

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 162489

2022 FEB 24 PM 12:37
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Hao Wang

PETITIONER'S ADDRESS: 1-3 Longfellow Road, Cambridge, MA 02138

LOCATION OF PROPERTY: 1 Longfellow Rd., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/1. Create window wells and relocate basement entrance door for safety which will lower the mean grade around the building but not creating a height violation. 2. Apply for Accessory Use of the legalized basement living area. /

DESCRIPTION OF PETITIONER'S PROPOSAL:

Create window wells and lower the existing door for safety in dwelling areas and also excavate basement for habitable height. Obtain a permit for accessory unit in the basement.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000	Section: 8.22.2.C (Non-Conforming Structure)
Article: 10.000	Section: 10.40 (Special Permit)
Article: 4.000	Section: 4.21 (Accessory Uses) & Sec. 4.22 (Accessory Unit).

Original
Signature(s):

(Petitioner (s) / Owner)

HAO WANG

(Print Name)

Address:

1-3 Longfellow Rd, Cambridge, MA

Tel. No.

6178991199

E-Mail Address:

dr.hao.wang@gmail.com

Date: 2/17/2022

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 Hao Wang
(OWNER)

Address: 1-3 Longfellow Rd, Cambridge, MA 02138

State that I/We own the property located at 1-3 Longfellow Rd, Unit 1, Cambridge, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of Hao Wang

*Pursuant to a deed of duly recorded in the date September 14, 2020, Middlesex South County Registry of Deeds at Book 75600, Page 40; 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.**

State of New York
Commonwealth of Massachusetts, County of Kings

The above-name Hao Wang personally appeared before me, this 17th of February, 2022, and made oath that the above statement is true.

Yelena Pasternak Notary

My commission expires 01/17/2025 (Notary Seal).
YELENA PASTERNAK
NOTARY PUBLIC - STATE OF NEW YORK
No. 01PA6353170
Qualified in Kings County
Commission Expires 01/17/2025

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

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 Hao Wang
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County Registry of Deeds at Book 75600, Page 40; 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 Hao Wang personally appeared before me,
this 29th of Nov., 2021, and made oath that the above statement is true.



Notary

My commission expires 07-14-2028 (Notary Seal).



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

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 1 Longfellow Rd., 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 proposed change will not increase the FAR or the building height violation, or any other requirements of 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 proposed change will only reduce the traffic to one existing basement entry. Therefore, it will not cause any congestion hazard, nor will it affect the neighborhood character.

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 proposed change will not deteriorate any setbacks for the abutter properties therefore it will not adversely affect the continued operation or the development of adjacent uses.

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 lowering of the floor by the modest amount of 4", and adding safe and code-compliant window wells and doors will not introduce any noise pollution, light pollution, adverse setbacks, or congestion. It will not increase traffics or introduce any elements to negatively affect the health, safety, and welfare of the citizens of the City including the petitioner/occupant of the proposed use.

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 lowering of the right-side entrance to the basement does not derogate the intent or purpose of the ordinance.

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

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Hao Wang**Present Use/Occupancy:** Residential**Location:** 1 Longfellow Rd., Cambridge, MA**Zone:** Residence B Zone**Phone:** 6178991199**Requested Use/Occupancy:** Residential

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3423		4161		2500	(max.)
<u>LOT AREA:</u>		4607		4607		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.715		0.715		0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2500		2500		2500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	53.6		53.6		50	
	<u>DEPTH</u>	90		90		50	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	17'		17'		15'	
	<u>REAR</u>	26'5"		26'5"		25'	
	<u>LEFT SIDE</u>	15'		15'		7'6"	
	<u>RIGHT SIDE</u>	8'6"		8'6"		7'6"	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	33'		33'52"		35'	
	<u>WIDTH</u>	45'		45'		na	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		55.4%		55.4%		40%	
<u>NO. OF DWELLING UNITS:</u>		2		2		2	
<u>NO. OF PARKING SPACES:</u>		4		4		2	
<u>NO. OF LOADING AREAS:</u>		na		na		na	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		na		nan		na	

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.:

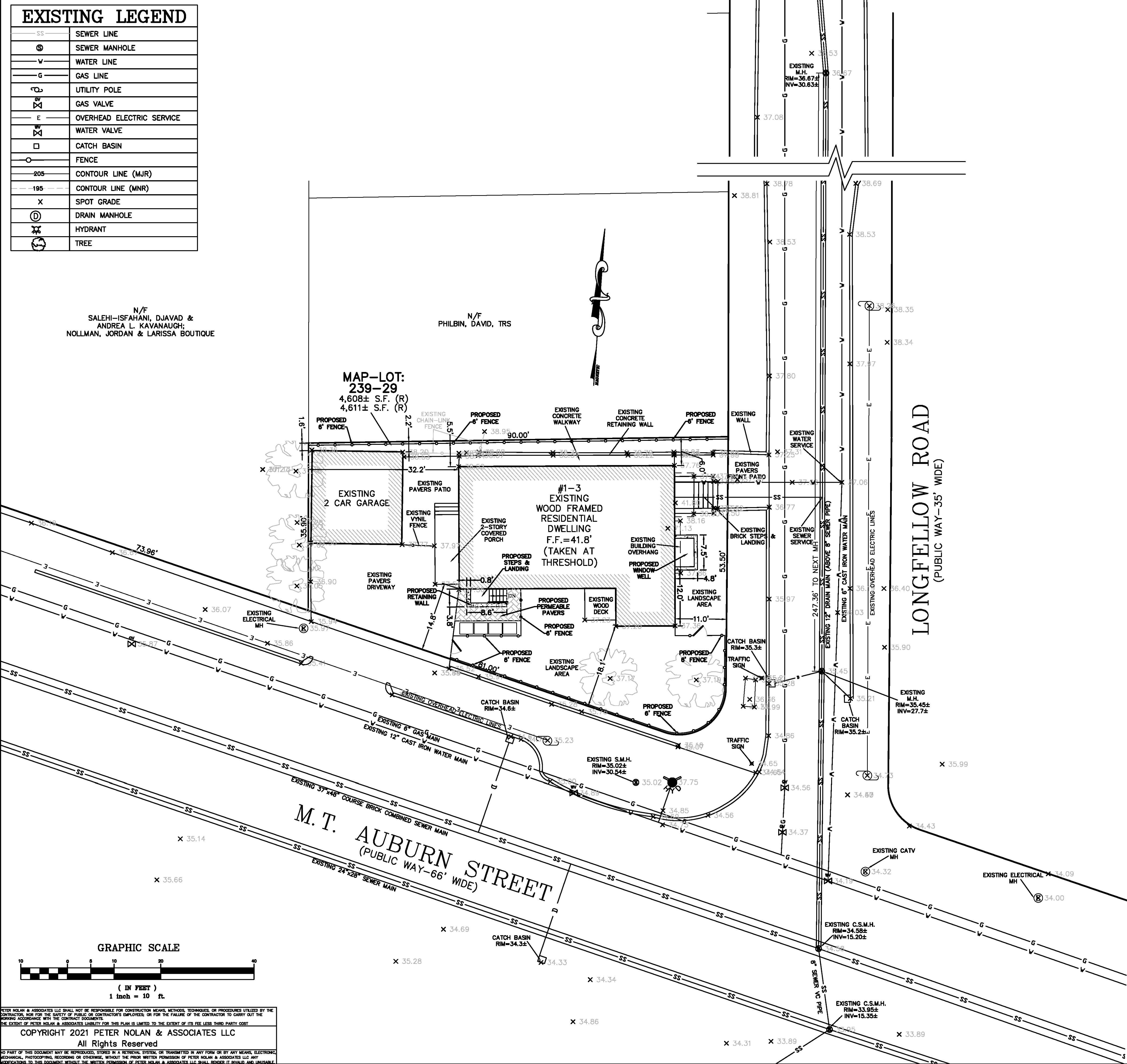
na

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'.

EXISTING LEGEND

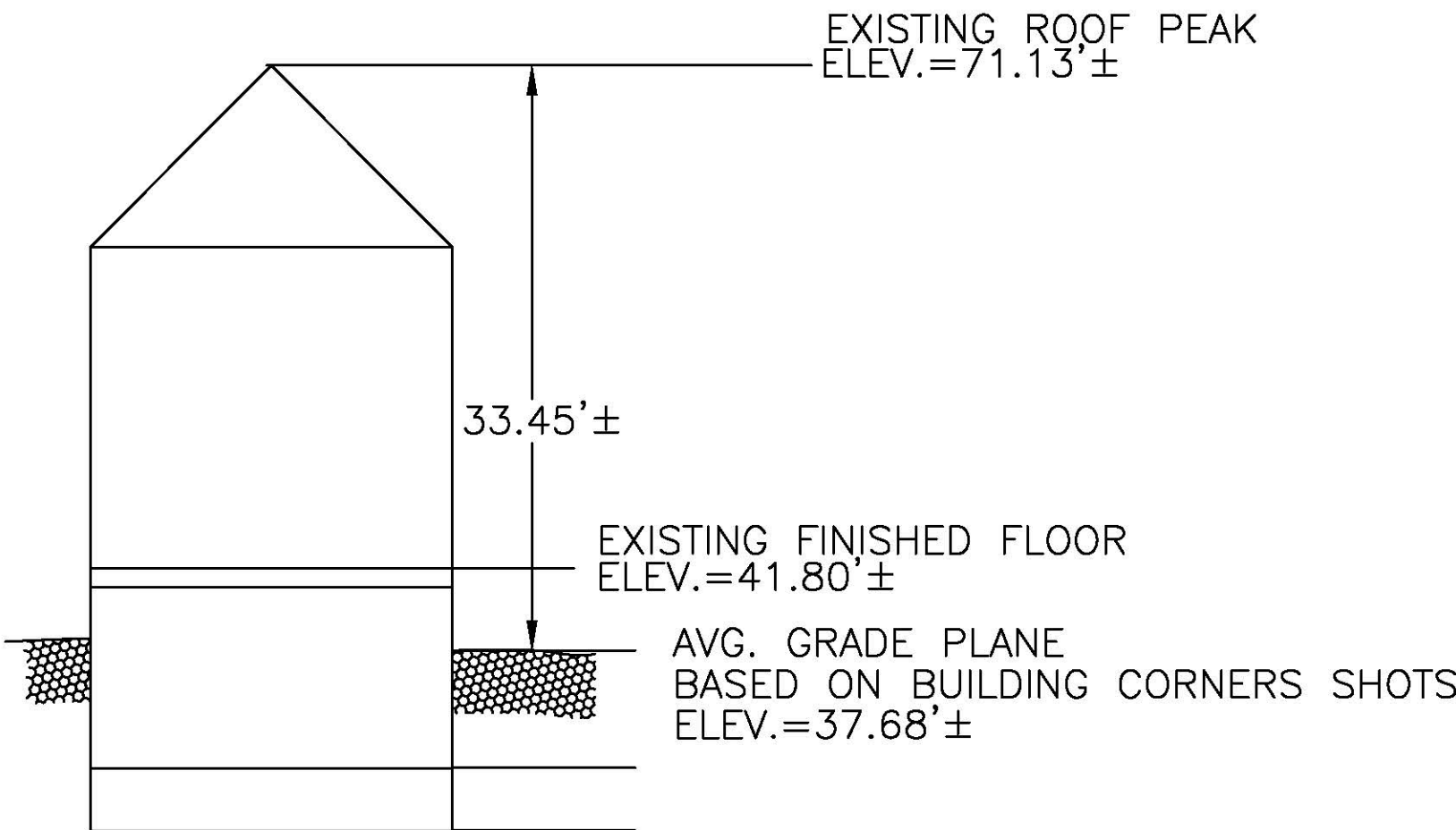
SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊗	TREE

N/F
SALEHI-ISFAHANI, DIAVAD &
ANDREA L. KAVANAUGH;
NOLLMAN, JORDAN & LARISSA BOUTIQUE

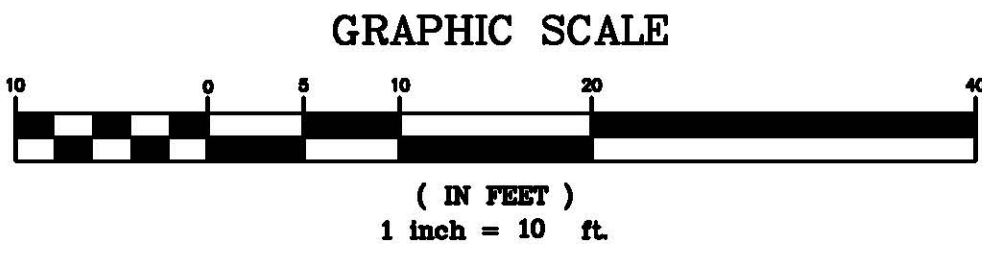


NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 02-22-2020.
2. LOCUS DEED BOOK 322172 PAGE 565
REFERENCE PLAN NO. 649 OF 1989: BOOK 20059, PAGE 473
REFERENCE PLAN: BOOK 19887, PAGE 473
REFERENCE PLAN: BOOK 13150, PAGE 413
SOUTH MIDDLESEX COUNTY DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, PANEL NUMBER 0419E, COMMUNITY NUMBER: 250186, DATED 06/04/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ELEVATION SHOWN BASED ON CITY OF CAMBRIDGE DATUM.
9. ZONE DISTRICT= RESIDENCE B.



EXISTING PROFILE
NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
COPYRIGHT 2021 PETER NOLAN & ASSOCIATES LLC
All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL BE DEEMED ILLEGAL AND UNLAWSOME.

SCALE	1"=10'			
DATE	REV 4/6/22	REVISED PER CLIENT COMMENT	DK	
03/25/2021	REV DATE	REVISION	BY	
SHEET	1 LONGFELLOW ROAD CAMBRIDGE MASSACHUSETTS			
1	PROPOSED SITE PLAN			
PLAN NO.				
1 OF 1				
CLIENT:				
DRAWN BY				
AU				
CHKD BY				
PJN				
APPD BY				
PJN				

SEAL OF PETER NOLAN & ASSOCIATES LLC
PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 JEWETT ST, SUITE 1, NEWTON, MA 02458
PHONE: 857 891 7478/617 782 1533
EMAIL: pnolan@pnasurveyors.com

SHEET NO.
1

Pacheco, Maria

From: Jan Dillon Schaub <jandillon1@gmail.com>
Sent: Monday, April 11, 2022 11:29 AM
To: Pacheco, Maria
Cc: Thomas Schaub; Jan Dillon
Subject: 1-3 Longfellow Rd - hearing on Thursday

Hi - re 1-3 Longfellow Rd requested changes, we don't want any access of Dr Hester's land. Hao told us in person he wouldn't be moving the existing fencing, and as far as know Dr Hester's lawyer has not completed a survey of her lot.

In addition, we would object to a second rental unit in the basement. If he is authorized for an 'accessory' unit already we can't object to that.

We'd like him to clean up the outside of his house/garage since it is an eye sore. I assume that might be more than you can enforce but we'll mention this during the hearing. Everyone else on the street does repeated maintenance/painting/etc and Hao's lack of concern for his house/renters/neighbors is disconcerting.

Thanks very much!
Jan Dillon Schaub
914 720-9043

Case # 162489
1-3 Longfellow Road
Hao Wang, owner

We are writing as neighbors in regard to Hao Wang's special permit request for an Accessory Unit at 1 - 3 Longfellow Road (case #162489). We have lived at 14 Longfellow Road since 1970.

While we appreciate Dr. Wang's efforts to respond to concerns we have raised we have the following observations to make at this time:

1. We agree Dr. Wang is entitled to one Accessory Unit in his property which is the subject of this special permit request. Please note, the 4/5/22 drawings refer to Unit 2 and Unit 1 in the basement. Neither is labeled as Accessory Unit.

2. Consistent with our responses from the outset, we object to a second rental unit in the basement if it is rented or sublet separately from the 1st floor apartment. Dr. Wang has said the portion of the basement separate from the Accessory Unit will **be an extension of the first-floor apartment and will not be rented or sublet separately**. However, the presence of a second kitchenette in the basement design for Unit 1 shows the capacity/provision for a separate rental unit.

3. In reviewing the drawings most recently filed with the BZA by Dr. Wang (SKA Architect 4/5 Building Set and the Nolan 4/6 Proposed Site Plan [aka Plot plan]), we note the following inconsistencies between the drawings and email communication from Dr. Wang. The emails (see below) have stated there will be no changes to the Hester side (north side) of the house, i.e., the existing curb and door will remain. However, in the drawings we see the following:

–The 4/5/22 SKA Architect Building set shows the following on the Hester side: 2 new window wells (not showing grates over the sidewalk as stated

in his email of 4/5) and egress windows and lowered new sidewalk. The plan does not show the new walkway/wall that is shown in detail 5 on drawing A-901. This walkway/wall is located in (disputed) Hester property.

–The updated 4/6/22 Proposed Site Plan by Peter Nolan (originally dated 3/25/21) shows the existing curb but does not show the 2 new window wells. However, it does show a proposed 6-foot high fence along the entire property from the street to the back property line located within the (disputed) Hester property.

The lack of consistency between what the emails say and what the drawings show is of concern because we do not know what the final design will be and what we are being asked to support.

4. Dr. Wang has indicated a desire to improve the exterior of 1 - 3 Longfellow Road which we welcome.

Sincerely yours,
Carlos and Judi Neu
14 Longfellow Road
617 680-8801
carlosneu1942@gmail.com
judineu@comcast.net

Hao Wang emails:

Email from Hao Wang on 4/7/22 regarding the proposed "updated site plot by Peter Nolan & Associates.

On Thu, Apr 7, 2022 at 8:45 AM Hao Wang <dr.hao.wang@gmail.com> wrote:

The updated site plot by Peter Nolan & Associates is dated April 6, 2022. There is no retention wall or stairs facing 7 Longfellow Rd. This renovation project does not alter the current curb line or the Hester fence. The drawings have been submitted to BZA.

Thank you for working with me on this.

Best,

Hao

Email from Hao Wang on 4/5/22 regarding the SKA proposed architectural plan.

> On Apr 5, 2022, at 4:01 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:

>

> Good afternoon, Weldon,

>

> I want to share the updated drawing based on our last communications.

>

> 1. the dimensions of the window wells facing 7 Longfellow Rd are on the drawing;

> 2. we use metal grates for the window wells to continue the walkway from the front to the rear of my property;

> 3. now that the design is near-final, my architect will work with Peter Nolan & Associates to update the site plot, remove the double-staircase door well and retention walls, and mark the site plot with the two small windows.

>

> I believe this version of the drawings satisfies our requirements. Please review and let me know if I have missed anything. Otherwise, I will submit it to BZA by EOD this Friday

Case # 162489
1-3 Longfellow Road
Hao Wang, owner

We are writing as an abutter-to-abutter in regard to to Hao Wang's special permit request for an Accessory Unit at 1 – 3 Longfellow Road (case #162489). We have lived at 10 Longfellow Road since 1973.

Our concern with Hao Wang's special permit request is twofold—1) the possibility that the design perpetuates the possibility of a second basement rental/sublet unit (we support only one Accessory Unit) and 2) the inconsistency and lack of clarity about proposed changes to the 7 Longfellow Road side of the house (aka Hester side).

We appreciate Dr. Wang's efforts to respond to concerns we have raised and have the following observations to make at this time:

1. We agree Dr. Wang is entitled to one Accessory Unit in his property which is the subject of this special permit request. Please note, the 4/5/22 drawings refer to Unit 2 and Unit 1 in the basement. Neither is labeled as Accessory Unit.

2. Consistent with our responses from the outset, we object to a second rental unit in the basement if it is rented or sublet separately from the 1st floor apartment. Dr. Wang has said the portion of the basement separate from the Accessory Unit will **be an extension of the first-floor apartment and will not be rented or sublet separately**. However, the presence of a second kitchenette in the basement design for Unit 1 shows the capacity/provision for a separate rental unit.

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The lack of consistency between what the emails say and what the drawings show is of concern because we do not know what the final design will be and what we are being asked to support.

4. Dr. Wang has indicated a desire to improve the exterior of 1 - 3 Longfellow Road which we welcome.

Sincerely yours,

Weldon and Rebecca Pries
10 Longfellow Road
Cambridge, MA 02138
617-223-7883

Hao Wang emails:

Email from Hao Wang on 4/7/22 regarding the proposed "updated site plot by Peter Nolan & Associates.

On Thu, Apr 7, 2022 at 8:45 AM Hao Wang <dr.hao.wang@gmail.com> wrote:
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Thank you for working with me on this.
Best,
Hao

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>
> Good afternoon, Weldon,
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> I want to share the updated drawing based on our last communications.
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> 1. the dimensions of the window wells facing 7 Longfellow Rd are on the drawing;
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>
> I believe this version of the drawings satisfies our requirements. Please review and let me know if I have missed anything. Otherwise, I will submit it to BZA by EOD this Friday.

Pacheco, Maria

From: Fleet Hill <fleethill@gmail.com>
Sent: Monday, April 11, 2022 1:36 PM
To: Pacheco, Maria
Cc: Walter Popper
Subject: Case # 162489, Hao Wang 1-3 Longfellow Rd.

To the Zoning Board,

We are longtime owners and residents at 22-24 Longfellow Road and are writing to support the application of Hao Wang (Case # 162489) for a special permit for basement renovations and one accessory unit. As 1-3 Longfellow is prominent at the entrance to Longfellow Road and in need of exterior upgrading, we encourage the ZBA to require additional improvements, including replacement of the brick stairs, and repainting or replacement of the siding.

Thank you.

D. Fleet Hill
Walter J. Popper
22 Longfellow Road
Cambridge, MA 02138

--

fleethill@gmail.com
22 Longfellow Road
Cambridge, MA 02138
617 388-4587 m

Pacheco, Maria

From: John Giunta <junta1@comcast.net>
Sent: Monday, April 11, 2022 2:17 PM
To: Pacheco, Maria
Subject: Case # 162489

Case# 162489
1-3 Longfellow Road
Hao Wang, owner

11 April 2022

To: Cambridge Board of Zoning Appeal

We, Jocelyn and John Giunta, reside at 15-17 Longfellow Road. Jocelyn was born at this address in 1939 and has a long history of the parameters of this road. She remembers that this neighborhood was one of two family houses only, not rented out to four separate individuals as Dr. Wang has done. His spaces in the current basement have been occupied despite what he alleges. Moreover, some of his "tenants" have been a young crowd having loud parties with beer cans left on the street. She also remembers having played in the yard of the Hester's house when she was a kid and that the property line is exactly the same today as it was then.

Also, Dr. Wang appears to be an absent landlord since we see his car with New York plates only occasionally on a weekend. And we understand he works for the state of New York.

John has lived here since 1962 and also agrees with Jocelyn's observations.

We have seen the new response by our neighbors Rebecca and Weldon Pries and wholeheartedly agree with their detailed response, choosing not to repeat the same things here.

We think it is important that the City do an official inside inspection of 1-3 Longfellow Road.

Thus we also strongly oppose Dr. Hao Wang's variance and special permit request.

Jocelyn and John Giunta
15-17 Longfellow Road
Cambridge, MA 02138

Case # 162489
1-3 Longfellow Road
Hao Wang, owner

I am writing as an abutter in regard to Hao Wang's special permit request for an Accessory Unit at 1 – 3 Longfellow Road (case #162489).

We moved to 6-8 Longfellow Road in July 2021. What attracted us to the neighborhood is the quiet and safe environment, as well as the beautiful design of a dead-end street with all 2-unit houses mostly occupied by long term residents. I am concerned with this special permit request, and in particular, with the possibility that the design creates a second basement rental/sublet unit. Given my observations in the past year, Dr. Wang rarely stayed at the house, and he rented his current units to multiple tenants. I am very concerned that Dr. Wang would use the second basement unit as a rental unit. I strongly object to a second rental unit in the basement if it is rented or sublet separately from the 1st floor apartment.

Sincerely yours,

Ying Tian
8 Longfellow Road
Cambridge, MA 02138

Pacheco, Maria

From: Tom Schaub <schaub.t@gmail.com>
Sent: Monday, April 11, 2022 3:46 PM
To: Pacheco, Maria
Cc: David Philbin; Hill Fleet; Giunta John; Dillon Jan
Subject: Longfellow 1-3 hearing for Mr. Hao

Thanks Maria,

We live at 11 - 13 Longfellow, which is one home away from Mr. Hao's 1-3 Longfellow on the same street.

Our impression is that Mr. Hao is not in fact a resident, that the Longfellow 1-3 property clearly is the least well maintained on the street, and that his intended expansion is to increase his already out of ordinance rentals on our residential street.

Mr. Hao is also making an as yet undocumented land claim on his abutting neighbor, Mary Hester, who is in her 90's and unable to defend herself personally. He is also requesting a right of first refusal on her property. Mary Hester lives between us and Mr. Hao. I am copying Mary's lawyer David Philbin here.

I've spoken with neighbors on the street. I believe that they share these perceptions.

So, my wife and I do not support the expansion of 1-3 Longfellow.

Moreover, we would appreciate it if the city actually enforced its ordinances on the existing property.

Best,

Tom and Jan Schaub



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: _____

(Print)

Date: _____

Address: _____

Case No. _____

Hearing Date: _____

Thank you,
Bza Members



SAM KACHMAR ARCHITECTS

357 Huron Ave Cambridge MA 02138
617.800.6223 sam@kachmardesign.com

April 6, 2022

Cambridge Board of Zoning Appeals
Cambridge, MA 02138

Dear Chairman Sullivan and Members of the Zoning Board,

I am writing on behalf of our client Hao Wang, owner of the property at 1 Longfellow Road, Cambridge, MA, 02138. Hao has retained the services of SKA to reduce the impact on his neighbors of the renovations that he has planned for the property at 1 Longfellow Road. SKA has worked with Hao to keep the walkway along the side of the property flush with the grade and not excavate the area and create a further disturbance for the neighbors.

SKA circulated plans to Hao and to his neighbors over the weekend of April 2, 2022, and we made multiple revisions throughout the week of April 6 in response to neighbor feedback. While we are unable to attend tonight's hearing, we hope that the drawings submitted, along with this letter, will help the board reach a decision to approve this design. This home is an aged house in significant need of upgrades to allow it to be beneficial to the Cambridge housing stock.

Since 2008, our firm has been committed to designing enduring and functional spaces that are reflective of the values and characters of our clients and enhance the neighborhoods in which they are located. An integral part of our process involves communicating with the neighbors to reduce the impact of renovations and construction.

We hope that by citing Article 5, section 5.31 (table of dimensional requirements) and Article 8, section 8.22.3 (Non-Conforming Structure), this special permit can be granted, and the project can proceed. Previously, this was a variance request, and it has now been reduced in both its impact and by request to be converted to a special permit.

SKA is happy to answer any questions and review the project as needed before or after the hearing on Thursday April 14, 2022. Thank you for your time and for reviewing this letter of professional opinion.

Sincerely,

Samuel Jacob Kachmar
Principal
MA Architect License #31229

From: Hao Wang, 1-3 Longfellow Rd, Cambridge, MA 02138
To: Board of Zoning Appeal, City of Cambridge
Date: April 7, 2022

Subject: Request for Continuation of Application #162489

Dear Board of Zoning Appeal,

Dear Board of Zoning Appeal,

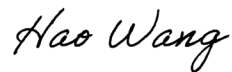
Since submitting my special permit application #162489, I have engaged all my direct abutters and neighbors on Longfellow Road and in Channing Circle. Per requests by my neighbors, I decided not to lower my existing basement entrance facing 7 Longfellow Road. Instead, I am only proposing to use grated window wells to enlarge two existing windows for safety exits. By further reducing the scope of change, I have satisfied all architectural requirements of my neighbors to date.

As the trustee of 7 Longfellow Rd and I are working on our dispute about our property line, I have decided not to alter the current curb line or the existing fence in this basement renovation project. I kept my promise not to alter the existing line through this project. If I am not changing the existing line in this project, Mr. David Philbin has given me conditional approval or no objection to my special permit application. Mr. Philbin has ordered his independent land survey, and we will work out our differences then, unrelated to this special permit application.

I had to change my Architect for the final modification during the reconciliation process. Given the short notice, my new Architect of record, SKA, will not be available to present my case on April 14, 2022. Instead, SKA has wrote you a letter and offered to address any questions that I cannot answer before or after the hearing. Given the significantly reduced scope of change, I feel confident to present my case on April 14, 2022.

Please give me your suggestions, comments, and support for this simplified and modest renovation project.

Best

A handwritten signature in cursive script that reads "Hao Wang".

Hao Wang



Hao Wang <dr.hao.wang@gmail.com>

1 Longfellow Rd, Cambridge, MA

Hao Wang <dr.hao.wang@gmail.com>
To: David Philbin <philbindap@yahoo.com>
Cc: Andrea Duggan <aduggan@philbin-oneil.com>

Thu, Apr 7, 2022 at 8:50 AM

David,
While I am waiting for your survey results, I want you to have mine.
I asked Peter Nolan to remove the staircases and the retention walls facing 7 Longfellow Rd.
As shown in the updated survey, my current project does not alter the side entrance facing 7 Longfellow Rd, neither does it alter the current curb line or Hester fence.
Please send me your survey results when you get it.
Best,

Hao

On Apr 5, 2022, at 5:52 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:

I will replace the broken curb but no retention wall necessary.

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199
| <http://www.linkedin.com/in/hw168>

On Apr 5, 2022, at 5:34 PM, David Philbin <philbindap@yahoo.com> wrote:

thank you. I will review with counsel. So no changes proposed to current doorway on Hester side? Is there a new retaining wall since it does not seem to show on the plan.

Have not heard from surveyor as yet.

Regards.

David A. Philbin

On Tuesday, April 5, 2022, 04:18:24 PM EDT, Hao Wang <dr.hao.wang@gmail.com> wrote:

Good afternoon, David and Andrea,

Attached are the updated drawings ready to be submitted to the BZA.

The design keeps the dimensions and continuity of the sidewalk from the front to the rear of my property. This design does not add new windows, nor does it relocate the existing door facing Hester property.

This design does not disturb the Hester fence, which we should address outside the project.

I look forward to your survey result.

Best,

Hao
6178991199

On Apr 1, 2022, at 7:21 PM, David Philbin <philbindap@yahoo.com> wrote:

Survey has been ordered.

Sent from Yahoo Mail for iPhone

On Friday, April 1, 2022, 6:54 PM, Hao Wang
<dr.hao.wang@gmail.com> wrote:

Good evening, David and Andrea,

I hope this note finds you well. Have you ordered another survey yet? Could you please share with me the result of your survey?

Attached, please review the complete set of the new drawings reflecting our design on the right side facing Dr. Hester's house. As you can see, we preserved the right side walkway and kept the door in its original place.

Thank you.

Hao

On Mar 10, 2022, at 11:41 AM, Hao Wang
<dr.hao.wang@gmail.com> wrote:

Andrea,

Thanks for the update.

Once Atty. Philbin receives the result of another survey, please share it with me.

My revised plan is in the work, as soon as it is available, I will share it with Atty. Philbin.

Let us plan on a conference call to discuss once both tasks are completed.

Hao

Hao Wang, Ph.D.

| dr.hao.wang@gmail.com | 617-899-1199

| <http://www.linkedin.com/in/hw168>

On Tue, Mar 8, 2022 at 11:04 AM Andrea Duggan
<aduggan@philbin-oneil.com> wrote:

Dr. Wang

I was just able to reach Atty. Philbin, but he is not going to be available this afternoon for a telephone call. He asked me to relay the following information to you.

Atty. Philbin has ordered another survey to determine the location of the fence.

He would like to review your revised plan showing a sunken doorway and removing the retaining wall. Please forward when available.

After you have your revised plans and Atty. Philbin has the new survey, he would like to discuss the land court issue at that time.

Andrea

Andrea J. Duggan, Paralegal

Philbin & O'Neil, LLC

43 High Street

Clinton, MA 01510

Direct: 978-639-4181

Office: 978-365-4587

Fax: 978-368-8411

Email: aduggan@philbin-oneil.com

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1 Longfellow Rd, Cambridge, MA - Proposed Plan REV D DK4.6.22.pdf
168K



Hao Wang <dr.hao.wang@gmail.com>

Updated drawings for 1 Longfellow Rd

Hao Wang <dr.hao.wang@gmail.com>

Thu, Apr 7, 2022 at 8:45 AM

To: Weldon Pries <pries.weldon@gmail.com>

Cc: Carlos Neu <carlosneu1942@gmail.com>, Judi Neu <judineu@comcast.net>, Rebecca Pries <rebeccapries@gmail.com>, Fleet Hill <fleethill@gmail.com>

The updated site plot by Peter Nolan & Associates is dated April 6, 2022. There is no retention wall or stairs facing 7 Longfellow Rd. This renovation project does not alter the current curb line or the Hester fence.

The drawings have been submitted to BZA.

Thank you for working with me on this.

Best,

Hao

> On Apr 5, 2022, at 4:01 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:

>

> Good afternoon, Weldon,

>

> I want to share the updated drawing based on our last communications.

>

> 1. the dimensions of the window wells facing 7 Longfellow Rd are on the drawing;

> 2. we use metal grates for the window wells to continue the walkway from the front to the rear of my property;

> 3. now that the design is near-final, my architect will work with Peter Nolan & Associates to update the site plot, remove the double-staircase door well and retention walls, and mark the site plot with the two small windows.

>

> I believe this version of the drawings satisfies our requirements. Please review and let me know if I have missed anything. Otherwise, I will submit it to BZA by EOD this Friday.

>

> Thank you again for working with me on the design.

>

> Hao

>

>

> <1LongfellowRd_SKA-PermittingSet_04.05.22.pdf>

**1 Longfellow Rd, Cambridge, MA - Proposed Plan REV D DK4.6.22.pdf**

168K



Hao Wang <dr.hao.wang@gmail.com>

1-3 Longfellow Road Basement Entrance

2 messages

Weldon Pries <pries.weldon@gmail.com>

Sun, Mar 6, 2022 at 10:36 PM

To: dr.hao.wang@gmail.com

Cc: Carlos Neu <carlosneu1942@gmail.com>, Judi Neu <judineu@comcast.net>, Rebecca Pries <rebeccakpries@gmail.com>, Fleet Hill <fleethill@gmail.com>, Walter Popper <wjpopper@gmail.com>, eelfman@gmail.com, belfman@gmail.com, jandillon1@gmail.com, schaub.t@gmail.com, mglenmullen.dublon@gmail.com, junta1@comcast.net, philbindap@yahoo.com, DrSmocz@aol.com, paltekruse@aol.com, ytian01@gmail.com

Dear Hao,

Thank you for your email to Rebecca in response to my comments on your drawings of 1/21. I appreciate your offer to ask your architect to provide a revised solution to the basement entrance. In this revised solution, the entrance will occur directly from the sidewalk, without a lowered door, without a sunken entry area, without ramps, extensive retaining walls, railings and guardrails. The stairs to the basement will need to be redesigned to remain within the interior of the house. This is what I suggested when we met on January 14.

The boundary with the Hester property needs to be resolved with David Philbin, Trustee for Mary Hester.

Best, Weldon

Hao Wang <dr.hao.wang@gmail.com>

Tue, Mar 8, 2022 at 8:03 AM

To: Weldon Pries <pries.weldon@gmail.com>

Cc: Carlos Neu <carlosneu1942@gmail.com>, Judi Neu <judineu@comcast.net>, Rebecca Pries <rebeccakpries@gmail.com>, Fleet Hill <fleethill@gmail.com>, Walter Popper <wjpopper@gmail.com>, Eric Elfman <eelfman@gmail.com>, Barbara <belfman@gmail.com>, Jan Dillon <jandillon1@gmail.com>, Tom Schaub <schaub.t@gmail.com>, Muireann Glenmullen <mglenmullen.dublon@gmail.com>, Jocelyn Giunta <junta1@comcast.net>, David Philbin <philbindap@yahoo.com>, Eva Smoczkiwicz <DrSmocz@aol.com>, Phil Altekruse <paltekruse@aol.com>, Ying Tian <ytian01@gmail.com>

Dear Weldon and our neighbors,

Yesterday, the City of Cambridge scheduled my hearing for April 14, 2022. Please mark the date. As soon as a poster is ready, I will pick it up from the city and post it in my front yard.

Thank you for a clear and concise final recommendation. I will inform my architect to design accordingly. I hope he can find a way to either enlarge the existing windows or add a new one for safety. If he needs any final tweaks, I will let you know. Our goal is to submit the final drawing by the first week of April.

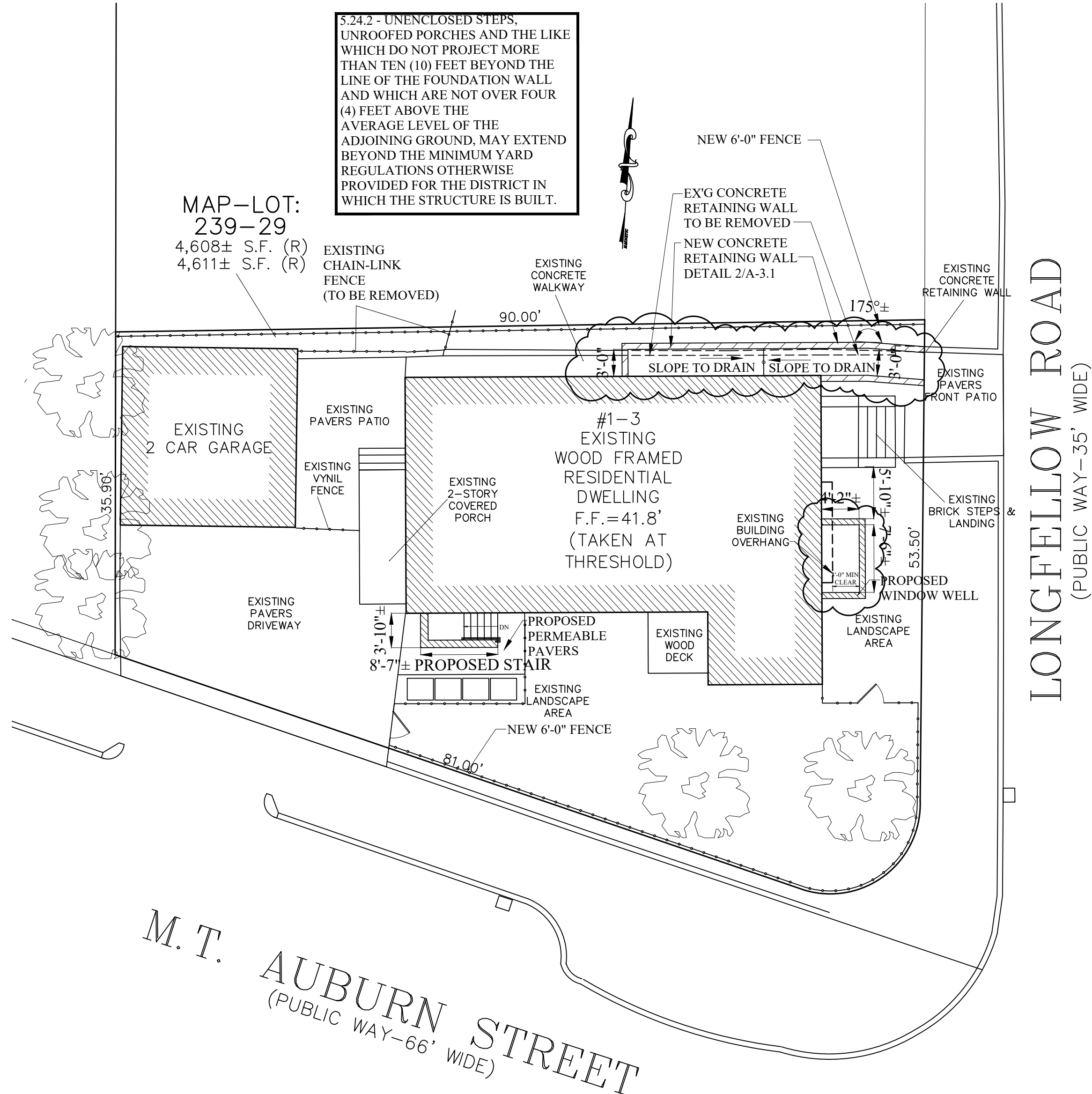
Thank you for allowing David Philbin and me to work offline to sort out our difference. I trust we can have a graceful arrangement.

Best

Hao

[Quoted text hidden]

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD,
CAMBRIDGE,
MASSACHUSETTS



RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date
	09-29-21
	10-06-21
	11-01-21
	11-29-21
	12-15-21
	01-21-22

Project No: 2021042
Scale: AS NOTED
Date: 02-17-21
Drawn By: ST

Drawing Name

COVER
SHEET

Sheet No.

A-0

KEY	EXISTING AND/OR PROPOSED APPLIANCES
Ⓢ	SMOKE DETECTOR
Ⓜ	HEAT DETECTOR
Ⓢ	CARBON MONOXIDE DETECTOR
Ⓢ	FAN
Ⓢ	45 MIN. DOOR
Ⓢ	FIRE EXTINGUISHER
◇	1 HOUR WALL(SEE W.T.1/A-3.1)
1	1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
▨	NEW WALL
—	EX'G WALL TO REMAIN
---	WALL TO BE REMOVED

CODE SUMMARY
EX'G TYPE 5B CONSTRUCTION
EX'G R-3 USE GROUP (2 FAMILY)
ZONE RES. B

UNDERPINNING GENERAL NOTES

1. AREAS TO BE UNDERPINNED HAVE BEEN NOTED ON THE DRAWINGS. EXCAVATION ADJACENT TO AN EXISTING STRUCTURE SHALL NOT EXTEND BELOW THE BOTTOM OF AN EXISTING STRUCTURE BY MORE THAN 1 UNIT VERTICALLY FOR EVERY TWO UNITS OF HORIZONTAL DISTANCE FROM THE EXISTING STRUCTURE.
2. IF IT BECOMES NECESSARY FOR THE DEPTH OF THE EXCAVATION TO EXCEED THESE RESTRICTIONS IN AREAS WHERE UNDERPINNING IS NOT INDICATED, CONTRACTOR SHALL CEASE WORK IN THE IMMEDIATE AREA BEFORE EXTENDING DEEPER THAN THE RESTRICTIONS ALLOW AND NOTIFY ARCHITECT. WORK IN THE AFFECTED AREA SHALL NOT RECOMMENCE UNTIL CONTRACTOR HAS OBTAINED WRITTEN DIRECTION FROM THE ARCHITECT.
3. AREAS TO BE UNDERPINNED SHALL BE PROTECTED FROM THE WEATHER AT ALL TIMES DURING UNDERPINNING OPERATIONS. PERIMETERS OF EXCAVATIONS SHALL BE TEMPORARILY BERMED TO PREVENT SURFACE WATER RUNOFF FROM ENTERING EXCAVATION. GROUNDWATER SHALL BE REMOVED.
4. UNDERPINNING SHALL BE DONE IN SHORT SEGMENTS WITH LENGTHS NOT TO EXCEED 4 FEET.
5. WORK ON EACH SEGMENT SHALL BE COMPLETED PRIOR TO MOVING ON TO THE ADJACENT SEGMENTS. WHERE MORE THAN ONE SEGMENT IS TO BE WORKED ON AT THE SAME TIME, SEGMENTS SHALL BE SEPARATED BY AT LEAST TWO TIMES THE LENGTH OF THE LONGER SEGMENT.
6. CONCRETE PORTIONS OF UNDERPINNING SHALL BE KEPT 3 INCHES BELOW THE BOTTOM OF THE EXISTING STRUCTURE TO ALLOW FOR THE INSTALLATION OF DRYPACKED NON-SHRINK GROUT.
7. CONCRETE PORTION OF THE UNDERPINNING SHALL BE ALLOWED TO CURE AT LEAST SEVEN DAYS PRIOR TO THE INSTALLATION OF THE DRYPACKED NONSHRINK GROUT BETWEEN THE TOP OF THE TOP OF THE CONCRETE PORTION AND THE BOTTOM OF THE EXISTING STRUCTURE.
8. WORK ON AN ADJACENT SEGMENT SHALL NOT BEGIN UNTIL THE CONCRETE PORTION OF THE SEGMENT HAS BEEN ALLOWED TO CURE FOR AT LEAST 3 DAYS AND THE NON-SHRINK GROUT HAS BEEN ALLOWED TO CURE FOR AT LEAST 24 HOURS. COMPRESSIVE STRENGTH OF ALL MATERIALS SHALL HAVE ATTAINED A MINIMUM OF 1800 PSI.
9. DURING ALL UNDERPINNING WORK, CARE SHALL BE TAKEN NOT TO DISPLACE THE BACK FACE OF EXCAVATION. IF BACK FACE OF EXCAVATION IS EXTENDED BEYOND THE BACK OF THE EXISTING FOOTING, WHERE PRESENT, EXISTING SLAB-ON-GRADE ABOVE THE AFFECTED AREA SHALL BE ASSUMED TO BE UNDERMINED AND SHALL BE REMOVED AND REPLACED AFTER NEW COMPACTED STRUCTURAL FILL HAS BEEN PLACED FROM THE TOP OF THE UNDERPINNING TO THE BOTTOM OF THE SLAB, AT CONTRACTOR'S COST.
10. IF EXISTING SOIL CONDITIONS ARE NOT SUITABLE TO ALLOW FOR THE INSTALLATION OF THE FULL HEIGHT OF THE UNDERPINNING IN A SINGLE PIECE, SEGMENT SHALL BE DIVIDED INTO VERTICAL SECTIONS AND INSTALLED IN SEVERAL LIFTS OF UNDERPINNING.

GENERAL NOTES:

**CONTRACTOR RESPONSIBILITY-
CONTRACTOR IS SOLELY RESPONSIBLE FOR:**

1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.

2. ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.

3. OBTAINING AND PAYING FOR ALL PERMITS.

4. PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.

5. CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS.

6. SCHEDULING AND SEQUENCING.

7. CONSTRUCTION MEANS, METHODS AND TECHNIQUES

8. MAINTAINING DRAWINGS AND PERMITS ON SITE.

9. JOB SITE SAFETY

10. COORDINATION BETWEEN TRADES, AND SUPPLIERS.

11. PROVIDE SCHEDULE TO OWNER AND ARCHITECT.

12. PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT.

13. TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE CONTRACTOR.

14. SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS.

15. REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.

16. GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

REVIEW OF WORK BY DESIGNERS-

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

17. POURING CONCRETE

18. INSULATING

19. INSTALLING DRYWALL

20. FINAL INSPECTION

SHOP DRAWINGS-

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER.

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER WORK ON THE DRAWINGS.

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW TIME.

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

CHANGE ORDERS-

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS, UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME AND MATERIALS.

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWINGS UNLESS AGREED TO.

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

REQUISITIONS-

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECTED SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK FOR REVIEW.

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

WOOD NOTES:

1. ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
2. ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A MINIMUM:
FB=875 PSI, FV=135 PSI, E=1,300,000 PSI.
3. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
4. ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-0" O.C. MAXIMUM.
5. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
6. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
7. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
8. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
9. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
10. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
11. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH ½" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows;or as noted on drawings.			
Span of opening:	Size: 2x6 studs	Size: 2x4 studs	
less than 4'-0"	3 - 2x4	2 - 2x4	
up to 6'-0"	3 - 2x6	2 - 2x6	
up to 8'-0"	3 - 2x8	2 - 2x8	
up to 10'-0"	3 - 2x10	2 - 2x10	

DESIGN CRITERIA:

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS BUILDING CODE.

DESIGN LIVE LOAD = 40 POUNDS PER SQUARE FOOT

- FLOORS

- PRIVATE DECK

DESIGN SNOW LOAD = 40 POUNDS PER SQUARE FOOT

WITH SNOW DRIFT

WHERE APPLICABLE.

WIND LOAD = 128 MILES PER HOUR

SEISMIC: Ss = 0.217

S1 = 0.069

ALL LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.

CONTRACTOR NOTE:
PRIOR TO COMMENCEMENT OF WORK OR FABRICATION OF COMPONENTS, CONTRACTOR SHALL INVESTIGATE AND VERIFY IN THE FIELD ALL CONDITIONS, DIMENSIONS, AND ELEVATIONS OF THE EXISTING CONSTRUCTION. ALL DISCREPANCIES BETWEEN FIELD-VERIFIED CONDITIONS, DIMENSIONS AND ELEVATIONS AND THOSE INDICATED ON THE DRAWINGS SHALL BE IMMEDIATELY MADE KNOWN TO THE ENGINEER IN WRITING. THE USE OF (V.L.F.) OR (+/-) OR OTHER SIMILAR NOTES AT CERTAIN LOCATIONS ON THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR VERIFYING ALL CONDITIONS DESCRIBED ABOVE.

FOUNDATION NOTES:

1. ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT, FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL; OR, ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95%.
3. ALL FOOTING SHALL BE POURED IN THE DRY ONLY. WATER SHALL NOT BE ALLOWED TO FLOW THROUGH THE DEPOSITED CONCRETE.
4. NO FOOTING SHALL BE POURED ON FROZEN GROUND. FOUNDATIONS NEED TO BE PROTECTED FROM FREEZING FOR A MIN. OF 5 DAYS AFTER THEY WERE POURED.
5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS; OR, AS SHOWN ON DRAWINGS.
6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
7. ALL REINFORCEMENT: ASTM A615-60, WWF A185.

CONCRETE NOTES:

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF:
- **3000 PSI** FOR FOUNDATION WALL, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE SURFACES EXPOSED TO THE WEATHER.
2. MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.

REINFORCING NOTES:

1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40.
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS.
4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
5. THE CONTRACTOR SHALL SUBMIT FOUR PRINTS OF SHOP DRAWINGS: SHOWING ALL REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS, ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT.
6. CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:
A. FOOTINGS 3 INCHES
B. SIDES OF FOUNDATIONS WALLS.
EXPOSED FACES OF FOUNDATIONS.
SIDES OF COLUMNS/PIERS, SLABS ON GRADE FROM TOP SURFACE 2 INCHES
C. INTERIOR FACES OF FOUNDATIONS.
TOP REINFORCING IN SLABS EXPOSED TO THE WEATHER 1-1/2 INCHES
D. TOP STEEL OF INTERIOR SLABS 1 INCHES
7. MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10".

Location

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date
	09-29-21
	10-06-21
	11-01-21
	11-29-21
	12-15-21
	01-21-22

Project No: 2021042

Scale: AS NOTED

Date: 02-17-21

Drawn By: ST

Drawing Name

NOTES

Sheet No.
A-O.I

GENERAL NOTES:

1. PROVIDE R-30 INSULATION IN ALL EXPOSED FLOOR JOIST CAVITIES.

2. PROVIDE R-21 INSULATION IN ALL EXPOSED EXTERIOR STUD WALL CAVITIES.

3. PROVIDE R-49 INSULATION IN ALL EXPOSED ROOF JOIST CAVITIES, TYPICAL.

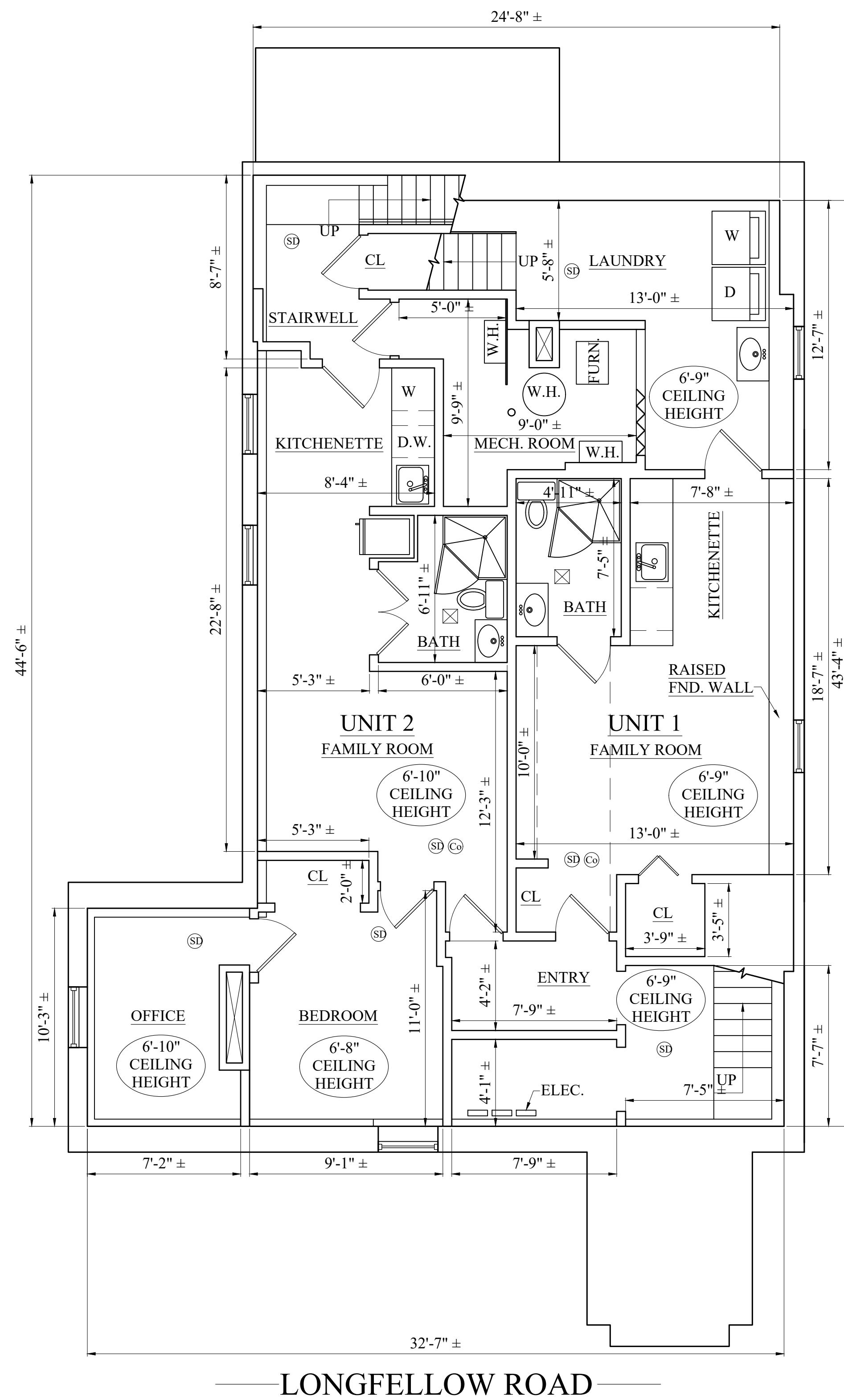
4. PROVIDE R-19 INSULATION IN ALL EXPOSED BASEMENT STUD WALL CAVITIES. INSULATION MUST BE NON-WATER SENSITIVE.

5. REFER TO THE FRAMING PLANS PRIOR TO DEMOLITION. CONTACT THE ARCHITECT IMMEDIATELY IF THERE ARE CONFLICTS OR OMISSIONS.

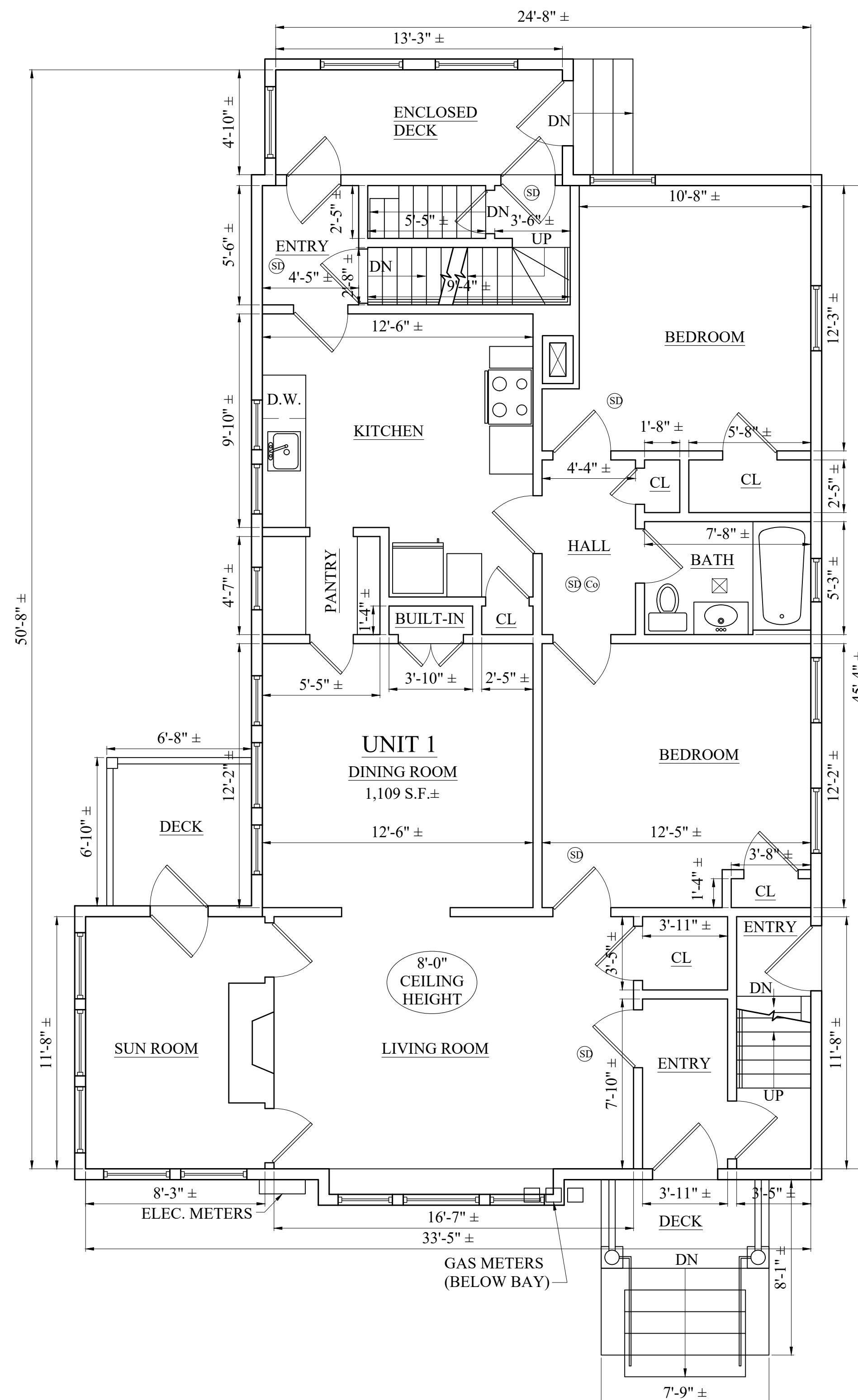
NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE DESIGNING ARCHITECT OR STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. ANY SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTORS OR OWNERS' RESPONSIBILITY TO DETERMINE SUITABLE SOIL CONDITIONS AND VERIFY THE BEARING PRESSURE. IF A SUITABLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

NOTE:ENERGY CODE COMPLIANCE

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRETCH/ ENERGY CODE COMPLIANCE PRIOR TO CLOSING OF WALLS. THE PROPER ENERGY CONSULTANT, HERs RATER, OR OTHER ALLOWED PROFESSIONAL SHALL PERFORM THE FINAL INSPECTIONS ASSOCIATED WITH THE CONSTRUCTION REQUIREMENTS AT THE DIRECTION OF THE CONTRACTOR.



1 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

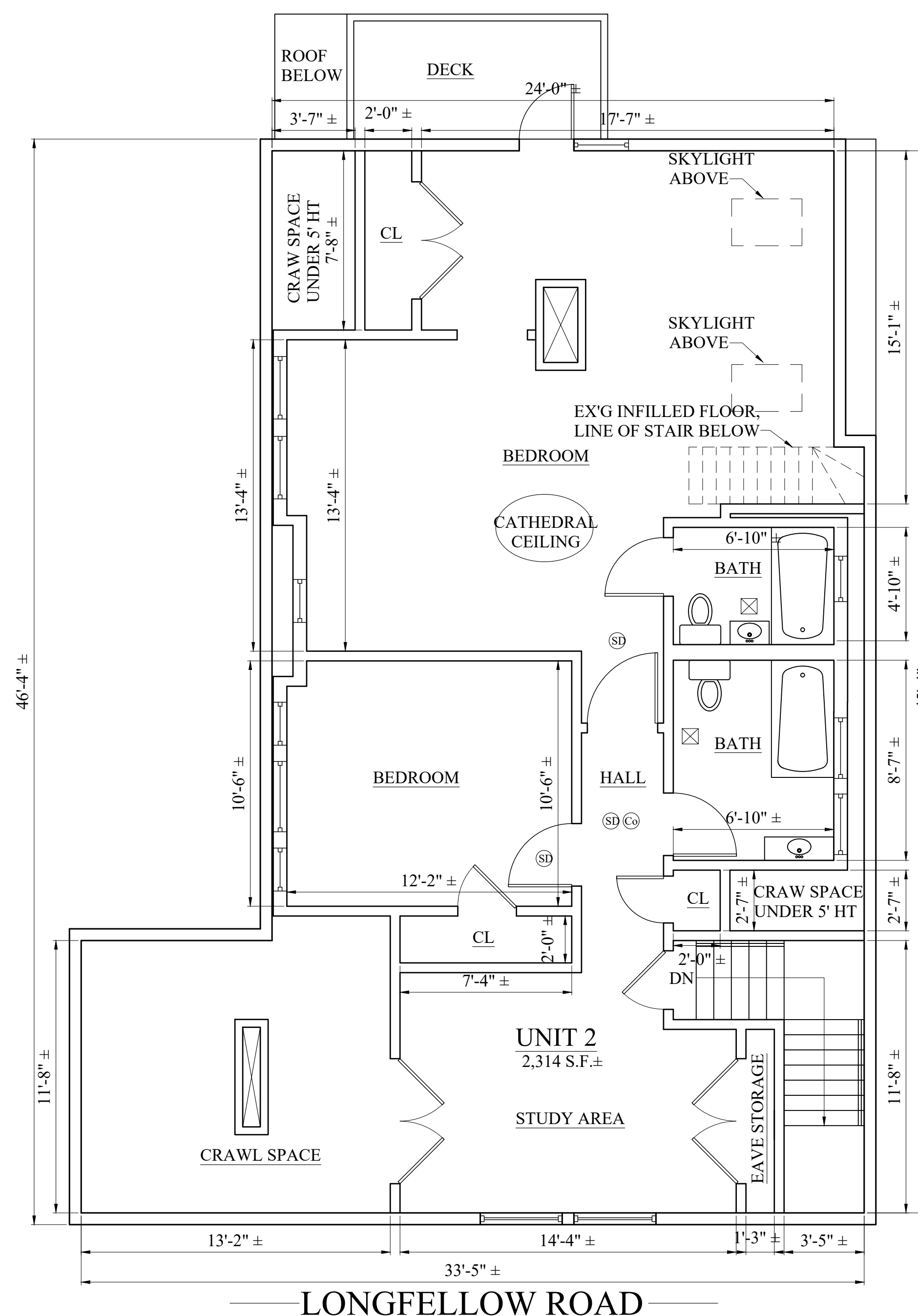
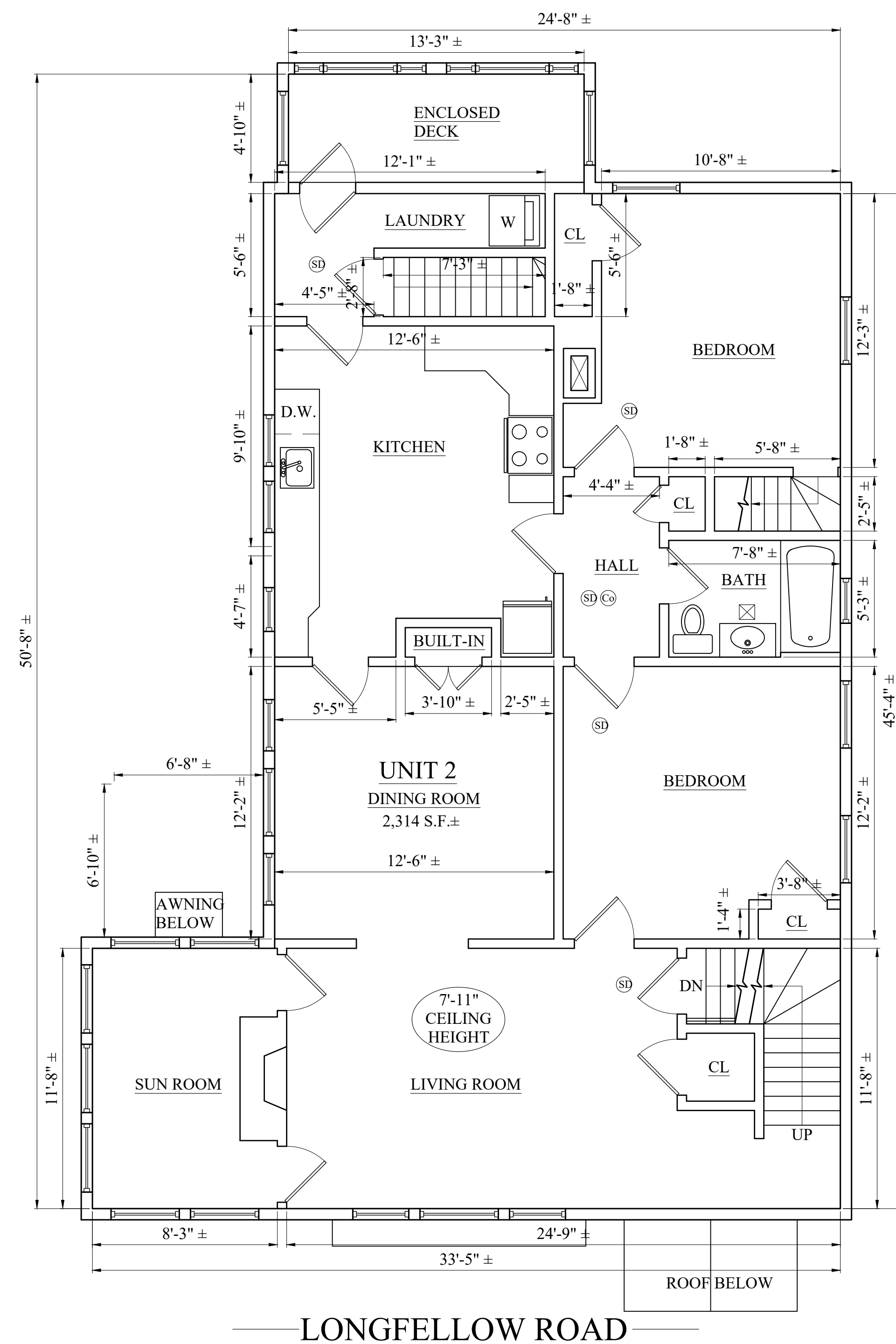


No.	Revision Date
	09-29-21
	10-06-21
	11-01-21
	11-29-21
	12-15-21
	01-21-22

Project No: 2021042
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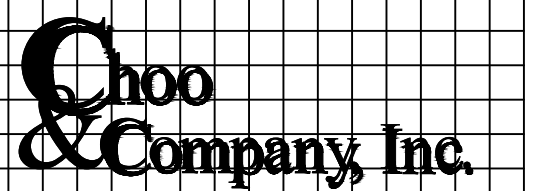
Drawing Name
EXISTING
FLOOR PLANS

Sheet No.
D-1.1



Location

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA



One Billings Road Quincy, MA 02171
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Drawing Name

EXISTING FLOOR PLANS

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D-1.2



1 EXISTING FRONT ELEVATION (LONGFELLOW ROAD)
SCALE: 1/4"=1'-0"

2 EXISTING LEFT SIDE ELEVATION (MT. AUBURN ST)
SCALE: 1/4"=1'-0"

Location

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

REGISTERED ARCHITECT
ARTHUR K.F. CHOO
JAN 1999
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

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Drawing Name

EXISTING
ELEVATIONS

Sheet No.

D-2.1



1 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

2 EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'-0"

Location

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA

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ARTHUR K.F. CHOO
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EXISTING
ELEVATIONS

Sheet No.

D-2.2

BASEMENT HABITABLE AREA NATURAL LIGHT & VENTILATION CALCULATIONS

UNIT 1 KITCHENETTE/ LIVING AREA
TOTAL AREA = 193 ± SQ.FT.

(R303.1) REQUIRED 8% NATURAL LIGHT = 15.44 ± SQ.FT.

PROPOSED WINDOWS =
(1) 2'-8" X 4'-1/2"= 10.70 ± SQ.FT
EX'G WINDOWS =
(1) 2'-6" X 2'-2"= 5.40 ± SQ.FT
TOTAL GLASS = 16.1 ± SQ.FT
16.1± SQ.FT.>15.44 ± SQ.FT. = OK

(R303.1) REQUIRED 4% NATURAL VENTILATION = 7.72± SQ.FT.

PROPOSED WINDOWS =
(1) 2'-8" X 4'-1/2"= 10.70 ± SQ.FT
EX'G WINDOWS =
(1) 2'-6" X 2'-2"= 5.40 ± SQ.FT
TOTAL GLASS = 16.1 ± SQ.FT
16.1± SQ.FT.>7.72 ± SQ.FT. = OK

UNIT 2 KITCHENETTE/ FAMILY ROOM
TOTAL AREA = 190 ± SQ.FT.

(R303.1) REQUIRED 8% NATURAL LIGHT = 15.20 ± SQ.FT.

PROPOSED WINDOWS =
(3) 2'-8" X 2'-4 3/8"= 18.90 ± SQ.FT
TOTAL GLASS = 18.90 ± SQ.FT
18.90± SQ.FT.>15.20 ± SQ.FT. = NOT OK

(R303.1) REQUIRED 4% NATURAL VENTILATION = 7.6± SQ.FT.

PROPOSED WINDOWS =
(3) 2'-8" X 2'-4 3/8"= 18.90 ± SQ.FT
TOTAL GLASS = 18.90 ± SQ.FT
18.90± SQ.FT.>7.6 ± SQ.FT. = OK

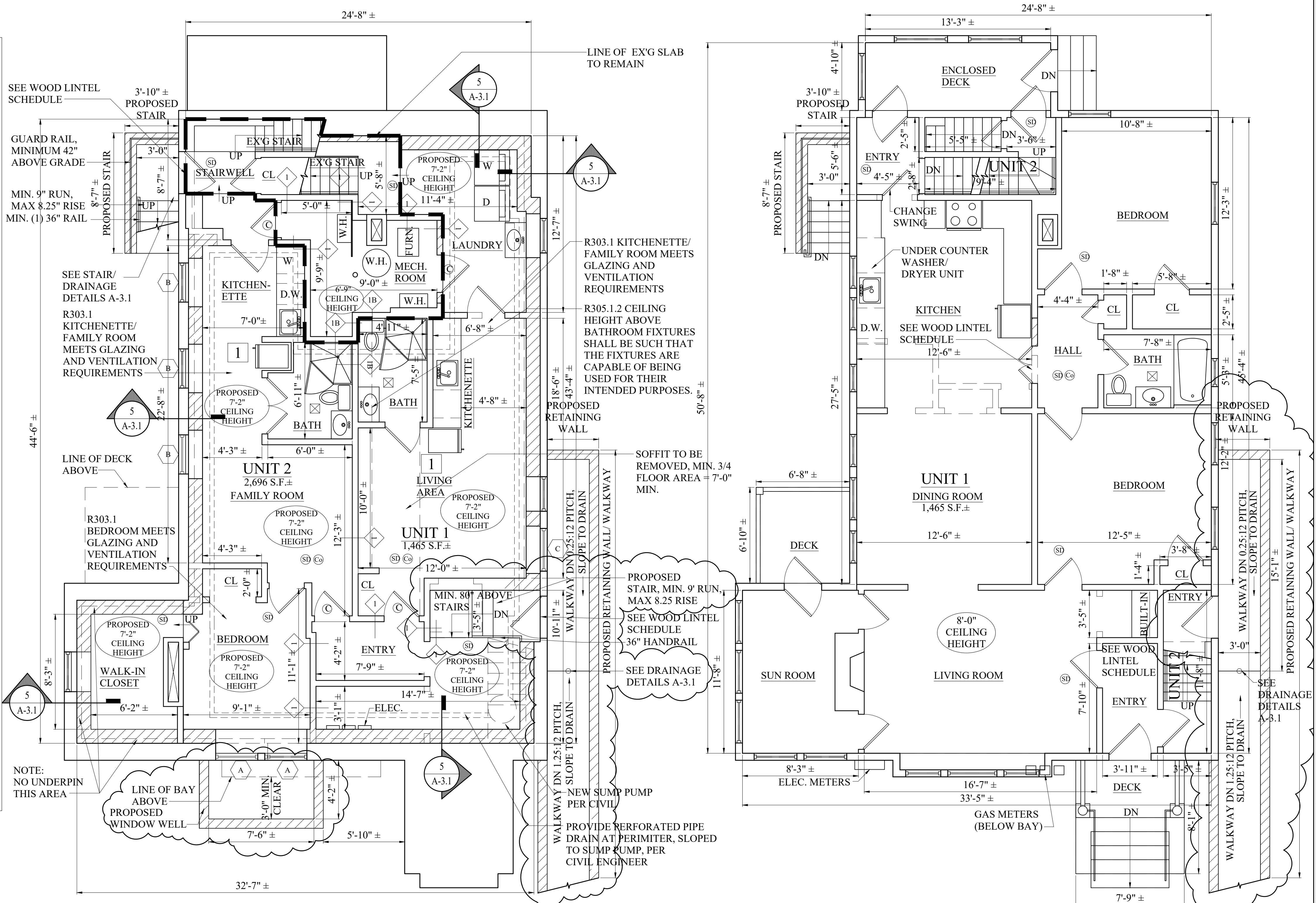
UNIT 2 BEDROOM
TOTAL AREA = 81 ± SQ.FT.

(R303.1) REQUIRED 8% NATURAL LIGHT = 6.48 ± SQ.FT.

PROPOSED WINDOWS
(2) 2'-8" X 4'-1/2"= 21.40 ± SQ.FT
TOTAL GLASS = 21.40 ± SQ.FT
21.40± SQ.FT.>6.48 ± SQ.FT. = OK

(R303.1) REQUIRED 4% NATURAL VENTILATION = 3.24± SQ.FT.

PROPOSED WINDOWS
(2) 2'-8" X 4'-1/2"= 21.40 ± SQ.FT
TOTAL GLASS = 21.40 ± SQ.FT
21.40± SQ.FT.>3.24 ± SQ.FT. = OK



1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"

2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA

Choo
& Company, Inc.

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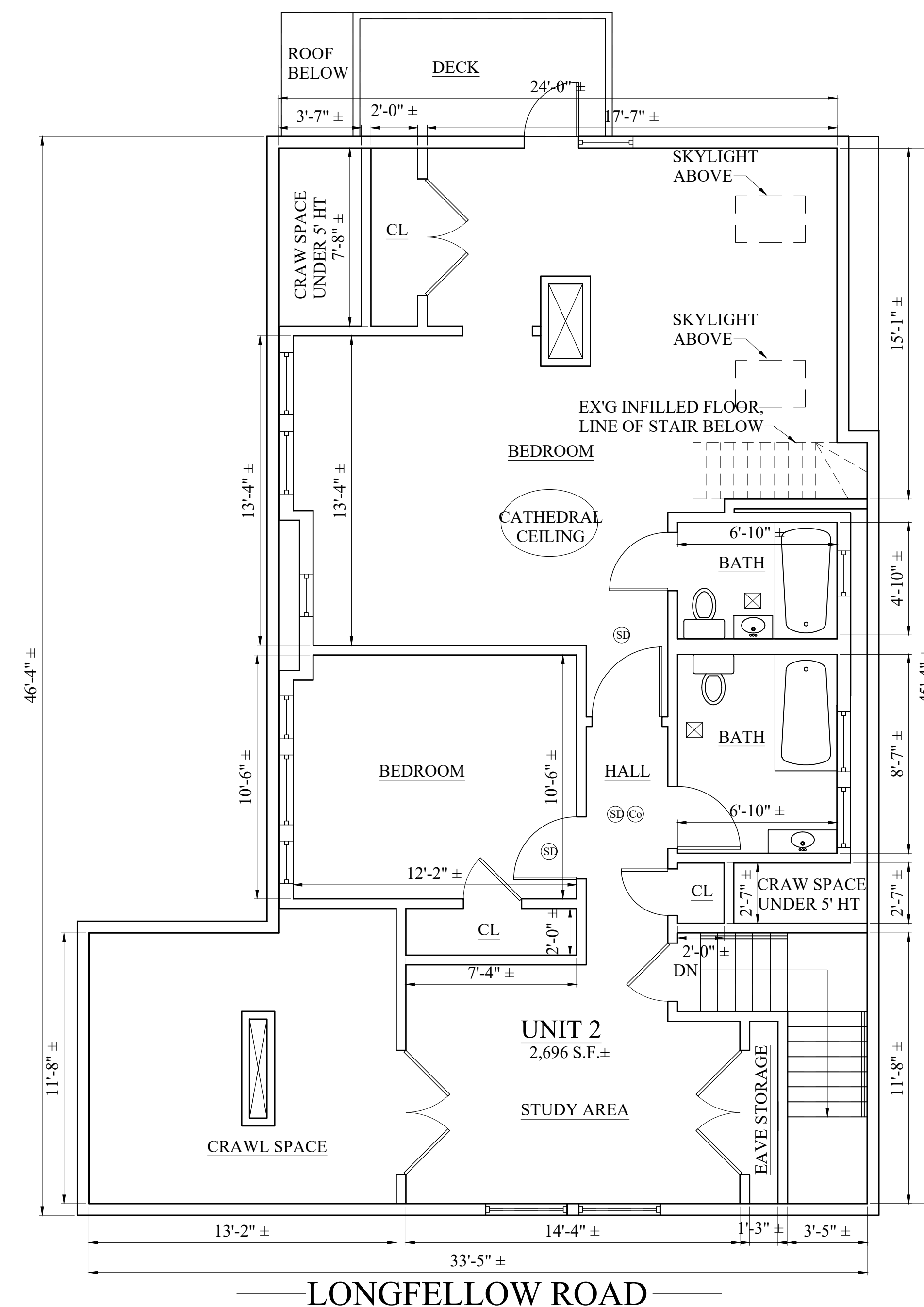
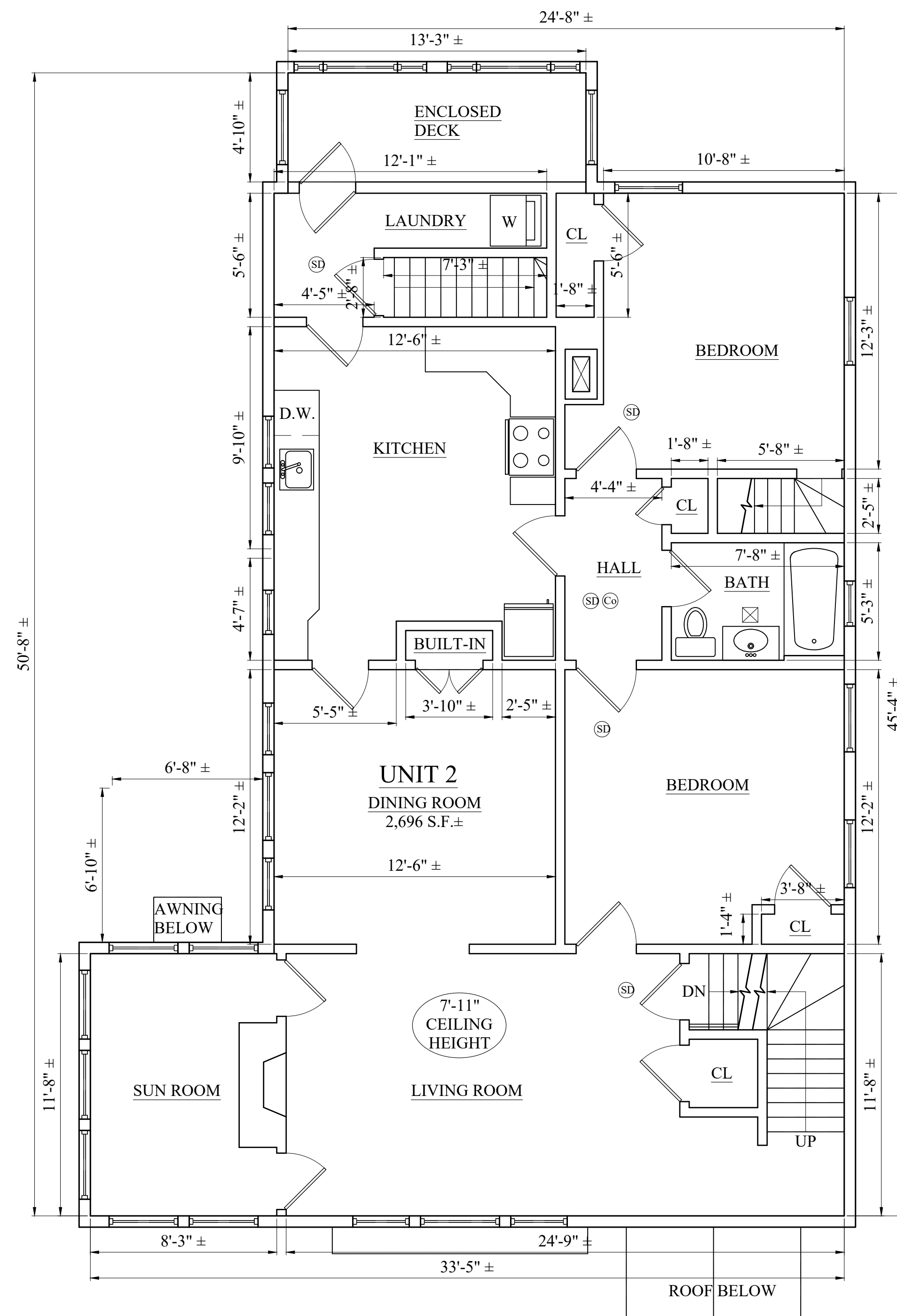
REGISTERED ARCHITECT
ARTHUR K.F. CHOO
JULY 1999
CAMBRIDGE, MASSACHUSETTS

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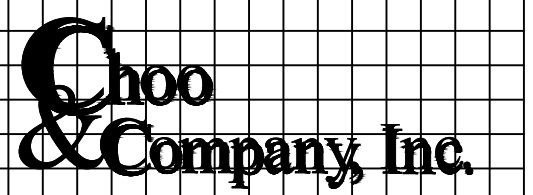
Drawing Name
PROPOSED
FLOOR PLANS

Sheet No.
A-1.1

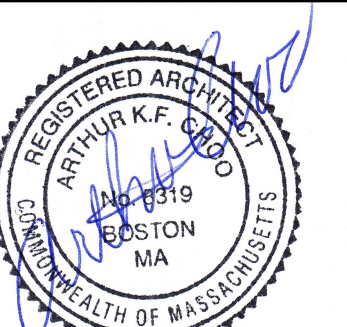


location

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



10.	Revision Date
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Drawing Name

PROPOSED FLOOR PLANS

Sheet No.

A-1.2



AVERAGE GRADE - FRONT
11.58' X 0.0' = 0.0 S.F. ±
7.5' X 1.83' = 13.72 S.F. ±
16.5' X 0.0' = 0.0 S.F. ±

1 PROPOSED FRONT ELEVATION (LONGFELLOW ROAD)

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

WINDOW SCHEDULE

CONTRACTOR TO VERIFY SIZE AND QUANTITY PRIOR TO ORDERING

NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	REMARKS
A	ANDERSON 400 SERIES CASEMENT (OR EQUAL)	CX14	2	2'-8" X 4'-1/2"	MEETS EGRESS WINDOW REQUIREMENTS
B	ANDERSON 400 SERIES CASEMENT (OR EQUAL)	CX125	3	2'-8" X 2'-4 3/8"	INQUIRE WITH MANUFACTURER FOR CUSTOM SIZE TO MAXIMIZE USE OF R.O.
C	ANDERSON 400 SERIES CASEMENT (OR EQUAL)	CXW135	1	3'-1/2" X 3'-5 3/8"	MEETS EGRESS WINDOW REQUIREMENTS

NOTE: ANY WINDOWS WITH SILLS LESS THAN 3' ABOVE THE FLOOR & MORE THAN 5' UP FROM THE ADJACENT GRADE SHALL HAVE OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2090

TOP OF EX'G ROOF
33'-0"

EX'G ATTIC FLOOR
22'-0"

PROPOSED PORTICO TO REPLACE ALUM. AWNING

EX'G 2ND FLOOR
13'-0"

GUARD RAIL
PROPOSED PORTICO
CUT EX'G FND AS NECESSARY

EX'G 1ST FLOOR
4'-0"

GRADE
0'-0"

EX'G BSMT SLAB
-3'-8"

PROPOSED BSMT SLAB
-4'-4"



AVERAGE GRADE - LEFT
1.08' X 0.0' = 0.0 S.F. ±
9.08' X 3.5' = 31.78 S.F. ±
36.0' X 0.0' = 0.0 S.F. ±

2 PROPOSED LEFT SIDE ELEVATION (MT. AUBURN ST)

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

AVERAGE GRADE - FRONT
11.58' X 0.0' = 0.0 S.F. ±
7.5' X 1.83' = 13.72 S.F. ±
16.5' X 0.0' = 0.0 S.F. ±
AVERAGE GRADE - LEFT
1.08' X 0.0' = 0.0 S.F. ±
9.08' X 3.5' = 31.78 S.F. ±
36.0' X 0.0' = 0.0 S.F. ±
AVERAGE GRADE - REAR
35.5' X 0.0' = 0.0 S.F. ±
AVERAGE GRADE - RIGHT
21.50' X 1.83' = 39.34 S.F. ±
24.75' X 0.0' = 0.0' ±
TOTAL 84.84 S.F. ±

BUILDING PERIMETER = 163.5'
PROPOSED BELOW GRADE STAIRS & WINDOW WELL
84.84 S.F. ± / 163.5' = 0.52' LOWER THAN AVERAGE GRADE
EXISTING BUILDING HEIGHT = 33.0' ±

ZONE B-1 MAX. BUILDING HEIGHT = 35'-0"

PROPOSED BUILDING HEIGHT = 33.0" + 0.52' =
33.52" < 35'-0" = OKAY

Location

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



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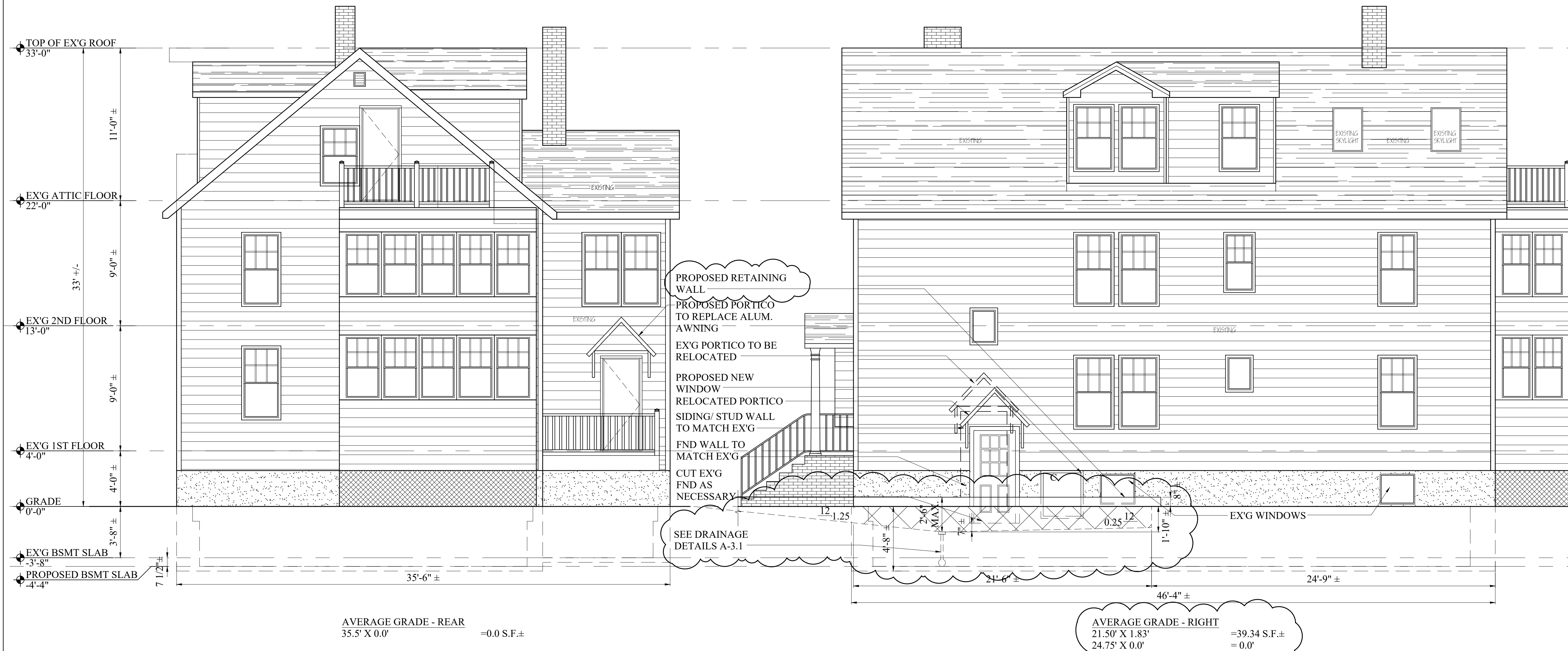
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PROPOSED
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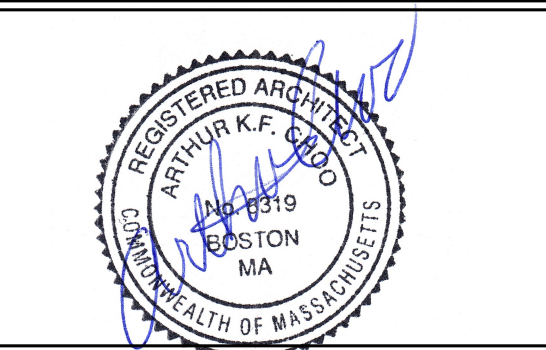


Location

**RENOVATION/
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1 LONGFELLOW ROAD
CAMBRIDGE, MA**

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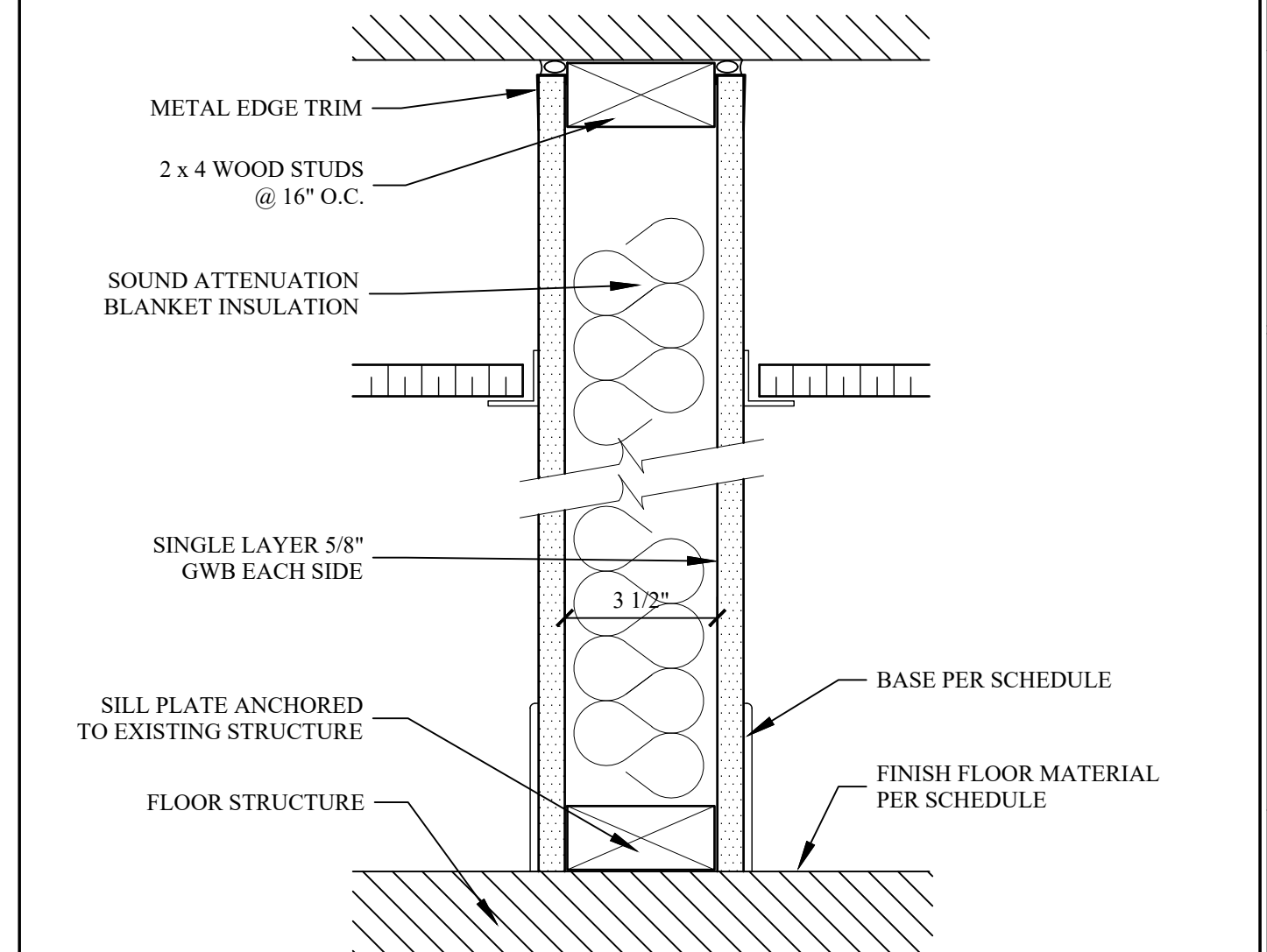
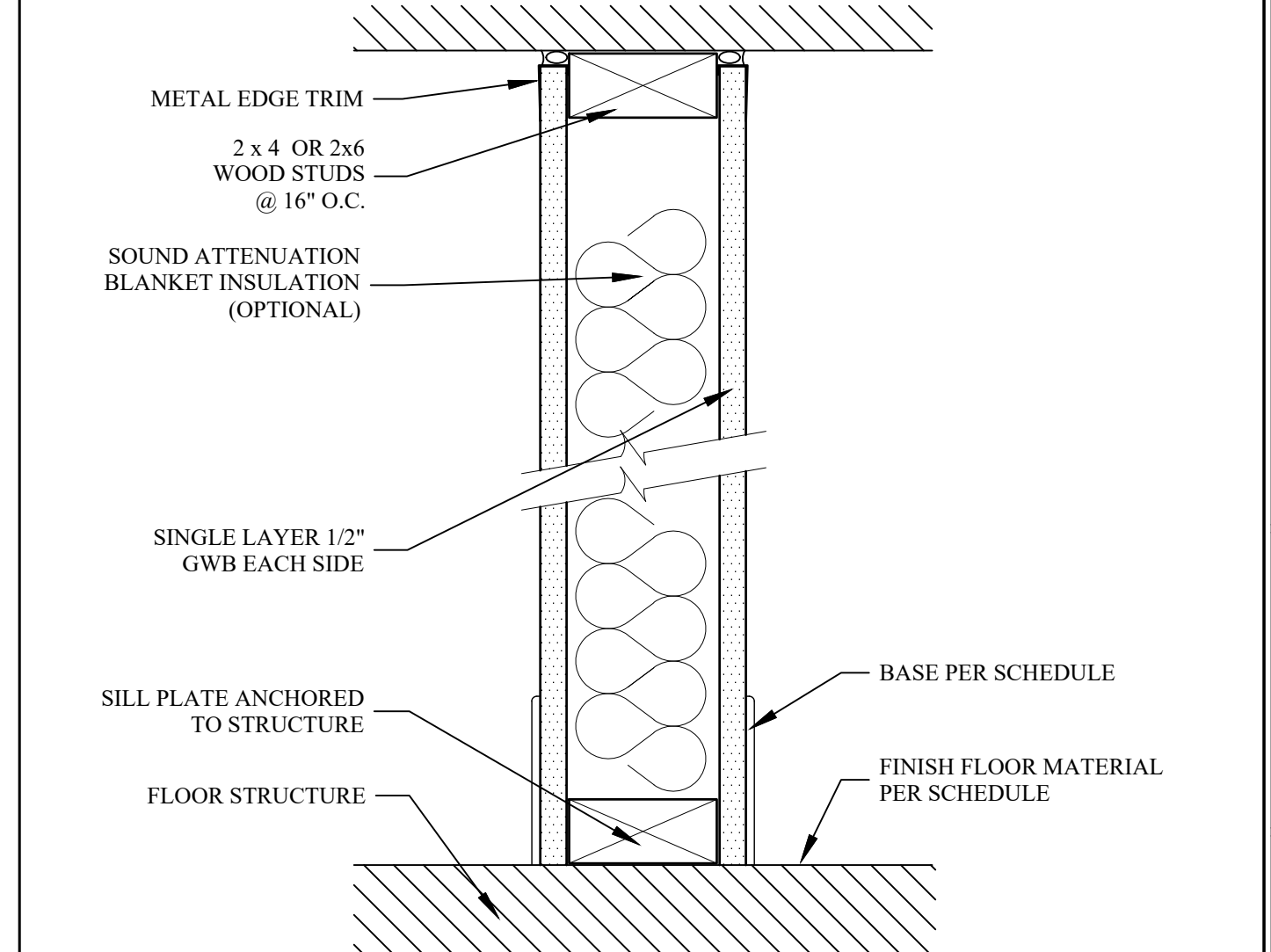
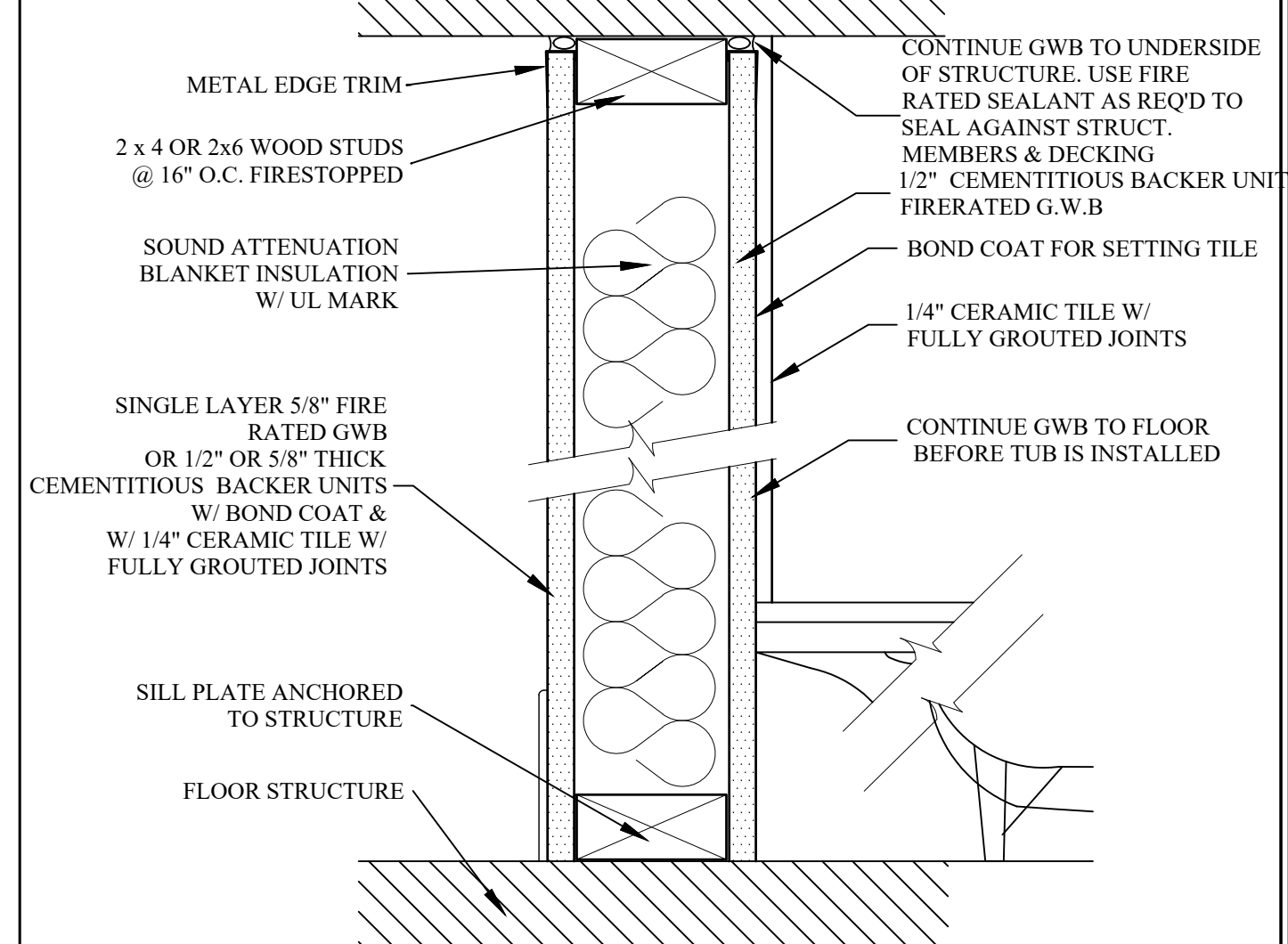
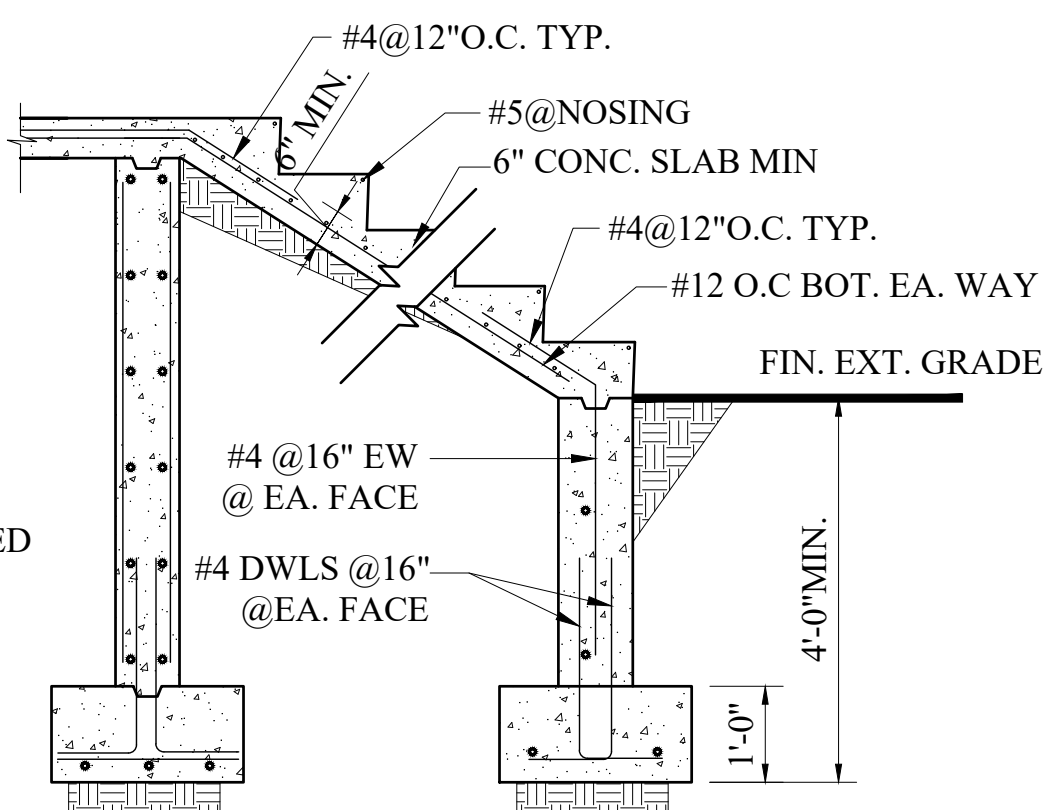
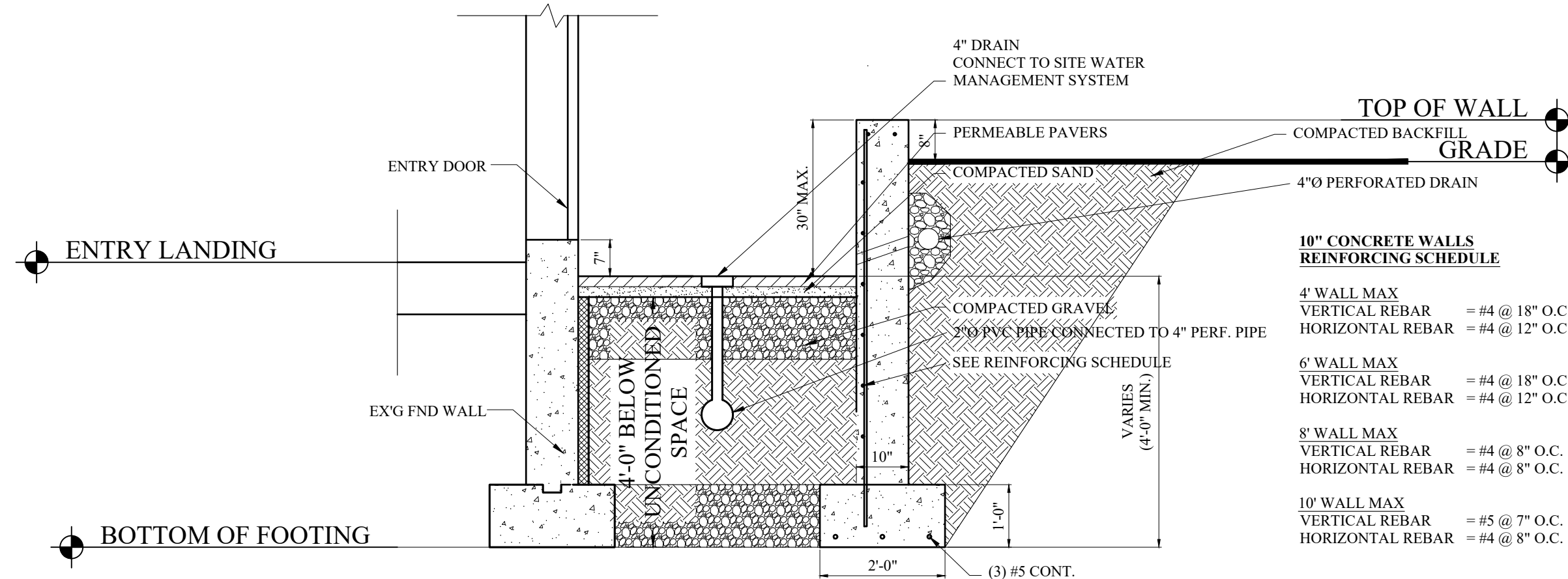
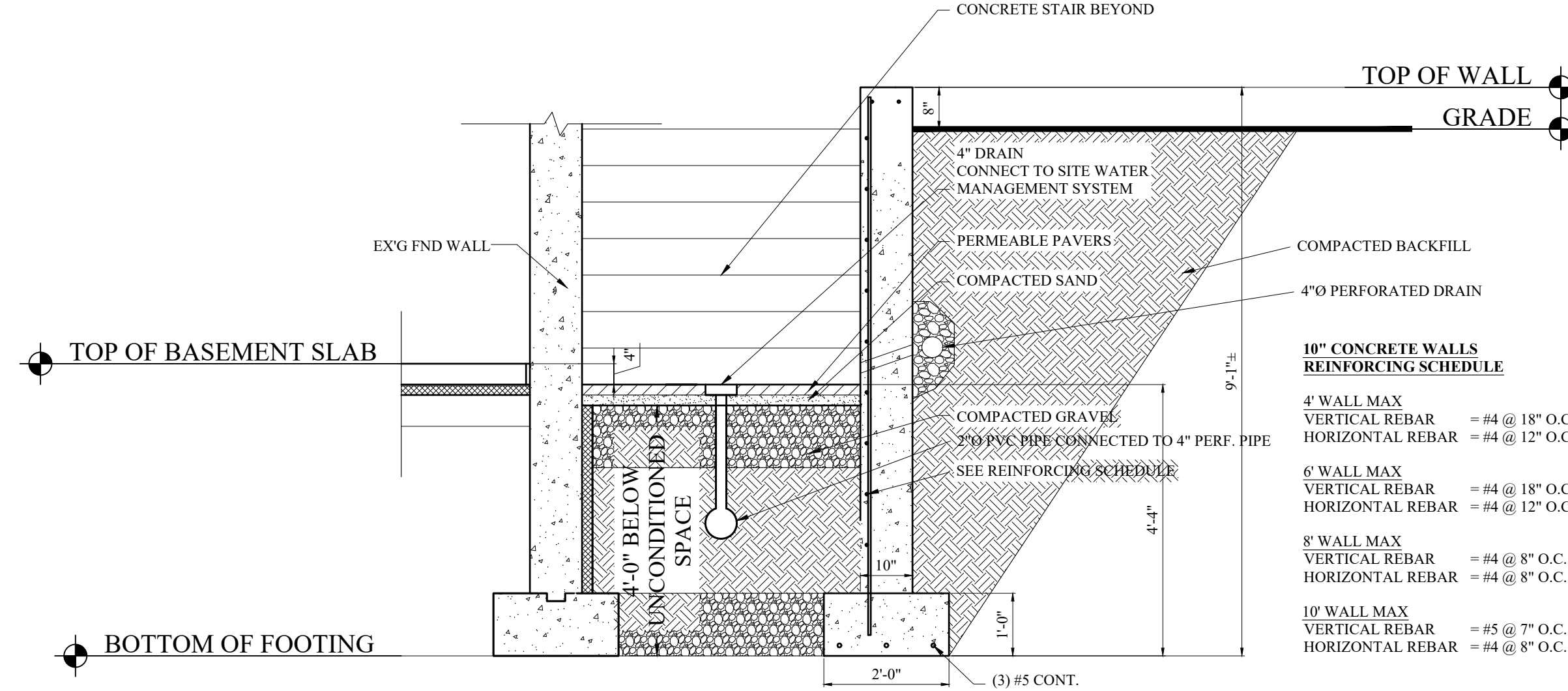
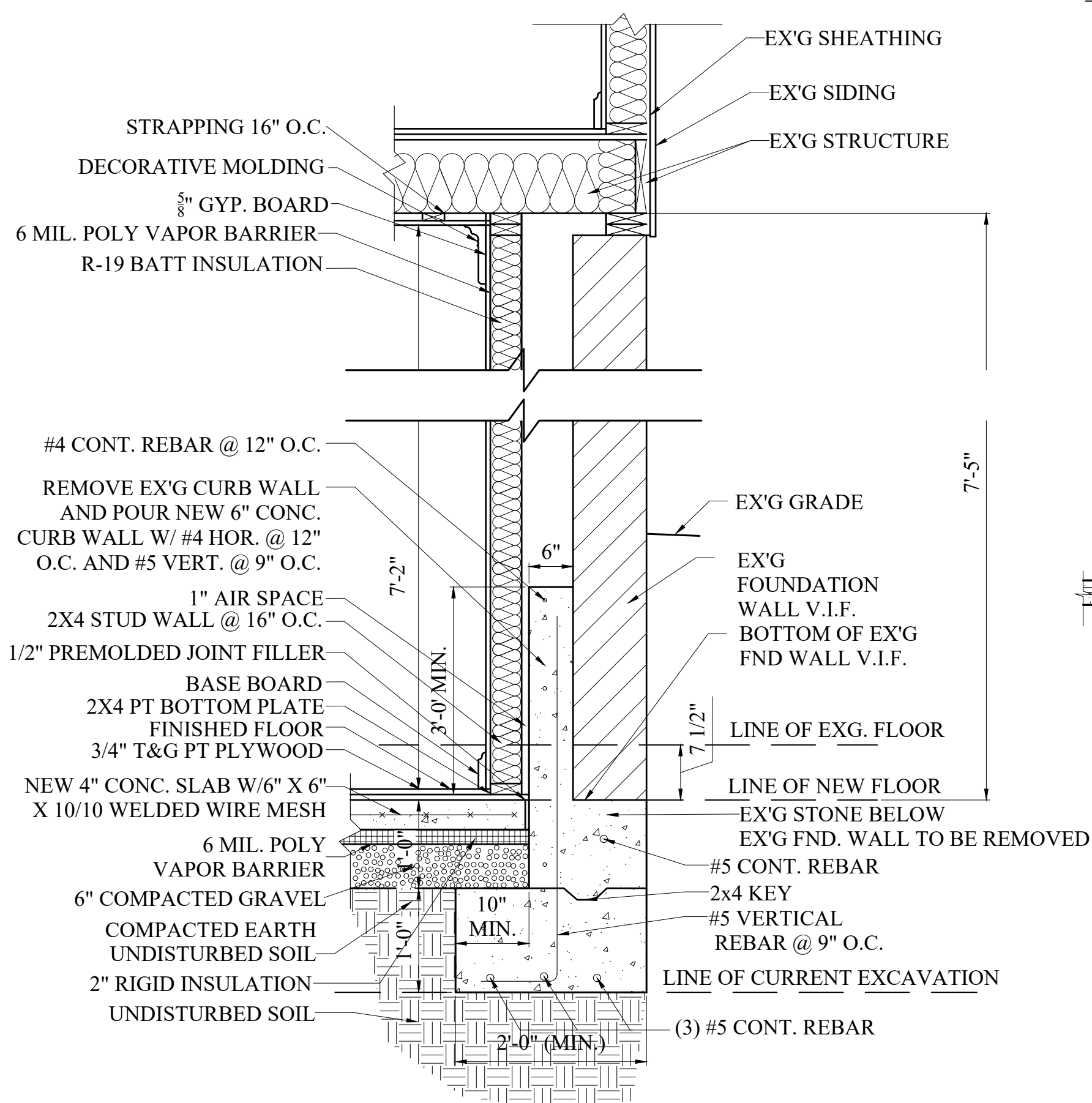
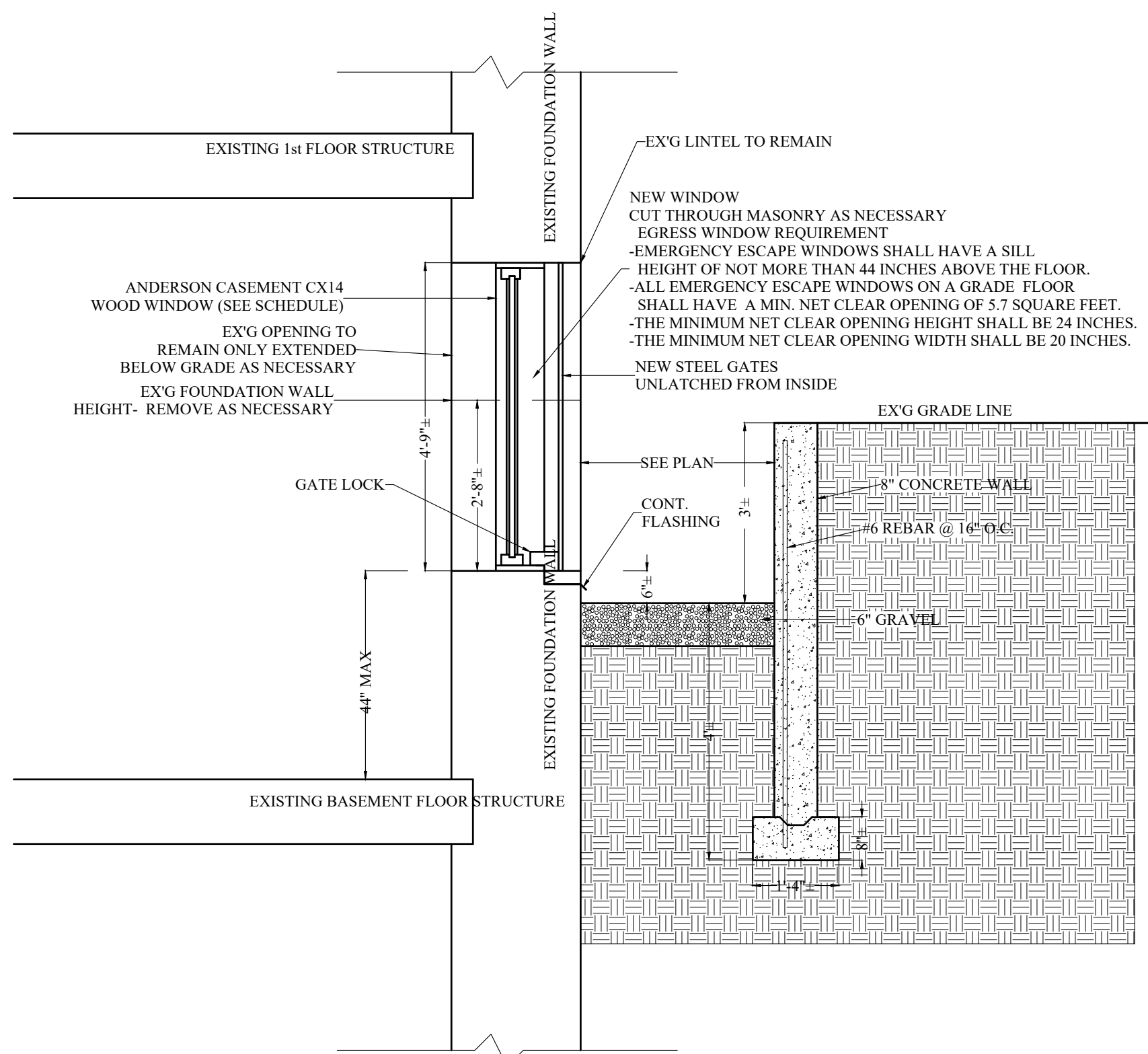
Project No: 2021042
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Drawn By: ST

Drawing Name

**PROPOSED
ELEVATIONS**

Sheet No.

A-2.2



1 1 HOUR CLG TYPE (#L535)
SCALE: 1/4"=1'-0"

1 1 HOUR PARTITION - WOOD STUD DESIGN # U304 (STC=34)
SCALE: 3/8"=1'-0"

Location

**RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA**

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

REGISTERED ARCHITECT
ARTHUR K.F. CHOO
JAN 2019
BOSTON
COMMONWEALTH OF MASSACHUSETTS

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Drawing Name

DETAILS

Sheet No.

A-3.1

	SEWER LINE
	SEWER MANHOLE
	WATER LINE
	GAS LINE
	UTILITY POLE
	GAS VALVE
	OVERHEAD ELECTRIC SERVICE
	WATER VALVE
	CATCH BASIN
	FENCE
	CONTOUR LINE (M/R)
	CONTOUR LINE (M/NR)
	SPOT GRADE
	DRAIN MANHOLE
	HYDRANT
	TREE

N/F
SALEHI-ISFAHANI, DJAVAD &
ANDREA L. KAVANAUGH;
NOLLMAN, JORDAN & LARISSA BOUTIQUE

MAP-LOT:
239-29
4,608± S.F. (R)
4,611± S.F. (R)

N/F
PHILBIN, DAVID, TRS

#1-3
EXISTING
OOD FRAME
RESIDENTIAL
DWELLING
F.F.=41.8'
(TAKEN AT
THRESHOLD)

LONGFELLOW ROAD
(PUBLIC WAY-35' WIDE)

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 02-22-2020.

2. LOCUS DEED BOOK 322172 PAGE 565
REFERENCE PLAN NO. 649 OF 1989: BOOK 20059, PAGE 473
REFERENCE PLAN: BOOK 19887, PAGE 473
REFERENCE PLAN: BOOK 13150. PAGE 413
SOUTH MIDDLESEX COUNTY DISTRICT REGISTRY OF DEEDS.

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, PANEL NUMBER 0419E, COMMUNITY NUMBER: 250186, DATED 06/04/2010.

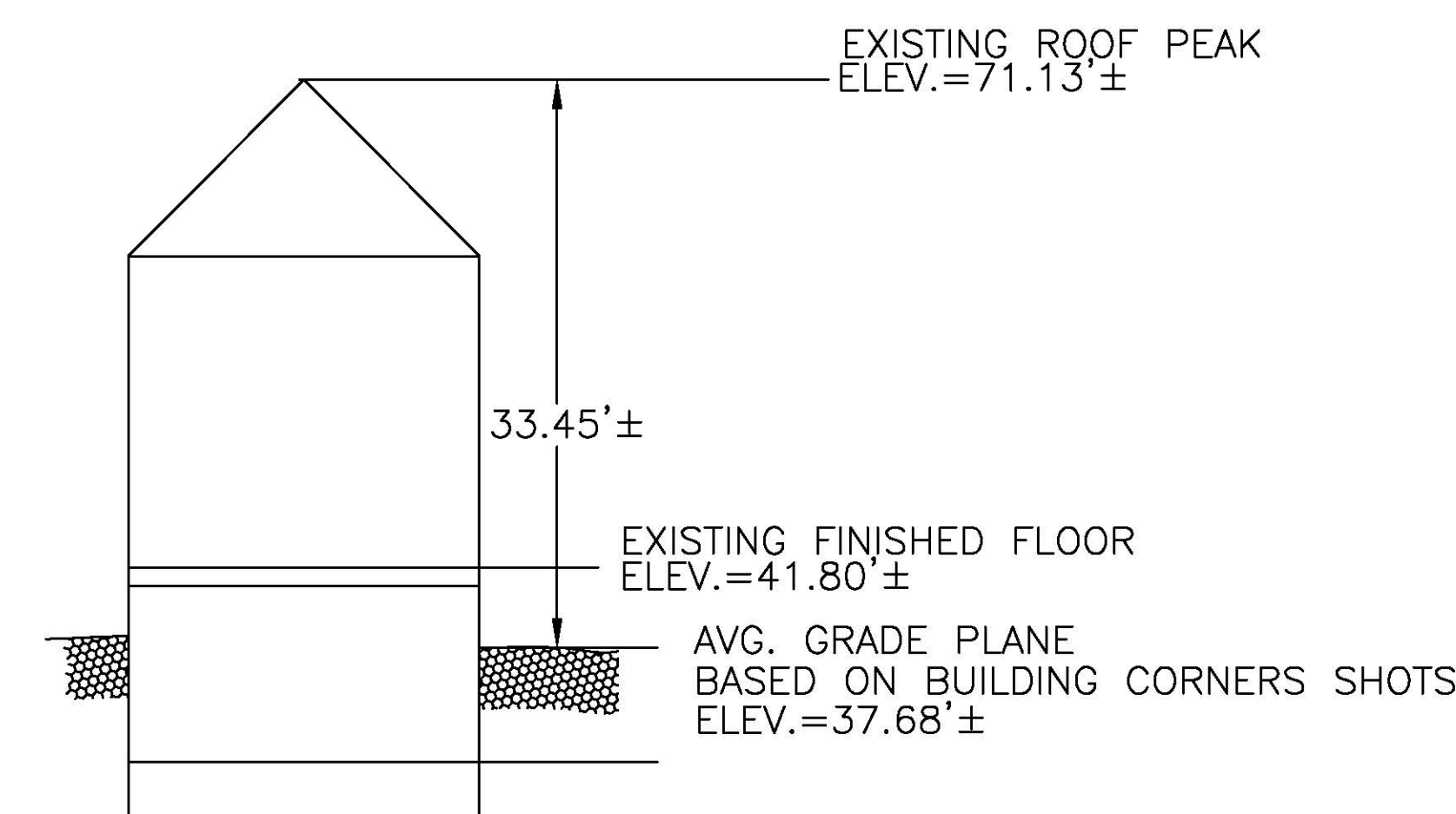
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

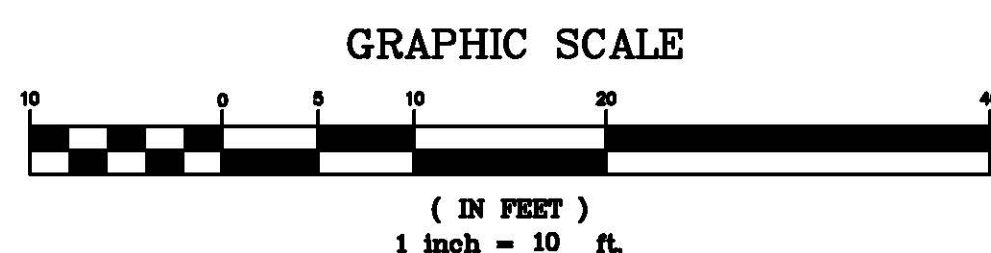
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. ELEVATION SHOWN BASED ON CITY OF CAMBRIDGE DATUM.

9. ZONE DISTRICT= RESIDENCE B.



EXISTING PROFILE
NOT TO SCALE

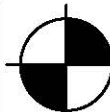


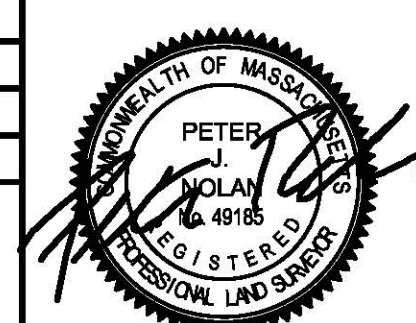
PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST

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SCALE 1"=10'				
DATE 03/25/2021	REV	DATE	REVISION	BY
SHEET 1	1 LONGFELLOW ROAD CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1	PROPOSED SITE PLAN			
CLIENT:				
DRAWN BY AU				
CHKD BY PUN	 PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, SUITE 1, NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com			
APPD BY PUN				



	SHEET NO
--	----------

1



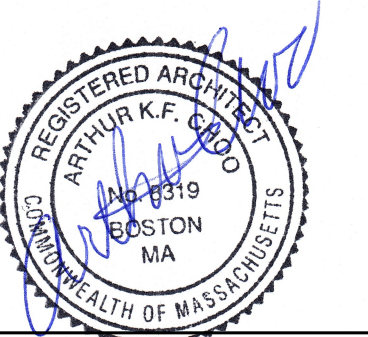
1 EXISTING FRONT ELEVATION (LONGFELLOW ROAD)
SCALE: 1/4"=1'-0"

2 EXISTING LEFT SIDE ELEVATION (MT. AUBURN ST)
SCALE: 1/4"=1'-0"

Location
RENOVATION/
BASEMENT LEGALIZATION
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1 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

2 EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'-0"

Location

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REGISTERED ARCHITECT
ARTHUR K.F. CHOO
JAN 8919
BOSTON
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ELEVATIONS

Sheet No.

D-2.2



AVERAGE GRADE - FRONT
11.58' X 0.0' = 0.0 S.F. ±
7.5' X 1.83' = 13.72 S.F. ±
16.5' X 0.0' = 0.0 S.F. ±

1 PROPOSED FRONT ELEVATION (LONGFELLOW ROAD)

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

WINDOW SCHEDULE

CONTRACTOR TO VERIFY SIZE AND QUANTITY PRIOR TO ORDERING

NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	REMARKS
A	ANDERSON 400 SERIES CASEMENT (OR EQUAL)	CX14	2	2'-8" X 4'-1/2"	MEETS EGRESS WINDOW REQUIREMENTS
B	ANDERSON 400 SERIES CASEMENT (OR EQUAL)	CX125	3	2'-8" X 2'-4 3/8"	INQUIRE WITH MANUFACTURER FOR CUSTOM SIZE TO MAXIMIZE USE OF R.O.
C	ANDERSON 400 SERIES CASEMENT (OR EQUAL)	CXW135	1	3'-1/2" X 3'-5 3/8"	MEETS EGRESS WINDOW REQUIREMENTS

NOTE: ANY WINDOWS WITH SILLS LESS THAN 3' ABOVE THE FLOOR & MORE THAN 5' FROM THE ADJACENT GRADE SHALL HAVE OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2090

TOP OF EX'G ROOF
33'-0"

EX'G ATTIC FLOOR
22'-0"

PROPOSED PORTICO TO REPLACE ALUM. AWNING

EX'G 2ND FLOOR
13'-0"

GUARD RAIL
PROPOSED PORTICO
CUT EX'G FND AS NECESSARY

EX'G 1ST FLOOR
4'-0"

GRADE
0'-0"

EX'G BSMT SLAB
-3'-8"

PROPOSED BSMT SLAB
-4'-4"



AVERAGE GRADE - LEFT
1.08' X 0.0' = 0.0 S.F. ±
9.08' X 3.5' = 31.78 S.F. ±
36.0' X 0.0' = 0.0 S.F. ±

2 PROPOSED LEFT SIDE ELEVATION (MT. AUBURN ST)

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

AVERAGE GRADE - FRONT
11.58' X 0.0' = 0.0 S.F. ±
7.5' X 1.83' = 13.72 S.F. ±
16.5' X 0.0' = 0.0 S.F. ±
AVERAGE GRADE - LEFT
1.08' X 0.0' = 0.0 S.F. ±
9.08' X 3.5' = 31.78 S.F. ±
36.0' X 0.0' = 0.0 S.F. ±
AVERAGE GRADE - REAR
35.5' X 0.0' = 0.0 S.F. ±
AVERAGE GRADE - RIGHT
21.50' X 1.83' = 39.34 S.F. ±
24.75' X 0.0' = 0.0' ±
TOTAL 84.84 S.F. ±

BUILDING PERIMETER = 163.5'
PROPOSED BELOW GRADE STAIRS & WINDOW WELL
84.84 S.F. ± / 163.5' = 0.52' LOWER THAN AVERAGE GRADE
EXISTING BUILDING HEIGHT = 33.0' ±

ZONE B-1 MAX. BUILDING HEIGHT = 35'-0"

PROPOSED BUILDING HEIGHT = 33.0" + 0.52' =
33.52" < 35'-0" = OKAY

Location

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date
	09-29-21
	10-06-21
	11-01-21
	11-29-21
	12-15-21
	01-21-22

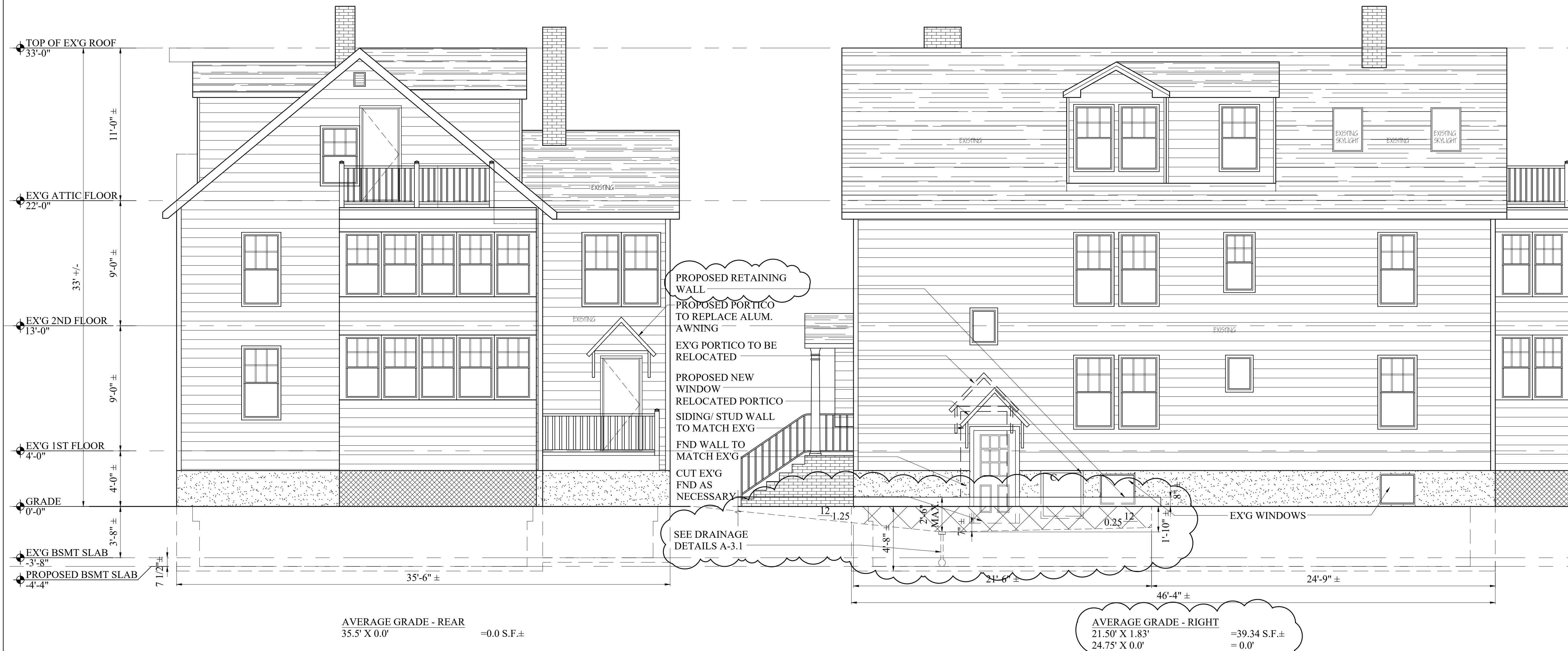
Project No: 2021042
Scale: AS NOTED
Date: 09-17-21
Drawn By: ST

Drawing Name

PROPOSED
ELEVATIONS

Sheet No.

A-2.1



RENOVATION/ BASEMENT LEGALIZATION 1 LONGFELLOW ROAD CAMBRIDGE, MA

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715



No.	Revision Date
	09-29-21
	10-06-21
	11-01-21
	11-29-21
	12-15-21
	01-21-22

Project No: 2021042
 Scale: AS NOTED
 Date: 09-17-21
 Drawn By: ST

Drawing Name
PROPOSED ELEVATIONS

Sheet No.
A-2.2











From: Larissa Boutique larissa.boutique@gmail.com
Subject: Re: 1-3 Longfellow Road basement renovation plan
Date: November 24, 2021 at 8:05 PM
To: Hao Wang dr.hao.wang@gmail.com
Cc: Jordan Nollman jordan@sprout.cc

LB

Hi Hao,
We reviewed the architectural drawings and we have no objections!
Good luck and happy Thanksgiving
Larissa

Sent from my iPhone

On Nov 12, 2021, at 9:21 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:

Dear Larissa and Jordan,

How are you lately?

I want to share my near-final design for my 1-3 Longfellow Road basement renovation plan for your feedback and support.

Late Professor Sevchenko and I co-owned 1-3 Longfellow Road in the past. He owned the first floor and part of the basement. I owned the second and third floors and the other part of the basement. In the early 2000s, we both finished our basements with a bathroom and living/storage areas. Our basement spaces were counted as living space in our deeds and condo documents but about 2 inches short of the required headroom. In 2011, I purchased Professor's Unit and became the 100% owner of 1-3 Longfellow Road.

According to the City, my two bathrooms in the basement are legal, with a floor-to-ceiling height of about 6'10". However, the rest of the finished basement is roughly 2 inches lower than the required 7' clearance. Therefore, I plan to file a petition to our Board of Zoning Appeal (BZA) soon to lower my basement slab to create a headroom of 7'2".

Attached, please review my near-final floor plan and elevation plan. The notable changes include:

1. Lowering my existing basement door on the right side to create enough headroom.
2. Creating a window well in the front of the house for proper egress for a habitable bedroom.
3. Making a new entrance on the right side of my house for safer access to the Unit 2 basement.

The petition will NOT create a new unit. It will NOT include a new kitchen. It simply makes my existing spaces conform to the requirements for habitable spaces and help me recuperate the investment made over the years.

Would you mind reviewing the plan and letting me know your advice and suggestions? I very much need your support to legalize the finished basement space.

Thank you and best regards,

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199

| <http://www.linkedin.com/in/hw168>

<1 longfellow rd bsmt legalization 11-02-21 neighbors.pdf>

From: David Philbin philbindap@yahoo.com
Subject: Re: Renovation project at 1 Longfellow Rd, Cambridge, MA and abutting property line with Ms. Mary Hester
Date: November 22, 2021 at 1:06 PM
To: Hao Wang dr.hao.wang@gmail.com, Barbara Prinos bprinos@philbin-oneil.com, aduggan@philbin-oneil.com, David philbindap@yahoo.com

DP

Thank you for your prompt response.

Part of my concern was based on your original letter which indicated a new entrance as follows :

Attached, please review my near-final floor plan and elevation plan. The notable changes include:

- 1. Lowering my existing basement door on the right side to create enough headroom.**
- 2. Creating a window well in the front of the house for proper egress for a habitable bedroom.**
- 3. Making a new entrance on the right side of my house for safer access to the Unit 2 basement.**

Is there an entrance now on the Hester side? Perhaps you can send me a picture of the existing

entryway and its proximity to the Hester property. Is that entrance currently used by the occupants for primary access and how frequently?"

As for the second survey, it is highly unlikely that we could obtain one by the end of the year.

Now that I have had the opportunity to review the plan, another survey would not satisfy my objection. If the fence has been in place for fifty years or more, then it is quite obvious that the property owners all assumed that land in dispute was presumed to be owned by the Hesters. Under Mass law , if one has open, adverse, notorious and actual uninterrupted continuous use of a piece of land for twenty years, then Mass Land Court is likely to approve a petition to establish title via a claim by adverse possession regardless of the current survey results..

If there will be no change in the existing entryway on the Hester side other than its height, (assuming there is an entrance there currently}, I would be willing to withdraw any objection provided to your permit request, if the fence stays where it is . We establish a boundary line agreement to set the boundary where the parties agree. I cannot now agree to give up land that has been part of the Hester property for sixty plus years.

I will await to hear from you.

David A. Philbin

On Monday, November 22, 2021, 07:59:10 AM EST, Hao Wang <dr.hao.wang@gmail.com> wrote:

I agreed **for you** to obtain a second survey by a reputable firm by the end of this calendar year.

On Nov 22, 2021, at 7:53 AM, Hao Wang <dr.hao.wang@gmail.com> wrote:

Good morning, Attorney Philbin

Good morning, Attorney Philbin,

Our emails have crossed. I have just sent you my response to your earlier email.

I look forward to our meeting.

We are not creating a new entrance facing Mary's house. We are simply lowering the existing entry without enlarging it.

The survey result surprised me too; however, it was an engineering result that was received early this year and communicated to you quickly. We have to protect our property rights. However, I agreed to obtain a second survey by a reputable firm by the end of this calendar year.

Let us discuss more and reach an agreement soon.

Best

Hao

On Nov 22, 2021, at 7:41 AM, David Philbin <philbindap@yahoo.com> wrote:

Good day Dr. Hang.

I had an opportunity over the weekend to review your proposal as it affects the Hester property at 7-9 Longfellow Rd in Cambridge . Please note since I am retired and thus never saw your email from last March.

As indicated, I will be visiting Mary some time over the last two weeks of December and would be happy to meet to discuss your plan..

I have been the Hesters attorney for over fifty years and am trustee of the trust that holds title to the Hester property.

The Hesters have lived at the Longfellow property for over sixty years. While Mrs. Hester is not well, her deceased husband Dr. James Hester would want me to protect his wife and their property as is and I am inclined to do so.

Having that in mind, my initial reaction is that I must object to several of your proposals.

1. I would be opposed to a new entrance being installed at the side of your home. It would be disruptive to the Hester property. Mrs. Hester's bedroom (as well as all bedrooms) are located on the side of the house facing your building. A new entrance would produce a significant change to that area, with the ensuing pedestrian traffic, noise, and attached lighting. It will adversely change the area. Furthermore, a new entrance is unnecessary. You indicated that your are not creating any new units, so there already is access to the units as is.
2. The survey result troubles me. The existing fence has been in place for many years, well before your ownership. All parties have recognized the boundary as being the fenced area. This has been the case for your entire ownership period and well before you. The Hesters have occupied and maintained the land on their side of the fence openly , notoriously, and adversely for many more than the twenty years required under Mass law for adverse possession. o. I would like the fence to remain in its current location. I would suggest we enter into a boundary line agreement that recognizes the current location of the fence as the boundary line to avoid the cost of litigation. I must put you on notice, that if you do relocate the fence on to the land in dispute, you do so at your peril. In my opinion it is highly likely that the Massachusetts Land Court would approve a claim for adverse possession of the land in dispute which has for so land been recognized by all to belong to the Hesters.. This is especially true in an urban environment where the acts of possession are so

obviously met.

I expect to solicit the opinion of other neighbors as well as to the intended structural changes,

I will be retaining counsel to review this matter in further detail. I will have representation at any public hearing on the proposal, if we do not reach an agreement. I would be happy to not object at the hearing if we can have an agreement on your petition for zoning relief. However please note, I am prepared to file a complaint in the Land Court to establish an adverse possession claim of title to that area to substantiate the rightful legal claim of the Hesters to that area.

I regret that I have to take this position but I have a fiduciary duty to Mrs. Hester and the Trust of Dr. Hester and to protect their investment of sixty plus years.

Please acknowledge receipt of this email by replying to all.

David A. Philbin

On Tuesday, November 16, 2021, 08:23:29 AM EST, Barbara Prinos <bprinos@philbin-oneil.com> wrote:

From: Hao Wang [<mailto:dr.hao.wang@gmail.com>]

Sent: Friday, November 12, 2021 9:36 PM

To: Barbara Prinos <bprinos@philbin-oneil.com>

Subject: Re: Renovation project at 1 Longfellow Rd, Cambridge, MA and abutting property line with Ms. Mary Hester

Good evening, Barbara,

How are you lately?

About seven months ago, I informed you of my plan to legalize my basement and install fences around my property, abutting Ms. Mary Hester's property at 7 Longfellow Rd, Cambridge, MA. I have not heard from you.

I want to share my near-final design for my 1-3 Longfellow Road basement renovation plan for your feedback and support.

Late Professor Sevchenko and I co-owned 1-3 Longfellow Road in the past. He owned the first floor and part of the basement. I owned the second and third floors and the other part of the basement. In the early 2000s, we both finished our basements with a bathroom and living/storage areas. Our basement spaces were counted as living space in our deeds and condo documents but about 2 inches short of the required headroom. In 2011, I purchased Professor's Unit and became the 100% owner of 1-3 Longfellow Road.

According to the City, my two bathrooms in the basement are legal, with a floor-to-ceiling height of about 6'10". However, the rest of the finished basement is roughly 2 inches lower than the required 7' clearance. Therefore, I plan to file a petition to our Board of Zoning Appeal (BZA) soon to lower my basement slab to create a headroom of 7'2".

Attached, please review my near-final floor plan and elevation plan. The notable changes include:

1. Lowering my existing basement door on the right side to create enough headroom.
2. Creating a window well in the front of the house for proper egress for a habitable bedroom.
3. Making a new entrance on the right side of my house for safer access to the Unit 2 basement.

The petition will NOT create a new unit. It will NOT include a new kitchen. It simply makes my existing spaces conform to the requirements for habitable spaces and help me recuperate the investment made over the years.

Peter Nolan and Associates, when they did the instrument survey for the plot plan, discovered that my property line is 6 feet from my wall on the right side, about 2 feet inside the existing garden of 7 Longfellow Rd. I will install a fence along my property line. The fence does not require a permit by the city. I am willing to take your advice on behalf of Ms. Mary Hester on the fence dividing our property.

Would you mind reviewing the plan and letting me know your advice and suggestions? I very much need your support to legalize the finished basement space.

Thank you and best regards,

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199
| <http://www.linkedin.com/in/hw168>

On Wed, Mar 31, 2021 at 2:00 PM Hao Wang <dr.hao.wang@gmail.com> wrote:

Good afternoon, Barbara and Attorney Philbin,

I am Hao Wang. I am the owner of 1-3 Longfellow Road, Cambridge, MA 02138. My property directly abuts that of Ms. Mary Hester's. Mary and my family are good neighbors; please let Mary know that I am saying hi and wish her well.

I plan on a basement legalization project that will involve building a stairwell along the property line abutting Mary's. My land surveyor, Peter Nolan & Associates, performed the land survey and site plot. He delivered to me the final drawing as attached.

It became apparent to me that our property line is, in fact, inside Mary's yard. Please review the drawing, which depicts the dimensions for us. I want to inform you and Mary that I'd like to improve the walkway and fences along our natural property line as part of my basement project. The retaining wall I put in the front of the house is slanted, and I'd like to redo it as well.

Please let me know your thoughts. I want to improve our abutting space to be more appealing to both sides. I seek your and Mary's input.

Best

..

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199 | <http://www.linkedin.com/in/hw168>

<1 longfellow rd bsmt legalization 11-02-21 neighbors.pdf>

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

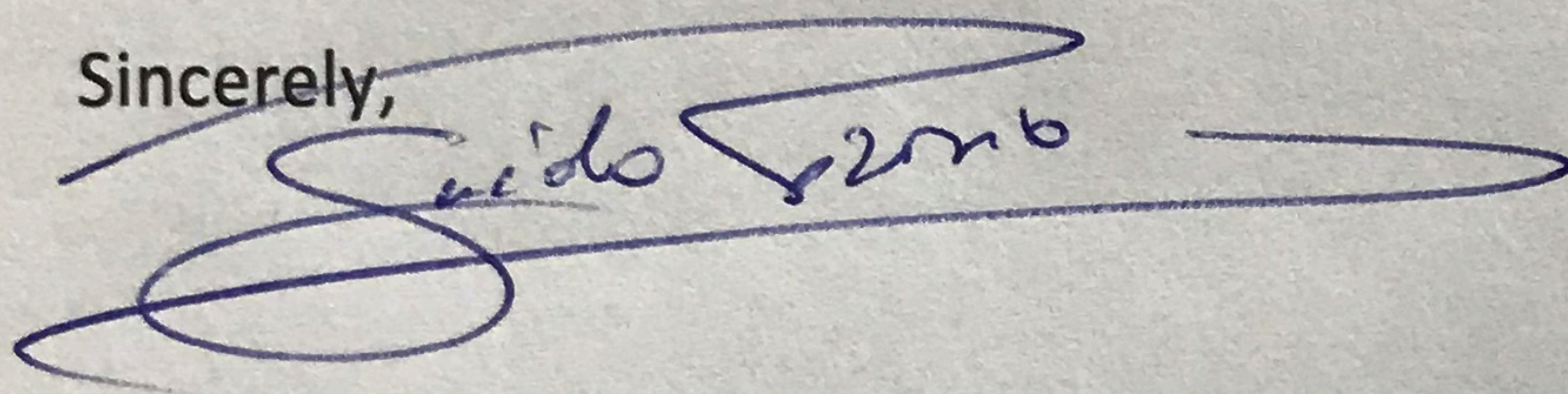
Re: Petition by Hao Wang for variance at 1-3 Longfellow Road for basement renovation and legalization

Dear Board of Zoning Appeal:

Dr. Hao Wang has shared his plans for renovations to his house at 1-3 Longfellow Road. We have no objections and believe this work will contribute to the neighborhood.

Thank you for your considerations.

Sincerely,

A handwritten signature in blue ink, appearing to read "Guido Brosio", with a large, sweeping flourish underneath.

Guido Brosio
14 Channing Street/Circle
Cambridge, MA 02138
Date: November 27, 2021

From: Carlos Neu carlosneu1942@gmail.com

Subject: proposed changes to your property

Date: December 4, 2021 at 10:49 AM

To: Hao Wang dr.hao.wang@gmail.com

Cc: Rebecca Pries rebeccapries@gmail.com, Judi Neu judineu@comcast.net, Barbara Elfman belfman@gmail.com, Jan Dillon jandillon1@gmail.com, Fleet Hill fleethill@gmail.com, Weldon Pries pries.weldon@gmail.com, Walter Popper wjpopper@gmail.com, Eric Elfman eelfman@gmail.com

CN

Good day Hao,

A group of neighbors met yesterday to discuss the changes you are proposing to your property on Longfellow Road. In reviewing the materials you have provided for us we appreciate receiving further explanation and clarification on the following items:

- a. **to review drawings of the existing plan and proposed plan:** the drawings you submitted to us earlier were not clear to us as we examined them as they combined both existing and proposed plans. We would appreciate receiving separate copies of existing and proposed floor plans for each floor, and existing and proposed elevations for the building.
- b. **to see the visual impact of the proposed fences from both Mt. Auburn Street and Longfellow Road:** we would appreciate receiving a picture (photo or drawings), showing the proposed design of both fences including height(s). We would also appreciate knowing the location of these fences in relation to the road/sidewalk
- c. **to see the visual impact of the stairway adjacent to Dr. Hester's property:** in addition to seeing the visual impact from the elevation drawings, we are also interested in understanding how the front and the back of the stairway can be accessed. A scaled drawing of the proposed site plan along the right side of the building would be appreciated.
- d. **to review the stamped instrument survey showing the property site plan:** since you informed us that your property boundaries are different from the current measurements, we request a copy of the stamped survey.
- e. **to review the number of total units in the building:** please furnish

or to review the number of total units in the building, please inform us with the current total number of legal units in the building - including yours and those currently rented or for rent, and any proposed changes to this number .

Thank you very much for allowing us to comment on your proposed plan. We look forward to meeting with you after we receive the above requested information and have had a chance to review.

In the meantime we wish you an enjoyable holiday season,

Carlos and Judi Neu

Weldon and Rebecca Pries

Eric and Barbara Elfman

Walter Popper and Fleet Hill

Jan Dillon Schaub

From: Hao Wang dr.hao.wang@gmail.com
Subject: Re: Mt. Auburn noise
Date: November 23, 2021 at 8:24 AM
To: Muireann Glenmullen mglenmullen.dublon@gmail.com



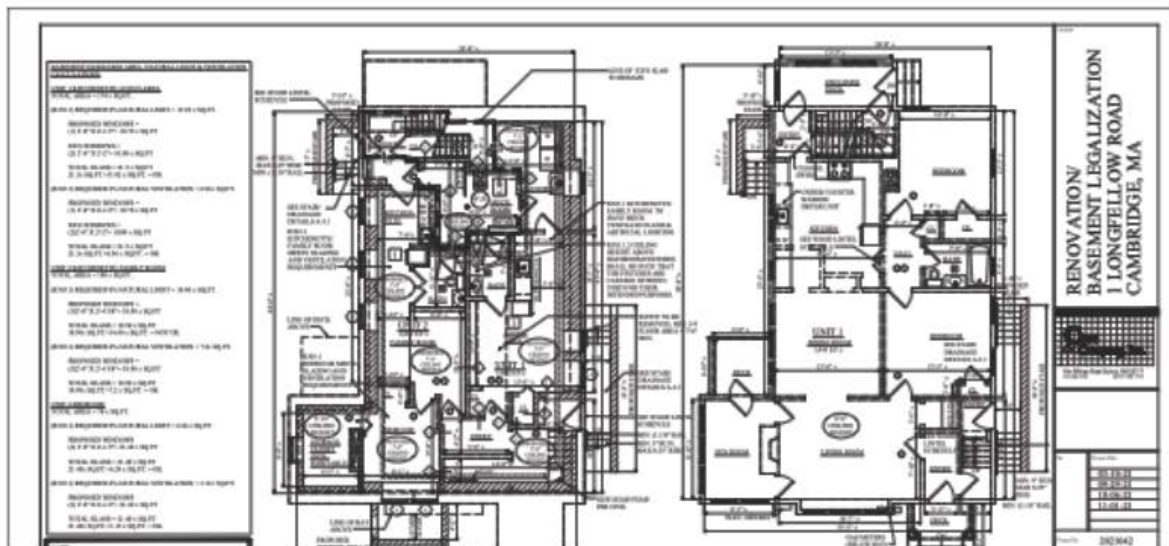
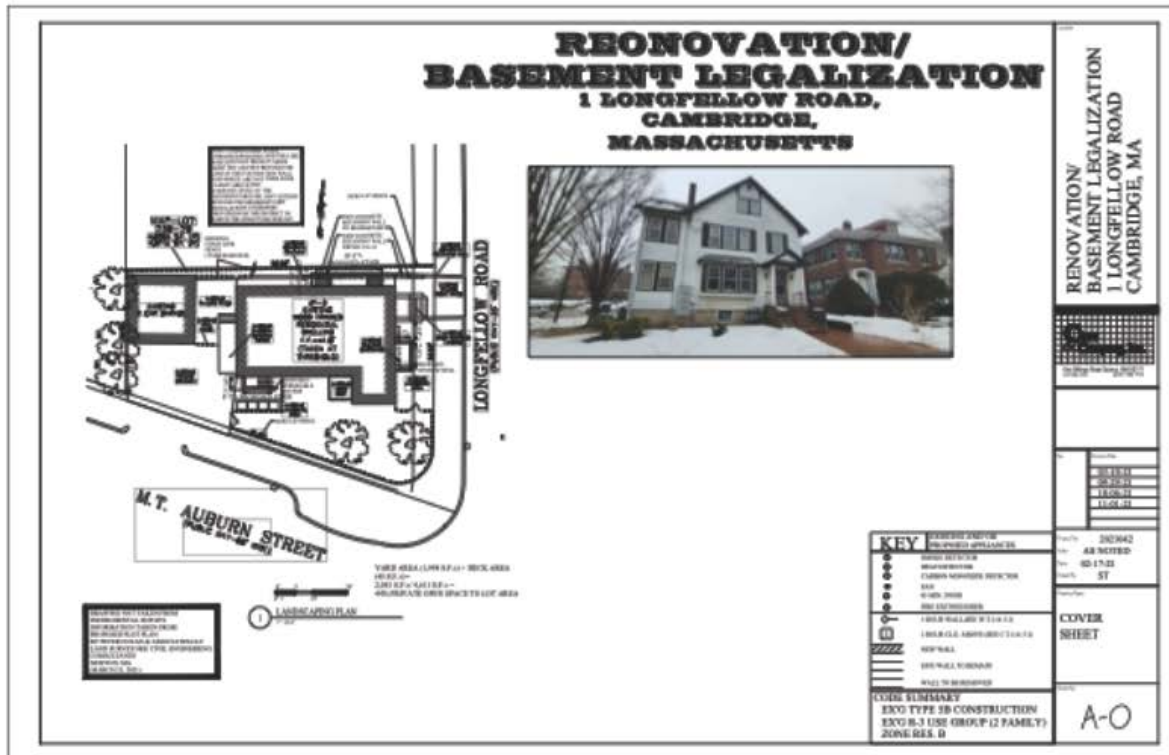
Good morning, Muireann,

Attached, please find five single-page PDFs that I prepared for your ease to review.

Thank you for providing me the contacts of our interested neighbor. I will send them the information plus some updated discussion to all.

Best

Hao





1 longfellow rd
bsmt le...f 5.pdf

On Nov 19, 2021, at 4:11 PM, Muireann Glenmullen <mglenmullen.dublon@gmail.com> wrote:

Thank you.

My neighbours are:

Pilar Iglesias, 16 Channing Street/Circle
Gardiner Brown, 5 Channing Circle
Tony & Lenore Martin, 3 Channing Circle
Guido Brosio, 14 Channing Street/Circle

Guido and Pilar are interested. Their emails:

guido.brosio@mac.com
mpiglesias@gmail.com

If the others express interest I'll let you know. There has been some illness etc. and they may prefer not to be involved.

Best,

Muireann

Sent from my iPhone

On Nov 18, 2021, at 6:39 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:

Ok. Let me attempt to do this over the weekend.

In the meantime, could you please introduce me to other neighbors in Channing Circle? I do not know them and would like to share my details with them too.

Best

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199 | <http://www.linkedin.com/in/hw168>

On Nov 18, 2021, at 5:16 PM, Muireann Glenmullen <mglenmullen.dublon@gmail.com> wrote:

Hi Hao,

I am finding the drawings hard to read. For legibility purposes can you send each page, including the survey, in its own PDF?

Thanks,

Muireann

Sent from my iPhone

On Nov 17, 2021, at 8:37 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:

As shown in the elevation plan, a new door is added to the left side of the house. A window well is added in the front of the house.

Additionally we lowered the existing door on the right for better headroom.

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | [617-899-1199](tel:617-899-1199) |
<http://www.linkedin.com/in/hw168>

On Nov 17, 2021, at 8:32 PM, Muireann Glenmullen <mglenmullen.dublon@gmail.com> wrote:

So proposed is the same as existing except for egresses? Which egresses are being added or changed?

Sent from my iPhone



Hao Wang <dr.hao.wang@gmail.com>

Site visit on Friday January 14

Hao Wang <dr.hao.wang@gmail.com>

Fri, Jan 21, 2022 at 3:31 PM

To: Carlos Neu <carlosneu1942@gmail.com>

Cc: Fleet Hill <fleethill@gmail.com>, David Philbin <philbindap@yahoo.com>, Eric Elfman <eelfman@gmail.com>, Jan Dillon Schaub <jandillon1@gmail.com>, Judi Neu <judineu@comcast.net>, Muireann Glennmullen <mglennmullen.dublon@gmail.com>, Rebecca Pries <rebeccapries@gmail.com>, Walter Popper <wjpopper@gmail.com>, Barbara Elfman <belfman@gmail.com>, Weldon Pries <pries.weldon@gmail.com>, John/Jocelyn Giunta <junta1@comcast.net>, Tom Schaub <schaub.t@gmail.com>

Dear Neighbors,

Per our last communication, I informed the city BZA that I had removed the variance portion of my application #156304. As promised, I will not build the double staircase areaway with the guardrail on the right side of my house.

Attached, please review the updated architectural design that requires a special permit to modify the right-side basement entrance as suggested by our neighbors.

My architect still added a small window to meet the light and air requirements per IBC, and it also acts as an emergency and escape window if that area is used for sleeping.

A stamped copy will replace the design I submitted to BZA last month.

Additionally, I informed BZA that I want to apply for a special permit for Accessory Use for the basement living space(s) due to this project. The Accessory Use will clarify the purpose of the newly renovated basement space(s). This special permit will require me to live in my house as the owner.

Given contemporary lifestyles, housing needs, and energy and maintenance costs, it is beneficial to the City of Cambridge to allow greater flexibility in this type of accessory use without substantially altering their surrounding neighborhoods' environmental quality. My basement space(s) happen to qualify for such a special permit.

Following Monday, I will file a continuation for application #156304.

I will file a new application that only contains a special permit for:

- a. Front window well without guardrail;
- b. Side entrance basement and a small window without the double-staircase areaway;
- c. Accessory Use for my basement space(s).

Please give me your suggestions, comments, and support for this simplified and moderate renovation project.

Best

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199 | <http://www.linkedin.com/in/hw168>

On Jan 16, 2022, at 1:04 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:

Dear Carlos,

Thank you, Fleet, and Weldon for taking your time to visit me. We had the necessary exchanges. Thank you personally for being the moderator in writing our communications on behalf of our neighborhood. I am glad we both are straight-shooters.

Hearing from you about the neighbors' concerns about the double stairway side entrance, especially from Weldon, about its esthetic impact on our neighborhood, I want to inform everyone that I will abandon the variance application for the areaway. I will not install the double staircase side entrance anymore.

Instead, I will adopt your advice to lower/replace the existing door, remove the step up from the sidewalk, and slightly enlarge the current window next to the door for safety. I believe relocating/changing an existing opening there may involve a special permit. If necessary, I want to count on your support to obtain the special permit.

Secondly, I communicated that the purpose of the basement is to be a code-compliant habitable space that is for potential, legally allowed use as bedrooms, living rooms, playrooms. The City permits this purpose as of right for most of my basement. In the past, the professor allowed her daughter to live in one part of the basement, and I allowed my niece to live in another part. Neither case was safe enough. My renovation will remove any safety and sanitation concerns for my basement space.

However, I want to pledge to the neighbors that I will also take Weldon's advice not to install guardrails for the front window well. I want to copy the window well design from 24 Longfellow Road or 25 Longfellow Road and not create a third kind in our street. I want you and the neighbors to offer me the fairness of supporting a window well that is already allowed by other neighbors. I will work with you to hide the window well, install plants to make it more appealing than the current condition. The City already permits me to install a window well with a grate without a special permit. However, I think a window well like one of those our neighbors already have is more aesthetically appealing.

Lastly, I hear some of our neighbors' concerns about potentially renting/subletting part of my Unit 2 or Unit 1 out. I understand your concerns. I want you to know that I will not use any of my spaces, including my new basement, for any usage not allowed by MA law and City of Cambridge regulations.

For example, as long as I live in our street, I will not apply for rooming or boarding house licenses to house more than four individuals in any one of my units that we not related to the second kinship. In the past, when I was away, I was very transparent with our neighbors about my rental arrangement. I had strictly disallowed any commercial activities such as Airbnb or VRBO. I had primarily leased my space out to Harvard graduate students, which I had stopped advertising by May 2021 and discontinued after September 2021.

I hope you support my special permit for the window well in the front and lower the existing right-side entrance. I will not build the new window in the double-staircase design.

I certainly want to meet with you more in person or via zoom in the next few days to address additional questions or concerns.

Best

Hao
617.899.1199

On Jan 16, 2022, at 12:24 PM, Carlos Neu <carlosneu1942@gmail.com> wrote:

Dear Hao,

We thank you for your time Friday, showing us the interior spaces in your basement, as well as your personal living unit space on floors 2 and 3.

We applaud your efforts to improve your property. Your desire to bring the basement areas into code compliance is a worthy project.

We are very concerned with the exterior side entrance double stairway. It appears that you may be able to find alternate methods of changing the basement access on the Hester property side that do not require a zoning variance or an outside stairwell. Weldon made several suggestions that are worth exploring, in our view. These involve lowering/replacing the existing door, lowering the basement floor where those steps land, and sloping the headspace corner to avoid the current low clearance.

We have additional concerns about the overall purpose of the project and the possibility that once improved, the basement areas will become accessory rental units. We observed that both basement areas have lockable egress doors, kitchenettes and washer dryers, as well as the upstairs units 1 and 2, which suggests potential for those areas to be inhabited, not just storage. In fact, seeking a special permit for additional window wells is only necessary if the rooms involved are intended for bedroom use.

You stated that your purpose is to increase the value of your property. If the basement areas are used for storage, not living spaces, it seems that the value gained may not equal the expense. Possibly putting resources into the needed exterior improvements (painting, step repair, fencing) is a stronger value proposition.

We are delighted to hear your intentions to continue as our neighbor. We hope to continue this dialog as you seek to finalize your plans. At this time we cannot offer our support for the variance and special permit that you seek.

Sincerely,
Weldon Pries
Fleet Hill
Carlos Neu
Sent from my iPad

 **2021042 reno and bsmt legalization 01-21-22.pdf**
2188K



Hao Wang <dr.hao.wang@gmail.com>

Regarding 1-3 Longfellow Road proposal

Hao Wang <dr.hao.wang@gmail.com>

Sun, Jan 2, 2022 at 6:01 PM

To: Carlos Neu <carlosneu1942@gmail.com>

Cc: Rebecca Pries <rebeccakpries@gmail.com>, Eric Elfman <elfman@gmail.com>, Fleet Hill <fleethill@gmail.com>, Jan Dillon Schaub <jandillon1@gmail.com>, Judi Neu <judineu@comcast.net>, Walter Popper <wjpopper@gmail.com>, Barbara Elfman <belfman@gmail.com>, Weldon Pries <pries.weldon@gmail.com>, Tom Schaub <schaub.t@gmail.com>, David Philbin <philbindap@yahoo.com>

Good afternoon, Carlos, Rebecca, and the neighbors,

Thanks for your continued interest in my project.

As stated in my email to you on December 4, 2021, attached herein for your reference. Also attached are my detailed emails dated December 12 and 18, 2021.

All floor plans are existing and current. My project will not change the floor plans. The architectural drawing that I shared with you depicts the existing floor plan.

The number of units in my house is two (2). It will remain a two-family house. My project does not add any new units. It is simply to bring the existing finished basement to be code-compliant.

I had answered all your questions promptly. I also offered to walk you through the floors on December 5, 2021. However, none of our neighbors took up my offer. I also provided the opportunity for Mr. David Philbin to walk it through on December 19; he did not take my offer either. I can again offer to walk you through the floor plans in mid-January 2022 if you still have questions.

Your email today did ask a new question about the rent. Please remind me when you asked me several times about the rent. Unit 1 is currently rented out to a gentleman for a monthly rent of \$3,200. Unit 2 is occupied by me now. In the past, I have been transparent to the neighbors as I usually rent the Unit 2 to four Harvard students. I still plan to do so in the future should I not reside in Unit 2 myself.

Please call me and let me know if any of your questions are not answered. I look forward to your support at the hearing.

Hao
6178991199

On Jan 2, 2022, at 5:04 PM, Carlos Neu <carlosneu1942@gmail.com> wrote:

Good afternoon Hao,

As you know a group of us on Longfellow Road are very interested in having a clear understanding about your proposed renovation plans at your property on 1-3 Longfellow Road. We request that you answer our questions, which we have requested several times before about the number of individual units you are currently renting, offering for rent or occupying personally. When the renovation is complete we need to know how many units can or could be occupied by separate parties. Additionally we need to see an existing floor plan for each floor: basement, first, second and third floors. Unless and until these questions are answered to our satisfaction we are opposed to your proposed plan and we will voice that at the hearing on January 27th.

Sincerely,

Carlos Neu

Rebecca Pries

Sent from my iPad

3 attachments

 **December 4 2021 Answers to Neighbors.pdf**
118K

 **December 12 2021 Answers to Neighbors.pdf**
120K

 **December 18 2021 Updates to Neighbors.pdf**
129K



Hao Wang <dr.hao.wang@gmail.com>

Questions about your proposed renovation

Hao Wang <dr.hao.wang@gmail.com>

Tue, Jan 4, 2022 at 7:50 PM

To: Rebecca Pries <rebeccakpries@gmail.com>

Cc: Carlos Neu <carlosneu1942@gmail.com>

Thanks Rebecca,

My answers are below.

Hao

**Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199
| <http://www.linkedin.com/in/hw168>**

On Jan 4, 2022, at 7:35 PM, Rebecca Pries <rebeccakpries@gmail.com> wrote:

Good Evening, Hao.

Thank you for your emails. We continue to have many unanswered questions about your proposed renovation. Here are four of the most critical ones among them:

1. How many units are there now in the building?

Two

2. How many units do you hope to have after the renovations?

Two

3. Which unit do you occupy now?

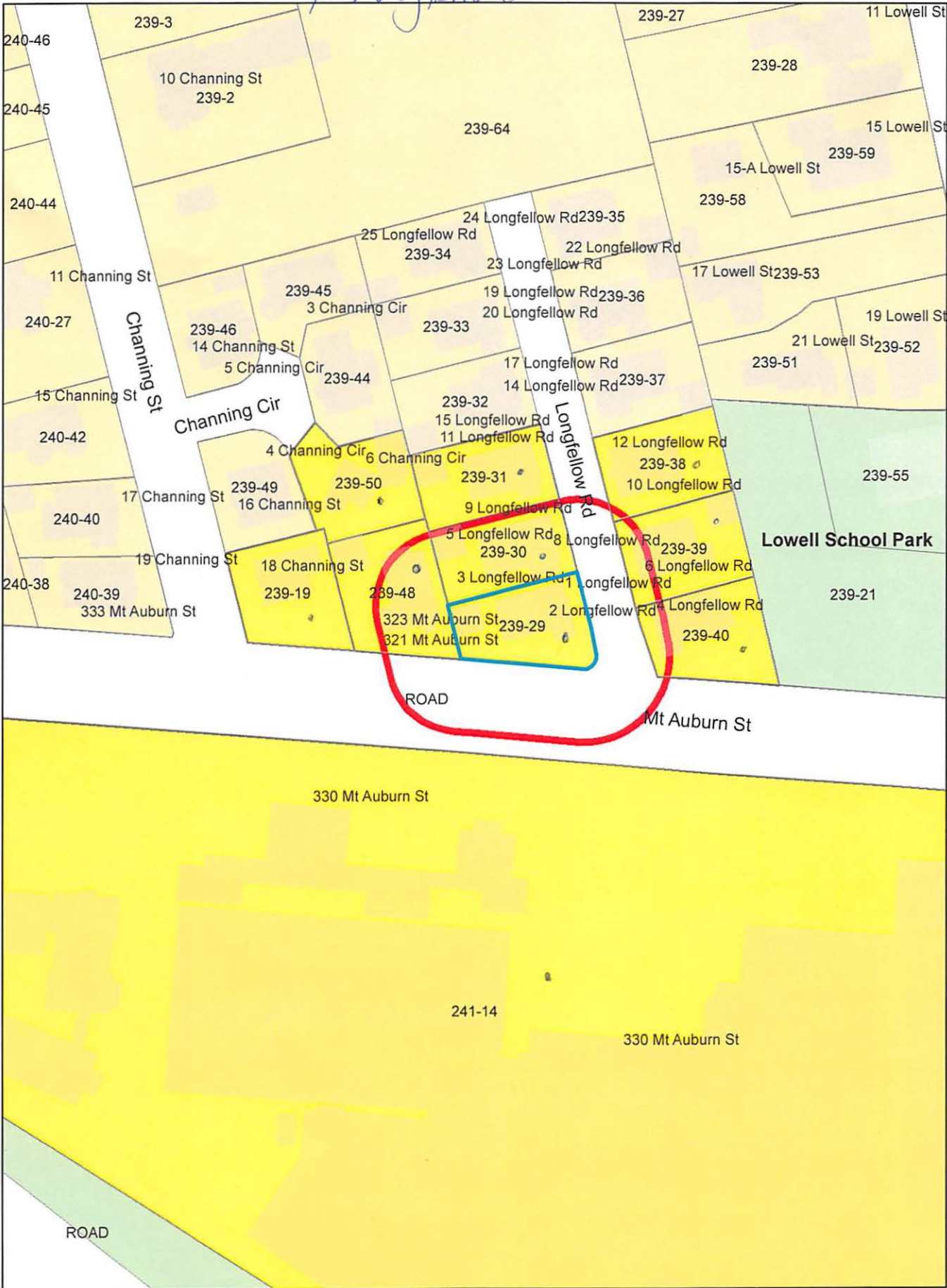
Unit 2

4. Which unit do you intend to occupy post renovation?

Unit 2

[Quoted text hidden]

1 Longfellow Rd.



1 Longfellow Rd

Petitioner

239-48
NOLLMAN, JORDAN & LARISSA BOUTIQUE
321 MT AUBURN ST. UNIT#2
CAMBRIDGE, MA 02138

239-50
GLENMULLEN, MUIREANN
4 CHANNING CIRCLE
CAMBRIDGE, MA 02138

239-29
WANG, HAO
1-3 LONGFELLOW RD.
CAMBRIDGE, MA 02138

239-40
STILES, KATHERINE M.
2 LONGFELLOW RD. UNIT#1
CAMBRIDGE, MA 02138

241-14
MT. AUBURN HOSPITAL
C/O NICHOLAS DILESCO, CHIEF OPER OFFICER
300 MT AUBURN ST
CAMBRIDGE, MA 02138-5502

239-19
SAFIZADEH, FEREDOUN & ARLENE DALLALFAR
18 CHANNING STREET
CAMBRIDGE, MA 02138

239-39
WANG YONG & YING TIAN
6-8 LONGFELLOW RD
CAMBRIDGE, MA 02138

239-38
PRIES WELDON D & REBECCA E PRIES
10-12 LONGFELLOW RD
CAMBRIDGE, MA 02138

239-40
TORRA, MICHAEL
4 LONGFELLOW RD UNIT 2
CAMBRIDGE, MA 02138

239-31
SCHAUB THOMAS F
TRS THOMAS F SCHAUB TRUST - 2016 TR
11 LONGFELLOW RD
CAMBRIDGE, MA 02138

239-30
PHILBIN, DAVID,
TRS THE MARY Y. HESTER REV TRUST
43 HIGH ST
CLINTON, MA 01510

WANG RESIDENCE RENOVATION

DR. HAO WANG

1 LONGFELLOW ROAD
CAMBRIDGE, MA 02138



PERMITTING SET

APRIL 5, 2022



ARCHITECT:

SKA INC.
357 HURON AVE
CAMBRIDGE, MA

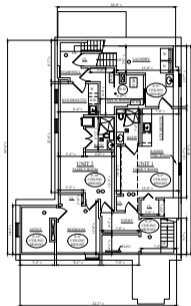


SURVEYOR / CIVIL ENGINEER:

PETER NOLAN & ASSOCIATES LLC
80 JEWETT ST #2
NEWTON, MA

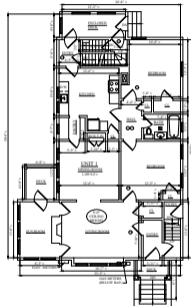
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—LONGFELLOW ROAD—

1 EXISTING BASEMENT FLOOR PLAN
12/1/12



—LONGFELLOW ROAD—

2 EXISTING FIRST FLOOR PLAN
12/1/12



SKA

SAM KACHARE ARCHITECTS

401-778-4223
WWW.SKA-ARCH.COM
300 HARBORLAND
CAMBRIDGE, MA 02138

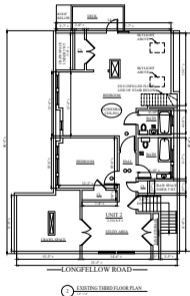
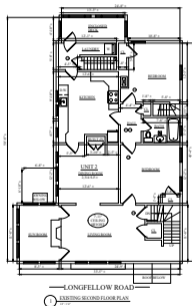


EXISTING FLOOR PLANS
(LEVEL 0 & LEVEL 1)

DR. HAO WANG
WANG RESIDENCE RENOVATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA 02138

Project Name: WANG RESIDENCE RENOVATION
Project Number: 10123
Client: DR. HAO WANG
Date: 12/1/12
Scale: AS SHOWN

A-101



SKA

SAM KACHARE ARCHITECTS

100-17-000-0000
100-17-000-0000
CAMBRIDGE, MA 02138



EXISTING FLOOR PLANS
(LEVEL 2 & LEVEL 3)

DR. HAO WANG
WANG RESIDENCE RENOVATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA 02138

Project Name: WANG RESIDENCE RENOVATION
Project Number: 100-17-000-0000
Drawing Title: EXISTING FLOOR PLANS
Drawing Date: 10/1/2010

A-102



1 EXISTING FRONT ELEVATION (LONGFELLOW ROAD)
DATE: 10-1-18

2 EXISTING LEFT SIDE ELEVATION (MT. AUBURN ST)
DATE: 10-1-18



SKA

SAM KACHIGIAN ARCHITECTS

100 HARBOR STREET
CAMBRIDGE, MA 02142

TEL: 617-488-4222
WWW.SKA-ARCHITECTS.COM
100 HARBOR STREET
CAMBRIDGE, MA 02142



EXISTING ELEVATIONS
(EAST & SOUTH)

DR. HAO WANG
WANG RESIDENCE RENOVATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA 02138

Project Name: WANG RESIDENCE RENOVATION
Project Number: 1001-01-18
Drawing Title: EXISTING ELEVATIONS
Drawing Date: 10-1-18
Drawing By: SKA

A-103



SKA

SAM KACHAR ARCHITECTS

1000 MASSACHUSETTS AVENUE, SUITE 1000

NEWTON, MASSACHUSETTS 02459
 TEL: 617.552.4222
 WWW.SKA-ARCH.COM
 100 HUNTINGTON AVENUE, SUITE 1000
 CAMBRIDGE, MA 02138



EXISTING ELEVATIONS
 (WEST & NORTH)

DR. HAO WANG
 WANG RESIDENCE RENOVATION
 1 LONGFELLOW ROAD
 CAMBRIDGE, MA 02138

Project Name: WANG RESIDENCE RENOVATION
 Project Number: 1000-001-001
 Date: 02/01/2022
 Drawing No.: A-104

A-104



SAM KACHWA, ARCHTCT

doi:10.1371/journal.pone.0240428.g002
www.elsevier.com/locate/medrxiv
medRxiv preprint doi: <https://doi.org/10.1101/2020.09.01.20178401>; this version posted September 1, 2020. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted medRxiv a license to display the preprint in perpetuity. It is made available under a CC-BY 4.0 International license.

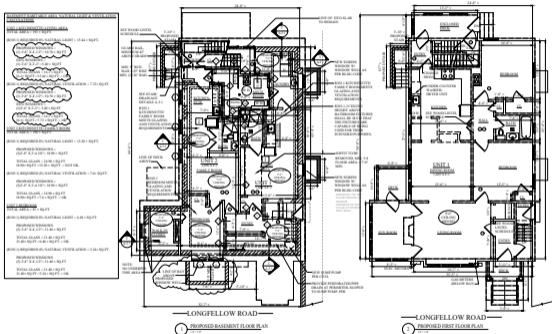


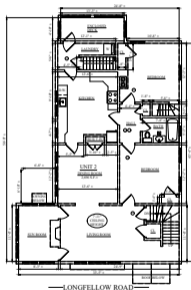
PROPOSED FLOOR PLANS
(LEVEL 0 & LEVEL 1)

DR. HAO WANG
WANG RESIDENCE RENOVATION

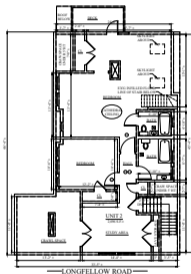
Project Name:	FORNETHC-01
Project Number:	2020-001
Date:	March 11, 2020
Version:	1.0
Author:	John Doe

A-105





1 PROPOSED SECOND FLOOR PLAN (NO CHANGES)



2 PROPOSED THIRD FLOOR PLAN (NO CHANGES)



SKA

SAN KACHAR ARCHITECTS

10017 AM 4223
WWW.SKA-ARCH.COM
100 HARBORVIEW
CAMBRIDGE, MA 02138



PROPOSED FLOOR PLANS
(LEVEL 2 & LEVEL 3)

DR. HAO WANG
WANG RESIDENCE RENOVATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA 02138

Project Name: WANG RESIDENCE RENOVATION
Client: DR. HAO WANG
Architect: SAN KACHAR ARCHITECTS
Scale: 1/8" = 1'-0"

A-106



SKA

SAM KACHAR ARCHITECTS

ARCHITECTS

100-17-000-0000
100-17-000-0000
100-17-000-0000
CAMBRIDGE, MA 02138

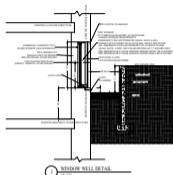


PROPOSED ELEVATIONS
(WEST & NORTH)

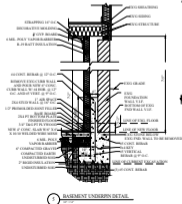
DR. HAO WANG
WANG RESIDENCE RENOVATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA 02138

Project Name: WANG RESIDENCE RENOVATION
Project Number: 100-17-000-0000
Client: DR. HAO WANG
Architect: SAM KACHAR ARCHITECTS
Scale: 1/8" = 1'-0"

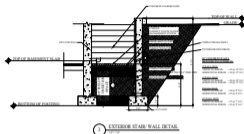
A-108



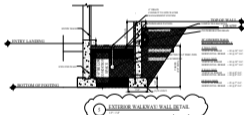
WINDOW WELL DETAIL



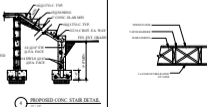
5 BASEMENT UNDERPIN DETAIL



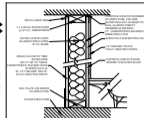
3 EXTERIOR STAIR/WALL DETAIL



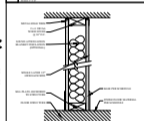
5. EXTERIOR WALKWAY WALL DETAIL



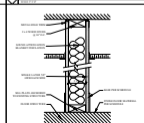
PROPOSED CONC. STAIR DETAIL



1 HOUR PARTITION - WOOD-STUD DESIGN #109



TYPICAL PARTITION - WOOD STUD



STUDY OF STABILITY - WU



DAN KACHWAJA, ARCHT030

doi:10.1371/journal.pone.0141442.g002
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CONSTRUCTION DETAILS

DR. HAO WANG
WANG RESIDENCE RENOVATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA 02138

Project Name:	FEH007162.01
Project Number:	2007-001
Date:	March 21, 2007

A-901