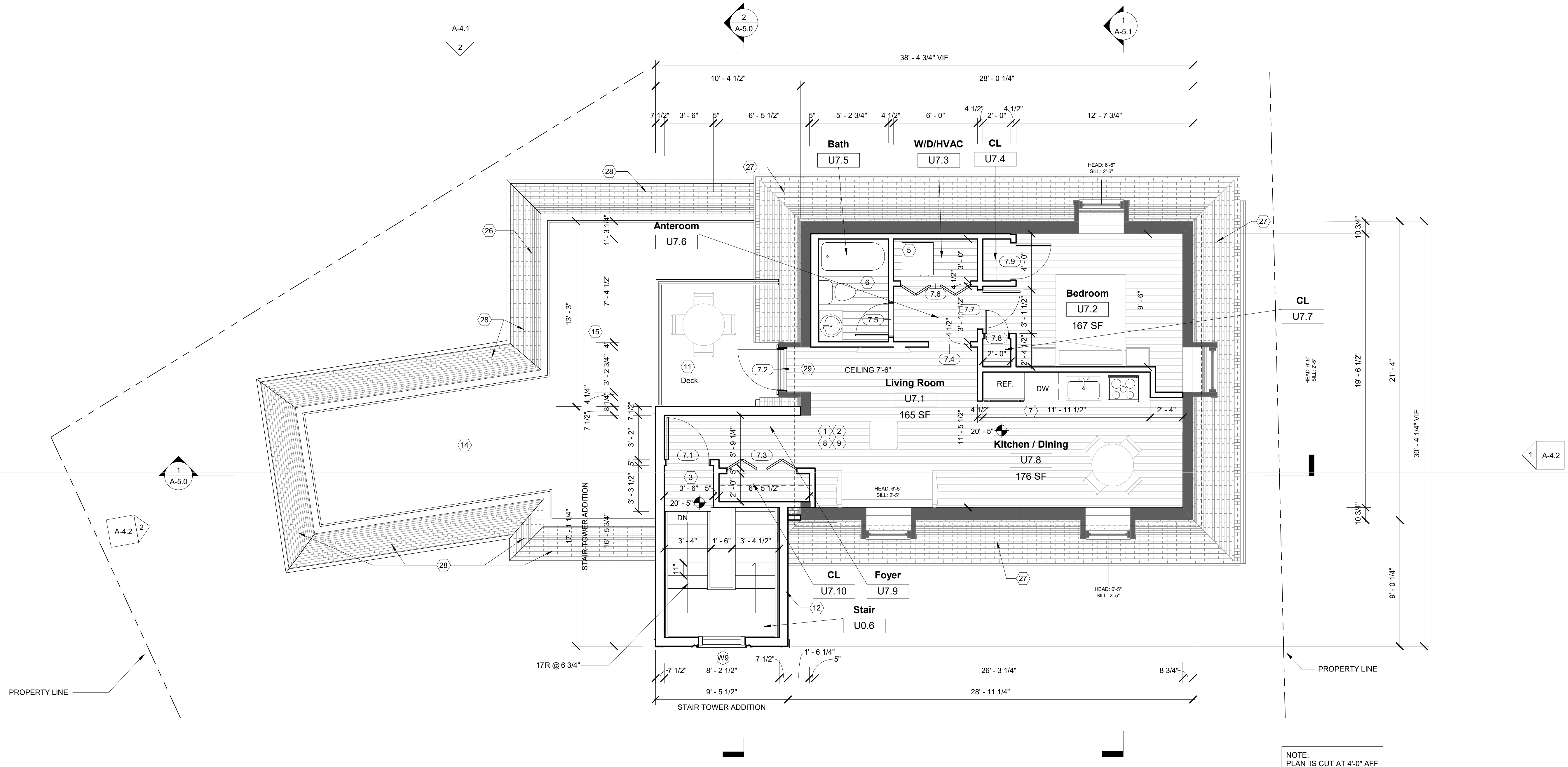
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Proposed Second Floor Plan

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A-3.2

1 Third Floor Plan Proposed
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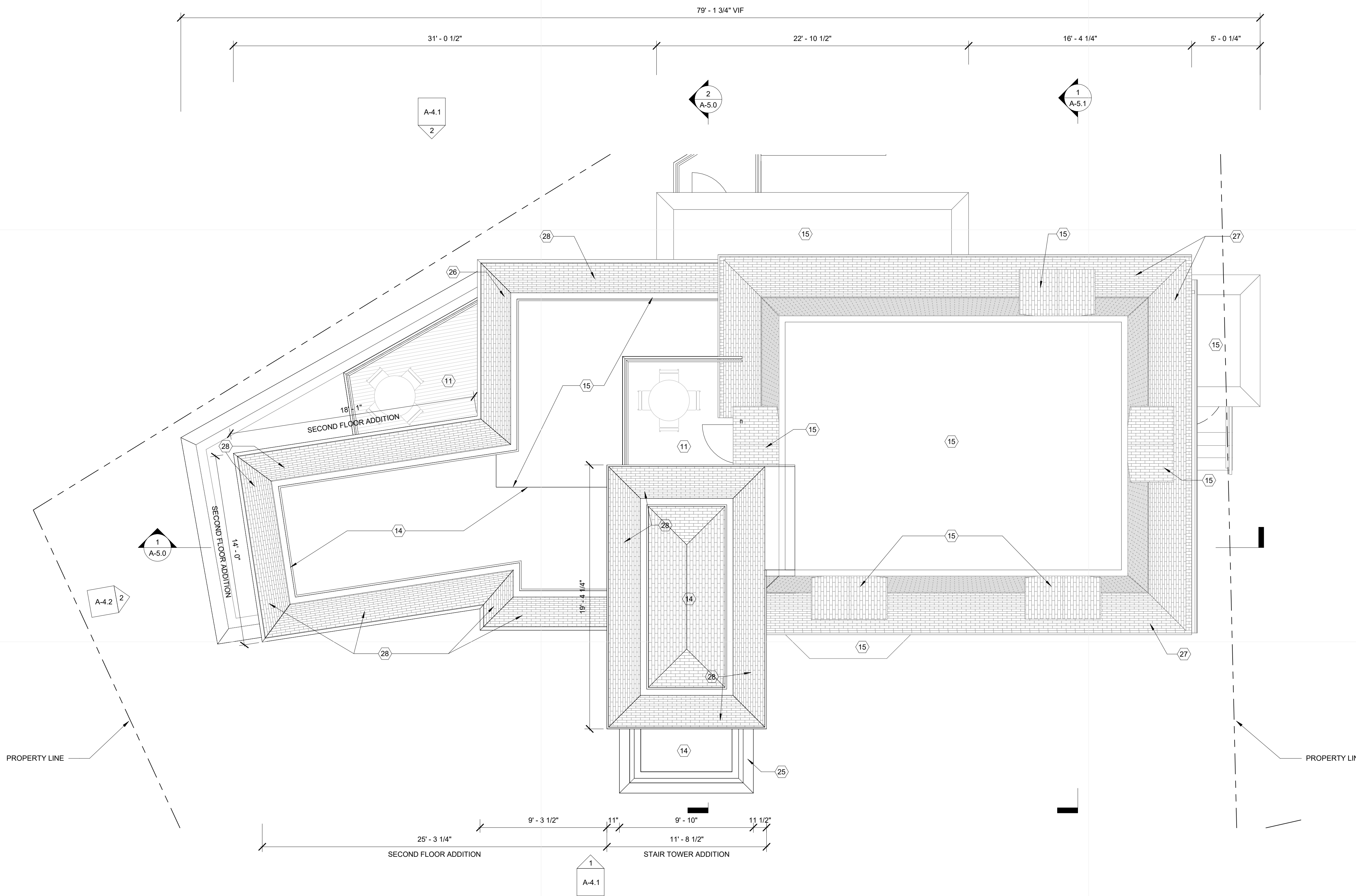
1640 Massachusetts Avenue
 Cambridge, MA 02138

Proposed Third Floor Plan

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 Job No: _____ 2169

A-3.3

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1 Roof Plan Proposed
1/4" = 1'-0"

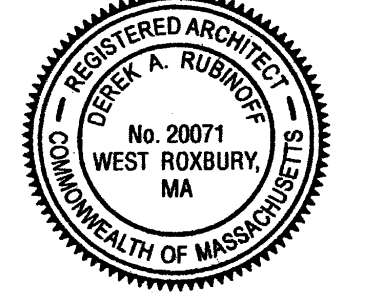
PLAN LEGEND	
	EXISTING PARTITION
	TO BE DEMOLISHED
	NEW PARTITION

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No.	TW	10/28/2022	Zoning Set
By	Date	Description	

1640 Massachusetts Ave.
 Renovation & Additions



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1640 Massachusetts Avenue
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Proposed Roof Plan

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A-3.4

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- ELEVATION KEY NOTES**
- 1 EXISTING SIDING TO REMAIN
 - 2 PROVIDE SIDING, TRIM, MOULDINGS, AND CORBELS TO MATCH EXISTING BUILDING.
 - 3 PROVIDE ASPHALT SHINGLES ROOF, CERTAINTED OR EQUAL.
 - 4 CONSTRUCT PARTIAL HEIGHT MANSARD PARAPET.
 - 5 REMOVE ARCHITECTURAL ORNAMENTATION FROM EXISTING VESTIBULE EXTERIOR.
 - 6 AT SUNKEN PATIOS, PROVIDE BLACK ALUMINUM GUARD RAIL SYSTEM, RAILING TO BE 42" ABOVE GRADE, WITH BALUSTERS AT 4" O.C., <6" BETWEEN DECK AND BOTTOM RAIL.
 - 7 PROVIDE WOOD DOOR / SIDELIGHT / TRANSOM SYSTEM AT ENTRY. INCLUDE POWERED ELECTRONIC ENTRY SYSTEM PER CHR SPECIFICATION.
 - 8 P.T. WOOD GUARDRAIL, 42" ABOVE DECK SURFACE, BALUSTERS @4" O.C., <6" BETWEEN DECK AND BOTTOM RAIL. AT STAIRS, PROVIDE ADDITIONALLY A 1 1/2" DIAM. HAND RAIL, 36" ABOVE NOSING, 1 1/2" CLEAR FROM POSTS.
 - 9 PROVIDE BLACK HINGED STEEL GRATE AT TOP OF WINDOW WELLS, OPERABLE FROM BELOW FOR EMERGENCY ESCAPE.
 - 10 PROVIDE P.T. STAIR & DECK FOR UTILITY / STORAGE ROOM ACCESS.
 - 11 PROVIDE ARCHITECTURAL PORTICO WITH GFRC TUSCAN COLUMNS, PVC TRIM, AND DECORATIVE BALUSTRADE ON EPDM ROOF.
 - 12 FORMER VESTIBULE WALL ABUTS NEIGHBORING BUILDING. PROVIDE 2 LAYERS 5/8" TYPE X GWB ON INTERIOR WALL AGAINST LOT LINE.
 - 13 REPLACE WINDOW.



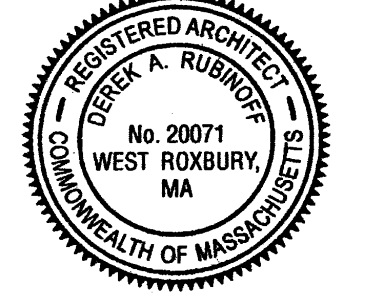
1 Proposed South Elevation
1/4" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"

No.	TW	10/28/2022	Zoning Set
By	Date	Description	

1640 Massachusetts Ave.
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1640 Massachusetts Avenue
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Proposed South & North Elevations

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A-4.1

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1 Proposed East Elevation
1/4" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"

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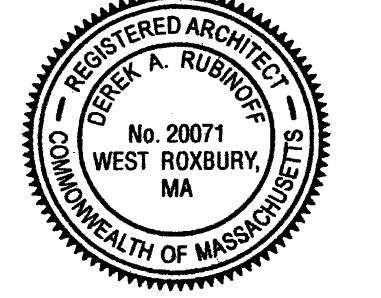
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Proposed East & West Elevations

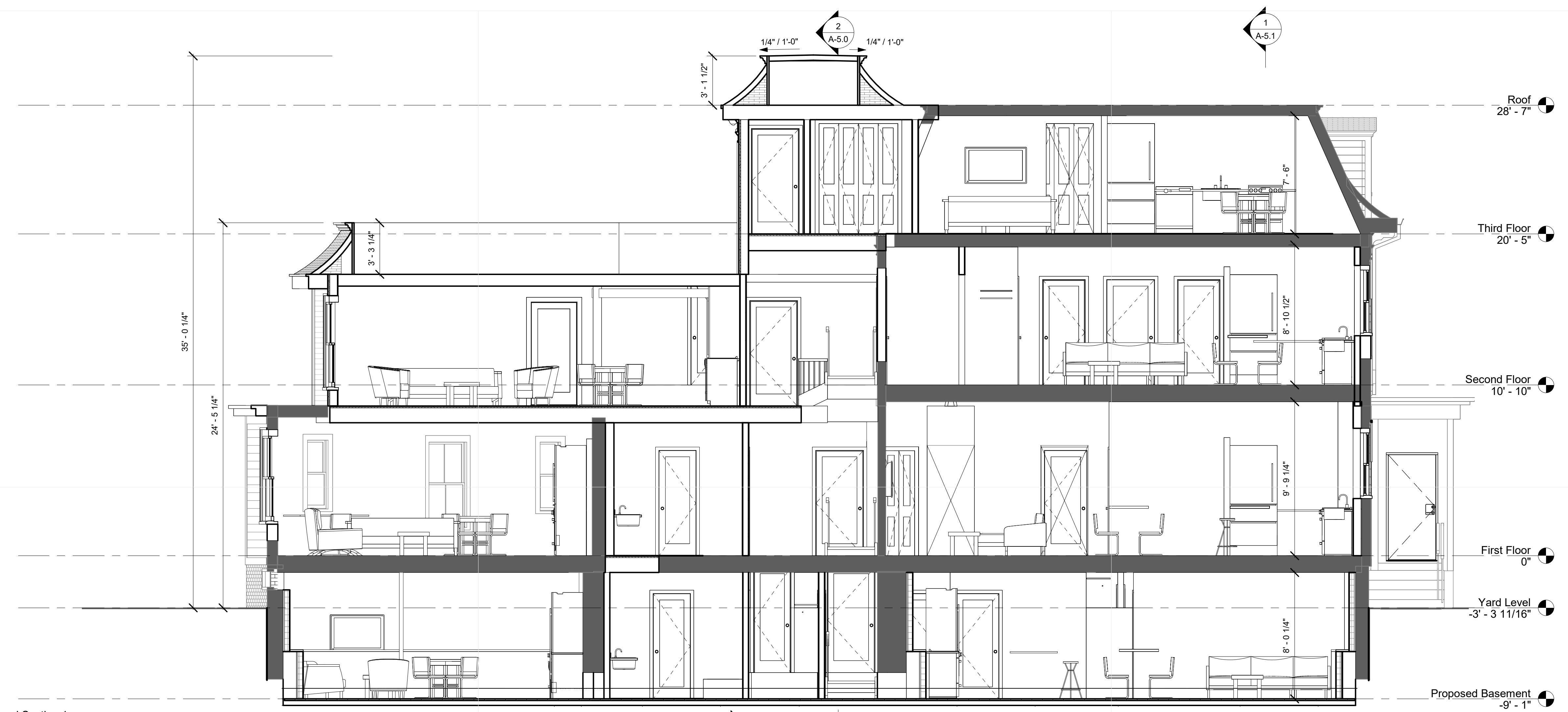
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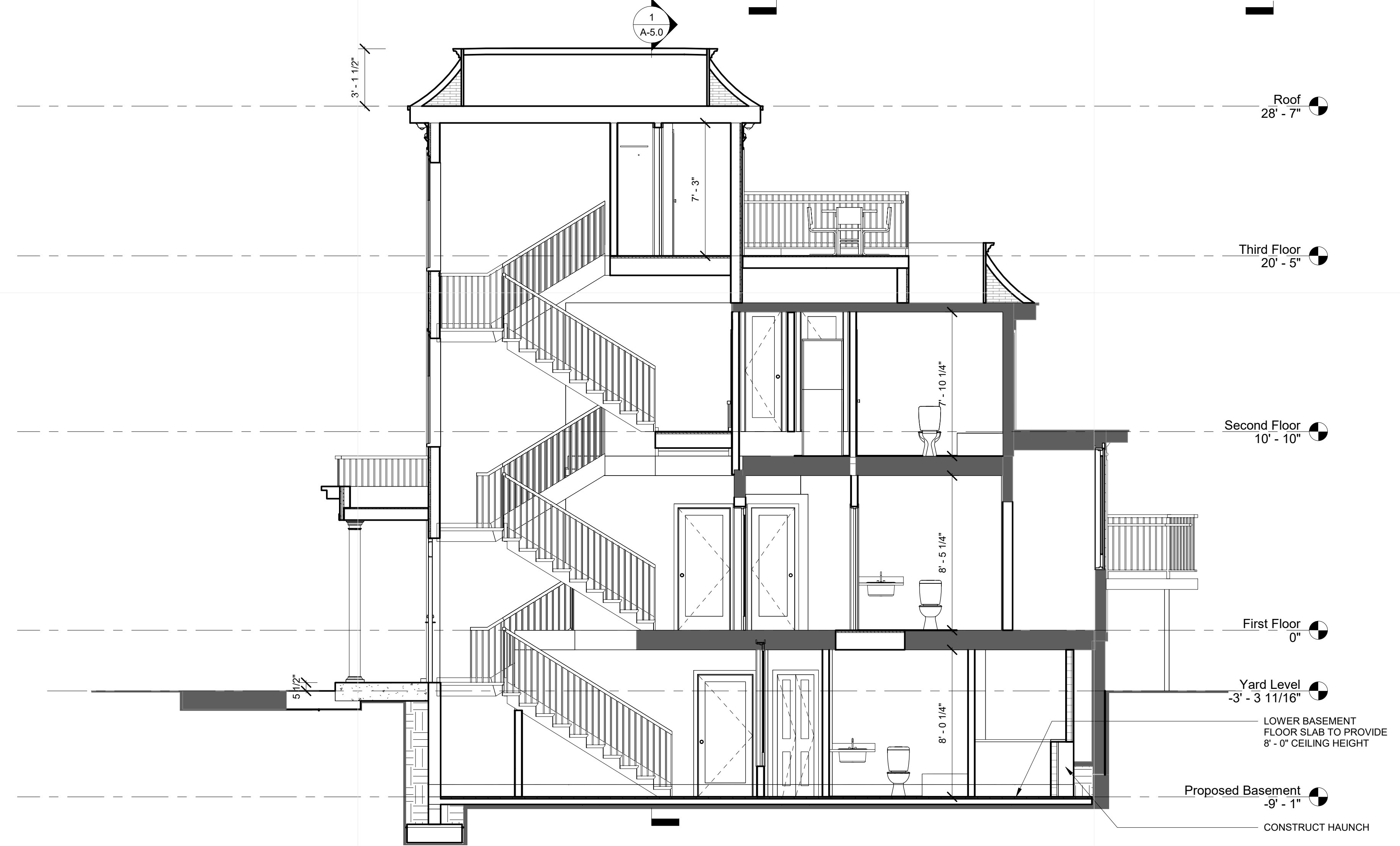
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1 Proposed Section 1
1/4" = 1'-0"



2 Proposed Section 2
1/4" = 1'-0"

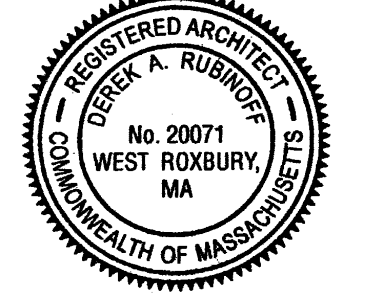


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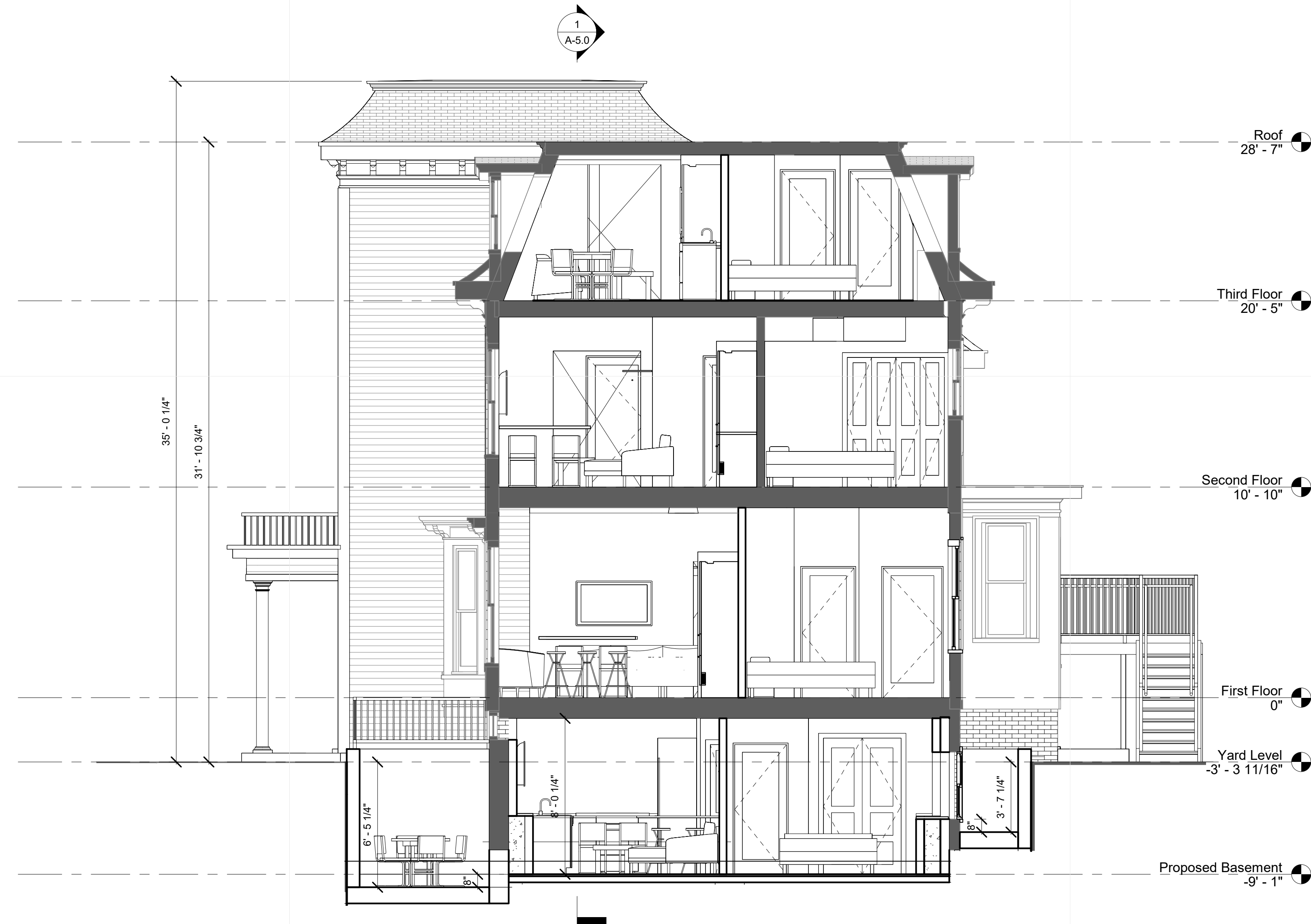
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Proposed Section

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1 Proposed Section 3
1/4" = 1'-0"

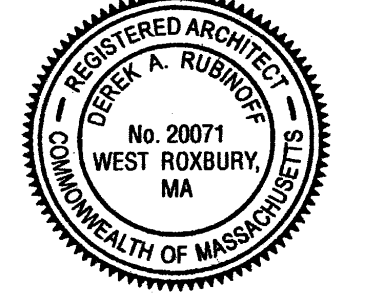
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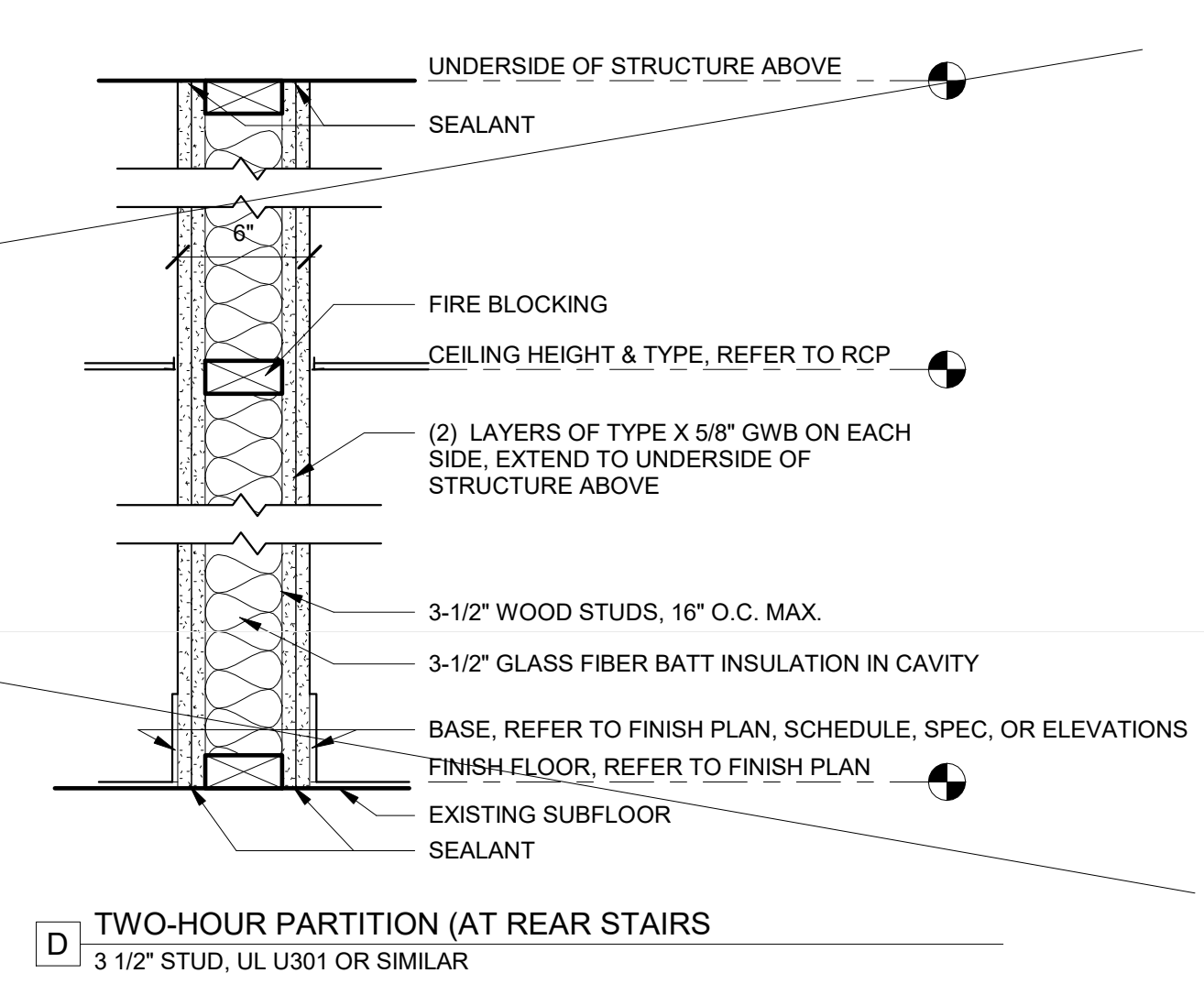
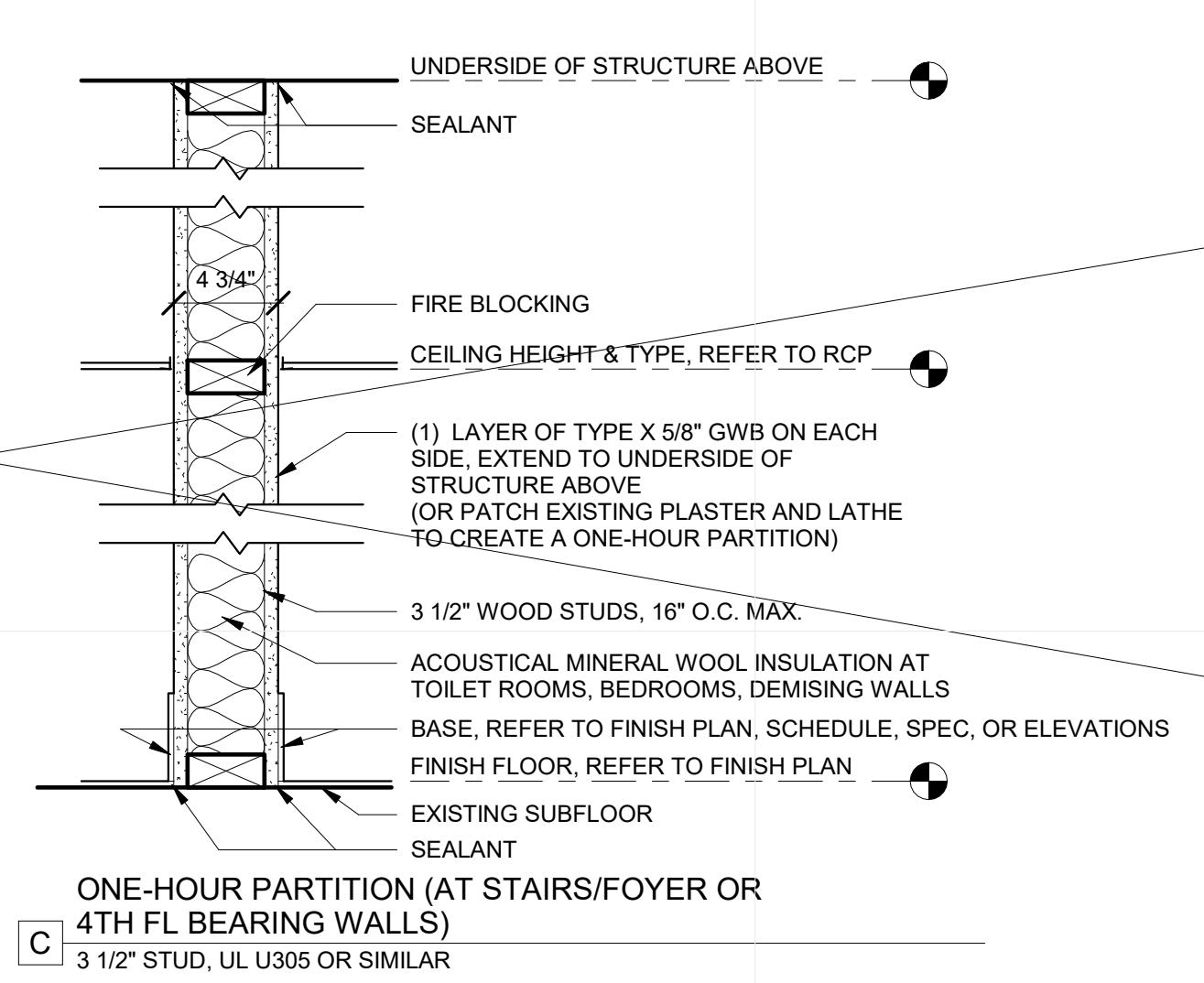
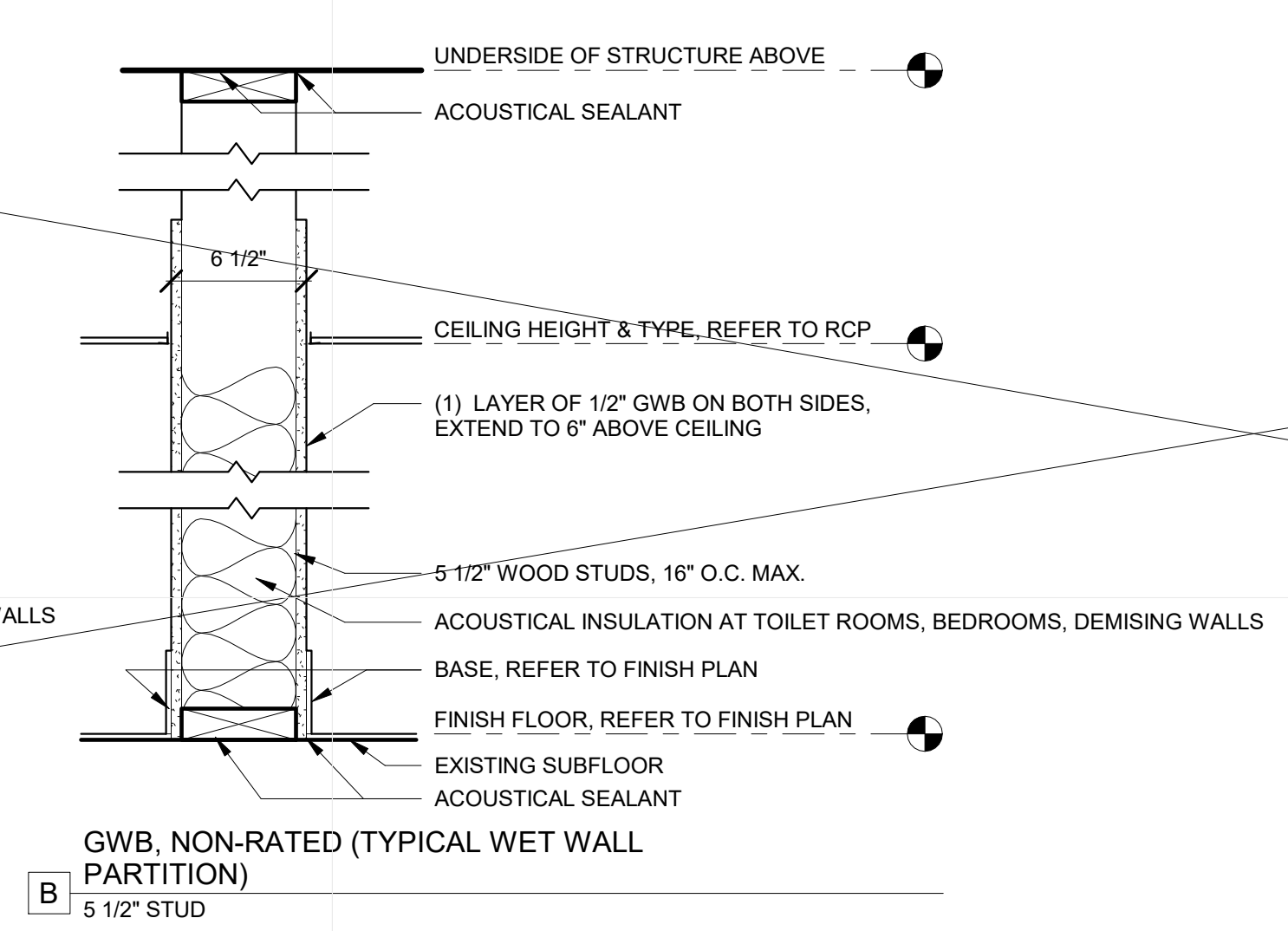
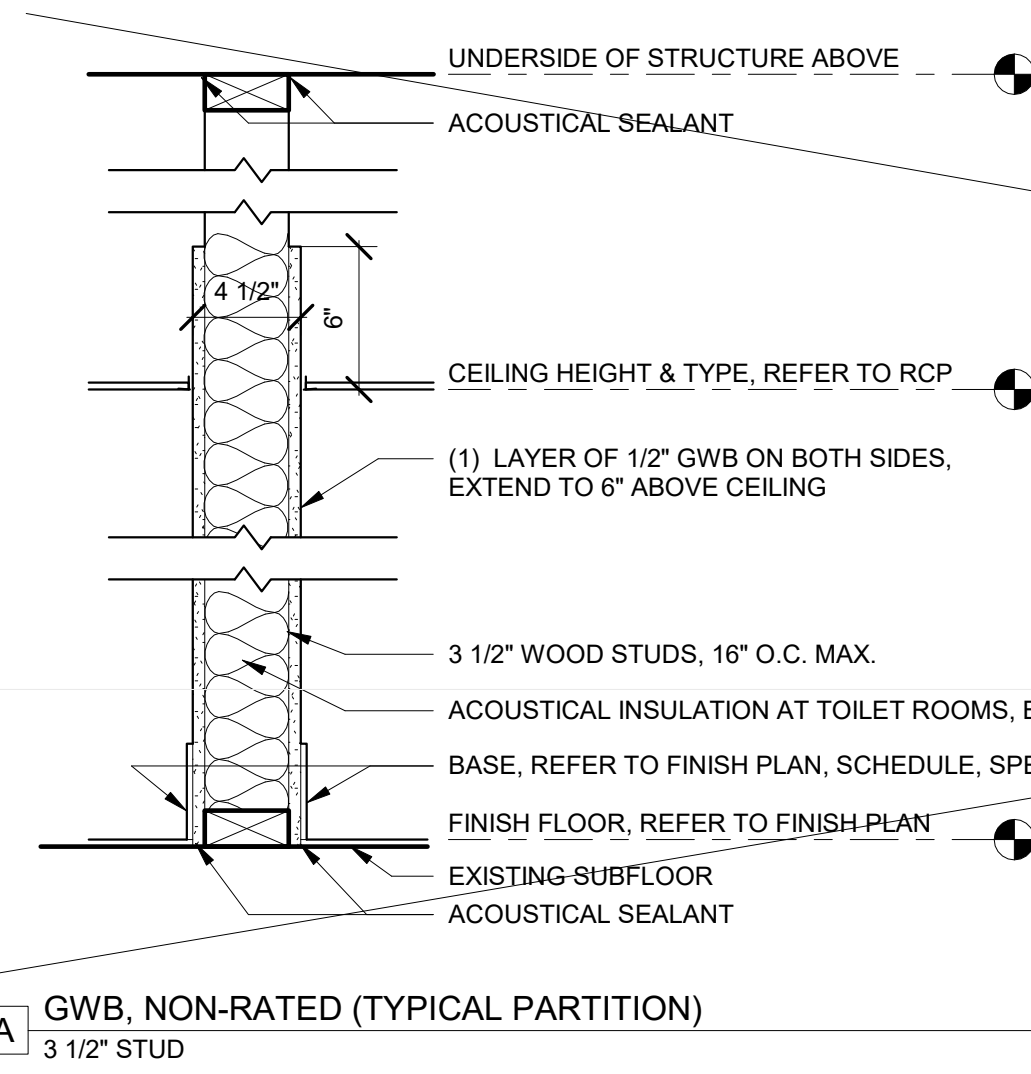
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Proposed Section 2

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A-5.1

Window Schedule															
Type Mark	Count	Size		Type	Manufacturer	Model	Material	Finish	Detail			Glazing		Comments	
		Width	Height						Head	Jamb	Sill	Thickness	Type		Head Height
W1	2	2' - 11 1/2"	3' - 5 1/2"	Window-Single_Hung-Andersen-100_Series_Single	Andersen Corporation	100-Series Single Hung								6" - 3 1/2"	
W2	1	2' - 11 1/2"	3' - 11 1/2"	Window-Single_Hung-Andersen-100_Series_Single	Andersen Corporation	100-Series Single Hung								6" - 3 1/2"	
W3	3	3' - 2"	4' - 0"	EC_Window-Double Hung										<varies>	
W4	1	3' - 2 1/2"	5' - 11"	EC_Window-Double Hung										7' - 8 1/2"	
W5	4	3' - 4"	4' - 5 1/2"	EC_Window-Double Hung-1										<varies>	
W6	2	3' - 4"	5' - 10"	EC_Window-Double Hung										8' - 1 1/2"	
W7	1	3' - 0"	4' - 0"	EC_Window-Double Hung										7' - 0"	
W8	2	3' - 3"	6' - 0"	EC_Window-Double Hung										<varies>	
W9	2	3' - 4"	5' - 11"	EC_Window-Double Hung-1										5' - 1"	



1 Partition Types
1 1/2" = 1'-0"

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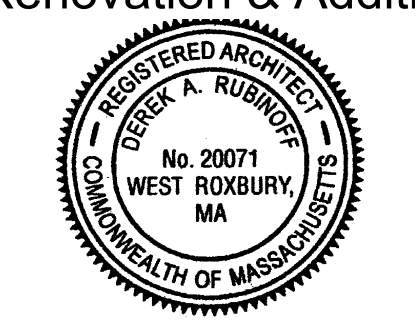
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No.	TW	10/28/2022	Zoning Set
	By	Date	Description

1640 Massachusetts Ave.
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1640 Massachusetts Avenue
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Window Schedule &
Partition Types

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A-6.0

Door Schedule																		
Door Number	Level	From Room: Name	From Room: Number	To Room: Name	To Room: Number	Description	Door Size	Manufacturer	Model	Frame Type	Fire Rating	Details			Door	Frame	Finish	Comments
												Head	Jamb	Sill				
1.1	Proposed Basement	Foyer	U1.7	Stair	U0.5		36" x 80" 60 Minutes											
1.2	Proposed Basement			Kitchen/Living	U1.1	Fiberglass-Clad and Flexacron Finished Wood Gliding Patio Door	6' 11-1/4" x 6' 10-3/8"	Andersen Corporation	A-Series Gliding									
1.3	Proposed Basement	Foyer	U1.7	Bedroom	U1.2		32" x 80"											
1.4	Proposed Basement	CL	U1.3	Bedroom	U1.2		68" x 84"											
1.5	Proposed Basement	Foyer	U1.7	Bath	U1.4		28" x 80"											
1.7	Proposed Basement	W/D/HVAC	U1.6	CL	U1.5		32" x 80"											
1.8	Proposed Basement	Kitchen/Living	U1.1	Foyer	U1.7		36" x 84"											
2.2	Proposed Basement	W/D	U2.9	Kitchen / Dining	U2.1		24" x 80"											
2.3	Proposed Basement	Kitchen / Dining	U2.1	Bath	U2.6		28" x 80"											
2.4	Proposed Basement	Bedroom	U2.4	Bath	U2.6		28" x 80"											
2.5	Proposed Basement	CL	U2.7	Kitchen / Dining	U2.1		32" x 80"											
2.6	Proposed Basement	Kitchen / Dining	U2.1	Bedroom	U2.4		32" x 80"											
2.8	Proposed Basement	CL	U2.8	Bedroom	U2.3		48" x 84"											
2.9	Proposed Basement			Kitchen / Dining	U2.1	Fiberglass-Clad and Flexacron Finished Wood Gliding Patio Door	6' 11-1/4" x 6' 10-3/8"	Andersen Corporation	A-Series Gliding									
683	Proposed Basement	WIC	U2.5	Bedroom	U2.4		28" x 80"											
Proposed Basement: 15																		
1.6	Existing Basement	CL	U1.5	Foyer	U1.7		28" x 80"											
2.1	Existing Basement	Stair	U0.5	Kitchen / Dining	U2.1		36" x 80" 60 Minutes				60 Minutes							
2.7	Existing Basement	Bedroom	U2.3	Kitchen / Dining	U2.1		32" x 80"											
Existing Basement: 3																		
0.1	First Floor	Stair	U0.2				1990 mm (M10) x 2390 mm (M21) - E130 - Right-handed 2				E130							
0.2	First Floor	Sprinkler	U0.3			An exterior door from Ekstrands has with a U-value of 0.73W/(m ² K) superior insulation ability. The product consists of advanced material combinations that have decades of development behind them. The latest technology is used in manufacturing and each door is manually made by skilled craftsmen. The outer layer of the door leaf is weatherproof and all wooden details are oiled with linseed oil, these are some details of the manufacturing process that makes an exterior door from Ekstrands unique. No solvents or environmental hazards are used in the manufacture. When choosing an exterior door from Ekstrands you're making the best environmental choice.	Weather resistant high quality exterior door model Plain 109 - low energy	Ekstrands Dörrar & Fönster	Weather resistant high quality exterior door model Plain 109 - low energy									
0.3	First Floor			Maint.	U0.1	Fiberglass-clad and Flexacron finished wood single door	3' 0-1/8" x 6' 7-1/2"	Andersen Corporation	A-Series									
3.1	First Floor	Stair	U0.2	Foyer	U3.7		34" x 80" 60 Minutes				60 Minutes							
3.2	First Floor	Foyer	U3.7	Bath	U3.8		28" x 80"											
3.3	First Floor	Anteroom	U3.6	Foyer	U3.7		36" x 84"											
3.4	First Floor	W/D	U3.5	Foyer	U3.7		24" x 80"											
3.5	First Floor	Kitchen / Living	U3.1	Foyer	U3.7		36" x 84" 6											
3.6	First Floor	Anteroom	U3.6	Bedroom	U3.2		32" x 80"											
3.7	First Floor	CL	U3.9	Anteroom	U3.6		32" x 80"											
3.8	First Floor	CL	U3.4	Bedroom	U3.2		30" x 80"											
3.9	First Floor	CL	U3.3	Bedroom	U3.2		30" x 80"											
4.1	First Floor	Foyer	U4.6	Stair	U0.2		36" x 80" 60 Minutes				60 Minutes							
4.2	First Floor	W/D	U4.5	Foyer	U4.6		28" x 80"											
4.3	First Floor	Foyer	U4.6	Bath	U4.4		28" x 80"											
4.4	First Floor	Foyer	U4.6	Kitchen / Living	U4.1		54" x 84"											
4.5	First Floor	CL	U4.7	Kitchen / Living	U4.1		24" x 80"											
4.6	First Floor	Kitchen / Living	U4.1	Anteroom	U4.9		36" x 84"											
4.7	First Floor	CL	U4.11	Kitchen / Living	U4.1		20" x 80"											
4.8	First Floor	Bedroom	U4.2	Anteroom	U4.9		32" x 80"											
4.9	First Floor	Bedroom	U4.3	Anteroom	U4.9		32" x 80"											
4.10	First Floor	CL	U4.8	Bedroom	U4.2		60" x 80"											
4.11	First Floor	CL	U4.10	Bedroom	U4.3		36" x 80"											
4.12	First Floor	CL	U4.12	Bedroom	U4.3		20" x 80"											
610	First Floor	CL	U4.8	Kitchen / Living	U4.1		36" x 84"											
627	First Floor	Bath	U4.4	Bedroom	U4.2		3-0 x 7-0											
First Floor: 26																		
5.1	Second Floor - Low	Foyer	U5.6	Stair	U0.4		36" x 80" 60 Minutes				60 Minutes							
5.5	Second Floor - Low	Bath	U5.7	Foyer	U5.6		28" x 80"											
5.7	Second Floor - Low	Living Room	U5.1			Fiberglass-clad and Flexacron finished wood single door	3' 0-1/8" x 6' 7-1/2"	Andersen Corporation	A-Series									
Second Floor - Low: 3																		
5.2	Second Floor	Kitchen / Dining	U5.2	Foyer	U5.6		36" x 84"											
5.3	Second Floor	CL	U5.9	Foyer	U5.6		24" x 80"											
5.4	Second Floor	Foyer	U5.6	W/D	U5.8		28" x 80"											
5.6	Second Floor	Kitchen / Dining	U5.2	Bedroom	U5.3		32" x 80"											
5.8	Second Floor	CL	U5.5	Bedroom	U5.3		20" x 80"											
5.9	Second Floor	CL	U5.4	Bedroom	U5.3		48" x 80"											
6.1	Second Floor	Foyer	U6.9	Stair	U0.4		36" x 80" 60 Minutes				60 Minutes							
6.2	Second Floor	CL	U6.10	Foyer	U6.9		48" x 80"											
6.3	Second Floor	Foyer	U6.9	Living Space	U6.1		54" x 84"											
6.4	Second Floor	Bath	U6.8	Living Space	U6.1		28" x 80"											
6.5	Second Floor	Living Space	U6.1	Bedroom	U6.4		32" x 80"											
6.6	Second Floor	W/D	U6.7	Living Space	U6.1		36" x 80"											
6.7	Second Floor	Living Space	U6.1	Bedroom	U6.3		32" x 80"											
6.8	Second Floor	Bedroom	U6.4	CL	U6.5		60" x 80"											
6.9	Second Floor	CL	U6.6	Bedroom	U6.3		60" x 80"											
6.10	Second Floor	Bedroom	U6.4	Bath	U6.8		28" x 80"											
Second Floor: 16																		
7.1	Third Floor	Stair	U0.6	Foyer	U7.9		36" x 80" 60 Minutes				60 Minutes							
7.2	Third Floor	Living Room	U7.1			Fiberglass-clad and Flexacron finished wood single door	3' 0-1/8" x 6' 7-1/2"	Andersen Corporation	A-Series									
7.3	Third Floor	CL	U7.10	Foyer	U7.9		60" x 84"											
7.4	Third Floor	Living Room	U7.1	Anteroom	U7.6		36" x 84"											
7.5	Third Floor	Bath	U7.5	Anteroom	U7.6		28" x 80"											
7.6	Third Floor	Anteroom	U7.6	W/D/HVAC	U7.3		60" x 84"											
7.7	Third Floor	Bedroom	U7.2	Anteroom	U7.6		32" x 80"											
7.8	Third Floor	Bedroom	U7.2	CL	U7.7		20" x 80"											
7.9	Third Floor	CL	U7.4	Bedroom	U7.2		30" x 80"											
561	Third Floor						30" x 84" 3											
562	Third Floor						30" x 84" 4											
Third Floor: 11 Grand total: 74																		

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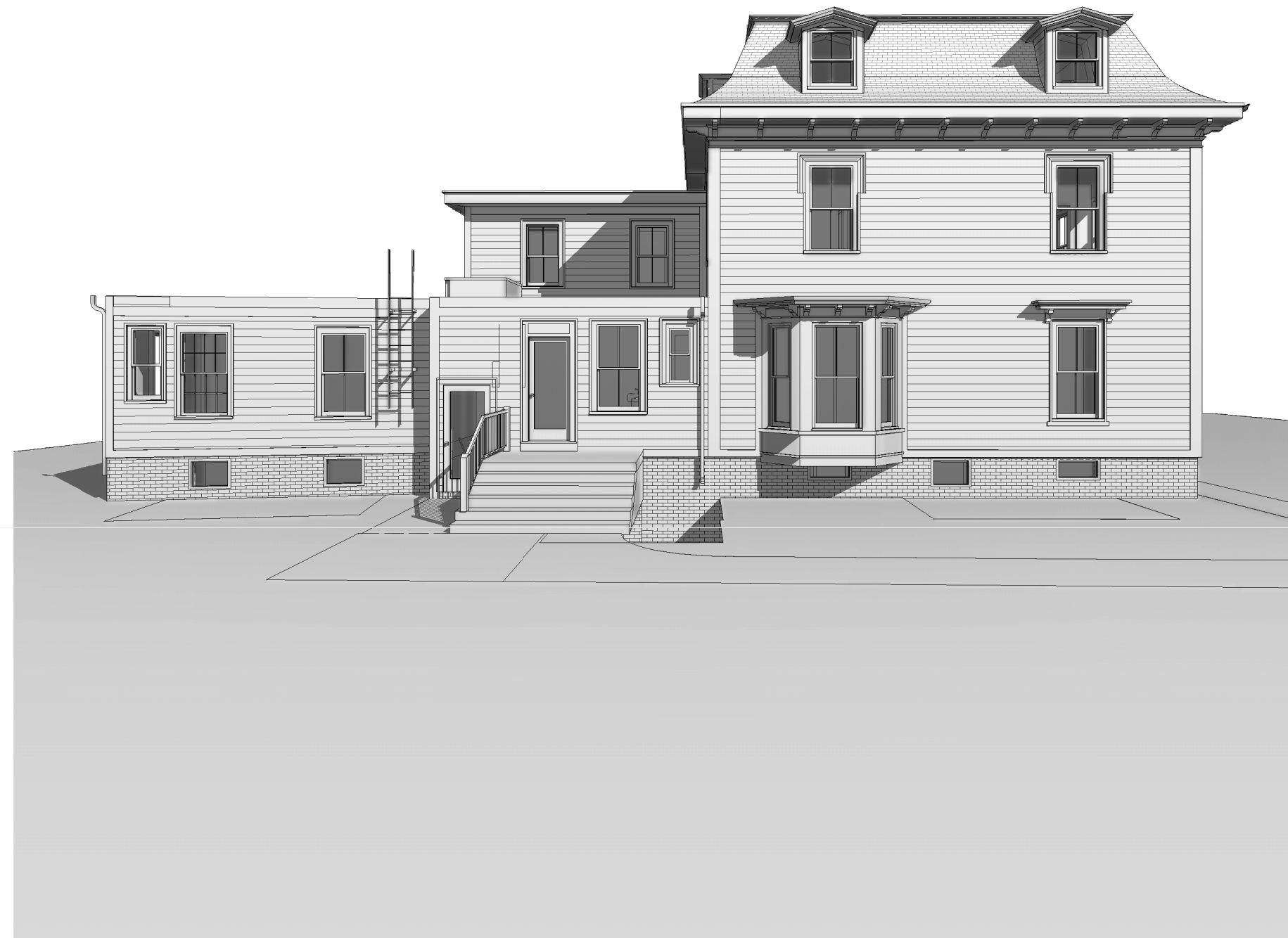
Door Schedule

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Job No: _____ 2169

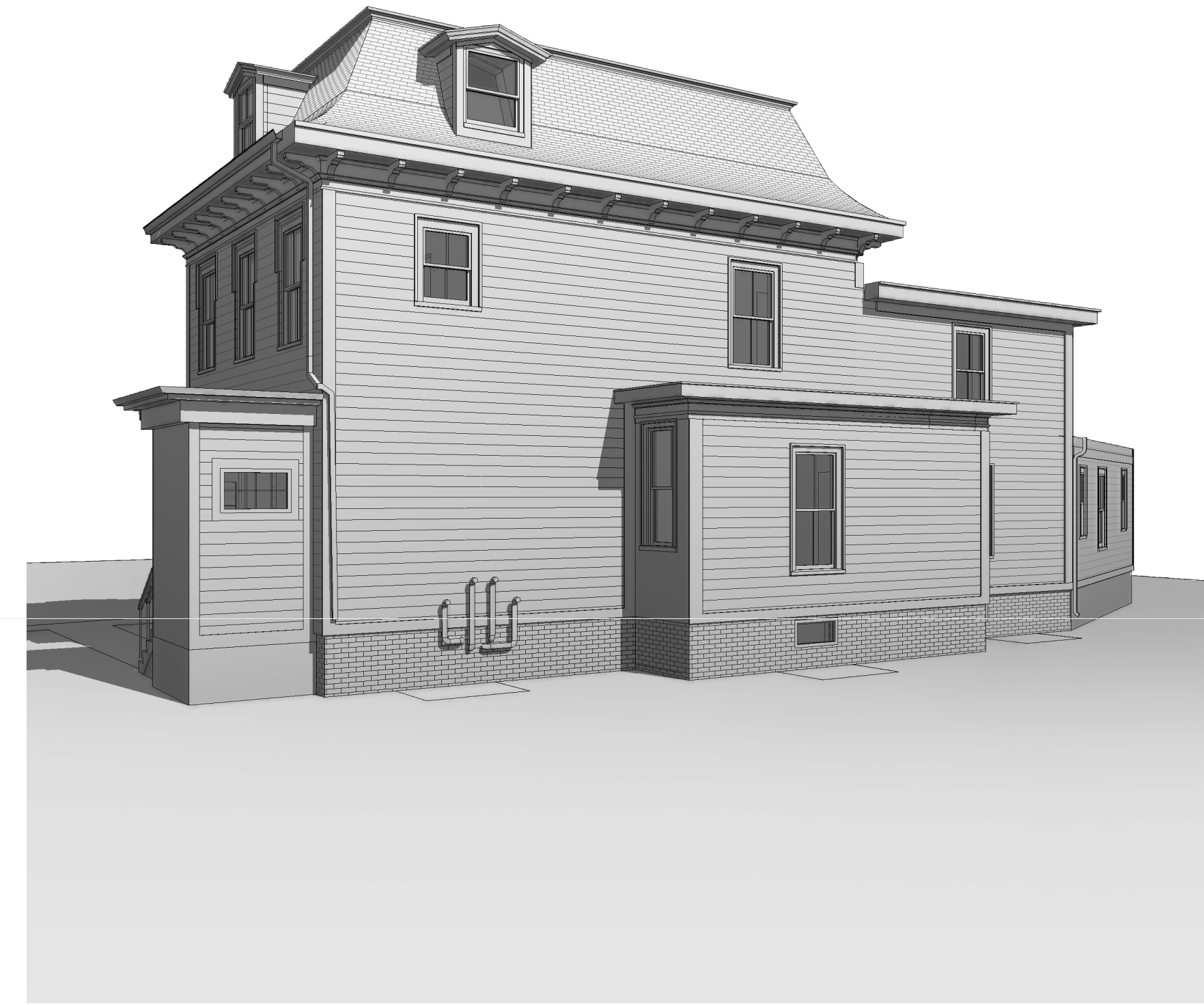
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① Existing 3D View - SW



② Existing 3D View - South



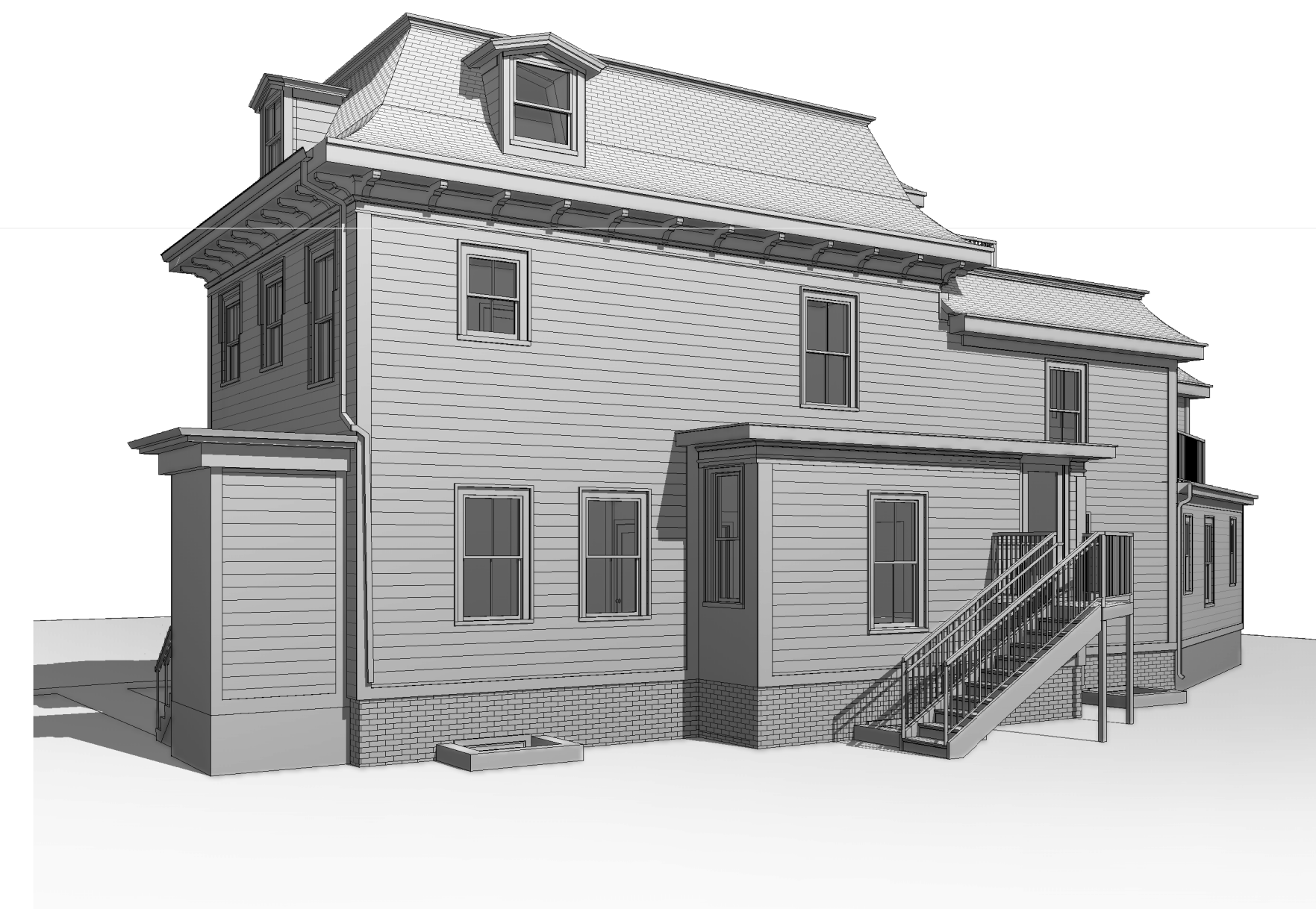
③ Existing 3D View - NE



④ Proposed 3D View - SW



⑤ Proposed 3D View - South



⑥ Proposed 3D View - NE

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 Phone: (978) 551-3169
 Email: amartineau@chestnuthillrealty.com

ARCHITECT:
 Derek Rubinoﬀ, Architect
 82 Spring St.
 West Roxbury, MA 02132-4316
 Contact:
Dror Amitay, Associate
 Senior Project Manager
 Phone: (617) 283-0802
 Email: damitay@derekrubinoﬀ.com

No.	TW	10/28/2022	Zoning Set
By	Date	Description	

**1640 Massachusetts Ave.
 Renovation & Additions**



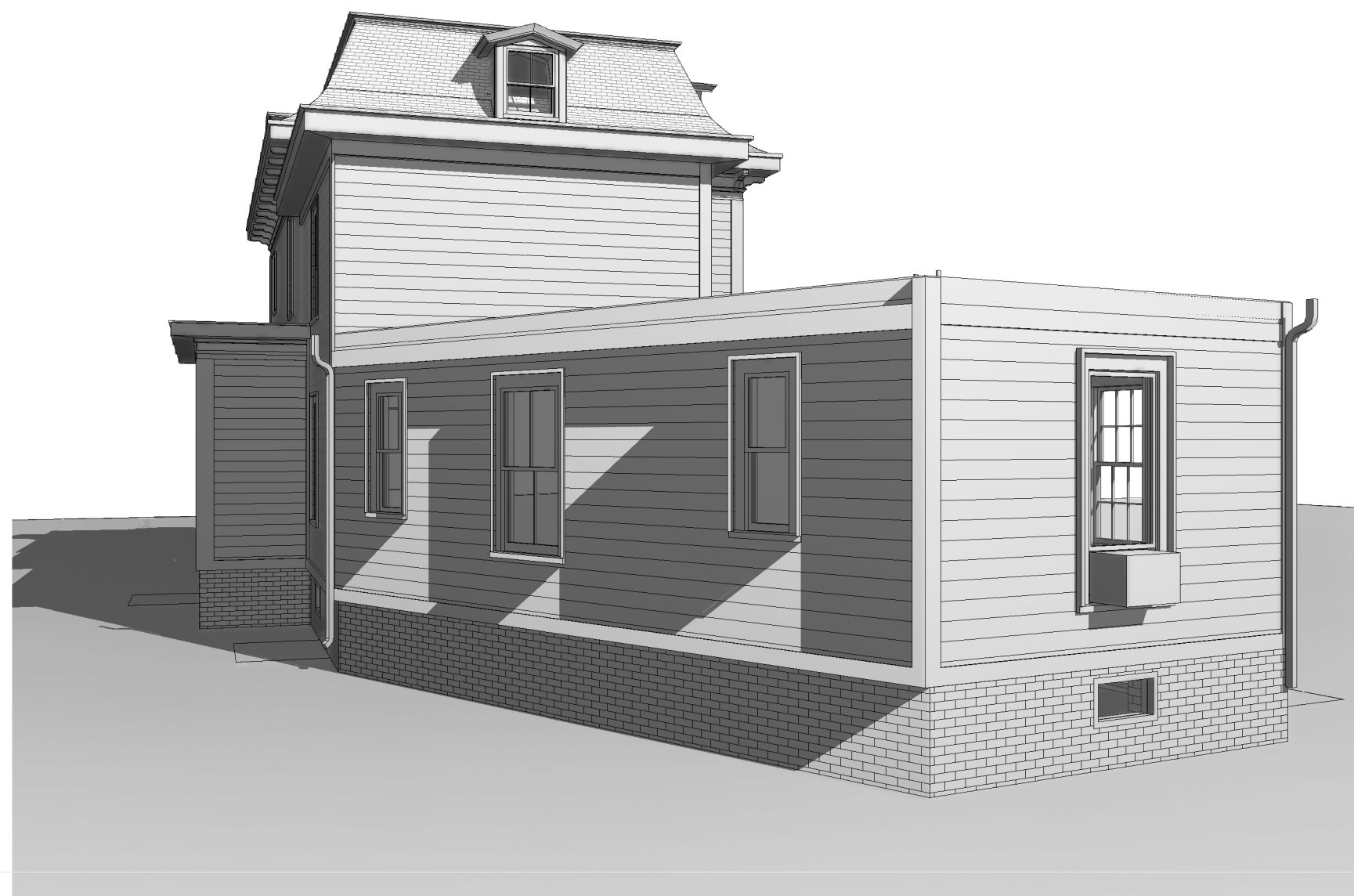
D. A. Rubinoﬀ

1640 Massachusetts Avenue
 Cambridge, MA 02138

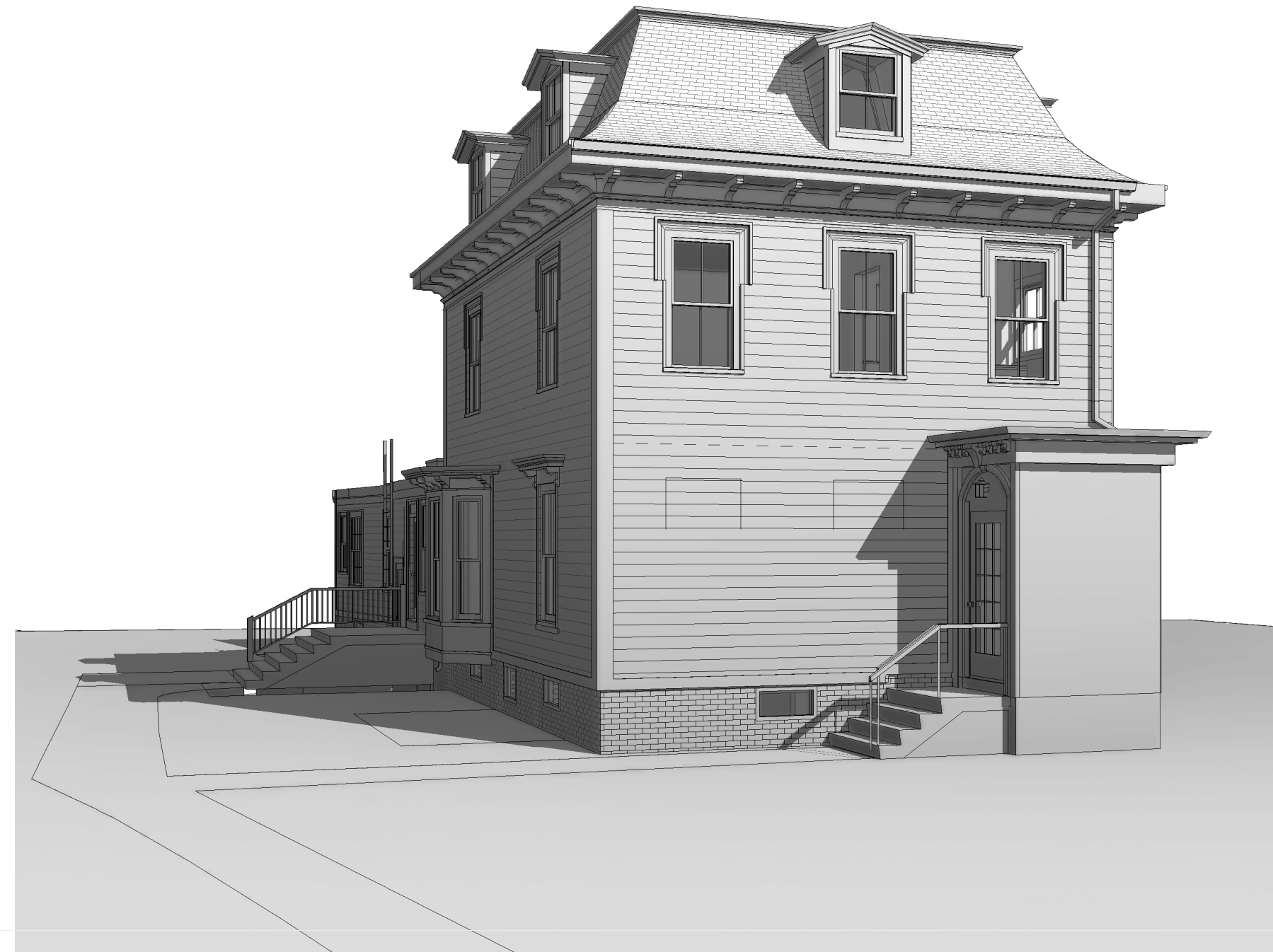
Existing & Proposed 3D Views

Checked By: _____ Checker
 Job No: _____ 2169

A-7.1



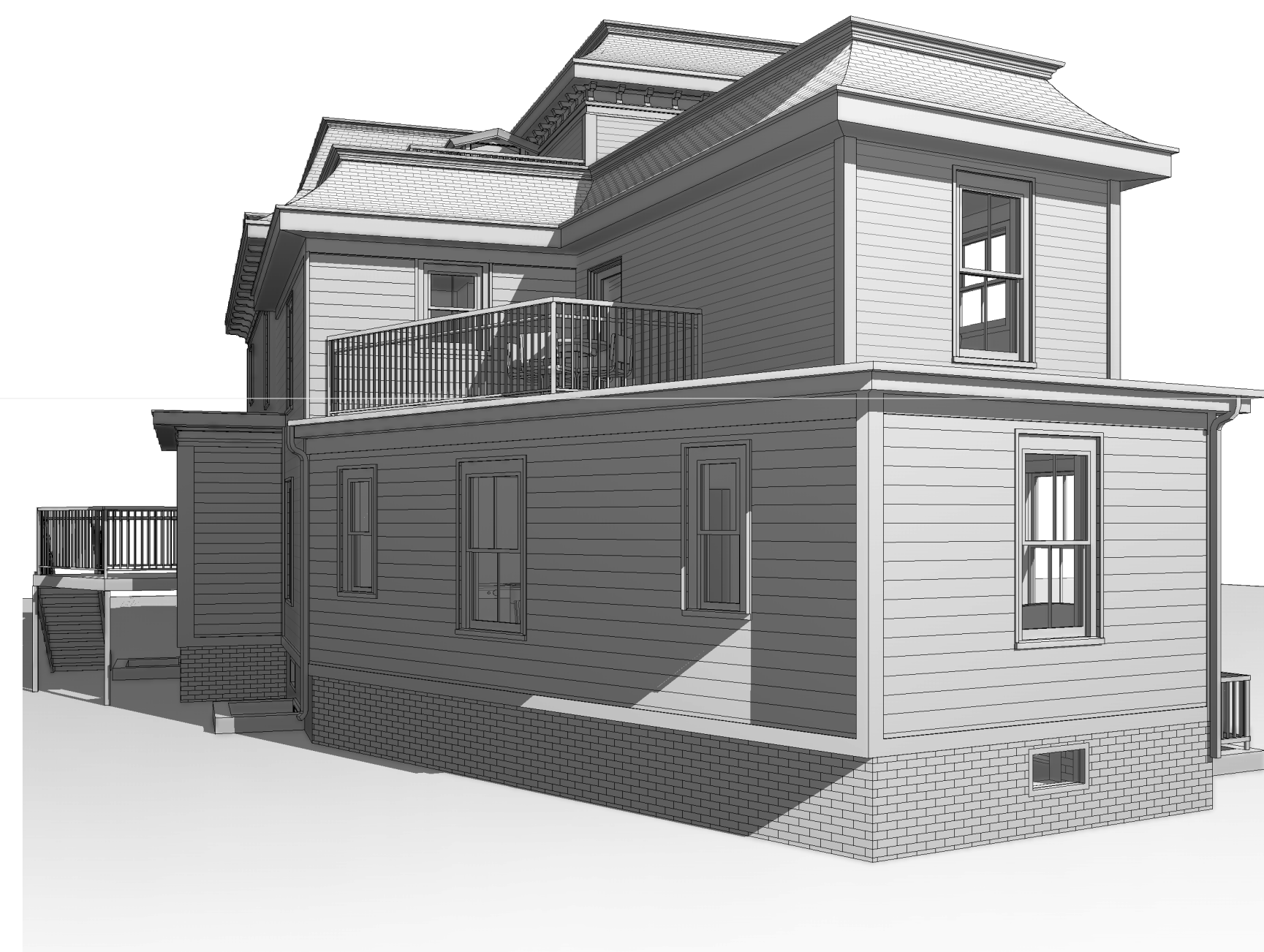
① Existing 3D View - West



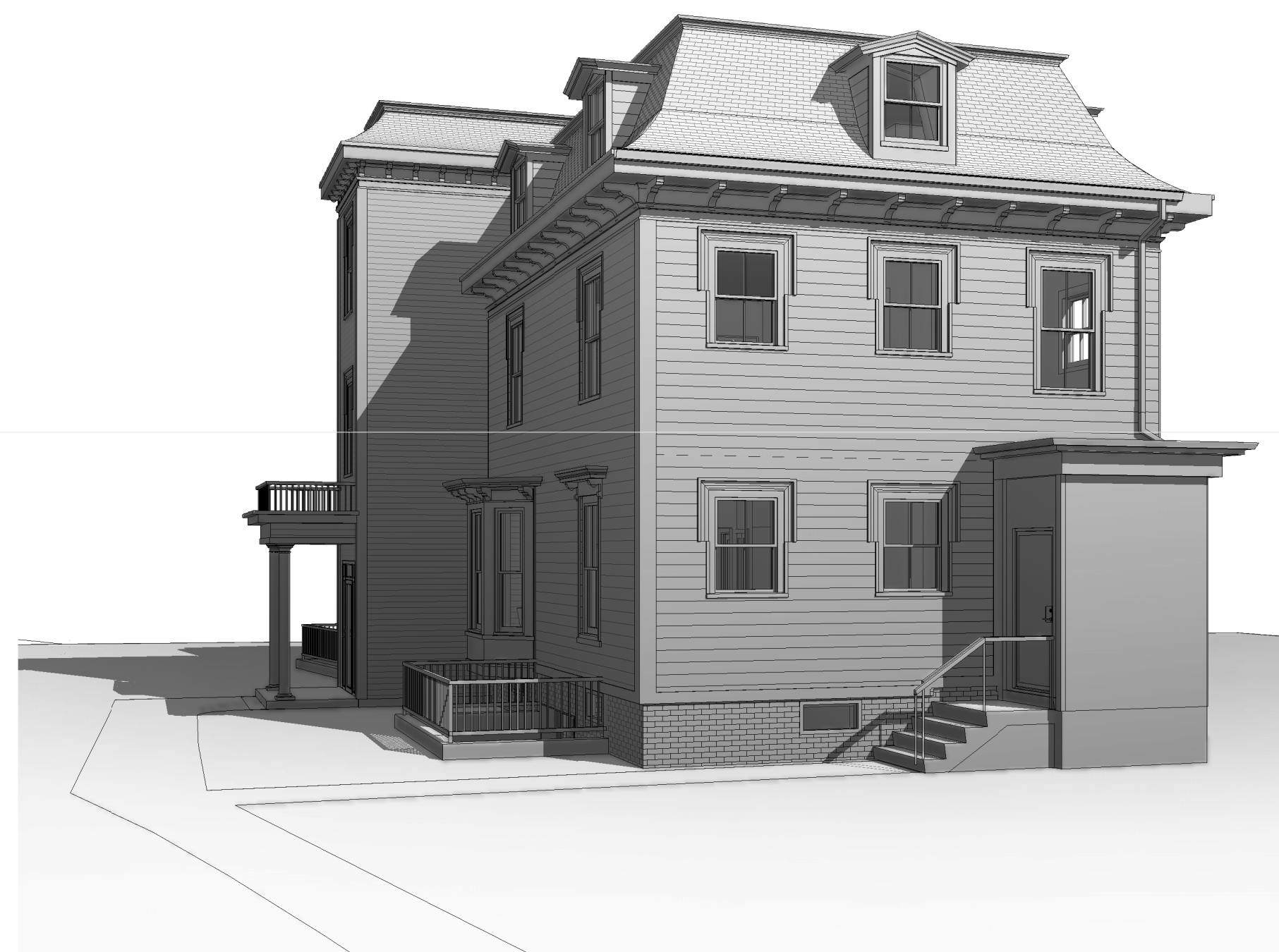
② Existing 3D View - East



③ Existing 3D View - North



④ Proposed 3D View - West



⑤ Proposed 3D View - East



⑥ Proposed 3D View - North

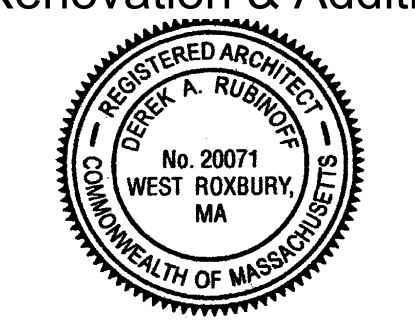
© Copyright 2022 Derek Rubinoﬀ, Architect

CLIENT/TENANT:
Chestnut Hill Realty
300 Independence Dr.
Chestnut Hill, MA 02467
Contact:
Andy Martineau,
Development Project Manager
Phone: (978) 551-3169
Email: amartineau@chestnuthillrealty.com

ARCHITECT:
Derek Rubinoﬀ, Architect
82 Spring St.
West Roxbury, MA 02132-4316
Contact:
Dror Amitay, Associate
Senior Project Manager
Phone: (617) 283-0802
Email: damitay@derekubinoﬀ.com

No.	TW	Date	Zoning Set	Description
1		10/28/2022		

1640 Massachusetts Ave.
Renovation & Additions



D. A. Rubinoﬀ

1640 Massachusetts Avenue
Cambridge, MA 02138

Existing & Proposed 3D Views 2

Checked By: _____ Checker
Job No: _____ 2169

A-7.2

April 12, 2023

Via Email

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Attn: Maria Pacheco, Zoning Administrator

Re: BZA Case No. 201432-2022—1640 Massachusetts Avenue, Cambridge

Dear Members of the Board of Zoning Appeal:

The Petitioner requests a continuance of the hearing on the above-referenced matter, currently scheduled for 6:00 p.m. on April 27, 2023.

As grounds therefore, the Petitioner needs additional time to modify its plans in response to concerns raised at the hearing on December 15, 2023.

The Petitioner respectfully requests that this case be scheduled for a hearing on or after June 22, 2023.

Thank you for your assistance.

Sincerely,

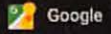


Sarah Like Rhatigan, Esq.

Enclosures

CC (via email): Mr. Andy Martineau
Mr. Marc Levin
Mr. Derek Rubinoff

1636 MA-2A
Cambridge, Massachusetts

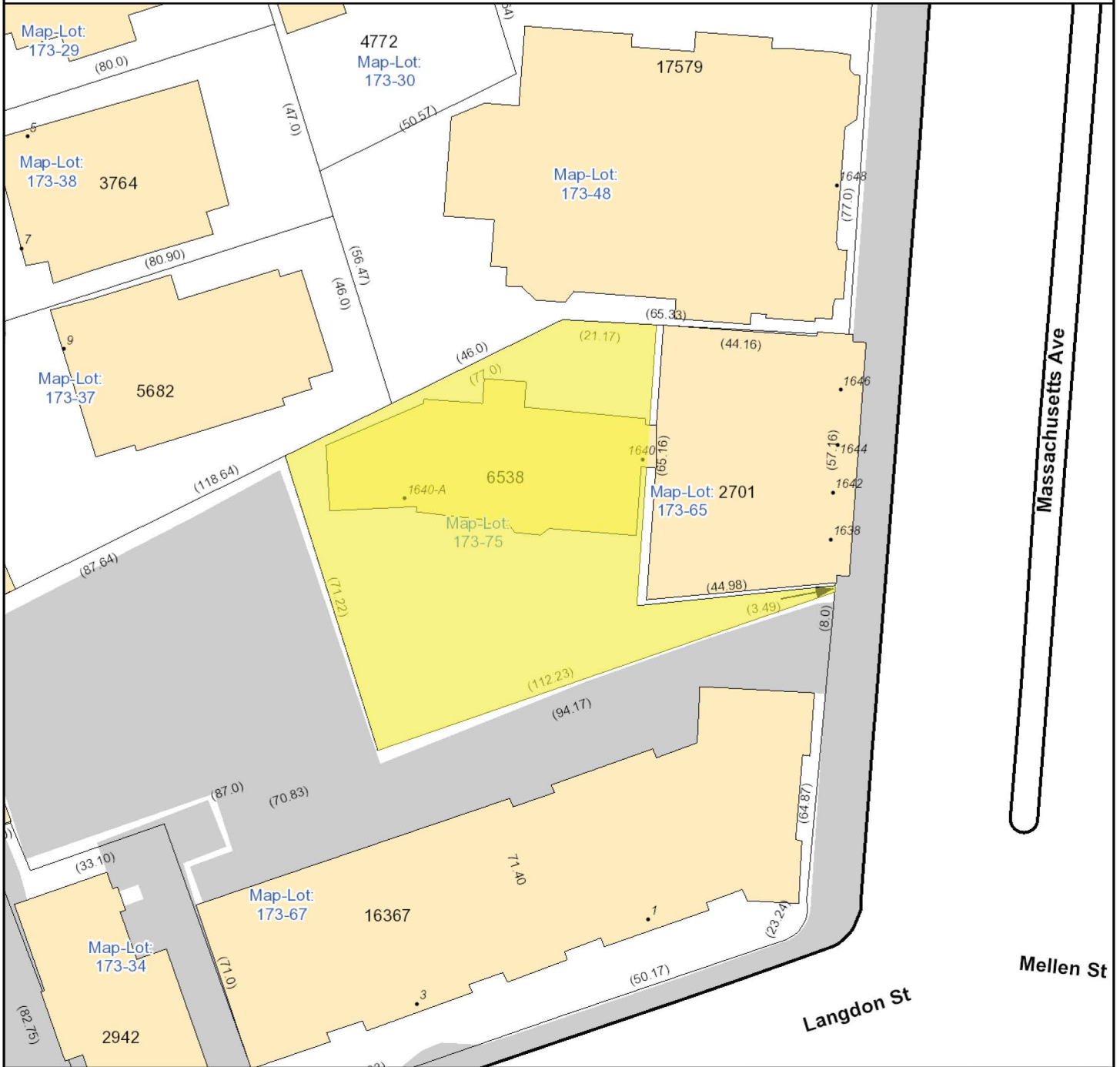


Street View - Nov 2020

1640 Massachusetts Avenue



Google



City of Cambridge
Massachusetts

1" = 35 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



1640 Mass Ave

Petitioner

173-37
MOORE, GORDON T., CHARLOTTE B. MOORE
9 RUTLAND ST
CAMBRIDGE, MA 02138

173-65
TABIT, SALIM, NANCY C TABIT & EDDY TABIT
TRUSTEES THE TABIT FAMILY 2010 IRREV TRU
1804 DOGWOOD CIRCLE
NORTH ANDOVER, MA 01845

TRILOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

173-67
JOHN HARVARD LLC,
C/O CHESTNUT HILL REALTY CORP
P.O. BOX 396
CHESTNUT HILL, MA 02467

173-36
WESTHEIMER, ELLEN
19 RUTLAND ST
CAMBRIDGE, MA 02138

173-48
MILLER, TUCKER REED JOHN KURT MILLER
C/O CLIFFORD V MILLER INC
1396 BEACON ST
BROOKLINE, MA 02446

173-38
PUTRIH, TOBIAS & MOJCA SKOBERNE
5-7 RUTLAND ST. UNIT#7/1
CAMBRIDGE, MA 02139

173-38
RUTTER, JOHN A. & KATHLEEN HUNTER RUTTER
5-7 RUTLAND ST. UNIT#5/1
CAMBRIDGE, MA 02139

156-26
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1017
1350 MASS. AVE.
CAMBRIDGE, MA 02138

173-34
CHESTNUT HILL REALTY DEVELOPMENT CORP
TRS, 15-17 LANGDON ST REALTY TRUST
300 INDEPENDENCE DR
CHESTNUT HILL, MA 02467

173-30
BASS, STEEDMAN L TRS
4 SHEPARD ST
CAMBRIDGE, MA 02138

173-75
MASS 1640 LLC
1640 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

173-38
HOWE WILLA
5-7 RUTLAND ST - UNIT 7-2
CAMBRIDGE, MA 02138



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: Andrew Martineau Date: 11/29/22
(Print)

Address: 1640 Mass Ave

Case No. 201432

Hearing Date: 12/15/22

Thank you,
Bza Members

Pacheco, Maria

From: Gordon Moore <hugmoore183@gmail.com>
Sent: Sunday, November 27, 2022 4:45 PM
To: Pacheco, Maria
Cc: Charlotte Moore
Subject: Regarding Case No. BZA-201432, 1640 Mass Ave. BZA Meeting of the 15, December, 2022

Dear Ms. Pacheco,

We received the notification today, Saturday November 26th. After reading it over this weekend, we have the following initial informational requests from the petitioners. We are certain that we will have further issues and questions of fact after we have more time to properly review the proposal.

1. We do not see shadow or sight lines projected onto our house and property. We have reason to be concerned that morning sunlight in our garden, bedroom, and kitchen will be blocked by the proposed new additions and that part of the new building will block our view and constrict our light, and air. Please ask the petitioners to project the new shadow configurations to our house and property so that we may review them prior to the hearing.
2. We request that they provide us with information regarding their proposed management of all trash from the building. Exactly how and where will it be collected, stored, and picked up? We have a severe rat problem in the neighborhood so understanding this is critical to the health of the entire community and their proposed tenants. Where trash storage will be located is not presented in their proposal.

Finally, we request a delay of the first BZA presentation. We are the most affected abutter and its consequences are serious for us. This is a complicated proposal with no less than six violations requiring variances and special permits. The proposal raises some knotty issues, as they point out themselves. We have only two weeks in this very busy holiday season to find

expert help to analyze and develop questions and responses to their proposal.

We simply do not have the time to do our own due diligence of this complex, multifaceted proposal nor to meet with the proposers to understand our mutual interests. We think this is a too restrictive timeline for us and the affected neighborhood. We request a delay in the hearing to enable us to secure legal and other expert help, analyze the issues, discuss in the neighborhood, gain a good understanding from Chestnut Hill of their project, and prepare a thoughtful response for the BZA hearing.

Please give us the time to do this review properly.

Sincerely yours,
Gordon and Charlotte Moore
9 Rutland Street
617-966-7071

--
Gordon T. Moore MD, MPH
Professor of Population Medicine, Harvard Medical
401 Park Drive, Suite 401, Boston, MA 02215
Gordon_moore@hms.harvard.edu or Hugmoore183@gmail.com
Tel: 617-491-6278
Cellphone: [617-966-7071](tel:617-966-7071)

[Author of Building a High Value Health System \(Oxford Press, 2021\) and Choice Matters: How healthcare consumers make decisions \(and why clinicians and managers should care\) \(Oxford University Press, 2018\).](#)

Cellphone number: 617-966-7071

Pacheco, Maria

From: Gordon Moore <hugmoore183@gmail.com>
Sent: Tuesday, November 29, 2022 8:51 AM
To: sarah@trilogylaw.com
Cc: Pacheco, Maria
Subject: BZA meeting of December 15, 2022 regarding a petition for 1640 Massachusetts Ave

Dear Ms. Rhatigan,

I have three questions of fact regarding the petition. The BZA staff person, Ms. Pacheco, informed me that these should be submitted to you for the petitioner's response, hopefully prior to the meeting.

1. We do not see shadow or sight lines projected onto our house and property. We have reason to be concerned that morning sunlight in our garden, bedroom, and kitchen will be blocked by the proposed new additions and that part of the new building will block our view and constrict our light, and air. Please ask the petitioners to project the new shadow configurations to our house and property so that we may review them prior to the hearing.
2. We request that you also provide us with information regarding the proposed management of all garbage and trash from the building. Exactly how and where will it be collected, stored, and picked up? We have a severe rat problem in the neighborhood so understanding this plan is critical to the health of the entire community and your proposed tenants. Where trash storage will be located is not presented in your proposal.
3. Will the units be air-conditioned and how will that be done. Specifically, are there any planned exterior compressors and fans?

I will also post this as a letter to you at Trilogy Law, but I thought it would be helpful to let you know asap so that you have the time to answer.

Sincerely yours

Gordon and Charlotte Moore
Abutters at 9 Rutland Street

--
Gordon T. Moore MD, MPH
Professor of Population Medicine, Harvard Medical
401 Park Drive, Suite 401, Boston, MA 02215
Gordon_moore@hms.harvard.edu or Hugmoore183@gmail.com
Tel: 617-491-6278
Cellphone: [617-966-7071](tel:617-966-7071)

[Author of Building a High Value Health System \(Oxford Press, 2021\) and Choice Matters: How healthcare consumers make decisions \(and why clinicians and managers should care\) \(Oxford University Press, 2018\).](#)

Pacheco, Maria

From: Sarah Rhatigan <sarah@trilogylaw.com>
Sent: Tuesday, November 29, 2022 9:24 AM
To: Gordon Moore
Cc: Pacheco, Maria; Andy Martineau
Subject: Re: BZA meeting of December 15, 2022 regarding a petition for 1640 Massachusetts Ave

Dear Dr. Moore—

Thank you for your email. I read your email to Ms. Pacheco (from yesterday) which was posted to the application portal, noted your questions and concerns about the project, and immediately forwarded your email to my client (Mr. Martineau (cc'd here)). Mr. Martineau informed me that he had received a call from you and had already scheduled an on-site meeting for this morning (I believe). I am pleased that you will have a chance to view the conditions and discuss these issues directly with Mr. Martineau. We will work to provide you with information responsive to your concerns below as soon as possible.

Sincerely,
-Sarah

Sarah Like Rhatigan, Esq.
Trilogy Law LLC
12 Marshall Street
Boston, MA 02108
Tel: 617-543-7009
Email:Sarah@trilogylaw.com

On Nov 29, 2022, at 8:51 AM, Gordon Moore <hugmoore183@gmail.com> wrote:

Dear Ms. Rhatigan,

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Sincerely yours

Gordon and Charlotte Moore

Abutters at 9 Rutland Street

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Cellphone number: 617-966-7071