



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

BZA APPLICATION FORM

Plan No: BZA-016468-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : _____ Appeal : _____

PETITIONER : Martin Cafasso

PETITIONER'S ADDRESS : 15 Francis Avenue Cambridge, MA 02138

LOCATION OF PROPERTY : 19 Fayette St Cambridge, MA

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

We are seeking a second curb cut on the left side of the property in order to provide one conforming parking space per unit as required by the ordinance.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.43.3.(C) (Curb Cut).

Original Signature(s) :

(Petitioner(s) / Owner)

Martin Cafasso

(Print Name)

Address :

15 Francis Avenue

Cambridge, MA 02138

Tel. No. :

617 640 4033

E-Mail Address :

McCafasso@Cafassodesign.com

Date :

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.


I/We Martin Cafasso (trustee)
(OWNER)

Address: 15 Francis Avenue, Cambridge MA 02138

State that I/We own the property located at 19 Fayette Street,
which is the subject of this zoning application.

The record title of this property is in the name of 19 Fayette Street
Nominee trust

*Pursuant to a deed of duly recorded in the date 9/14/17, Middlesex South
County Registry of Deeds at Book 69934, Page 217; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

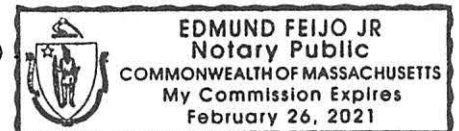
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name MARTIN Cafasso personally appeared before me,
this 15 of MAY, 2018, and made oath that the above statement is true.


Notary

My commission expires 2/26/2021 (Notary Seal)



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

NOTARIAL PUBLIC

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of [blank] State of [blank]

(Seal) [blank]

Witness my hand and seal of office this [blank] day of [blank] 19[blank]

Notary Public for the State of [blank]

My Comm. Expires [blank]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

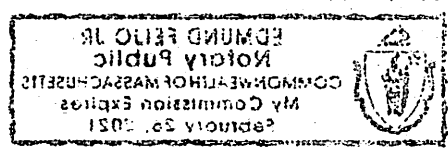
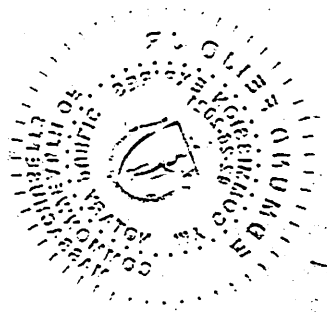
[Signature]

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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 19 Fayette 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:

Under Article 6.43.5 (c) the BZA may grant a special permit for a second curb cut if the Board determines traffic and safety would be facilitated by exceeding the maximum of one per hundred feet of frontage. The Board is also generally authorized under the provisions of the Zoning Ordinance to grant special permits when requested changes would not cause traffic issues do not create effects on the neighborhood that are inconsistent with the character of the neighborhood and its uses, or otherwise adversely affect the safety health or welfare of the neighborhood or City in general.

The petitioner is gut rehabbing and restoring the premises to its original use as two symmetrical dwelling units. This substantial rehabilitation will permit the premises to be compliant with all applicable building codes. There are two existing tandem style parking spaces, only one of which presently conforms to the dimensional requirements of the Ordinance on the right front of the premises adjacent to 21 Fayette Street. The owners of 21 Fayette Street also utilize the existing curb cut. There is no express easement between the owners of 19 Fayette Street and 21 Fayette Street as to the use of the driveway or the curb cut. By eliminating the second existing, non conforming tandem parking space, use of the existing curb cut/driveway will be significantly less congested and by eliminating the tandem parking aspect there will be less congestion and safer mobility of motor vehicles as vehicles will not need to be shuffled out to the street to allow the occupant of the tandem spot to come and go.

By granting the the relief of a second curb cut, the character of the neighborhood and its uses will maintain its consistency as most other structures in the neighborhood have off-street parking thus lessening congestion on the street. This will also create one fully conforming off-street parking space for each unit as required by the Ordinance.

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 granting of the curb cut special permit will allow the parking spaces for the premises to be on site lessening street parking is the intent of the Ordinance. Also, permitting relocation of the second parking space to the left front of the premises will reduce congestion with the abutters property and create an organized traffic pattern and parking arrangement causing no detriment to the public interests.

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:

Creation of the parking space associated with the curb cut will not in any way adversely affect the adjacent residential uses which will continue. The abutter at 21 Fayette Street will actually benefit from the elimination of the second parking space on the premises, access to which occasionally traverses over their driveway.

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:

The creation of the second curb cut will replace the existing dimensionally nonconforming tandem parking with a dimensionally conforming parking space, while also lessening congestion around the existing curb cut. The welfare of the occupants of the proposed use will also be advanced as parking for the two units will be separate and distinct. There will be no detrimental effect from this change either to the occupants of the proposed use or to the public generally.

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

The proposed curb cut will be consistent with other dwelling premises in the district, which provide off-street parking. Also, the curb cut will allow the petitioner to preserve the historical and symmetrical front facade of the structure, as otherwise he would need to alter the front facade to provide for a conforming parking spot in front of the building as referenced in the original "by right" proposal, and side by side comparative drawings of which are included in the application. As evidenced by the accompanying letters of support, both the Mid Cambridge Historical Commission and the neighborhood at large have expressed a strong preference for maintaining the symmetry of the historical front facade which would be further enhanced by symmetrical parking on each side. Finally, by granting the relief requested the macadam under the which the second tandem parking spot presently sits will be removed and the area landscaped. Together with reclaiming some of the green space in the rear, our proposal will actually increase the over all green open space of the lot.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**APPLICANT: Martin Cafasso DesignsPRESENT USE/OCCUPANCY: 3 FamilyLOCATION: 19 Fayette St Cambridge, MAZONE: Residence B Zone

PHONE: _____

REQUESTED USE/OCCUPANCY: 2 Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		5890	5890	3446 max	(max.)
<u>LOT AREA:</u>		7703	7703	5000 max	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.76	0.76	0.44 max	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		3851	3851	2500 min	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	62.95'	62.95'	50' min	(min.)
	<u>DEPTH</u>	127.50'	127.50'	127.50'	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	24'	24'	15'	(min.)
	<u>REAR</u>	45.8'	45.8'	32'	(min.)
	<u>LEFT SIDE</u>	7.7'	7.7'	7.5'	(min.)
	<u>RIGHT SIDE</u>	7.5'	7.5'	7.5'	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	37' 2 1/2"	37' 2 1/2"	35'	(max.)
	<u>LENGTH</u>	52' 9"	52' 9"	52' 9"	
	<u>WIDTH</u>	47' 1 1/2"	47' 1 1/2"	47' 1 1/2"	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		50%	51%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	n/a	(min.)

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

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



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

2018 MAY 16 PM 1:36

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No. BZA-016468-2018

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DESCRIPTION OF PETITIONER'S PROPOSAL :

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SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.43.3.(C) (Curb Cut).

Original Signature(s) : _____

(Petitioner(s) / Owner)

Martin Cafasso

(Print Name)

Address : _____

15 Francis Avenue
Cambridge, MA 02138

Tel. No. : _____

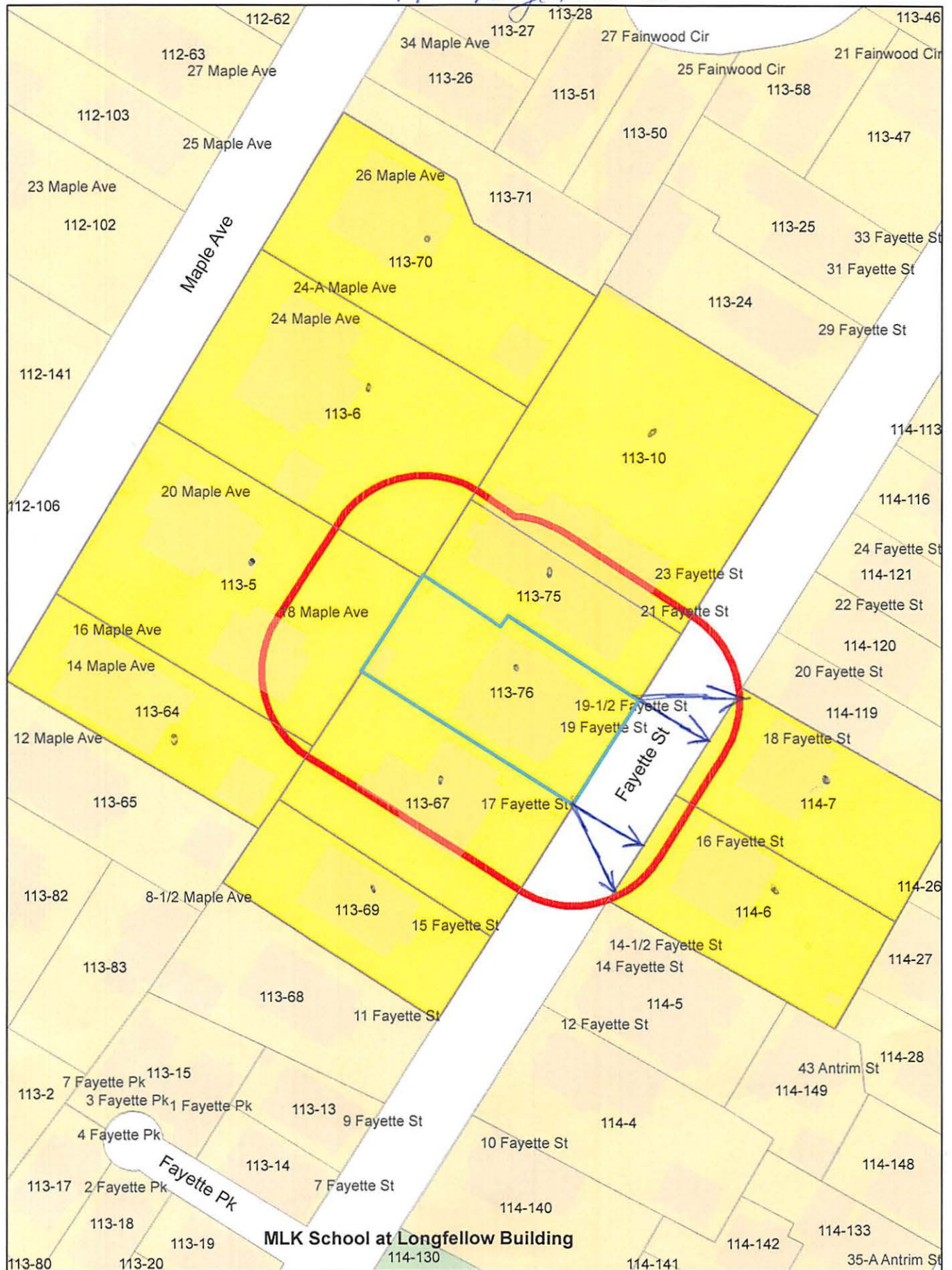
617 640-4033

E-Mail Address : _____

MCafasso@cafassodesign.com

Date : _____

19 Fayette St.



19 Fayette St.

Petitioners

113-5

WHEELER, MURRAY, JR.,
TR. THE MURRAY WHEELER, JR., REV TRUST
20 MAPLE AVE., #A & #B
CAMBRIDGE, MA 02139

113-5

HILDUM, DAVID W. & RISA L. MEDNICK
20 MAPLE AVE., #C
CAMBRIDGE, MA 02138

MARTIN CAFASSO
15 FRANCIS AVENUE
CAMBRIDGE, MA 02138

113-5

SCHWARTZ, CHARLES &
ANDREA WERSHOF SCHWARTZ
20 MAPLE AVE., #D
CAMBRIDGE, MA 02139

113-5

ELIOT, MARY K. & SUPRATIK BOSE
20 MAPLE AVE., #E
CAMBRIDGE, MA 02139

113-5

CORTESE, ANTHONY D. & DONNA M. DIGIOIA
18 MAPLE AVE. UNIT F
CAMBRIDGE, MA 02139

113-6

SHAY, JOSEPH J. & LAURA MIRIAM ZIMMERMAN
24 MAPLE AVE. UNIT#1
CAMBRIDGE, MA 02139

113-6

HEGGENHOUGEN, KRIS
24 MAPLE AVE #2
CAMBRIDGE, MA 02139

113-6

PETERSON, LARRY JAMES
24 MAPLE AVE #3
CAMBRIDGE, MA 02139

113-6

SURENDRANATH, YOGESH
24 MAPLE AVE., #4
CAMBRIDGE, MA 02139

113-6

SULLIVAN, WILLIAM
24 MAPLE AVE., #5
CAMBRIDGE, MA 02139

113-10

BERMAN, LAWRENCE J. & SARA M. BERMAN
23 FAYETTE STREET
CAMBRIDGE, MA 02139

113-64

GRAY, JACK C. & LISA THURAU-GRAY
14-16 MAPLE AVE., UNIT #1
CAMBRIDGE, MA 02139

113-64

WHITE, LINDA
14-16 MAPLE AVE, UNIT #2
CAMBRIDGE, MA 02139

113-67

SHING-TUNG YAU
C/O FAYETTE STREET PROPERTIES LLC
70 FRANCIS AVE
CAMBRIDGE, MA 02138

113-69

BLUM, CELIA A. & HOWARD L. BLUM,
TRS OF THE 15 FAYETTE ST. REALTY TRS
15 FAYETTE ST
CAMBRIDGE, MA 02139

113-70

HASKOVEC, MICHAEL & MILENA LUYERINK
26 MAPLE AVE., #1
CAMBRIDGE, MA 02139

113-70

KLINE, JOYCE S.
26 MAPLE AVE., UNIT #2
CAMBRIDGE, MA 02139

113-70

KLINE JOYCE S
26 MAPLE AVE. UNIT #3
CAMBRIDGE, MA 02139

113-70

PACHECO, LAURA & JOSEPH MCCARRON
26 MAPLE AVE. UNIT#4
CAMBRIDGE, MA 02138

113-70

HASKOVEC, MICHAEL & MILENA LUYERINK
26 MAPLE AVE #1
CAMBRIDGE, MA 02139

113-75

GIUSTI, VINCENT
21 FAYETTE ST.
CAMBRIDGE, MA 02139

113-76

MCLAUGHLIN, WILLIAM J. & JAMES F.
MCLAUGHLIN
19 FAYETTE STREET
CAMBRIDGE, MA 02139

114-6

KENNEDY, DUNCAN M. & MARY S. KENNEDY
16 FAYETTE ST
CAMBRIDGE, MA 02139

114-7

MAHAJAN, SATAYAN, SUKHBIR MAHAJAN &
SUDHIRA MAHAJAN
18 FAYETTE ST., #1
CAMBRIDGE, MA 02138

114-7

PITKIN, JOHN R. & HELINA I. PITKIN
18 FAYETTE ST #2
CAMBRIDGE, MA 02139

Dear Members of the Board of Zoning Appeals,

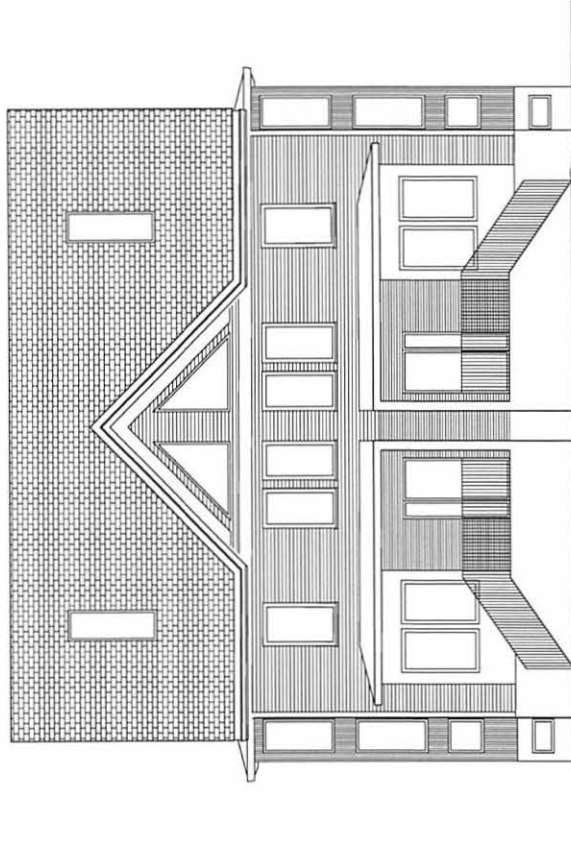
The following pages document a bit of the evolution of our plans for 19 Fayette Street. On the left side of the two enclosed drawings are our original "by right" proposal. After meeting twice with the Mid Cambridge Historical Commission and in consultation with the neighborhood, we amended the plans to what you see on the right side of the drawings. Both the neighbors and the Historic Commission strongly encouraged us to request, and have offered their support for a second curb cut.

Thank you for your kind consideration in this matter.

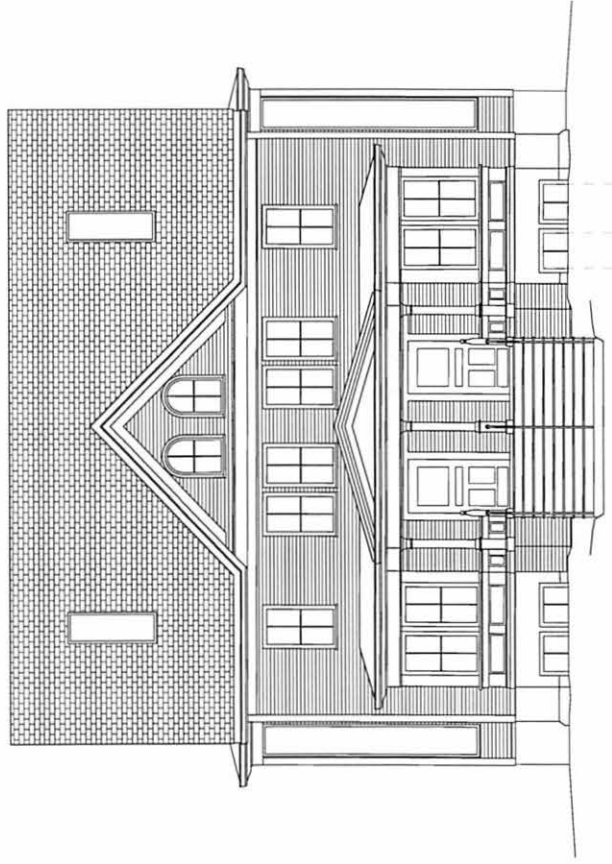
Sincerely,



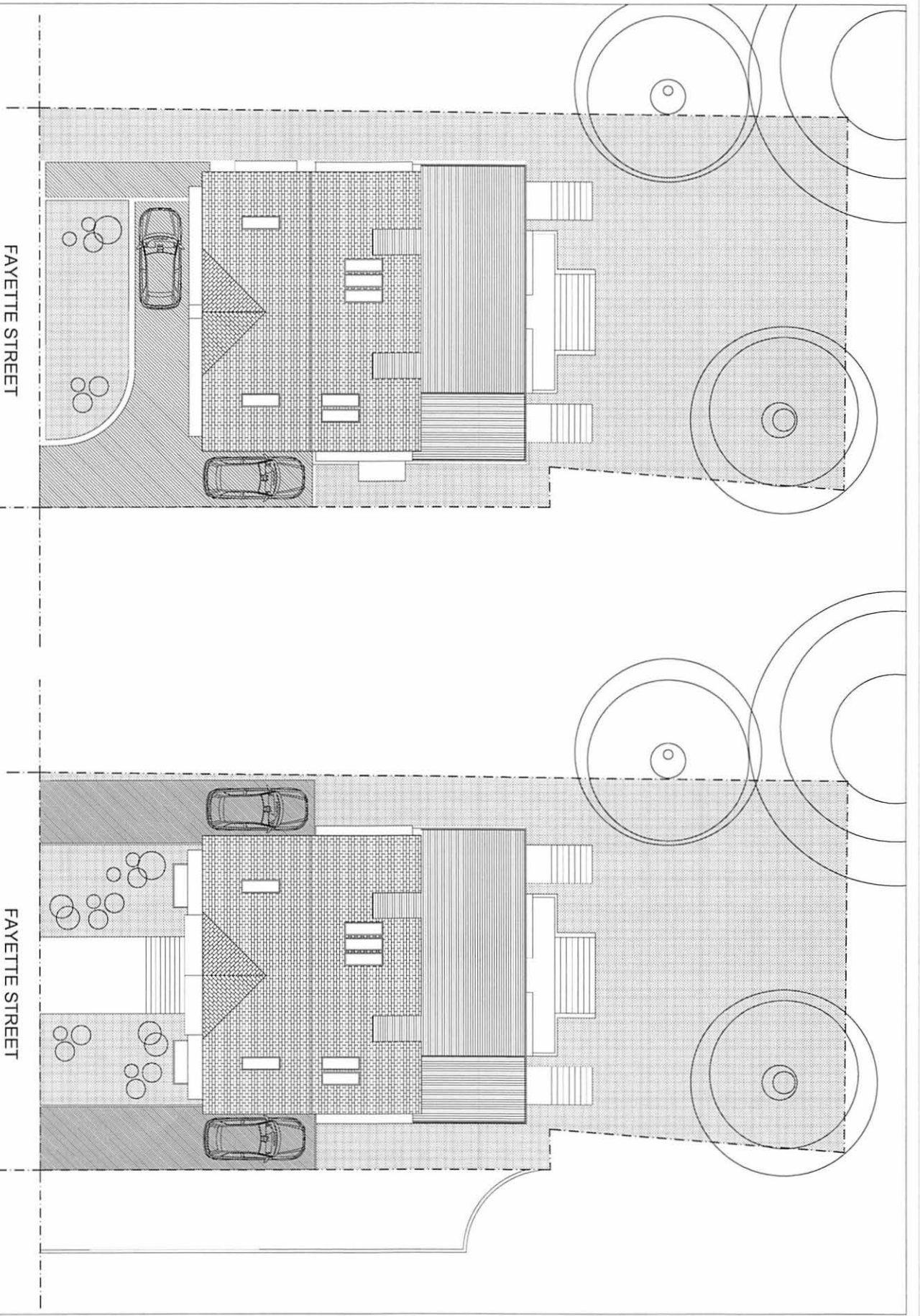
Martin Cafasso



FRONT ELEVATION - SE



FRONT ELEVATION - SE
AMMENDED



SITE PLAN - PARKING OPTIONS





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: histsncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Nancy Goodwin, *Chair*; Tony Hsiao, *Vice-Chair*
Charles Redmon, Lestra Litchfield, *Members*
Margaret McMahon, Sue-Ellen Myers, Monika Pauli, *Alternates*

April 19, 2018

Martin Cafasso
98 Hammond Street
Cambridge, Massachusetts 02138

Re: 19 - 19 ½ Fayette Street

Dear Mr. Cafasso:

The property at 19-19 ½ Fayette Street is located within the Mid Cambridge Neighborhood Conservation District. Its renovation is subject to a review by the Mid Cambridge Neighborhood Conservation District Commission. As such, you came before the Commission for public hearings on the project on March 5, 2018 and April 2, 2018.

At the March 5, 2018 hearing, you came forward with a plan to remove almost all of the historic fabric (double house symmetry, historic front porch, front bays, and many other features) in order to meet parking code requirements for the two proposed units with a single curb cut. The plan was not well received by the Commission or the abutters. All objected to the removal of the historic bays, porch and other elements. The Commission said that they would not approve the project as proposed as it removed the historic fabric, which included the structure's symmetry. The Commission expressed a preference for a second curb cut rather than the project as proposed; the addition of a second curb cut would reflect consistency with the double house's symmetry, which was common in the area. The abutters present at the hearing offered their support for the second curb cut if there was a way to salvage the historic fabric. At the close of the hearing, the Commission and you, the owner, agreed to a continuance to proffer plans that included a second curb cut and allowed for the preservation of the historic fabric at the request of the Commission.

At the April 2, 2018 hearing, you returned with updated plans that included preserving the bays, front porch, and the structure's symmetry which included a second curb cut on the left side of the structure. The project was overwhelmingly well received by the Commission and abutters. The abutters present offered their support as did the Commission for the second curb cut. The project was approved with the updated plans at the hearing.

Any proposal that comes through the Commission that requires the removal of historic fabric for parking in front of the structure at 19 Fayette Street is likely to get denied, as this project almost

did, by the Mid Cambridge Neighborhood Conservation District Commission. The proposal of the second curb cut was supported by the Commission as it allowed for the preservation of the historic structure as well as the structure's symmetry. Any questions regarding the hearing or the Commission's decision, can be directed toward Samantha Elliott at the Cambridge Historical Commission's office at 617.349.4686 or selliott@cambridgema.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Samantha Elliott". The signature is fluid and cursive, with the first name "Samantha" written in a larger, more prominent script than the last name "Elliott".

Samantha Elliott

Preservation Administrator

Staff for the Mid Cambridge Neighborhood Conservation District Commission



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: histsncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Nancy Goodwin, *Chair* Tony Hsiao, *Vice-Chair*
Lestra Litchfield, Sue-Ellen Myers, Monika Pauli, *Members*
Margaret McMahon, Charles Redmon, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: 19-19 ½ Fayette Street

OWNER: 19 Fayette Street Nominee Trust
15 Francis Avenue
Cambridge, MA 02138

AGENT: Mariana Ibanez

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:

Add a new window opening on the front elevation, remove the rear chimneys, enclose rear porch, construct rear roof deck, construct window wells, façade alterations, demolish small rear addition, replace windows, and replace siding, as part of a larger renovation project.

The work has been approved as depicted in the plans titled, "19-19 ½ Fayette Street, Cambridge, MA 02139," by IK Studio, LLC dated March 12, 2018 with the recommendation that the owner consider utilizing wood siding and submit a landscape plan to staff.

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

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 Chair.

Case Number: MC-5371

Date of Certificate: April 4, 2018

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 April 4, 2018.

By Nancy Goodwin, Chair

Twenty days have elapsed since the filing of this decision.

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

Date _____, City Clerk

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 16 FAYETTE ST.

☒ approval

Cambridge, Massachusetts, I do hereby declare
of the installment of:

☐ disapproval

Off-Street Parking Facility located at 19 FAYETTE ST.

Signed:

MARY S. KENNEDY

Date:

April 10, 2018

Address:

16 FAYETTE ST.
CAMBRIDGE MA 02139

To Whom It May Concern:

As owner or agent of 21 FAYETTE ST

☒ approval

Cambridge, Massachusetts, I do hereby declare
of the installment of:

☐ disapproval

Off-Street Parking Facility located at 19 FAYETTE ST.

Signed:

James Whit

Date:

April 12, 2018

Address:

21 FAYETTE ST.

To Whom It May Concern:

As owner or agent of 18 FAYETTE ST

☒ approval

Cambridge, Massachusetts, I do hereby declare
of the installment of:

☐ disapproval

Off-Street Parking Facility located at 18 FAYETTE ST.

Signed:

John P. Pilein

Date:

April 12, 2018

Address:

18 FAYETTE ST.

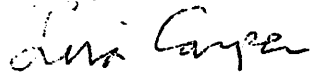
April 5, 2018

To whom it may concern,

As a resident of Fayette Street, I have reviewed the revised site plan and elevations for 19 Fayette Street, which were presented to and found appropriate by the Mid Cambridge Historic Commission on April 2, 2018. Based on this revised proposal, I would like to register my support for the new curb cut at number 19 Fayette street.

Thank you for your kind attention to this matter.

Sincerely,



Name: Lisa Carper

Address: 20 Fayette St # 3
Cambridge

April 5, 2018

To whom it may concern,

As a resident of Fayette Street, I have reviewed the revised site plan and elevations for 19 Fayette Street, which were presented to and found appropriate by the Mid Cambridge Historic Commission on April 2, 2018. Based on this revised proposal, I would like to register my support for the new curb cut at number 19 Fayette street.

Thank you for your kind attention to this matter.

Sincerely,

Name: John Carger John Carger

Address: 20 Fayette St. #3
Cambridge

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 20 Maple Avenue, Unit F

☒ approval

Cambridge, Massachusetts, I do hereby declare
of the installment of:

☐ disapproval

Off-Street Parking Facility located at _____

Signed: [Signature]

Date: 5/1/18

Address: 20 Maple Avenue, Unit F

To Whom It May Concern:

As owner or agent of 20 Maple Avenue, Unit F

☒ approval

Cambridge, Massachusetts, I do hereby declare
of the installment of:

☐ disapproval

Off-Street Parking Facility located at _____

Signed: [Signature]

Date: 5/1/18

Address: 20 Maple Ave, Unit F

To Whom It May Concern:

As owner or agent of 20 MAPLE AVE #A+B

☒ approval

Cambridge, Massachusetts, I do hereby declare
of the installment of:

☐ disapproval

Off-Street Parking Facility located at _____

Signed: [Signature]

Date: 5-1-18

Address: 20 Maple Ave

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 20 Maple Ave Unit D

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: Charles Schwartz (MW) Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of 20 Maple Ave Unit C

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: David Haldum (MW) Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of _____

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 20 Maple Ave Unit E

Signed: Mary K Eliot (MW) Date: _____

Address: _____

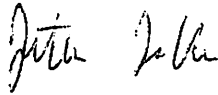
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Thank you for your kind attention to this matter.

Sincerely,



Name:

JONATHAN LAROSA

Address:

17 FAYETTE ST #3
CAMBRIDGE

April 5, 2018

To whom it may concern,

As a resident of Fayette Street, I have reviewed the revised site plan and elevations for 19 Fayette Street, which were presented to and found appropriate by the Mid Cambridge Historic Commission on April 2, 2018. Based on this revised proposal, I would like to register my support for the new curb cut at number 19 Fayette street.

Thank you for your kind attention to this matter.

Sincerely,

Name:

John Penn

Address:

43 Fayette St.
Cambridge, MA 02139

April 5, 2018

To whom it may concern,

As a resident of Fayette Street, I have reviewed the revised site plan and elevations for 19 Fayette Street, which were presented to and found appropriate by the Mid Cambridge Historic Commission on April 2, 2018. Based on this revised proposal, I would like to register my support for the new curb cut at number 19 Fayette street.

Thank you for your kind attention to this matter.

Sincerely,

Name: Helen Smiley

Address: 1 Fayette Park

John Sorman
14 Fayette St.

Constance M. Hilton
2 Fayette Park

Suz Mac Berman
23 Fayette St.

Lauren Berman
23 Fayette St

19 Fayette St. BZA-016468-2018





I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF SEPTEMBER 11 - OCTOBER 10, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

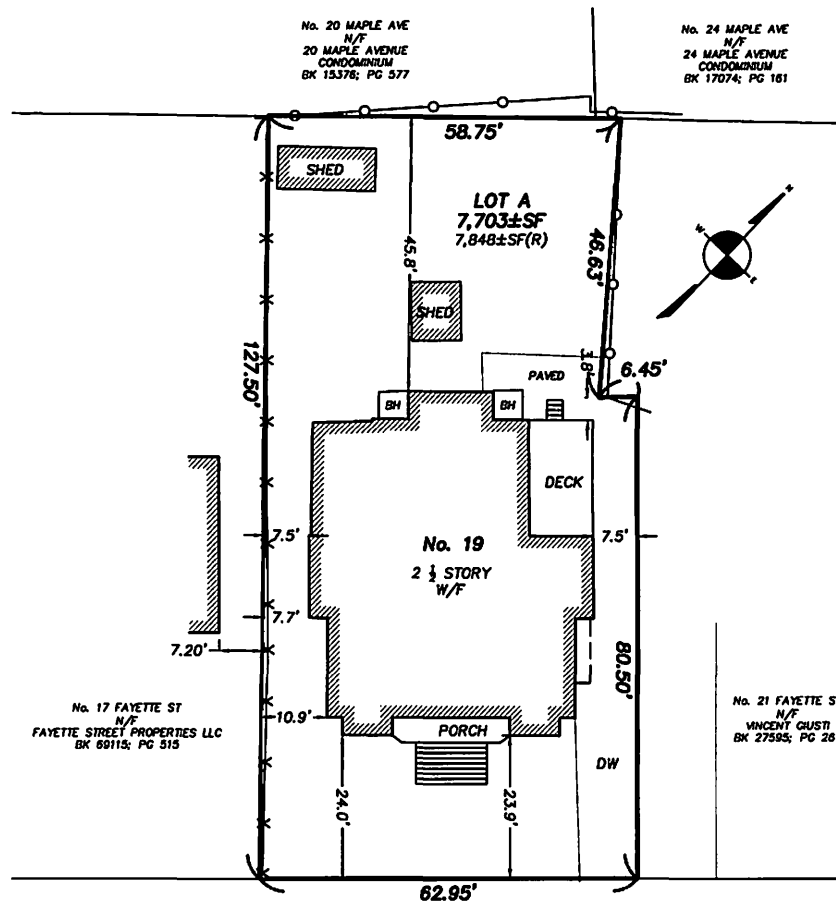
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X
COMMUNITY PANEL: 25017C0576E
EFFECTIVE DATE: 06-04-2010

PREPARED FOR:
MARTIN C. CAFASSO
98 HAMMOND STREET
CAMBRIDGE, MA 02138

REFERENCES:
OWNER OF RECORD:
WILLIAM J. McLAUGHLIN
JAMES F. FRANKLIN
19 FAYETTE STREET
CAMBRIDGE, MA 02139

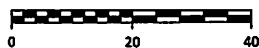
DEED: BK 20933; PG 94
PLAN: #915 OF 1936
BK 414; PG END
PL BK 344; PL 33
PL BK 98; PL 8
#1317 OF 2006
LCC: 1791-B
1791-C
C-195
C-160

NOTES:
PARCEL ID: 113-76
ZONING: B



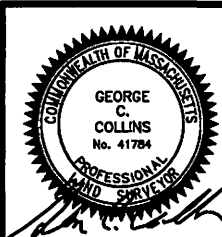
FAYETTE STREET

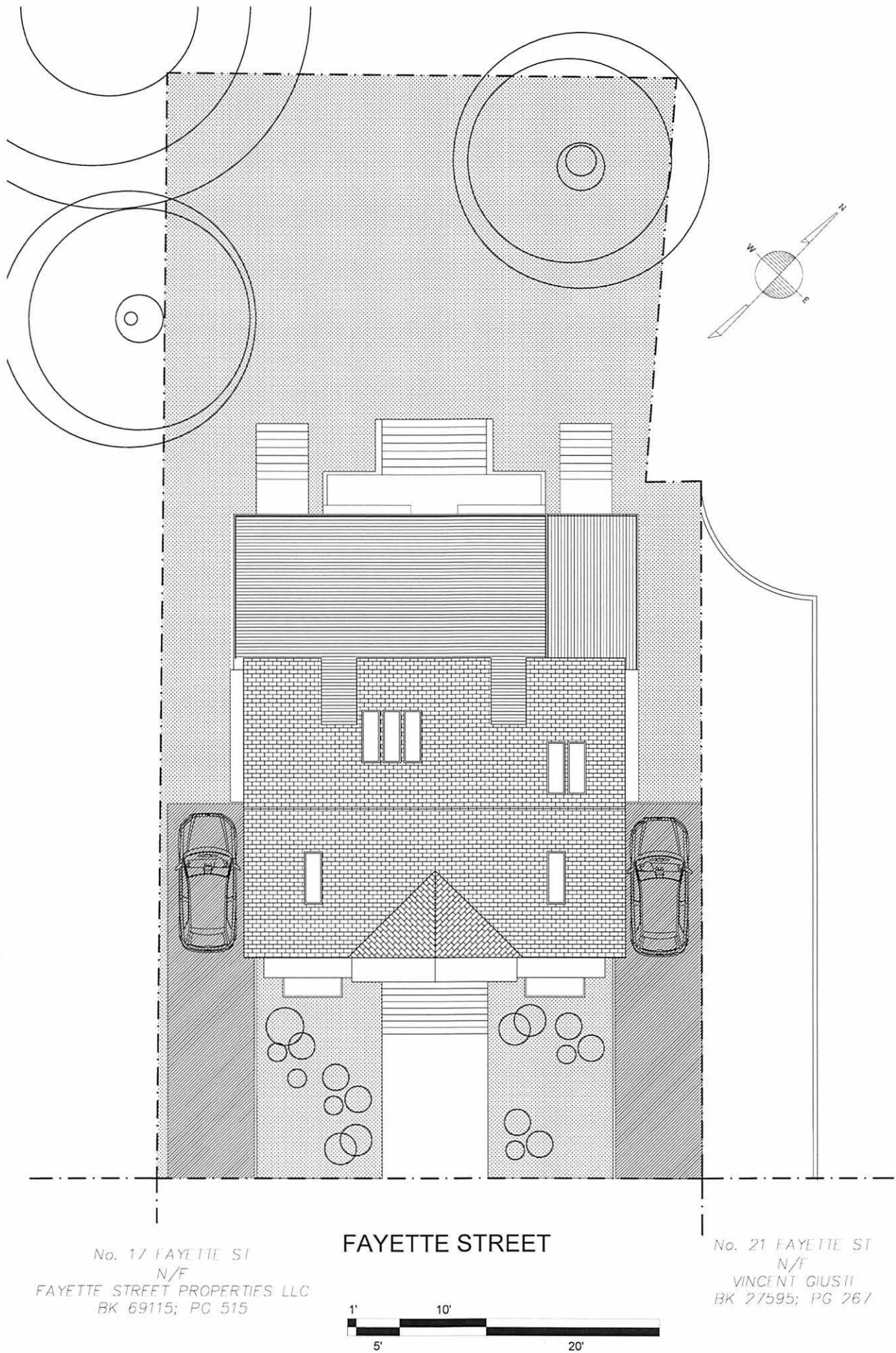
SCALE: 1.0 INCH = 20.0 FEET



CERTIFIED PLOT PLAN
LOCATED AT
19 FAYETTE STREET
CAMBRIDGE, MA

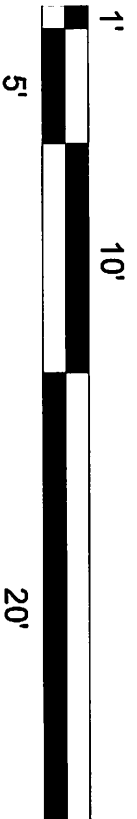
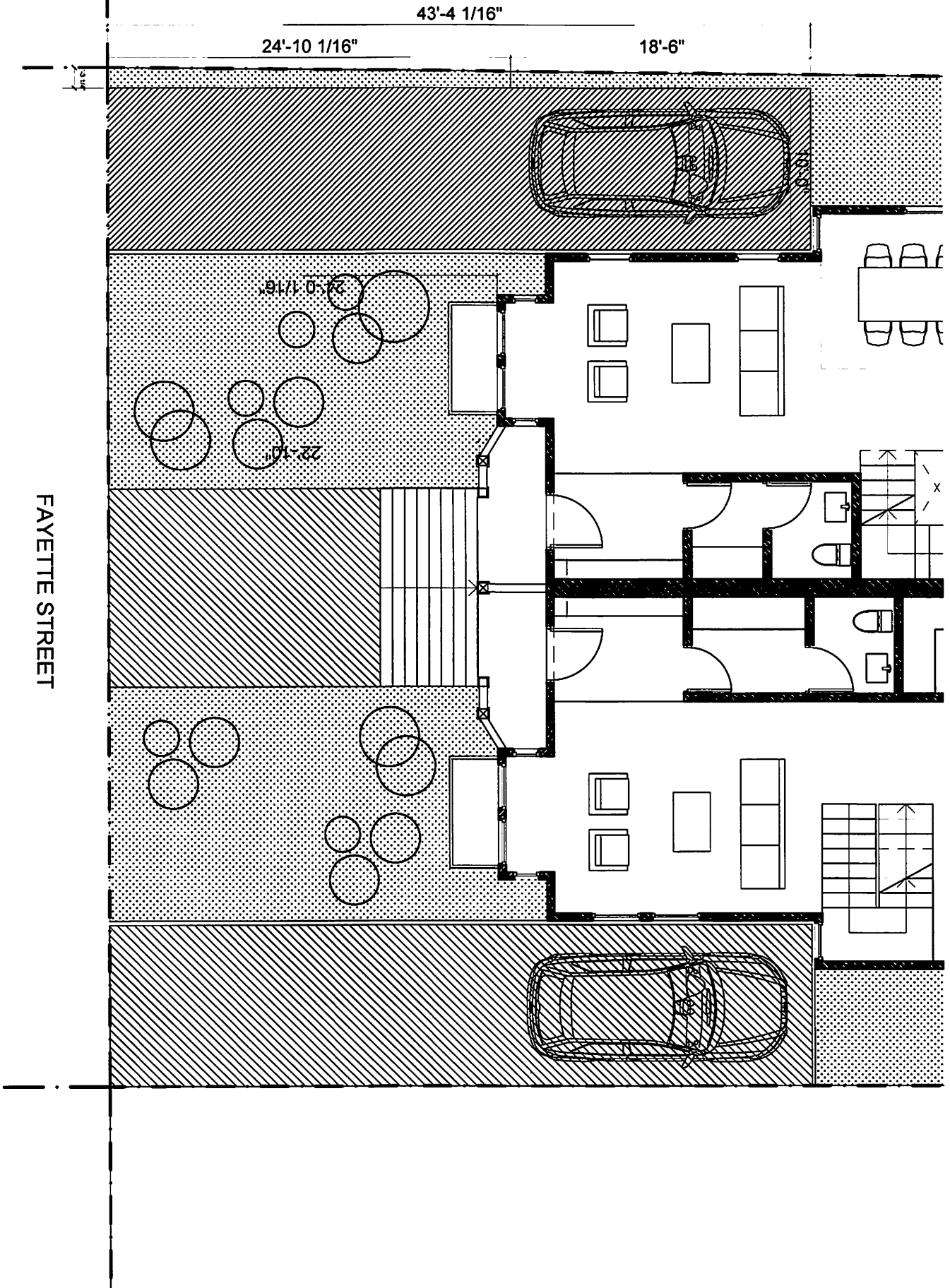
FIELD: MO
DRAFT: RAP
CHECK: GCC
DATE: 09/21/17
JOB # 17-00523





SITE PLAN

DRIVEWAY PLAN



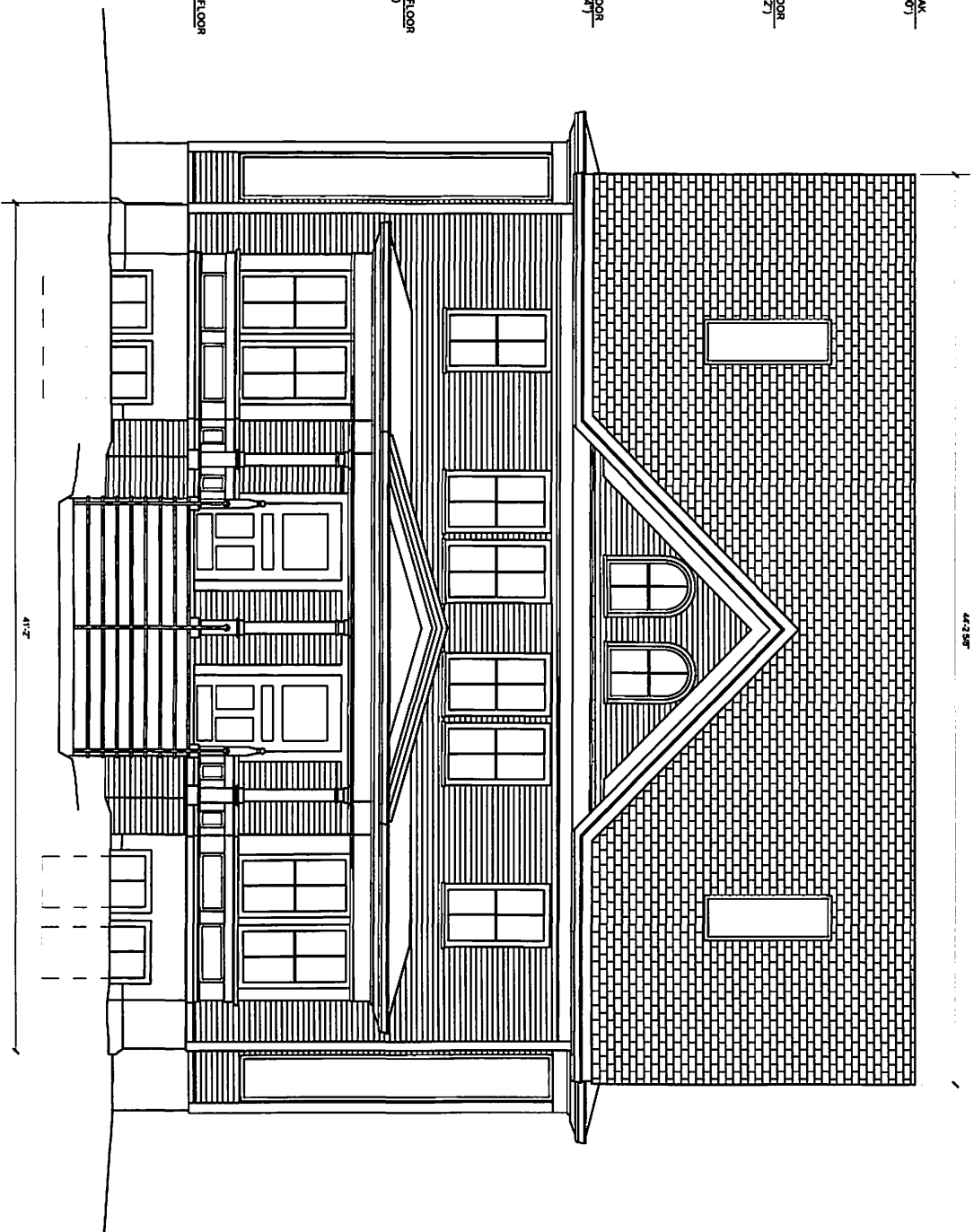
TO ROOF PEAK
ELEV (+35.00)

TO ATTIC FLOOR
ELEV (+28.27)

TO THIRD FLOOR
ELEV (+18.47)

TO SECOND FLOOR
ELEV (+10.27)

TO GROUND FLOOR
ELEV (+0.00)



FRONT ELEVATION - SE - PROPOSED_V1

