



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAR 10 PM 2:52

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 165060

General Information

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Karl Thomas and Keya Dannenbaum C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 204 Fayerweather St., Cambridge, MA

TYPE OF OCCUPANCY: two family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks Special Permit to renovate existing non-conforming structure by constructing rear and side additions and expanding third floor with dormers and additions. Petitioners also seek Special Permit to convert existing garage into an accessory apartment.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 4.000	Section: 4.22, 4.22.1; 4.22.2; 4.22.3; 4.22.4 (Accessory Apartment).
Article: 8.000	Section: 8.22.2(d) (Nonconforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner(s) / Owner)

James J. Rafferty, Attorney for Petitioner
(Print Name)

Address: 907 Massachusetts Avenue, Suite 300
Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: March 7, 2022

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Karl Thomas and Keya Dannenbaum
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 204-206 Faverweather Street

the record title standing in the name of Karl Thomas Jayaram Dannenbaum and Keya Jayaram Dannenbaum
whose address is 93 Alpine St 02138
2 Worcester Street, Cambridge MA 02139
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

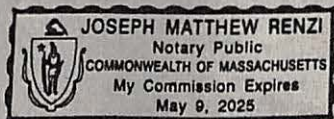
Book 76654 Page 147 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Karl Thomas Dannenbaum
(Owner)

KARL THOMAS
DANNENBAUM

On this 18 day of February 2022, before me, the undersigned notary public, personally appeared Karl Thomas Dannenbaum proved to me through satisfactory evidence of identification, which were Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Joseph Matthew Renzi
Notary Public

My commission expires:
May 9, 2025



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 204 Fayerweather St., Cambridge, MA (location) would not be a detriment to the public interest because:

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

Section 8.22.2(d) allows for the construction of the proposed additions to the pre-existing non-conforming structure upon the issuance of a Special Permit since the structure currently exceeds the allowable Floor Area Ratio of the Residence B Zoning District.

Section 4.22.1 allows for the conversion of the garage into an accessory dwelling apartment where, as in this case, there will not be any additional GFA created outside the envelope of the existing structure, and the size of the apartment is considerably less than 900 sf.

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 additions and the accessory apartment will not alter traffic patterns on Fayerweather Street or the surrounding neighborhood.

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 adjacent uses are all similarly sized two family dwellings. Moreover, the existing structure will be converted to a single family dwelling.

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 proposed additions and accessory apartment will be constructed in accordance with all the requirements of the State Building Code.

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 intensity and use of this dwelling will not be materially altered as a result of the proposed addition. As a result, there will not be any detrimental effect upon the neighborhood.

***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: Karl Thomas and Keya Dannenbaum
Location: 204 Fayerweather St., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: two family
Zone: Residence B Zone
Requested Use/Occupancy: single family with accessory dwelling unit

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,012 sf	4,205 sf	2,359 sf	(max.)
<u>LOT AREA:</u>		4,718 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.638	.80	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,359 sf	no change	2,500 sf	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	45.78'	no change	50'	
	<u>DEPTH</u>	N/A	no change	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	10.42'	no change	15'	
	<u>REAR</u>	34.58'	no change	25'	
	<u>LEFT SIDE</u>	13.6'	8.1'	7.5'	
	<u>RIGHT SIDE</u>	5.7'	no change	7.5'	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	29.67'	34.85'	45'	
	<u>WIDTH</u>	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		33	48	40	
<u>NO. OF DWELLING UNITS:</u>		2	1 w/ accessory	1	
<u>NO. OF PARKING SPACES:</u>		2	1	1	
<u>NO. OF LOADING AREAS:</u>		0	no change	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		12' 5.5"	no change	10'	

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.:

N/A

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

Jennifer Nashel
200 Fayerweather St
Cambridge, MA 02138

April 12, 2022

Dear Zoning Committee Members,

We are writing to express our strong support for the 204-206 Fayerweather Street project. We live at 200 Fayerweather St and are direct abutters to the planned renovation project. We have gotten to know the Dannenbaum family over the past year and a half and have been impressed with their commitment to listening to neighborhood concerns. We have been particularly taken by their civility and perseverance despite meeting several obstacles over the course of planning their house remodel.

The design they have settled on has taken into account the concerns neighbors have expressed for adding a modern design to the neighborhood. They have made significant compromises and have settled on a design which will complement, and in our opinion, elevate the landscape on our block.

We have been living next to a vacant house for several years and even before it was vacant it was in very poor repair for the 10 years we have been living here. While we are not particularly looking forward to the disruption of living through a building project we are truly looking forward to living next to a home that is cared for by responsive neighbors and not an abandoned crumbling house. Any short-term inconvenience we will experience and even the change in lighting to our second story bedrooms will be a worthwhile sacrifice in order to live next to a family who is interested in community building and strengthening the fabric of our neighborhood.

We give our full support to this building project and hope that this will be approved without further delay and allow this lovely family to feel fully welcomed onto this street.

Sincerely,

Jennifer Nashel Eugene Soltes

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

From: **Elizabeth Edmunds** <betsyedmunds@gmail.com>

Date: Wed, Apr 20, 2022 at 12:47 PM

Subject: Kenya Dannebaum's Fayerweather Street Project

To: <macheco@cambridgema.gov>

Cc: <pconte@adamsrafferty.com>

My husband, Mike Haroz, and I live at 186 Fayerweather Street, four houses from the Dannebaum family property. During the last two years we have gotten to know Keya's family and have participated in discussions of their efforts to design a renovation that was consistent with our neighborhood. We are totally satisfied with their plans and are more than eager to welcome them onto our block. We find our block to be very congenial and neighbors are regularly going out of their ways to support people on this street. Keya's family will be a consistent addition to the friendliness of our street and the respect we each have for our neighbors. We strongly support granting them permission to execute their proposed plans.

Sincerely, Elizabeth Edmunds and Michael Haroz

Pacheco, Maria

From: Siri Steinle <ssteinle@earthlink.net>
Sent: Thursday, April 28, 2022 11:45 PM
To: Pacheco, Maria; Ratay, Olivia; Singanayagam, Ranjit
Cc: 'Siri Steinle'; 'James McNulty'; 'MaryOtisStevens'
Subject: Requesting a continuance for case no. BS-165060, May 5 special permit hearing

Dear members of the Zoning Board,

Our family currently resides at 208-210 Fayerweather St. which directly abuts 204-206 Fayerweather St. Along with our neighbors, we look forward to welcoming the Dannenbaums to the neighborhood and we understand their property requires renovation. However, we have concerns about their proposed project and find it necessary to have some time to consult with our advisors regarding the impact that the proposal appears to have on our adjacent property. We were only made aware of the May 5th hearing when we received the notice by postal mail on Saturday April 23rd. By virtue of our late notice of the hearing and no notification posted on the site until Wednesday, April 27, we would like to request a two week continuance. This will provide us sufficient time to thoroughly review their proposed plans with our advisors and provide meaningful input at the special permit hearing.

As time is of the essence, we would very much appreciate if you could honor our request and look forward to your decision as soon as possible.

Thank you for your thoughtful consideration.

Best regards,

James and Siri McNulty and Mary Stevens

Pacheco, Maria

From: Francesca Holinko <fholinko2002@yahoo.com>
Sent: Thursday, April 28, 2022 4:54 PM
To: Pacheco, Maria; pconte@adamsrafferty.com
Subject: Support for 204-206 Fayerweather; Dannenbaum Family

Dear Ms. Pacheco and the Commissioners of the Cambridge Board of Zoning Appeals:

My name is Francesca Holinko. I live at 211 Fayerweather Street, across the street and one house down from the proposed project. I strongly urge you to approve the Dannenbaum Family's proposed plans for the 204-206 property before you this evening.

For over a year, I have been part of Keya and Tom's regular communications with the neighborhood. I support the design direction, and generally believe that people should be allowed to design the home they are going to live in.

I witnessed the long list of "complaints" and "concerns" voiced by various neighbors over the past year. What is amazing is the grace and resilience with which Keya and Tom have worked to address those concerns. They changed architects. They held multiple neighborhood gatherings. They consulted with neighbors 1:1 in every conceivable medium. Looking at the proposal before you, I do not identify a single item that has not been resolved.

There nothing left to object to about the designs. Let us keep in mind - there is a family behind this project. They are clearly consensus-builders and community-builders. They demonstrate consistently their concern about having a long-term home that begins in harmony with the neighborhood - from an architectural perspective and a relationship perspective, as well. I look forward to the day the Dannenbaums can move in to their new home on Fayerweather Street.

The existing structure at 204-206 Fayerweather has been an eyesore for decades! I am enthusiastic about the Dannenbaum's willingness to take on this project. Please allow them to move forward without further ado.

Sincerely,
Francesca Holinko
211 Fayerweather Street, #3

Pacheco, Maria

From: Martin Benoit <martin@vantagepointretail.com>
Sent: Thursday, April 28, 2022 4:20 PM
To: Pacheco, Maria
Cc: 'Nadia Khatchadourian'; PConte@AdamsRafferty.com
Subject: Zoning Hearing May 5th - 204-206 Fayerweather Street - Dannenbaum Family

Dear Ms. Pacheco,

We live at 17 Copley Street in Unit 3, directly behind 204-206 Fayerweather, and are writing to express our support for the Dannenbaum Family's project. The building has been gutted and vacant for over 2 years and is in horrible condition. It had been neglected for years before that and basically needs to be rebuilt. Ever since the Dannenbaums bought the house, they have been friendly, open and generous in sharing their plans and in asking for feedback. It has been a long, drawn out process – from their original intent to build their unique “dream home” on the site to the current plan to renovate while accommodating so many of the concerns voiced by neighbors. The current design mirrors the streetscape of the other houses (frankly, to a greater degree than the existing house) and the added height mirrors several of the surrounding structures. It's clearly an original contribution to the neighborhood.

Lastly, it should be applauded that throughout the entire process, the Dannenbaums have been extremely patient, responsive and neighborly. Everything they have said and done to this point demonstrates their long term commitment and investment in their home and in the neighborhood. They will be good for the neighborhood. We believe they deserve our support and your approval.

Thank you,

Martin Benoit
Nadia Khatchadourian

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

From: Elizabeth Edmunds <betsyedmunds@gmail.com>

Date: Wed, Apr 20, 2022 at 12:47 PM

Subject: Kenya Dannebaum's Fayerweather Street Project

To: <macheco@cambridgema.gov>

Cc: <pconte@adamsrafferty.com>

My husband, Mike Haroz, and I live at 186 Fayerweather Street, four houses from the Dannebaum family property. During the last two years we have gotten to know Keya's family and have participated in discussions of their efforts to design a renovation that was consistent with our neighborhood. We are totally satisfied with their plans and are more than eager to welcome them onto our block. We find our block to be very congenial and neighbors are regularly going out of their ways to support people on this street. Keya's family will be a consistent addition to the friendliness of our street and the respect we each have for our neighbors. We strongly support granting them permission to execute their proposed plans.

Sincerely, Elizabeth Edmunds and Michael Haroz

Pacheco, Maria

From: Raymond D. Crookes <rcrookes@gmail.com>
Sent: Friday, April 29, 2022 11:17 AM
To: Pacheco, Maria
Cc: pconte@adamsrafferty.com
Subject: 204 - 206 Fayerweather Support

Dear Maria Pacheco,

My name is Raymond Crookes, my wife Danielle and I live with our two children at 6 Ivy Street, across the street and one house down from 204-206 Fayerweather. We are writing to lend our strong support to the Dannenbaum's proposed project at this property. We have been impressed with the extent to which they have reached out, over the course of several months, to neighbors for input, and have found them to be remarkably receptive to the views they received. It's clear that they are taking a long view and are in this for the right reasons, and our family certainly looks forward to the day they move in as our close neighbors.

Sincerely,
Raymond and Danielle Crookes
6 Ivy Street, #2

Pacheco, Maria

From: Siri Steinle <ssteinle@earthlink.net>
Sent: Monday, May 2, 2022 3:58 PM
To: Pacheco, Maria; Ratay, Olivia; Singanayagam, Ranjit
Cc: 'James McNulty'; 'Siri Steinle'
Subject: CASE NUMBER BS-165060, May 5 2022 Special Permit Hearing

Dear members of the Zoning Board,

We wish to convey our warm greetings to our new neighbors the Dannenbaums and our respect for the time and effort that they have devoted to the renovation plans for 204-206 Fayerweather Street. Similar to the Dannenbaums, we are also a multigenerational family and have lived at 208-210 Fayerweather Street since 1999. Our property directly abuts 204-206 Fayerweather Street. Over the years, we have successfully modified--by regrading and ramping, as well as installing a lift for Larry Braman, James' quadriplegic uncle--without requiring variances or change of status from a 2-family to a single-family residence to meet our family's changing needs;

We appreciate the efforts that the Dannenbaums and their team of advisors have made in response to criticisms of the successive presentations, backed up by successive sets of architectural plans, that they have passed around and submitted for approval of several Cambridge Boards over the past year.

We realize that we will bear the brunt of the changes and enlargement to the existing dwelling unit and the proposal to turn the existing garage into an Additional Dwelling Unit (ADU). Accordingly, we are asking the Zoning Board to grant us equal time at the May 5th public hearing to present our views and concerns:

- We agree that the existing neglected condition of 204-206 is untenable and renovation is needed. Not only is it a visual eyesore but it is a public nuisance inviting vandalism, etc.;
- Our main concerns center around the health and environmental consequences of the Dannenbaums renovation. Currently, Larry Braman's sister Mary Stevens lives on the second floor and suffers from severe chronic bronchiectasis and breathing issues. For this reason, we are asking that the Dannenbaums and the Board enact the utmost measures to control and mitigate the probable lead, asbestos, dust and other toxic debris that will result from the proposed renovation of their house and turning the existing garage into an ADU. We think this concern is also shared by all the direct abutters of the 204-206 property;

- The Dannenbaums are requesting a significant increase in Floor Area Ratio (FAR) by adding to the existing house, thereby changing the scale of the neighborhood and establishing the precedent that other property owners in the neighborhood can do likewise. This will change the character and have a corresponding socio-cultural impact on the neighborhood;
- The Additional Dwelling Unit (ADU) both increases the FAR and sets a new precedent for others to convert garages to living spaces, thus increasing the density and character of the neighborhood and reducing privacy. Why have an FAR if it is disregarded?;
- The Dannenbaum's request to reduce their off-street parking to only one car will add any second car to the scramble for on-street parking spaces, particularly during street cleaning and the winter months when parking is diminished due to snow accumulation;
- The existing privacy, light and air that the open space between the two properties provides will be eradicated by the proposed mudroom bump out, because our bedrooms on both floors are located on the the abutting edge of the two properties

We look forward to comments from the Board, our neighbors and the Dannenbaum team.

Best regards,

Siri and James McNulty

ADAMS & RAFFERTY
ATTORNEYS AT LAW
A Professional Association *
907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

300 MAY -2 P 12:31

James J. Rafferty, P.C.
jrafferty@adamsrafferty.com

Telephone (617) 492-4100
Fax (617) 492-3131

May 2, 2022

Maria Pacheco
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

RE: 204-206 Fayerweather Street
BZA Case No. 165060


Dear Ms. Pacheco:

In response to concerns expressed by an abutter to their property, the applicants in the above-captioned application have modified the design of their proposal. Delivered herewith, please find an amended plan set and dimensional information.

I have also included a communication sent to the abutter sharing these plans on April 26, 2022.

Thank you for your assistance in this matter.

Very truly yours,


James J. Rafferty

JJR/pwc

**not a partnership*

*Keya and Tom Dannenbaum
204-206 Fayerweather Street
Cambridge, MA 02138*

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
April 26, 2022
2022 MAY -2 P 12:37

Dear Siri, James, and Mary:

We are writing to update you regarding our plans for our home. As you know, we have made several modifications to our plans since we first embarked on this process. Most of the changes were made in response to concerns we heard from you. These include:

- Maintaining an open front porch
- Maintaining an above-grade first floor with steps up to the open front porch
- Maintaining consistent window fenestration with the structures on the street
- Significantly pulling back the third floor in the front of the house to mitigate impact to your front porch light and air
- Significantly reducing windows on the side of the house facing you to mitigate any impact on your privacy
- Significantly reducing the length of the driveway to minimize disruption from vehicles
- Reverting from earlier plans to move the home two feet in your direction (to correct non-conforming setbacks with neighbors on our other side), and instead maintaining the footprint of the existing home and preserving the current distance between our structures

Last month, we learned of a new issue that was of concern to you; namely that a portion of the proposed third floor in the rear would impact your views of the sky.

In order to be responsive to this latest concern, we asked our architects to once again review the plans and see if any further modifications could be made that would be able to address that issue. We are pleased to include with this correspondence a revised set of plans that reflect that effort.

As you know, we have spent considerable time reaching out to neighbors since this process began. We have been in regular communication with all neighbors via letter, email, text message, phone calls, Zoom calls, in-person one-on-one meetings, as well as hosting an in-person pizza gathering for the broad neighborhood to learn first-hand about our plans. We have enjoyed the conversations and relationship-building we have had with over 40 neighbors through these efforts, and we are proud to have worked hard to address their concerns, as we have worked hard to address yours.

Thank you for taking the time to review this latest change. We have done so in a spirit of neighborliness and hope that you will receive it similarly.

Best regards,



Keya and Tom Dannenbaum

Amended 5/2/22

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Karl Thomas and Keya Dannenbaum
Location: 204 Fayerweather St., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: two family
Zone: Residence B Zone
Requested Use/Occupancy: single family with accessory dwelling unit

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,012 sf	4,205 sf 4,066 sf	2,359 sf	(max.)
<u>LOT AREA:</u>		4,718 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.638	.80 .77	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,359 sf	no change	2,500 sf	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	45.78'	no change	50'	
	<u>DEPTH</u>	N/A	no change	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	10.42'	no change	15'	
	<u>REAR</u>	34.58'	no change	25'	
	<u>LEFT SIDE</u>	13.6'	8.1'	7.5'	
	<u>RIGHT SIDE</u>	5.7'	no change	7.5'	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	29.67'	34.85'	45'	
	<u>WIDTH</u>	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		33	48 46	40	
<u>NO. OF DWELLING UNITS:</u>		2	1 w/ accessory	1	
<u>NO. OF PARKING SPACES:</u>		2	1	1	
<u>NO. OF LOADING AREAS:</u>		0	no change	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		12' 5.5"	no change	10'	

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.:

N/A

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

CITY OF CAMBRIDGE ZONING ORDINANCE SERVICES SUMMARY

CITY OF CAMBRIDGE
PLANNING SERVICES
2022 MAY -2 P 12:37

April 26, 2022

Tom & Keya Dannenbaum
204-206 Fayerweather Street
Cambridge, MA 02138

Year Built: 1927

City of Cambridge:
Zoning District:
Historic District:

Parcel ID# 21497
Residence – Zone B
Historic Demolition Review

<u>Regulations</u>	<u>Allowed</u>	<u>Existing</u>	<u>Proposed</u>	<u>Delta</u>
Min. Lot Area	5,000 SF	4,718 SF**	NO CHANGE	0
Min. Lot Width	50 FT	45.78 FT**	NO CHANGE	0
Min. Front Setback	15 FT	10.42 FT ¹ **	NO CHANGE	0
Min. Side Setback-1	7.5 FT	5.70 FT**	NO CHANGE	0
Min. Side Setback-2	7.5 FT	13.60 FT	8.1 FT ¹	-5.5FT
Min. Rear Setback	25 FT	34.58 FT ¹	NO CHANGE	0
Building Height	35 FT	29.67 FT	34.85FT ¹	+5.18FT
Open Space	40%	33% ¹	46% ¹	+13%
Parking Spaces	1/DU	2	1	-1
FAR	.50	.64**	.77**	+ .13 (20%)

Gross Floor Area (Based on provided dwgs)

First Floor	1,381 SF	1,439 SF	+58 SF
Second Floor	1,381 SF	1,385 SF	+4 SF
Third Floor (>5')	250 SF	812 SF	+562 SF
Total	3,012 SF	3,636 SF	+624 SF
Garage /ADU (Not included)	(430 SF)	430 SF	+430 SF
Total	3,012 SF	4,066 SF	+1,054 SF

Key

**= area of non-conformity

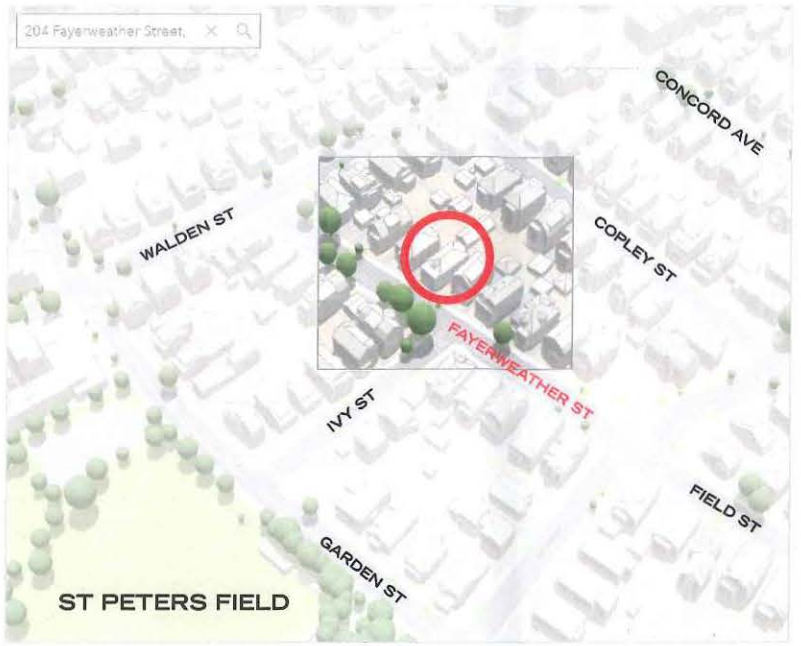
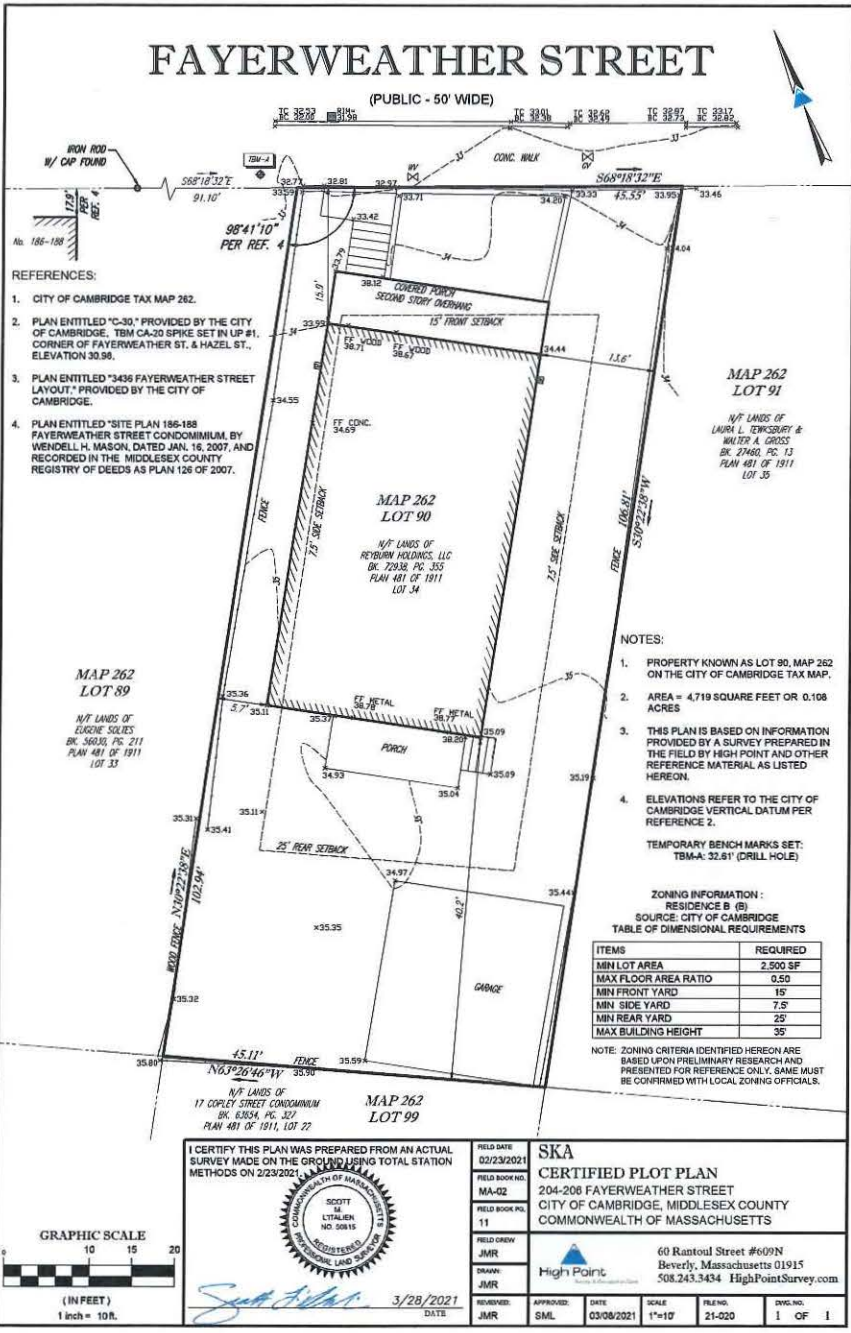
¹ = verify with surveyor

DANNENBAUM RESIDENCE

204-206 FAYERWEATHER STREET
CAMBRIDGE MA 02138

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2022 MAY -2 P 12:38



PROJECT TEAM

OWNER
KEYA & TOM DANNENBAUM
204-206 FAYERWEATHER STREET
CAMBRIDGE MA 02138

ZONING ATTORNEY
ADAMS & RAFFERTY
907 MASSACHUSETTS AVENUE, SUITE 300
CAMBRIDGE, MA 02139
(617) 492-4100
JRAFFERTY@ADAMSRAFFERTY.COM

ARCHITECT
KENNARD ARCHITECTS
141 DORCHESTER AVE R204
BOSTON MA 02127
(617) 292-8989 X122
STEVE@KENNARDARCHITECTS.COM

SURVEYOR
HIGH POINT SURVEY & GEOSPATIAL DATA
60 RANTOUL STREET #609N
BEVERLY MA 01915
(508) 243-3434
SCOTT M L'ITALIEN

SPECIAL PERMIT DOCUMENTS

- A0.0 COVER SHEET
- A1.0 PROJECT SUMMARY
- A2.0 PROPOSED SITE / ROOF PLAN
- A3.0 PROPOSED PERSPECTIVE VIEWS
- A4.0 EXISTING & PROPOSED FLOOR PLANS
- A4.1 EXISTING & PROPOSED FLOOR PLANS
- A5.0 EXISTING - EXTERIOR ELEVATIONS
- A5.1 EXISTING - EXTERIOR ELEVATIONS
- A6.0 PROPOSED - EXTERIOR ELEVATIONS
- A6.1 PROPOSED - EXTERIOR ELEVATIONS
- A7.0 OVERLAY - EXTERIOR ELEVATIONS
- A7.1 OVERLAY - EXTERIOR ELEVATIONS
- A8.0 PROPOSED - BUILDING SECTIONS
- A9.0 PROPOSED - A.D.U.
- A10.0 PROPOSED - SUN SHADOW STUDY

LEGEND	
	EXISTING WALL/PARTITION TO BE DEMOLISHED
	EXISTING WALL/PARTITION TO REMAIN
	NEW WALL/PARTITION

SYMBOL KEY			
	TITLE	DRAWING TITLE	ROOM NAME ROOM TAG
	GRAPHIC SCALE		
	NORTH ARROW		
	ELEVATION TAG		
	SECTION TAG		

ABBREVIATIONS LIST			
AT	AND	LF	LINEAR FOOTAGE
ACT	ACoustical CEILING TILE	LH	LEFT HAND(ED)
AFB	ABOVE FINISH FLOOR	MDO	MEDIUM DENSITY OVERLAY
BBD	BEAD BOARD	MECH	MECHANICAL
BO	BY OTHERS	MOF	MEDIUM DENSITY FIBER BOARD
CH	CEILING HEIGHT	MIN	MINIMUM
CH	CONDUCTOR HEAD	MO	MASONRY OPENING
CL	CENTER LINE	MTL	METAL
CLR	CLEAR	NIC	NOT IN CONTRACT
CM	CROWN MOLDING	NTS	NOT TO SCALE
COL	COLUMN	OC	ON CENTER
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CONT	CONTINUOUS	PL	PLASTIC LAMINATE
DIA	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	PT	PRESSURE TREATED
DS	DOWN SPOUT	PR	PAIR
DWG(S)	DRAWING(S)	PTD	PAINTED
EA	EACH	RIS	RISER
ELEC	ELECTRICAL	R	RADIUS
ELEV	ELEVATION	REQ'D	REQUIRED
EQ	EQUAL	REF	REFERENCE
EXSTG	EXISTING	REV	REVISION(S)
EXT	EXTERIOR	RH	RIGHT HAND(ED)
FF	FINISH FLOOR	RO	ROUGH OPENING
FIN	FINISH	S	SMOKE DETECTORS
GA	GAUGE	SC	SOLID CORE
GC	GENERAL CONTRACTOR	SF	SQUARE FOOTAGE
GL	GLASS OR GLAZING	SIM	SIMILAR
GWB	GYPHUM WALL BOARD	SPEC	SPECIFICATION
HC	HOLLOW CORE	ST	STONE
HDWR	HARDWARE	STL	STEEL
HM	HOLLOW METAL	T	TREAD
HORIZ	HORIZONTAL	TC	TRASH COMPACTOR
HT	HEIGHT	THK	THICKNESS
HVAC	HEATING, VENTILATION, AIR CONDITIONING	TP	TOILET PAPER DISPENSER
HW	HOT WATER	TYP	TYPICAL
ID	INSIDE DIAMETER	VCT	VINYL COMPOSITION TILE
INT	INTERIOR	VIF	VERIFY IN FIELD
LAV	LAVATORY	W	WITH
		WD	WOOD

PROJECT SUMMARY

THE GOALS OF THIS PROJECT IS TO FULLY RENOVATE AND RESTORE THIS NEGLECTED PROPERTY AT 204-206 FAYERWEATHER STREET IN ORDER TO REALIZE A NET-ZERO SINGLE-FAMILY RESIDENCE AND CONVERTING THE EXISTING GARAGE INTO AN ADDITIONAL DWELLING UNIT (ADU).

THE PROPOSED RENOVATIONS INCLUDE: A NEW FOUNDATION, A SMALL INFILL AT SOUTHWEST CORNER (REAR) AND AT THE EAST SIDE ELEVATION (DRIVEWAY SIDE), EXPANSION OF THE THIRD FLOOR, NEW FENESTRATION, NEW EXTERIOR AND INTERIOR FINISHES, AND NEW MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.

ZONING SUMMARY

Year Built: 1927
City of Cambridge: Parcel ID# 21407
Zoning District: Residence - Zone B
Historic District: Historic Demolition Review

Regulations	Allowed	Existing	Proposed	Delta
Min. Lot Area	5,000 SF	4,718 SF**	NO CHANGE	0
Min. Lot Width	50 FT	45.78 FT**	NO CHANGE	0
Min. Front Setback	15 FT	10.42 FT**	NO CHANGE	0
Min. Side Setback-1	7.5 FT	5.70 FT**	NO CHANGE	0
Min. Side Setback-2	7.5 FT	13.00 FT	8.1 FT	-5.5FT
Min. Rear Setback	25 FT	34.58 FT	NO CHANGE	0
Building Height	35 FT	29.87 FT	34.85FT	+5.18FT
Open Space	40%	33%	48%	+13%
Parking Spaces	1/DU	2	1	-1
FAR	.50	.64**	.77**	+13 (20%)

Gross Floor Area (Based on provided dwgs)

First Floor	1,381 SF	1,439 SF	+58 SF
Second Floor	1,381 SF	1,385 SF	+4 SF
Third Floor (>5')	260 SF	812 SF	+552 SF
Total	3,012 SF	3,636 SF	+624 SF
Garage /ADU (Not included)	(430 SF)	430 SF	+430 SF
Total	3,012 SF	4,066 SF	+1,054 SF

Key
**= area of non-conformity
' = verify with surveyor

APPLICABLE CODES & REGULATIONS

780 CMR (BUILDING CODE) 2015 IRC W/ MA AMENDMENTS
ENERGY CODE 2015 IECC/ASHRAE 90.1-2013 W/ MA AMENDMENTS
PLUMBING CODE 248 CMR
FIRE CODE 527 CMR 1.00 (2015 NFPA 1 W/ MA AMENDMENTS)
ELECTRICAL CODE 527 CMR 12.00 (2020 NFPA 70 W/ MA AMENDMENTS)
SPRINKLER STANDARD M.G.L. CH. 148 §26G AND 2013 NFPA 13
FIRE ALARM STANDARD 2013 NFPA 72

USE AND OCCUPANCY

USE GROUP R-3: RESIDENTIAL

TYPE OF CONSTRUCTION

CONSTRUCTION TYPE VB: UNPROTECTED WOOD FRAME CONSTRUCTION

FIRE PROTECTION SYSTEM

(N/A)

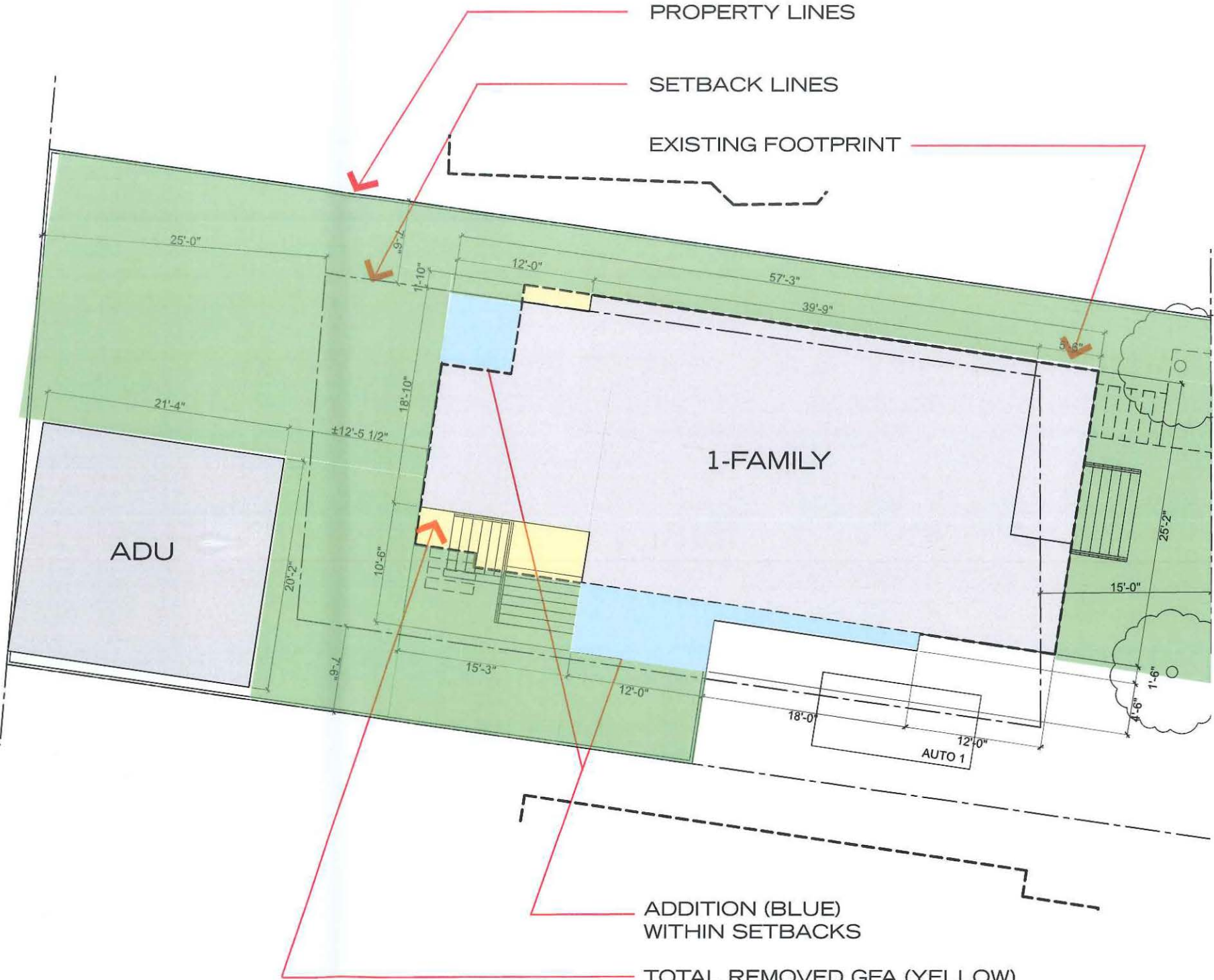
FIRE RESISTANT RATING REQUIREMENTS

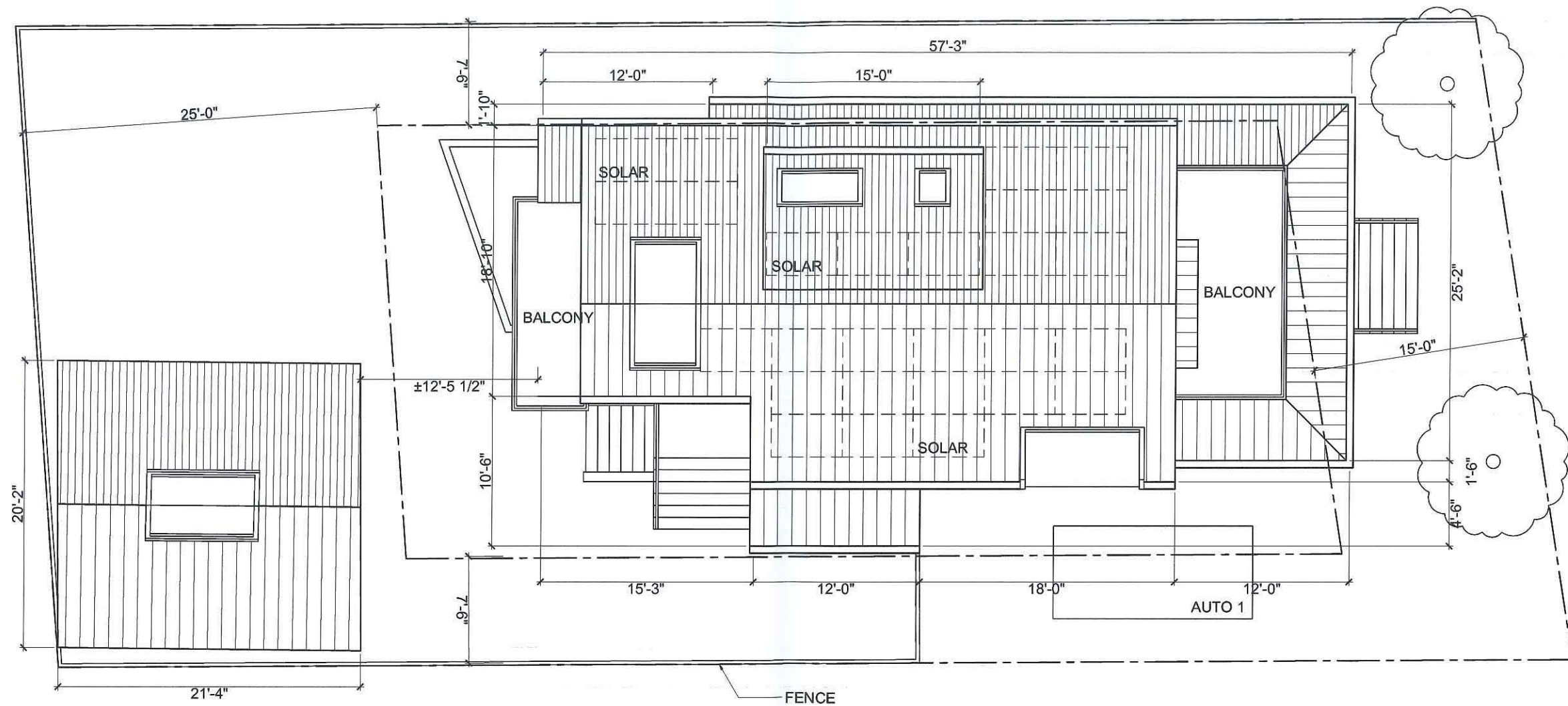
STRUCTURAL ELEMENTS	(IBC TABLE 601, 602, & 706.4)
PARTY WALLS	(N/A)
EXTERIOR WALLS (WITH FIRE SEPARATION DISTANCE X < 10')	1HR
BEARING INTERIOR WALLS AND PARTITIONS	0HR
NON-BEARING WALLS AND PARTITIONS	0HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0HR

ENERGY CONSERVATION REQUIREMENTS

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS
TABLE R406.4 MAXIMUM ENERGY RATING INDEX (2015 IECC ENERGY EFFICIENCY)
CLIMATE ZONE 5

FENESTRATION U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.55
GLAZED FENESTRATION SHGC	NR
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	20 OR 13+5
MASS WALL R-VALUE	13 / 17
FLOOR R-VALUE	30
BASEMENT WALL R-VALUE	15 / 19
SLAB R-VALUE & DEPTH	10 / 2FT
CRAWL SPACE WALL R-VALUE	15 / 19
ENERGY RATING INDEX	55







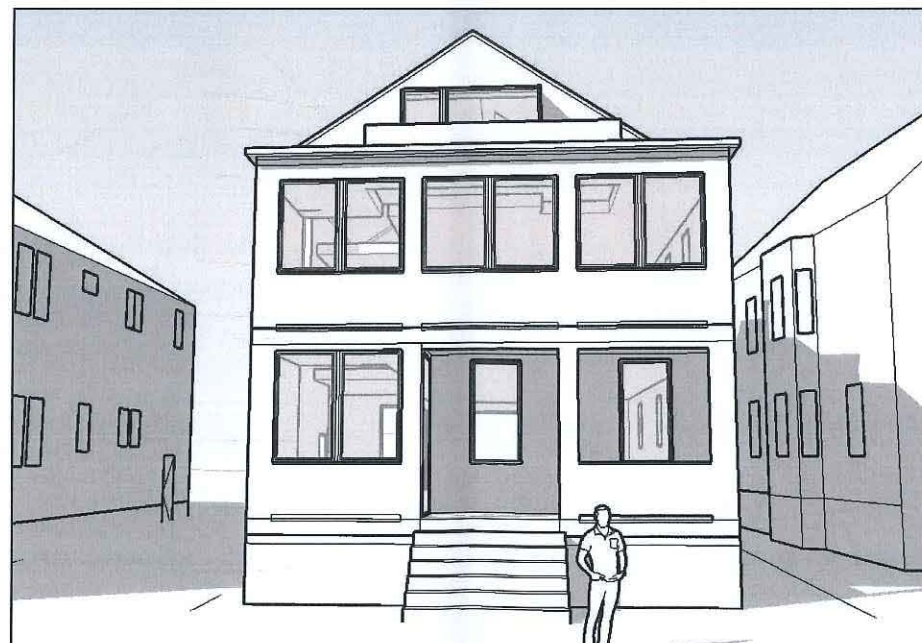
STREET ALIGNMENT



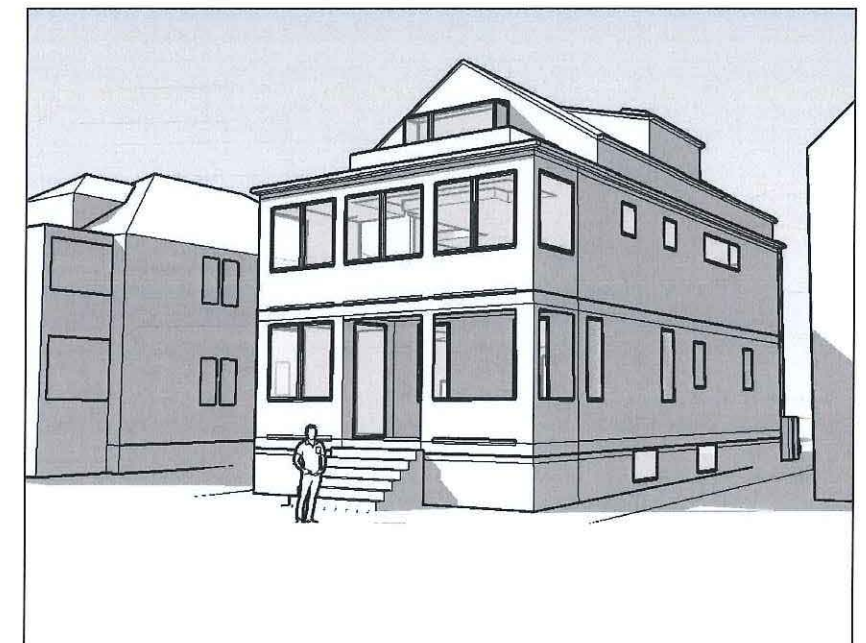
EXISTING CONDITIONS PHOTO



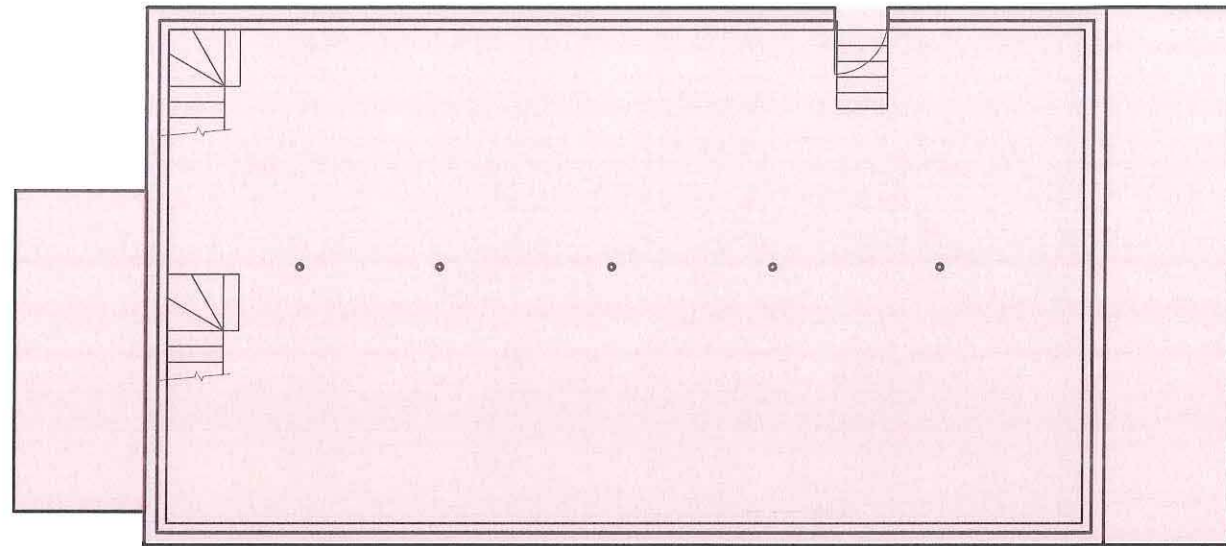
PROPOSED - NORTHEAST



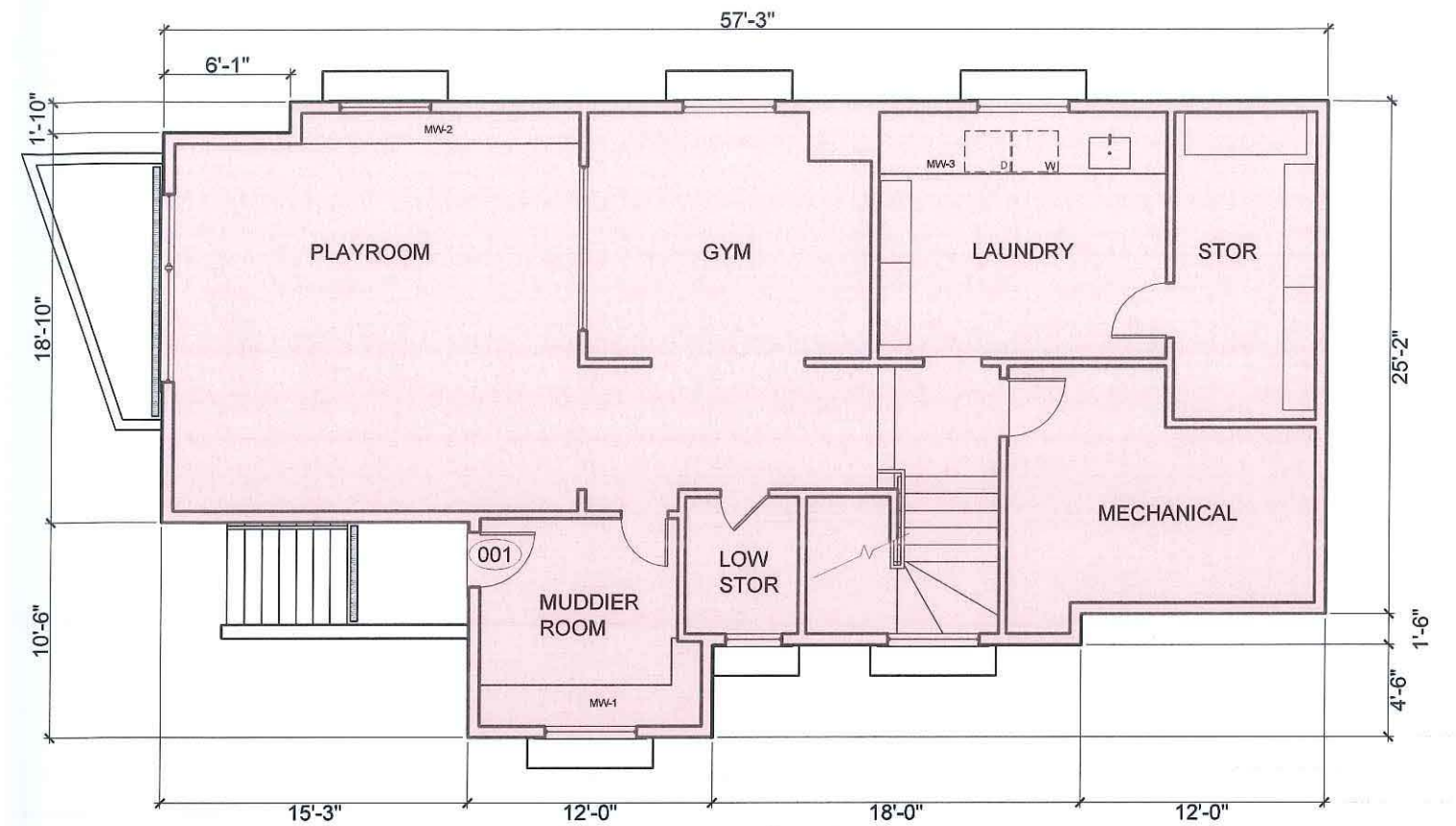
PROPOSED - NORTH



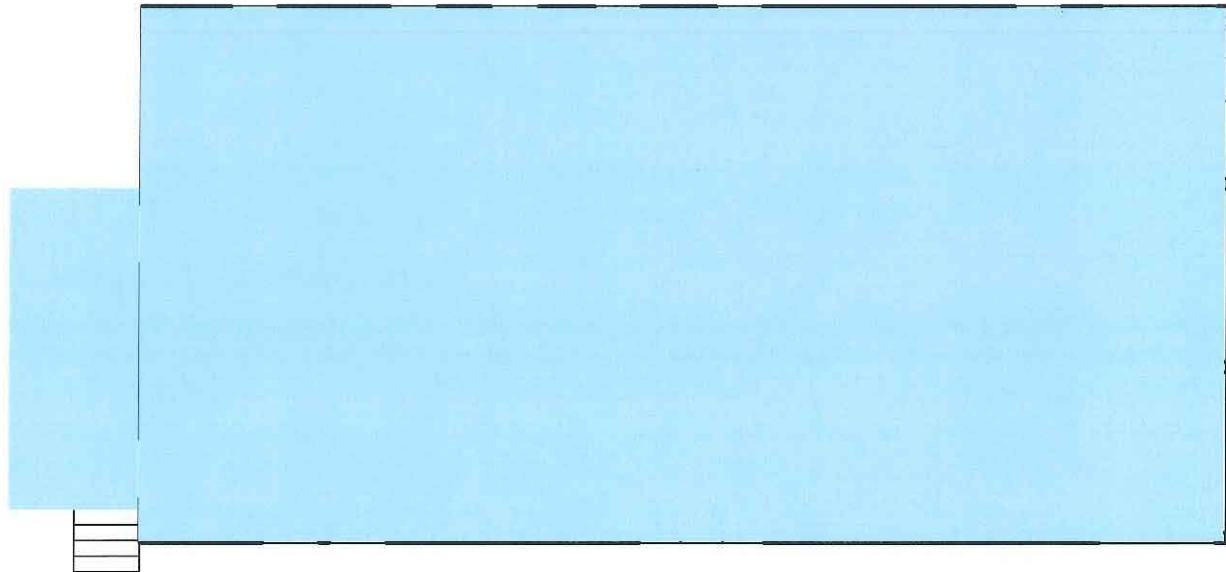
PROPOSED - NORTHWEST



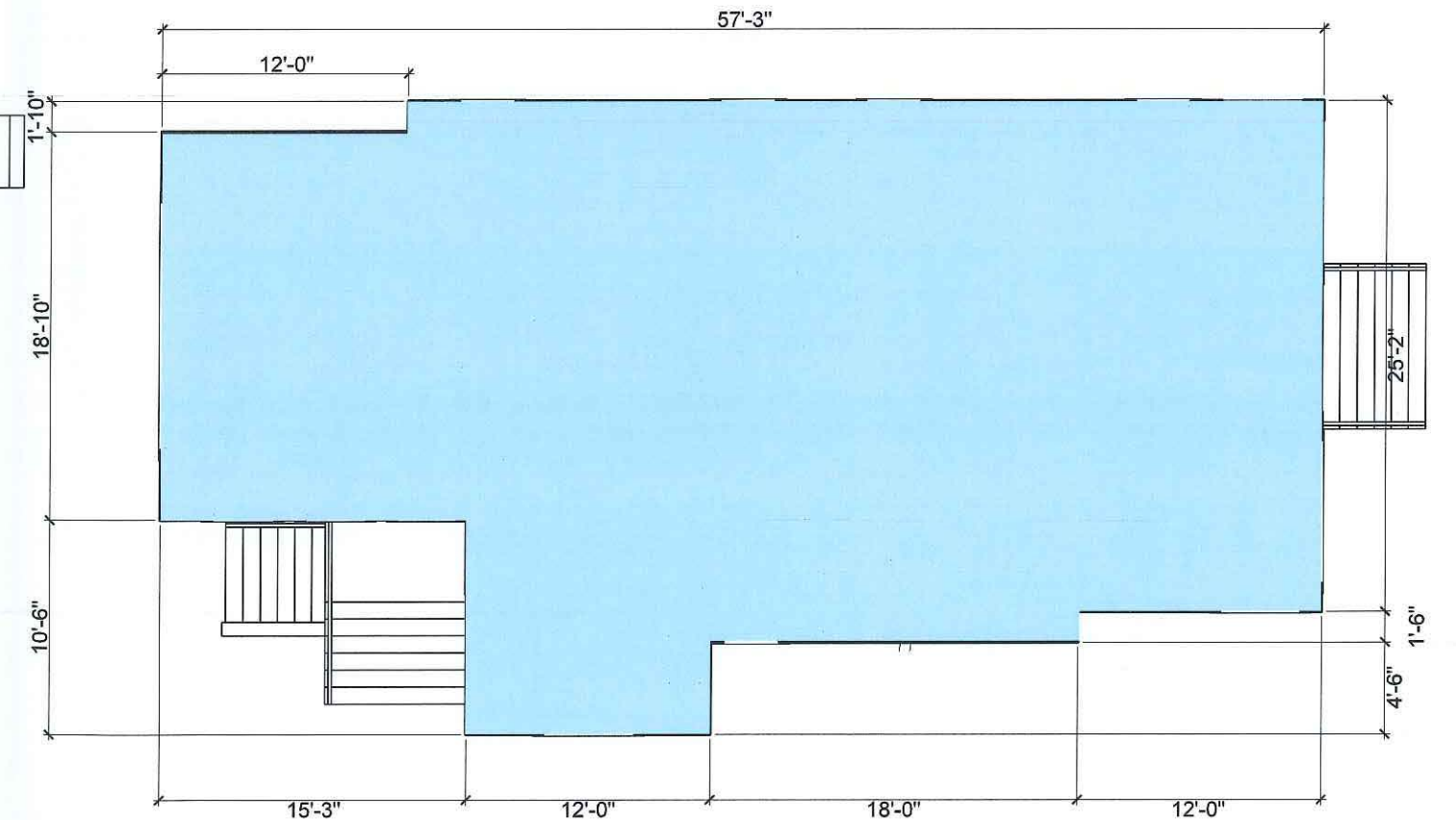
EXISTING - LOWER LEVEL



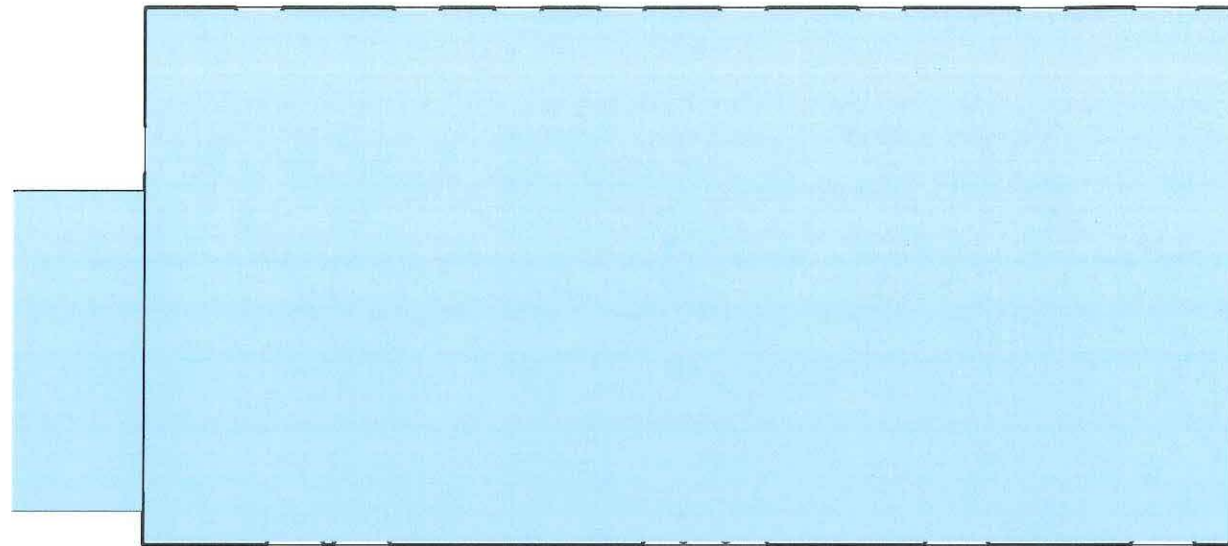
PROPOSED - LOWER LEVEL



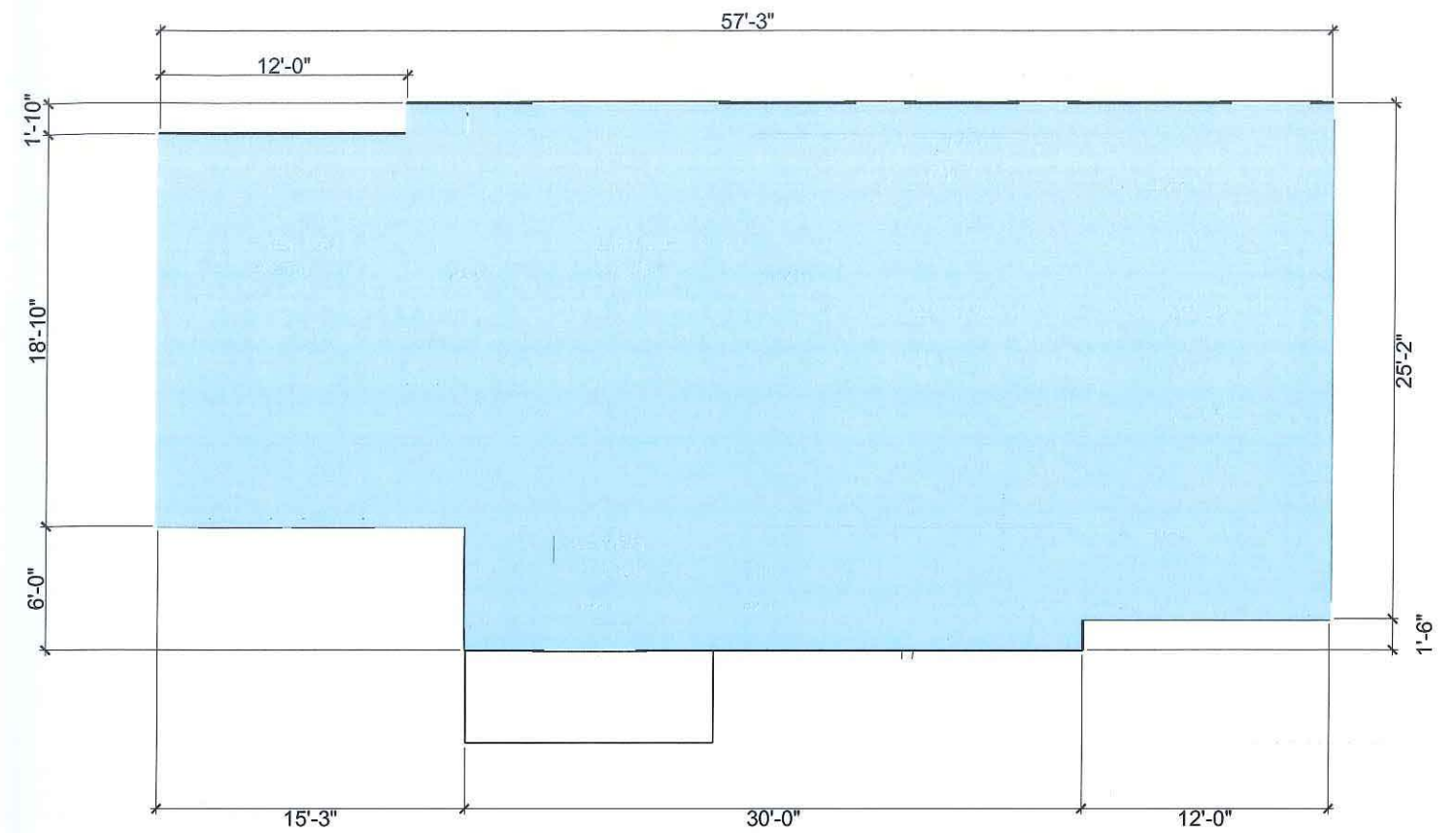
EXISTING - FIRST FLOOR



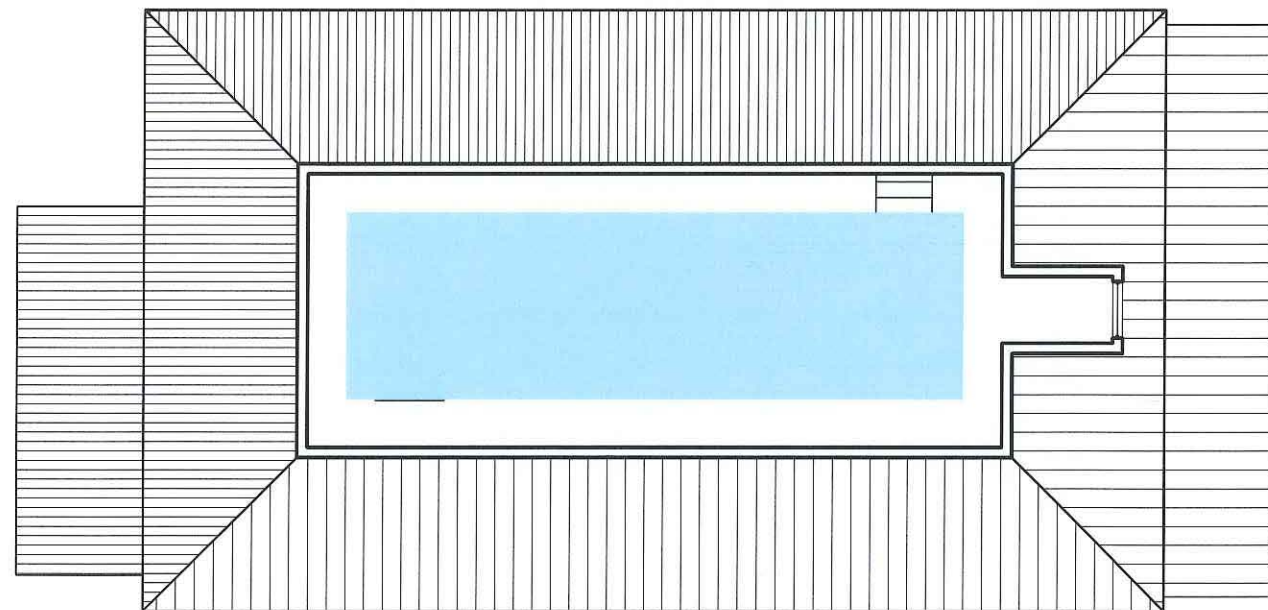
PROPOSED - FIRST FLOOR



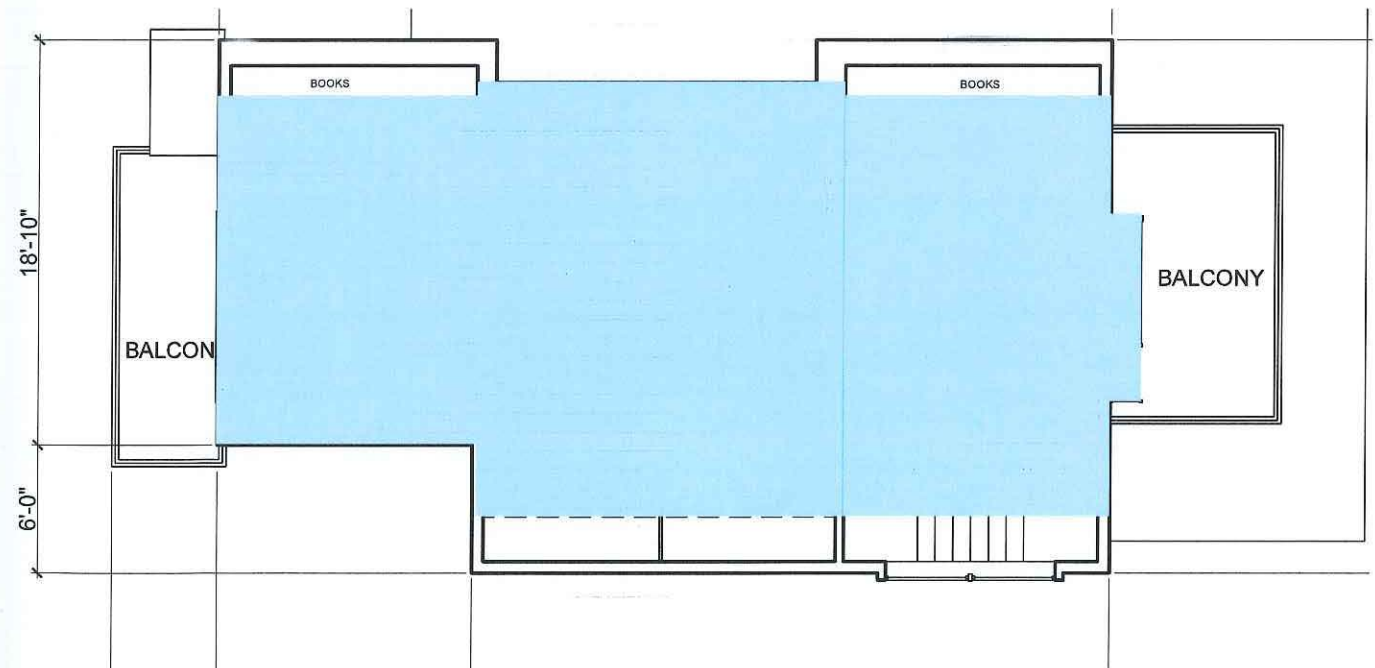
EXISTING - SECOND FLOOR



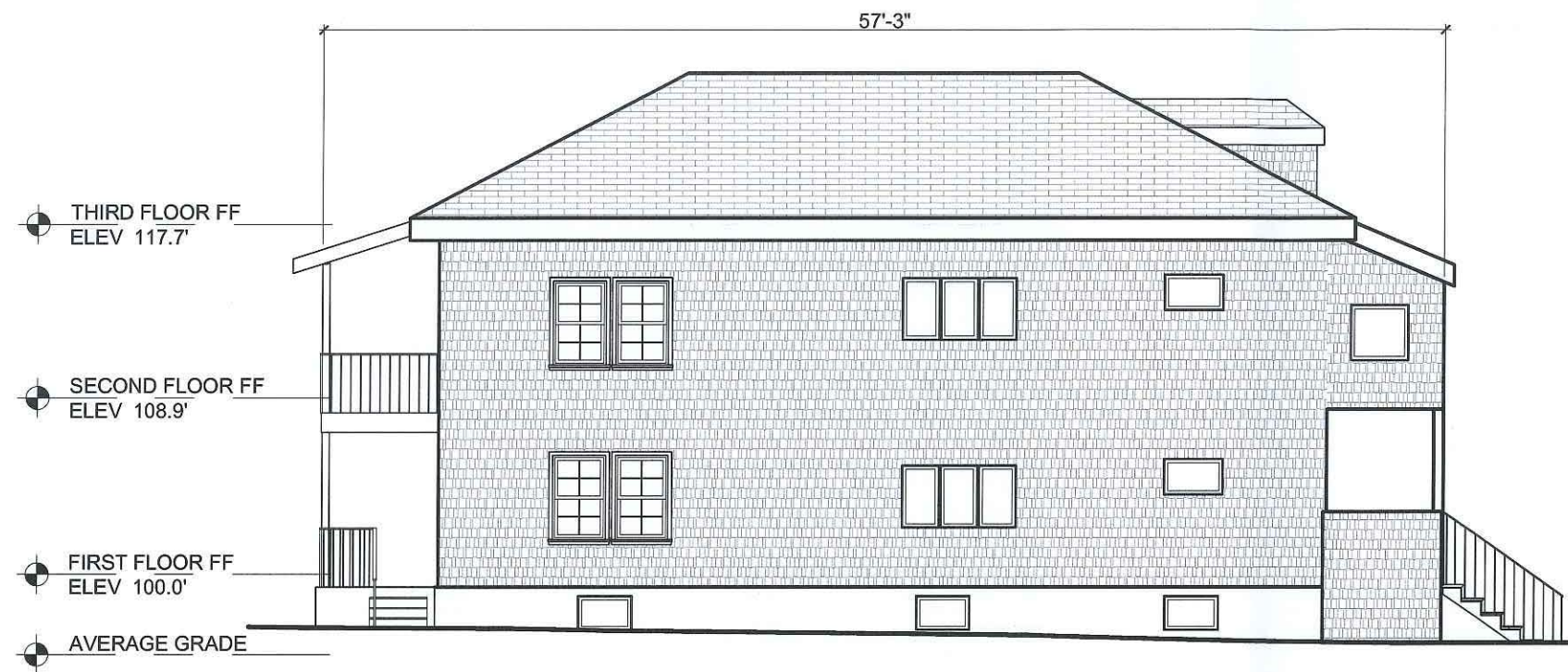
PROPOSED - SECOND FLOOR



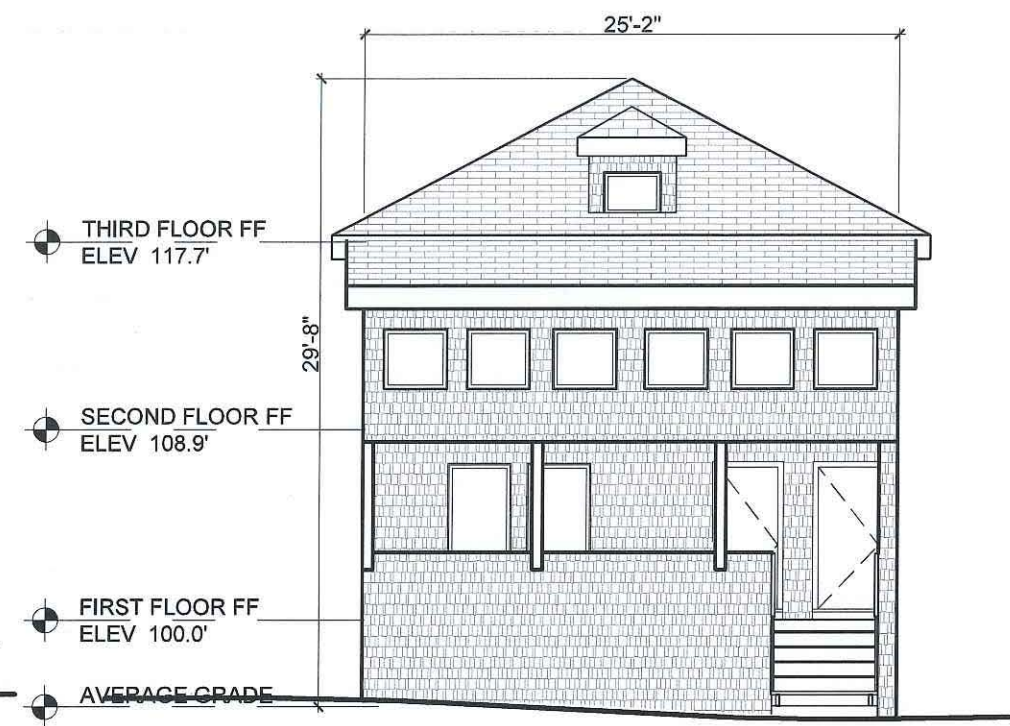
EXISTING - THIRD FLOOR



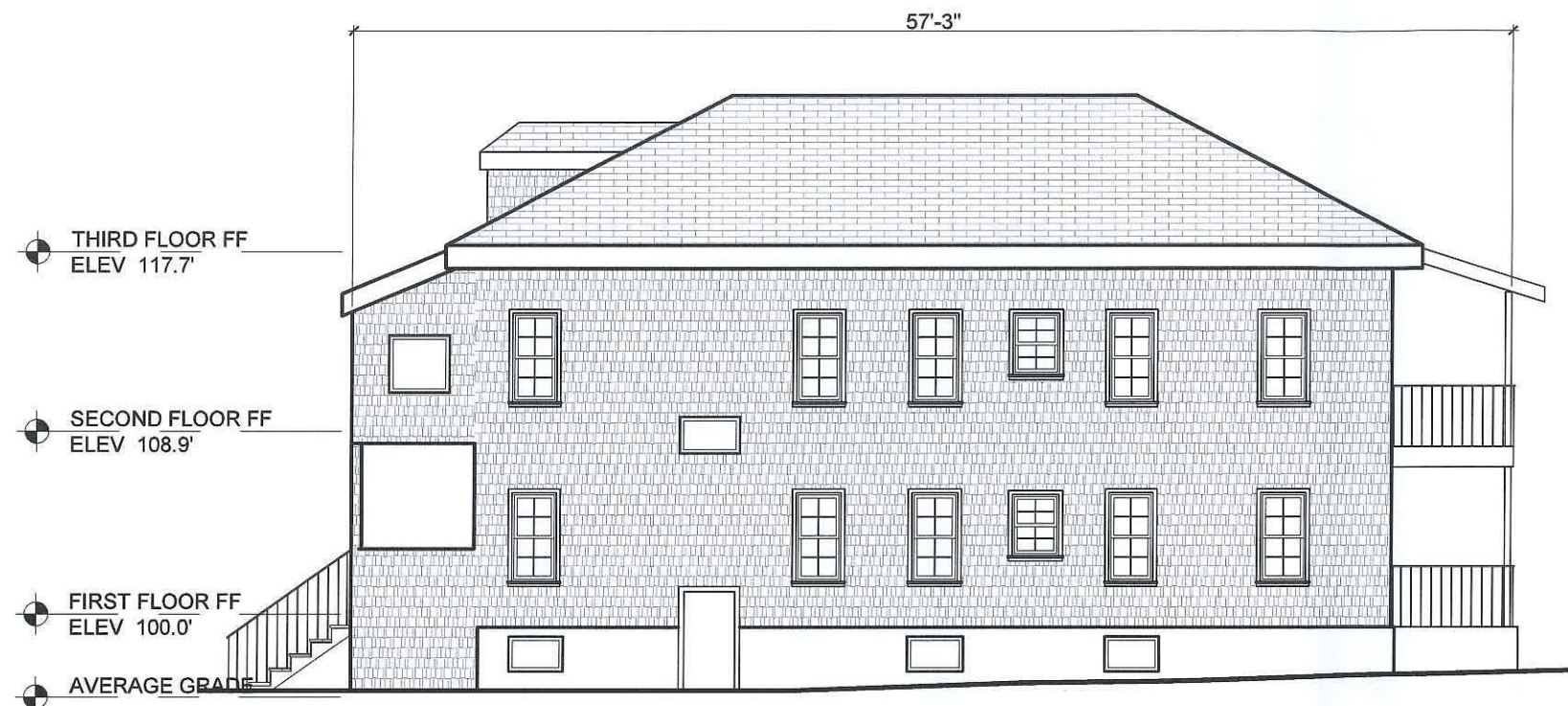
PROPOSED - THIRD FLOOR



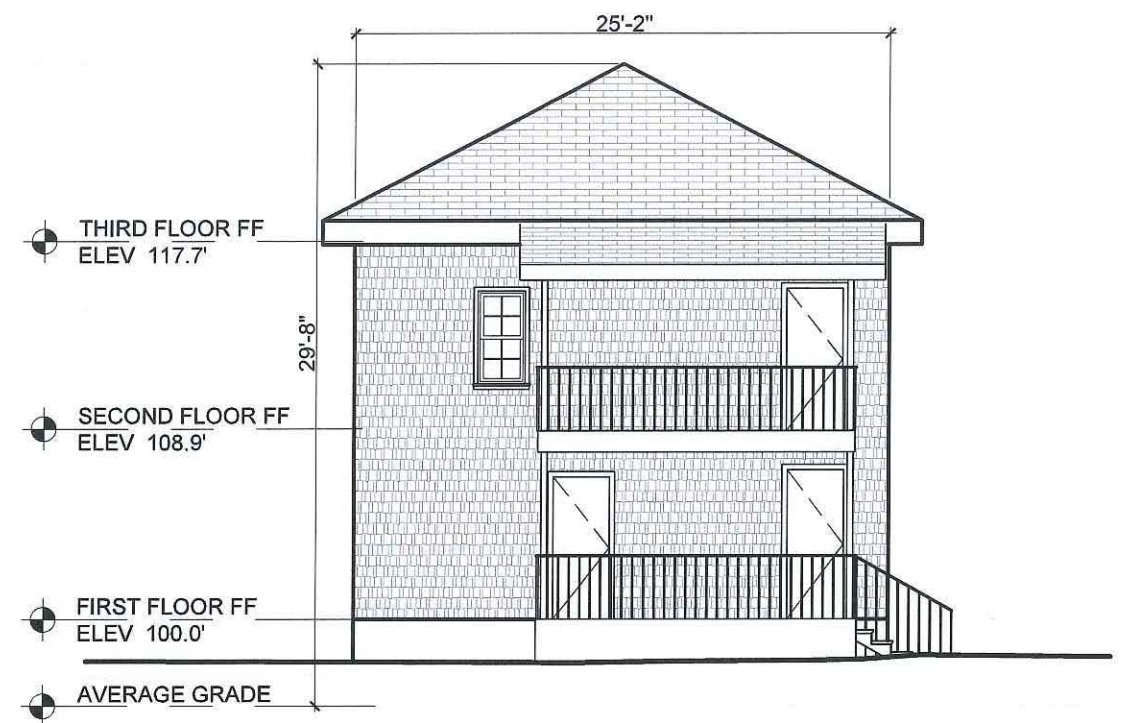
EXISTING - EAST ELEVATION



EXISTING - NORTH ELEVATION



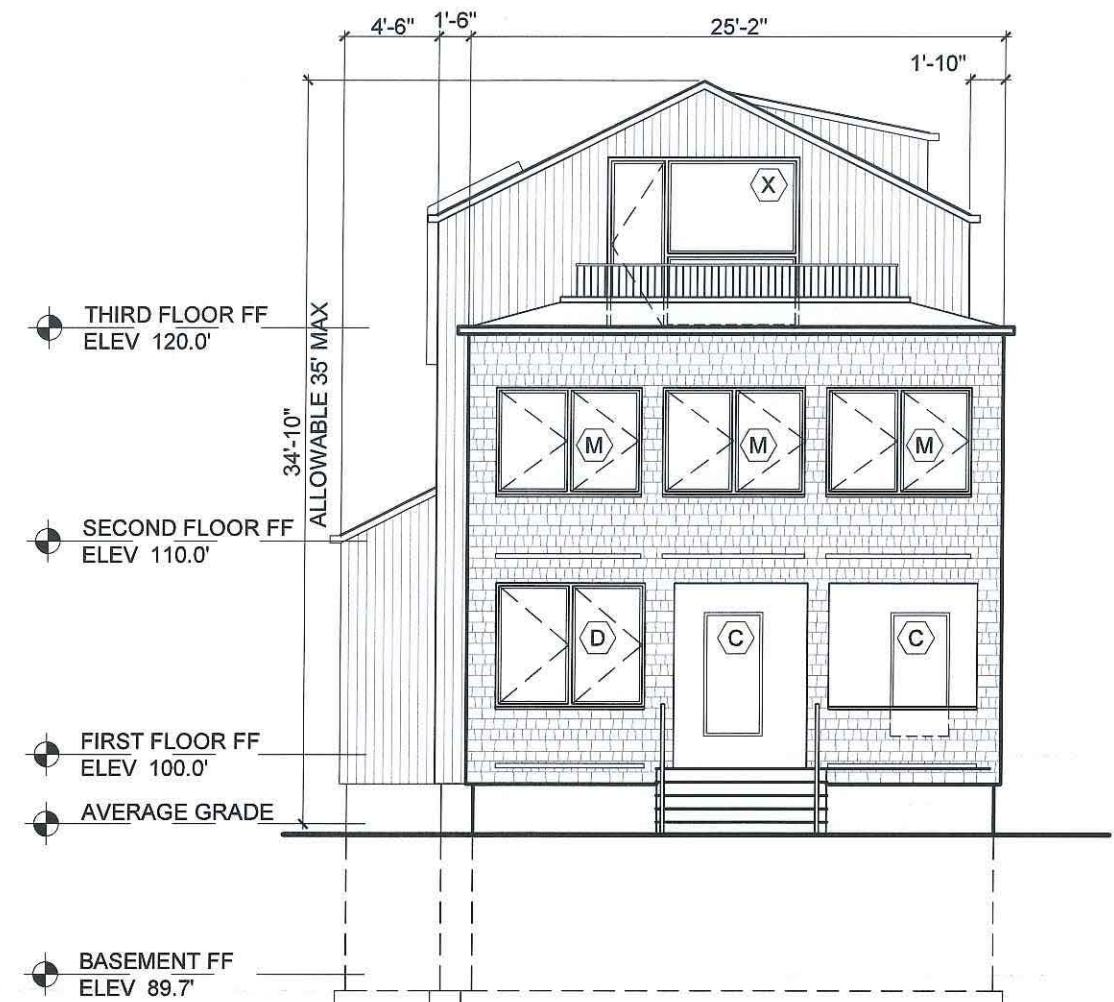
EXISTING - WEST ELEVATION



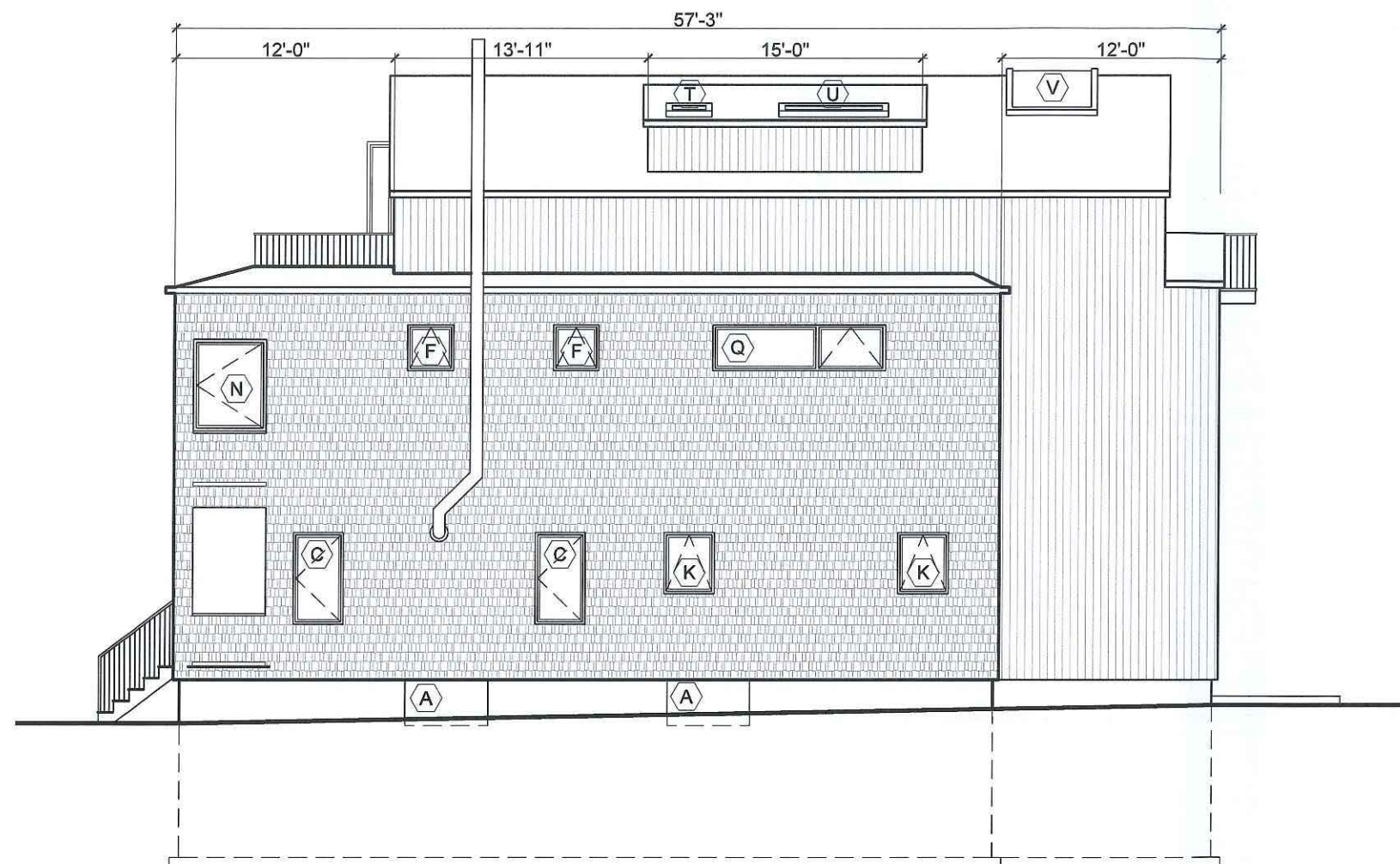
EXISTING - SOUTH ELEVATION



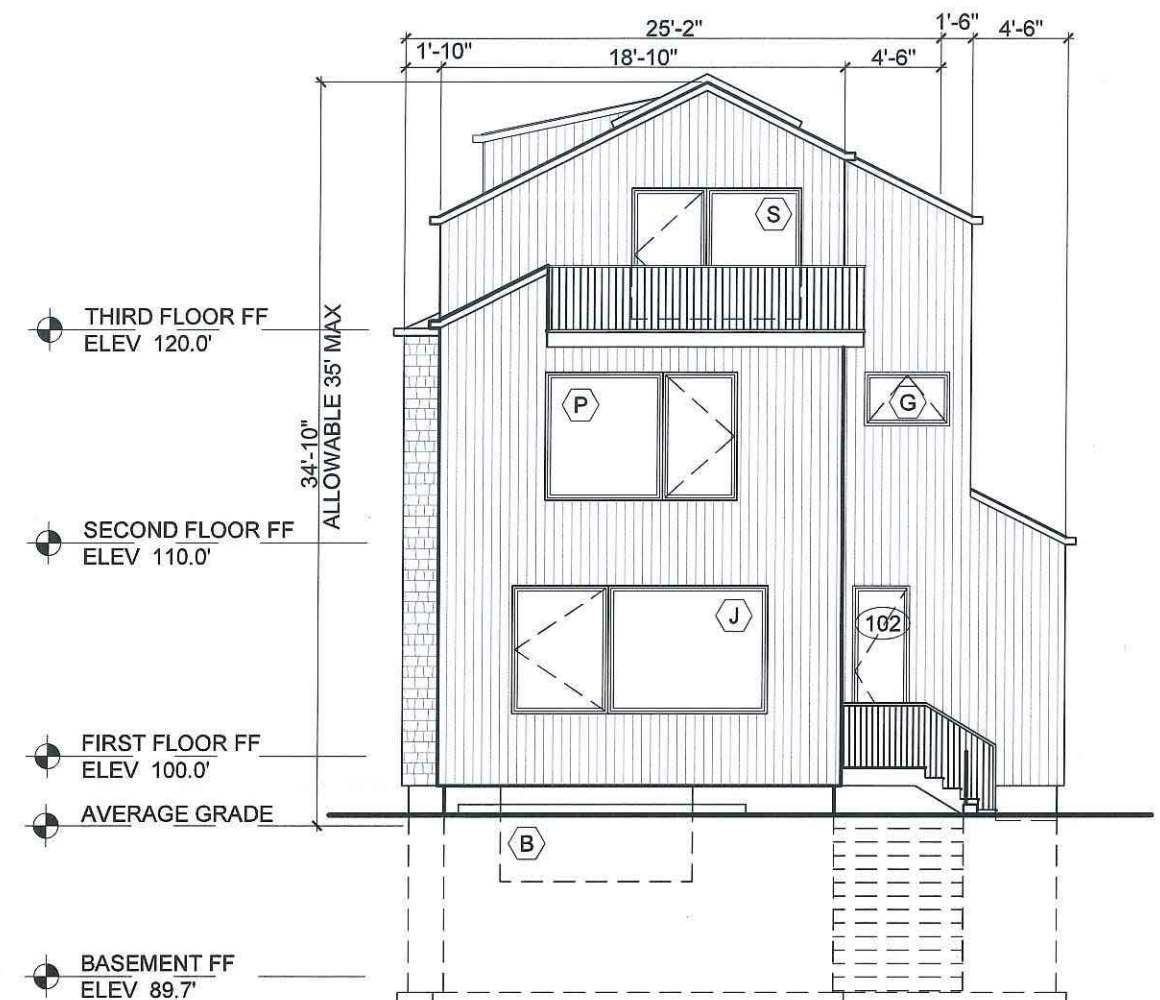
PROPOSED - EAST ELEVATION



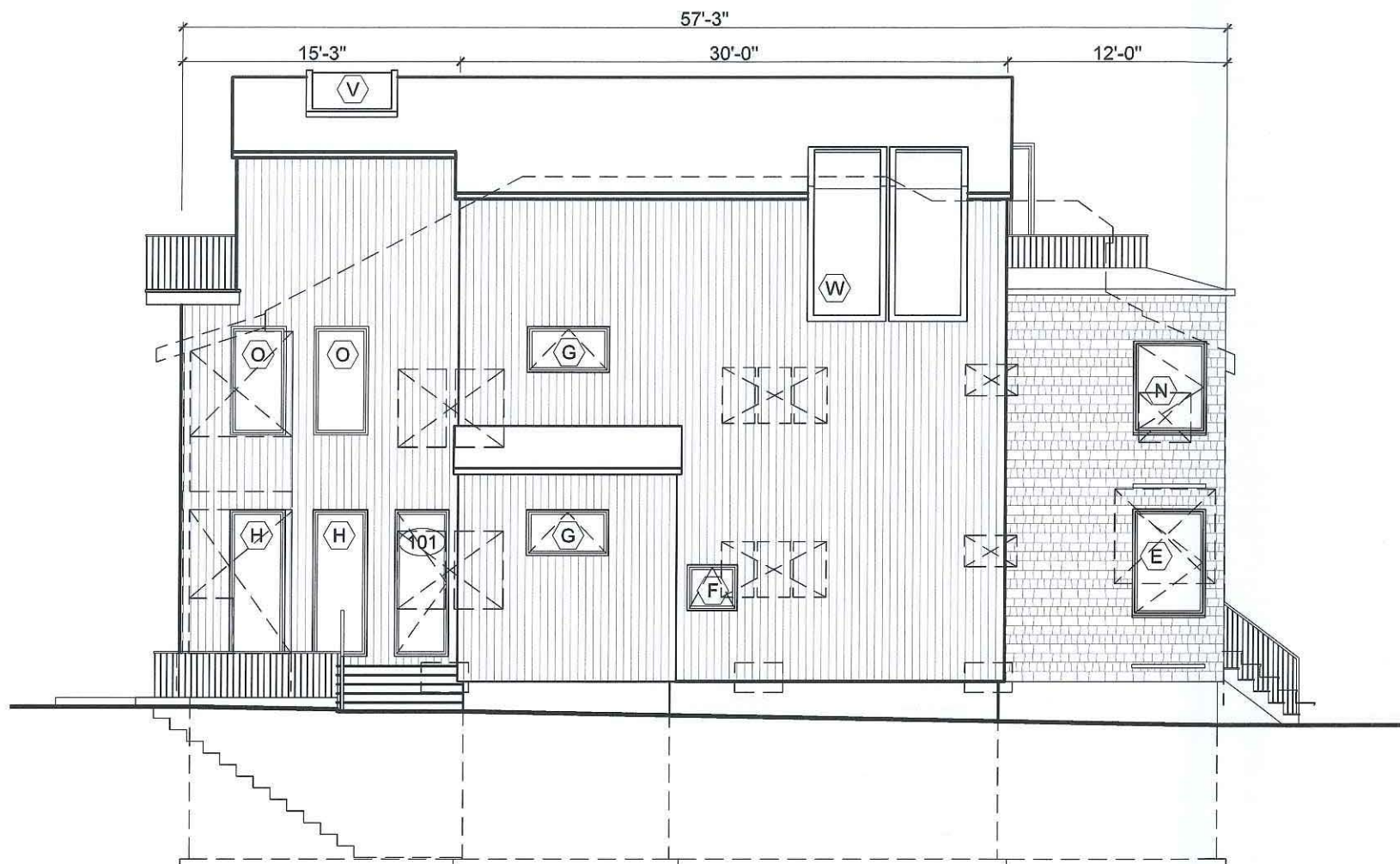
PROPOSED - NORTH ELEVATION



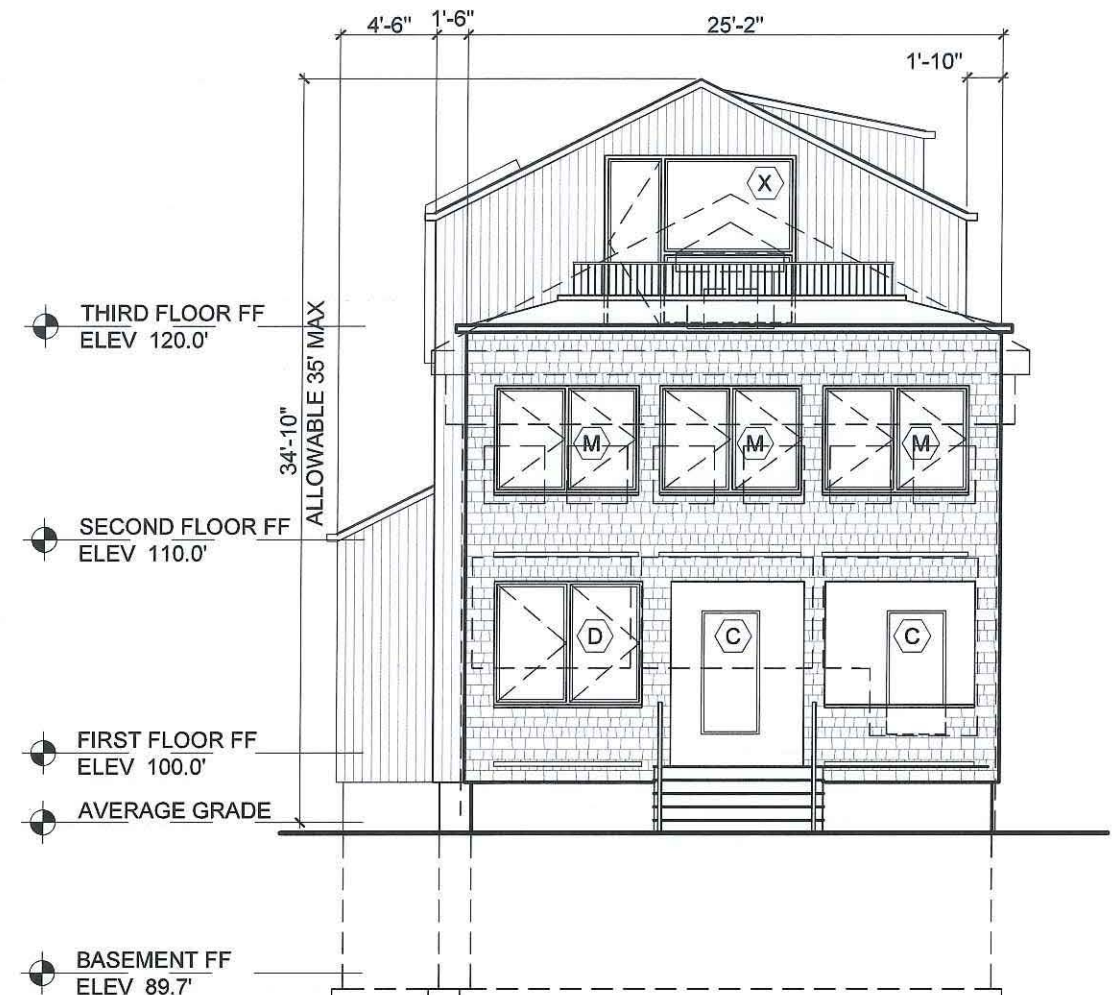
PROPOSED - WEST ELEVATION



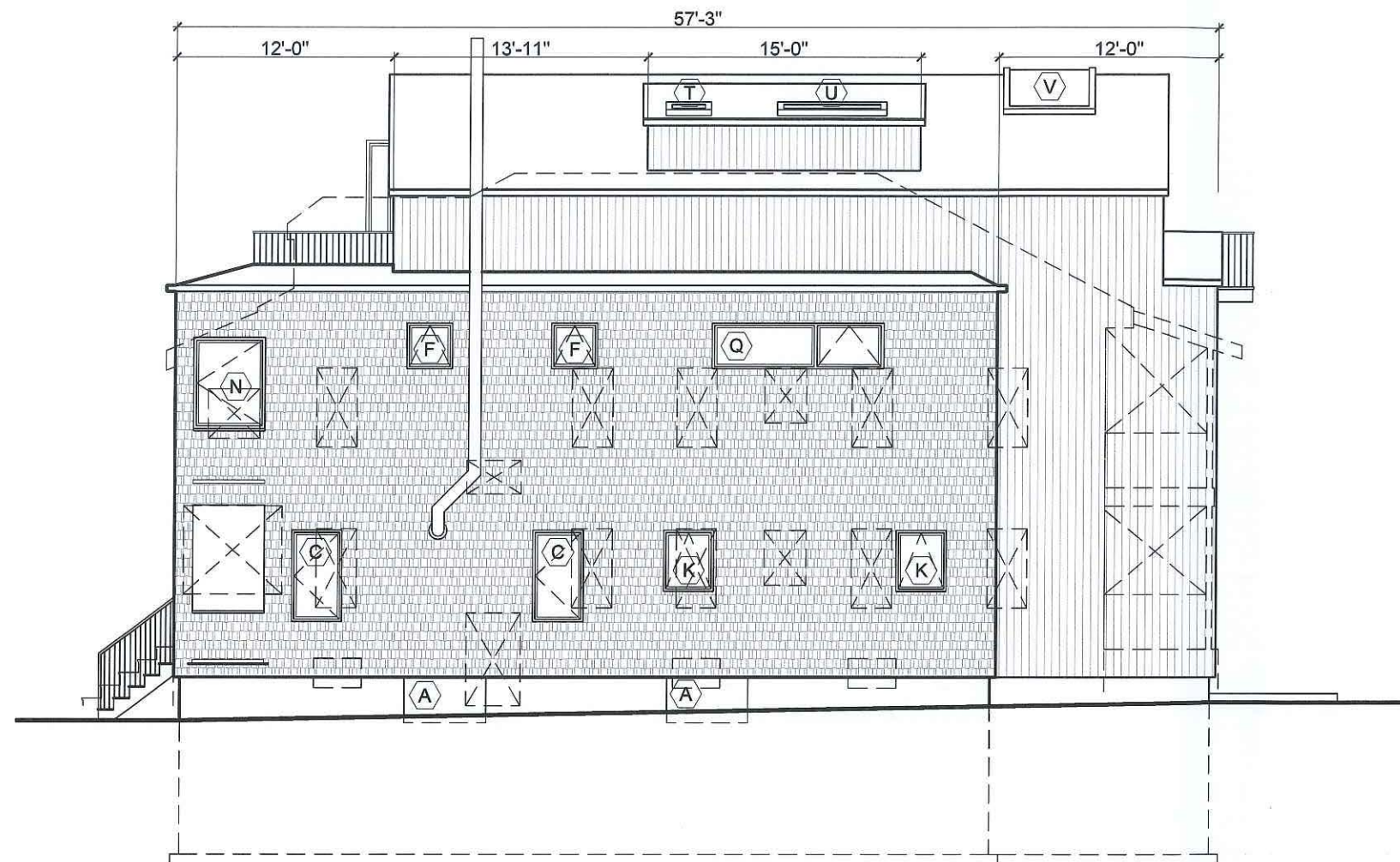
PROPOSED - SOUTH ELEVATION



OVERLAY - EAST ELEVATION



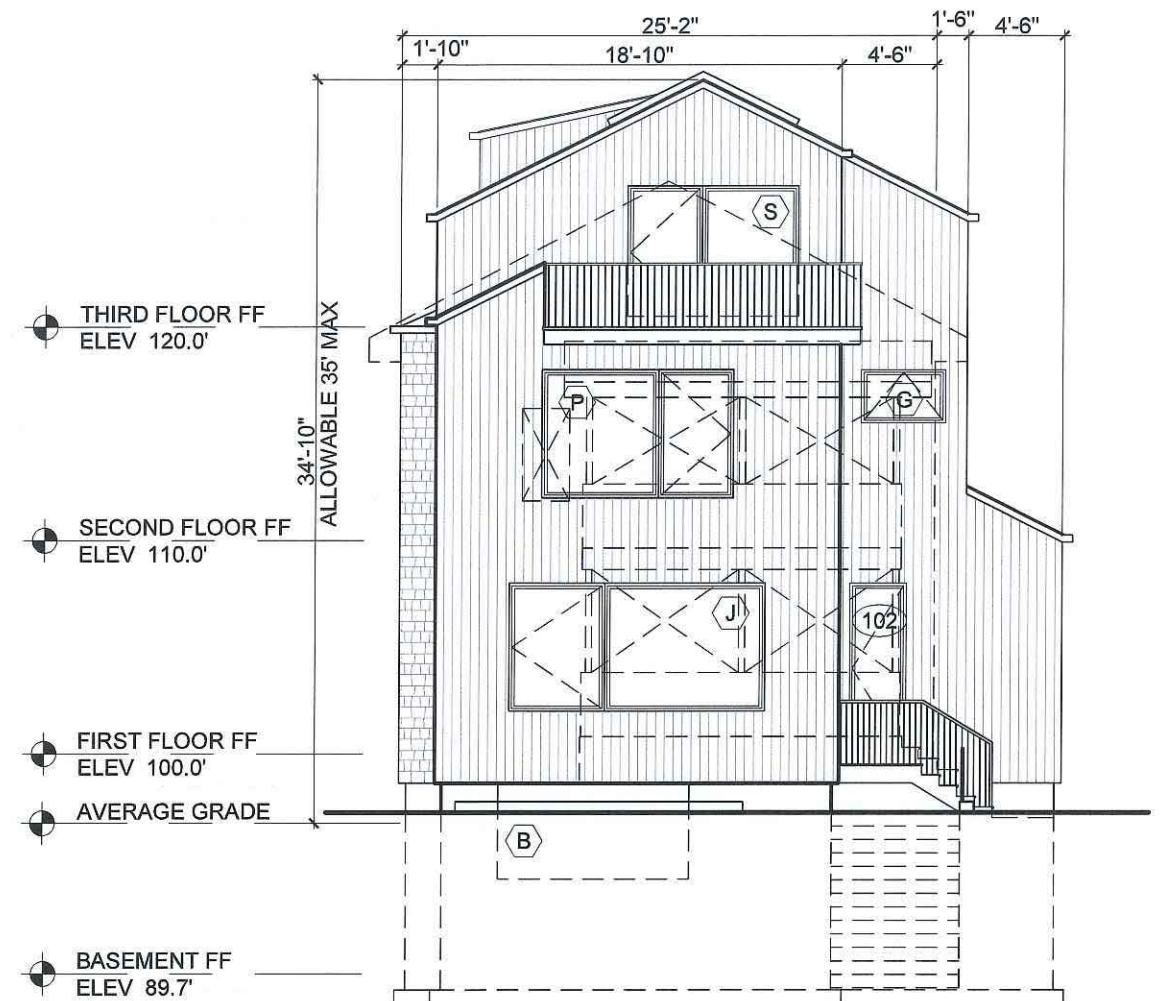
OVERLAY - NORTH ELEVATION



OVERLAY - WEST ELEVATION

FENESTRATION

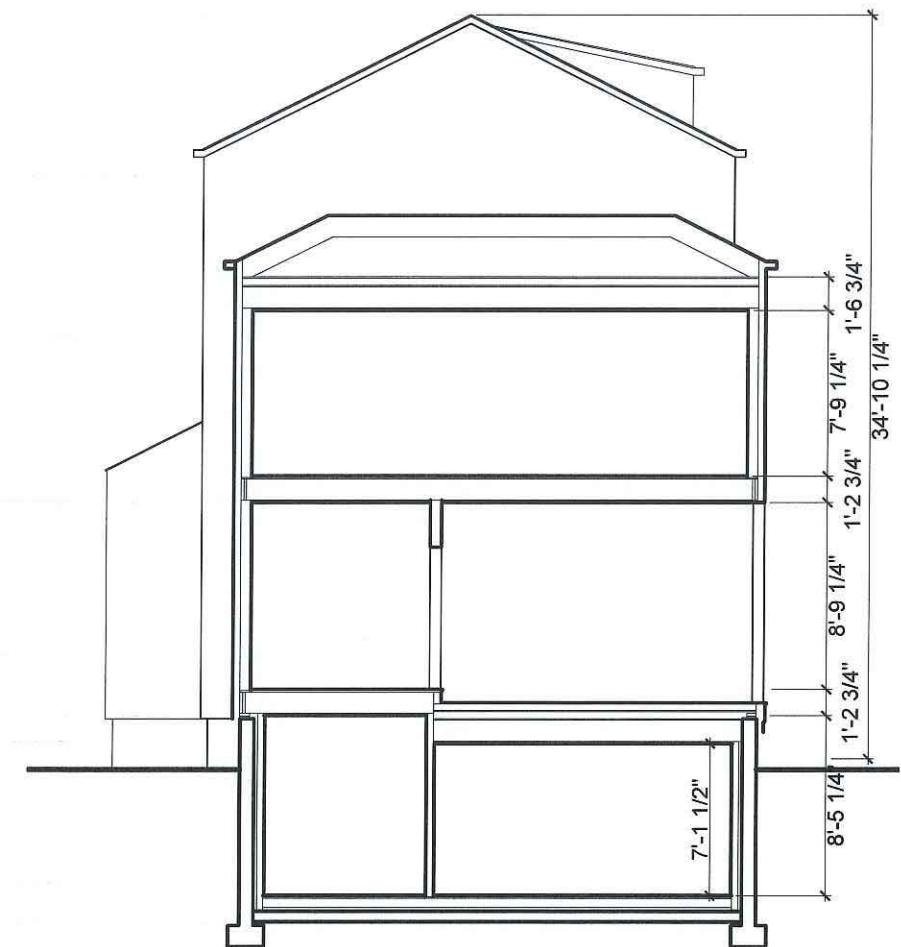
EXISTING = 193 SF
PROPOSED = 127 SF



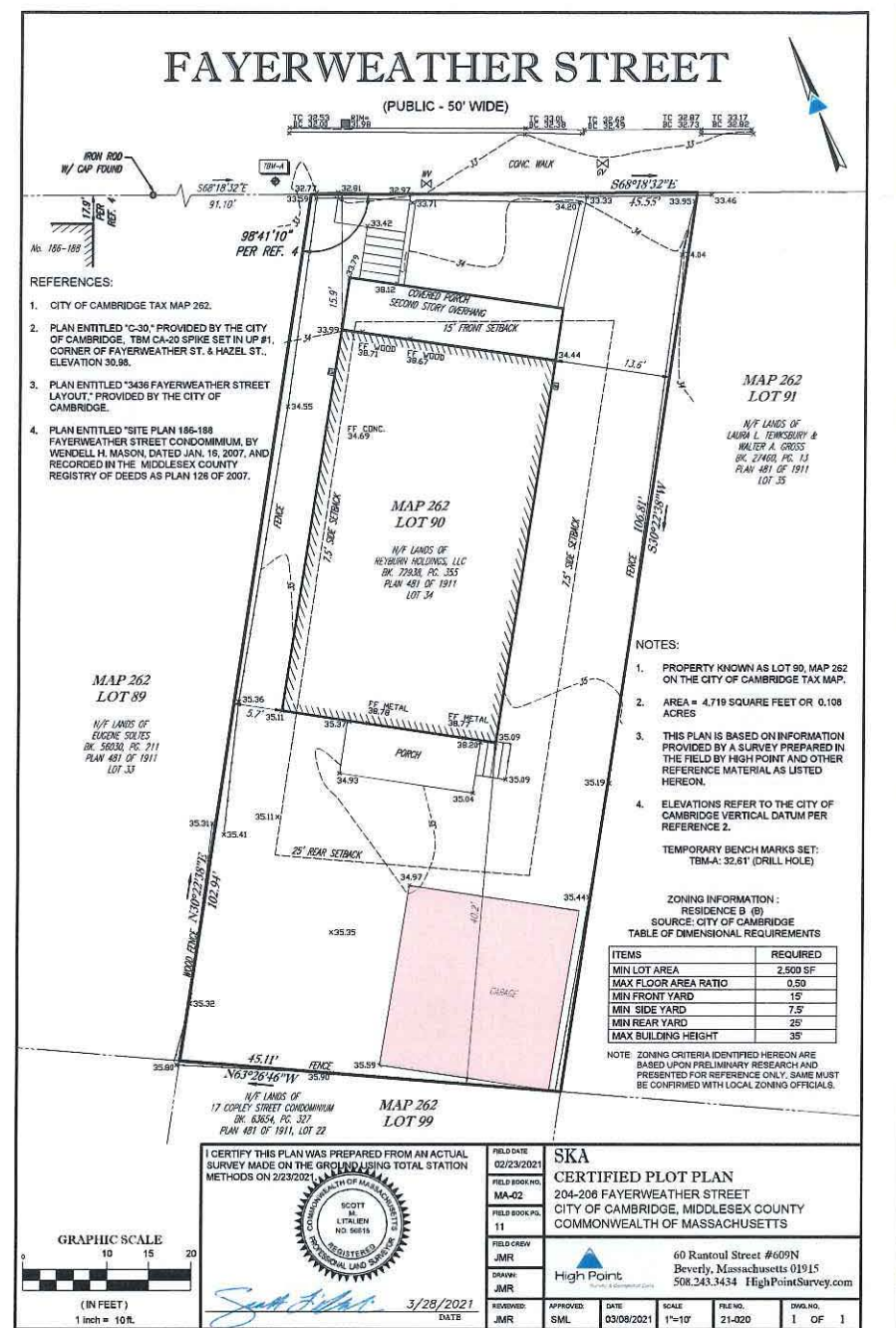
OVERLAY - SOUTH ELEVATION



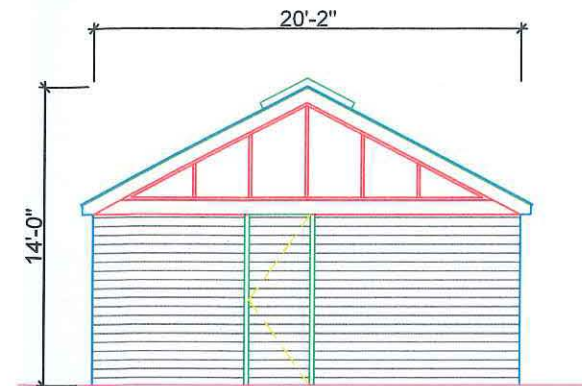
LONG SECTION



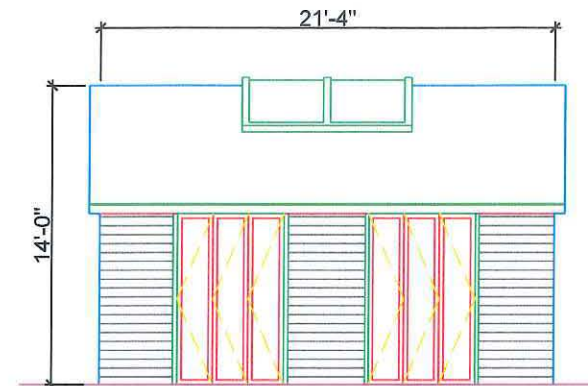
SHORT SECTION



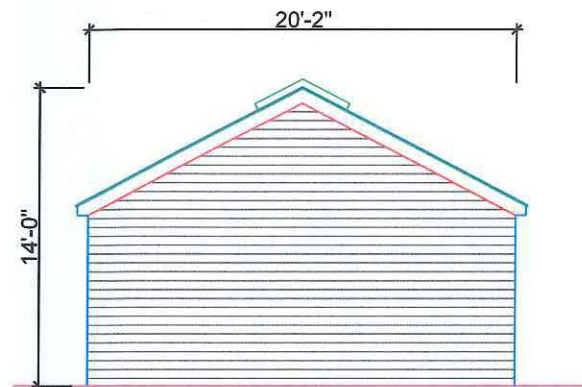
ADU - EXSTG SITE PLAN



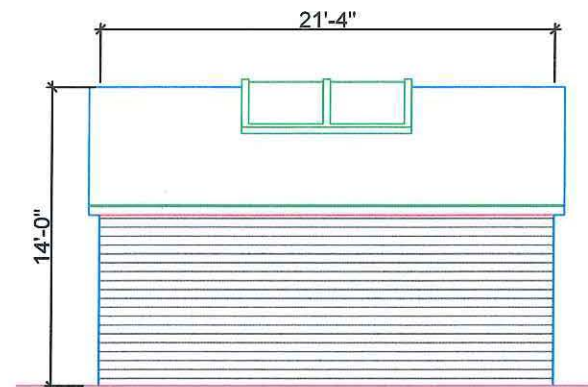
ADU - NORTH ELEV



ADU - WEST ELEV



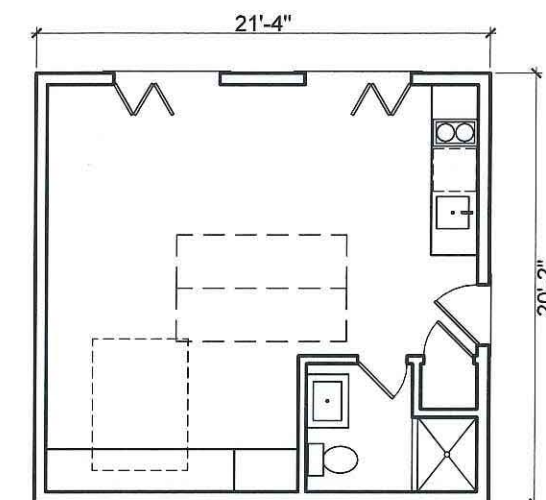
ADU - SOUTH ELEV



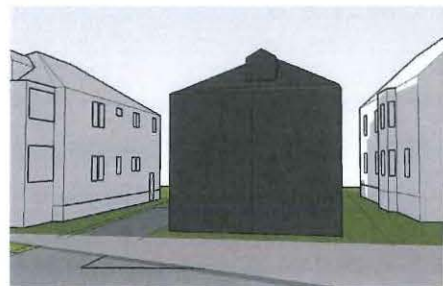
ADU - EAST ELEV



ADU - EXSTG CONDITIONS



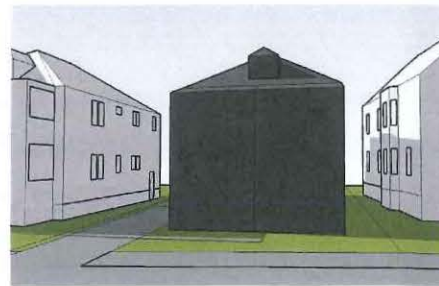
ADU - FLOOR PLAN



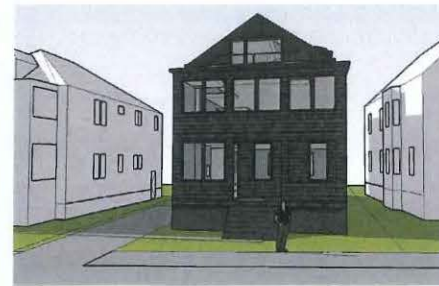
EXISTING
WINTER SOLSTICE
9 AM



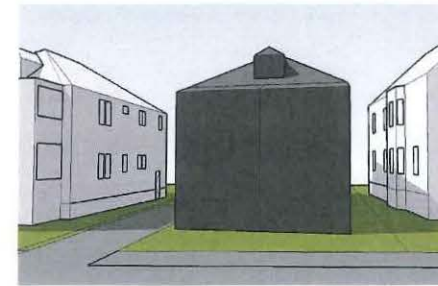
PROPOSED
WINTER SOLSTICE
9 AM



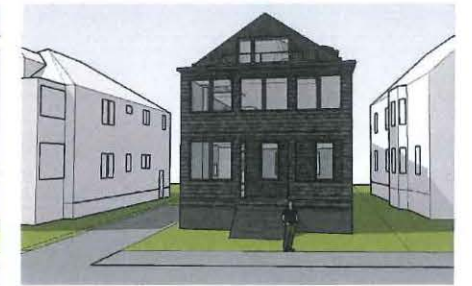
EXISTING
EQUINOX
9 AM



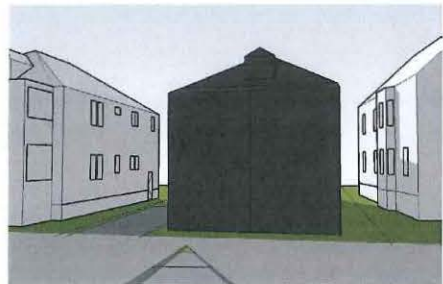
PROPOSED
EQUINOX
9 AM



EXISTING
SUMMER SOLSTICE
9 AM



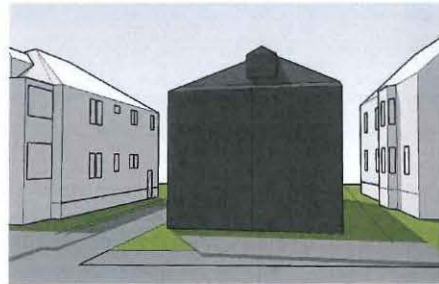
PROPOSED
SUMMER SOLSTICE
9 AM



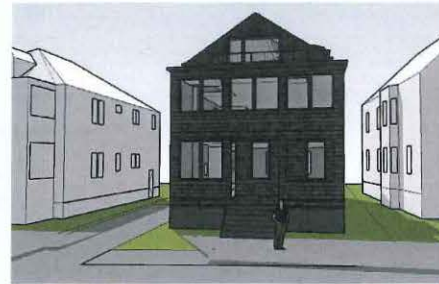
EXISTING
WINTER SOLSTICE
12 PM



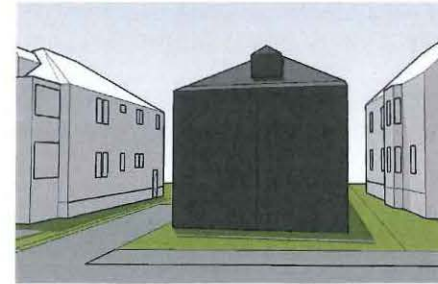
PROPOSED
WINTER SOLSTICE
12 PM



EXISTING
EQUINOX
12 PM



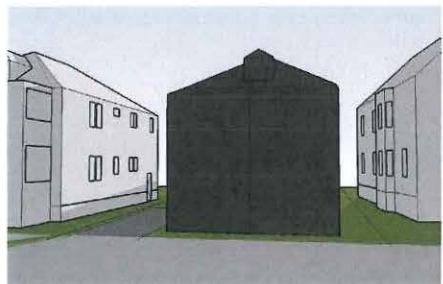
PROPOSED
EQUINOX
12 PM



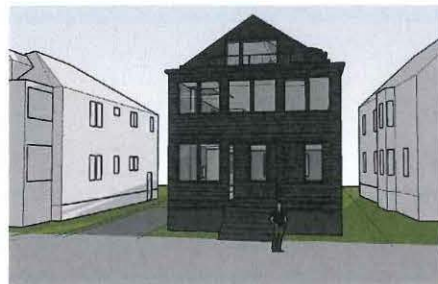
EXISTING
SUMMER SOLSTICE
12 PM



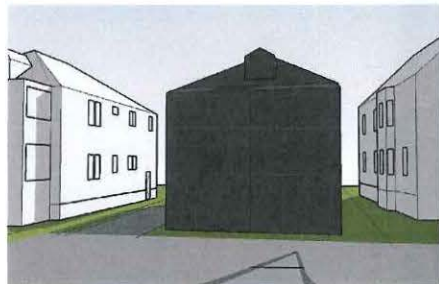
PROPOSED
SUMMER SOLSTICE
12 PM



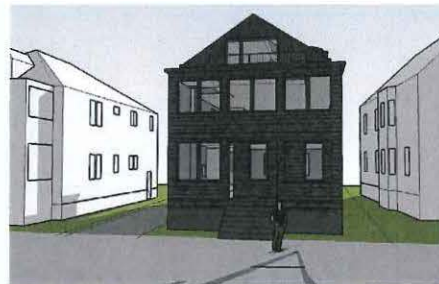
EXISTING
WINTER SOLSTICE
3 PM



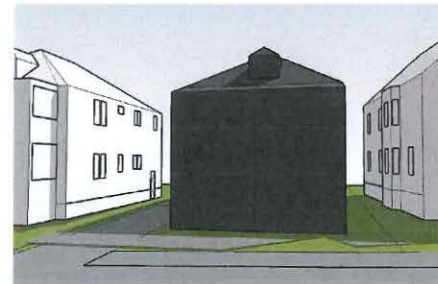
PROPOSED
WINTER SOLSTICE
3 PM



EXISTING
EQUINOX
3 PM



PROPOSED
EQUINOX
3 PM

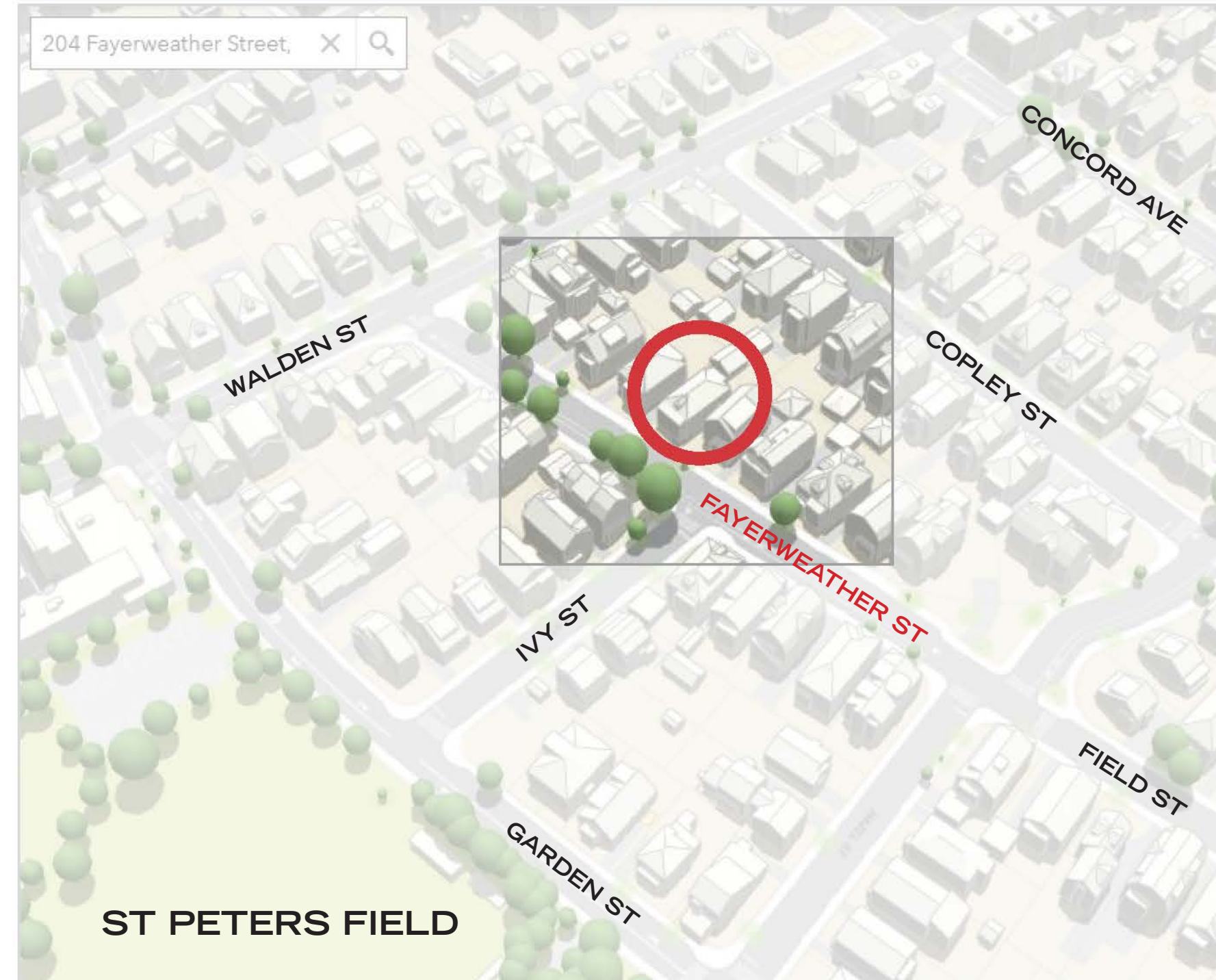


EXISTING
SUMMER SOLSTICE
3 PM



PROPOSED
SUMMER SOLSTICE
3 PM

204-206 FAYERWEATHER STREET
CAMBRIDGE MA 02138






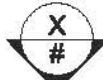
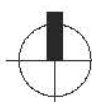
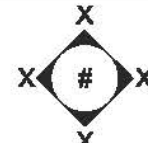





OWNER
KEYA & TOM DANNENBAUM
204-206 FAYERWEATHER STREET
CAMBRIDGE MA 02138

ADAMS & RAFFERTY
907 MASSACHUSETTS AVENUE, SUITE 300
CAMBRIDGE, MA 02139
(617) 492-4100
JRAFFERTY@ADAMSRAFFERTY.COM

KENNARD ARCHITECTS
141 DORCHESTER AVE R204
BOSTON MA 02127
(617) 292-8989 X122
STEVE@KENNARDARCHITECTS.COM

HIGH POINT SURVEY & GEOSPATIAL DATA
60 RANTOUL STREET #609N
BEVERLY MA 01915
(508) 243-3434
SCOTT M L'ITALIEN

A0.0	COVER SHEET
A1.0	PROJECT SUMMARY
A2.0	PROPOSED SITE / ROOF PLAN
A3.0	PROPOSED PERSPECTIVE VIEWS
A4.0	EXISTING & PROPOSED FLOOR PLANS
A4.1	EXISTING & PROPOSED FLOOR PLANS
A5.0	EXISTING - EXTERIOR ELEVATIONS
A5.1	EXISTING - EXTERIOR ELEVATIONS
A6.0	PROPOSED - EXTERIOR ELEVATIONS
A6.1	PROPOSED - EXTERIOR ELEVATIONS
A7.0	OVERLAY - EXTERIOR ELEVATIONS
A7.1	OVERLAY - EXTERIOR ELEVATIONS
A8.0	PROPOSED - BUILDING SECTIONS
A9.0	PROPOSED - A.D.U.
A10.0	PROPOSED - SUN SHADOW STUDY

SYMBOL KEY			
 TITLE _____ 1/4"=1'-0"	DRAWING TITLE	ROOM NAME  101	ROOM TAG
	GRAPHIC SCALE		EXTERIOR ELEVATION TAG
	NORTH ARROW		INTERIOR ELEVATION TAG
 FLOOR LEVEL _____ ELEV 000.0'	ELEVATION TAG	 _____ DETAIL	DETAIL TAG
 _____	SECTION TAG	 	DOOR AND WINDOW TAG

ABBREVIATIONS LIST

@	AT	LF	LINEAR FOOTAGE
&	AND	LFH	LEFT HAND(ED)
ACT	ACOUSTICAL CEILING TILE	LMO	MEDIUM DENSITY OVERLAY
AFF	AFTER FINISH FLOOR	MECH	MECHANICAL
BEAD	BEAD BOARD	MDF	MEDIUM DENSITY FIBER BOARD
BO	BY OTHERS	MIN	MINIMUM
CH	CEILING HEIGHT	MO	MASONRY OPENING
CH	CONDUCTOR HEAD	MTL	METAL
CL	CENTER LINE	NIC	NOT IN CONTRACT
CLR	CLEAR	NTS	NOT TO SCALE
CM	CROWN MOLDING	OC	ON CENTER
COL	COLUMN	OD	OUTSIDE DIAMETER
CONC	CONCRETE	PL	PLASTIC LAMINATE
CONT	CONTINUOUS	PLYWD	PLYWOOD
DIA	DIAMETER	PT	PRESSURE TREATED
DIM	DIMENSION	PR	PAIR
DS	DOWN SPOUT	PTD	PAINTED
DWG(S)	DRAWING(S)	RISE	RISER
EA	EACH	R	RADIUS
ELEC	ELECTRICAL	REQ'D	REQUIRED
ELEV	ELEVATION	REF	REFERENCE
EQ	EQUAL	REV	REVISION(S)
EXISTG	EXISTING	RH	RIGHT HAND(ED)
EXT	EXTERIOR	RO	ROUGH OPENING
FF	FINISH FLOOR	S	SMOKE DETECTORS
FIN	FINISH	SC	SOLID CORE
GA	GAUGE	SF	SQUARE FOOTAGE
GC	GENERAL CONTRACTOR	SIM	SIMILAR
GL	GLASS OR GLAZING	SPEC	SPECIFICATION
GWB	GYPSON WALL BOARD	ST	STONE
HC	HOLLOW CORE	STL	STEEL
HDWR	HARDWARE	T	TREAD
HM	HOLLOW METAL	TC	TRASH COMPACTOR
HORZ	HORIZONTAL	THK	THICKNESS
HT	HEIGHT	TP	TOLLET PAPER DISPENSER
HVAC	HEATING, VENTILATION, AIR CONDITIONING	TP	TYPICAL
HW	HOT WATER	VCT	VINYL COMPOSITION TILE
ID	INSIDE DIAMETER	VF	VERFIFY IN FIELD
INT	INTERIOR	W/	WITH
LAV	LAVATORY	WD	WOOD

PROJECT SUMMARY

THE GOALS OF THIS PROJECT IS TO FULLY RENOVATE AND RESTORE THIS NEGLECTED PROPERTY AT 204-206 FAYERWEATHER STREET IN ORDER TO REALIZE A NET-ZERO SINGLE-FAMILY RESIDENCE AND CONVERTING THE EXISTING GARAGE INTO AN ADDITIONAL DWELLING UNIT (ADU).

THE PROPOSED RENOVATIONS INCLUDE: A NEW FOUNDATION, A SMALL INFILL AT SOUTHWEST CORNER (REAR) AND AT THE EAST SIDE ELEVATION (DRIVEWAY SIDE), EXPANSION OF THE THIRD FLOOR, NEW FENESTRATION, NEW EXTERIOR AND INTERIOR FINISHES, AND NEW MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.

ZONING SUMMARY

City of Cambridge: Parcel ID# 21497
Zoning District: Residence – Zone B
Historic District: Historic Demolition Review

Regulations	Allowed	Existing	Proposed
Min. Lot Area	5,000 SF	4,718 SF**	NO CHANGE
Min. Lot Width	50 FT	45.78 FT**	NO CHANGE
Min. Front Setback	15 FT	10.42 FT¹**	NO CHANGE
Min. Side Setback-1	7.5 FT	5.70 FT**	NO CHANGE
Min. Side Setback-2	7.5 FT	13.60 FT	8.1 FT¹
Min. Rear Setback	25 FT	34.58 FT¹	NO CHANGE
Building Height	35 FT	29.67 FT	34.85¹
Open Space	40%	33%¹	48%¹
Parking Spaces	1/DU	2	1
FAR	.50	.638**	.800**

Gross Floor Area (Based on provided dwgs)

First Floor	1,381 SF	1,490 SF
Second Floor	1,381 SF	1,394 SF
Third Floor (>5')	250 SF	891 SF

Total	3,012 SF	3,775 SF
Garage /ADU (Not included)	(430 SF)	430 SF
Total	3,012 SF	4,205 SF

Key
**= area of non-conformity
¹ = verify with surveyor

APPLICABLE CODES & REGULATIONS

780 CMR (BUILDING CODE) 2015 IRC W/ MA AMENDMENTS
ENERGY CODE 2015 IECC/ASHRAE 90.1-2013 W/ MA AMENDMENTS
PLUMBING CODE 248 CMR
FIRE CODE 527 CMR 1.00 (2015 NFPA 1 W/ MA AMENDMENTS)
ELECTRICAL CODE 527 CMR 12.00 (2020 NFPA 70 W/ MA AMENDMENTS)
SPRINKLER STANDARD M.G.L. CH. 148 §26G AND 2013 NFPA 13
FIRE ALARM STANDARD 2013 NFPA 72

USE AND OCCUPANCY

USE GROUP R-3: RESIDENTIAL

TYPE OF CONSTRUCTION

CONSTRUCTION TYPE VB: UNPROTECTED WOOD FRAME CONSTRUCTION

FIRE PROTECTION SYSTEM

(N/A)

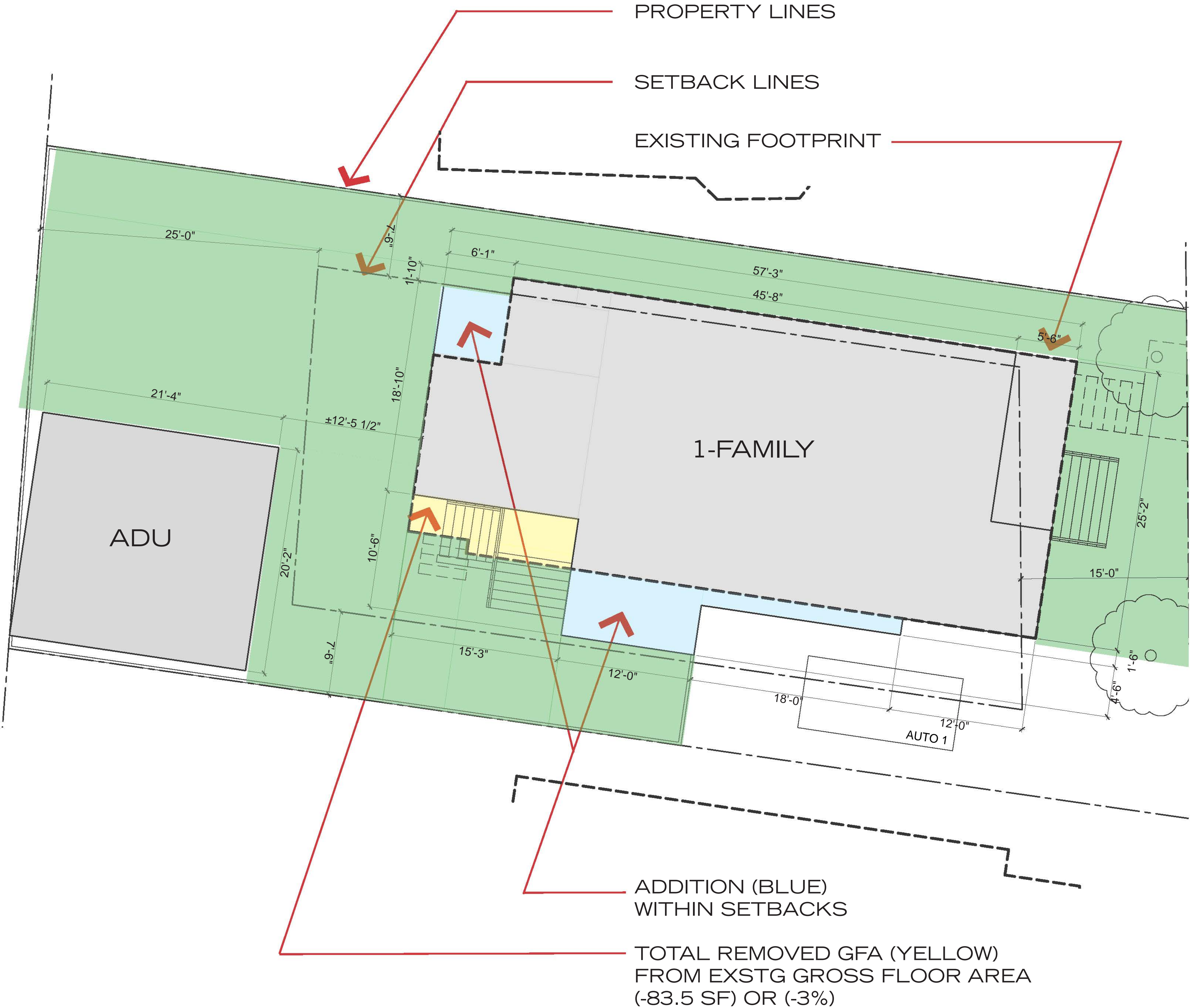
FIRE RESISTANT RATING REQUIREMENTS

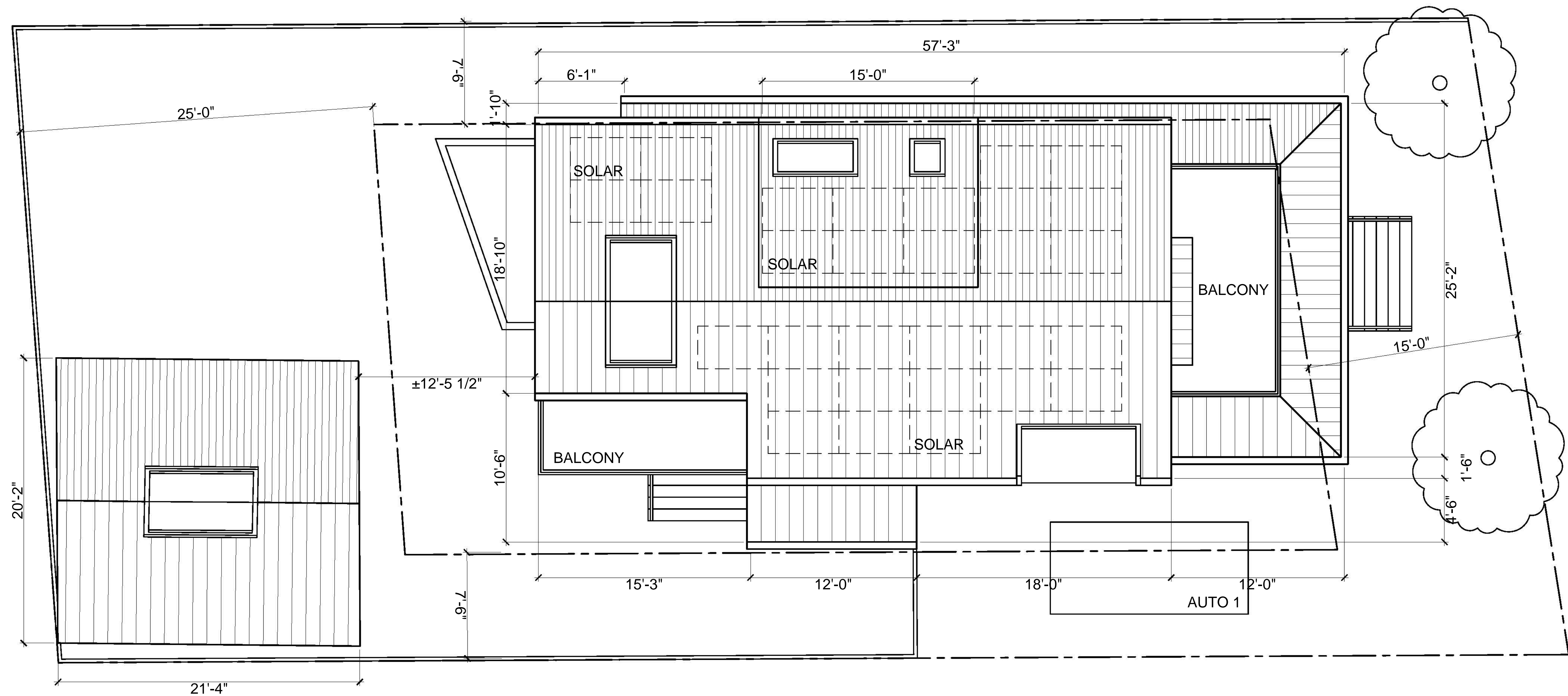
STRUCTURAL ELEMENTS	(IBC TABLE 601, 602, & 706.4)
PARTY WALLS	(N/A)
EXTERIOR WALLS (WITH FIRE SEPARATION DISTANCE X < 10')	1HR
BEARING INTERIOR WALLS AND PARTITIONS	0HR
NON-BEARING WALLS AND PARTITIONS	0HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0HR

ENERGY CONSERVATION REQUIREMENTS

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS
TABLE R406.4 MAXIMUM ENERGY RATING INDEX (2015 IECC ENERGY EFFICIENCY)
CLIMATE ZONE 5

FENESTRATION U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.55
GLAZED FENESTRATION SHGC	NR
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	20 OR 13+5
MASS WALL R-VALUE	13 / 17
FLOOR R-VALUE	30
BASEMENT WALL R-VALUE	15 / 19
SLAB R-VALUE & DEPTH	10 / 2FT
CRAWL SPACE WALL R-VALUE	15 / 19
ENERGY RATING INDEX	55







STREET ALIGNMENT



EXISTING CONDITIONS PHOTO



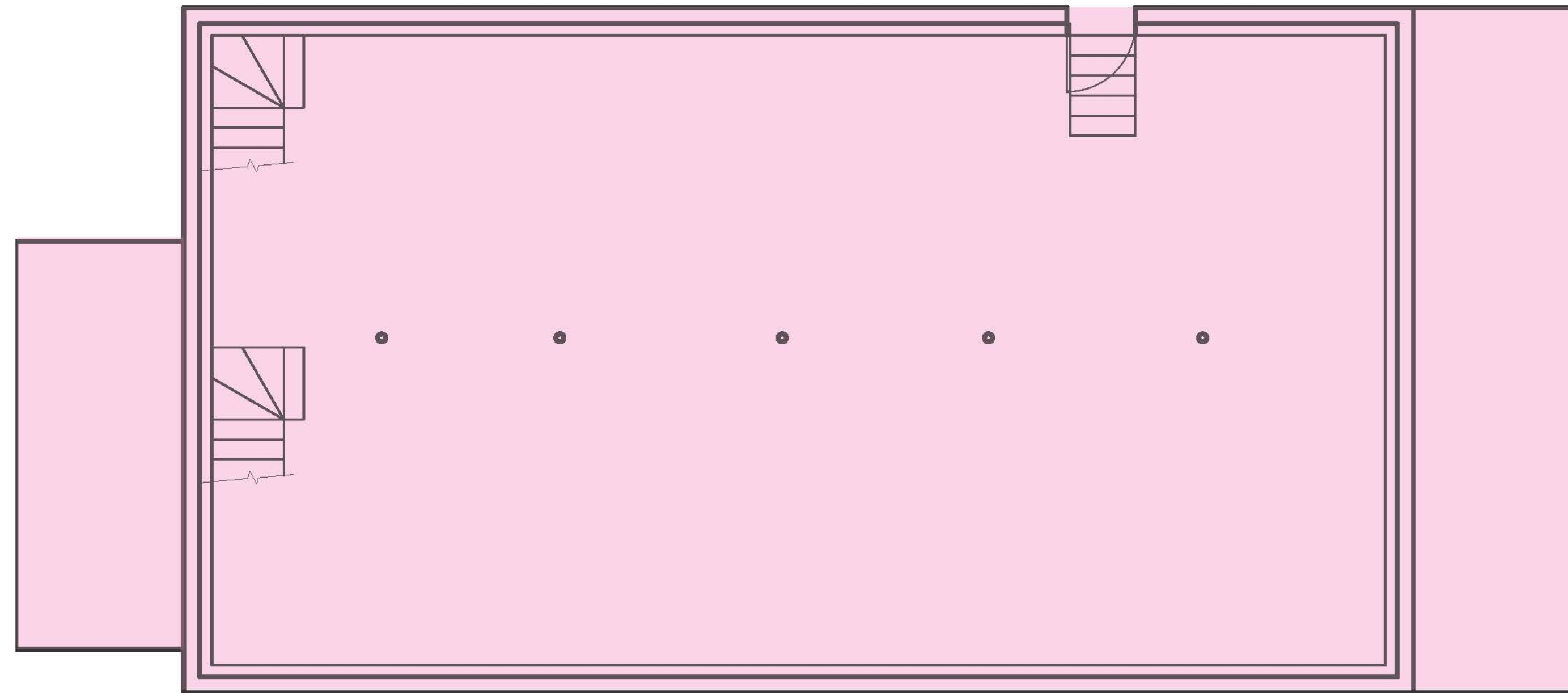
PROPOSED - NORTHEAST



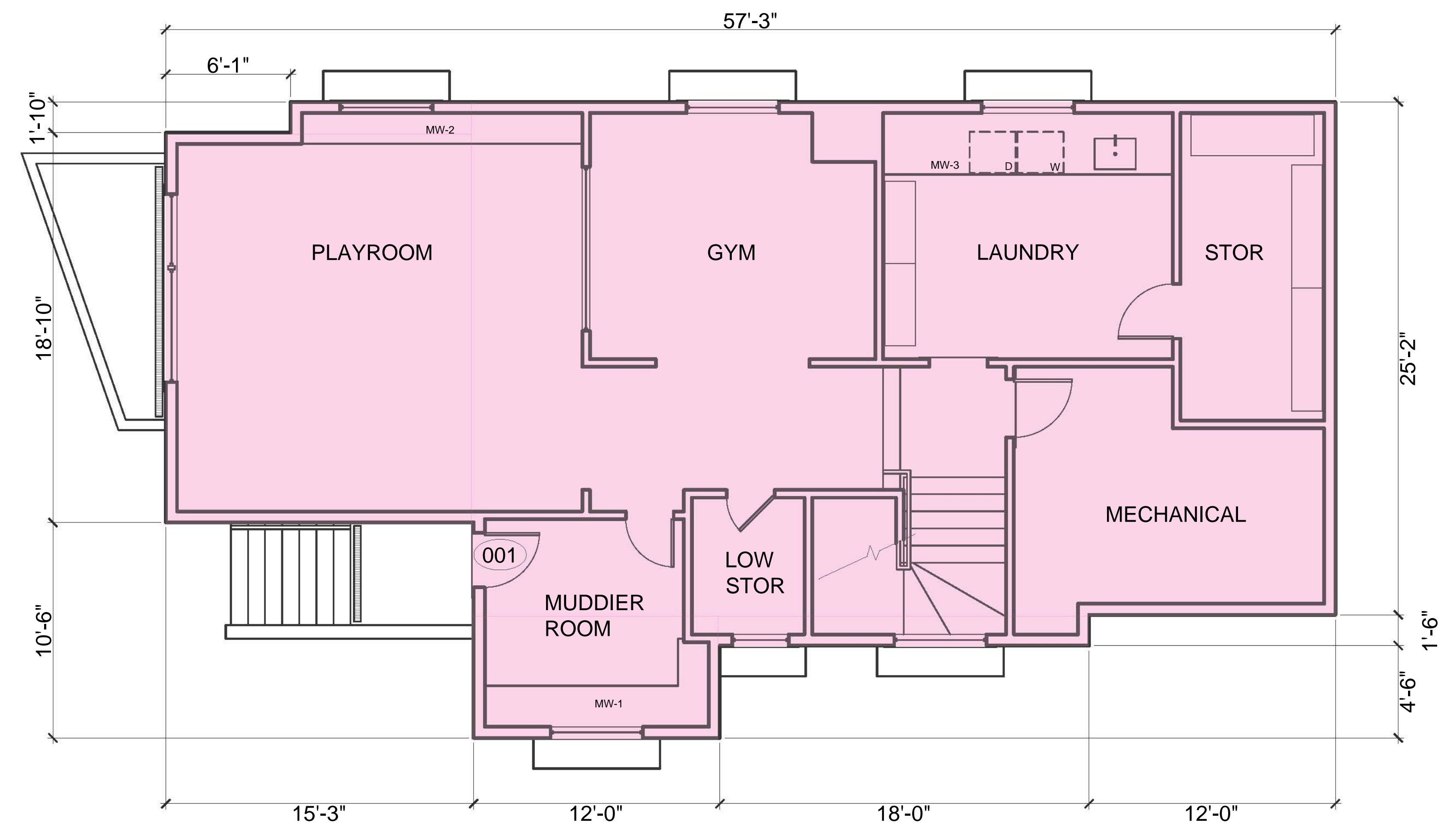
PROPOSED - NORTH



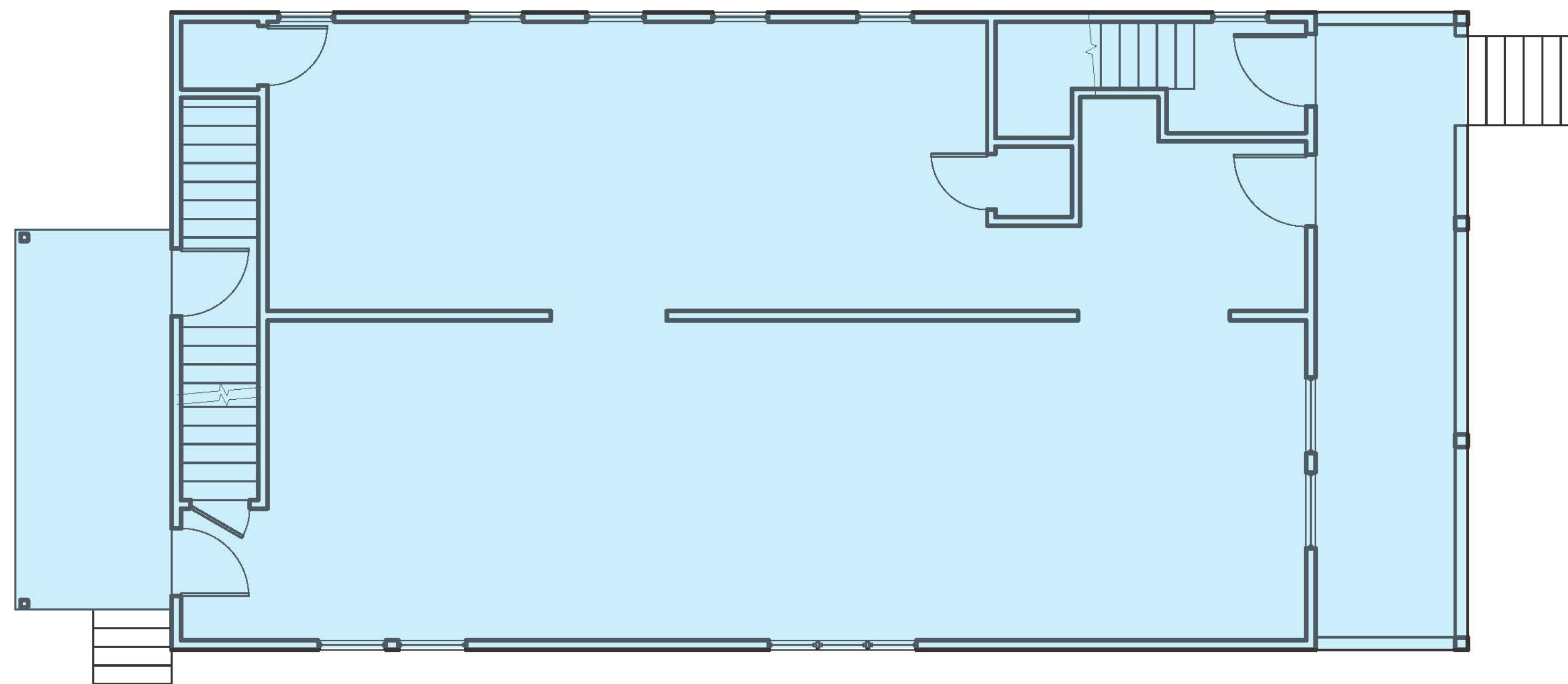
PROPOSED - NORTHWEST



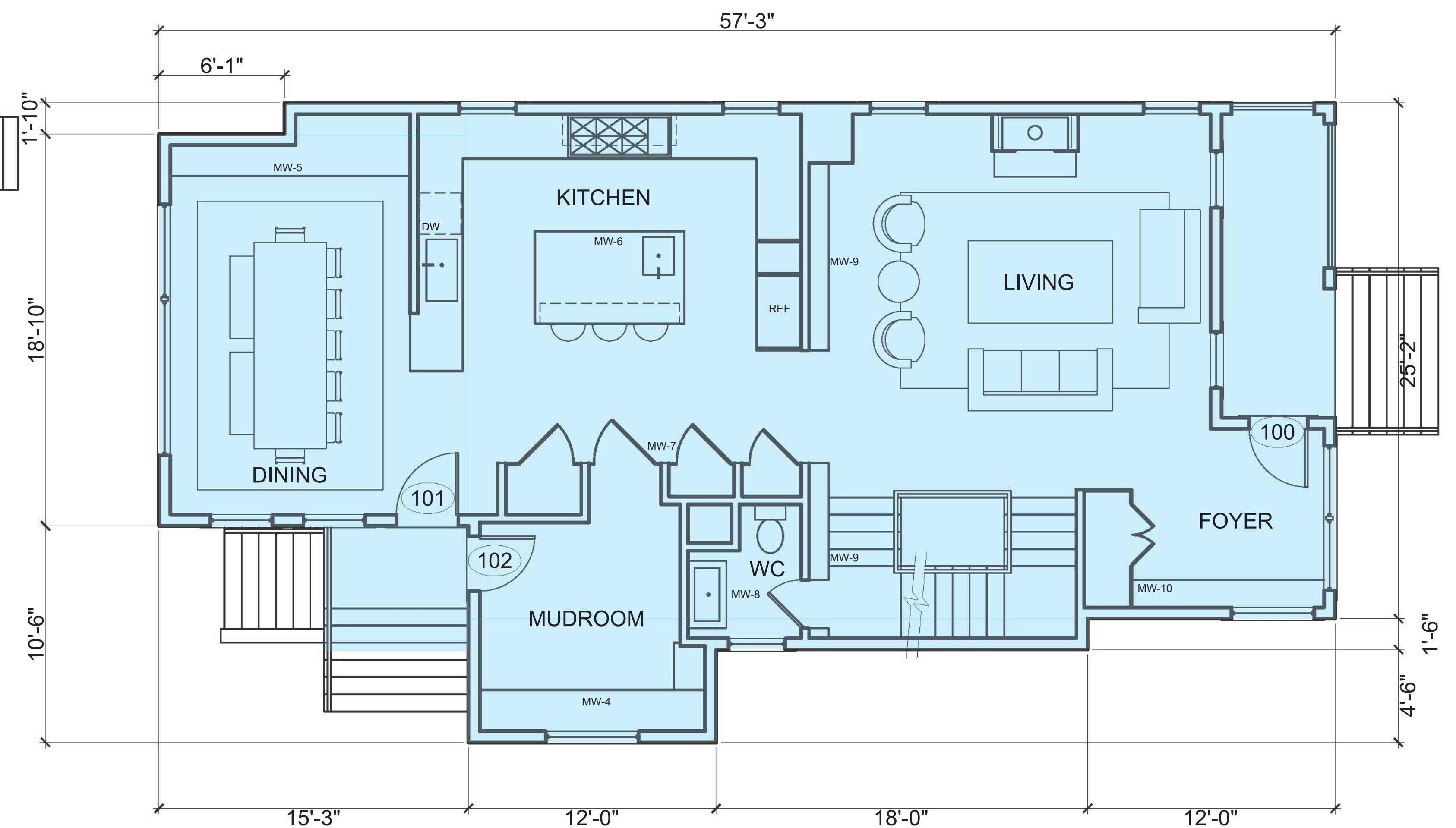
EXISTING - LOWER LEVEL



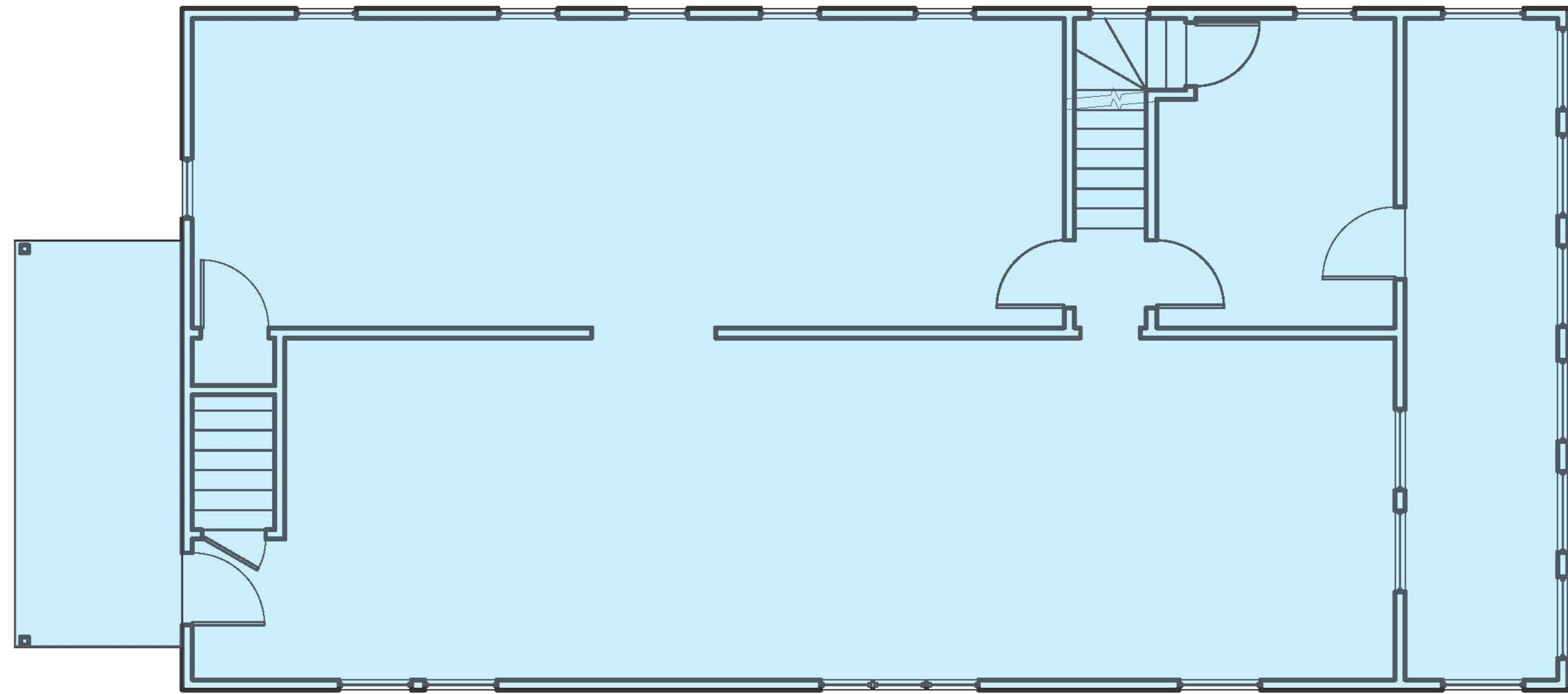
PROPOSED - LOWER LEVEL



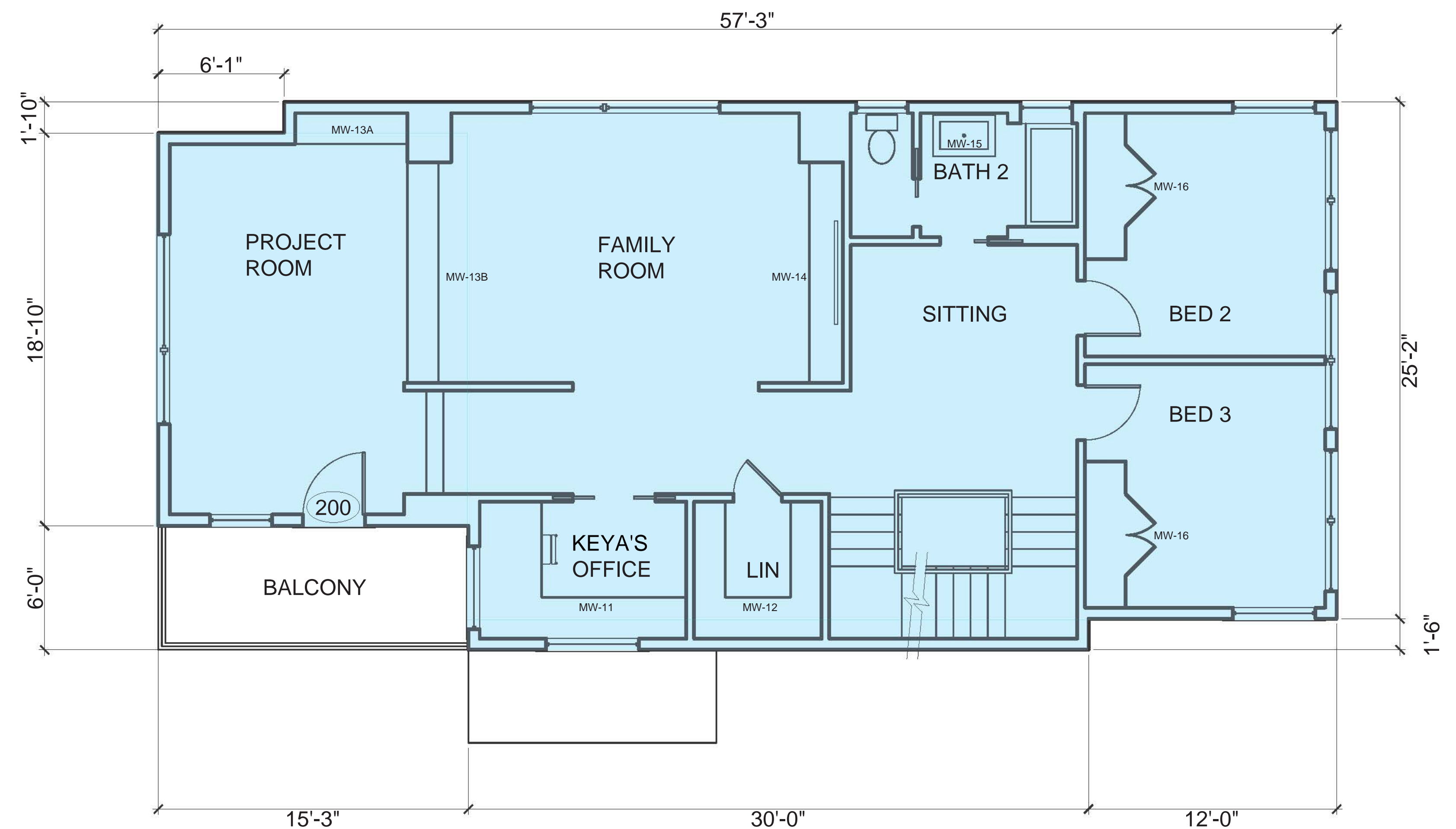
EXISTING - FIRST FLOOR



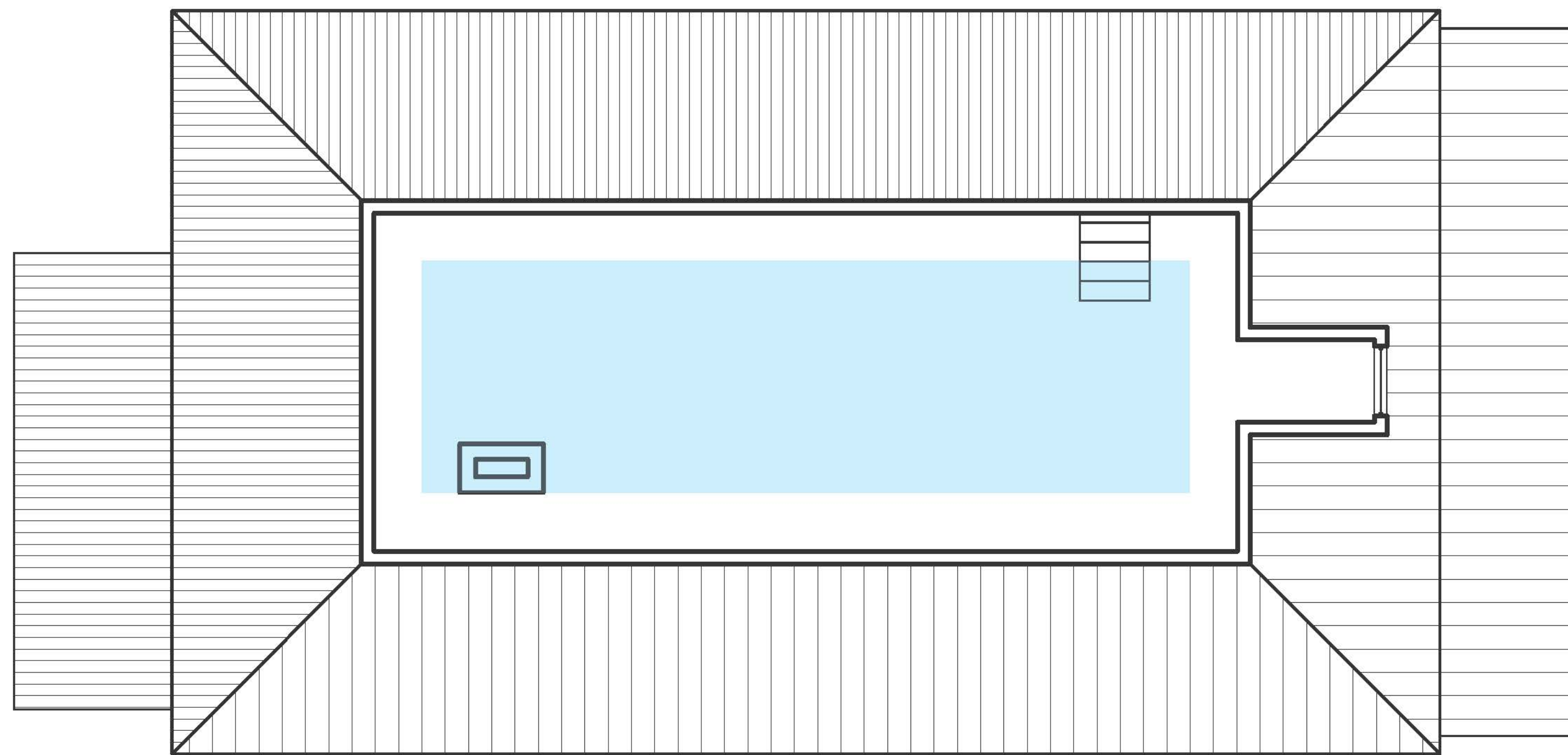
PROPOSED - FIRST FLOOR



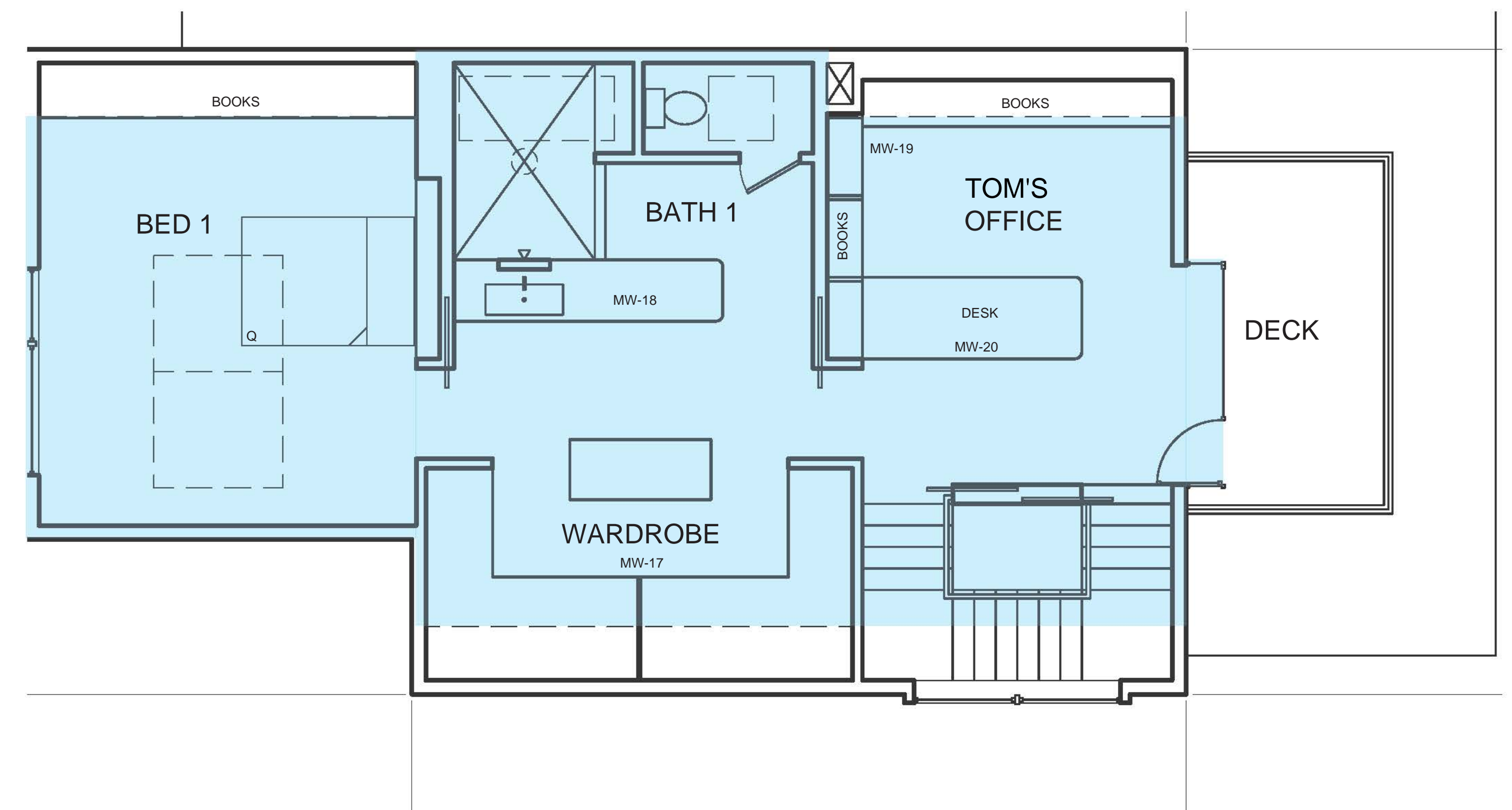
EXISTING - SECOND FLOOR



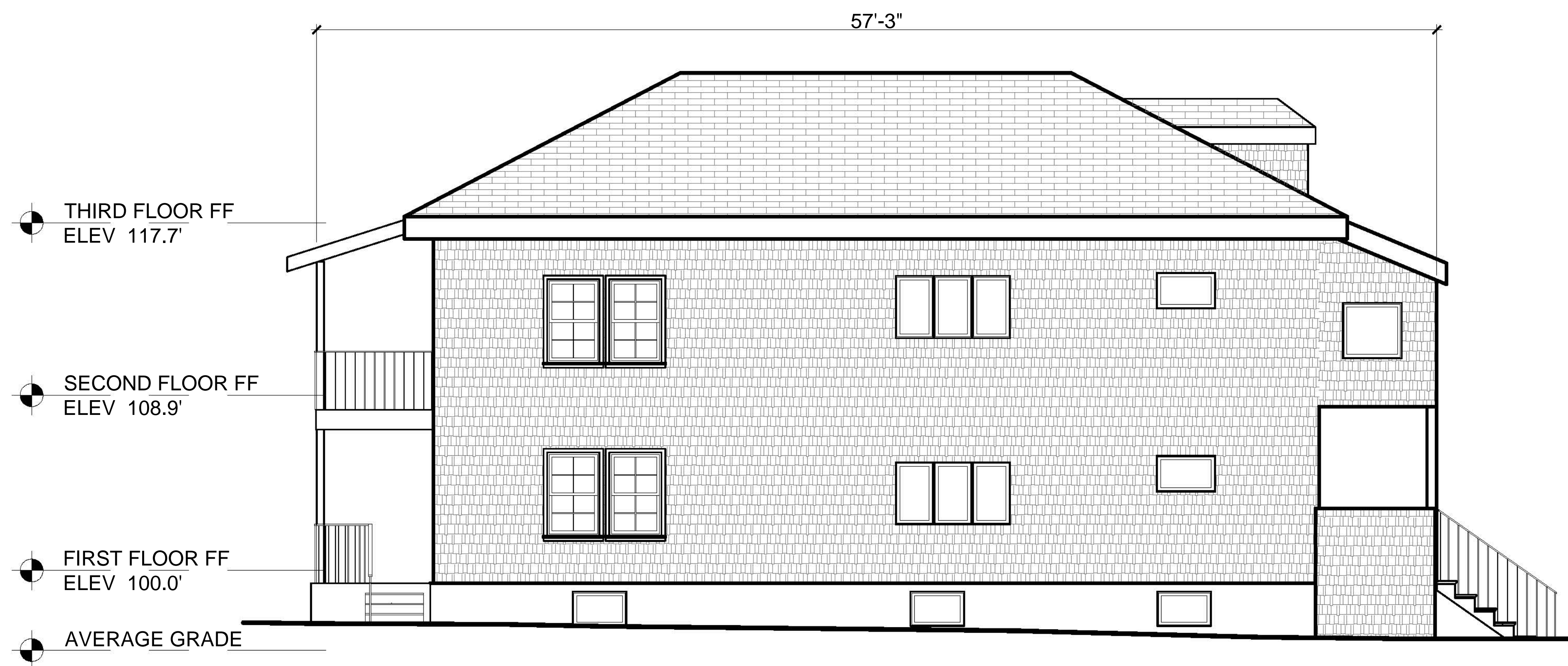
PROPOSED - SECOND FLOOR



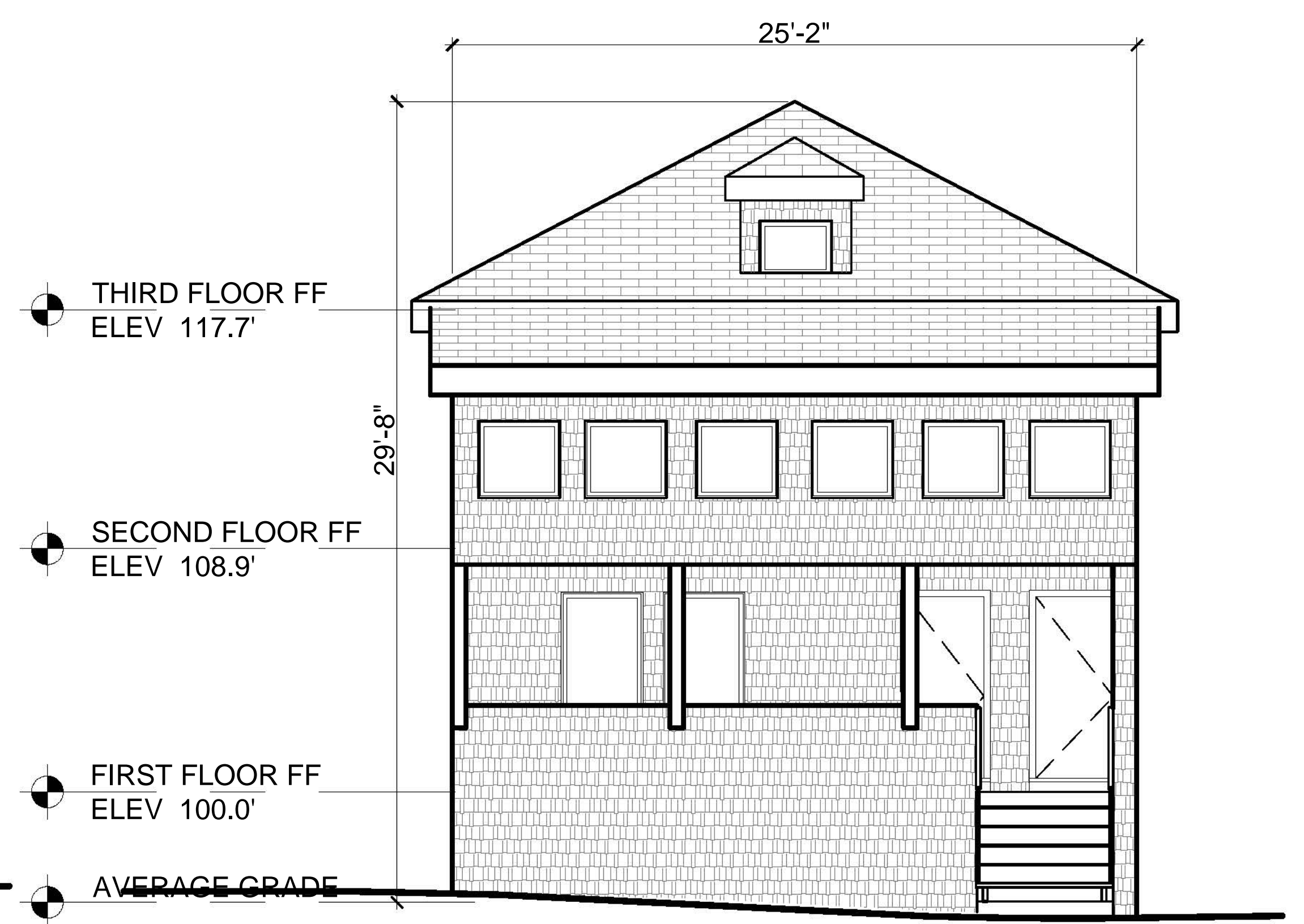
EXISTING - THIRD FLOOR



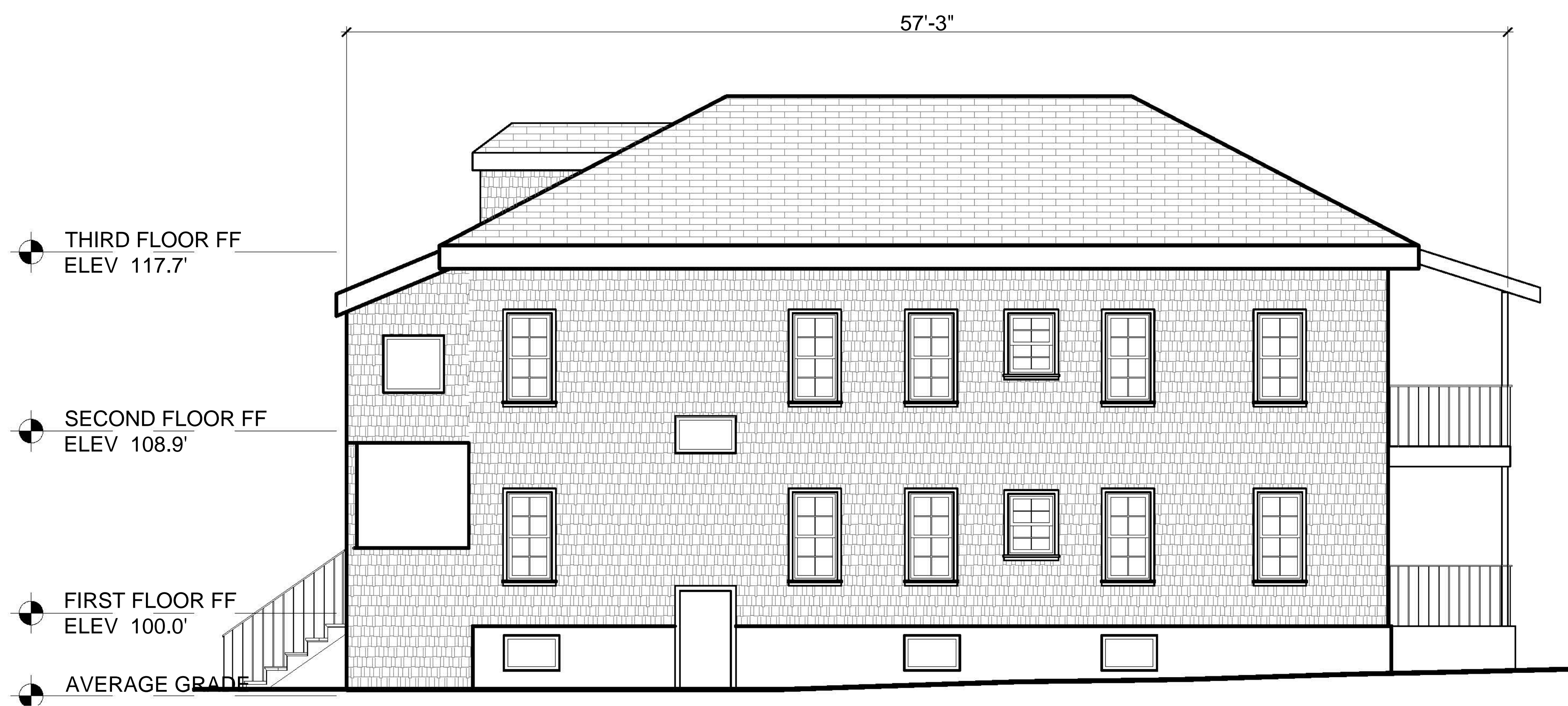
PROPOSED - THIRD FLOOR



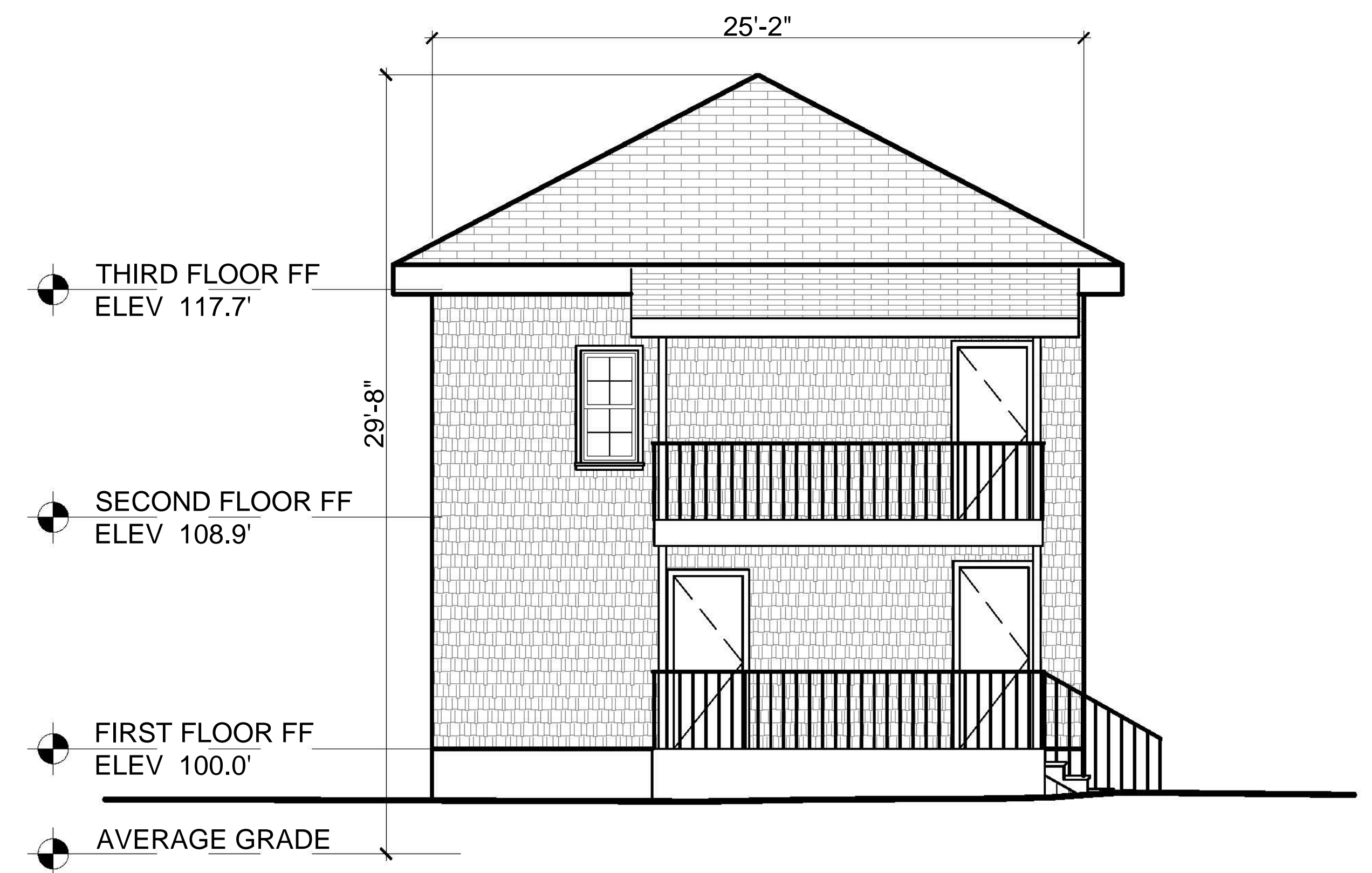
EXISTING - EAST ELEVATION



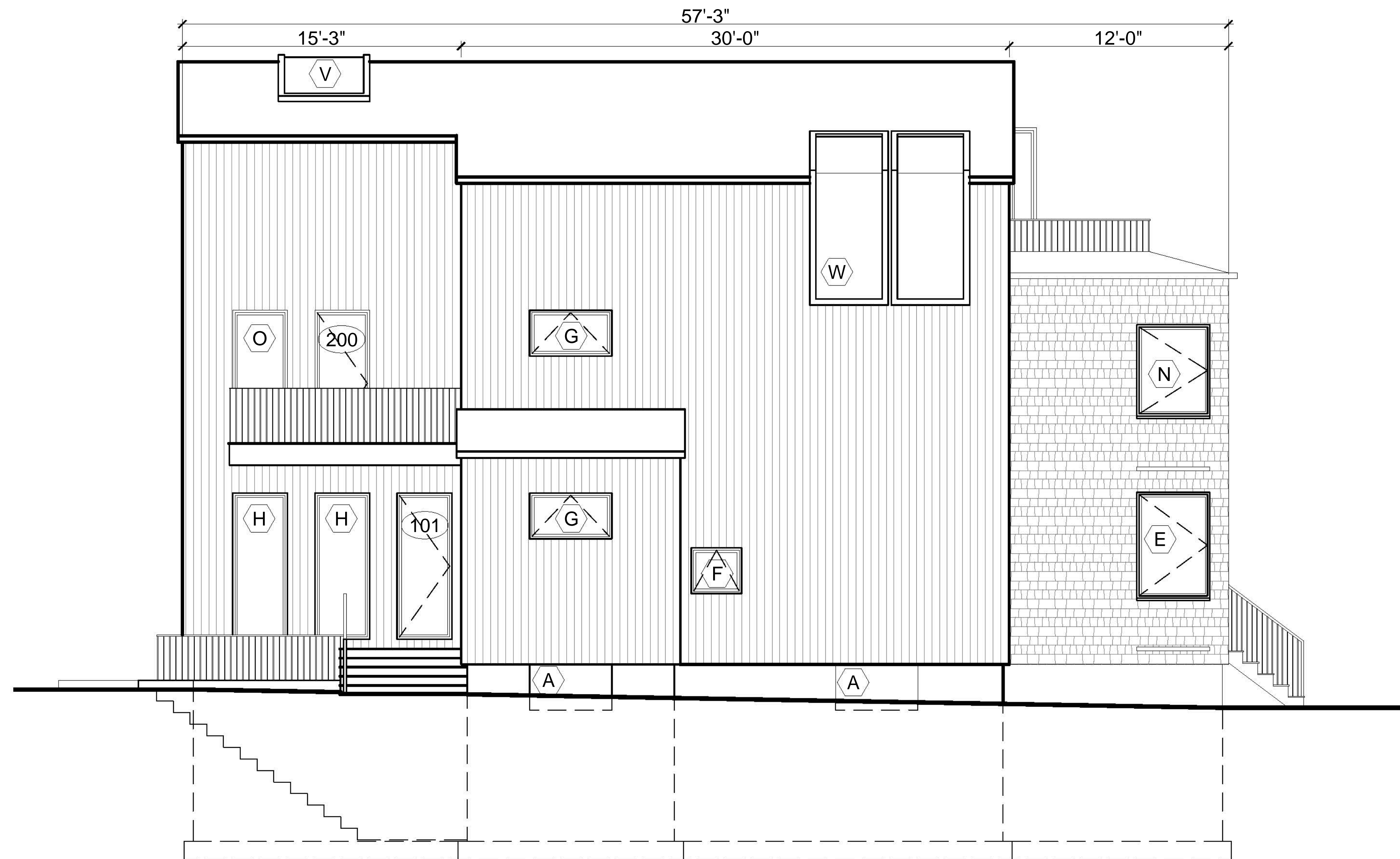
EXISTING - NORTH ELEVATION



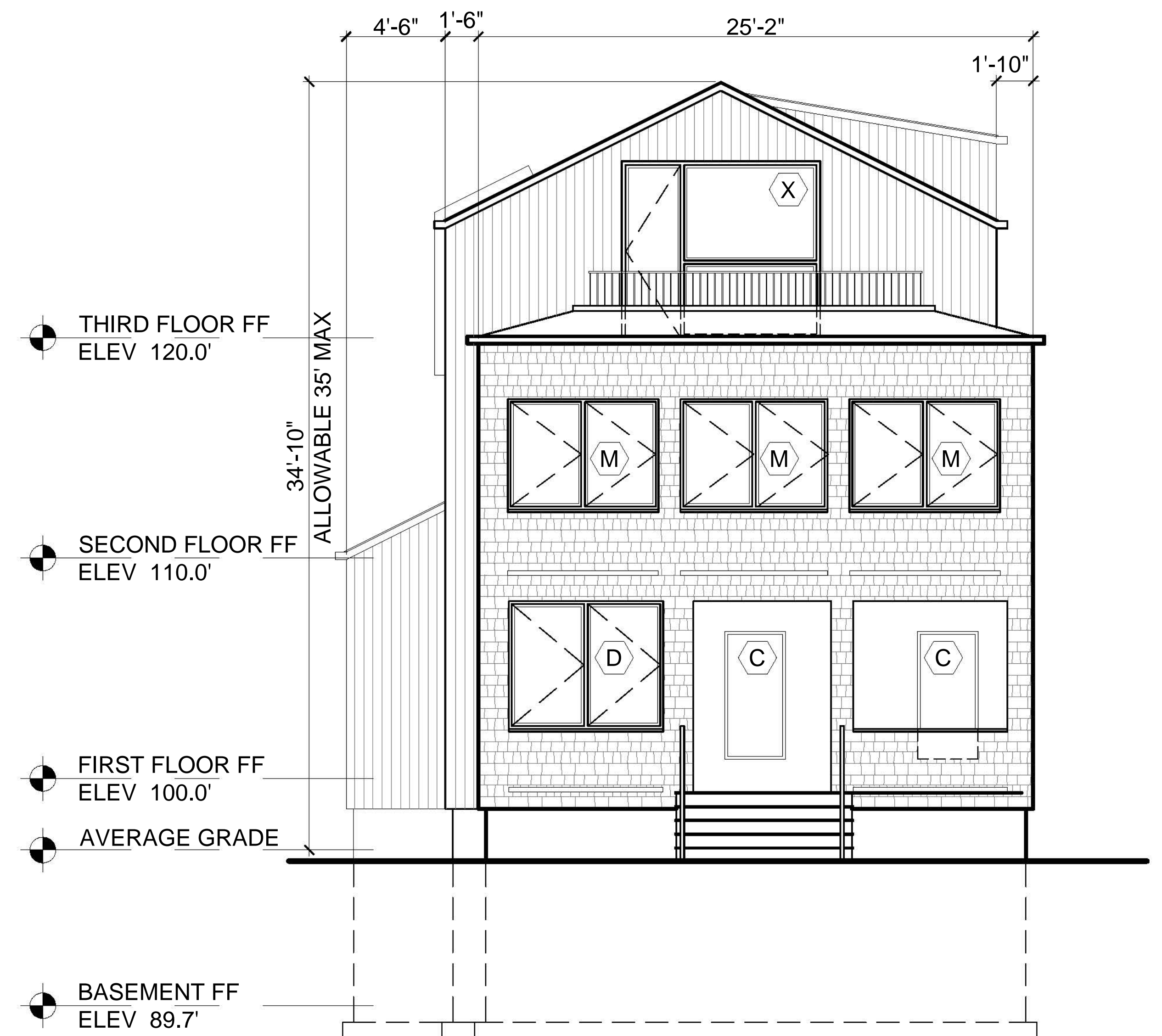
EXISTING - WEST ELEVATION



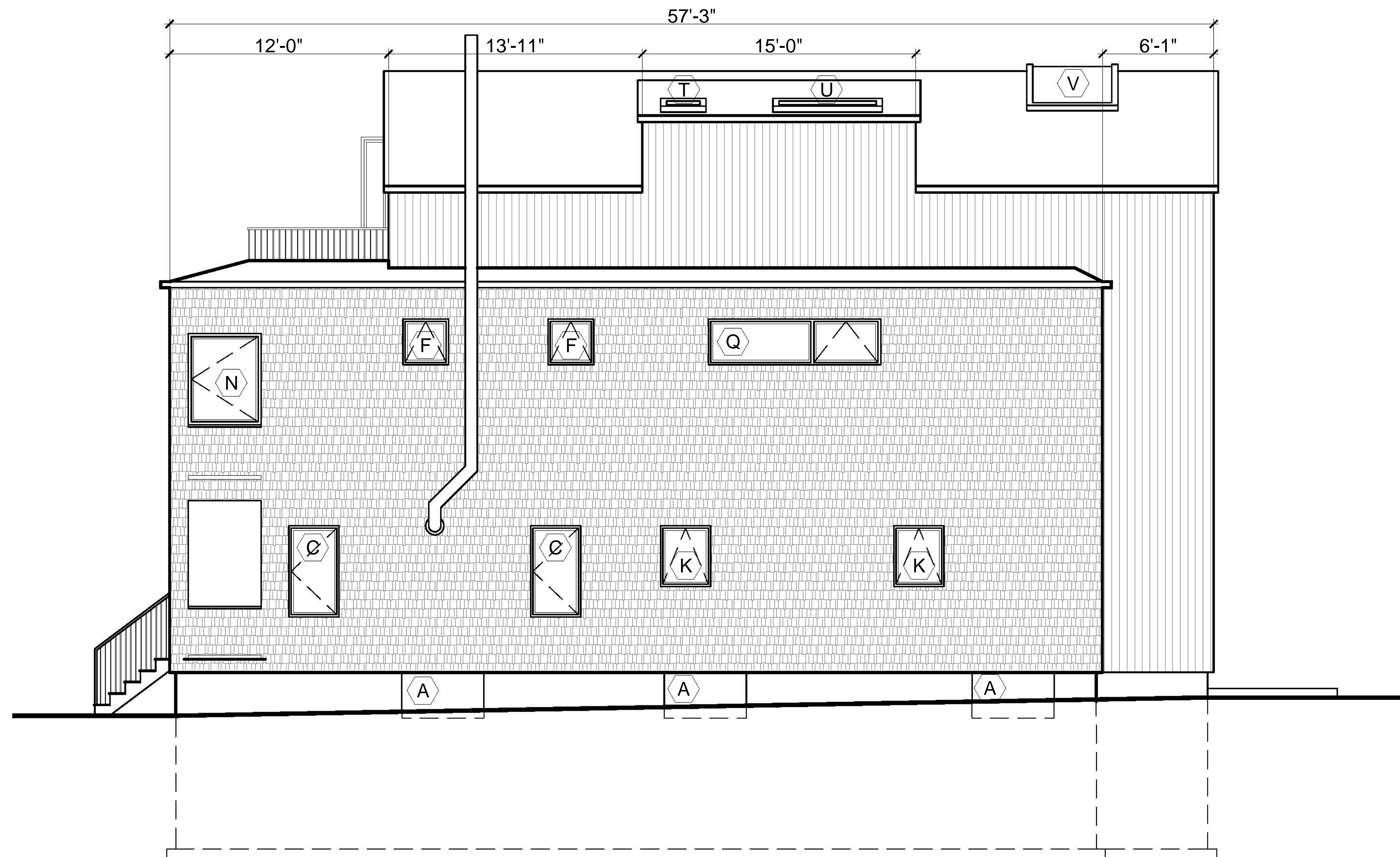
EXISTING - SOUTH ELEVATION



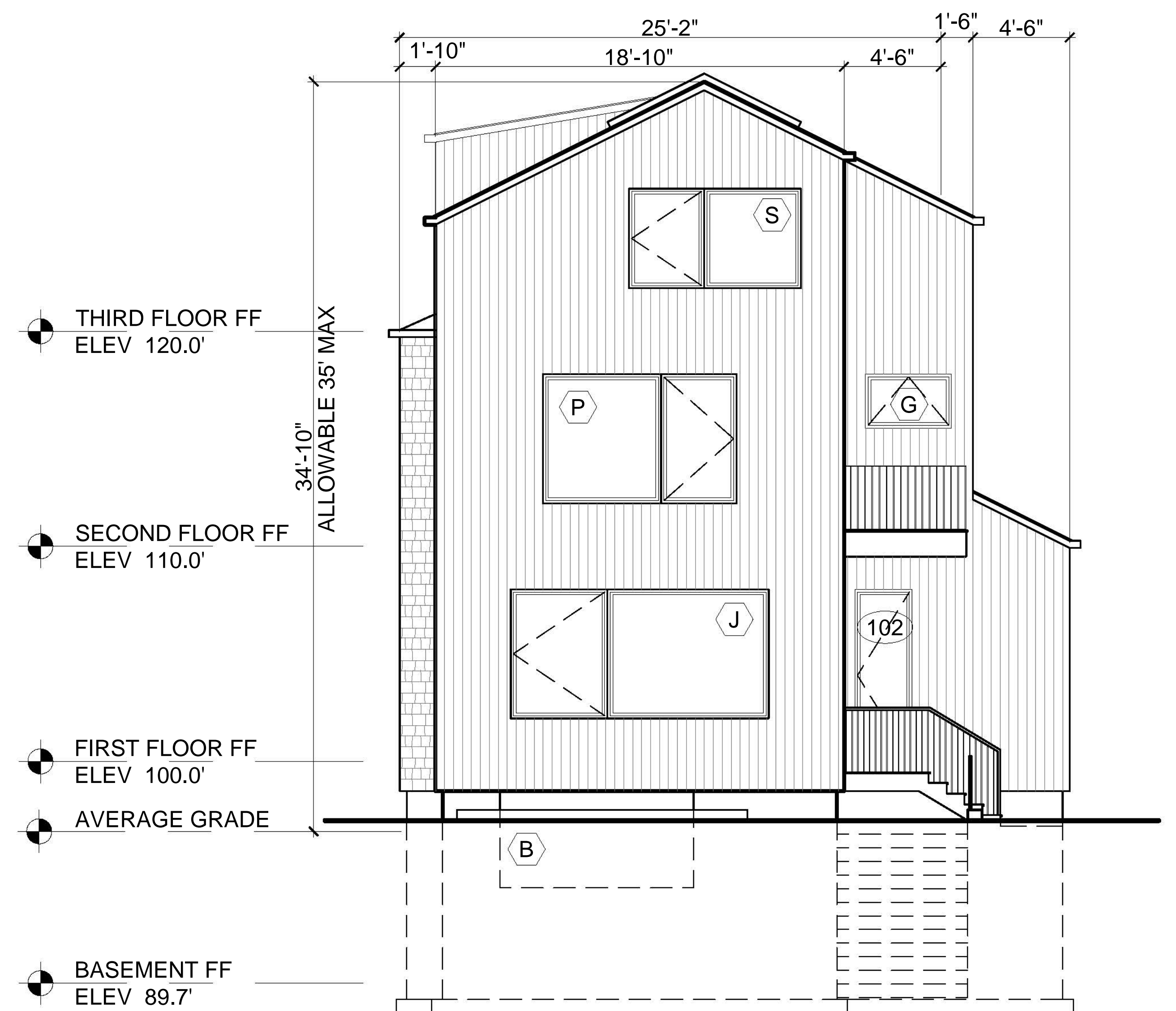
PROPOSED - EAST ELEVATION



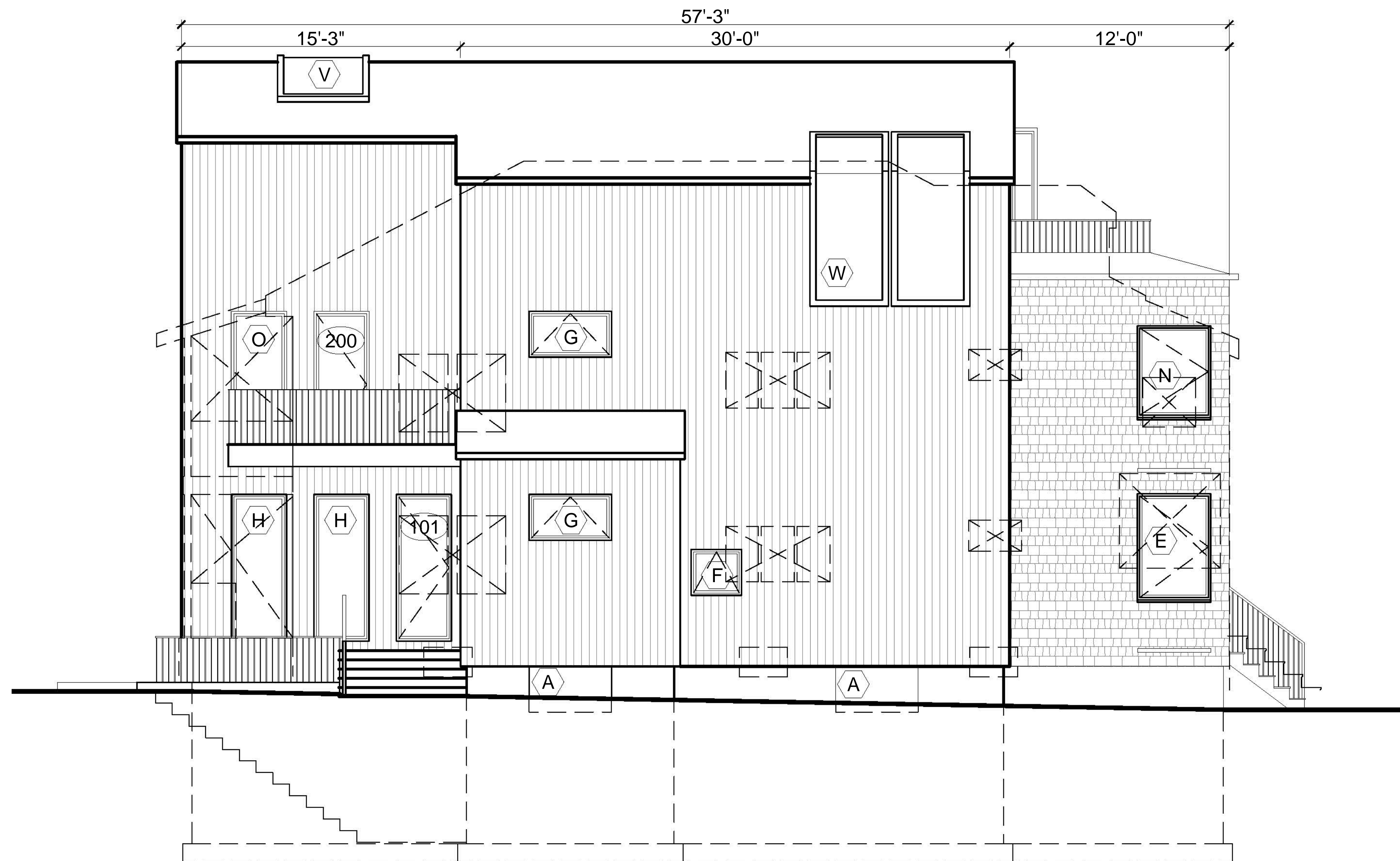
PROPOSED - NORTH ELEVATION



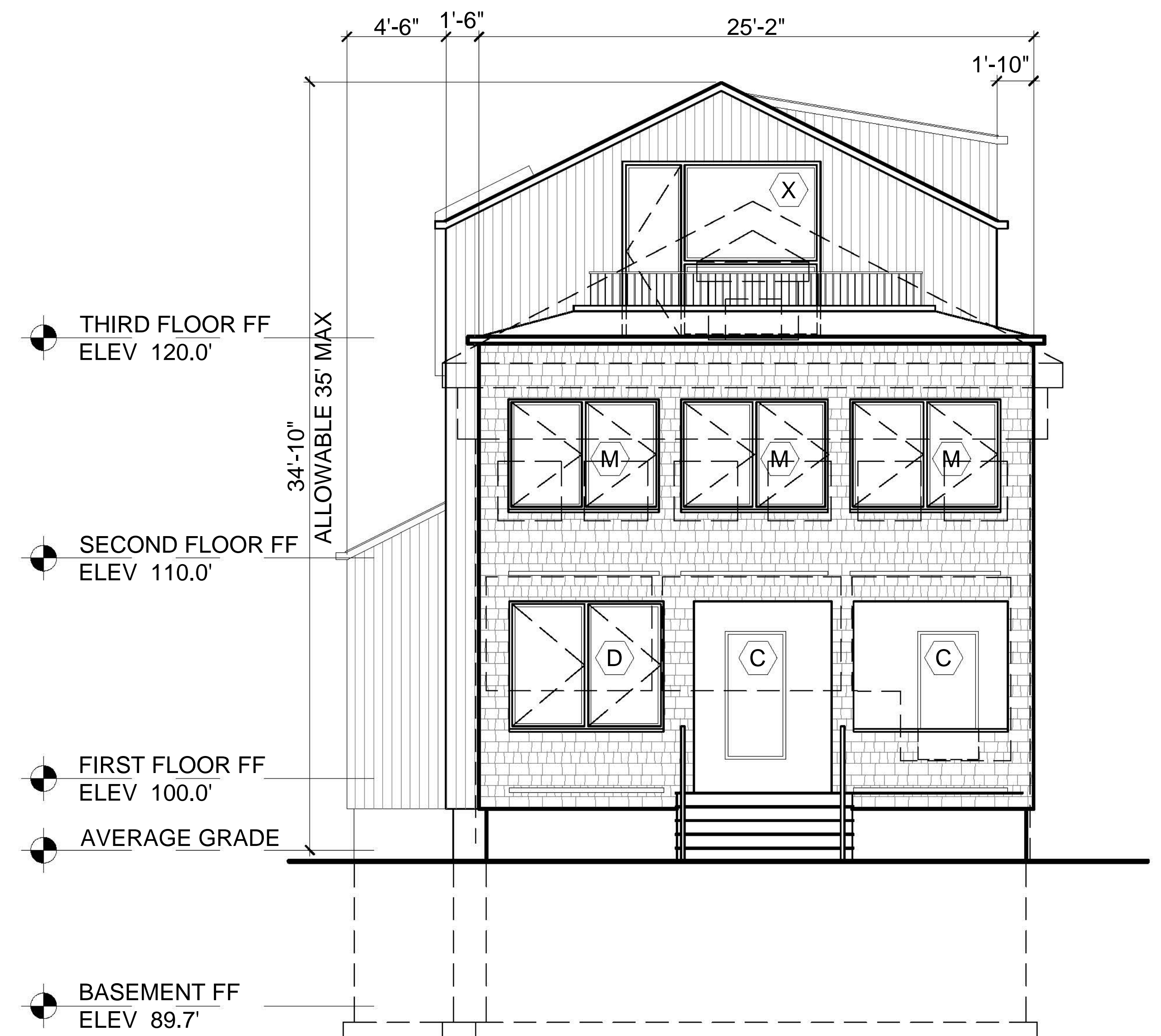
PROPOSED - WEST ELEVATION



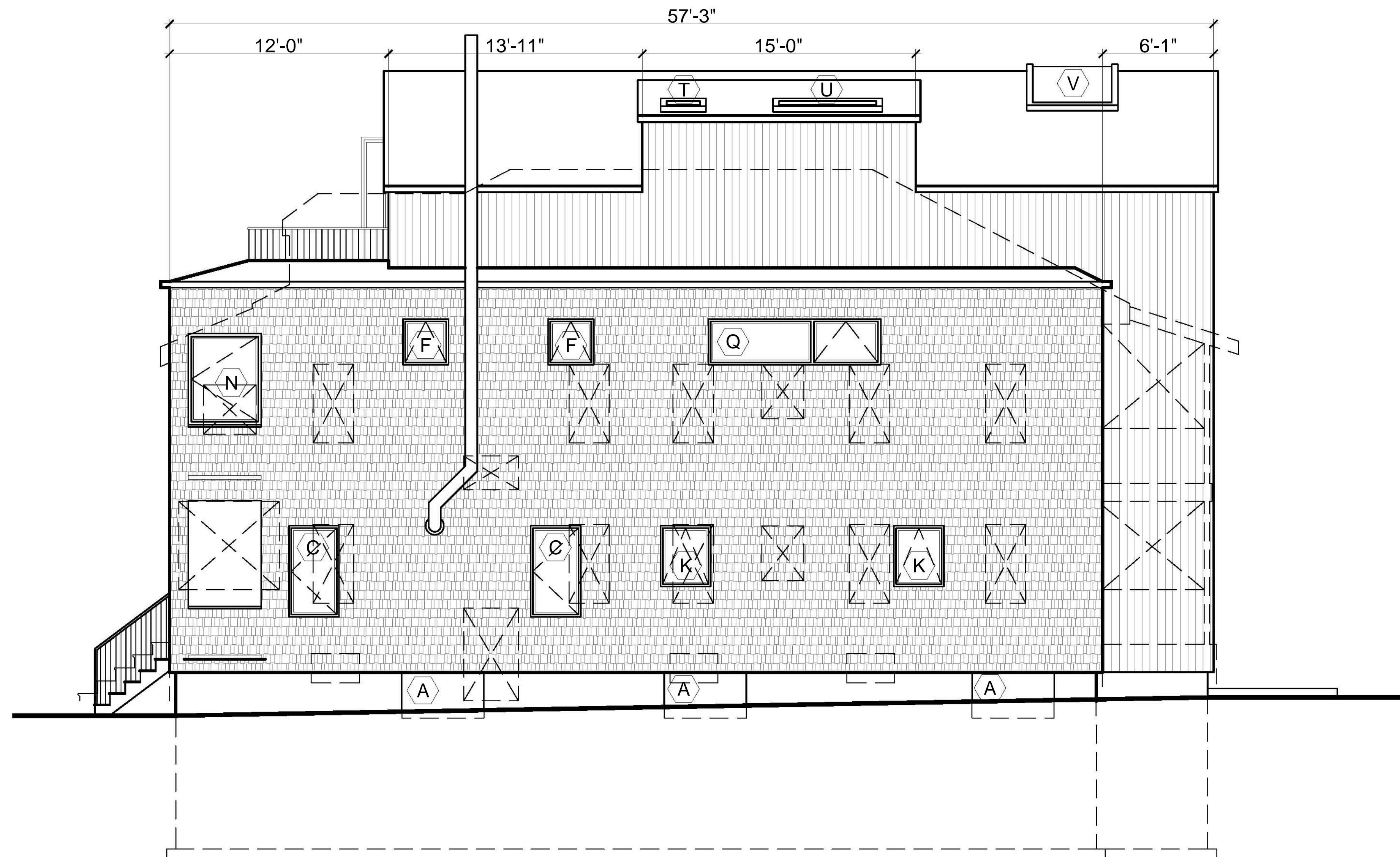
PROPOSED - SOUTH ELEVATION



OVERLAY - EAST ELEVATION



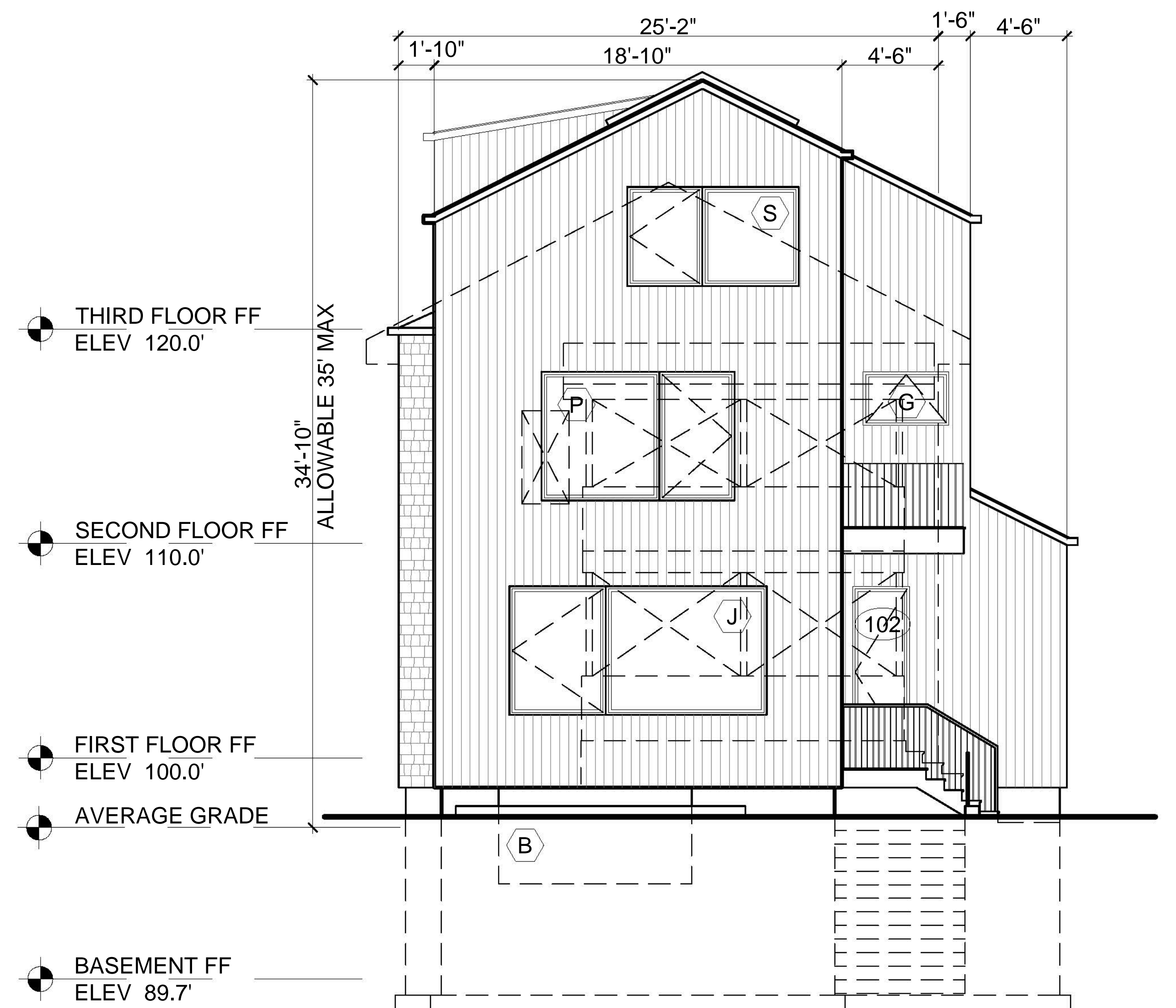
OVERLAY - NORTH ELEVATION



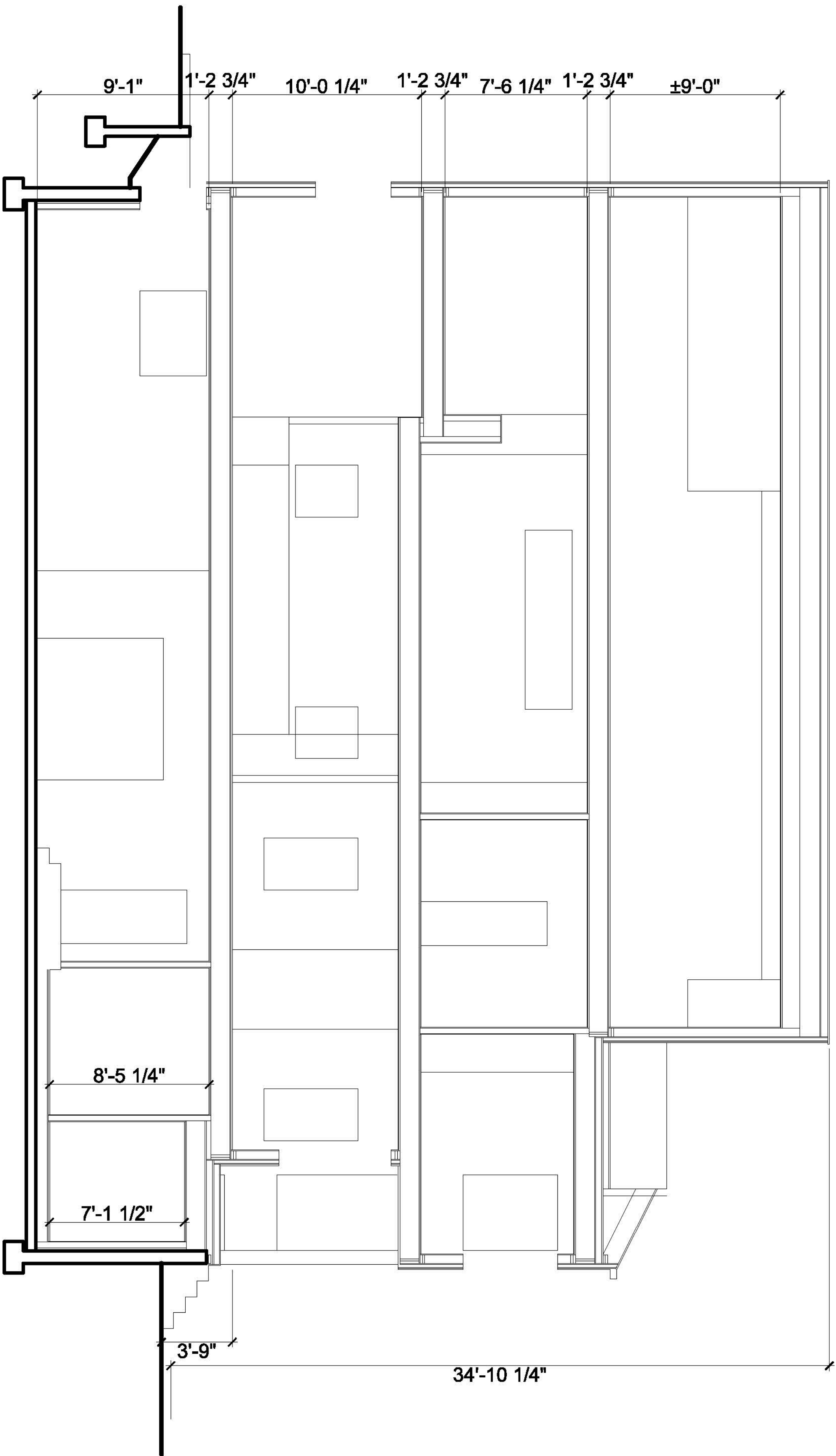
OVERLAY - WEST ELEVATION

FENESTRATION

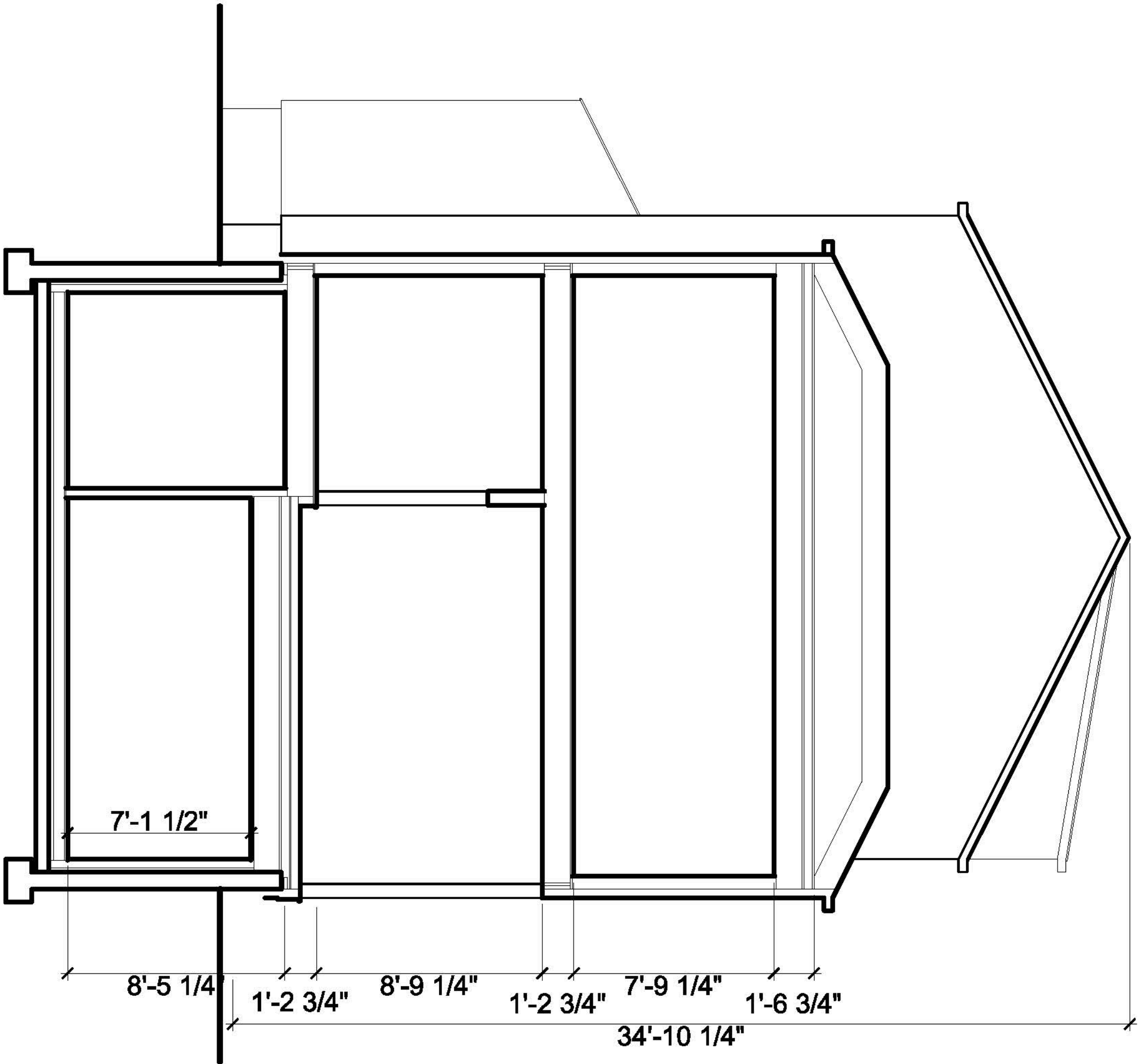
EXISTING = 193 SF
PROPOSED = 127 SF



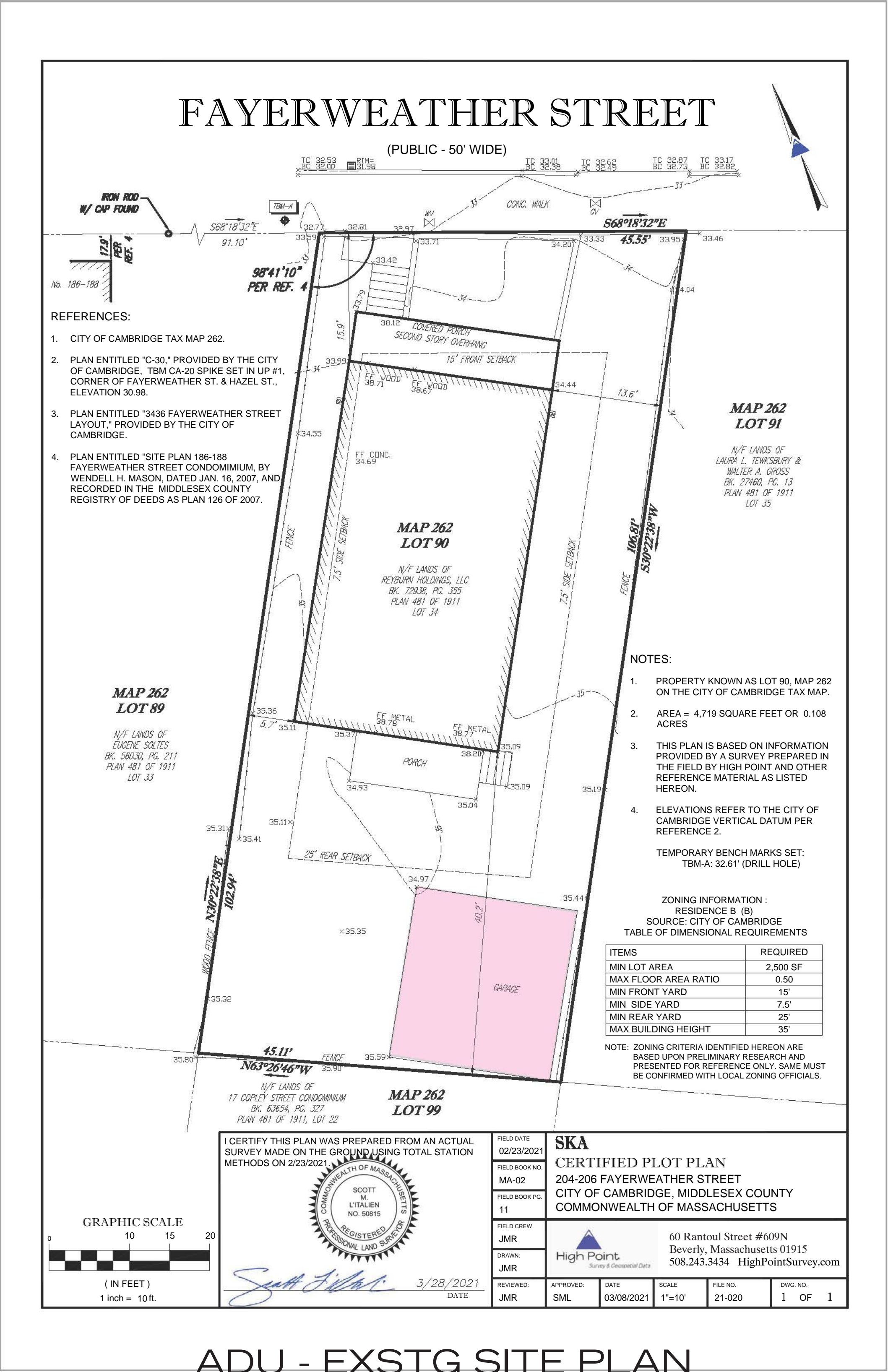
OVERLAY - SOUTH ELEVATION



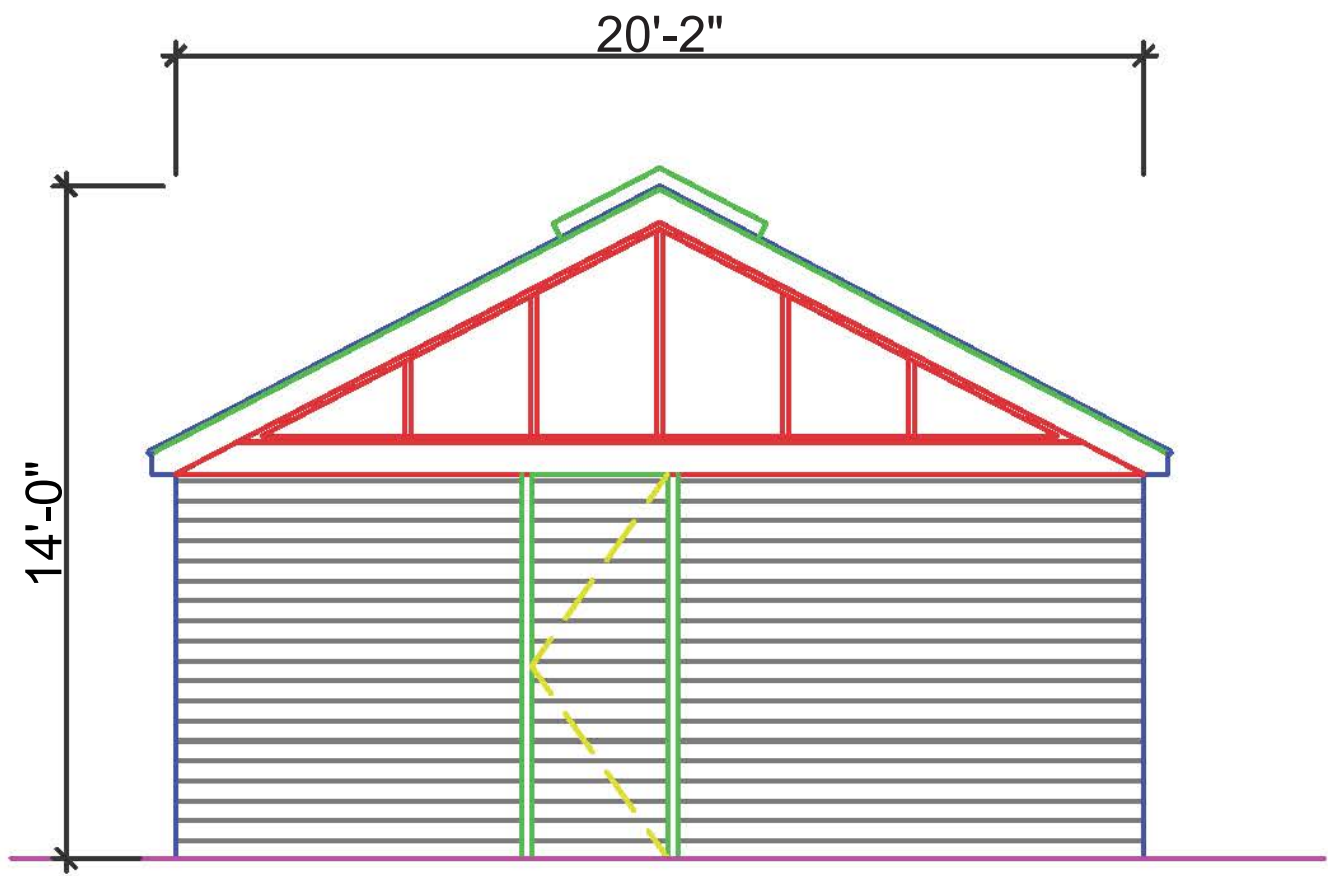
LONG SECTION



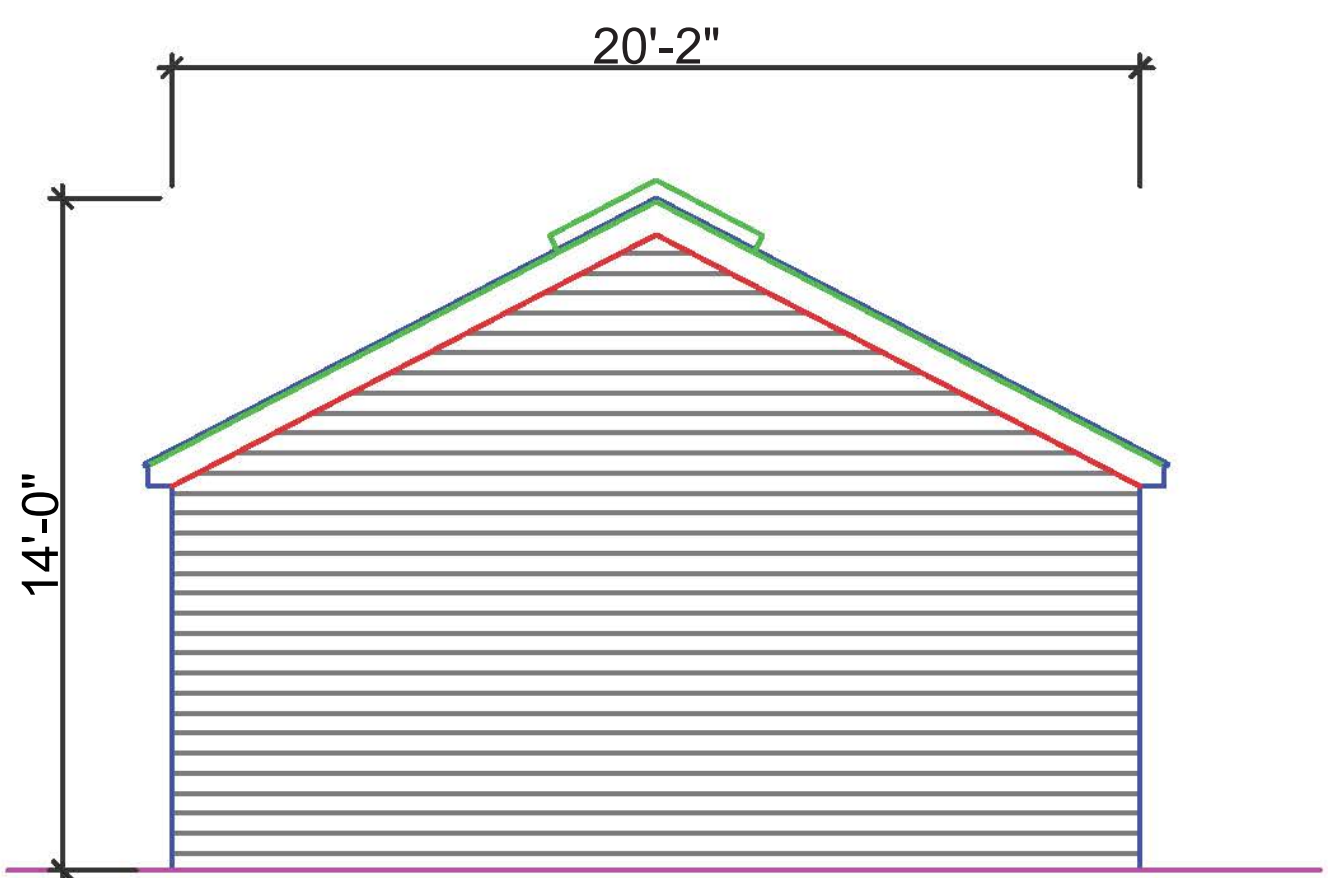
SHORT SECTION



ADU - EXSTG SITE PLAN



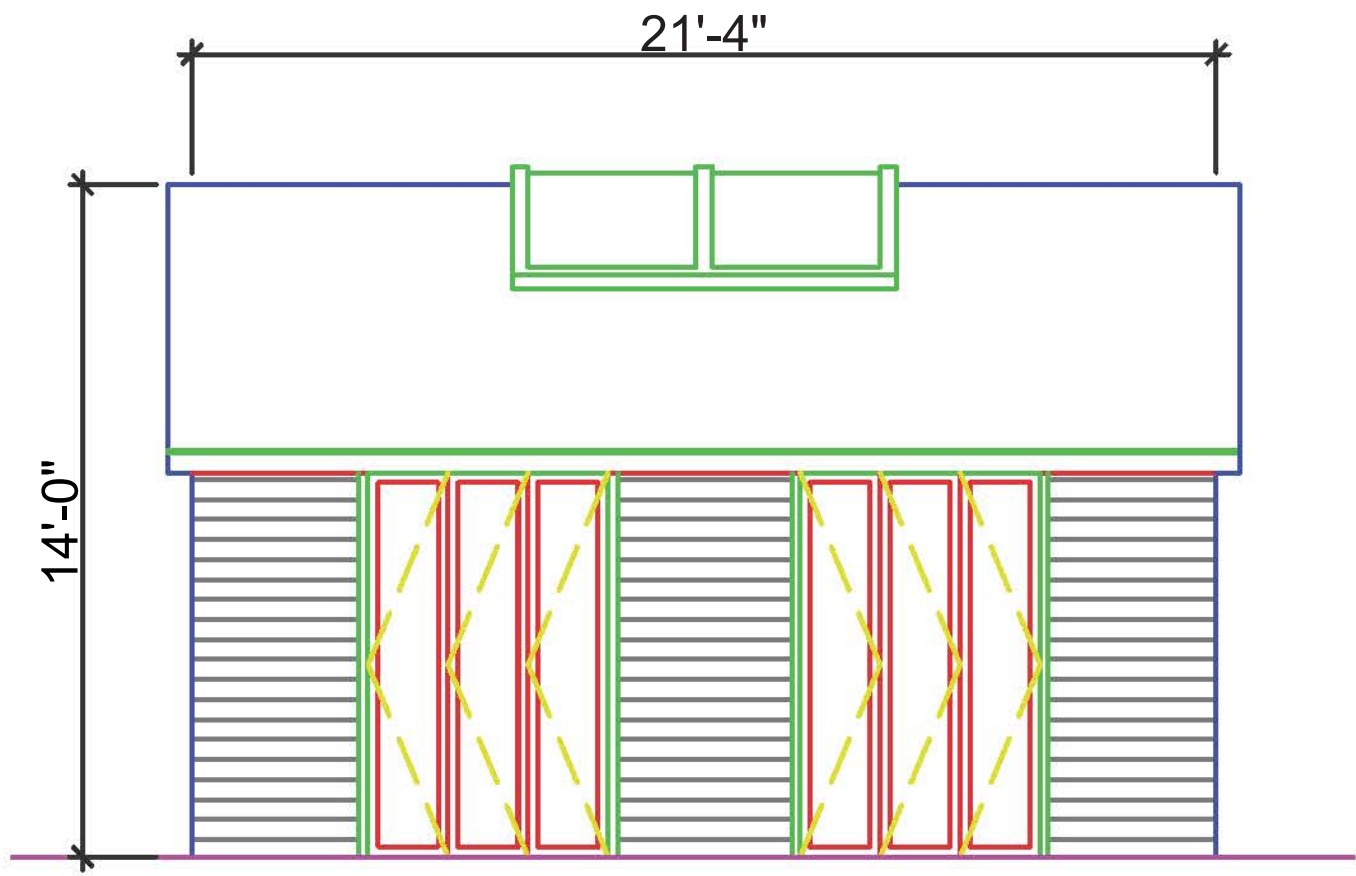
ADU - NORTH ELEV



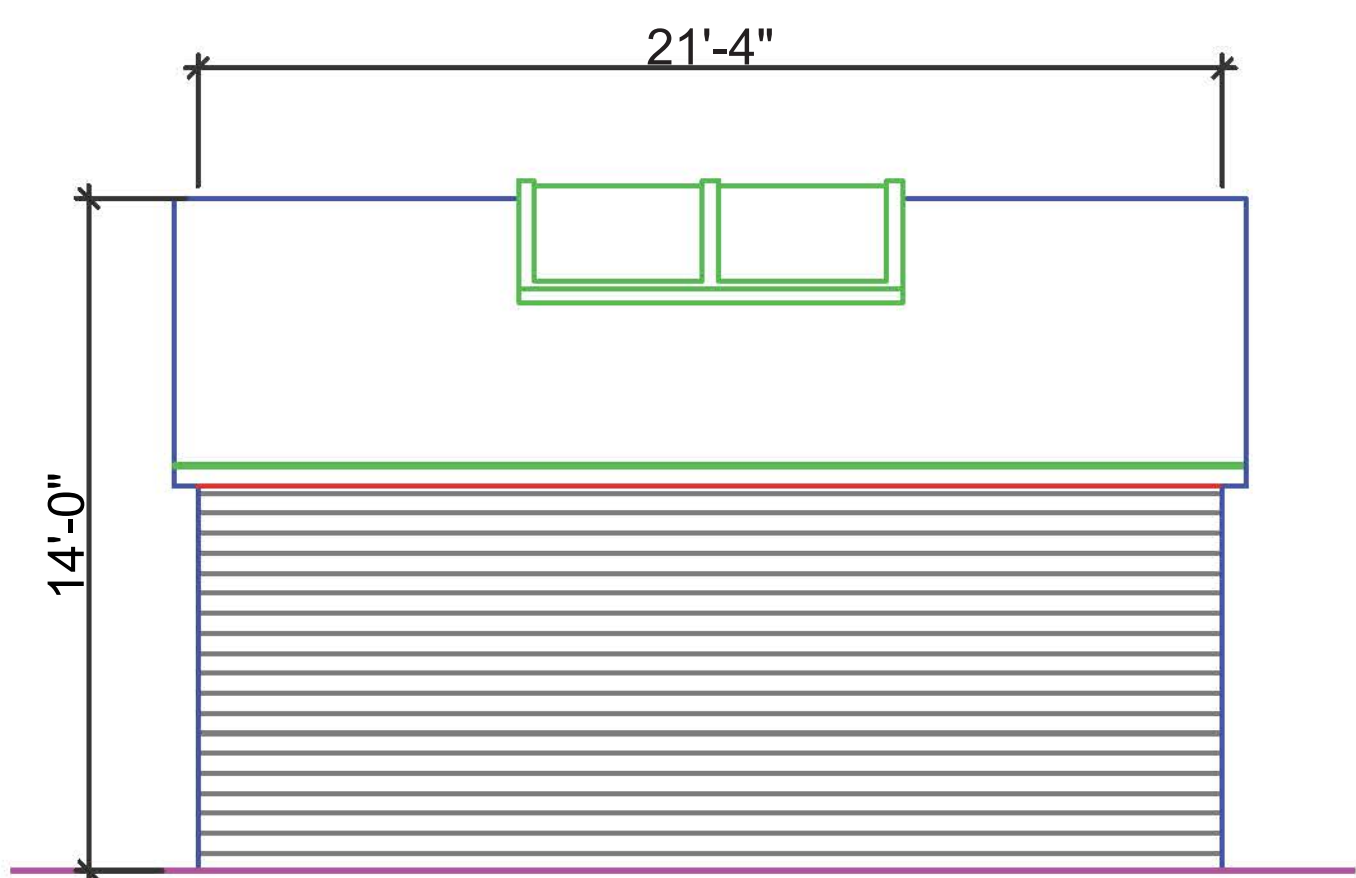
ADU - SOUTH ELEV



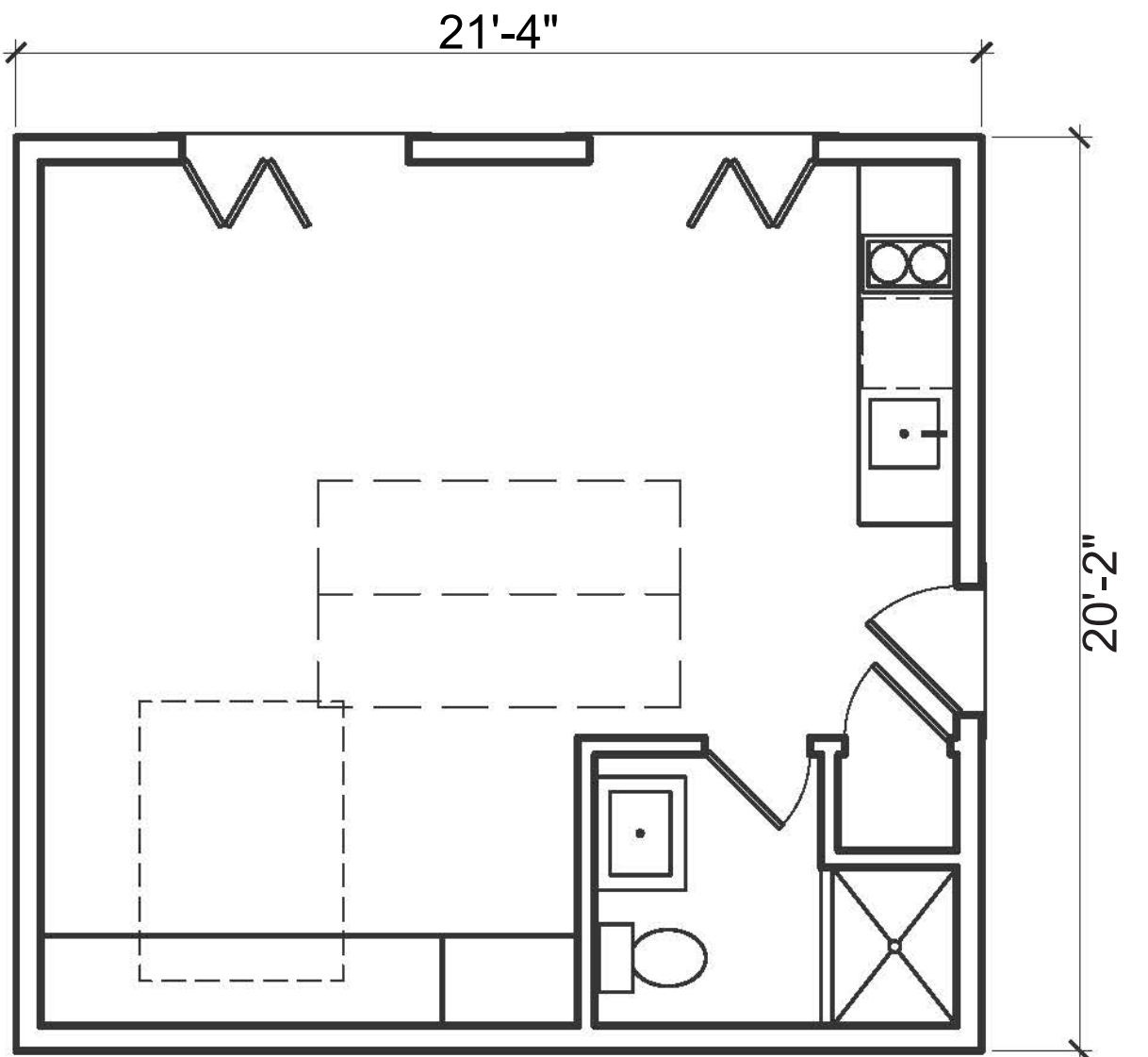
ADU - EXSTG CONDITIONS



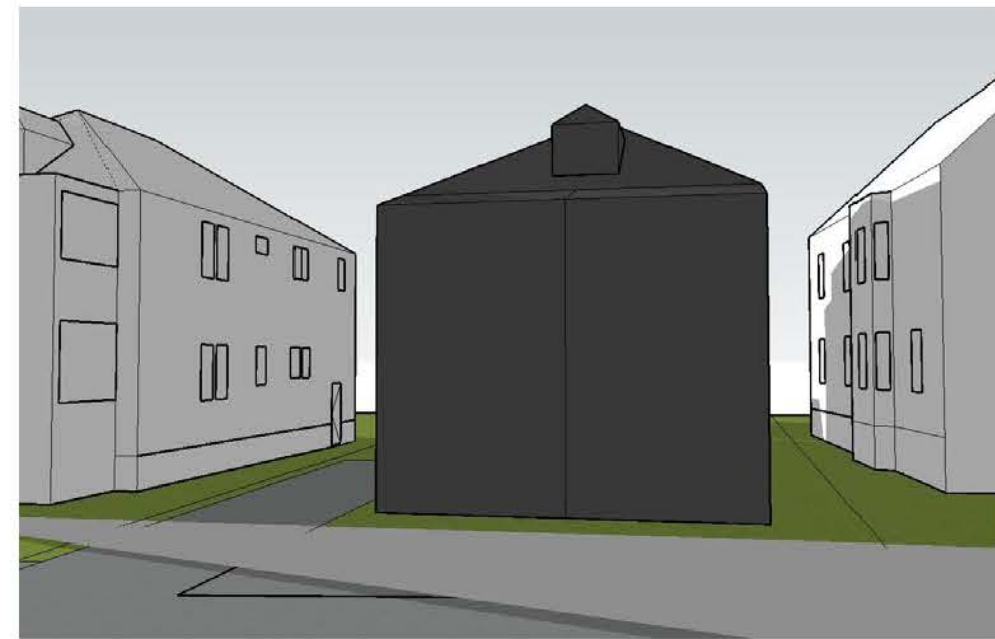
ADU - WEST ELEV



ADU - EAST ELEV



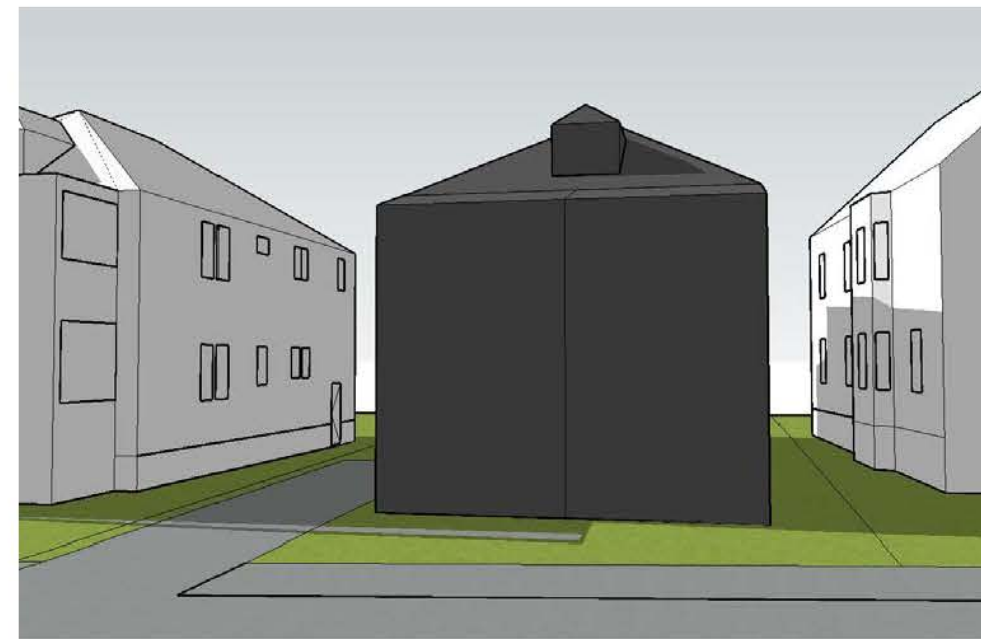
ADU - FLOOR PLAN



EXISTING
WINTER SOLSTICE
9 AM



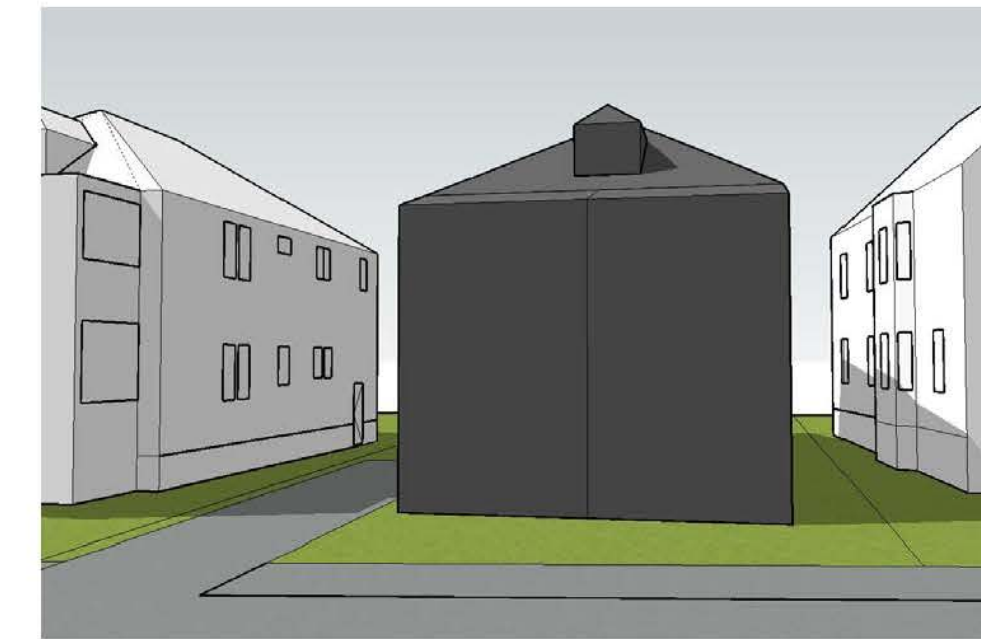
PROPOSED
WINTER SOLSTICE
9 AM



EXISTING
EQUINOX
9 AM



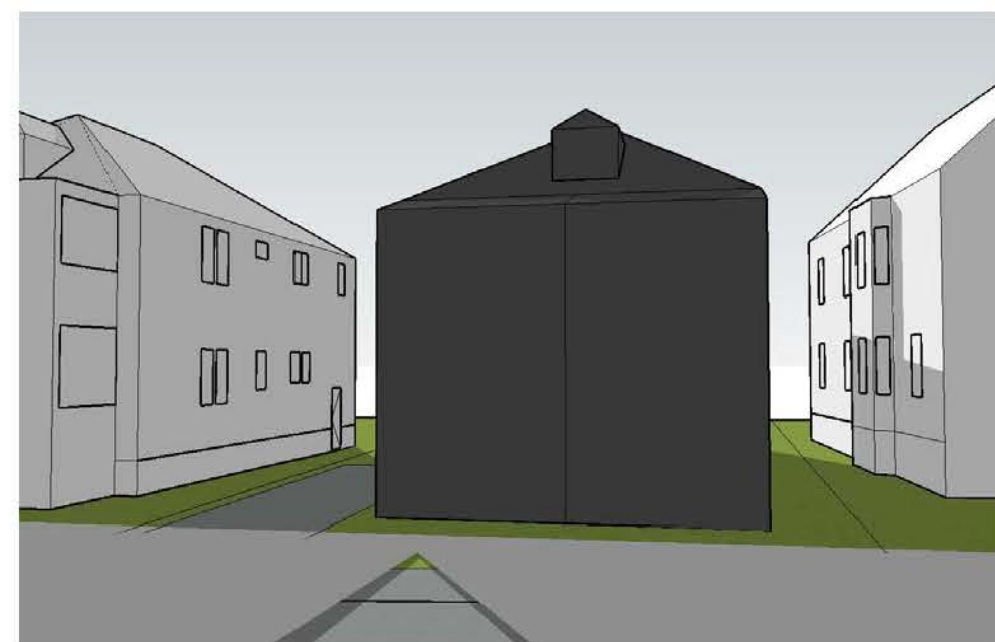
PROPOSED
EQUINOX
9 AM



EXISTING
SUMMER SOLSTICE
9 AM



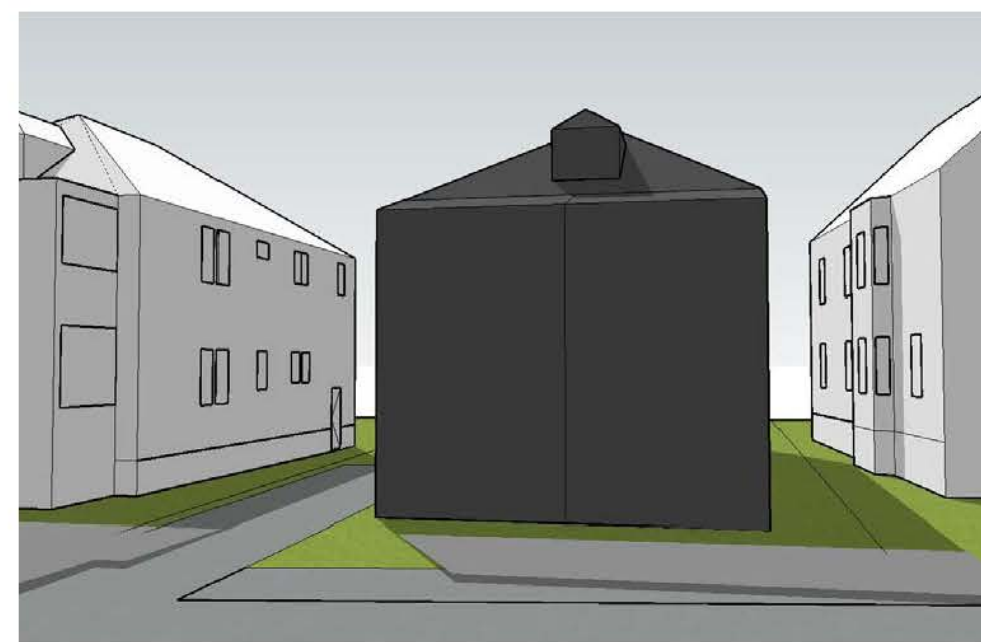
PROPOSED
SUMMER SOLSTICE
9 AM



EXISTING
WINTER SOLSTICE
12 PM



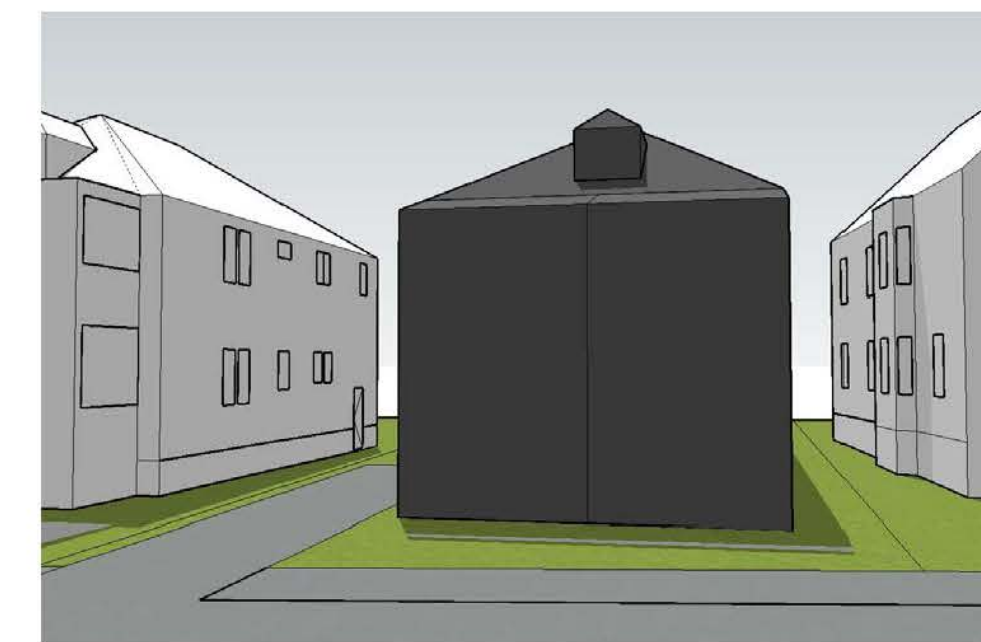
PROPOSED
WINTER SOLSTICE
12 PM



EXISTING
EQUINOX
12 PM



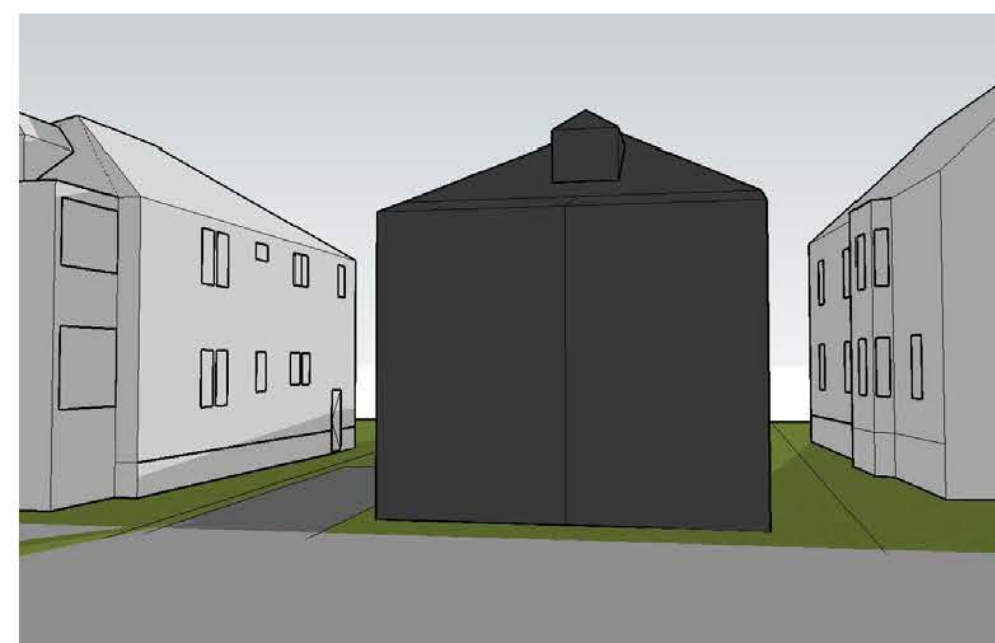
PROPOSED
EQUINOX
12 PM



EXISTING
SUMMER SOLSTICE
12 PM



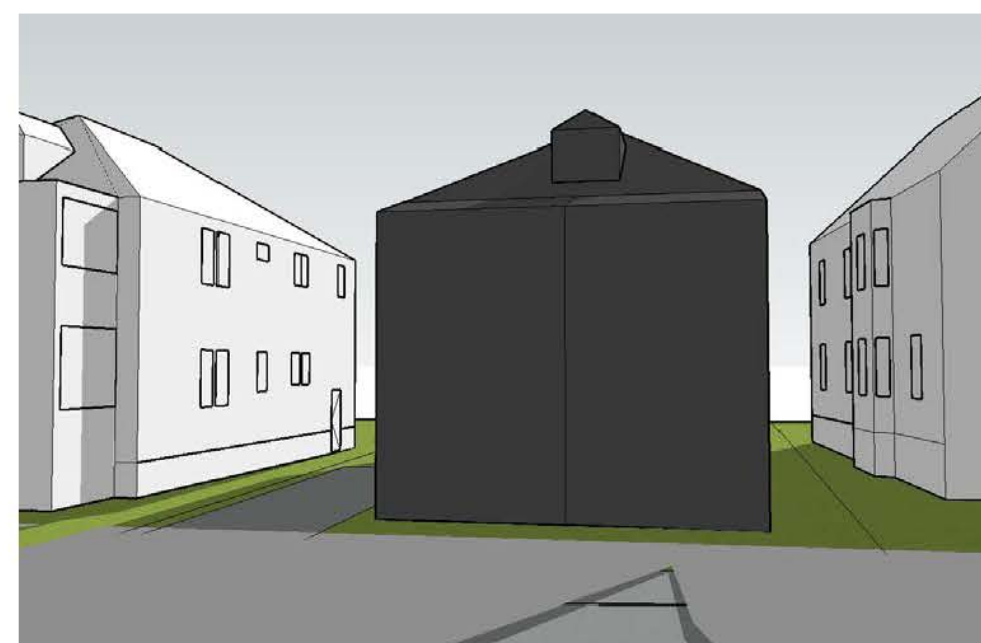
PROPOSED
SUMMER SOLSTICE
12 PM



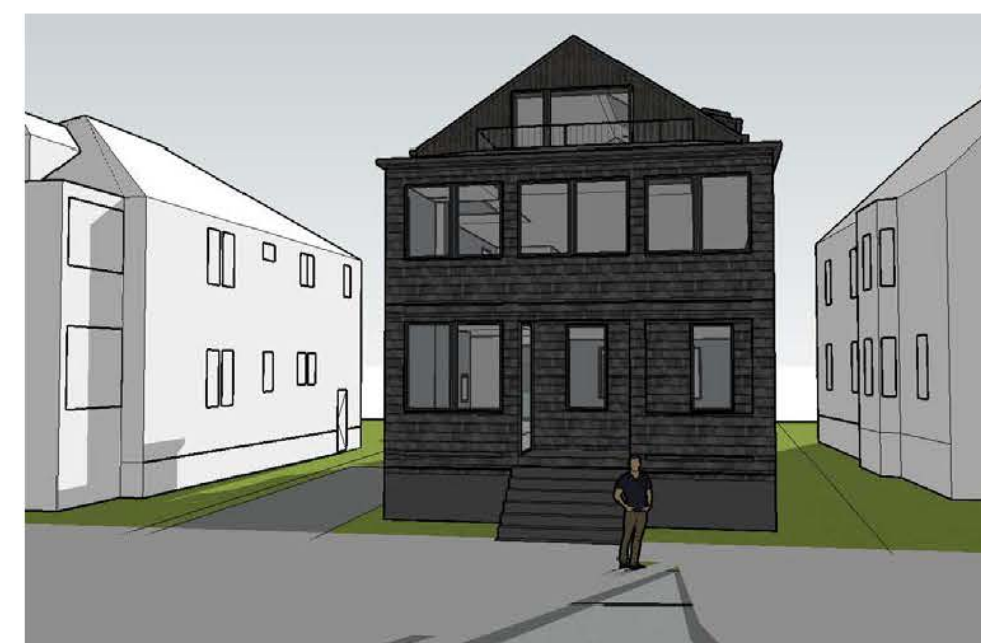
EXISTING
WINTER SOLSTICE
3 PM



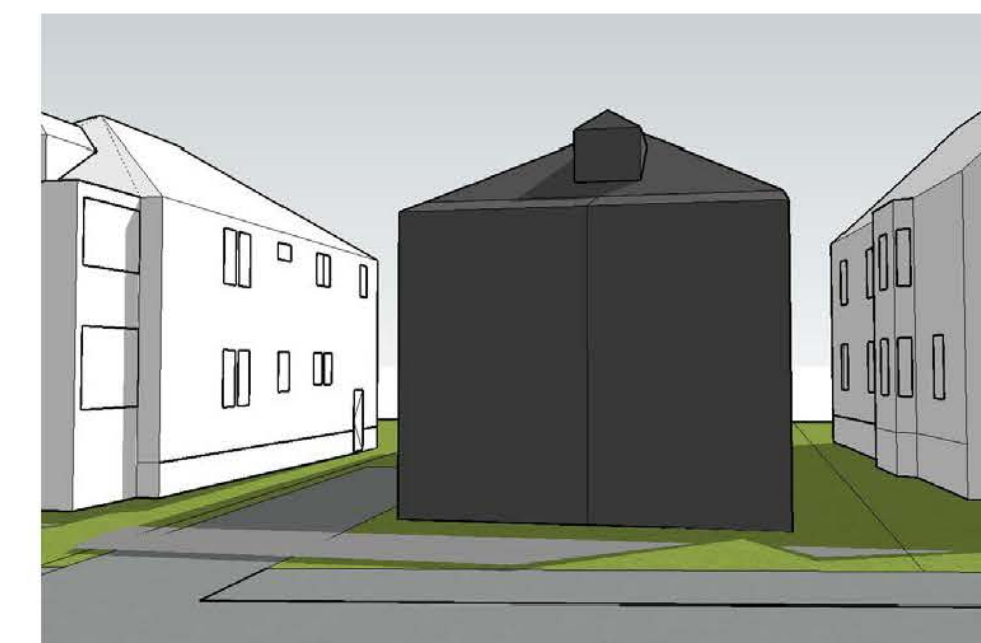
PROPOSED
WINTER SOLSTICE
3 PM



EXISTING
EQUINOX
3 PM



PROPOSED
EQUINOX
3 PM



EXISTING
SUMMER SOLSTICE
3 PM



PROPOSED
SUMMER SOLSTICE
3 PM

Pacheco, Maria

From: Tien-Yi Lee <tienyi@tienyi.com>
Sent: Wednesday, April 13, 2022 5:15 PM
To: Pacheco, Maria
Cc: dave miller
Subject: Letter of Support for 204-206 Fayerweather Street

Dear Cambridge Zoning Board,

We are writing in support of Tom and Keya Dannenbaum's building/renovation project at 204-206 Fayerweather Street in West Cambridge.

We have lived at 4 Ivy Street, **directly across the street** from 204-206 Fayerweather, since 2017. Prior to its sale to the Dannenbaums, 204-206 was a rental unit, and we often saw people coming in and out with suitcases - I suppose it was being used as an AirBnb.

We were very excited when we learned the Danenbaums had purchased the property. They have been friendly, courteous, respectful, and neighborly.

We have been dismayed by the holdup of their renovation project that has left 204-206 Fayerweather empty and deteriorating. It is a shame to see the property in that state, especially as we look out our living room window at that house every single day.

We have reviewed the plans for the Dannenbaums' renovation project and are in full support, and hope the Board will approve them immediately. Honestly, we cannot wait to have that building updated and occupied by a warm and community-minded family! Both the renovated building and the family it holds will be tremendous assets to our Cambridge neighborhood.

Please let us know if we can provide you with any other relevant information.
Thank you!

Best,
Tien-Yi Lee and David Miller
4 Ivy Street, Cambridge
857-242-8466

designer: <https://miratcreative.com>
Mira T. Creative / Web & Graphic Design for Creative People
author: <https://miratlee.com>
Mira T. Lee / Everything Here Is Beautiful / Viking Penguin
"If you love anyone at all, this book is going to get you...." – USA Today

[illegible]

204 Fayerweather St.

Petitioner

262-38
BEAMS, NANCY H. & MEGAN HOELZER
2-4 IVY ST. #1
CAMBRIDGE, MA 02138

262-39
CUTLER, SHEILA A.
211 FAYERWEATHER ST., #2
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - SUITE 300
CAMBRIDGE, MA 02139

262-98
JONES, ENOS A. & IRIS E. JONES,
TRUSTEES ENOS & IRIS JONES REALTY TRUST
11 COPLEY ST
CAMBRIDGE, MA 02138

262-39
BRODRICK, MELISSA H.
211 FAYERWEATHER ST., #1
CAMBRIDGE, MA 02138

262-90
DANNENBAUM KARL THOMAS JAYARAM &
KEYA JAYARAM DANNENBAUM
204-206 FAYERWEATHER ST
CAMBRIDGE, MA 02138

262-89
SOLTES, EUGENE
200 FAYERWEATHER ST
CAMBRIDGE, MA 02138

262-95
PETTY, DAVID C. & LUCY H. PATTON
333 WALDEN STREET
CAMBRIDGE, MA 02138-1317

262-130
TRUE, PAUL & ELAINE F. MCCARTHY
196 FAYERWEATHER ST.
CAMBRIDGE, MA 02138

262-130
CONNELLY, FRANCIS W. & EVA S. CONNELLY
196-198 FAYERWEATHER ST UNIT 198
CAMBRIDGE, MA 02138-1261

262-38
MILLER, DAVID & TIEN-YI LEE
2-4 IVY ST., #2
CAMBRIDGE, MA 02138

262-92
LEVITT, DANIEL & ARIADNE I. VALSAMIS,
TR THE DANIEL LEVITT LIV TRUST
212 FAYERWEATHER ST
CAMBRIDGE, MA 02138

262-96
TAYLOR, WESLEY L.
337 WALDEN ST
CAMBRIDGE, MA 02139

262-97
ROBINSON, PAULA R.
341 WALDEN ST
CAMBRIDGE, MA 02138-1317

262-100
HARLAN FRIEDMAN,
TR OF SUSAN E. KUELZER GENERATIONS TRUST
21 DE SILVA ISLAND DR
MILL VALLEY, CA 94941

262-101
DEMETROPOULOS, JAMES J.
259 CHANNING RD.
BELMONT, MA 02478

262-101
VOLKOV, VITALY & KAYLA HOVNANIAN
25 COPLEY ST., #1
CAMBRIDGE, MA 02138

262-99
DRAGOON, CHRISTOPHER J.
17 COPLEY ST UNIT 2
CAMBRIDGE, MA 02138

262-99
BENOIT, MARTIN F. &
NADIA R. KHATCHADOURIAN
17 COPLEY ST., #3
CAMBRIDGE, MA 02138

262-39
HOLINKO, FRANCESCA A.
211 FAYERWEATHER ST., UNIT #3
CAMBRIDGE, MA 02138

262-99
ROSS NATHAN T JESSICA L GOODMAN
17 COPLEY ST - UNIT 1
CAMBRIDGE, MA 02138

262-91
BRAMAN, LAWRENCE J., JAMES P. MCNULTY &
SIRI C. STEINLE
208-210 FAYERWEATHER ST
CAMBRIDGE, MA 02138



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:

James Rafferty
(Print)

Date:

4-21-22

Address:

204 Fayerweather St.

Case No.

BZA - 165060

Hearing Date:

5/5/20

Thank you,
Bza Members

Pacheco, Maria

From: Nancy Beams <nhbeams@yahoo.com>
Sent: Monday, April 18, 2022 2:19 PM
To: Pacheco, Maria
Subject: 204-206 Fayerweather St. Hearing

Hi,

I am writing in support for the new house construction at 204-206 Fayerweather St. I live at 2 Ivy St which is on the corner of Fayerweather and Ivy. My kitchen window looks directly across from 204-206 Fayerweather. I am very very excited about what the new owners are doing with this property. The Dannenbaum's have worked hard to accomodate the neighbors concerns into their new home. The home that exists on the property is in dire need of an uplift and I welcome them into the neighborhood. I hope that construction on this property can begin soon.

Thanks.

Nancy Beams

Pacheco, Maria

From: Brodrick, Melissa <Melissa_Brodrick@hms.harvard.edu>
Sent: Sunday, April 17, 2022 9:42 PM
To: Pacheco, Maria
Subject: 204-206 Fayerweather Street--May 4th

To Whom it Concerns—

I am writing in support of the revised plans for changes to 204-206 Fayerweather Street that will go before the Zoning Board on May 4th. I am an abutter to an abutter and have been in communication with Keya and Tom as they've worked to find a design that fits their needs while being responsive to earlier neighborhood concerns about their project. Their approach has been one of transparency and collaboration and I'm satisfied that the issues I—and others—have raised about windows, the front entryway and siding material have been addressed. I'm confident that the project, once finished, will fit in well with the overall feel of the neighborhood and its other houses.

I strongly encourage you to approve their design.

Melissa Brodrick
211 Fayerweather Street, #1
Cambridge, MA 02138

Pacheco, Maria

From: Brodrick, Melissa <Melissa_Brodrick@hms.harvard.edu>
Sent: Sunday, April 17, 2022 10:15 PM
To: Pacheco, Maria
Subject: 204-206 Fayerweather Street Letter of Support

To Whom it Concerns—

I'm writing in support of the Kennenbaum plans for 204-206 Fayerweather Street that will be presented on May 4th. I am an abutter to an abutter and have been in communication with Keya and Tom as they've worked to find a design to meet both their needs and the needs of the neighborhood. Their process has been marked by transparency and collaboration and I feel their current design addresses the concerns I—and others—raised earlier about windows and the front entryway steps and porch. I am confident that their house, with the changes they now propose, will fit in well with others around it.

I strongly encourage you to approve their plans.

Melissa Brodrick
211 Fayerweather Street #1
Cambridge, MA 02138

Pacheco, Maria

From: Amelia Stanton <amelia.stanton@gmail.com>
Sent: Friday, April 15, 2022 9:55 AM
To: Pacheco, Maria
Subject: Support for 204-206 Fayerweather Street Project

Dear Cambridge Board of Zoning Appeals,

I am writing today in strong support of the proposed project at 204-206 Fayerweather Street. Fabián and I live at 180 Fayerweather #3, on the same block and a few doors down from the site in question. We have gotten to know the Dannenbaums well over the last year through their multiple outreach efforts to inform and consult with neighbors as their plans have developed. They have been incredibly inclusive and responsive throughout, and we believe their proposed renovations will be of huge benefit to the street, both in terms of a tasteful aesthetic upgrade to, as well as a wonderful family moving into, a currently abandoned building.
Thank you for your consideration.

Sincerely,
Amelia Stanton and Fabián Pineda
180 Fayerweather St.
Apt. 3
Cambridge, MA 02138

Pacheco, Maria

From: Joan <joallin123@comcast.net>
Sent: Thursday, April 14, 2022 5:03 PM
To: Pacheco, Maria
Subject: 204-206 Fayerweather Street - Letter of Support

To whom it may concern,

I am writing to express my support of Keya and Tom Dannenbaum and their 204-206 Fayerweather Street house designs dated February 2022.

Thank you.

Joan Johnson

A neighbor

Pacheco, Maria

From: Amelia Stanton <amelia.stanton@gmail.com>
Sent: Tuesday, April 19, 2022 4:40 PM
To: Pacheco, Maria
Subject: Support for 204-206 Fayerweather Street Project

Dear Cambridge Board of Zoning Appeals,

I am writing today in strong support of the proposed project at 204-206 Fayerweather Street. Fabián and I live at 180 Fayerweather #3, on the same block and a few doors down from the site in question. We have gotten to know the Dannenbaums well over the last year through their multiple outreach efforts to inform and consult with neighbors as their plans have developed. They have been incredibly inclusive and responsive throughout, and we believe their proposed renovations will be of huge benefit to the street, both in terms of a tasteful aesthetic upgrade to, as well as a wonderful family moving into, a currently abandoned building. Thank you for your consideration.

Sincerely,
Amelia Stanton and Fabián Pineda
180 Fayerweather St.
Apt. 3
Cambridge, MA 02138

Pacheco, Maria

From: melissa brodrick <mbrodrick@igc.org>
Sent: Tuesday, April 19, 2022 6:32 PM
To: Pacheco, Maria
Cc: pconte@adamsrafferty.com; Keya Dannenbaum
Subject: 204-206 Fayerweather Street Letter of Support

Cambridge Zoning Board Commissioners--

I am writing in support of the Dannenbaums' current renovation plans for 204-206 Fayerweather Street that will be presented on May 4th. I am an abutter to an abutter and raised concerns about their original design. Their redesign process has been transparent and collaborative and the changes made to the front entryway and windows satisfy my request that the general look of their house be in keeping with the others in our neighborhood.

I strongly encourage you to approve their plans.

Melissa Brodrick

211 Fayerweather Street #1

Cambridge, MA 02138

Pacheco, Maria

From: Jill R Crittenden <jrc@mit.edu>
Sent: Wednesday, April 20, 2022 11:36 AM
To: Pacheco, Maria
Cc: pconte@adamsrafferty.com
Subject: Support for Proposal at 204-206 Fayerweather St., 02138

There was a typo in my previous e-mail (93% OSR), corrected here to 33%.

Dear Maria Pacheco and Commissioners on the Zoning Board,

My name is Jill Crittenden. I live at 187 Fayerweather street with my family in a condo that we purchased in 2015. It is a wonderful neighborhood for adults and children alike. We have great relationships with our nextdoor neighbors and I look forward to the addition of the Dannenbaum family, who have introduced themselves as future neighbors down the street.

In September 2021 and December 2021, the Dannenbaums organized neighborhood meetings that I attended (I believe that everyone in the neighborhood was invited), to solicit feedback for their house modification proposal that I understand is now under consideration for approval from you.

First, I just want to note how much I enjoyed seeing the whole block gathered together, especially in person in the September meeting, and I commend the Dannenbaums for their community outreach and gathering efforts.

Second, as I mentioned in these meetings (and in follow-up emails afterwards), the most important concern I had was that of open space and the City of Cambridge's heatscape. Many developers are paving over entire back yards for patios and parking in our neighborhood and beyond. This is known to be detrimental in terms of runoff drainage as well as reflecting heat and is insensitive to the city's attempts to mitigate the impacts of climate change. Keya and Tom Dannenbaum were incredibly responsive to these concerns, and I'm really pleased to see that their proposal changes their property from a currently non-conforming 33% open space ratio to 48%, which greatly exceeds current requirements.

The way in which the Dannenbaums have opened the conversation to the neighborhood, and the extent to which they have been receptive and responsive to the wide range of questions and concerns they heard, is outstanding. For this reason, I strongly support their proposal.

Please feel free to contact me with any questions or concerns.

Sincerely, Jill

Jill Crittenden, Cambridge City resident at 187 Fayerweather St. 02138

Pacheco, Maria

From: Janet Shur <janetshur@gmail.com>
Sent: Wednesday, April 20, 2022 1:56 PM
To: Pacheco, Maria; pconte@adamsrafferty.com
Subject: 204-206 Fayerweather Street Project

Dear Sir/Madam,

We are writing in enthusiastic support for the proposed renovation project at 204-206 Fayerweather Street. We live at 188 Fayerweather Street, four houses from the subject property.

Keya and Tom have worked incredibly hard to come up with a plan that reflects their neighbors' concerns. I have reviewed the current proposal prepared by Kennard Architects and I firmly believe that the structure will blend into the neighborhood beautifully. Indeed, it will be an improvement that we will all enjoy and benefit from.

The amount of energy Keya and Tom have put into consulting with neighborhood residents is impressive. We have been involved in the various stages of planning through group meetings, Zoom calls, emails and texts. Whenever I have had questions, and individually contacted them, they are prompt with helpful and complete responses. They clearly want to be part of this neighborhood, and I think the addition of their family would be wonderful. They are friendly, community-oriented, and considerate. We look forward to welcoming them and their children. to our street.

Please feel free to contact us if you have any questions.

Janet Shur and Jim Wilson
188 Fayerweather Street

Pacheco, Maria

From: Shirley J <sjoh694528@aol.com>
Sent: Wednesday, April 20, 2022 2:29 PM
To: Pacheco, Maria
Subject: support for 204-206 Fayerweather Street (May 5th Hearing)

Dear Commissioners of the Cambridge Board of Zoning Appeals,

My name is Shirley Johnson. I have lived at 219 Fayerweather Street for 56 years. I write in support of the proposed renovation at 204-206 Fayerweather St., which is just across the street and three houses down from my property.

I must tell you, when Key and Tom first shared their house plans with the neighborhood a year ago, I was strongly opposed to what I saw. They were proposing a modern structure that, in my opinion, was out of keeping with the architectural fabric of this part of the City.

Since that time, Keya and Tom have heard and listened to the feedback from the community. They have changed architects held community meetings seeking input and feedback and have since presented a new approach that is beautiful and addressed every point they heard..

The neighborhood is now on their side and I strongly urge the board to approve their application this evening.

Sincerely,
Shirley Johnson

Sent from [Mail](#) for Windows

Pacheco, Maria

From: Olivia Pennock <opennock@gmail.com>
Sent: Wednesday, April 20, 2022 4:47 PM
To: Pacheco, Maria
Cc: pconte@adamsrafferty.com
Subject: 204-206 Fayerweather Street - Letter of Support

Dear Ms. Pacheco and the Commissioners of the Zoning Board,

I am writing to express my strong support for the Dannenbaum's residence plans at 204-206 Fayerweather Street. I was present at a Zoom meeting in December 2021 and heard from the Dannenbaum's architect and viewed the drawings. My overall impression is that their new home will fit in very well with the existing architecture on our street.

The current sorely neglected structure is by far the least attractive building on our block of Fayerweather Street. Its renovation and modernization is much needed!. The Dannenbaum's plans are attractive and in scale with neighboring structures, and I really applaud them for developing a net-zero home.

Sincerely yours,
Olivia Pennock
180 Fayerweather Street, Unit 1

Pacheco, Maria

165060

From: Greg Koytiger <gkoytiger@gmail.com>
Sent: Monday, April 25, 2022 9:16 AM
To: Pacheco, Maria
Cc: pconte@adamsrafferty.com
Subject: Support for 204-206 Fayerweather Street Proposal

Dear Zoning Board Commissioners,

I write to you today with unequivocal support for the proposed renovations at 204-206 Fayerweather Street. I am directly across the street and one house down from the project site (therefore an "abutter to an abutter"). I believe the proposed work will have a lasting, positive impact on our street and our community. The Dannenbaums are clearly a warm, friendly family whom it's been a pleasure getting to know over the last year. It's an impossible task to please everyone in a process like this, but the Dannenbaums have worked hard (harder than I've ever seen anyone work at this!) to arrive at a house design that the neighborhood can also stand behind. It's been an impressive process and result, and I know I join many of my neighbors when I say that we will be very happy to have them permanently here soon.

Sincerely,
Greg Koytiger
[197 Fayerweather Street, #1](#)