



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JAN 26 PM 2:15  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 208880**

### General Information

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

Special Permit:   X                        Variance:   X                        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 (6 units)                      **ZONING DISTRICT:** Residence C-1 Zone

### **REASON FOR PETITION:**

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

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

Alterations to a preexisting nonconforming multi-family dwelling and conversion to a two-family dwelling, including additions and new window wells within setbacks and an increase in calculated Height.

New and modified windows/doors within setbacks.

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

- Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000      Section: 8.22.3 (Alteration to a Non-Conforming Structure).
- Article: 10.000    Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).
- Article: 8.000      Section: 8.22.2.c & 8.22.1.d (New or modified windows)

Original  
Signature(s):

(Petitioner (s) / Owner)

*Sarah Like Rhatigan, on behalf of Petitioner*

(Print Name)

Address:  
Tel. No.

Trilogy Law LLC, 12 Marshall St. Boston MA  
617-543-7009

02/28

**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**

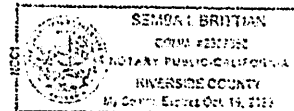
By:   
Name: **Asha Daniere**  
Title: **President and Treasurer**

\*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 7<sup>th</sup> day of ~~November~~, 2022, and made oath that the above statement is true. December

Semba J. Brittan 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.



## **BZA Application Form**

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

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

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

#### **BACKGROUND AND INTRODUCTION:**

The property, located in a Residence C-1 District, has for several decades been used as a six-unit apartment building. The building needs substantial updates and improvements. Prior modifications over the decades have resulted in an unusual (and unworkable) interior layout of rooms and an inefficient use of space. The Petitioner wishes to renovate and convert to a two-family home. Originally built in approximately 1856, the property is preexisting, nonconforming as to its use (as a six-unit multi-family) and its dimensional characteristics including the Gross Floor Area/Floor Area Ratio, height, and setbacks (left and rear).

The Petitioner's proposed alterations will improve the property's current nonconformities. A two-family use is conforming to the C-1 District's requirements for lot size per dwelling unit. The proposed total Gross Floor Area (GFA) of 0.74 will comply with maximum Floor Area Ratios (FAR) and the property will continue to comply with Open Space requirements for the District.

Certain modifications (modest additions and new window wells) to portions of the building that are already nonconforming within the setbacks would require a variance, however. Additionally, since the new window wells change the calculation of the average grade around the perimeter of the structure, this results in a technical increase in the calculated Height of the structure (per ISD's interpretations). However, it should be noted that there will be no increase in the height of the structure. Finally, it should also be noted that none of the proposed alterations will create any new nonconformities.

The property was originally constructed as a single-family structure (per Historical Commission records). If the property had not later been modified over the years to its present use as a six-unit building, it would qualify for a special permit under Section 8.22.2.d (for minor alterations to non-conforming two-family structures).

#### **LITERAL ENFORCEMENT WOULD INVOLVE SUBSTANTIAL HARDSHIP REQUIRING VARIANCE:**

This mid-19<sup>th</sup> Century structure is of a unique and unusual shape, due to the modifications that have been made to what was once a main house and rear horse carriage. Floor elevations vary from the front to the rear of the now-combined structure. The rear horse carriage portion of the building sits very close to the left and rear lot lines, meaning that any modifications to this area of the building will require a variance. The aging structure is in disrepair and in need of substantial renovation. The existing use as a six-unit building is not ideal, with the existing relatively small and outdated unit configurations. Necessary renovations will be extremely costly. The modest additions and proposed window wells (to allow for code-compliant and livable space in the basement) are necessary for the financial and practical feasibility of the overall project. The Petitioner would for these reasons face substantial hardship if the Board were to deny a variance. A literal enforcement of the Ordinance in this instance would result in severely constraining the ability of the Petitioner to renovate, improve and modestly expand the existing structure in order to provide for updated, code-compliant, and improved residential units within the existing historic structure.

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

The hardship described in this application is owing to the following unique circumstances: (a) the oddly-shaped, multiple-level, mid-19<sup>th</sup> Century historic structure that was originally constructed as a single-family structure and separate horse carriage in the rear, (b) the interior that has been modified over decades to allow for six-

units, (c) the location of the structure the rear portion of which lies very close to the left and rear lot lines, and (d) the property is subject to the jurisdiction of the Mid-Cambridge Neighborhood District Commission which puts constraints on exterior modifications to the front portion of the home. These circumstances are extremely unique to this property and generally do not affect other properties in these zoning districts. Due to its age and substandard conditions, the necessary improvements and upgrades to the structure will be extremely costly. The renovations, modest additions, and construction of window wells (to allow code-compliant livable space in the basement) are necessary to make the project financially feasible. Constrained by the combination of hardship factors described here, the Petitioner's options for renovations and modest expansion are extremely limited.

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

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

The variance relief being requested is modest, does not entail any allowance of new nonconformities, but merely allows for small additions and window wells within already nonconforming setbacks. The window wells are largely obscured on the left side and are consistent with existing conditions on the right side, and therefore will have no negative impacts for the public. The modest additions and new window wells will be unobtrusive and consistent with conditions seen throughout the densely built neighborhood. There is no detriment to the public good in granting this minimal relief. In addition, the project results in bringing this property into greater zoning compliance, both with respect to the density and use by allowing for the conversion from a 6- to a 2-family property and resulting in a GFA/FAR that meets C-1 requirements.

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

Consistent with the stated intent and purpose of the Ordinance, as detailed in Section 1.30 of Article 1.000 Preamble of the Zoning ordinance as well as M.G.L Ch. 40A Zoning Section 10 Variances, the proposed project will:

- Encourage the rational use of land throughout the city, including the encouragement of appropriate economic development;
- Create quality housing within close proximity to public transportation, for the benefit of the neighborhood;
- Not substantially impact the abutters, the established neighborhood character of this residential block in Mid-Cambridge, nor cause congestion hazard, or negative impacts in terms of traffic or patterns of access or egress;
- Not result in use or activity not otherwise permitted in the Ordinance;
- Not result in negative impacts listed in Section 1.3 regarding traffic, population density, blight and pollution;
- and
- Encourage the preservation of and reuse of preexisting structures.

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

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A 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 project otherwise complies with requirements of the Ordinance. 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 proposed new, modified, and/or enlarged windows and 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.

Left-side windows will be largely unseen by neighbors. And the rear window modifications and locations were located so as to avoid impacts on privacy for the rear neighbor.

The project meets the general special permit criteria in that it will not substantially impact the established neighborhood character, nor cause congestion hazards, or negative impacts in terms of traffic generated or patterns of access or egress.

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.

**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 renovations 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 windows within setbacks that are in keeping with the customary style of historic buildings and consistent with the neighborhood uses and beneficial in providing a much-needed, quality housing for the benefit of the District. It should also be noted that the project plans were reviewed and approved by the Mid-Cambridge Neighborhood District Commission pursuant to a Certificate of Appropriateness issued on September 7, 2022.

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

Date: \_\_\_\_\_

**BZA Application Form**

**DIMENSIONAL INFORMATION**

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

**Present Use/Occupancy:** Multi-family (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>	
<b>TOTAL GROSS FLOOR AREA:</b>		5,780 sf	4,450 sf	4,531 sf (max)	(max.)
<b>LOT AREA:</b>		6,042 sf	6,042 sf	5,000 sf (min)	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		0.96	0.74	0.75	
<b>LOT AREA OF EACH DWELLING UNIT</b>		1,007 sf	3,021 sf	1,500 sf (min)	
<b>SIZE OF LOT:</b>	WIDTH	60.02 ft	60.02 ft	50.0 ft	
	DEPTH	100.67 ft	100.67 ft	n/a	
<b>SETBACKS IN FEET:</b>	FRONT	15.5 ft	15.5 ft	10.0 ft	
	REAR	0.2 ft	0.2 ft	20 ft	
	LEFT SIDE	15.5 ft (front) and 1.4 ft (rear)	15.5 ft (front) and 1.4 ft (rear)	7.5 ft (min)	
	RIGHT SIDE	22.3 ft to structure (19.0 to window well)	22.3 ft to structure (19.0 to window well)	7.5 ft	
<b>SIZE OF BUILDING:</b>	HEIGHT	35.2 ft	36.0 ft	35.0 ft	
	WIDTH	22.5 ft and 36.2 ft	22.5 ft and 36.2 ft	n/a	
	LENGTH	85.0 ft	85.0 ft	n/a	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		0.46 (0.24 complies with Sec. 5.22.1)	0.46 (0.24 complies with Sec. 5.22.1)	0.30 (0.15 complies with Sec. 5.22.1)	
<b>NO. OF DWELLING UNITS:</b>		6	2	4 (max)	
<b>NO. OF PARKING SPACES:</b>		4	4	0	
<b>NO. OF LOADING AREAS:</b>		0	0	0	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		n/a	n/a	n/a	

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

The project will utilize customary wood frame 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.



# 18 CLINTON RESIDENCE

ZBA SUBMISSION SET

01/17/2023

18 CLINTON LP

18 CLINTON ST.  
CAMBRIDGE, MA 02138



PROJECT #: **2203-0018**

ARCHITECT:

CLIENTS:

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:

**SAM KACHMAR**

ARCHITECTS

(p) 617-800-6223

www.SKA-MA.com

357 HURON AVE.

CAMBRIDGE MA, 02138

18 CLINTON LP

N/A

N/A



© 2023 SAM KACHMAR ARCHITECTS

**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

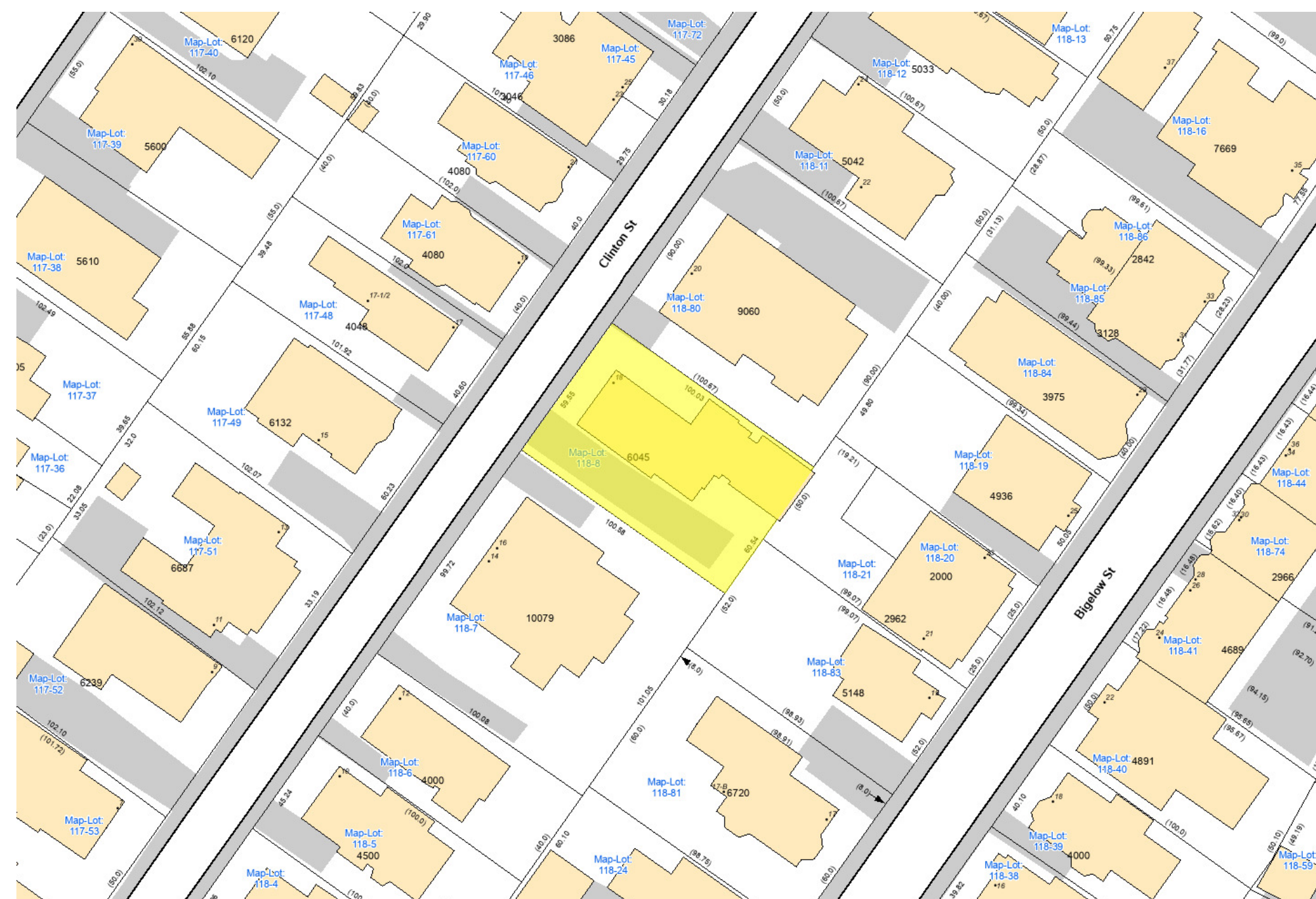


# ZBA-001 GENERAL NOTES

## ABBREVIATIONS

#	NUMBER OR POUND	L	LENGTH
&,+	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	MISD	MISDEAD
CF	CUBIC FEET	MTL	METAL
CI	CUBIC INCHES	N	NORTH
CJ	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
EO	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	UNCL	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		

② 1\$MATERIALS  
1 1/2" = 1'-0"



	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

③ 1\$SYMBOLS  
1 1/2" = 1'-0"

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

- 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-S5
- 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	01/17/2023
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**ZBA-001**  
 Scale 1 1/2" = 1'-0"



EXISTING SITE AXON



PROPOSED SITE AXON



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**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 01/17/2023  
 Drawn by SKA  
 Checked by SKA

**ZBA-002**

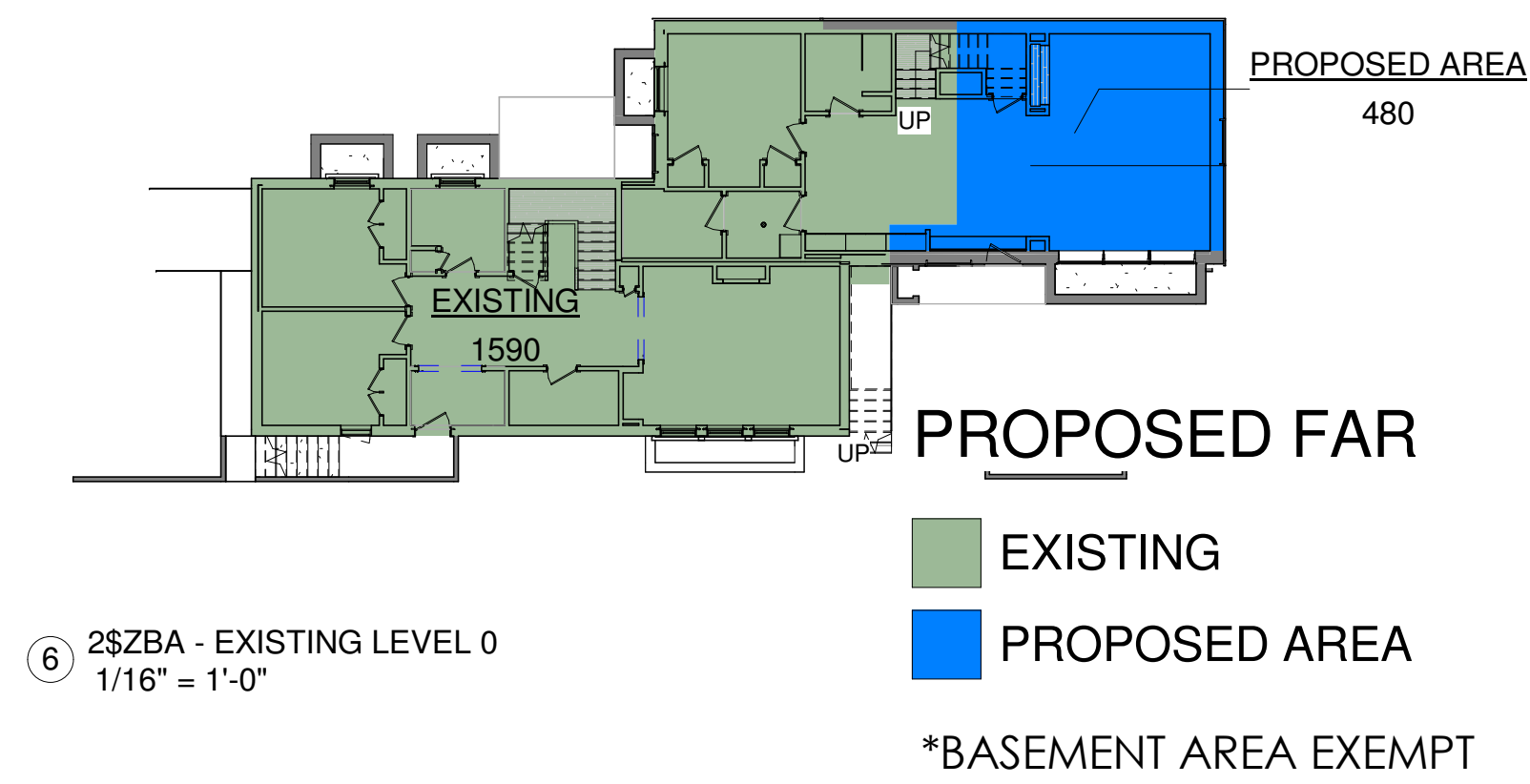
Scale



# ZBA-003 AREA PLANS



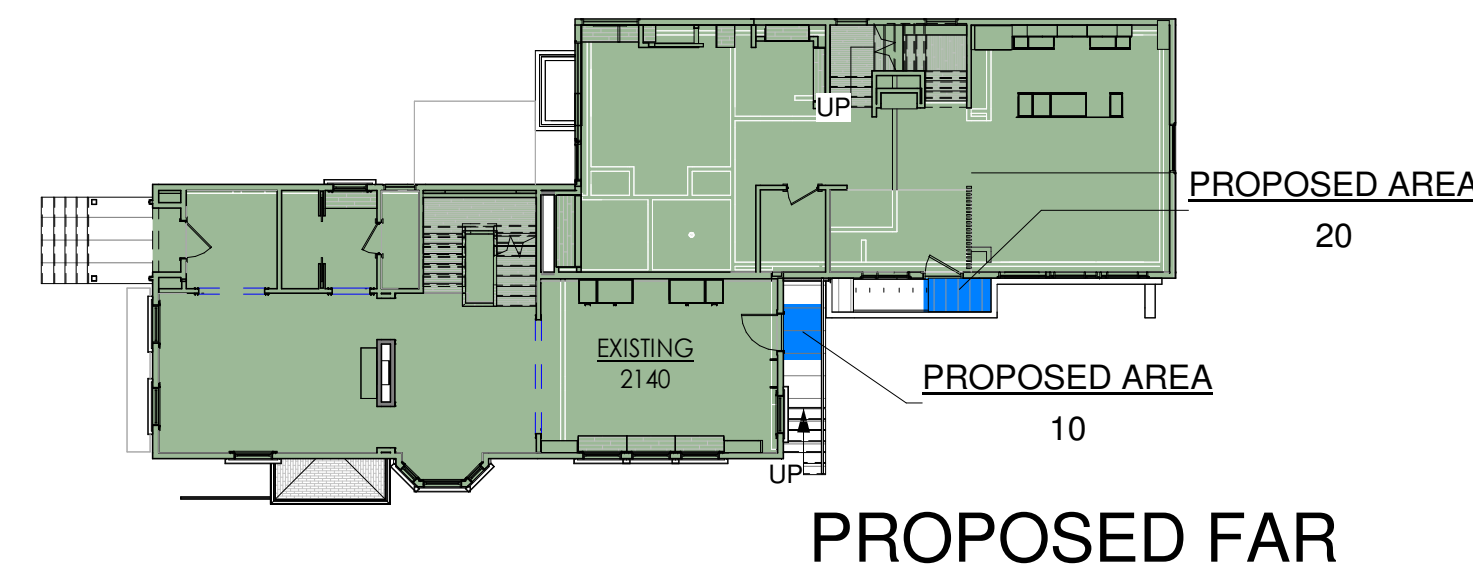
② 1\$ZBA - EXISTING LEVEL 0  
1/16" = 1'-0"



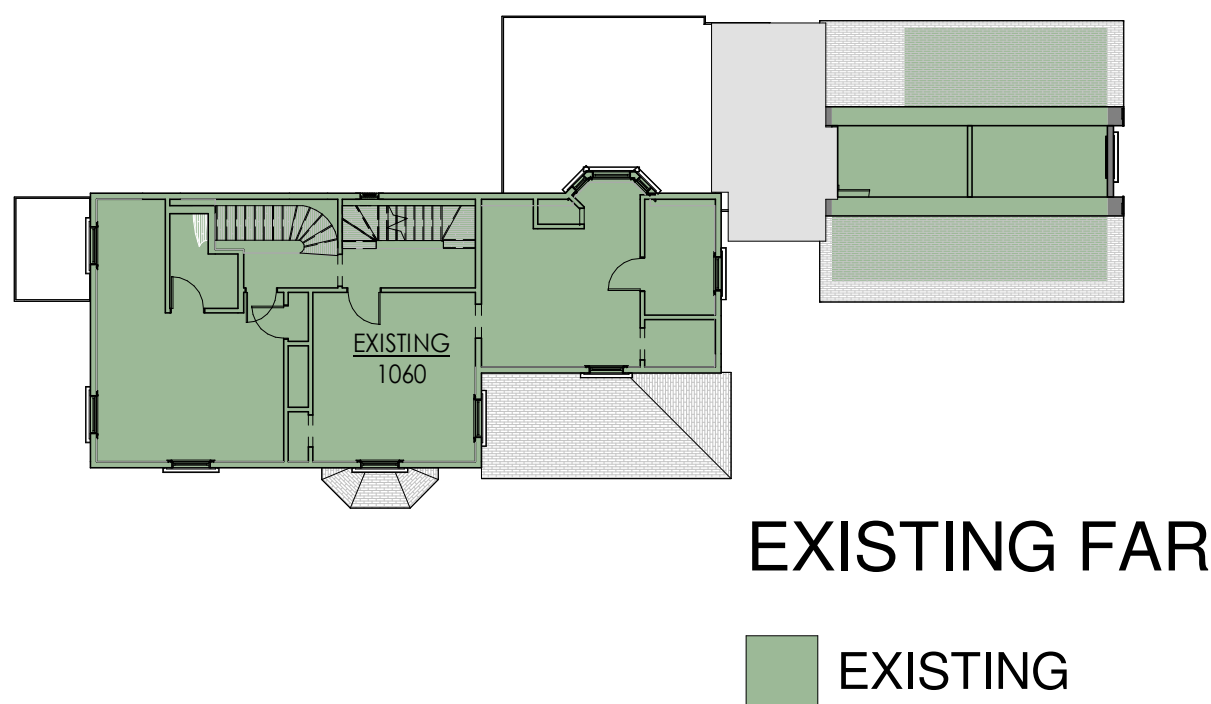
⑥ 2\$ZBA - EXISTING LEVEL 0  
1/16" = 1'-0"



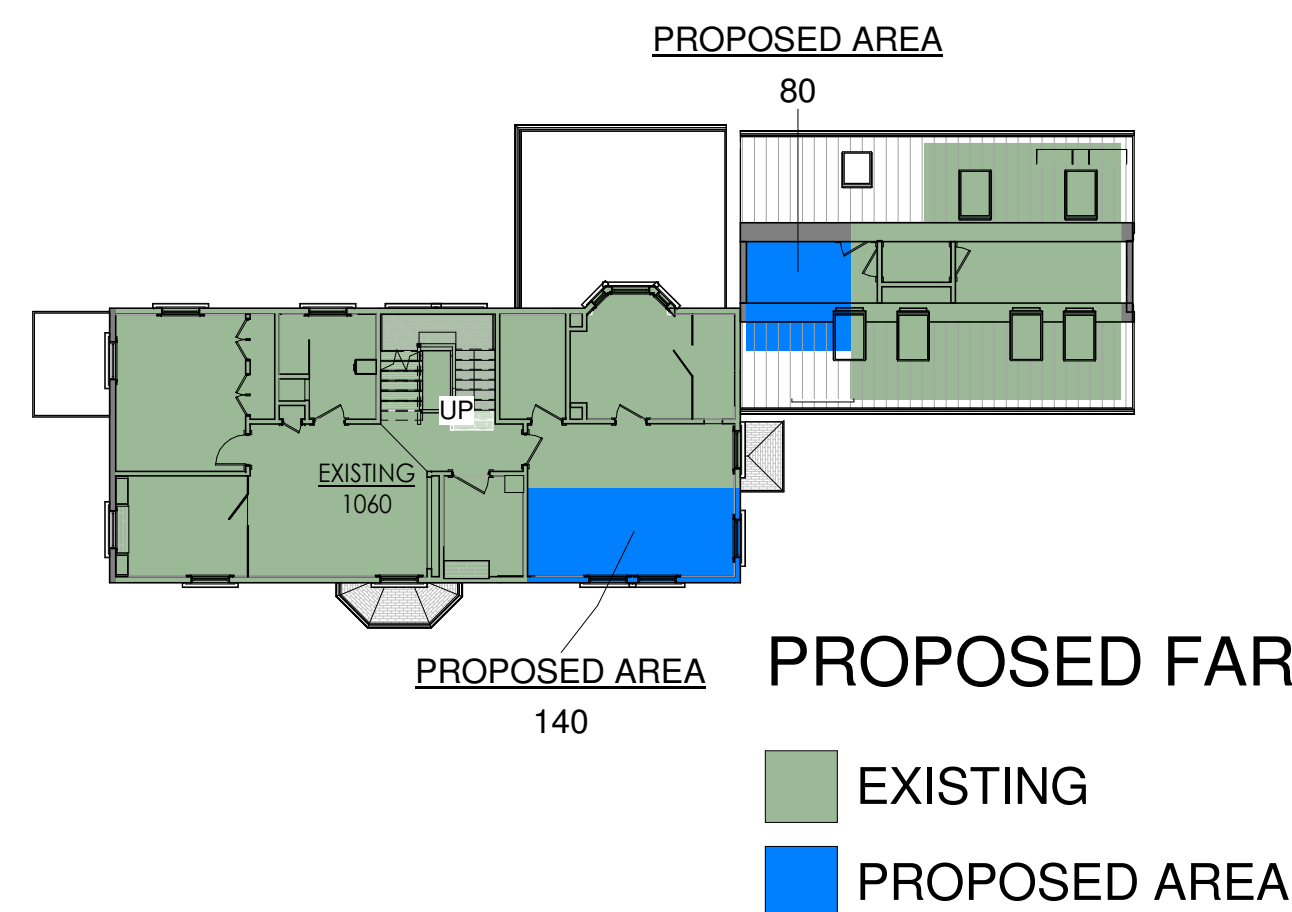
③ 1\$ZBA - EXISTING LEVEL 1  
1/16" = 1'-0"



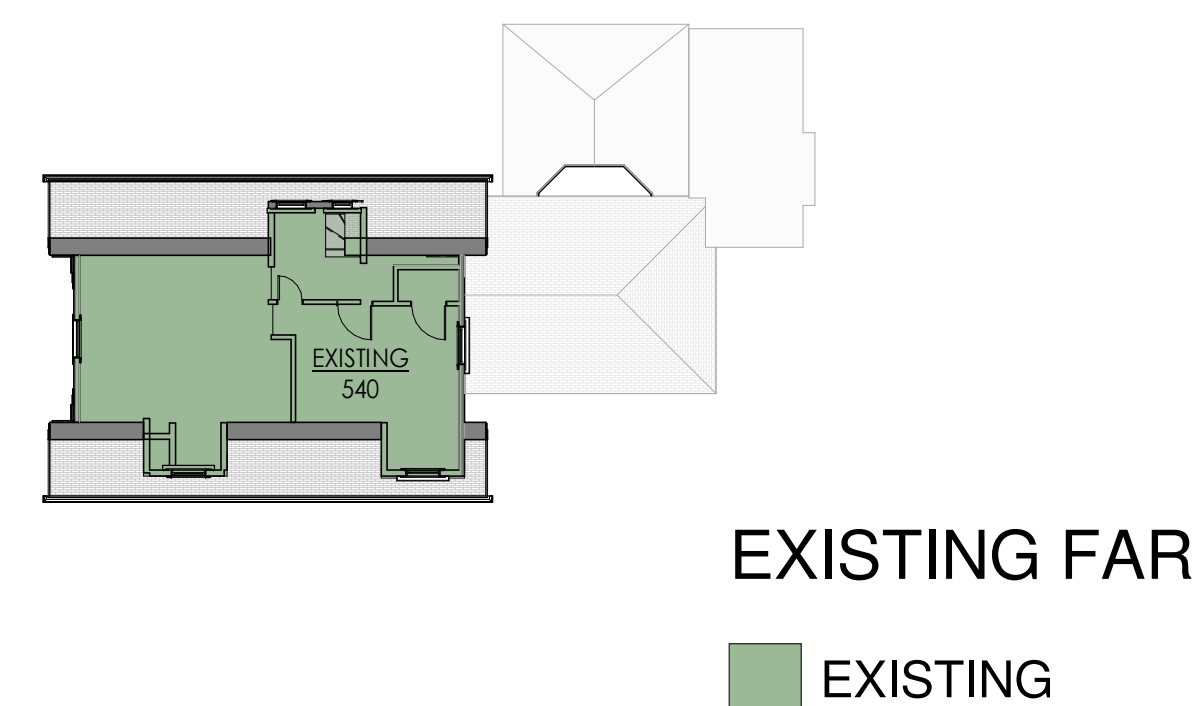
⑦ 2\$ZBA - EXISTING LEVEL 1  
1/16" = 1'-0"



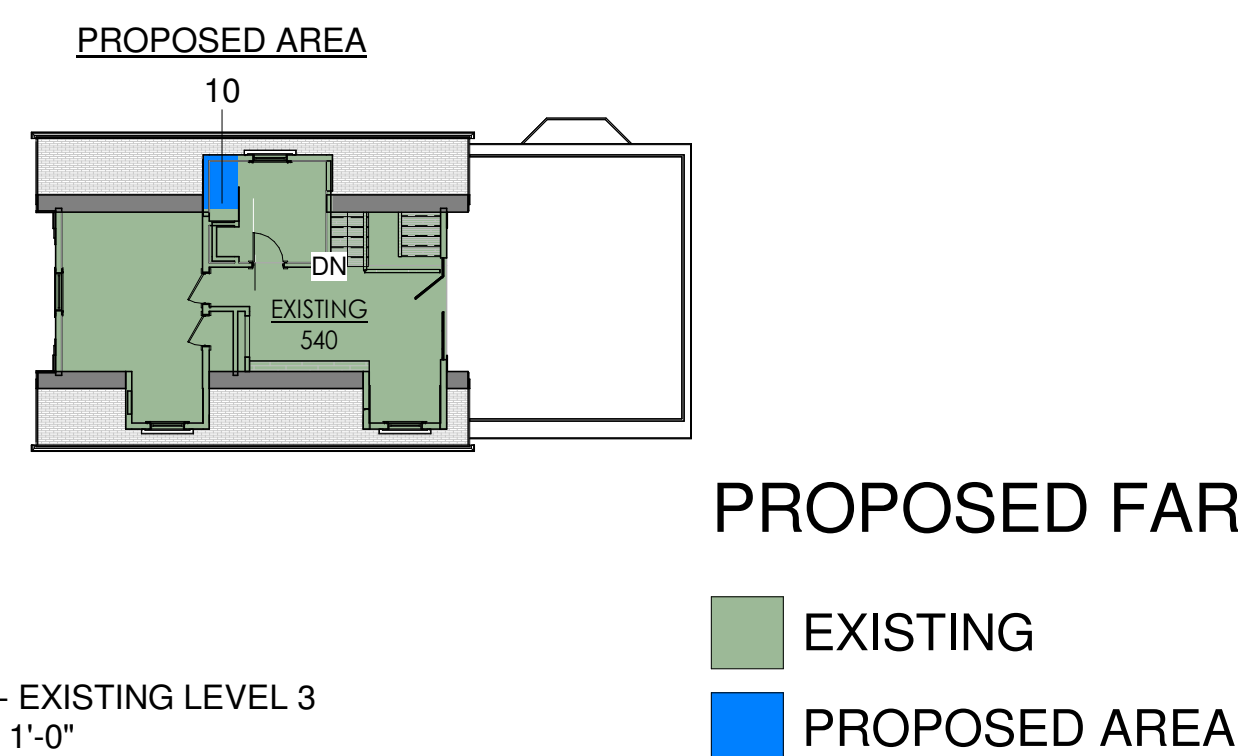
④ 1\$ZBA - EXISTING LEVEL 2  
1/16" = 1'-0"



⑧ 2\$ZBA - EXISTING LEVEL 2  
1/16" = 1'-0"



⑤ 1\$ZBA - EXISTING LEVEL 3  
1/16" = 1'-0"



⑨ 2\$ZBA - 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	1500 SF
LEVEL 3	EXISTING	540 SF
		5770 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%

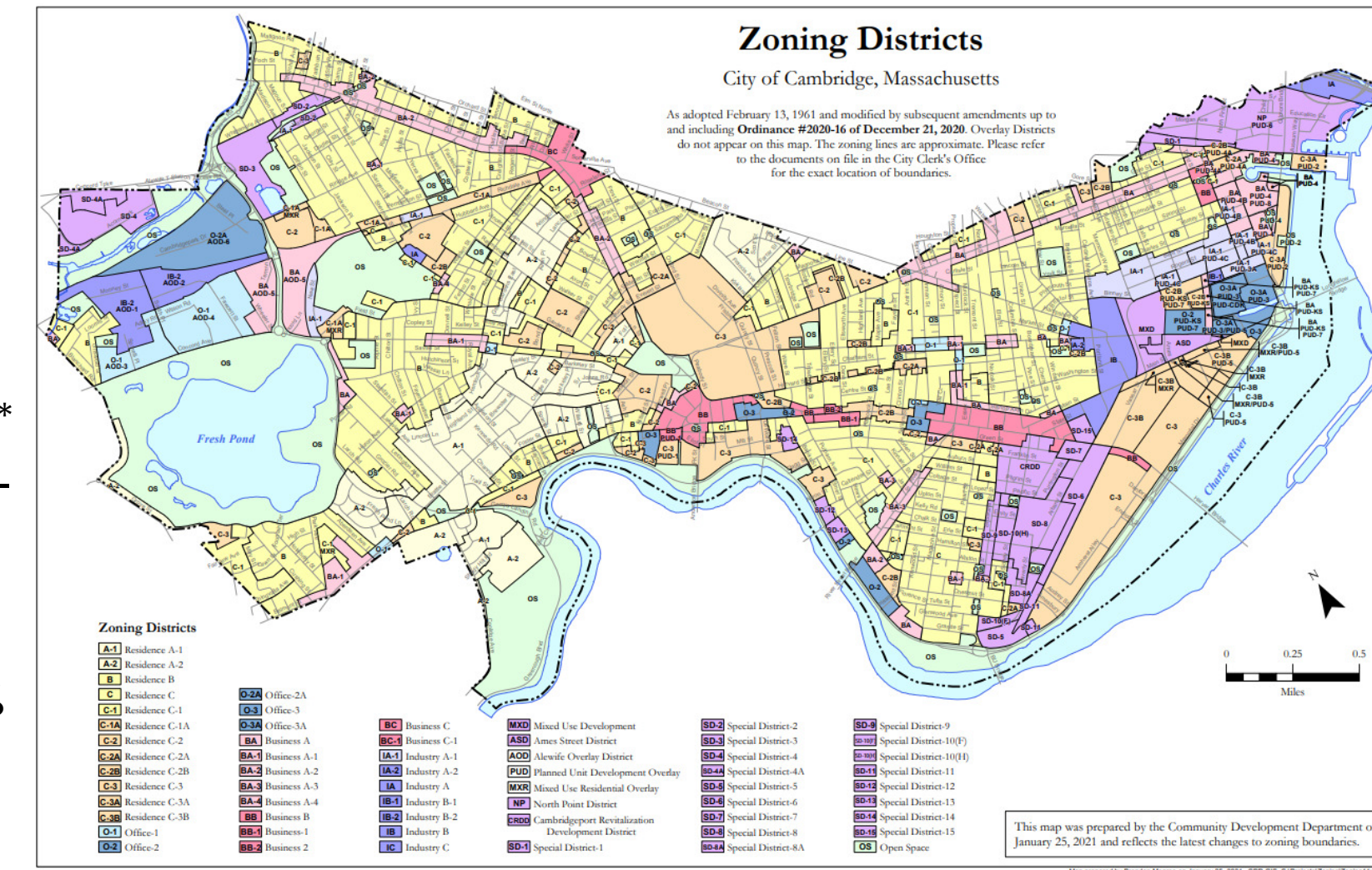
PROPOSED FAR CALCULATIONS		
Name	Name	Area
LEVEL 1	EXISTING	2140 SF
LEVEL 2	EXISTING	1510 SF
LEVEL 3	EXISTING	540 SF
		4190 SF

LEVEL 1 PROPOSED AREA: 30 SF  
LEVEL 2 PROPOSED AREA: 220 SF  
LEVEL 3 PROPOSED AREA: 10 SF  
260 SF  
4450 SF  
**\*BASEMENT EXEPT**

EXISTING ABOVE GRADE FAR: 4190 SF  
BASEMENT FAR: 0 SF\*\*  
**\*\*BASEMENT EXEMPT**  
ADDITIONAL ABOVE GRADE FAR: 260 SF

**TOTAL PROPOSED FAR: 4450 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 EXEPT

### OPEN SPACE CALCULATIONS

LOT AREA= 6,042 SF

REQUIRED OPEN SPACE: 30%

EXISTING OPEN SPACE: 45.9%

PROPOSED OPEN SPACE: 45.9%

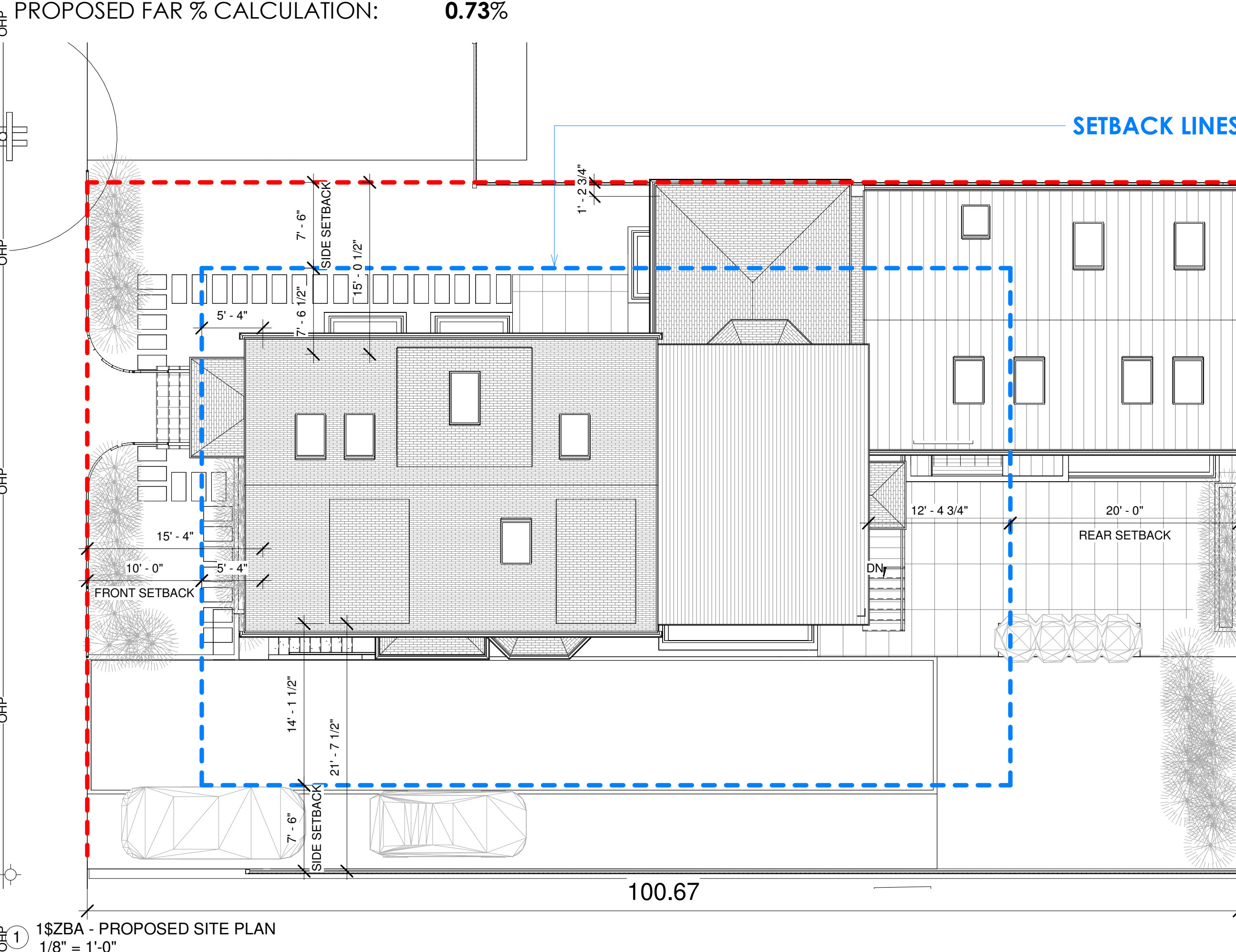
### BUILDING HEIGHT

REQUIRED BUILDING HEIGHT: 35'-0"

EXISTING BUILDING HEIGHT: 35'-2"

PROPOSED BUILDING HEIGHT: 35'-2"

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



① 1\$ZBA - PROPOSED SITE PLAN  
1/8" = 1'-0"



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AREA PLANS

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

Project Status ZBA SUBMISSION SET  
Project number 2203-0018  
Date 01/17/2023  
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**ZBA-003**

Scale As indicated

1/17/2023 1:34:16 PM



EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW 1

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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Scale





EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW 2

18 CLINTON LP

18 CLINTON RESIDENCE

18 CLINTON ST.  
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Project Status	ZBA SUBMISSION SET
Project number	2203-0018
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Scale





EXISTING STREET VIEW



PROPOSED STREET VIEW



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REGISTRATIONS:

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STREET VIEW 3

18 CLINTON LP

18 CLINTON RESIDENCE

18 CLINTON ST.  
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Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	01/17/2023
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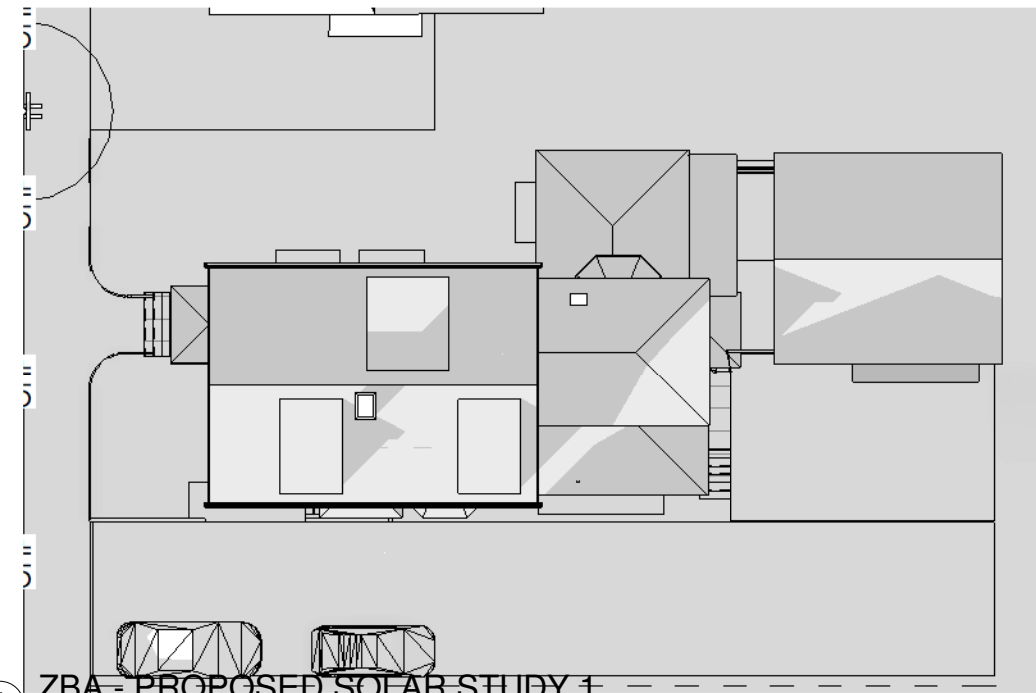
**ZBA-006**

Scale



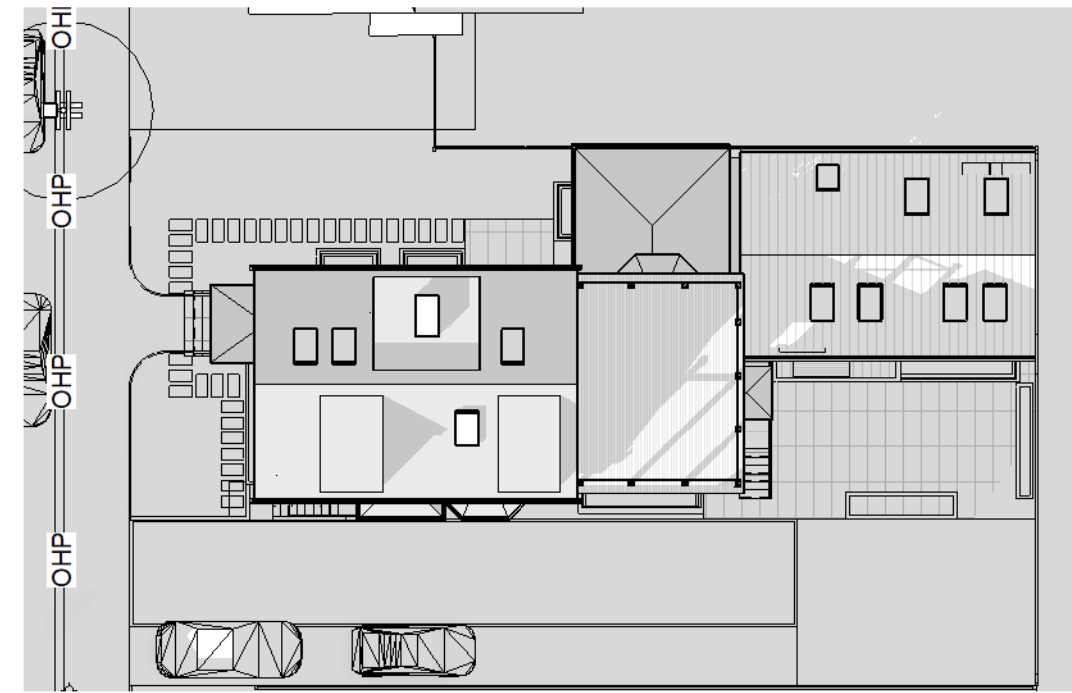
**WINTER SOLSTICE - EXISTING**

**AFTERNOON - 3PM**



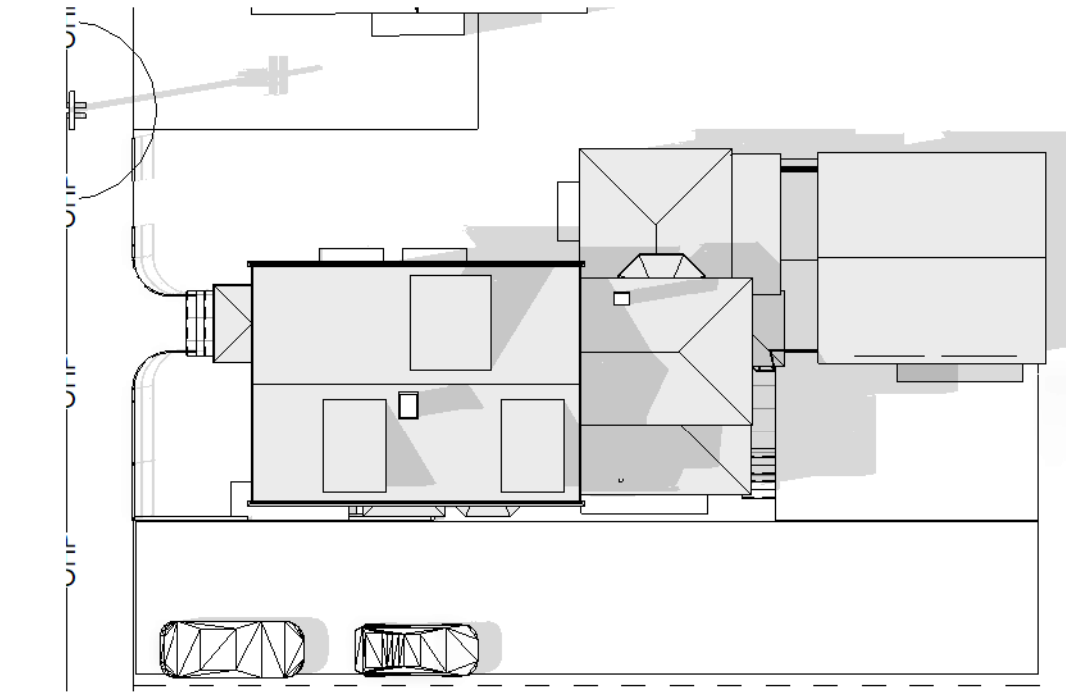
① ZBA - PROPOSED SOLAR STUDY 1  
3/64" = 1'-0"

**WINTER SOLSTICE - PROPOSED**



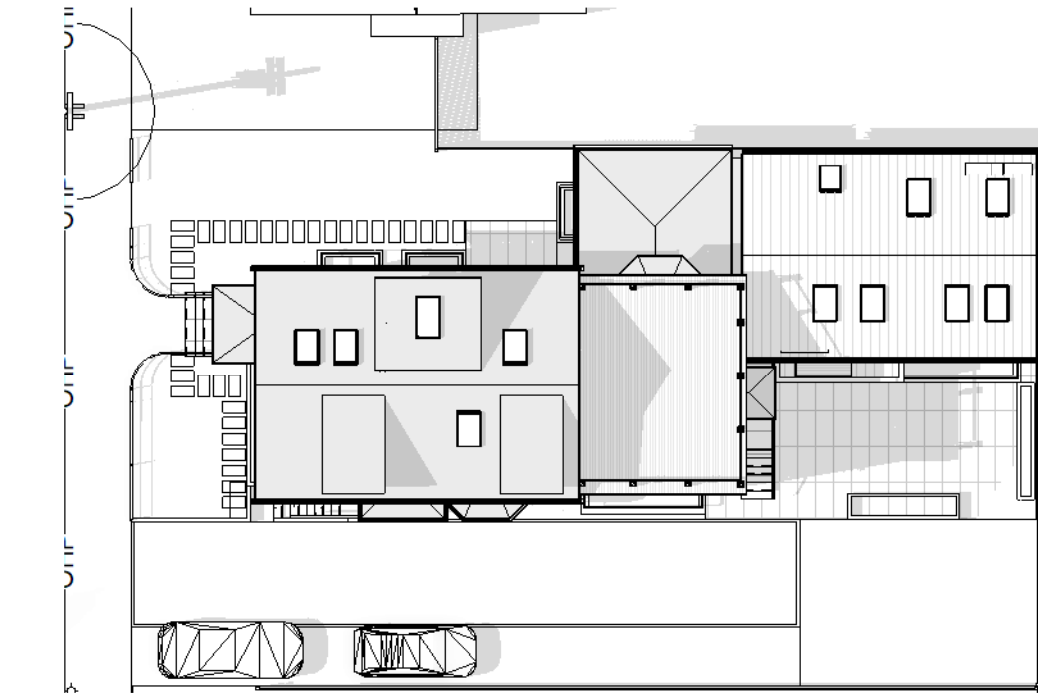
② ZBA - PROPOSED SOLAR STUDY 2  
3/64" = 1'-0"

**SUMMER SOLSTICE - EXISTING**



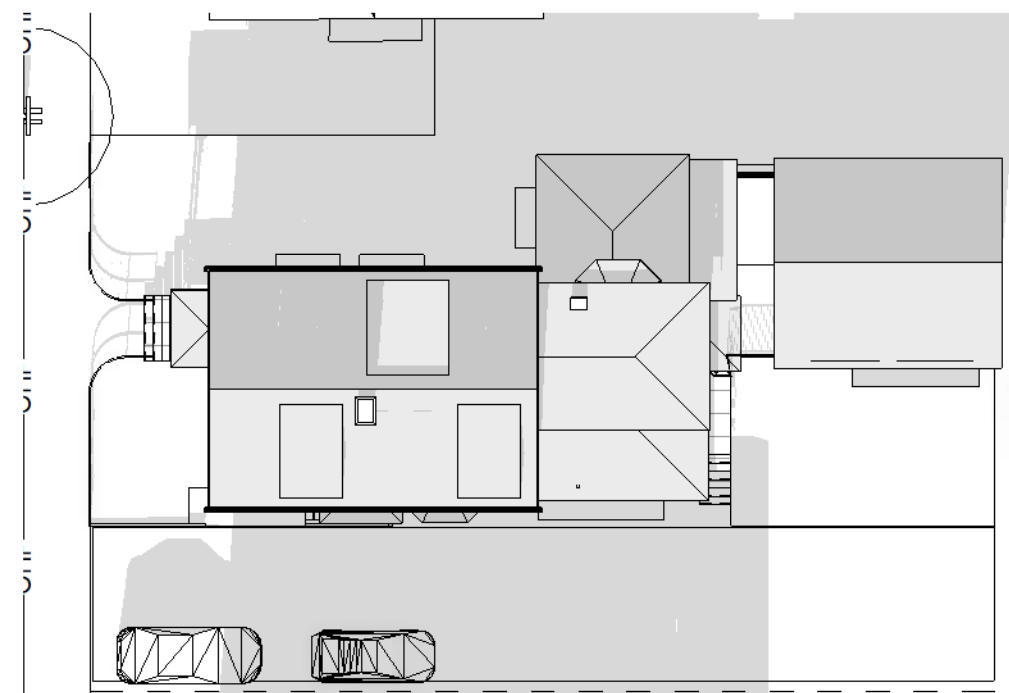
③ ZBA - PROPOSED SOLAR STUDY 3  
3/64" = 1'-0"

**SUMMER SOLSTICE - PROPOSED**

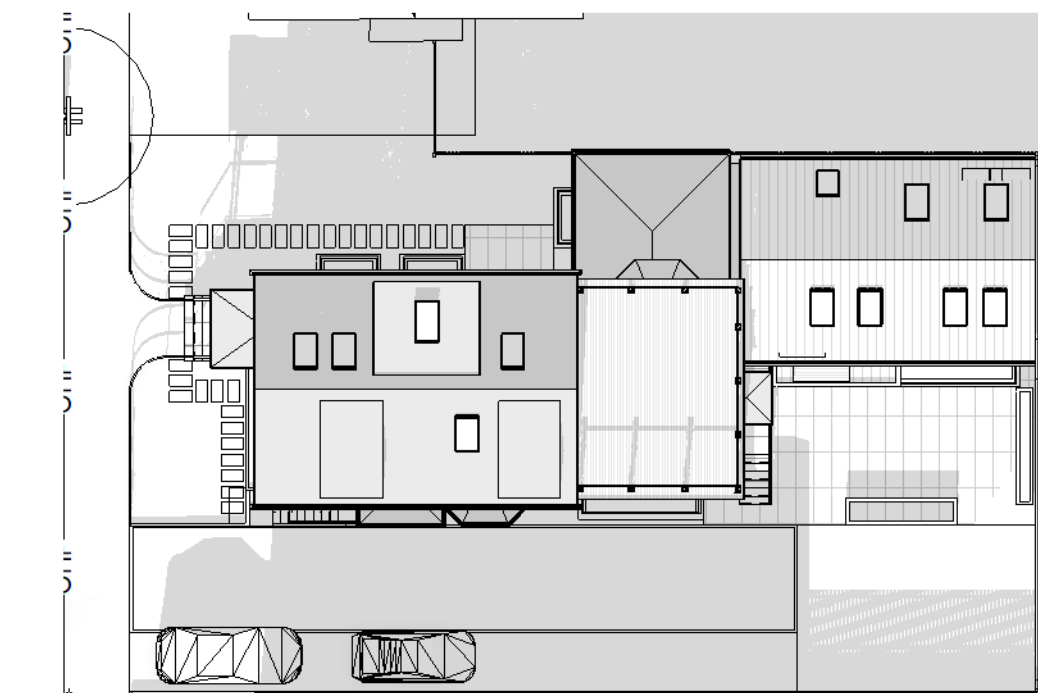


④ ZBA - PROPOSED SOLAR STUDY 4  
3/64" = 1'-0"

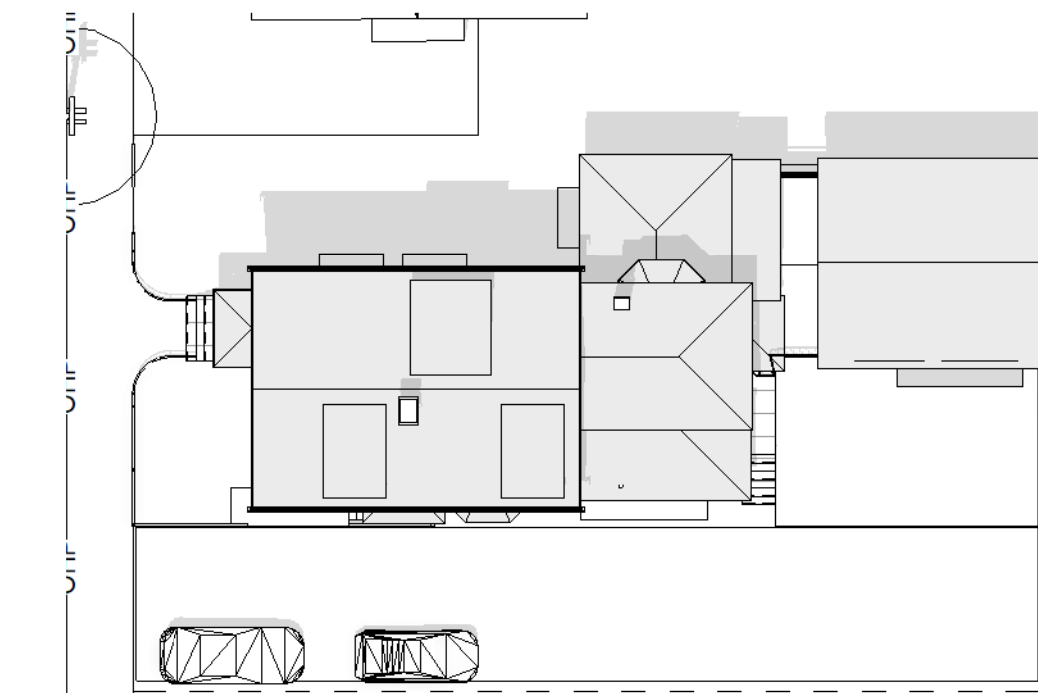
**NOON - 12PM**



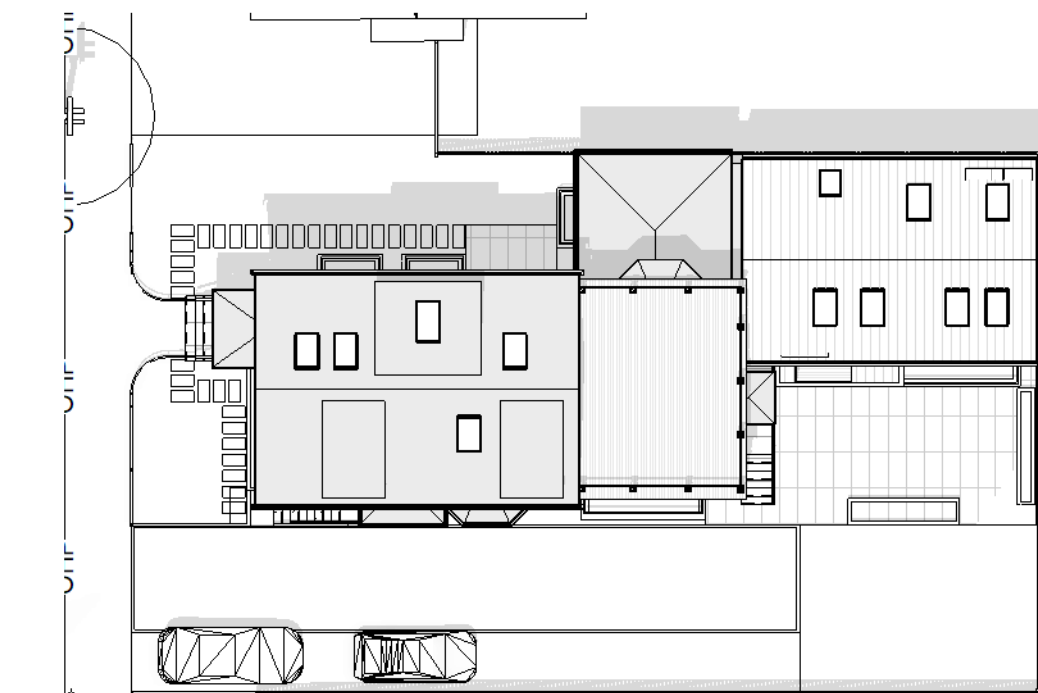
⑤ ZBA - PROPOSED SOLAR STUDY 5  
3/64" = 1'-0"



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

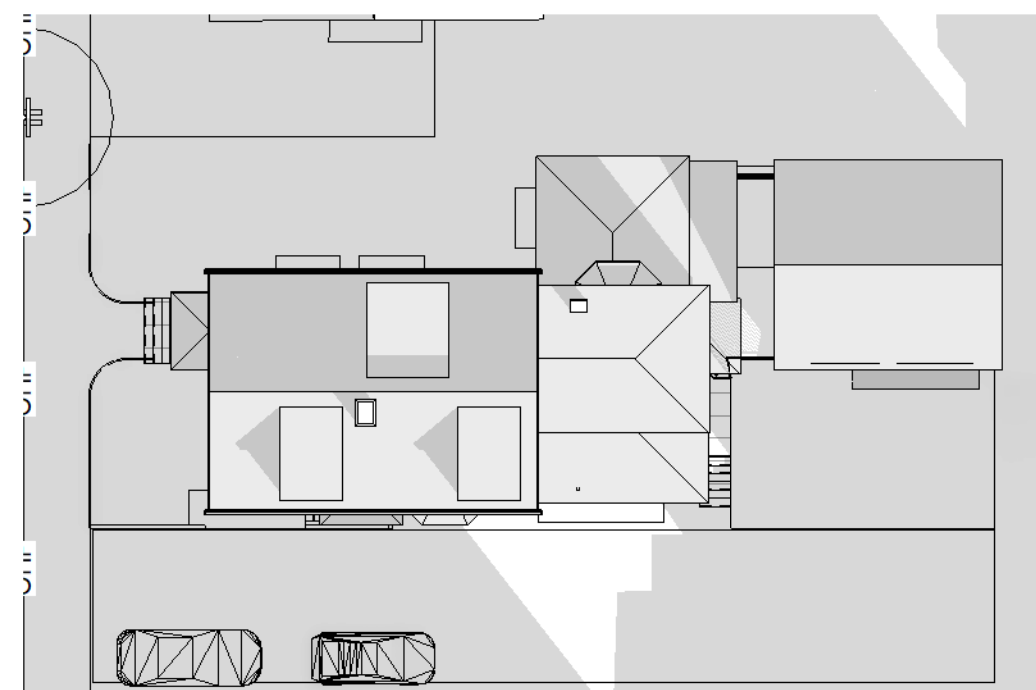


⑦ ZBA - PROPOSED SOLAR STUDY 7  
3/64" = 1'-0"



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

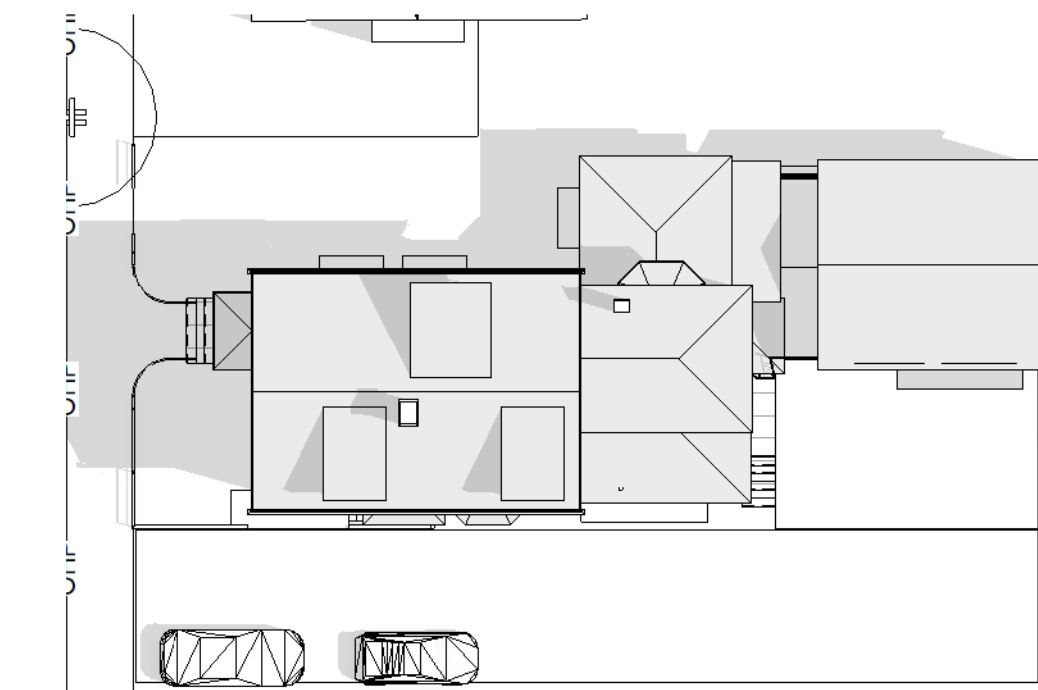
**MORNING - 9AM**



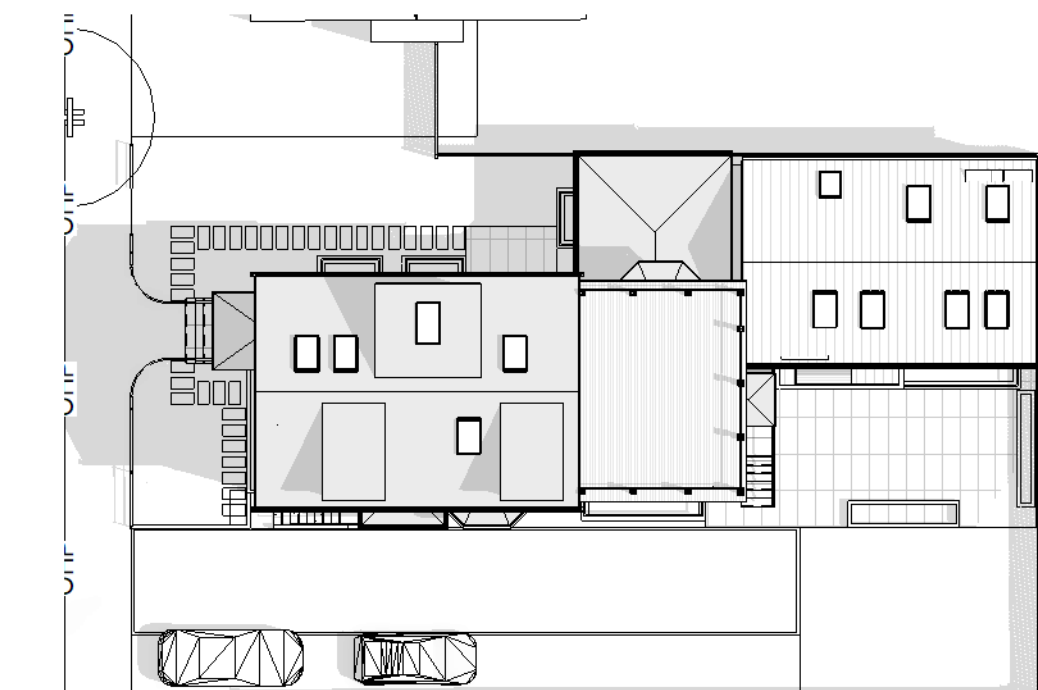
⑨ ZBA - PROPOSED SOLAR STUDY 9  
3/64" = 1'-0"



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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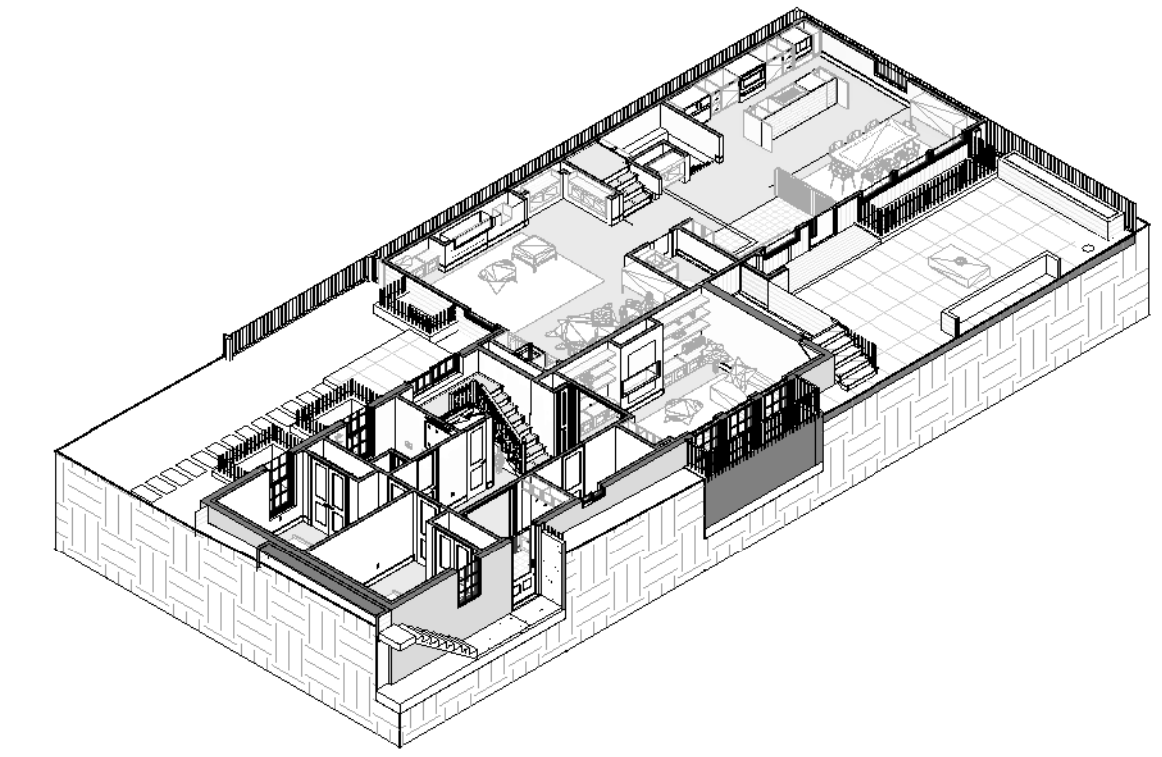
Project Status ZBA SUBMISSION SET  
Project number 2203-0018  
Date 01/17/2023  
Drawn by Author  
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**ZBA-007**

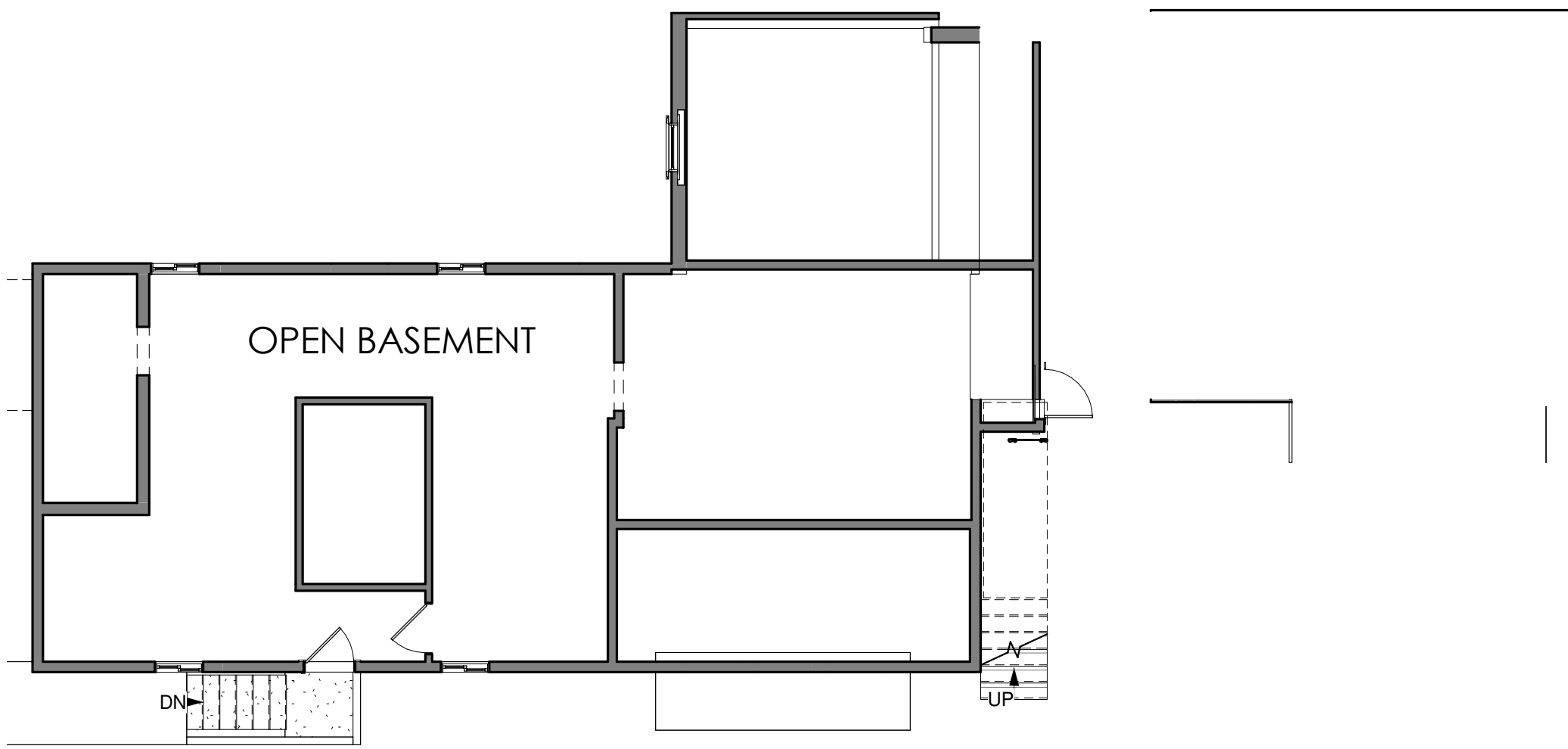
Scale 3/64" = 1'-0"



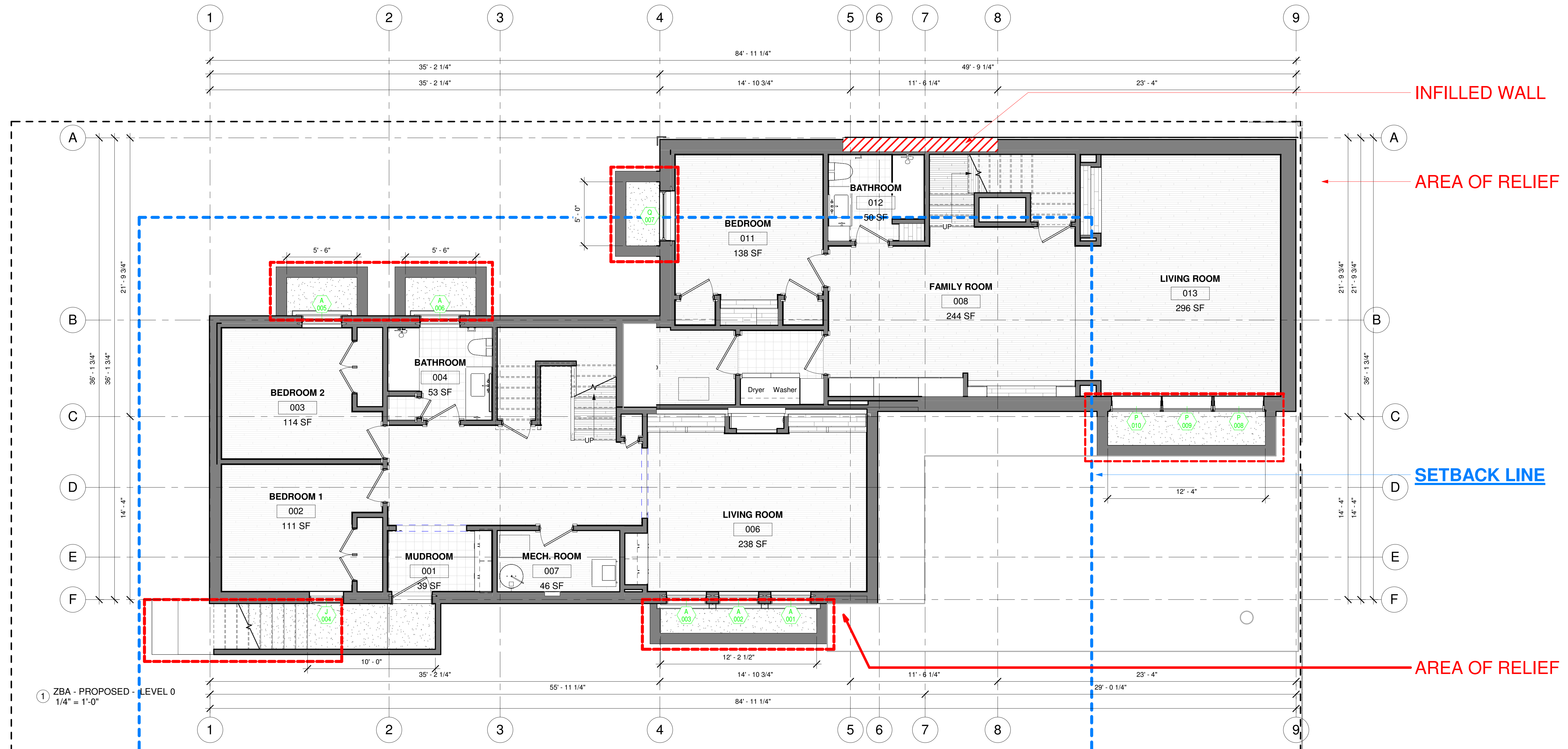
ZBA-100 LEVEL 0



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  
18 CLINTON ST.  
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Project Status ZBA SUBMISSION SET  
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**ZBA-100**

Scale As indicated



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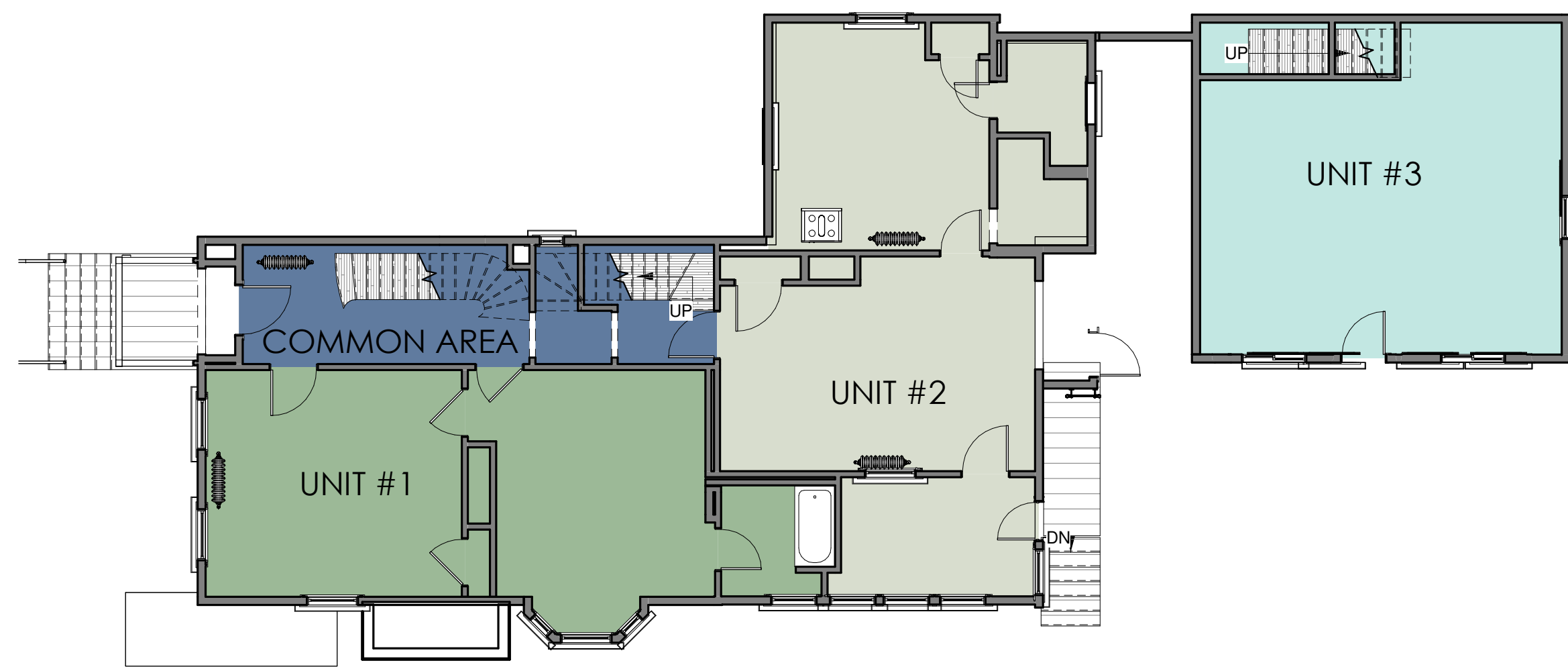
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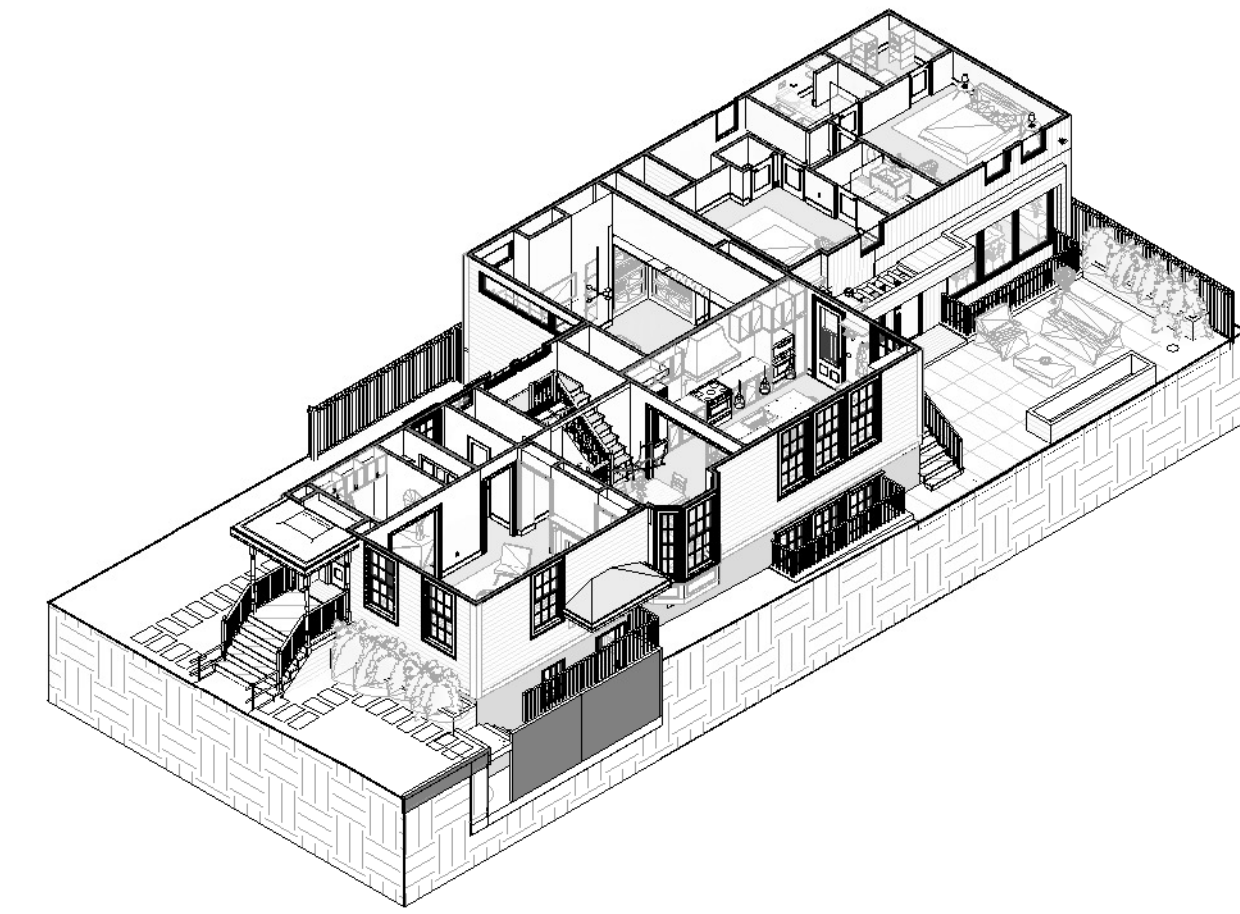
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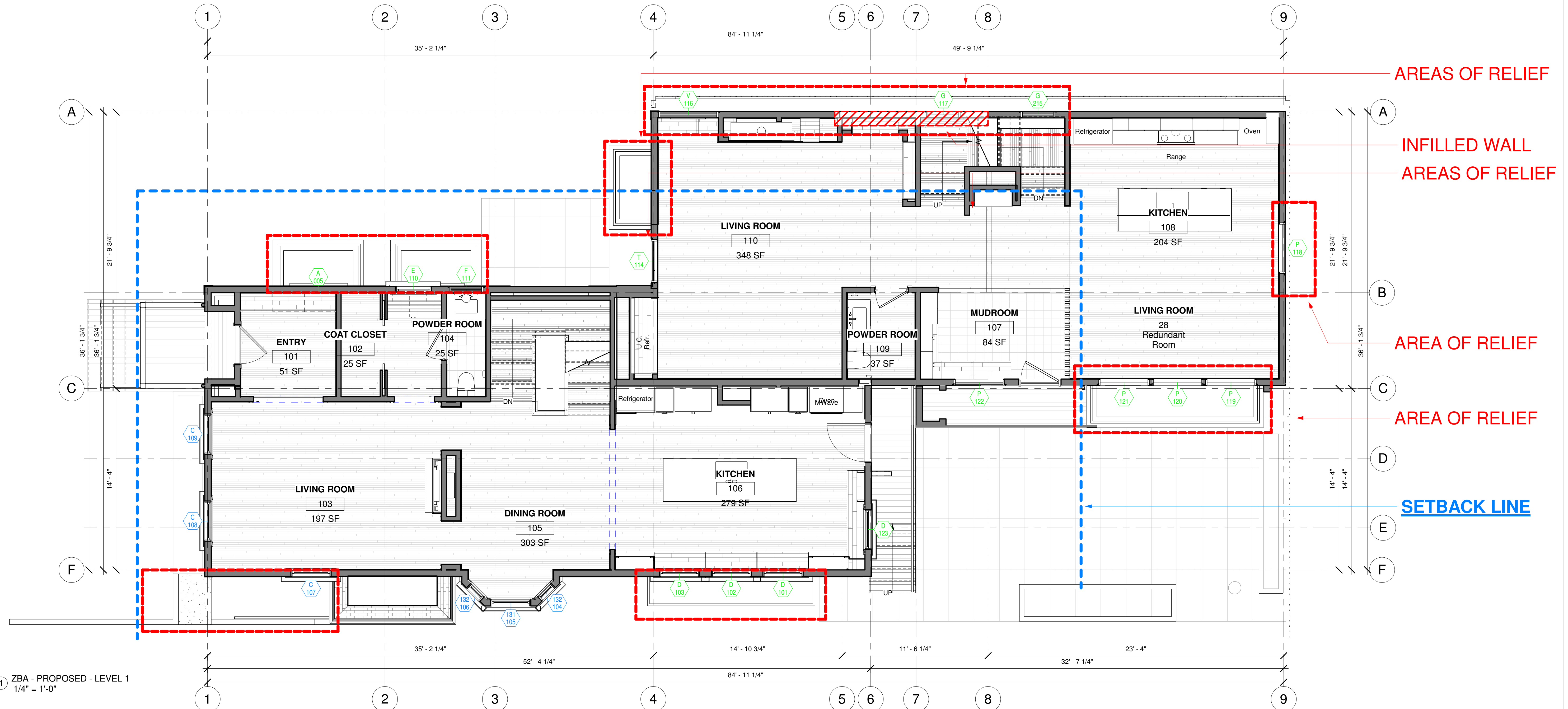
ZBA-101 LEVEL 1



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



3 ZBA - AXON - LEVEL 1 - PROPOSED



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

**NOT FOR  
CONSTRUCTION**

LEVEL 1

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

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**ZBA-101**

Scale As indicated



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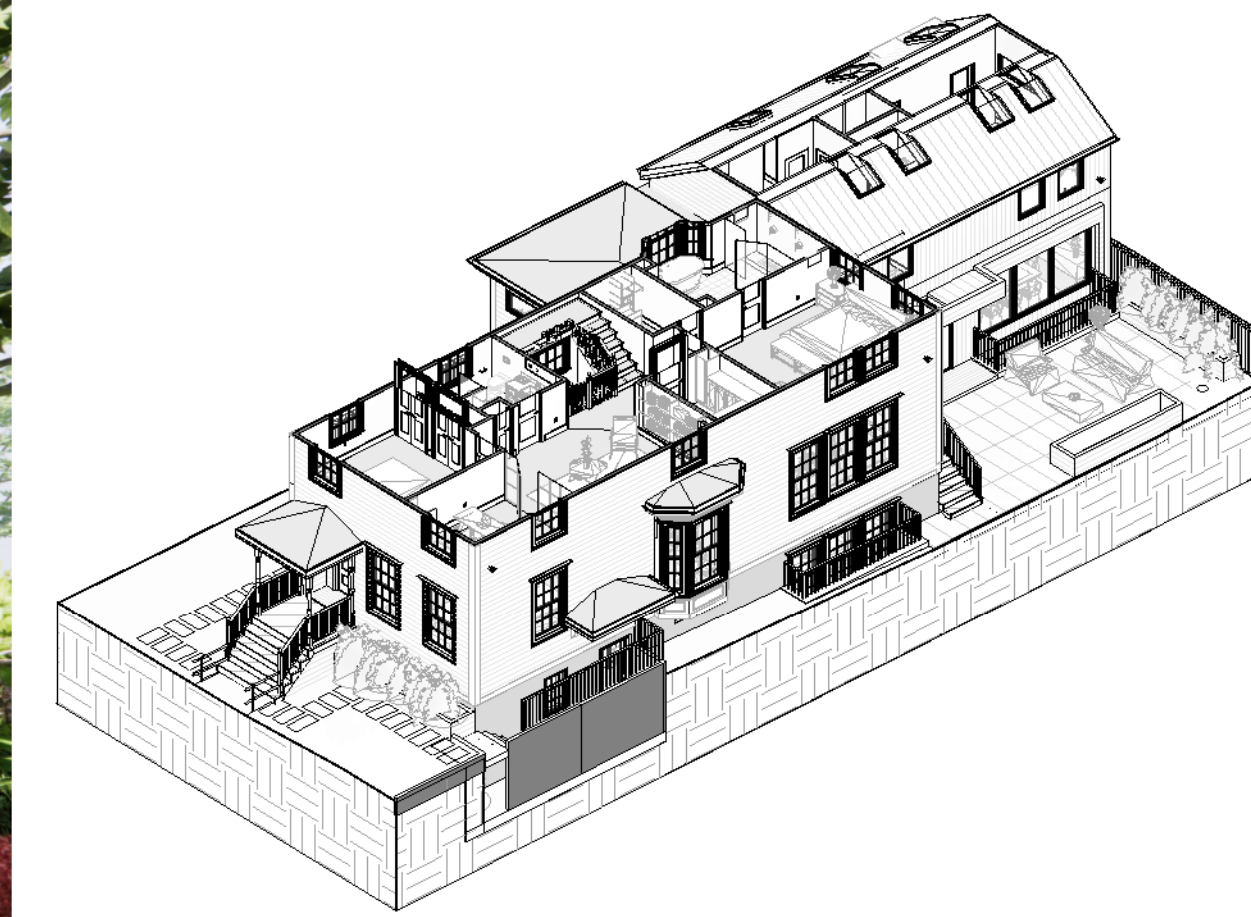
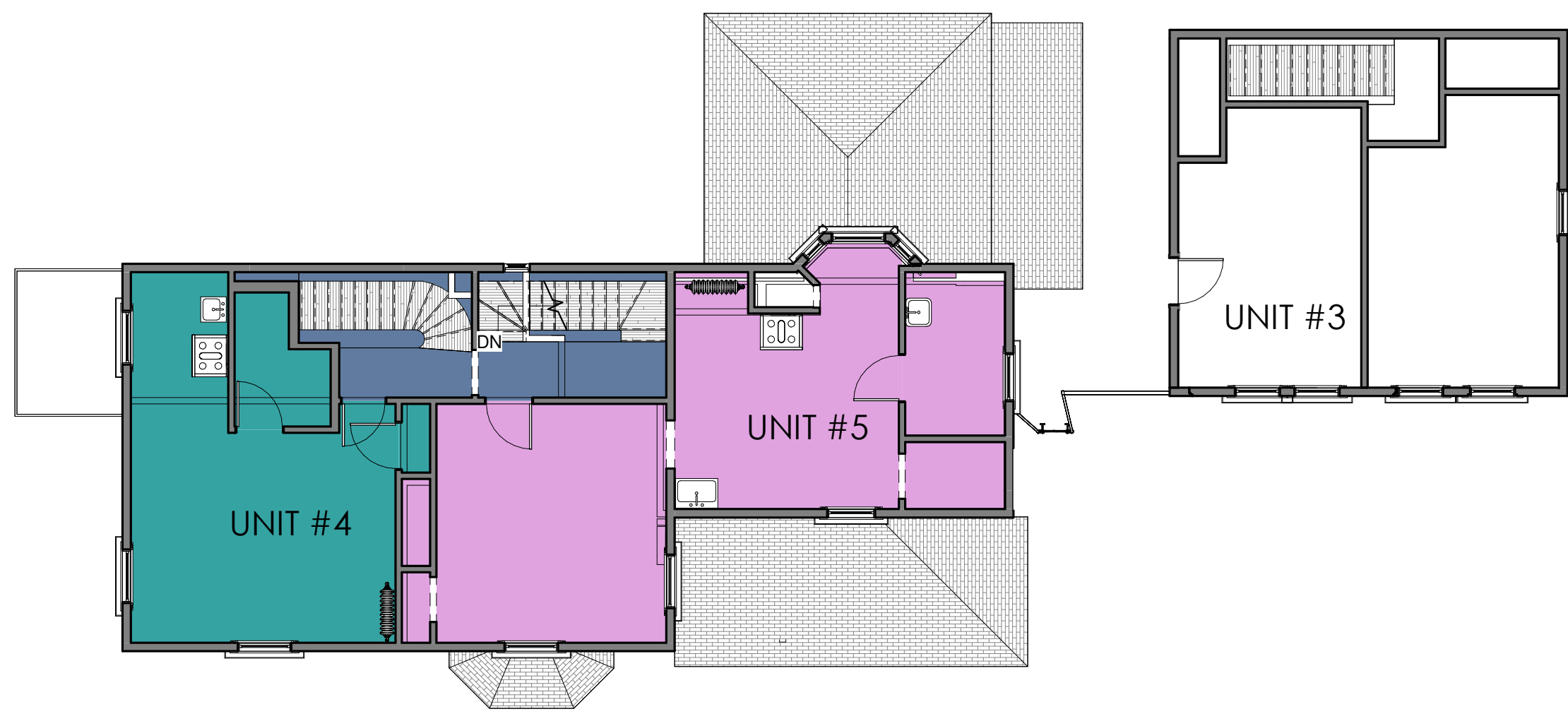
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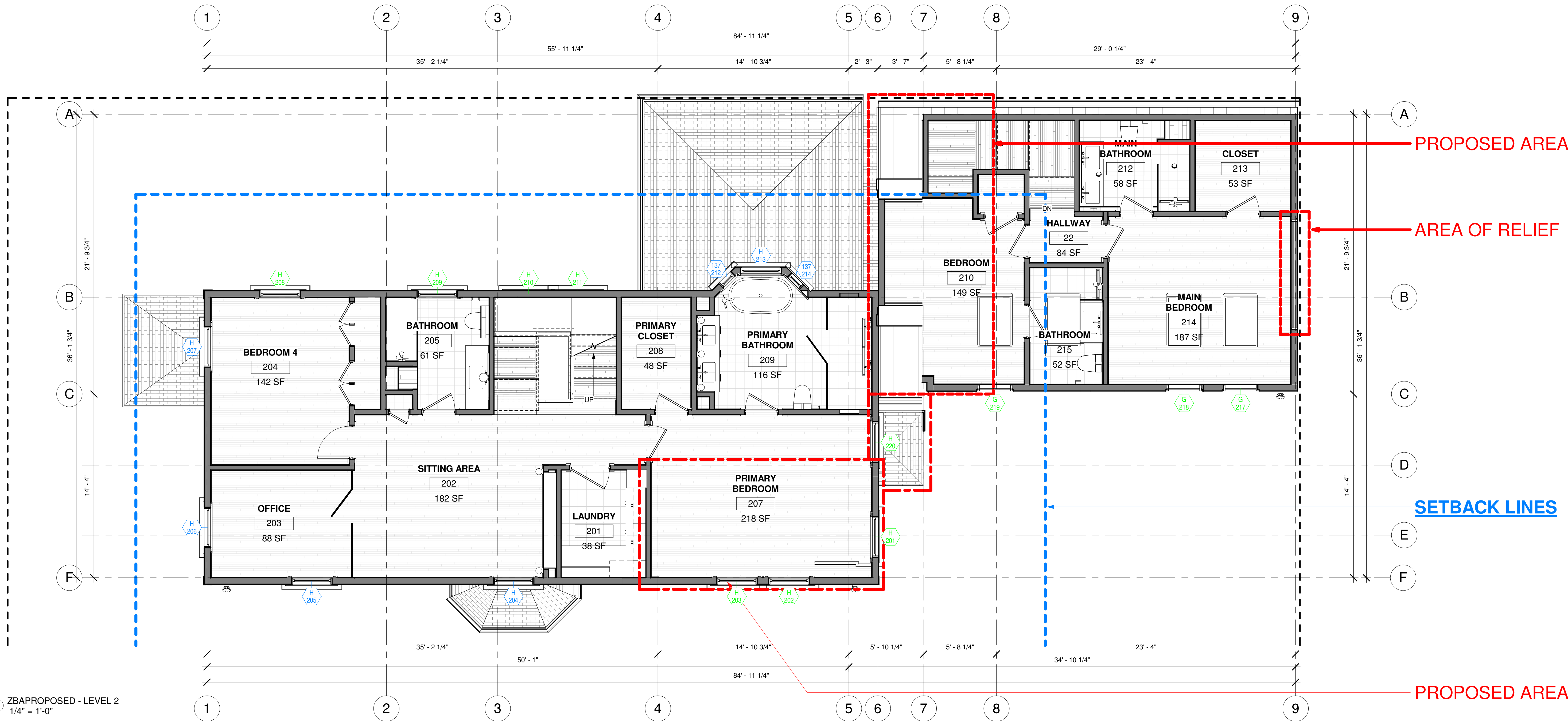


ZBA-102 LEVEL 2



③ 1\$AXON - 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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REGISTRATIONS:

**NOT FOR CONSTRUCTION**

LEVEL 2

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

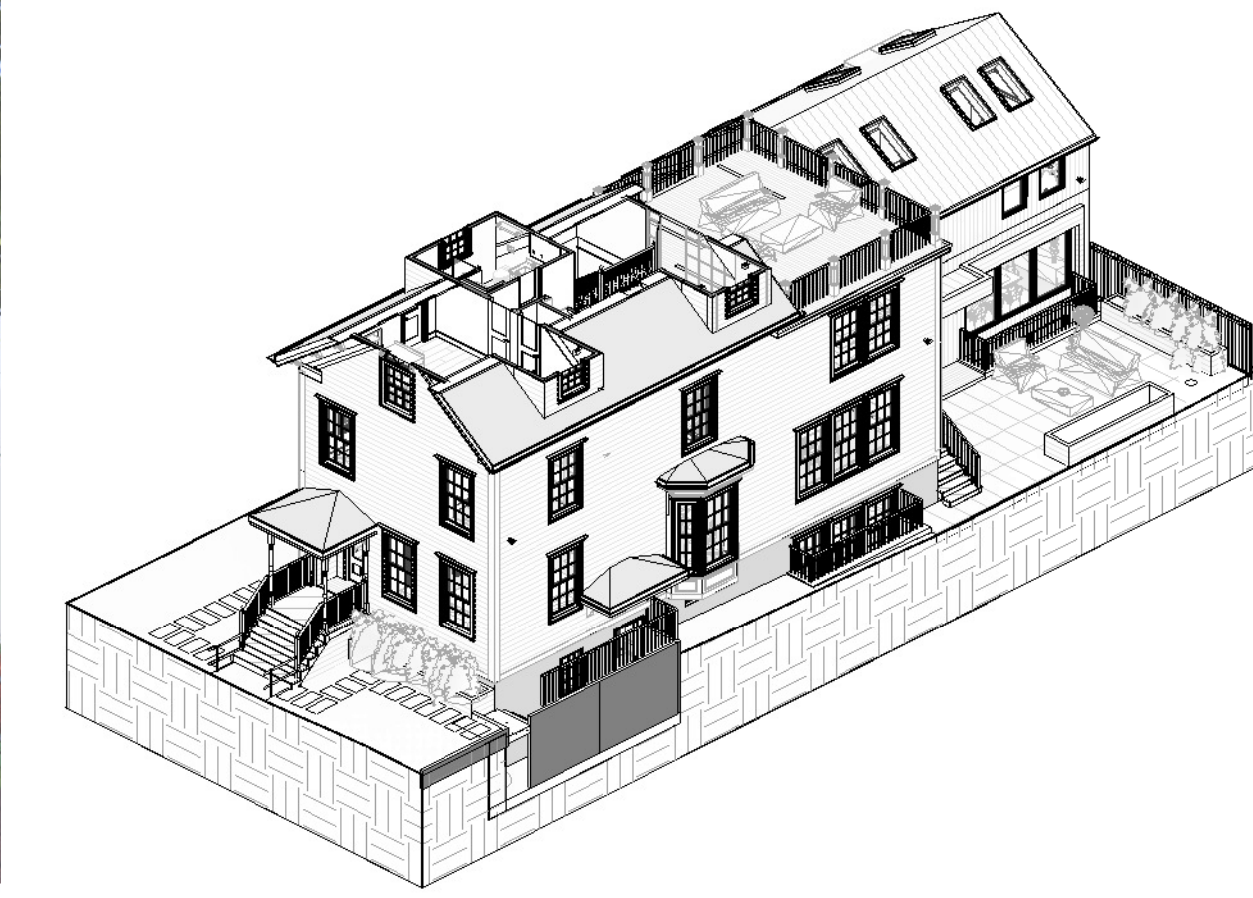
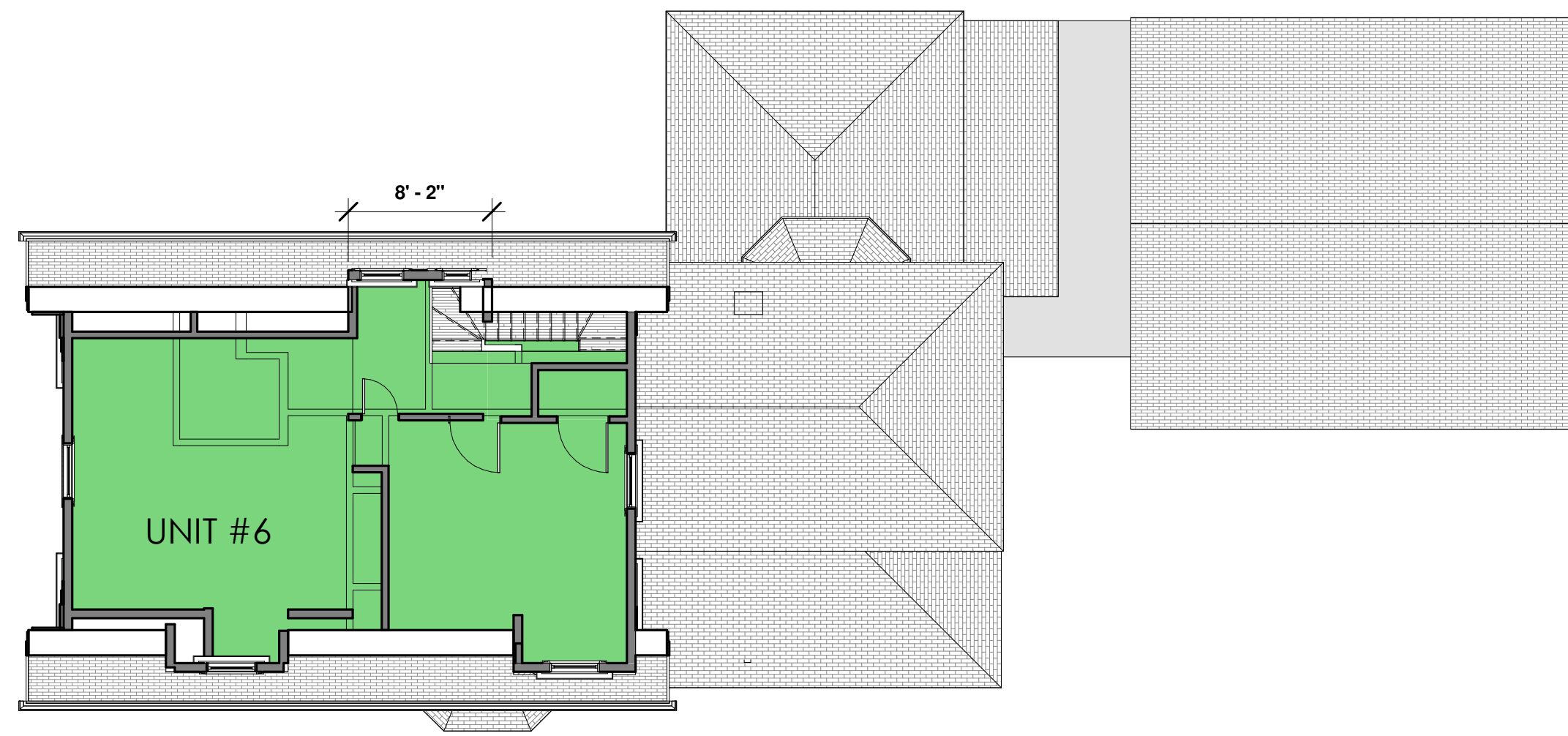
Project Status ZBA SUBMISSION SET  
 Project number 2203-0018  
 Date 01/17/2023  
 Drawn by SKA  
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**ZBA-102**  
 Scale As indicated

1/17/2023 1:35:04 PM

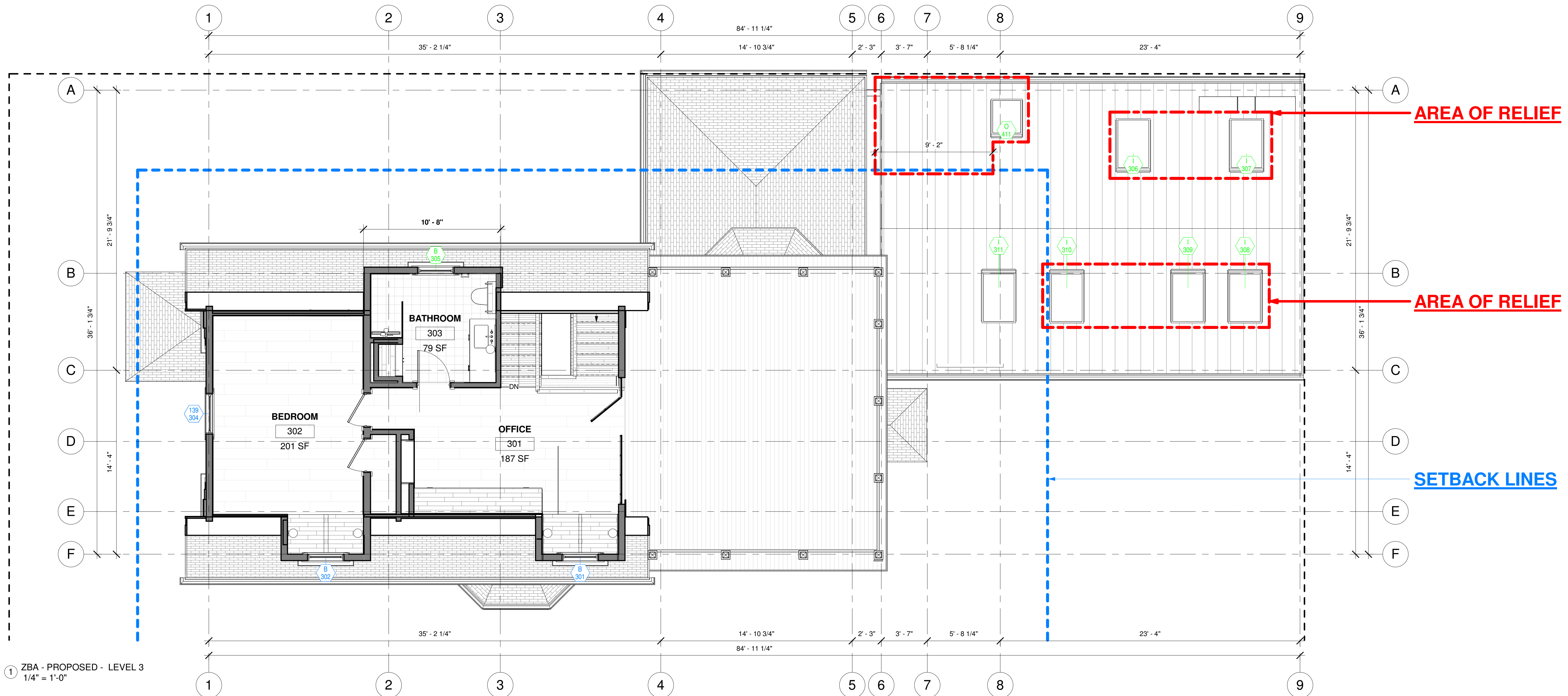


ZBA-103 LEVEL 3



3 ZBA - AXON - LEVEL 3 - PROPOSED

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



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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Project Status ZBA SUBMISSION SET  
Project number 2203-0018  
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**ZBA-103**

Scale As indicated



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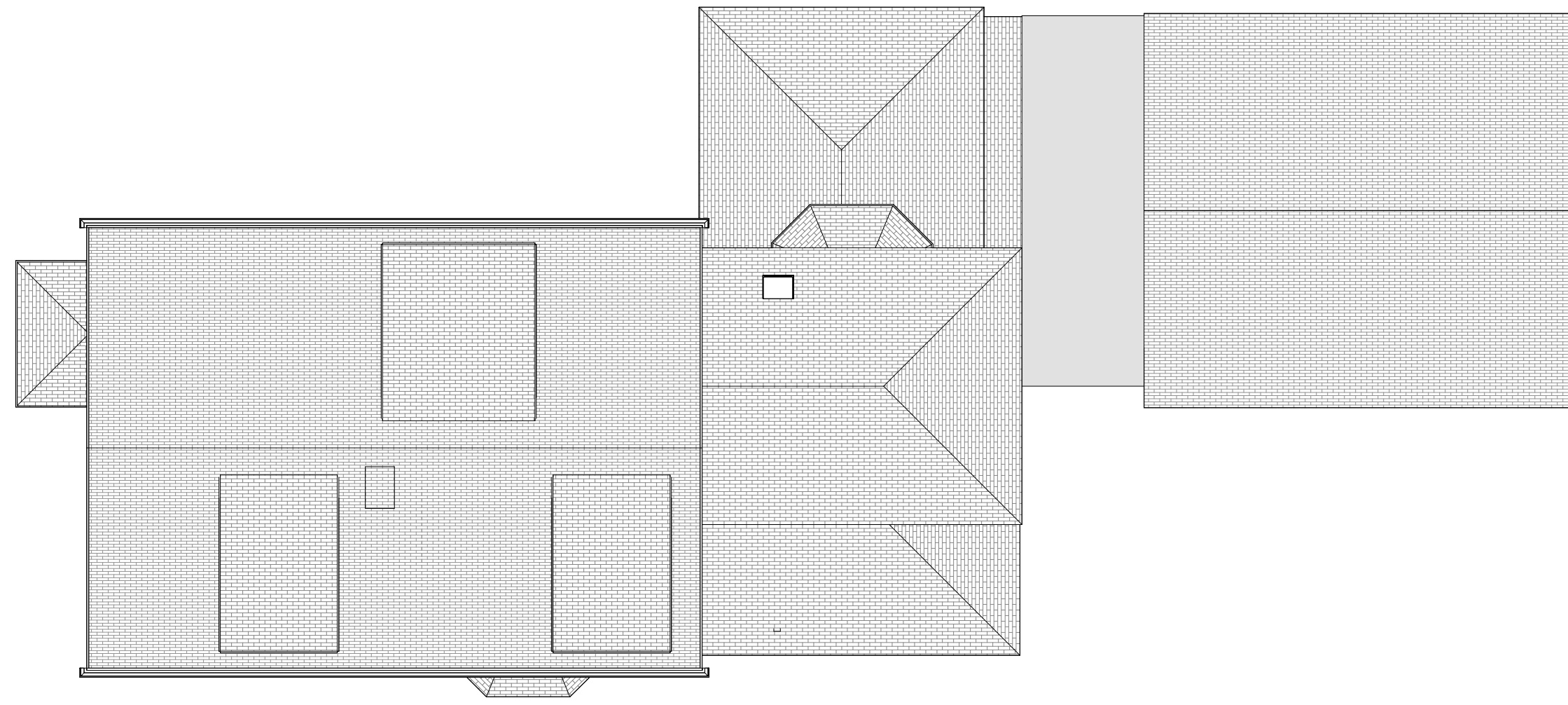
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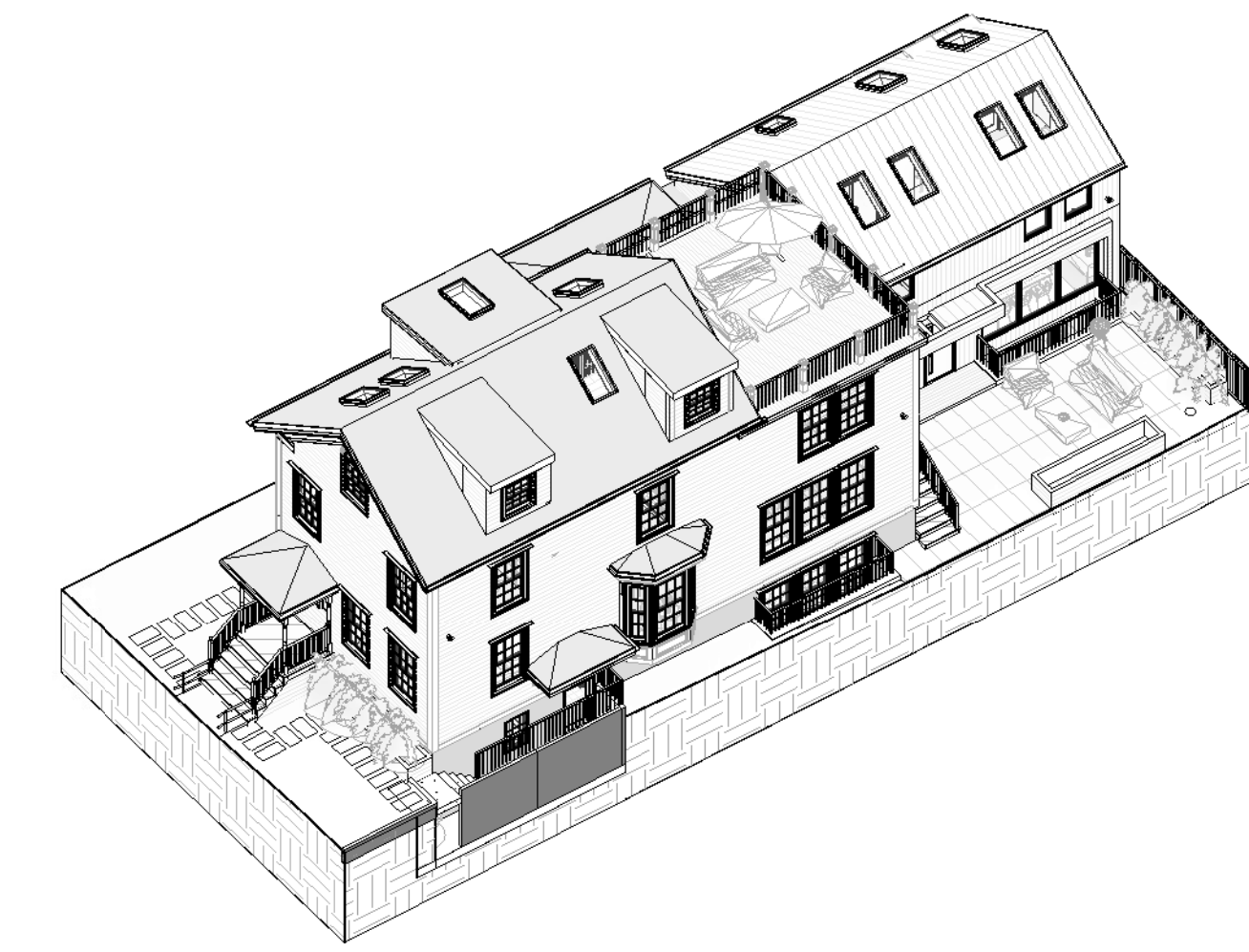
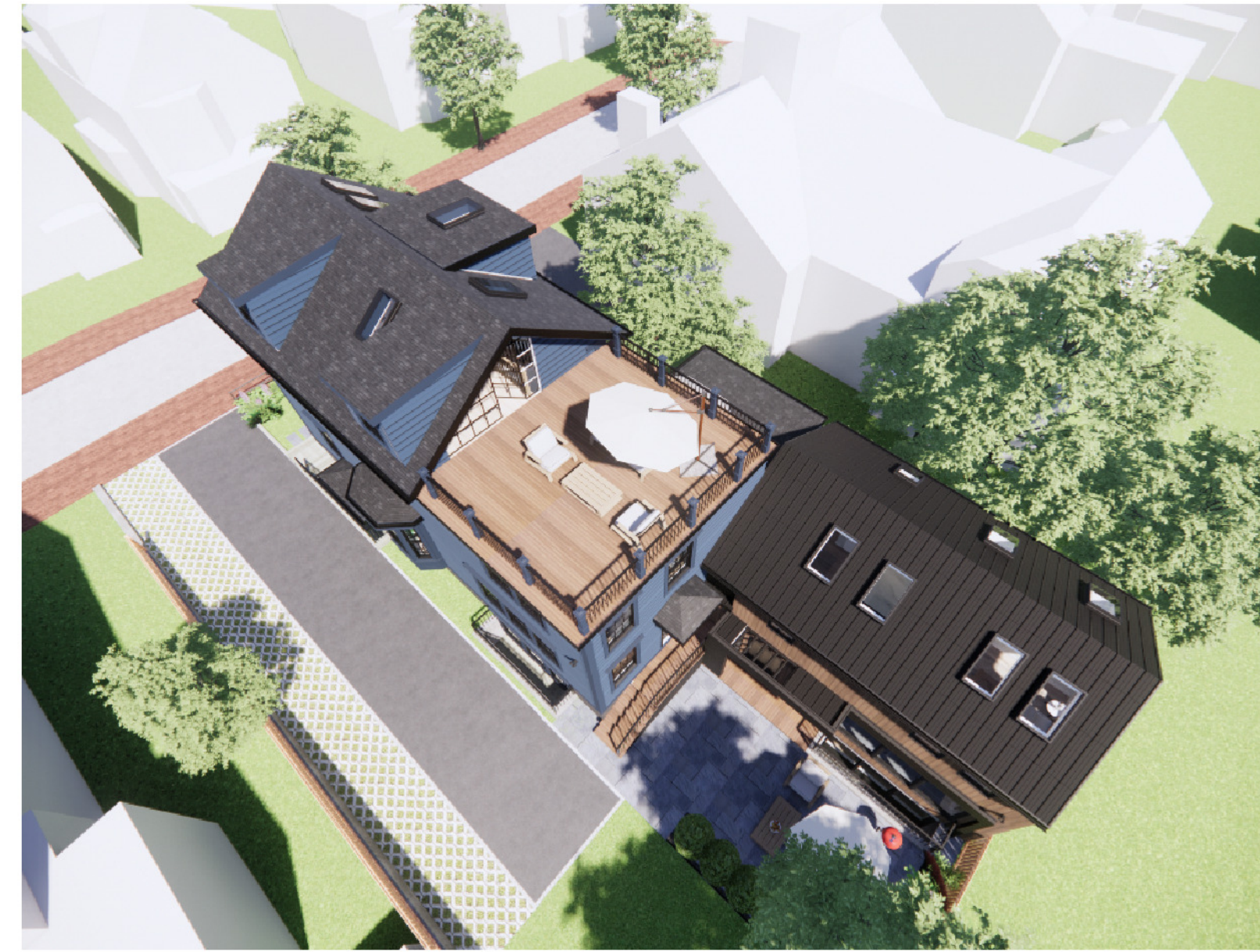
REGISTRATIONS:



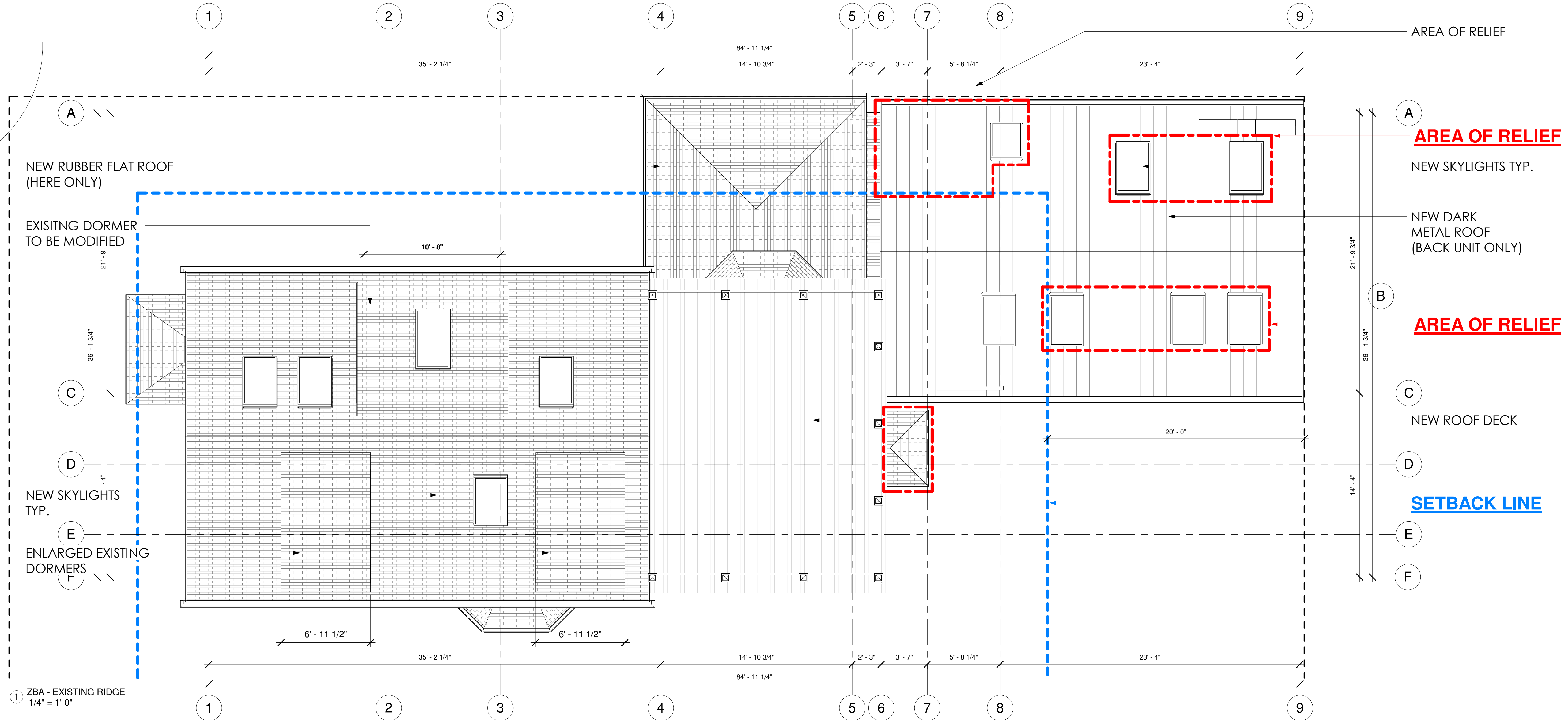
# ZBA-104 ROOF PLAN



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



3 ZBA - AXON - ROOF - PROPOSED



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REGISTRATIONS:

**NOT FOR CONSTRUCTION**

ROOF PLAN

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

Project Status ZBA SUBMISSION SET  
 Project number 2203-0018  
 Date 01/17/2023  
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**ZBA-104**  
 Scale As indicated

1/17/2023 1:35:26 PM

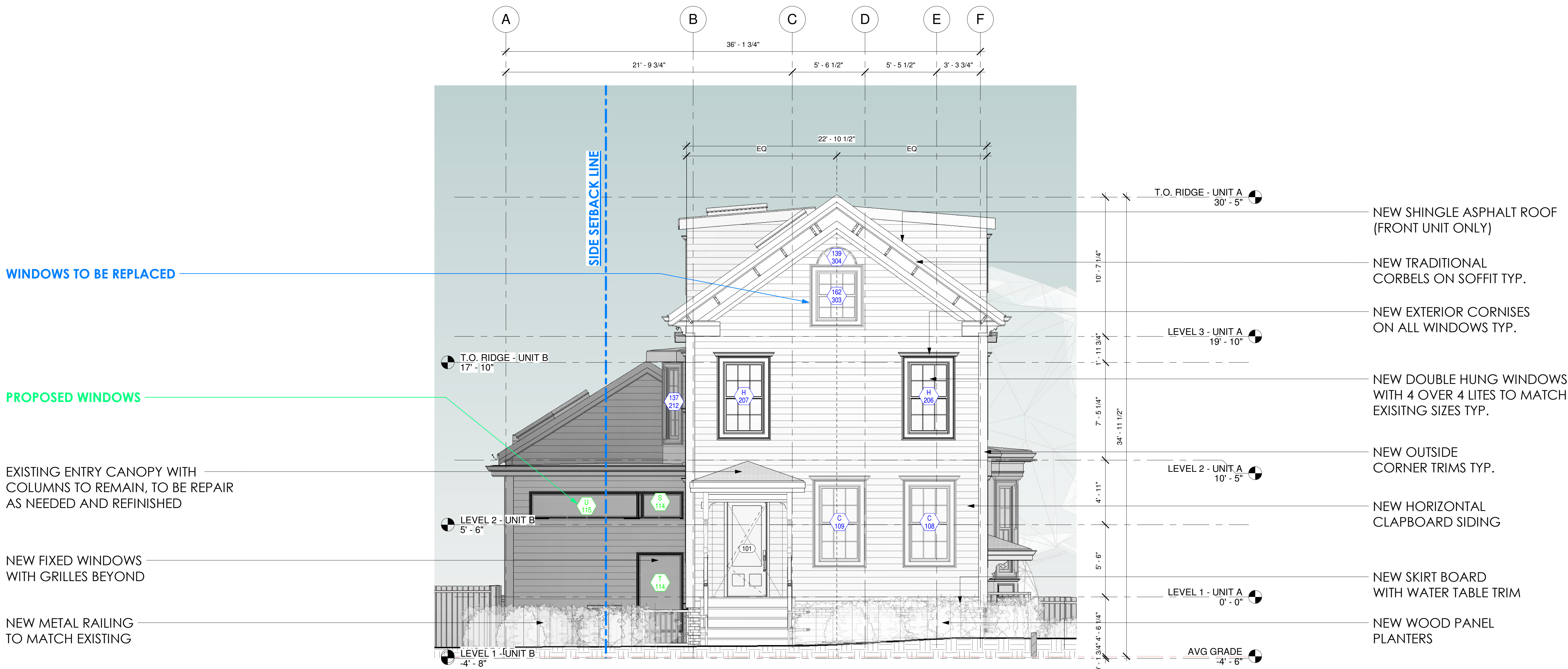


# ZBA-200 ELEVATION WEST



- 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"



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ELEVATION WEST

18 CLINTON LP  
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Project Status ZBA SUBMISSION SET  
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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"



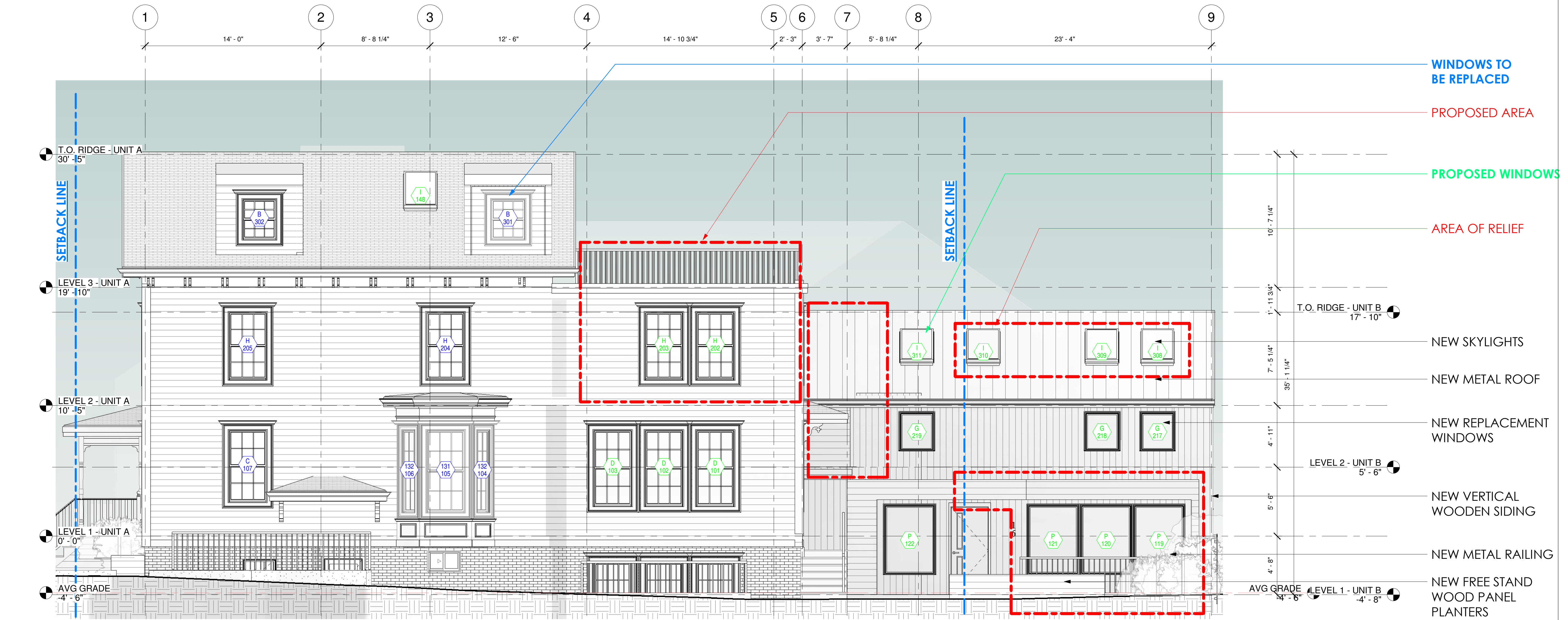
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CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR CONSTRUCTION**



WINDOWS TO BE REPLACED

PROPOSED AREA

PROPOSED WINDOWS

AREA OF RELIEF

NEW SKYLIGHTS

NEW METAL ROOF

NEW REPLACEMENT WINDOWS

NEW VERTICAL WOODEN SIDING

NEW METAL RAILING

NEW FREE STAND WOOD PANEL PLANTERS

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 01/17/2023  
Drawn by Author  
Checked by Checker

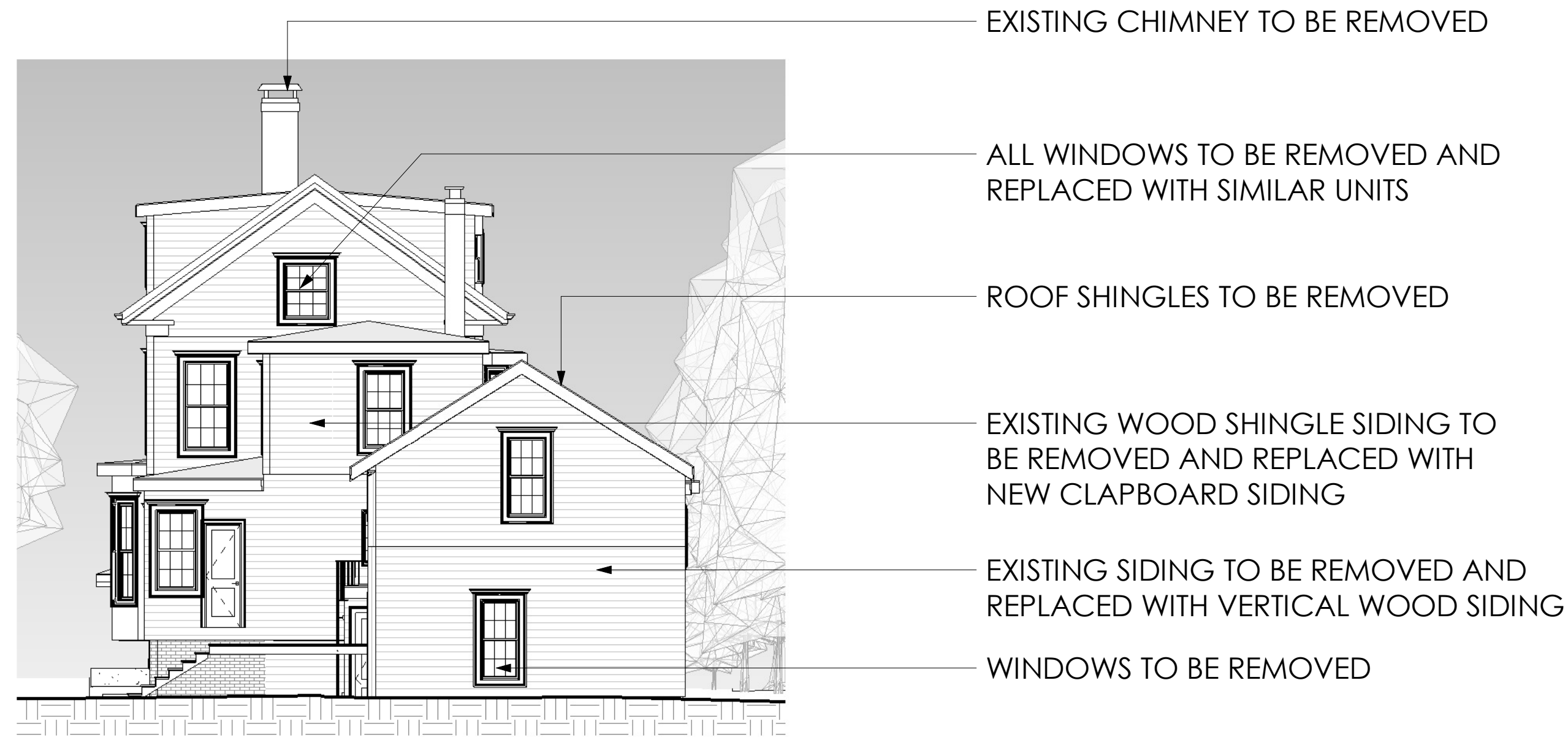
**ZBA-201**

Scale As indicated

1/17/2023 1:35:52 PM



# ZBA-202 ELEVATION EAST



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



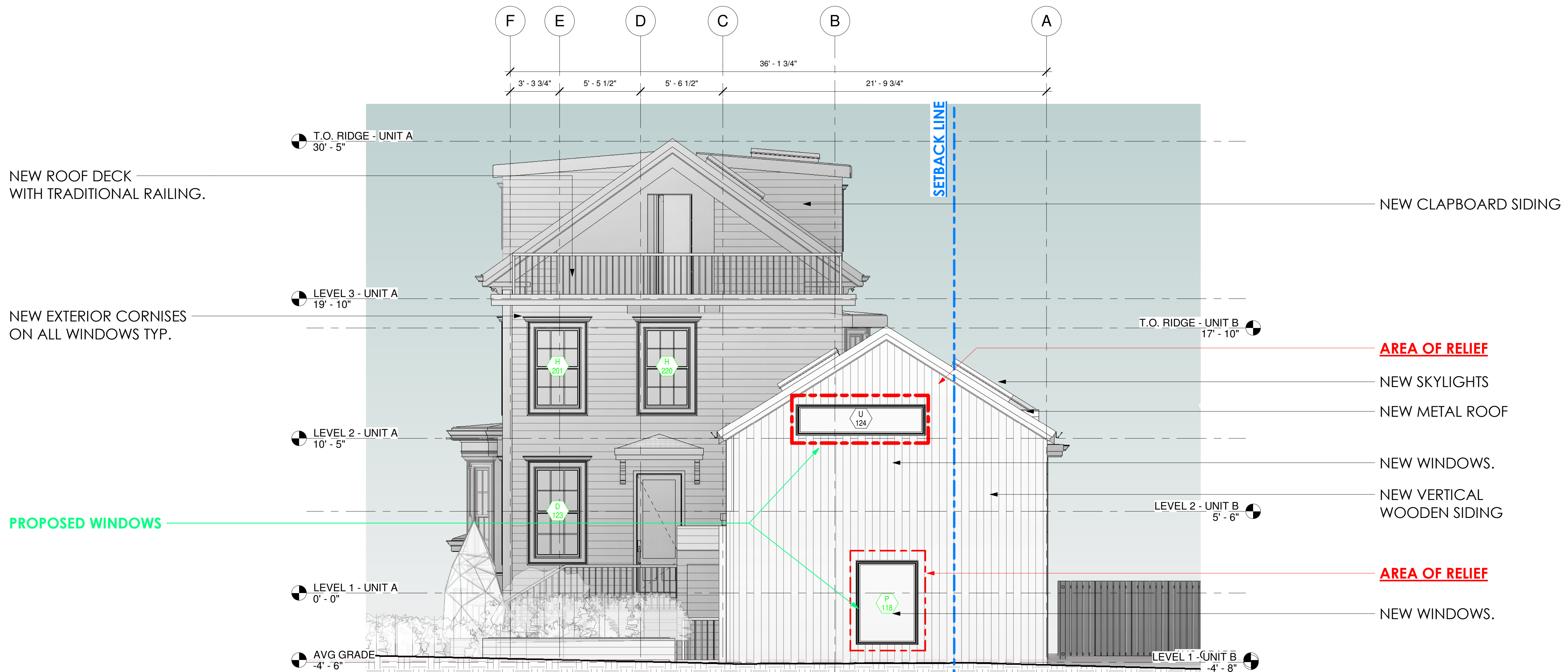
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REGISTRATIONS:

**NOT FOR CONSTRUCTION**



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

ELEVATION EAST

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

Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	01/17/2023
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



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



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



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REGISTRATIONS:

**NOT FOR CONSTRUCTION**

ELEVATION NORTH

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

Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	01/17/2023
Drawn by	Author
Checked by	Checker

**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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REGISTRATIONS:

**NOT FOR  
CONSTRUCTION**

QR CODE

18 CLINTON LP

18 CLINTON RESIDENCE

18 CLINTON ST.  
CAMBRIDGE, MA 02138

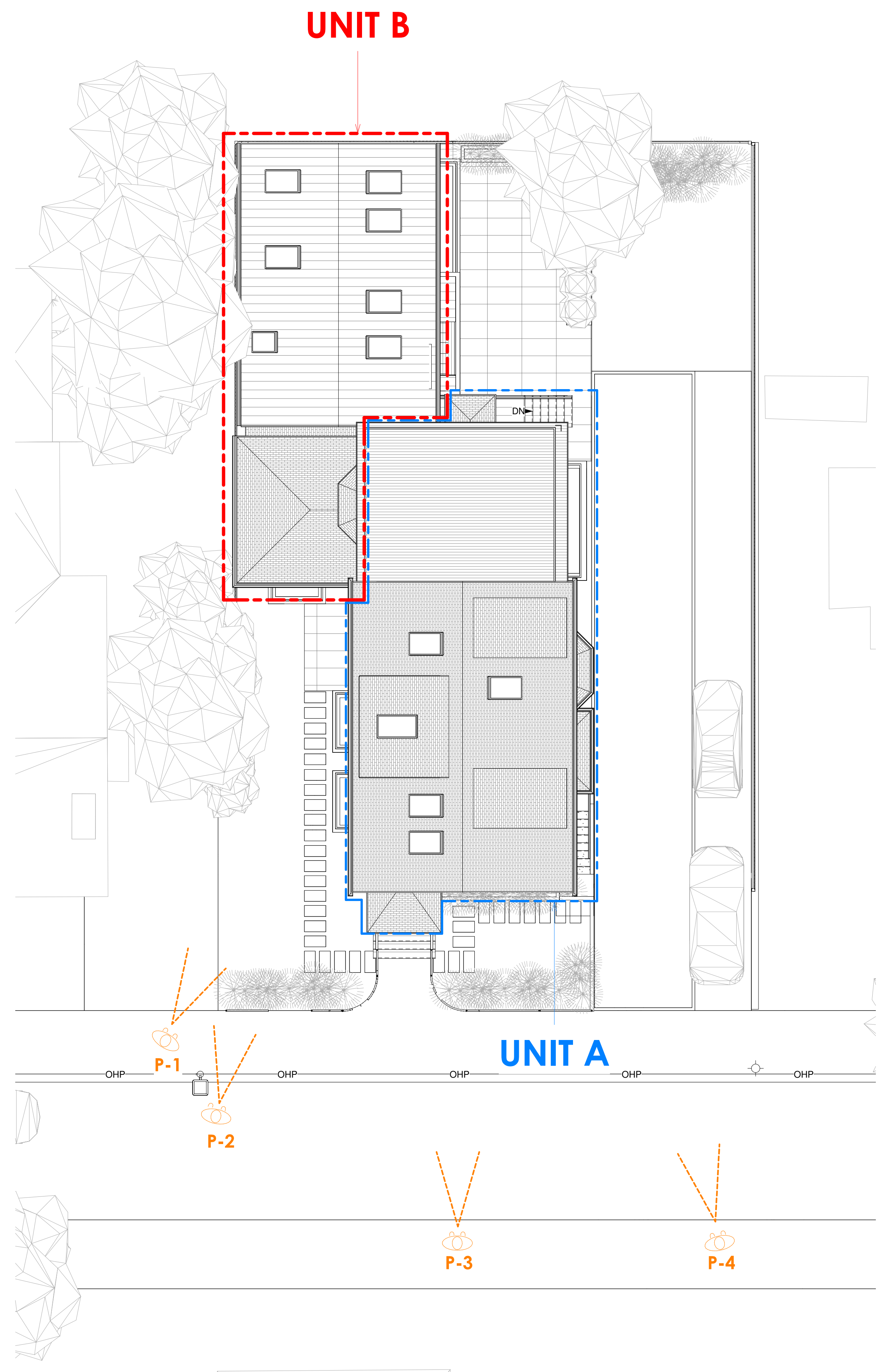
Project Status ZBA SUBMISSION SET  
Project number 2203-0018  
Date 01/17/2023  
Drawn by SKA  
Checked by SKA

**ZBA-300**

Scale



ZBA-301 PICTURES AND RENDERS

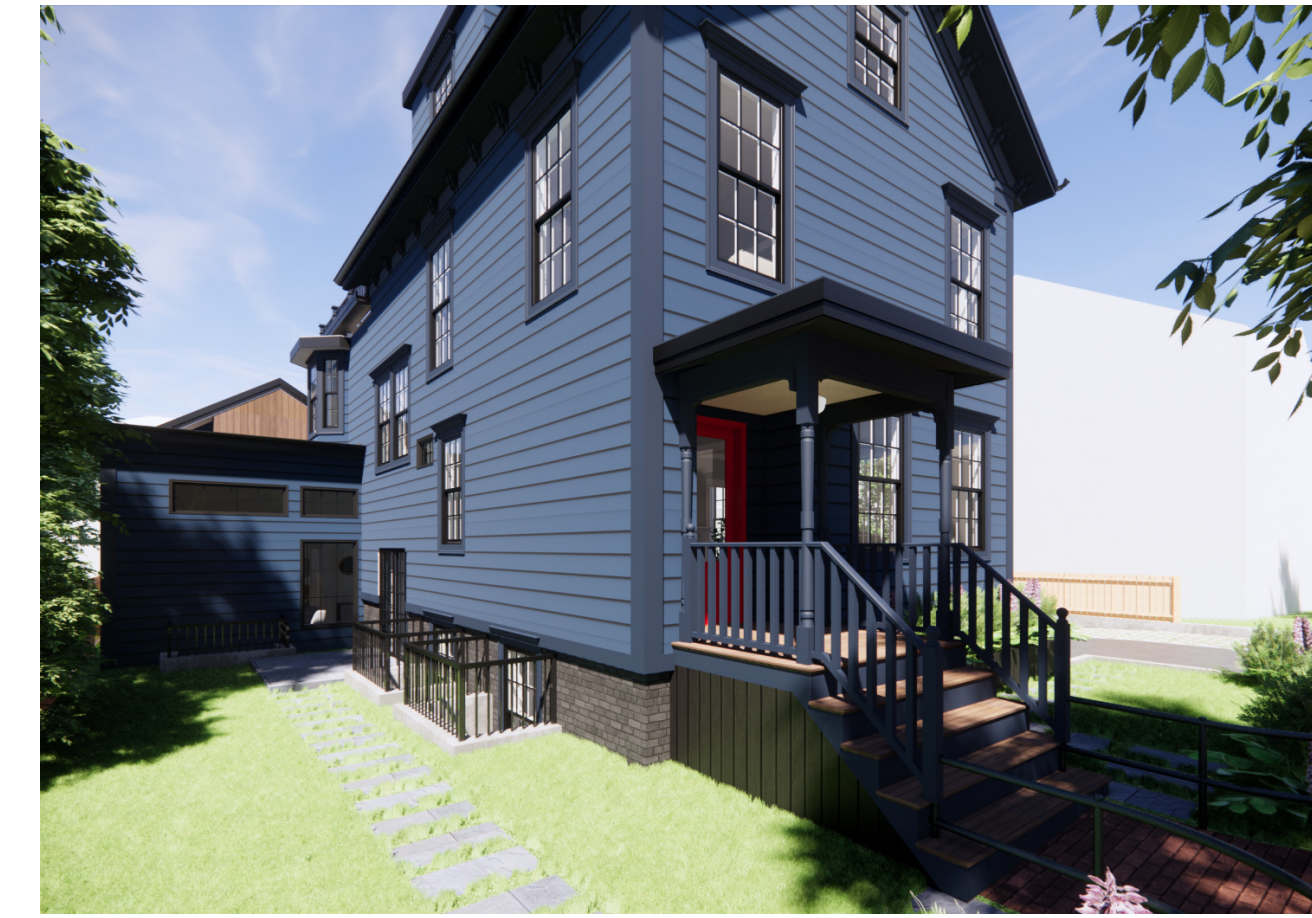


1 PROPOSED SITE PLAN - HISTORICAL  
1/8" = 1'-0"

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 01/17/2023  
Drawn by Author  
Checked by Checker

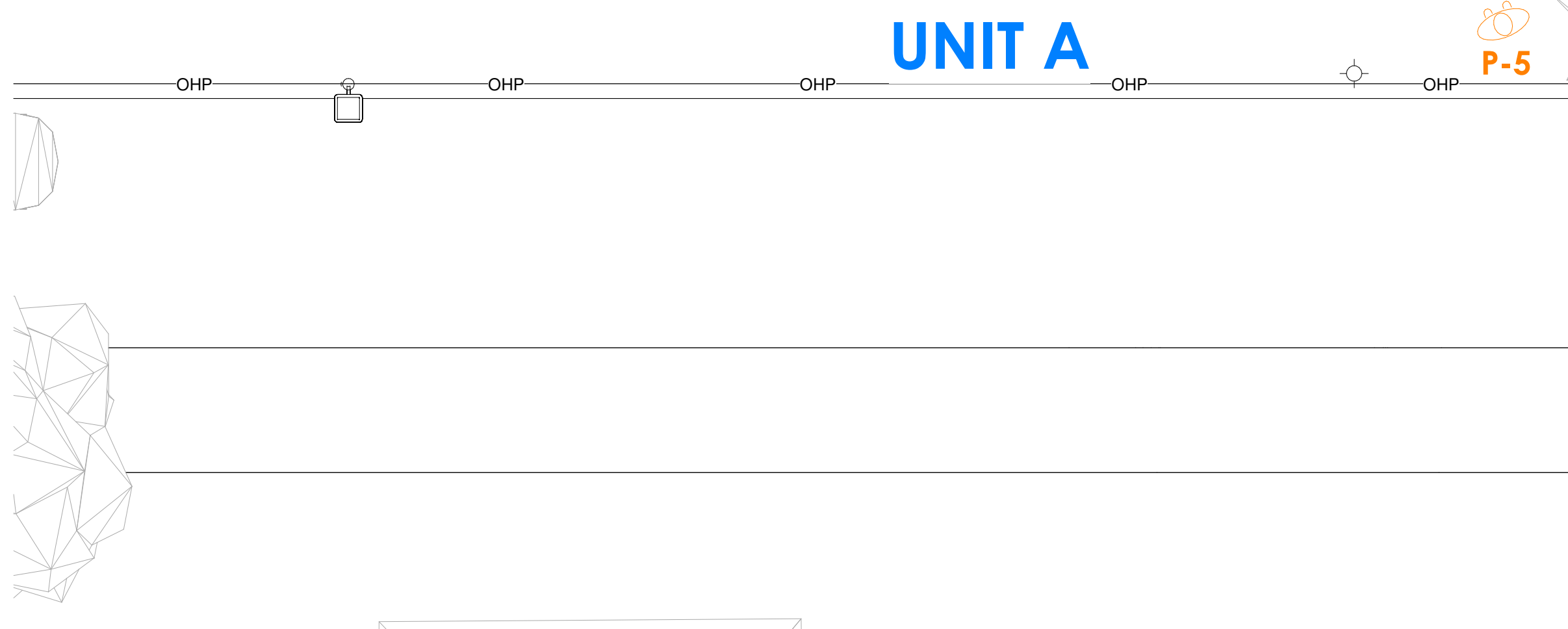
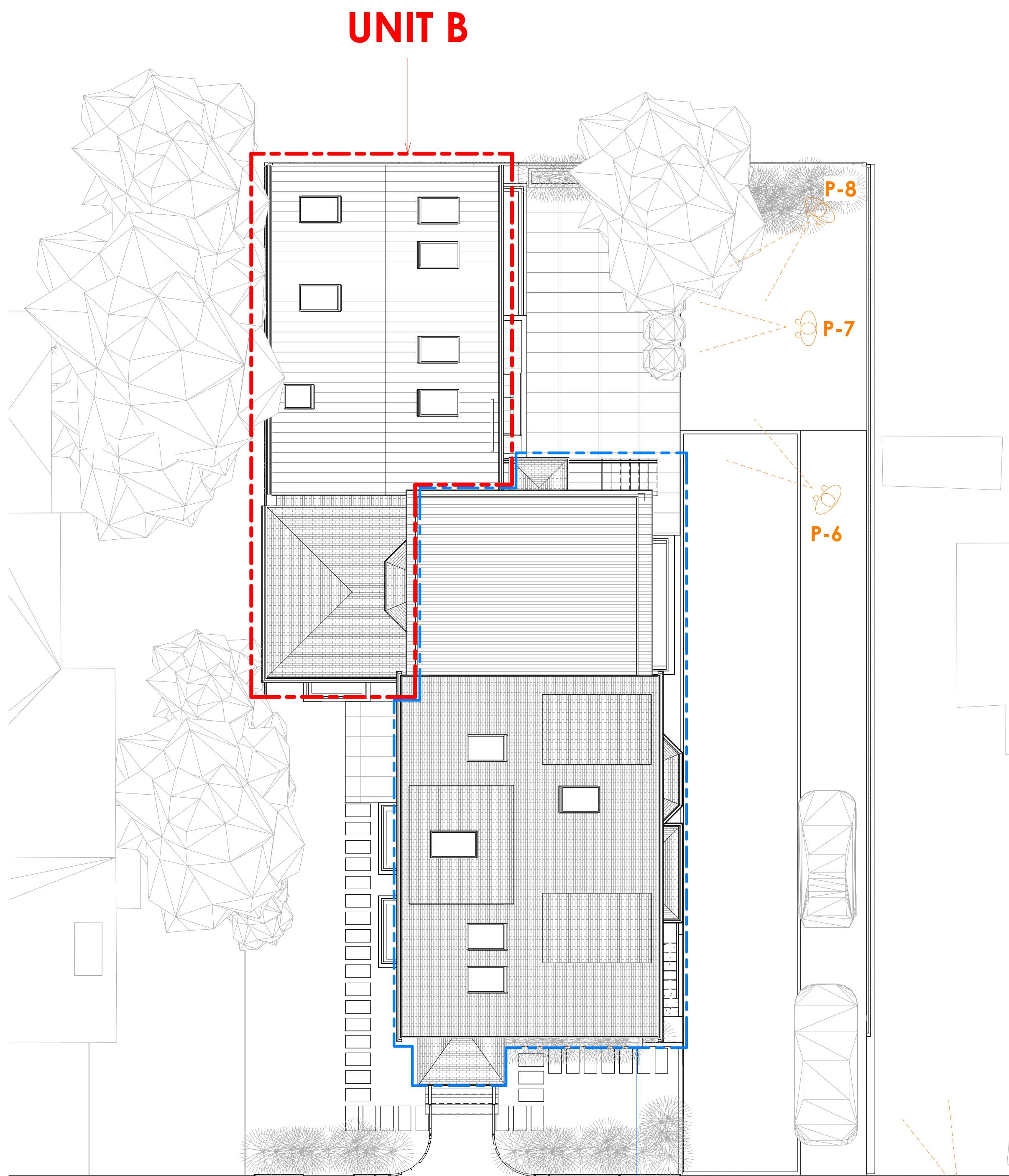
**ZBA-301**

Scale 1/8" = 1'-0"

1/17/2023 1:35:41 PM



ZBA-302 PICTURES AND RENDERS



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

P-5



P-6



P-7



P-8



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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 01/17/2023  
 Drawn by Author  
 Checked by Checker

**ZBA-302**

Scale 1/8" = 1'-0"

1/17/2023 1:35:43 PM



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

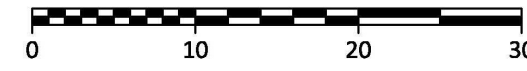
REFERENCES:  
 OWNER OF RECORD:  
 NIRMAL DANIERE  
 18 CLINTON STREET  
 CAMBRIDGE, MA 02140

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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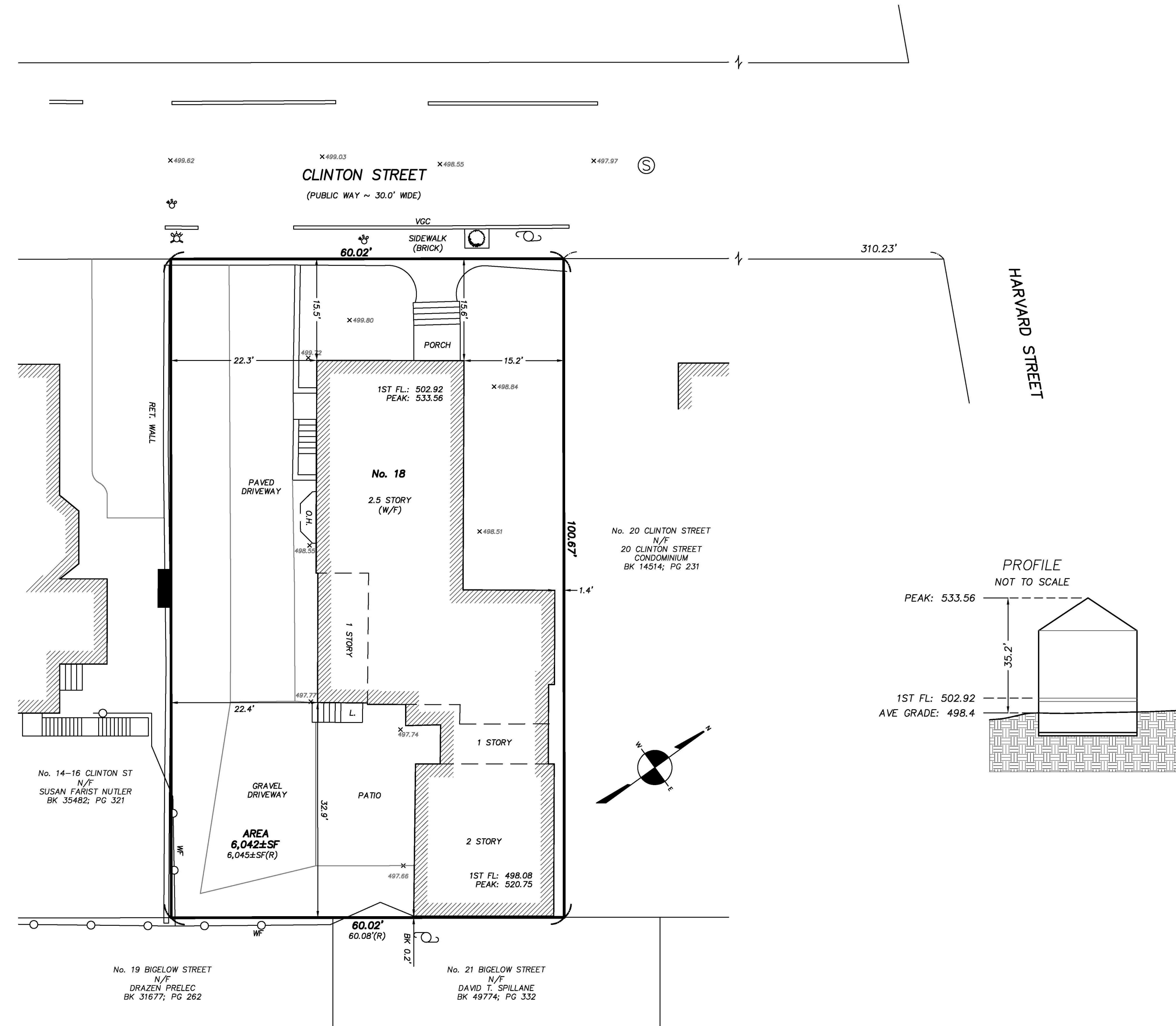
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REGISTRATIONS:

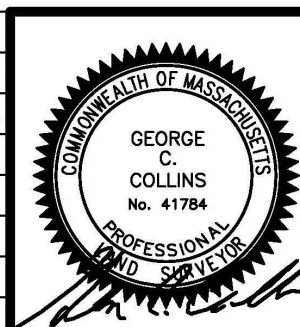
NOT FOR CONSTRUCTION

EXISTING PLOT PLAN



ZONING:			
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



18 CLINTON LP

18 CLINTON RESIDENCE

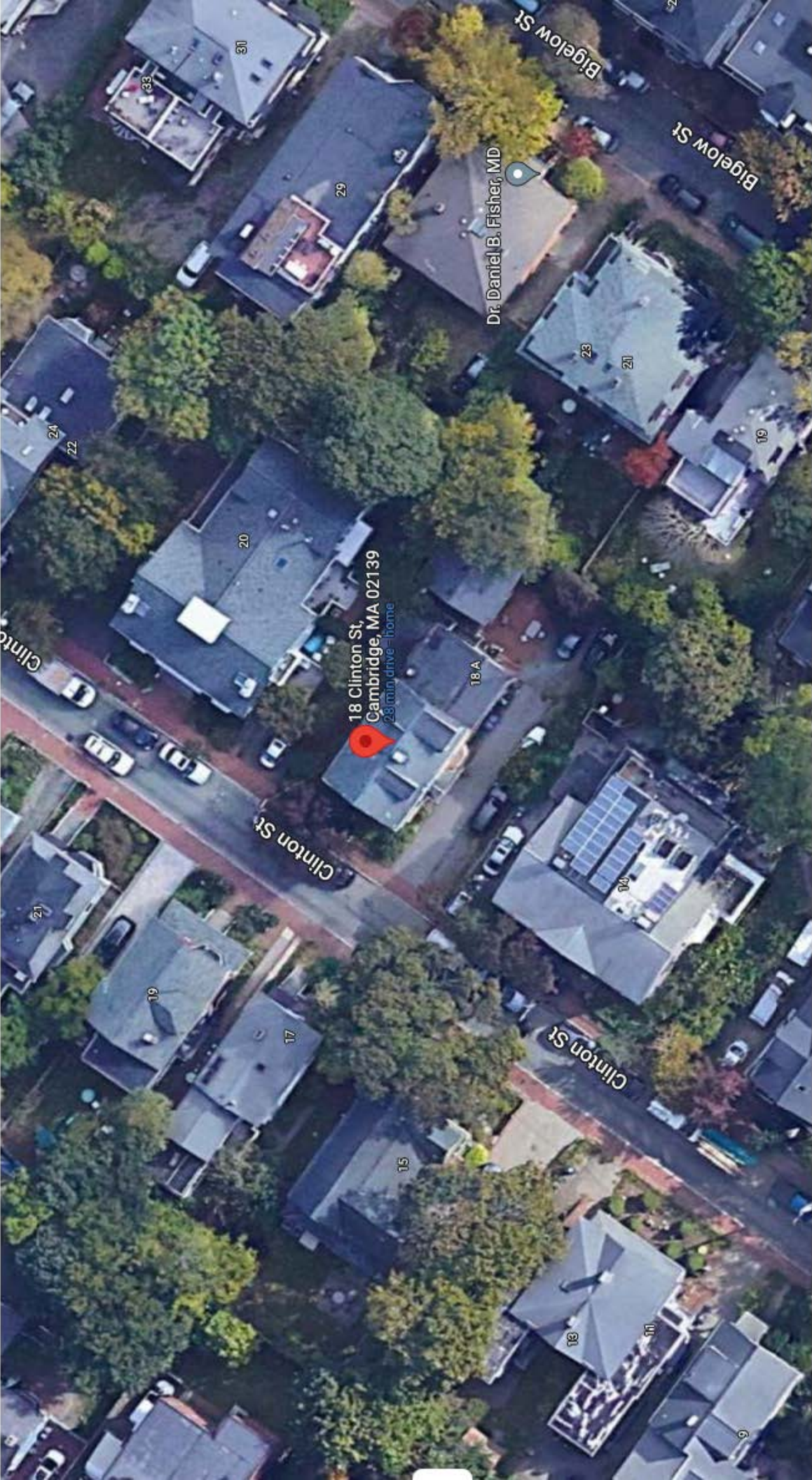
18 CLINTON ST.  
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET  
 Project number 2203-0018  
 Date 01/17/2023  
 Drawn by SKA  
 Checked by SKA

ZBA-303

Scale 1 : 140





18 Clinton St,  
Cambridge, MA 02139  
28 min drive - home

Dr. Daniel B. Fisher, MD

31

29

23

21

19

24

22

20

18.A

24

21

19

17

15

13

11

9

Clinton St

Clinton St

Bigelow St

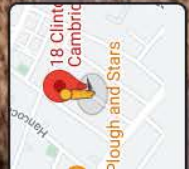
Bigelow St

Clinton St





15 Clinton St  
Cambridge, Massachusetts  
Google  
Street View - Nov 2020



Google

Image capture: Nov 2020 © 2022 Google United States Terms Privacy Report a problem



17 Clinton St  
Cambridge, Massachusetts  
Google  
Street View - Nov 2020



Google



19 Clinton St  
Cambridge, Massachusetts  
Google  
Street View - Nov 2020

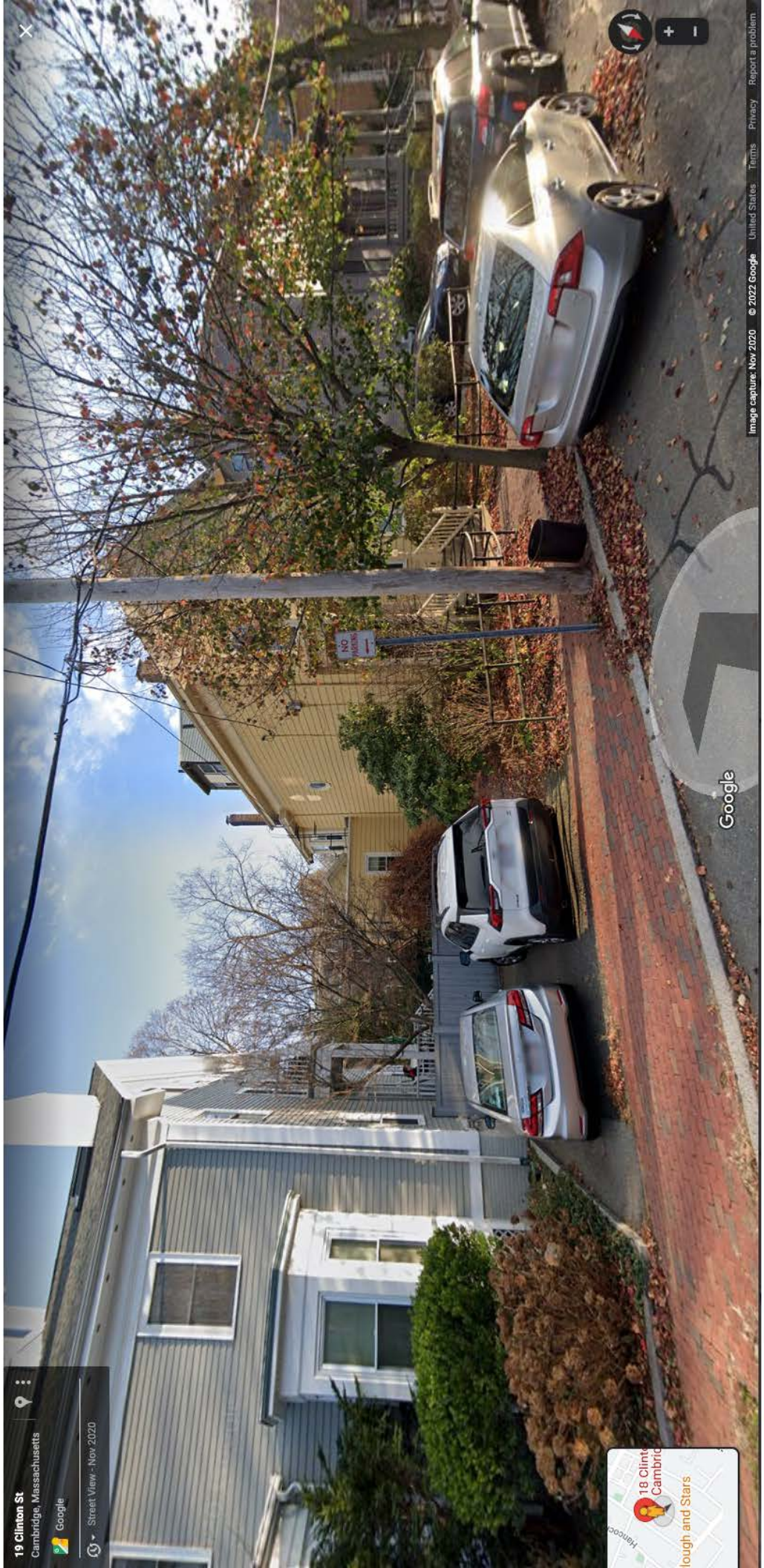


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City of Cambridge  
Massachusetts

1" = 35 ft

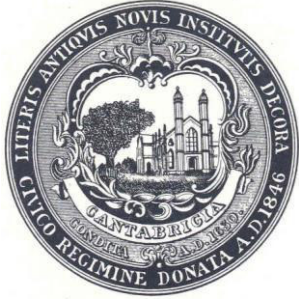
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[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

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







## 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](mailto: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 2<sup>nd</sup> 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



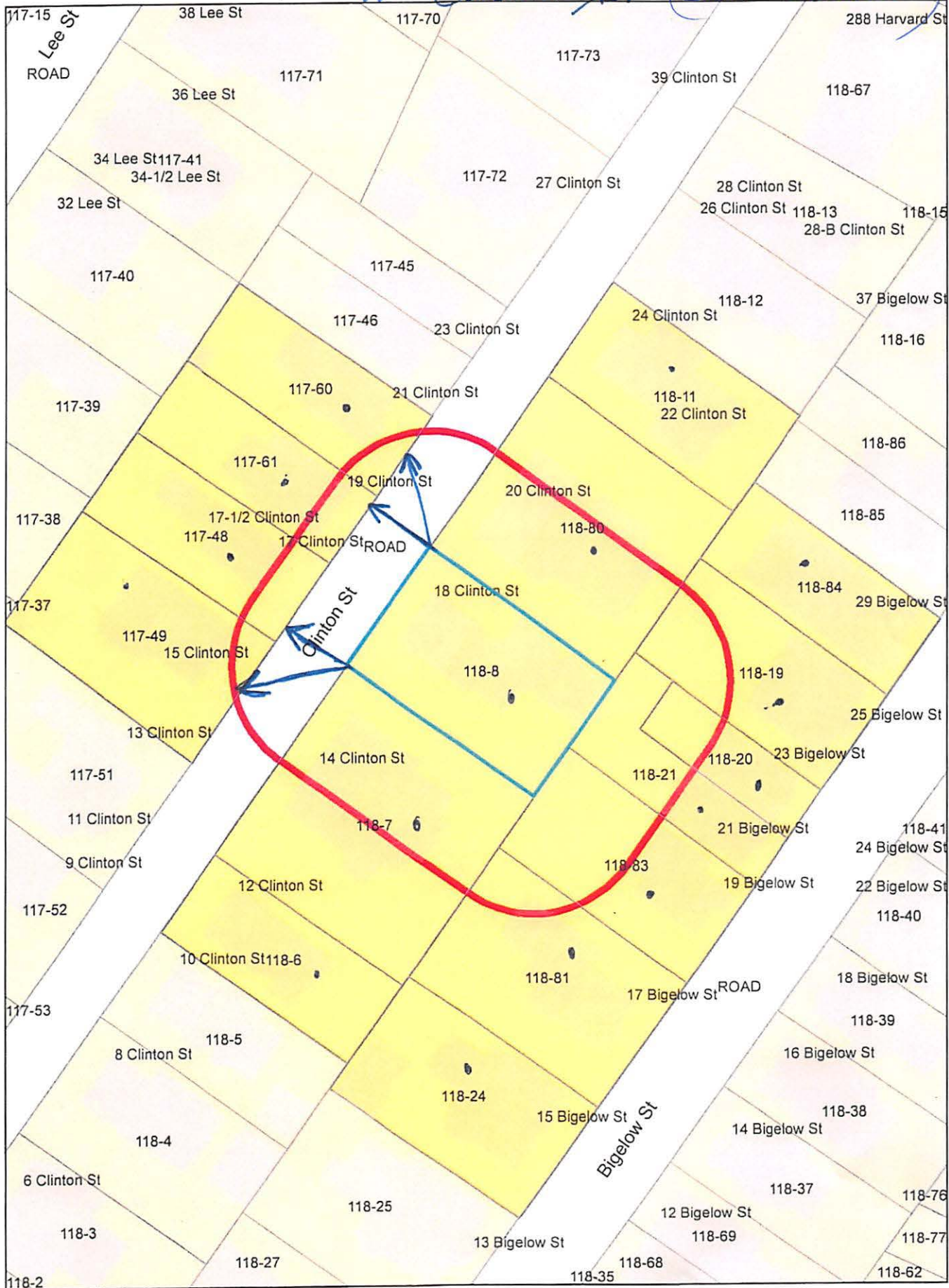
Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_ . Appeal has been filed \_\_\_\_\_ .

Date \_\_\_\_\_, City Clerk



18 Clinton St. (B7A-208880)





18 Clinton St.

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

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

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



# 18 CLINTON RESIDENCE

ZBA SUBMISSION SET

02/20/2023

18 CLINTON LP

18 CLINTON ST.  
CAMBRIDGE, MA 02138



PROJECT #: **2203-0018**

ARCHITECT:

**SAM KACHMAR**  
ARCHITECTS

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



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



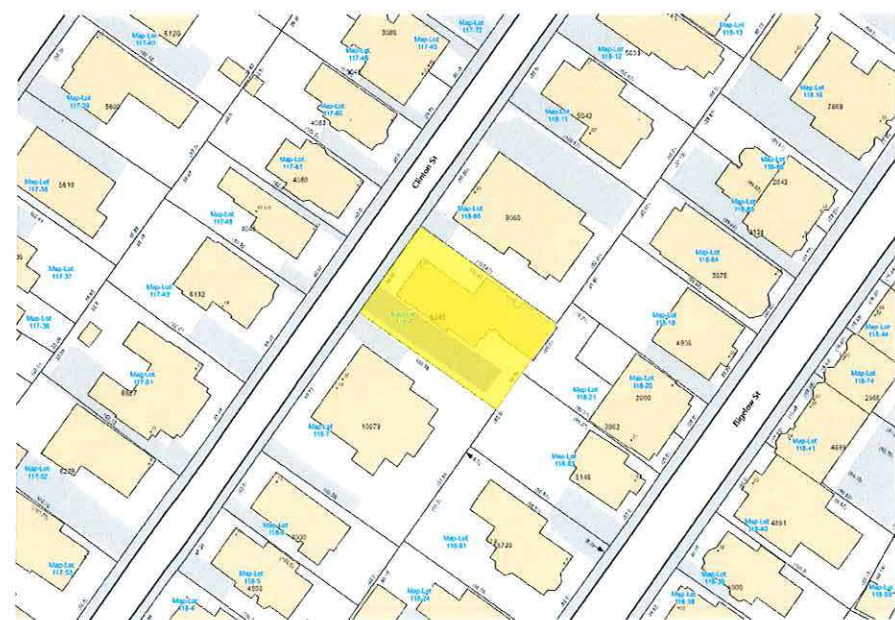
# ZBA-001 GENERAL NOTES

## ABBREVIATIONS

#	NUMBER OR POUND	L	LENGTH
&,+	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
CJ	CUBIC INCHES	N	NORTH
CJ	CONTROL JOINT	N/A	NOT APPLICABLE
CL	CENTERLINE	NIC	NOT IN CONTRACT
CLG	CEILING	NOM	NORMAL
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	GYPSUM WALLBOARD, BACKING BOARD	STL	STEEL
GYP	GYPSUM	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
	GYPSUM 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 SCALE: 1/8" = 1'-0"	DRAWING TITLE		
	VIEW #	EXTERIOR ELEVATION KEY		
	VIEW #	INTERIOR ELEVATION KEY		
	VIEW #	BUILDING SECTION MARKER		
	VIEW #	WALL SECTION MARKER		
	VIEW #	DETAIL AREA MARKER		
	VIEW #	DETAIL SECTION MARKER		
	COLUMN	GRID LINE		
	Name Elevation	VERTICAL ELEVATION KEY (ELEV)		
	0'-0"	SPOT ELEVATION W/ TARGET (PLAN)		
	0'-0"	SPOT ELEVATION NO TARGET (PLAN)		
	REV #	REVISION CLOUD AND REVISION TAG		
	ROOM NAME ROOM #	ROOM TAG	€	CENTERLINE
	AREA NAME AREA	AREA TAG	SHEET SHEET	MATCH LINE
	DOOR #	DOOR TAG		HINGE SIDE OF DOOR
	# TYPE	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 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.

④ 1\$GENERAL NOTES  
1 1/2" = 1'-0"



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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 02/20/2023  
 Drawn by SKA  
 Checked by SKA

**ZBA-001**

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



ZBA-002 SITE AXONS

EXISTING SITE AXON



PROPOSED SITE AXON



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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	02/20/2023
Drawn by	SKA
Checked by	SKA

**ZBA-002**

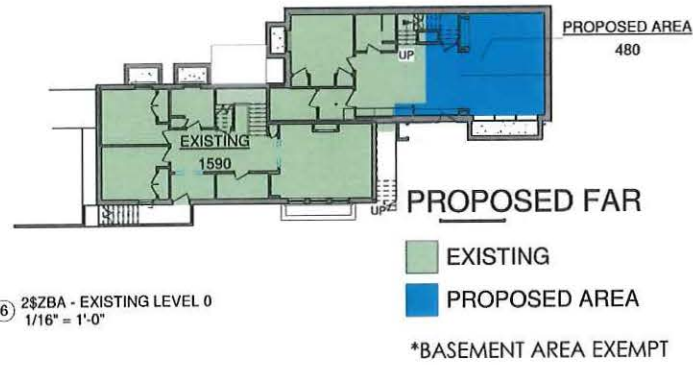
Scale



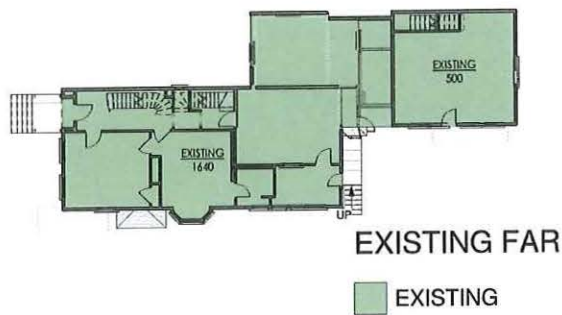
# ZBA-003 AREA PLANS



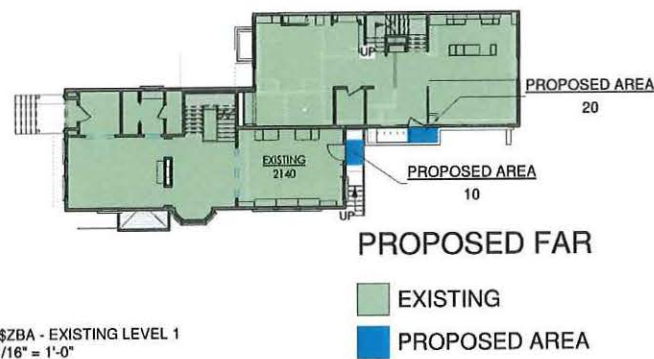
2 1\$ZBA - EXISTING LEVEL 0  
1/16" = 1'-0"



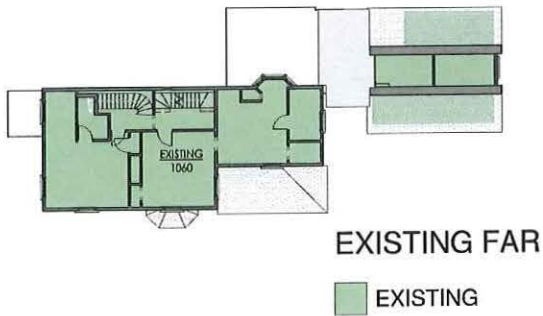
6 2\$ZBA - EXISTING LEVEL 0  
1/16" = 1'-0"



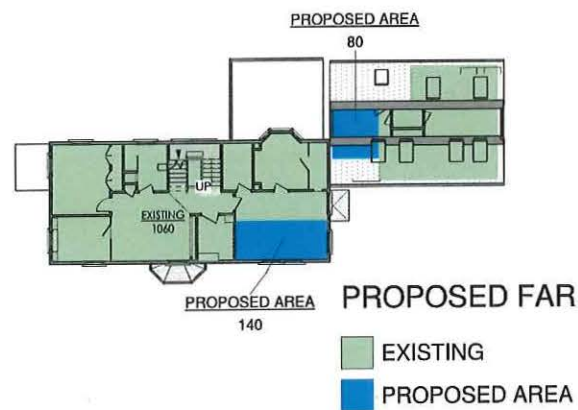
3 1\$ZBA - EXISTING LEVEL 1  
1/16" = 1'-0"



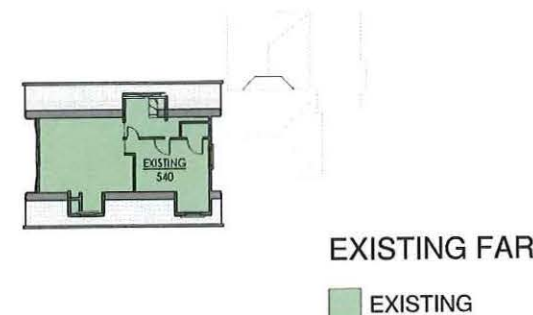
7 2\$ZBA - EXISTING LEVEL 1  
1/16" = 1'-0"



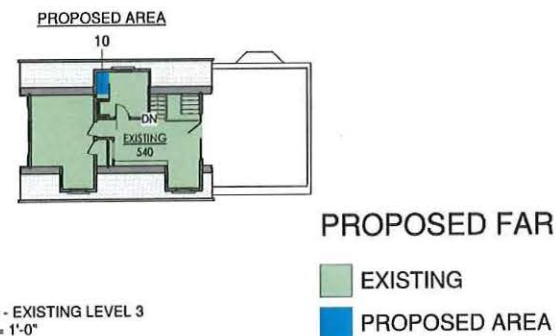
4 1\$ZBA - EXISTING LEVEL 2  
1/16" = 1'-0"



8 2\$ZBA - EXISTING LEVEL 2  
1/16" = 1'-0"



5 1\$ZBA - EXISTING LEVEL 3  
1/16" = 1'-0"



9 2\$ZBA - 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	1500 SF
LEVEL 3	EXISTING	540 SF
		5770 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%

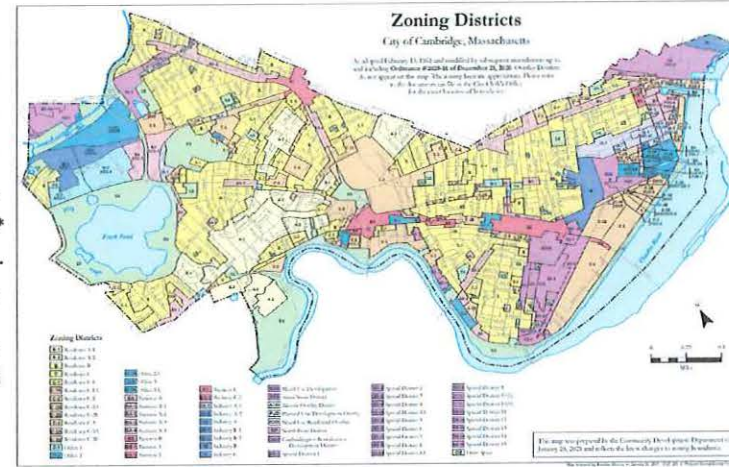
PROPOSED FAR CALCULATIONS		
Name	Name	Area
LEVEL 1	EXISTING	2140 SF
LEVEL 2	EXISTING	1510 SF
LEVEL 3	EXISTING	540 SF
		4190 SF

LEVEL 1	PROPOSED AREA	30 SF
LEVEL 2	PROPOSED AREA	220 SF
LEVEL 3	PROPOSED AREA	10 SF
		260 SF
		4450 SF
<b>*BASEMENT EXEMPT</b>		

EXISTING ABOVE GRADE FAR: 4190 SF  
BASEMENT FAR: 0 SF\*\*  
**\*\*BASEMENT EXEMPT**  
ADDITIONAL ABOVE GRADE FAR: 260 SF

TOTAL PROPOSED FAR: 4450 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%

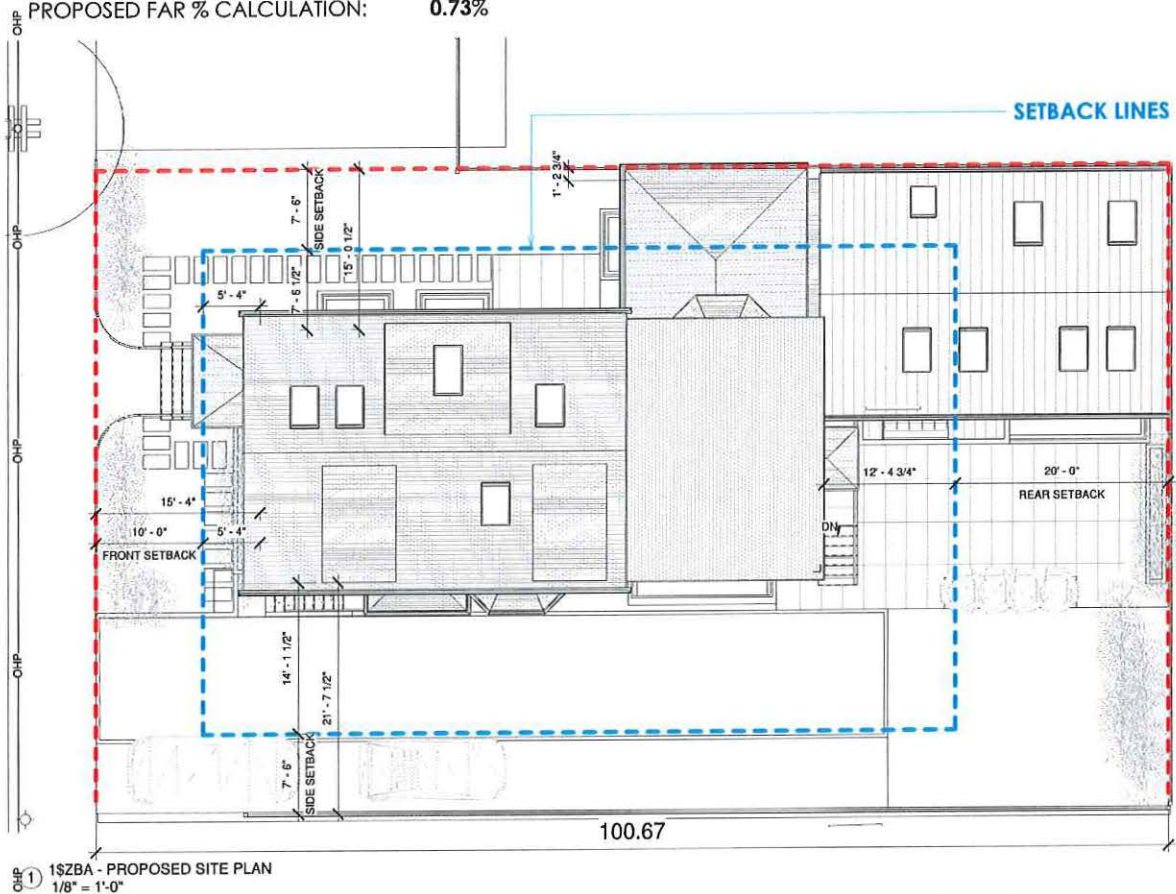
### BUILDING HEIGHT

REQUIRED BUILDING HEIGHT: 35'-0"

EXISTING BUILDING HEIGHT: 35'-2"

PROPOSED BUILDING HEIGHT: 35'-2"

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



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REGISTRATIONS:

**NOT FOR CONSTRUCTION**

AREA PLANS

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

Project Status ZBA SUBMISSION SET  
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ZBA-003

Scale As indicated



EXISTING STREET VIEW



PROPOSED STREET VIEW



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REGISTRATIONS:

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STREET VIEW 1

18 CLINTON LP  
18 CLINTON RESIDENCE  
18 CLINTON ST.  
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Project Status ZBA SUBMISSION SET  
Project number 2203-0018  
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Scale





EXISTING STREET VIEW



PROPOSED STREET VIEW



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REGISTRATIONS:

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STREET VIEW 2

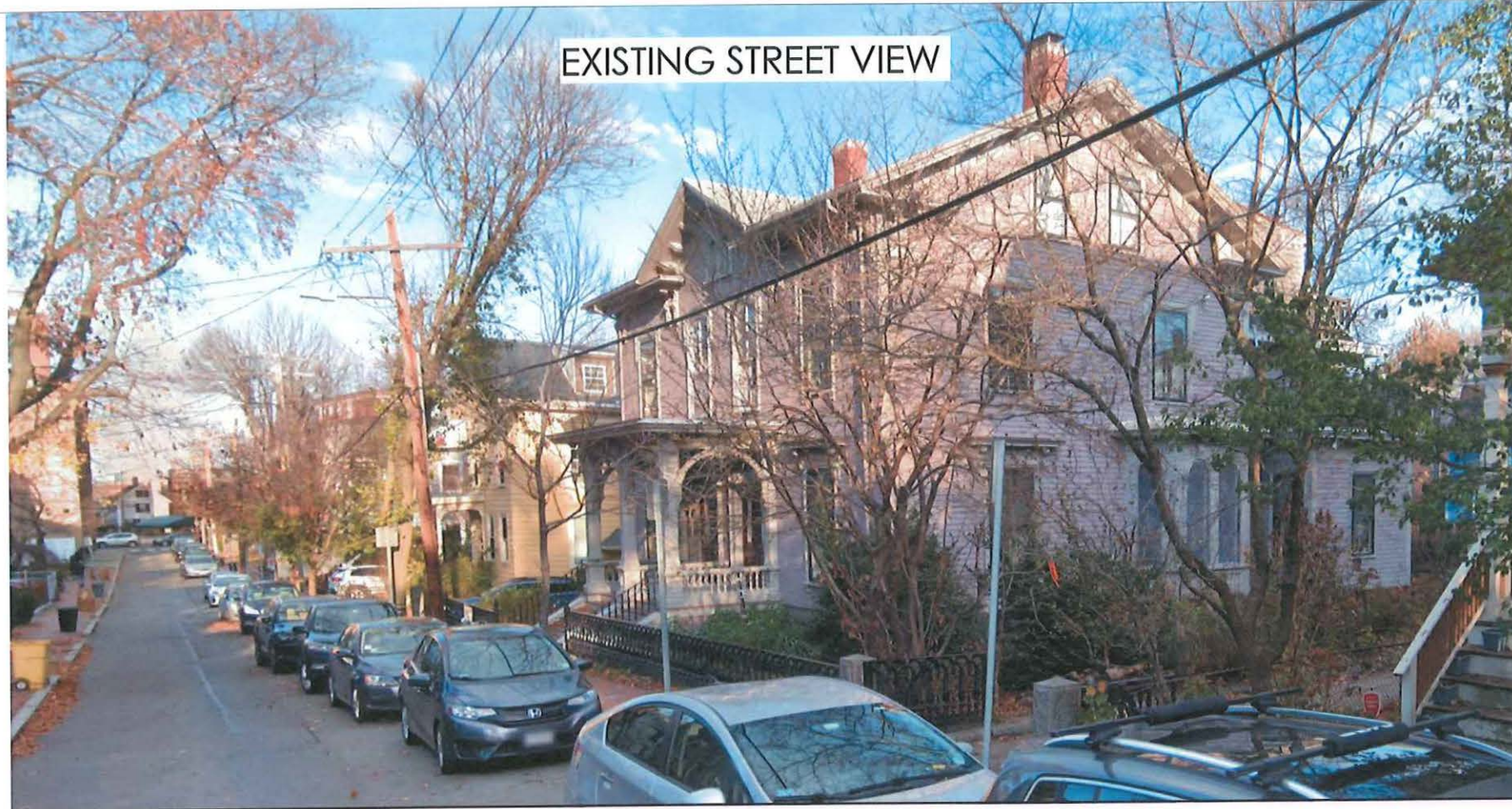
18 CLINTON LP  
 18 CLINTON RESIDENCE  
 18 CLINTON ST.  
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Project Status	ZBA SUBMISSION SET
Project number	2203-0018
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**ZBA-005**

Scale





EXISTING STREET VIEW



PROPOSED STREET VIEW



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STREET VIEW 3

18 CLINTON LP  
 18 CLINTON RESIDENCE  
 18 CLINTON ST.  
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Project Status	ZBA SUBMISSION SET
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**ZBA-006**

Scale



ZBA-007 SHADOW STUDY



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SHADOW STUDY

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

Project Status ZBA SUBMISSION SET  
 Project number 2203-0018  
 Date 02/20/2023  
 Drawn by Author  
 Checked by Checker

**ZBA-007**

Scale 3/64" = 1'-0"

2/19/2023 11:42:28 AM

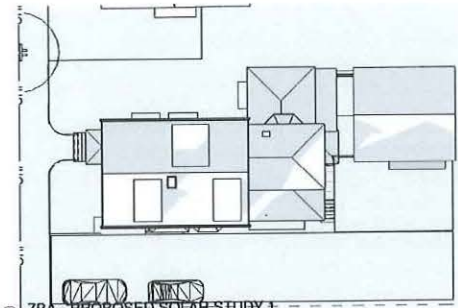
**WINTER SOLSTICE - EXISTING**

**WINTER SOLSTICE - PROPOSED**

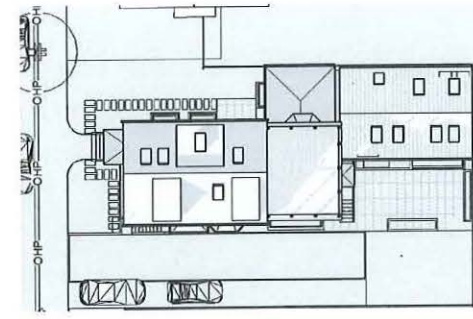
**SUMMER SOLSTICE - EXISTING**

**SUMMER SOLSTICE - PROPOSED**

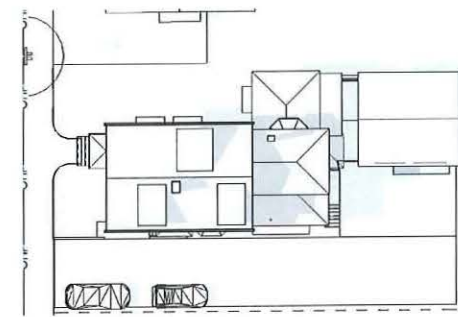
**AFTERNOON - 3PM**



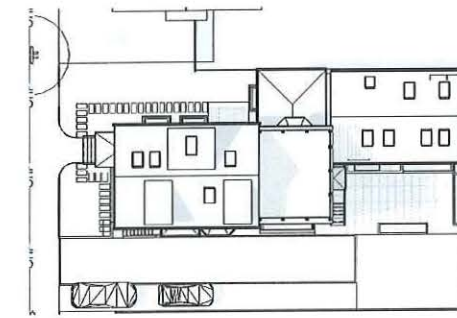
① ZBA - PROPOSED SOLAR STUDY 1  
 3/64" = 1'-0"



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

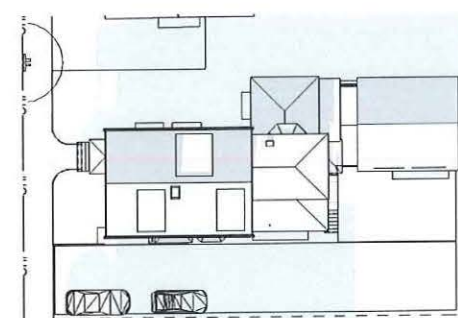


③ ZBA - PROPOSED SOLAR STUDY 3  
 3/64" = 1'-0"

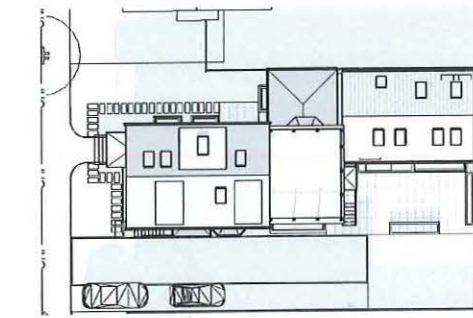


④ ZBA - PROPOSED SOLAR STUDY 4  
 3/64" = 1'-0"

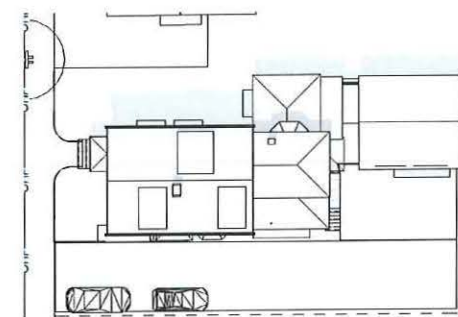
**NOON - 12PM**



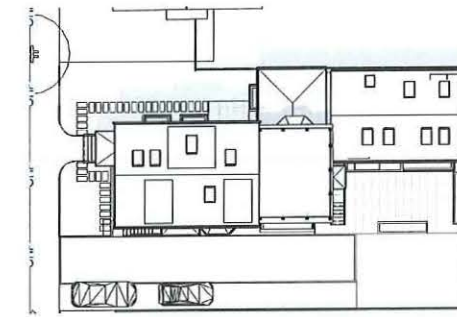
⑤ ZBA - PROPOSED SOLAR STUDY 5  
 3/64" = 1'-0"



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

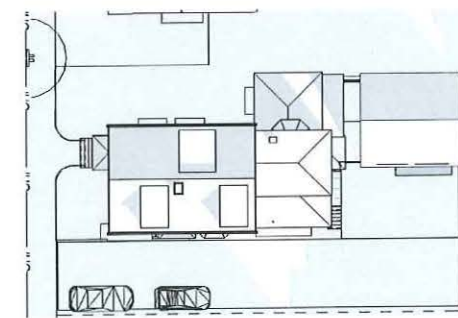


⑦ ZBA - PROPOSED SOLAR STUDY 7  
 3/64" = 1'-0"

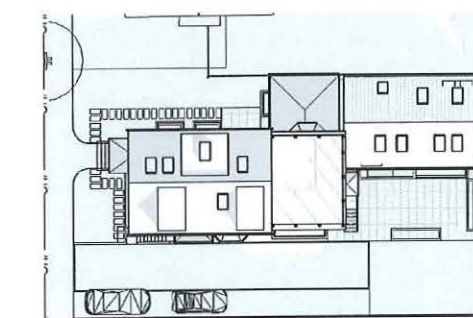


⑧ ZBA - PROPOSED SOLAR STUDY 8  
 3/64" = 1'-0"

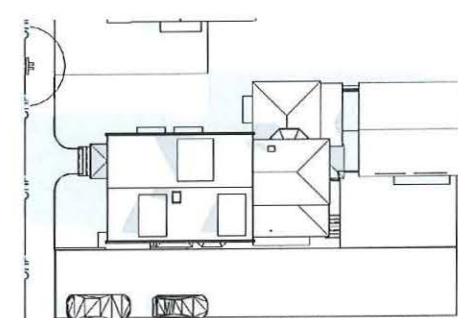
**MORNING - 9AM**



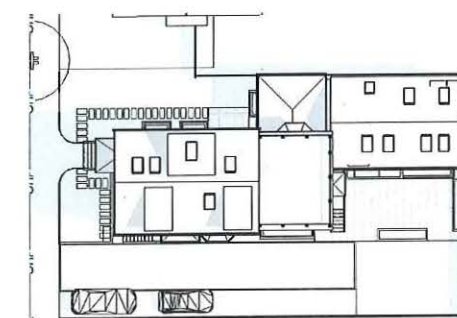
⑨ ZBA - PROPOSED SOLAR STUDY 9  
 3/64" = 1'-0"



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



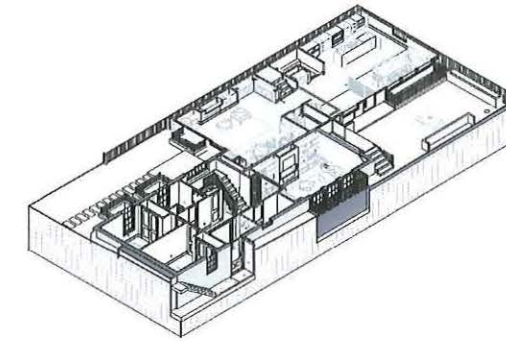
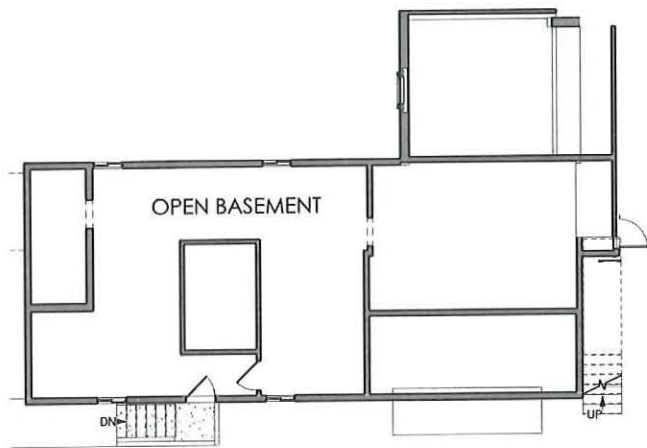
⑪ ZBA - PROPOSED SOLAR STUDY 11  
 3/64" = 1'-0"



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

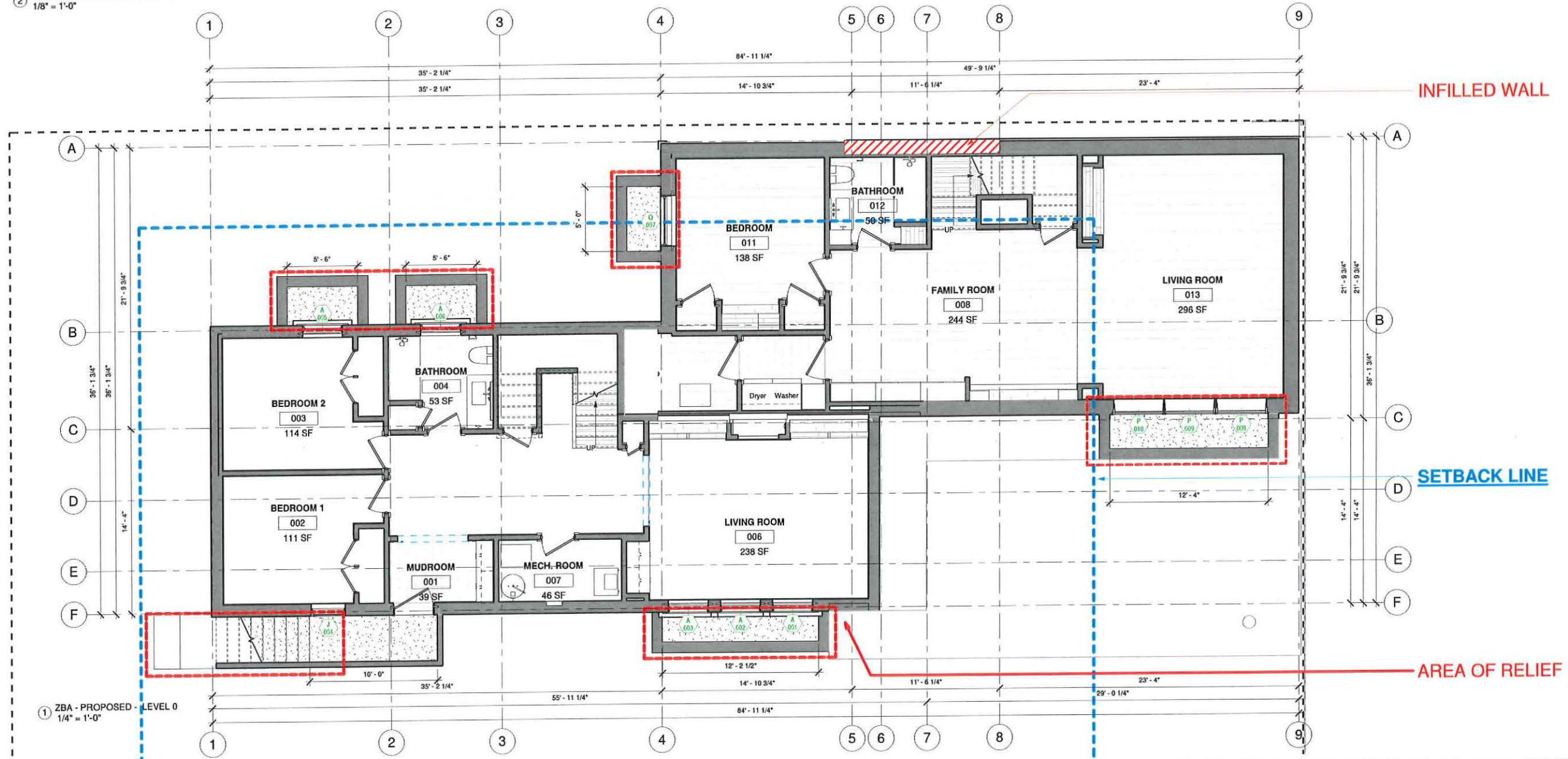


ZBA-100 LEVEL 0



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"



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REGISTRATIONS:

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LEVEL 0

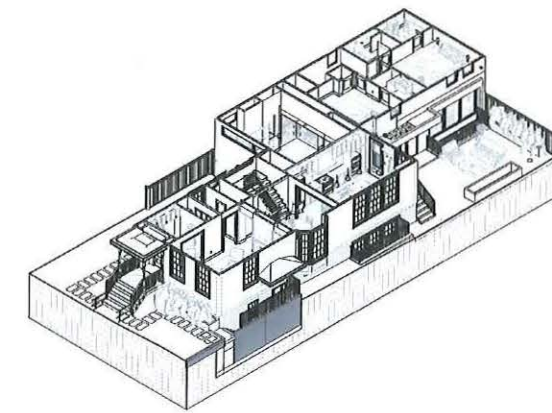
18 CLINTON LP  
 18 CLINTON RESIDENCE  
 18 CLINTON ST.  
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET  
 Project number 2203-0018  
 Date 02/20/2023  
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 Checked by SKA

**ZBA-100**  
 Scale As Indicated

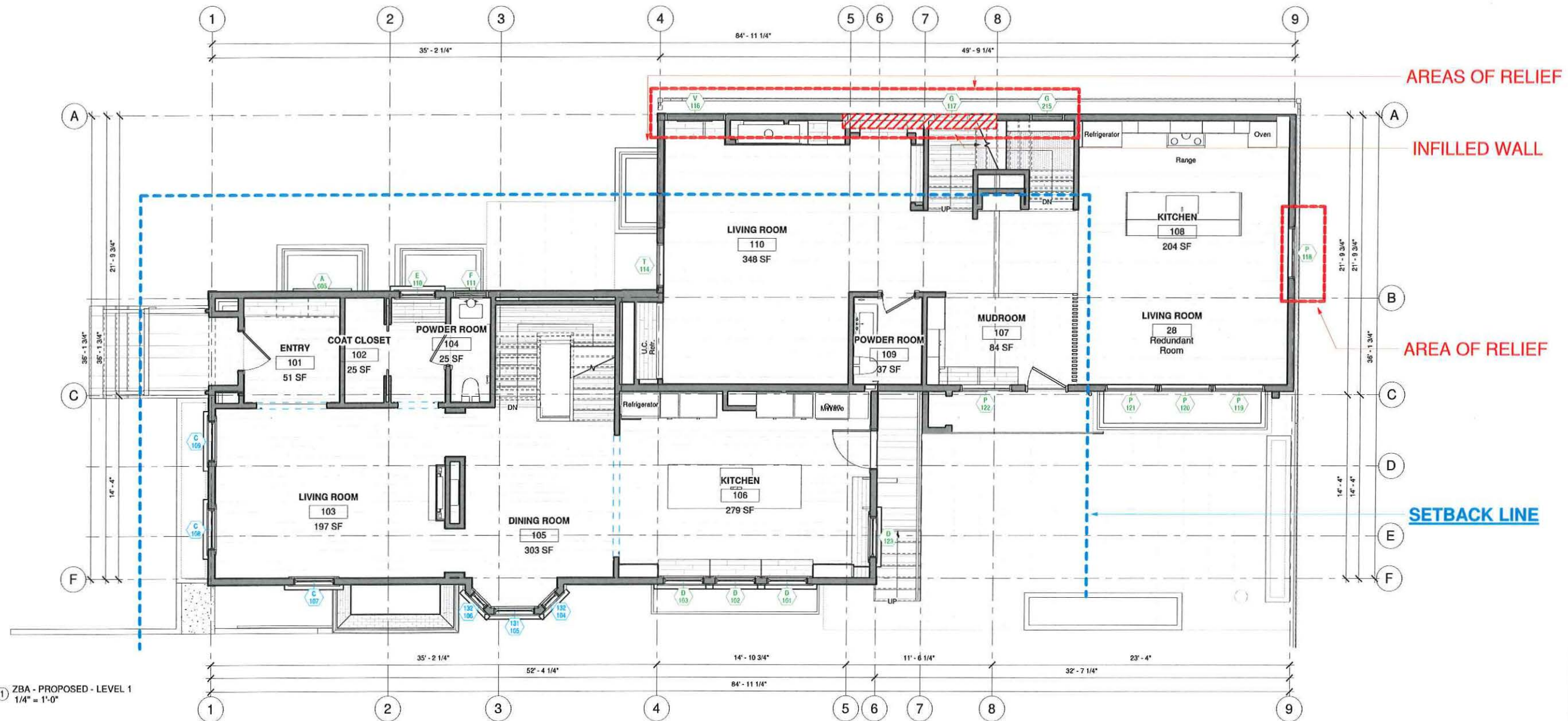


ZBA-101 LEVEL 1



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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REGISTRATIONS:

**NOT FOR CONSTRUCTION**

LEVEL 1

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

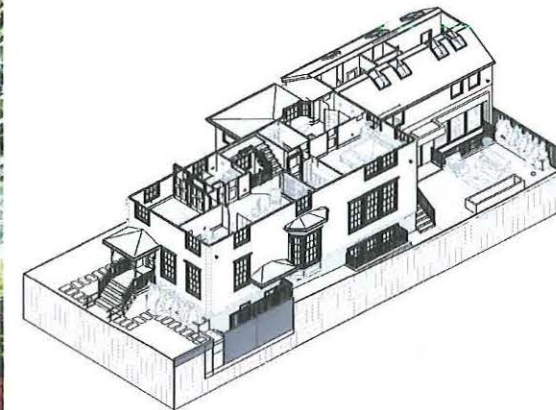
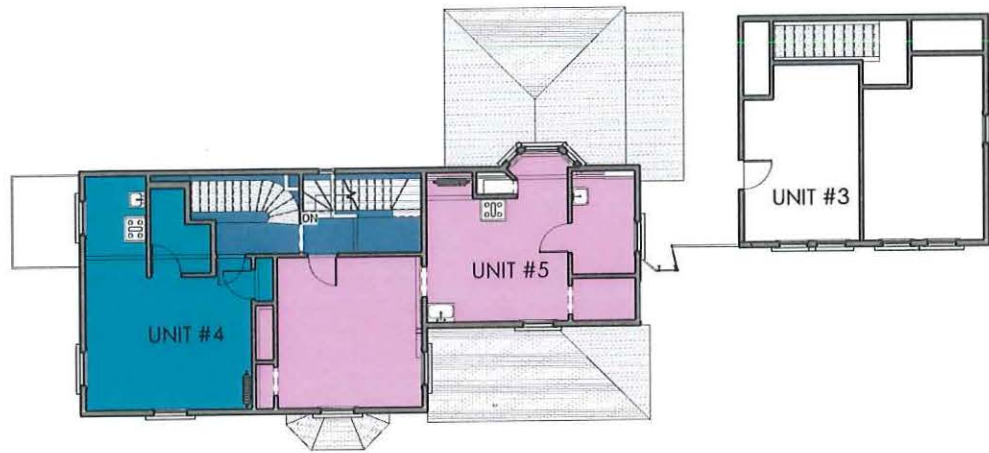
Project Status ZBA SUBMISSION SET  
 Project number 2203-0018  
 Date 02/20/2023  
 Drawn by SKA  
 Checked by SKA

**ZBA-101**

Scale As indicated

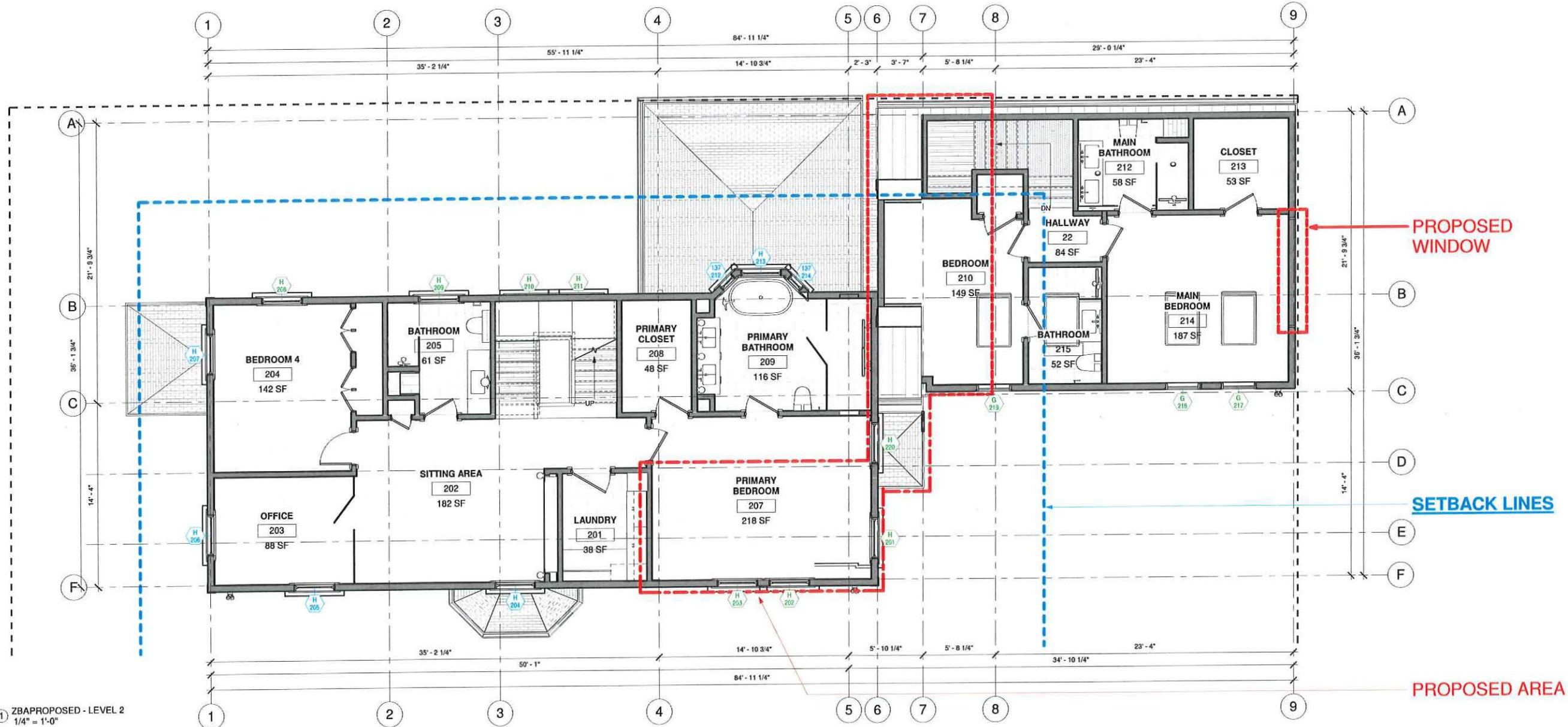


ZBA-102 LEVEL 2



3 1\$AXON - 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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 www.SKA-MA.com  
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 CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR CONSTRUCTION**

LEVEL 2

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

Project Status ZBA SUBMISSION SET  
 Project number 2203-0018  
 Date 02/20/2023  
 Drawn by SKA  
 Checked by SKA

**ZBA-102**  
 Scale As indicated

2/19/2023 11:42:51 AM



ZBA-103 LEVEL 3



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REGISTRATIONS:

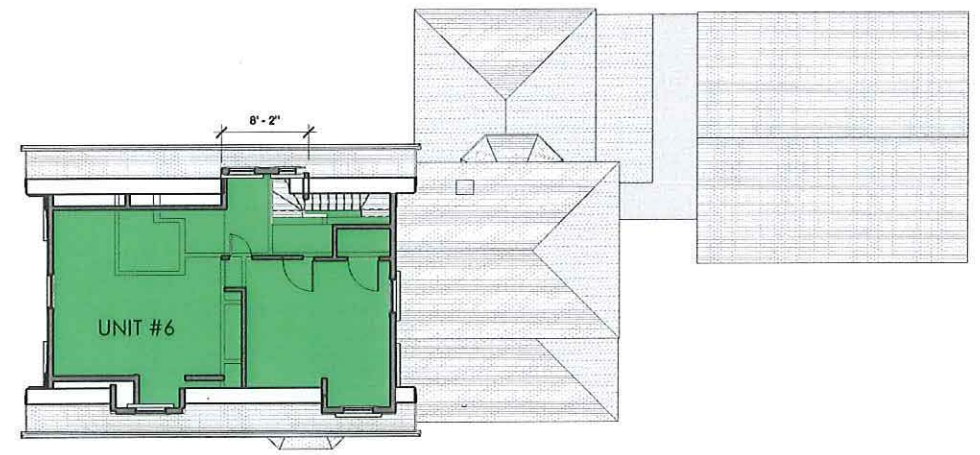
**NOT FOR CONSTRUCTION**

LEVEL 3

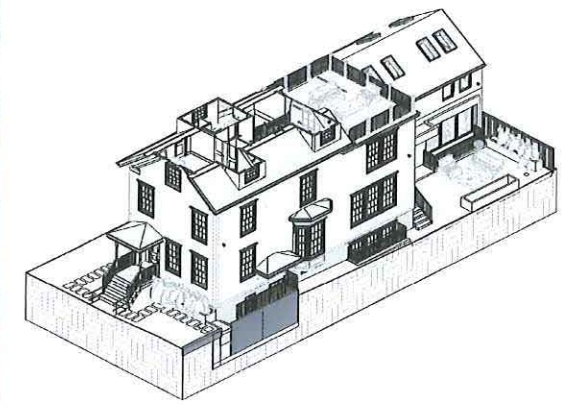
18 CLINTON LP  
 18 CLINTON RESIDENCE  
 18 CLINTON ST.  
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET  
 Project number 2203-0018  
 Date 02/20/2023  
 Drawn by SKA  
 Checked by SKA

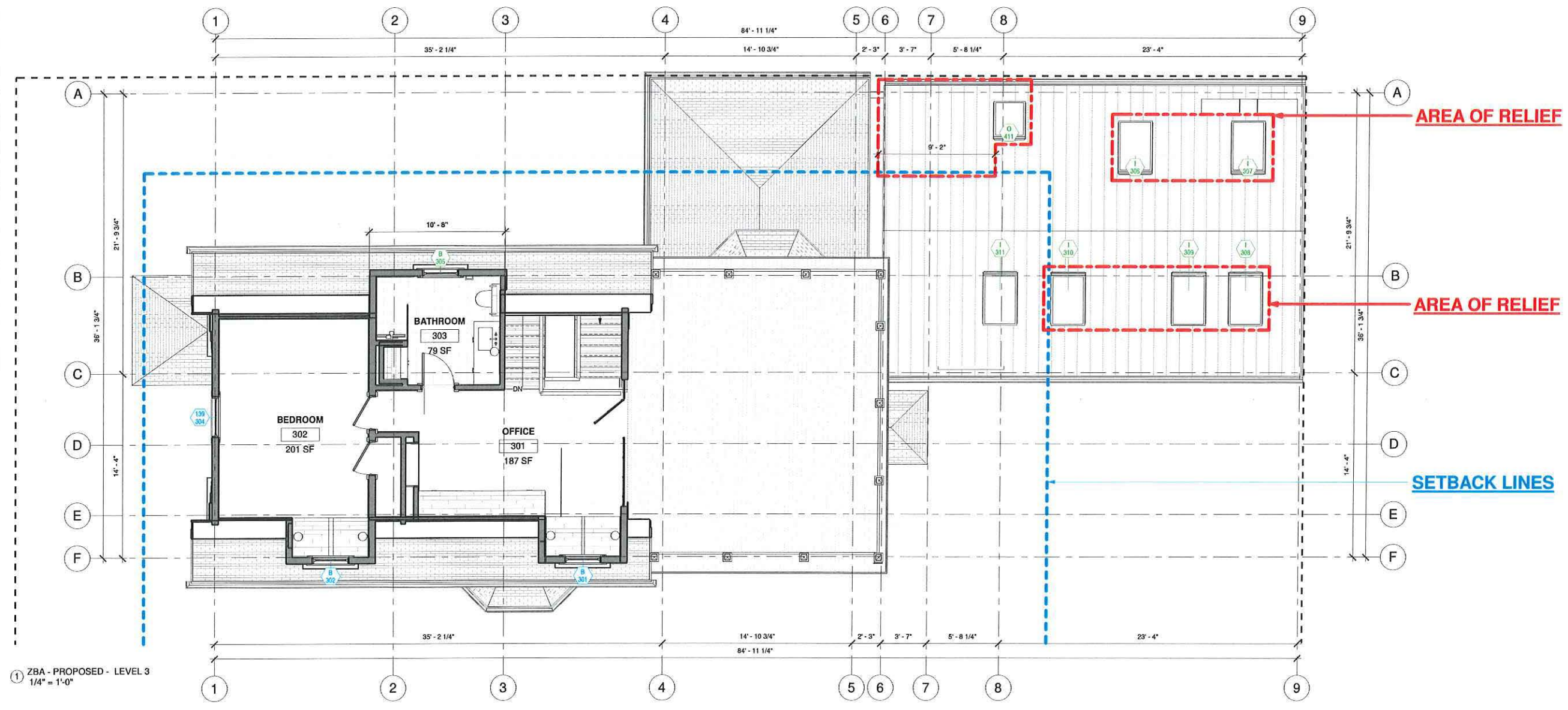
**ZBA-103**  
 Scale As indicated



② EXISTING - LEVEL 3  
 1/8" = 1'-0"



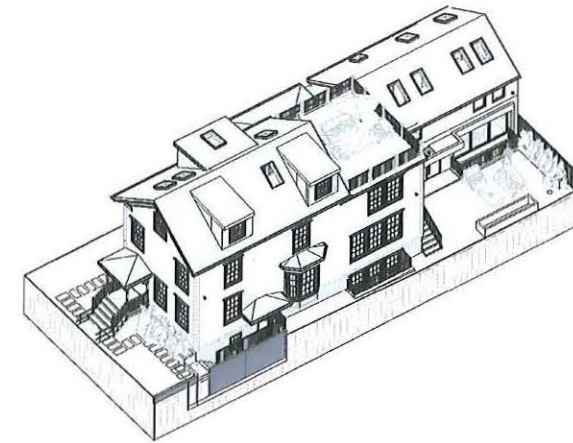
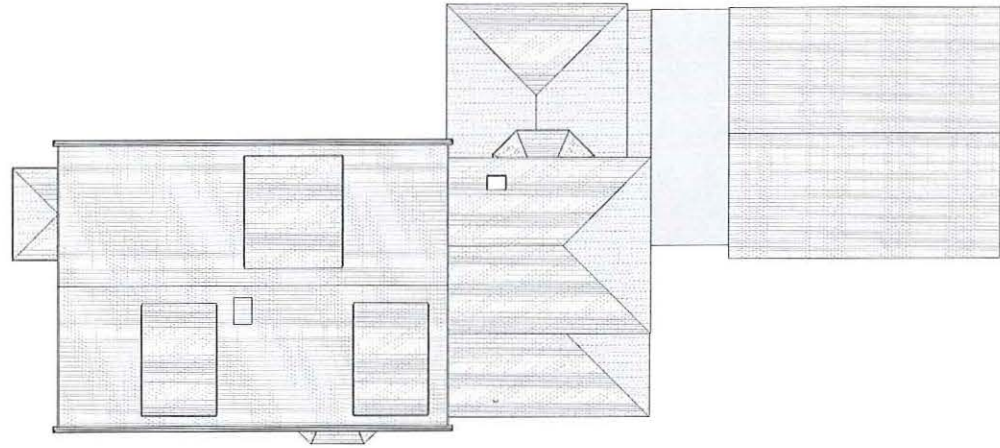
③ ZBA - AXON - LEVEL 3 - PROPOSED



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

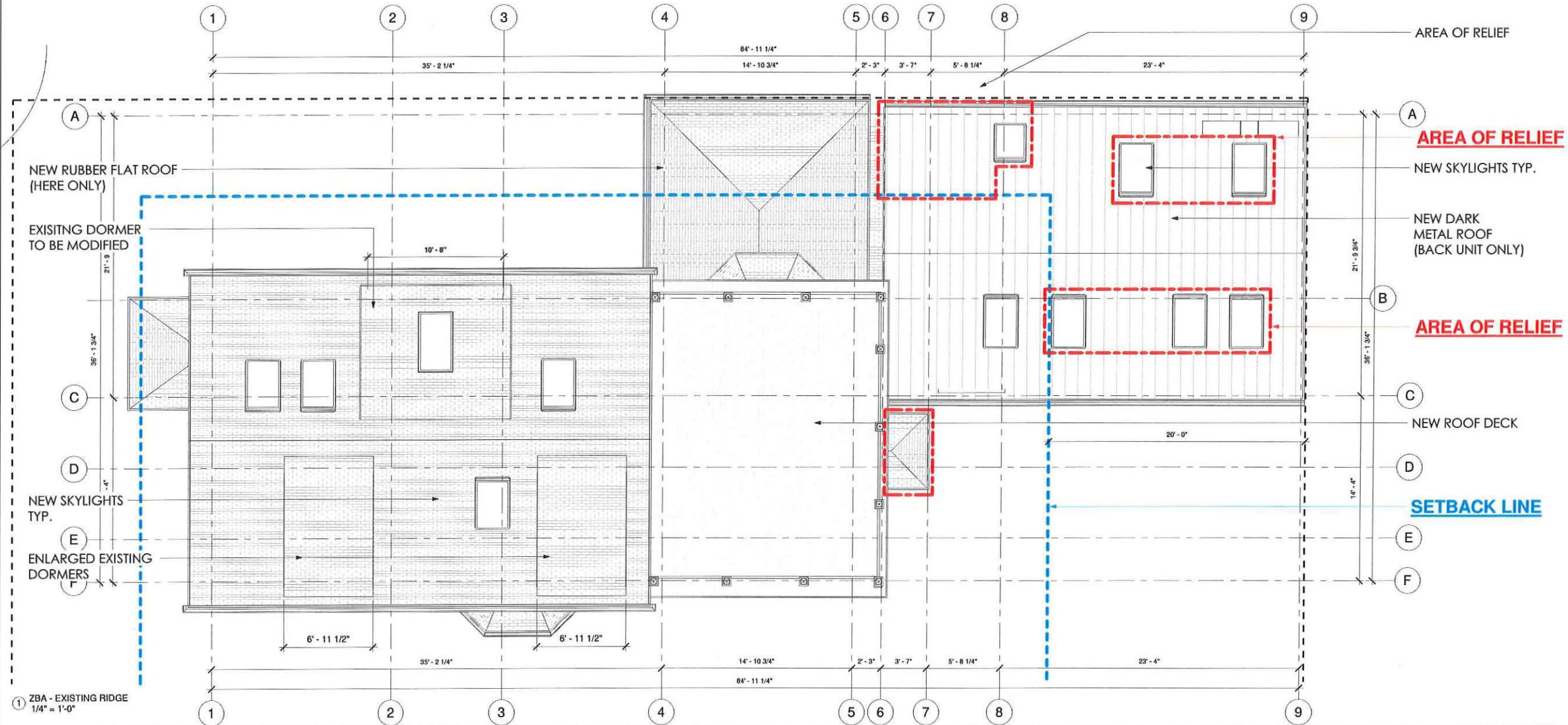


ZBA-104 ROOF PLAN



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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REGISTRATIONS:

**NOT FOR CONSTRUCTION**

ROOF PLAN

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

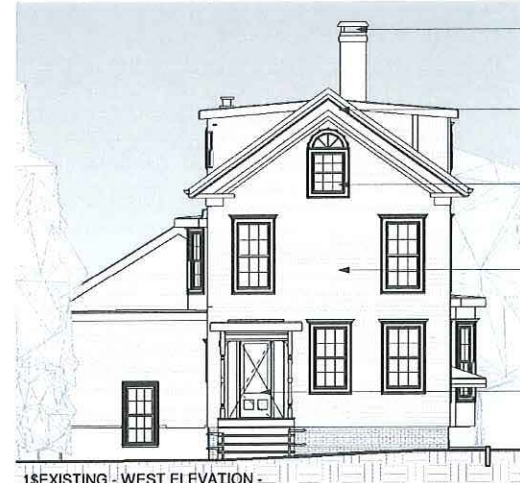
Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	02/20/2023
Drawn by	SKA
Checked by	SKA

**ZBA-104**  
 Scale As Indicated

2/19/2023 11:43:11 AM

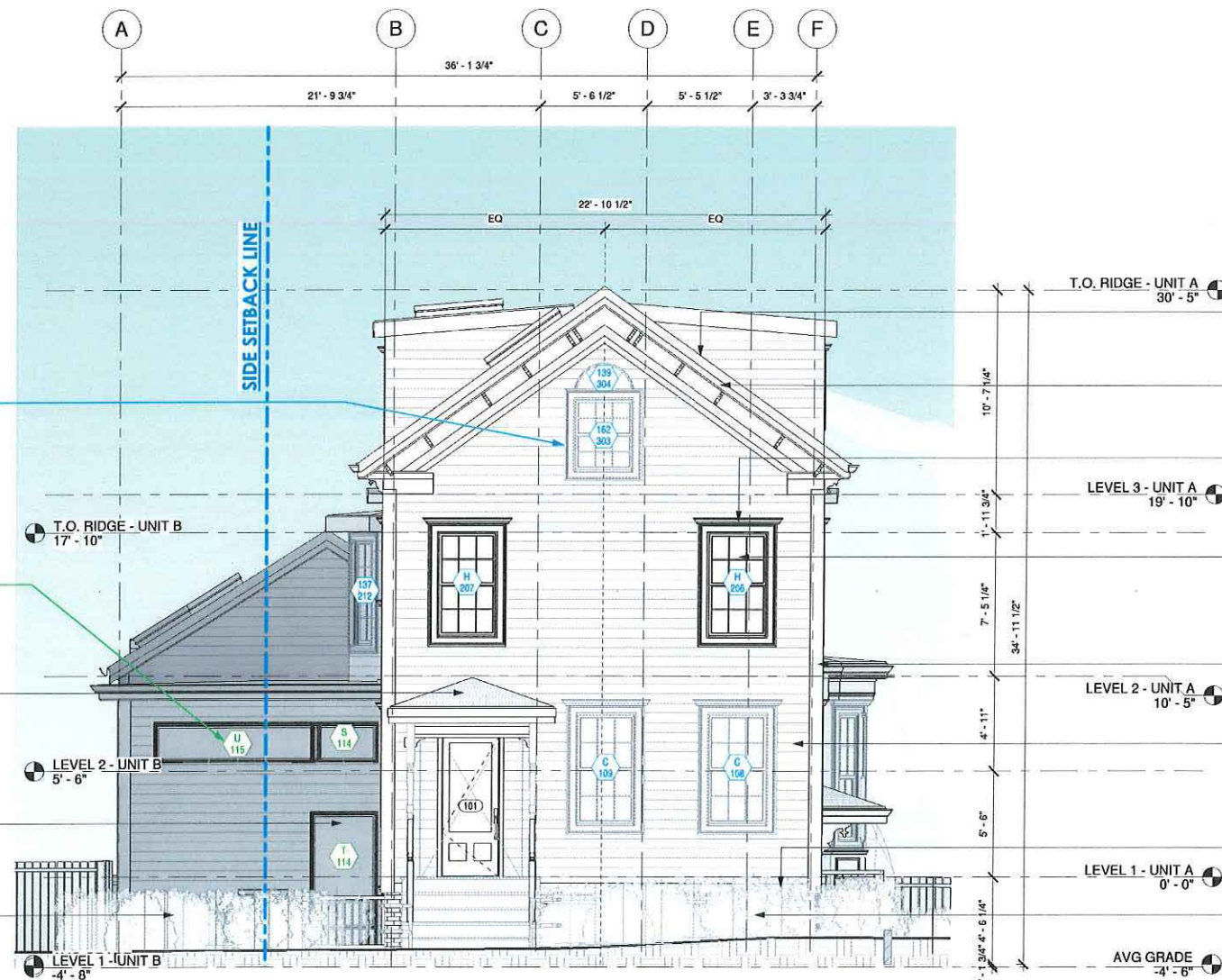


ZBA-200 ELEVATION WEST



- 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"



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

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



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ELEVATION WEST

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

Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	02/20/2023
Drawn by	Author
Checked by	Checker

**ZBA-200**

Scale As Indicated



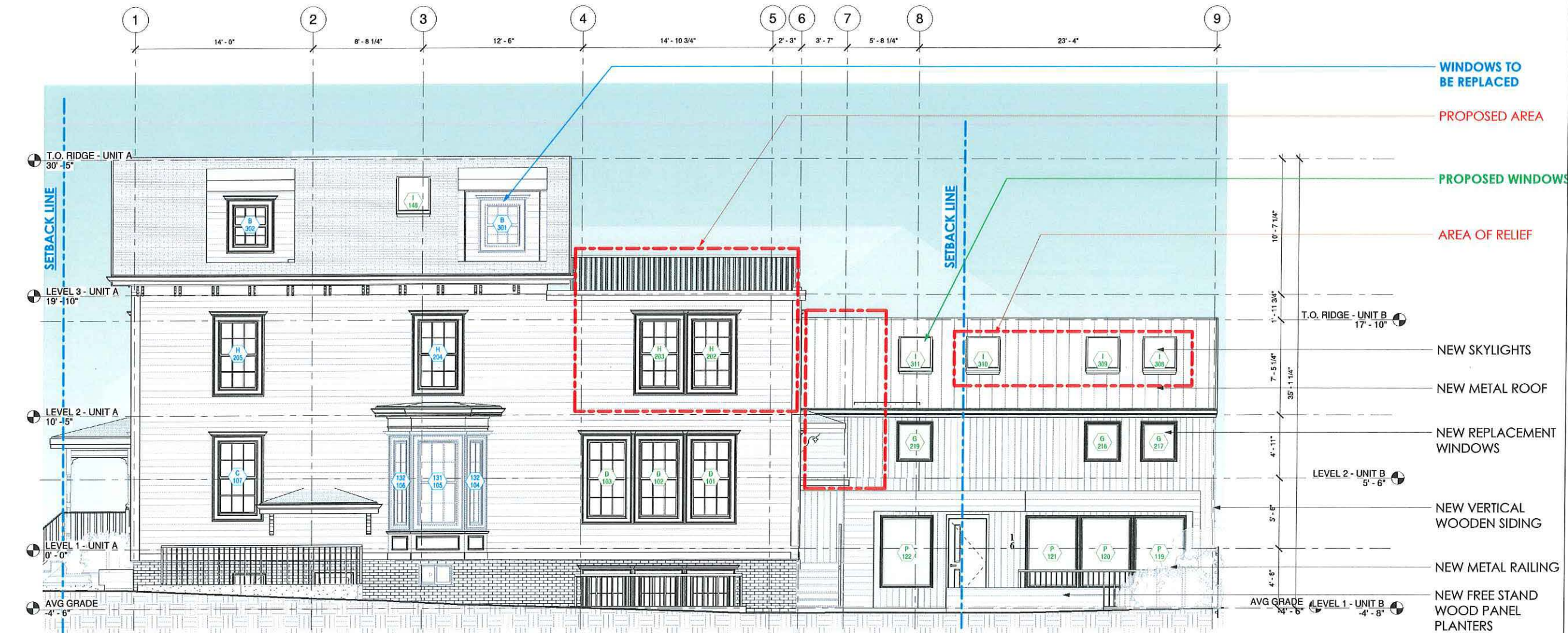
ZBA-201 ELEVATION SOUTH



- 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"



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 02/20/2023  
 Drawn by Author  
 Checked by Checker

**ZBA-201**  
 Scale As indicated

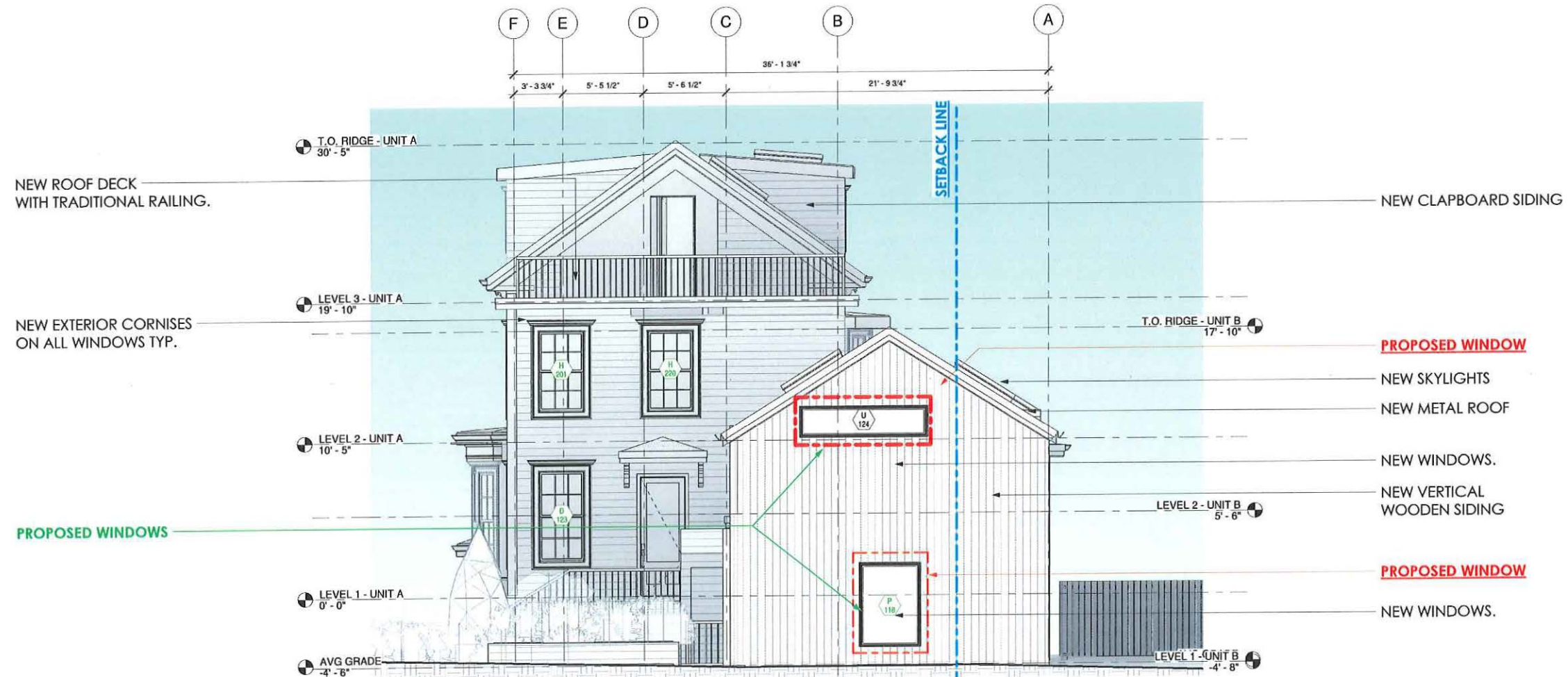
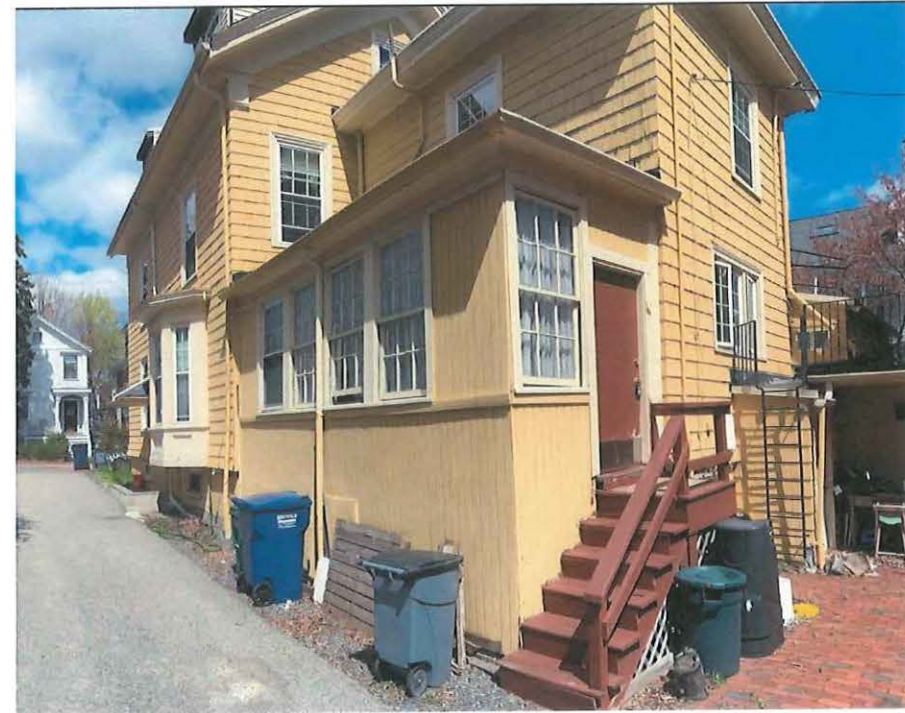


ZBA-202 ELEVATION EAST



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

- 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
- EXISTING SIDING TO BE REMOVED AND REPLACED WITH VERTICAL WOOD SIDING
- WINDOWS TO BE REMOVED



NEW ROOF DECK WITH TRADITIONAL RAILING.

NEW EXTERIOR CORNICES ON ALL WINDOWS TYP.

PROPOSED WINDOWS

NEW CLAPBOARD SIDING

PROPOSED WINDOW

NEW SKYLIGHTS  
NEW METAL ROOF

NEW WINDOWS.  
NEW VERTICAL WOODEN SIDING

PROPOSED WINDOW

NEW WINDOWS.

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 02/20/2023  
Drawn by Author  
Checked by Checker

ZBA-202

Scale As indicated



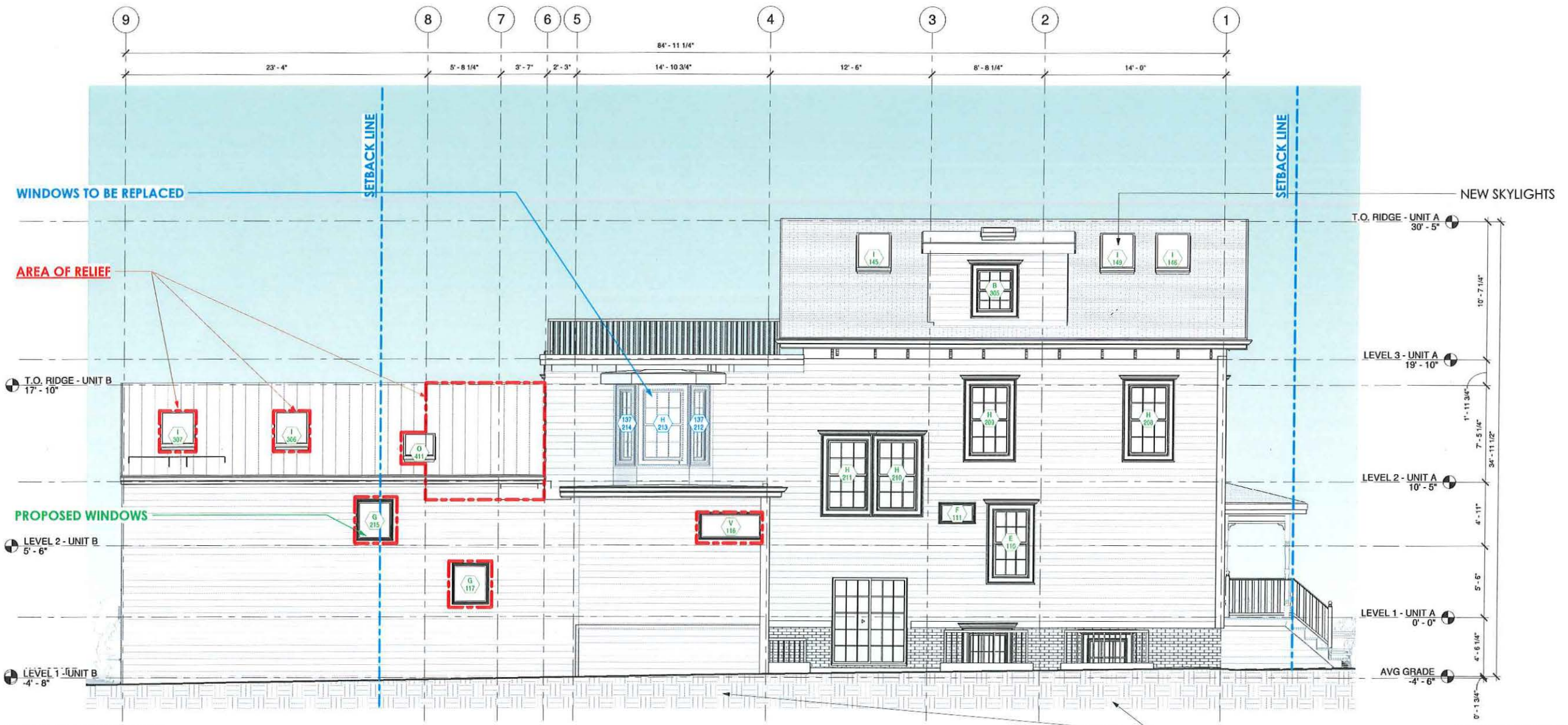
ZBA-203 ELEVATION NORTH



- 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



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



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

NEW WINDOWS @  
 AREA OF RELIEF



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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	02/20/2023
Drawn by	Author
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**ZBA-203**  
 Scale As indicated



# END OF PRESENTATION

18 CLINTON ST. EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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REGISTRATIONS:

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QR CODE

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

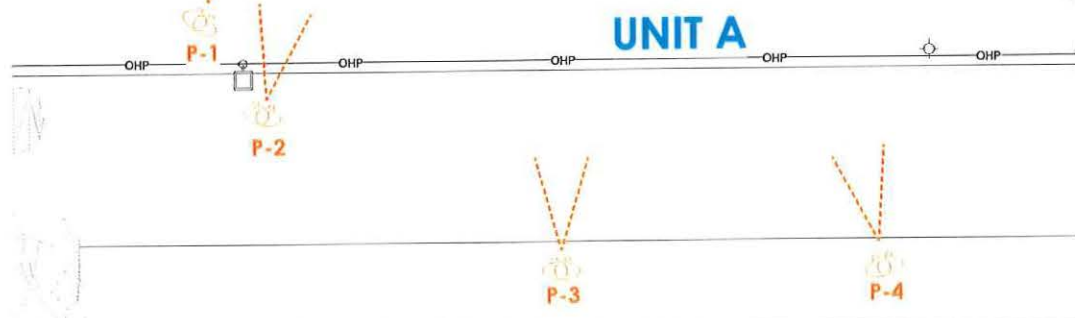
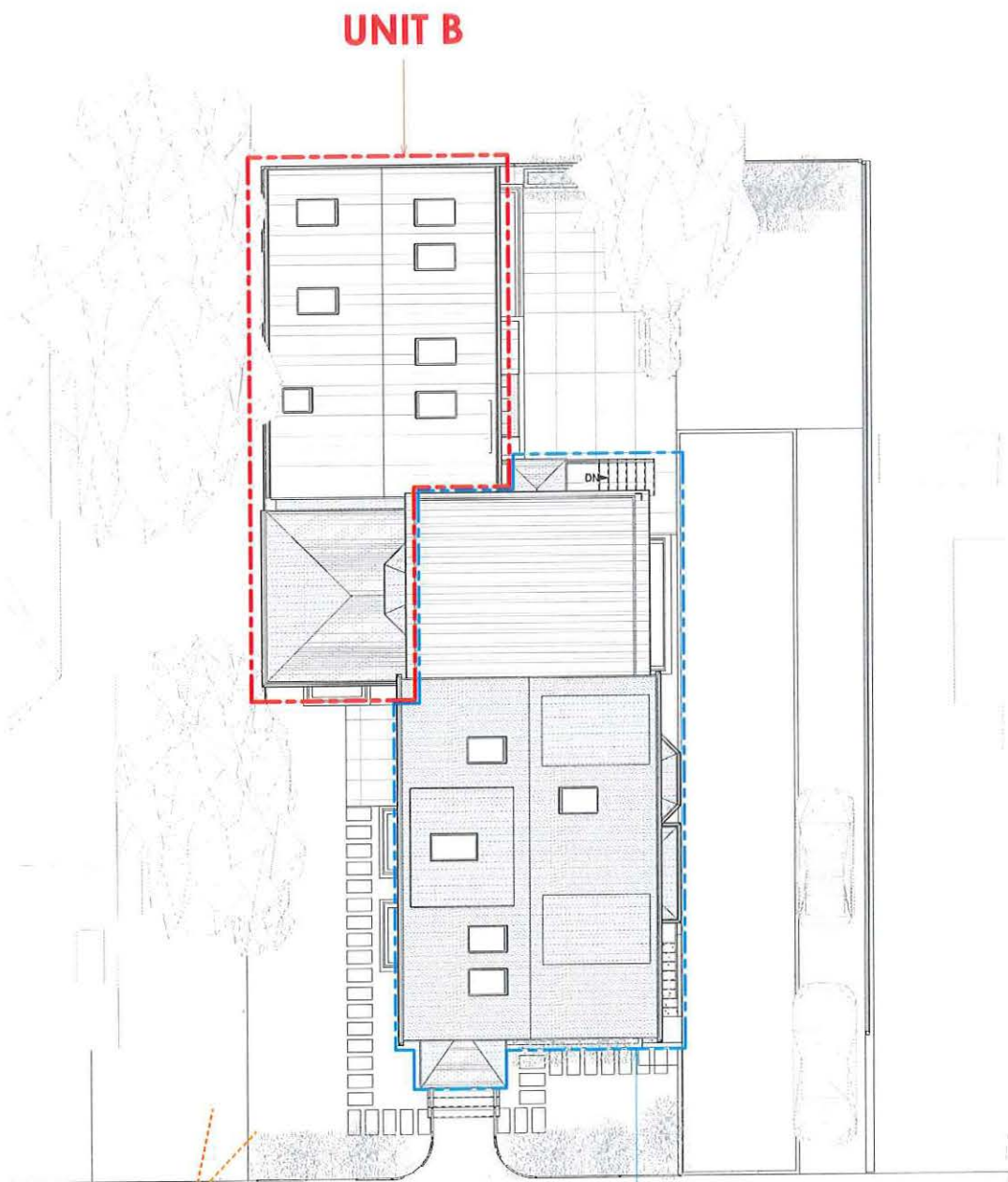
Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	02/20/2023
Drawn by	SKA
Checked by	SKA

**ZBA-300**

Scale



ZBA-301 PICTURES AND RENDERS



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

P-1



P-2



P-3



P-4



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REGISTRATIONS:

**NOT FOR  
CONSTRUCTION**

PICTURES AND RENDERS

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

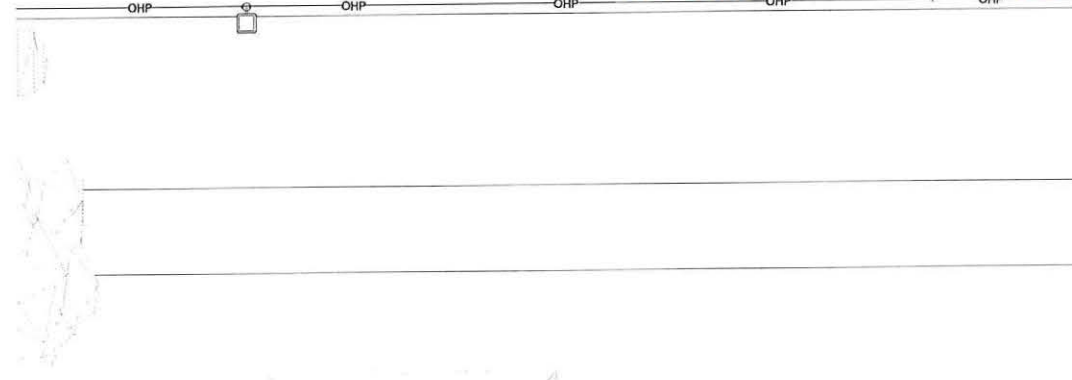
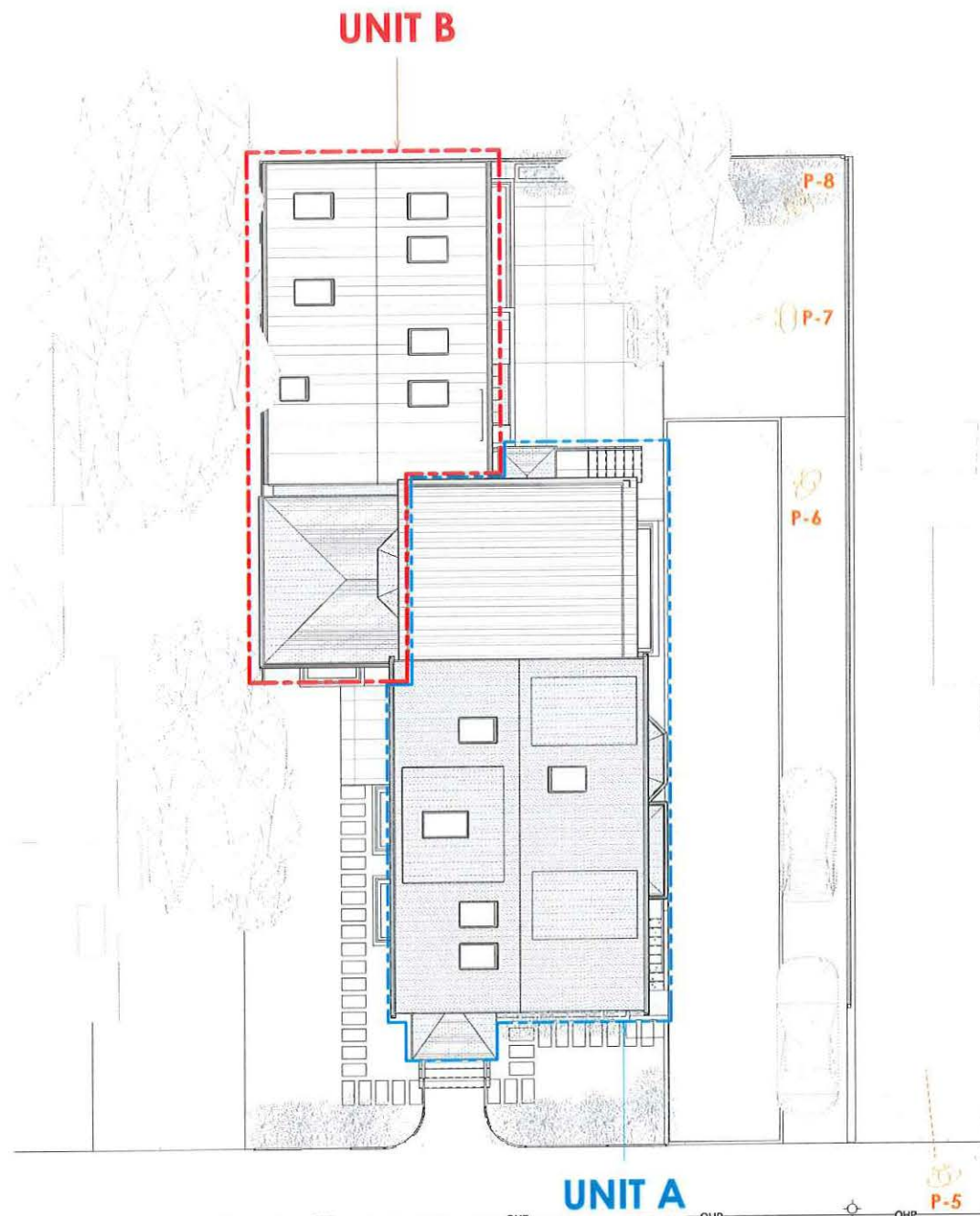
Project Status	ZBA SUBMISSION SET
Project number	2203-0018
Date	02/20/2023
Drawn by	Author
Checked by	Checker

**ZBA-301**

Scale 1/8" = 1'-0"

2/19/2023 11:43:27 AM





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

P-5



P-6



P-7



P-8



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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 02/20/2023  
 Drawn by Author  
 Checked by Checker

**ZBA-302**  
 Scale 1/8" = 1'-0"

2/19/2023 11:45:29 AM



# ZBA-303 EXISTING PLOT PLAN



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

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REGISTRATIONS:

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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: 02/20/2023  
 Drawn by: SKA  
 Checked by: SKA

**ZBA-303**

Scale: 1:140

2/17/2023 11:48:31 AM

## 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.

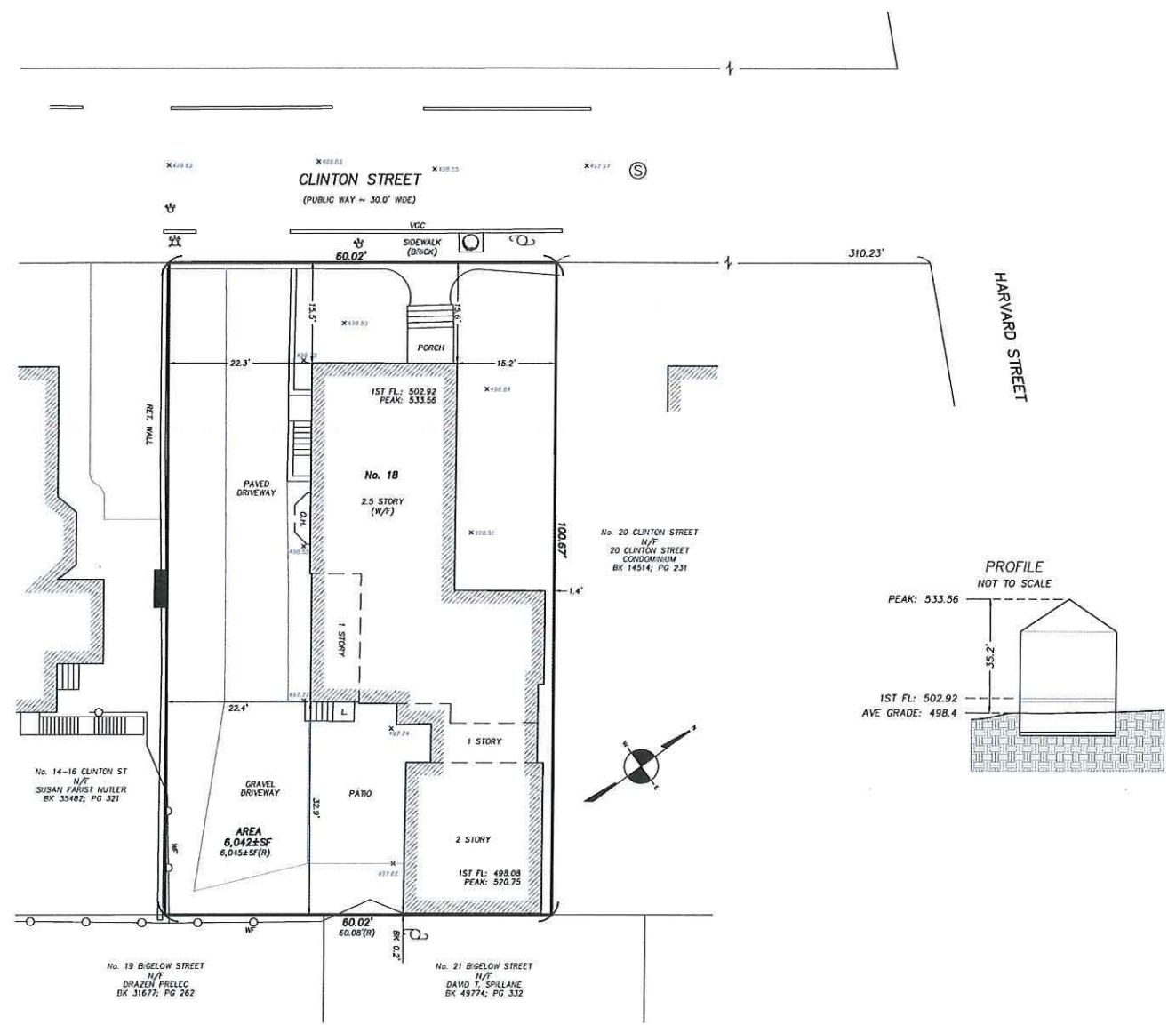
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X  
 COMMUNITY PANEL: 250120576E  
 EFFECTIVE DATE: 06/04/2010

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

REFERENCES:  
 OWNER OF RECORD:  
 NIRMAL DAHIERE  
 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

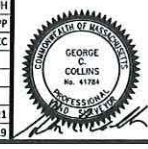
NOTES:  
 MAP/LOT: 118-B  
 VERTICAL DATUM: ASSUMED



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.)	35'	35'
SIDE SETBACK	(MIN.)	1.4'	1.4'
REAR SETBACK	(MIN.)	0.2'	0.2'
HEIGHT	(MAX.)	35'	35.2'

1 EXISTING PLOT PLAN  
 1:140

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





**From:** Asha Daniere [asha@ashadaniere.com](mailto:asha@ashadaniere.com)

**Subject:** Fwd: Quick hello from 15 Clinton

**Date:** January 5, 2023 at 10:46 AM

**To:** [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

**Cc:** Axel Ramirez-Palacios [axel@kachmardesign.com](mailto:axel@kachmardesign.com), Samuel Kachmar [sam@kachmardesign.com](mailto:sam@kachmardesign.com), Sarah Rhatigan [sarah@trilogylaw.com](mailto:sarah@trilogylaw.com), Steve Hoheb [steve@kachmardesign.com](mailto:steve@kachmardesign.com)

AD

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](mailto:molly.e.howard@gmail.com)>

Date: Thu, Jan 5, 2023 at 8:33 AM

Subject: Quick hello from 15 Clinton

To: [asha@ashadaniere.com](mailto:asha@ashadaniere.com) <[asha@ashadaniere.com](mailto: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



**From:** Asha Daniere [asha@ashadaniere.com](mailto:asha@ashadaniere.com)

**Subject:** Fwd: 18 Clinton - Letter of support

**Date:** January 3, 2023 at 4:32 PM

**To:** Sarah Rhatigan [sarah@trilogylaw.com](mailto:sarah@trilogylaw.com)

**Cc:** Axel Ramirez-Palacios [axel@kachmardesign.com](mailto:axel@kachmardesign.com), Samuel Kachmar [sam@kachmardesign.com](mailto:sam@kachmardesign.com), Steve Hoheb [steve@kachmardesign.com](mailto:steve@kachmardesign.com)

AD

FYI

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

From: **Patricia Wagner** <[patricialiuwagner@gmail.com](mailto:patricialiuwagner@gmail.com)>

Date: Tue, Jan 3, 2023 at 4:15 PM

Subject: 18 Clinton - Letter of support

To: Asha Daniere <[Asha@ashadaniere.com](mailto:Asha@ashadaniere.com)>

CC: David Wagner <[davidswagner@gmail.com](mailto: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](#)







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 abut 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: Nasir Mahmood Date: 2/8/23  
(Print)

Address: 18 Clinton St.

Case No. BZA-208880

Hearing Date: 2/23/23

Thank you,  
Bza Members