BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: ✓ **Variance:** _____ **Appeal:** _____

PETITIONER: Catherine and David Sullivan

PETITIONER'S ADDRESS: 16 Notre Dame Avenue

LOCATION OF PROPERTY: 16 Notre Dame Avenue

TYPE OF OCCUPANCY: Single-family with in-law apartment (occupancy certificate #1019111), now being used as a single-family **ZONING DISTRICT:** Residence B

REASON FOR PETITION:

_____ Additions

_____ Change in Use/Occupancy

_____ Conversion to Addi'l Dwelling Unit's

_____ Dormer

✓ Other: Alteration of ground floor bathroom window in nonconforming structure

_____ New Structure

_____ Parking

_____ Sign

_____ Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

To restore the original 1920s first floor bathroom windows, replacing a high horizontal window with two narrow vertical windows of greater combined area than the area of the horizontal window. (The house is a nonconforming structure by virtue of being 6' from the property line rather than the required 7'6".)

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.31, Table 5-1

Article 8 Section 8.22.2 c.

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): Catherine Sullivan, David E. Sullivan
(Petitioner(s)/Owner)

Catherine Sullivan
DAVID E. SULLIVAN
(Print Name)

Address: 16 Notre Dame Avenue
Cambridge, MA 02140

Tel. No.: 617-492-0159

E-Mail Address: cdjtpsullivan@comcast.net

Date: Sept. 4, 2017

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We Catherine E. Sullivan, Trustee of the Catherine E. Sullivan 2017 Revocable Trust dated June 9, 2017, and David E. Sullivan, Trustee of the David E. Sullivan 2017 Revocable Trust dated June 9, 2017 (OWNER)

Address: 16 Notre Dame Avenue, Cambridge, MA 02140

State that I/We own the property located at 16 Notre Dame Avenue, Cambridge, MA 02140, which is the subject of this zoning application.

The record title of this property is in the name of Catherine E. Sullivan, Trustee of the Catherine E. Sullivan 2017 Revocable Trust dated June 9, 2017, and David E. Sullivan, Trustee of the David E. Sullivan 2017 Revocable Trust dated June 9, 2017, as tenants in common

*Pursuant to a deed of duly recorded in the date June 19, 2017, Middlesex South County Registry of Deeds at Book 69454, Page 54; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Catherine E. Sullivan, Trustee
David E. Sullivan, Trustee

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

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

Commonwealth of Massachusetts, County of Middlesex

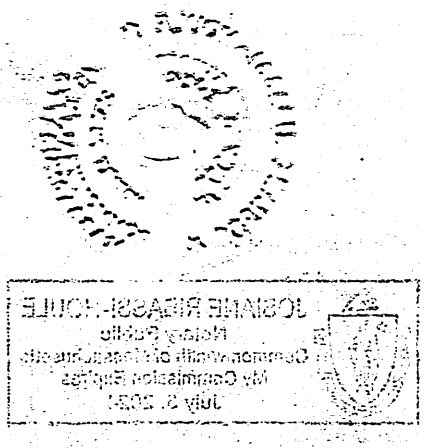
The above-name Catherine & David Sullivan personally appeared before me, this 1st of September 2017, and made oath that the above statement is true.

_____ Notary

My commission expires July 5th 2024 (Notary Seal).

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

JOSIANE RIBASSI-HOULE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 5, 2024



Supporting Statement for Special Permit for 16 Notre Dame Avenue

Background:

Our house at 16 Notre Dame Avenue was built in 1922 by the Leger family as a classic Arts and Crafts type bungalow. It retains many of the features of the Arts and Crafts bungalow, undisturbed over the 95 years since the house was built, most notably the extensive, still unpainted woodwork in the living room and dining room, including diamond-pane windows, a carved wooden radiator cover, and a fireplace mantel in the living room, built-in bookcases topped by pillars dividing the living room and dining room, and in the dining room a window seat built into the bay window and a built-in china cabinet above built-in drawers. The fireplace in the living room also remains unpainted.

However, in the late 1960s the first floor bathroom, kitchen, and butler's pantry were renovated, at which time almost all of the features of the original bungalow were removed in these rooms. After living in the house for 26 years we have now embarked, with S & H Construction, Inc., on a project to renovate the bathroom, adjoining hallway, kitchen, and butler's pantry, keeping true to the design of the rest of the house and to the style of the 1920s as much as possible (face-frame full-inset kitchen cabinets, wooden countertops, restored oak floor, cast iron tub and kitchen sink, etc.).

When we bought the house it had one high-up, horizontal awning window in the first floor bathroom. (See **photo #1** of the awning window, taken in July before the demolition for our current renovation project.) Upon demolition, it became clear that there had originally been two vertical windows above the tub, the bottoms of which had been walled over when the awning window was installed, almost certainly in the 1960s renovation. (See **photo #2** of the window wall after demolition in August.)

This explained the position of the vertical bathroom window visible in a photograph we have of our house before the 1960s renovation, probably taken in the 1930s or 40s. (See **photo #3**, with an arrow pointing to the visible bathroom window.) Measurements taken on our house and on the photo indicated that this window was very close to the righthand wall of the bathroom as you enter through the bathroom door. It was a puzzle why the window was not centered, a puzzle that was cleared up after demolition when it became apparent that there had been two narrow vertical bathroom windows. Once that was explained, it was noticeable that in **photo #3** there is the same band of wider trim to the right of the visible bathroom window as was used in the middle of another pair of double windows on the same side of the house on the second floor. The second bathroom window must be just out of sight in the photo, blocked by the edge of the building at 20-22 Notre Dame to the right.

We would like to increase light and air in the room and restore the original look of the bathroom and the exterior by putting in two narrow, double-hung 4-over-1 windows, each with an outside frame size of 44.5" high by 21.5" wide. The frame size of each of these vertical windows would be roughly the same as the frame size of the 1960s horizontal awning window, so that we would be approximately doubling the 1960s window area, which was halved, approximately, from the 1920s window area.

These new windows would be vinyl and double-glazed (see quote from J.B. Sash and Door attached to this statement). Ice and water shield would be used on their frames and they would be trimmed with stone, thus avoiding the problem of wood windows in a shower. That problem was probably the reason the original windows were replaced in the 1960s with a single window high on the wall.

To ensure privacy, either we would use window film on the proposed windows or the order for the windows would be made for obscure glass rather than clear.

(continued on pages 2 and 3)

A) The requirements of the zoning ordinance will be met for the following reasons:

Section 8.22.2.c. provides that the Board "may grant a special permit for the alteration . . . of a nonconforming structure . . . provided any . . . alteration of such nonconforming structure is not further in violation of the dimensional requirements of Article 5.000 . . . for the district in which such structure is located and provided such nonconforming structure will not be increased in area or volume by more than twenty-five (25) percent since it first began to be nonconforming."

- The house at 16 Notre Dame Avenue is nonconforming by virtue of being only 6 feet from the property line on the side where the bathroom is located, rather than the 7' 6" required by Article 5, Section 5.31, Table 5-1. The proposed alteration of the bathroom window will not, however, reduce the yard size or bring the house any closer to the property line; it thus will not be "further in violation of the dimensional requirements of Article 5.000," specifically Section 5.31.
- Also, the alteration of the bathroom window will not increase the area or volume of the house at all.

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:

No traffic would be generated by the alteration of the bathroom window, and patterns of access and egress would remain the same.

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

We are not proposing a change in the use of our property; accordingly, there will be no adverse effect by a new use on the continued operation of or the development of adjacent uses. Also, the alteration of the structure (the first floor bathroom window) at 16 Notre Dame would not adversely affect the continued operation of or the development of adjacent uses. See Section D below.

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:

A return to the original windows in the first floor bathroom at 16 Notre Dame Avenue would not pose any kind of hazard. It would not create a nuisance, either. As can be seen from the GIS maps provided with this application and from the location of the bathroom on the "Existing 1st Floor Plan," there is really no neighbor for whom the change in the bathroom window might be an issue except for our next-door neighbors immediately to the west on Notre Dame, at numbers 20-22. None of our other neighbors on Notre Dame can see this part of our house. None of our abutters or the abutters to our abutters to the east can see this part of our house. If any other of our abutters or the abutters to our abutters could see the proposed new windows in this bathroom they would be very distant and difficult to see. See **photo #4**, taken on our property at the east-west fence close to the nearest corner of the lot at 42 Sargent Street (Map-Lot 195-142), the home of the nearest of this group of neighbors. (An arrow on the photo points to the plywood where the 1960s window was removed.)

As for our next-door neighbors at 20-22 Notre Dame, Berit Pratt and Cornelia Smith, they have told us that our plans for restoring our original bathroom windows are fine with them; they plan to write a

letter to the Board to that effect. Furthermore, as can be seen from **photo #5,** no window in the building at 20-22 Notre Dame is directly across from our bathroom. See also **photo #6,** which shows the side of 20-22 Notre Dame from a position standing on the walkway directly under the center of our bathroom window. The closest window at 20-22 Notre Dame, about two-thirds of which can be seen in **photo #6,** is a bathroom window, which has frosted glass for the purposes of privacy. With similar measures being taken on our proposed bathroom windows for privacy, these windows will not be a nuisance for the occupants of our house, the occupants of 20-22 Notre Dame, or any other citizens of the City.

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

The proposed restoration of our original bathroom windows would not impair the integrity of the Residence B district in which 16 Notre Dame Avenue is located (or of any adjoining district). The proposed windows are perfectly in keeping with the character of our district and do not derogate from the intent or purpose of the ordinance, as expressed in Article 1, Section 1.30.

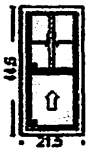
In fact, three purposes of the zoning ordinance expressed in Article 1, Section 1.30, will be furthered by the granting of the special permit.

- One purpose of the ordinance is to "provide adequate light and air"; the proposed bathroom windows will provide better light and more air than the window as now configured.
- Another purpose of the ordinance is to "conserve the value of land and buildings." We believe that the value of our house, both monetary and aesthetic, will be enhanced by allowing us to restore the two original bathroom windows, making them consistent with the rest of the windows in the house (there are no other horizontal windows, and except for two fixed decorative windows on either side of the living room fireplace all of the other windows are double-hung), and re-establishing the pattern of windows on the right side of the house that was interrupted by the renovation in the 1960s.
- Article 1, Section 1.30 ends with a statement of the purpose "to preserve and increase the amenities of the City." We believe that the restoration of the features of our Arts and Crafts house as designed and built nearly 100 years ago will in a small way increase the amenities of the City, by making the house better able to serve as a classic example of the bungalows of that period. One of those features is the elegant pair of four-over-one double-hung bathroom windows we are asking for a special permit to restore.

QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
379169	None		8/7/2017 9:09:01 AM
QUOTED BY	**TERMS**	**PROJECT NAME**	**QUOTE NAME**
Joe Adams		S+H CONSTRUCTION NOTE DAME	Unassigned

LINE #	DESCRIPTION	QTY	NET PRICE	EXTD. PRICE
200-1		2	$413.29	$826.58

Walcott New Construction Double Hung
21.5 X 44.5 Unit Size, White, Insul Low-E & Argon
Tempered, DLO Width Equal, 4/1 Lite SDL, 5/8", White
Simulated Divided Lite w/ Spacer Bar, 16.62 X 16.75 Clear
Opening, 1.93 SQFT, Single Lock, w/Balance Covers, No
Window Opening Control Device, Insert White Full Screen
Applied
w/Nailing Flange, w/J Channel Cover, No Exterior Casing
Unit 1: UFactor: 0.3, SHG: 0.27, VLT: 0.48, CR: 56



3 Week Lead Time for Tempered Glass

Mathews Brothers' Windows specified with Tempered Glass cannot be canceled or modified once an order is placed. There will be no grace period provided for Windows specified with Tempered Glass as they will enter into a production schedule immediately. Please review the specifications for this Window with Tempered Glass carefully to ensure they are correct prior to ordering.

Opening: 22" X 45"
O.S.M.: 21.5" X 44.5"

Tag: SIMULATED DIVIDED LIGHT

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Catherine and David Sullivan **PRESENT USE/OCCUPANCY:** Single-family with in-law apartment (occupancy certificate #1019111), now being used as a single-family

LOCATION: 16 Notre Dame Avenue **ZONE:** Residence B

PHONE: 617-492-0159 **REQUESTED USE/OCCUPANCY:** SAME AS PRESENT USE/OCCUPANCY

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		2570 sq.'	SAME	2690.75	(max.)
LOT AREA:		5545 sq.'		5000 sq.'	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		.463	SAME	.5 for the first 5000 sq.' .35 for portions exceeding 5000 sq.'	(max.)
LOT AREA FOR EACH DWELLING UNIT:		2772.5 sq.'	2772.5 sq.' (SAME)	2500 sq.' (up to 5000 sq.') 4000 sq.' (above 5000 sq.')	(min.)
SIZE OF LOT:	WIDTH	44' (front), 45' (back)		50'	(min.)
	DEPTH	125'			
Setbacks in Feet:	FRONT	5'	SAME	15'	(min.)
	REAR	64' (house) 36.25' (garage)	SAME	31'	(min.)
	LEFT SIDE	12' (house) 2.5' (garage)	SAME SAME	7'6"	(min.)
	RIGHT SIDE	6' (house) 12' (garage)	SAME SAME	sum of 20'	(min.)
SIZE OF BLDG.:	HEIGHT	~25' (2 stories)	SAME	35'	(max.)
	LENGTH	50' + 7' (back deck)	SAME		
	WIDTH	27.5'	SAME		
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3])		41% (not including deck)	SAME	40%	(min.)
NO. OF DWELLING UNITS:		2	SAME	2	(max.)
NO. OF PARKING SPACES:		2	SAME	2	(min.)/max)
NO. OF LOADING AREAS:		0	0 (SAME)	0	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		6'8" (smallest measurement to garage) (see variance granted + filed with city clerk 10/13/99 - case no. 8003)	SAME	10' (Article 4, Section 4.21)	(min.)

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

There is a garage (owned by us) on the same lot as the house at 16 Notre Dame Ave, measuring 20' x 20' and made of concrete and wood.

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'.*

BZA APPLICATION FORM

GENERAL INFORMATION

2017 SEP 11 PM 12:06

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

CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Special Permit: ✓ **Variance:** _____ **Appeal:** _____

PETITIONER: Catherine and David Sullivan

PETITIONER'S ADDRESS: 16 Notre Dame Avenue

LOCATION OF PROPERTY: 16 Notre Dame Avenue

TYPE OF OCCUPANCY: Single-family with in-law apartment (occupancy certificate #1019111), now being used as a single-family **ZONING DISTRICT:** Residence B

REASON FOR PETITION:

_____ Additions _____ New Structure

_____ Change in Use/Occupancy _____ Parking

_____ Conversion to Addi'l Dwelling Unit's _____ Sign

_____ Dormer _____ Subdivision

✓ Other: Alteration of ground floor bathroom window in nonconforming structure

DESCRIPTION OF PETITIONER'S PROPOSAL:

To restore the original 1920s first floor bathroom windows, replacing a high horizontal window with two narrow vertical windows of greater combined area than the area of the horizontal window. (The house is a non-conforming structure by virtue of being 6' from the property line rather than the required 7'6".)

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.31, Table 5-1

Article 8 Section 8.22.2 c.

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): Catherine Sullivan, David E. Sullivan
(Petitioner(s)/Owner)

Catherine Sullivan, DAVID E. SULLIVAN
(Print Name)

Address: 16 Notre Dame Avenue
Cambridge, MA 02140

Tel. No.: 617-492-0159

E-Mail Address: cdjtpsullivan@comcast.net

Date: Sept. 4, 2017

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: DAVID E. SULLIVAN **Date:** 9/28/17
(Print)

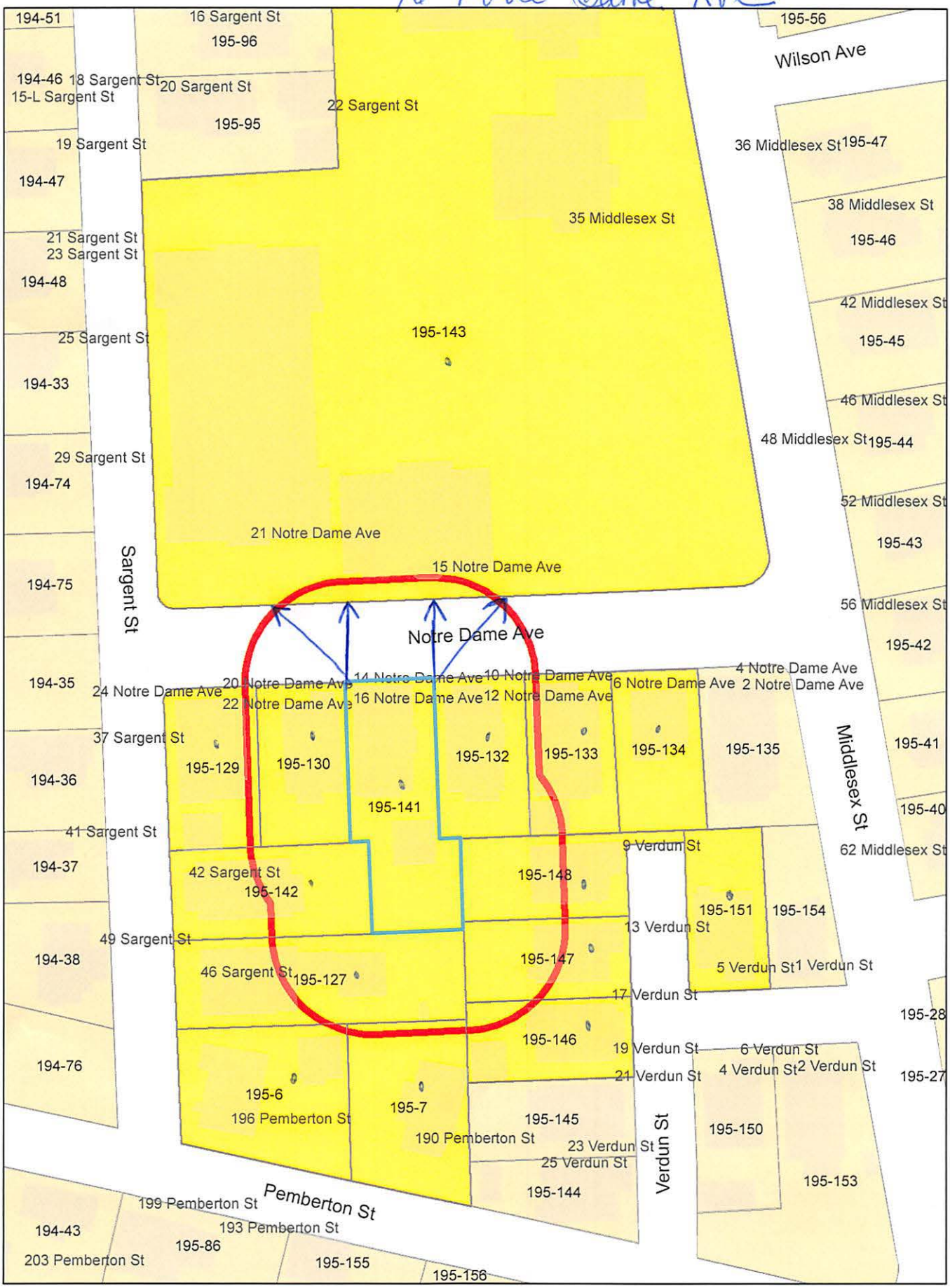
Address: 16 Notre Dame Ave.

Case No. BZA-014384-2017

Hearing Date: 10/12/17

Thank you,
Bza Members

16 Notre Dame Ave



16 Notre Dame Ave

Petitioner

195-6
CYR, ELAINE T. &
CITY OF CAMBRIDGE TAX TITLE
196 PEMBERTON ST
CAMBRIDGE, MA 02140

195-7
LAMB, STEPHEN J.
190 PEMBERTON ST.
CAMBRIDGE, MA 02140

195-141
SULLIVAN, DAVID E. &
CATHERINE E. M. SULLIVAN
16 NOTRE DAME AVENUE
CAMBRIDGE, MA 02140

195-129
GIBBS, LEONA C.
24 NOTRE DAME AVE
CAMBRIDGE, MA 02140

195-130
PRATT, BERIT & CORNELIA E. SMITH
20-22 NOTRE DAME AVE.
CAMBRIDGE, MA 02140

195-132
LEVITT, DAVID R. & LORE LEVITT
14 NORTE DAME AVE., UNIT #A
CAMBRIDGE, MA 02140

195-132
GALLAGHER, ELLEN S. & ALLYSON GOOSE
14 NOTRE DAME AVE. UNIT B
CAMBRIDGE, MA 02140

195-132
WU, JUDY C.
14 NOTRE DAME AVE. UNIT C
CAMBRIDGE, MA 02140

195-133
KOGUT, BEVERLY A.
10-12 NOTRE DAME AVE.,UNIT #1
CAMBRIDGE, MA 02140

195-133
JARRARD, ALICE G. & MICHAEL E. RANDALL
10 NOTRE DAME AVE., UNIT #2
CAMBRIDGE, MA 02140

195-133
DERMAN, ERIC M., TRUSTEE
C/O ROCCA, ELIANNA & FABRIZIO SANCHIONI
265 ESSEX ST., SUITE 204
SALEM, MA 01970

195-134
BICKERSTAFF, IRMA
6 NOTRE DAME AVE
CAMBRIDGE, MA 02140

195-127
EARLE, JOHN H. III KELLIE A. DEJON &
MARK L. DEJON
46 SARGENT ST
CAMBRIDGE, MA 02140

195-142
GOLDSTEIN, MATTHEW B. &
MIRANDA M. PEARCE
42 SARGENT ST. UNIT#1
CAMBRIDGE, MA 02140

195-142
BERRY, MICHAEL & STEPHANIE JACK
42 SARGENT STREET
CAMBRIDGE, MA 02140

195-143
VINEYARD CHRISTIAN FELLOWSHIP OF
CAMBRIDGE
15 NOTRE DAME AVENUE
CAMBRIDGE, MA 02140

195-146
LARSON, ERIC J.
19 VERDUN ST
CAMBRIDGE, MA 02140

195-147
STONE, JANOS & NICOLE C. STONE
13 VERDUN ST
CAMBRIDGE, MA 02138

195-148
SHELDON, JOSHUA E. & ARLENE SHELDON
9 VERDUN ST
CAMBRIDGE, MA 02140

195-151
OBRIEN, THOMAS
5 VERDUN ST
CAMBRIDGE, MA 02140

Cambridge Zoning Board

831 Mass Ave

Cambridge MA 02139

CITY OF CAMBRIDGE
TOWN CLERK'S OFFICE
2017 SEP 12 P 3:43

September 10, 2017

Dear Cambridge Zoning Board Members:

We are writing to inform you that as the owners of #20-22 Notre Dame Avenue, and also as abutters, of David and Catherine Sullivan at 16 Notre Dame Avenue, we fully support the Sullivans' plan to restore their house's original first floor bathroom windows, replacing the current horizontal window with two vertical windows that together would approximately double the area of the current window.

We understand that because of the proximity of their house (like our house) to the property line, there is an issue of alteration of a nonconforming structure.

Our property at 20-22 Notre Dame Ave is the only property that would in any way be visually impacted by the above-mentioned alterations. We are in full support of the alterations and would like to see the Sullivans project move forward as soon as possible.

We urge you to grant the Sullivans' application for a special permit.

Sincerely,

Berit Pratt

Cornelia E. Smith

20 Notre Dame Ave

Cambridge MA 02140

16 Notre Dame Ave

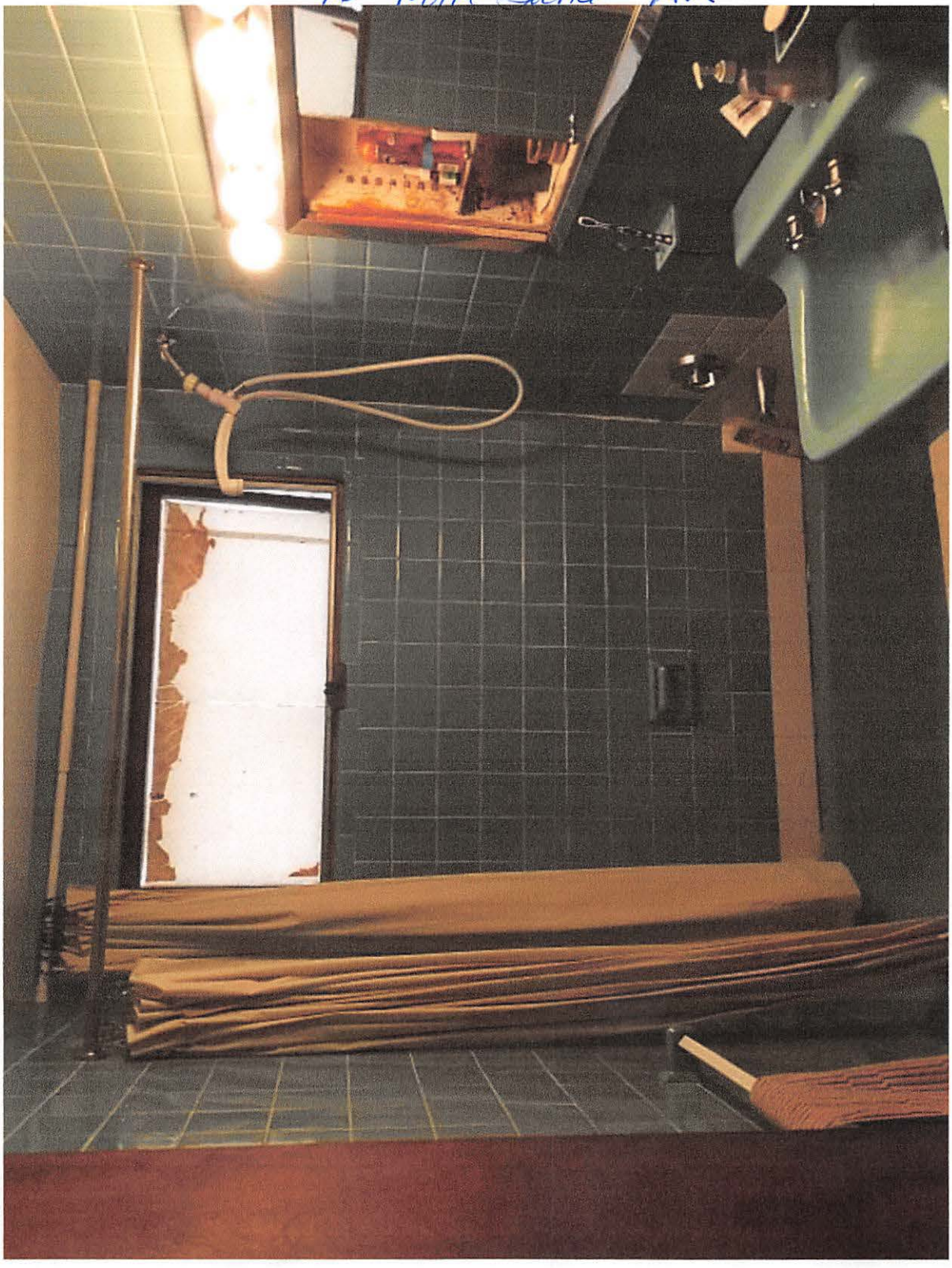


Photo #1

Page # 1

PHOTO #2

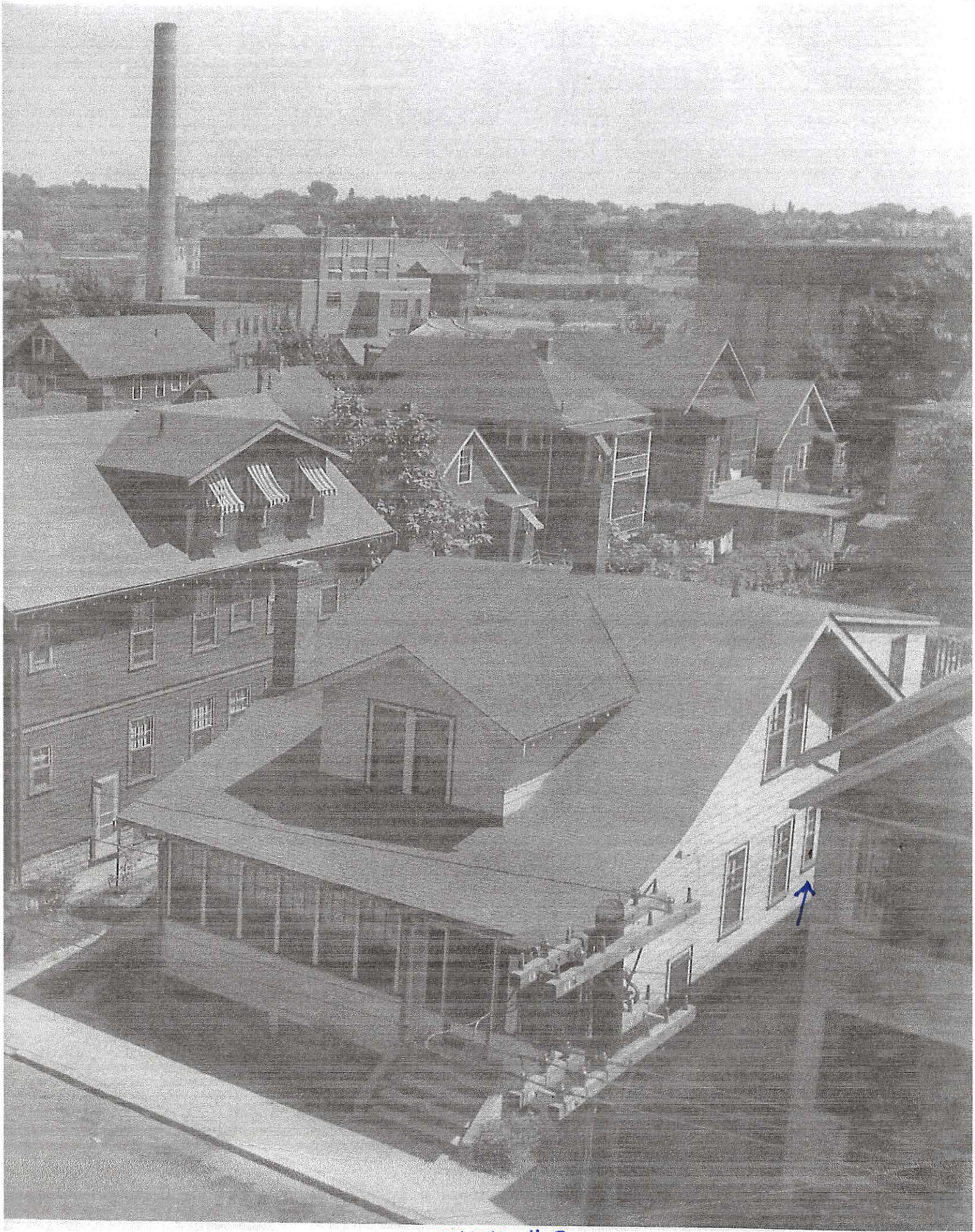


PHOTO # 3

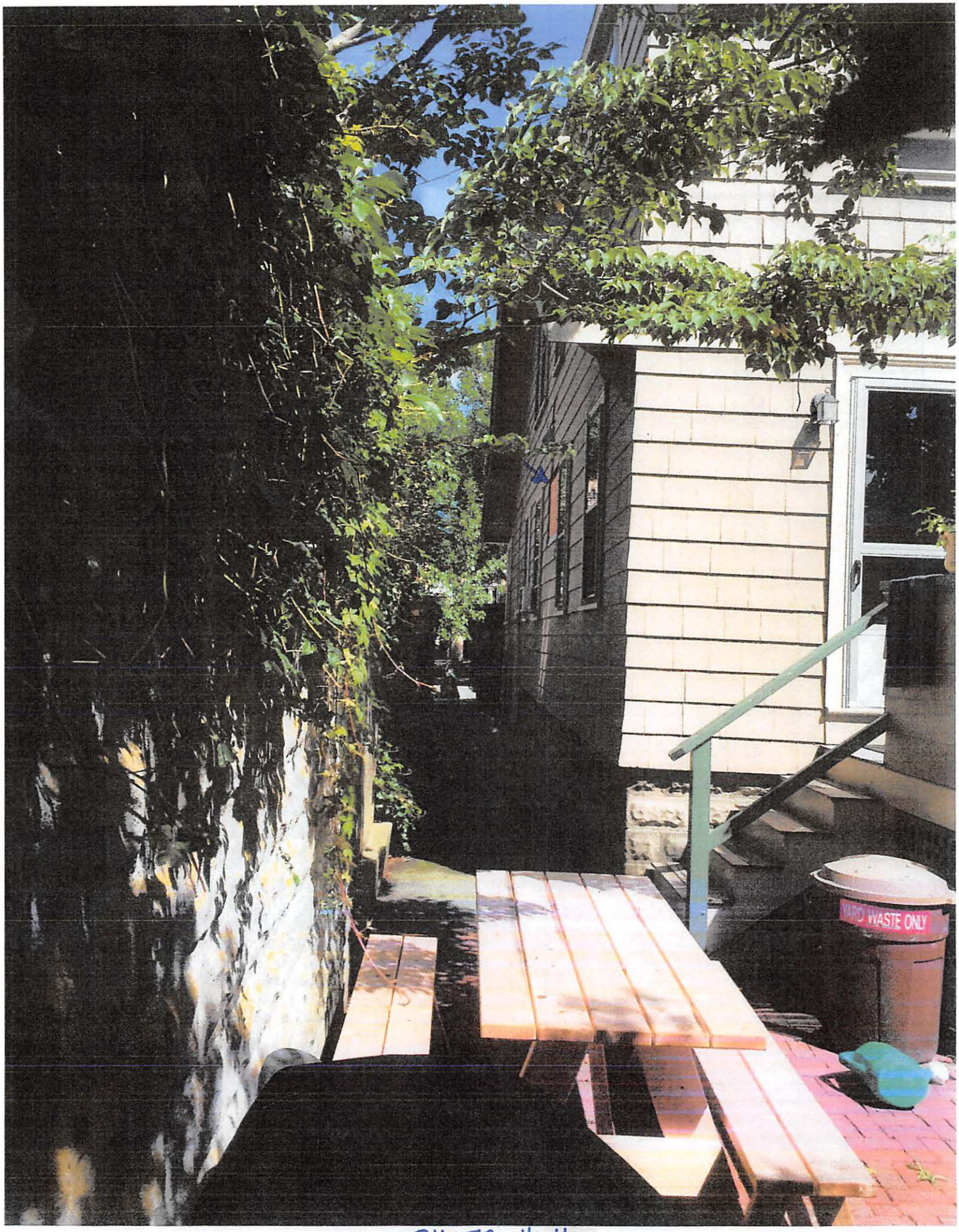


PHOTO # 4

PHOTO #5

PHOTO #6

City of Cambridge

Property Map for 16 NOTRE DAME AVE.

August 30, 2017

City of Cambridge
Massachusetts

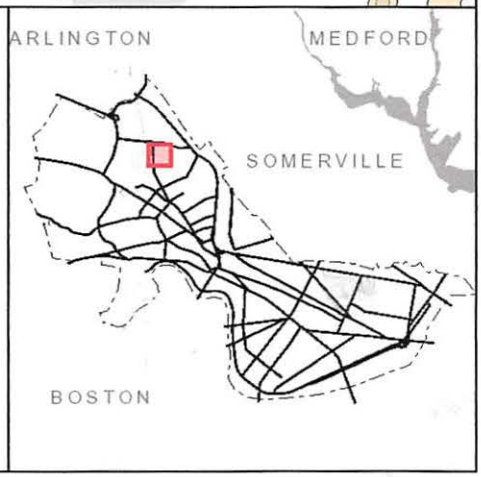
1" = 175 ft

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.

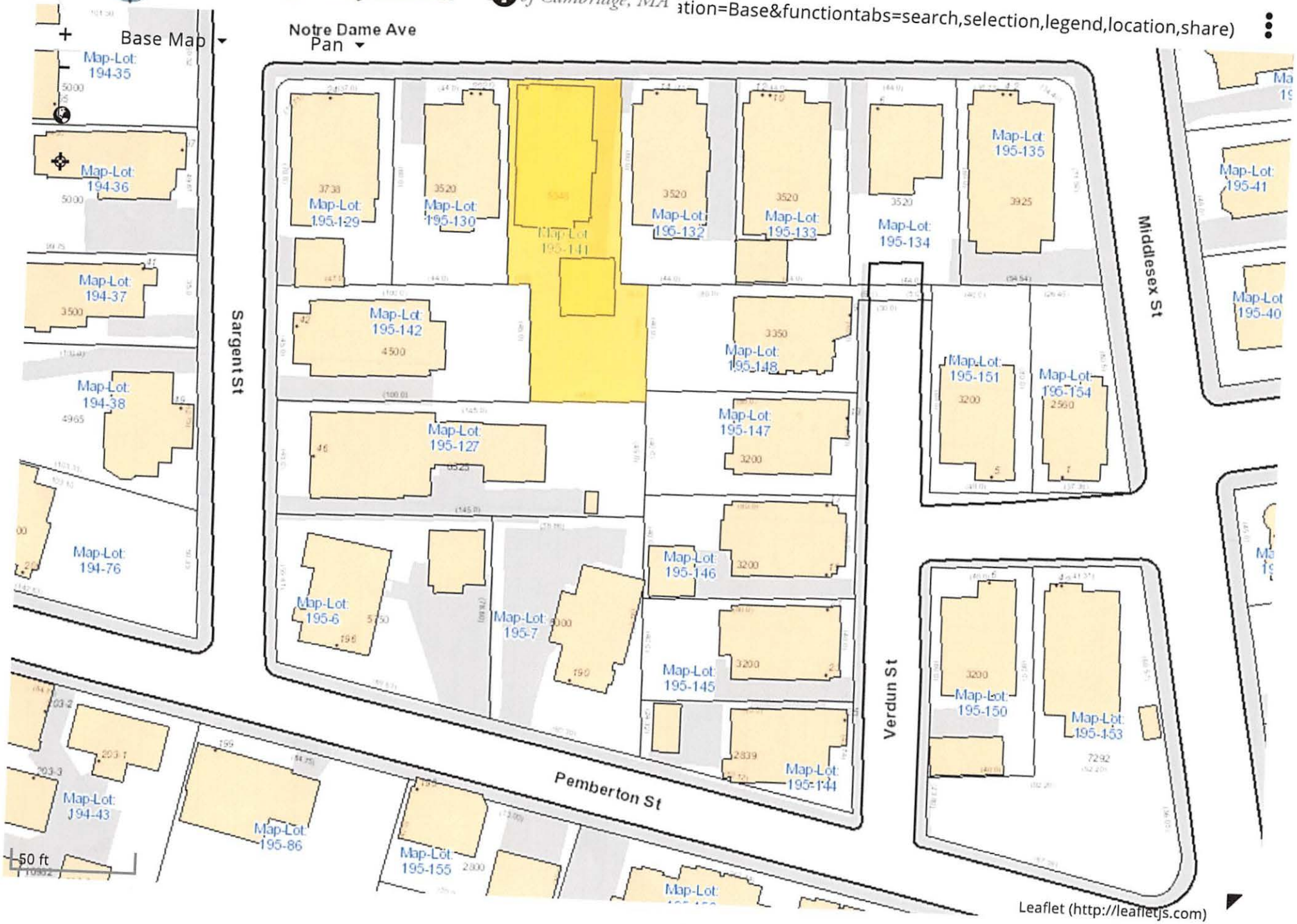
www.cambridgema.gov/gis

- Rail
- Building Footprints
- Parcels

Paved Surfaces
- Paved Roads
- Bridges
- Unpaved Roads
- Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath



Cambridge CityViewer City of Cambridge, MA ation=Base&functiontabs=search,selection,legend,location,share)



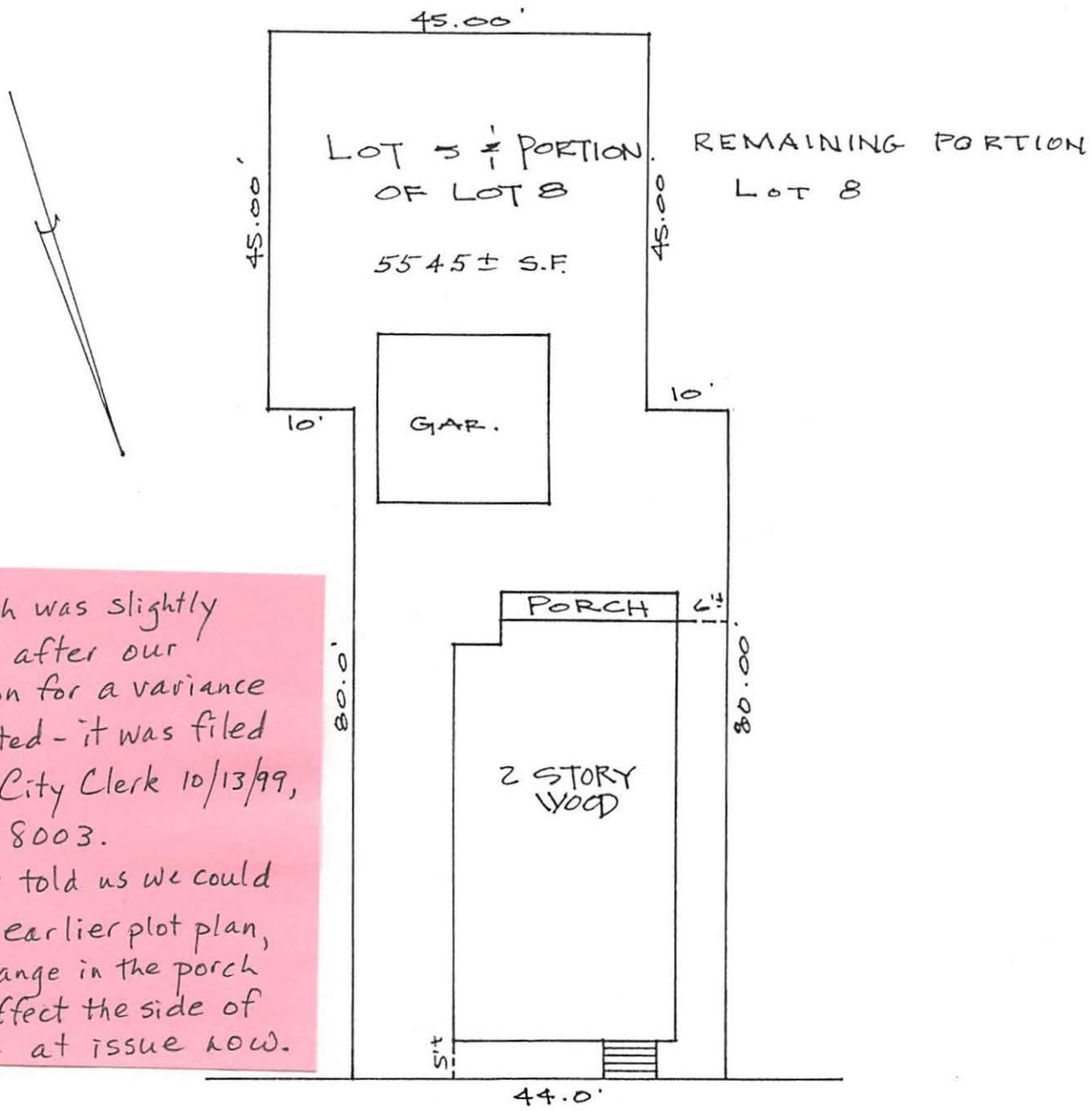
MORTGAGE INSPECTION PLAN

BOSTON SURVEY, INC.

1 Thompson Square P.O. Box 220 Charlestown, MA 02129
(617)242-1313 MAIN (617)242-1616 FAX

APPLICANT: DAVID & CATHERINE SULLIVAN
STREET: 16 NOTRE DAME ST.
TOWN: CAMBRIDGE
STATE: MA

DEED REF: 21365|153
PLAN REF:
CERT. of TITLE:
DATE: 10|25|93



The porch was slightly enlarged after our application for a variance was granted - it was filed with the City Clerk 10/13/99, case no. 8003.
Ranjit told us we could use this earlier plot plan, as the change in the porch did not affect the side of the house at issue now.

SCALE: 1" = 20'
CERTIFIED TO: ARROW MORTGAGE

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

COMMONWEALTH OF MASSACHUSETTS
CARMEN A. TESTA
No. 18467
REGISTERED LAND SURVEYOR

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as Zone C
Community Panel No: 250186 0010 B
Effective Date: 7/5/82
NOTE: Zone C is areas of minimal flooding (no shading). This designation is not based on an elevation certificate.

NOTE: This is not a boundary or title insurance survey. This plan was prepared in accordance to procedural and technical standards for Mortgage Loan Inspections as adopted by the Massachusetts Board of Registration of professional engineers and land surveyors, 250 CMR 6.05, and use for any other purpose is prohibited. This plan is not to be used for recording, preparing deed descriptions, or construction.

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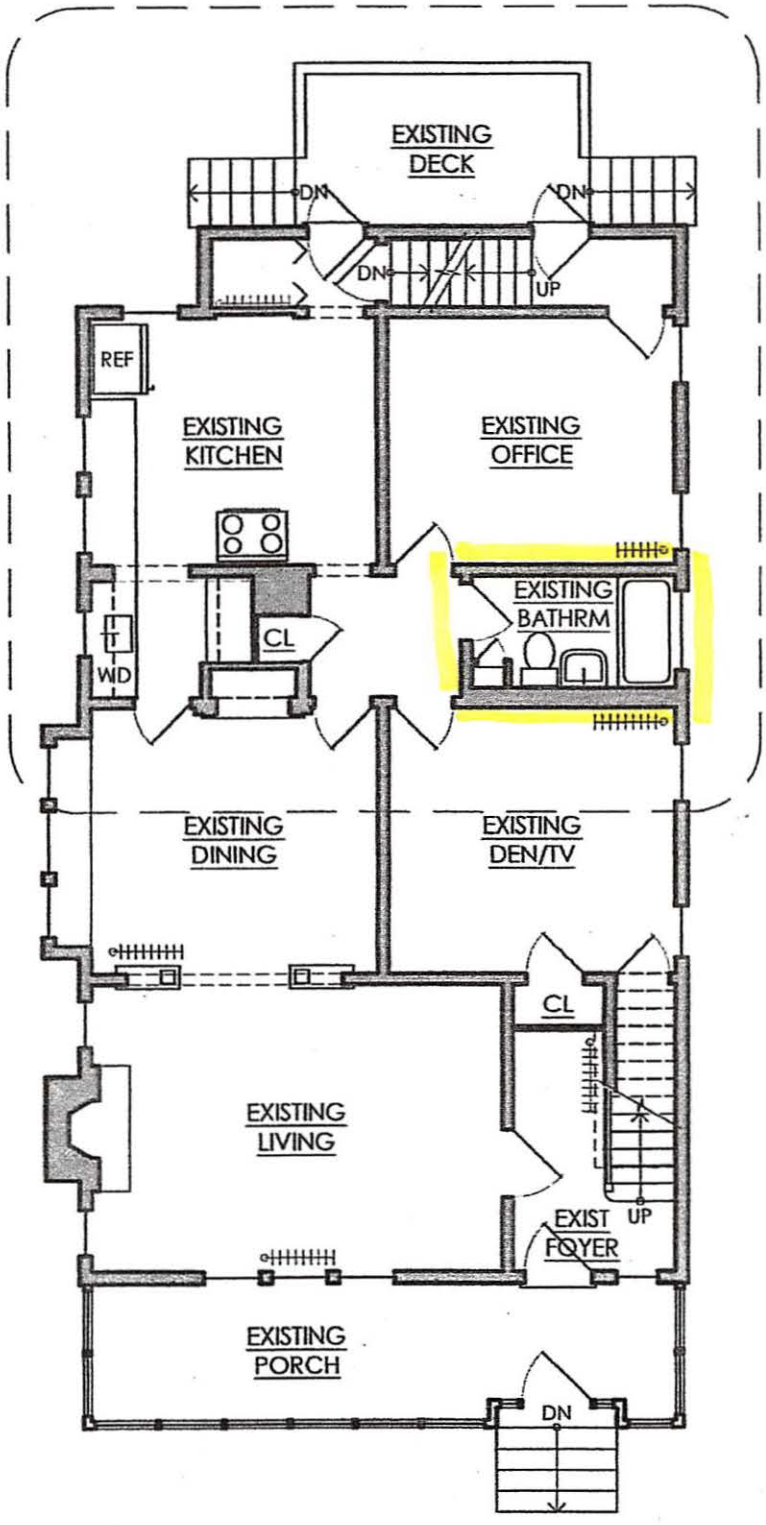
SULLIVAN RESIDENCE
16 Notre Dame Avenue, Cambridge, MA 02140

EXISTING: FIRST FLOOR PLAN

DATE: 02.23.2017
SCALE: AS NOTED
DRAWN BY: DMF

EX1

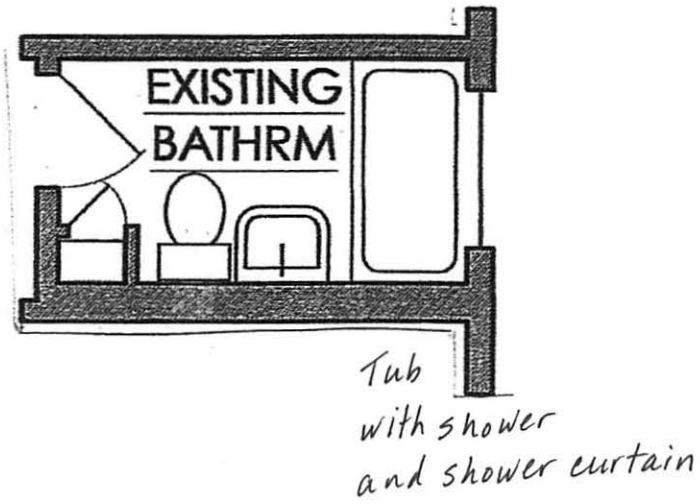


1 EXISTING 1ST FLOOR PLAN

1/8"=1'-0"

(pre-renovation)

0 4' 8' 16'



(pre-renovation)

2 EXISTING BATH

1/4"=1'-0"

0 2' 4' 8'

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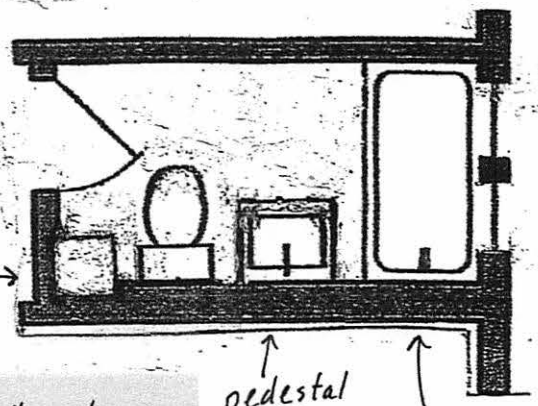
EX1

(About 3" was gained from door wall to window wall for new bathroom by removal of wall layers.)



Proposed restoration of two original windows

Corner cabinet, 16" wide x 15" deep x 74" high, with back of cabinet recessed about 3" into wall and front of cabinet extending slightly beyond finished side wall perpendicular to it (wall with bathroom door); cabinet will sit on platform the same height as the baseboard

pedestal sink

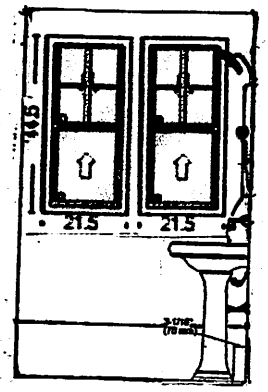
Tub with shower and shower curtain

16 Notre Dame Avenue
Cambridge, MA 02140
1st Floor Bathroom
New Floor Plan
Sept. 3, 2017
1/4"=1'-0"

0 2 4 8

(Bathroom shown with dimensions for finished walls and ceiling)

Vinyl windows shown with frames exposed; dimensions are outside dimensions of frame →



← ceiling height 7' 9"

← shower with both fixed shower head and moveable hand-held shower; shower will have shower curtain

← pedestal sink 34 3/8" high

tub 14 1/2" high →

Tub alcove will be mostly tiled. Windows to be trimmed in stone.

(toilet and corner cabinet in foreground not shown)

16 Notre Dame Avenue
Cambridge, MA 02140
1st Floor Bathroom window wall
New elevation (proposed)
Sept. 1, 2017

1/4" = 1 foot
1" = 4 feet