



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017300-2020

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : 17 Ellsworth Avenue, LLC - C/O Sarah Like Rhatigan, Esq.

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

LOCATION OF PROPERTY : 17 Ellsworth Ave Cambridge, MA

TYPE OF OCCUPANCY : Two-family residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Addition & New window within side yard setback

DESCRIPTION OF PETITIONER'S PROPOSAL :

Construct rear egress landing and stairs within required space between the front and rear structures on the lot requiring a variance. Install new basement window opening within right side yard setback requiring special permit.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000	Section 5.31.1 (Table of Dimensional Requirements).
Article 5.000	Section 5.13 (Separation of Buildings).
Article 8.000	Section 8.22.3 (Non-Conforming Structure).
Article 8.000	Section 8.22.2.C (Alteration to Non-Conforming Structure).
Article 10.000	Section 10.30 (Variance). and 10.40 (Special Permit).

Original Signature(s) : 

(Petitioner(s) / Owner)

Sarah Like Rhatigan, Esq., Attorney for
Petitioner, 17 Ellsworth Avenue, LLC
Trilogy Law LLC,
12 Marshall St. Boston MA 02108

Address :

Tel. No. :

617-543-7009

E-Mail Address :

Sarah@trilogylaw.com

Date : 7/13/2020

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Handwritten signature or initials in the bottom left area.

Handwritten text block in the bottom left, possibly a list or set of instructions.

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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:

The Petitioner seeks relief from Article 5, Section 5.3 Dimensional Standards and specifically Section 5.13 with respect to the required distance between buildings on a lot. This property consists of two, single-family structures: a front building originally constructed in approximately 1865, being renovated, and a new single-family structure located behind. The renovation and new construction are underway pursuant to a building permit previously issued by the City of Cambridge. The petitioner seeks to make modifications to the approved plans in order to construct a rear landing and stairs off the rear of the front building on the property, in order to create a means of egress from the first floor of the front building down to the patio and yard. The landing and stairs would vastly improve the egress conditions for future owners, while minimizing negative impacts to the neighboring properties and this historic neighborhood. The landing and stairs would only minimally encroach (less than 3 feet) into required space between the two buildings required pursuant to Article 5, Section 5.13 of the Cambridge Zoning Ordinance of 11.2 feet.

The shortest distance measured between the exterior foundation walls of the two buildings is 11.9 ft, which is greater than the minimum required distance of 11.2 feet. The landing and stairs located within the space between the buildings meet the requirements described in Article 5, Section 5.24.1 ("unenclosed steps, unroofed porches and the like which do not project more than ten (10) feet beyond the line of the foundation wall and which are not over four (4) feet above the average level of the adjoining ground"), and thus pursuant to Section 5.24.1, the landing and stairs should be allowed to "extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built." Under this interpretation, the landing and stairs would be permissible, without requirement of a variance. However, in the event that the Board does not agree with this interpretation and in the alternative, the Petitioner hereby requests the Board find that the modest encroachment requested in this application be allowed as a variance, since a literal enforcement of the ordinance would impose substantial hardship, both financial and otherwise, prohibiting the Petitioner from making a desirable improvement to this home.

- 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 hardships described herein are owing to the unique circumstances relating to the structure, the topography (sloping down) of the lot, which results in the necessity of a rear landing and stairs down from the first floor to grade at the rear of the structure. Additionally, the front building is an historic structure, and the design of the second egress is constrained by historic design considerations that are unique to this property.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1) Substantial detriment to the public good for the following reasons:

The requested relief may be granted without any detriment to the public good, because the encroachment into the space between the two buildings is minimal (less than 3 feet), and will not be visible to the public. There will be no negative impacts to the abutters. In fact, the siting of the landing and stairs will pose the least impact on abutters, due to their location tucked behind the existing front building. Any alternative location for this second means of egress would be less desirable and more detrimental to the public good, by creating more substantial encroachment into the right-side setback, or jutting out left of the structure and thereby detracting from the historic design of the front building and intruding into the open space.

There will be no impacts to the District in terms of street congestion or adequate parking on account of the relief requested herein. In allowing this zoning relief, the Board will allow for the Petitioner to vastly improve the egress conditions for the front building, and allow for the preservation of open space on the property.

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

Consistent with the stated 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:

- a) Create quality housing with valued open space for the benefit of the Petitioner, abutters, and successor owners.
- b) Not result in use or activity not otherwise permitted in the ordinance.
- c) Not result in negative impacts listed in the 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 your own 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 17 Ellsworth 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:

Petitioner seeks to add one basement window on the right side of the front building on the property. This new window is necessary and desirable to improve light and air ventilation in the basement of this building. As it is located on the right side of the building which is pre-existing, nonconforming within the side yard setback, the installation of the window requires a special permit in accordance with Section 8.22.1.d.

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:

Proposed renovation project will result in no additional traffic, change in traffic, or change in the established neighborhood character, but will vastly improve the conditions within the home.

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:

No change in use will occur as a result of the proposed basement window of the house, and adjacent uses will not be adversely affected by the requested special permit relief. The basement window will be screened from view of the neighboring property by plantings and a four-foot high picket fence and will therefore not be seen by the immediate neighbors or the public passing by on the street.

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:

As described above, no nuisance or hazard will be created as a result of the proposed special permit relief, as the basement window will be screened from view of the neighboring property by plantings and a four-foot high picket fence.

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 District or adjoining district, because the new basement window will be in keeping with standard residential construction and consistent with neighborhood uses.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Trilogy Law LLC **PRESENT USE/OCCUPANCY:** Two-family residence
LOCATION: 17 Ellsworth Ave Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Two-family residence

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		4,302 sf	4,302 sf	4,671 sf	(max.)
<u>LOT AREA:</u>		6,228 sf	6,228 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.69	0.69	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		3,114 sf	3,114 sf	1,500 sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	60 ft	60 ft	50 ft	(min.)
	DEPTH	103.5 ft	103.5	--	
<u>SETBACKS IN FEET:</u>	FRONT	13.2 ft	13.2 ft	14.3 ft	(min.)
	REAR	21.8 ft	21.8 ft	21.0 ft	(min.)
	LEFT SIDE	8.5 ft	8.5 ft	7.5 ft	(min.)
	RIGHT SIDE	5.7 ft	5.7 ft	7.5 ft	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	34.7/32.5 ft	34.7/32.5 ft	35 ft	(max.)
	LENGTH	--	--	--	
	WIDTH	--	--	--	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		63%	63%	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		11.9 ft	8.4 ft	11.2 ft	(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 are two, single-family structures on the lot, a front and a rear structure.

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'.



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

2020 JUL 16 PM 2:50

BZA APPLICATION FORM

GENERAL INFORMATION

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No. BZA-017300-2020

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

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

Article 10.000 Section 10.30 (Variance). and 10.40 (Special Permit).

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(Petitioner(s) / Owner)

Sarah Like Rhatigan, Esq., Attorney for
Petitioner, 17 Ellsworth Avenue, LLC
Trilogy Law LLC,
12 Marshall St. Boston MA 02108

Address :

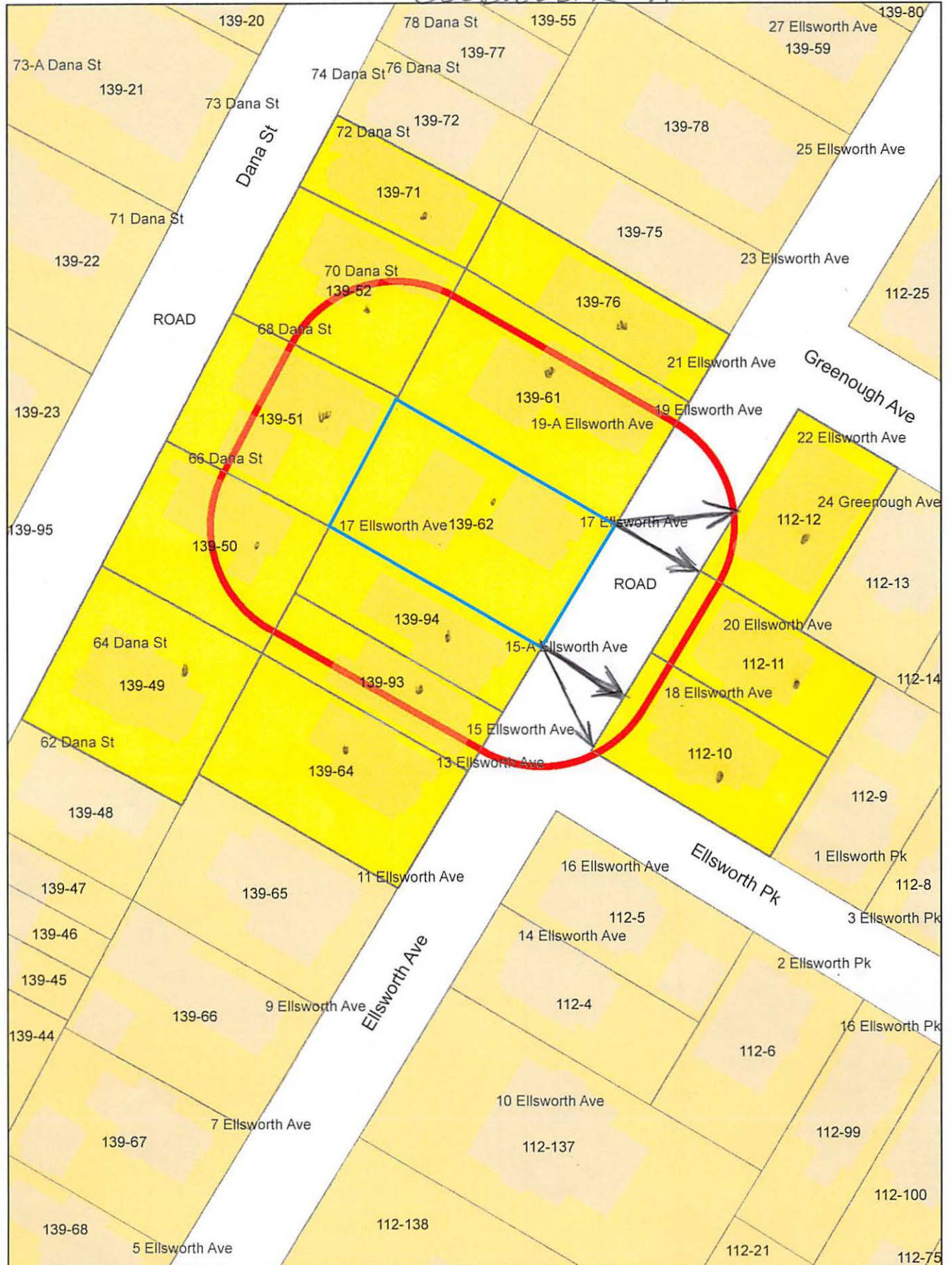
Tel. No. : 617-543-7009

E-Mail Address : Sarah@trilogylaw.com

Date :

7/13/2020

17 Ellsworth Ave



17 Ellsworth Ave

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

112-10
MCCALLUM, ROBERT, JR & SANDRA MCCALLUM
18 ELLSWORTH AVE
CAMBRIDGE, MA 02139

112-12
STEINBERG, ROBERT J. & SURA STEINBERG
22 ELLSWORTH AVE
CAMBRIDGE, MA 02139-1037

139-61
HAVERTY, DEBORAH A.
TRUSTEE OF HAVERTY FAMILY TRUST
19 ELLSWORTH AVE
CAMBRIDGE, MA 02139

139-76
HERLANDS, LOUIS
21 ELLSWORTH AVE., UNIT #1
CAMBRIDGE, MA 02139

139-52
SMITH, ELISE K.
70 DANA ST
CAMBRIDGE, MA 02138-4309

139-62
OCONNELL, MAUREEN
17 ELLSWORTH AVE.
CAMBRIDGE, MA 02138

139-64
SCHIRM. CLAIR W., JR. , PAMELA J. SCHIRM
PETER K. SHEFFIELD III & MELANIE M.
13 ELLSWORTH AVE
CAMBRIDGE, MA 02139

139-50
DOEBELE, JUSTIN W., SAMUEL K. & WILLIAM L.
C/O OXFORD STREET REALTY, INC.
1644 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

139-61
HAVERTY, MARGARET
19 ELLSWORTH AVE., UNIT #19
CAMBRIDGE, MA 02139

139-71
72 DANA STREET LLC
14 CRESCENT ST
SOMERVILLE, MA 02145

139-76
DEMPSEY, SAYA & DANIEL ERKER
21 ELLSWORTH AVE., #3
CAMBRIDGE, MA 02139

139-93
SABBEY, JOHN G. & ESTHER C SABBEY
15 ELLSWORTH AVE
CAMBRIDGE, MA 02139-1009

139-49
MEDEIROS, R. MARGARET
TR OF R.MARGARET MEDEIROS FAMILY TRUST.
64 DANA ST
CAMBRIDGE, MA 02138

139-76
STONE, ANDREW C. & SUSAN E. MOODY
21 ELLSWORTH AVE., #2
CAMBRIDGE, MA 02138

139-94
NELKEN, RAN M. & AVIV REGEV
15A ELLSWORTH AVE
CAMBRIDGE, MA 02139

112-11
SCHOOLER, RICHARD &
CHANTAL EIDE TRUSTEES
20 ELLSWORTH AVE 2
CAMBRIDGE, MA 02139

112-11
MAZIARZ, CASIMIR L.
29 MSGR. LYDON WAY#3
DORCHESTER, MA 02124

139-51
DOEBELE, WILLIAM A. & MARY VOURAS
TR. OF MARY VOURAS REVOCABLE TRUST
68 DANA ST
CAMBRIDGE, MA 02138

UNISON DEVELOPMENT PROJECT

**17 Ellsworth Avenue
Cambridge, MA 02139**

**PLAN SET SUBMITTED TO BOARD OF ZONING APPEAL
IN SUPPORT OF APPLICATION FOR VARIANCE AND
SPECIAL PERMIT**

JUNE 17, 2020

LDa
ARCHITECTURE & INTERIORS

222 Third Street, Suite 3212 tel: 617 621-1455
Cambridge, MA 02142 fax 617 621-1477
www.LDa-Architects.com

DOOR SCHEDULE

NEW CONSTRUCTION						
NUMBER	ROOM #	ROOM NAME	WIDTH	HEIGHT	THICKNESS	TYPE
001A	001	REC ROOM	1'-6"	6'-0"	1 3/4"	INTERIOR SINGLE SWING
001B	001	REC ROOM	2'-10"	5'-5"	2 1/4"	EXTERIOR SINGLE SWING
003A	003	LAUNDRY	3'-0"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
004A	004	STORAGE	3'-0"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
005A	005	MECHANICAL	3'-0"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
005A	005	BEDROOM #4	3'-0"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
005A	005	BATHROOM #3	2'-6"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
101A	101	ENTRY	3'-0"	6'-0"	2 1/4"	EXTERIOR SINGLE SWING
102A	102	POWDER ROOM	2'-6"	5'-5"	1 3/4"	INTERIOR SINGLE SWING
201A	201	STAIR HALL	2'-6"	7'-0"	1 3/4"	INTERIOR SINGLE SWING
202A	202	BATHROOM	2'-6"	7'-0"	1 3/4"	INTERIOR SINGLE SWING
203A	203	BEDROOM #1	2'-6"	7'-0"	1 3/4"	INTERIOR SINGLE SWING
204A	204	CLOSET	2'-6"	7'-0"	1 3/4"	INTERIOR SINGLE SWING
205A	205	MASTER BEDROOM	2'-6"	7'-0"	1 3/4"	INTERIOR SINGLE SWING
205B	205	MASTER BEDROOM	3'-0"	7'-0"	1 3/4"	EXTERIOR SINGLE SWING
205A	205	MASTER BATHROOM	2'-6"	7'-0"	1 3/4"	INTERIOR SINGLE SWING
205B	205	MASTER BATHROOM	2'-4"	7'-0"	1 3/4"	INTERIOR SINGLE SWING
207A	207	MASTER CLOSET	2'-6"	7'-0"	1 3/4"	INTERIOR SINGLE SWING
302A	302	BATHROOM #2	2'-8"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
302B	302	BATHROOM #2	2'-4"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
303A	303	BEDROOM #2	2'-8"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
304A	304	BATHROOM #3	2'-6"	6'-5"	1 3/4"	INTERIOR SINGLE SWING

RENOVATION						
NUMBER	ROOM #	ROOM NAME	WIDTH	HEIGHT	THICKNESS	TYPE
002A	002	DEI	3'-0"	7'-0"	2 1/4"	EXTERIOR SINGLE SWING
003A	003	GUEST BEDROOM	2'-8"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
003B	003	GUEST BEDROOM	3'-0"	6'-5"	1 3/4"	INTERIOR DOUBLE SWING
003C	003	GUEST BEDROOM	3'-0"	6'-5"	1 3/4"	INTERIOR DOUBLE SWING
004A	004	GUEST BATHROOM	2'-6"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
005A	005	LAUNDRY/STORAGE	2'-6"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
005B	005	LAUNDRY/STORAGE	2'-6"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
101A	101	ENTRY	3'-0"	6'-5"	2"	EXTERIOR SINGLE SWING
101B	101	ENTRY	2'-4"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
102A	102	POWDER ROOM	2'-4"	7'-3"	2 1/4"	EXTERIOR DOUBLE SWING
103A	103	POWDER ROOM	2'-4"	6'-5"	1 3/4"	INTERIOR POCKET DOOR
203A	203	CLOSET	2'-6"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
204A	204	MASTER BATHROOM	2'-6"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
204B	204	MASTER BATHROOM	2'-4"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
205A	205	MASTER BEDROOM	2'-8"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
205A	205	CLOSET	2'-4"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
301A	303	BATHROOM	2'-4"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
301B	302	MECHANICAL	2'-4"	6'-5"	1 3/4"	INTERIOR SINGLE SWING
304A	304	BEDROOM	2'-6"	6'-5"	1 3/4"	INTERIOR SINGLE SWING

WINDOW SCHEDULE

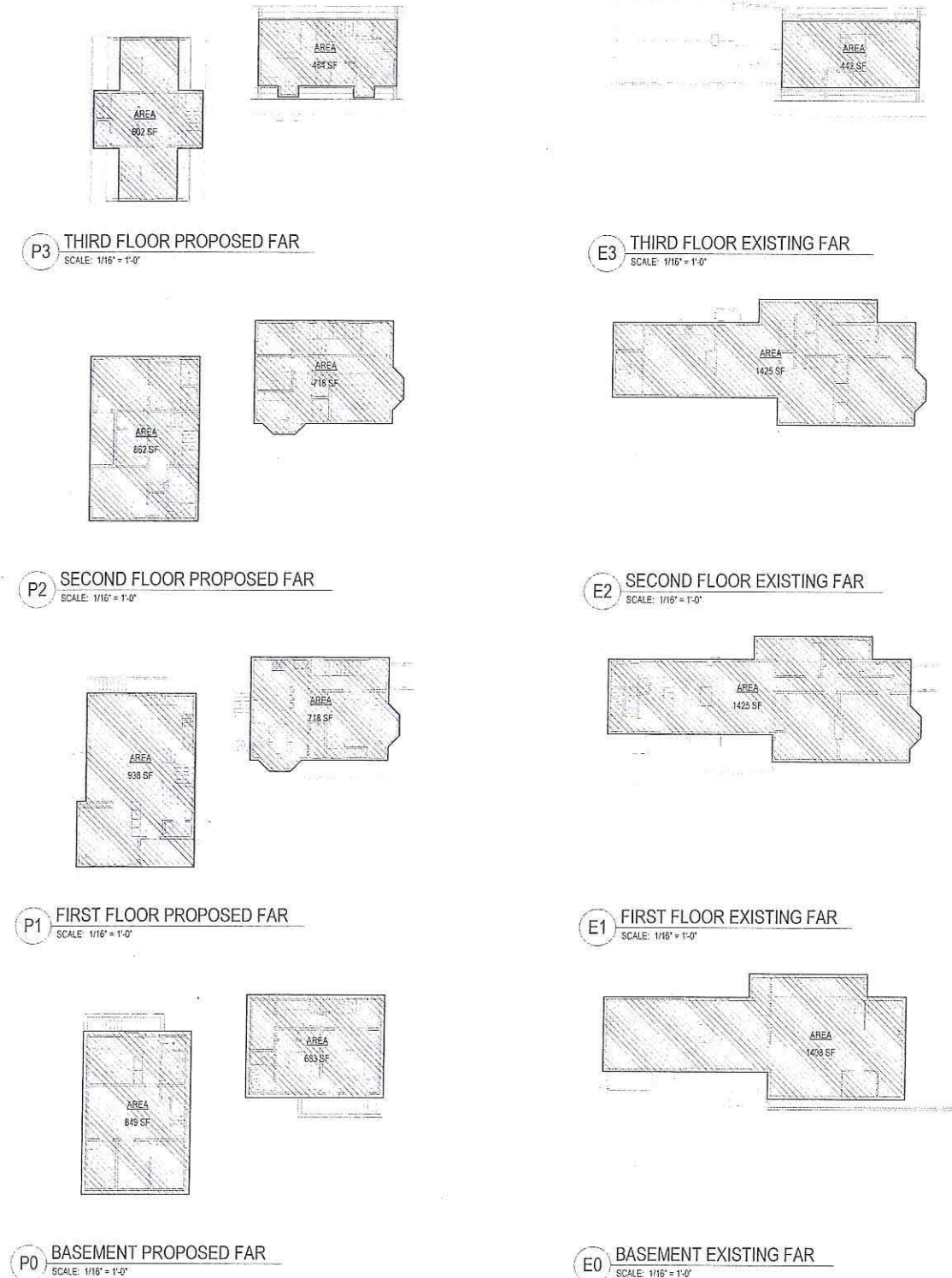
NEW CONSTRUCTION			
NUMBER	FRAME WIDTH	FRAME HEIGHT	NOTES
001	3'-1 3/8"	5'-5"	DOUBLE HUNG CUH3226(E)
101	3'-4"	6'-11 1/8"	FIXED CUCA4004(T)
102	3'-4"	6'-11 1/8"	FIXED CUCA4004(T)
103	3'-4"	6'-11 1/8"	FIXED CUCA4004(T)
104	3'-0"	3'-11 1/8"	FIXED CUCA3548
105	3'-0"	3'-11 1/8"	FIXED CUCA3548
106	3'-0"	6'-11 1/8"	FIXED CUCA3548(T)
107	3'-0"	6'-11 1/8"	FIXED CUCA3548(T)
108	5'-5"	6'-11 1/8"	FIXED CUCA CUSTOM(T)
109	5'-5"	6'-11 1/8"	FIXED CUCA CUSTOM(T)
110	3'-0"	6'-11 1/8"	FIXED CUCA3548(T)
111	10'-0"	6'-0"	BI-FOLD DOOR 2L1R; UNIDIRECTIONAL W/ OPERATING PANEL
112	3'-4"	6'-11 1/8"	FIXED CUCA4004(T)
113	3'-4"	6'-11 1/8"	FIXED CUCA4004(T)
114	3'-1 3/8"	5'-5"	DOUBLE HUNG CUH3226
115	3'-1 3/8"	5'-5"	DOUBLE HUNG CUH3226
116	3'-1 3/8"	4'-9"	DOUBLE HUNG CUH3224
201	2'-11 3/8"	5'-5"	DOUBLE HUNG CUH3226
202	3'-5 3/8"	5'-5"	DOUBLE HUNG CUH3226
203	3'-5 3/8"	5'-5"	DOUBLE HUNG CUH3226
204	3'-5 3/8"	5'-5"	DOUBLE HUNG CUH3226
205	2'-11 3/8"	5'-5"	DOUBLE HUNG CUH3226
206	3'-1 3/8"	5'-5"	DOUBLE HUNG CUH3226(E)
207	3'-1 3/8"	5'-5"	DOUBLE HUNG CUH3226(E)
208	3'-1 3/8"	5'-5"	DOUBLE HUNG CUH3226(E)
209	3'-1 3/8"	5'-5"	DOUBLE HUNG CUH3226(E)
210	3'-1 3/8"	5'-5"	DOUBLE HUNG CUH3226(E)
211	3'-1 3/8"	5'-5"	DOUBLE HUNG CUH3226(E)
212	3'-1 3/8"	5'-5"	DOUBLE HUNG CUH3226(E)
213	3'-1 3/8"	5'-5"	DOUBLE HUNG CUH3226(E)
214	3'-1 3/8"	5'-5"	DOUBLE HUNG CUH3226
301	3'-4"	3'-3 1/8"	FIXED CUAWN4040
302	3'-4"	3'-3 1/8"	FIXED CUAWN4040
303	3'-4"	3'-3 1/8"	FIXED CUAWN4040
304	3'-1 3/8"	5'-5"	DOUBLE HUNG CUH3226(E)
305	3'-4"	3'-3 1/8"	AWNING CUAWN4040
306	3'-4"	3'-3 1/8"	AWNING CUAWN4040
307	3'-1 3/8"	5'-5"	DOUBLE HUNG CUH3226(E)
401	3'-0"	5'-0"	CURB MOUNTED SKYLIGHT
402	3'-0"	5'-0"	CURB MOUNTED SKYLIGHT
403	3'-0"	5'-0"	CURB MOUNTED SKYLIGHT
404	3'-0"	5'-0"	CURB MOUNTED SKYLIGHT
405	3'-0"	5'-0"	CURB MOUNTED SKYLIGHT

RENOVATION			
NUMBER	FRAME WIDTH	FRAME HEIGHT	NOTES
001	2'-8"	3'-11 1/8"	CASEMENT CUCA3248
002	2'-8"	3'-11 1/8"	CASEMENT CUCA3248
003	2'-8"	3'-11 1/8"	CASEMENT CUCA3248(E)
004	2'-8"	2'-7 1/8"	AWNING CUAWN3232
005	2'-8"	2'-7 1/8"	AWNING CUAWN3232
101	1'-6"	6'-4"	CUSTOM DOUBLE HUNG, MATCH EXISTING WINDOW OPENING DIMENSIONS V.I.F.
102	3'-0"	6'-4"	CUSTOM DOUBLE HUNG, MATCH EXISTING WINDOW OPENING DIMENSIONS V.I.F.
103	1'-5"	6'-4"	CUSTOM DOUBLE HUNG, MATCH EXISTING WINDOW OPENING DIMENSIONS V.I.F.
104	3'-0"	6'-4"	CUSTOM DOUBLE HUNG, MATCH WINDOW #102
105	3'-0"	6'-4"	CUSTOM DOUBLE HUNG, MATCH WINDOW #102
106	2'-7 3/8"	4'-9"	DOUBLE HUNG WUDH2624
107	1'-5"	6'-4"	CUSTOM DOUBLE HUNG, MATCH WINDOW #101
108	3'-0"	6'-4"	CUSTOM DOUBLE HUNG, MATCH WINDOW #102
109	1'-6"	5'-4"	CUSTOM DOUBLE HUNG, MATCH WINDOW #101
110	2'-11 3/8"	4'-1"	DOUBLE HUNG CUH3200
111	2'-7 3/8"	4'-9"	DOUBLE HUNG WUDH2624
112	2'-11 3/8"	5'-5"	DOUBLE HUNG CUH3208
201	3'-0"	5'-5"	CUSTOM DOUBLE HUNG, MATCH WINDOW #203
202	1'-5"	5'-5"	CUSTOM DOUBLE HUNG, MATCH EXISTING WINDOW OPENING DIMENSIONS V.I.F.
203	3'-0"	5'-5"	CUSTOM DOUBLE HUNG, MATCH EXISTING WINDOW OPENING DIMENSIONS V.I.F.
204	1'-5"	5'-5"	CUSTOM DOUBLE HUNG, MATCH EXISTING WINDOW OPENING DIMENSIONS V.I.F.
205	3'-0"	5'-5"	CUSTOM DOUBLE HUNG (E), MATCH WINDOW #203
206	3'-0"	5'-5"	CUSTOM DOUBLE HUNG (E), MATCH WINDOW #203
207	2'-7 3/8"	4'-9"	DOUBLE HUNG WUDH2624
208	1'-5"	5'-5"	CUSTOM DOUBLE HUNG, MATCH WINDOW #202
209	3'-0"	5'-5"	CUSTOM DOUBLE HUNG, MATCH WINDOW #203
210	1'-5"	5'-5"	CUSTOM DOUBLE HUNG, MATCH WINDOW #202
211	2'-7 3/8"	4'-9"	DOUBLE HUNG WUDH2624
212	2'-7 3/8"	4'-9"	DOUBLE HUNG WUDH2624
213	2'-7 3/8"	4'-9"	DOUBLE HUNG WUDH2624
214	3'-0"	5'-5"	CUSTOM DOUBLE HUNG, MATCH WINDOW #203
215	3'-0"	5'-5"	CUSTOM DOUBLE HUNG, MATCH WINDOW #203
216	3'-0"	5'-5"	CUSTOM DOUBLE HUNG, MATCH WINDOW #203
217	3'-0"	5'-5"	CUSTOM DOUBLE HUNG, MATCH WINDOW #203
301	2'-11 3/8"	5'-5"	DOUBLE HUNG CUH3208
302	2'-8"	2'-11 1/8"	CASEMENT CUCA3036
303	1'-9"	3'-1 7/8"	VELUX VS C04
304	2'-8"	2'-11 1/8"	CASEMENT CUCA3036
305	2'-11 3/8"	5'-5"	DOUBLE HUNG CUH3226(E)

FLOOR AREA RATIO DATA

FLOOR	EXISTING HOUSE	PROPOSED RENOVATION	PROPOSED NEW CONSTRUCTION	TOTAL PROPOSED
BASEMENT	1,408 SF	883 SF	849 SF	1,532 SF
FIRST FLOOR	1,425 SF	718 SF	938 SF	1,656 SF
SECOND FLOOR	1,425 SF	718 SF	692 SF	1,850 SF
ATTIC	442 SF	454 SF	602 SF	1,098 SF
TOTAL FLOOR AREA (NOT INCLUDING BASEMENT)	3,292 (0.53)	1,900 (0.30)	2,402 (0.39)	4,302 (0.69)
F.A.R. ALLOWABLE AREA	4,671 (0.75)	4,671 (0.75)	4,671 (0.75)	4,671 (0.75)

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UNISON DEVELOPMENT PROJECT

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ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD
CONSERVATION DISTRICT SUBMISSION
REVISION:

DATE: 03/25/2019
SCALE: As indicated
DRAWN: DR
CHECKED: JOKS
SHEET INFO:
FAR DIAGRAMS & WINDOW SCHEDULE

G100

19 ELLSWORTH AVE (LOT SIZE: 6,435 SF) - MAIN HOUSE FOOTPRINT: 735 SF - TOTAL BUILDING FOOTPRINT: 1,958 SF (30.4%)
17 ELLSWORTH AVE (LOT SIZE: 6,228 SF) - MAIN HOUSE FOOTPRINT: 701 SF - EXISTING BUILDING FOOTPRINT: 1,426 SF (22.9%) - PROPOSED BUILDING FOOTPRINT: 1,656 SF (26.5%)
15A ELLSWORTH AVE (LOT SIZE: 3,207 SF) - MAIN HOUSE FOOTPRINT: 750 SF - TOTAL BUILDING FOOTPRINT: 1,282 SF (40%)
15 ELLSWORTH AVE (LOT SIZE: 2,835 SF) - MAIN HOUSE FOOTPRINT: 750 SF - TOTAL BUILDING FOOTPRINT: 1,127 SF (39.7%)
13 ELLSWORTH AVE (LOT SIZE: 5,822 SF) - MAIN HOUSE FOOTPRINT: 704 SF - TOTAL BUILDING FOOTPRINT: 1,089 SF (18.7%)
11 ELLSWORTH AVE (LOT SIZE: 5,629 SF) - MAIN HOUSE FOOTPRINT: 646 SF - TOTAL BUILDING FOOTPRINT: 1,709 SF (30.4%)
9 ELLSWORTH AVE (LOT SIZE: 5,417 SF) - MAIN HOUSE FOOTPRINT: 620 SF - TOTAL BUILDING FOOTPRINT: 1,852 SF (34.2%)
7 ELLSWORTH AVE (LOT SIZE: 5,218 SF) - MAIN HOUSE FOOTPRINT: 748 SF - TOTAL BUILDING FOOTPRINT: 1,552 SF (29.7%)



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SHEET INFO:
NEIGHBORHOOD LOT COVERAGE

UNISON DEVELOPMENT PROJECT

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FD0059.00

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REVISION

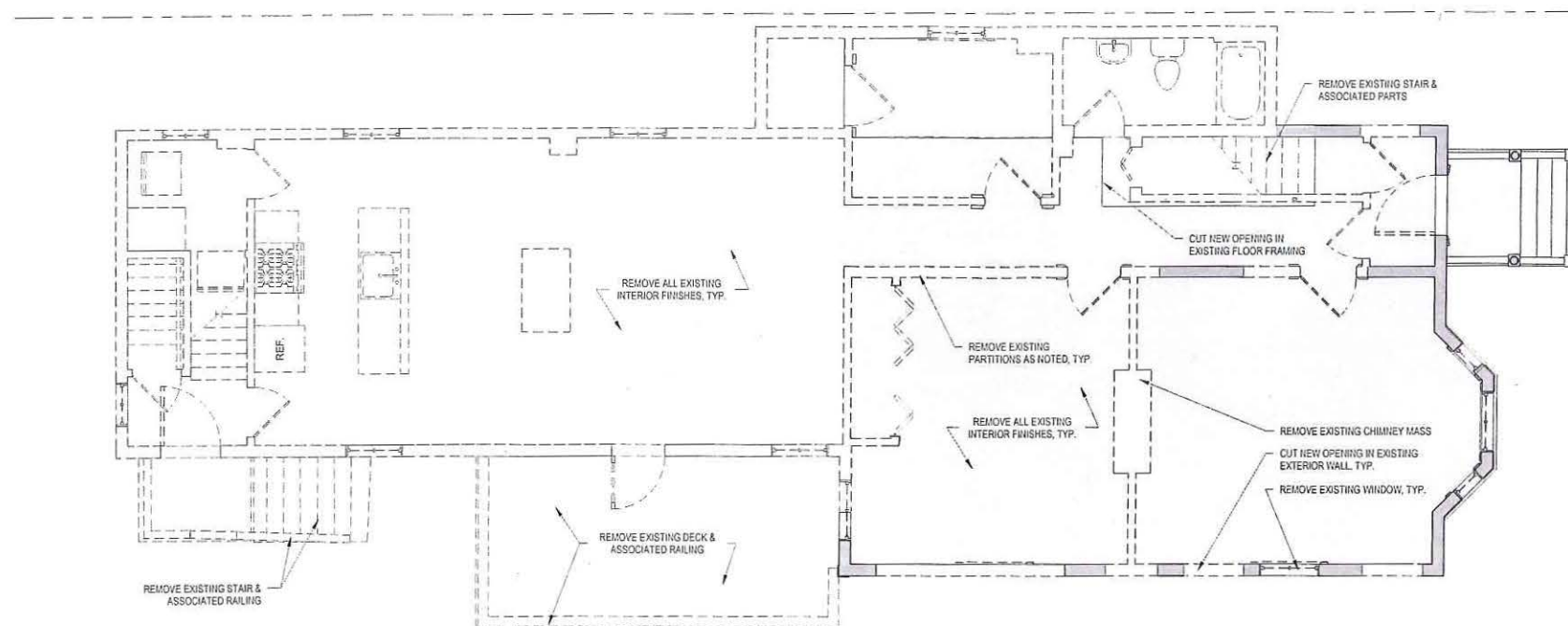
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DRAWN: DR
CHECKED: JQKS

SHEET INFO
BASEMENT AND FIRST FLOOR
DEMOLITION PLANS (FRONT UNIT)

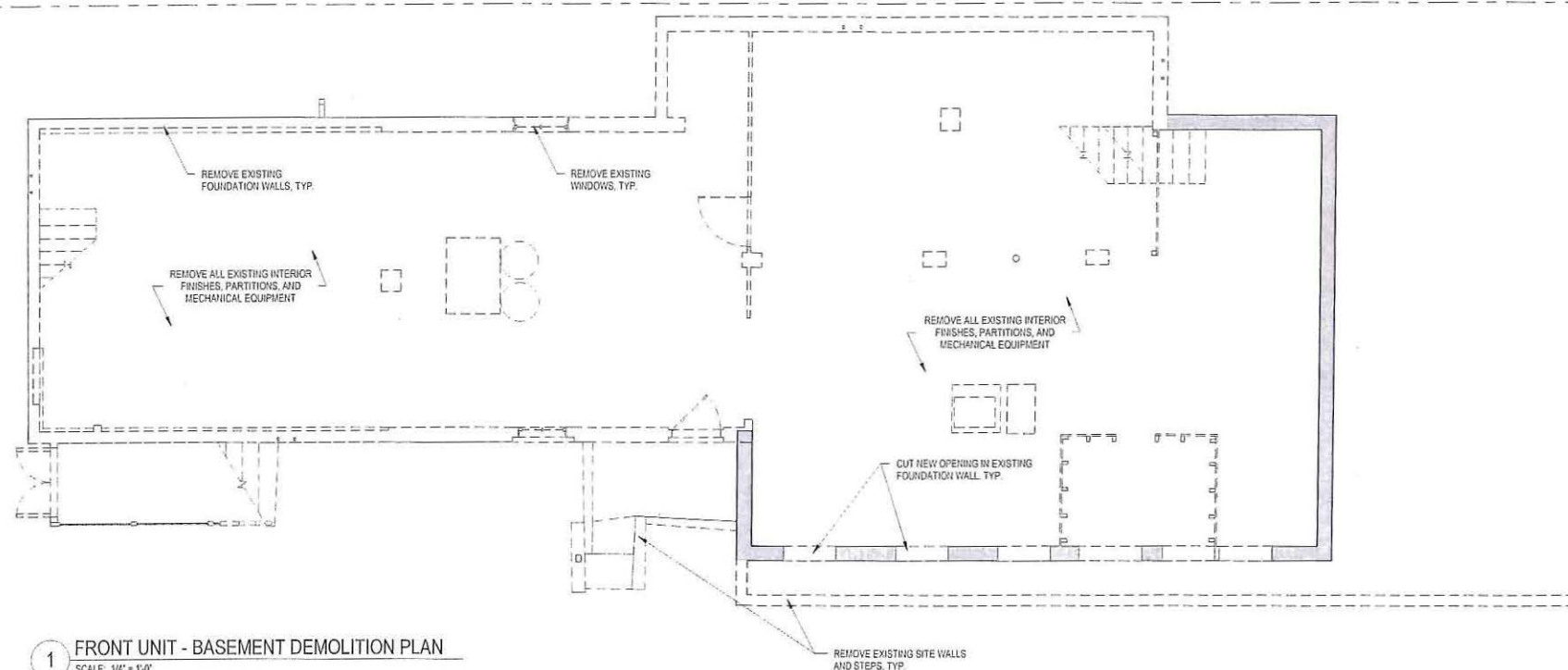
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DEMOLITION KEY

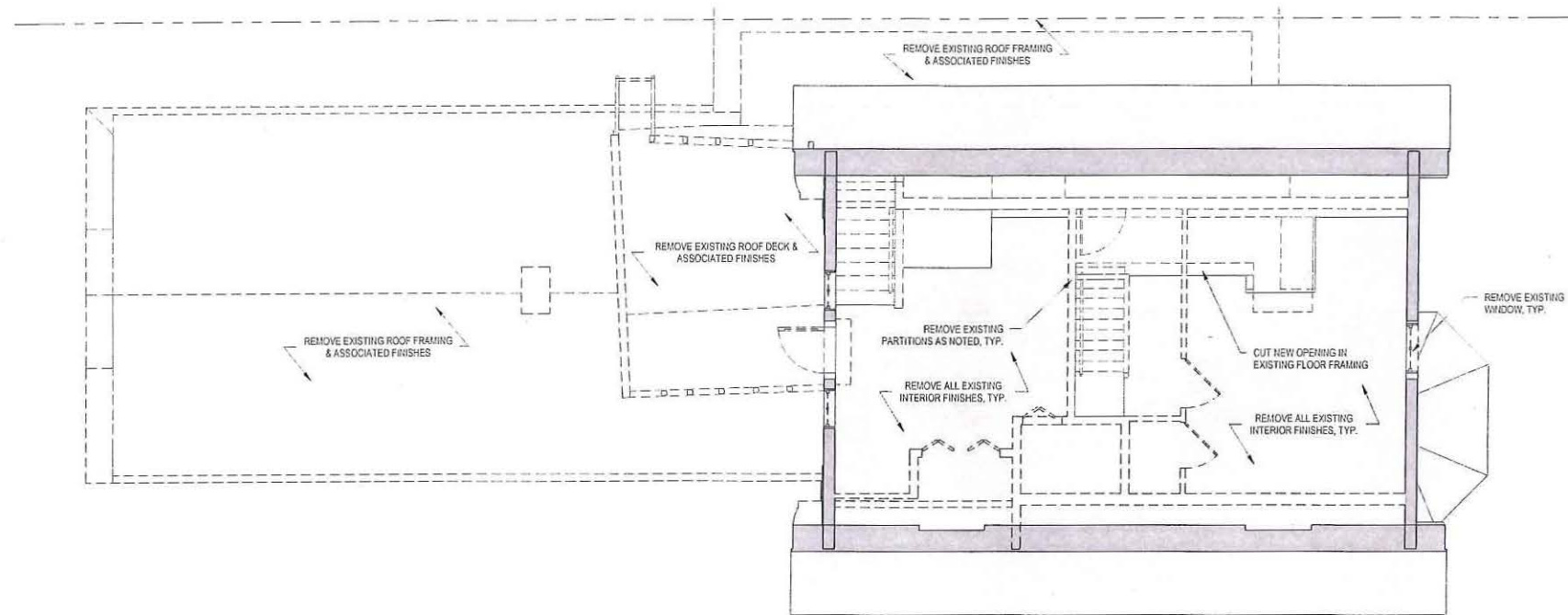
- EXISTING WALLS TO REMAIN
- EXISTING TO REMAIN
- EXISTING WALLS TO BE REMOVED



2 FRONT UNIT - FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 FRONT UNIT - BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

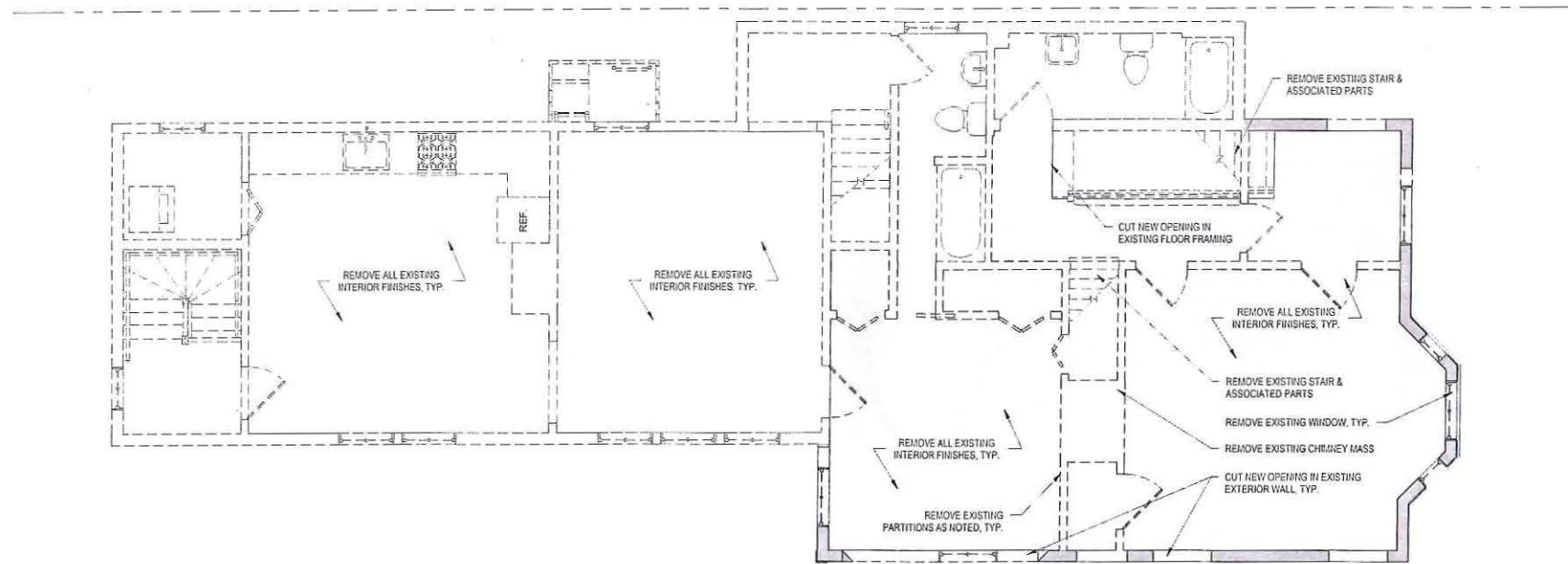


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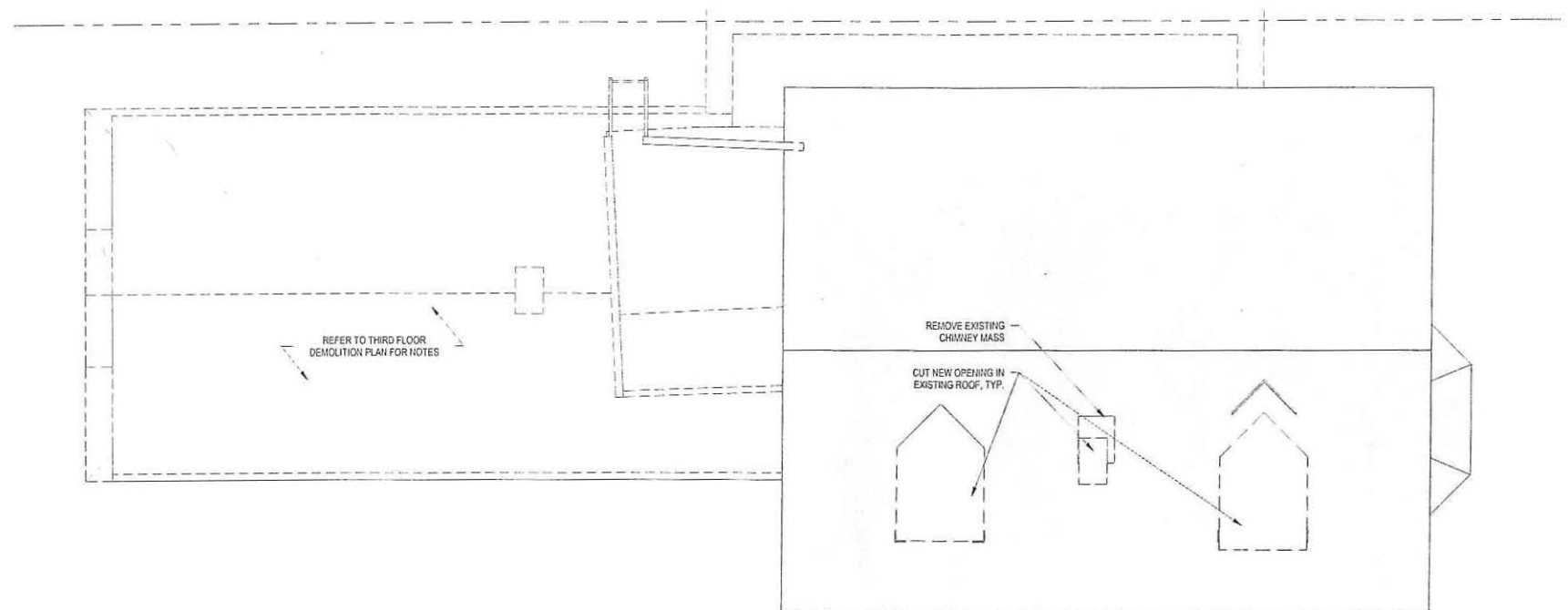
	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	EXISTING WALLS TO BE REMOVED






2 FRONT UNIT - THIRD FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



1 FRONT UNIT - SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



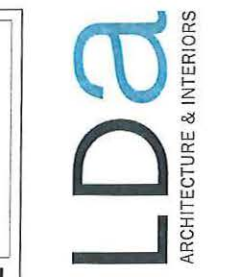
DEMOLITION KEY

	EXISTING WALLS TO REMAIN
	EXISTING TO REMAIN
	EXISTING WALLS TO BE REMOVED

0 4' 8' 12' 16'

1 FRONT UNIT - ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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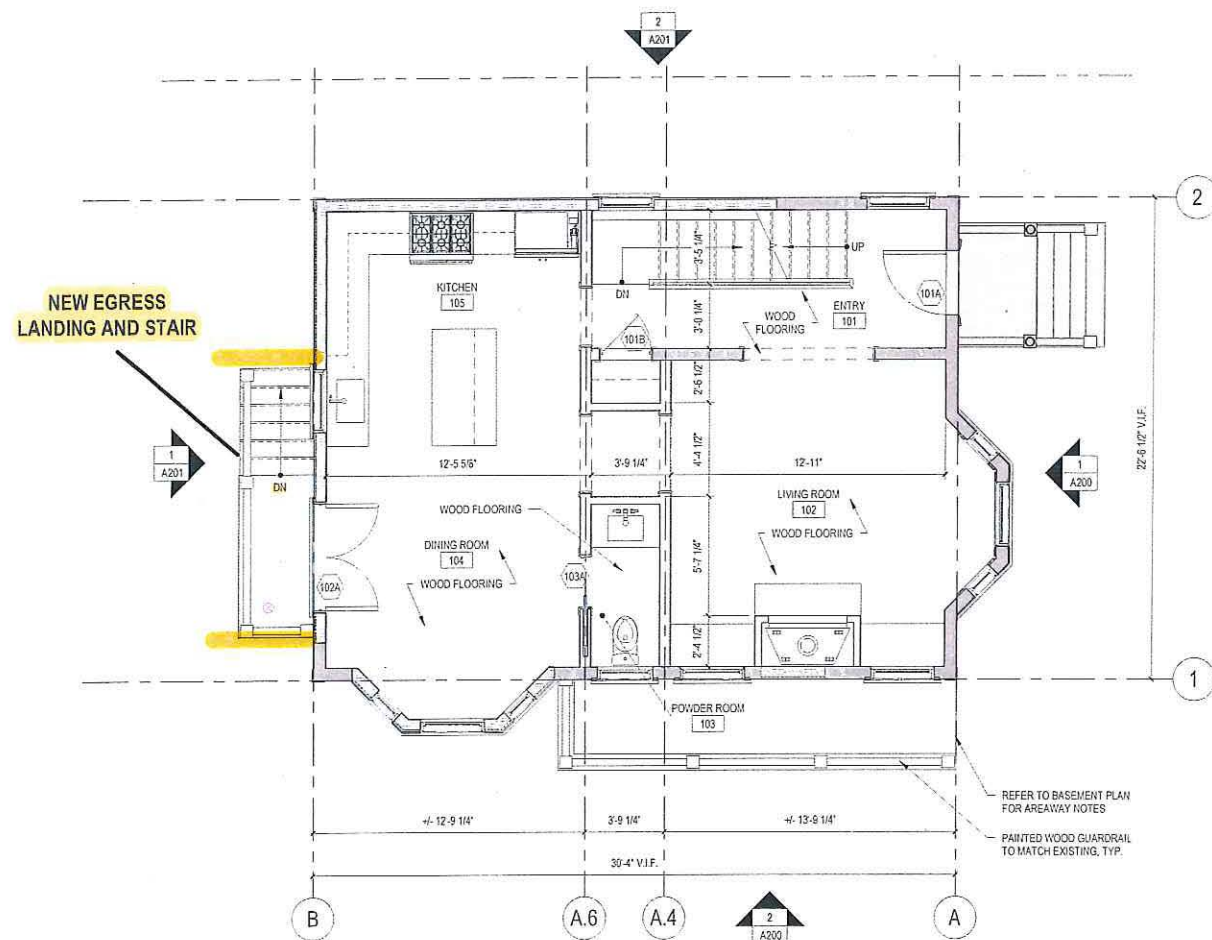
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REVISION:

DATE: 03/25/2019
SCALE: 1/4" = 1'-0"
DRAWN: Author
CHECKED: Checker
SHEET INFO:
ROOF PLAN DEMOLITION PLAN (FRONT UNIT)

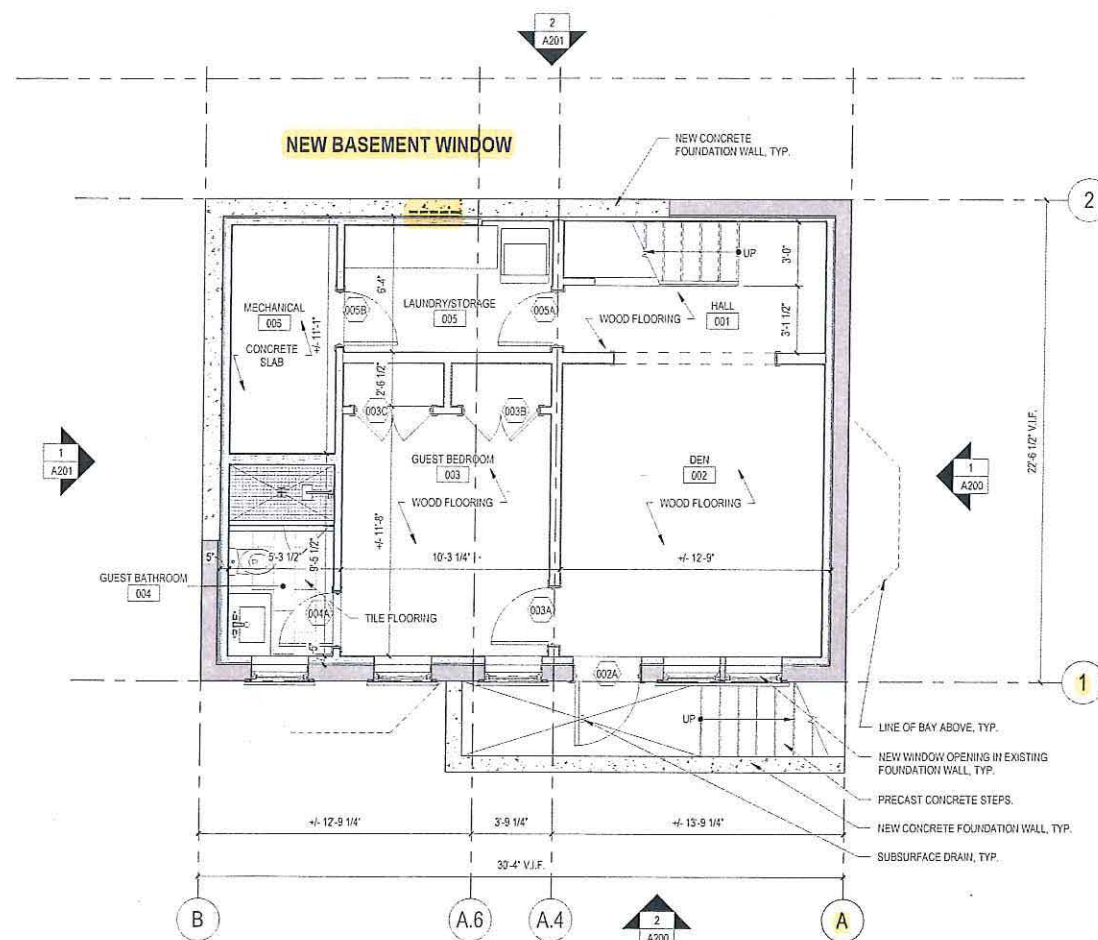
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WALL KEY	
	EXISTING TO REMAIN
	NEW INTERIOR PARTITION
	NEW INSULATED INTERIOR FURRING WALL
	NEW EXTERIOR WALL
	NEW CONCRETE FOUNDATION WALL

- GENERAL FLOOR PLAN NOTES
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
 - AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF CASEWORK, FIXTURES, FURNISHINGS AND EQUIPMENT TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ORDERING OR FABRICATING.
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 - INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL BOARD FINISH, FINISH EDGE, FINISH OPENING, CENTERLINE OF OPENING AND CENTERLINE OF FIXTURES OR AS NOTED.
 - PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
 - SEE ROOF PLAN FOR ROOF INFORMATION.
 - SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.



2 FRONT UNIT - PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FRONT UNIT - PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

UNISON DEVELOPMENT PROJECT

P200559.00

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CONSERVATION DISTRICT SUBMISSION
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DATE: 03/25/2019
SCALE: 1/4" = 1'-0"
DRAWN: Author
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SHEET INFO:
FRONT UNIT BASEMENT AND FIRST
FLOOR PLAN



A100

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CONSERVATION DISTRICT SUBMISSION
REVISION:

DATE: 03/25/2019
SCALE: 1/4" = 1'-0"
DRAWN: Author
CHECKED: Checker
SHEET INFO:
FRONT UNIT SECOND AND THIRD
FLOOR PLAN

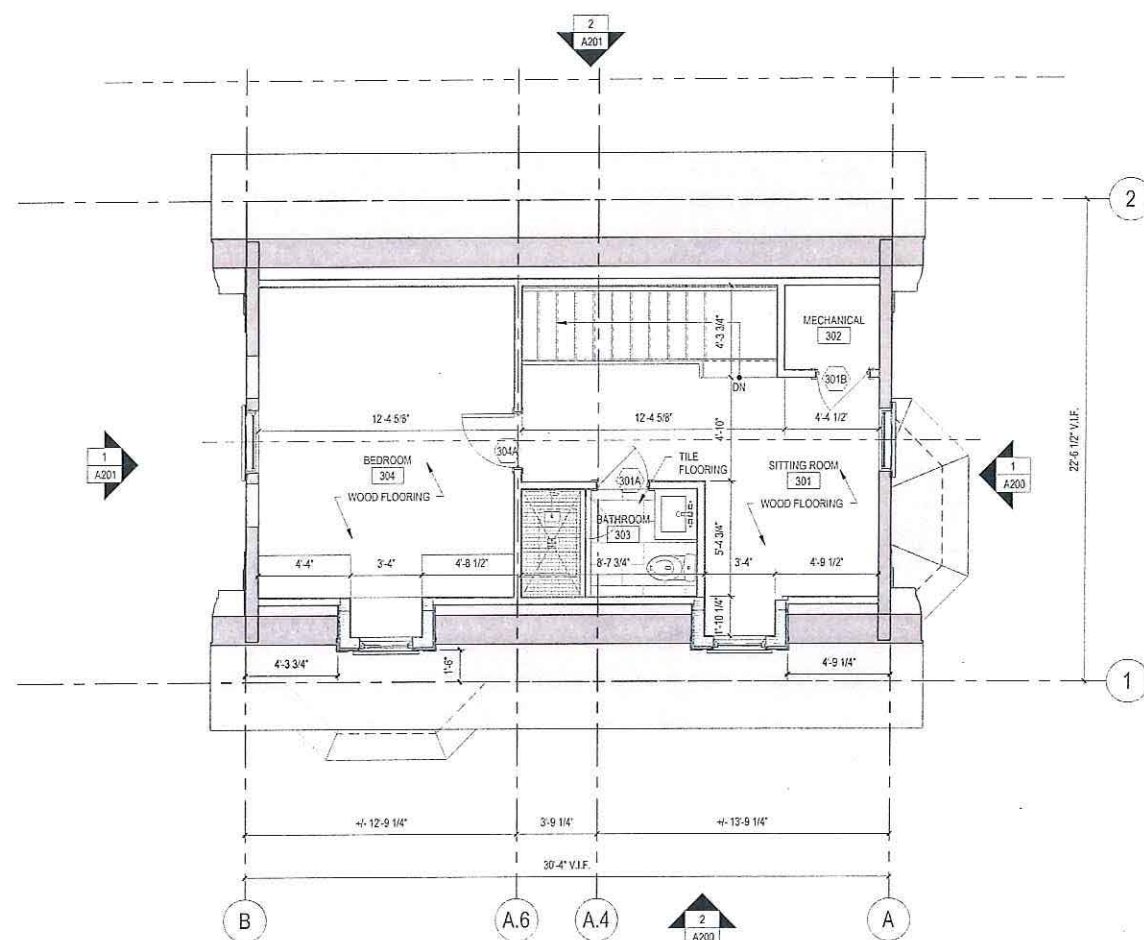
A101

WALL KEY

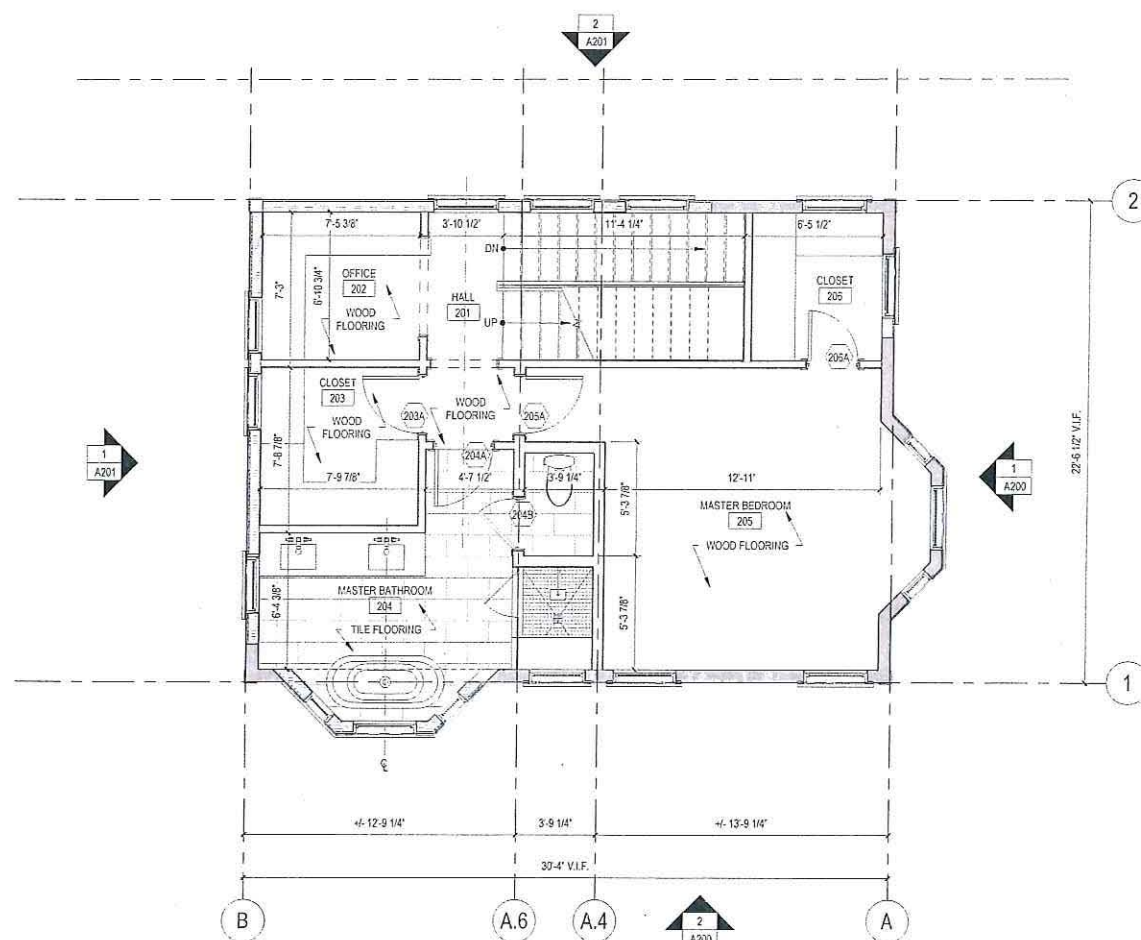
	EXISTING TO REMAIN
	NEW INTERIOR PARTITION
	NEW INSULATED INTERIOR FURRING WALL
	NEW EXTERIOR WALL
	NEW CONCRETE FOUNDATION WALL

GENERAL FLOOR PLAN NOTES

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- SEE ROOF PLAN FOR ROOF INFORMATION.
- SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.



2 FRONT UNIT - PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

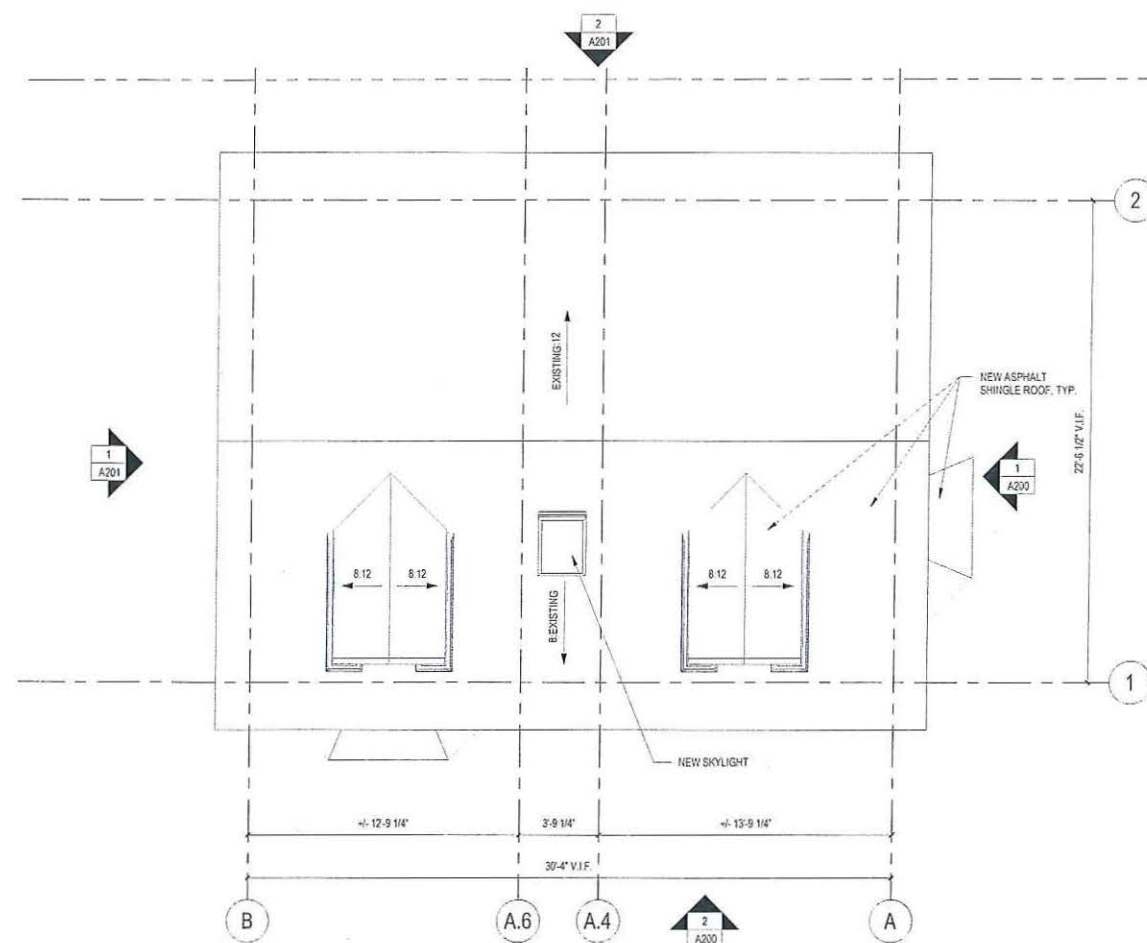


1 FRONT UNIT - PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



GENERAL FLOOR PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW EXISTING AND PROPOSED DIMENSIONS AND ALIGNMENTS AND CONFIRM LOCATIONS AND ALIGNMENTS SHOWN CAN BE ACHIEVED. DISCREPANCIES BETWEEN PROPOSED ALIGNMENTS AND LOCATIONS AND EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
2. AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF CASEWORK, FIXTURES, FURNISHINGS AND EQUIPMENT TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ORDERING OR FABRICATING.
3. GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
4. EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
5. INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALL BOARD FINISH, FINISH EDGE, FINISH OPENING, CENTERLINE OF OPENING AND CENTERLINE OF FIXTURES OR AS NOTED.
6. PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.
7. SEE ROOF PLAN FOR ROOF INFORMATION.
8. SEE WINDOW SCHEDULE FOR WINDOW INFORMATION.



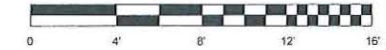
1 FRONT UNIT - PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



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GENERAL ELEVATION NOTES

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2. EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
3. PROVIDE ROUGH OPENINGS PER WINDOW AND DOOR MANUFACTURER'S RECOMMENDATIONS UNLESS NOTED OR DETAILED OTHERWISE.



UNISON DEVELOPMENT PROJECT

P200550.00

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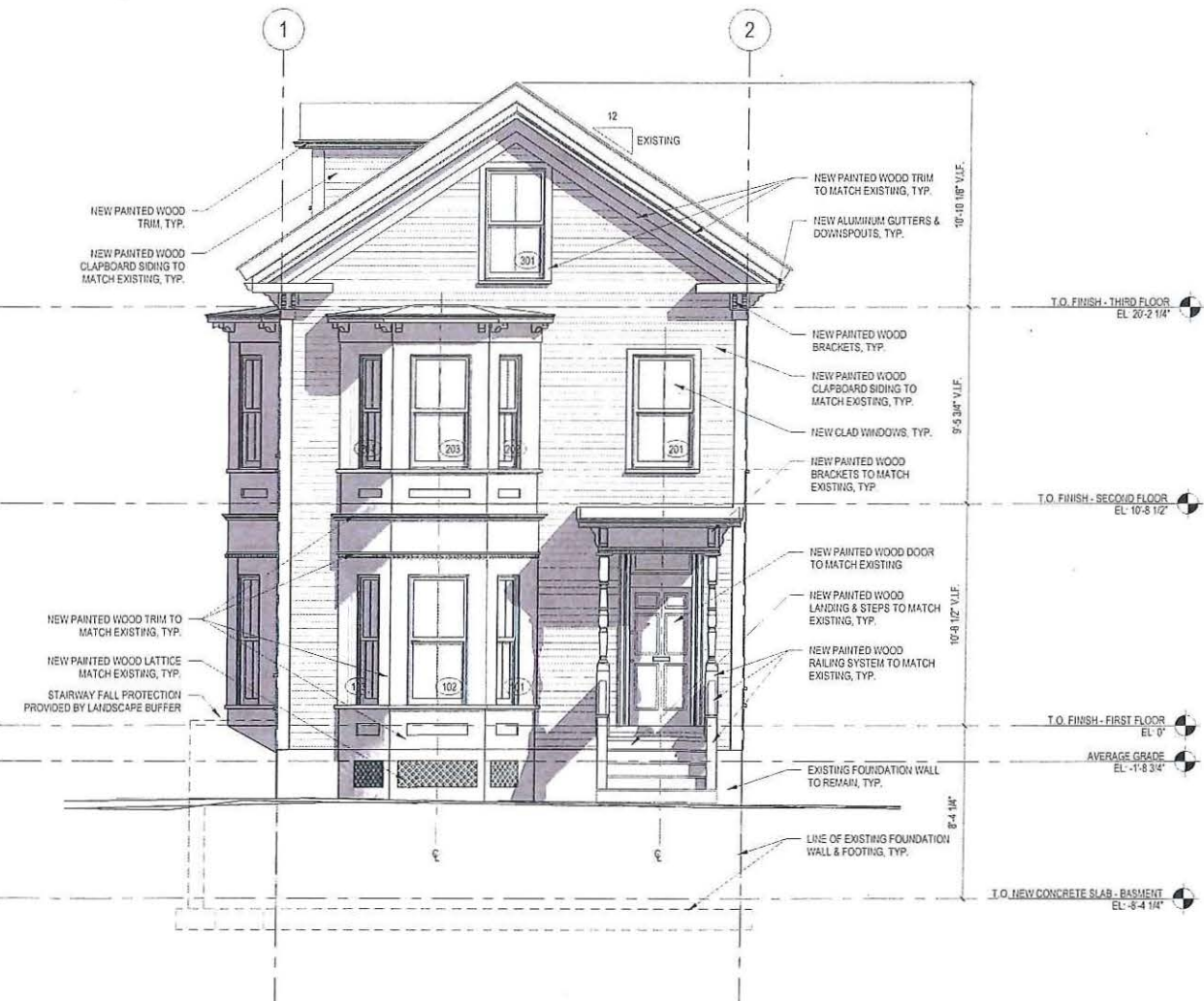
ISSUANCE:
MD-CAMBRIDGE NEIGHBORHOOD
CONSERVATION DISTRICT SUBMISSION
REVISION:

DATE: 03/25/2019
SCALE: 1/4" = 1'-0"
DRAWN: Author
CHECKED: Checker
SHEET INFO:
FRONT UNIT - EAST AND SOUTH
ELEVATION

A200



2 FRONT UNIT - PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



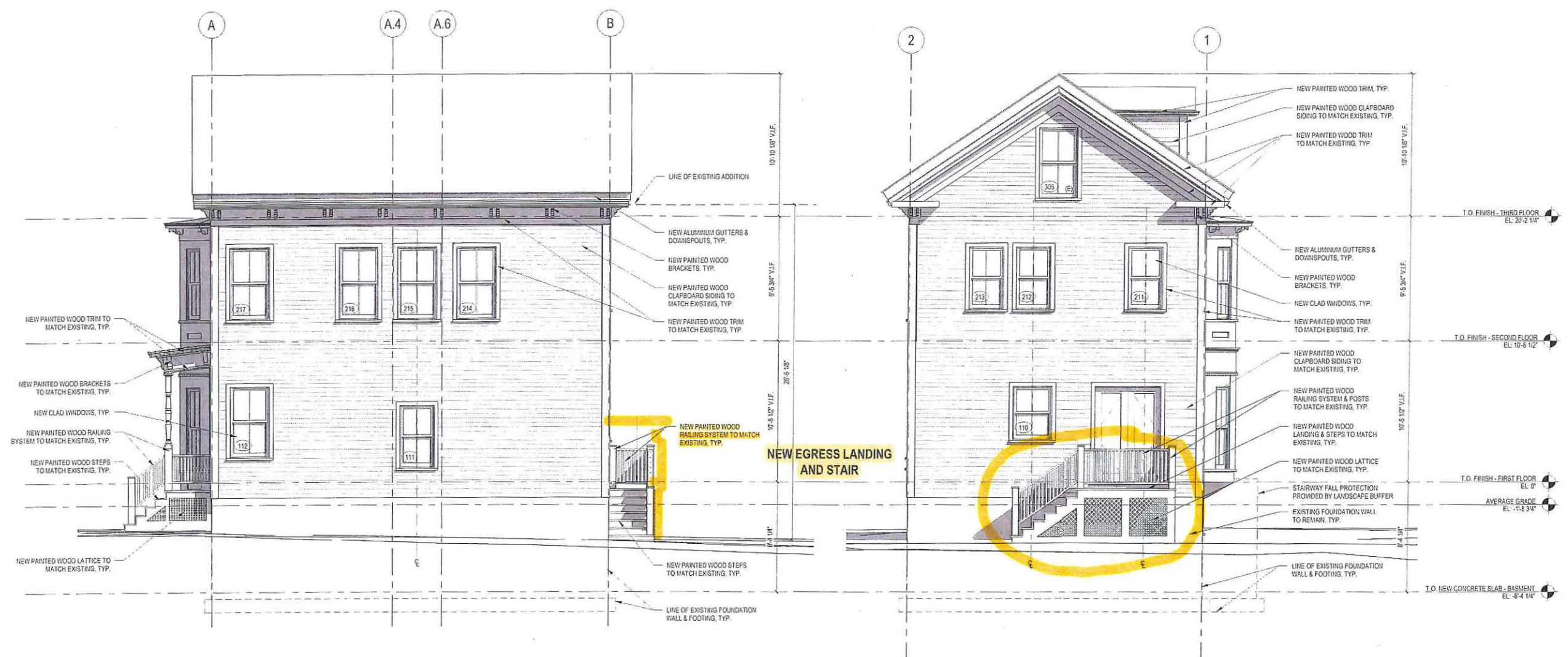
1 FRONT UNIT - PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES

1. GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
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2 FRONT UNIT - PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1 FRONT UNIT - PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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P-200558-00

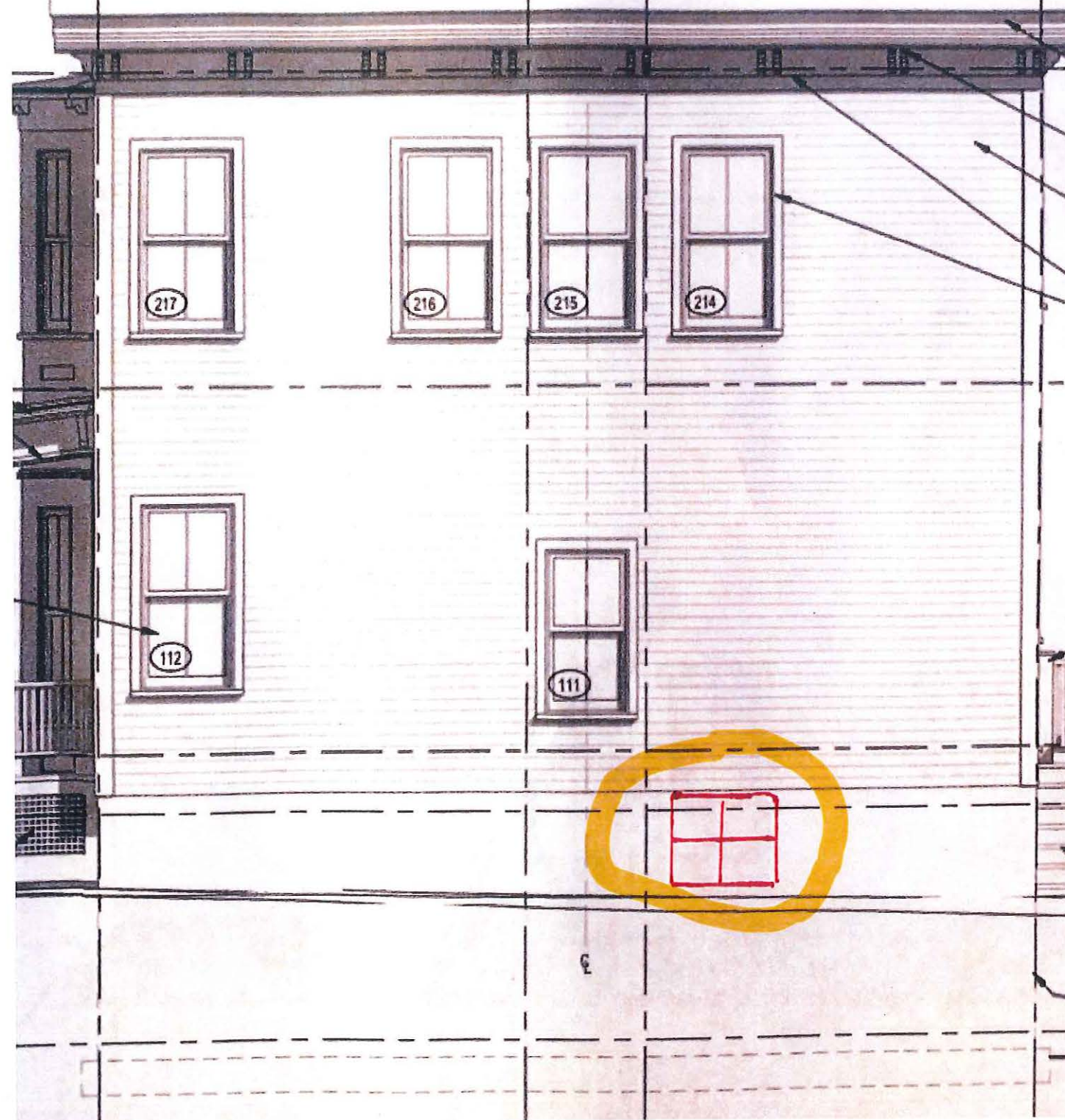
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DATE: 03/25/2019
SCALE: 1/4" = 1'-0"
DRAWN: Author
CHECKED: Checker
SHEET INFO
FRONT UNIT NORTH AND WEST
ELEVATION

NORTH ELEVATION WITH NEW BASEMENT
WINDOW SHOWN IN RED



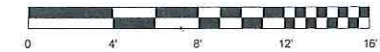
GENERAL ELEVATION NOTES

1. GRID AND GRID DIMENSIONS ARE TO FACE OF FOUNDATION, EXTERIOR FACE OF FRAMING OR AS NOTED.
2. EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF OPENINGS OR AS NOTED.
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GENERAL ELEVATION NOTES

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1 02/25/19 REVISED

DATE: 03/25/2019
SCALE: 1/4" = 1'-0"
DRAWN: Author
CHECKED: Checker
SHEET INFO:
REAR UNIT-NORTH AND WEST
ELEVATION

A203



2 REAR UNIT - PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1 REAR UNIT - PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



UNISON DEVELOPMENT PROJECT

P30550.00

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REVISION:

DATE: 09/25/2019

SCALE: 1/4" = 1'-0"

DRAWN: Author

CHECKED: Checker

SHEET INFO:
EAST ELEVATION CONTEXT

LDa
ARCHITECTURE & INTERIORS

A205

UNISON DEVELOPMENT PROJECT

P03059.D0

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REVISION:

1 02/26/19 REVISED

DATE: 03/25/2019

SCALE: 1/4" = 1'-0"

DRAWN: Author

CHECKED: Checker

SHEET INFO:

SOUTH ELEVATION CONTEXT



A206



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P30059.00

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REVISION:
1 02/26/19 REVISED

DATE: 03/25/2019
SCALE: 1/4" = 1'-0"
DRAWN: Author
CHECKED: Checker

SHEET INFO:
WEST ELEVATION CONTEXT

A207



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P30659.DWG

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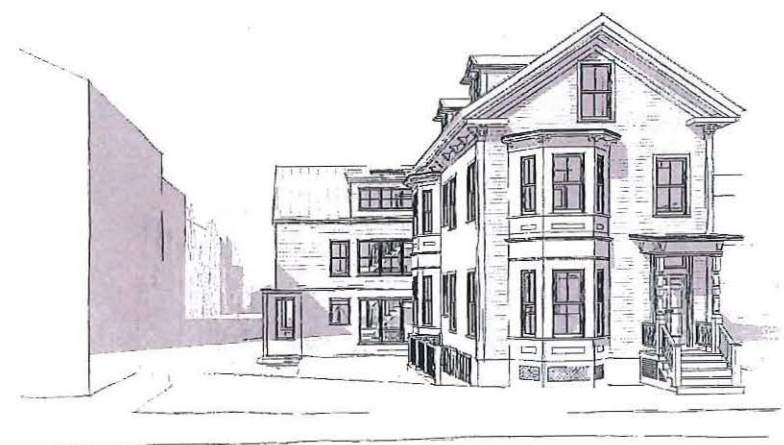
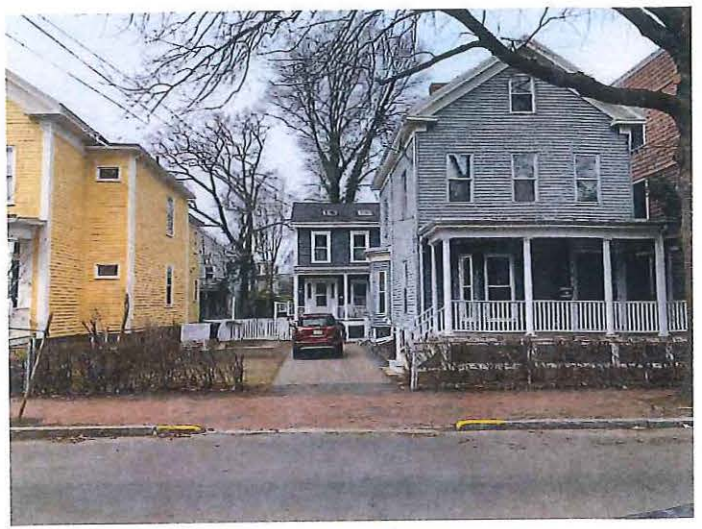
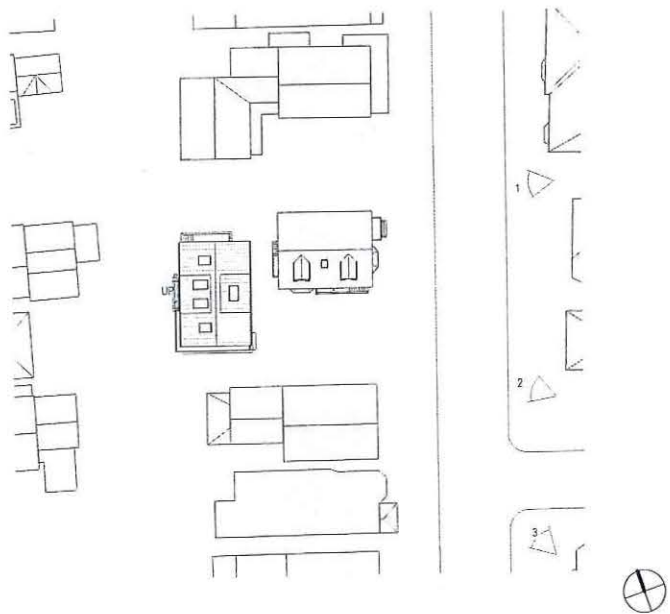
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1 02/26/19 REVISED

DATE: 03/25/2019
SCALE: 1/4" = 1'-0"
DRAWN: Author
CHECKED: Checker
SHEET INFO:
NORTH ELEVATION CONTEXT





UNISON DEVELOPMENT PROJECT

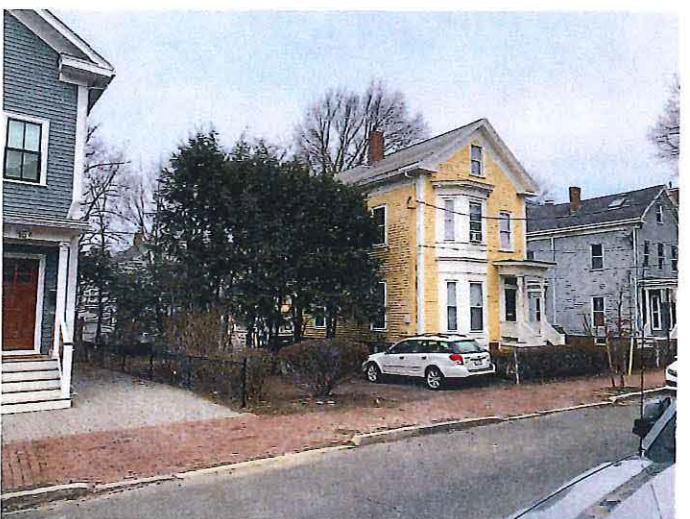
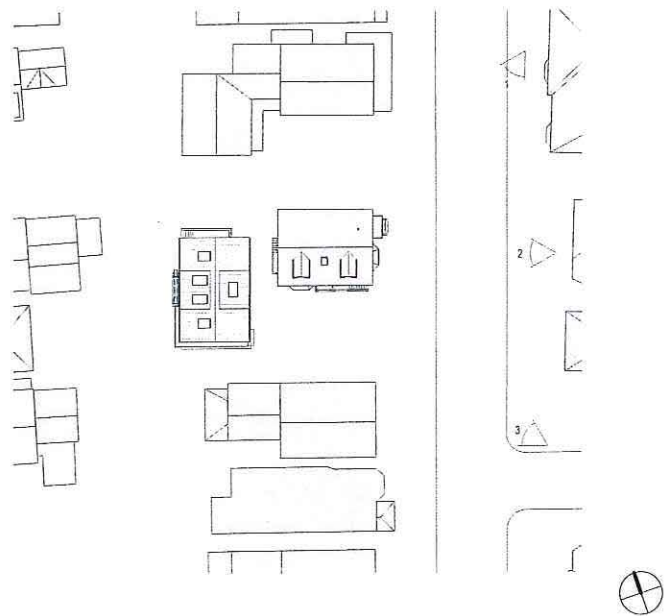
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www.LDAArchitects.com

ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD
CONSERVATION DISTRICT SUBMISSION
REVISION:

DATE: 03/25/2019
SCALE: 1" = 30'-0"
DRAWN: Author
CHECKED: Checker
SHEET INFO:
PERSPECTIVE STREET VIEWS



UNISON DEVELOPMENT PROJECT

P03555.00

17 Ellsworth Avenue
Cambridge, MA 02139

LDA Architecture & Interiors, LLP
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617 621-1455 fax 617 621-1477
www.LDA-Architects.com

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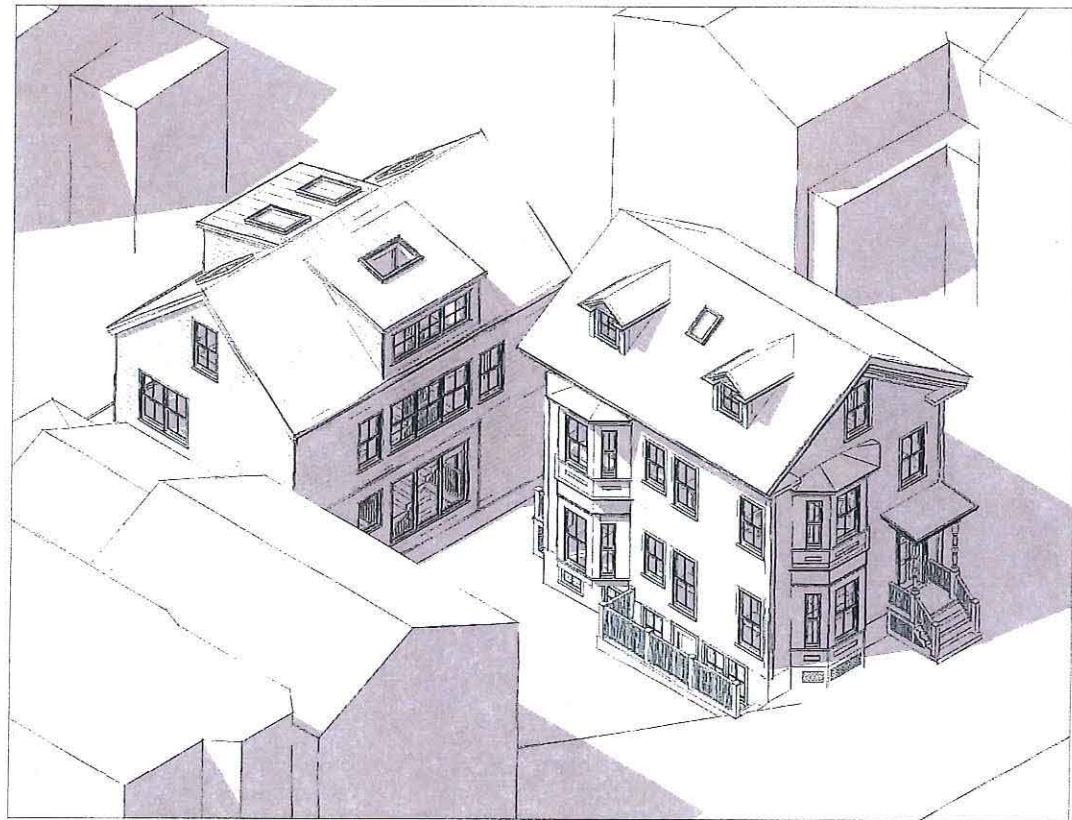
SHEET INFO
PERSPECTIVE STREET VIEWS



3 AERIAL - SOUTHWEST
SCALE



2 AERIAL - NORTHWEST
SCALE



1 AERIAL - NORTHEAST
SCALE



UNISON DEVELOPMENT PROJECT

P30659.00

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ISSUANCE:
MID-CAMBRIDGE NEIGHBORHOOD
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REVISION:
1 03/28/19 REVISED

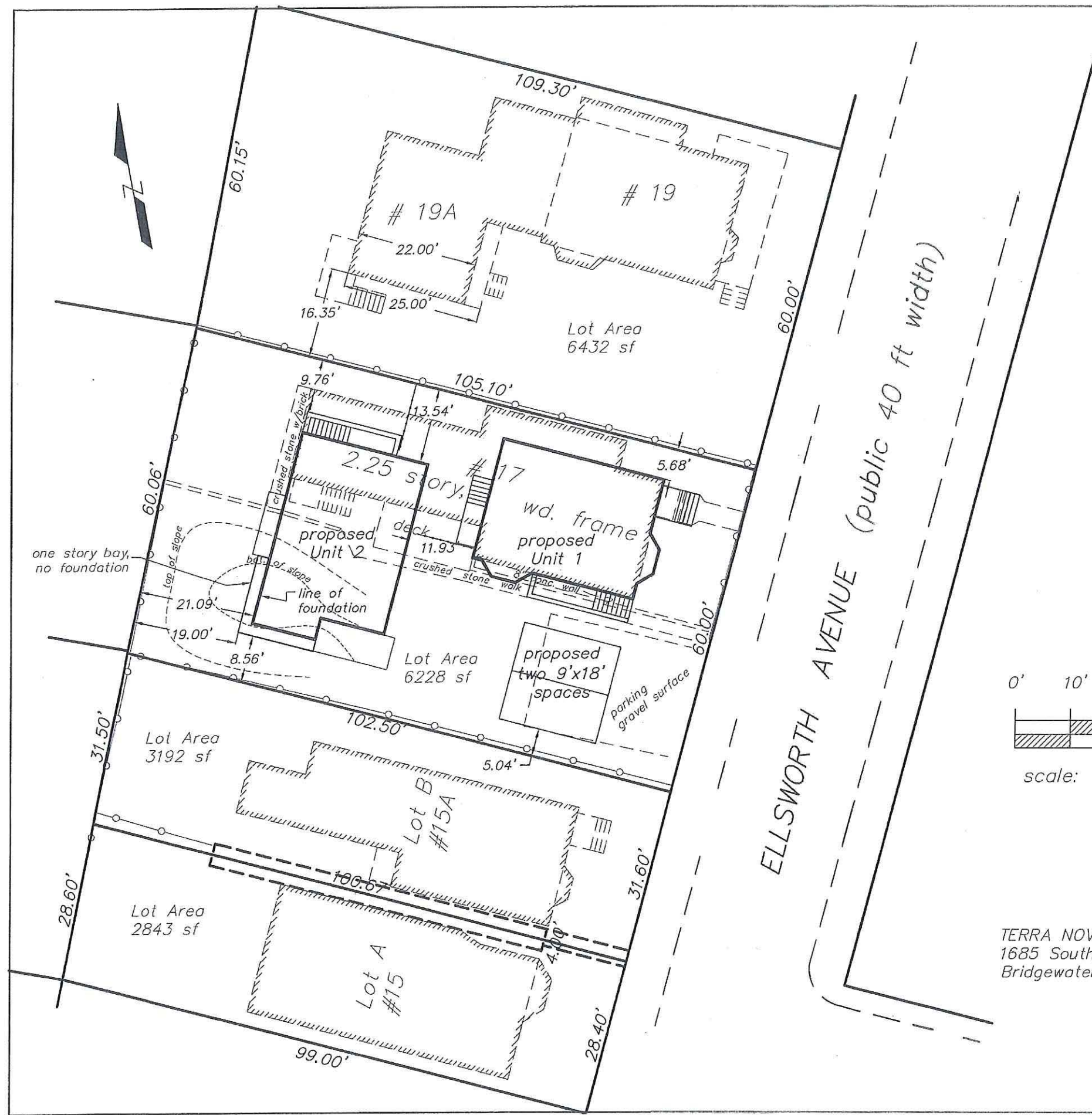
DATE: 03/23/2019

SCALE:

DRAWN: DR

CHECKED: JO

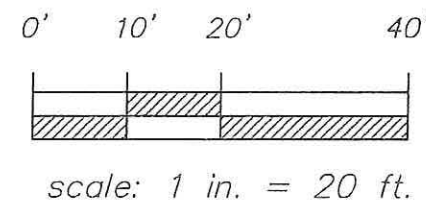
SHEET INFO:
EAST ELEVATION STREET VIEW



This plan is based on an instrument survey performed on June 15, 2018. It shows the existing conditions at the subject parcel as thin dashed lines.

Proposed renovation to the existing building and new second unit are shown in bold solid lines.

Existing w/Proposed
SITE PLAN
in the
CITY OF CAMBRIDGE
at
17 Ellsworth Avenue
owned by
Maureen O'Connell



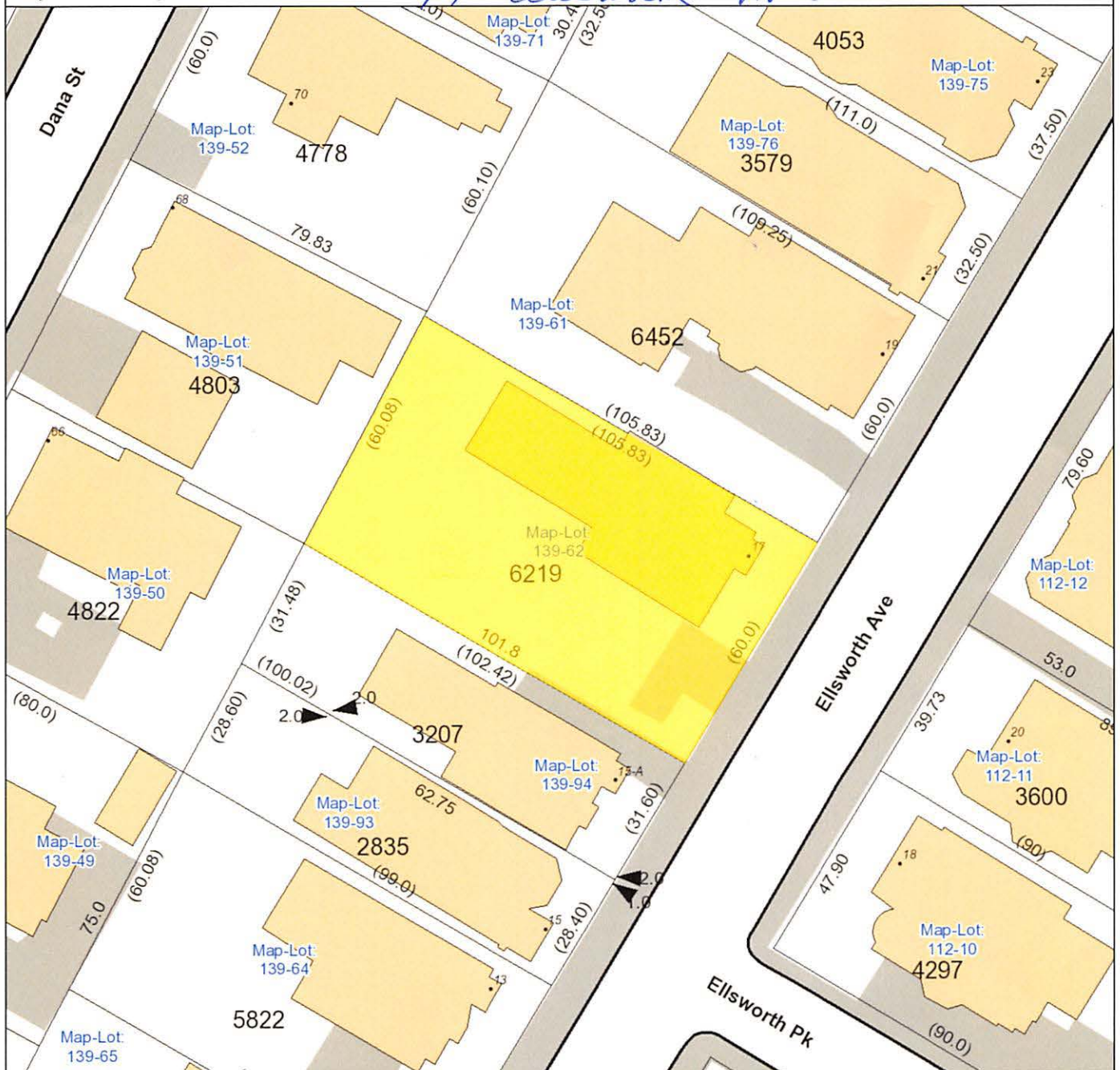
Peter R. McManus 3-25-19
Peter R. McManus P.L.S.

TERRA NOVA SURVEY CONSULTANTS
1685 South Street
Bridgewater, MA 02324

Date: March 25, 2019

Scale: 1 in. = 20 ft.

17 Ellsworth Ave



City of Cambridge
Massachusetts

1" = 35 ft

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

