

BZA-201972

BZA APPLICATION FORM
GENERAL INFORMATION

2022 NOV 14 PM 3:00
OFFICE OF THE CITY CLERK
CAMBRIDGE MASSACHUSETTS

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

Special Permit: ☒ Variance: _____ Appeal: _____

PETITIONER: 194 Green St LLC

PETITIONER'S ADDRESS: 667 Somerville Avenue, Somerville, MA 02143

LOCATION OF PROPERTY: 188-194 Street, Cambridge, MA 02139

TYPE OF OCCUPANCY: Multi-family (4-unit building)

ZONING DISTRICT: Residential C-2A/Central Square Overlay

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Other: Additional windows within setbacks	

DESCRIPTION OF PETITIONER'S PROPOSAL:

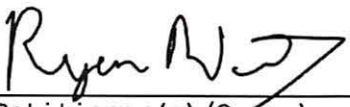
Renovation of an existing 4 unit building creating new bedrooms and bathrooms that need new windows within left side yard and rear yard setbacks requiring a special permit.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section: 5.31 (Table of Dimensional Requirements)
Article 8.0000 Section: 8.22.2.c (Alteration or Enlargement of Non-conforming structure)
Article 10.000 Section: 10.40 (Special Permit)

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

Original Signature(s):


(Petitioner(s)/Owner)

Ryan Wittig on behalf of 194 Green St LLC

Address: 194 Green St LLC, 667 Somerville Ave.

Somerville MA 02143

Tel. No.: 617-835-6037

E-Mail Address: ryan@kinvarracapital.com

Date: November 3, 2022

(ATTACHMENT B - PAGE 2)

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

194 Green St LLC, a Massachusetts limited liability company, with a business address of 667 Somerville Avenue, Somerville, Massachusetts

(OWNER)

Address: 188-194 Green St., Cambridge, Massachusetts 02139

state that **194 Green St LLC** owns the property located at **188-194 Green Street, Cambridge, Massachusetts** which is the subject of this zoning application.

The record title of this property is in the name of **194 Green St LLC, a Massachusetts limited liability company**


pursuant to a deed dated **August 3, 2021** and duly recorded on **August 13, 2021**, in the Middlesex South County Registry of Deeds at Book

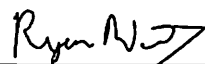
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[Signature appears on the following page.]

194 GREEN ST LLC,
a Massachusetts limited liability company

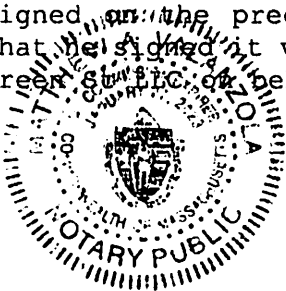

By: Matthew Moore
Its: A Manager
Duly Authorized



By: Ryan Wittig
Its: A Manager
Duly Authorized

Commonwealth of Massachusetts

COUNTY: Middlesex County, ss.

On this 7th day of November, 2022, before me, the undersigned notary public, personally appeared the above named **Matthew Moore, a Manager of 194 Green St LLC**, proved to me through satisfactory evidence of identification which was ☒ a driver's license or _____ (form of photo identification) to be the same person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as a Manager of 194 Green St LLC on behalf of said company.




Notary Public:


Commission Expires: 11/27/23

Commonwealth of Massachusetts

COUNTY: Middlesex County, ss.

On this 7th day of November, 2022, before me, the undersigned notary public, personally appeared the above named **Ryan Wittig, a Manager of 194 Green St LLC**, proved to me through satisfactory evidence of identification which was ☒ a driver's license or _____ (form of photo identification) to be the same person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as a Manager of 194 Green St LLC on behalf of said company.




Notary Public:

Commission Expires: 11/27/23

Page 6-Supporting statement for a Special Permit

A) Requirements of the Ordinance will be met for the following reasons:

With the granting of a special permit requested herein, the project will otherwise comply with the dimensional and other requirements of the Ordinance, and meet the requirements for a special permit under Section 8.22.2.c to allow for new, modified and/or enlarged windows, doors and/or skylights on exterior walls of the nonconforming structure located within the side or rear yard setbacks (that would not otherwise be allowed under Section 8.22.1.d), where such new, modified and/or enlarged openings will not be detrimental to abutters or the district.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The project meets the general special permit criteria in that it will not substantially impact the established neighborhood character, nor cause congestion hazard, or negative impacts in terms of traffic generated or patterns of access or egress. The changes proposed are consistent with a modest change to a preexisting nonconforming structure that will bring the Property's uses into conformity with neighboring multi-family residential uses. There will be no change to access or egress patterns. Parking is not required; moreover, the Property is located on several bus routes and within a 5-minute walk to the Central Square MBTA Red Line Station.

The new windows proposed for the left side of the building on the 3rd floor bathroom, 2nd floor rear bedroom, left-rear wall of the building and 2nd floor right side rear bedrooms will be largely unseen by any neighbors, and are necessary to allow adequate light, air and code compliant living areas (bedrooms).

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

The continued operation of or development of adjacent uses will not be adversely affected by this project. The Petitioners have outreached to their immediate abutters to discuss their plans for additional windows and the neighbors have not voiced any concerns. The dilapidated condition of the building has been an eyesore to the neighborhood as the building was kept in very poor repair. The proposed renovation and conversion will be a welcome improvement benefiting the abutting properties and the neighborhood.

D) Nuisance or hazard would not be created to the detriment of the health and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

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

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

188-194 Green St., Cambridge, MA - BZA Application

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: 194 Green St LLC **PRESENT USE/OCCUPANCY:** 4 Unit Apartment

LOCATION: 188-194 Green St. **ZONE:** C-1

PHONE: 617-835-6037 **REQUESTED USE/OCCUPANCY:** 4 Unit Apartment

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>7364</u>	<u>7364</u>	<u>3022.5</u>	(max.)
<u>LOT AREA:</u>	<u>4030</u>		<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>1.83</u>	<u>1.83</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1070</u>	<u>1070</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>61.2</u>		<u>50</u>	(min.)
DEPTH				
<u>Setbacks in</u> <u>Feet:</u>				
FRONT	<u>1.7</u>	<u>1.7</u>	<u>13.2</u>	(min.)
REAR	<u>1.6</u>	<u>1.6</u>	<u>20</u>	(min.)
LEFT SIDE	<u>5.4</u>	<u>5.4</u>	<u>7.5</u>	(min.)
RIGHT SIDE	<u>11.7</u>	<u>11.7</u>	<u>7.5</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>35.5</u>	<u>35.5</u>	<u>35</u>	(max.)
LENGTH				
WIDTH				
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> ³	<u>0</u>	<u>0</u>	<u>30%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>4</u>	<u>4</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>1</u>	<u>0</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(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.

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'.

194 GREEN STREET, CAMBRIDGE MA 02139



PROJECT NAME

194 GREEN ST

CLIENT:

KINVARRA CAPITAL

PROJECT ADDRESS:

194 GREEN STREET, CAMBRIDGE MA 02139



DRAWING LIST

Sheet Number	Sheet Name	Issued
		5.2.2022

GENERAL

A-0.0	COVER	
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DEMOLITION

D-1.0	DEMOLITION FLOOR PLAN	
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ARCHITECTURAL

A-0.2	ZONING ANALYSIS	
A-0.3	FAR PLANS	
A-1.0	BASEMENT FLOOR PLAN	1
A-1.2	SECOND FLOOR PLAN	
A-1.3	THIRD FLOOR PLAN	
A-1.4	ROOF PLAN	
A-1.5	REFLECTED CEILING PLAN	
A-1.6	REFLECTED CEILING PLAN	
A-2.0	EXTERIOR ELEVATIONS	1
A-3.0	BUILDING SECTION & AXONS	
A-4.0	WALL SECTION & DETAILS	

IF DRAWINGS ARE LESS THAN 24" X 36" IT IS A REDUCED DRAWING. NUMERIC SCALE MUST BE CONFORM TO REDUCED ACCORDINGLY.
THE WORK DELINEATED IN THESE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS SHALL COMPLY WITH ALL CODES, STANDARDS, & REGULATIONS THAT GOVERN SUCH PROJECTS UNDER THE JURISDICTION OF THE STATE OF MASSACHUSETTS.
ALL REQUIREMENTS & REGULATIONS PERTAINING TO THE HANDICAPPED & OSHA REGULATIONS MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY & SEPARATELY IN EITHER THE DRAWINGS OR THE SPECIFICATIONS. CONTRACTOR SHALL NOTE ANY SUCH DEFICIENCIES & MAKE THEM SAME IN THE ORIGINAL SUBMISSION.
THE FOLLOWING GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED & SPECIFIED.
PRIOR TO INSPECTION OF THE EXISTING FACILITY, THE CONTRACTOR MUST RECEIVE PERMISSION FOR SITE ACCESS FROM THE OWNER OR THE ARCHITECT'S REPRESENTATIVE.
VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO SUBMISSION OF BIDS OR PRICES. COMPARE ARCHITECTURAL DRAWINGS WITH MECHANICAL AND ELECTRICAL CONDITIONS. ANY VARIATIONS OR DISCREPANCIES ARE TO BE REPORTED TO THE CONSTRUCTION MANAGER AND/OR ARCHITECT IMMEDIATELY. ARCHITECT'S RESPONSE WILL BE NECESSARY TO PROCEED WITH THE PROJECT.
DO NOT SCALE FROM THESE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS OR NOTES AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH THE WORK OF ALL TRADES. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY ARCHITECT IMMEDIATELY TO RESOLVE THE DISCREPANCY BEFORE PROCEEDING WITH ANY FURTHER WORK.
THE ARCHITECT SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO AN EXISTING STRUCTURAL PORTION OF ANY BUILDING IS EITHER EXPENDITURE OR NECESSARY REINFORCEMENT AND/OR SUPPORT SATISFACTORY TO ARCHITECT & STRUCTURAL ENGINEER SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO CUTTING INTO STRUCTURAL PORTIONS OF ANY BUILDING.
WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE CORRECTIONS AND/OR CONNECTION, A MINIMUM OF 48 HOURS ADVANCE NOTICE SHALL BE GIVEN TO THE UTILITIES. THE CONTRACTOR SHALL PROVIDE SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK AT HAND & SHALL BE APPROVED IN ADVANCE BY THE OWNER.
THE ARCHITECTS PERSONNEL AND SUBCONTRACTORS SHALL BE SOLELY & COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE. INCLUDING THE SAFETY OF THE PERSONNEL AND PROPERTY, & FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECTS OR ENGINEERS' JOB SITE REVIEWS ARE NOT INTENDED TO INCLUDE REVIEW OF THE CONTRACTOR'S SAFETY MEASURES.
THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH ALL GOVERNING CODES AND REGULATIONS.
CONSTRUCTION OPERATIONS ARE NOT TO BLOCK ANY MEANS OF EGRESS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, FINISH WORK AND DAMAGE DURING THE COURSE OF CONSTRUCTION & SHALL REPLACE AND/OR REPAIR ALL THE WORK SHOWN ON THE DRAWINGS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS SPECIFICALLY NOTED.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, FINISH WORK AND DAMAGE DURING THE COURSE OF CONSTRUCTION & SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTORS TO THE SATISFACTION OF THE OWNER & ARCHITECT.

	DOOR TO BE REMOVED		DOOR TAG
	WALL TO BE REMOVED		ROOM TAG
	EXISTING WALL		
	NEW WALL		WINDOW TAG
	EXISTING DOOR		ELEVATION SHEET REFERENCE
	NEW DOOR		ELEVATION VIEW REFERENCE
	DOOR TAG		OVERALL SECTION - NUMBER/SHEET
			DETAIL SECTION - NUMBER/SHEET
			DETAIL VIEW - NUMBER/SHEET

LOCUS MAP

PROJECT ADDRESS
194 GREEN STREET CAMBRIDGE, MA 02139

ZONING:
SEE PAGE A-0.6

PROJECT DESCRIPTION
RENOVATION OF EXISTING 3 STORY MULTI FAMILY BUILDING. REPLACEMENT OF EXISTING WINDOWS AND EXTERIOR SIDING AND INSTALLATION OF NEW WINDOWS. CONDOMINIUM BUILDING WITH 4 UNITS TOTAL. 2 UNITS ON THE BASEMENT AND GROUND FLOOR. 2 UNITS ON THE SECOND AND THIRD FLOOR. ENCLOSE EXISTING COVERED PORCH FOR LIVING AREA, NEW ROOF DECK ON 2ND FLOOR.

APPLICABLE BUILDING CODE
780 CMR MASSACHUSETTS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE 2015
105 CMR 110.00 MINIMUM STANDARDS OF FITNESS FOR HUMAN HABITATION
2018 INTERNATIONAL ENERGY CONSERVATION CODE (STRETCH COMPLIANCE)
248 CMR - INTERNATIONAL PLUMBING CODE
527 CMR - INTERNATIONAL FIRE CODE

OCCUPANCY
R-2

OF UNITS
4 RESIDENTIAL UNITS

CONSTRUCTION TYPE
5A

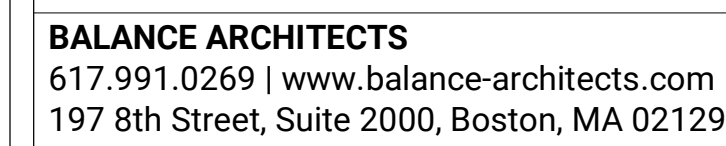
SPRINKLERED
BUILDING TO BE FULLY SPRINKLERED. AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 804.2.1 THROUGH 804.2.5. INSTALLATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

STAMP:

Project number	22.009
Date	6/7/2023
Drawn by	EH
Checked by	PS
Scale	1/4" = 1'-0"

COVER

A-0.0



CLIENT:
KINVARRA CAPITAL

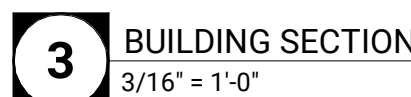
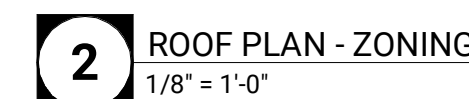
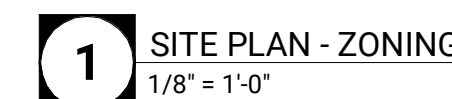
PROJECT ADDRESS:
194 GREEN STREET, CAMBRIDGE MA 02139



Zoning District	C-1
Overlay	Central Square
Lot Size	4030 SF
Use Regulations	Multifamily Dwelling

Lot Area (S.F.)	4030.0 SF	NA	NA
Gross Floor Area	7364.0 SF	7364.0 SF	.0 SF
# of Units	4	4	

Dimensional Requirements	Allowed	Existing	Proposed	Existing Conformance	Proposed Conformance	Comments
Minimum Lot Size	5000.0 SF	4030.0 SF	4030.0 ft	NO	NO	Existing non conforming
Max. FAR	0.75	1.83	1.83	NO	NO	Existing non conforming
Max Area (based on FAR)	3022.5	7364.0	7364.0	NO	NO	Existing non conforming
Min. Lot Area/DU	1500.0 SF	1007.5 SF	1007.5 SF	NO	NO	Existing non conforming
Min. Lot Width	50 ft	61.2 ft	61.2 ft	YES	YES	Conforming
Min. Front Yard Depth	13.2	1.7	1.7	NO	NO	H+L/6 = 35+44.44/6 = 13.2 (10ft Min.)
Min. Side Yard Depth Left	7.5 ft	5.4 ft	5.4 ft	NO	NO	Section 5.21.1, Existing non conforming
Min. Side Yard Depth Right	7.5 ft	11.7 ft	11.7 ft	YES	YES	Section 5.21.1
Min. Rear Yard Depth	20.0 ft	1.6 ft	1.6 ft	NO	NO	Existing non conforming
Minimum Ratio of Private Open Space to Lot Area	30.00%	0.00%	0.00%	NO	NO	* See below
Min Open Space in SF	1209.0 SF	.0 SF	.0 SF	NO	NO	Existing non conforming, proposed non conforming
Max. Height	35.0 ft	35.5 ft	35.50	NO	NO	Existing non conforming, proposed non conforming
Off Street Parking	4	1	1	NO	NO	Existing non Conforming, proposed non conforming



Floor Area Ratio. The ratio of gross floor area of a structure to the total area of the lot.

Floor Area Gross. The sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls [except in (8) and (9) below where only interior space shall be measured and in (h) where the area of the parking facility shall be measured] of a building or the centerline of party walls between buildings.

Gross Floor Area shall include

(d) Attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not excluded in (5) below;

Gross Floor Area shall not include:

(2) Area of parking facilities in structures located underground and the area of on grade open parking spaces outside the building footprint at or below the maximum number permitted on the premises as set forth in Sections 5.25 and 6.30;

(3) **Basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage;**

(4) Unroofed porches and balconies no higher than the third floor;

(5) Attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chases for systems including but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators;

(6) Attic space not otherwise included in (d) above;

(15) **Any basement or cellar living space in any single-family or two-family home.**

5.24.2 Projecting eaves, chimneys, bay windows, **balconies**, open fire escapes and like projections which do not project more than three and one-half (3 ½) feet and which are part of a building not more than thirty-five (35) feet in height, and **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, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built.

Parking
5.25.41

Exemption for Residential Parking Spaces. Notwithstanding the provisions of Section 5.25.2 above, the following structured parking located above ground, accessory to a residential use, shall not be calculated as part of the Gross Floor Area on the lot:

(1) One parking space located within a townhouse unit or a one, two or three family dwelling.
(2) A freestanding parking structure containing no more than one parking space per dwelling unit up to a maximum of three parking spaces on a lot containing a one, two or three family dwelling.
(3) One parking space per dwelling unit, up to a maximum of fifteen (15) spaces, for multifamily dwellings.

(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.

5.24.4 Measurements for minimum yards which are determined by formula shall be made in the following manner:

(1) "H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated here. **For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.**

Height of Building. The vertical distance of the highest point of the roof above the mean grade of the ground adjoining the building.

5.21 Lot area and width

5.21.1 On lots of less than the required area for the district in which they are located and which have been duly recorded by plan or deed with the Registry of Deeds before the date of the first passage of the applicable provisions of this or any prior Ordinance the minimum lot size and lot width regulations need not apply, but the floor area ratio and the minimum lot area regulations for each dwelling unit shall apply. **In case of such lots of less than the required width the sum of the two required side yards need not be more than thirty (30) percent of the lot area, except that each side yard shall be a minimum of seven feet, six inches (7' 6").**

5.22.1 – Private Open Space

... An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes...

5.22.3 - Special Requirements in Residence C-1
At least fifty (50) percent of the required Private open space in these districts shall meet all of the requirements of Section 5.22.1.... At least fifty (50) percent of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.

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STAMP:

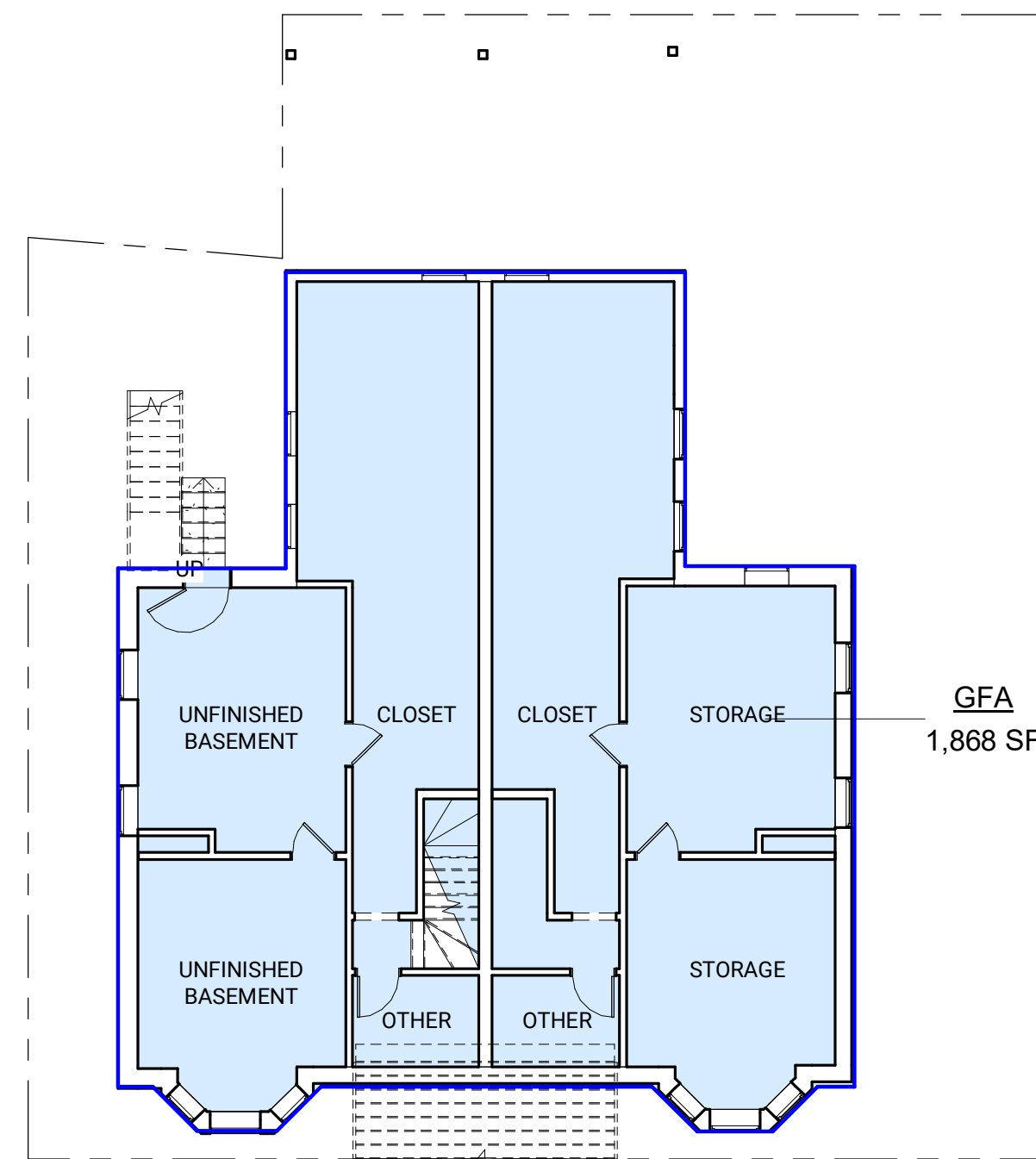
CONSTRUCTION
DOCUMENTS

Project number	22.009
Date	6/7/2022
Drawn by	EH
Checked by	PS
Scale	As indicated

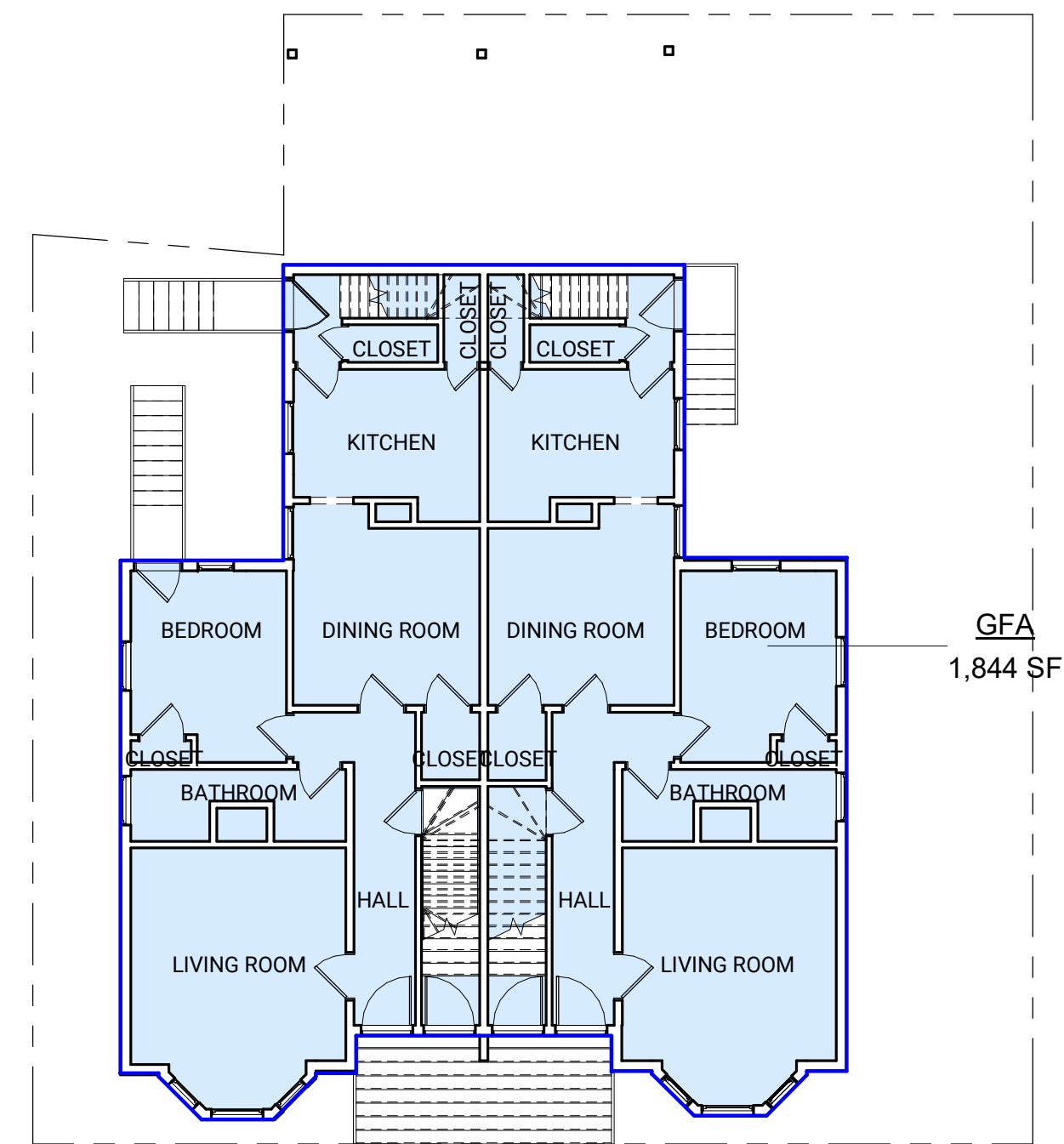
ZONING ANALYSIS

A-0.2

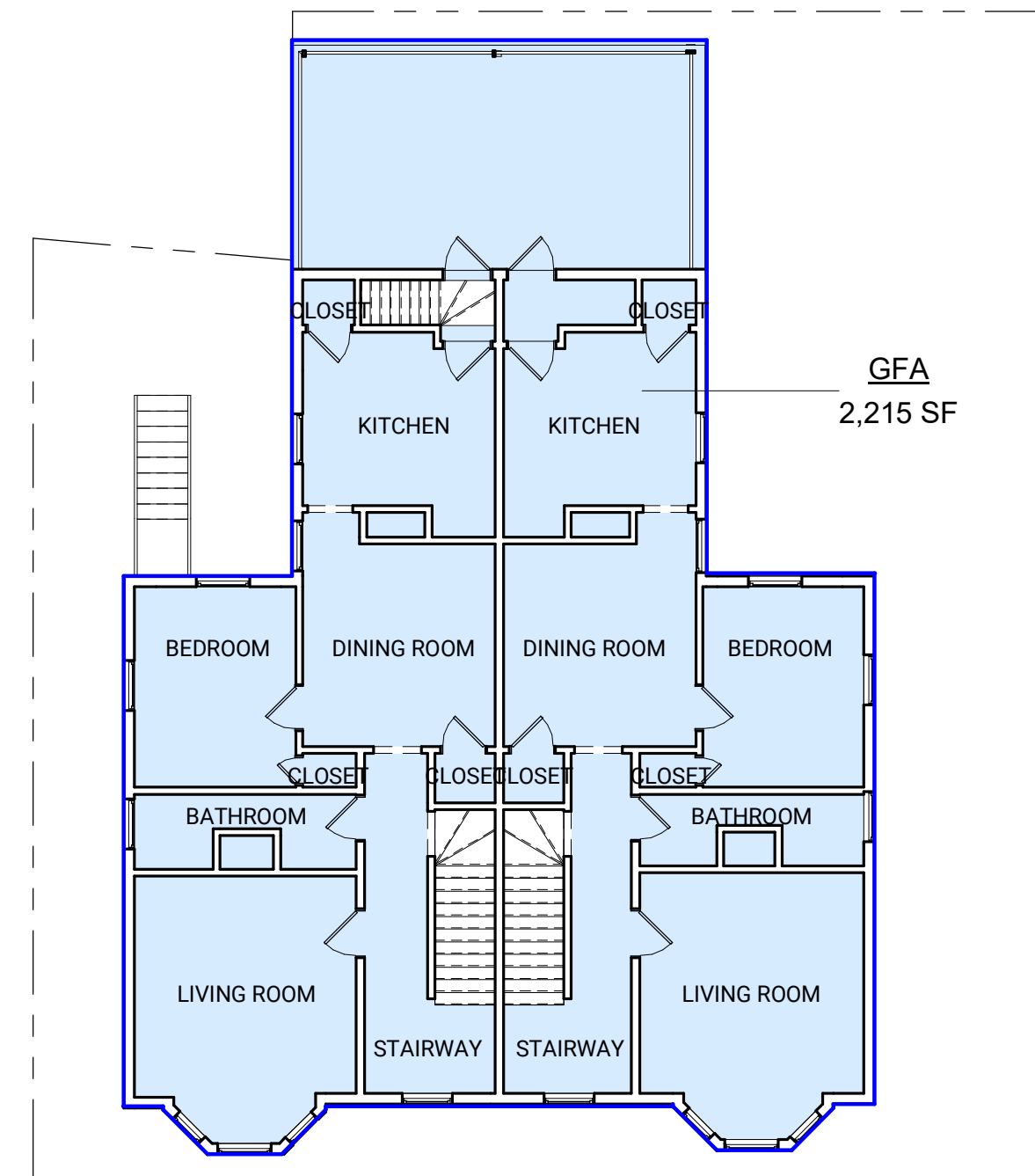
EXISTING AREA PLANS



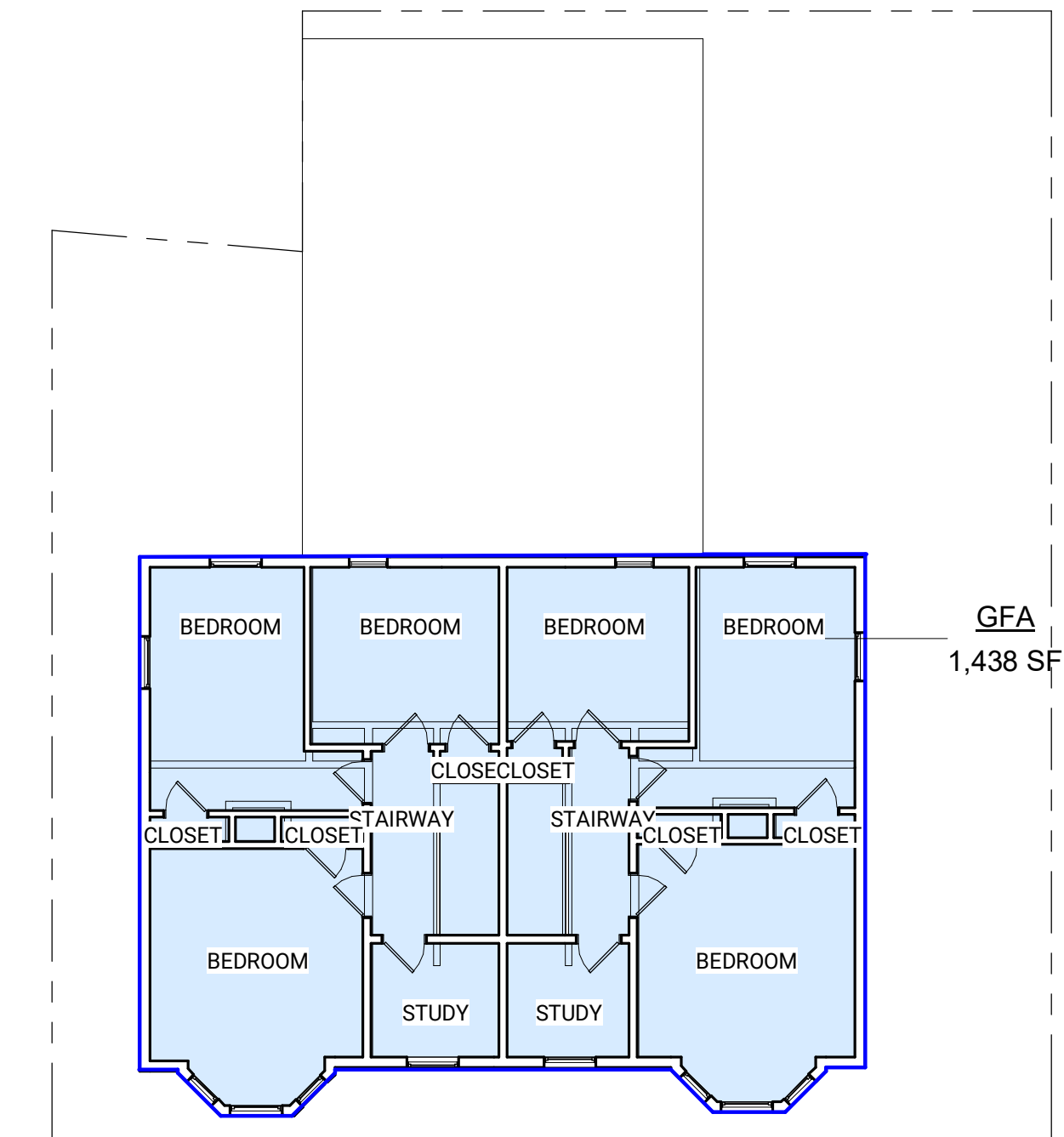
1 00 BASEMENT FLOOR EXISTING
1" = 10'-0"



2 01 FIRST FLOOR EXISTING
1" = 10'-0"

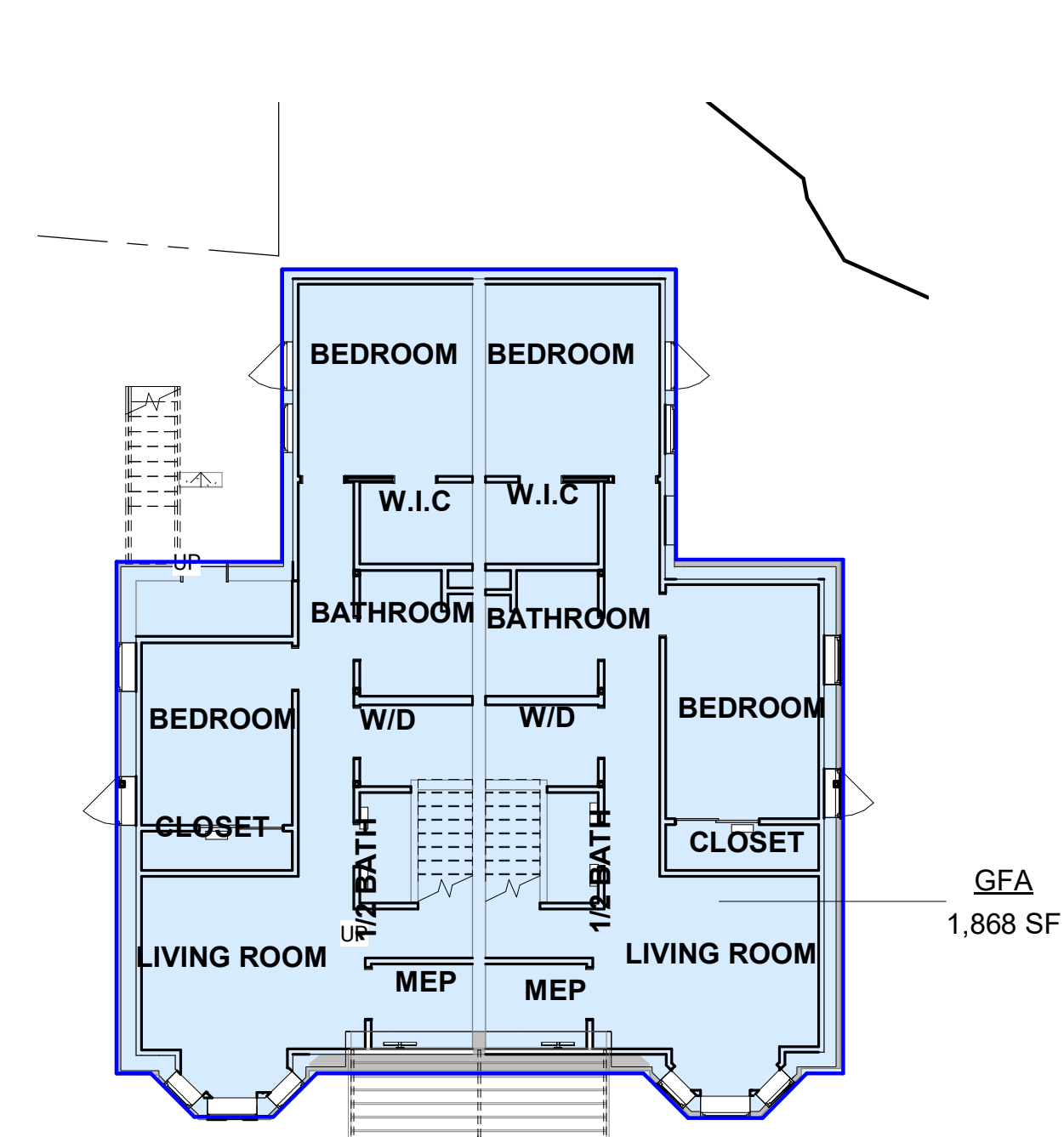


3 02 SECOND FLOOR EXISTING
1" = 10'-0"

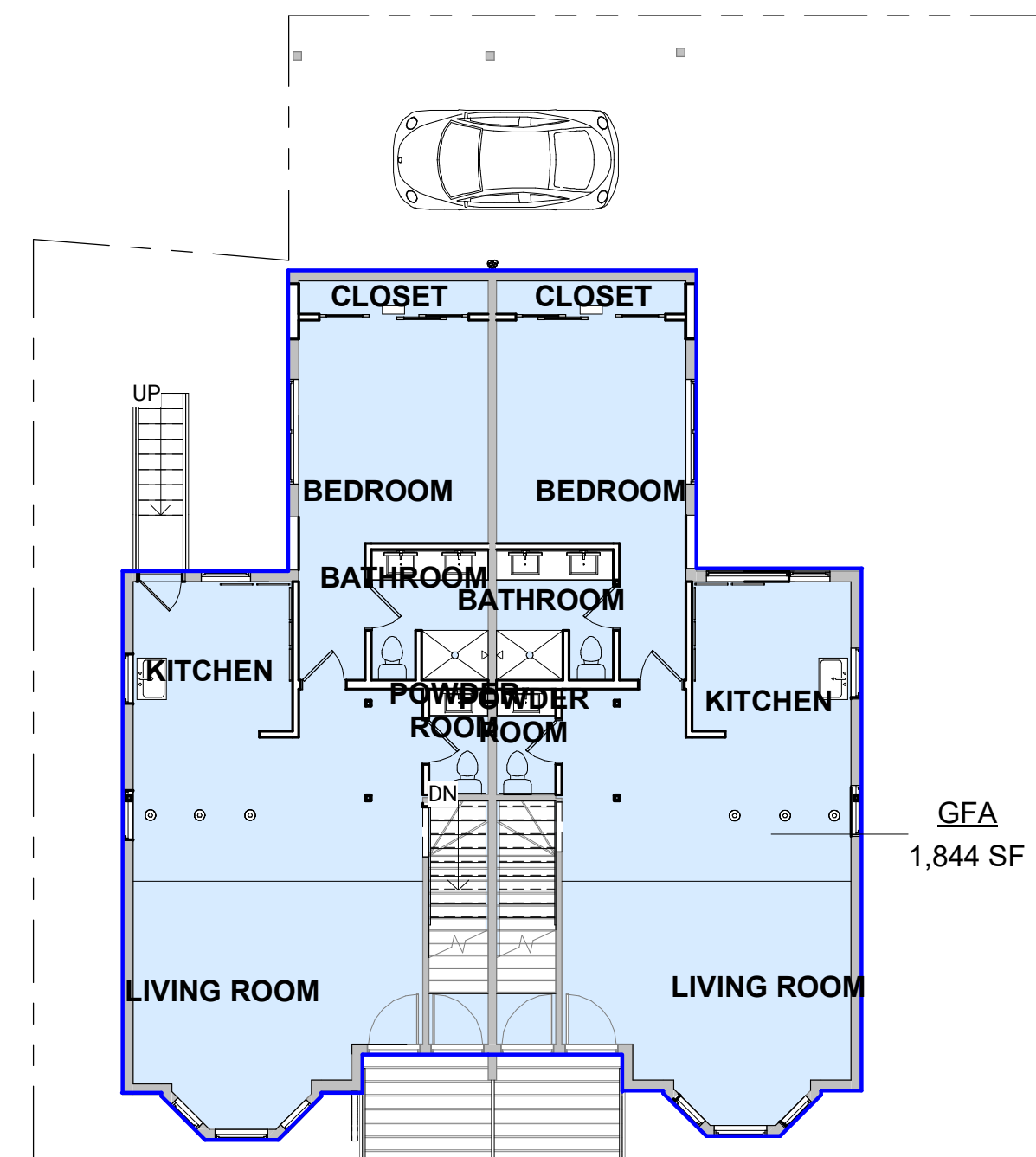


4 03 THIRD FLOOR EXISTING
1" = 10'-0"

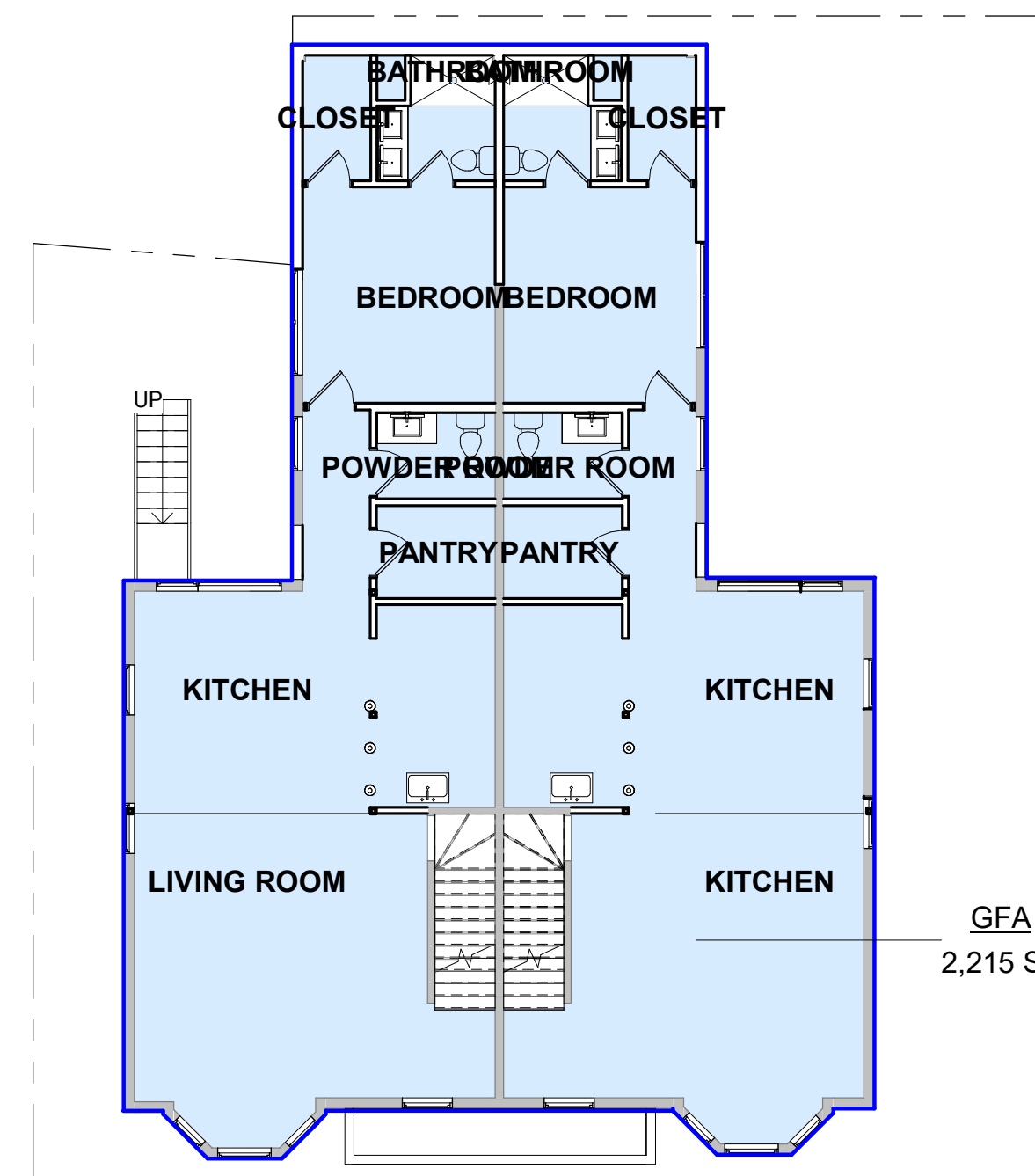
PROPOSED AREA PLANS



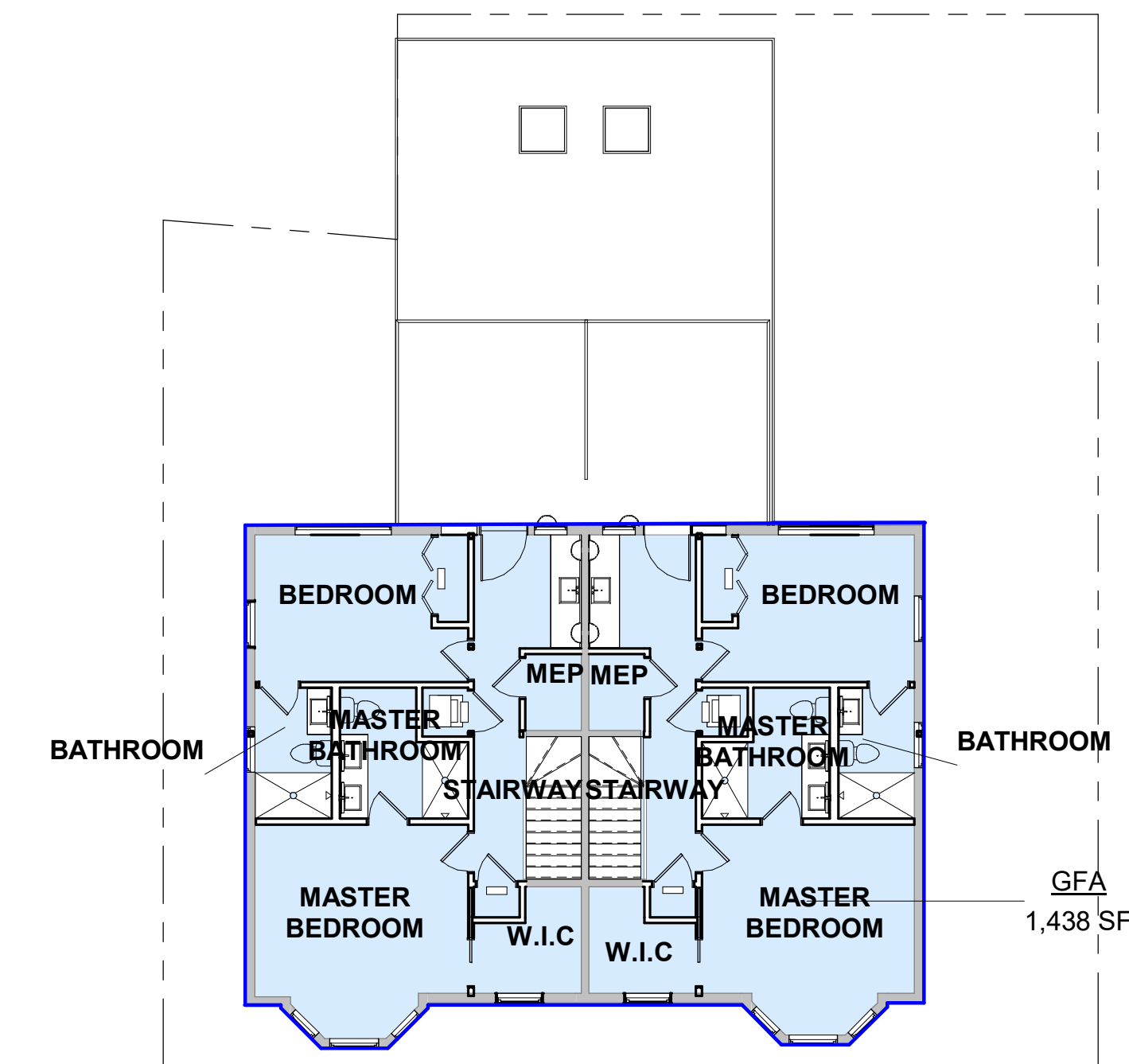
5 00 BASEMENT FLOOR RCP
1" = 10'-0"



6 01 FIRST FLOOR RCP
1" = 10'-0"

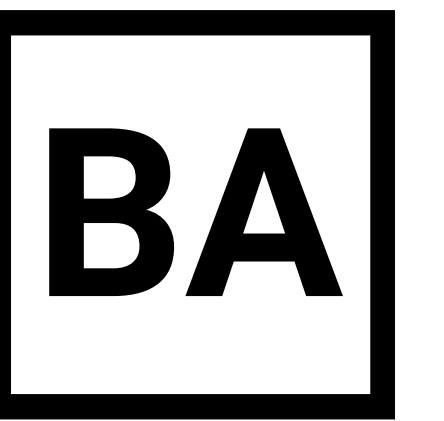


7 02 SECOND FLOOR
1" = 10'-0"



8 03 THIRD FLOOR
1" = 10'-0"

Area Schedule (Gross Building)		
Level	Area	FAR
00 BASEMENT FLOOR RCP	1,868 SF	0.4634
01 FIRST FLOOR RCP	1,844 SF	0.457514
02 SECOND FLOOR	2,215 SF	0.549574
03 THIRD FLOOR	1,438 SF	0.356744
	7,364 SF	1.827232



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617.991.0269 | www.balance-architects.com
197 8th Street, Suite 2000, Boston, MA 02129

PROJECT NAME:

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CLIENT:
KINVARRA CAPITAL

PROJECT ADDRESS:
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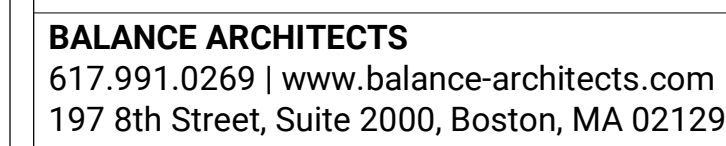
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FAR PLANS

A-0.3



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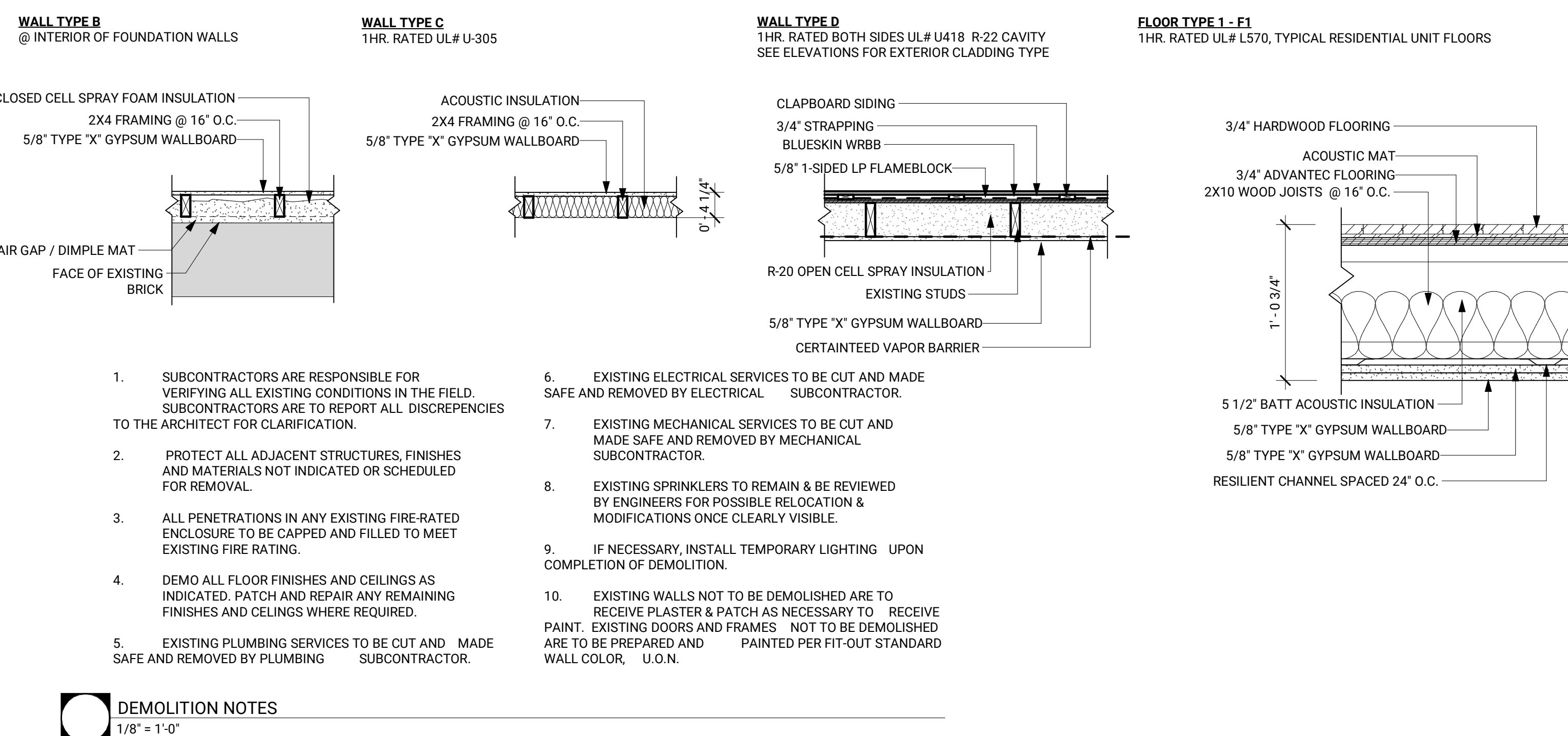
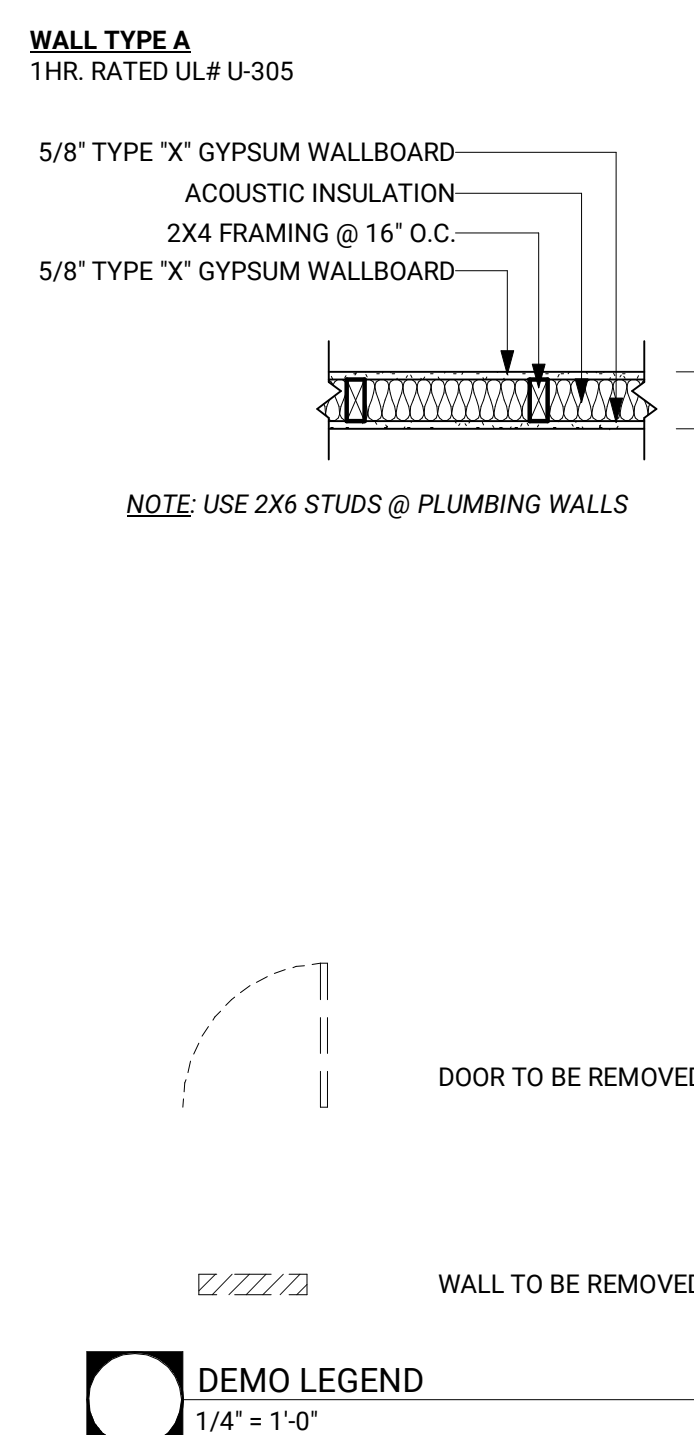
Project number	22.009
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Scale	As indicated

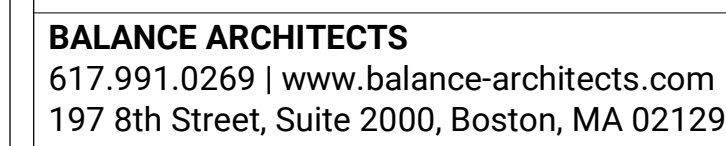
BASEMENT FLOOR PLAN

A-1.0



00 BASEMENT FLOOR RCP			
001	2' - 6"	6' - 8"	
002	2' - 6"	6' - 8"	
003	2' - 6"	6' - 8"	
004	2' - 6"	6' - 8"	
005	2' - 6"	6' - 8"	
008	5' - 0"	7' - 0"	
012	3' - 0"	7' - 0"	
013	3' - 0"	7' - 0"	
014	2' - 6"	6' - 8"	
018	2' - 6"	6' - 8"	
019	2' - 8"	6' - 8"	
151	2' - 6"	6' - 8"	
152	3' - 0"	7' - 0"	
153	2' - 6"	6' - 8"	
154	3' - 0"	7' - 0"	
155	5' - 0"	7' - 0"	
321	2' - 6"	6' - 8"	





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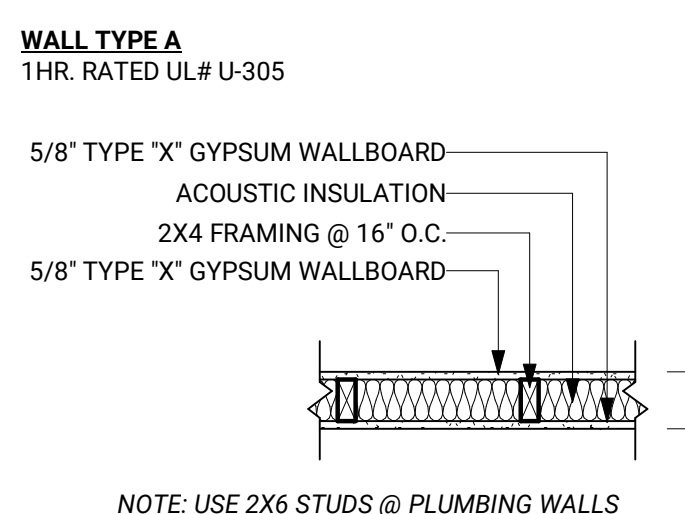
SECOND FLOOR PLAN

A-1.2

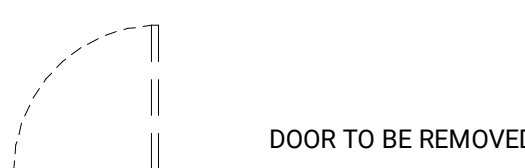
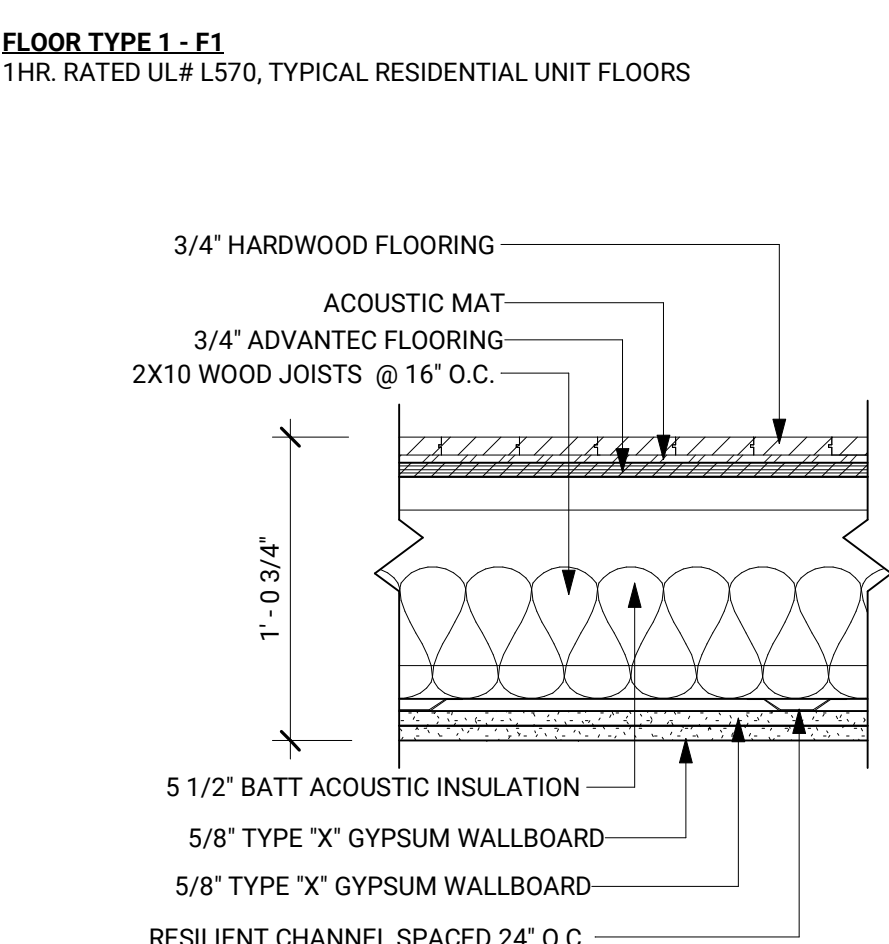
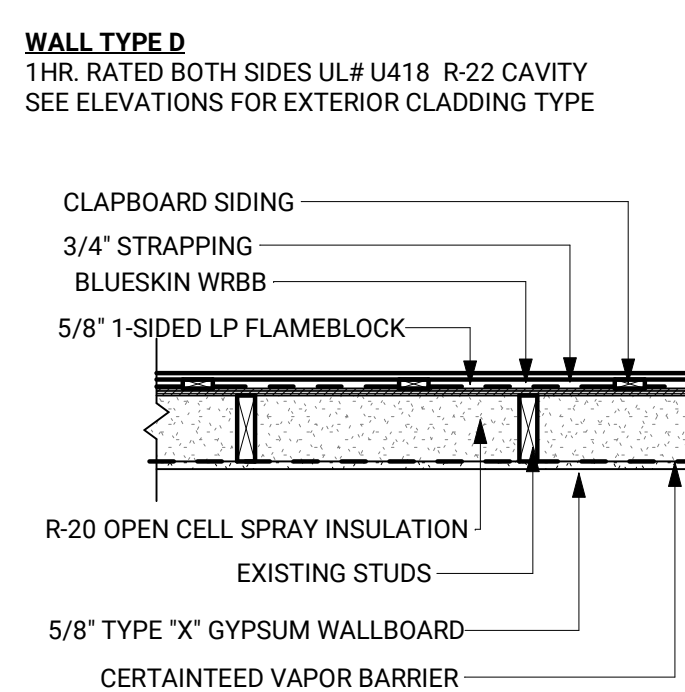
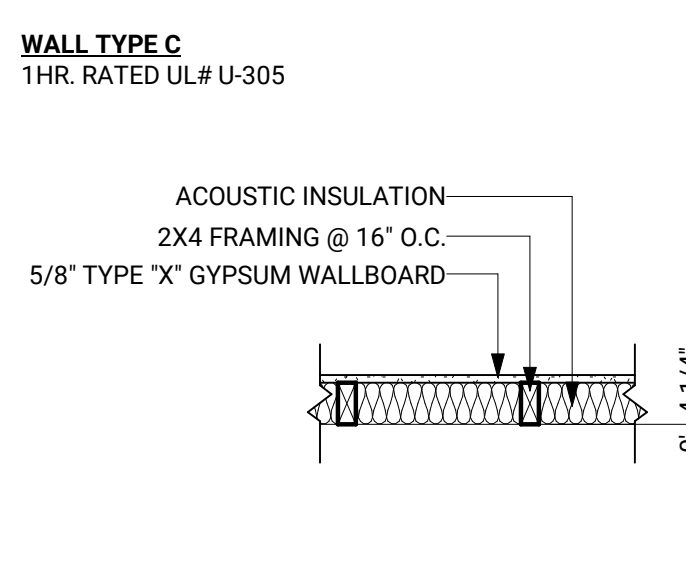
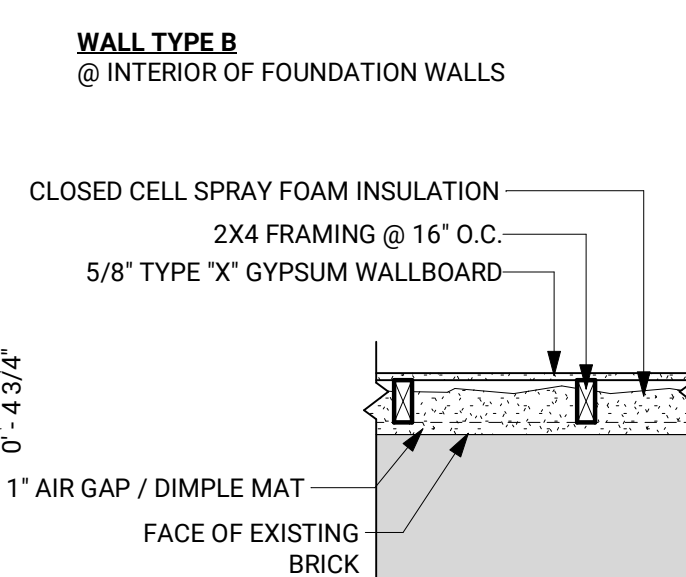


Door Schedule Second Floor			
Mark	Width	Height	Comments

02 SECOND FLOOR			
201	2' - 8"	6' - 8"	
202	2' - 8"	6' - 8"	
203	2' - 8"	6' - 8"	
204	2' - 6'	6' - 8"	
205	2' - 6'	6' - 8"	
206	2' - 8"	6' - 8"	
207	2' - 8"	6' - 8"	
208	2' - 8"	6' - 8"	
209	2' - 6'	6' - 8"	
210	2' - 6'	6' - 8"	

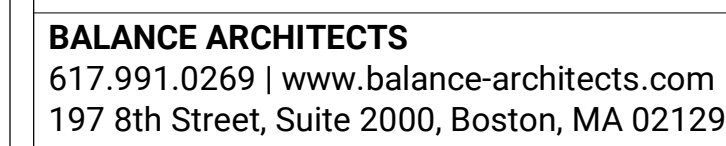


NOTE: USE 2X6 STUDS @ PLUMBING WALLS

 WALL TO BE REMOVED

- | | | | |
|----|---|-----|--|
| 1. | SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS IN THE FIELD. SUBCONTRACTORS ARE TO REPORT ALL DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION. | 6. | EXISTING ELECTRICAL SERVICES TO BE CUT AND MADE SAFE AND REMOVED BY ELECTRICAL SUBCONTRACTOR |
| 2. | PROTECT ALL ADJACENT STRUCTURES, FINISHES AND MATERIALS NOT INDICATED OR SCHEDULED FOR REMOVAL. | 7. | EXISTING MECHANICAL SERVICES TO BE CUT AND MADE SAFE AND REMOVED BY MECHANICAL SUBCONTRACTOR. |
| 3. | ALL PENETRATIONS IN ANY EXISTING FIRE-RATED ENCLOSURE TO BE CAPPED AND FILLED TO MEET EXISTING FIRE RATINGS. | 8. | EXISTING SPRINKLERS TO REMAIN & BE REVIEWED BY ENGINEERS FOR POSSIBLE RELOCATION & MODIFICATIONS ONCE CLEARLY VISIBLE. |
| 4. | DEMO ALL FLOOR FINISHES AND CEILING AS INDICATED. PATCH AND REPAIR ANY REMAINING FINISHES AND CEILING WHERE REQUIRED. | 9. | IF NECESSARY, INSTALL TEMPORARY LIGHTING UPON COMPLETION OF DEMOLITION. |
| 5. | EXISTING PLUMBING SERVICES TO BE CUT AND MADE SAFE AND REMOVED BY PLUMBING SUBCONTRACTOR. | 10. | EXISTING WALLS NOT TO BE DEMOLISHED ARE TO RECEIVE PLASTER & PATCH AS NECESSARY TO RECEIVE PAINT. EXISTING DOORS AND FRAMES IF NOT TO BE DEMOLISHED ARE TO BE PREPARED AND PAINTED PER FIT-OUT STANDARD WALL COLOR, U.O.N. |

DEMOLITION NOTES
1/8" = 1'-0"



PROJECT NAME:

194 GREEN ST

CLIENT:

KINVARRA CAPITAL

PROJECT ADDRESS:

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Scale	As indicated
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THIRD FLOOR PLAN

A-1.3



Door Schedule Third Level			
Mark	Width	Height	Comments

03 THIRD FLOOR

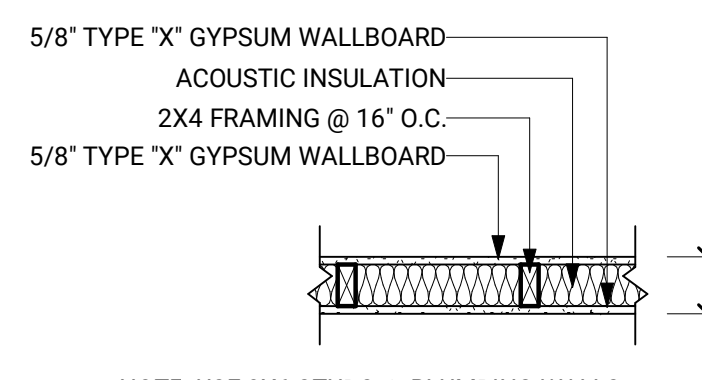
301	3'-0"	6'-8"	
302	2'-6"	6'-8"	
303	2'-6"	6'-8"	
304	2'-6"	6'-8"	
305	3'-0"	7'-0"	
306	2'-6"	6'-8"	
307	2'-6"	6'-8"	
308	5'-0"	7'-0"	
309	2'-6"	6'-8"	
310	2'-6"	6'-8"	
311	3'-0"	7'-0"	
312	2'-6"	6'-8"	
313	2'-6"	6'-8"	
314	2'-6"	6'-8"	
315	5'-0"	7'-0"	
316	3'-0"	6'-8"	
317	2'-8"	6'-8"	
318	2'-8"	6'-8"	
319	2'-6"	6'-8"	
320	2'-6"	6'-8"	

ALL WINDOWS TO BE ANDERSON 400 SERIES, MIN. U FACTOR 0.30

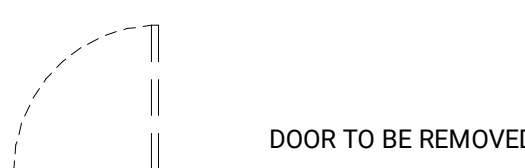


WALL TYPE A

WALL TYPE A
1 HR. RATED UL# U-305



NOTE: USE 2X6 STUDS @ PLUMBING WALLS



DOOR TO BE REMOVED

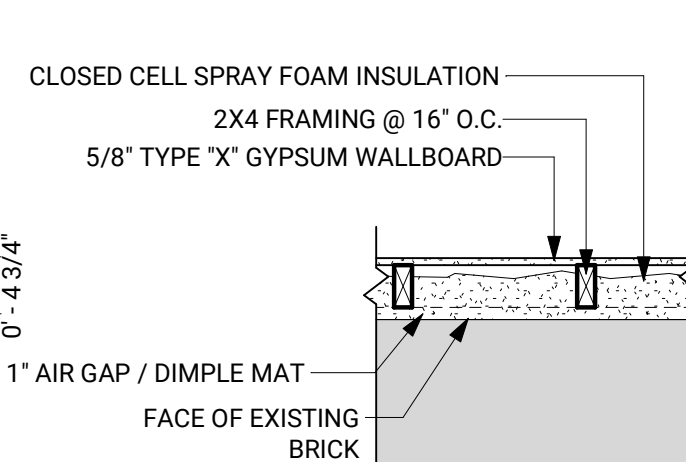
 WALL TO BE REMOVED

DEMO | LEGEND

1/4" = 1'-0"

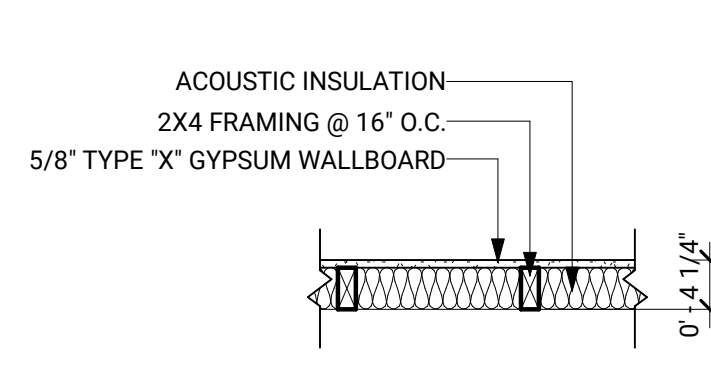
WALL TYPE B

WALL TYPE B
@ INTERIOR OF FOUNDATION WALLS



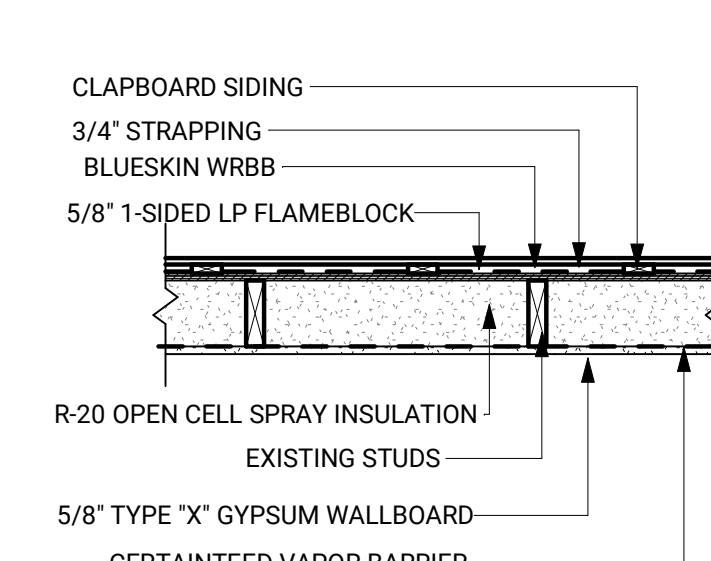
WALL TYPE C

WALL TYPE C
1HR. RATED UL #1E-305



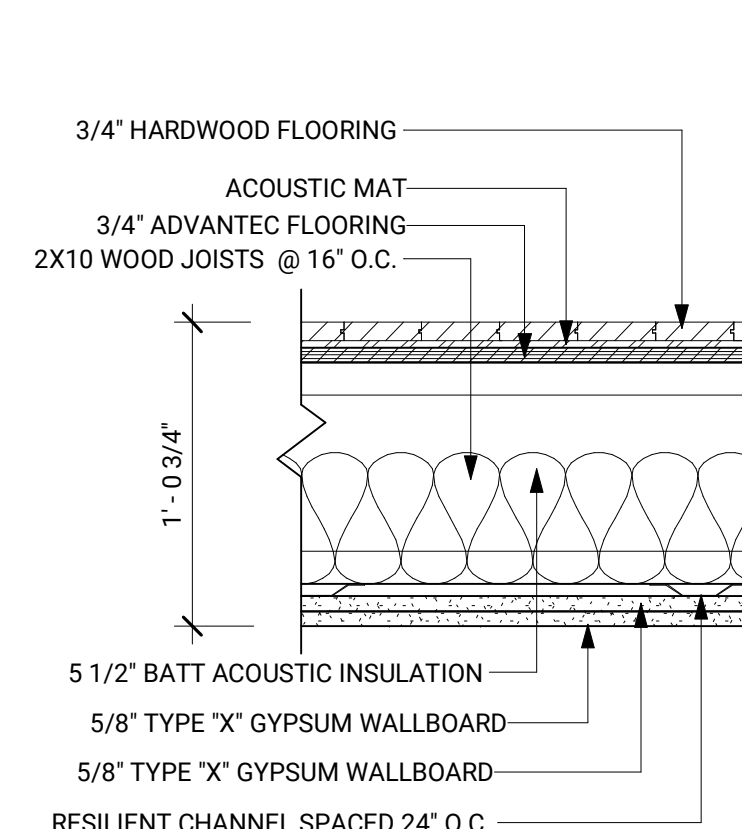
WALL TYPE D

WALL TYPE D
1HR. RATED BOTH SIDES UL# U418 R-22 CAVITY
SEE ELEVATIONS FOR EXTERIOR CLADDING TYPE



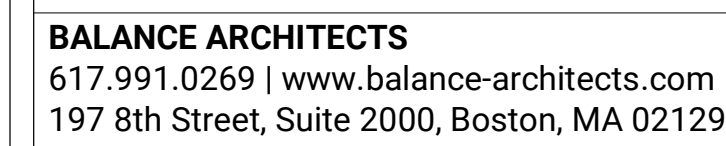
FLOOR TYPE 1 - F1

FLOOR TYPE 1 - F1
1HR. RATED U/I #1570, TYPICAL RESIDENTIAL UNIT FLOORS



DEMOLITION NOTES

1/8" = 1'-0"



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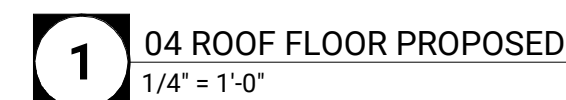
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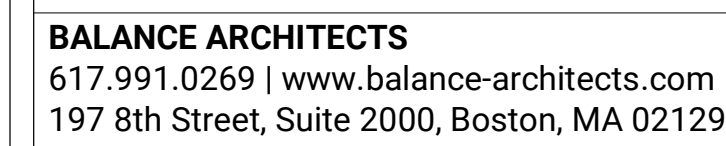
CONSTRUCTION
DOCUMENTS

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ROOF PLAN

A-1.4





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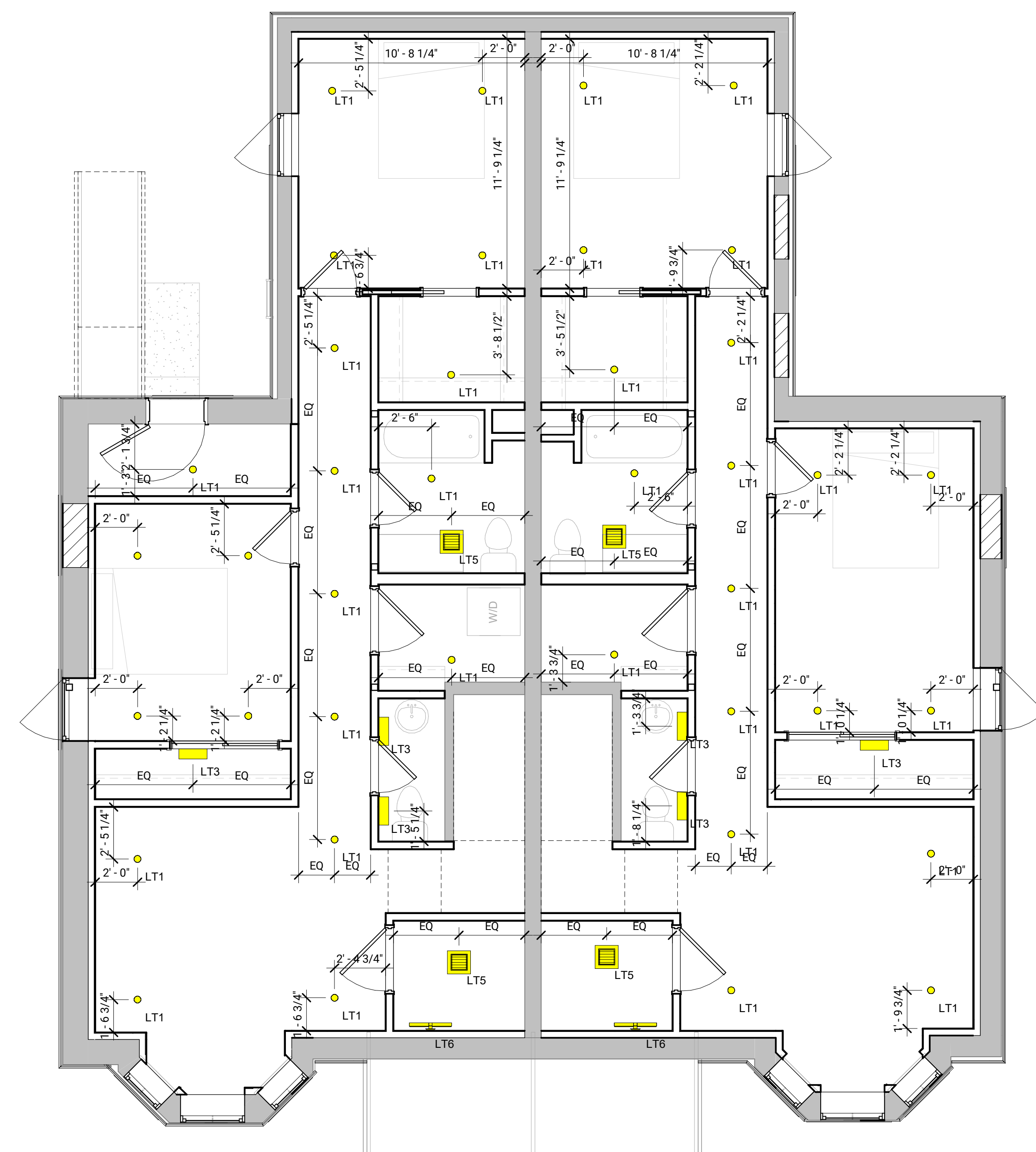
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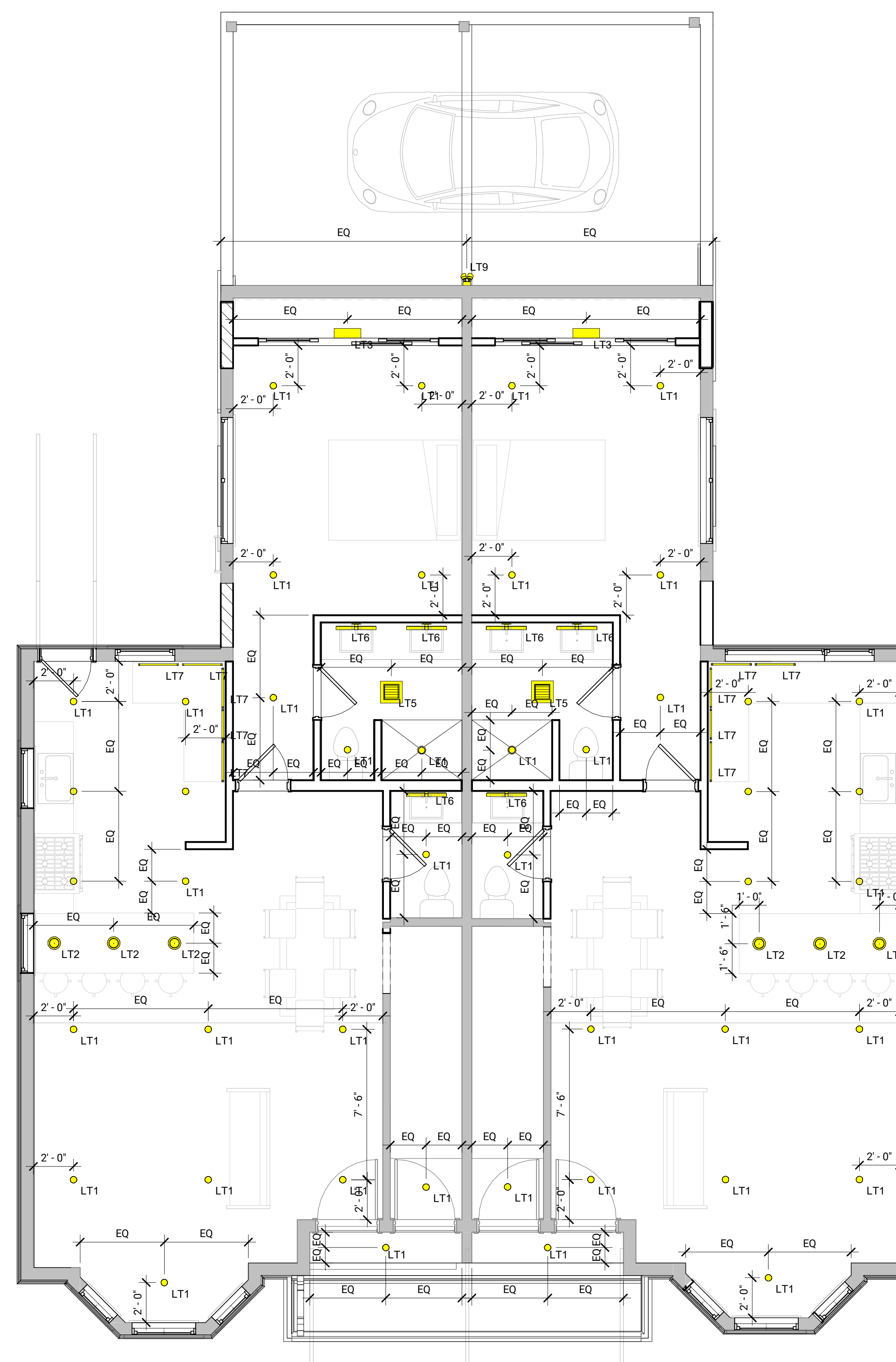
Project number	22.009
Date	6/7/2022
Drawn by	EH
Checked by	PS
Scale	1/4" = 1'-0"

REFLECTED CEILING PLAN

A-1.5



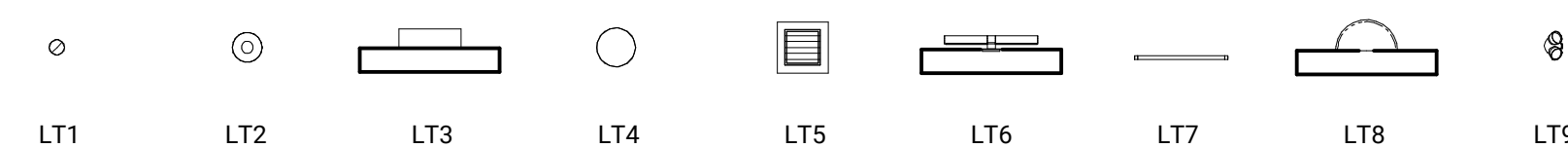
1 00 BASEMENT FLOOR RCP
1/4" = 1'-0"

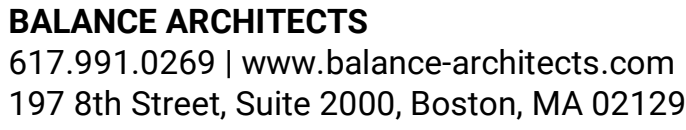


2 01 FIRST FLOOR RCP
1/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE	
Type Mark	Description
LT1	4" LED Wafer Light, Adjustable Color Temp.
LT2	LED Pendant Light
LT3	LED Closet Sconce
LT5	Bathroom Ceiling Exhaust Fan/Light Combo Fixture
LT6	LED Vanity Sconce Light
LT7	LED Strip Light Under Cabinet
LT8	LED Decorative Sconce Light
LT9	LED Exterior Flood Light, Motion Activated

LIGHTING LEGEND





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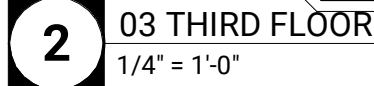
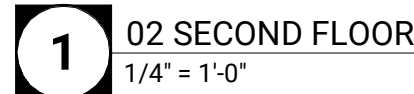
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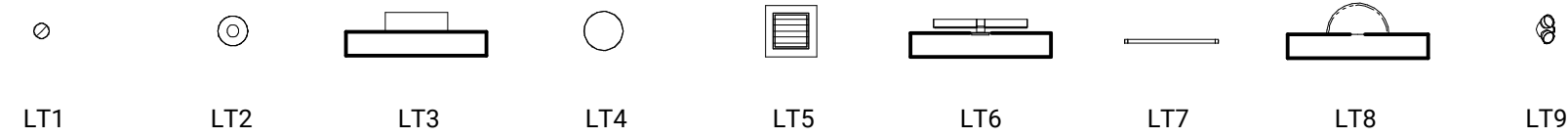
REFLECTED CEILING PLAN

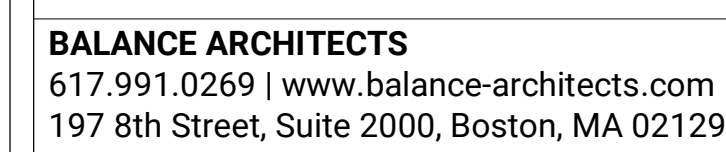
A-1.6



LIGHTING FIXTURE SCHEDULE	
Type Mark	Description
LT1	4" LED Wafer Light, Adjustable Color Temp.
LT2	LED Pendant Light
LT3	LED Closet Sconce
LT5	Bathroom Ceiling Exhaust Fan/Light Combo Fixture
LT6	LED Vanity Sconce Light
LT7	LED Strip Light Under Cabinet
LT8	LED Decorative Sconce Light
LT9	LED Exterior Flood Light, Motion Activated

LIGHTING LEGEND





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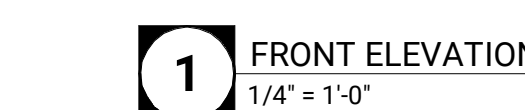
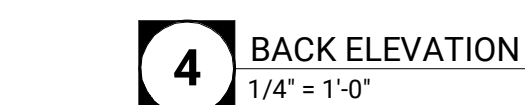
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CONSTRUCTION
DOCUMENTS

Project number	22.009
Date	6/7/2022
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Checked by	PS
Scale	1/4" = 1'-0"

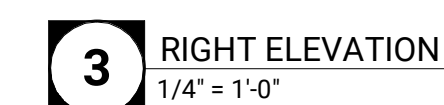
EXTERIOR ELEVATIONS

A-2.0

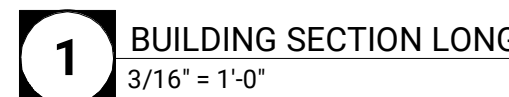


WINDOW SCHEDULE							Count
Type Mark	Width	Height	Sill Height	Comments	Type Comments		Count
A	36 1/4"	48 7/8"	3' - 6"	Double Hung	COMPLETE		2
BM	26 1/4"	48 7/8"	3' - 6"	Double Hung	COMPLETE		4
D	38 1/8"	64 7/8"	<varies>	Double Hung	COMPLETE		6
DM	38 1/8"	64 7/8"	1' - 10"	Double Hung	COMPLETE		2
E	35 5/8"	48 7/8"	<varies>	Double Hung	2 REQUIRED		5
G	25 5/8"	64 7/8"	<varies>	Double Hung	COMPLETE		12
H	29 5/8"	48 7/8"	<varies>	Double Hung + Fixed	4 PURCHASED (1 REMAINING)		3
J	36"	36"		Skylight	4 REQUIRED		4
K	75 3/8"	26 1/8"	5' - 0"	Transom	COMPLETE		2
L	25 5/8"	25 1/2"	4' - 8 3/8"	Fixed	COMPLETE		2
M	35 5/8"	64 7/8"	<varies>	Double Hung	10 PURCHASED (1 REQUIRED)		8
MM	35 5/8"	64 7/8"	1' - 8"	Double Hung	COMPLETE		4
P	35 1/2"	42 1/2"	4' - 0"	Casement	EGRESS - REQUIRED TO PURCHASE - CASEMENT 3036 Andersen 100		4
Q	35 1/2"	41 1/2"	4' - 1"	Double Hung	BASEMENT - REQUIRED TO PURCHASE - 244DH3036 Andersen 200		2
R	35 1/2"	35 1/2"	4' - 7"	Double Hung	BASEMENT - REQUIRED TO PURCHASE - 244DH3030 Andersen 200		2
X	75 3/8"	64 7/8"	1' - 6"	Duplex Double Hung	6 PURCHASED (2 REMAINING)		4

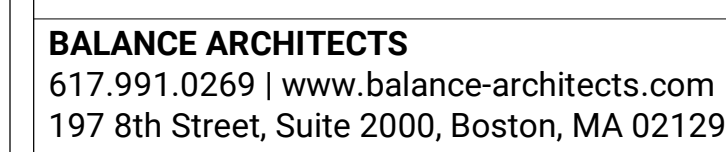
ALL WINDOWS TO BE ANDERSON, MIN. U FACTOR 0.30



ALL WINDOWS TO BE ANDERSON, MIN. U FACTOR 0.30



A-3.0



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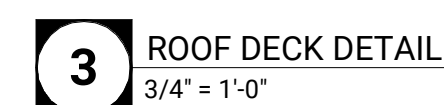
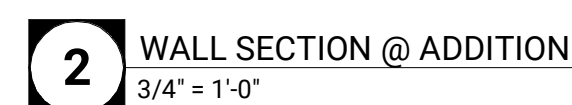
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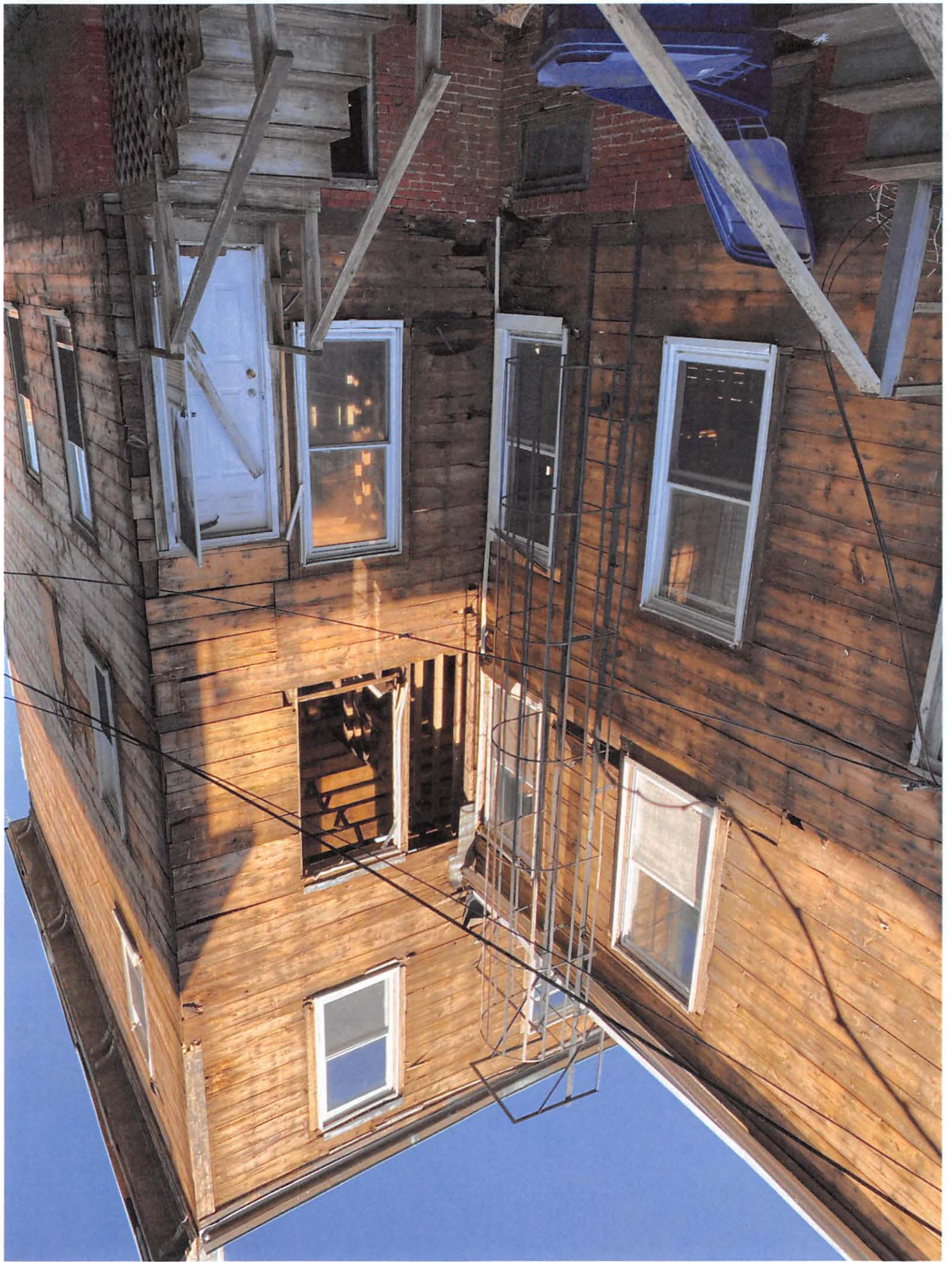
WALL SECTION & DETAILS

A-4.0













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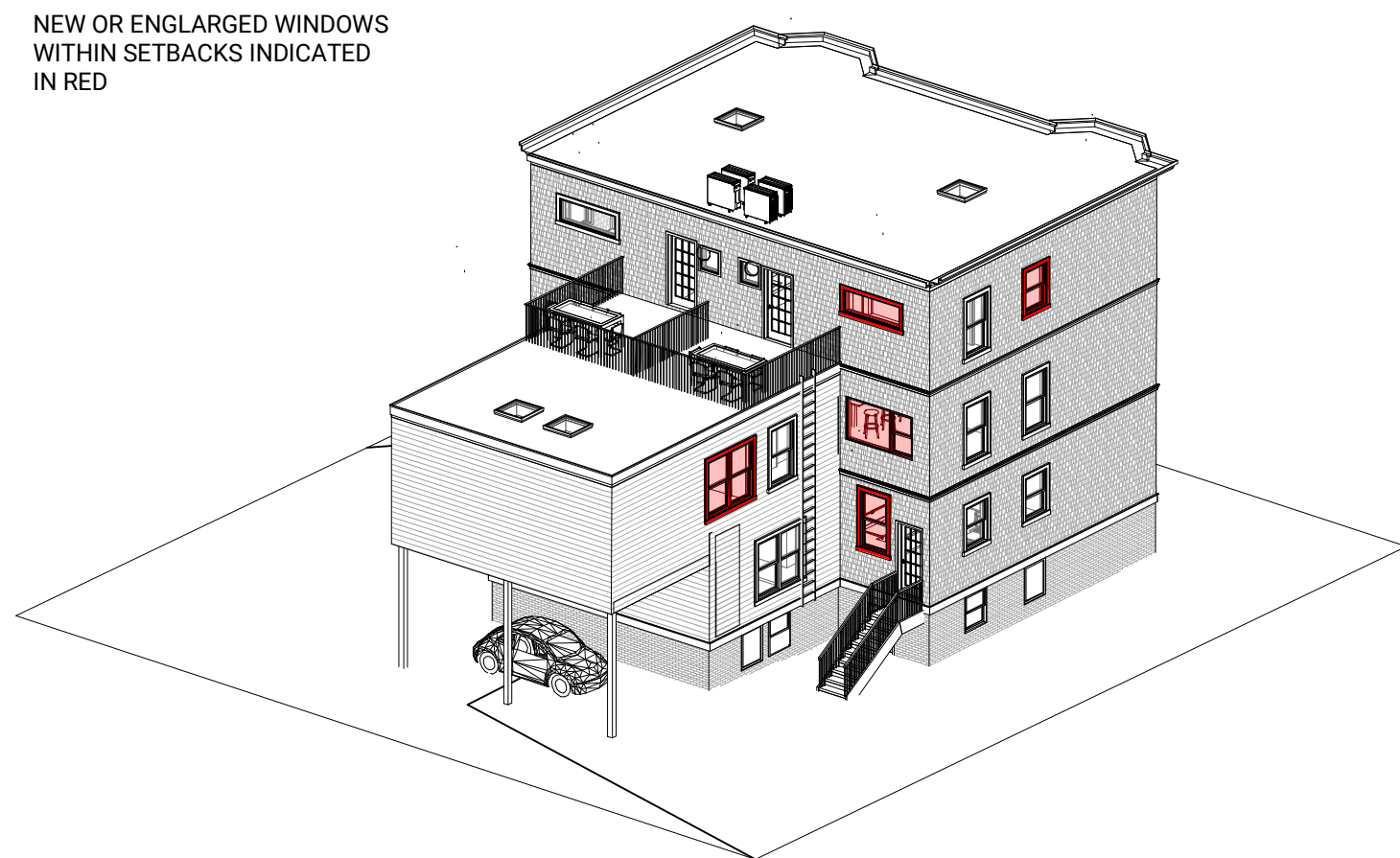
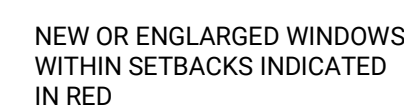
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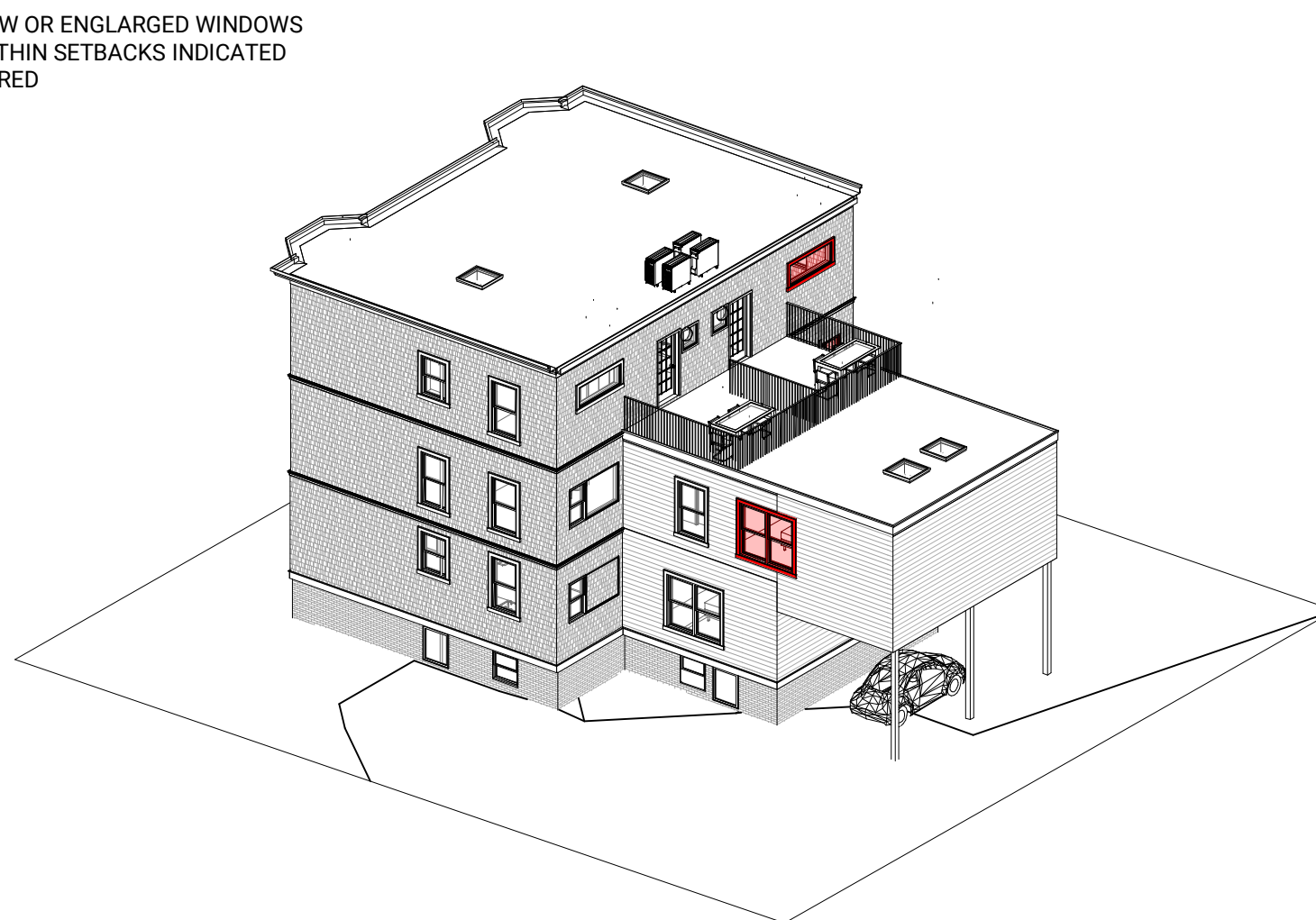
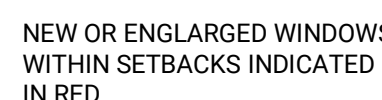
CONSTRUCTION
DOCUMENTS

Project number	22.009
Date	6/7/2022
Drawn by	PJ
Checked by	PJ
Scale	3/16" = 1'-0"

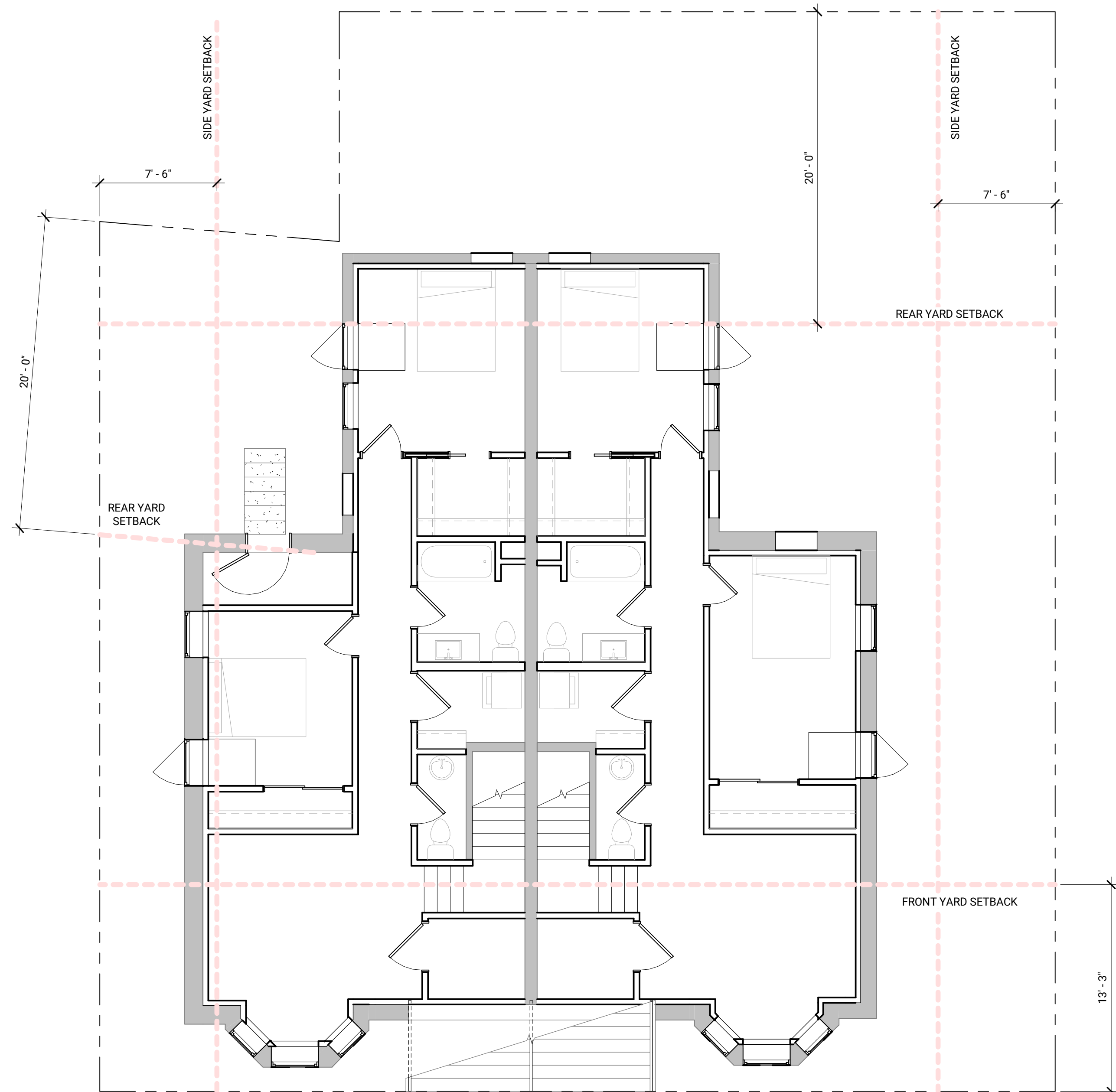
WINDOW DIAGRAM

SKA-02

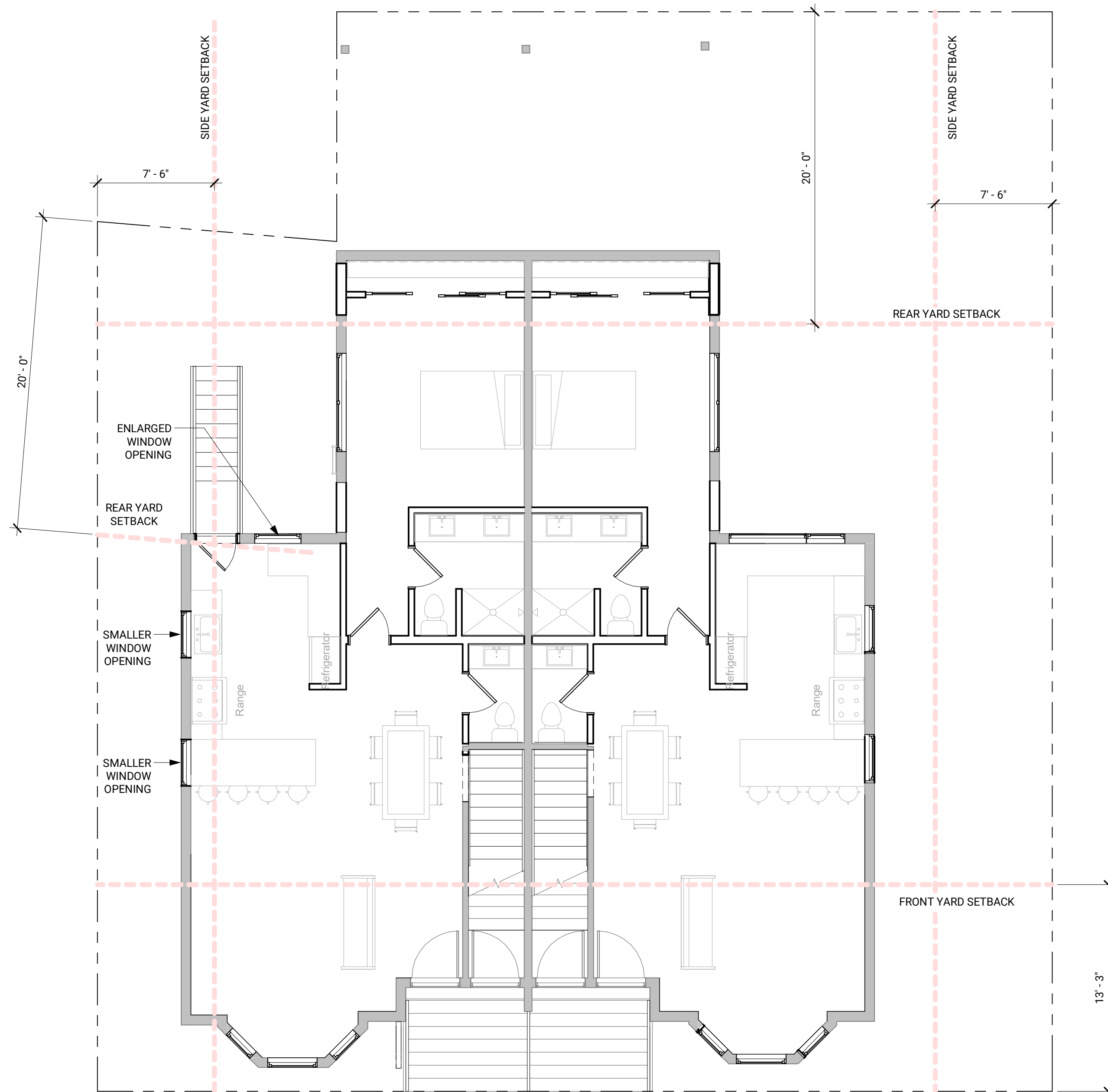
5 NEW WINDOWS AXON 1



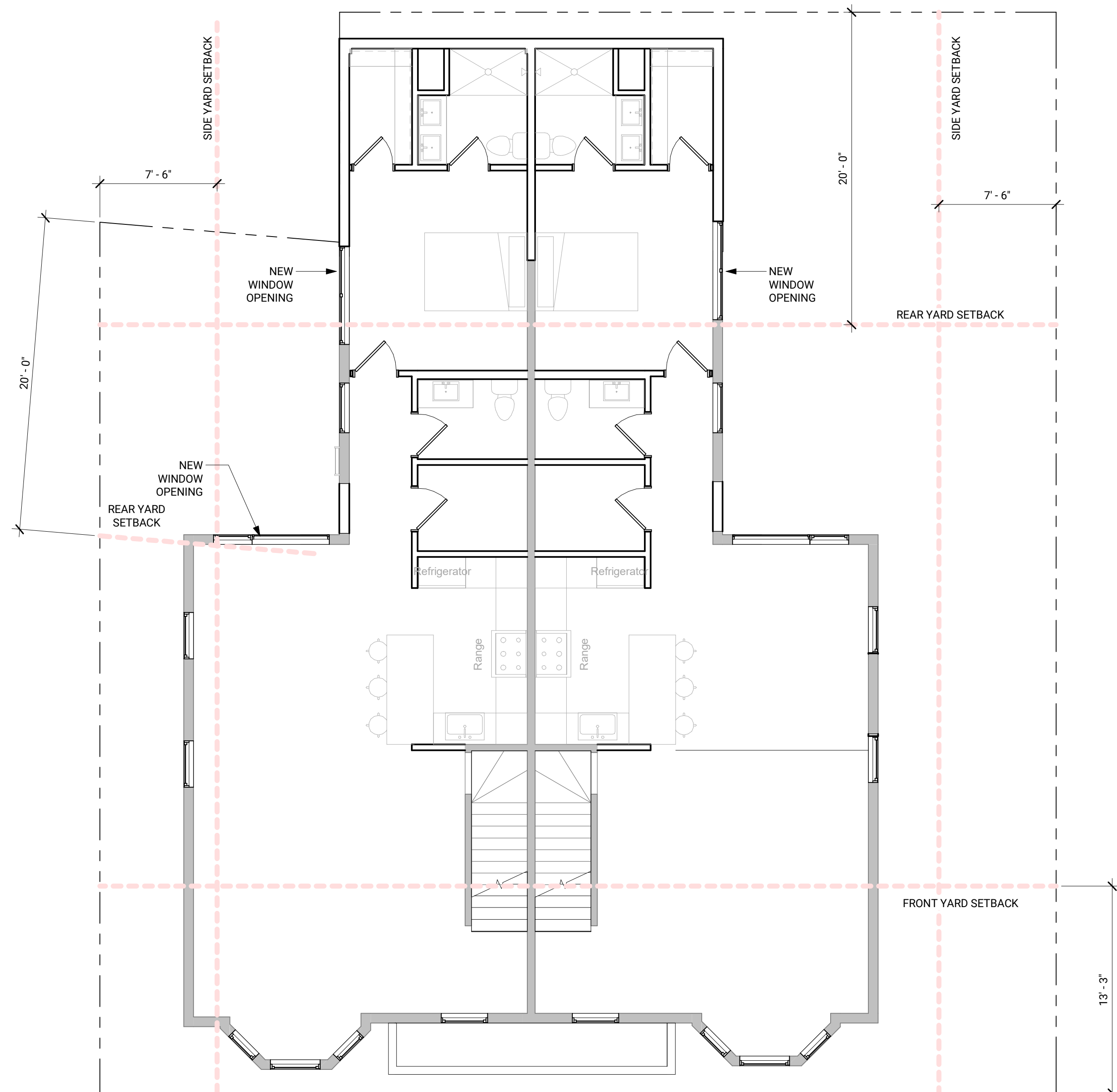
6 NEW WINDOWS AXON 1 Copy 1



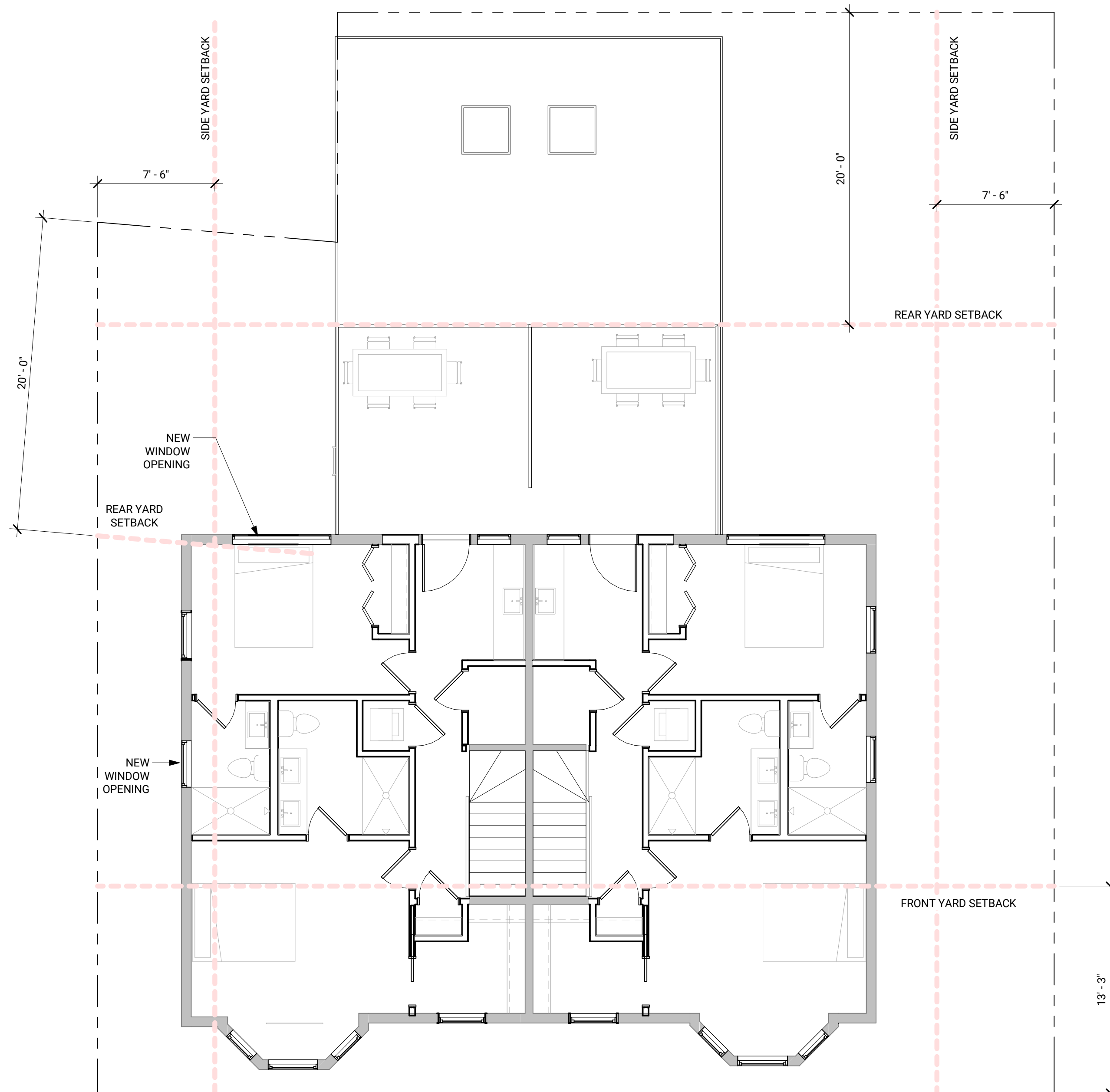
1 00 BASEMENT FLOOR - WINDOW DIAGRAM
3/16" = 1'-0"



2 01 FIRST FLOOR - WINDOW DIAGRAM
3/16" = 1'-0"



3 02 SECOND FLOOR - WINDOW DIAGRAM
3/16" = 1'-0"



4 03 THIRD FLOOR - WINDOW DIAGRAM
3/16" = 1'-0"

This is a detailed street map of a neighborhood in Boston, Massachusetts. The map shows a grid of streets including Pearl St, Green St, Franklin St, and Brookline St. A red line outlines a specific area, and a blue line with arrows indicates a path or boundary within this area. Various lot numbers are labeled throughout the map.

Streets and Lot Numbers:

- Pearl St:** 106-103, 20 Pearl St, 22 Pearl St, 24 Pearl St, 32 Pearl St.
- Green St:** 93-73, 93-74, 93-75, 93-76, 93-78, 93-79, 93-80, 93-81, 93-86, 93-88, 93-90, 93-99, 93-101, 93-104, 93-105, 93-107, 93-120, 93-121, 93-124, 93-125, 93-135, 93-136, 93-137, 93-138, 93-139, 93-140, 93-141, 93-142, 93-143, 93-144, 93-145, 93-146, 93-147, 93-148, 93-149, 93-150, 93-151, 93-152, 93-153, 93-154, 93-155, 93-156, 93-157, 93-158, 93-159, 93-160, 93-161, 93-162, 93-163, 93-164, 93-165, 93-166, 93-167, 93-168, 93-169, 93-170, 93-171, 93-172, 93-173, 93-174, 93-175, 93-176, 93-177, 93-178, 93-179, 93-180, 93-181, 93-182, 93-183, 93-184, 93-185, 93-186, 93-187, 93-188, 93-189, 93-190, 93-191, 93-192, 93-193, 93-194, 93-195, 93-196, 93-197, 93-198, 93-199, 93-200, 93-201, 93-202, 93-203, 93-204, 93-205, 93-206, 93-207, 93-208, 93-209, 93-210, 93-211, 93-212, 93-213, 93-214, 93-215, 93-216, 93-217, 93-218, 93-219, 93-220, 93-221, 93-222, 93-223, 93-224, 93-225, 93-226, 93-227, 93-228, 93-229, 93-230, 93-231, 93-232, 93-233, 93-234, 93-235, 93-236, 93-237, 93-238, 93-239, 93-240, 93-241, 93-242, 93-243, 93-244, 93-245, 93-246, 93-247, 93-248, 93-249, 93-250, 93-251, 93-252, 93-253, 93-254, 93-255, 93-256, 93-257, 93-258, 93-259, 93-260, 93-261, 93-262, 93-263, 93-264, 93-265, 93-266, 93-267, 93-268, 93-269, 93-270, 93-271, 93-272, 93-273, 93-274, 93-275, 93-276, 93-277, 93-278, 93-279, 93-280, 93-281, 93-282, 93-283, 93-284, 93-285, 93-286, 93-287, 93-288, 93-289, 93-290, 93-291, 93-292, 93-293, 93-294, 93-295, 93-296, 93-297, 93-298, 93-299, 93-300, 93-301, 93-302, 93-303, 93-304, 93-305, 93-306, 93-307, 93-308, 93-309, 93-310, 93-311, 93-312, 93-313, 93-314, 93-315, 93-316, 93-317, 93-318, 93-319, 93-320, 93-321, 93-322, 93-323, 93-324, 93-325, 93-326, 93-327, 93-328, 93-329, 93-330, 93-331, 93-332, 93-333, 93-334, 93-335, 93-336, 93-337, 93-338, 93-339, 93-340, 93-341, 93-342, 93-343, 93-344, 93-345, 93-346, 93-347, 93-348, 93-349, 93-350, 93-351, 93-352, 93-353, 93-354, 93-355, 93-356, 93-357, 93-358, 93-359, 93-360, 93-361, 93-362, 93-363, 93-364, 93-365, 93-366, 93-367, 93-368, 93-369, 93-370, 93-371, 93-372, 93-373, 93-374, 93-375, 93-376, 93-377, 93-378, 93-379, 93-380, 93-381, 93-382, 93-383, 93-384, 93-385, 93-386, 93-387, 93-388, 93-389, 93-390, 93-391, 93-392, 93-393, 93-394, 93-395, 93-396, 93-397, 93-398, 93-399, 93-400, 93-401, 93-402, 93-403, 93-404, 93-405, 93-406, 93-407, 93-408, 93-409, 93-410, 93-411, 93-412, 93-413, 93-414, 93-415, 93-416, 93-417, 93-418, 93-419, 93-420, 93-421, 93-422, 93-423, 93-424, 93-425, 93-426, 93-427, 93-428, 93-429, 93-430, 93-431, 93-432, 93-433, 93-434, 93-435, 93-436, 93-437, 93-438, 93-439, 93-440, 93-441, 93-442, 93-443, 93-444, 93-445, 93-446, 93-447, 93-448, 93-449, 93-450, 93-451, 93-452, 93-453, 93-454, 93-455, 93-456, 93-457, 93-458, 93-459, 93-460, 93-461, 93-462, 93-463, 93-464, 93-465, 93-466, 93-467, 93-468, 93-469, 93-470, 93-471, 93-472, 93-473, 93-474, 93-475, 93-476, 93-477, 93-478, 93-479, 93-480, 93-481, 93-482, 93-483, 93-484, 93-485, 93-486, 93-487, 93-488, 93-489, 93-490, 93-491, 93-492, 93-493, 93-494, 93-495, 93-496, 93-497, 93-498, 93-499, 93-500, 93-501, 93-502, 93-503, 93-504, 93-505, 93-506, 93-507, 93-508, 93-509, 93-510, 93-511, 93-512, 93-513, 93-514, 93-515, 93-516, 93-517, 93-518, 93-519, 93-520, 93-521, 93-522, 93-523, 93-524, 93-525, 93-526, 93-527, 93-528, 93-529, 93-530, 93-531, 93-532, 93-533, 93-534, 93-535, 93-536, 93-537, 93-538, 93-539, 93-540, 93-541, 93-542, 93-543, 93-544, 93-545, 93-546, 93-547, 93-548, 93-549, 93-550, 93-551, 93-552, 93-553, 93-554, 93-555, 93-556, 93-557, 93-558, 93-559, 93-560, 93-561, 93-562, 93-563, 93-564, 93-565, 93-566, 93-567, 93-568, 93-569, 93-570, 93-571, 93-572, 93-573, 93-574, 93-575, 93-576, 93-577, 93-578, 93-579, 93-580, 93-581, 93-582, 93-583, 93-584, 93-585, 93-586, 93-587, 93-588, 93-589, 93-590, 93-591, 93-592, 93-593, 93-594, 93-595, 93-596, 93-597, 93-598, 93-599, 9

188-194 Green St.

Petitioner

93-135
CRAIGIE ASSOCIATES LLC,
907 MASS AVE
CAMBRIDGE, MA 02139

93-64
76 WELLESLEY RD. LLC
103 HEMENWAY ST, STE #B2
BOSTON, MA 02115

RYAN WITTIG
667 SOMERVILLE AVENUE
SOMERVILLE, MA 02143

93-68
CHEN WESLEY & YISHU XIA &
CATHERINE CHEN ET AL
133 SEAPORT BLVD #1023
BOSTON, MA 02210

93-78
516-520 MASS AVE LLC C/O PETER GIVERTZMAN
68 MOULTON ST, 3RD FLOOR
CAMBRIDGE, MA 02138

93-121
194 GREEN ST LLC
15 FULLER TER
SWAMPSCOTT, MA 02145

93-86
CABRAL, KYLE PROPERTY MANAGER/REALTOR
ALL BRIGHT REAL ESTATE
1247A COMMONWEALTH AVE
ALLSTON, MA 02134

93-58
LIN, WEI-CHING & KATRINA CHU
202 GREEN ST., #3
CAMBRIDGE, MA 02139

93-99
CENTRAL PROPERTY LIMITED PARTNERSHIP C/O
RIVERSIDE MANAGEMENT
PO BOX 440317
WEST SOMERVILLE, MA 02144

93-86
PARSON-GREEN LLC
1247A COMMONWEALTH AVE
BOSTON, MA 02134

93-58
KRISHNAN, SRIRAM & SOWMYA
BALASUBRAMANIAN
202 GREEN ST., #1
CAMBRIDGE, MA 02139

93-58
CHEN, TIANLE & YI CHAI
202 GREEN ST., #2
CAMBRIDGE, MA 02139

93-86
OLIVIA LLC,
93 FISHER AVE
BROOKLINE, MA 02445

93-120
BEST, CLAUDINE M.
TR. OF SCITUATE STREET REALTY TRUST.
27 WEXFORD CIR
THOMASVILLE, NC 27360

93-86
FEUERMAN, JEFFREY M. & JEFFREY A. KESNER
TRUSTEE 195-197 GREEN STREET TRUST
1247A COMMONWEALTH AVE
ALLSTON, MA 02134

93-60
SINGH, HARPREET & SARABJOT KAUR
42 GREENWOOD RD
HOPKINTON, MA 01734

93-60
ROGERS, JAMESON K.
TR. OF THE TWO GREEN ST REALTY TRUST
184 GREEN ST., UNIT #2
CAMBRIDGE, MA 02138

93-60
ROGERS, JAMESON TRS CAMBRIDGE
RESIDENTIAL NOMINEE TR
184 GREEN ST UNIT # 3
CAMBRIDGE, MA 02139

93-67
ALMEIDA, SUSAN V. & MARLENE D. BAKER
120 BLUE HILLS PARKWAY
MILTON, MA 02186

93-69
MARTIN, JOSEPH M.
193 FRANKLIN ST.
CAMBRIDGE, MA 02139-4023