



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 FEB 14 PM 3:19

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 257802**

### General Information

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

Special Permit:   X                        Variance:   X                        Appeal:       

**PETITIONER:** Peter Hahn and Stuart Craig C/O James J. Rafferty

**PETITIONER'S ADDRESS:** 907 Massachusetts Avenue, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 17 Fifth St., Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family

**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Additions/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Petitioner seeks a Variance to construct first and second floor rear additions to pre-existing nonconforming single-family. Install window wells and first and second story decks.

Petitioner also seeks to install openings within the setback.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000            Section: 5.31 (Table of Dimensional Requirements).  
Article: 8.000            Section: 8.22.3 & 8.22.2.c (Non-Conforming Structure).  
Article: 10.000          Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).

Original  
Signature(s):

  
\_\_\_\_\_  
(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner

(Print Name)

Address:

907 Massachusetts Avenue, Suite 300  
Cambridge, MA 02139

Tel. No.

617.492.4100

E-Mail Address:

jrafferty@adamsrafferty.com

**Date:** February 13, 2024

**OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD**

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

\_\_\_\_\_  
Peter Hahn and Stewart Craig

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 17 Fifth Street

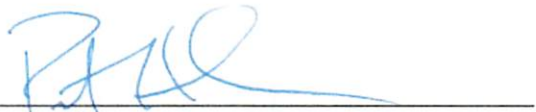
the record title standing in the name of Peter Hahn and Stewart Craig

whose address is 17 Fifth Street, Cambridge MA 02141  
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 53417 Page 223 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_



(Owner)

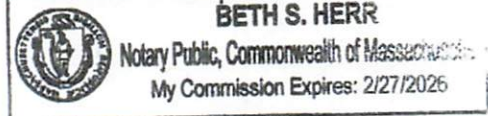
=====

On this 2nd day of February, 2024, before me, the undersigned notary public, personally appeared Peter Hahn proved to me through satisfactory evidence of identification, which were Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public

My commission expires:



## **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 Fifth 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:**

Article 8.22.2(c) permits the creation of windows on non-conforming walls when, as in this case, there are no further violations of the dimensional requirements of Article 5.000.

**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:**

There will not be any change in traffic patterns as a result of adding windows.

**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:**

Adjacent uses will not be affected since the use of the property as a three family dwelling will not be changed.

**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:**

Adding windows will benefit the health, safety, and welfare of the occupants of this dwelling.

**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 windows will not change the use of the property and are consistent with the residential uses in the district.

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

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A VARIANCE**

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

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

A literal enforcement of the provisions of this Ordinance would prohibit the applicants from making any modifications to the existing structure.

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

The hardship is directly related to the narrow width of the lot and the location of the existing building thereon.

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

**1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The public good will not suffer as a result of the modest 546 square foot additions proposed.

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

The intensity of the use of this single family dwelling will not change as a result of the application.

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

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Peter Hahn and Stuart Craig  
**Location:** 17 Fifth St., Cambridge, MA  
**Phone:** 617.492.4100

**Present Use/Occupancy:** Single Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,377 sf	1,923 sf	1,778 sf	(max.)
<u>LOT AREA:</u>		2,370 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		0.58	0.81	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,370 sf	no change	1,500 sf	
<u>SIZE OF LOT:</u>	WIDTH	46.25'	no change	50'	
	DEPTH	61.5'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	0'	no change	10'	
	REAR	6.5'	no change	20'	
	LEFT SIDE	13.1'	11'7"8"	7'6"	
	RIGHT SIDE	0'	no change	7'6"	
<u>SIZE OF BUILDING:</u>	HEIGHT	23'6"	26'	35'	
	WIDTH	+/- 32.1'	+/-54.5'	N/A	
	LENGTH	16'	20'	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.285	.376 permeable (no private)	.3	
<u>NO. OF DWELLING UNITS:</u>		1	no change	1	
<u>NO. OF PARKING SPACES:</u>		1	1	1	
<u>NO. OF LOADING AREAS:</u>		0	no change	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	no change	N/A	

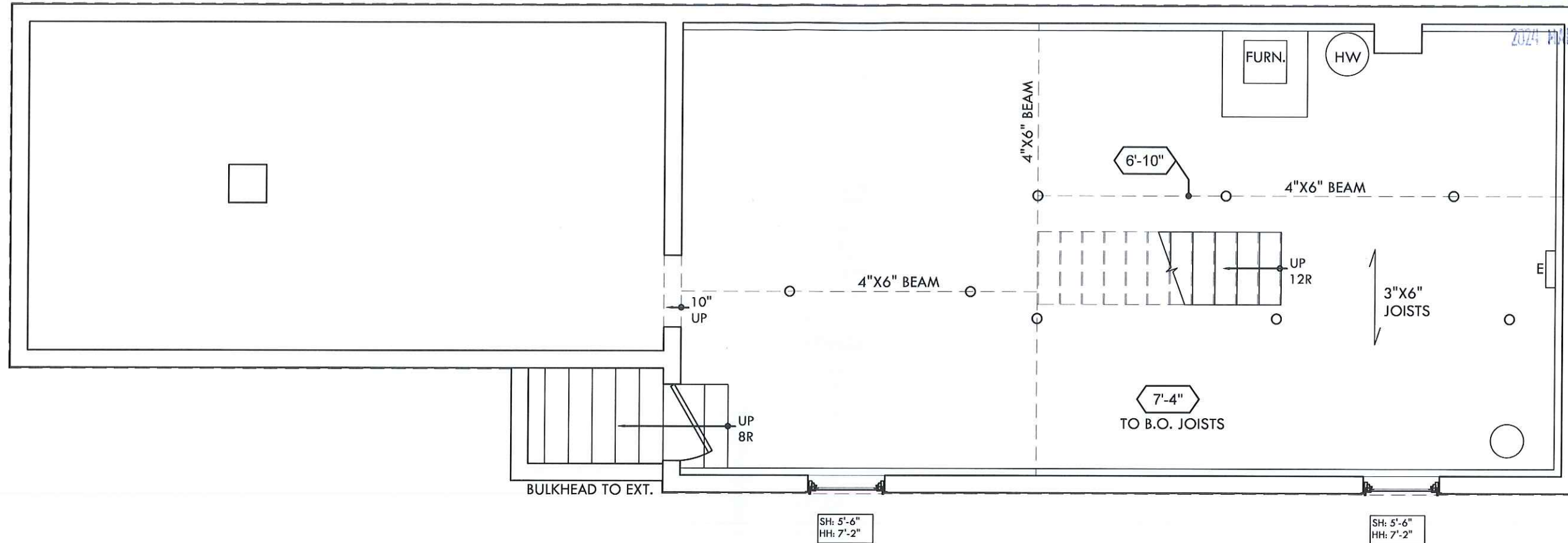
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

N/A

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

CITY OF CAMBRIDGE  
INSPECTORIAL SERVICE

2024 MAR 11 A 8:41



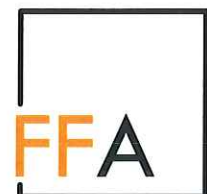
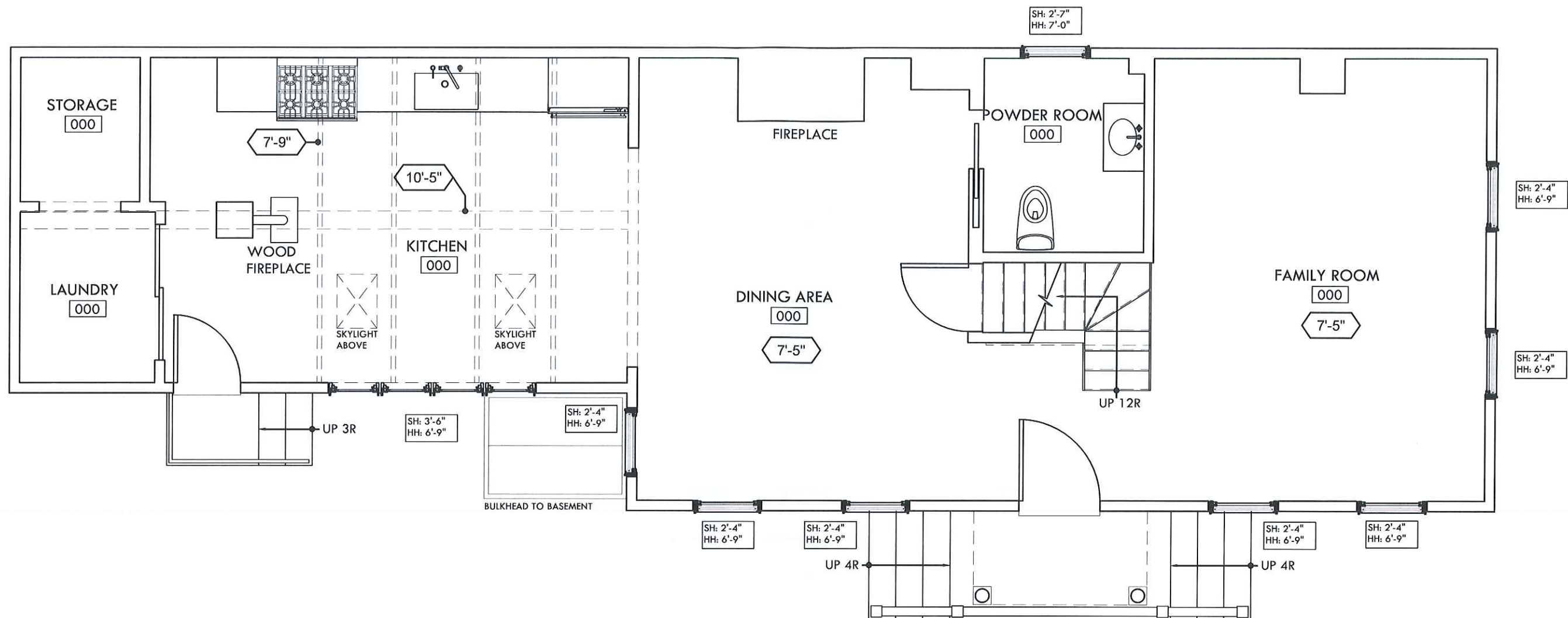
CITY OF CAMBRIDGE  
INSPECTORIAL SERVICE  
2024 MAR 11 A 8:41



Craig-Hahn

January 10 2024  
Scale: 1/4" = 1'-0"

Existing Basement Plan

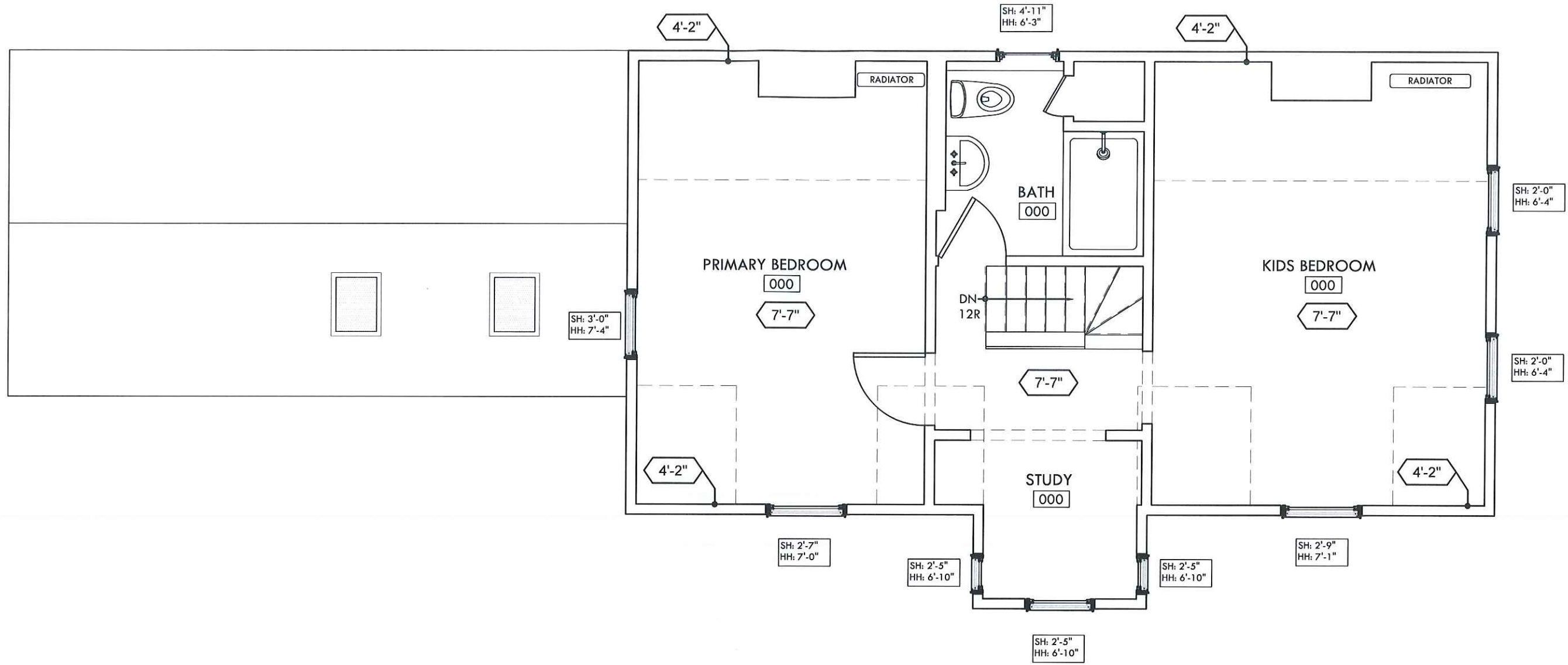


Craig-Hahn

January 10 2024

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

Existing First Floor Plan



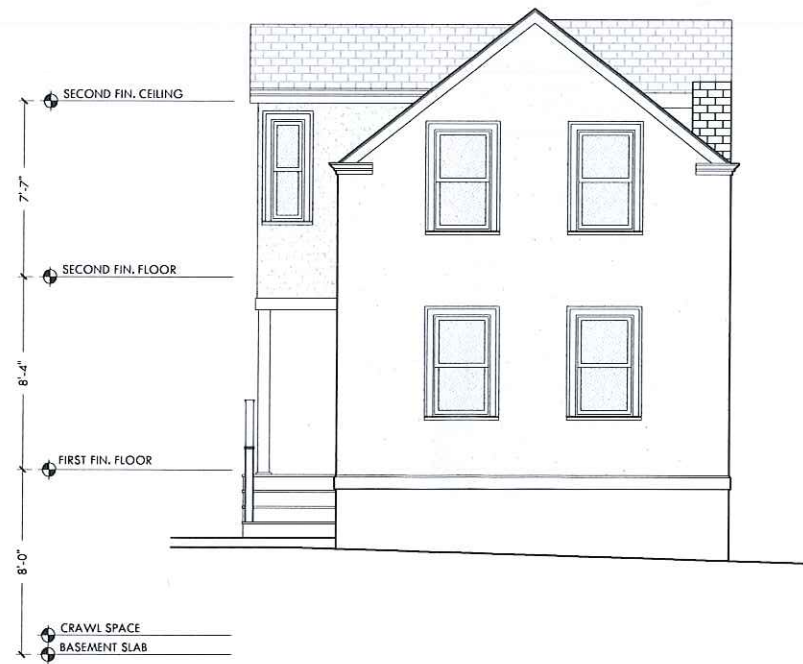
Craig-Hahn

January 10 2024

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

Existing Second Floor Plan





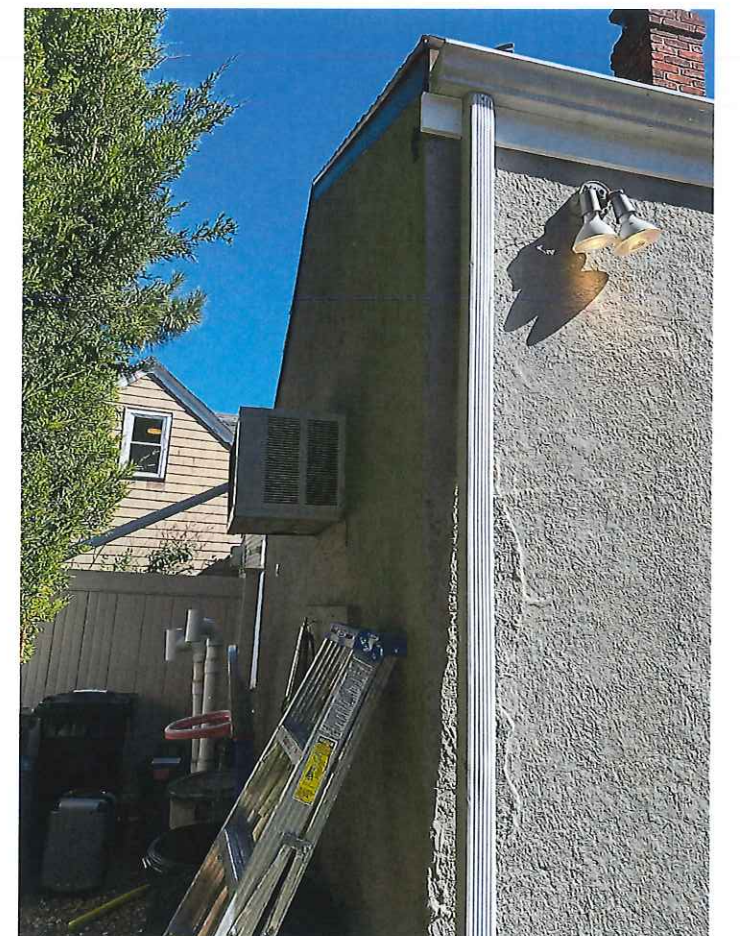
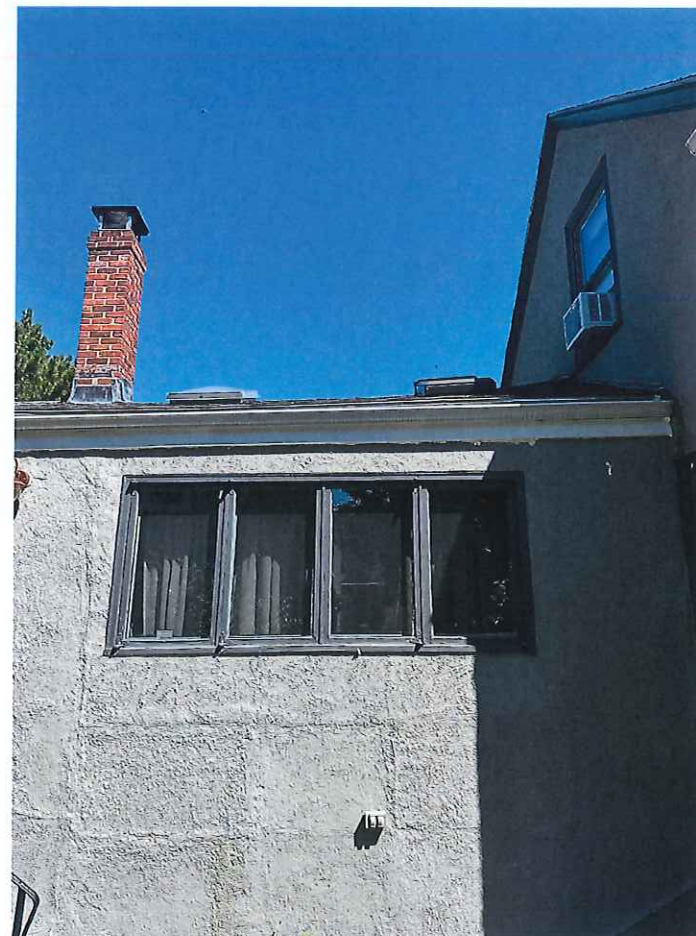


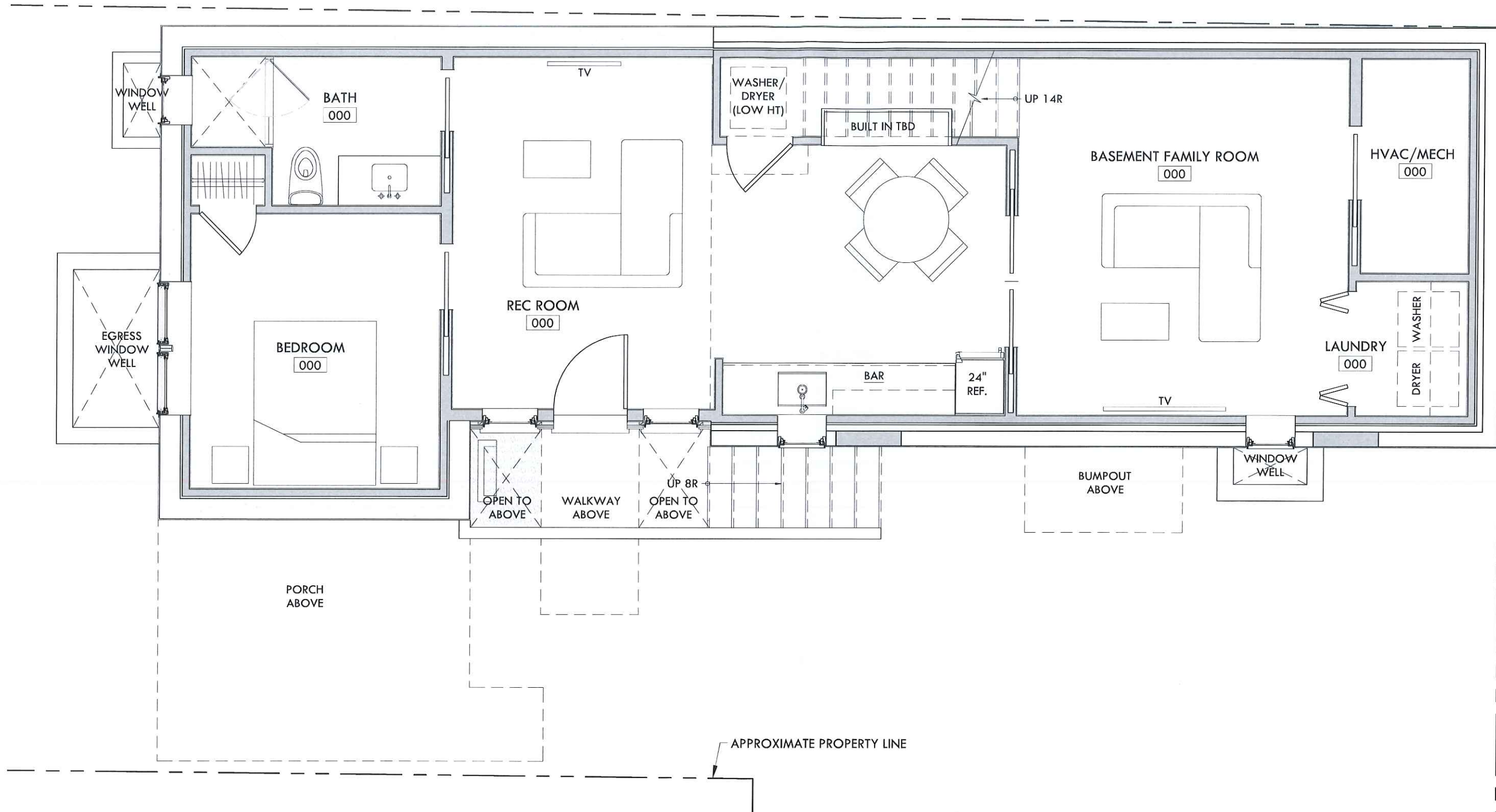
**1** **EXISTING NORTH**  
1/8" = 1'-0"



**2** **EXISTING WEST**  
1/8" = 1'-0"





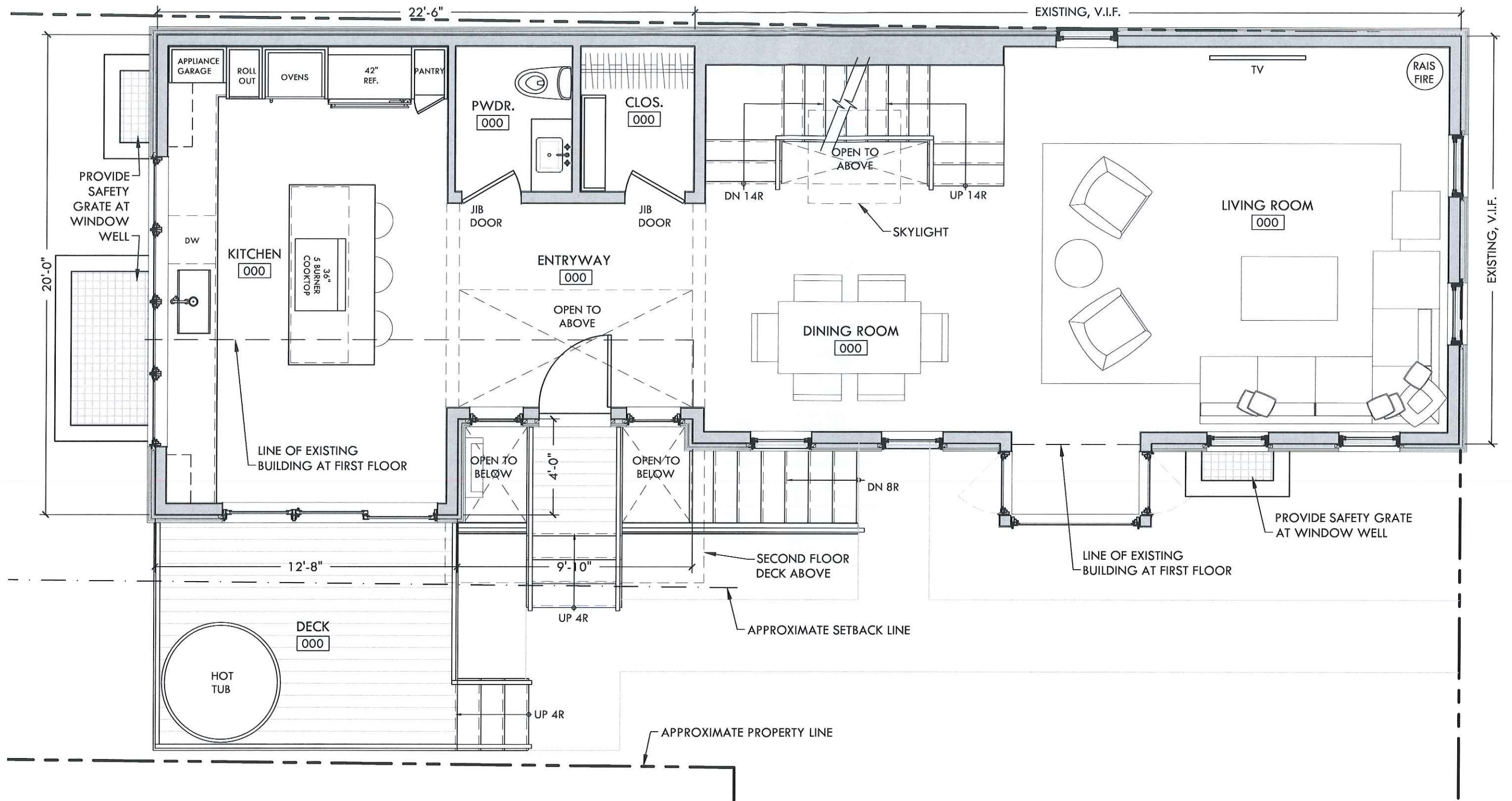


Craig-Hahn Residence

March 07, 2024

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

Proposed Basement Floor Plan

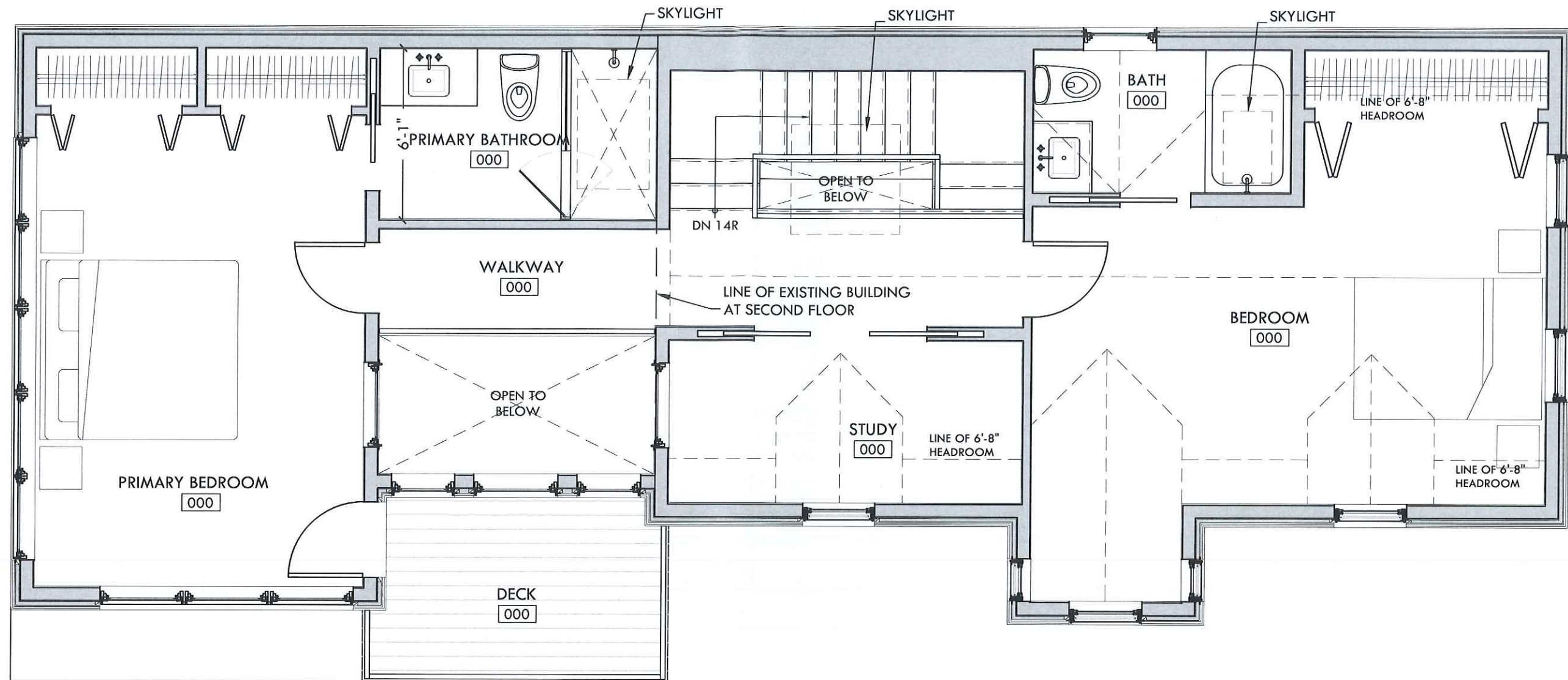


# Craig-Hahn Residence

February 05, 2024

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

Proposed First Floor Plan



Craig-Hahn Residence

February 05, 2024

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

Proposed Second Floor Plan



# Craig-Hahn Residence

February 05, 2024

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

Proposed South Elevation



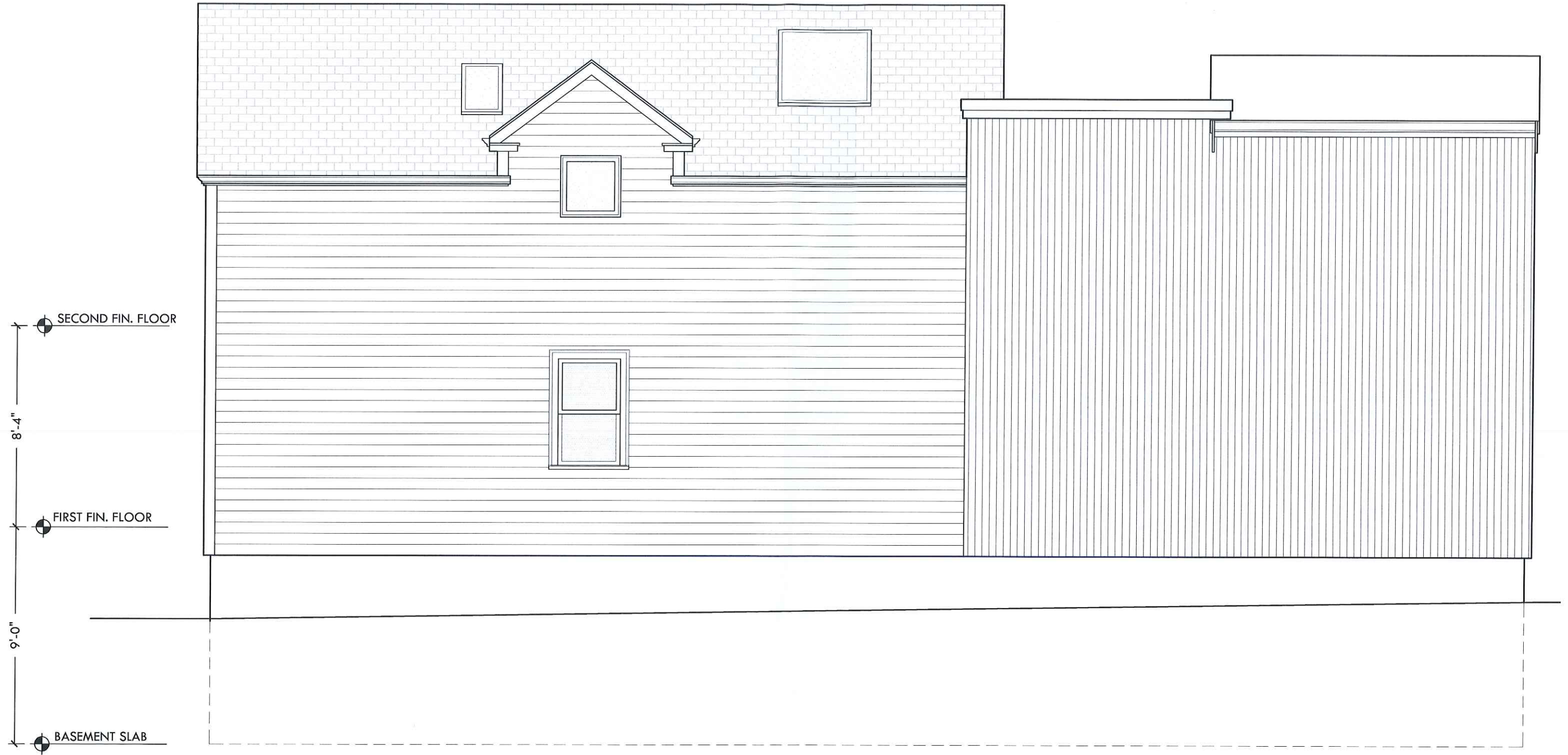
# Craig-Hahn Residence

February 05, 2024

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

Proposed East Elevation





Craig-Hahn Residence

February 05, 2024

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

Proposed North Elevation



SECOND FIN. FLOOR  
8'-4"  
FIRST FIN. FLOOR  
9'-0"  
BASEMENT SLAB



# Craig-Hahn Residence

February 05, 2024  
Scale: 1/4" = 1'-0"  
Proposed West Elevation



3D - SOUTHWEST VIEW



3D - SOUTHWEST AERIAL VIEW



3D - SOUTHEAST VIEW



3D- AERIAL VIEW



3D - SOUTH VIEW

17 Fifth Street  
Cambridge MA 02141

DISTRICT C-1  
Lot size (5000 required) 2370  
Max. FAR 0.75

\* NON CONFORMING ATTRIBUTES MARKED AS RED  
\* Questions/comments in blue

District	Max. FAR	Minimum Lot Size	Minimum Lot Width	Minimum Yard in Feet	Maximum Height
Res. C-1	0.75	5000 Sq Ft	50ft	Front/Side/Rear H+L H+L H+L 4 5 4	35

	Existing	Proposed	Required	Notes	Variance/Special Permit
Basement	N/A	(921)		Exempt from GFA. Building designated 1%-LTFE; basement shall be protected in accordance	
First Floor	864	985		Existing Kitchen mass (291 SQ FT of the existing 864 SQ FT) to be demo'd and rebuilt	
Second Floor	513	938		~42 SQ FT of the increase due to raising roof; increased area above 5 ft head height	
<b>TOTAL GFA</b>	1377	<b>1923</b>	1778	<b>145 SQ FT over allowed / 546 SQ FT over existing</b>	Variance
FAR .75 max	0.58	<b>0.81</b>	0.75 (Max)	0.06 over FAR Max	
Lot Width (50' min.)	46.25	no change	50' min.		
Front Setback (10' min.)	0'	no change	10' min.		
Rear (20' min)	6.5'	no change	20'		Special Permit
Side 1 (7'6" min.)	13.1'	11'0" / 7'8"	7'6"	11'-0" at First Floor, 7'8" at Second Floor balcony. [5.21.1]	Special Permit
Side 2 (7'6" min.)	0'	no change	7'6"	[5.21.1]	Special Permit
Building Height (35' max.)	23'-6"	26'-0"	35' max		
Permeable Open Space	677	893		[5.22.4(A)]	
Private Open Space (30%)	0	198	711	No 15'x15' area. Proposed contains 198 SQ FT of decks. [5.22.1; 5.22.1(A)]	?

There is +/-401sf that can be added as of right

Footnotes per chapter 5, article 30 (5.30)

(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.

(n) In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.

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

Setback Calculations - H=23.5 ft / L = 55 ft

Front:

$$23.5+17 / 4 = 10.1$$

See note (a)

Side:

$$23.5+55 / 5 = 15.7$$

see note (n)

Rear:

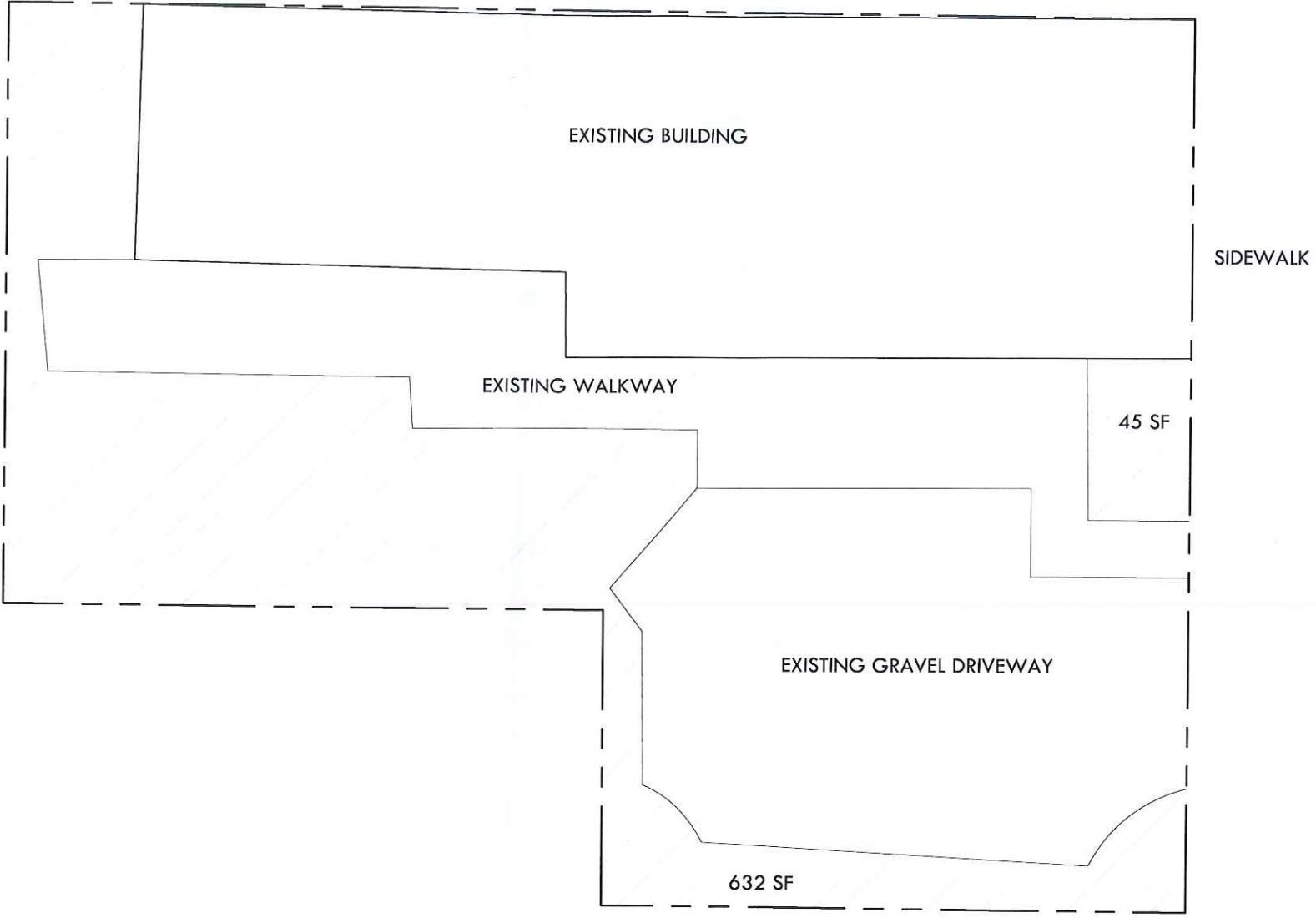
$$23.5+12.75 / 4 = 9$$

9 < 20 ft, therefore use 20 ft per note (c)



PERMEABLE OPEN SPACE

REQUIRED PRIVATE OPEN SPACE  
2370 SF (LOT SIZE) X 30% = 711 SF  
  
AS DRAWN:  
0 SF (NO AREA 15'X15') OPEN SPACE  
677 SF PERMEABLE

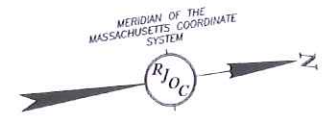


# Craig-Hahn Residence

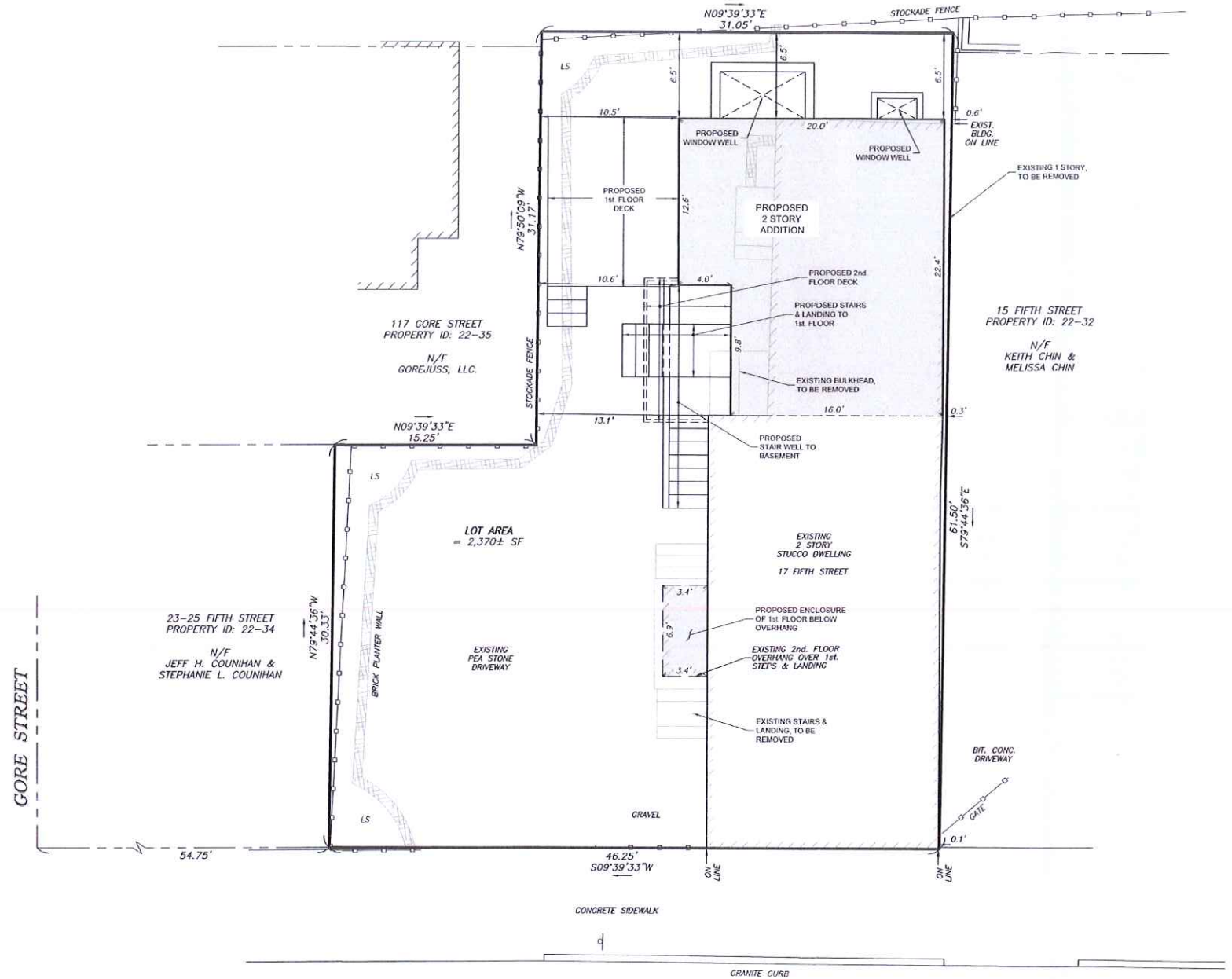
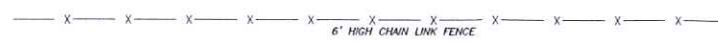
February 05, 2024

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

Existing Permeable Space



123 GORE STREET  
PROPERTY ID: 22-132  
N/F  
CITY OF CAMBRIDGE



FIFTH STREET  
(PUBLIC - 50' WIDTH)

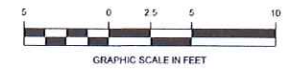
### NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF THE NEW ADDITION, DECK, STAIRS AND WINDOW WELLS AT 17 FIFTH STREET IN CAMBRIDGE. THE LOCATION AND DIMENSIONS OF THE PROPOSED ADDITION, DECK, STAIRS, LANDINGS, WINDOW WELLS, AND STAIR WELLS WERE PROVIDED BY FOLEY FIORE ARCHITECTURE ON A PLAN DATED 1/31/2024
2. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 12/12/2023 BY R.J. O'CONNELL & ASSOCIATES, INC. (RJOC)
3. LINE OF BUILDING DEPICTED HEREON AND OFFSETS TO LOT LINES WHERE MEASURED TO STUCCO BUILDING UP 5' FROM GROUND. SILL BETWEEN BASEMENT AND FIRST FLOOR EXTENDS AN ADDITIONAL 1 1/2" OUT IN SOME AREAS.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A REVIEW OF A TITLE SEARCH. A LIMITED SEARCH OF AVAILABLE RECORDS WAS PERFORMED TO ESTABLISH BOUNDARY LINES. EASEMENT RIGHTS OVER THE SUBJECT PARCEL AND ON ADJACENT PARCELS MAY EXIST BUT ARE NOT NECESSARILY DEPICTED HEREON.
5. THE HORIZONTAL DATUM IS THE MASSACHUSETTS COORDINATE SYSTEM (NAD83) DATUM WAS ESTABLISHED USING RTK GPS METHODS.
6. THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.

### PLAN REFERENCES:

PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH REGISTRY OF DEEDS

1. 1918 LAND COURT PLAN 6955A
2. 1920 LAND COURT PLAN 4011C
3. 1968 LAND NO. 1002
4. 1981 PLAN NO. 103
5. 1983 PLAN NO. 158
6. 2013 PL NO. 801



DATE
REVISION
NO.

Record Owner:  
PETER A. HAHN  
& CRAIG J. STEWART  
17 FIFTH STREET  
CAMBRIDGE, MA 02141  
BK. 53417 PG. 223

Location:  
PARCEL ID: 22-33  
17 FIFTH STREET  
CAMBRIDGE, MA 02141

PREPARED BY:  
**RJ O'CONNELL & ASSOCIATES, INC.**  
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS  
99 MONTWELL AVENUE, SUITE 201 STONINGHAM, MA 02159  
PHONE: 781.279.6165 RJOCONNELL.COM  
PREPARED FOR:

**PETER HAHN**  
17 FIFTH STREET  
CAMBRIDGE, MA 02141

PROJECT NAME:  
**17 FIFTH STREET**  
CAMBRIDGE, MASSACHUSETTS

SEAL

Matthew Lowry 2/2/2024

PROFESSIONAL LAND SURVEYOR FOR  
RJ O'CONNELL & ASSOCIATES, INC. DATE  
DRAWN BY: RLK  
REVIEWED BY: ML  
SCALE: 1" = 5'  
FIELD CREW: RLK / JWS

DATE: 2/2/2024  
DRAWING NAME:

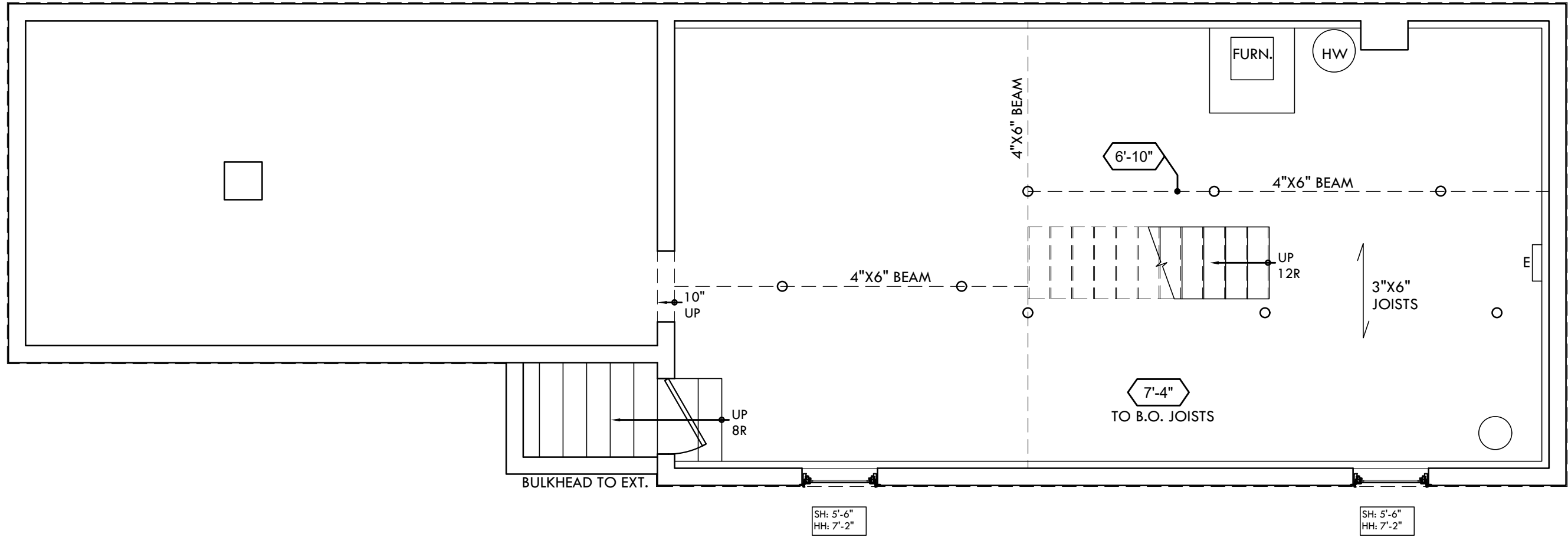
**PROPOSED PLOT PLAN**

DRAWING NUMBER:  
**PROP-1**

PROJECT NUMBER:  
**23586**

Drawing Name: C:\Users\moham\OneDrive\Documents\17 Fifth - Hahn, Stewart\DWG\23586-17 Fifth prop.dwg



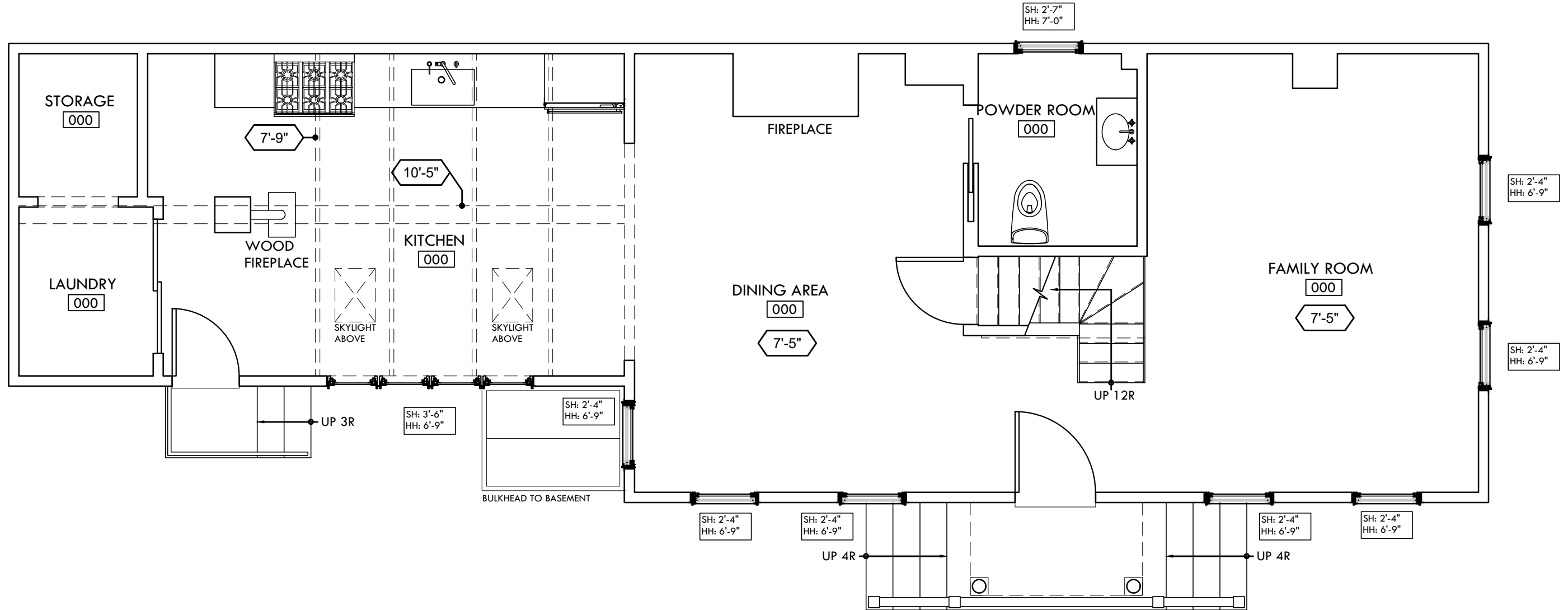


Craig-Hahn

January 10 2024

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

Existing Basement Plan



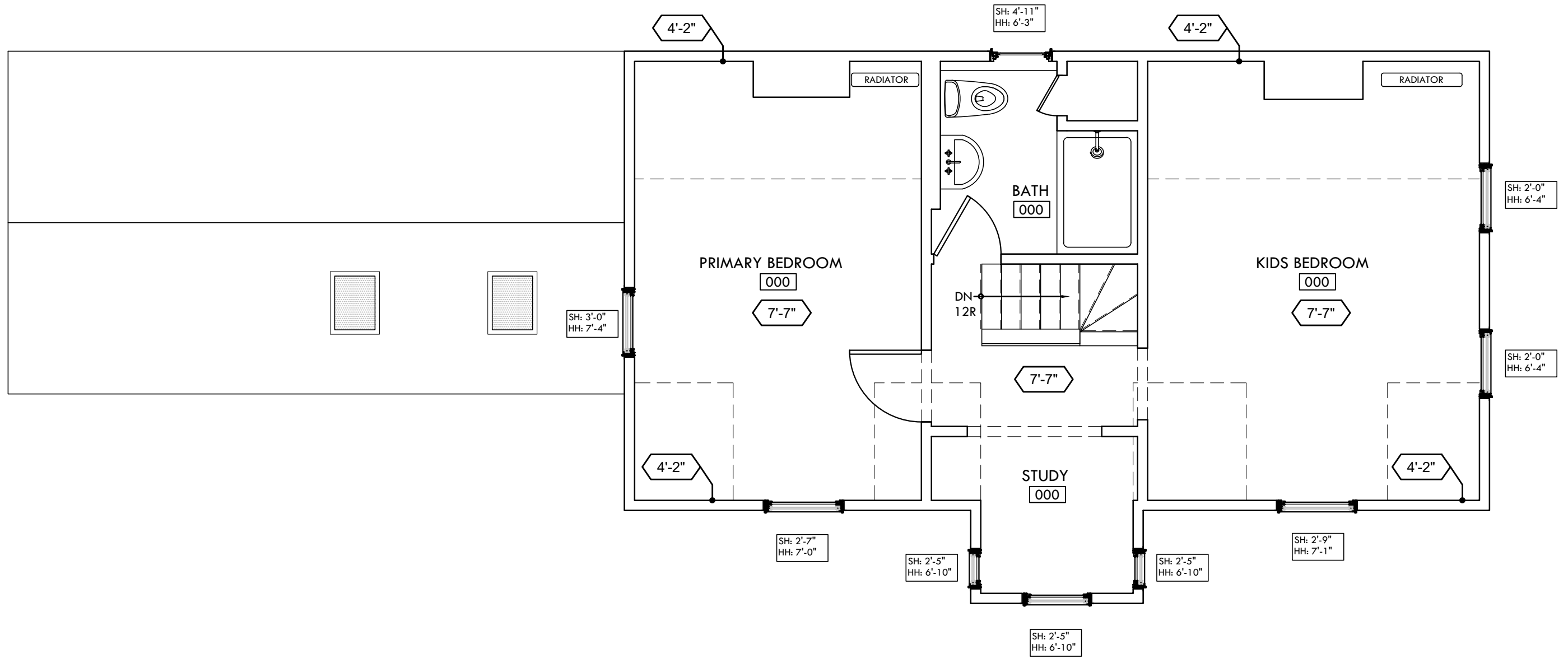
Craig-Hahn

January 10 2024

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

Existing First Floor Plan



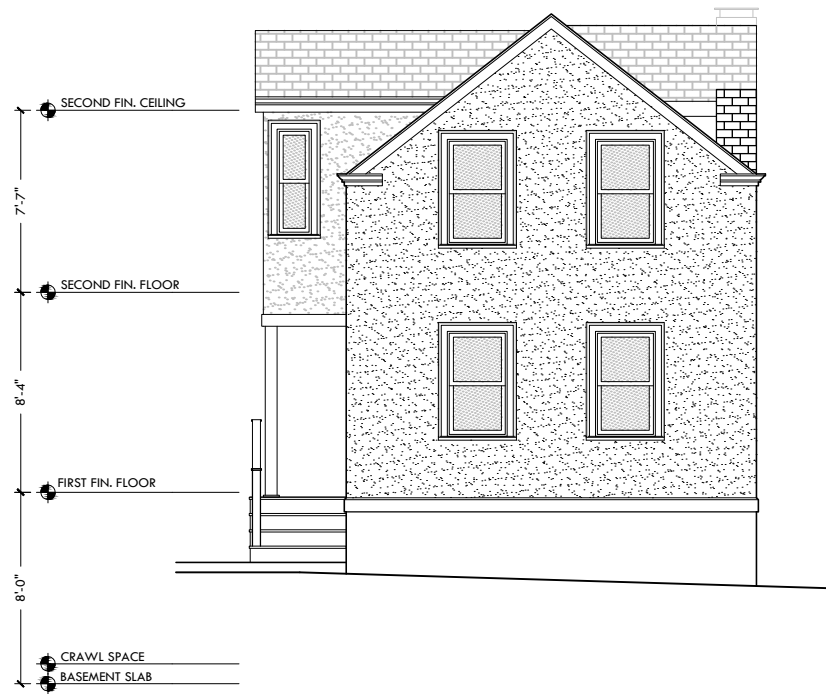


Craig-Hahn

January 10 2024

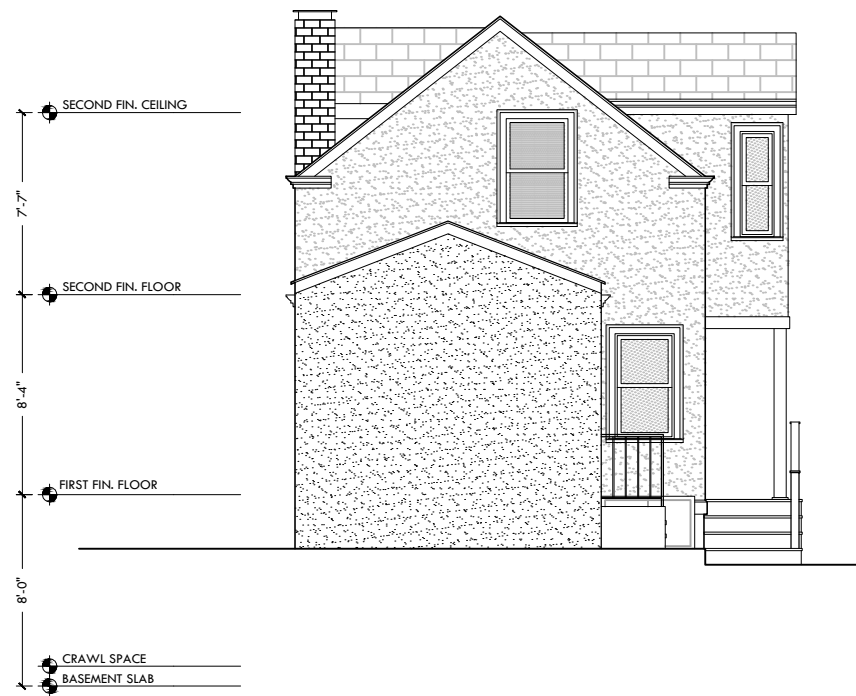
Scale: 1/4" = 1'-0"

Existing Second Floor Plan





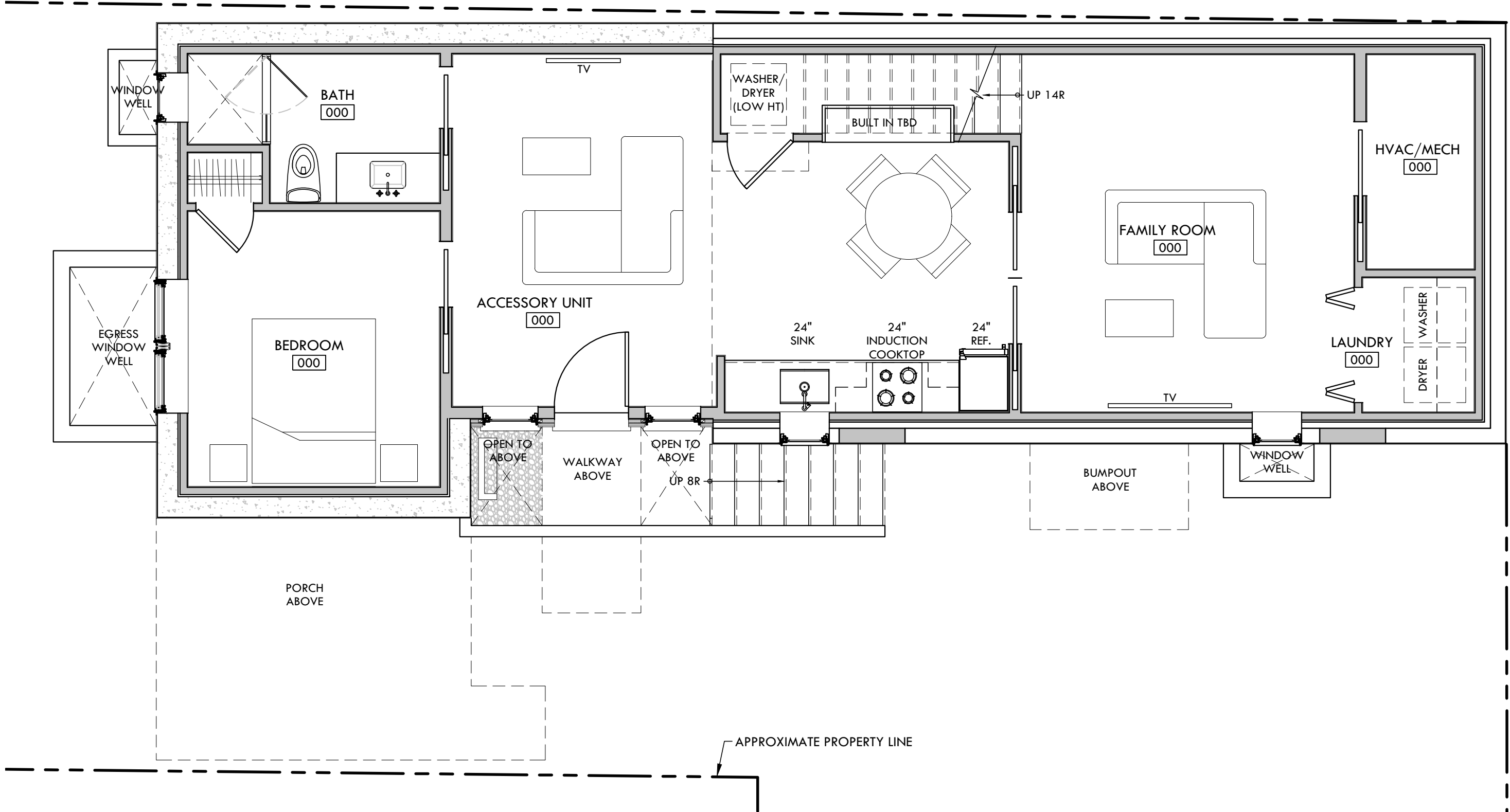
**1 EXISTING NORTH**  
1/8" = 1'-0"



**2 EXISTING WEST**  
1/8" = 1'-0"





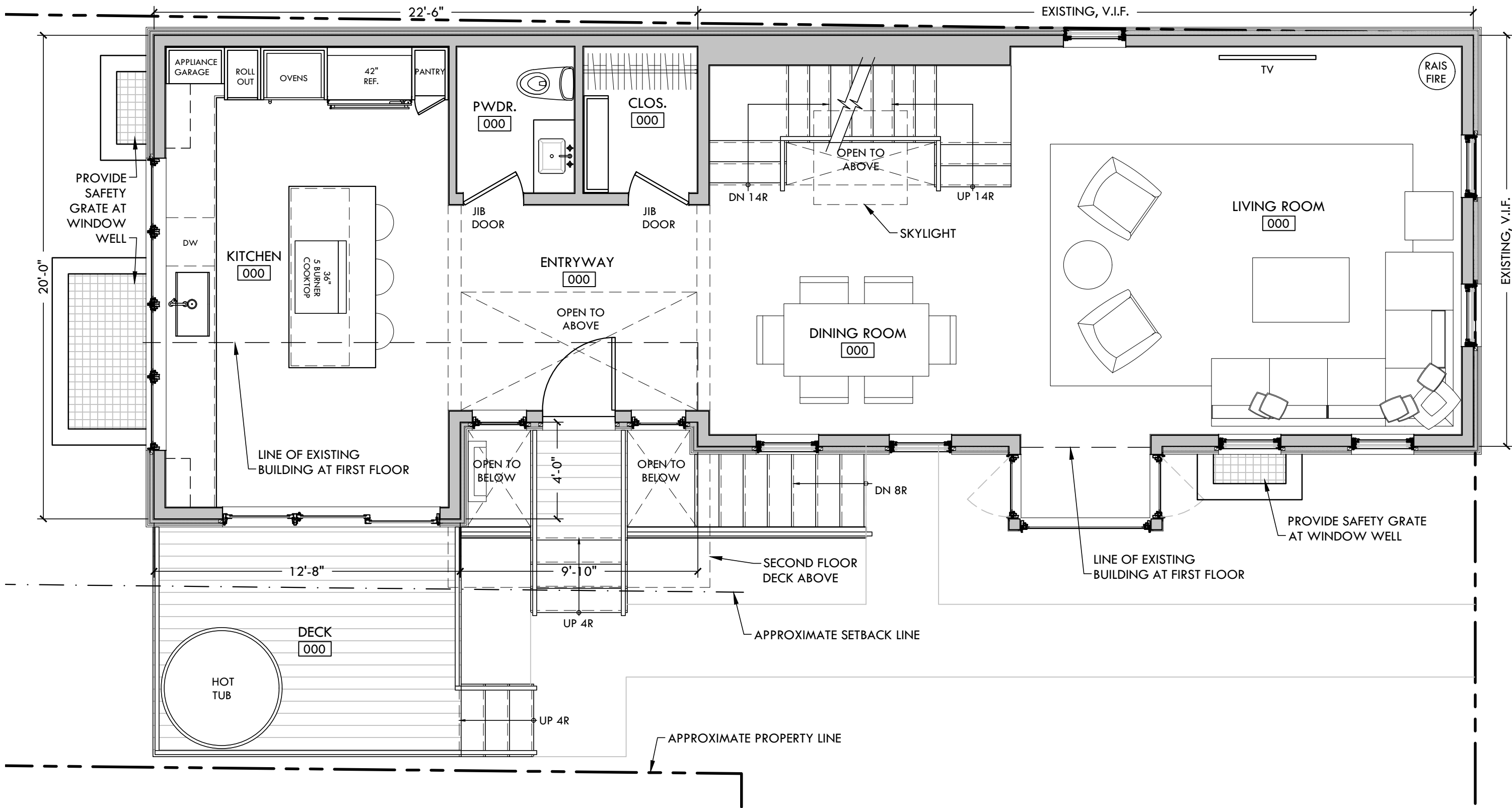


Craig-Hahn Residence

February 05, 2024

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

Proposed Basement Floor Plan

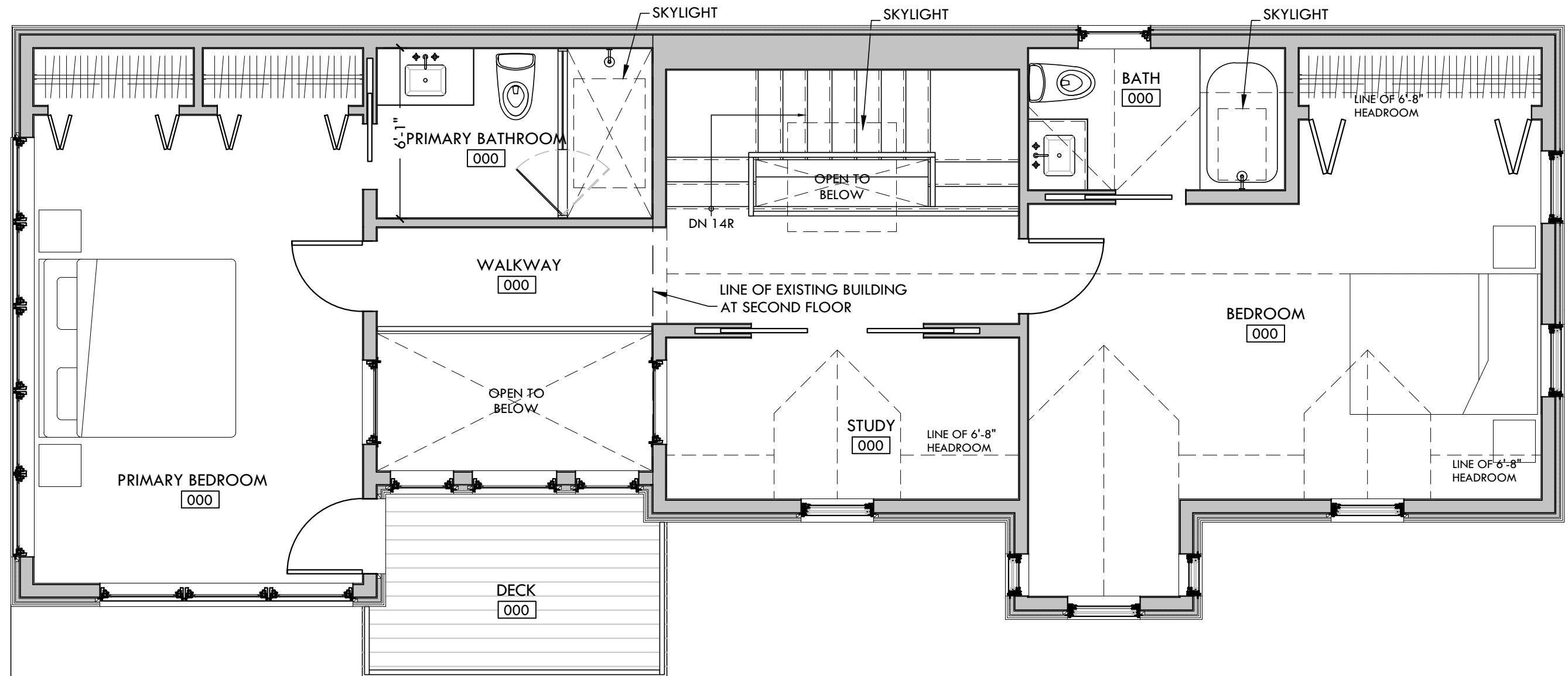


# Craig-Hahn Residence

February 05, 2024

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

Proposed First Floor Plan



Craig-Hahn Residence

February 05, 2024

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

Proposed Second Floor Plan



Craig-Hahn Residence

February 05, 2024

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

Proposed South Elevation



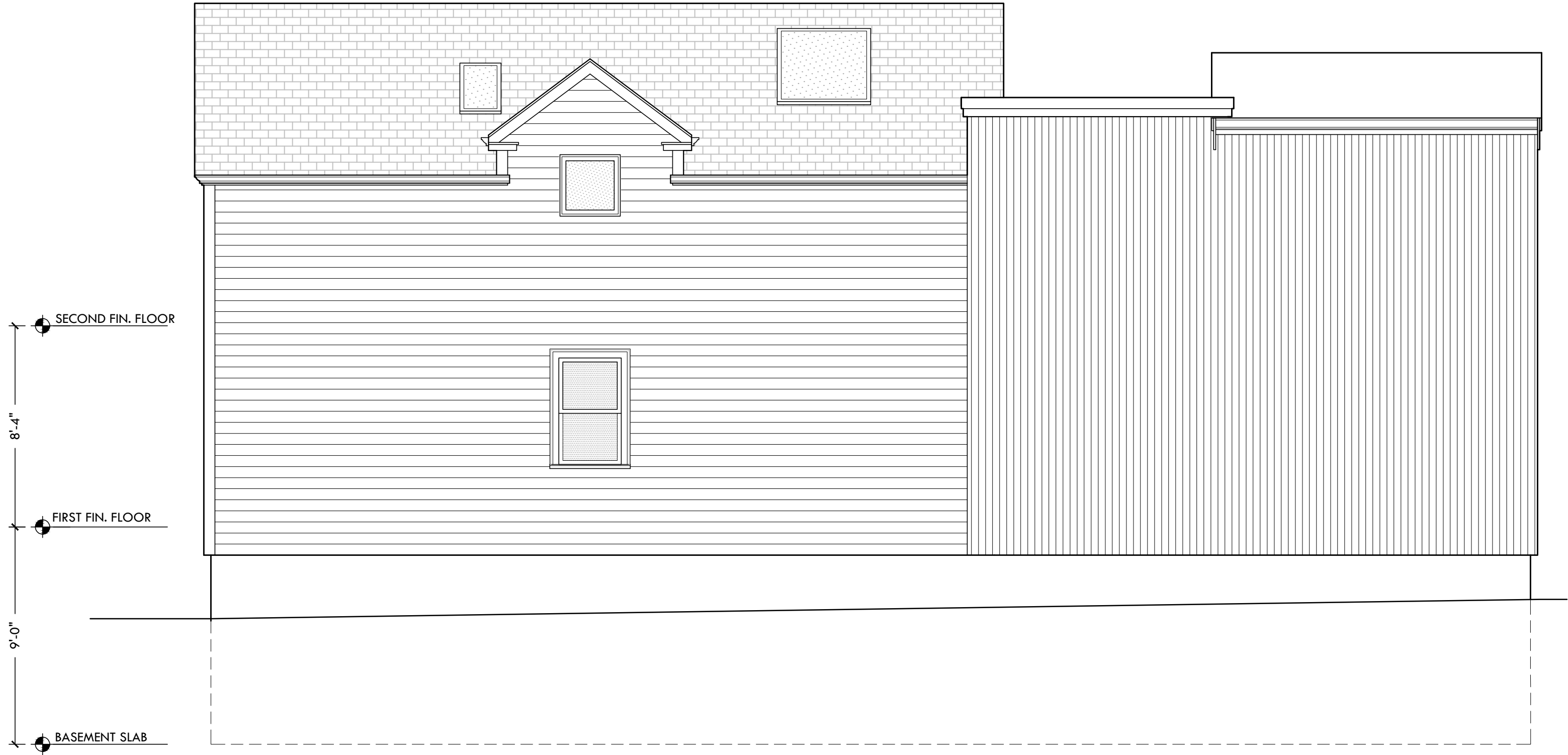


# Craig-Hahn Residence

February 05, 2024

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

Proposed East Elevation

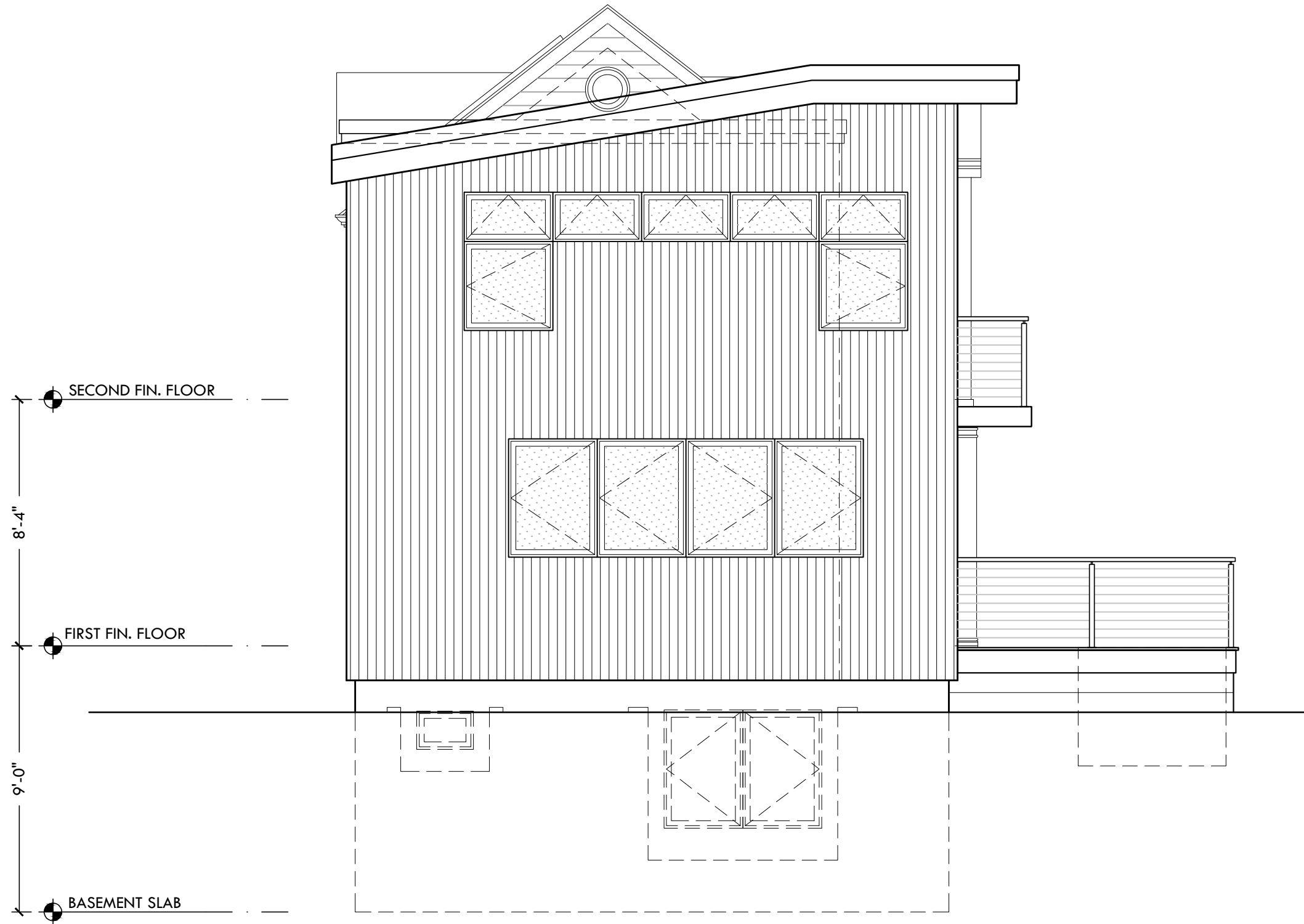


Craig-Hahn Residence

February 05, 2024

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

Proposed North Elevation



# Craig-Hahn Residence

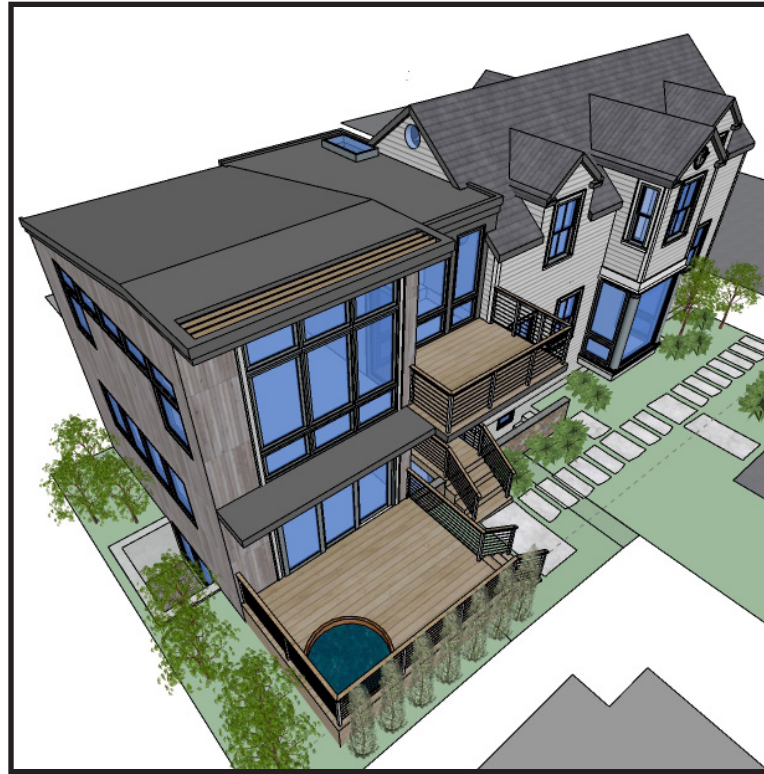
February 05, 2024

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

Proposed West Elevation



3D - SOUTHWEST VIEW



3D - SOUTHWEST AERIAL VIEW



3D - SOUTHEAST VIEW



3D- AERIAL VIEW



3D - SOUTH VIEW

17 Fifth Street  
Cambridge MA 02141

DISTRICT C-1

Lot size (5000 required) 2370

Max. FAR 0.75

\* NON CONFORMING ATTRIBUTES MARKED AS RED

\* Questions/comments in blue

District	Max. FAR	Minimum Lot Size	Minimum Lot Width	Minimum Yard in Feet	Maximum Height
				Front/Side/Rear	
Res. C-1	0.75	5000 Sq Ft	50ft	H+L H+L H+L 4 5 4	35

	Existing	Proposed	Required	Notes	Variance/Special Permit
Basement	N/A	(921)		Exempt from GFA. Building designated 1%-LTFE; basement shall be protected in accordance	
First Floor	864	985		Existing Kitchen mass (291 SQ FT of the existing 864 SQ FT) to be demo'd and rebuilt	
Second Floor	513	938		~42 SQ FT of the increase due to raising roof; increased area above 5 ft head height	
<b>TOTAL GFA</b>	1377	<b>1923</b>	1778	<b>145 SQ FT over allowed / 546 SQ FT over existing</b>	Variance
FAR .75 max	0.58	<b>0.81</b>	0.75 (Max)	0.06 over FAR Max	
Lot Width (50' min.)	46.25	no change	50' min.		
Front Setback (10' min.)	0'	no change	10' min.		
Rear (20' min)	6.5'	no change	20'		Special Permit
Side 1 (7'6" min.)	13.1'	11'0" / 7'8"	7'6"	11'-0" at First Floor, 7'8" at Second Floor balcony. [5.21.1]	Special Permit
Side 2 (7'6" min.)	0'	no change	7'6"	[5.21.1]	Special Permit
Building Height (35' max.)	23'-6"	26'-0"	35' max		
Permeable Open Space	677	893		[5.22.4(A)]	
Private Open Space (30%)	0	198	711	No 15'x15' area. Proposed contains 198 SQ FT of decks. [5.22.1; 5.22.1(A)]	?

There is +/-401sf that can be added as of right

Footnotes per chapter 5, article 30 (5.30)

(a) Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.

(n) In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.

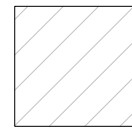
(C) In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the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

Setback Calculations - H=23.5 ft / L = 55 ft

Front:  
 $23.5 + 17 / 4 = 10.1$   
 See note (a)

Side:  
 $23.5 + 55 / 5 = 15.7$   
 see note (n)

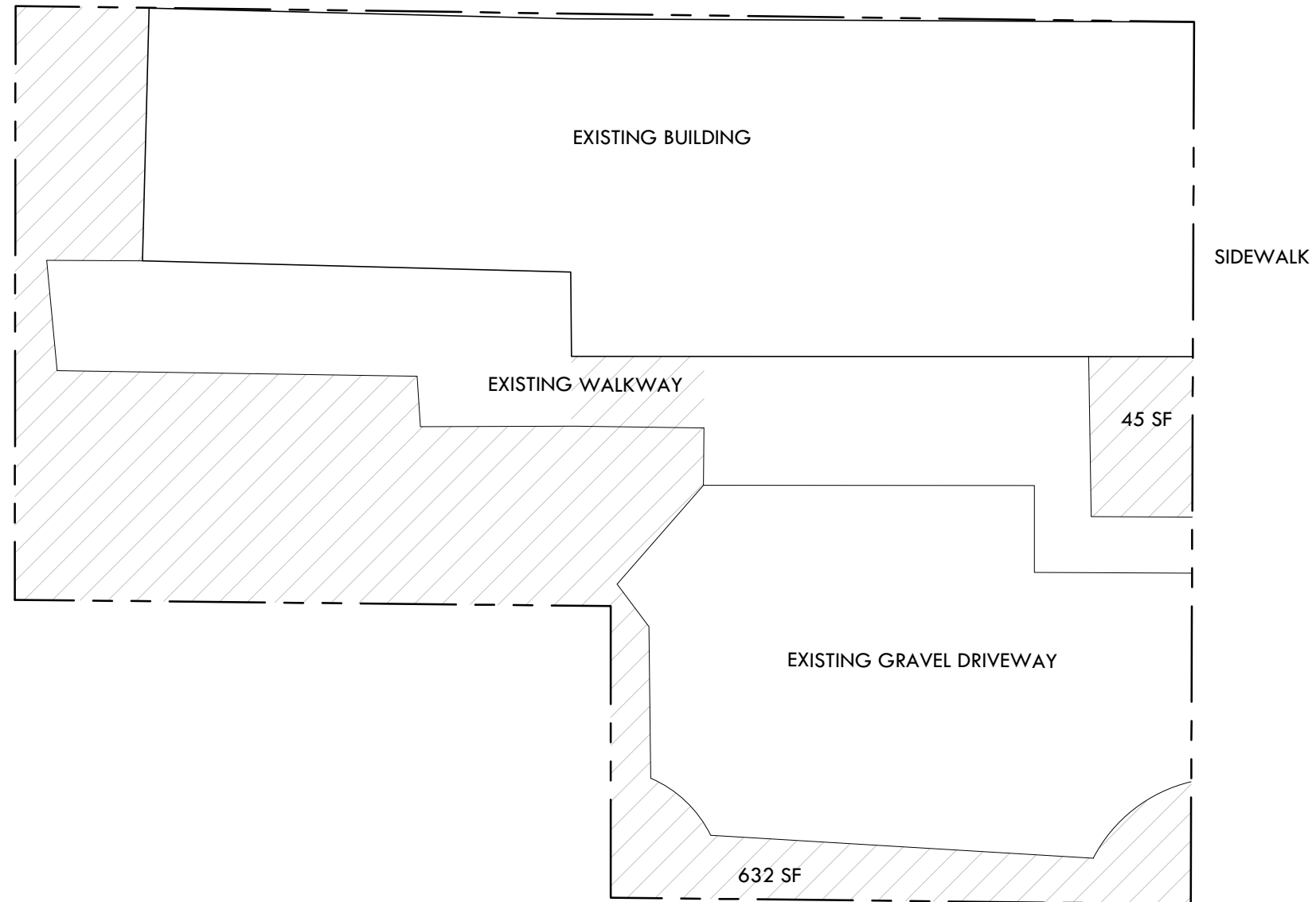
Rear:  
 $23.5 + 12.75 / 4 = 9$   
 $9 < 20$  ft, therefore use 20 ft per note (c)



PERMEABLE OPEN SPACE

REQUIRED PRIVATE OPEN SPACE  
2370 SF (LOT SIZE) X 30% = 711 SF

AS DRAWN:  
0 SF (NO AREA 15'X15') OPEN SPACE  
677 SF PERMEABLE



# Craig-Hahn Residence

February 05, 2024

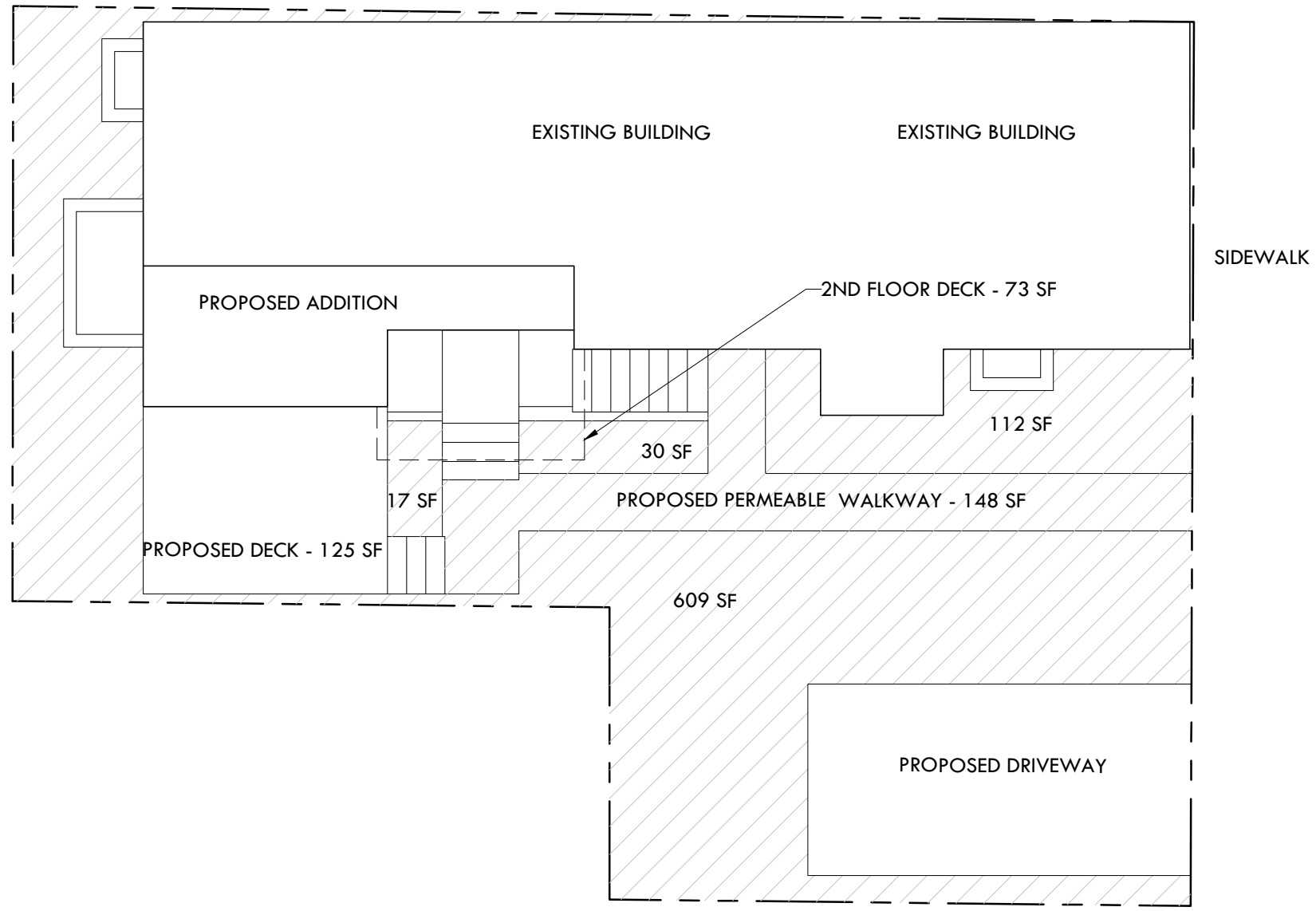
Scale: 1/8" = 1'-0"

Existing Permeable Space



REQUIRED PRIVATE OPEN SPACE  
 2370 SF (LOT SIZE) X 30% = 711 SF

AS DRAWN:  
 198 SF DECKS (NO AREA 15'X15') OPEN SPACE  
 893 SF PERMEABLE

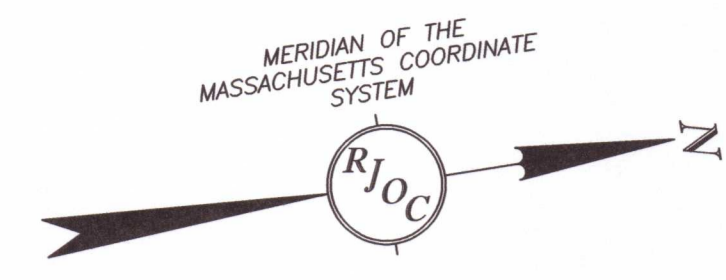


# Craig-Hahn Residence

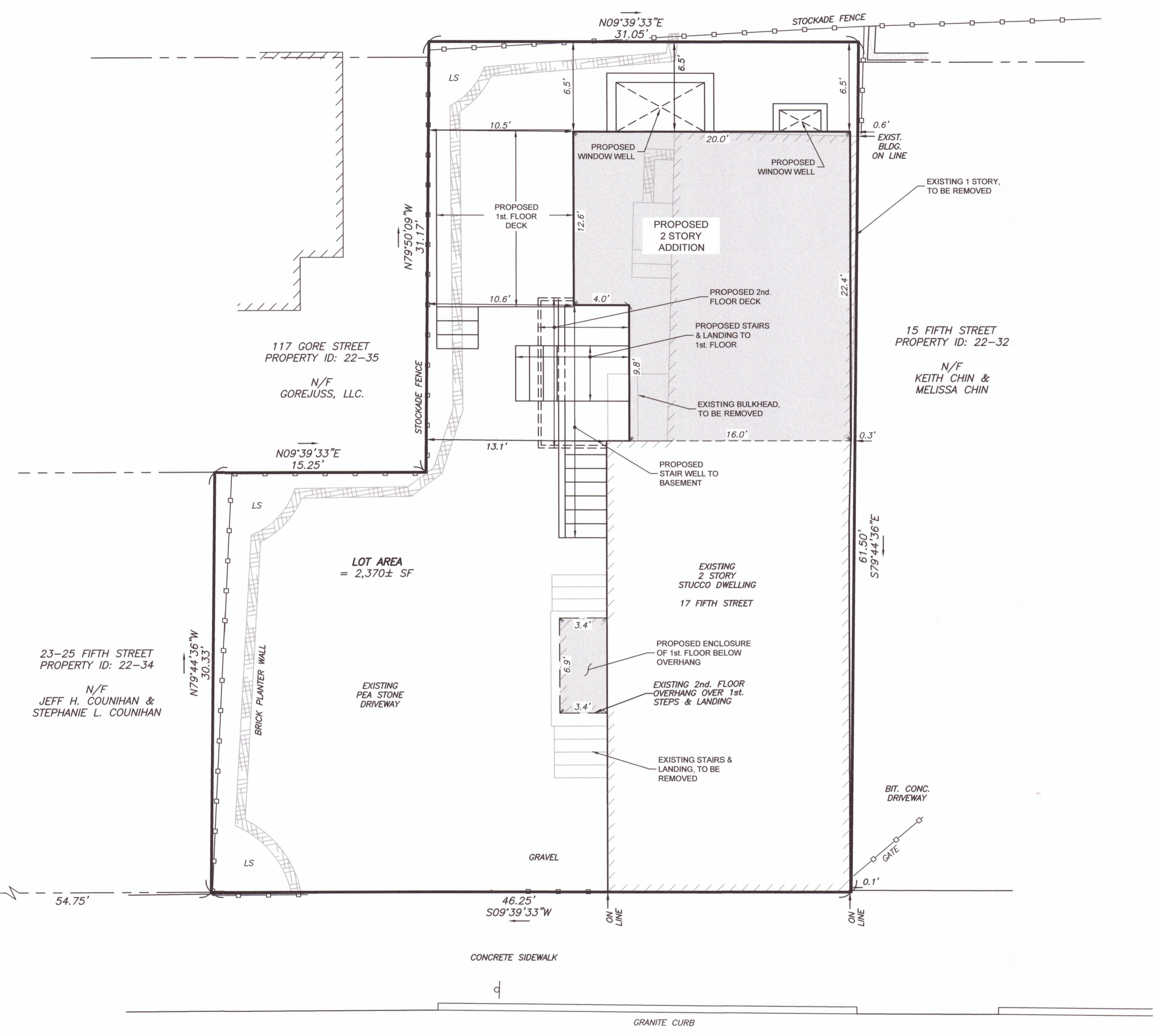
January 19, 2024

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

Proposed Permeable Space



123 GORE STREET  
PROPERTY ID: 22-132  
N/F  
CITY OF CAMBRIDGE



FIFTH STREET  
(PUBLIC - 50' WIDTH)

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF THE NEW ADDITION, DECK, STAIRS AND WINDOW WELLS AT 17 FIFTH STREET IN CAMBRIDGE. THE LOCATION AND DIMENSIONS OF THE PROPOSED ADDITION, DECK, STAIRS, LANDINGS, WINDOW WELLS, AND STAIR WELLS WERE PROVIDED BY FOLEY FIORE ARCHITECTURE ON A PLAN DATED 1/31/2024.
2. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 12/12/2023 BY RJ O'CONNELL & ASSOCIATES, INC (RJOC).
3. LINE OF BUILDING DEPICTED HEREON AND OFFSETS TO LOT LINES WHERE MEASURED TO STUCCO BUILDING UP 5' FROM GROUND. SILL BETWEEN BASEMENT AND FIRST FLOOR EXTENDS AN ADDITIONAL 1± OUT IN SOME AREAS.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A REVIEW OF A TITLE SEARCH. A LIMITED SEARCH OF AVAILABLE RECORDS WAS PERFORMED TO ESTABLISH BOUNDARY LINES. EASEMENT RIGHTS OVER THE SUBJECT PARCEL AND ON ADJACENT PARCELS MAY EXIST BUT ARE NOT NECESSARILY DEPICTED HEREON.
5. THE HORIZONTAL DATUM IS THE MASSACHUSETTS COORDINATE SYSTEM (NAD83). DATUM WAS ESTABLISHED USING RTK GPS METHODS.
6. THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.

**PLAN REFERENCES:**

- PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH REGISTRY OF DEEDS
1. 1918 LAND COURT PLAN 6955A
  2. 1920 LAND COURT PLAN 4011C
  3. 1968 LAND NO. 1002
  4. 1981 PLAN NO. 103
  5. 1983 PLAN NO. 158
  6. 2013 PL. NO. 801

DATE	
REVISION	
NO.	

Record Owner:  
PETER A. HAHN  
& CRAIG J. STEWART  
17 FIFTH STREET  
CAMBRIDGE, MA 02141  
BK. 53417 PG. 223

Location:  
PARCEL ID: 22-33  
17 FIFTH STREET  
CAMBRIDGE, MA 02141

PREPARED BY:  
**RJO'CONNELL & ASSOCIATES, INC.**  
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS  
80 MONTVILLE AVENUE, SUITE 201 STONEHAM, MA 02180  
PHONE 781.279.0180 RJOC@CONNELL.COM

PREPARED FOR:

**PETER HAHN**  
17 FIFTH STREET  
CAMBRIDGE, MA 02141

PROJECT NAME:  
**17 FIFTH STREET**  
CAMBRIDGE, MASSACHUSETTS

SEAL

*Matthew Lowry* 2/2/2024  
PROFESSIONAL LAND SURVEYOR FOR  
RJ O'CONNELL & ASSOCIATES, INC

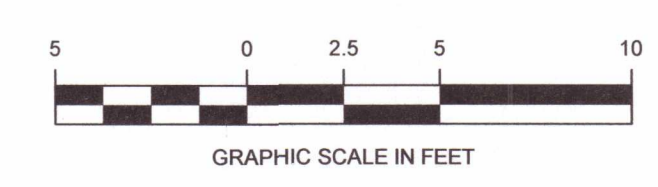
DATE: 2/2/2024

DRAWING NAME:

**PROPOSED PLOT PLAN**

DRAWING NUMBER:  
**PROP-1**

PROJECT NUMBER:  
**23586**



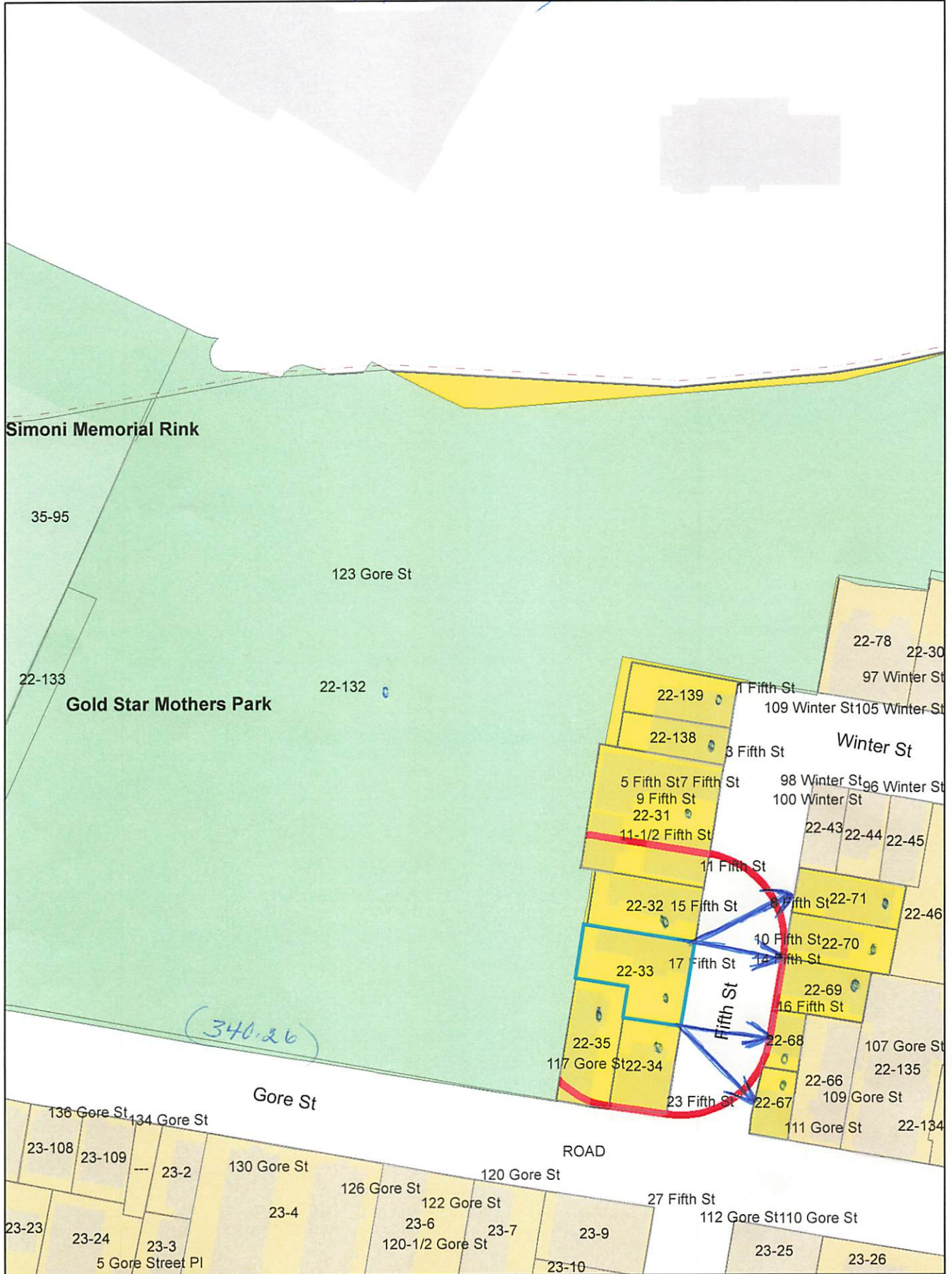
Drawing Name: G:\MA\Cambridge\17 Fifth - Hahn - Hahn\Survey\DWG\23586-17 Fifth prop plot plan.dwg







17 Fifth Street



17 Fifth St.

Petitioner

22-35  
GOREJUSS LLC  
13 TARBOX LANE  
NORTH READING, MA 01864

22-70  
LEWIS, VICTORIA J.,  
TRUSTEE THE VICTORIA LEWIS TRUST  
10 FIFTH ST  
CAMBRIDGE, MA 02141

JAMES J. RAFFERTY, ESQ  
97 MASS AVENUE - SUITE 300  
CAMBRIDGE, MA 02139

22-68  
KERRIGAN, DENNIS & MARGARET KERRIGAN  
16 FIFTH ST  
CAMBRIDGE, MA 02141

22-32  
CHIN, KEITH & MELISSA CHIN  
15 FIFTH ST  
CAMBRIDGE, MA 02141

22-33  
HAHN, PETER A. & STEWART J. CRAIG  
17 FIFTH ST  
CAMBRIDGE, MA 02141

22-132  
CAMBRIDGE CITY OF COMM. DEV.  
57 INMAN ST  
CAMBRIDGE, MA 02139

22-132  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER

22-132  
CITY OF CAMBRIDGE  
C/O MEGAN BAYER  
CITY SOLICITOR

22-138  
RUDIE EMMA N  
3 FIFTH ST  
CAMBRIDGE, MA 02141

22-67  
BELLONO, NICHOLAS  
111 GORE ST  
CAMBRIDGE, MA 02141

22-34  
COUNIHAN GEOFF H &  
STEPHANIE L COUNIHAN  
23-25 FIFTH ST  
CAMBRIDGE, MA 02141

22-31  
YE, JANICE & HUI LU  
TRS BRITELINE REALTY TR  
6 BENNETT ST  
CAMBRIDGE, MA 02138

22-69  
SOILLIS, STEVEN  
14 FIFTH ST.  
CAMBRIDGE, MA 02141

22-71  
NI, GEORGE W. WENJIA XU  
8 FIFTH ST  
CAMBRIDGE, MA 02141

22-139  
ULRICH CHRISTOPHER MILNE  
TRS SUSAN JEAN THOMPSON ETAL  
1 FIFTH ST  
CAMBRIDGE, MA 02141



# 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: Derek Conde Date: 2/26/24  
(Print)

Address: 17 Fifth Street

Case No. BZA-257802

Hearing Date: 3/14/24

Thank you,  
Bza Members