



CITY OF CAMBRIDGE

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2139 2021 DEC -9 PM 12:21
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 153428

General Information

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

Special Permit: X

Variance: _____

Appeal: _____

PETITIONER: Charles J Risola, Trustee of the CR Nominee Realty Trust

PETITIONER'S ADDRESS: 121 East Foster Street, Melrose, MA 02176

LOCATION OF PROPERTY: 179-181 Third Street, Cambridge, MA

TYPE OF OCCUPANCY: Two-Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Alterations of a pre-existing non-conforming residential structure in a C1 zoning district./

DESCRIPTION OF PETITIONER'S PROPOSAL:

Allow the restoration of two existing windows that were boarded up at the time the building permit was issued.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure)

Article: 10.000 Section: 10.40 Special Permits

Original
Signature(s):

(Petitioner (s) / Owner)

CHARLES J. RISOLA

(Print Name)

Address:

Tel. No.

781-883-1934

E-Mail Address: carmelarisola@yahoo.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Charles J Risola, Trustee of the CR Nominee
Realty Trust

Present Use/Occupancy: Two-Family

Location: 179-181 Third Street, Cambridge, MA

Zone: Residence C-1 Zone

Phone: 781-883-1934

Requested Use/Occupancy: Two-Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		N/A	N/A	N/A	(max.)
<u>LOT AREA:</u>		N/A	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		N/A	N/A	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	N/A	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	N/A	N/A	N/A	
	<u>DEPTH</u>	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	N/A	N/A	N/A	
	<u>REAR</u>	N/A	N/A	N/A	
	<u>LEFT SIDE</u>	N/A	N/A	N/A	
	<u>RIGHT SIDE</u>	N/A	N/A	N/A	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	N/A	N/A	N/A	
	<u>WIDTH</u>	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>		N/A	N/A	N/A	
<u>NO. OF PARKING SPACES:</u>		N/A	N/A	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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

N/A

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

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 CHARLES J. RISOLA TRUSTEE
(OWNER)

Address: 121 EAST FOSTER STREET, MELROSE, MA. 02170

State that I/We own the property located at 179-181 THIRD STREET
which is the subject of this zoning application.

The record title of this property is in the name of CHARLES J. RISOLA, TRUSTEE
OF THE CR NOMINEE REALTY TRUST

*Pursuant to a deed of duly recorded in the date 9/14/2020, Middlesex South
County Registry of Deeds at Book 75615, Page 292; or
Middlesex Registry District of Land Court, Certificate No. N/A
Book N/A Page N/A.

[Signature] 11.4.21
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 Charles Rosola personally appeared before me,
this 4 of November 2021, and made oath that the above statement is true.

[Signature] Notary

My commission expires



ROSALIE A. BURNS
NOTARY PUBLIC
Commonwealth of (Notary Seal).
Massachusetts
My Commission Expires
3/24/2028

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

NOTARIAL PUBLIC - MASSACHUSETTS

do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Commonwealth of Massachusetts.



ROSALE A. BURNS
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
3/24/2028



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 179-181 Third Street, 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:
- N/A
- 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:
- N/A
- 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:
- N/A
- D)** Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- The proposed restoration of two existing windows brings the total window area on this elevation to less than half of the pre-existing non-conforming condition. Relief was sought from the Board of Building Standards and Regulations for this same issue, which was granted.
- 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:
- N/A

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

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'.

LOOK AT 5.28.28.1(d)

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: TWO FAMILY RES.
LOCATION: 181 THIRD STREET. ZONE: C-1
PHONE: _____ REQUESTED USE/OCCUPANCY: TWO FAMILY RES.

RESIDENTIAL
USE
FAIR
FLOOR AREA
RATIO

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u> *	<u>3162</u>	<u>3162</u>	<u>1613</u>	(max.)
<u>LOT AREA:</u>	<u>2150</u>		<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>3162/2150 = 1.47</u>	<u>1.47</u>	<u>0.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1075</u>	<u>1075</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>25.00'</u>		<u>50'</u>	(min.)
DEPTH	<u>L = 80.88' R = 77.33' (AVG. 86.84')</u>			
<u>Setbacks in Feet:</u>				
FRONT	<u>1.6'</u>	<u>1.6'</u>	<u>10'</u>	(min.)
REAR	<u>20.90'</u>	<u>20.90'</u>	<u>20'</u>	(min.)
LEFT SIDE	<u>0.3'</u>	<u>0.3'</u>	<u>8.81'</u>	(min.)
RIGHT SIDE	<u>0.2'</u>	<u>0.2'</u>	<u>9.84'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>34.48'</u>	<u>34.48'</u>	<u>35'</u>	(max.)
LENGTH	<u>69.51'</u>			
WIDTH	<u>24.21'</u>			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>31.06%</u>	<u>31.06%</u>	<u>30%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min./max.)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>NA</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)

6.30

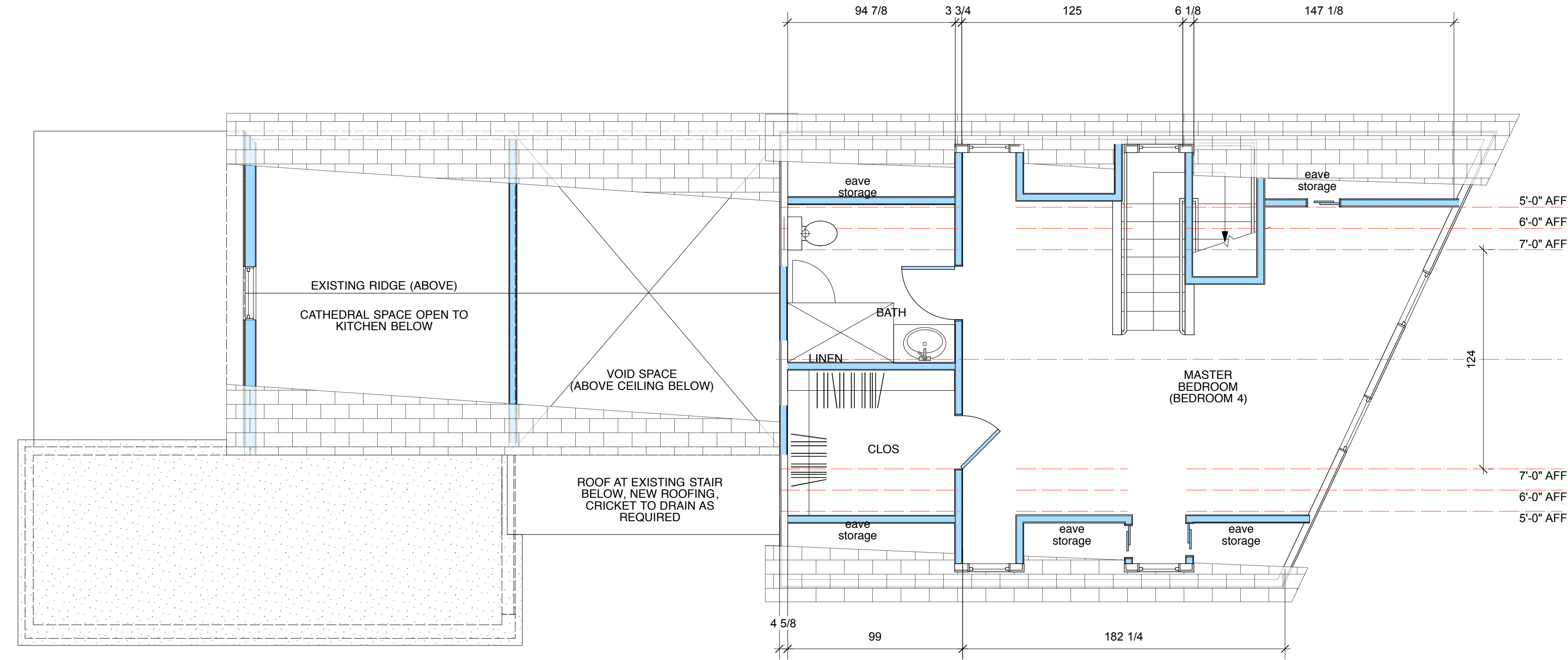
NA PER
6.12

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.

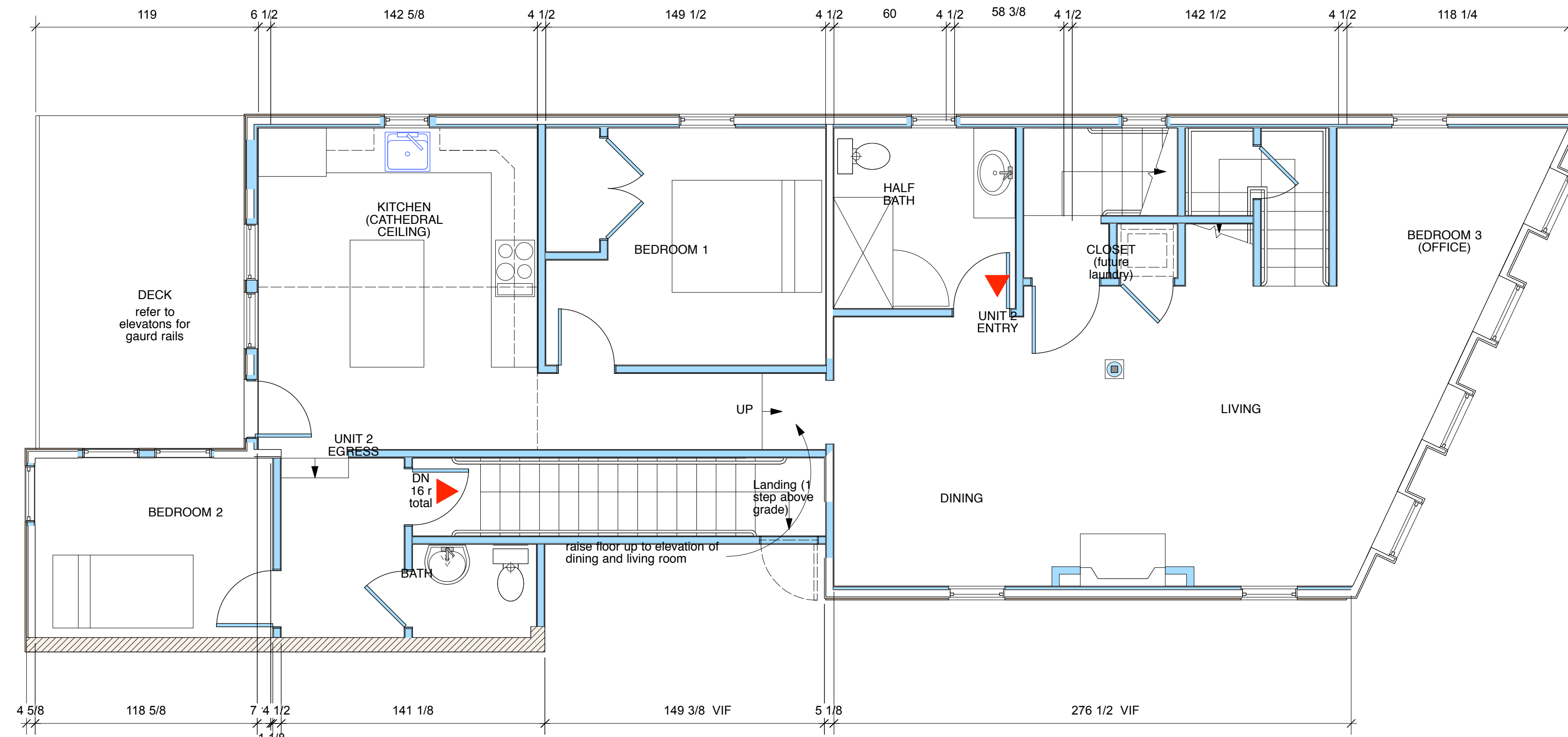
NO OTHER BUILDINGS ON LOT. EXISTING TWO FAMILY
RESIDENCE IS DIMENSIONAL LIMITED. FURNISHED. ON
STONE MASONRY & CONCRETE. CEMENTING * BASEMENT
NOT INCLUDED IN GROSS FLOOR AREA PER ARTICLE 2, (15)

"... BASEMENT OR CELLAR LIVING SPACE IN ANY TWO-FAMILY HOME, NOT INCLUDED

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'.



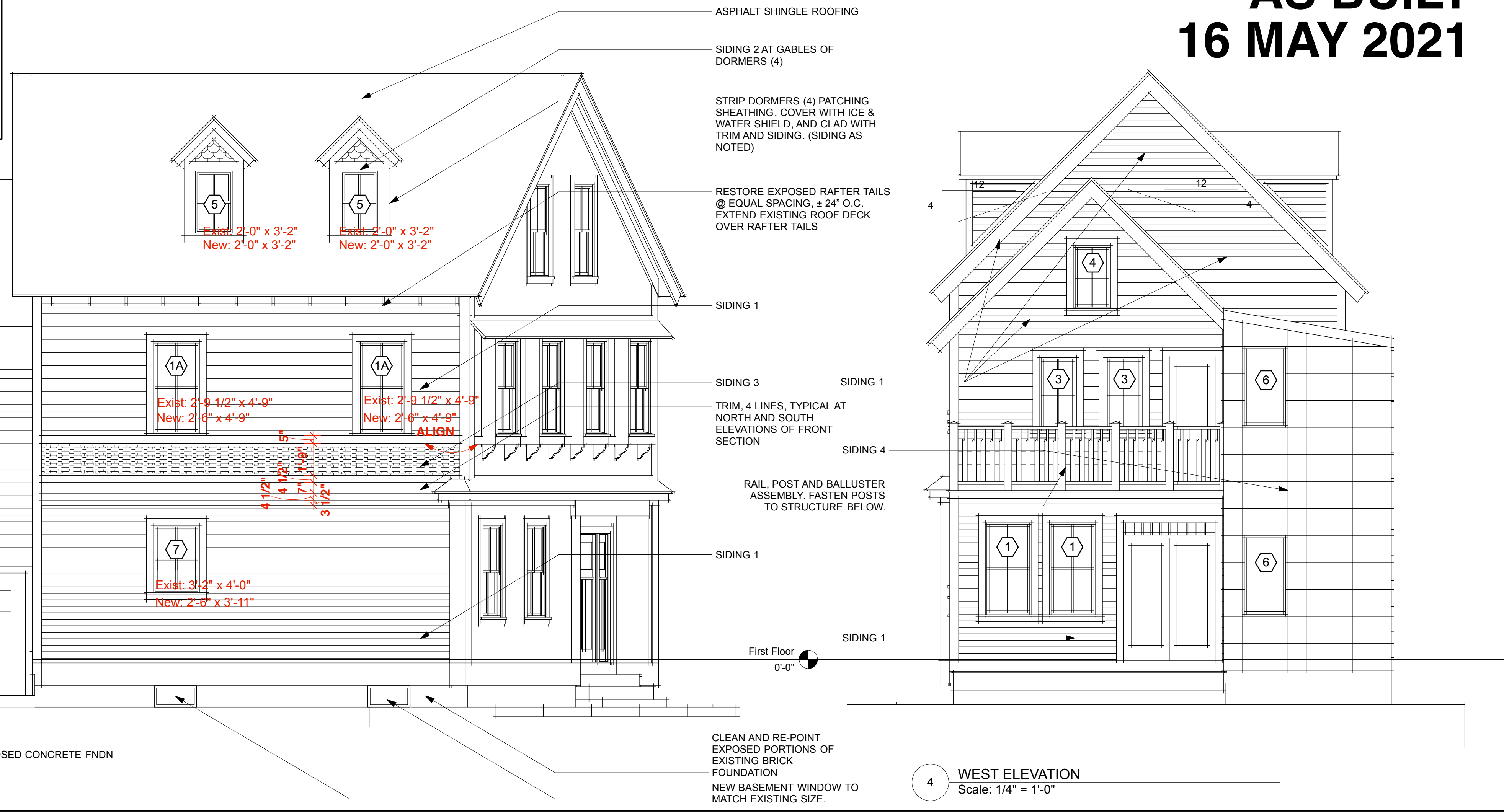
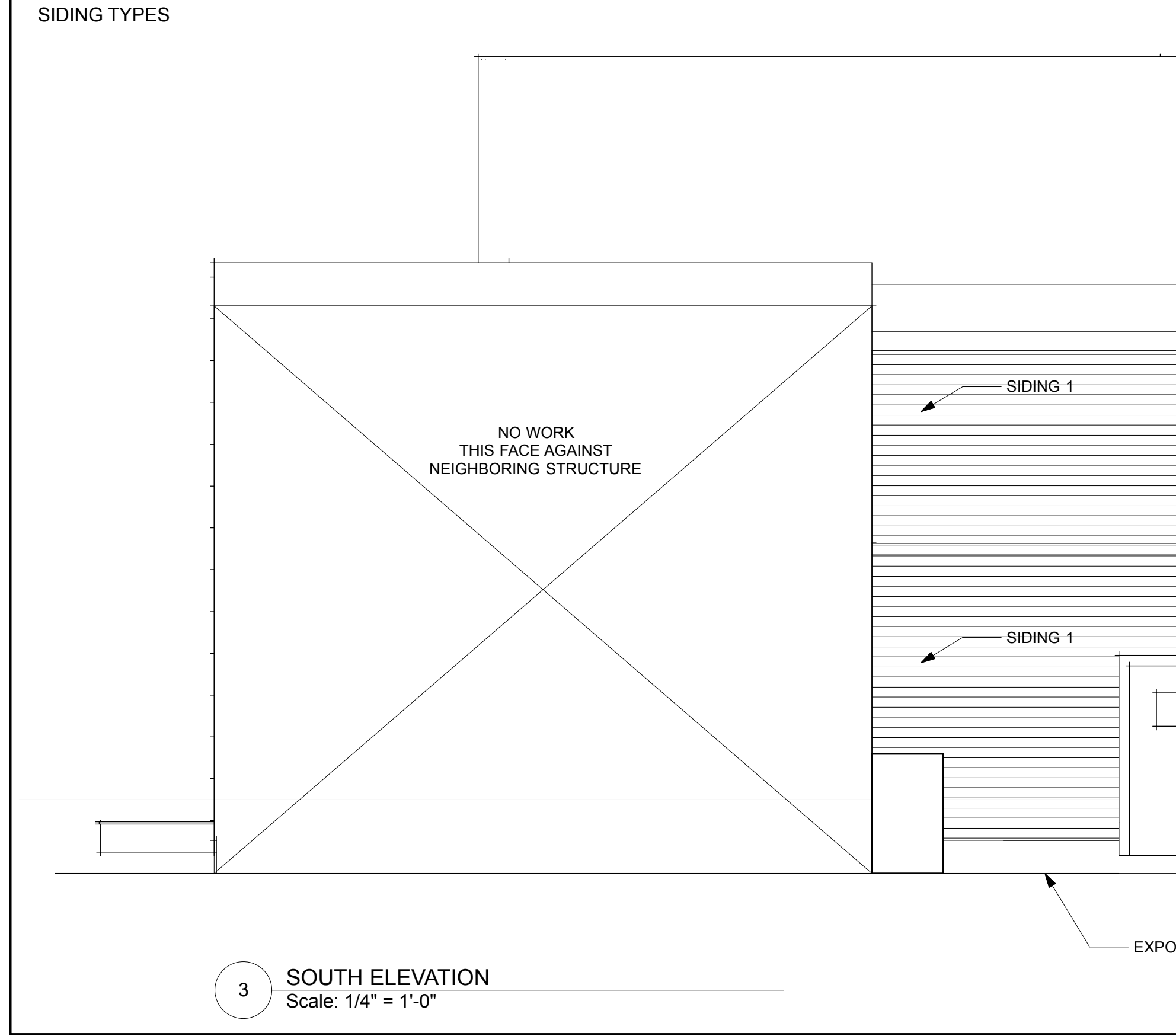
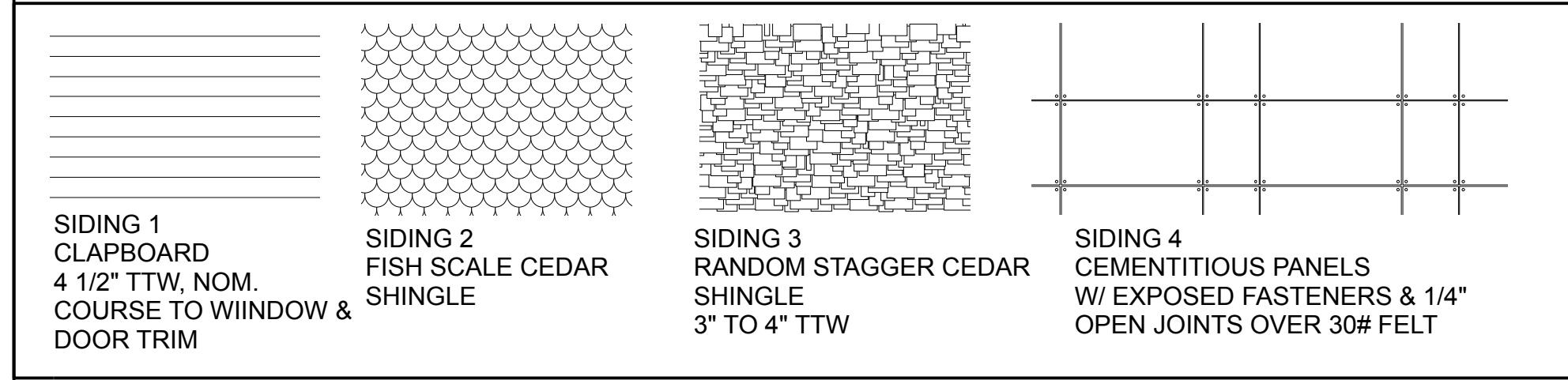
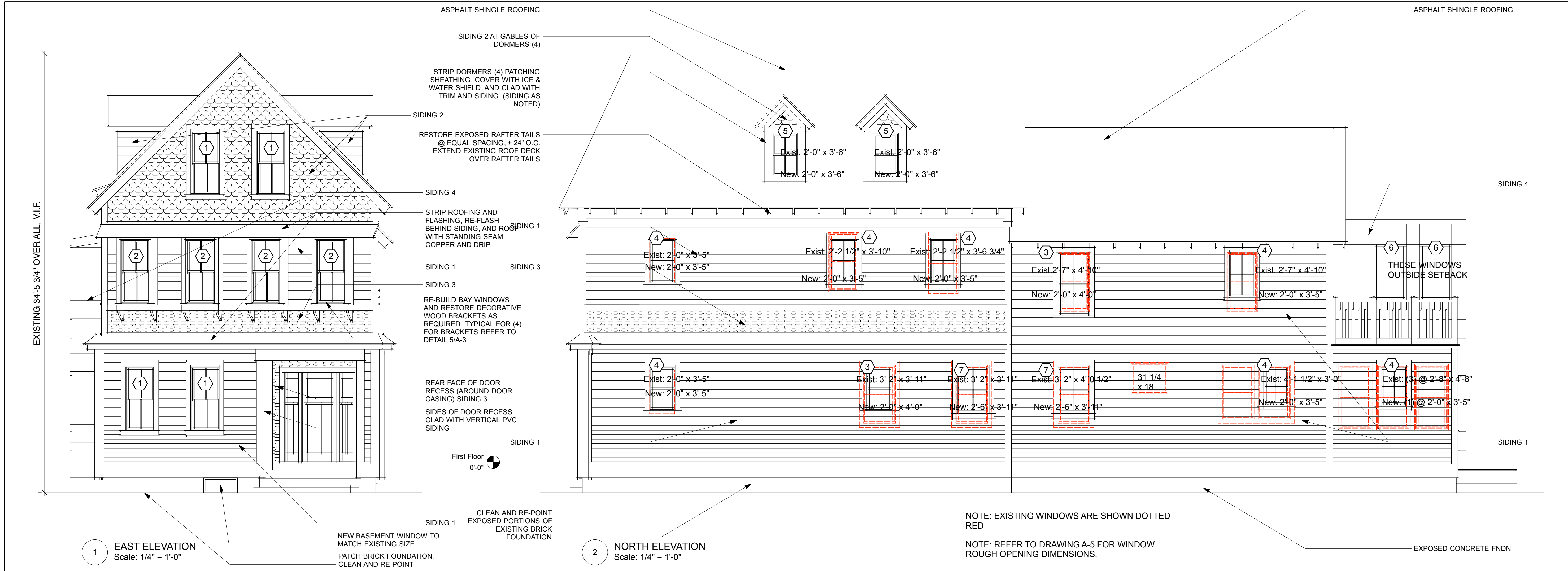
1 THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

AS BUILT
16 MAY 2021

scale:	1/4" = 1'-0"
drawn:	Philo
date:	30-Mar-19
project number:	1701
revision 1:	1-Jan-04
revision 2:	
revision 3:	



AS BUILT
16 MAY 2021

scale:	1/4" = 1'-0"
drawn:	Philo
date:	30-Mar-19
project number:	1701
revision 1:	
revision 2:	
revision 3:	



CAMBRIDGE CITY COUNCIL

Timothy J. Toomey
City Councillor

December 22, 2021

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

RE: BZA-153428: 179-181 Third Street

Dear Board Members:

Please accept my strong support for the special permit request appearing on the January 6, 2022 agenda by Charles J. Risola, Trustee of the CR Nominee Realty Trust, to allow the restoration of two existing windows that were boarded up at the time the building permit was issued at 179-181 Third Street.

I also want to thank the board and its members for your many years of service, and for all the work you have done to help improve the City of Cambridge and our residents.

Sincerely,

A handwritten signature in dark ink, appearing to read "Tim Toomey", is written over a light blue horizontal line.

Timothy Toomey
City Councillor



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: CHARLES RISOLA Date: 12.20.21
(Print)

Address: 179-181 Third St.

Case No. BZA-153428

Hearing Date: 1/6/22

Thank you,
Bza Members

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the following project is scheduled for a public hearing on the date and at the location indicated below. The purpose of the hearing is to receive comments from the public on the project and to provide an opportunity for the public to be heard.

Project Name: [Illegible]

Location: [Illegible]

Date: [Illegible]

Time: [Illegible]

Time: [Illegible]

Time: [Illegible]

Time: [Illegible]

Time: [Illegible]

Time: [Illegible]

Time: [Illegible]

Time: [Illegible]

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Time: [Illegible]

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Time: [Illegible]

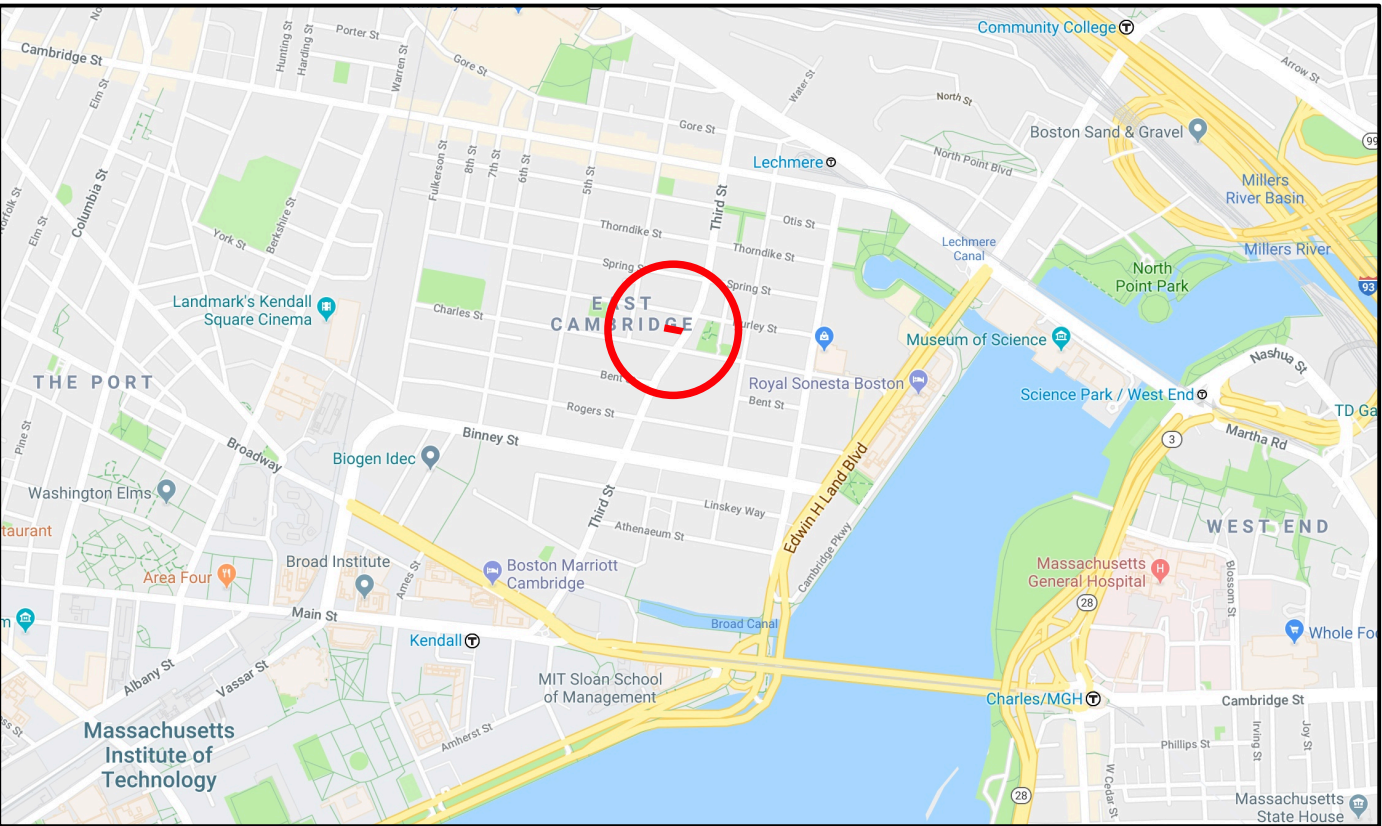
Time: [Illegible]

Renovations of 179 & 181 THIRD STREET

Cambridge, Massachusetts



Locus Map



Assessor's Map 17



Code Summary

Residential Code (One and Two Family)
Ninth Edition
IBC IRC 2015

Tables R302.1(1) and R302.1(2)
for fire resistance of walls and openings close to property line for dwellings w/o sprinklers and w/ sprinklers, respectively:

Openings in walls >3-feet fire separation distance not allowed in either case.
@3-feet plus, 25% open in non-sprinklered, unlimited in sprinklered dwellings. **[SPRINKLERED]**
1 hour fire rated walls required <5-feet w/o rating, 0 hour required >3-feet w/sprinklers **[SPRINKLERED]**

R302.3 Two families separated 1 hour walls and floor, or 1/2 hour with sprinklers, separation tight to walls **[OKAY]**

R302.3.1 Supporting construction, equivalent rating **[OKAY]**

R302.4 Penetrations to be fire stopped **[OKAY]**

R302.7 Underside of stairs, where accessible or for storage, shall have walls, and underside clad w/ 1/2 GWB **[OKAY]**

R302.11 In walls, and floor and ceiling levels, and at attic floor to roof. 10 horizontally, between horizontal and vertical enclosed spaces (soffits, dropped ceilings, etc.) and concealed spaces between stair stringers. At two families, between units. **[OKAY]**

R302.11.1.1 Mineral wool or fiber glass batts can be used for 10-foot horizontal (not loose fill) in double walls and chase walls

R303.1 Habitable Rooms shall have an aggregate glazing area of 8% of floor area of room. Natural ventilation windows, skylights etc. to outdoor air **[OKAY]**

R305.1 Exception 1. For rooms with sloped ceilings, the required floor area shall have a ceiling height of 5 feet, and not less than 50 percent of the required floor area shall have a ceiling height of less than 7 feet. **[OKAY]**

R313.2.1 Automatic residential fire sprinklers systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

List of Drawings

- T-1 Title Sheet and General Notes
- D-1 Basement & First Floor Demolition Plans
- D-2 Second & Third Floor Demolition Plans
- D-3 Demolition Elevations
- A-1 Basement & First Floor Plans
- A-2 Second & Third Floor Plans
- A-3 Roof Plan & Details
- A-4 Elevations
- A-5 Window Schedule & Details

General Notes

- All work shall comply with Massachusetts Building Code, 780 CMR, Ninth Edition, and all application federal, state, and local requirements.
- Renovations for Residential Type R-2, two family residential construction.
- Egress components, including stairs, railings, guards, emergency light, fire protection, smoke and CO alarm systems shall be in compliance with applicable codes.
- Coordinate work outside and adjacent to the property where work may interfere, or impact neighboring properties or structures, with the appropriate land owners, and obtain their permission before undertaking such work.
- All work is to take place during normal business hours, and in accordance with the City of Cambridge rules and By-laws.
- Information regarding existing construction or conditions is based on information readily visible, which may or may not reflect existing conditions where concealed.
- Verify all dimensions and conditions on the job. Discrepancies shall be brought immediately to the attention of the Owner before proceeding with that part of the work.
- Where new work will be adjacent to or framing existing construction, verify dimensions of existing construction prior to fabrication of new members.
- Provide all labor and material for any framing required to connect new framing to existing construction. Wherever it is necessary to remove existing construction in order to construct new work, the affected area shall be patched and rebuilt to match existing adjacent work and applicable codes.
- Details shown on any drawing shall be considered typical for all similar conditions.
- Structural alteration shall be preceded by adequate shoring and bracing. Screw-type shoring posts shall be provided for existing work during the removal of existing bearing walls and structural members and the installation of new structural work.
- Temporary shores shall be placed as close as practicable to the existing structural work being removed.
- Headers shall be placed across top of shoring posts and shall be snug tight against underside of the structure above.
- Shoring shall bear on sleepers to prevent damage to the structure below.
- Temporary shores shall be individually designed, erected, supported, braced and maintained by the contractor to safely support all dead loads presently carried by the existing structural work being removed and any construction live loads.
- Shores shall be released gradually and left loosely in place for at least 2 days to allow for structural shake out.
- Damaged structural members, joists, posts, beams, or rafters shall be replaced in kind, or as required by code.

Concrete Work:

- Concrete work shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318-05), and "Specifications for Structural Concrete for Buildings" (ACI 301-05).

2. Concrete Reinforcement work of detailing, fabrication and erection shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318-05), "ACI Detailing Manual – 1994" (SP-66), "CRSI Manual of Standard Practice" (MSP 1-97), and "Structural Welding Code – Reinforcing Steel" (AWS D1.4-92).

Wood Framing:

- Wood framing shall be in accordance with the Massachusetts Building Code, 780 CMR.
- Interior door and window headers shall be a minimum of 2-2x8's unless noted otherwise on the plans.
- Exterior door and window headers shall be a minimum of 3-2x8s, up to 30-inches, and 3-2x10s, up to 36-inches, unless otherwise noted on the plans.
- Minimum bearing for all joists and rafters shall be 4-inches.
- All wood framing in contact with concrete, masonry, or weatehr shall be pressure treated.

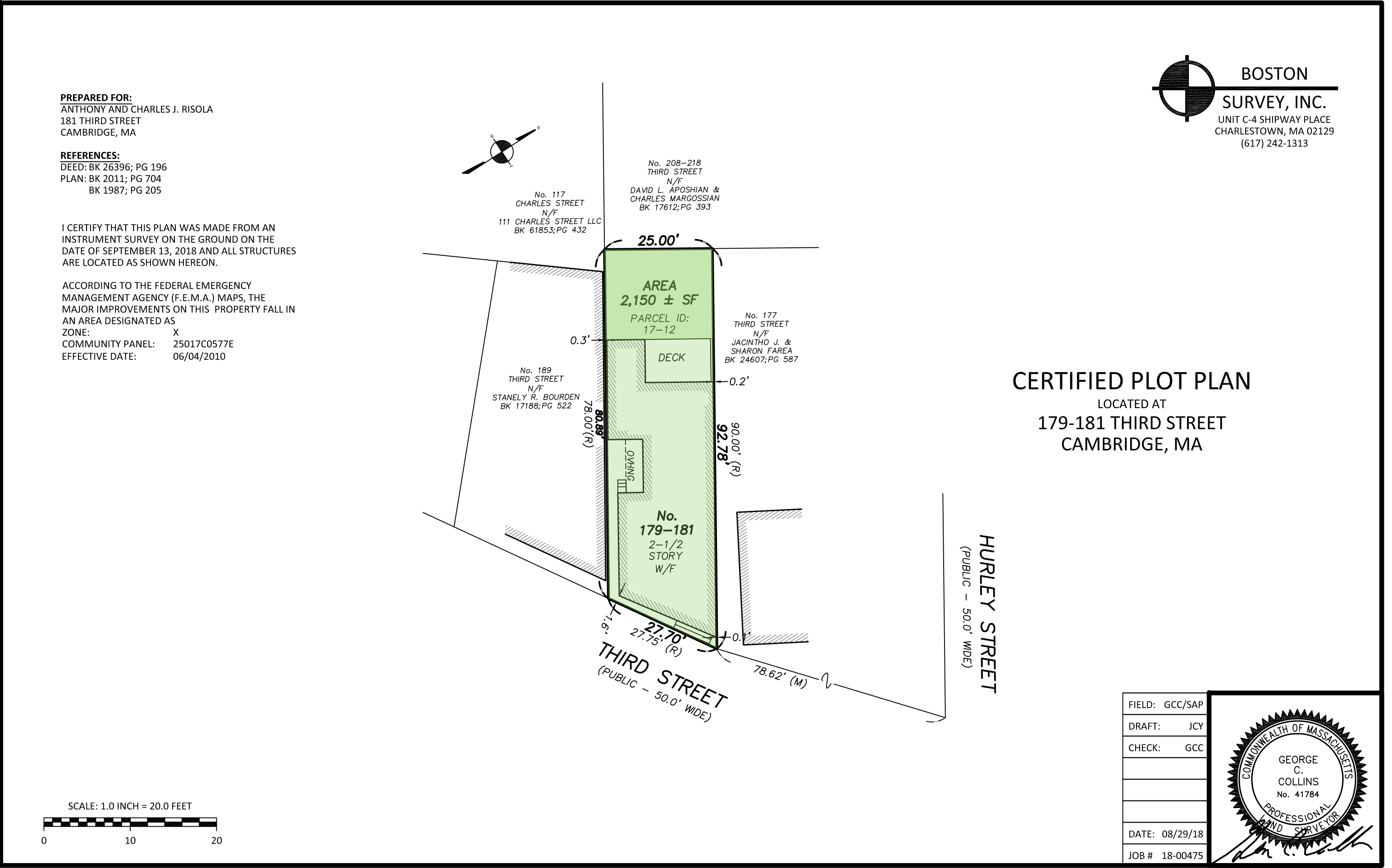
Fire Protection System:

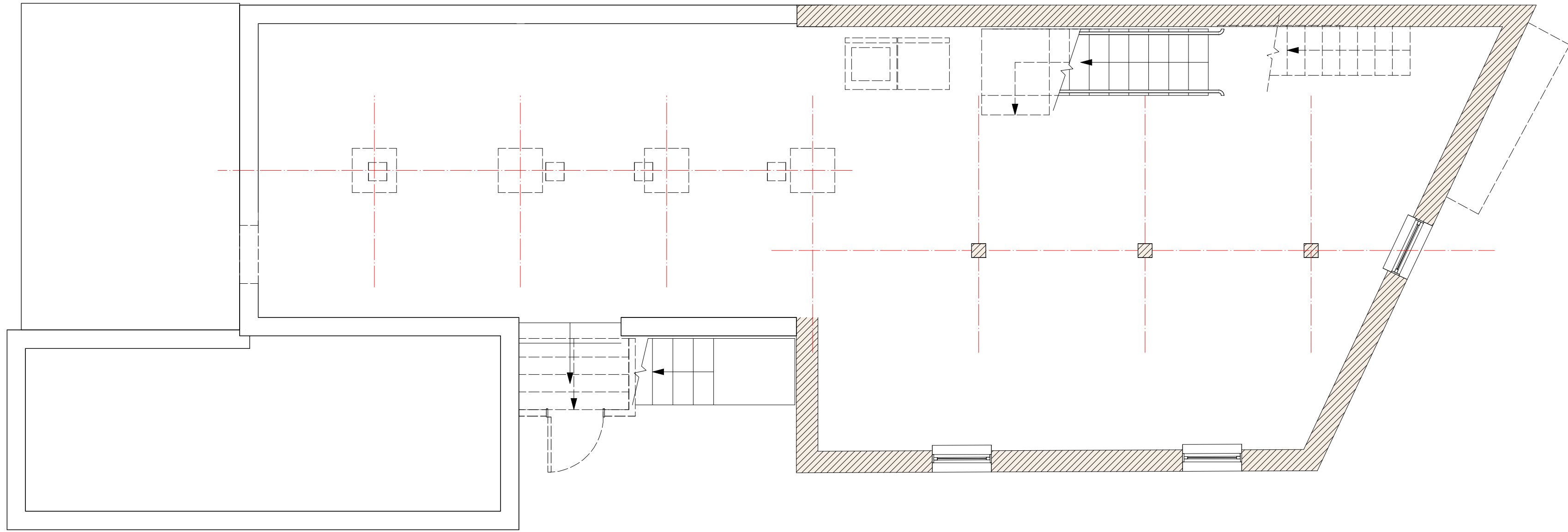
- All work shall comply with Massachusetts Building Code, 780 CMR, Ninth Edition, and NFPA requirements.
- It is the intent of these documents to comply with fire protection requirements for Residential Type R-2, construction, Section P2904 or NFPA 13D.
- The fire protection sub-contractor shall prepare complete fire protection drawings, showing each floor, including the basement, and submit both drawings and calculations, stamped by a Massachusetts licensed fire protection engineer, to both the building department and the fire department, for approval, in accordance with the rules and regulation of the City of Cambridge. Do not begin fire protection work, until authorized to do so by the AHJ.
- All piping shall be concealed, except in the non-habitable portions of the basement, or as required by code.
- Sprinkler heads within a particular room or space shall be aligned to one another, and set square and straight with the main, orthogonal walls of the room or space.
- Provide labeling and tags are required by code and the AHJ.

Historic Restoration:

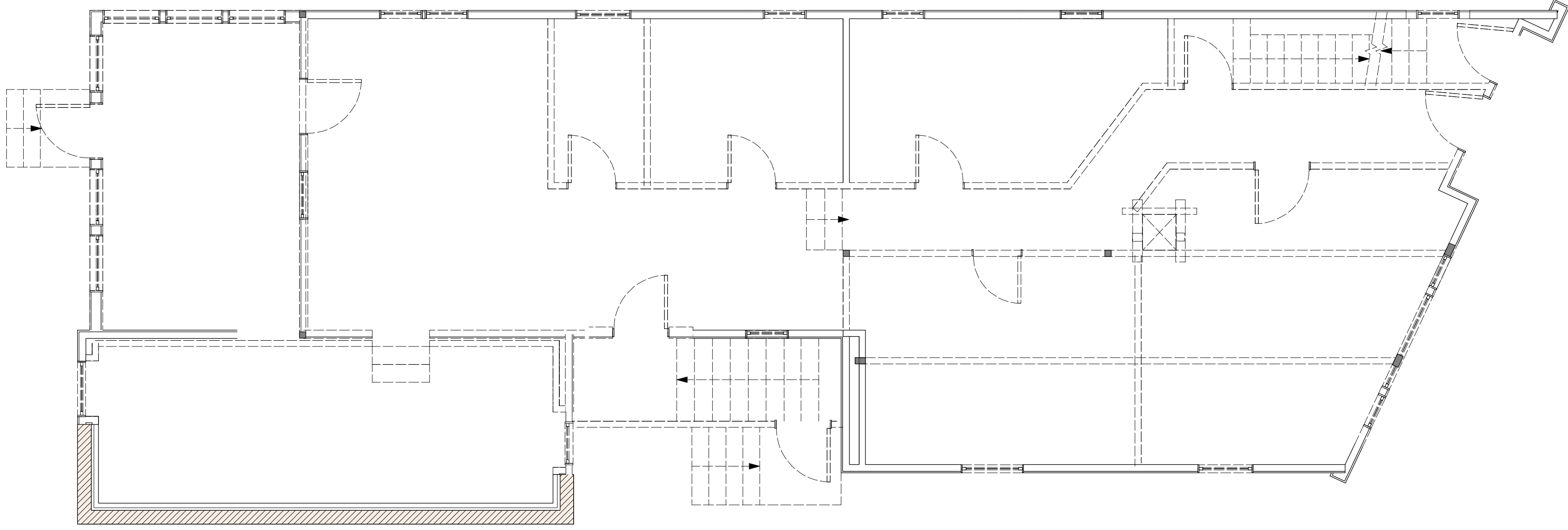
- Some elements of the exterior are presently covered by metal siding, and other previous re-siding, in various places. It is the intent of the renovation project to restore as far as partical, the original appearance of the building. Refer to historic photos included in the documents.
- During demolition of the exterior finishes, take care to preserve examples of the various original siding and trim, where ever extant, for review and recording by the Owner.
- Historic photographs show at least three different types of wood siding on the building, various decorative brackets, and shaped trims. Evidence of these elements, even if they do not exist presently, may be seen in the outlines left in the paint of extant adjacent elements. Take care to allow the Owner to examine these elements prior to their removal.

Certified Plot Plan





1 EXISTING BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

sheet number

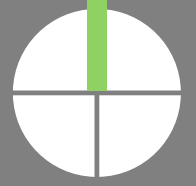
Basement
& First
Floor Plans

project name

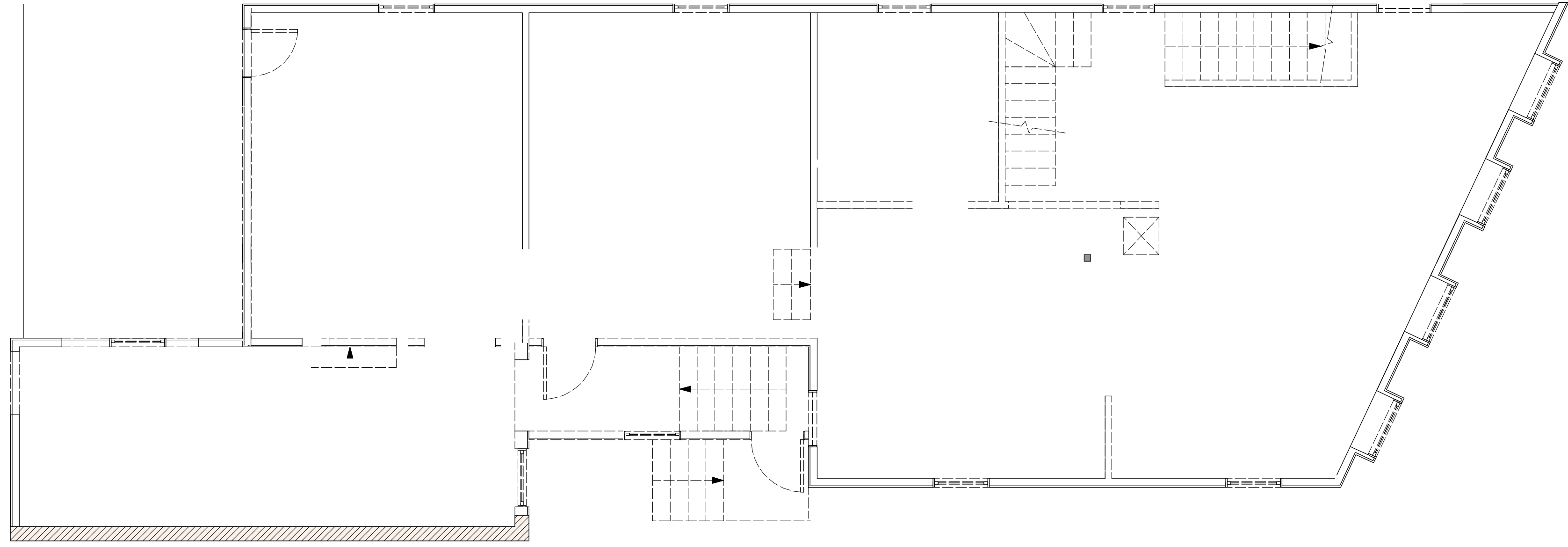
Third Street
Cambridge

scale:	1/4" = 1'-0"
drawn:	Philo
date:	30-Mar-19
project number:	1701
revision 1:	
revision 2:	
revision 3:	

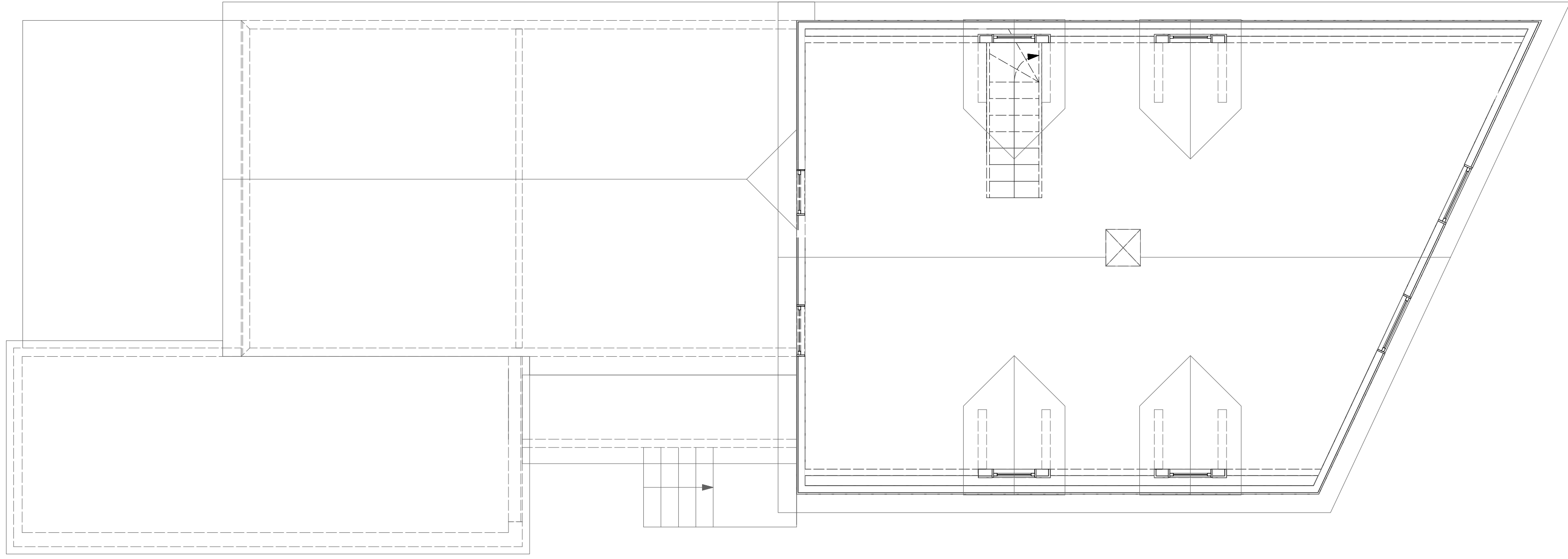
project north



integration



1 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



2 EXISTING THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

sheet number

sheet title

project name

EX-2

2nd & 3rd
Floor
Plans

Third Street
Cambridge

scale:	1/4" = 1'-0"
drawn:	Philo
date:	30-Mar-19
project number:	1701
revision 1:	
revision 2:	
revision 3:	

project north



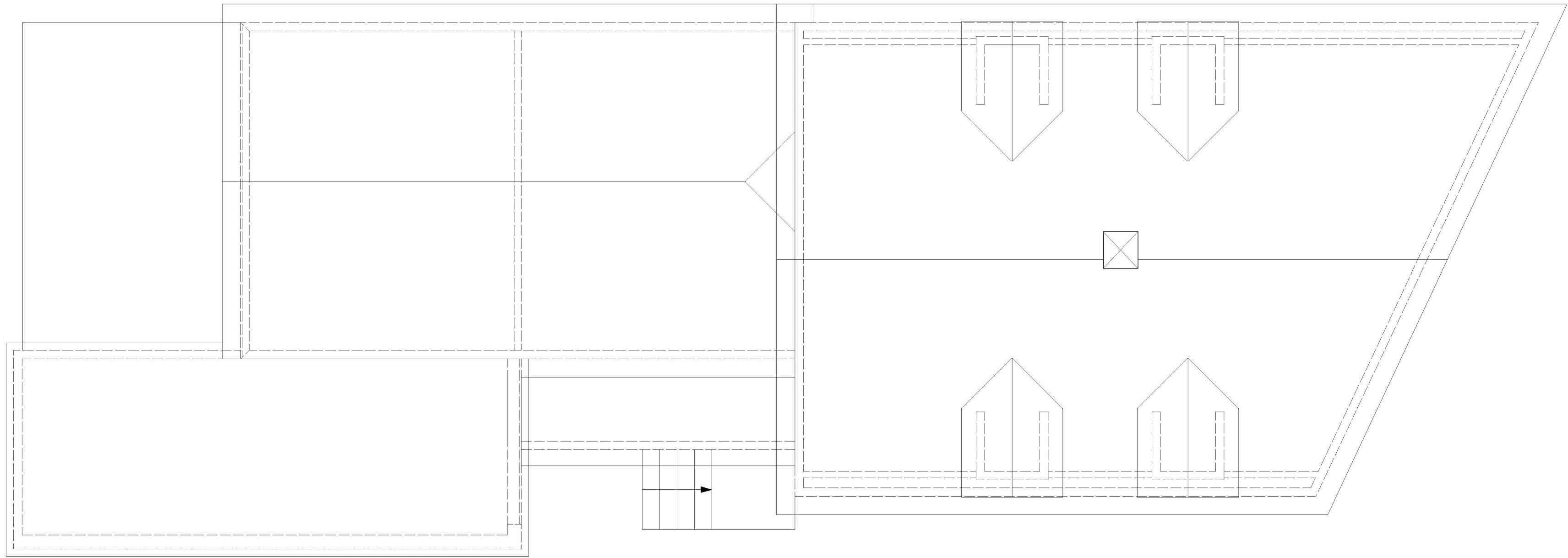
integration



PORTIONS OF THE
FRONT AND SIDE
ELEVATIONS VISIBLE
IN THIS PHOTO FROM
THE 1940S. NOTE
SIDING PATTERNS

MIDDLESEX COUNTY
COURTHOUSE

1 HISTORIC PHOTO
Scale: Actual Size



2 EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"

scale:	1/4" = 1'-0"
drawn:	Philo
date:	30-Mar-19
project number:	1701
revision 1:	
revision 2:	
revision 3:	

project name
Third Street
Cambridge

sheet title
Existing
Roof Plan
& Pictures

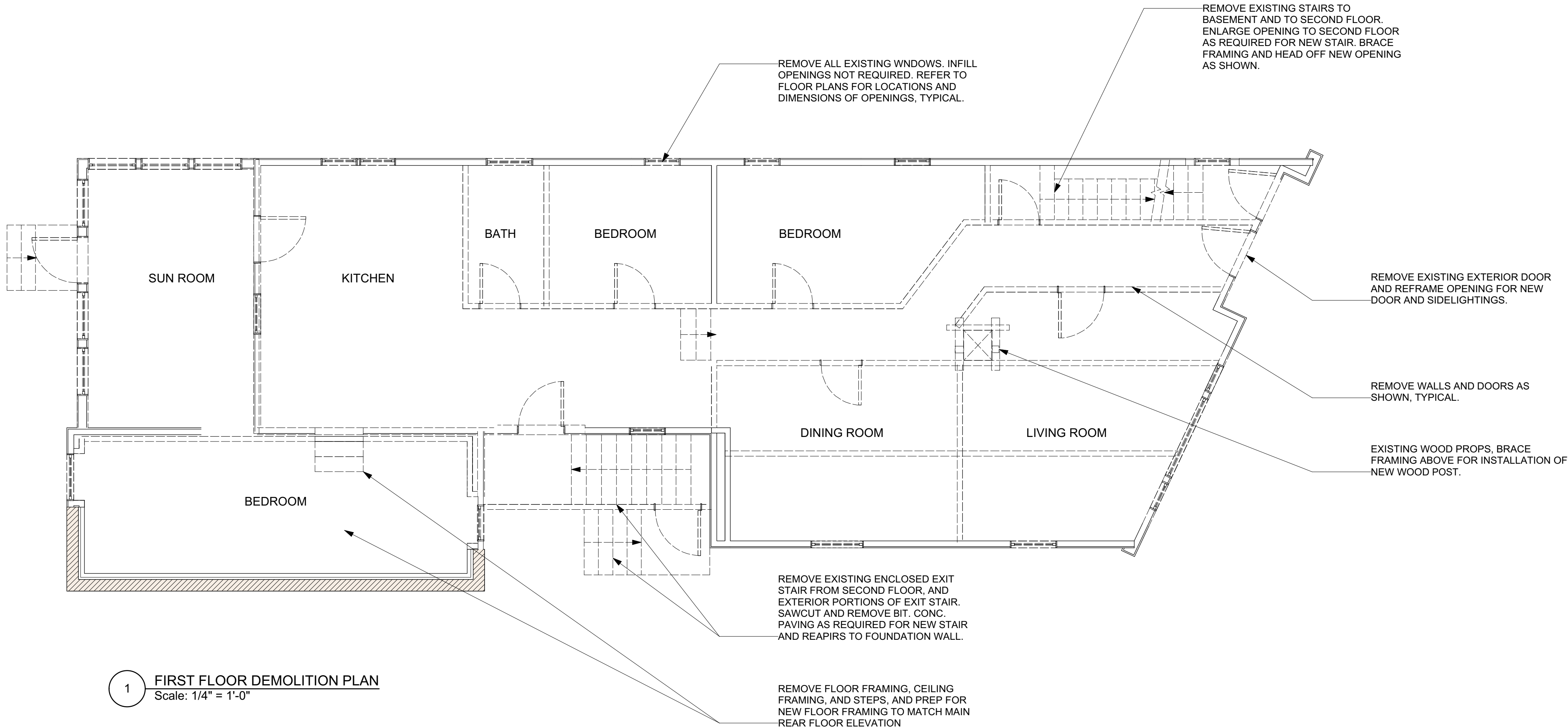
sheet number
EX-3

GENERAL NOTES:

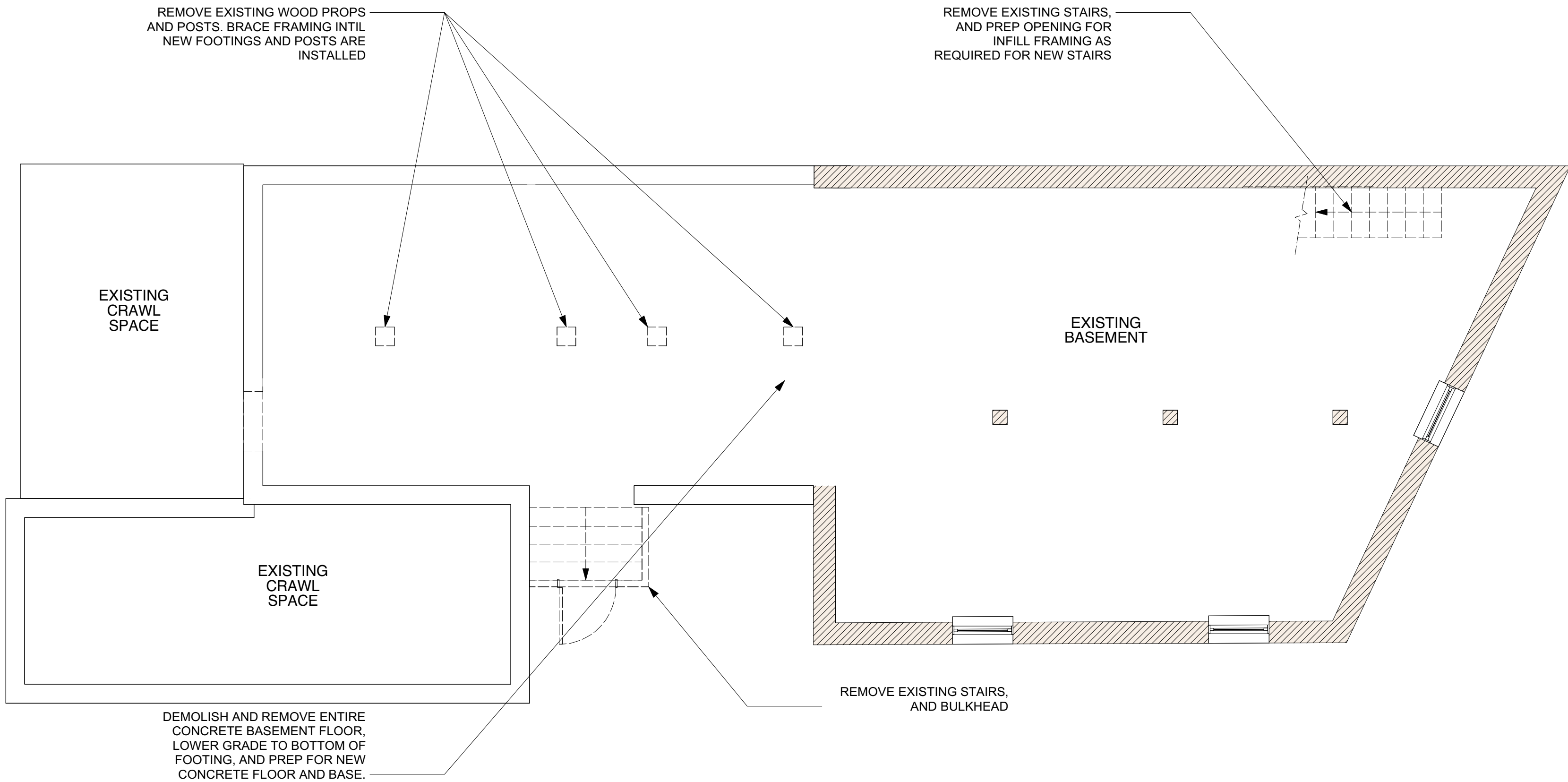
1. These drawings are based on approximate field measurements and may not accurately depict the existing conditions. Verify on site.
2. Protect windows, doors, millwork, masonry and all other elements that are to be saved and/or re-used during demolition.

GENERAL DEMOLITION NOTES:

- A. Prior to the start of demolition work, General Contractor shall determine locations of all load bearing partitions, columns, lintels, and other items, and provide temporary supports as required by their removal or relocation. Note: If unforeseen structural elements are encountered during demolition, shore affected construction as required.
- B. Furnish, install, and maintain safe conditions at all times the following:
1. Temporary protection required to ensure safety for all persons and property during demolition and removal work.
2. Cap and patch all exterior openings to provide a safe, secure and weather-tight building envelope during construction.
3. Other temporary utilities and protections as provided in the Specifications.
- C. Sub-contractors shall review all demolition drawings and denote specific scopes of work to the General Contractor. General Contractor shall coordinate all demolition work with new construction.
- D. General Contractor shall coordinate demolition work with all Sub-contractors prior to the start of, and during, demolition. Note the following:
1. Sub-contractors shall disconnect all services for their respective trades which are to be deactivated, removed, and/or which interfere with the new work, and cap service at the building source.
2. Provide all trenching, cutting or drilling for the installation of all new utilities as required.
3. Coordinate with the work of all other trades, including items to be removed and items to remain. General scope of demolition work includes:
- a. The removal of existing plumbing fixtures and equipment as noted. Coordinate with Plumbing Sub-contractor.
- b. The removal of mechanical equipment, piping, and related hardware as noted. Coordinate with Mechanical Sub-contractor.
- c. The removal of electrical switches, wiring, fixtures, and devices as noted. Coordinate with Electrical Sub-contractor.
- d. Coordinate the removal of equipment fixtures, etc. with the capping of services by the Sub-contractors.
- E. Do not remove existing roofing until prepared to instal new roofing. Provide temporary protectives to insure matraisls and insulation are not wetted. Allow wetted materials to fully dry before covering over.

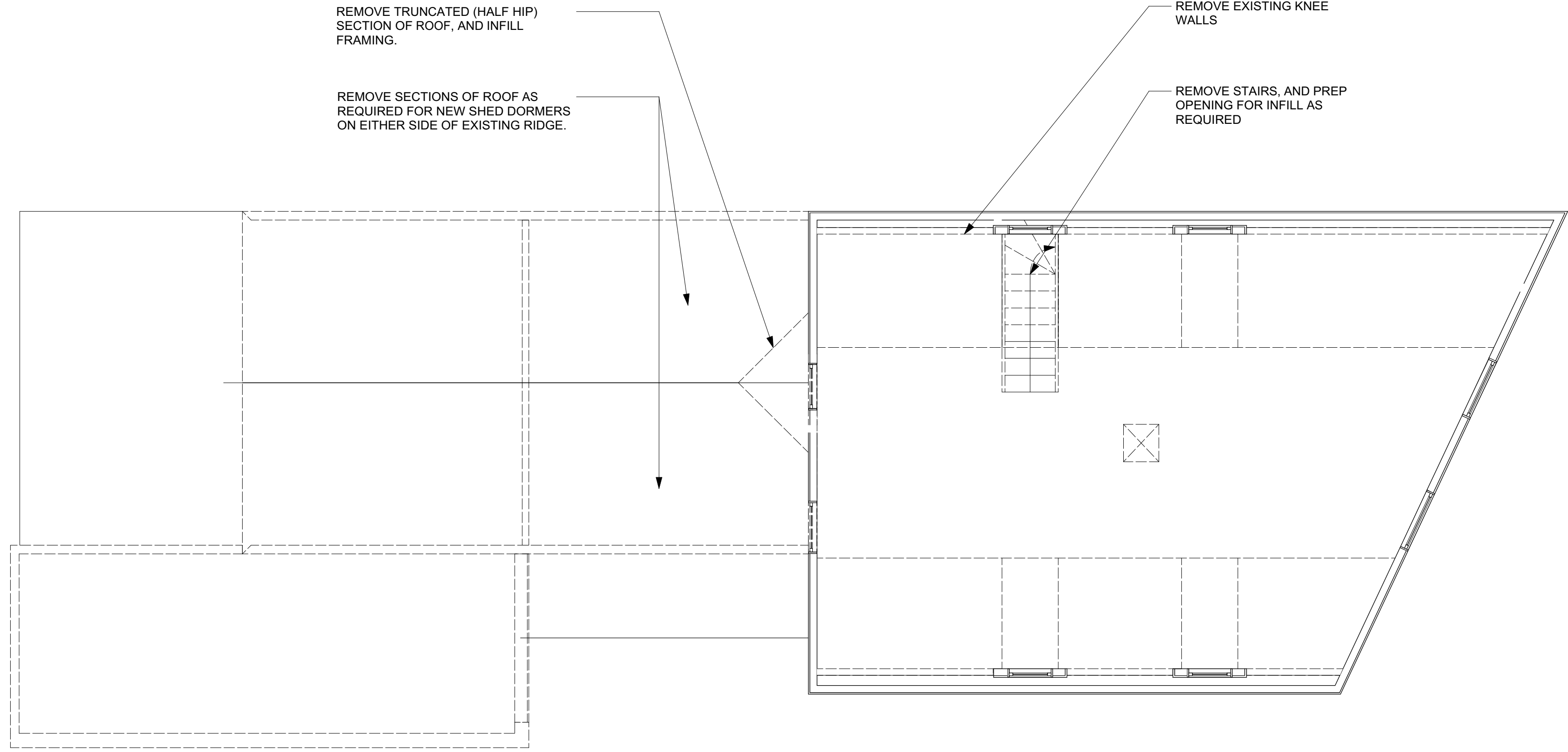


1 FIRST FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"

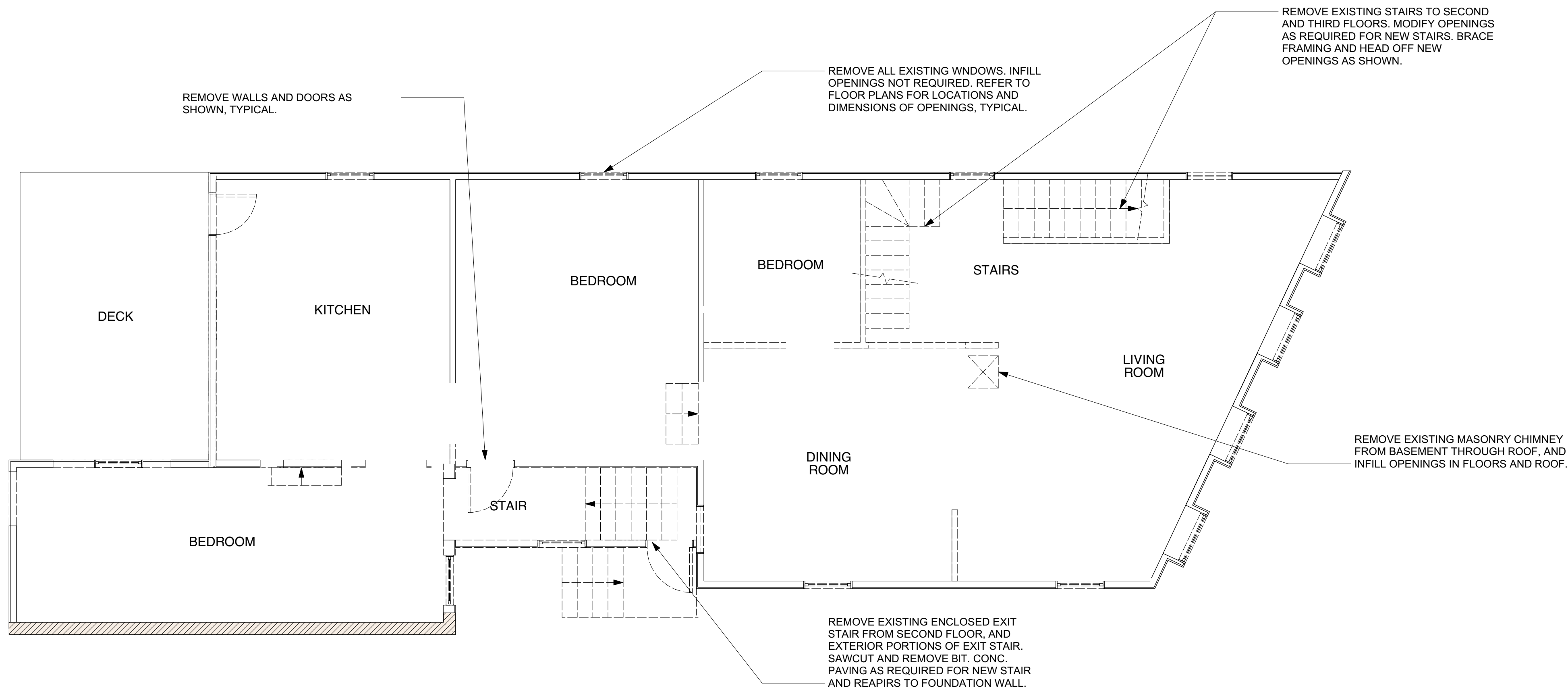


2 EXISTING BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"

scale:	1/4" = 1'-0"
drawn:	Philo
date:	30-Mar-19
project number:	1701
revision 1:	
revision 2:	
revision 3:	



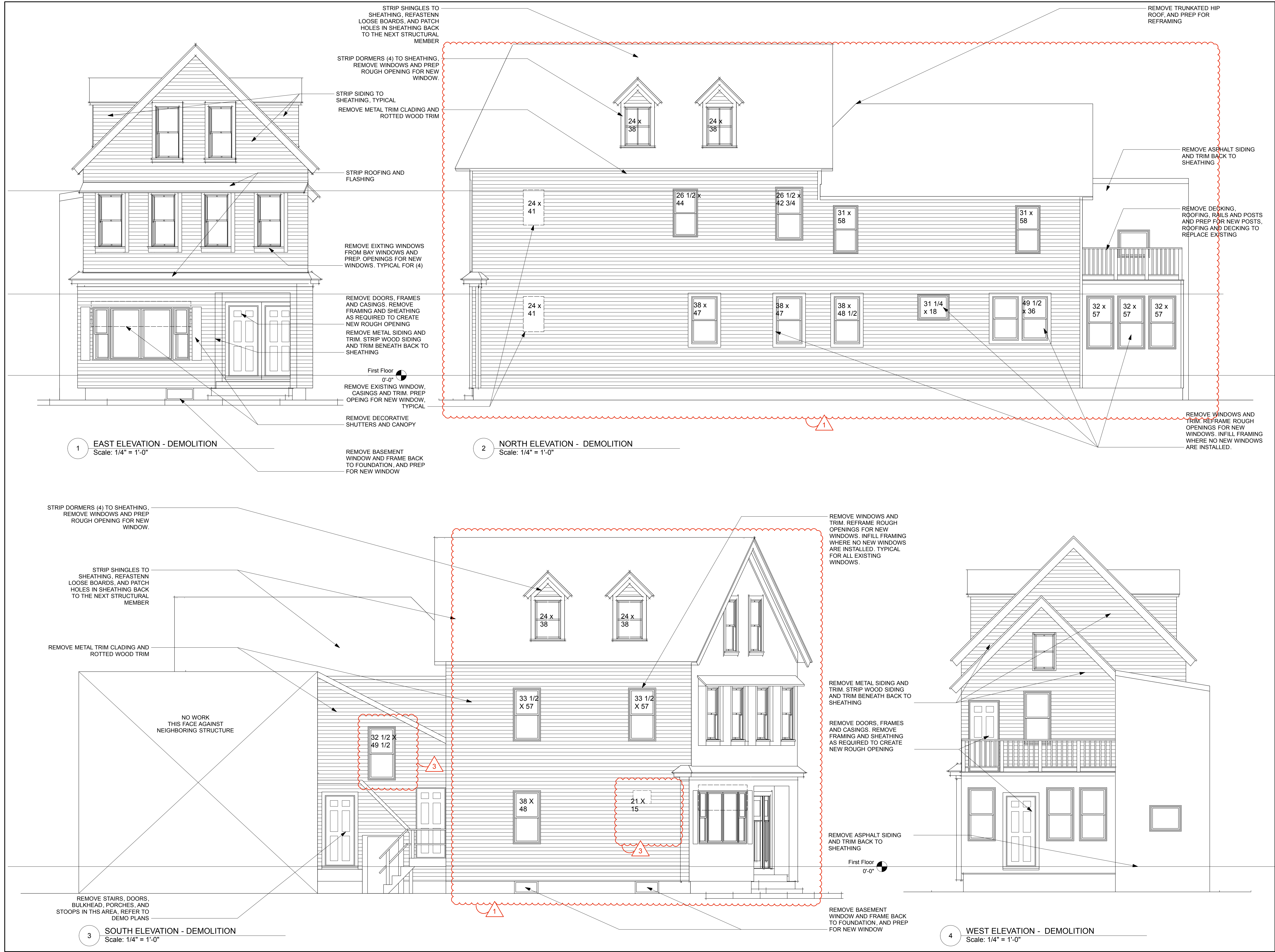
1 THIRD FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



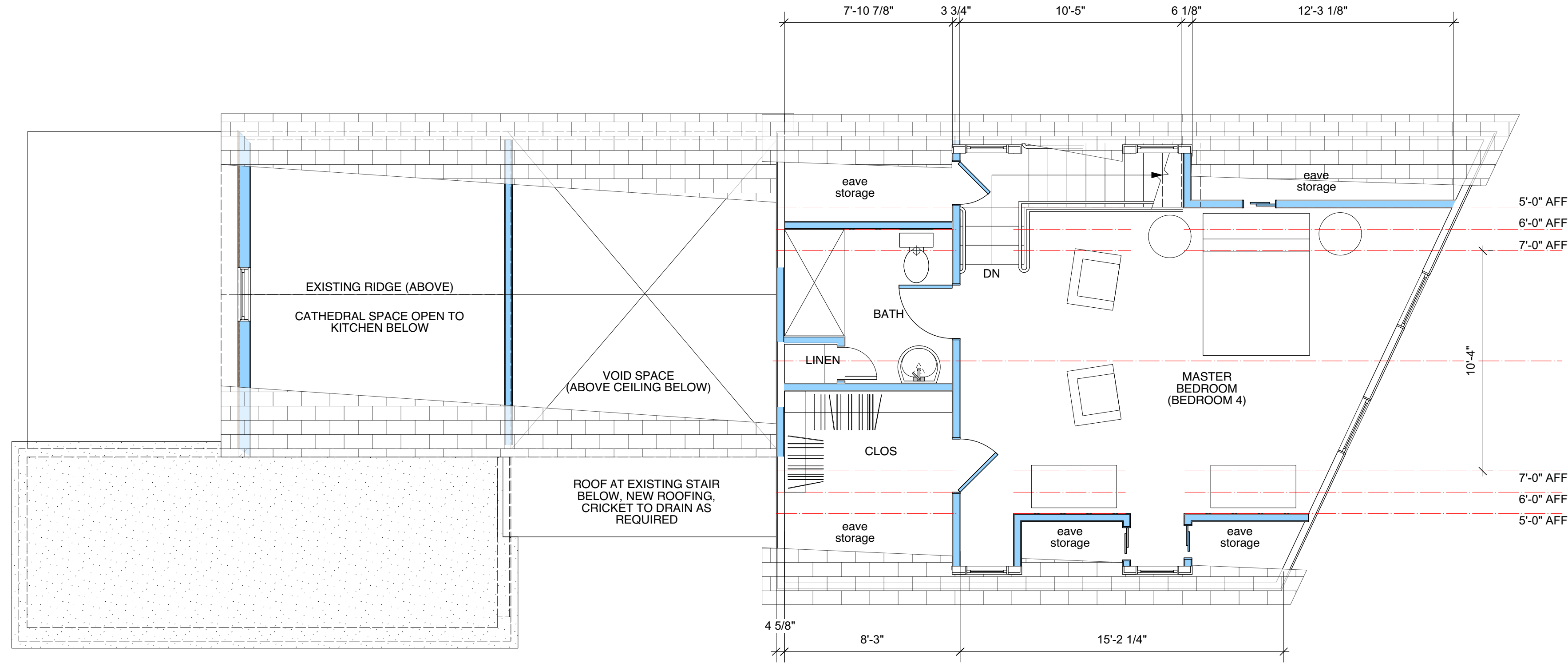
2 SECOND FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



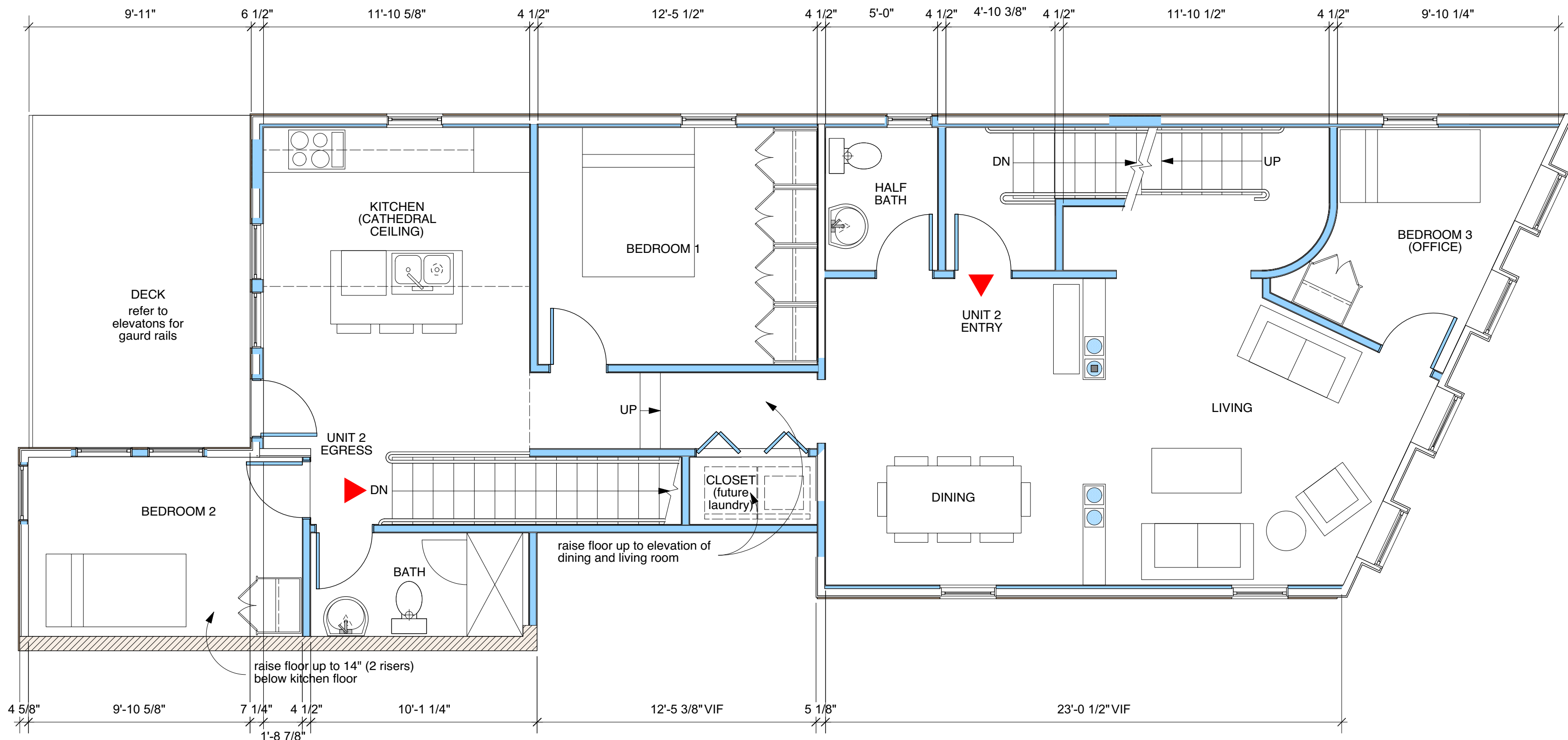
scale:	1/4" = 1'-0"
drawn:	Philo
date:	30-Mar-19
project number:	1701
revision 1:	
revision 2:	
revision 3:	



scale:	1/4" = 1'-0"
drawn:	Philo
date:	30-Mar-19
project number:	1701
revision 1:	11 Jun 2019
revision 2:	27 Jun 2019
revision 3:	



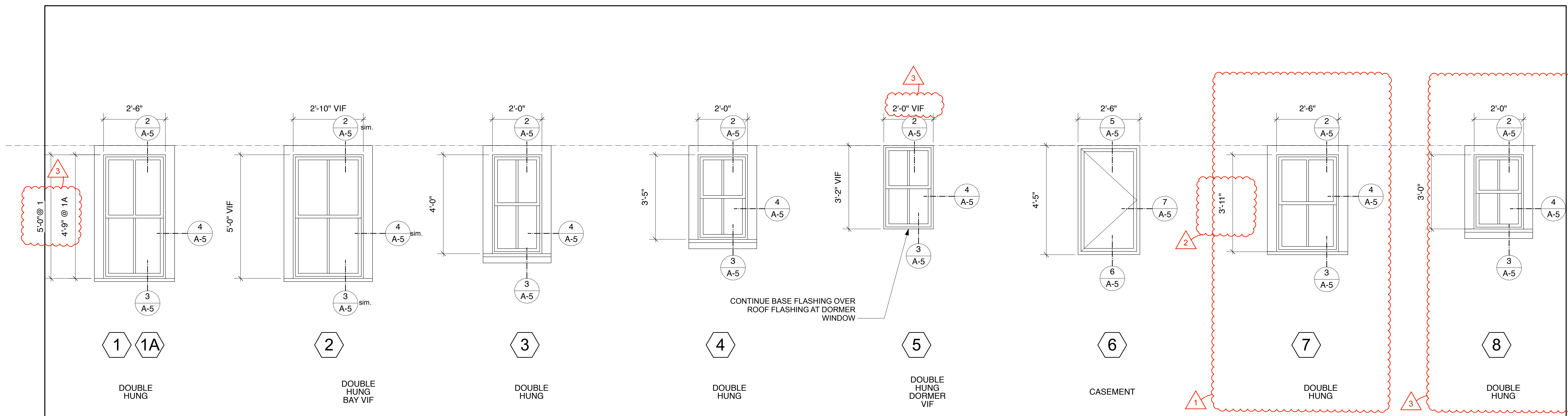
1 THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"



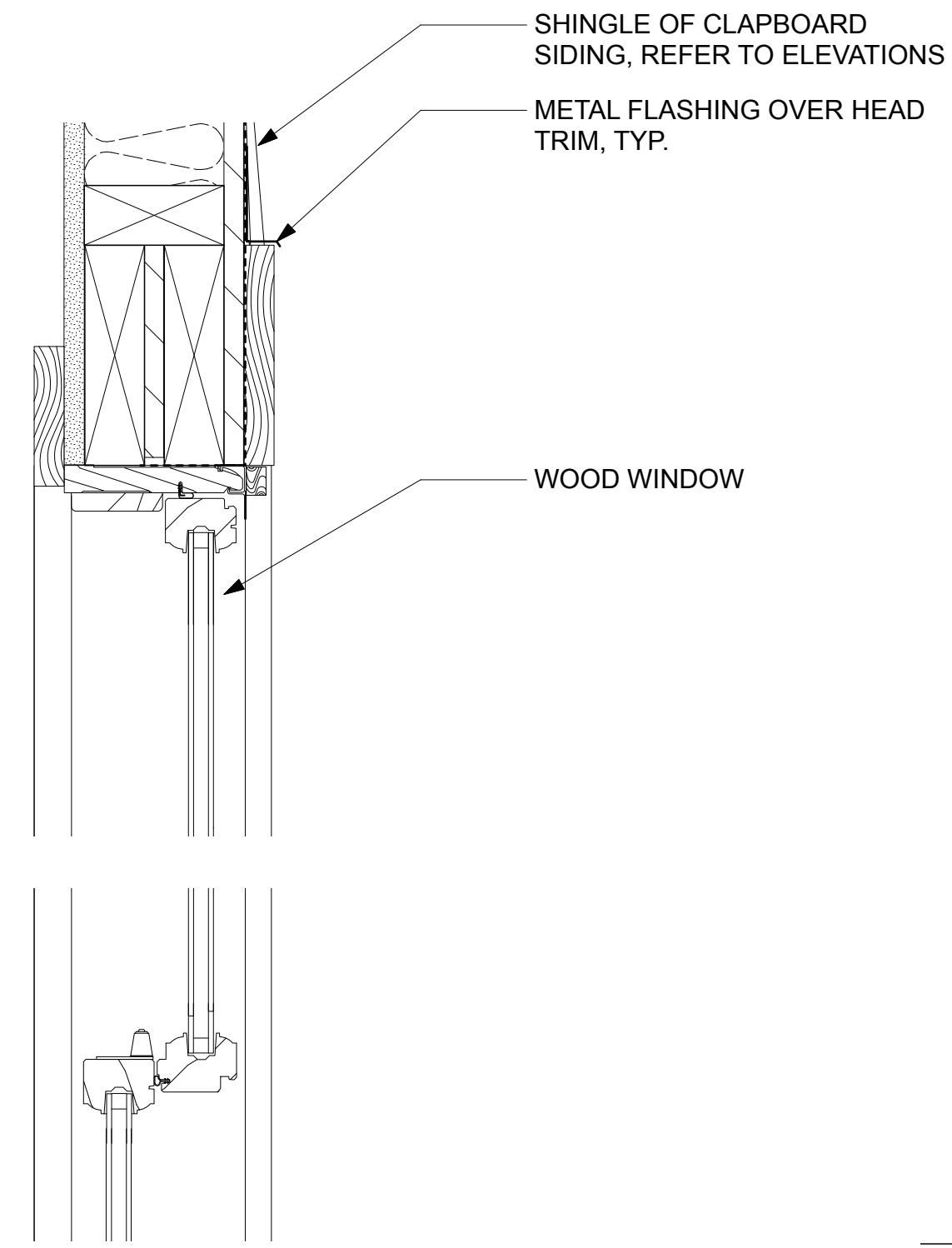
2 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

scale:	1/4" = 1'-0"
drawn:	Philo
date:	30-Mar-19
project number:	1701
revision 1:	
revision 2:	
revision 3:	

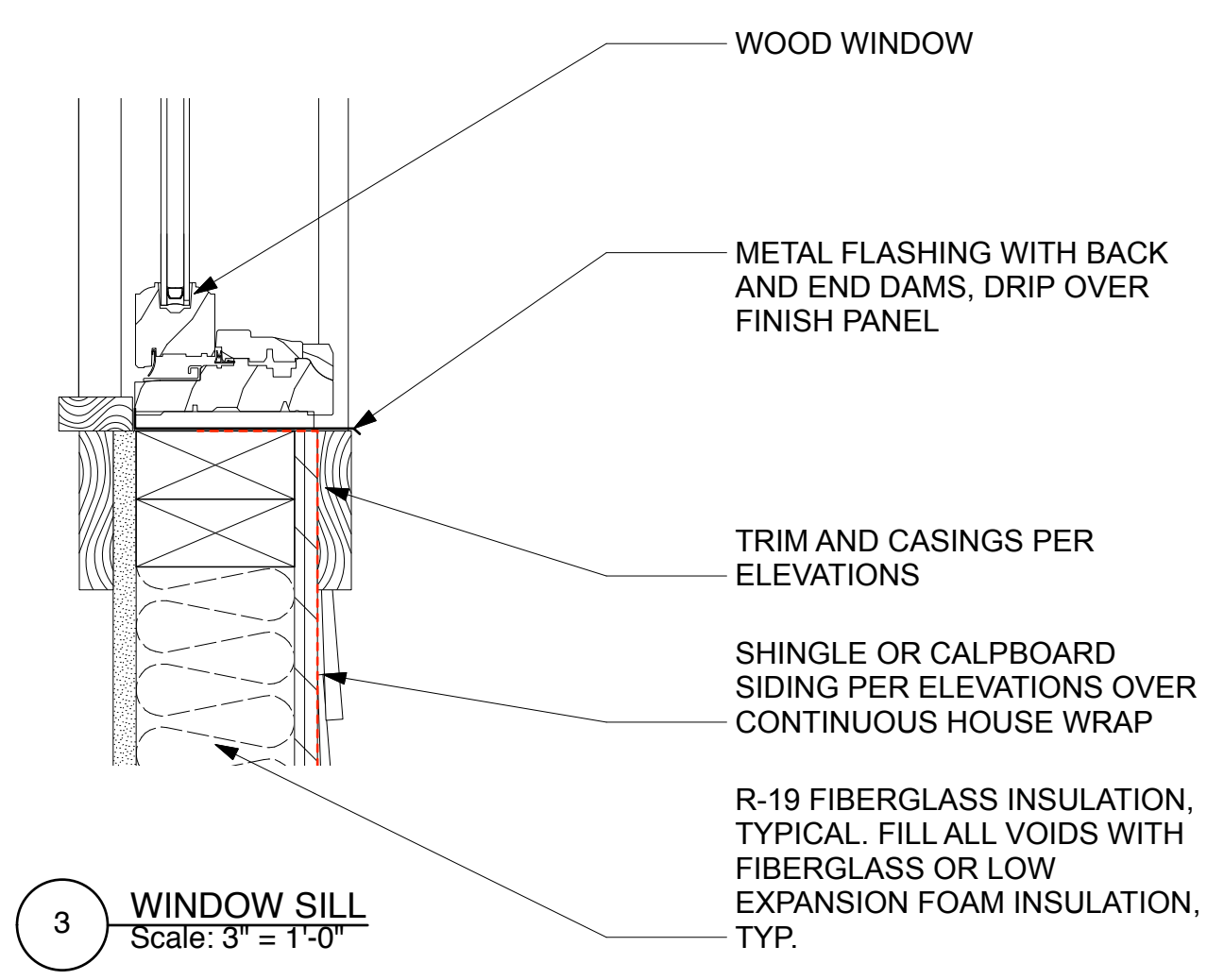




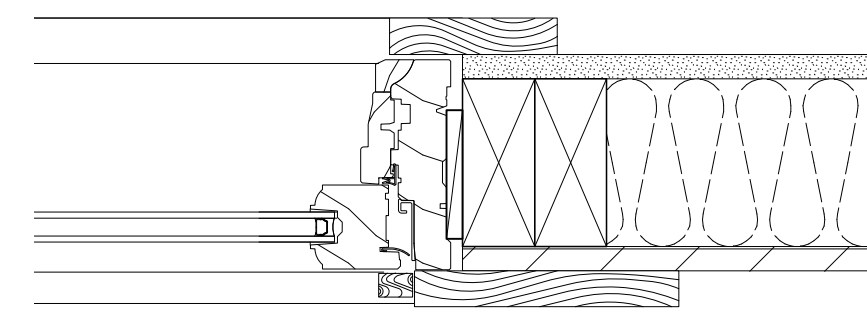
1 WINDOW TYPES
Scale: 1/2" = 1'-0"



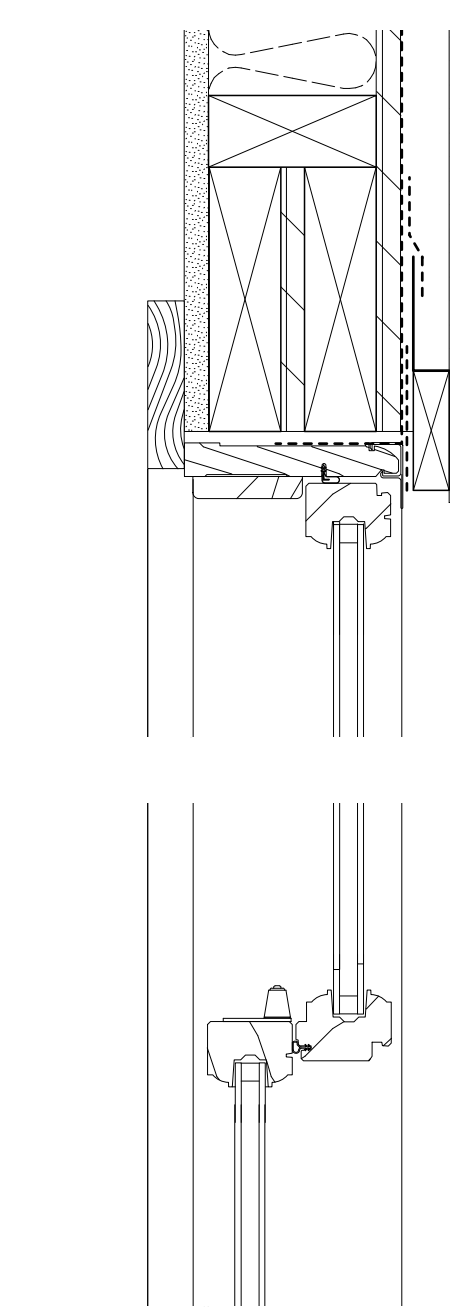
2 WINDOW HEAD
Scale: 3" = 1'-0"



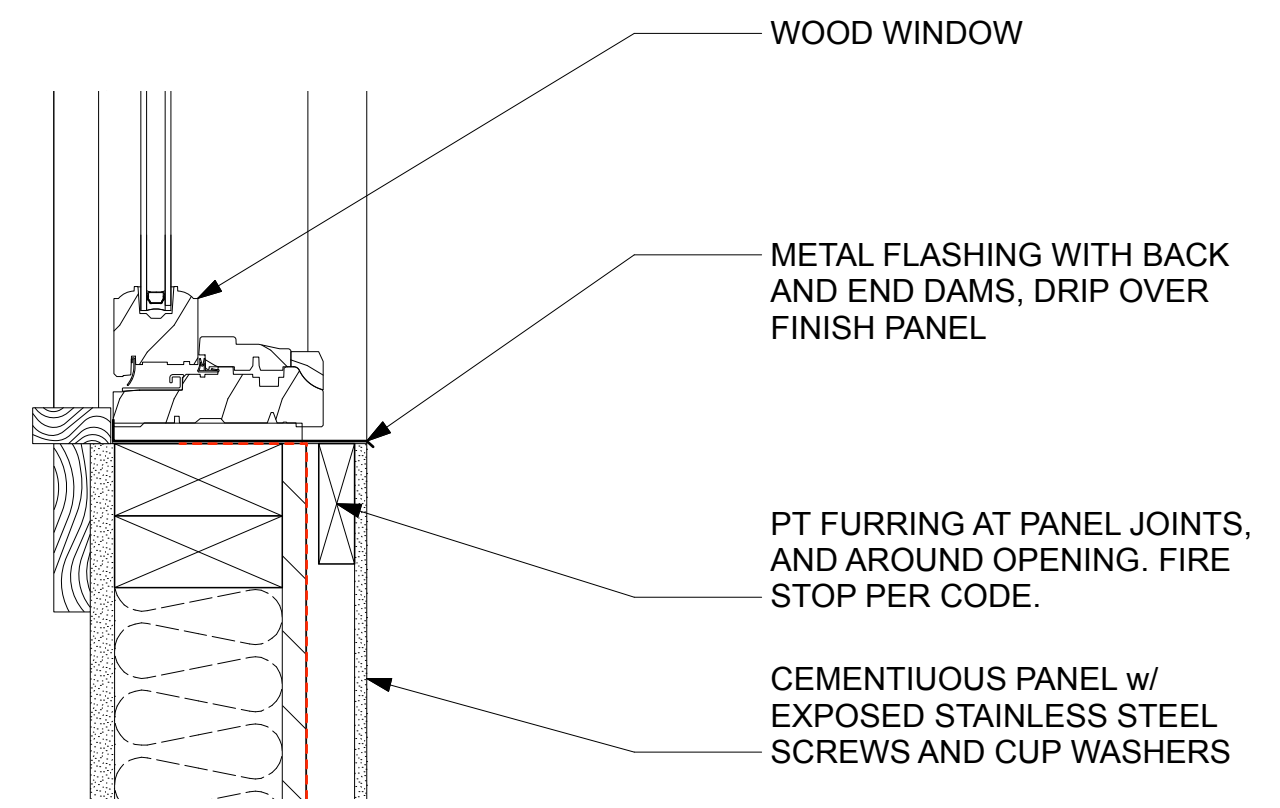
3 WINDOW SILL
Scale: 3" = 1'-0"



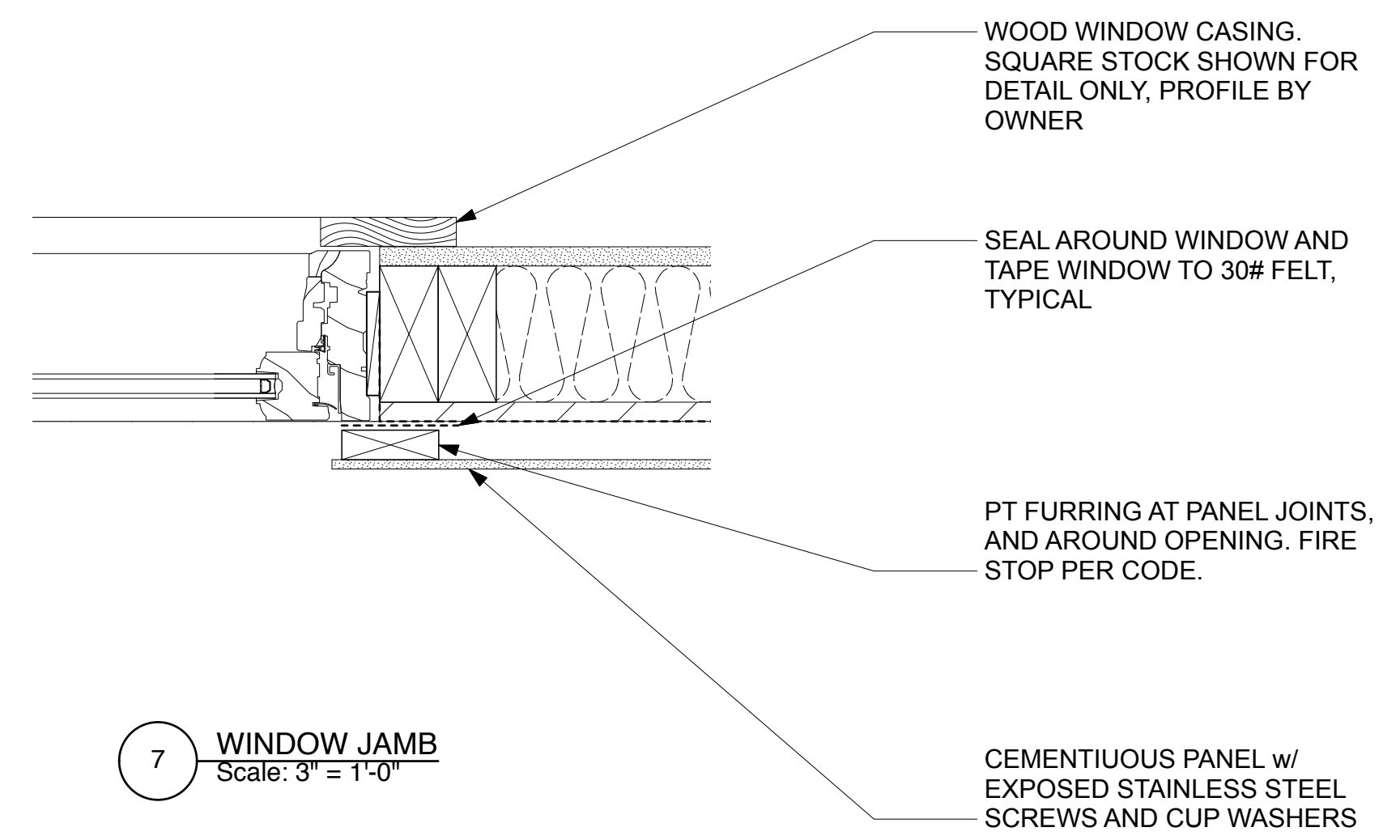
4 WINDOW JAMB
Scale: 3" = 1'-0"



5 WINDOW HEAD
Scale: 3" = 1'-0"



6 WINDOW SILL
Scale: 3" = 1'-0"



7 WINDOW JAMB
Scale: 3" = 1'-0"

PREPARED FOR:
ANTHONY AND CHARLES J. RISOLA
181 THIRD STREET
CAMBRIDGE, MA

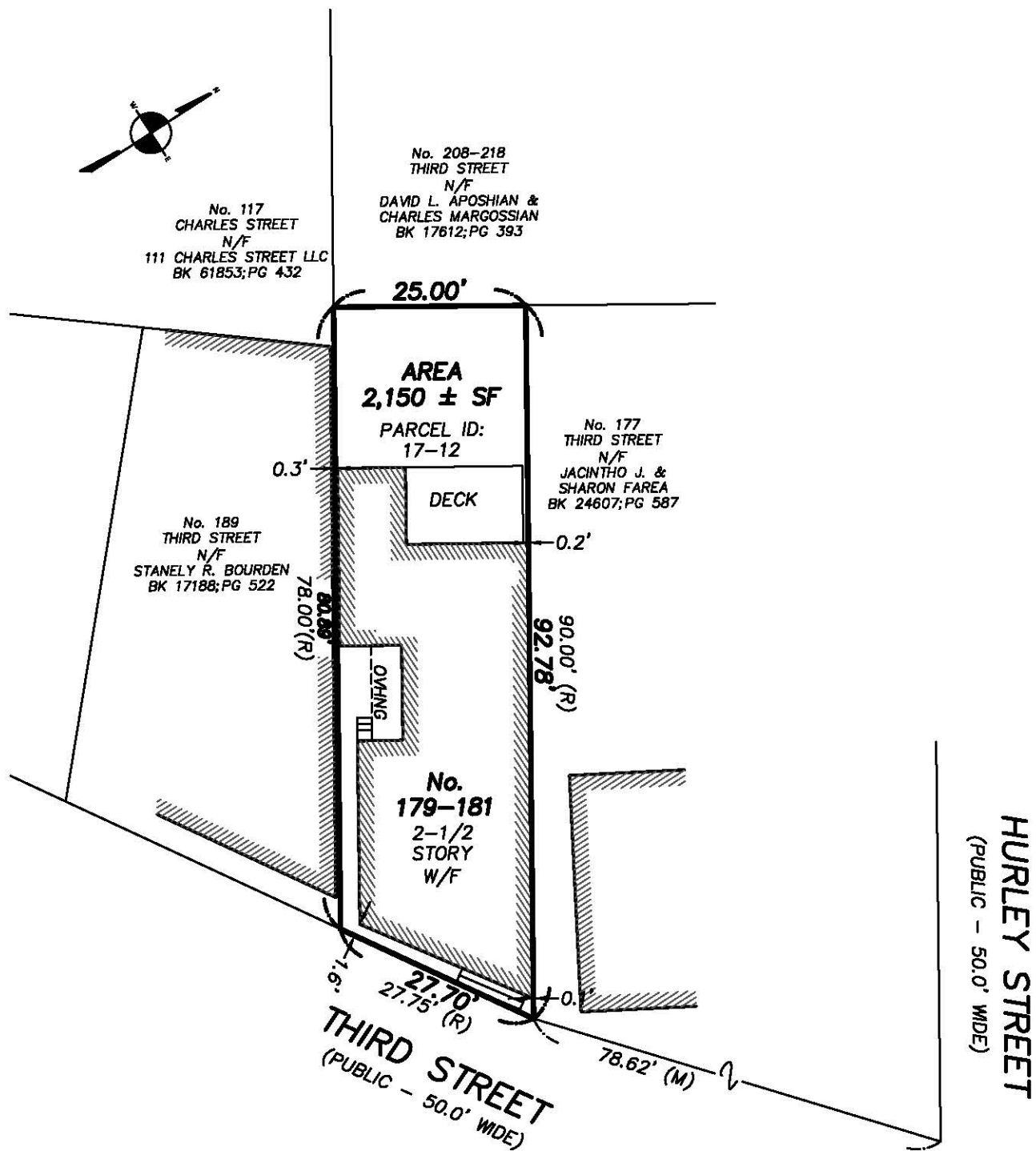
REFERENCES:
DEED: BK 26396; PG 196
PLAN: BK 2011; PG 704
BK 1987; PG 205

I CERTIFY THAT THIS PLAN WAS MADE FROM AN
INSTRUMENT SURVEY ON THE GROUND ON THE
DATE OF SEPTEMBER 13, 2018 AND ALL STRUCTURES
ARE LOCATED AS SHOWN HEREON.

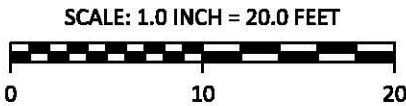
ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN
AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0577E
EFFECTIVE DATE: 06/04/2010



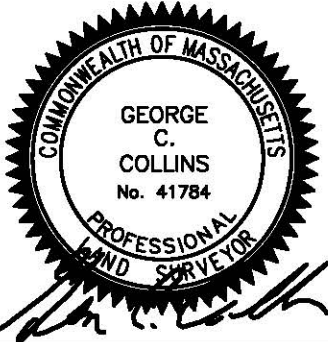
BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

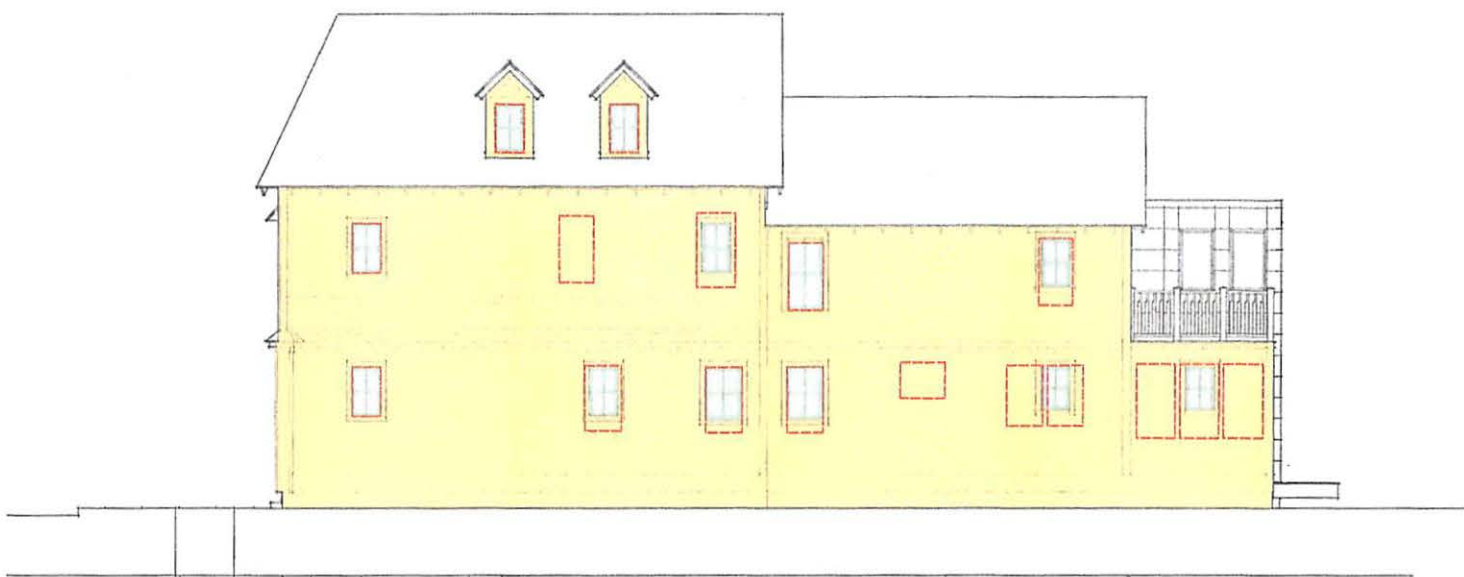


CERTIFIED PLOT PLAN
LOCATED AT
179-181 THIRD STREET
CAMBRIDGE, MA



FIELD:	GCC/SAP
DRAFT:	JCY
CHECK:	GCC
DATE:	08/29/18
JOB #	18-00475





- 1411 sf area North Elevation
- 179 sf Existing windows = 12.7%
- 88 sf Existing windows = 6.2%

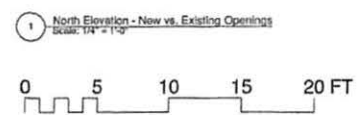
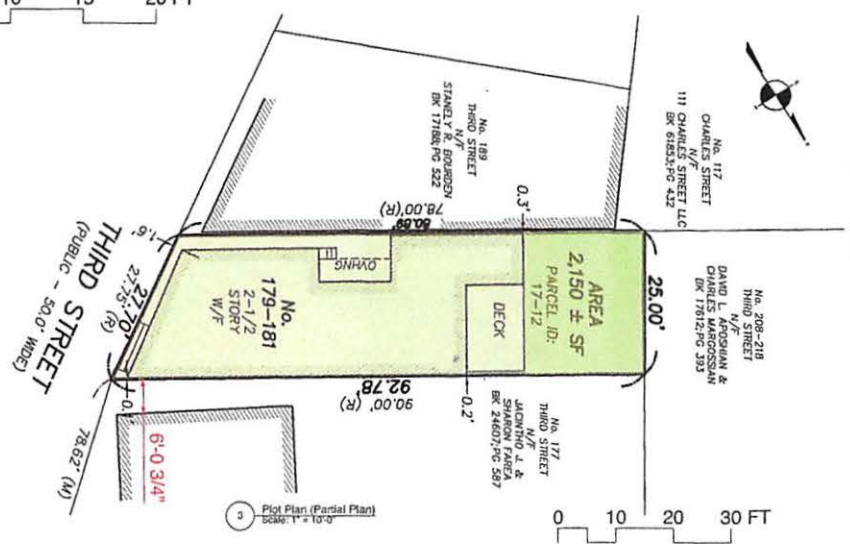


TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a
0 to less than 3 ^{b, c, e}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted ^a
	Unprotected, Sprinklered (UP, S)	Not Permitted ^a
	Protected (P)	Not Permitted ^a
3 to less than 5 ^{d, e}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)	15%
	Protected (P)	15%
5 to less than 10 ^{f, i}	Unprotected, Nonsprinklered (UP, NS)	10% ^h
	Unprotected, Sprinklered (UP, S)	25%
	Protected (P)	25%

2 Table 705.8 - IRC 2015 for new construction
Scale: 1/8" = 1'-0"



scale:	As Noted
drawn:	PHD
date:	12-Oct-18
project number:	1701
revision 1:	
revision 2:	
revision 3:	

project name

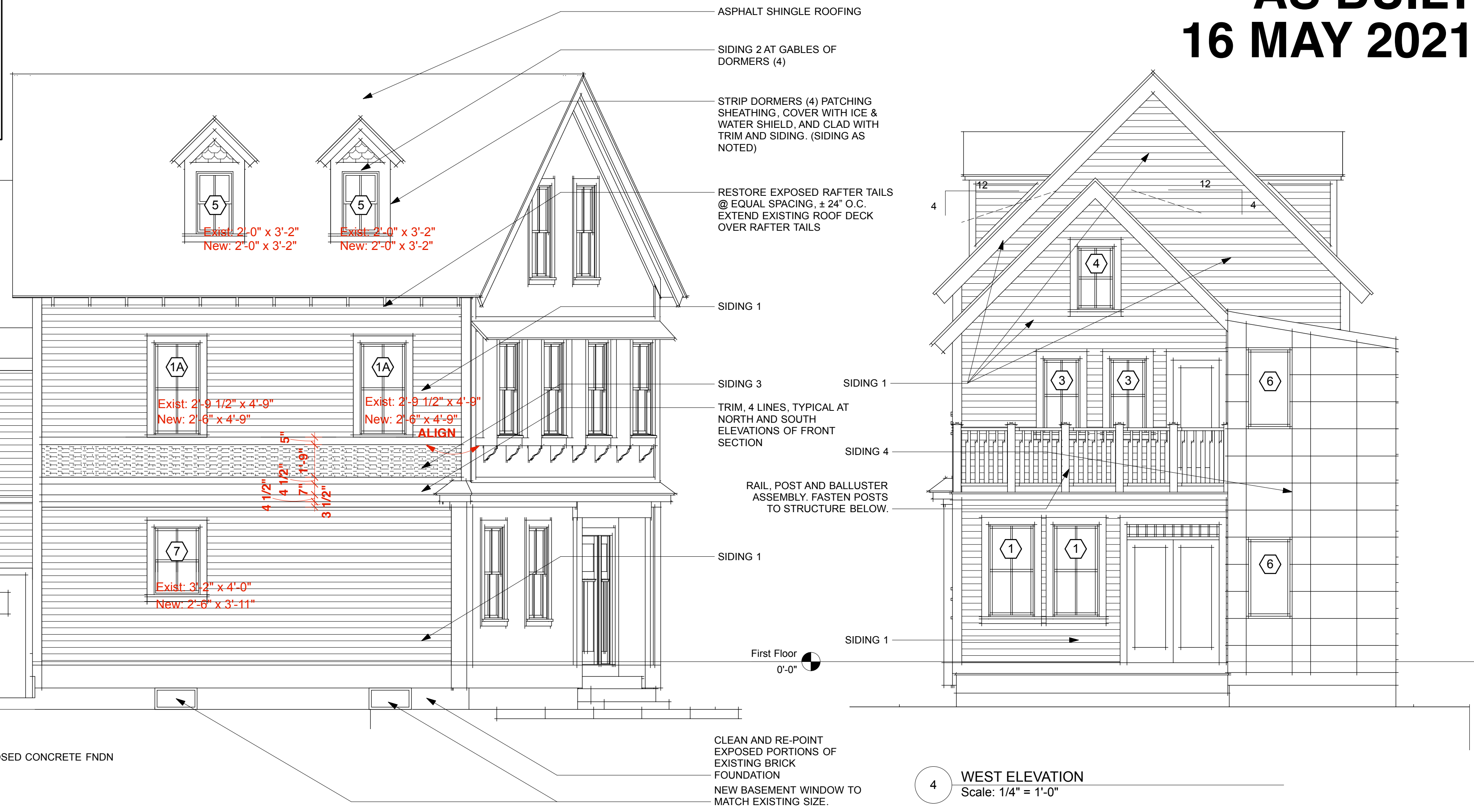
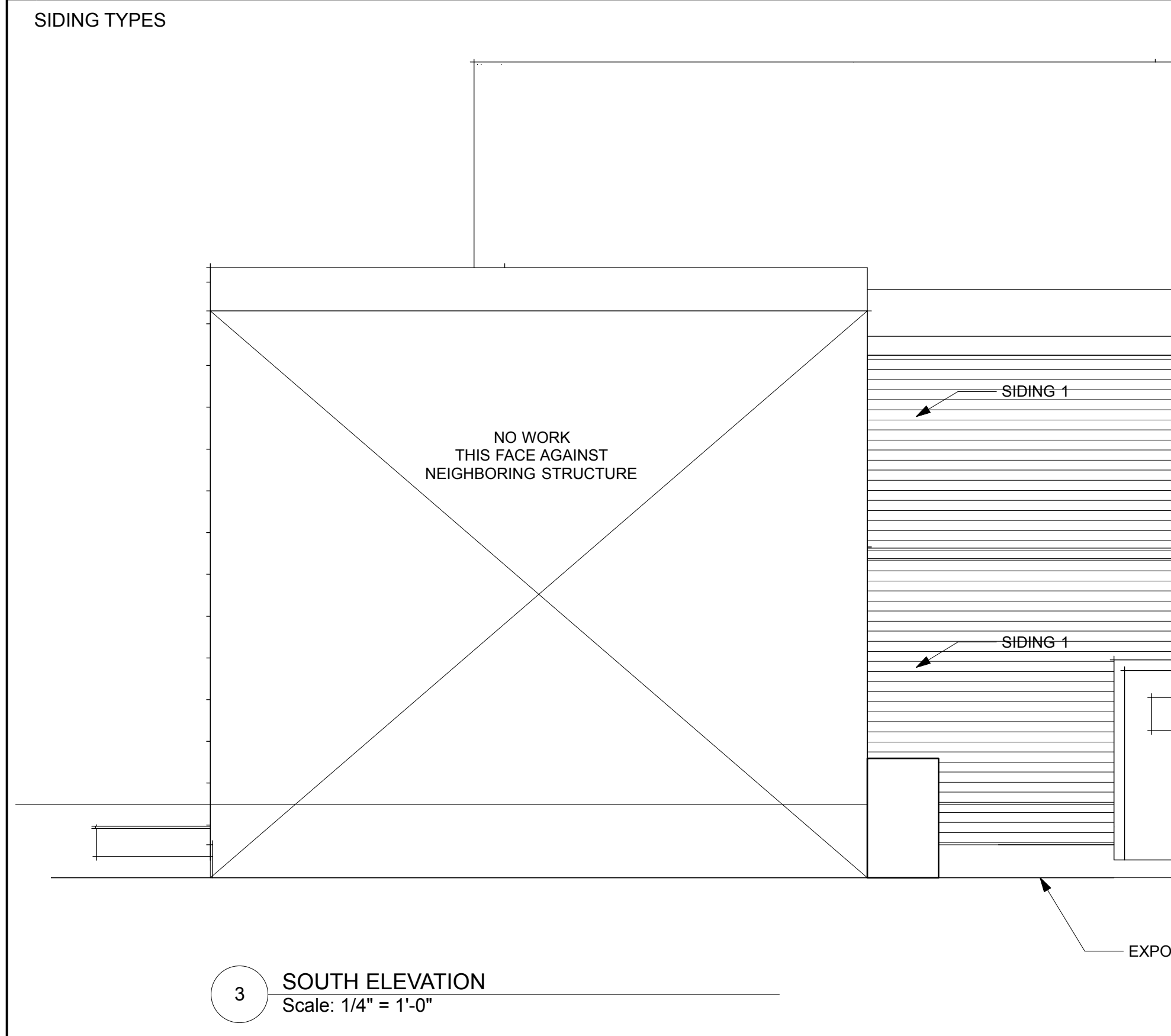
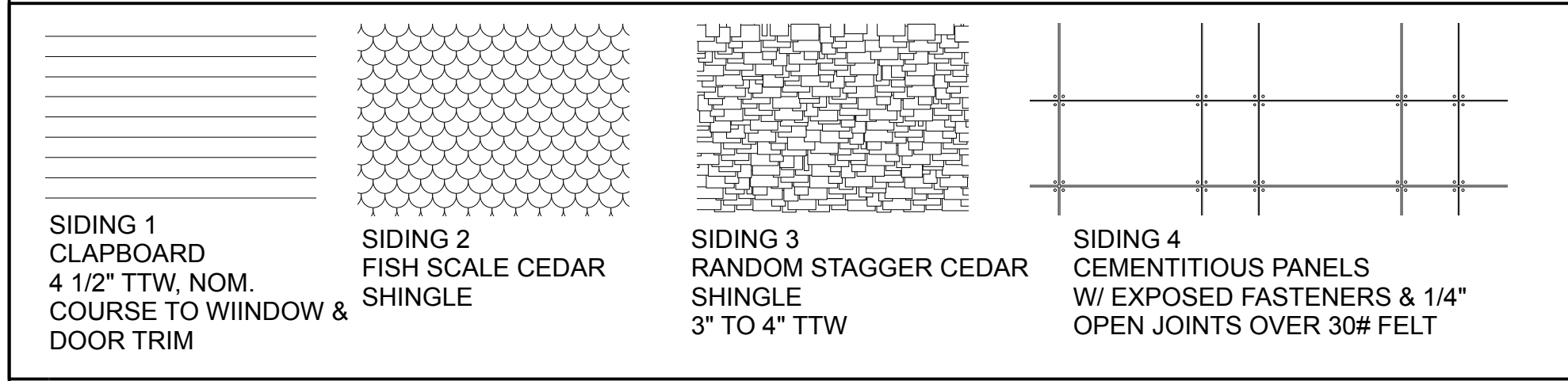
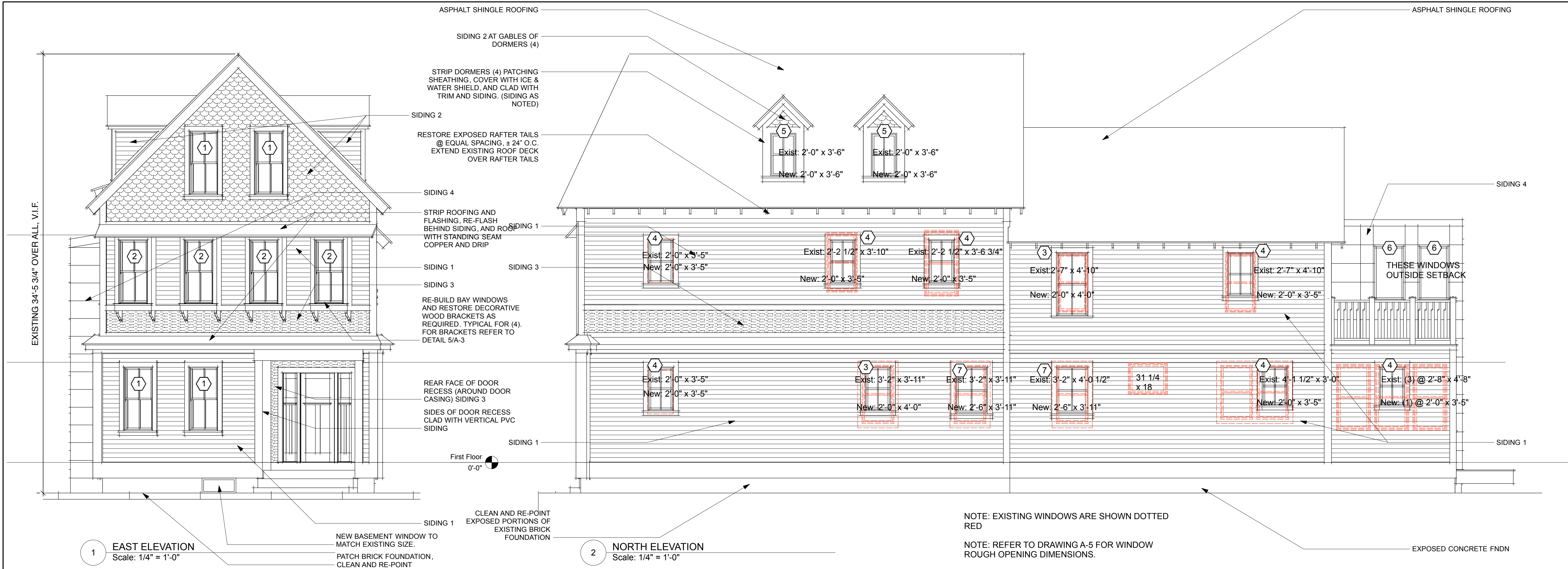
Third Street Cambridge

sheet title

Existing Windows

sheet number

SK-1



AS BUILT
16 MAY 2021

scale:	1/4" = 1'-0"
drawn:	Philo
date:	30-Mar-19
project number:	1701
revision 1:	
revision 2:	
revision 3:	

179-181 Third St.



1st Floor
Window



EXISTING 2ND FLOOR WINDOW





REFER TO
"AS BUILT
DRAWINGS"
SUBMITTED
w/APPLICATION



ARCHITECTURE
SHOWS THIS

BUT THIS
WAS INSTALLED
USING RIGHT
OPENING





November 4, 2021

Mr. Sanjeev Mohanti
175 Third Street
Cambridge, MA 02141

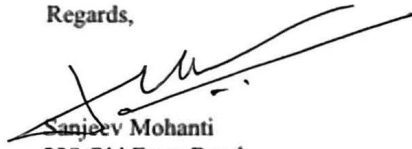
To whom it may concern,

I have been made aware that my neighbors, Mr. and Mrs. Charles Risola are applying for a special permit for their property at 179-181 Third Street to keep two of their windows open on the North-side of their property.

I would like to state that I approve of and appreciate all the work that has been done to the house and do not have any issues with the two front windows on the North-side staying open.

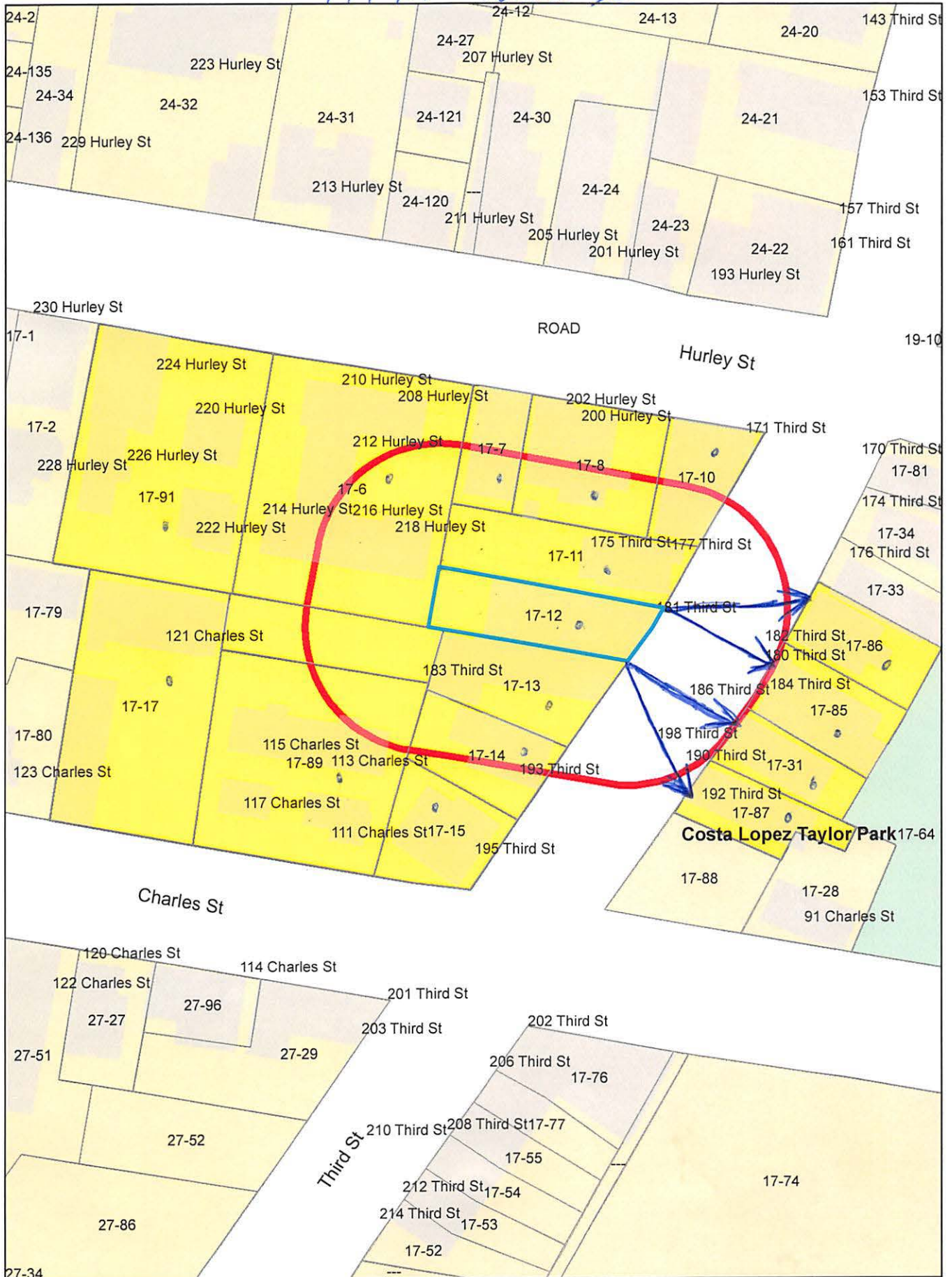
Please feel free to call me if you need additional information.

Regards,



Sanjeev Mohanti
228 Old Farm Road
Newton Ma
Cell:617-669-3455

179-181 Third St.



179-181 Third St.

Pelletier

17-85
CHENG SMITH, JASON & SANDRA CHENG SMITH
184-186 THIRD ST., UNIT #186
CAMBRIDGE, MA 02141

17-6
HOLDEN, ANDREW
208 HURLEY ST
CAMBRIDGE, MA 02141

17-12
RISOLA CHARLES J
TRS CR NOMINEE REALTY TR
121 E FOSTER ST
MELROSE, MA 02176

17-15
KORECKI, ROSE M. & HENRY R. KORECKI
195 THIRD ST
CAMBRIDGE, MA 02141-2138

17-31
MACEDO, WILLIAM M.,
TRUSTEE OF THE MACEDO FAMILY TRUST
47 EVANS ST
MEDFORD, MA 02155

17-86
HARMANN, DELPHINNE J.
180-182 THIRD ST. UNIT#180
CAMBRIDGE, MA 02141

17-6
LEE, WOJIN & MEESOOK LEE
210 HURLEY ST., #210
CAMBRIDGE, MA 02141

17-7
VON HIPPEL, ERIC & JESSE VON HIPPEL
TRS, OF THE EJVH NOM TRUST
75 CAMBRIDGE PKWY., #E709
CAMBRIDGE, MA 02142

17-13
COMMONS, MICHAEL L., PATRICE M. MILLER & THEIR
SUCCESSORS, TRS. COMMONS-MILLER
THIRD STREET REALTY TRUST
234 HURON AVE
CAMBRIDGE, MA 02138

17-14
ADARIO, JANE,
TRUSTEE THE JANE ADARIO REV TRUST
193 THIRD ST
CAMBRIDGE, MA 02141

17-85
SMITH, JASON CHENG & SANDRA CHENG SMITH
184-186 THIRD ST., #184
CAMBRIDGE, MA 02141

17-86
CANAVIN, SHANNON & KEVIN GOODRICH
182 THIRD ST
CAMBRIDGE, MA 02141

17-7
YUEN, NORMAN
206 HURLEY ST., #2
CAMBRIDGE, MA 02141

17-11
MOHANTI, SANJEEV & SAYAKO HONJO &
CITY OF CAMBRIDGE TAX TITLE
82 RINDGE ST
ARLINGTON, MA 02474

17-17
DEPRIMIO, JOSEPH T.,
TRUSTEE THE DEPRIMIO FAMILY REALTY TR
21 WENTWORTH COURT
MALDEN, MA 02148

17-87
HONJO, SAYAKO & SANJEEV MOHANTI
7 GRACE RD
NEWTON, MA 02459

17-6
SMITH, DOUGLAS P. E. & MARINA M. LIBERMAN
208-218 HURLEY ST., #212
CAMBRIDGE, MA 02141

17-8
PETRILLO, JOAN & ALBERT J. PETRILLO
200 HURLEY ST
CAMBRIDGE, MA 02141

17-91
KUNO, ALISA & ERIKA KUNO
TRUSTEES, THE ALISA KUNO FAM TRUST
226 HURLEY ST
CAMBRIDGE, MA 02141

17-91
JIMENEZ, ALVARO R.
224-1 HURLEY ST
CAMBRIDGE, MA 02141

17-89
LENNERTZ, TRACY J. & RYAN C. SOWINSKI
117 CHARLES ST., #117
CAMBRIDGE, MA 02141

17-89
NEWBY, GREGORY & HEE YEON SHIN
113 CHARLES ST
CAMBRIDGE, MA 02141

17-91
WANG, TONG & WEI ZHANG
844 MASSACHUSETTS AVE
LEXINGTON, MA 02420

17-89
DAS, AMARENDRA
111-117 CHARLES ST 111
CAMBRIDGE, MA 02141

17-91
SHARMA, APARA
220-226 HURLEY ST., #220
CAMBRIDGE, MA 02141

17-91
ZHENG KEXIN & BIN XIAO
220-226 HURLY ST UNT 224-2
CAMBRIDGE, MA 02141

17-10
AMOROSO, JOSEPH A., JR.
TR. OF AMOROSO REALTY TRUST
161 THIRD ST
CAMBRIDGE, MA 02141-1795

17-91
LEE, AMY SHIN-YUN
224-226 HURLEY ST UNIT 224/3
CAMBRIDGE, MA 02139

17-6
CHEN ALEX JIANZHONG
216 HURLEY ST
CAMBRIDGE, MA 02139

17-6
VERNER, EMIL
208-218 HURLEY ST UNIT 214
CAMBRIDGE, MA 02141

179-181 Hurley St .

17-89

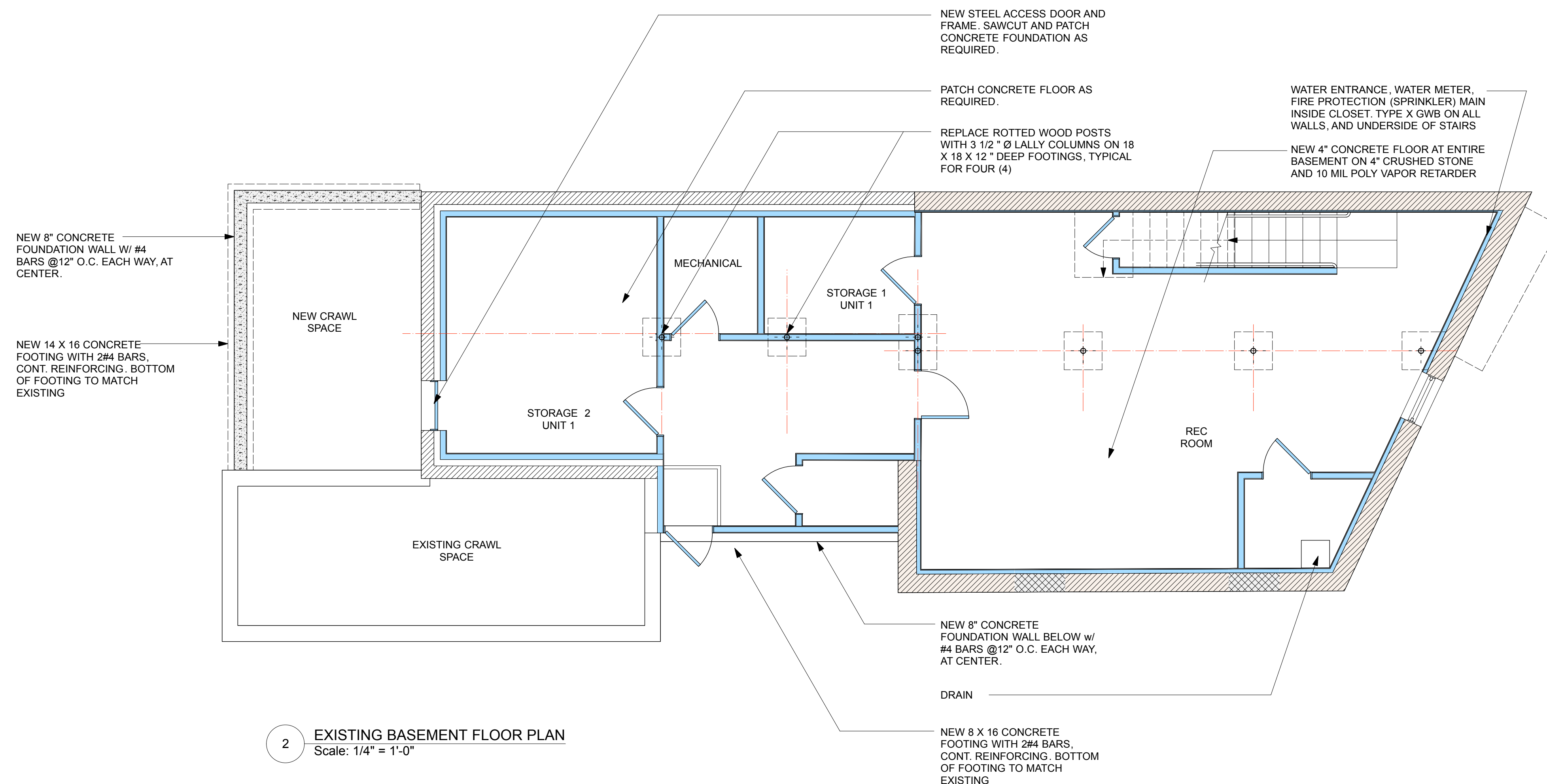
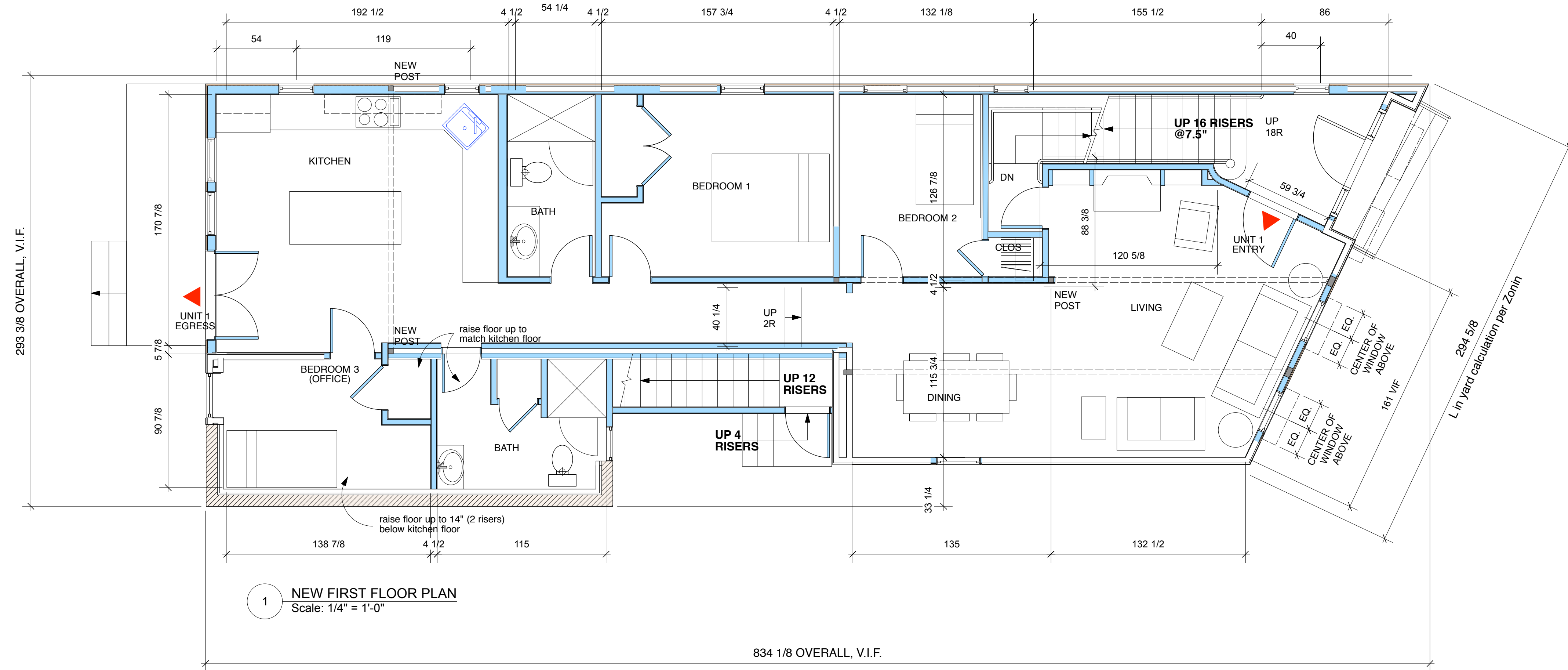
ZHANG ZHEMING & HUA JIANG
2616 ROCK RIDGE CT
ANN ARBOR, MI 48103

17-7

WANG DAKUO & YISI SANG
206 HURLEY ST - UNIT 1
CAMBRIDGE, MA 02141

17-6

LI XING
218 HURLEY ST
CAMBRIDGE, MA 02141



AS BUILT
16 MAY 2021

scale:	1/4" = 1'-0"
drawn:	Philo
date:	30-Mar-19
project number:	1701
revision 1:	1-Mar-20
revision 2:	
revision 3:	