



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 NOV 30 AM 11:55
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 203612

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: 18 Clinton LP C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

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

LOCATION OF PROPERTY: 18 Clinton St., Cambridge MA

TYPE OF OCCUPANCY: Multi-family residential (6 units) **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Change in Use/Occupancy/ /New and enlarged windows within side and rear yard setbacks./

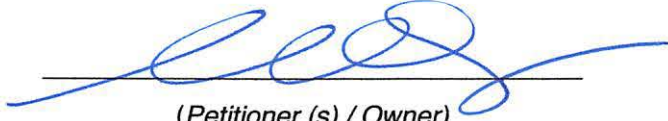
DESCRIPTION OF PETITIONER'S PROPOSAL:

Alterations to a preexisting nonconforming multi-family 6-unit building and conversion to a two-family dwelling, including additions, window wells, and new windows within setbacks, an increase in calculated height, but no new non-conformities.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.2.c & 8.22.1.d (Alteration or Enlargement of Non-conforming structure).
- Article: 8.000 Section: 8.22.2.d (Alteration to Non-conforming Two-family Structure).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):



 (Petitioner (s) / Owner)
Sarah Like Rhatigan, on behalf of Petitioner

 (Print Name)

Address: Trilogy Law LLC, 12 Marshall St., Boston, MA 02108
 Tel. No. 617-543-7009
 E-Mail Address: sarah@trilogylaw.com

Date: 11/29/22

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 18 Clinton St., 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:

The Petitioner recently inherited the property which has been maintained for several decades as a six-unit apartment building. The building needs substantial updates and improvements. The Petitioner wishes to renovate and convert to a two-family home. Originally built in approximately 1856, the property is pre-existing, non-conforming as to its use (as a six-unit multi-family) and its dimensional characteristics (Gross Floor Area/Floor Area Ratio, height, and setbacks (left and rear)).

The Petitioner's proposed alterations will improve the property's current non-conformities since a two-family use is conforming to the District requirements for lot size per dwelling unit. The property will continue to comply with Open Space requirements.

Certain modifications (modest additions and new window wells) to portions of the building already non-conforming within the setbacks require special permit relief. Additionally, since the new window wells change the calculation of average grade and thus increase the calculation of the Height of the structure, the window wells will also require special permit relief. However, it should be noted that there will be no actual increase in the height of the structure. Finally, it should also be noted that none of the proposed alterations will create any new nonconformities, and therefore the proposal qualifies for a special permit under Section 8.22.2.d (for minor alterations to non-conforming two-family structure).

The addition of 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), require a special permit under Section 8.22.2.c.

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. In fact, the proposal will result in reducing the non-conformity of the existing use (as a six-unit apartment building), and thereby reduce the areas of the building counted towards Gross Floor Area, since basements of two-family dwellings are exempt.

The changes proposed are modest and will be in keeping with similar residential homes in the area and will improve (and not harm) the neighborhood character. There will be no change to access or egress patterns to and from the home.

The proposed new, modified and/or enlarged windows are necessary to allow adequate light, air, and egress for the improved basement living areas. These windows will largely be unseen and will not be detrimental to abutters, and therefore meet the requirements for a special permit under Section 8.22.2.c.

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 proposal. In fact, the renovation and conversion of this property will result in quality housing to the benefit of the Petitioner and all future owners.

- 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:

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:

The requested special permit relief can be granted without impairing the integrity of the districts or adjoining districts, because it will allow for modest changes to a pre-existing non-conforming building, to a conversion to a compliant two-family use, that will be in keeping with the neighborhood uses and beneficial in providing much-needed, quality housing for the benefit of 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

DIMENSIONAL INFORMATION

Applicant: 18 Clinton LP
Location: 18 Clinton St., Cambridge, MA
Phone: 617-543-7009

Present Use/Occupancy: Multi-family residential (6 units)
Zone: Residence C-1 Zone
Requested Use/Occupancy: Two-family residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		5,780	4,440	4,531	(max.)
<u>LOT AREA:</u>		6,042	6,042	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.96	0.73	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,007	3,021	1,500 (min.)	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	60.02	60.02	50	
	<u>DEPTH</u>	100.67	100.67	n/a	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	15.5	15.5	10.0	
	<u>REAR</u>	0.2	0.2	20	
	<u>LEFT SIDE</u>	15.2 (front)/ 1.4 (rear)	15.2 (front)/ 1.4 (rear)	7.5	
	<u>RIGHT SIDE</u>	22.3 (19.0 to window well)	22.3 (19.0 to window well)	7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	35.2	36.0	35.0	
	<u>WIDTH</u>	85.0	85.0	n/a	
	<u>LENGTH</u>	22.5/36.2	22.5/36.2	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.46 (0.24 complies with 5.22.1)	0.46 (0.24 complies with 5.22.1)	0.30 (0.15 complies with 5.22.1)	
<u>NO. OF DWELLING UNITS:</u>		6	2	4 (max.)	
<u>NO. OF PARKING SPACES:</u>		4	4	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	H+L/6	

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.:

Construction will be customary for standard residential two-family construction.

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'.

Pacheco, Maria

From: Asha Daniere <asha@ashadaniere.com>
Sent: Thursday, January 5, 2023 10:47 AM
To: Pacheco, Maria
Cc: Axel Ramirez-Palacios; Samuel Kachmar; Sarah Rhatigan; Steve Hoheb
Subject: Fwd: Quick hello from 15 Clinton

Hi Maria.

I am the home-owner of 18 Clinton Street. Sarah Ratigan is away this week so I am forwarding the below email I received in support of our application to you directly. Please include this in the file for the application regarding 18 Clinton St. (re BZA case no 2022-203612).

Thanks very much.

Best wishes,

Asha Daniere

----- Forwarded message -----

From: Molly Howard <molly.e.howard@gmail.com>
Date: Thu, Jan 5, 2023 at 8:33 AM
Subject: Quick hello from 15 Clinton
To: asha@ashadaniere.com <asha@ashadaniere.com>

Hi Asha,

I'm Molly, and together with my husband Nick Nanda, we own 15 Clinton. Thanks for your nice note yesterday. We're excited to see the continued improvement of houses on Clinton Street and are supportive of your renovation plans. Good luck with all of the zoning / permitting processes!

Best,
Molly

Susan Farist Butler, RN, MSN, PhD
14 Clinton Street
Cambridge, MA 02139
617 429 0009

8 January 2023

Board of Zoning Appeal
831 Mass Ave.
Cambridge, MA 02139

Dear Board of Zoning Appeal,

I am delighted to write a letter of strong support for the proposed changes, improvement and building at 18 Clinton Street. I about the property on two sides, because I own 14-16 Clinton Street and 17 Clinton Street. I have lived on Clinton Street for 41 years and care deeply about my neighbors and my community. We have a variety of small apartments and condos and a few larger ones. Asha's proposal will bring a better balance of unit size and affordability to our street.

The proposed building is excellent. It is a wonderful restoration of a property that has been exploited for years. Many tenants have come and gone in the tiny apartments in this building. The building has suffered from poor or minimal maintenance over the years. It is wonderful that Asha would like to restore the building to something approximating its original use. The front building was very likely a single-family house, similar to number 17 Clinton Street. The building in the back is used as a single-family house now.

The reduction of units is very appropriate. These units will provide housing for families. There are single-family houses and three-bedroom condos on Clinton Street that are lived in by families now. The children living on the street are a wonderful addition to the community. Some years ago, Mahmood Firouzbakht made similar changes to the building at 24 Clinton Street. There are two families happily living there now. Asha's proposed changes are fully fitting with the neighborhood, and I endorse them with unqualified enthusiasm.

Sincerely yours,

Sue Butler, Neighbor.



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: Naser Mahmood Date: 12/27/22
(Print)

Address: 18 Clinton St.

Case No. BZA-203612

Hearing Date: 1/12/23

Thank you,
Bza Members

18 CLINTON RESIDENCE

ZBA SUBMISSION SET

11/21/2022

18 CLINTON LP

18 CLINTON ST.
CAMBRIDGE, MA 02138



PROJECT #: **2203-0018**

ARCHITECT:

CLIENTS:

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:

SAM KACHMAR
ARCHITECTS

ASHA DANIERE

N/A

N/A

(p)617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138



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NARRATIVE:

THE DANIERE RESIDENCE PROJECT CONSISTS OF A FULL RENOVATION - CONVERTING THE 6 APARTMENTS BUILDING INTO AN ATTACHED 2 FAMILY HOUSE, MAINTAINING THE CURRENT FOOTPRINT WITH ADDITIONAL LIVING SPACE ON LEVELS 0 AND 2.

THE MAIN UNIT FACING CLINTON ST., WILL KEEP ITS TRADITIONAL ASPECT WITH ADDITIONAL EXTERIOR ELEMENTS LIKE DECORATIVE CORBELS, CORNER TRIMS, WINDOW CORNICES AND CLAPBOARD SIDING, ALL NEW WINDOWS TO MATCH EXISTING. THE MAIN ENTRY IS TO REMAIN, WITH REPAIRS AS NEEDED, RESHINGLING OF THE ROOF WITH ADDITIONAL SKYLIGHTS, NEW TRADITIONAL GUTTERS AND DOWNSPOUTS, NEW WINDOW WELLS WITH RAILINGS TO MATCH EXISTING AND EXISTING CHIMNEY REMOVAL.

ON THE REAR UNIT, WHERE THE BUILDING IS NOT VISIBLE FROM PUBLIC VIEW, A NEW CONTEMPORARY EXTERIOR WILL BE ADDED. THE EXTERIOR WORK WILL INCLUDE A NEW METAL DARK ROOF WITH VERTICAL WOODEN SIDING AND NEW CASEMENT AND AWNING WINDOWS WITHOUT DIVIDERS AND ALL NEW WINDOW WELLS.

ZBA Sheet List		
Sheet Number	Sheet Name	Count
ZBA-000	COVER	1
ZBA-001	GENERAL NOTES	1
ZBA-002	SITE AXONS	1
ZBA-003	AREA PLANS	1
ZBA-004	STREET VIEW 1	1
ZBA-005	STREET VIEW 2	1
ZBA-006	STREET VIEW 3	1
ZBA-007	SHADOW STUDY	1
ZBA-100	LEVEL 0	1
ZBA-101	LEVEL 1	1
ZBA-102	LEVEL 2	1
ZBA-103	LEVEL 3	1
ZBA-104	ROOF PLAN	1
ZBA-200	ELEVATION WEST	1
ZBA-201	ELEVATION SOUTH	1
ZBA-202	ELEVATION EAST	1
ZBA-203	ELEVATION NORTH	1
ZBA-300	QR CODE	1
ZBA-301	PICTURES AND RENDERS	1
ZBA-302	PICTURES AND RENDERS	1
ZBA-303	EXISTING PLOT PLAN	1

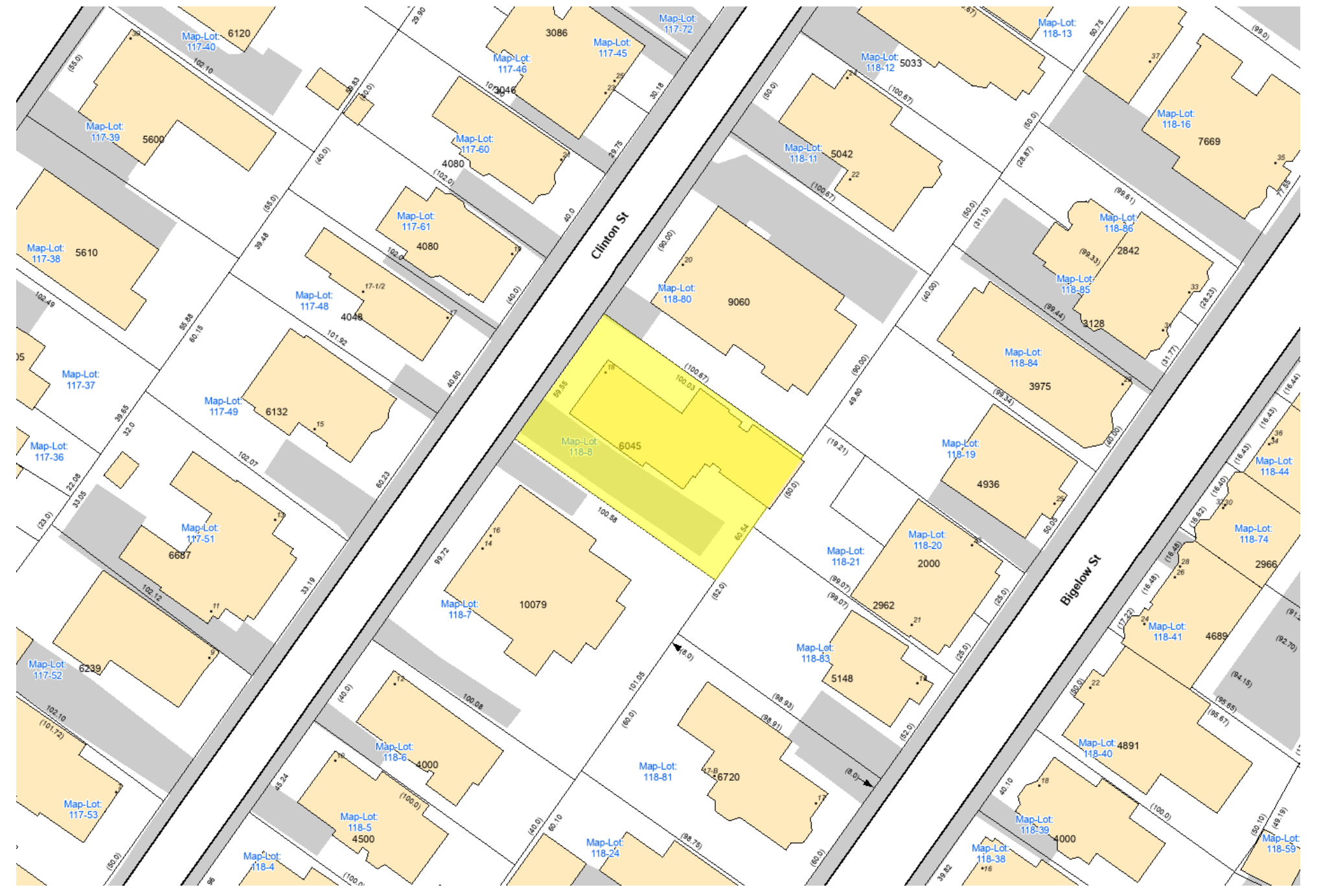
ZBA-001 GENERAL NOTES

ABBREVIATIONS

#	NUMBER OR POUND	L	LENGTH
&,+	AND	LAM	LAMINATE, LAMINATED
@	AT	LB	POUND
ADJ	ADJUSTABLE	LGMF	LIGHT GAGE METAL FRAMING
AFF	ABOVE FINISH FLOOR	LT	LIGHT
ALUM	ALUMINUM	LT WT	LIGHT WEIGHT
APPROX	APPROXIMATELY	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MDF	MEDIUM DENSITY FIBER
AVB	AIR AND VAPOR BARRIER	MECH	MECHANICAL
BD	BOARD	MED	MEDIUM
BIT	BITUMINOUS	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BTWN	BETWEEN	MTD	MOUNTED
CF	CUBIC FEET	MTL	METAL
CI	CUBIC INCHES	N	NORTH
CJ	CONTROL JOINT	NIA	NOT APPLICABLE
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR OR CLEARANCE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OH	OPPOSITE HAND
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR, CORRUGATED	OSB	ORIENTED STRANDBOARD
CTR	CENTER	OVHD	OVERHEAD
D	DEPTH, DEEP	OZ	OUNCE (S)
DBL	DOUBLE	PATT	PATTERN (ED)
DEMO	DEMOLISH, DEMOLITION	PERF	PERFORATED
DIA	DIAMETER	PERP	PERPENDICULAR
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
DN	DOWN	PLYWD	PLYWOOD
DTL	DETAIL	PNT	PAINT, PAINTED
DW	DISHWASHER	PR	PAIR
E	EAST	PREFAB	PREFABRICATE, PREFABRICATED
EA	EACH	QTY	QUANTITY
EJ	EXPANSION JOINT	RAD	RADIUS
EL	ELEVATION (GRADE)	RBR	RUBBER
ELEC	ELECTRICAL	RD	ROOF DRAIN
ELEV	ELEVATION (FACADE)	REF	REFERENCE
EOS	EDGE OF SLAB	REFR	REFRIGERATE, REFRIGERATOR
EQ	EQUAL, EQUIPMENT, EQUIP	REINF	REINFORCE, REINFORCED
ETR	EXISTING TO REMAIN	REQ	REQUIRE
EXG	EXISTING	REV	REVISION, REVISE, REVISED
EXP	EXPOSED	RM	ROOM
EXT	EXTERIOR	RO	ROUGH OPENING
FAB	FABRICATE, FABRICATION	S	SOUTH
FD	FLOOR DRAIN	SCHED	SCHEDULE
FF	FINISHED FLOOR	SF	SQUARE FEET
FL	FLOOR	SI	SQUARE INCHES
FOW	FACE OF WALL	SIM	SIMILAR
FT	FEET, FOOT	SPEC	SPECIFICATION
GA	GAUGE	SQ	SQUARE
GALV	GALVANIZED	SS, SST	STAINLESS STEEL
GL	GLASS, GLAZING, GLAZED	STC	SOUND TRANSMISSION CLASS
GWB	GYPSPUM WALLBOARD, BACKING BOARD	STL	STEEL
GYP	GYPSPUM	STOR	STORAGE
H	HIGH	STR	STAIR
HDWD	HARDWOOD	T.O.	TOP OF
HM	HOLLOW METAL	U.O.	UNDERSIDE OF
HORIZ	HORIZONTAL	UN	UNLESS OTHERWISE NOTED
HVAC	HEATING, VENTILATING & AIR CONDITIONING	WD	WOOD
IN	INCH, INCHES	WT	WEIGHT
INCL	INCLUDE, INCLUDED	X	INDICATES TIMES OR BY
INT	INTERIOR		
JT	JOINT		

	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSPUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

② 1\$MATERIALS
1 1/2" = 1'-0"



	VIEW NAME	DRAWING TITLE
	EXTERIOR ELEVATION KEY	
	INTERIOR ELEVATION KEY	
	BUILDING SECTION MARKER	
	WALL SECTION MARKER	
	DETAIL AREA MARKER	
	DETAIL SECTION MARKER	
	GRID LINE	
	VERTICAL ELEVATION KEY (ELEV)	
	SPOT ELEVATION W/ TARGET (PLAN)	
	SPOT ELEVATION NO TARGET (PLAN)	
	REVISION CLOUD AND REVISION TAG	
	ROOM NAME	CENTERLINE
	ROOM TAG	
	AREA NAME	MATCH LINE
	AREA TAG	
	DOOR #	HINGE SIDE OF DOOR
	WINDOW #	ALIGN SURFACES
	FINISH TAG	

③ 1\$SYMBOLS
1 1/2" = 1'-0"

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING " SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.

① 1\$GENERAL NOTES
1 1/2" = 1'-0"



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SAM KACHMAR ARCHITECTS
 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

GENERAL NOTES

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	11/21/2022
Drawn by	SKA
Checked by	SKA

ZBA-001
 Scale 1 1/2" = 1'-0"

EXISTING SITE AXON



PROPOSED SITE AXON



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SAM KACHMAR ARCHITECTS

(p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
 CONSTRUCTION**

SITE AXONS

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 11/21/2022
 Drawn by SKA
 Checked by SKA

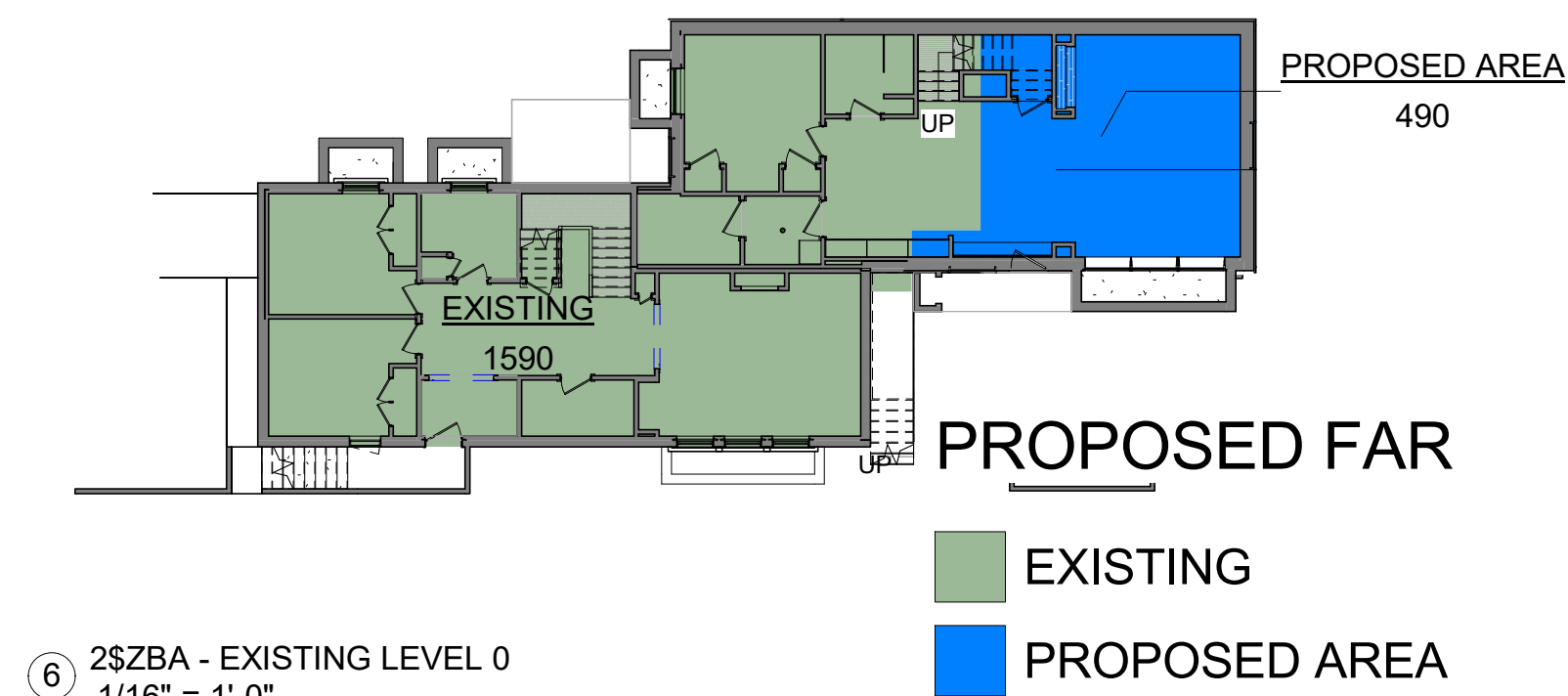
ZBA-002

Scale

ZBA-003 AREA PLANS



2 1SZBA - EXISTING LEVEL 0
1/16" = 1'-0"



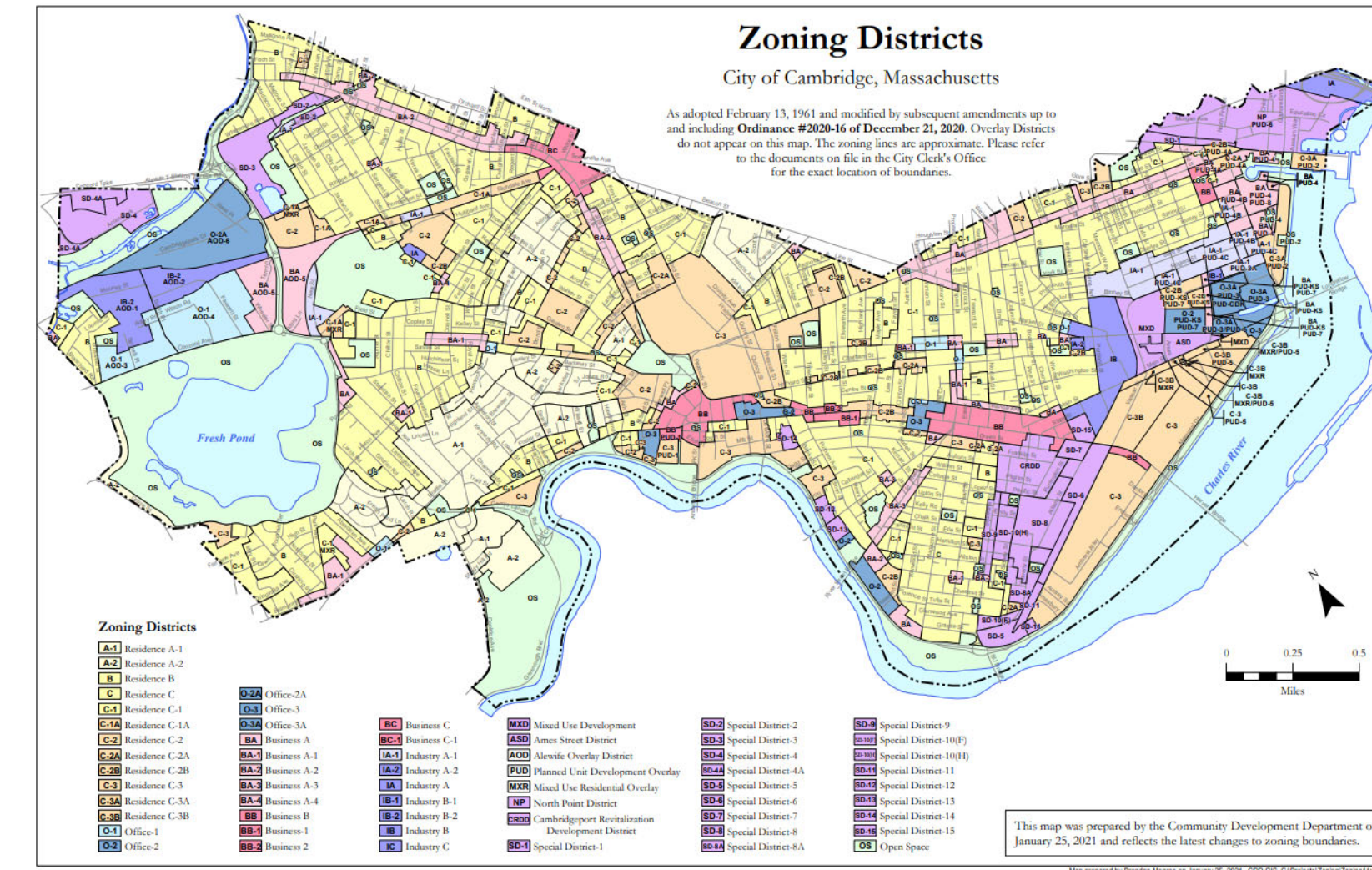
6 2SZBA - EXISTING LEVEL 0
1/16" = 1'-0"

*BASEMENT AREA EXEMPT

EXISTING FAR		
Name	Name	Area
LEVEL 0	EXISTING	1590 SF
LEVEL 1	EXISTING	2140 SF
LEVEL 2	EXISTING	1510 SF
LEVEL 3	EXISTING	540 SF
		5780 SF

PROPOSED FAR		
Name	Name	Area
LEVEL 1	EXISTING	2140 SF
LEVEL 2	EXISTING	1510 SF
LEVEL 3	EXISTING	540 SF
EXISTING: 4		4190 SF

LEVEL 1	PROPOSED AREA	30 SF
LEVEL 2	PROPOSED AREA	200 SF
LEVEL 3	PROPOSED AREA	10 SF
PROPOSED AREA: 5		250 SF
		4440 SF
*BASEMENT EXEMPT		



ZONING DISTRICT - C1

FAR CALCULATION

REQUIRED FAR: 0.75
EXISTING FAR: 0.96
PROPOSED FAR: 0.73
*BASEMENT EXEMPT

OPEN SPACE CALCULATIONS

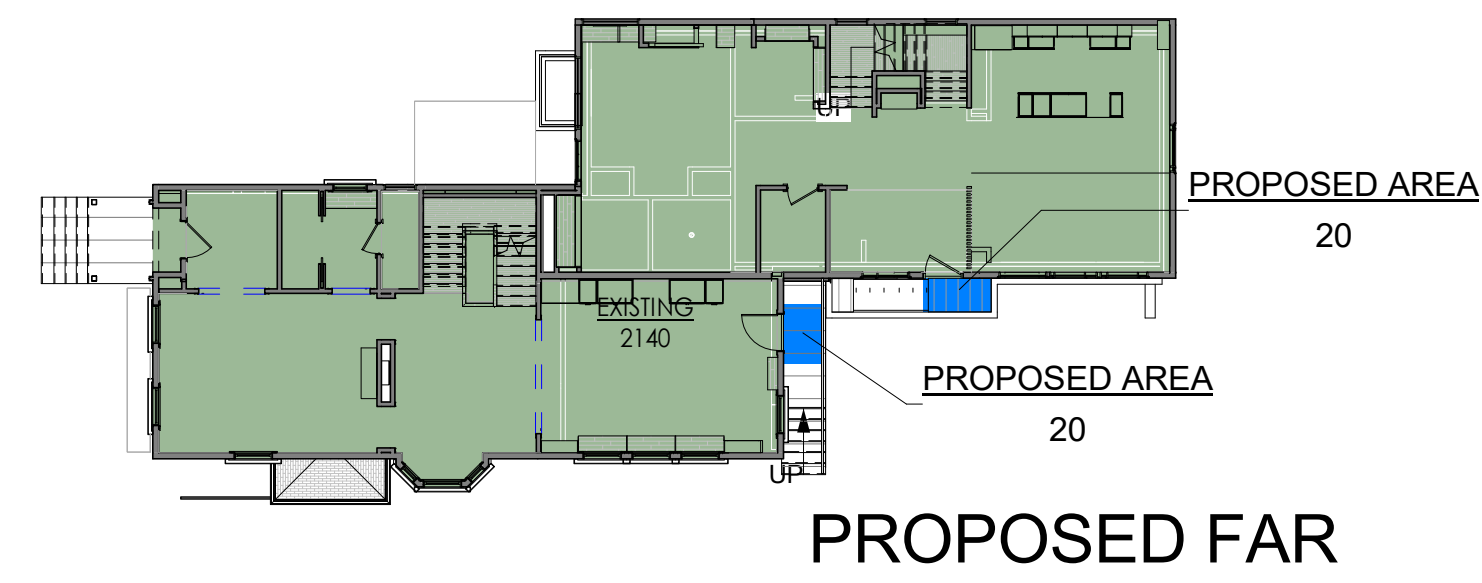
LOT AREA= 6,042 SF
REQUIRED OPEN SPACE: 30%
EXISTING OPEN SPACE: 45.9%
PROPOSED OPEN SPACE: 45.9%

BUILDING HEIGHT

REQUIRED BUILDING HEIGHT: 35'-0"
EXISTING BUILDING HEIGHT: 35'-2"
PROPOSED BUILDING HEIGHT: 35'-2"
PROPOSED BUILDING HEIGHT W/ WINDOW WELL: 36'-0"

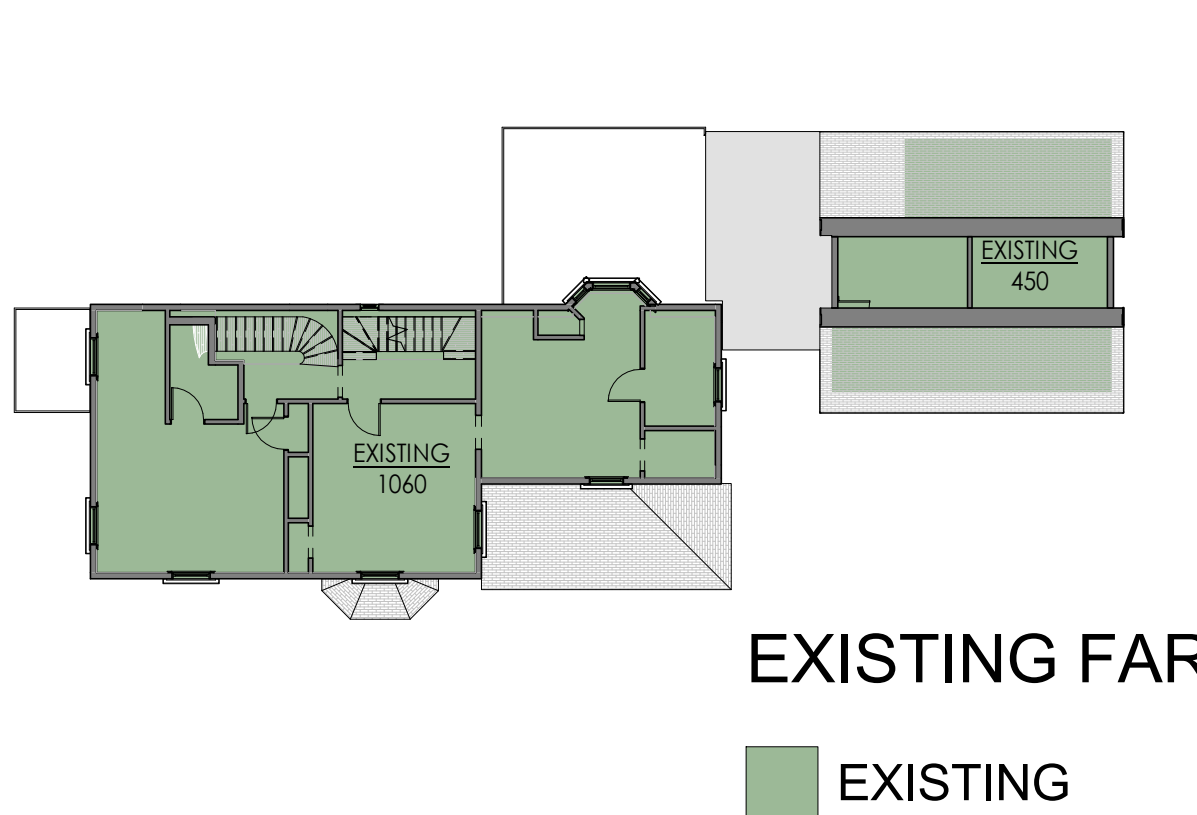


3 1SZBA - EXISTING LEVEL 1
1/16" = 1'-0"

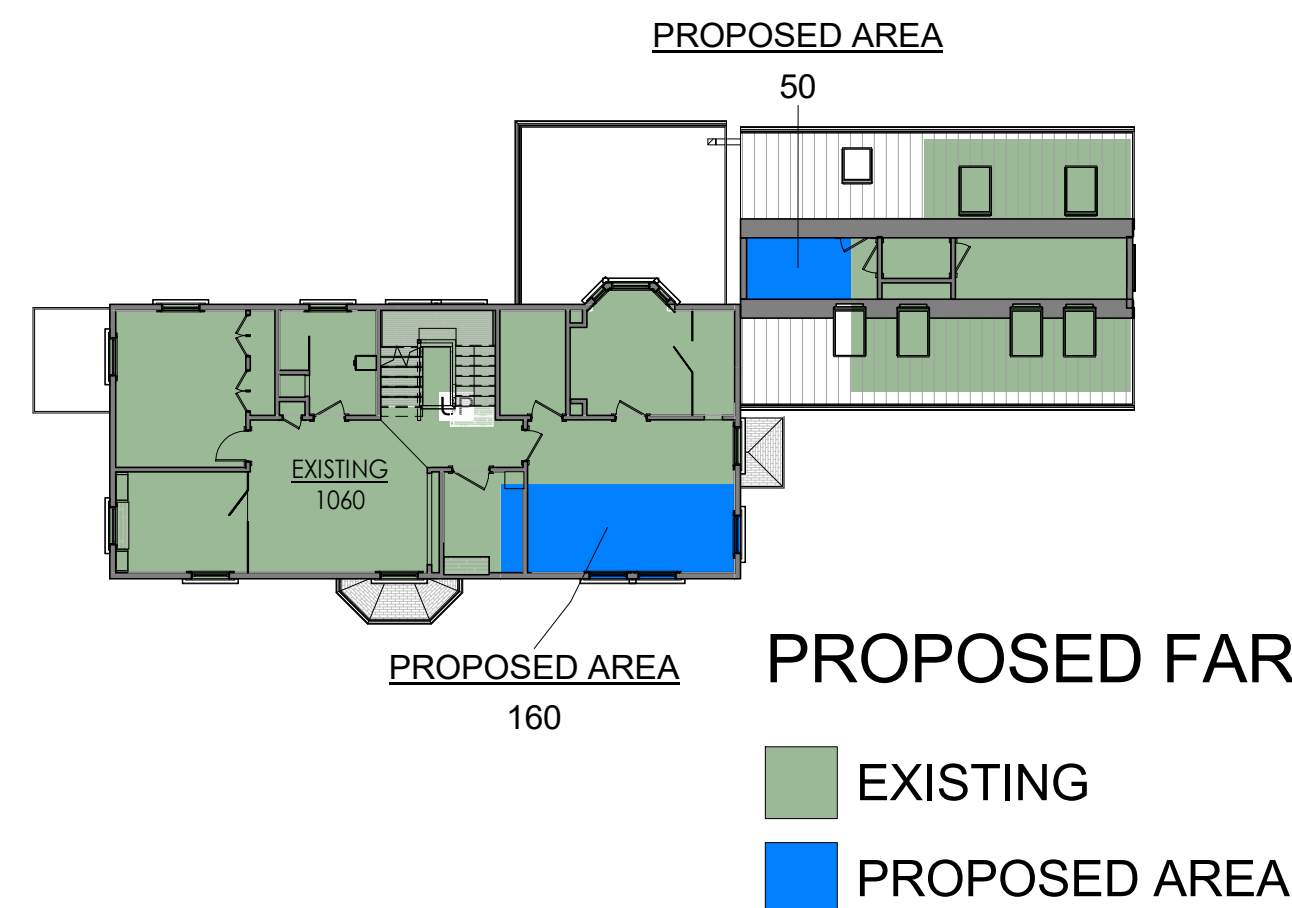


7 2SZBA - EXISTING LEVEL 1
1/16" = 1'-0"

EXISTING
PROPOSED AREA

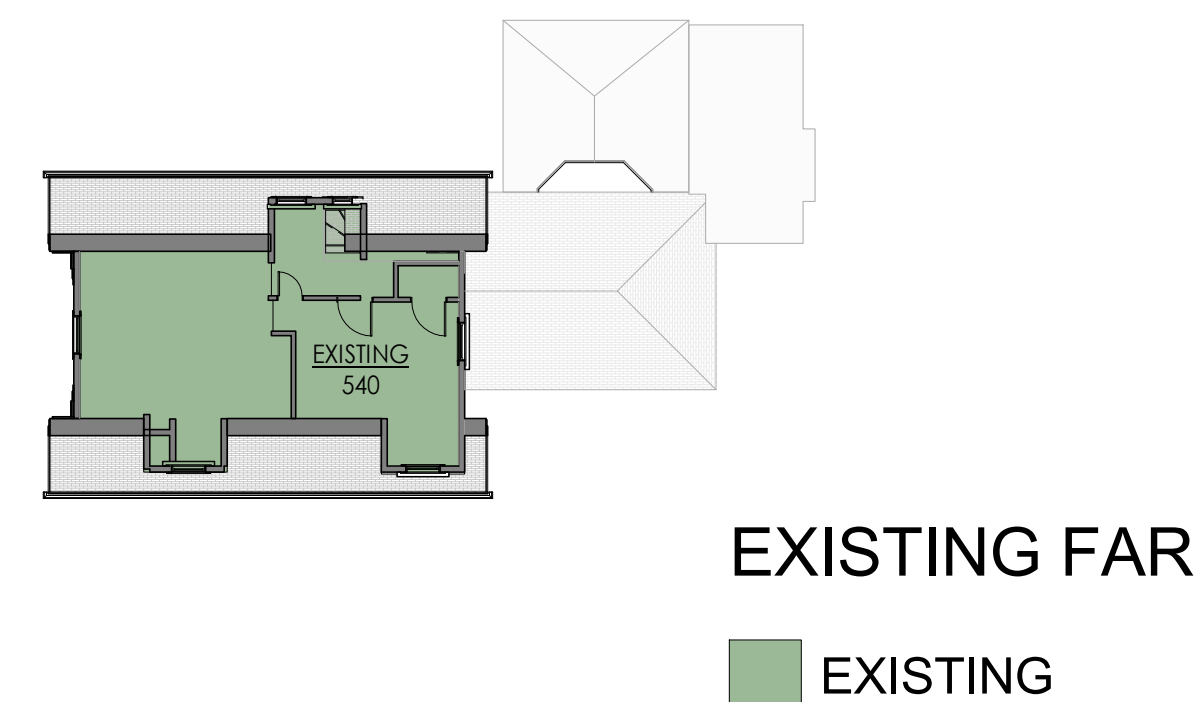


4 1SZBA - EXISTING LEVEL 2
1/16" = 1'-0"

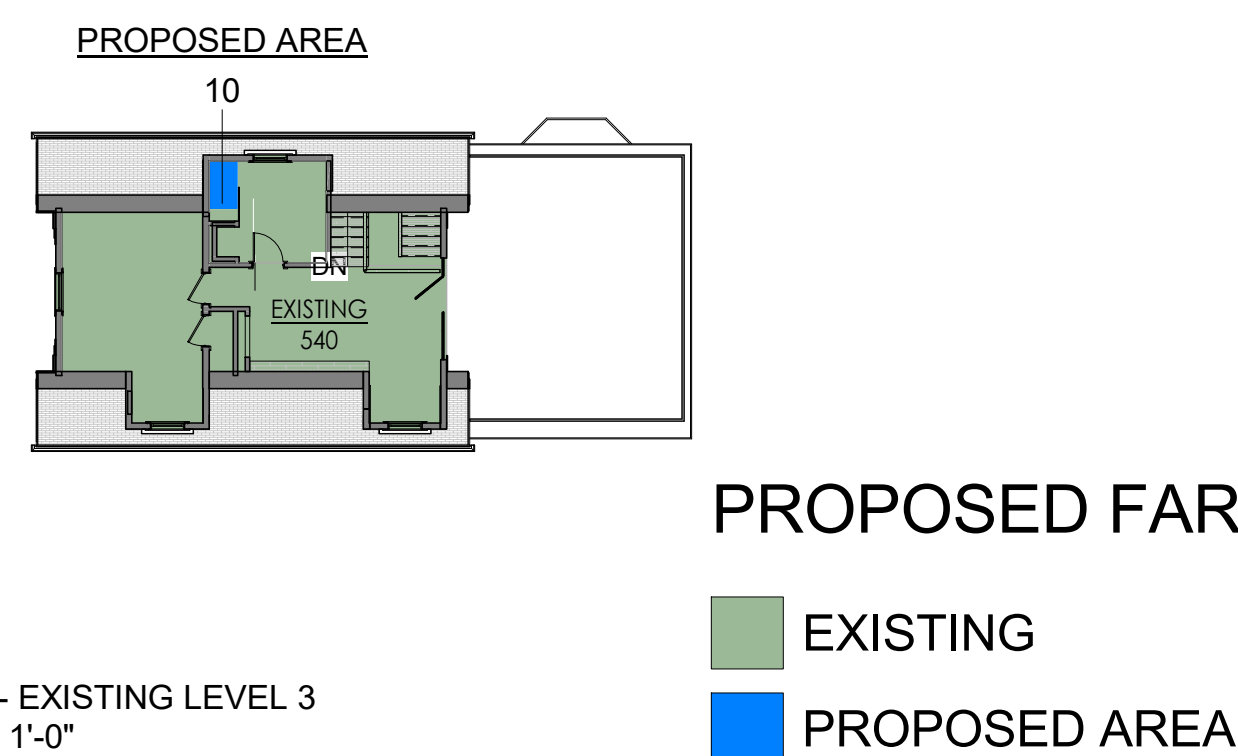


8 2SZBA - EXISTING LEVEL 2
1/16" = 1'-0"

EXISTING
PROPOSED AREA

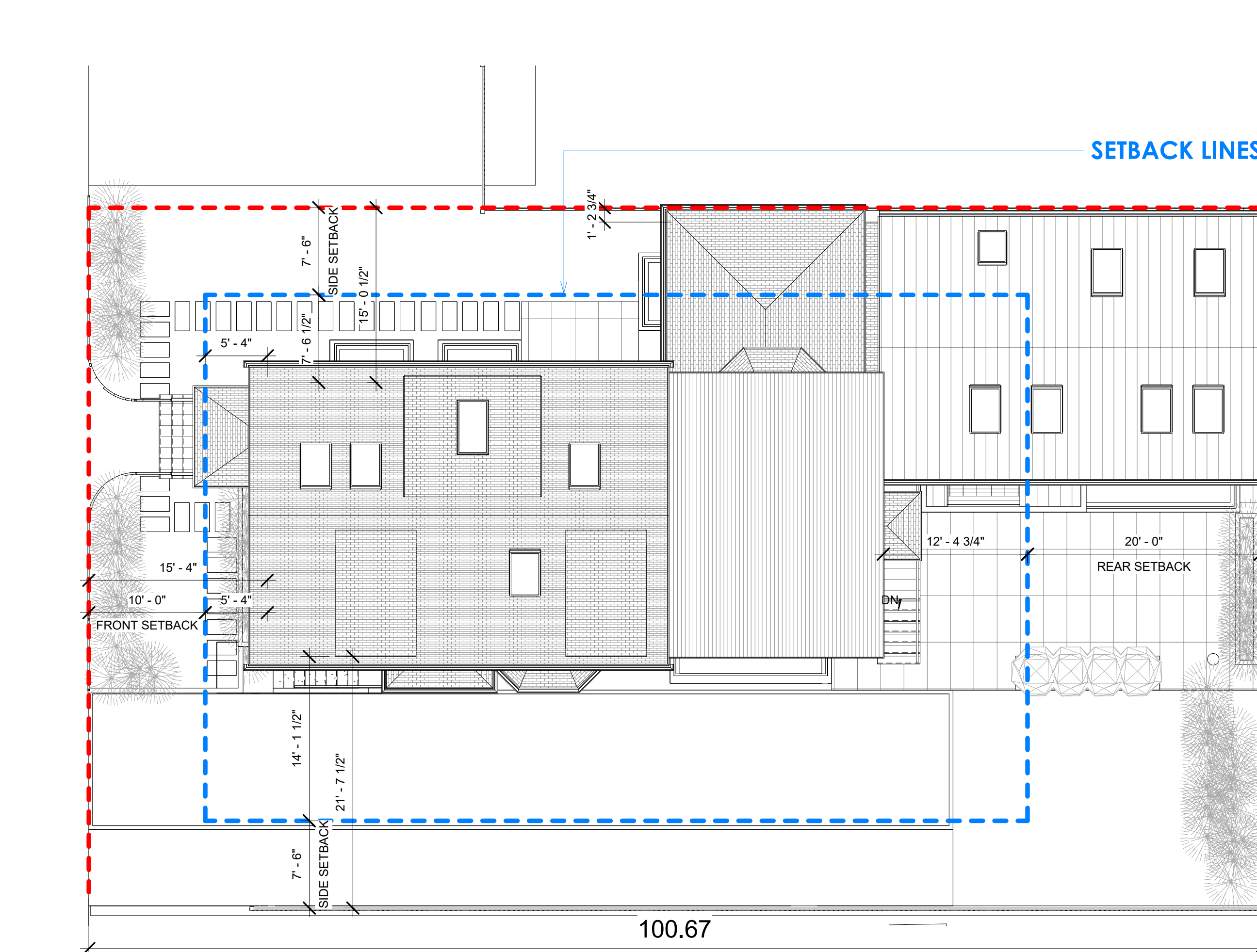


5 1SZBA - EXISTING LEVEL 3
1/16" = 1'-0"



9 2SZBA - EXISTING LEVEL 3
1/16" = 1'-0"

EXISTING
PROPOSED AREA



1 1SZBA - PROPOSED SITE PLAN
1/8" = 1'-0"



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AREA PLANS

18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
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Project number 2203-0018
Date 11/21/2022
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ZBA-003

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STREET VIEW 1

18 CLINTON LP
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Project number 2203-0018
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Scale

EXISTING STREET VIEW



PROPOSED STREET VIEW





EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW 2

18 CLINTON LP

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18 CLINTON ST.
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EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW 3

18 CLINTON LP

18 CLINTON RESIDENCE

18 CLINTON ST.
CAMBRIDGE, MA 02138

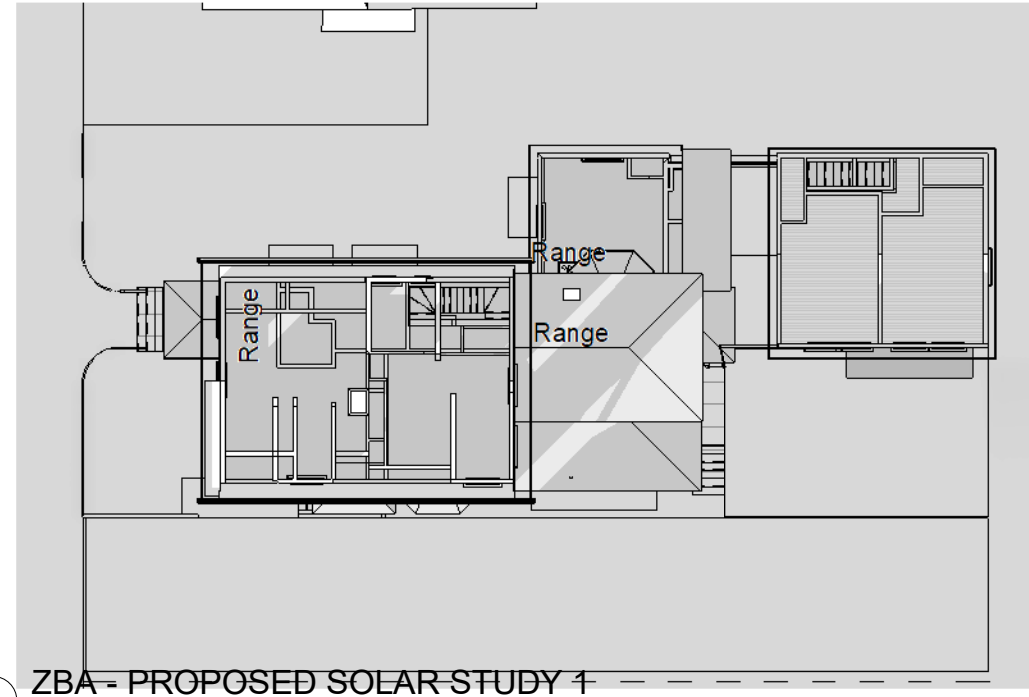
Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	11/21/2022
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ZBA-006

Scale

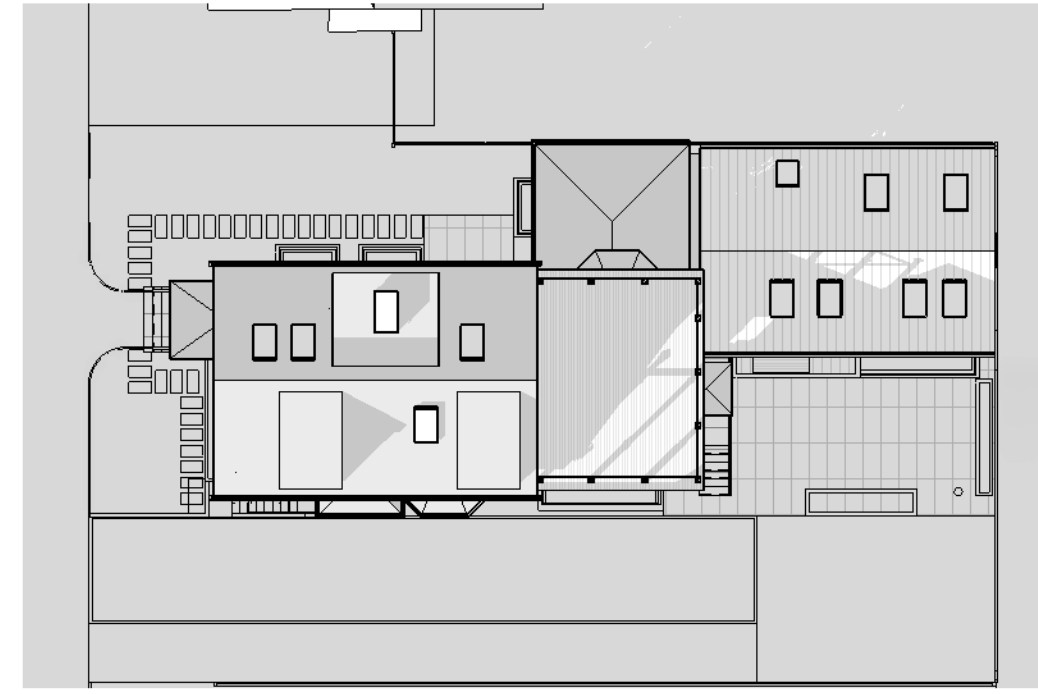
WINTER SOLSTICE - EXISTING

AFTERNOON - 3PM



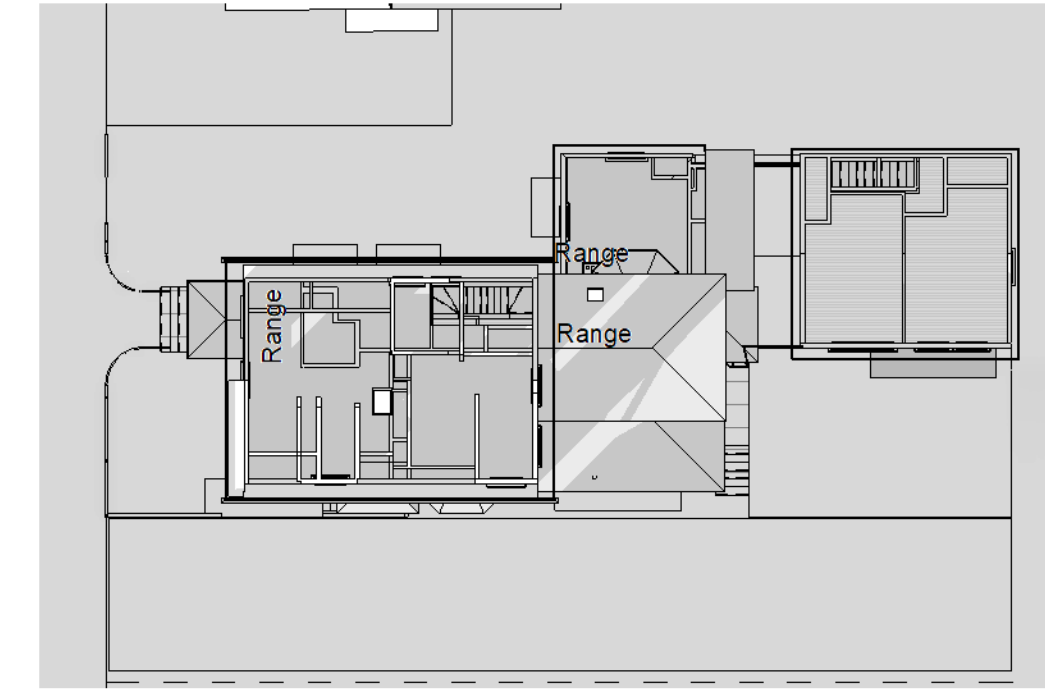
① ZBA - PROPOSED SOLAR STUDY 1
3/64" = 1'-0"

WINTER SOLSTICE - PROPOSED



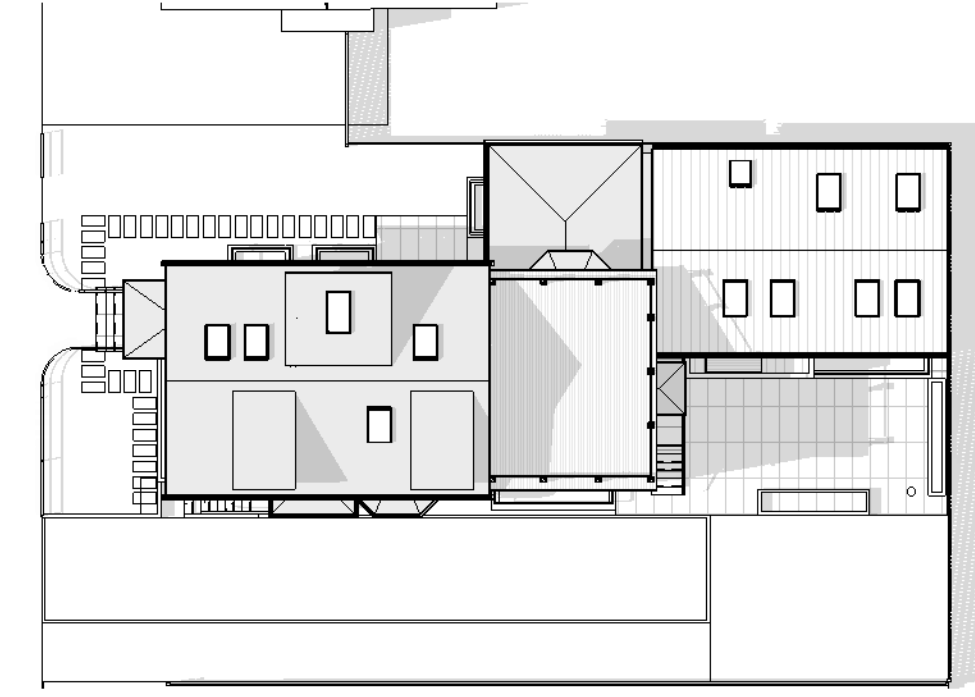
② ZBA - PROPOSED SOLAR STUDY 2
3/64" = 1'-0"

SUMMER SOLSTICE - EXISTING



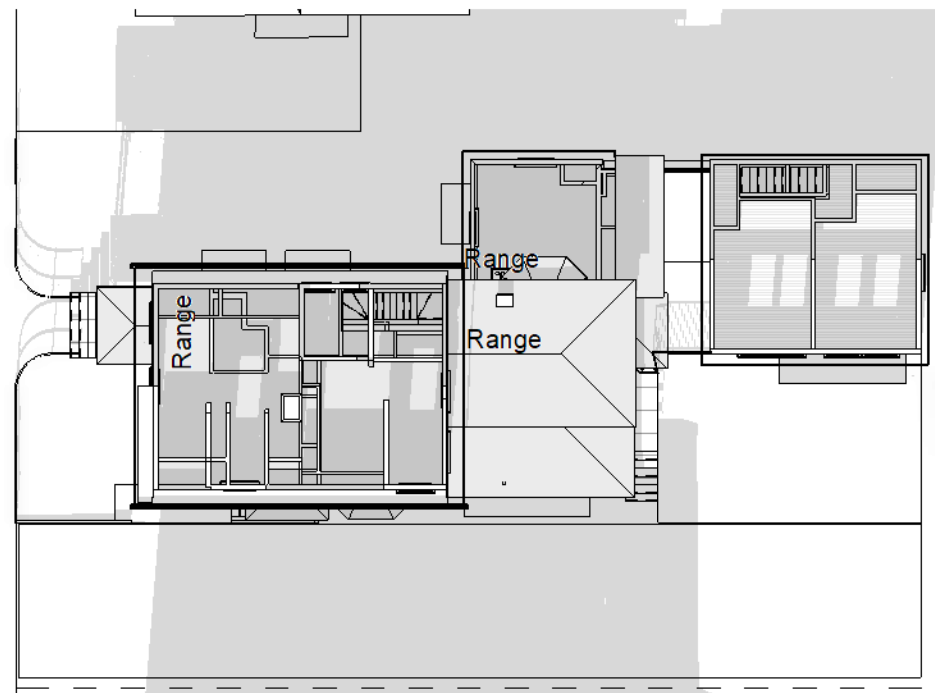
③ ZBA - PROPOSED SOLAR STUDY 3
3/64" = 1'-0"

SUMMER SOLSTICE - PROPOSED

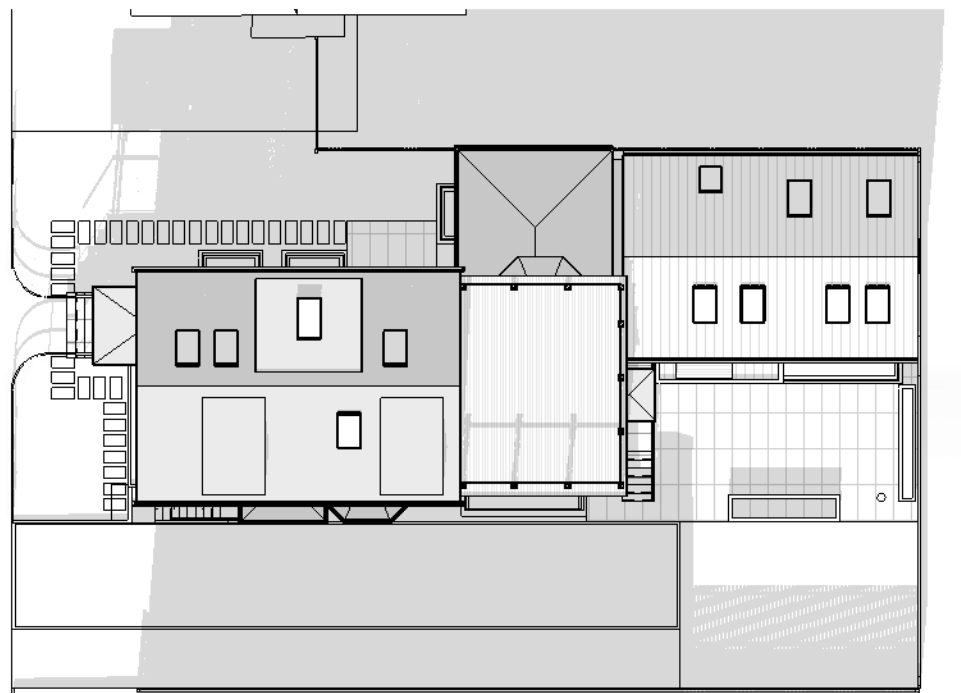


④ ZBA - PROPOSED SOLAR STUDY 4
3/64" = 1'-0"

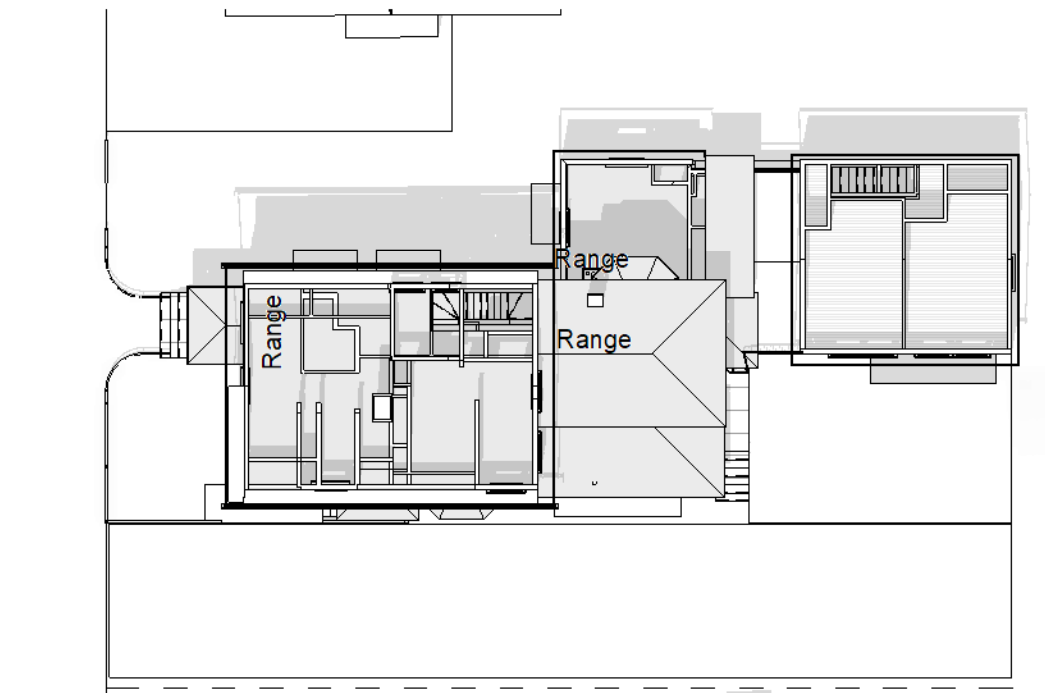
NOON - 12PM



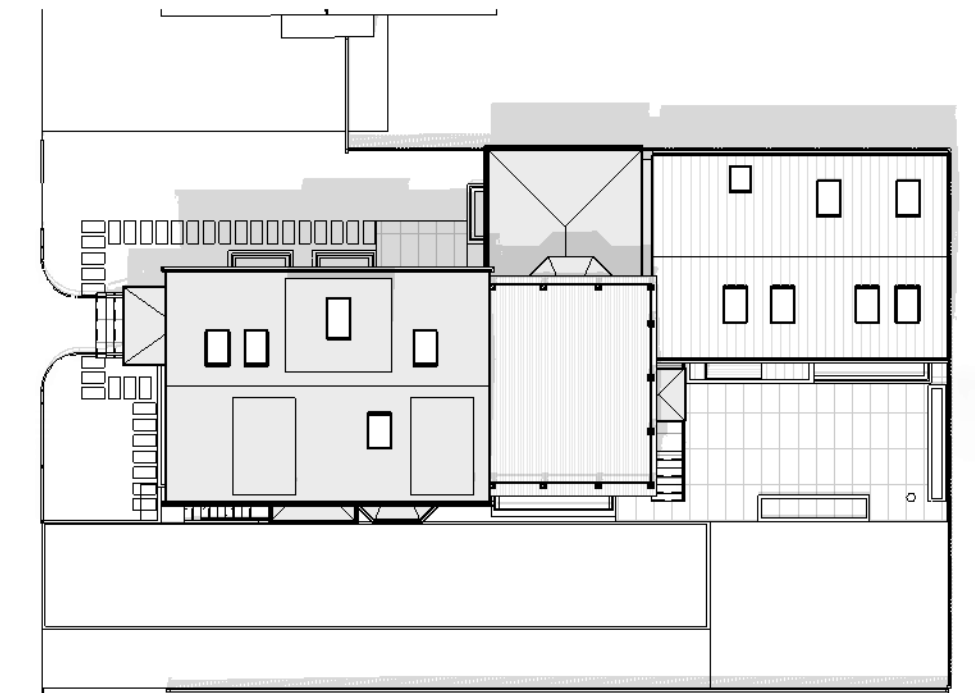
⑤ ZBA - PROPOSED SOLAR STUDY 5
3/64" = 1'-0"



⑥ ZBA - PROPOSED SOLAR STUDY 6
3/64" = 1'-0"

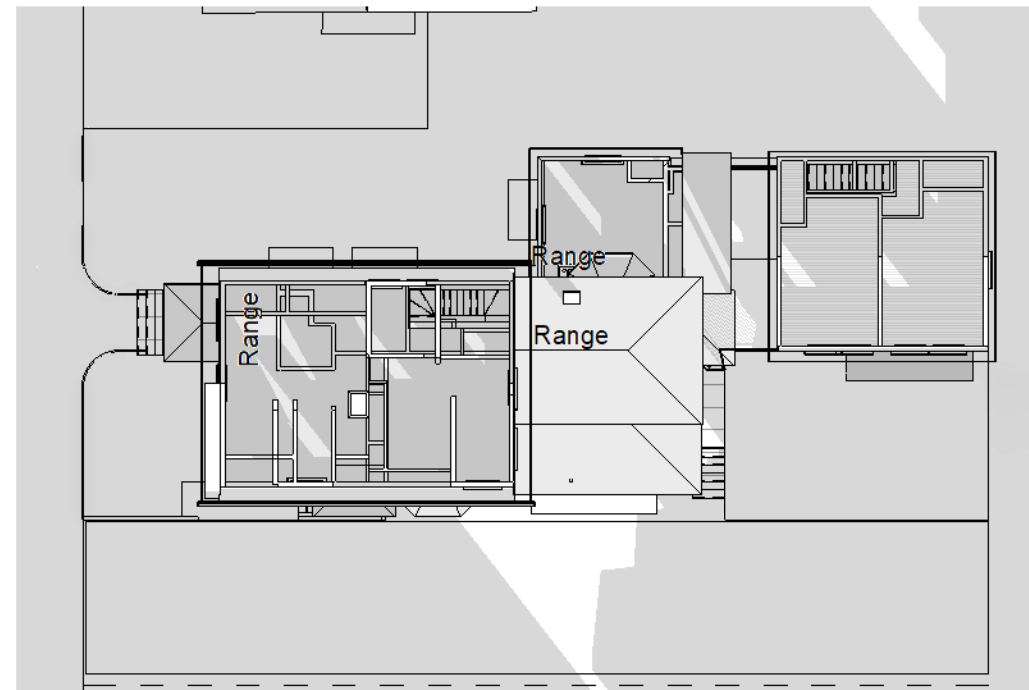


⑦ ZBA - PROPOSED SOLAR STUDY 7
3/64" = 1'-0"



⑧ ZBA - PROPOSED SOLAR STUDY 8
3/64" = 1'-0"

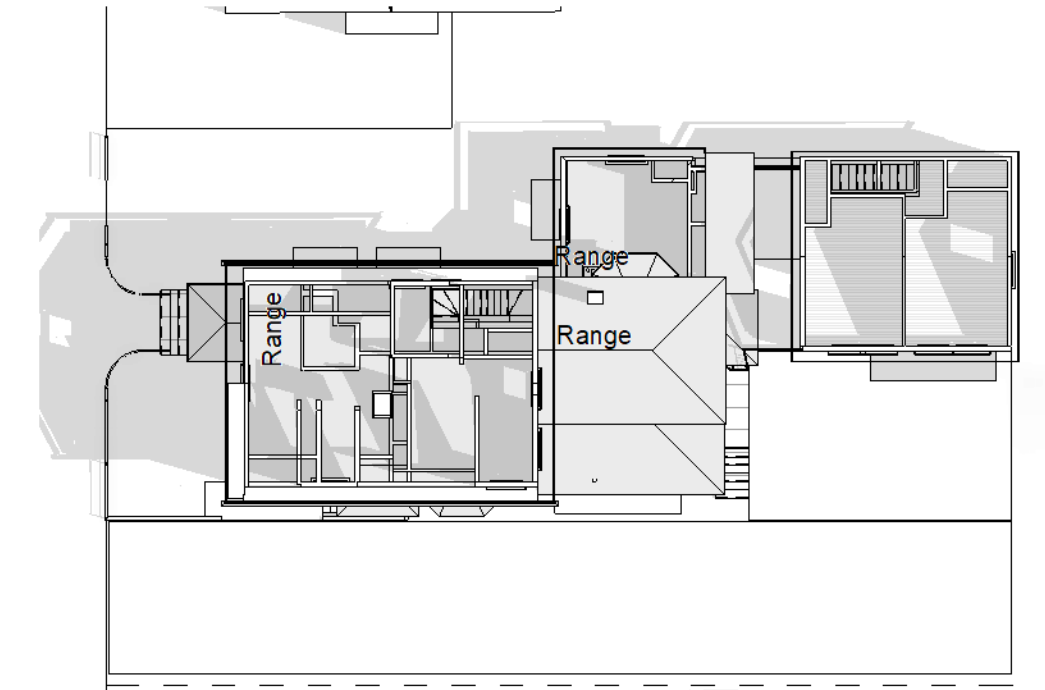
MORNING - 9AM



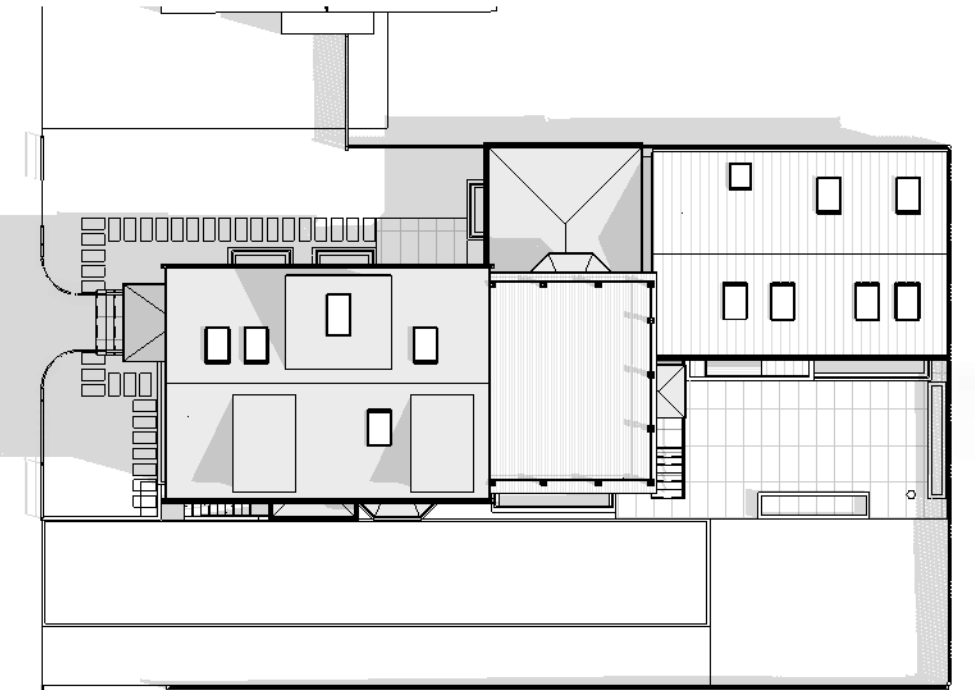
⑨ ZBA - PROPOSED SOLAR STUDY 9
3/64" = 1'-0"



⑩ ZBA - PROPOSED SOLAR STUDY 10
3/64" = 1'-0"



⑪ ZBA - PROPOSED SOLAR STUDY 11
3/64" = 1'-0"



⑫ ZBA - PROPOSED SOLAR STUDY 12
3/64" = 1'-0"



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SHADOW STUDY

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18 CLINTON ST.
CAMBRIDGE, MA 02138

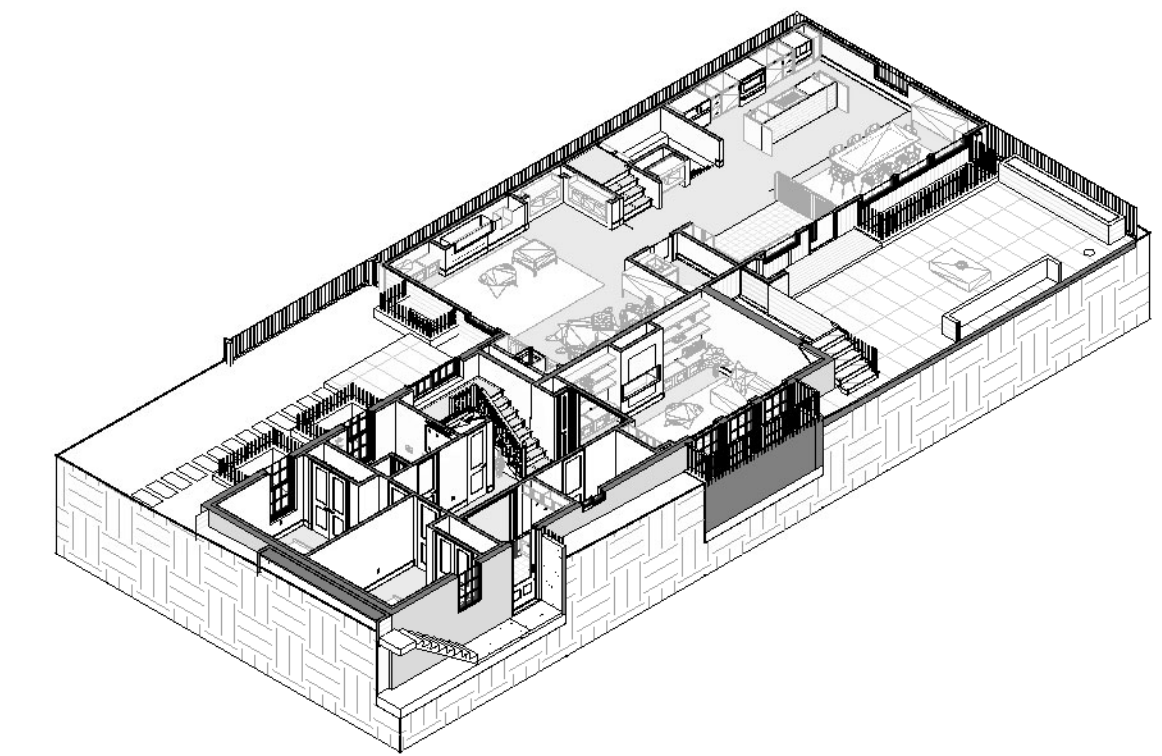
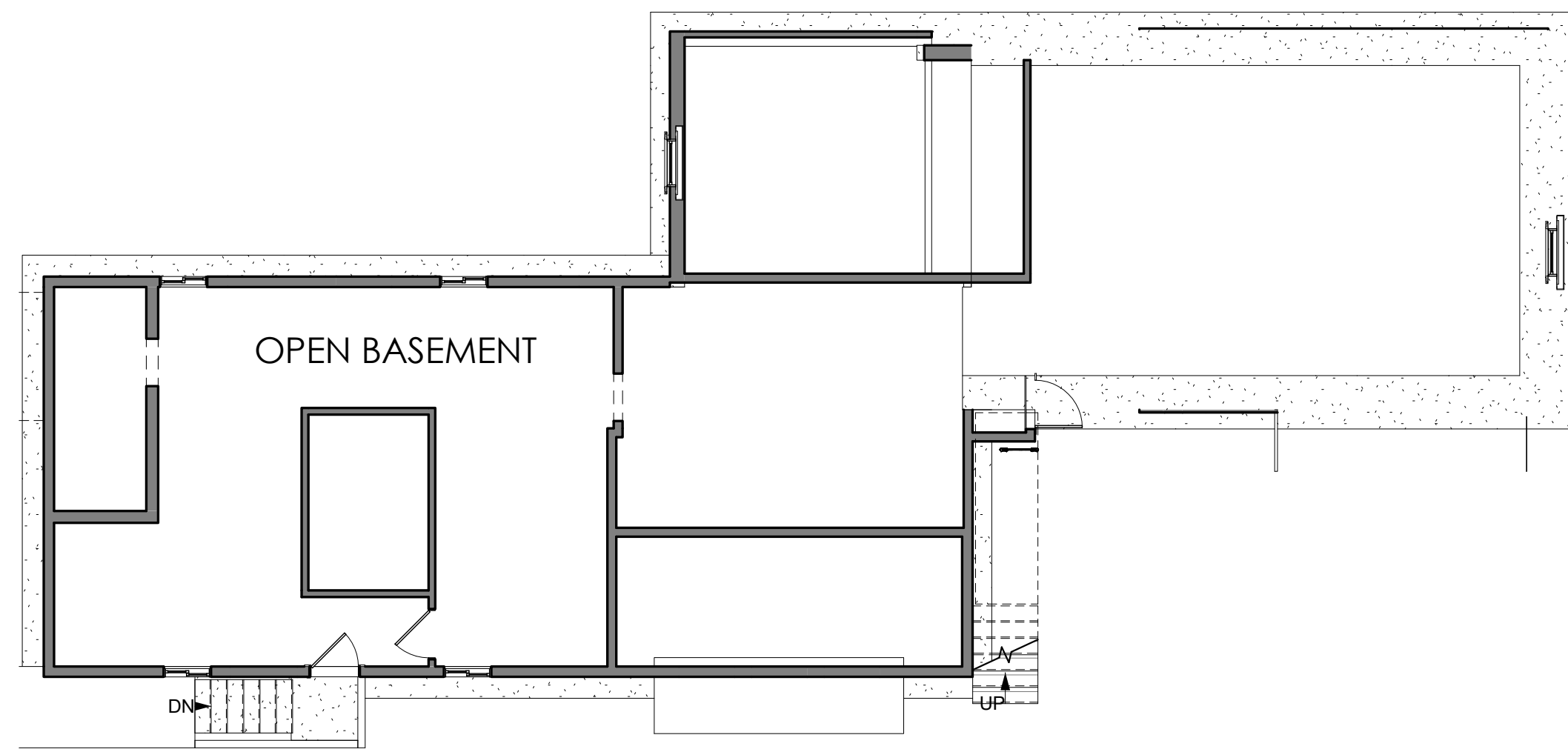
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ZBA-007

Scale 3/64" = 1'-0"

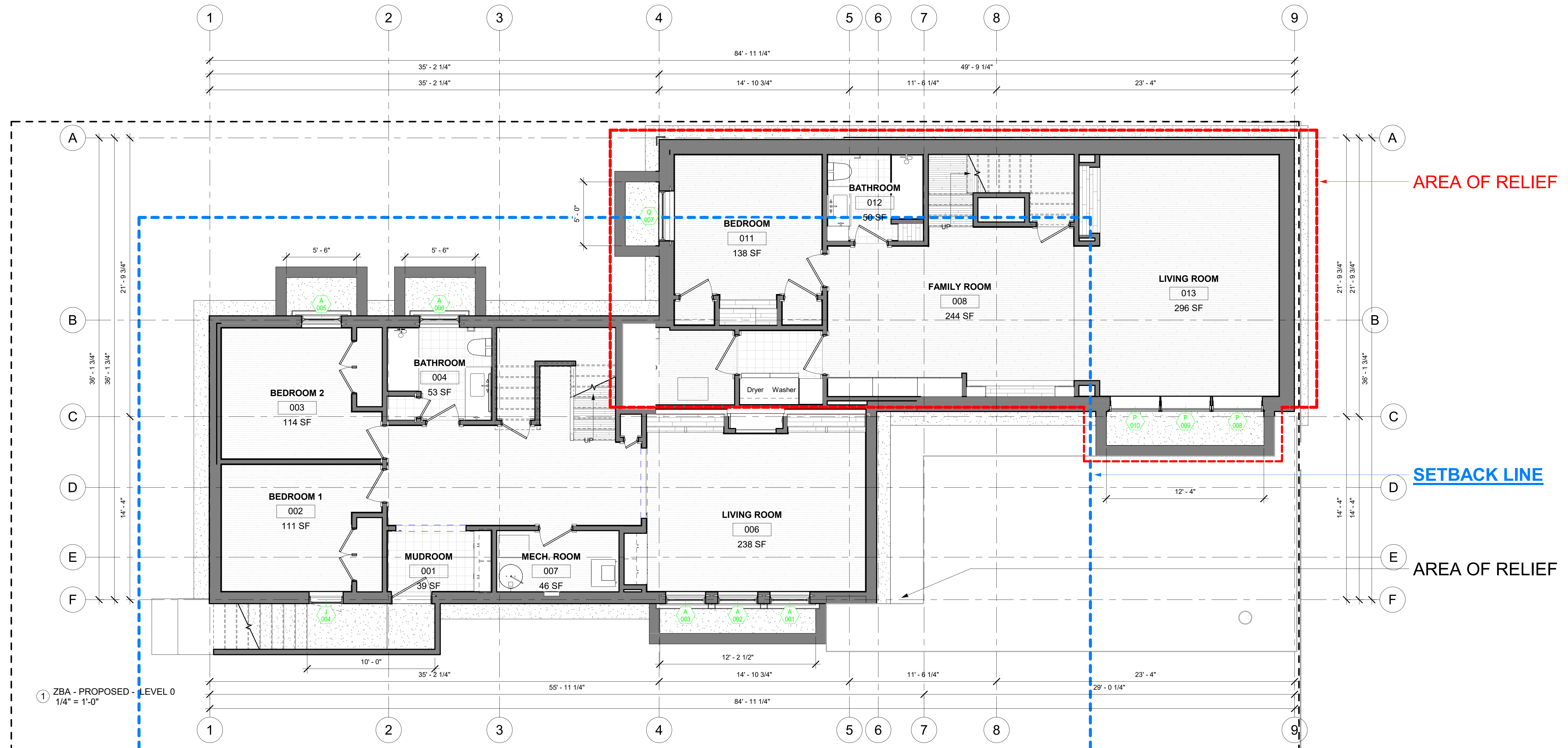
11/21/2022 9:42:26 AM

ZBA-100 LEVEL 0



3 ZBA - AXON - LEVEL 0 - PROPOSED

2 EXISTING - LEVEL 0 - Dependent 1
1/8" = 1'-0"



1 ZBA - PROPOSED - LEVEL 0
1/4" = 1'-0"

**NOT FOR
CONSTRUCTION**

LEVEL 0

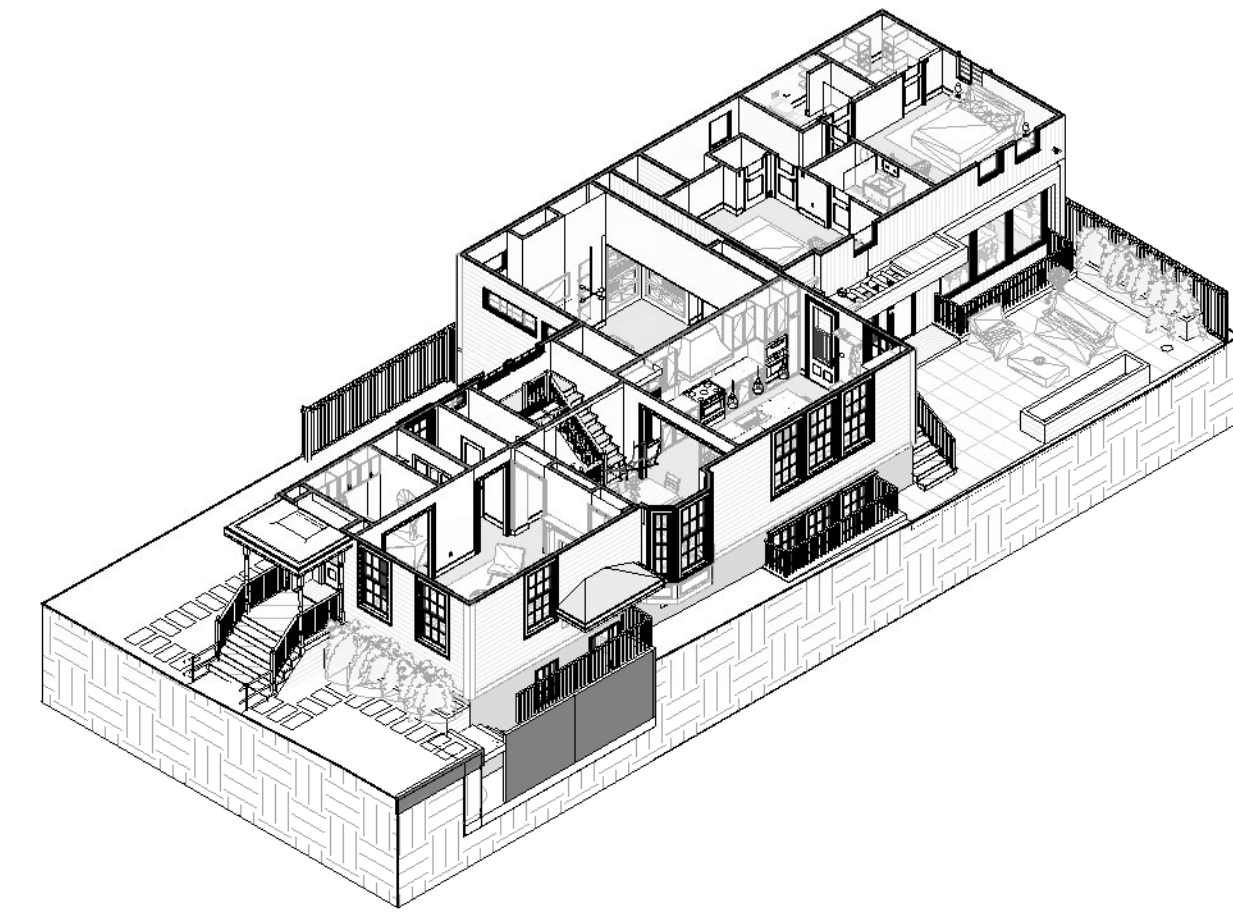
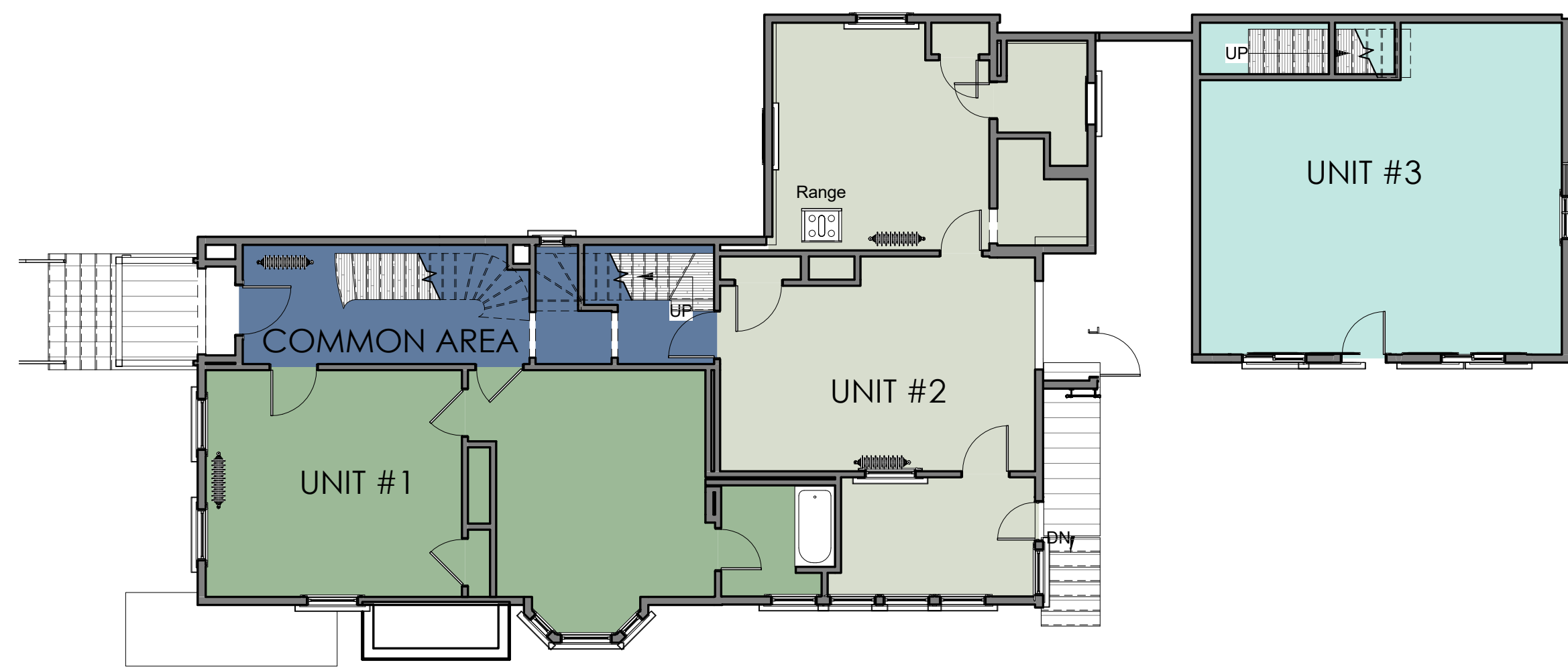
18 CLINTON LP
18 CLINTON RESIDENCE
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ZBA-100

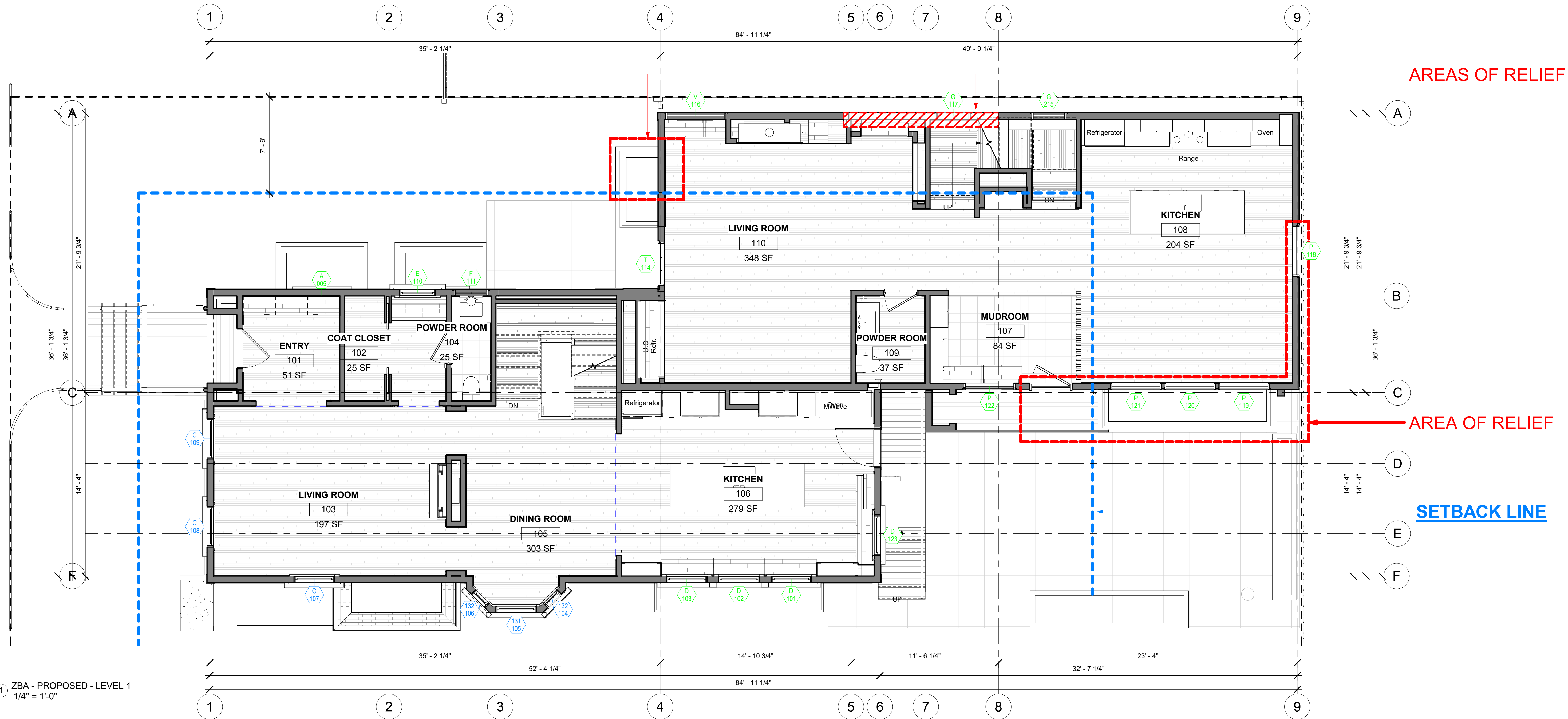
Scale As indicated

ZBA-101 LEVEL 1



3 ZBA - AXON - LEVEL 1 - PROPOSED

2 EXISTING - LEVEL 1 - Dependent 1
1/8" = 1'-0"



1 ZBA - PROPOSED - LEVEL 1
1/4" = 1'-0"



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LEVEL 1

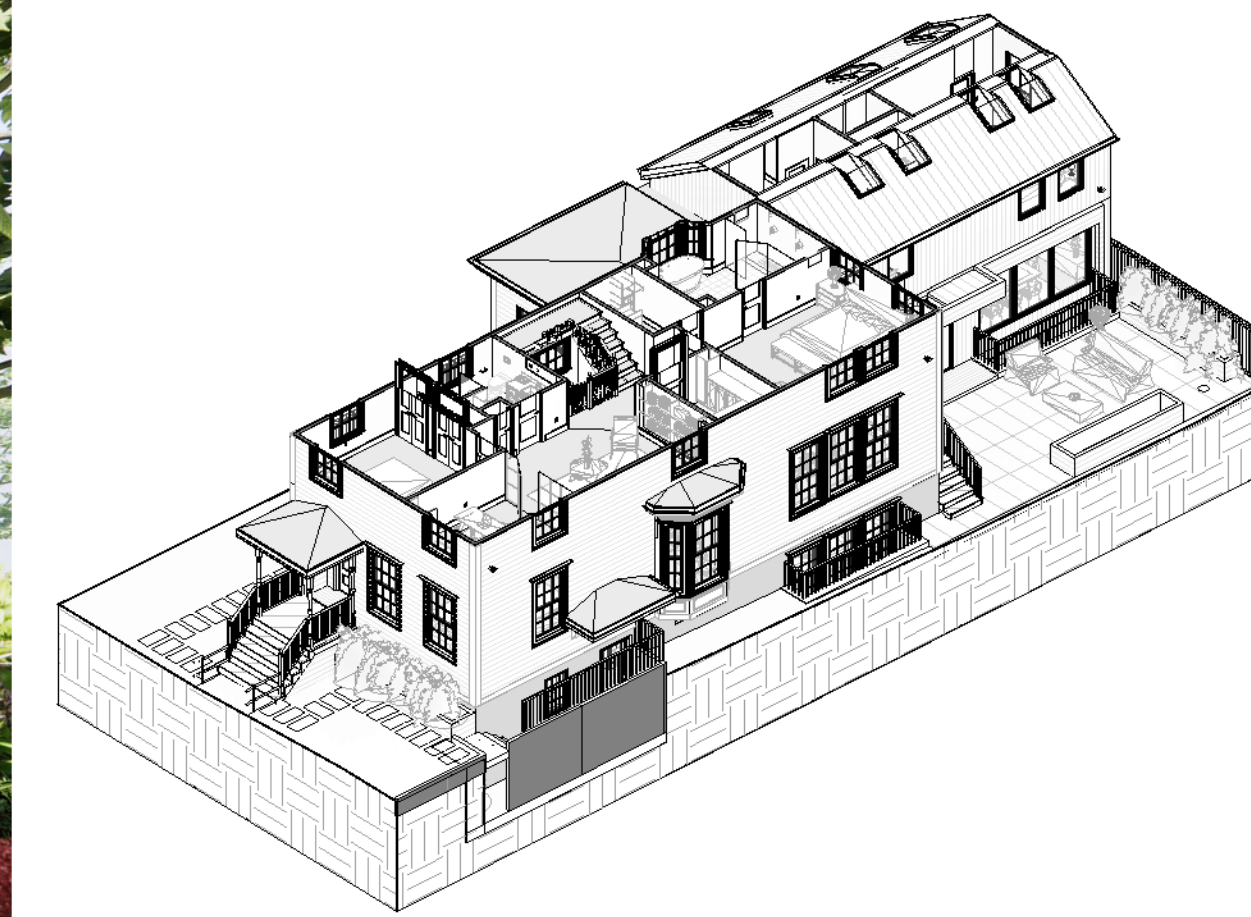
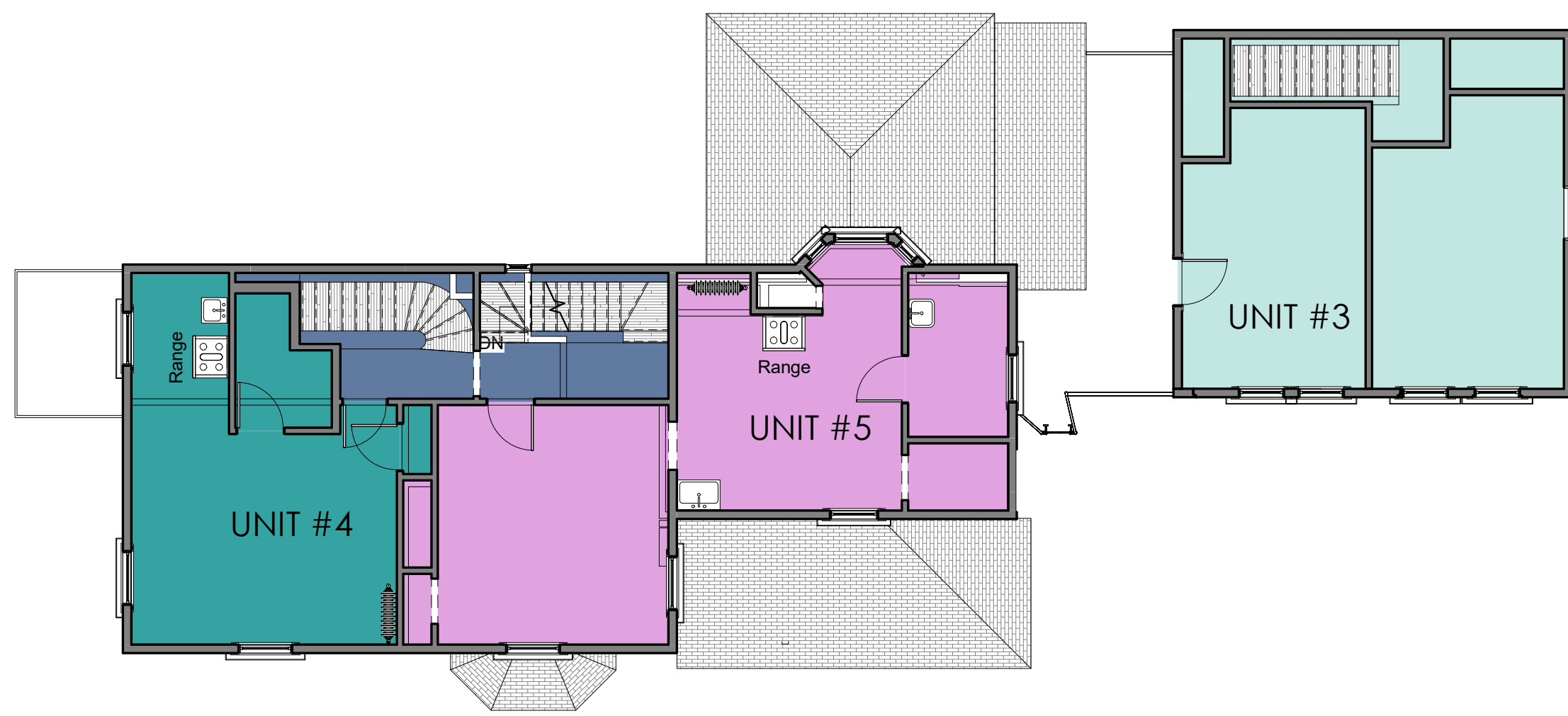
18 CLINTON LP
 18 CLINTON RESIDENCE
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ZBA-101
 Scale As indicated

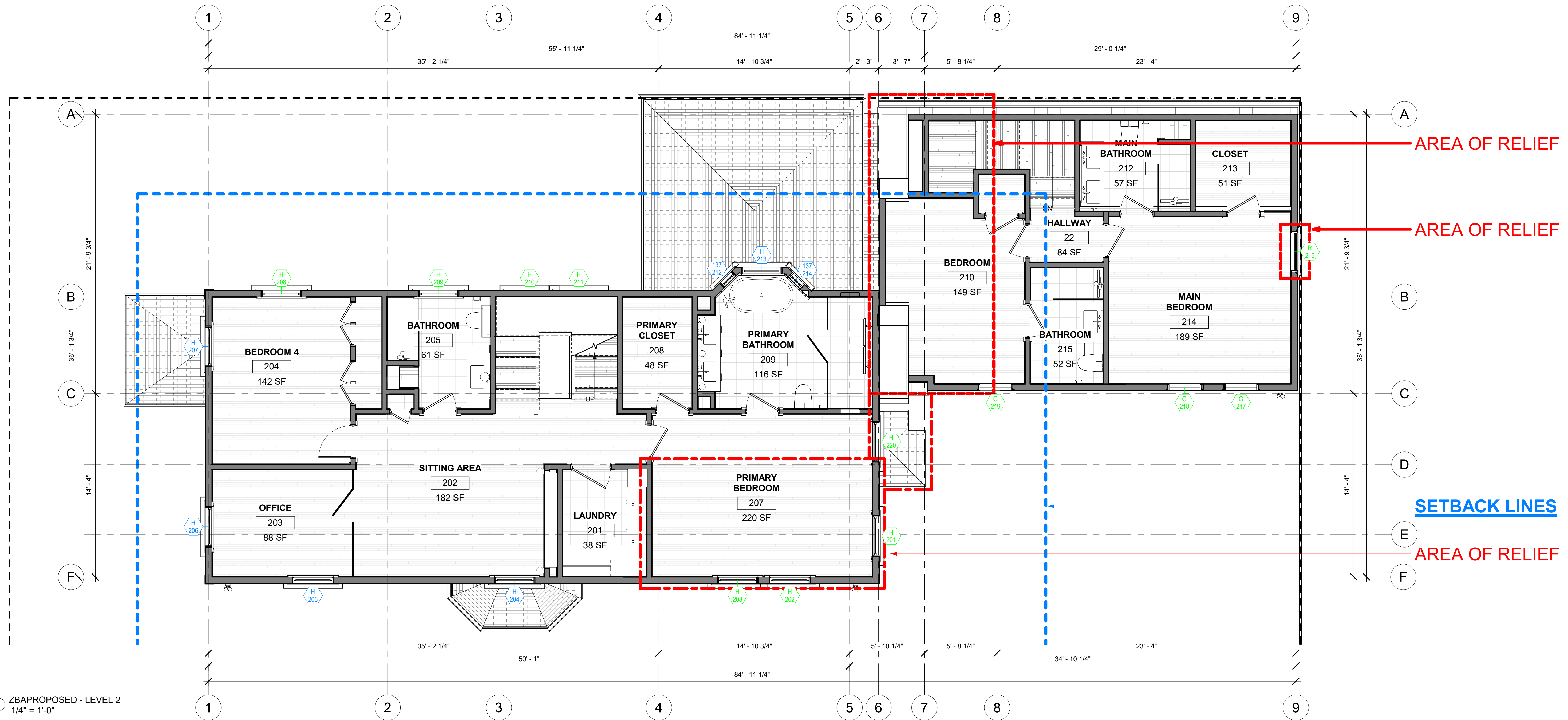
11/21/2022 9:42:47 AM

ZBA-102 LEVEL 2



3 1SAXON - LEVEL 2 - PROPOSED

2 EXISTING - LEVEL 2 - Dependent 1
1/8" = 1'-0"



1 ZBAPROPOSED - LEVEL 2
1/4" = 1'-0"



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LEVEL 2

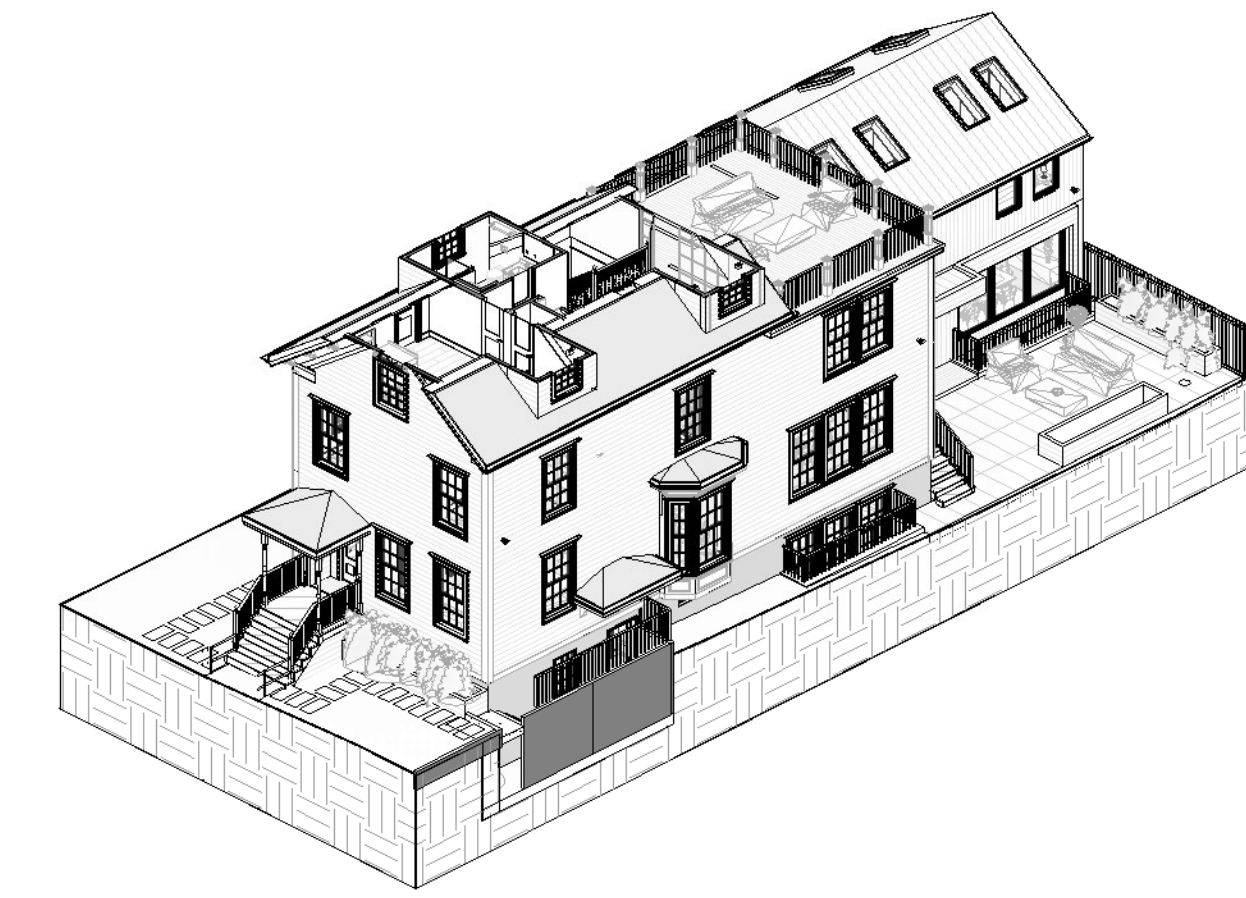
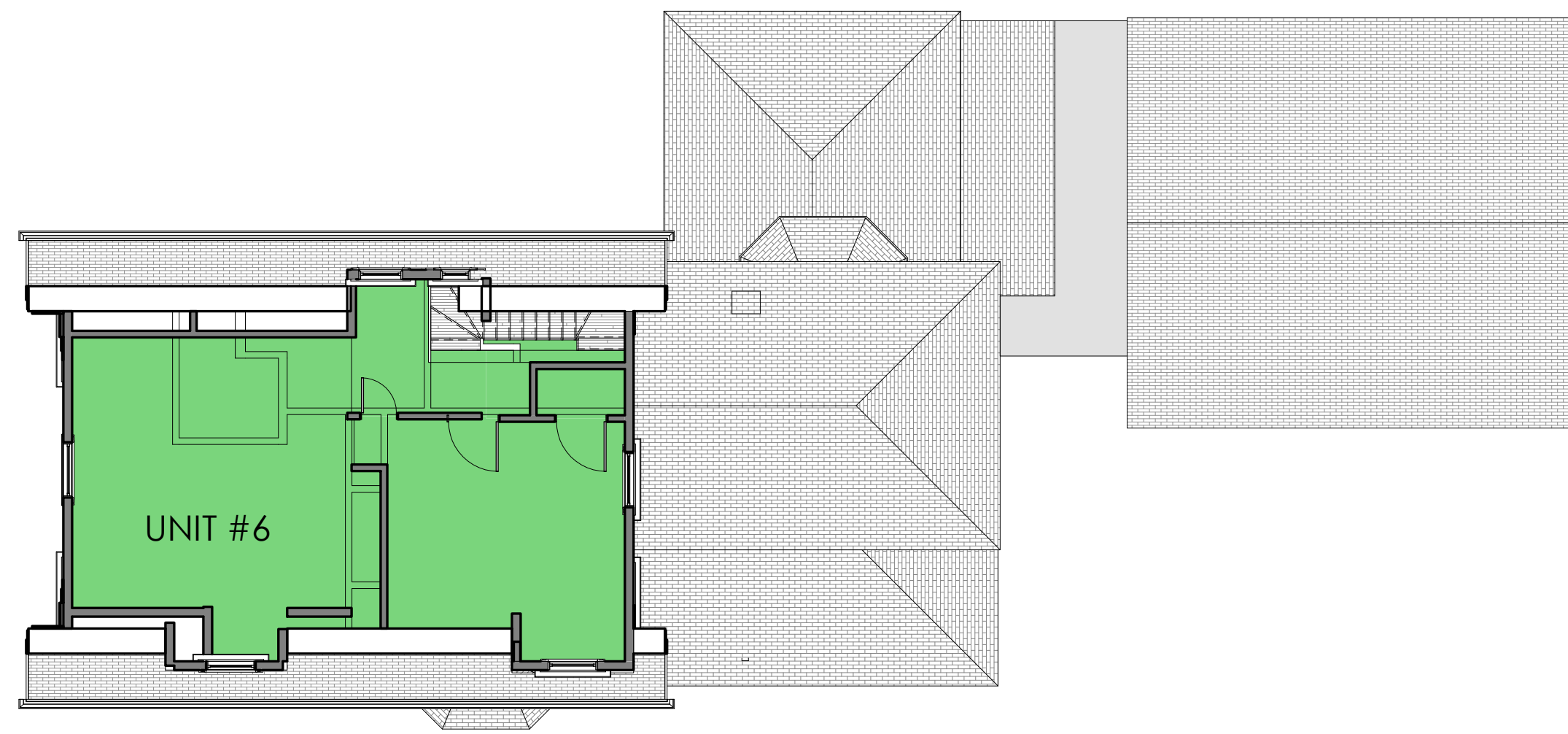
18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
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ZBA-102
 Scale As indicated

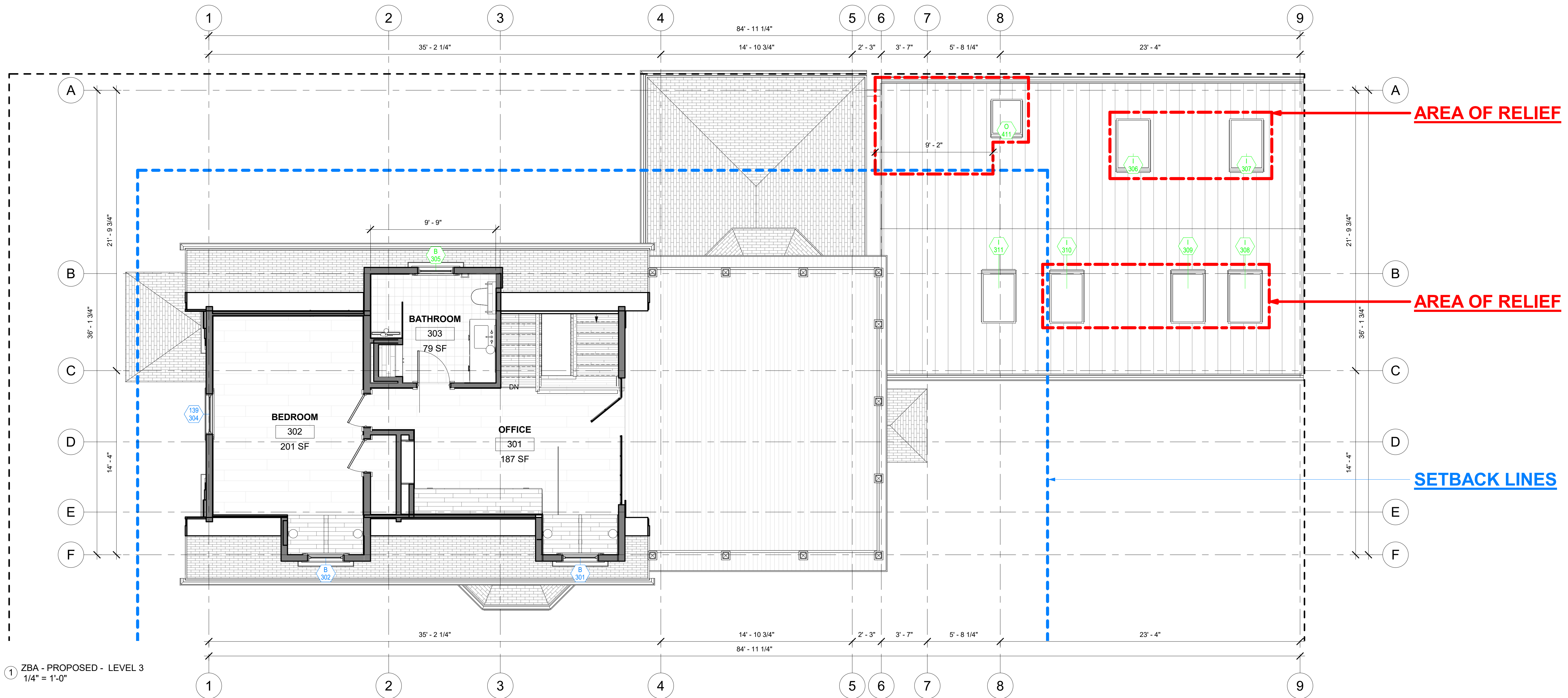
11/21/2022 9:43:02 AM

ZBA-103 LEVEL 3



2 EXISTING - LEVEL 3
1/8" = 1'-0"

3 ZBA - AXON - LEVEL 3 - PROPOSED



1 ZBA - PROPOSED - LEVEL 3
1/4" = 1'-0"

**NOT FOR
CONSTRUCTION**

LEVEL 3

18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
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ZBA-103

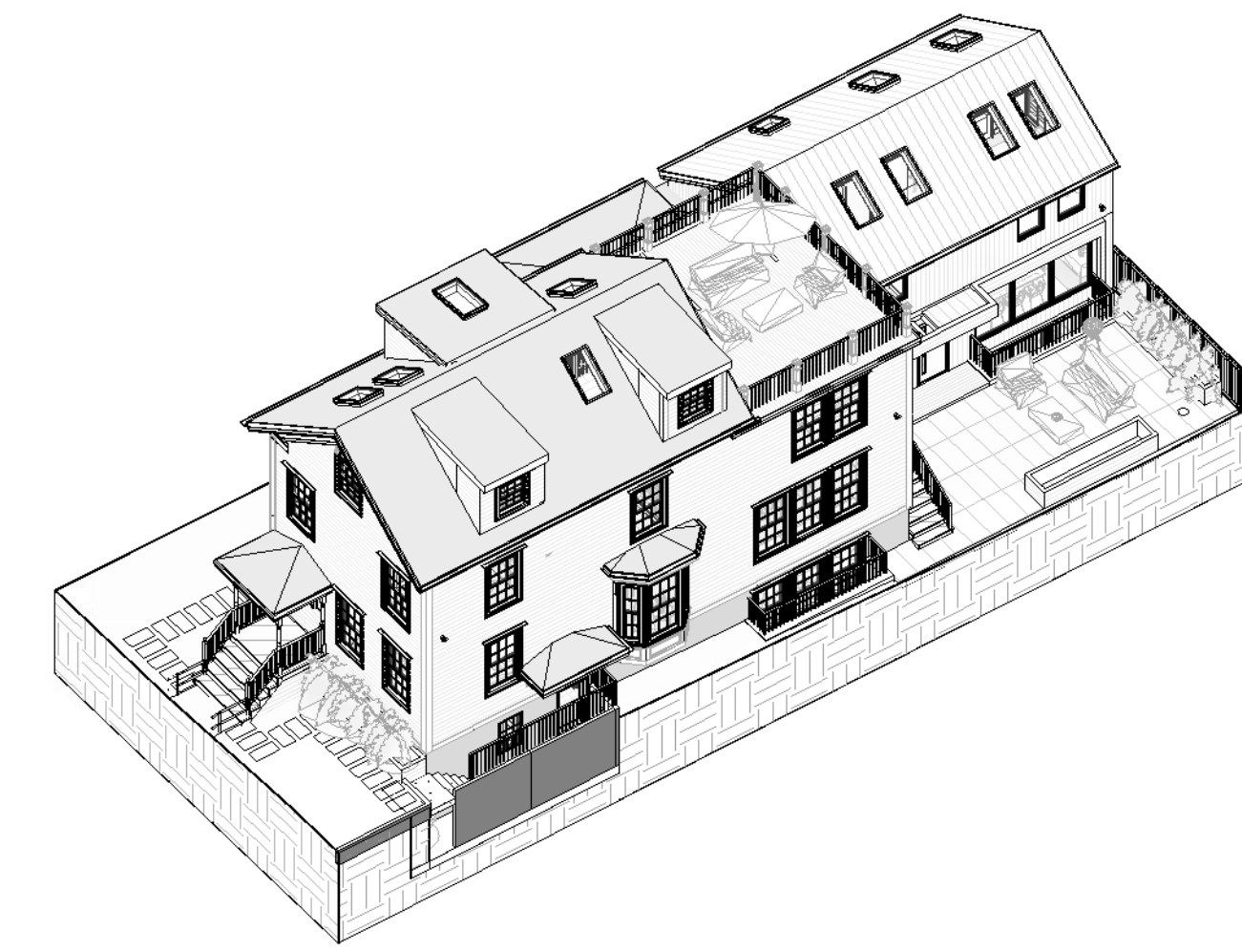
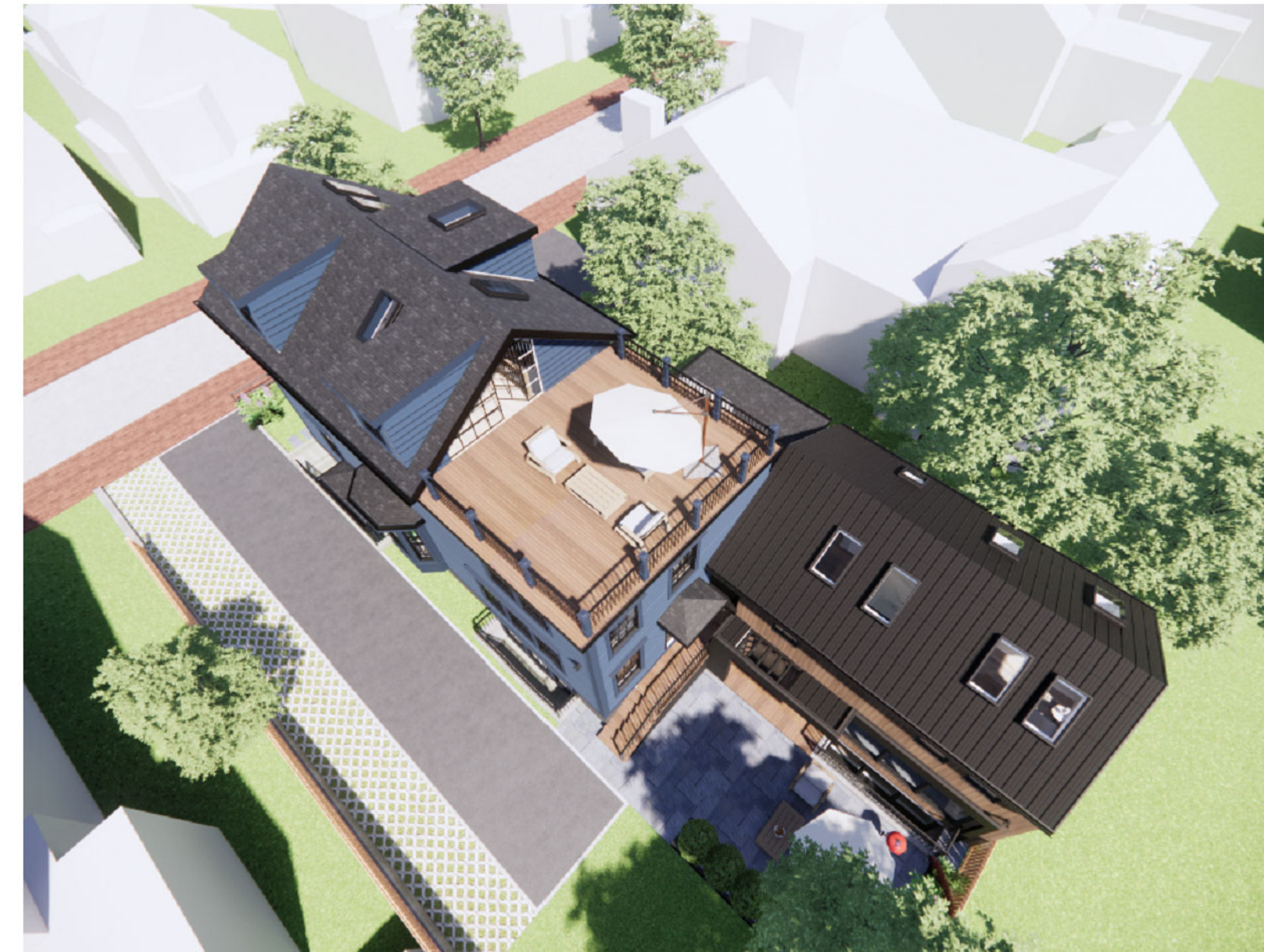
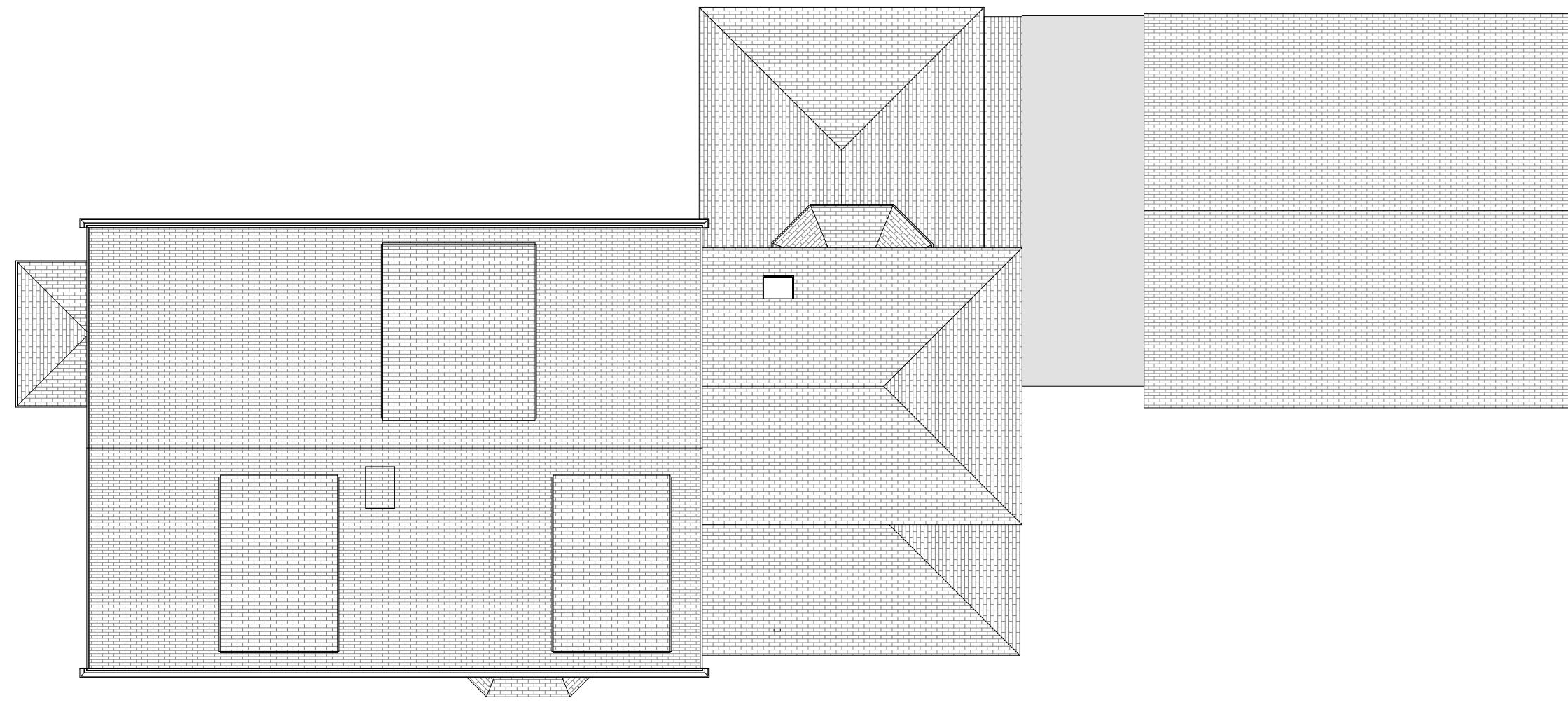
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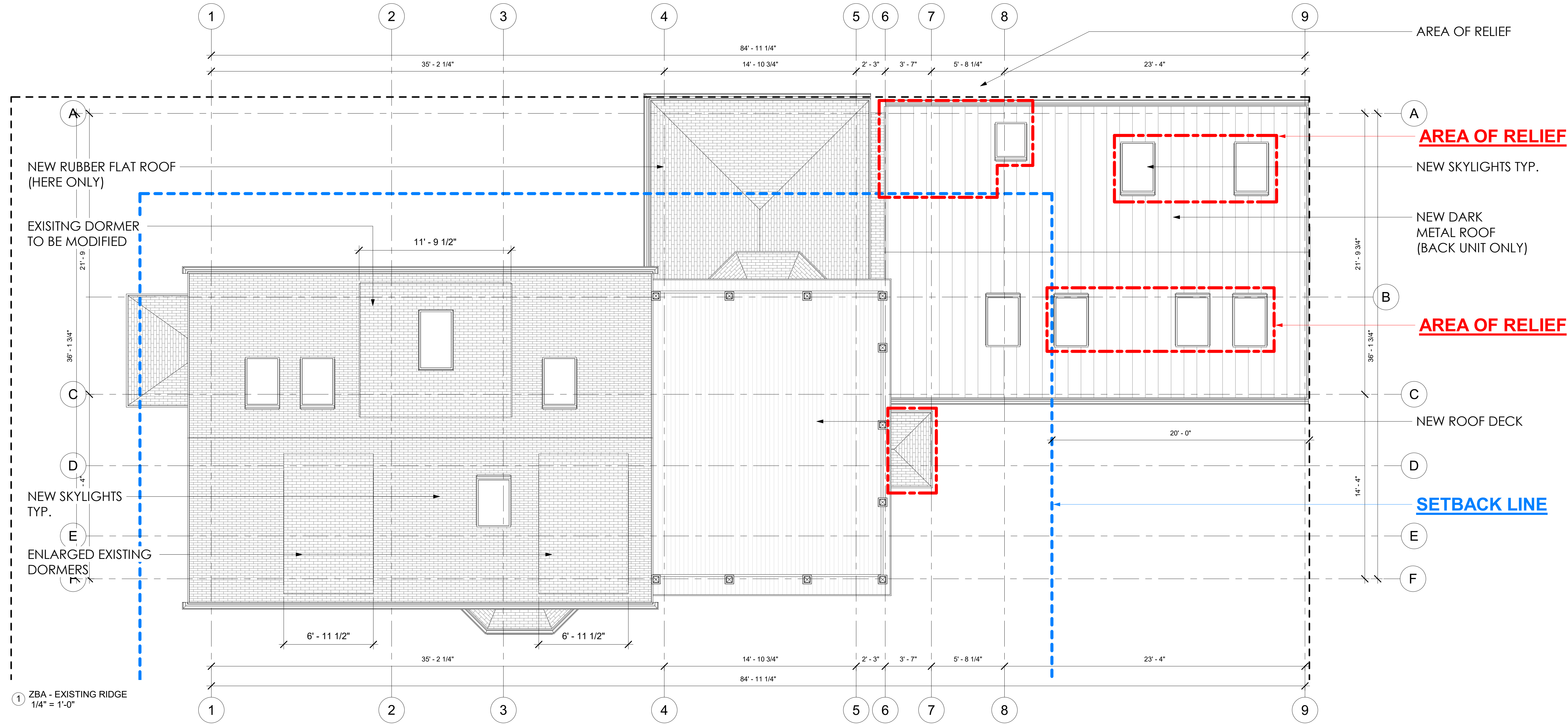
REGISTRATIONS:

ZBA-104 ROOF PLAN



2 EXISTING RIDGE - Dependent 1
1/8" = 1'-0"

3 ZBA - AXON - ROOF - PROPOSED



1 ZBA - EXISTING RIDGE
1/4" = 1'-0"



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ROOF PLAN

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 18 CLINTON ST.
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ZBA-104

Scale As indicated

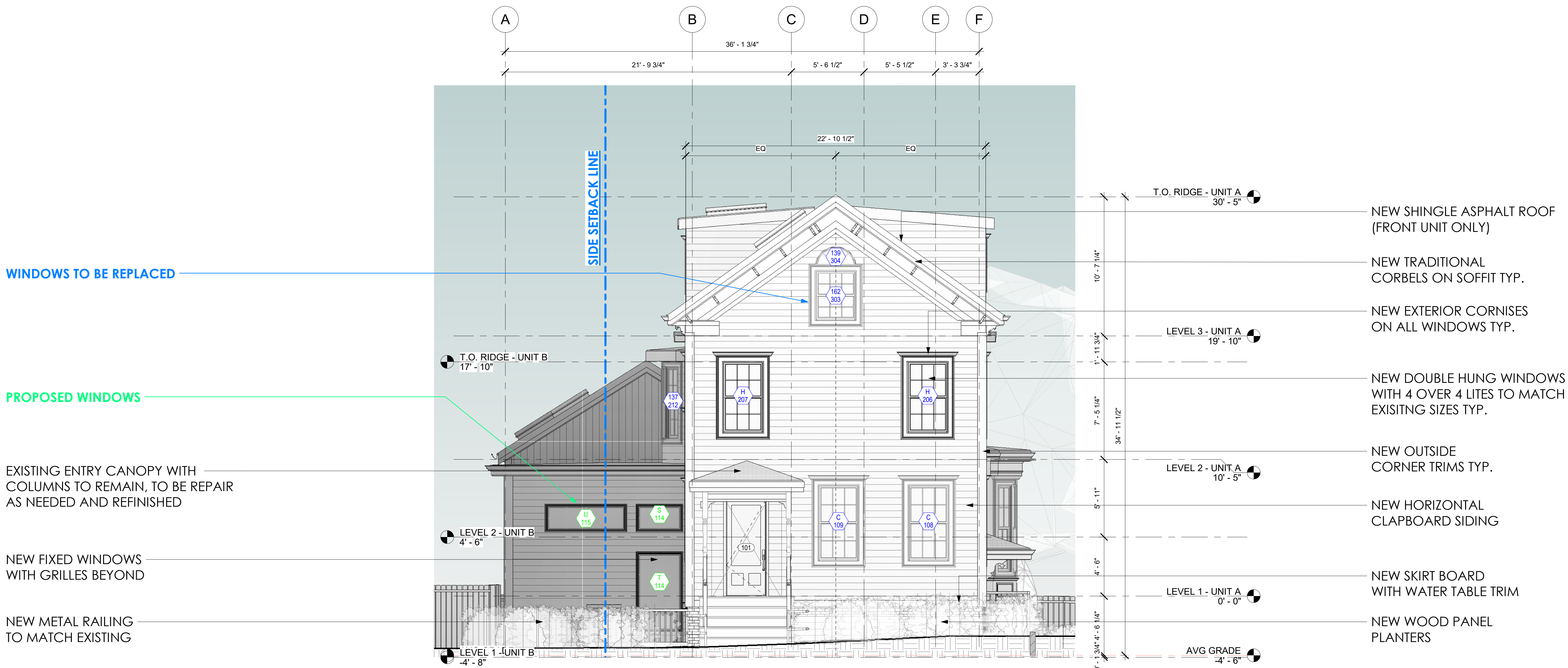
11/21/2022 9:43:29 AM

ZBA-200 ELEVATION WEST



- EXISTING CHIMNEY TO BE REMOVED
- EXISTING SHINGLE ROOF TO BE REMOVED.
- ALL WINDOWS TO BE REMOVED AND REPLACED WITH SIMILAR UNITS.
- EXISTING WOOD SHINGLE SIDING TO BE REMOVE AND REPLACE WITH NEW CLAPBOARD SIDING.
- EXISTING ENTRY TO REMAIN, TO BE REPAIR AS NEEDED AND REFINISHED.

1\$EXISTING - WEST ELEVATION -
Dependent 1
1/8" = 1'-0"



2\$PROPOSED - WEST ELEVATION -
Dependent 1
1/4" = 1'-0"

WINDOWS TO BE REPLACED

PROPOSED WINDOWS

EXISTING ENTRY CANOPY WITH COLUMNS TO REMAIN, TO BE REPAIR AS NEEDED AND REFINISHED

NEW FIXED WINDOWS WITH GRILLES BEYOND

NEW METAL RAILING TO MATCH EXISTING

NEW SHINGLE ASPHALT ROOF (FRONT UNIT ONLY)

NEW TRADITIONAL CORBELS ON SOFFIT TYP.

NEW EXTERIOR CORNISES ON ALL WINDOWS TYP.

NEW DOUBLE HUNG WINDOWS WITH 4 OVER 4 LITES TO MATCH EXISTING SIZES TYP.

NEW OUTSIDE CORNER TRIMS TYP.

NEW HORIZONTAL CLAPBOARD SIDING

NEW SKIRT BOARD WITH WATER TABLE TRIM

NEW WOOD PANEL PLANTERS



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ELEVATION WEST

18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
CAMBRIDGE, MA 02138

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Date 11/21/2022
Drawn by Author
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ZBA-200

Scale As indicated

ZBA-201 ELEVATION SOUTH



EXISTING CHIMNEY TO BE REMOVED

ALL WINDOWS TO BE REMOVED AND REPLACED WITH SIMILAR UNITS

ROOF SHINGLES TO BE REMOVED

EXISTING WOOD SHINGLE SIDING TO BE REMOVED AND REPLACED WITH NEW CLAPBOARD SIDING

WINDOWS TO BE REMOVED



1\$EXISTING - SOUTH ELEVATION -
Dependent 1
1/8" = 1'-0"



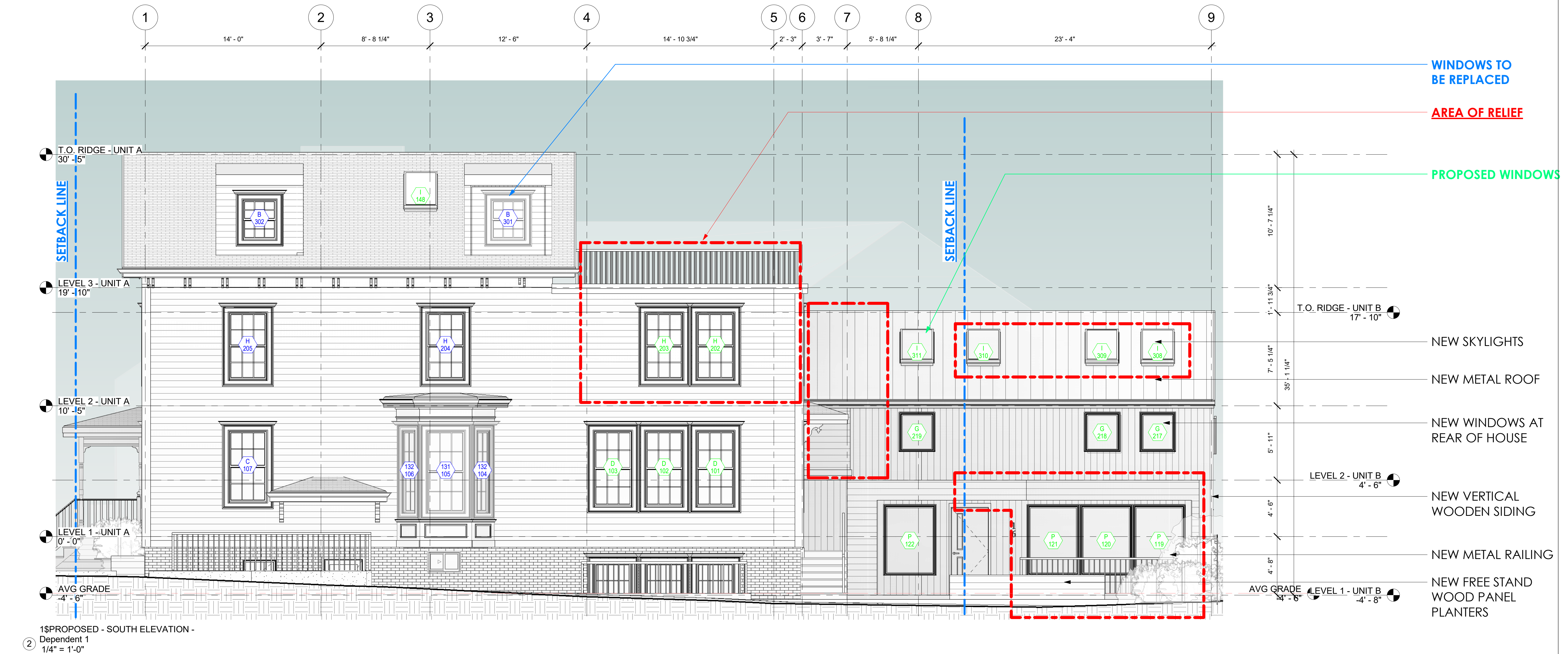
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REGISTRATIONS:

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2\$PROPOSED - SOUTH ELEVATION -
Dependent 1
1/4" = 1'-0"

ELEVATION SOUTH

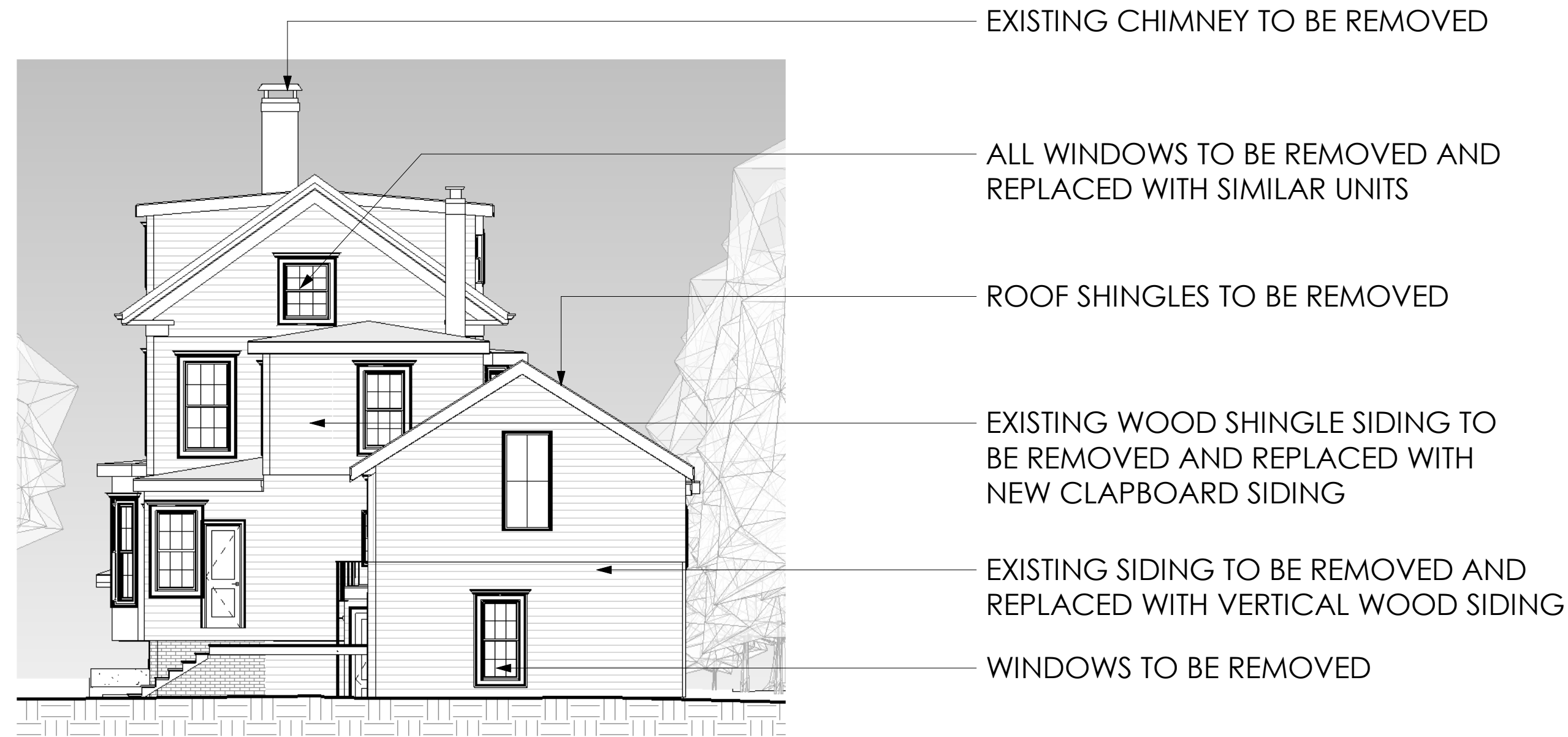
18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
Project number 2203-0018
Date 11/21/2022
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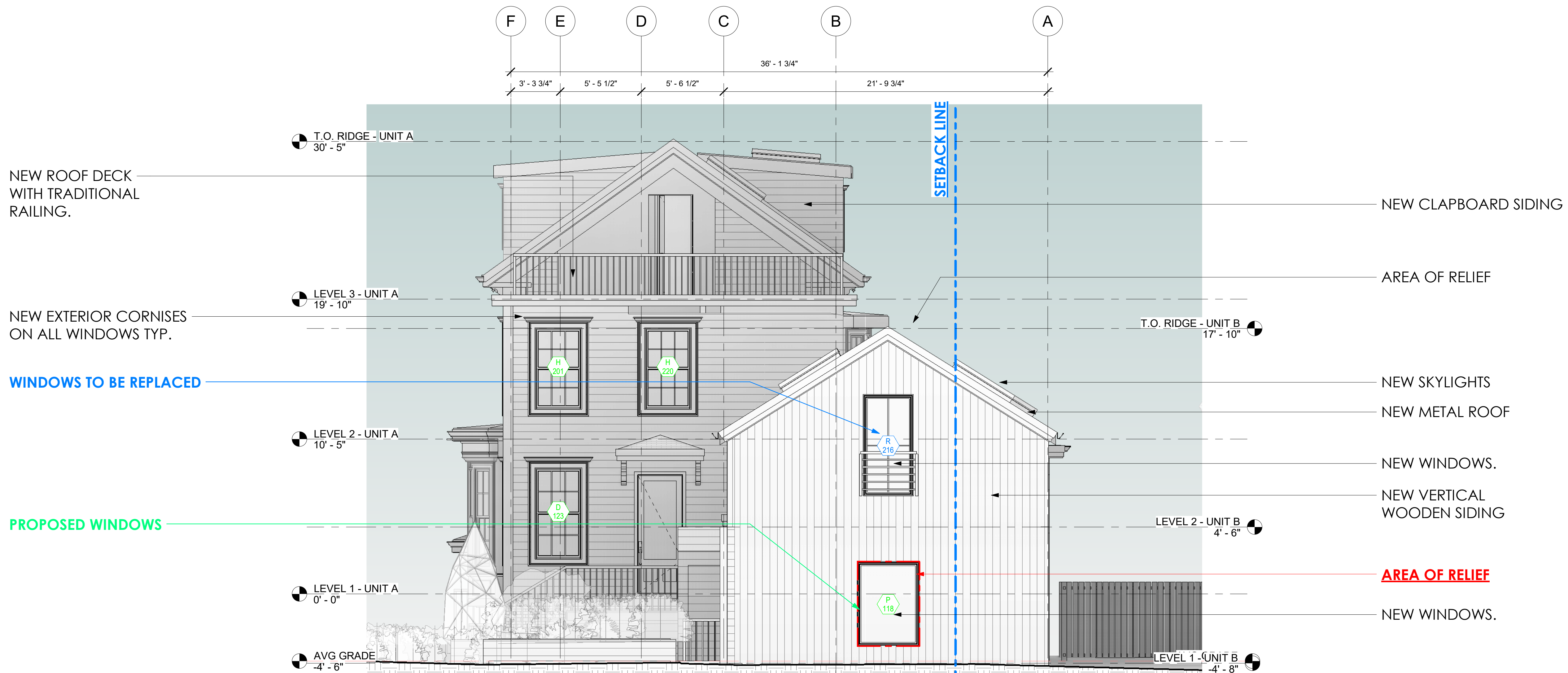
ZBA-201

Scale As indicated

ZBA-202 ELEVATION EAST



1\$EXISTING - EAST ELEVATION -
 Dependent 1
 1/8" = 1'-0"



1\$PROPOSED - EAST ELEVATION -
 Dependent 1
 1/4" = 1'-0"



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ELEVATION EAST

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status	ZBA SUBMISSION SET
Project number	2203-0018
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ZBA-202

Scale As indicated

11/21/2022 9:43:47 AM

ZBA-203 ELEVATION NORTH



- EXISTING CHIMNEY TO BE REMOVED
- ROOF SHINGLES TO BE REMOVED
- ALL WINDOWS TO BE REMOVED AND REPLACED WITH SIMILAR UNITS
- EXISTING WOOD SHINGLE SIDING TO BE REMOVED AND REPLACED WITH NEW CLAPBOARD SIDING
- WINDOWS TO BE REMOVED AND REPLACED



1\$EXISTING - NORTH ELEVATION -
Dependent 1
1/8" = 1'-0"



2\$PROPOSED - NORTH ELEVATION -
Dependent 1
1/4" = 1'-0"



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ELEVATION NORTH

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ZBA-203

Scale As indicated

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END OF PRESENTATION

18 CLINTON ST. EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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CONSTRUCTION**

QR CODE

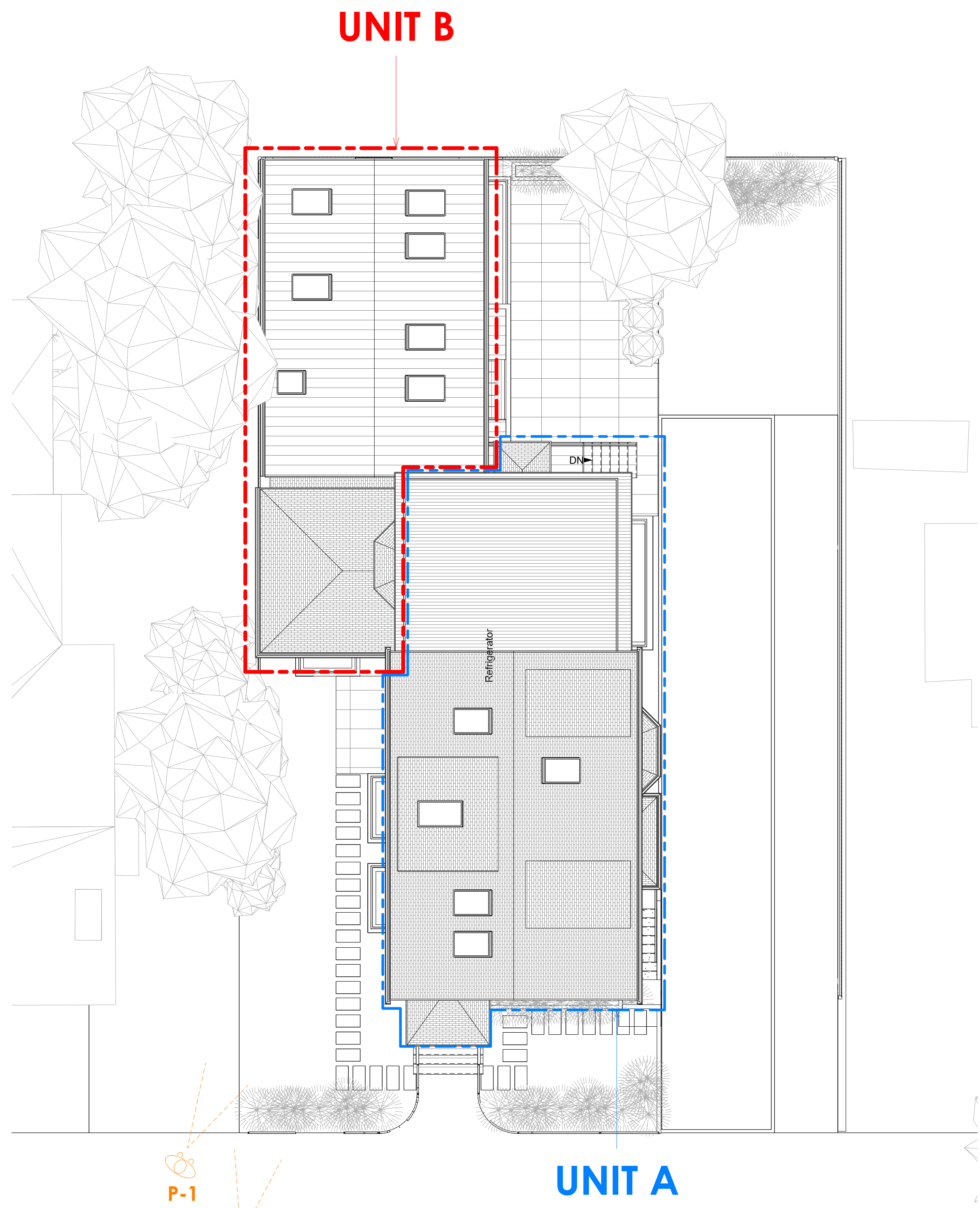
ASHA DANIERE
DANIERE RESIDENCE
18 CLINTON ST.
CAMBRIDGE, MA 02138

Project Status DESIGN DEVELOPMENT
Project number 2203-0018
Date 08/15/2022
Drawn by SKA
Checked by SKA

ZBA-300

Scale

ZBA-301 PICTURES AND RENDERS



UNIT A

UNIT B

① PROPOSED SITE PLAN - HISTORICAL
1/8" = 1'-0"

P-1



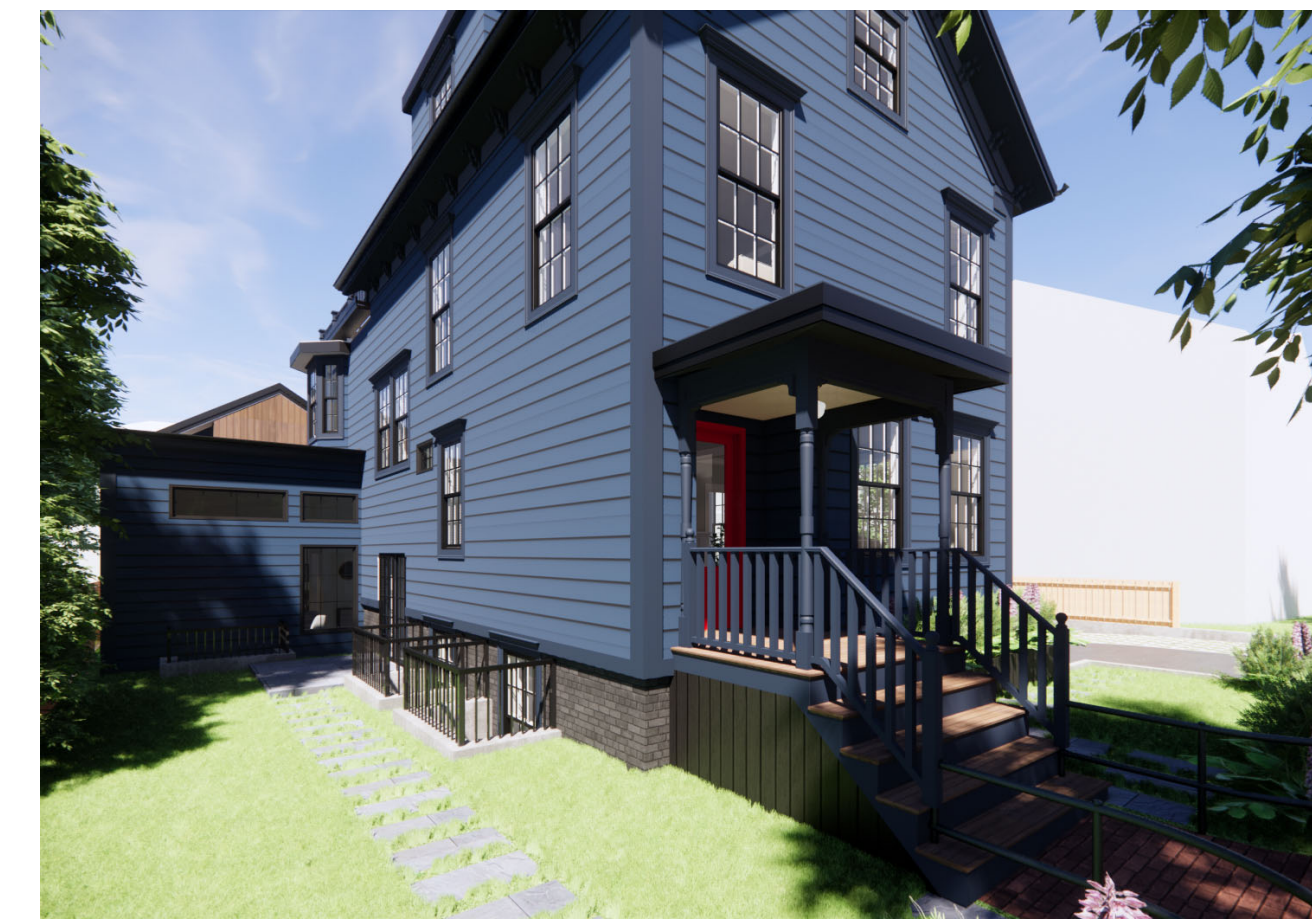
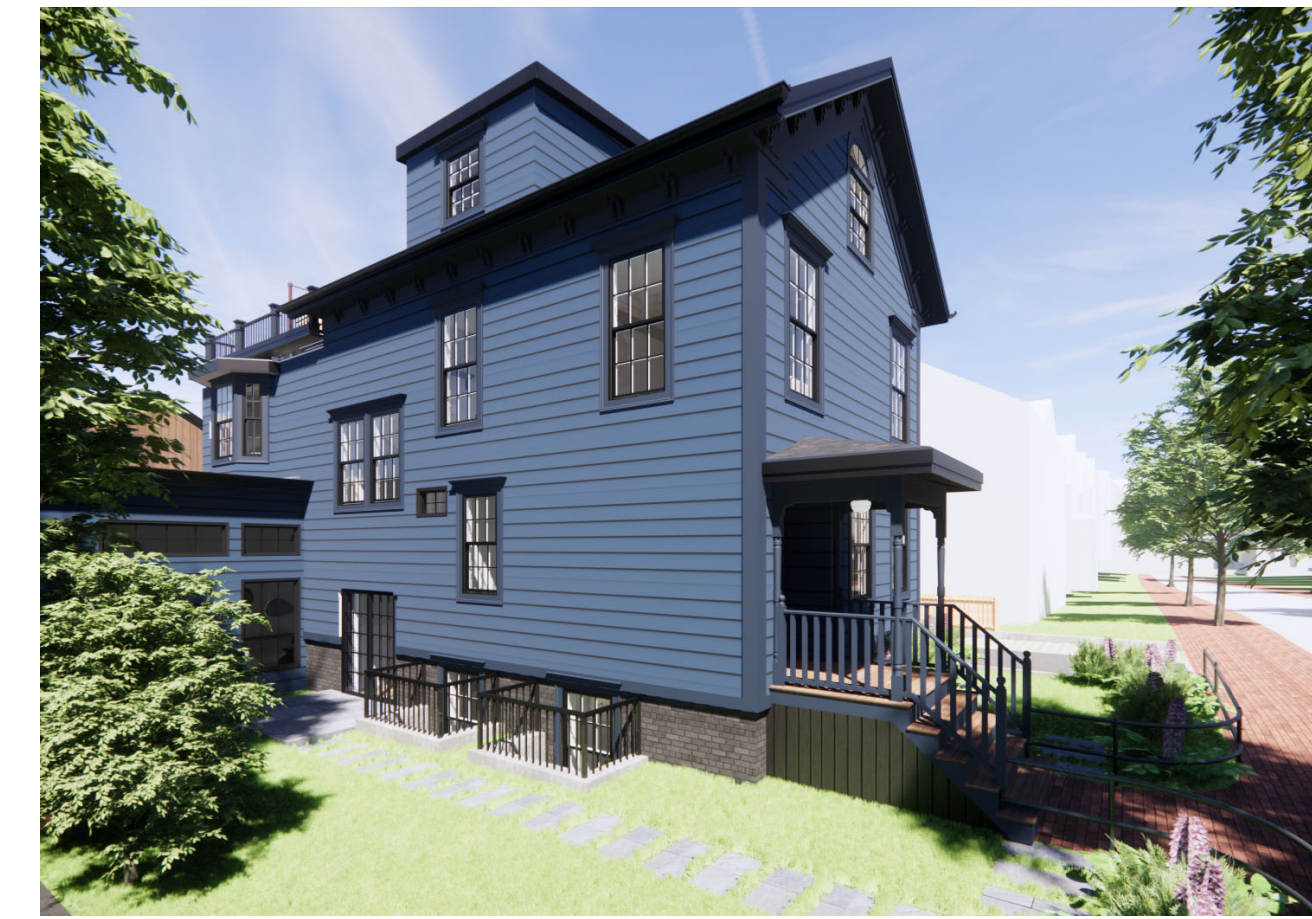
P-2



P-3



P-4



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 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

PICTURES AND RENDERS

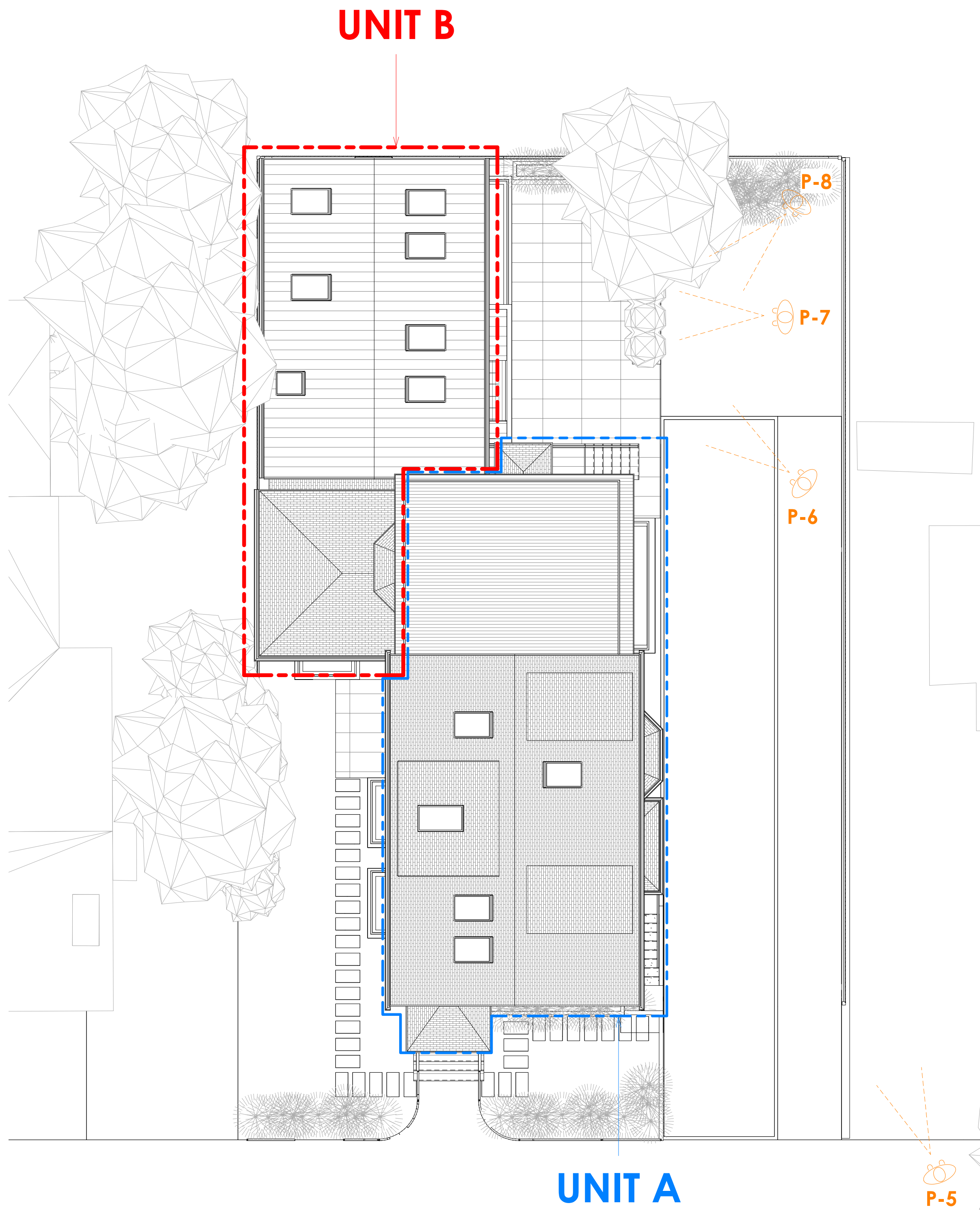
18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 11/21/2022
 Drawn by Author
 Checked by Checker

ZBA-301

Scale 1/8" = 1'-0"

11/21/2022 9:43:56 AM



UNIT A

UNIT B

P-5



P-6



P-7



P-8



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PICTURES AND RENDERS

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 11/21/2022
 Drawn by Author
 Checked by Checker

ZBA-302

Scale 1/8" = 1'-0"

1 PROPOSED SITE PLAN - HISTORICAL
 1/8" = 1'-0"

ZBA-303 EXISTING PLOT PLAN

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 15, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0576E
 EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
 OWNER OF RECORD:
 ASHA DANIERE
 280 SOUTH KINGSWAY
 TORONTO, ONTARIO, CANADA

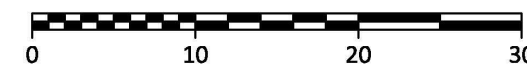
REFERENCES:
 OWNER OF RECORD:
 NIRMAL DANIERE
 18 CLINTON STREET
 CAMBRIDGE, MA 02140

DEED: BK 15003; PG 191
 PLAN: No. 609 OF 2015
 No. 316 OF 1980
 LCC: 4353-A
 11056-A
 13089-A

NOTES:
 MAP/LOT: 118-8
 VERTICAL DATUM: ASSUMED

SITE PLAN OF LAND LOCATED AT 18 CLINTON STREET CAMBRIDGE, MA

DATE: SEPTEMBER 27, 2021 SCALE: 1.0 INCH = 10.0 FEET



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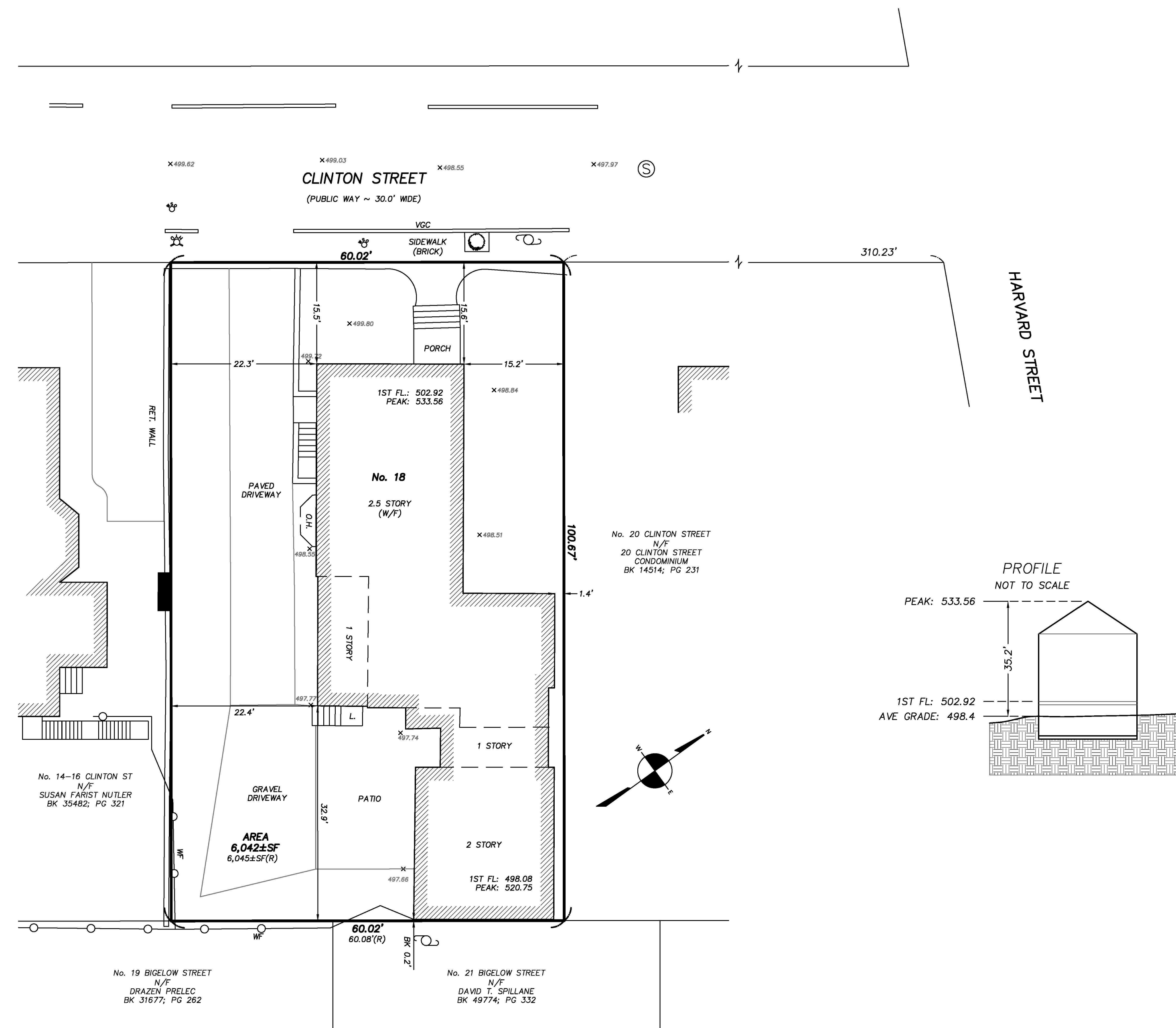
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REGISTRATIONS:

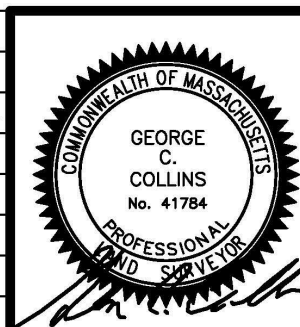
**NOT FOR
 CONSTRUCTION**

EXISTING PLOT PLAN



ZONING:		REQUIRED	EXISTING
DISTRICT:	RES. C-1		
FAR	(MAX.)	0.75	-
LOT SIZE	(MIN.)	5,000 SF	6,042±SF
LOT AREA/DW. UT	(MIN.)	1,500 SF	-
LOT WIDTH	(MIN.)	50'	60.02'
FRONT SETBACK	(MIN.)	15.5'	-
SIDE SETBACK	(MIN.)	1.4"	-
REAR SETBACK	(MIN.)	0.2"	-
HEIGHT	(MAX.)	35'	35.2"

FIELD:	JH
DRAFT:	NPP
CHECK:	GCC
DATE:	09/27/21
JOB #	21-00519



① EXISTING PLOT PLAN
 1 : 140

18 CLINTON LP

18 CLINTON RESIDENCE

18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 11/21/2022
 Drawn by SKA
 Checked by SKA

ZBA-303

Scale 1 : 140

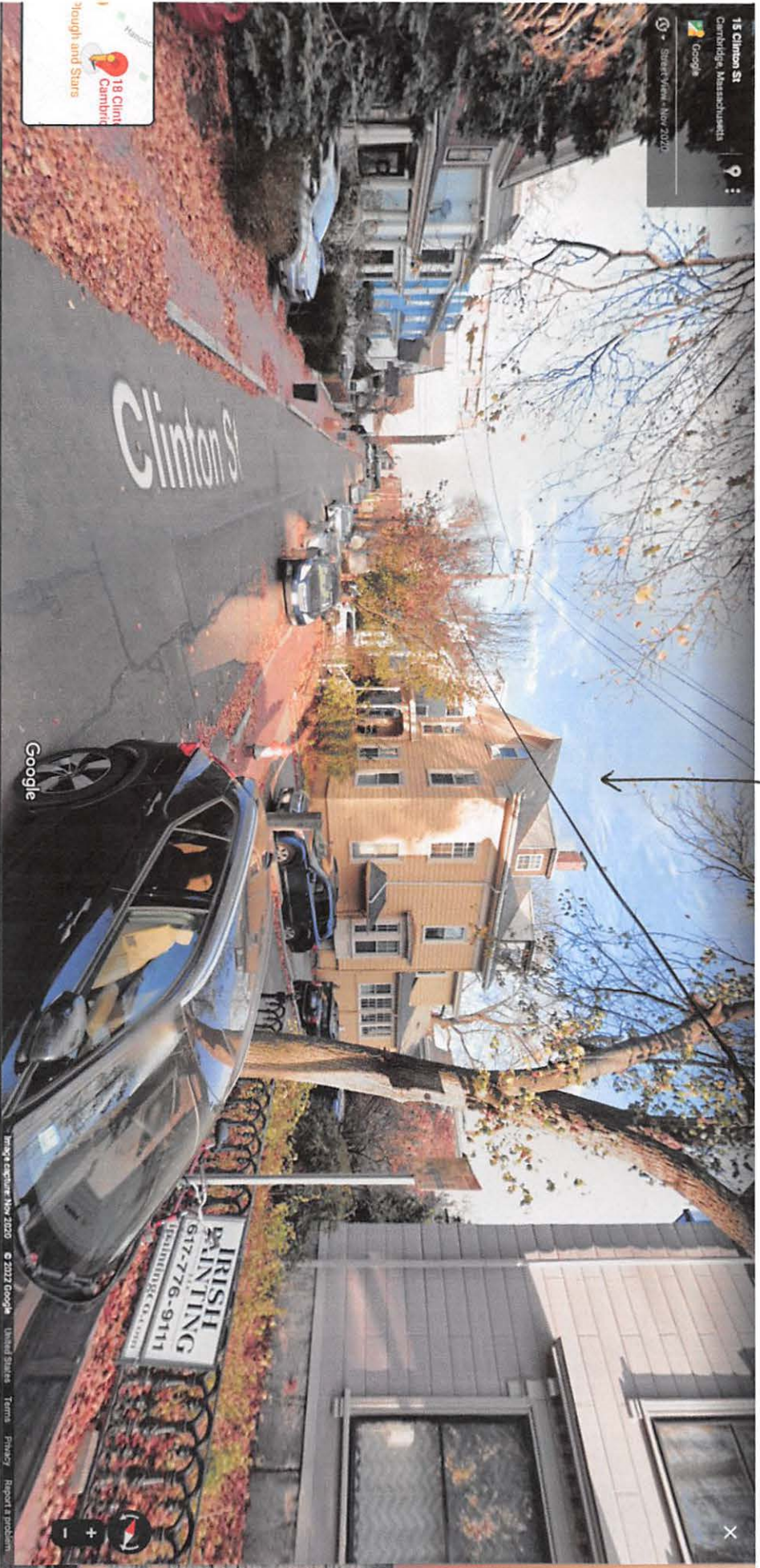


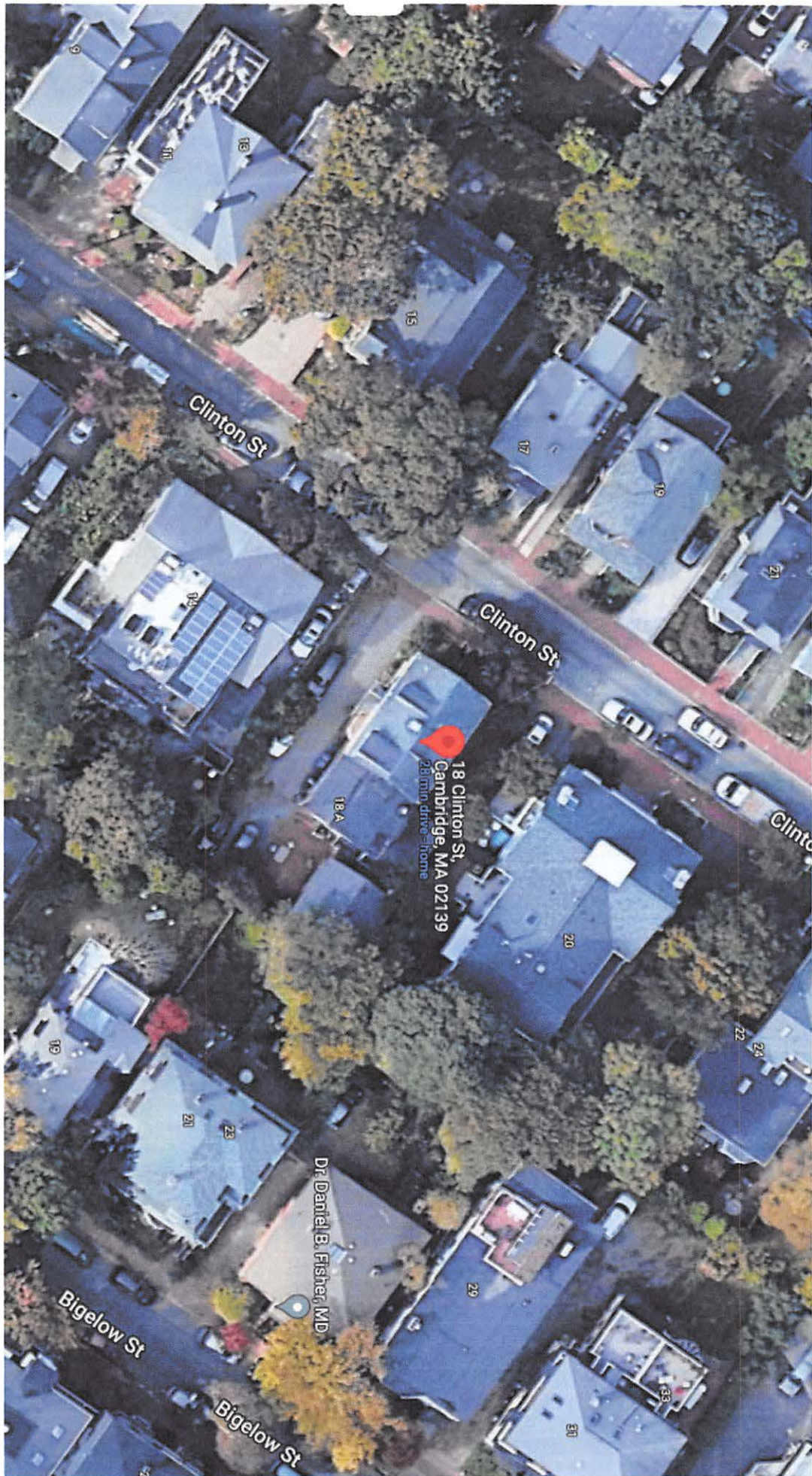
18 Clinton St.

18 Clinton St.



18 Clinton St.





18 Clinton St
Cambridge, MA 02139
28 min drive home

Clinton St

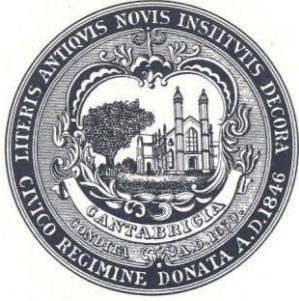
Clinton St

Clinton St

Dr. Daniel B. Fisher, MD

Bigelow St

Bigelow St



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Tony Hsiao, *Chair*; Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, *Members*
Margaret McMahon, *Alternate*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **18 Clinton Street**

OWNER: **Asha Daniere**
 18 Clinton Street
 Cambridge, MA 02139

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Construct 2nd floor addition, alter fenestration, replace siding and trim, and remove chimneys.

The Commission approved the proposal as submitted with the following recommendations.

- 1. Consider additional plantings and landscaping on the site.**
- 2. Reduce pervious paving as much as possible.**
- 3. Consider delineating the addition from the original house on the façade facing the driveway, such as a corner board or change in color tone.**
- 4. Consider keeping the more visible chimney above the roofline, or install faux chimney, to preserve the historic character of the neighborhood.**
- 5. Consult with CHC staff on paint colors and architectural details.**

The plans and specifications that were submitted with the application are incorporated into this certificate, which is non binding on the applicant.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: **MC 6545**

Date of Certificate: **September 7, 2022**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on September 7, 2022.

By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____ . Appeal has been filed _____ .

Date _____, City Clerk



City of Cambridge
Massachusetts

1" = 35 ft

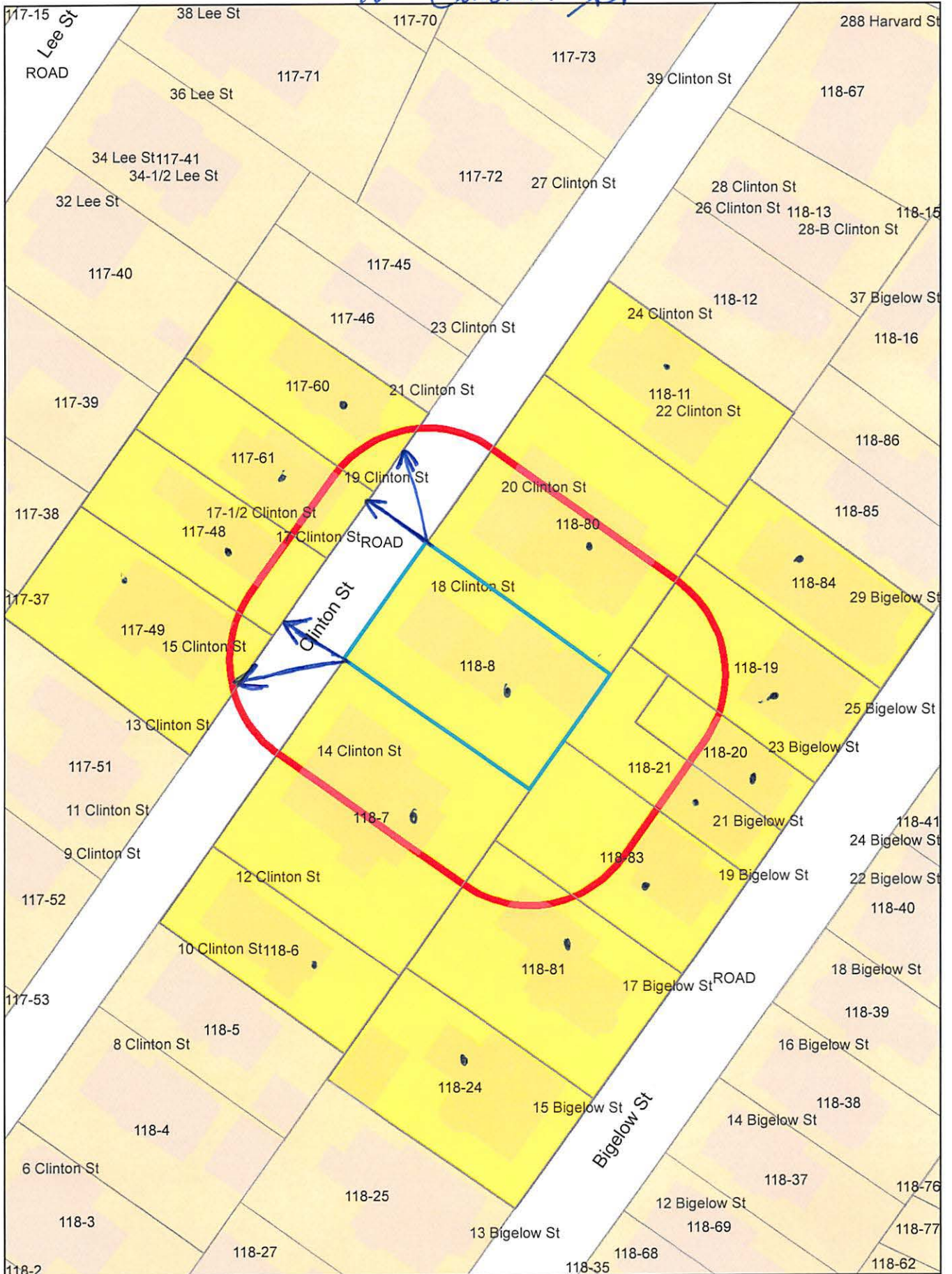
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

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



18 Clinton St.



18 Clinton St.

Petitioner

118-21
SPILLANE, DAVID T. & LINDA S. MURPHY
21 BIGELOW ST
CAMBRIDGE, MA 02139

118-24
REILLY, PATRICIA J.
15 BIGELOW ST., UNIT #2
CAMBRIDGE, MA 02139

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

118-24
MAXWELL, MINDY,
TRUSTEE THE MAXWELL REALTY TRUST
12 CHAUNCY ST #4
CAMBRIDGE, MA 02138

118-80
BLITZ, AMY
20 CLINTON ST., UNIT #1
CAMBRIDGE, MA 02139

118-8
18 CLINTON LP
18 CLINTON ST
CAMBRIDGE, MA 02138

118-7
BUTLER, SUSAN FARIST
14-16 CLINTON ST
CAMBRIDGE, MA 02139-2303

118-24
LE, MONICA & MARTIN PURSCHKE
15 BIGELOW ST., #3
CAMBRIDGE, MA 02139

118-24
LEDWELL, JAMES R. & MARGARET R. LEDWELL
TRS. OF THE JAMES & MARGARET REALTY TRUST
52 MILL RD
FALMOUTH, MA 02536

118-83
PRELEC, DRAZEN & DANICA MIJOVIC PRELEC
19 BIGELOW STREET
CAMBRIDGE, MA 02138

118-80
KARNIK, ROHIT NANDKUMAR & YUKIKO OKA
20 CLINTON ST., #5
CAMBRIDGE, MA 02139

118-80
DAVIS, JANENE L.
20 CLINTON ST., #2
CAMBRIDGE, MA 02139

118-80
ROBINSON JR, ROBERT JAMES &
STEPHANIE W. ROBINSON
20 CLINTON ST UNIT #7
CAMBRIDGE, MA 02139

118-81
SPINKS, FRANCIS FOX & CYNTHIA R.
MACDOUGALL
17 BIGELOW ST
CAMBRIDGE, MA 02139

118-84
HOLLENBECK, PATRICK G.
29 BIGELOW ST
CAMBRIDGE, MA 02139

117-61
COLE, HEATHER E. & HAVIARAS STRATIS
19 CLINTON ST
CAMBRIDGE, MA 02139-2303

118-24
JOY, DAVID
456 WATEROWN ST
NEWTON, MA 02460

118-80
DENIZ, YAMO & SUSAN SHAW-DENIZ
20 CLINTON ST., #3
CAMBRIDGE, MA 02139

118-11
BOWDEN, CHRISTOPHER J. &
ELIZABETH C. BOWDEN
22 CLINTON ST.
CAMBRIDGE, MA 02140

118-11
BRONSON, PAOLA G. & NATHAN G. BRONSON
24 CLINTON ST
CAMBRIDGE, MA 02140

118-6
WAGNER, DAVID PATRICIA WAGNER
12 CLINTON ST
CAMBRIDGE, MA 02139

118-20
OLIVIER, KATHERINE L.
23 BIGELOW ST
CAMBRIDGE, MA

117-48
BUTLER, SUSAN FARIST
CITY OF CAMBRIDGE TAX TITLE
17 CLINTON ST
CAMBRIDGE, MA 02139

118-19
FISHER DANIEL B DAVIS K LETITIA
25 BIGELOW ST
CAMBRIDGE, MA 02139

118-24
MAXWELL, MINDY
186 GRANITE ST
ROCK-PORT, MA 01966

118-24
KWAN NICOLE Q
253 ACTON ST
CARLISLE, MA 01741

118-80
MCGOVERN, PATRICIA
20 CLINTON ST - UNIT 4
CAMBRIDGE, MA 02139

117-49
RESIDENT
15 CLINTON ST
CAMBRIDGE, MA 02139

117-60
BEAUSANG, KENNETH WILLIAM &
KARI ANN JORGENSON
21 CLINTON ST
CAMBRIDGE, MA 02139

118-80
WERLANG, CAROLINE ANDREA
CONNOR W COLEY
20 CLINTON ST - UNIT 6
CAMBRIDGE, MA 02139

18 Clinton St.

118-24

LEPERA, JOSEPH N.

15 BIGELOW ST. UNIT 4

CAMBRIDGE, MA 02139

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

18 Clinton LP, a Delaware limited partnership

(OWNER)


Address: with a principal place of business at *18 Clinton Street, Cambridge, MA 02139*

states that *18 Clinton LP, a Delaware limited partnership* owns the property located at *18 Clinton Street, Cambridge, MA 02139* which is the subject of this zoning application.

The record title of this property is in the name of *18 Clinton LP, a Delaware limited partnership* pursuant to a deed dated *July 29, 2021* and duly recorded in the Middlesex South County Registry of Deeds on *August 5, 2021*, at Book *78415*, Page *106*;

18 CLINTON LP,
a Delaware limited partnership

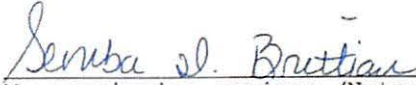
By: *Prithviraj Inc., Its General Partner*

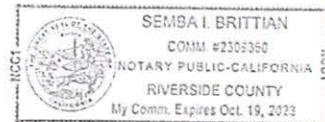
By: 
Name: *Asha Daniere*
Title: *President and Treasurer*

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

STATE OF California, County of Riverside

The above-named *Asha Daniere, President and Treasurer of Prithviraj Inc., General Partner of 18 Clinton LP*, personally appeared before me, this 7th day of ~~November~~, 2022, and made oath that the above statement is true. December

 Notary
My commission expires (Notary Seal). 10/19/2023



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

18 CLINTON RESIDENCE

18 CLINTON LP

18 CLINTON ST.
CAMBRIDGE, MA 02138



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2022 JAN -9 P 4: 11

ZBA SUBMISSION SET
01/09/2023

PROJECT #: 2203-0018

ARCHITECT:

SAM KACHMAR
ARCHITECTS

(p)617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138



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CLIENTS:

18 CLINTON LP

GENERAL CONTRACTOR:

N/A

STRUCTURAL ENGINEER:

N/A

NARRATIVE:

THE 18 CLINTON RESIDENCE PROJECT CONSISTS OF A FULL RENOVATION - CONVERTING THE 6 APARTMENTS BUILDING INTO AN ATTACHED 2 FAMILY HOUSE, MAINTAINING THE CURRENT FOOTPRINT WITH ADDITIONAL LIVING SPACE ON LEVELS 0 AND 2.

THE MAIN UNIT FACING CLINTON ST., WILL KEEP ITS TRADITIONAL ASPECT WITH ADDITIONAL EXTERIOR ELEMENTS LIKE DECORATIVE CORBELS, CORNER TRIMS, WINDOW CORNICES AND CLAPBOARD SIDING, ALL NEW WINDOWS TO MATCH EXISTING. THE MAIN ENTRY IS TO REMAIN, WITH REPAIRS AS NEEDED, RESHINGLING OF THE ROOF WITH ADDITIONAL SKYLIGHTS, NEW TRADITIONAL GUTTERS AND DOWNSPOUTS, NEW WINDOW WELLS WITH RAILINGS TO MATCH EXISTING AND EXISTING CHIMNEY REMOVAL.

ON THE REAR UNIT, WHERE THE BUILDING IS NOT VISIBLE FROM PUBLIC VIEW, A NEW CONTEMPORARY EXTERIOR WILL BE ADDED. THE EXTERIOR WORK WILL INCLUDE A NEW METAL DARK ROOF WITH VERTICAL WOODEN SIDING AND NEW CASEMENT AND AWNING WINDOWS WITHOUT DIVIDERS AND ALL NEW WINDOW WELLS.

ZBA Sheet List		
Sheet Number	Sheet Name	Count
ZBA-000	COVER	1
ZBA-001	GENERAL NOTES	1
ZBA-002	SITE AXONS	1
ZBA-003	AREA PLANS	1
ZBA-004	STREET VIEW 1	1
ZBA-005	STREET VIEW 2	1
ZBA-006	STREET VIEW 3	1
ZBA-007	SHADOW STUDY	1
ZBA-100	LEVEL 0	1
ZBA-101	LEVEL 1	1
ZBA-102	LEVEL 2	1
ZBA-103	LEVEL 3	1
ZBA-104	ROOF PLAN	1
ZBA-200	ELEVATION WEST	1
ZBA-201	ELEVATION SOUTH	1
ZBA-202	ELEVATION EAST	1
ZBA-203	ELEVATION NORTH	1
ZBA-300	QR CODE	1
ZBA-301	PICTURES AND RENDERS	1
ZBA-302	PICTURES AND RENDERS	1
ZBA-303	EXISTING PLOT PLAN	1

ZBA-001 GENERAL NOTES

ABBREVIATIONS

#	NUMBER OR POUND	L	LENGTH
6,*	AND	LAM	LAMINATE, LAMINATED
AT	AT	LB	POUND
ADJ	ADJUSTABLE	LGMF	LIGHT GAGE METAL FRAMING
AFF	ABOVE FINISH FLOOR	LT	LIGHT
ALUM	ALUMINUM	LT WT	LIGHT WEIGHT
APPROX	APPROXIMATELY	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MDF	MEDIUM DENSITY FIBER
AVB	AIR AND VAPOR BARRIER	MECH	MECHANICAL
BD	BOARD	MED	MEDIUM
BIT	BITUMINOUS	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BTWN	BETWEEN	MTD	MOUNTED
CF	CUBIC FEET	MTL	METAL
CJ	CUBIC INCHES	N	NORTH
CL	CONTROL JOINT	N/A	NOT APPLICABLE
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR OR CLEARANCE	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OH	OPPOSITE HAND
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR, CORRUGATED	OSB	ORIENTED STRANDBOARD
CTR	CENTER	OVHD	OVERHEAD
D	DEPTH, DEEP	OZ	OUNCE (S)
DBL	DOUBLE	PATT	PATTERN (ED)
DEMO	DEMOLISH, DEMOLITION	PERF	PERFORATED
DIA	DIAMETER	PERP	PERPENDICULAR
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
DN	DOWN	PLYWD	PLYWOOD
DTL	DETAIL	PNT	PAINT, PAINTED
DW	DISHWASHER	PR	PAIR
E	EAST	PREFAB	PREFABRICATE, PREFABRICATED
EA	EACH	QTY	QUANTITY
EJ	EXPANSION JOINT	RAD	RADIUS
EL	ELEVATION (GRADE)	RBR	RUBBER
ELEC	ELECTRICAL	RD	ROOF DRAIN
ELEV	ELEVATION (FACADE)	REF	REFERENCE
EOS	EDGE OF SLAB	REFR	REFRIGERATE, REFRIGERATOR
EQ	EQUAL, EQUIPMENT, EQUIP	REINF	REINFORCE, REINFORCED
ETR	EXISTING TO REMAIN	REQ	REQUIRE
EXG	EXISTING	REV	REVISION, REVISE, REVISED
EXP	EXPOSED	RM	ROOM
EXT	EXTERIOR	RO	ROUGH OPENING
FAB	FABRICATE, FABRICATION	S	SOUTH
FD	FLOOR DRAIN	SCHED	SCHEDULE
FF	FINISHED FLOOR	SF	SQUARE FEET
FL	FLOOR	SI	SQUARE INCHES
FOW	FACE OF WALL	SIM	SIMILAR
FT	FEET, FOOT	SPEC	SPECIFICATION
GA	GAUGE	SQ	SQUARE
GALV	GALVANIZED	SS, SST	STAINLESS STEEL
GL	GLASS, GLAZING, GLAZED	STC	SOUND TRANSMISSION CLASS
GWB	GYPSPUM WALLBOARD, BACKING BOARD	STL	STEEL
GYP	GYPSPUM	STOR	STORAGE
H	HIGH	STR	STAIR
HDWD	HARDWOOD	T.O.	TOP OF
HM	HOLLOW METAL	U.O.	UNDERSIDE OF
HORIZ	HORIZONTAL	UON	UNLESS OTHERWISE NOTED
HVAC	HEATING, VENTILATING & AIR CONDITIONING	WD	WOOD
IN	INCH, INCHES	WT	WEIGHT
INCL	INCLUDE, INCLUDED	X	INDICATES TIMES OR BY
INT	INTERIOR		
JT	JOINT		

	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSPUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

② 1\$MATERIALS
1 1/2" = 1'-0"



VIEW #	VIEW NAME	SCALE: 1/4" = 1'-0"	DRAWING TITLE
			EXTERIOR ELEVATION KEY
			INTERIOR ELEVATION KEY
			BUILDING SECTION MARKER
			WALL SECTION MARKER
			DETAIL AREA MARKER
			DETAIL SECTION MARKER
			GRID LINE
			VERTICAL ELEVATION KEY (ELEV)
			SPOT ELEVATION W/ TARGET (PLAN)
			SPOT ELEVATION NO TARGET (PLAN)
			REVISION CLOUD AND REVISION TAG
	ROOM TAG	CL	CENTERLINE
	AREA TAG	SHEET SHEET	MATCH LINE
	DOOR TAG		HINGE SIDE OF DOOR
	WINDOW TAG		ALIGN SURFACES
		ROOM NAME ROOM # FLOOR BASE WALL CEILING	FINISH TAG

③ 1\$SYMBOLS
1 1/2" = 1'-0"

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 1/8" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING " SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.

① 1\$GENERAL NOTES
1 1/2" = 1'-0"



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REGISTRATIONS:

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GENERAL NOTES

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 01/09/2023
 Drawn by SKA
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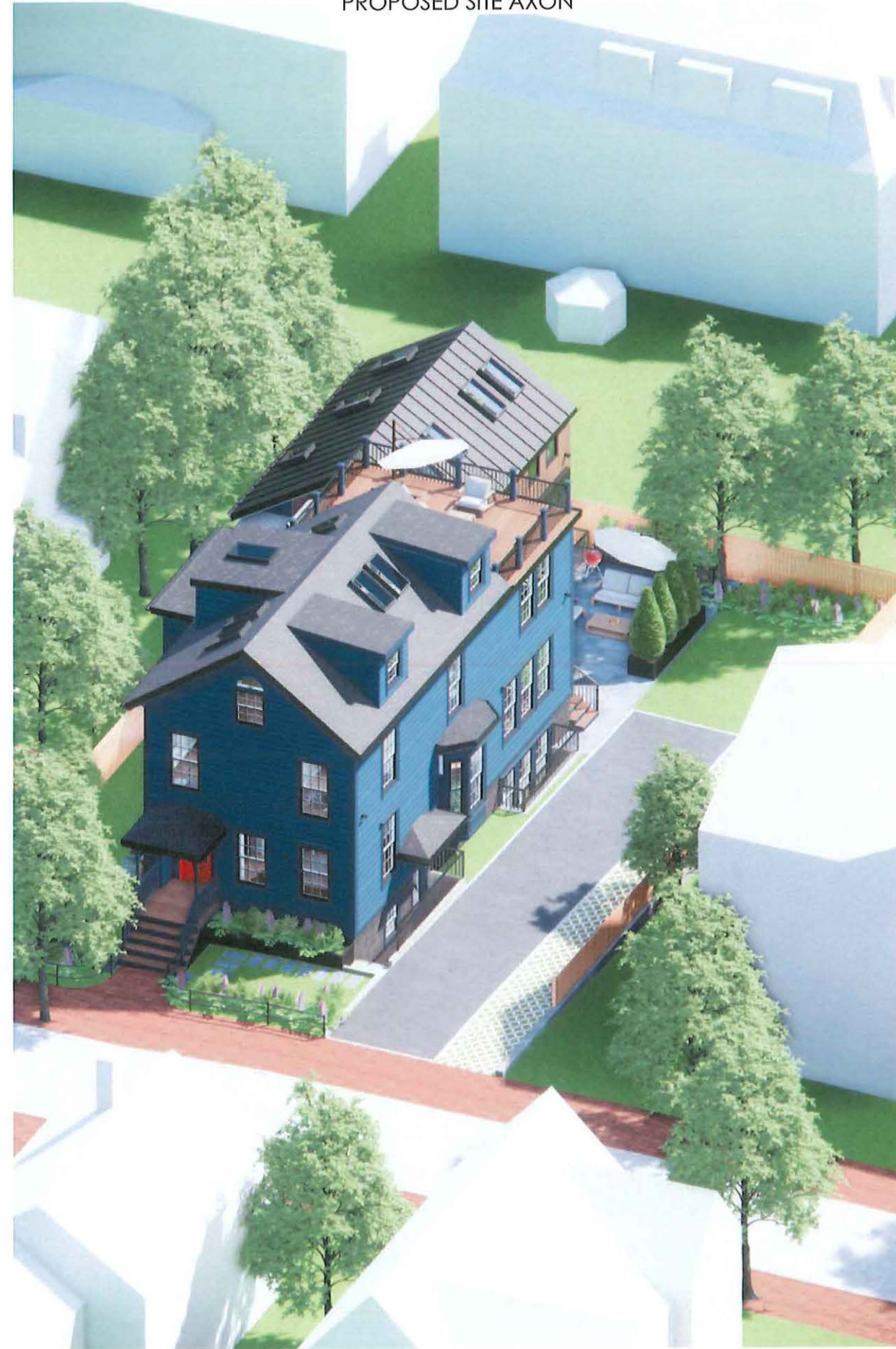
ZBA-001

Scale 1 1/2" = 1'-0"

EXISTING SITE AXON



PROPOSED SITE AXON



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SITE AXONS

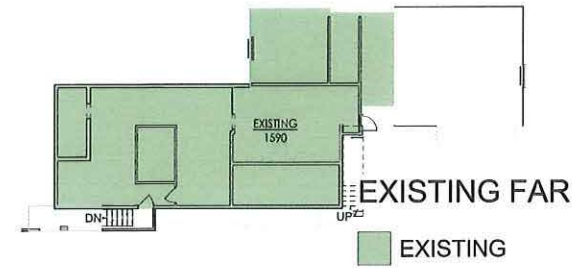
18 CLINTON LP
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ZBA-002

Scale

ZBA-003 AREA PLANS



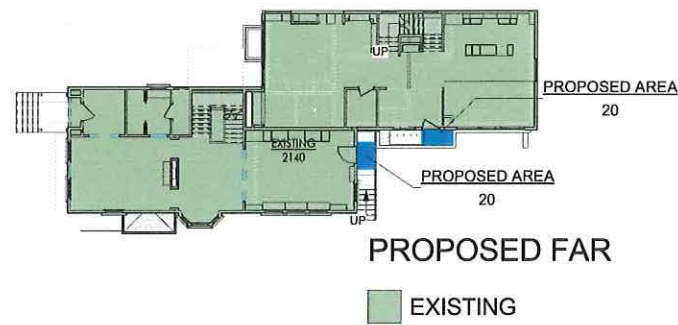
2 1SZBA - EXISTING LEVEL 0
1/16" = 1'-0"



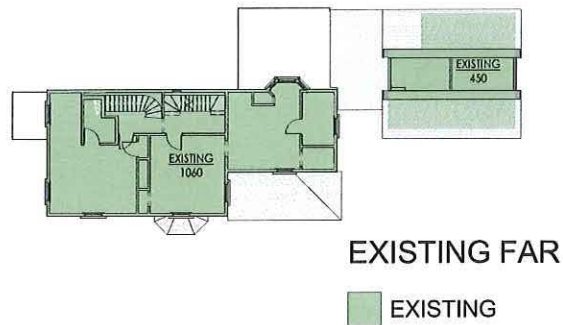
6 2SZBA - EXISTING LEVEL 0
1/16" = 1'-0"



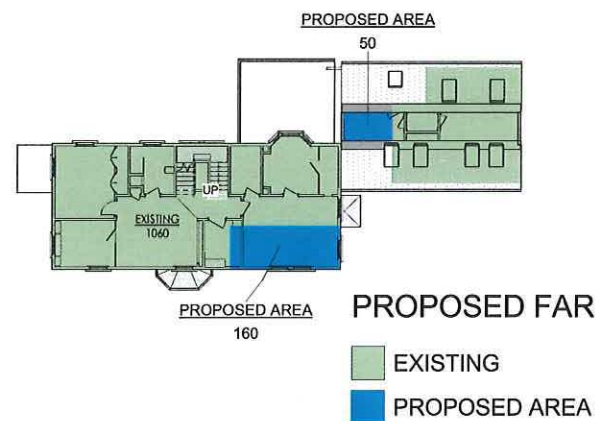
3 1SZBA - EXISTING LEVEL 1
1/16" = 1'-0"



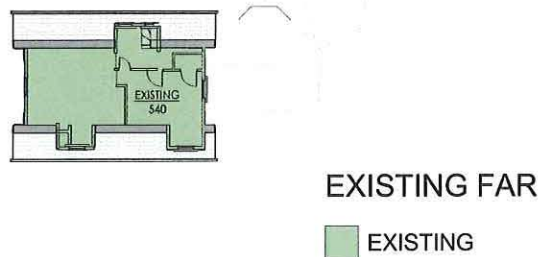
7 2SZBA - EXISTING LEVEL 1
1/16" = 1'-0"



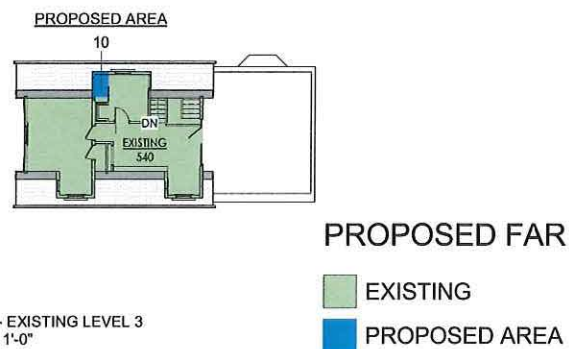
4 1SZBA - EXISTING LEVEL 2
1/16" = 1'-0"



8 2SZBA - EXISTING LEVEL 2
1/16" = 1'-0"



5 1SZBA - EXISTING LEVEL 3
1/16" = 1'-0"



9 2SZBA - EXISTING LEVEL 3
1/16" = 1'-0"

EXISTING FAR CALCULATIONS		
Name	Name	Area
LEVEL 0	EXISTING	1590 SF
LEVEL 1	EXISTING	2140 SF
LEVEL 2	EXISTING	1510 SF
LEVEL 3	EXISTING	540 SF
		5780 SF

EXISTING ABOVE GRADE FAR: 4190 SF
EXISTING BASEMENT FAR: 1590 SF*
***INCLUDED IN MULTI-FAMILY ZONING**

TOTAL EXISTING FAR: 5780 SF

LOT AREA: 6042 SF
EXISTING FAR % CALCULATION: 0.96%

PROPOSED FAR CALCULATIONS		
Name	Name	Area
LEVEL 1	EXISTING	2140 SF
LEVEL 2	EXISTING	1510 SF
LEVEL 3	EXISTING	540 SF
		4190 SF

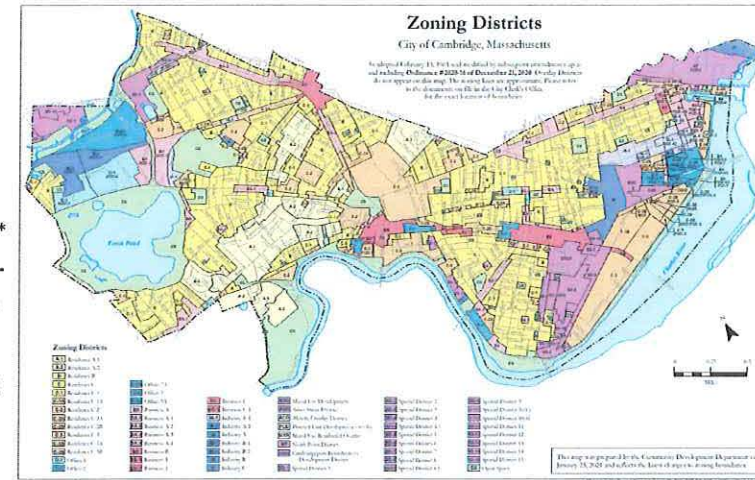
LEVEL 1	PROPOSED AREA	30 SF
LEVEL 2	PROPOSED AREA	200 SF
LEVEL 3	PROPOSED AREA	10 SF
		250 SF
		4440 SF

***BASEMENT EXEMPT**

EXISTING ABOVE GRADE FAR: 4190 SF
BASEMENT FAR: 0 SF**
****BASEMENT EXEMPT**
ADDITIONAL ABOVE GRADE FAR: 250 SF

TOTAL PROPOSED FAR: 4440 SF

LOT AREA: 6042 SF
PROPOSED FAR % CALCULATION: 0.73%



ZONING DISTRICT - C1

FAR CALCULATION

REQUIRED FAR: 0.75

EXISTING FAR: 0.96

PROPOSED FAR: 0.73

*BASEMENT EXEMPT

OPEN SPACE CALCULATIONS

LOT AREA= 6,042 SF

REQUIRED OPEN SPACE: 30%

EXISTING OPEN SPACE: 45.9%

PROPOSED OPEN SPACE: 45.9%

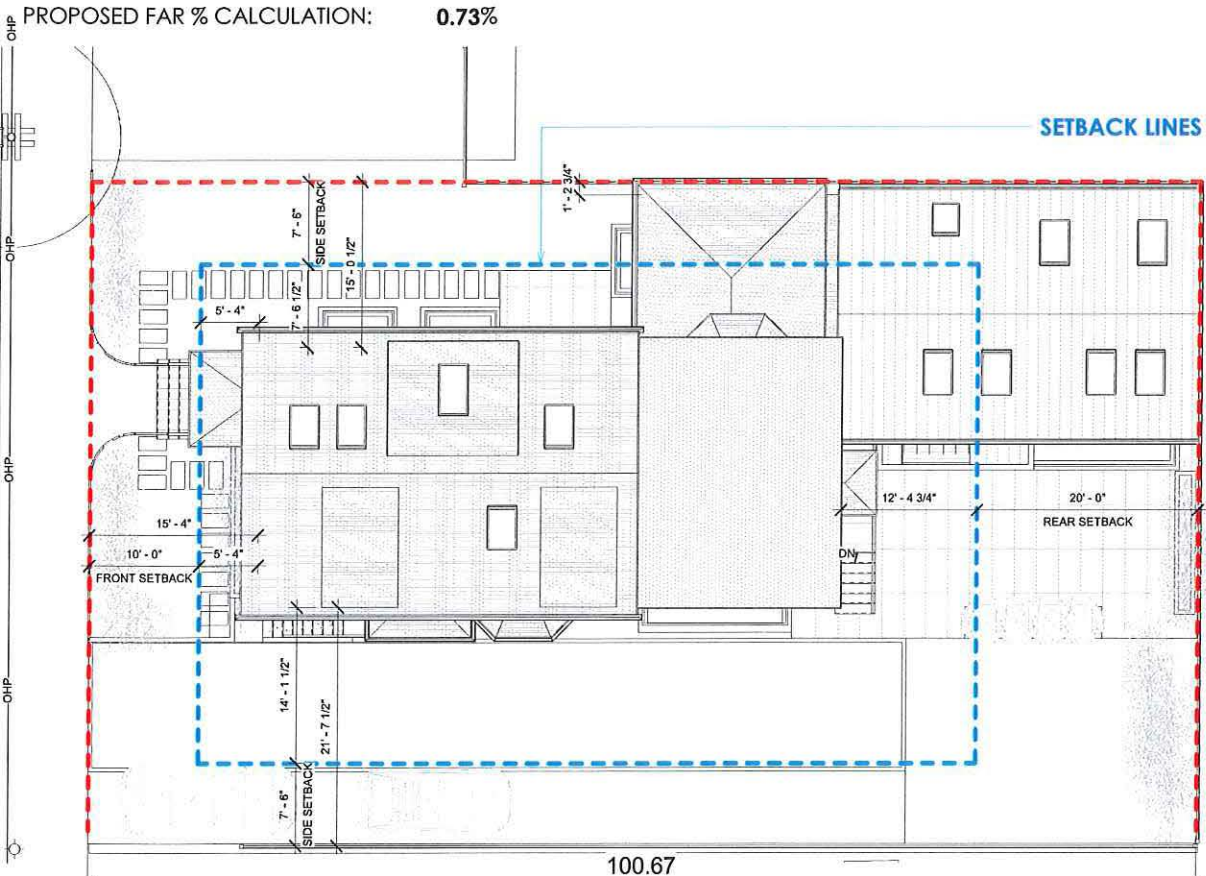
BUILDING HEIGHT

REQUIRED BUILDING HEIGHT: 35'-0"

EXISTING BUILDING HEIGHT: 35'-2"

PROPOSED BUILDING HEIGHT: 35'-2"

PROPOSED BUILDING HEIGHT W/ WINDOW WELL: 36'-0"



1 1SZBA - PROPOSED SITE PLAN
1/8" = 1'-0"



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AREA PLANS

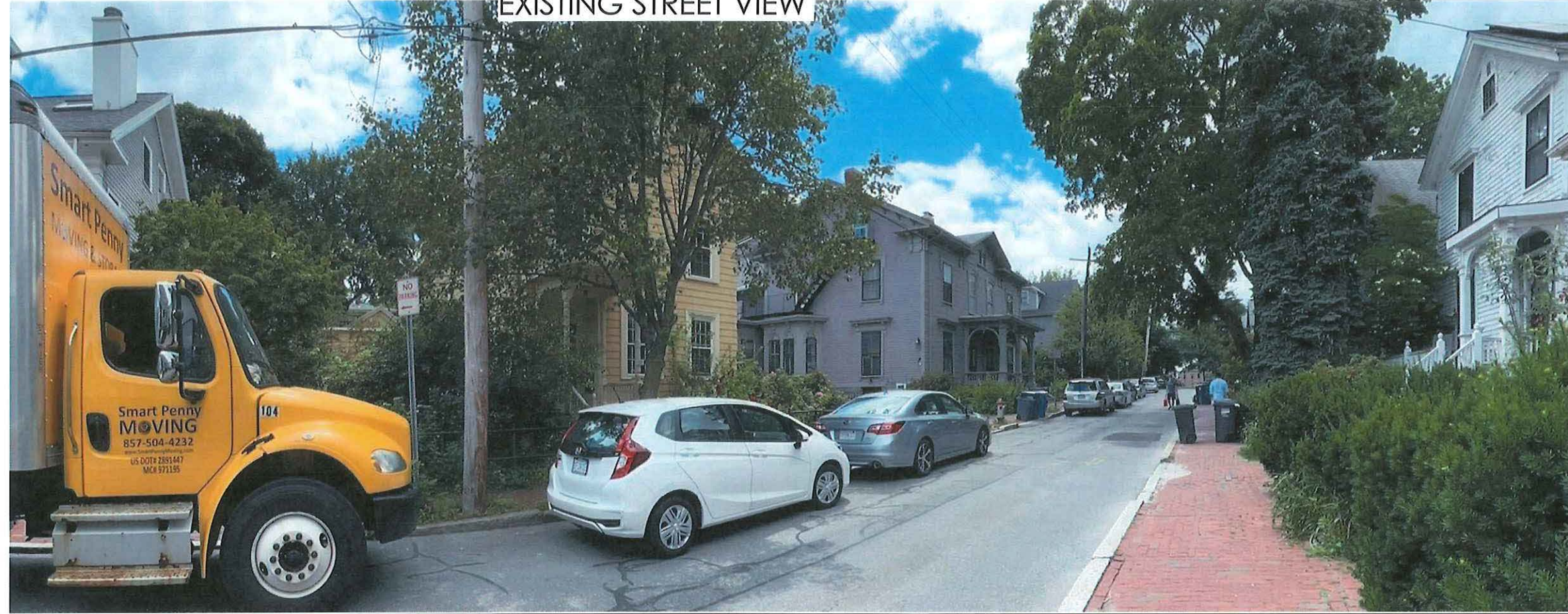
18 CLINTON LP
18 CLINTON RESIDENCE
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Project Status	ZBA SUBMISSION SET
Project number	2203-0018
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ZBA-003

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EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW 1

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18 CLINTON RESIDENCE

18 CLINTON ST.
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Scale



EXISTING STREET VIEW



PROPOSED STREET VIEW



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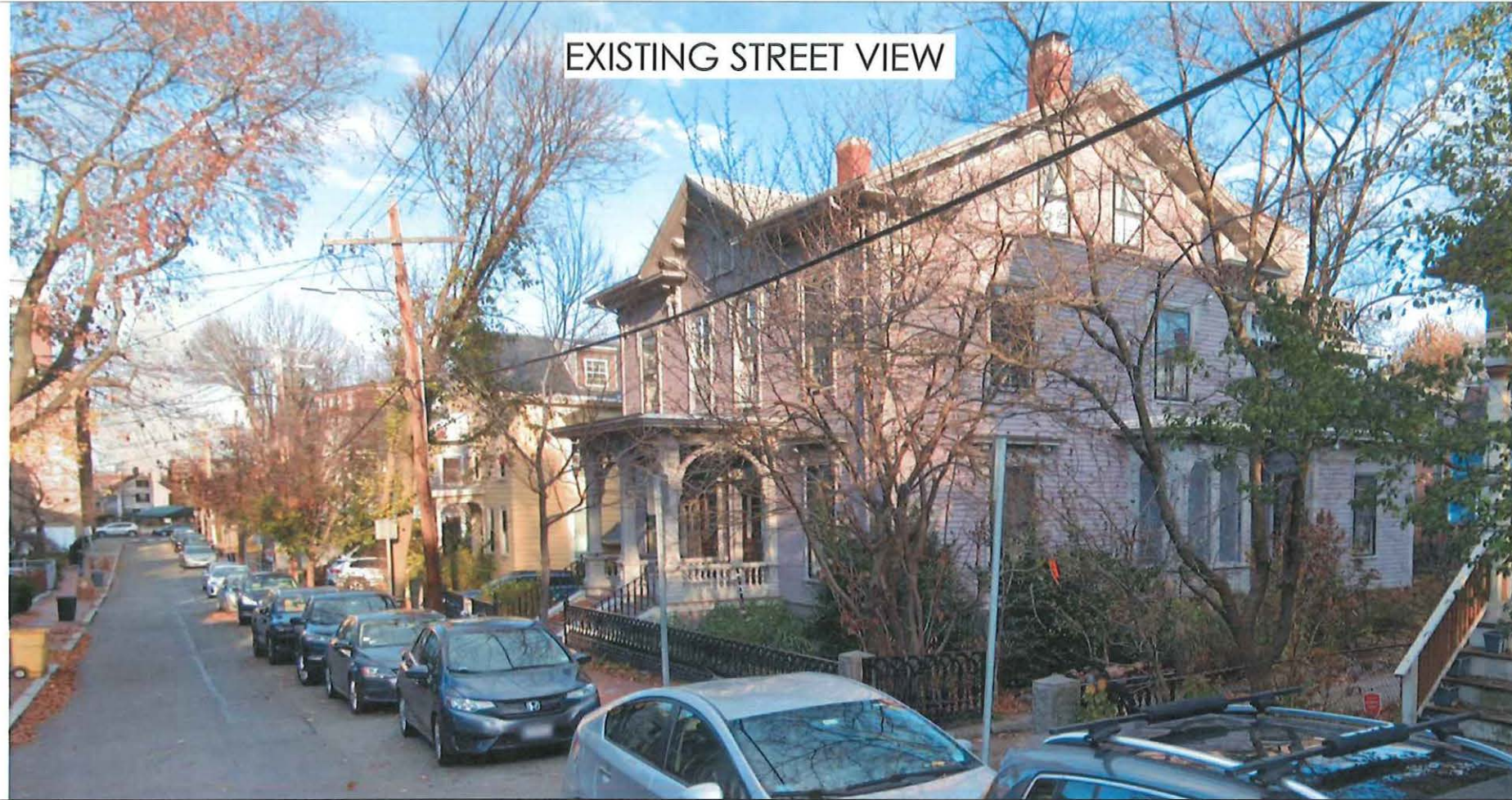
STREET VIEW 2

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status: ZBA SUBMISSION SET
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 Date: 01/09/2023
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ZBA-005

Scale



EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW 3

18 CLINTON LP

18 CLINTON RESIDENCE

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Date	01/09/2023
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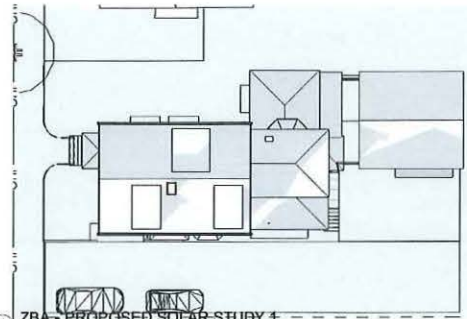
ZBA-006

Scale

ZBA-007 SHADOW STUDY

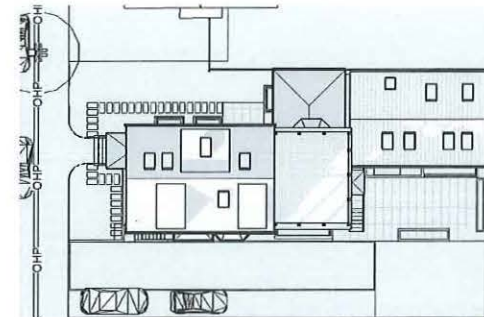
WINTER SOLSTICE - EXISTING

AFTERNOON - 3PM



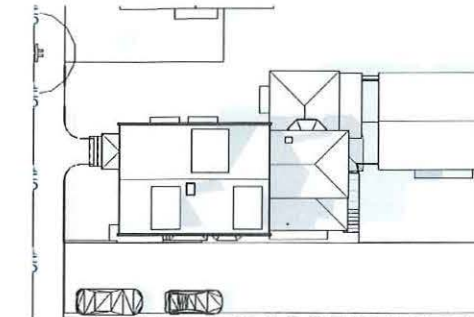
① ZBA - PROPOSED SOLAR STUDY 1
3/64" = 1'-0"

WINTER SOLSTICE - PROPOSED



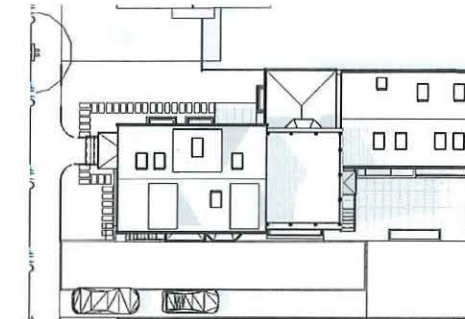
② ZBA - PROPOSED SOLAR STUDY 2
3/64" = 1'-0"

SUMMER SOLSTICE - EXISTING



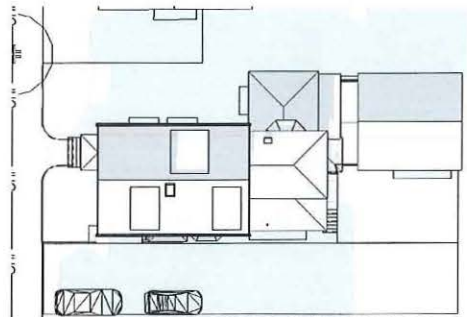
③ ZBA - PROPOSED SOLAR STUDY 3
3/64" = 1'-0"

SUMMER SOLSTICE - PROPOSED

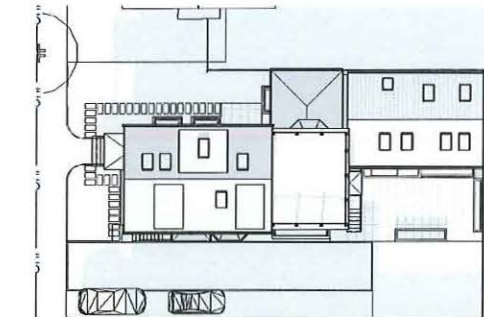


④ ZBA - PROPOSED SOLAR STUDY 4
3/64" = 1'-0"

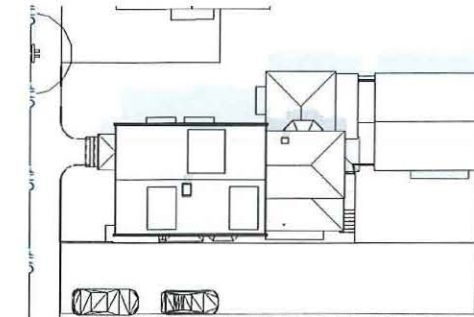
NOON - 12PM



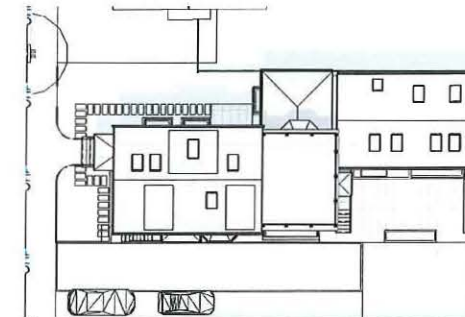
⑤ ZBA - PROPOSED SOLAR STUDY 5
3/64" = 1'-0"



⑥ ZBA - PROPOSED SOLAR STUDY 6
3/64" = 1'-0"

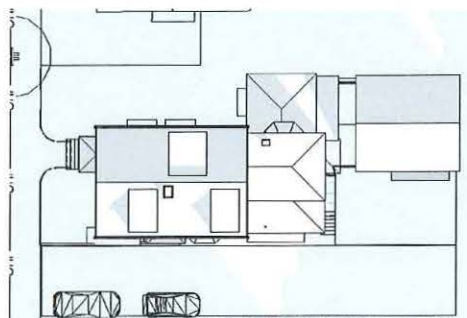


⑦ ZBA - PROPOSED SOLAR STUDY 7
3/64" = 1'-0"

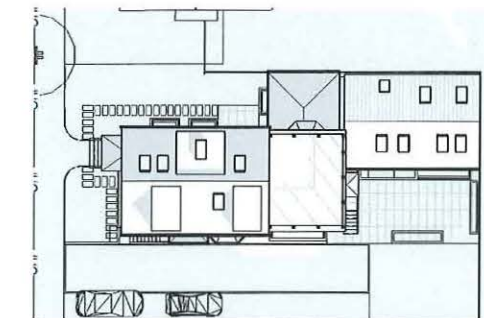


⑧ ZBA - PROPOSED SOLAR STUDY 8
3/64" = 1'-0"

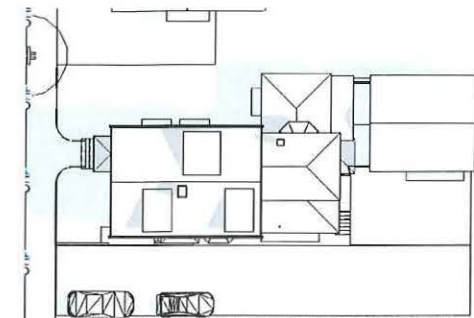
MORNING - 9AM



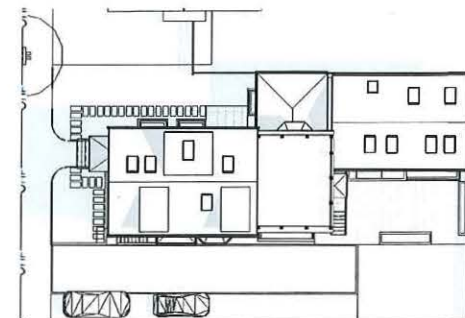
⑨ ZBA - PROPOSED SOLAR STUDY 9
3/64" = 1'-0"



⑩ ZBA - PROPOSED SOLAR STUDY 10
3/64" = 1'-0"



⑪ ZBA - PROPOSED SOLAR STUDY 11
3/64" = 1'-0"



⑫ ZBA - PROPOSED SOLAR STUDY 12
3/64" = 1'-0"



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SHADOW STUDY

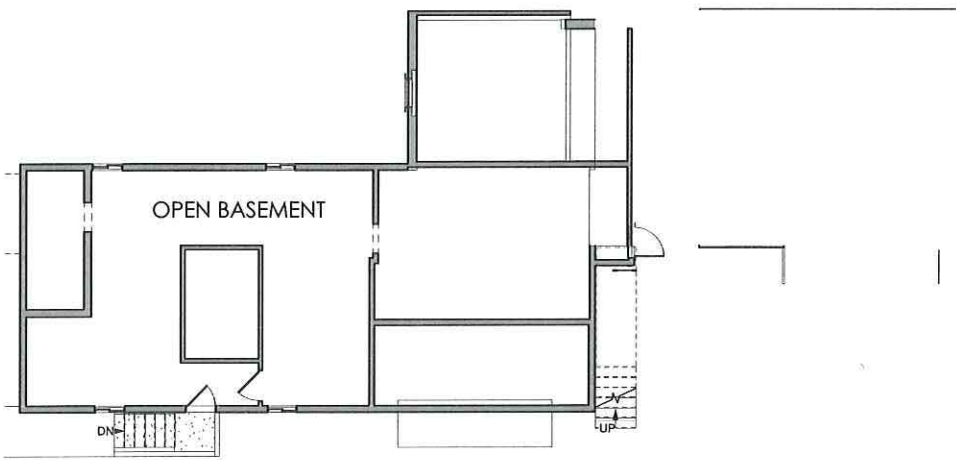
18 CLINTON LP
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Project number 2203-0018
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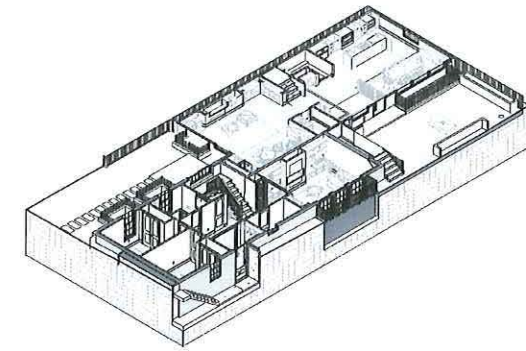
ZBA-007

Scale 3/64" = 1'-0"

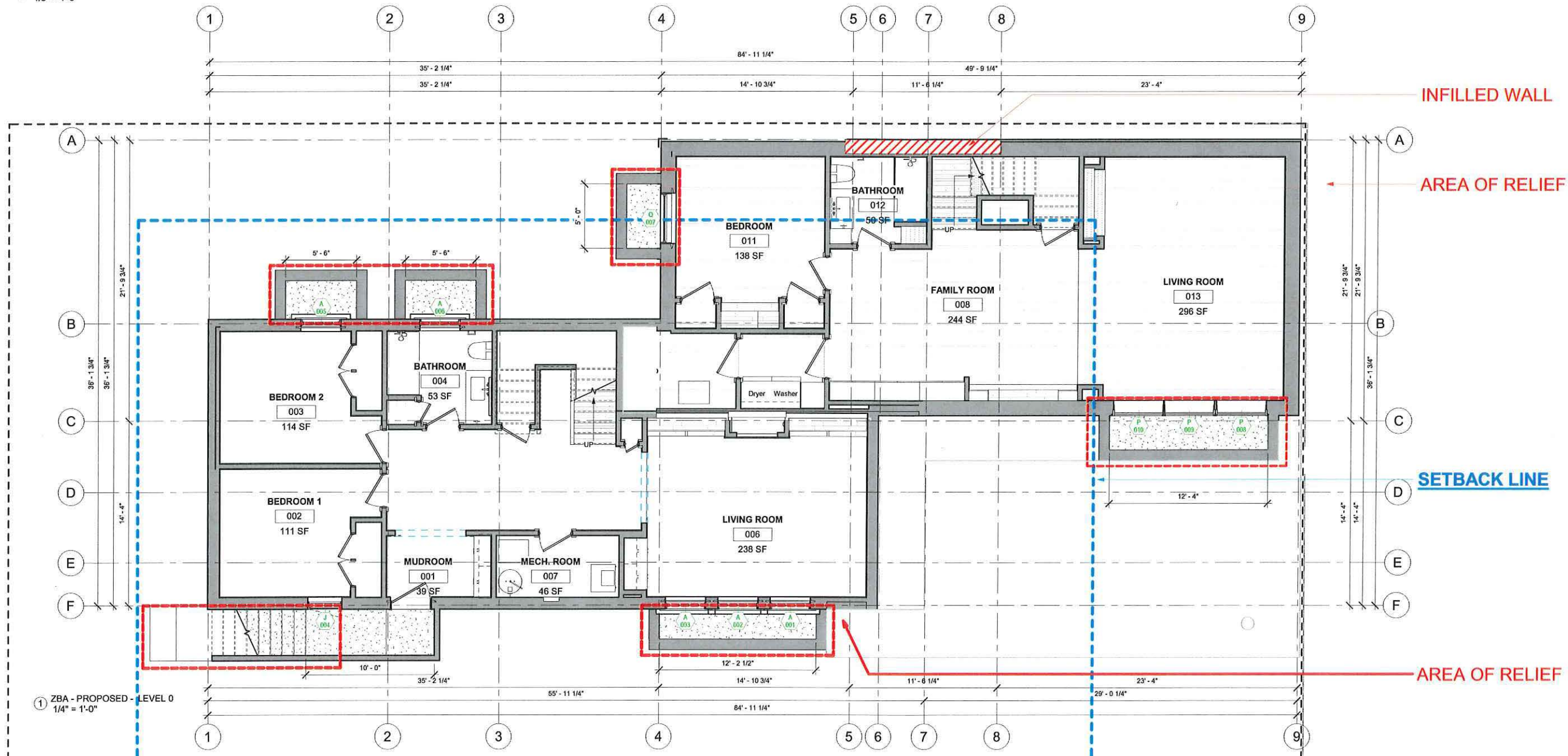
ZBA-100 LEVEL 0



2 EXISTING - LEVEL 0 - Dependent 1
1/8" = 1'-0"



3 ZBA - AXON - LEVEL 0 - PROPOSED



1 ZBA - PROPOSED - LEVEL 0
1/4" = 1'-0"

**NOT FOR
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LEVEL 0

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ZBA-100

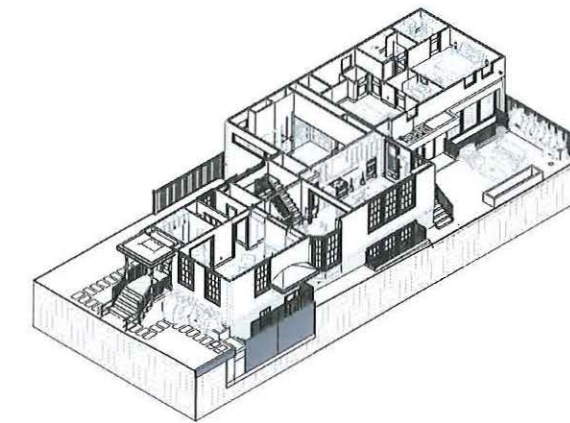
Scale As indicated



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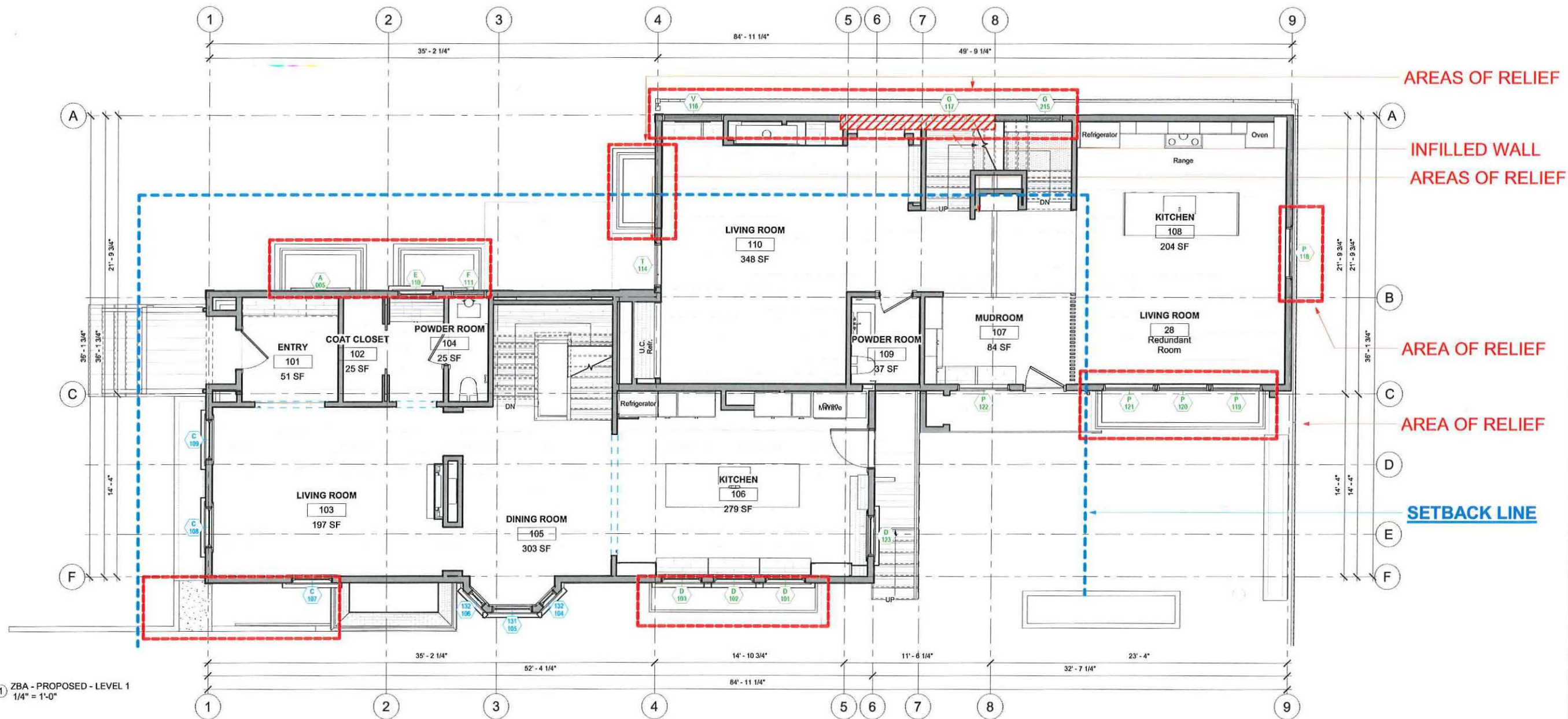
REGISTRATIONS:

ZBA-101 LEVEL 1



3 ZBA - AXON - LEVEL 1 - PROPOSED

2 EXISTING - LEVEL 1 - Dependent 1
1/8" = 1'-0"



1 ZBA - PROPOSED - LEVEL 1
1/4" = 1'-0"



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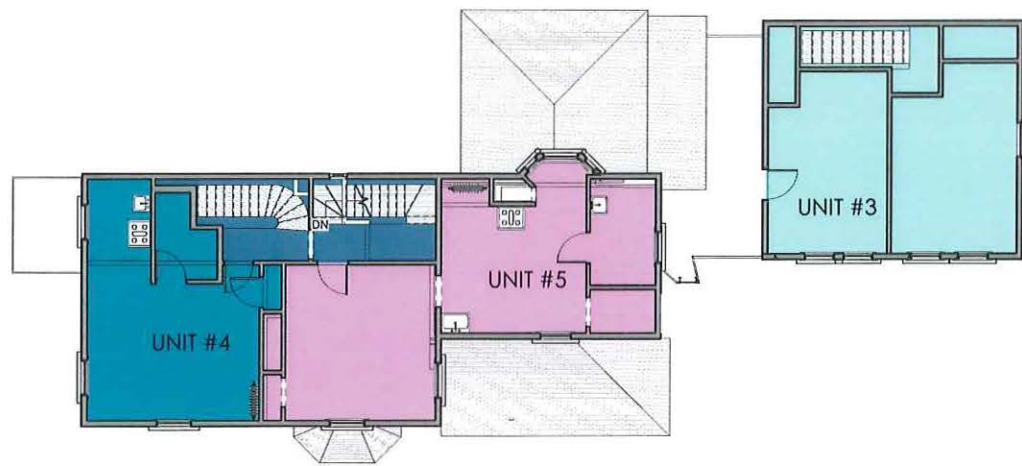
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LEVEL 1

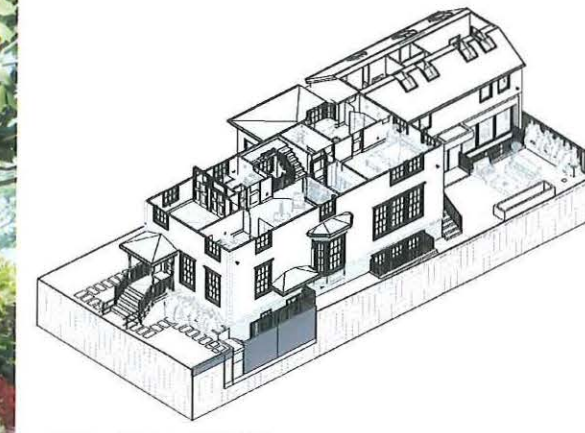
18 CLINTON LP
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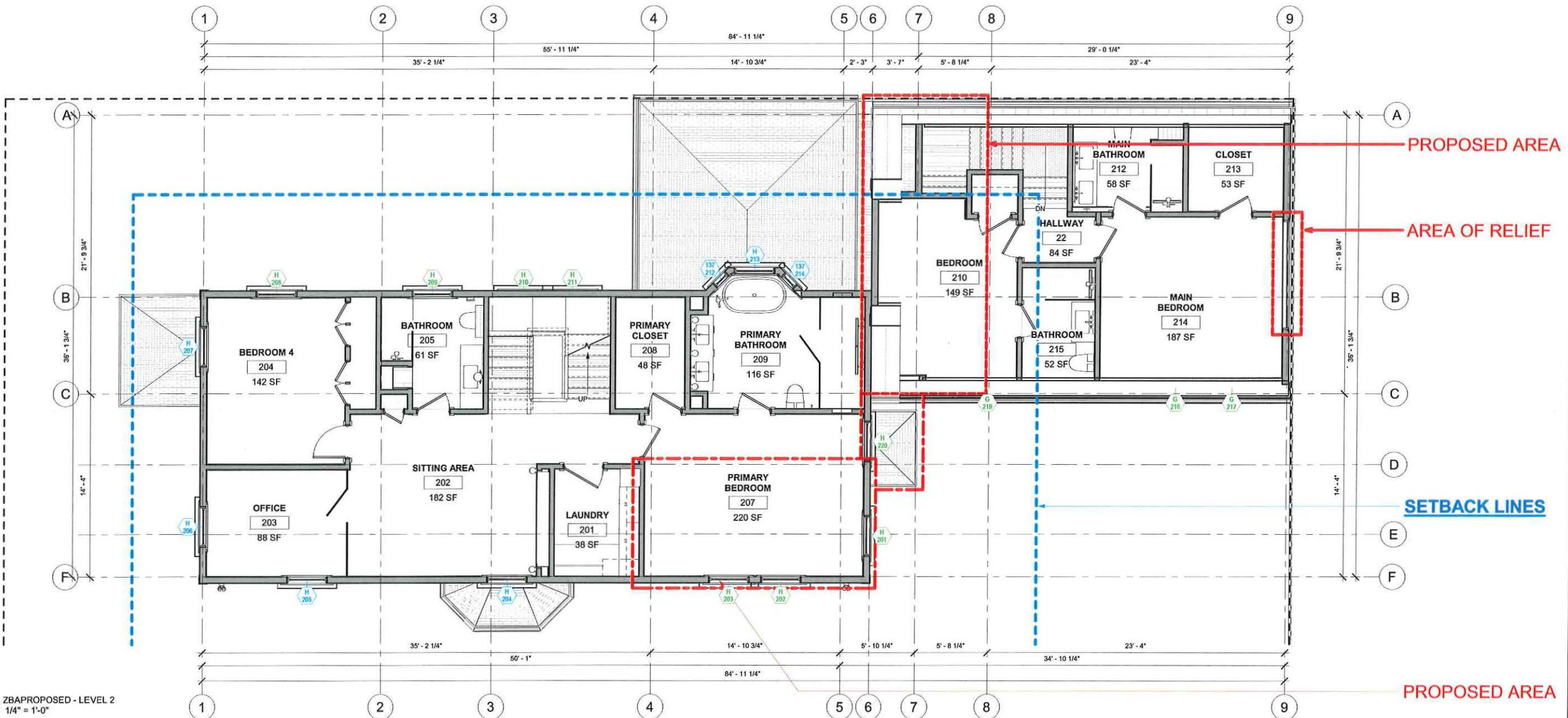
ZBA-101
 Scale: As indicated



2 EXISTING - LEVEL 2 - Dependent 1
1/8" = 1'-0"



3 SAXON - LEVEL 2 - PROPOSED



1 ZBAPROPOSED - LEVEL 2
1/4" = 1'-0"



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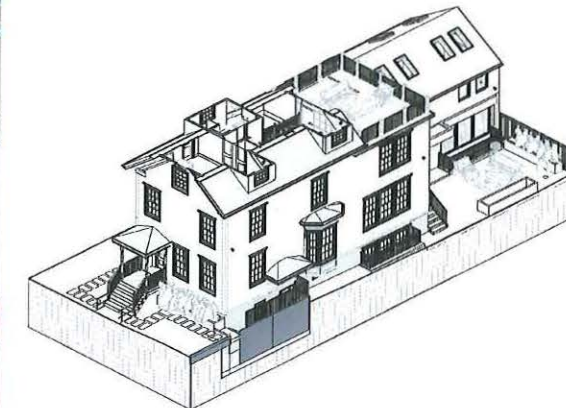
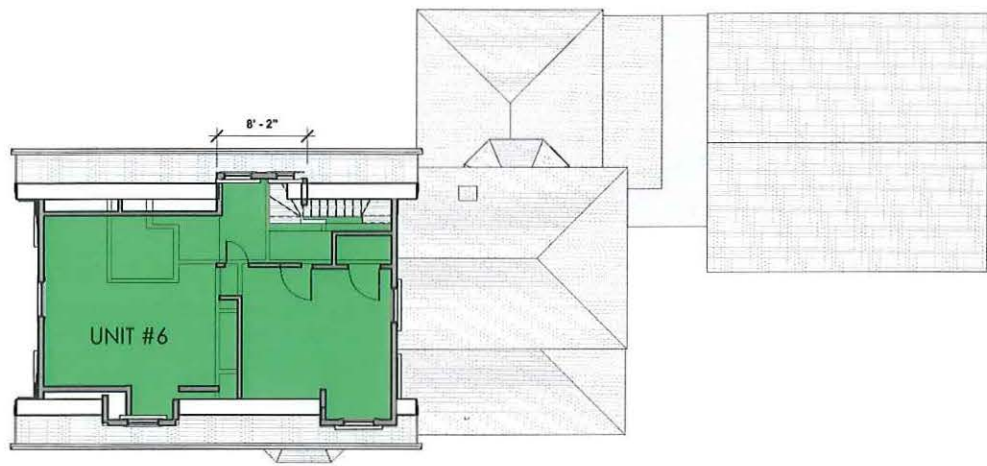
LEVEL 2

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 01/09/2023
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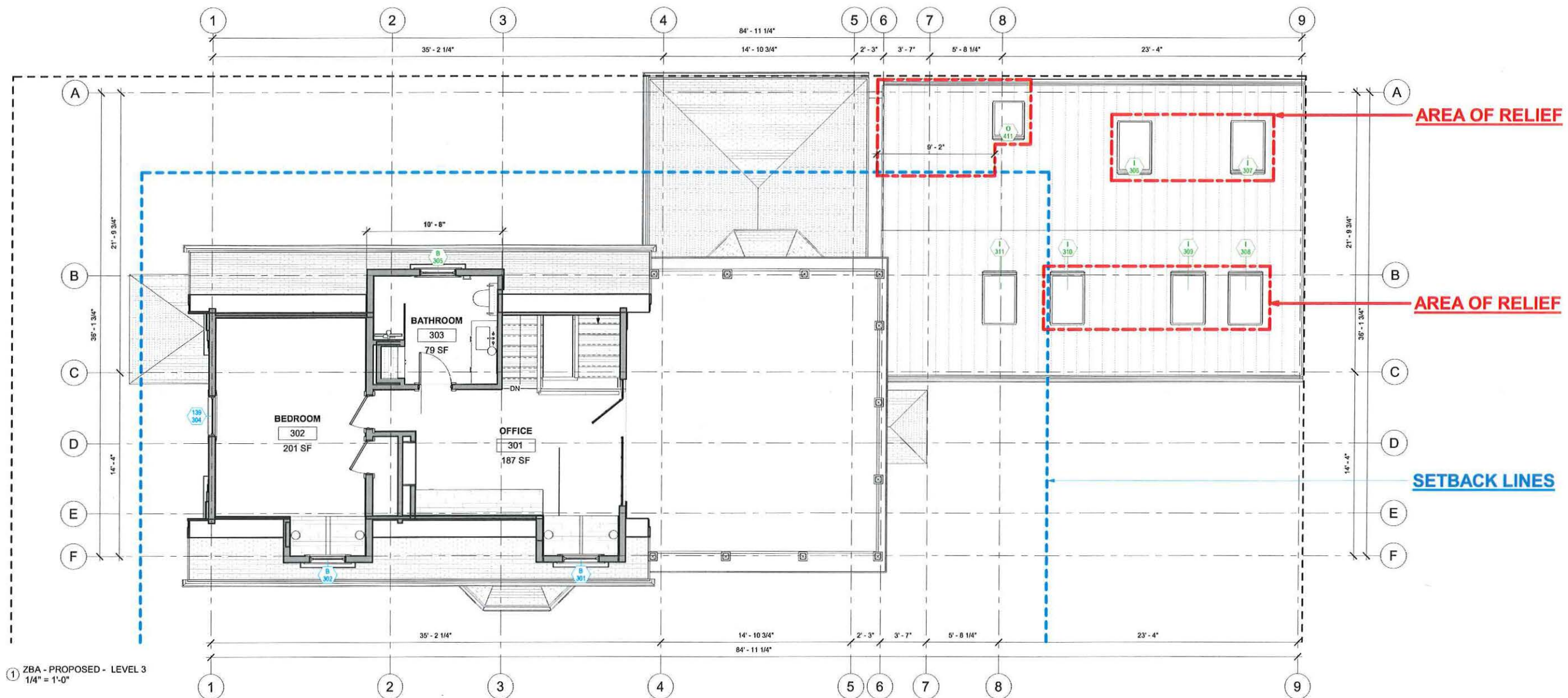
ZBA-102

Scale As indicated



3 ZBA - AXON - LEVEL 3 - PROPOSED

2 EXISTING - LEVEL 3
1/8" = 1'-0"



1 ZBA - PROPOSED - LEVEL 3
1/4" = 1'-0"



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REGISTRATIONS:

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LEVEL 3

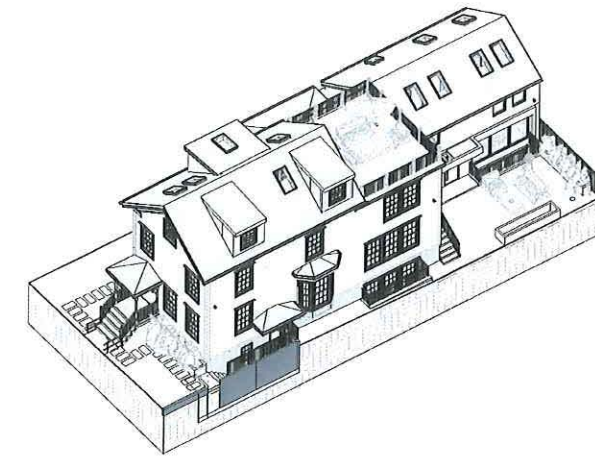
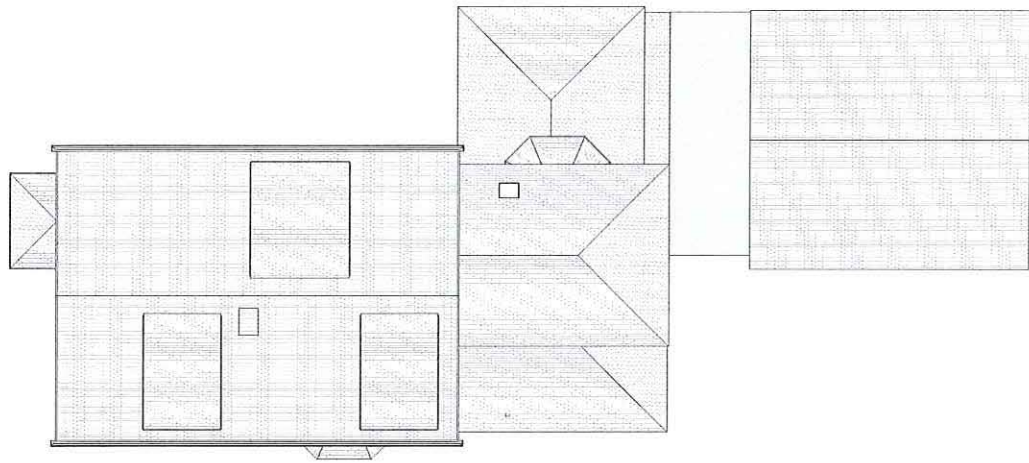
18 CLINTON LP
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ZBA-103

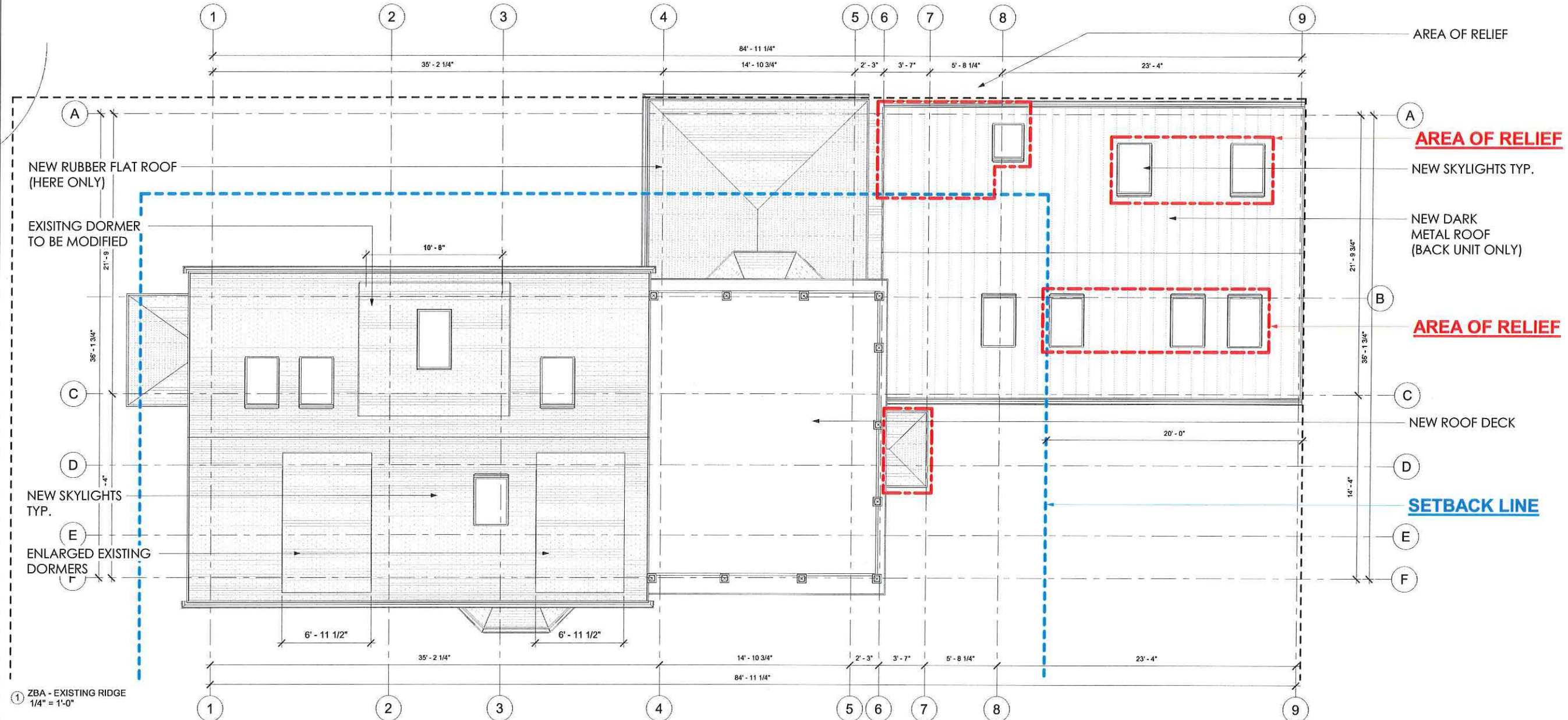
Scale As indicated

ZBA-104 ROOF PLAN



② EXISTING RIDGE - Dependent 1
1/8" = 1'-0"

③ ZBA - AXON - ROOF - PROPOSED



① ZBA - EXISTING RIDGE
1/4" = 1'-0"



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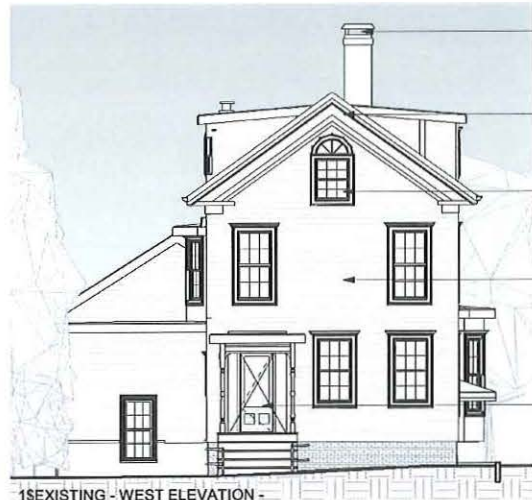
ROOF PLAN

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 18 CLINTON ST.
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Project Status	ZBA SUBMISSION SET
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Drawn by	SKA
Checked by	SKA

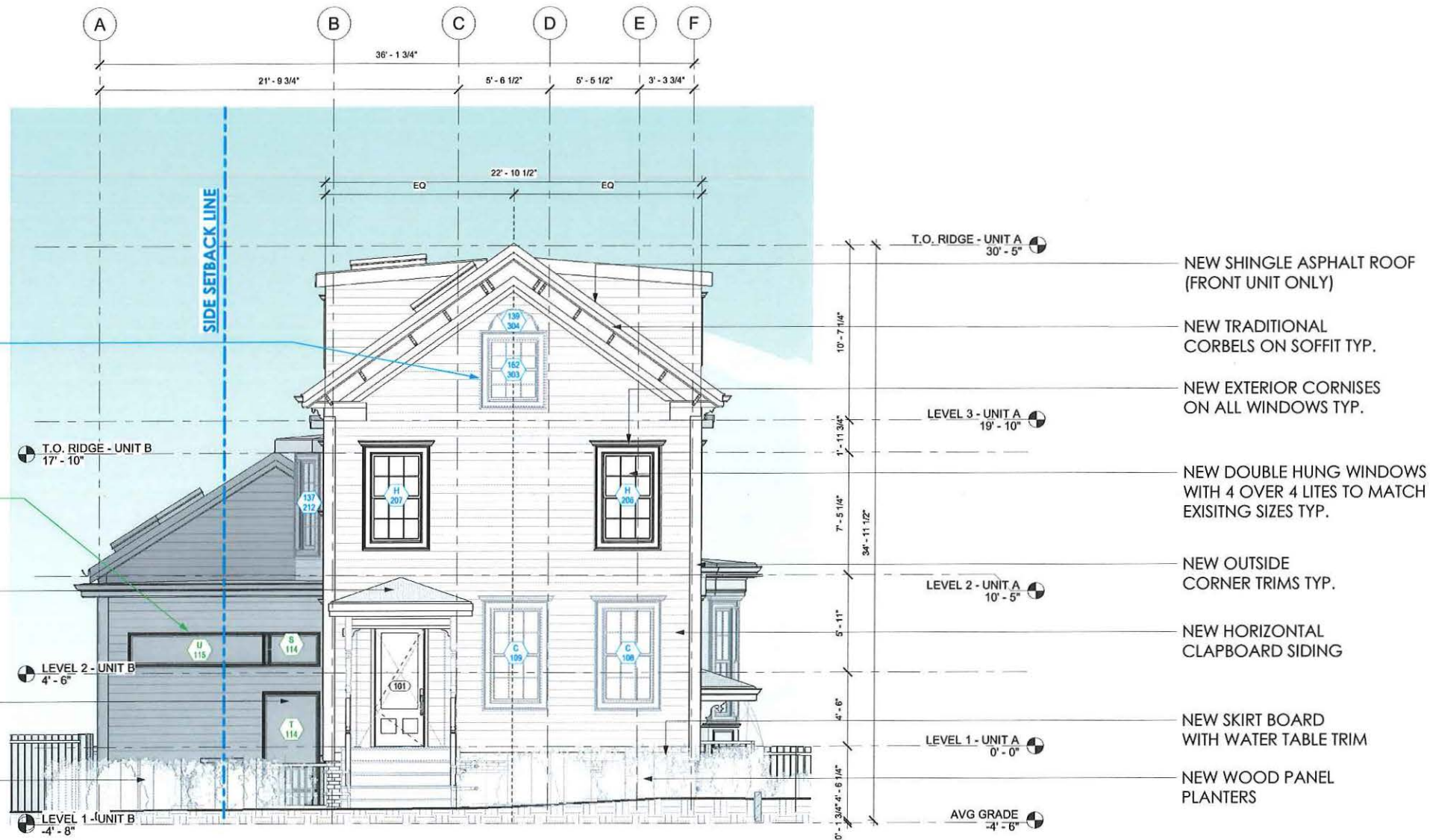
ZBA-104
 Scale As indicated

ZBA-200 ELEVATION WEST



- EXISTING CHIMNEY TO BE REMOVED
- EXISTING SHINGLE ROOF TO BE REMOVED.
- ALL WINDOWS TO BE REMOVED AND REPLACED WITH SIMILAR UNITS.
- EXISTING WOOD SHIGLE SIDING TO BE REMOVE AND REPLACE WITH NEW CLAPBOARD SIDING.
- EXISTING ENTRY TO REMAIN, TO BE REPAIR AS NEEDED AND REFINISHED.

1 EXISTING - WEST ELEVATION -
 Dependent 1
 1/8" = 1'-0"



2 PROPOSED - WEST ELEVATION -
 Dependent 1
 1/4" = 1'-0"



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 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

ELEVATION WEST

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 01/09/2023
 Drawn by Author
 Checked by Checker

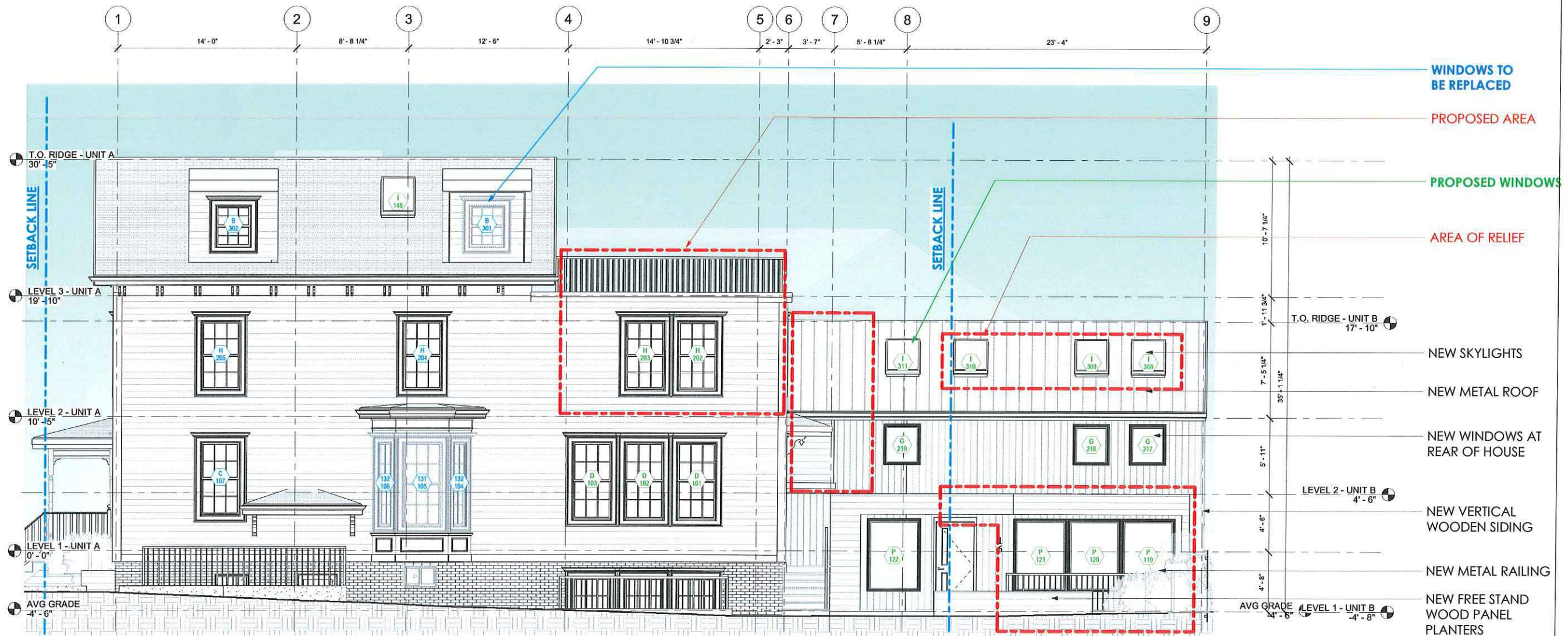
ZBA-200

Scale As indicated

ZBA-201 ELEVATION SOUTH



1\$EXISTING - SOUTH ELEVATION -
 Dependent 1
 1/8" = 1'-0"



2\$PROPOSED - SOUTH ELEVATION -
 Dependent 1
 1/4" = 1'-0"



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REGISTRATIONS:

**NOT FOR
 CONSTRUCTION**

ELEVATION SOUTH

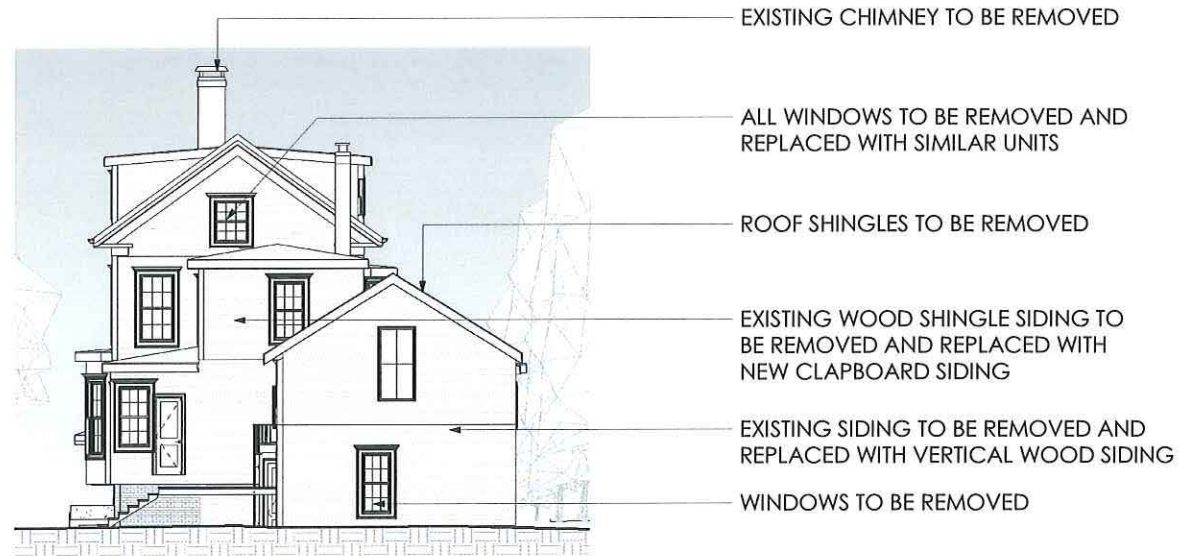
18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 01/09/2023
 Drawn by Author
 Checked by Checker

ZBA-201

Scale As indicated

ZBA-202 ELEVATION EAST



1 EXISTING - EAST ELEVATION -
 Dependent 1
 1/8" = 1'-0"



2 PROPOSED - EAST ELEVATION -
 Dependent 1
 1/4" = 1'-0"



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REGISTRATIONS:

NOT FOR CONSTRUCTION

ELEVATION EAST

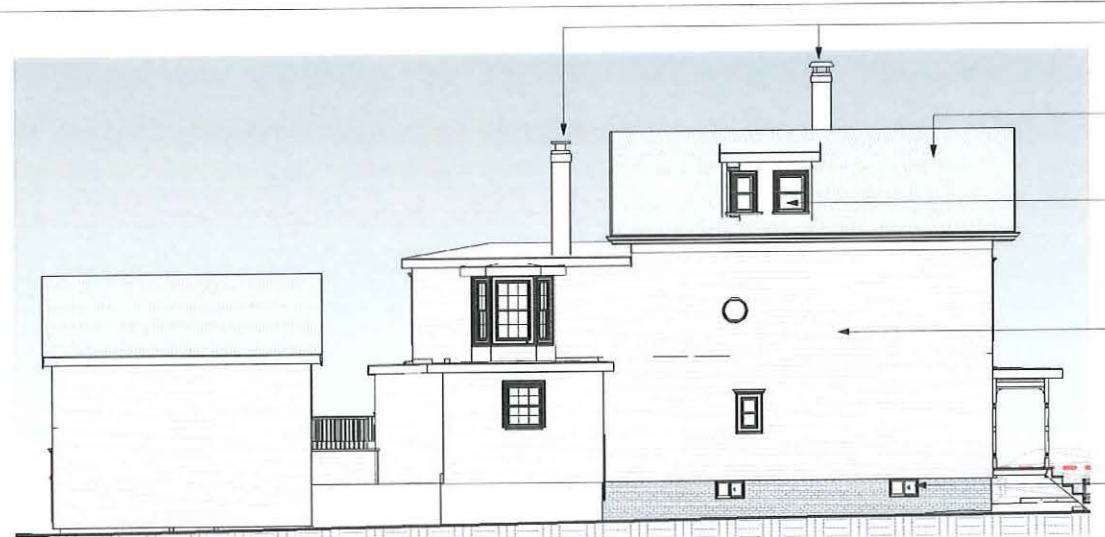
18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	01/09/2023
Drawn by	Author
Checked by	Checker

ZBA-202

Scale As indicated

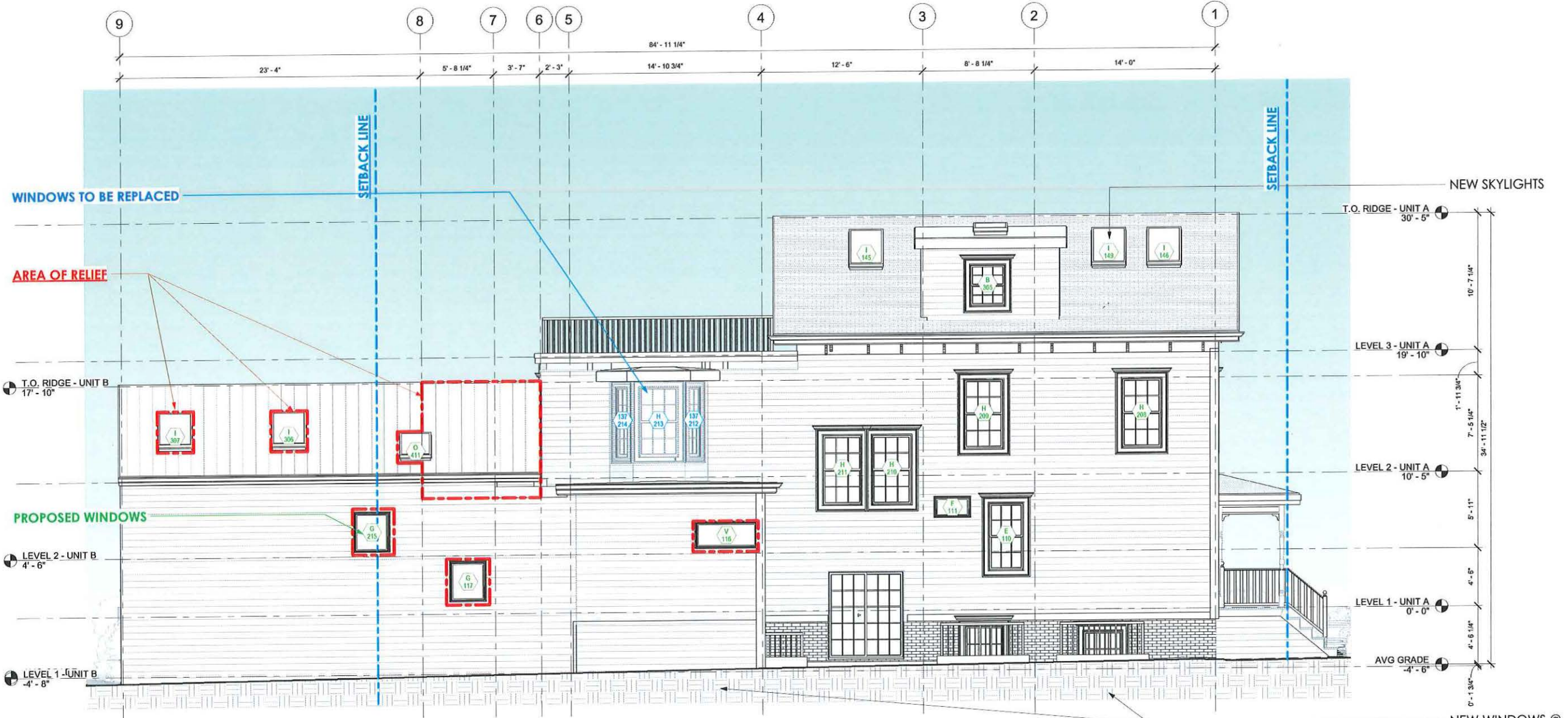
ZBA-203 ELEVATION NORTH



- EXISTING CHIMNEY TO BE REMOVED
- ROOF SHINGLES TO BE REMOVED
- ALL WINDOWS TO BE REMOVED AND REPLACED WITH SIMILAR UNITS
- EXISTING WOOD SHINGLE SIDING TO BE REMOVED AND REPLACED WITH NEW CLAPBOARD SIDING
- WINDOWS TO BE REMOVED AND REPLACED



1SEXISTING - NORTH ELEVATION -
Dependent 1
1/8" = 1'-0"



1SPROPOSED - NORTH ELEVATION -
Dependent 1
1/4" = 1'-0"



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ELEVATION NORTH

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	01/09/2023
Drawn by	Aulhor
Checked by	Checker

ZBA-203

Scale As indicated

END OF PRESENTATION

18 CLINTON ST. EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

QR CODE

18 CLINTON LP

18 CLINTON RESIDENCE

18 CLINTON ST.
CAMBRIDGE, MA 02138

Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	01/09/2023
Drawn by	SKA
Checked by	SKA

ZBA-300

Scale

ZBA-301 PICTURES AND RENDERS

UNIT B



UNIT A

OHP P-1 OHP

P-2

P-3

P-4

P-1



P-2



P-3



P-4



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REGISTRATIONS:

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PICTURES AND RENDERS

18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
Project number 2203-0018
Date 01/09/2023
Drawn by Author
Checked by Checker

ZBA-301

Scale 1/8" = 1'-0"



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EXISTING PLOT PLAN

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status: ZBA SUBMISSION SET
 Project number: 2203-0018
 Date: 01/09/2023
 Drawn by: SKA
 Checked by: SKA

ZBA-303
 Scale: 1 : 140

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

SITE PLAN OF LAND
 LOCATED AT
18 CLINTON STREET
 CAMBRIDGE, MA

DATE: SEPTEMBER 27, 2021 SCALE: 1.0 INCH = 10.0 FEET



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 15, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X
 COMMUNITY PANEL: 25017C0576E
 EFFECTIVE DATE: 06/04/2010

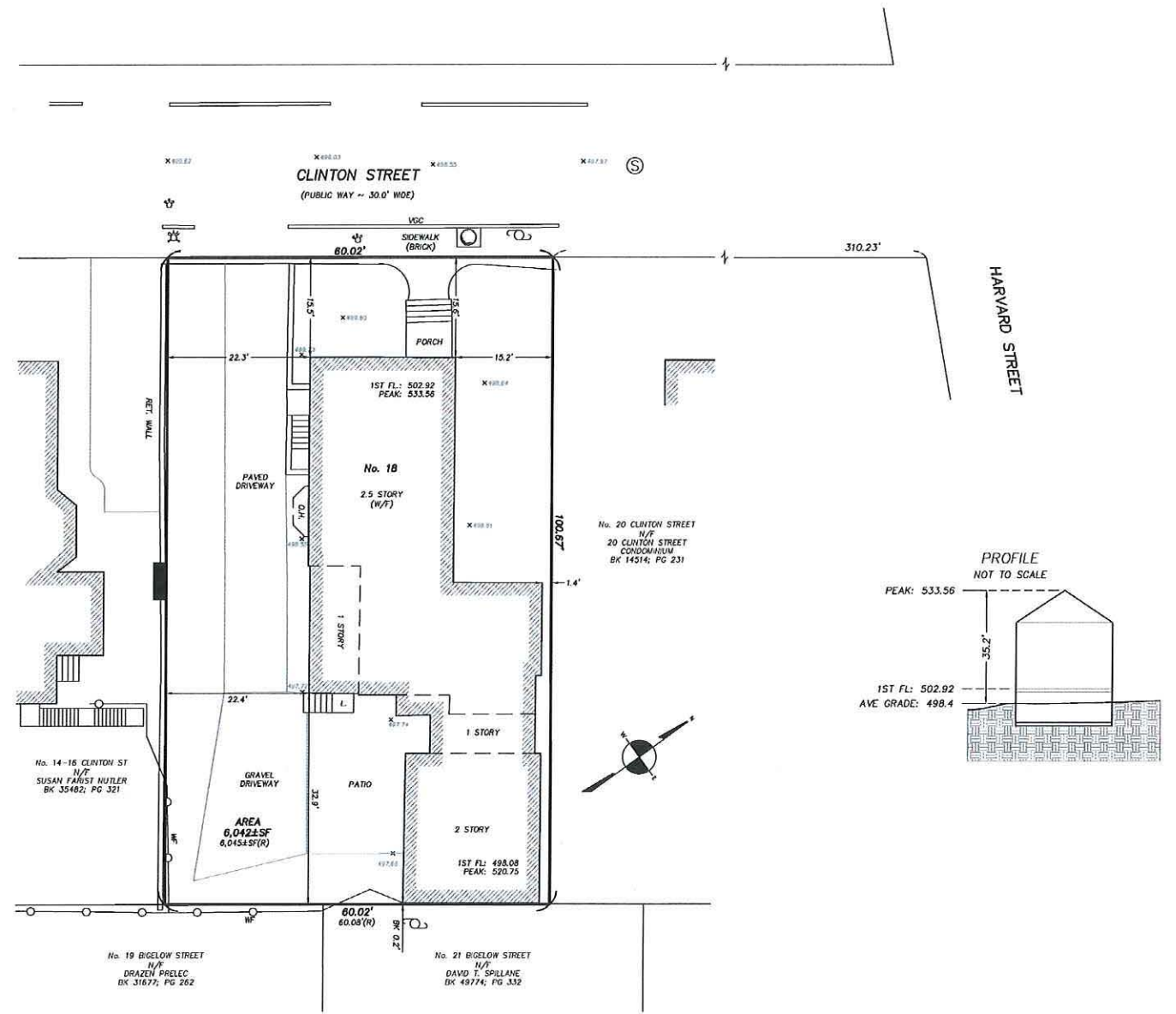
PREPARED FOR:
 OWNER OF RECORD:
 ASHA DANIERE
 280 SOUTH KINGSWAY
 TORONTO, ONTARIO, CANADA

REFERENCES:
 OWNER OF RECORD:
 NIRMAL DANIERE
 18 CLINTON STREET
 CAMBRIDGE, MA 02140

DEED: BK 15003; PG 191
 PLAN: No. 609 OF 2015
 No. 316 OF 1980
 LCC: 4353-A
 11056-A
 13089-A

NOTES:
 MAP/LOT: 118-B
 VERTICAL DATUM: ASSUMED

ZONING:	DISTRICT:	RES. C-1	REQUIRED	EXISTING
FAR	(MAX.)	0.75	-	-
LOT SIZE	(MIN.)	5,000 SF	6,042±SF	-
LOT AREA/DW. UT	(MIN.)	1,500 SF	-	-
LOT WIDTH	(MIN.)	50'	60.02'	-
FRONT SETBACK	(MIN.)	15.5'	-	-
SIDE SETBACK	(MIN.)	1.4"	-	-
REAR SETBACK	(MIN.)	0.2"	-	-
HEIGHT	(MAX.)	35'	35.2'	-



FIELD: JH
 DRAFT: NPP
 CHECK: GCC
 DATE: 09/27/21
 JOB #: 21-00519



Pacheco, Maria

From: Asha Daniere <asha@ashadaniere.com>
Sent: Tuesday, January 3, 2023 4:33 PM
To: Sarah Rhatigan
Cc: Axel Ramirez-Palacios; Samuel Kachmar; Steve Hoheb
Subject: Fwd: 18 Clinton - Letter of support

FYI

----- Forwarded message -----

From: Patricia Wagner <patricialiuwagner@gmail.com>
Date: Tue, Jan 3, 2023 at 4:15 PM
Subject: 18 Clinton - Letter of support
To: Asha Daniere <Asha@ashadaniere.com>
CC: David Wagner <davidswagner@gmail.com>

To: Asha Daniere
Re: [18 Clinton Street, Cambridge, MA 02139](#)

To Whom it May Concern,

Our names are David and Patricia Wagner and we live at [12 Clinton Street](#). We live two buildings away and are **writing to voice our support for Asha's proposed project for 18 Clinton Street.**

Asha has shared with us the plans for the project. The overall transformation will greatly improve the current conditions of the building, which has not been updated in a long time and could benefit from some updates. After reviewing these proposed changes, we feel that these renovations will be a positive improvement to our street and to the overall neighborhood. We have numerous young families on the block with children, and feel the transformation into two larger units (vs six small rental units) could be a beneficial change for the community on the block. As a resident on Clinton Street, I look forward to the completion of this project and welcoming new community members to our street.

My biggest concern has been about professionalism of contractors on-site and site management in executing the project; Asha has emphasized that she will actively ensure this concern will be attended to and monitored to ensure neighborly relations. We hope that she will continue to consider neighbors like us during the construction process, particularly regarding safety with so many children on the block. While construction is never convenient for anyone, we recognize and support her efforts.

Asha has been transparent about her goals to improve her childhood home for the better, and we appreciate her status updates along the way. We worked with SKA (her architect) on our own renovation, and we feel tremendously confident that the ongoing project management and subsequent outcome will be in good hands.

Thank you for your consideration, and appreciate your time.

Best,

Patricia & David Wagner
[12 Clinton Street, Cambridge MA 02139](#)