



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

2020 JUL 20 PM 2:57

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-017283-2020

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : EvB Design - C/O Edrick VanBeuzekom, AIA

PETITIONER'S ADDRESS : 1310 Broadway Suite 1310 Somerville, MA 02144

LOCATION OF PROPERTY : 20 Union St Cambridge, MA 02141

TYPE OF OCCUPANCY : Single family residence ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

The proposed project includes: extending an existing 1 story addition to have a 2nd floor and attic floor above, the roof rebuilt at a steeper pitch with dormers to make the attic floor habitable, and a new mudroom entry at the front entrance of the home. The additions will exceed the allowable FAR. The proposed front mudroom entry will extend nonconformance to the front yard setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Original Signature(s) :

Edrick VanBeuzekom

(Petitioner(s) / Owner)

EDRICK VANBEUZEKOM

(Print Name)

Address : c/o EvB Design 1310 Broadway Suite 200
Somerville, MA 02144

Tel. No. : 617-686-2233

E-Mail Address : edrick@evbdesign.com

Date : 7/17/20

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 Dorian Thompson
(OWNER)

Address: 20 Union St. Cambridge, MA 02141

State that I/We own the property located at 20 Union St Cambridge, which is the subject of this zoning application.

The record title of this property is in the name of Dorian Thompson

*Pursuant to a deed of duly recorded in the date 11/05/08, Middlesex South County Registry of Deeds at Book 51869, Page 100; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

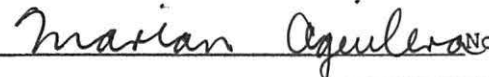


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

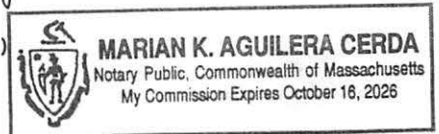
Commonwealth of Massachusetts, County of Middlesex

The above-name Dorian Thompson personally appeared before me, this 27 of February 2020, and made oath that the above statement is true.
M.A.



Notary

My commission expires 10/16/2026 (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 VARIANCE

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

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

The homeowners are long time residents of Cambridge with a child in Cambridge Public Schools. A literal enforcement of this Ordinance would prevent the homeowners from gaining much needed living space for their growing family and would likely force them out of Cambridge to find a house with adequate space.

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

The hardship is owing to the small size of the lot, which is less than half of the minimum required size in the Residence C zone and 15 feet narrower than the minimum lot width, and to the position of the existing structure on the lot which is very close to one side of the lot. If

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

1) Substantial detriment to the public good for the following reasons:

The proposed additions would not impact the public good as the structure would still be in scale and character of the neighborhood and it would maintain the streetscape and allow for a family to remain in the neighborhood.

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

The proposed additions would be in the scale that the Ordinance intends for a conforming lot and would also be in scale with the neighborhood.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: EvB Design **PRESENT USE/OCCUPANCY:** Residence

LOCATION: 20 Union St Cambridge, MA 02141 **ZONE:** Residence C-1 Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residence

| | | <u>EXISTING</u> <u>CONDITIONS</u> | <u>REQUESTED</u> <u>CONDITIONS</u> | <u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹ | |
|--|------------|--------------------------------------|---------------------------------------|--|------------|
| <u>TOTAL GROSS FLOOR AREA:</u> | | 1560 | 2234 | 1706 | (max.) |
| <u>LOT AREA:</u> | | 2275 | no change | 5000 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ² | | 0.69 | 0.98 | 0.75 | (max.) |
| <u>LOT AREA FOR EACH DWELLING UNIT:</u> | | 2275 | no change | 1500 | (min.) |
| <u>SIZE OF LOT:</u> | WIDTH | 34.9 ft | no change | 50 ft | (min.) |
| | DEPTH | 64.7 ft | no change | NA | |
| <u>SETBACKS IN FEET:</u> | FRONT | 11.2 ft | 5.6 ft | 10 ft min. | (min.) |
| | REAR | 12.6 ft | no change | 20 ft min. | (min.) |
| | LEFT SIDE | 1.6 ft | no change | 13.9 ft | (min.) |
| | RIGHT SIDE | 12.1 ft | no change | 13.9 ft | (min.) |
| <u>SIZE OF BLDG.:</u> | HEIGHT | 28.5 ft | 34.2 ft | 35 ft | (max.) |
| | LENGTH | 41 ft | 46.6 ft | NA | |
| | WIDTH | 21.2 ft | no change | NA | |
| <u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> | | 0% | 13% | 30% | (min.) |
| <u>NO. OF DWELLING UNITS:</u> | | 1 | 1 | 1 | (max.) |
| <u>NO. OF PARKING SPACES:</u> | | 1 | 1 | 1 | (min./max) |
| <u>NO. OF LOADING AREAS:</u> | | NA | NA | NA | (min.) |
| <u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u> | | NA | NA | NA | (min.) |

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

The existing structure and proposed additions are wood frame construction.

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

Dorian Thompson & Shane McMahon Residence

20 Union Street
Cambridge, MA 02141

ISSUE DATE: February 06, 2020
REVISED: August 24, 2020
FOR: Zoning Review

Architect:

EvB Design

Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222

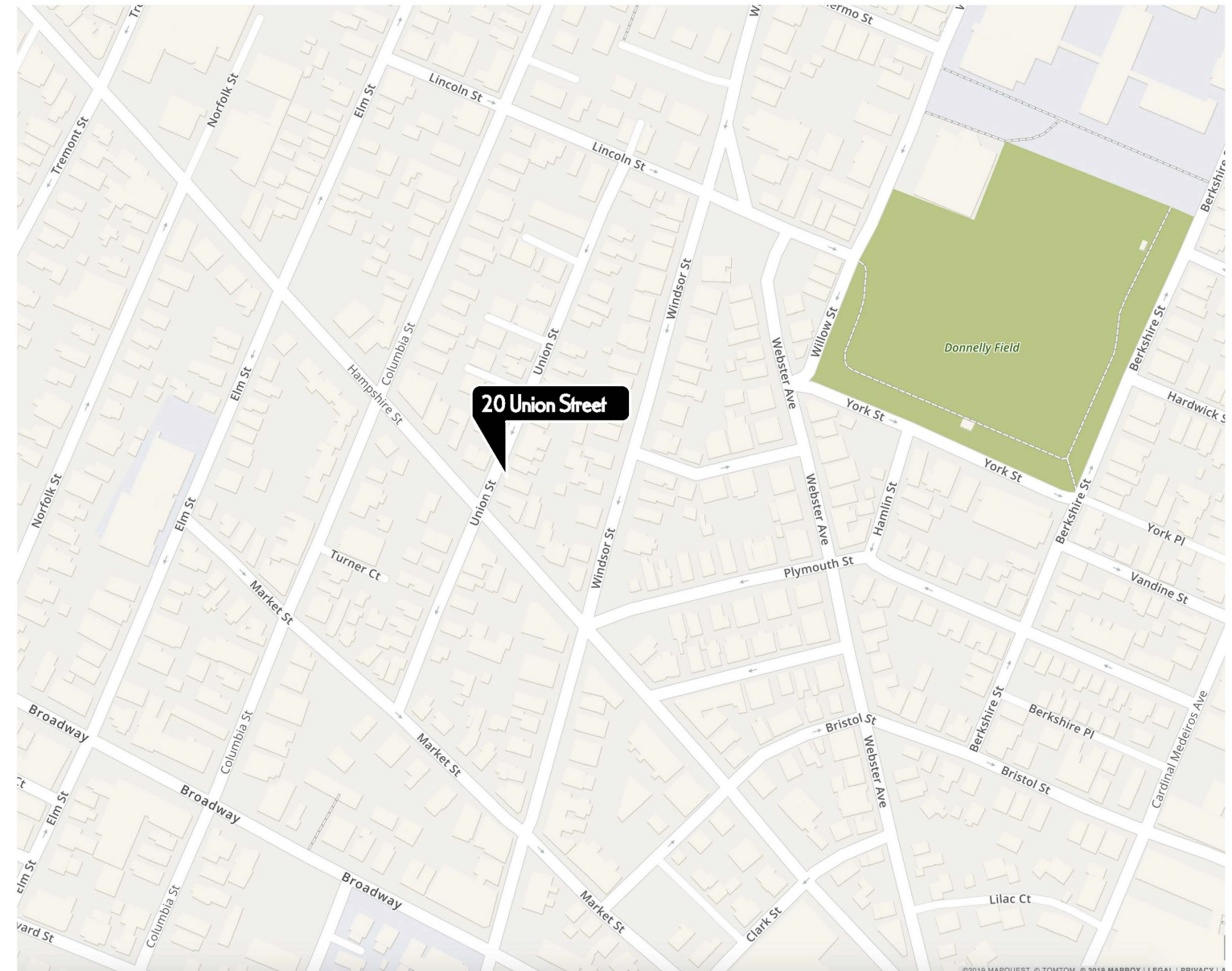
List Of Drawings:

- Cover Sheet
- C1.0 Existing Site Plan
- C1.1 Proposed Site Plan
- Z1.0 Zoning & Proposed FAR
- A1.0 Proposed Basement Plan
- A1.1 Proposed 1st Floor Plan
- A1.2 Proposed 2nd Floor Plan
- A1.3 Proposed 3rd Floor Plan
- A2.1 Proposed Right Elevation
- A2.2 Proposed Left Elevation
- A2.3 Proposed Front & Rear Elevations

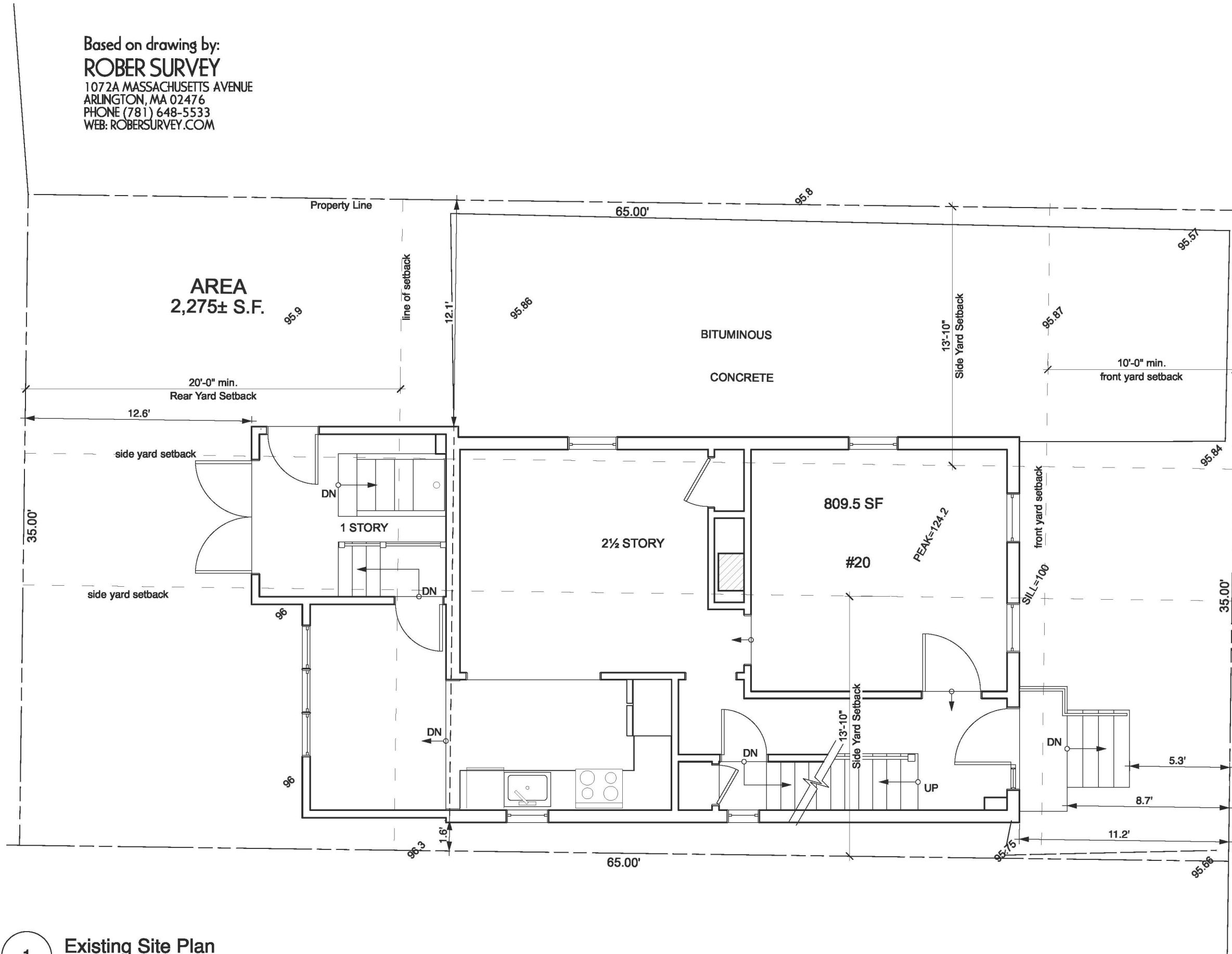
List Of Drawings Continued:

- A3.1 Proposed Section A/A' B/B'
- A3.2 Proposed Section C/C'
- X1.0 Existing Basement Plan
- X1.1 Existing 1st Floor Plan
- X1.2 Existing 2nd Floor Plan
- X1.3 Existing 3rd Floor Plan
- X1.4 Existing Roof Plan
- X2.1 Existing Right Elevation
- X2.2 Existing Left Elevation
- X2.3 Existing Front & Rear Elevations
- X3.1 Existing Section A/A'
- X3.2 Existing Section B/B'

SITE PLAN



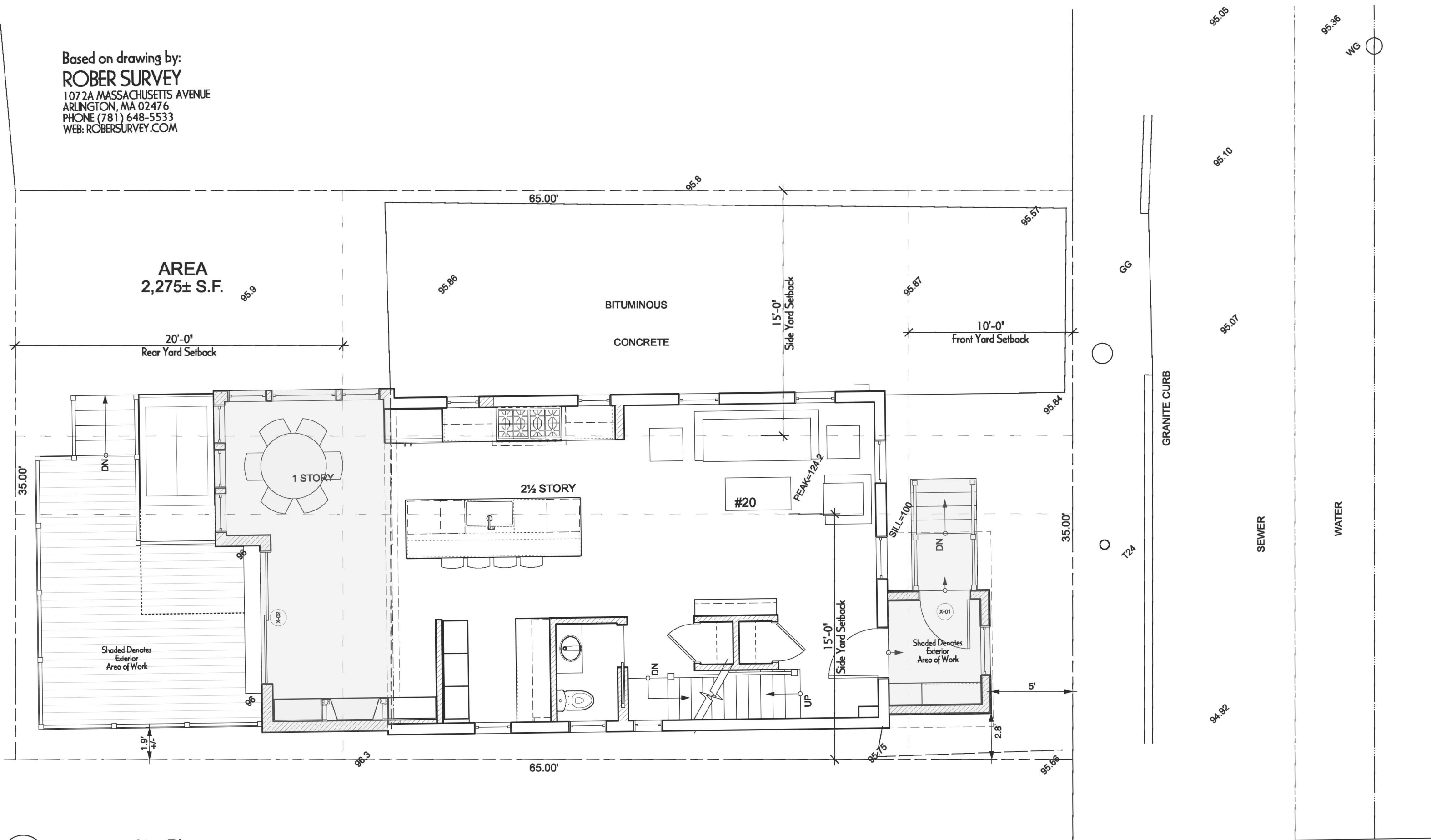
Based on drawing by:
ROBER SURVEY
 1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 PHONE (781) 648-5533
 WEB: ROBERSURVEY.COM



1 Existing Site Plan
 Scale: 3/16" = 1'-0"

| | | | | |
|---|--|-------|---------------|----------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | 1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>C1.0</h1> | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |

Based on drawing by:
ROBER SURVEY
 1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 PHONE (781) 648-5533
 WEB: ROBERSURVEY.COM



1 Proposed Site Plan
 Scale: 3/16" = 1'-0"

McMahon-Thompson Residence
 20 Union St.
 Cambridge, MA 02141

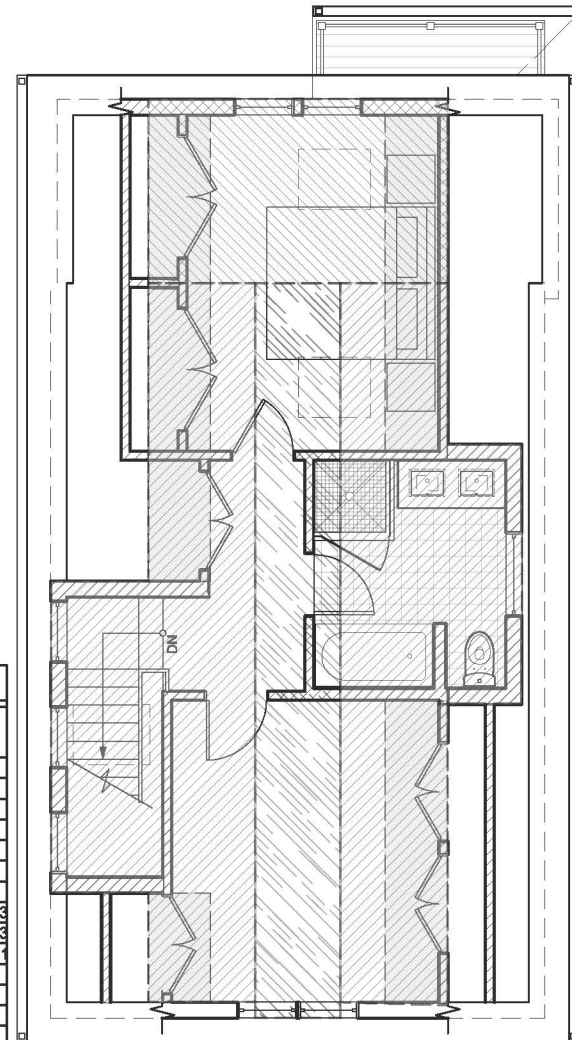
EvB Design
 1310 Broadway, Suite 200
 Somerville, MA 02144

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|-------|----------|
| Date: | |
| | 02/06/20 |
| | 08/24/20 |
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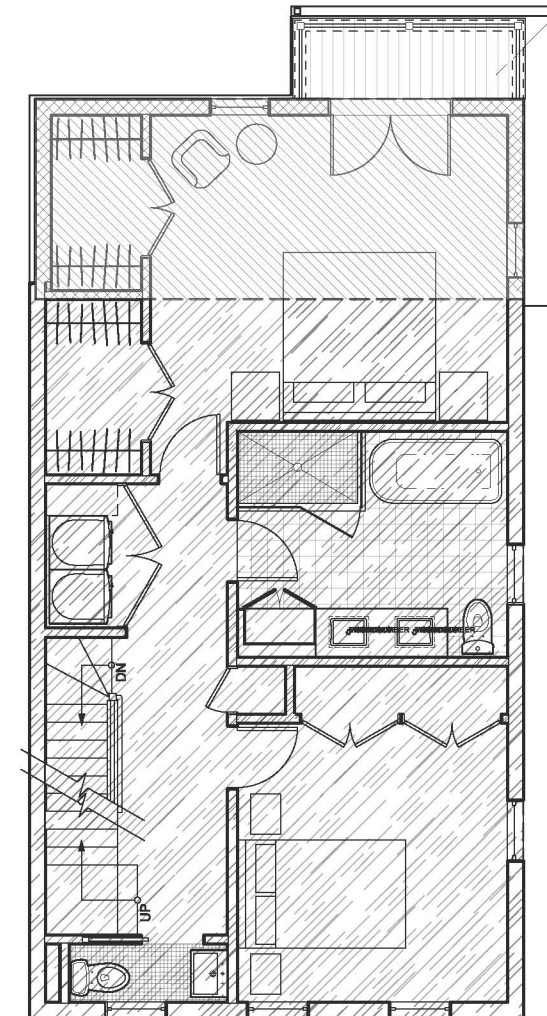
C1.1

| GFA /FAR CALCULATION - 20 UNION ST. | | |
|-------------------------------------|--|-----------|
| Lot Size | 2275 SF | |
| | Existing | Proposed |
| Basement | Not included - single family residence | |
| 1st Floor | 833.5 | 890 |
| 2nd Floor | 617 | 786.5 |
| 3rd Floor | 109 | 558.5 |
| Total Area | 1559.5 SF | 2235.0 SF |
| FAR | 0.69 | 0.98 |

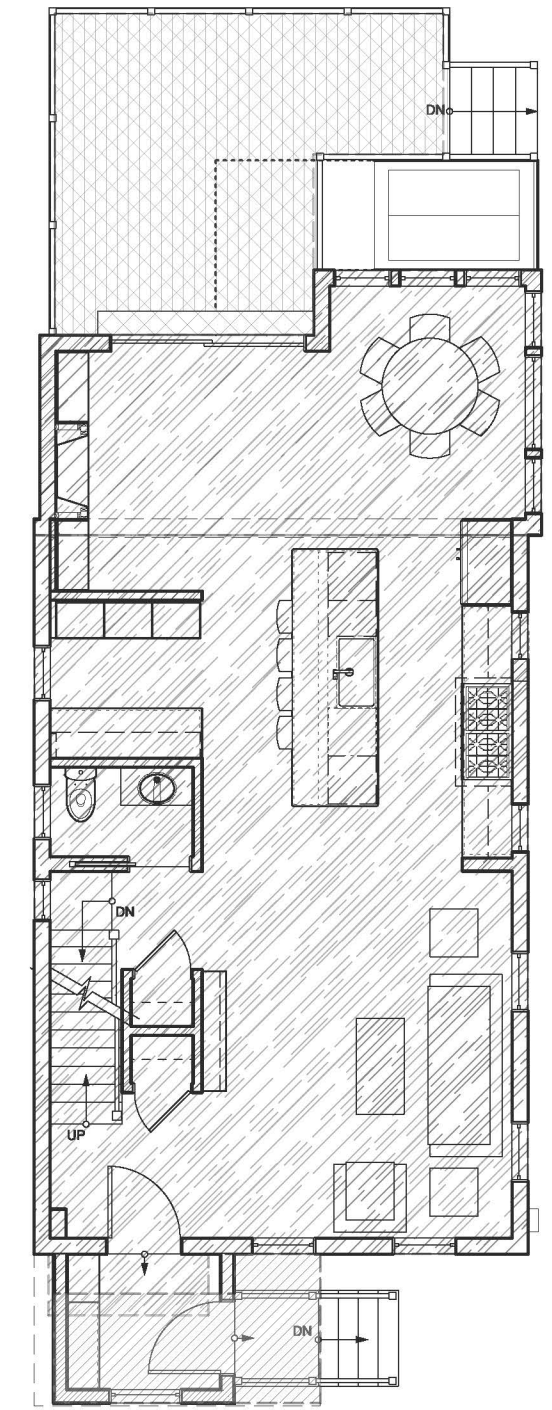
| 20 Union St Zoning Table | Zone: C-1 | | | |
|---|-----------------------|----------------------|--------------------------------|--|
| | EXISTING CONDITIONS | REQUESTED DIMENSIONS | ORDINANCE REQUIREMENTS | |
| TOTAL GROSS FLOOR AREA (G.F.A.) | 1,559.5 | 2,234.5 | 1,706.3 SF | (max.) NC (nonconforming) |
| LOT AREA | 2,275 SF | NO CHANGE | 5,000 SF | (min.) NC |
| RATIO OF GROSS FLOOR AREA TO LOT AREA | 0.69 | 0.98 | 0.75 | (max.) NC |
| LOT AREA FOR EACH DWELLING UNIT (D.U.) | 4,792 SF | NO CHANGE | 1,500 SF | (min.) |
| SIZE OF LOT | | | | |
| -WIDTH | 34.9' | NO CHANGE | 50' | (min.) NC |
| -DEPTH | 64.7' | NO CHANGE | - | (min.) |
| SETBACKS (IN FEET) | | | | |
| -FRONT (Union St) | 11.2' (8.7' to porch) | 5'0" | H+L/4=12.4' (ex), 13.85' (new) | (10'-0"min.) NC fn(a) Table 5.1 Ch. 3 |
| -REAR | 12.6' | NO CHANGE | H+L/4=12.4' (ex), 13.85' (new) | (20'-0"min.) NC fn (c) table 5.1 Ch. 3 |
| -LEFT SIDE | 1.6' | NO CHANGE | H+L/5=13.9' (ex), 15.0' (new) | (7'-6"min.) NC fn (n) table 5.1 Ch. 3 |
| -RIGHT SIDE | 12.1" | NO CHANGE | H+L/5=13.9' (ex), 15.0' (new) | (7'-6"min.) NC |
| SIZE OF BLDG. | | | | |
| -HEIGHT | 28.5' | 34.2' | 35' | (max.) |
| -LENGTH | 41' | NO CHANGE | - | (max.) |
| -WIDTH | 21.2' | NO CHANGE | - | (max.) |
| RATIO OF PRIVATE OPEN SPACE TO LOT AREA | 0% | 13% | 30% | (min.) NC |
| NO. OF DWELLINGS | 1 | NO CHANGE | 1 | (max.) |
| NO. OF PARKING SPACES | 1 | NO CHANGE | 1 | (min./max.) |
| NO. OF LOADING AREAS | N/A | N/A | N/A | (min.) |
| DISTANCE TO NEAREST BLDG. ON SAME LOT | - | NO CHANGE | - | (min.) |





3 Third Floor GFA
Scale: 1/8" = 1'-0"








2 Second Floor GFA
Scale: 1/8" = 1'-0"



1 First Floor GFA
Scale: 1/8" = 1'-0"

 New GFA = 449.5 SF
 Existing GFA = 109 SF

 New GFA = 169.5 SF
 Existing GFA = 617 SF

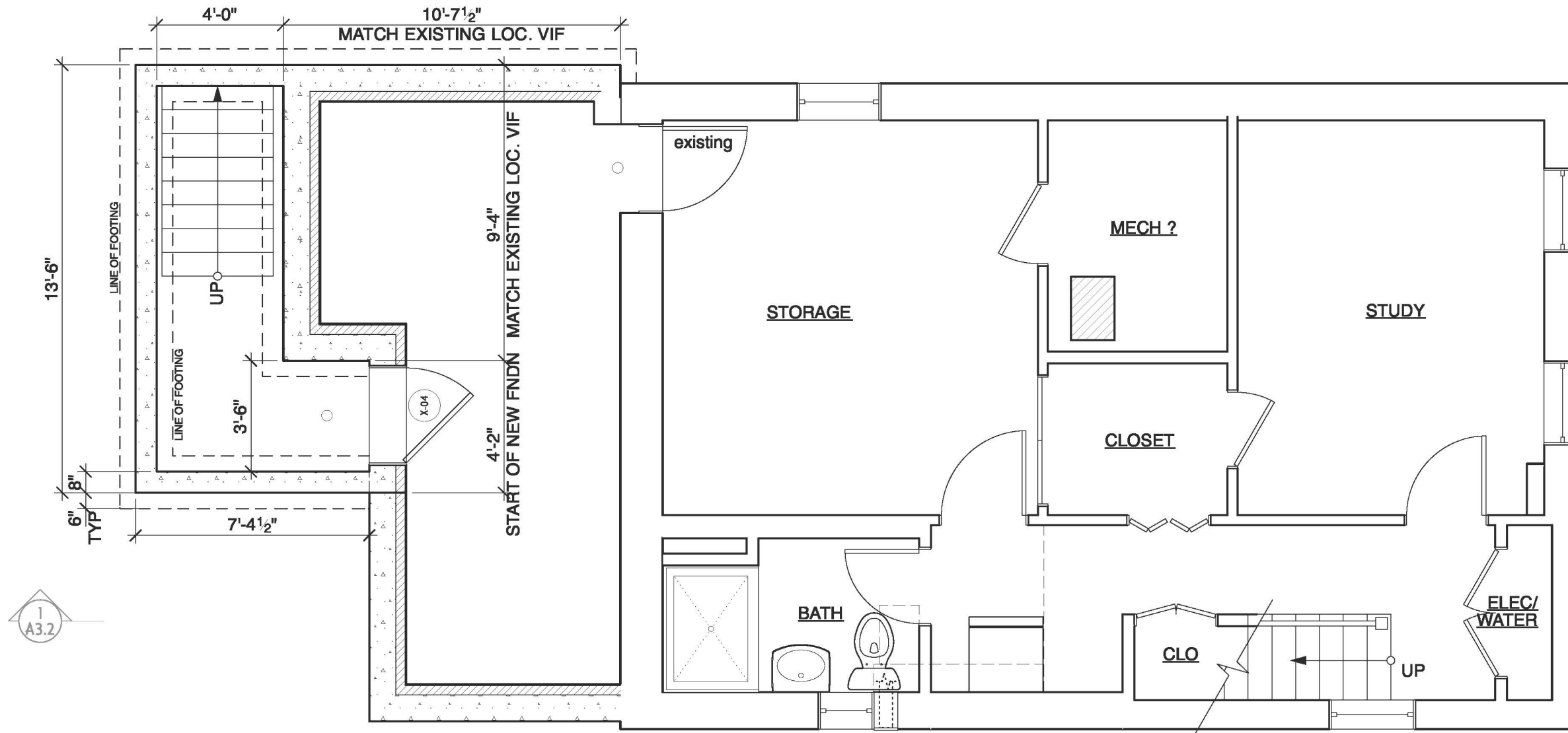
 New GFA = 56.5 SF
 Existing GFA = 833.5 SF
 New Open Space = 176 SF

McMahon-Thompson Residence
20 Union St.
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1310 Broadway, Suite 200
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Date:
02/06/20
08/24/20

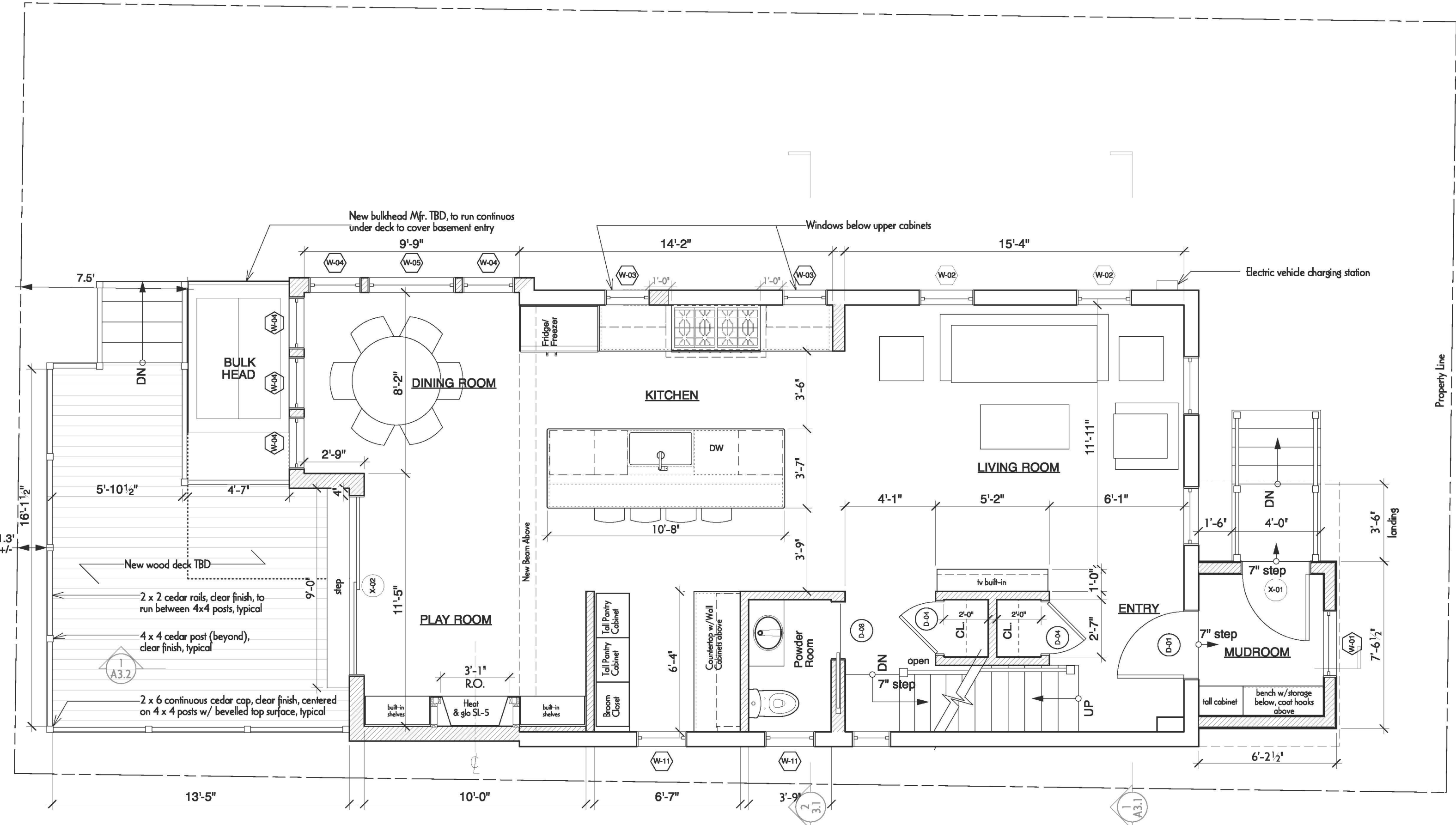
Z1.0



1 Proposed Basement Plan
 Scale: 1/4" = 1'-0"



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|---|---|-------|-------------|----------|
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| | | | | 02/06/20 |
| | | | | 08/24/20 |



1 Proposed First Floor Plan
 Scale: 1/4" = 1'-0"

McMahon-Thompson Residence
 20 Union St.
 Cambridge, MA 02141

EvB Design
 1310 Broadway, Suite 200
 Somerville, MA 02144

Date:
 02/06/20
 08/24/20

A1.1

New fully adhered EPDM rubber membrane flat roof. Pitch towards gutters (1/4" per foot min. slope)

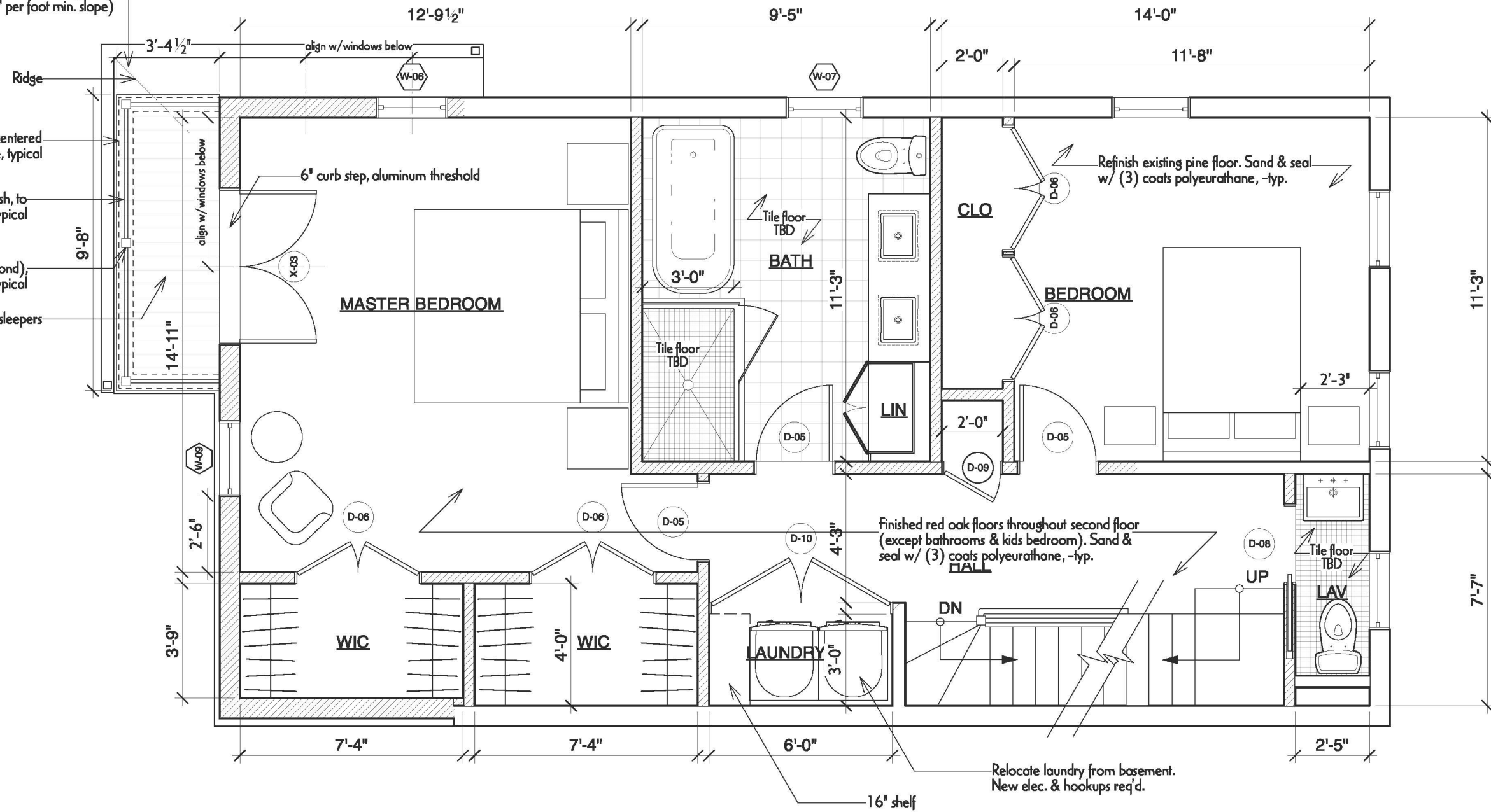
2 x 6 continuous cedar cap, clear finish, centered on 4 x 4 posts w/ bevelled top surface, typical

2 x 2 cedar rails, clear finish, to run between 4x4 posts, typical

4 x 4 cedar post (beyond); clear finish, typical

New wood deck on sleepers

1
A3.2

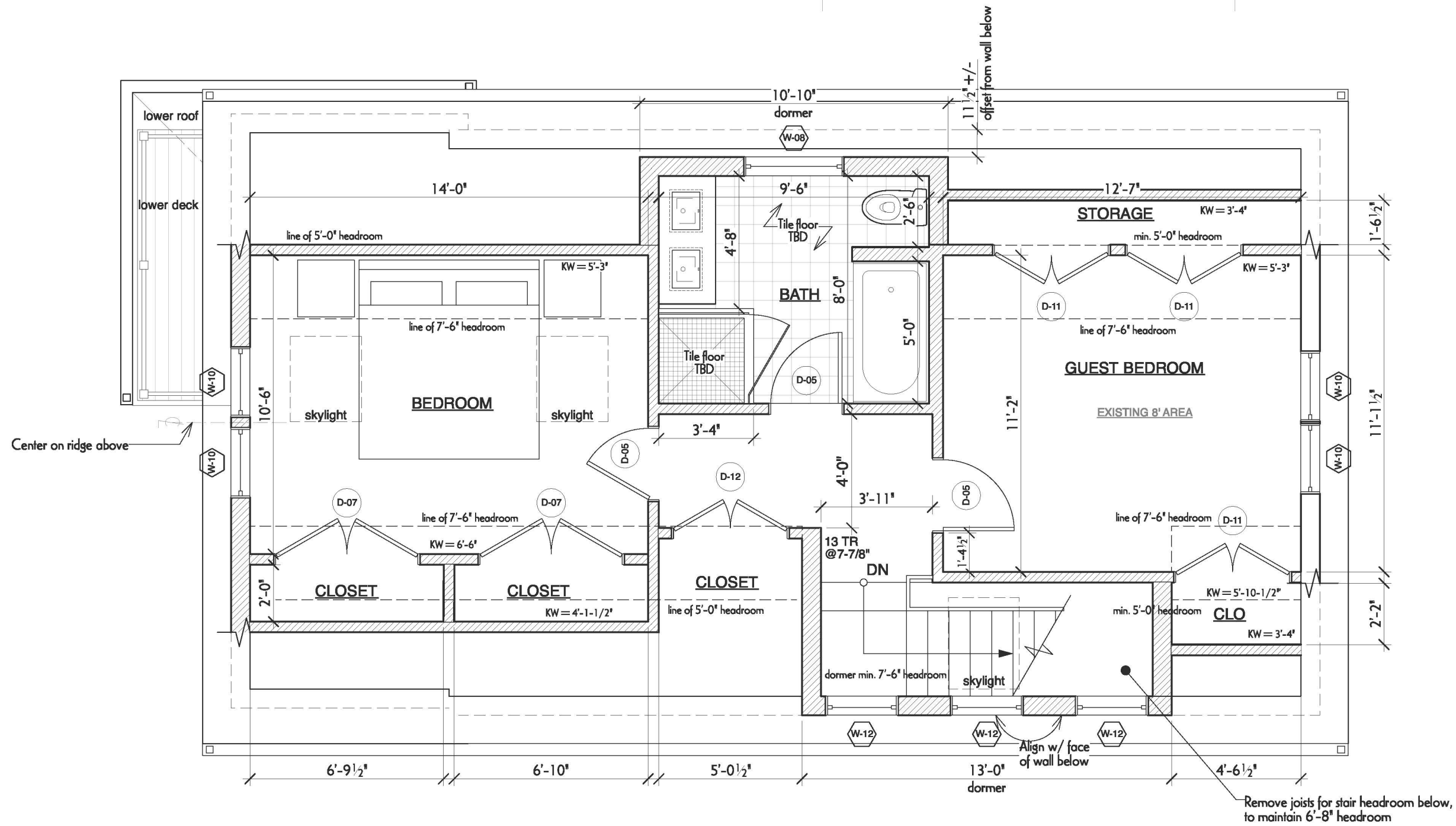


2
3.1

1
A3.1

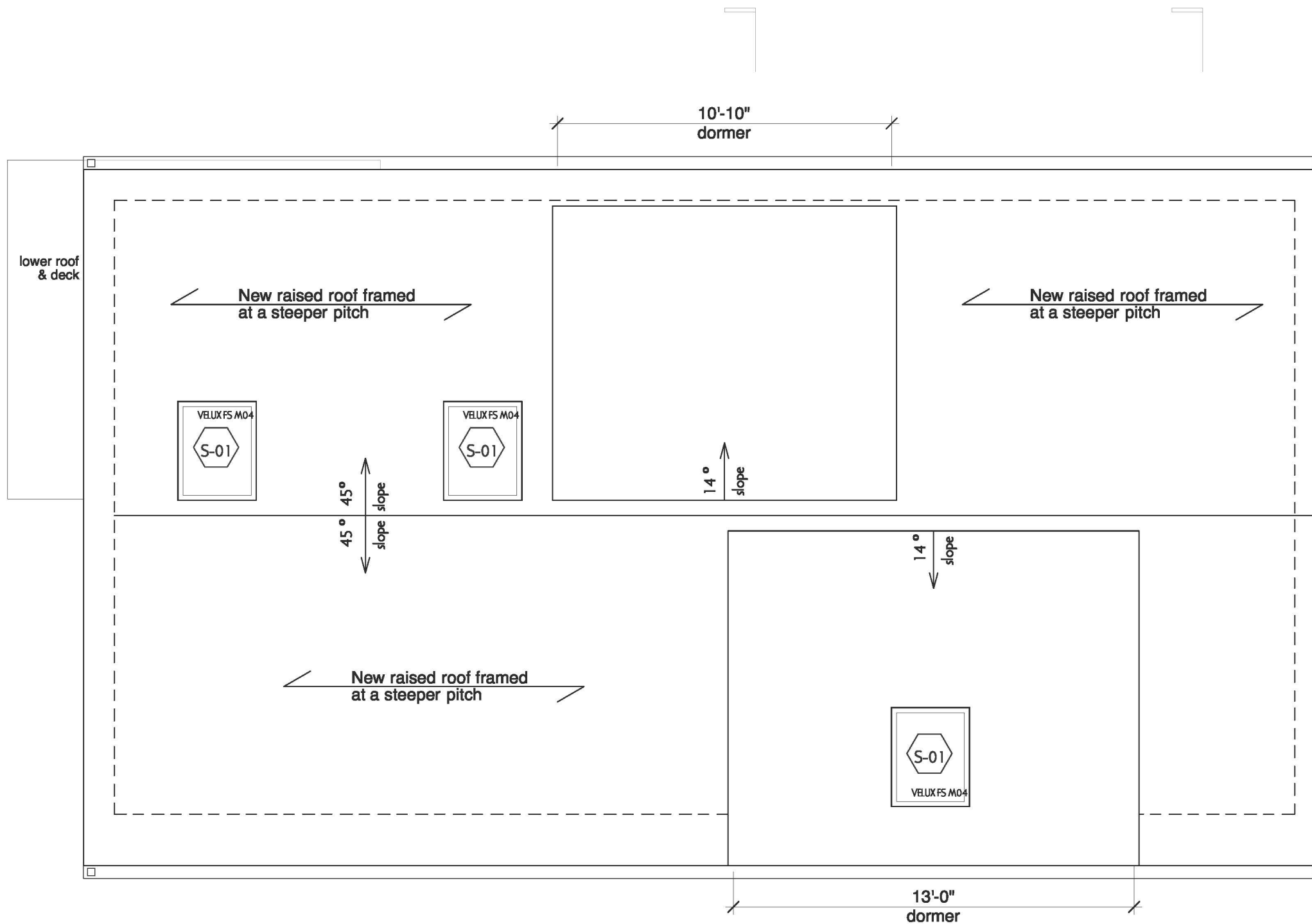
1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"

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| | | 02/06/20 | |
| | | 08/21/20 | |



1 Proposed Third Floor Plan
Scale: 1/4" = 1'-0"

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|---|---|-------|---------------|----------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>A1.3</h1> | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |



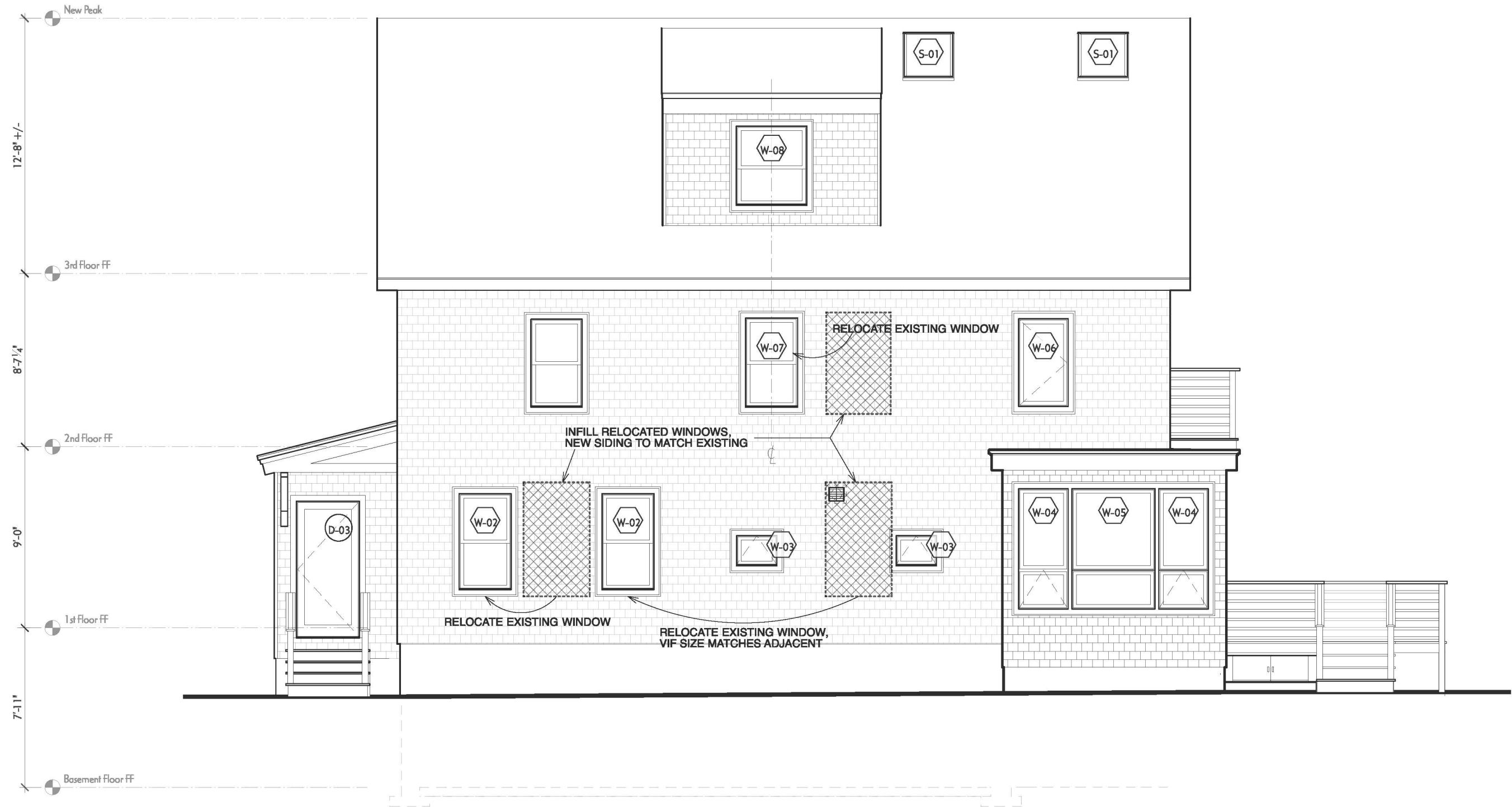
1
A3.2

2
3.1

1
A3.1

1 Proposed Roof Plan
Scale: 1/4" = 1'-0"

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| <p>McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141</p> | <p>EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144</p> | Date: | A1.4 |
| | | 02/06/20 | |
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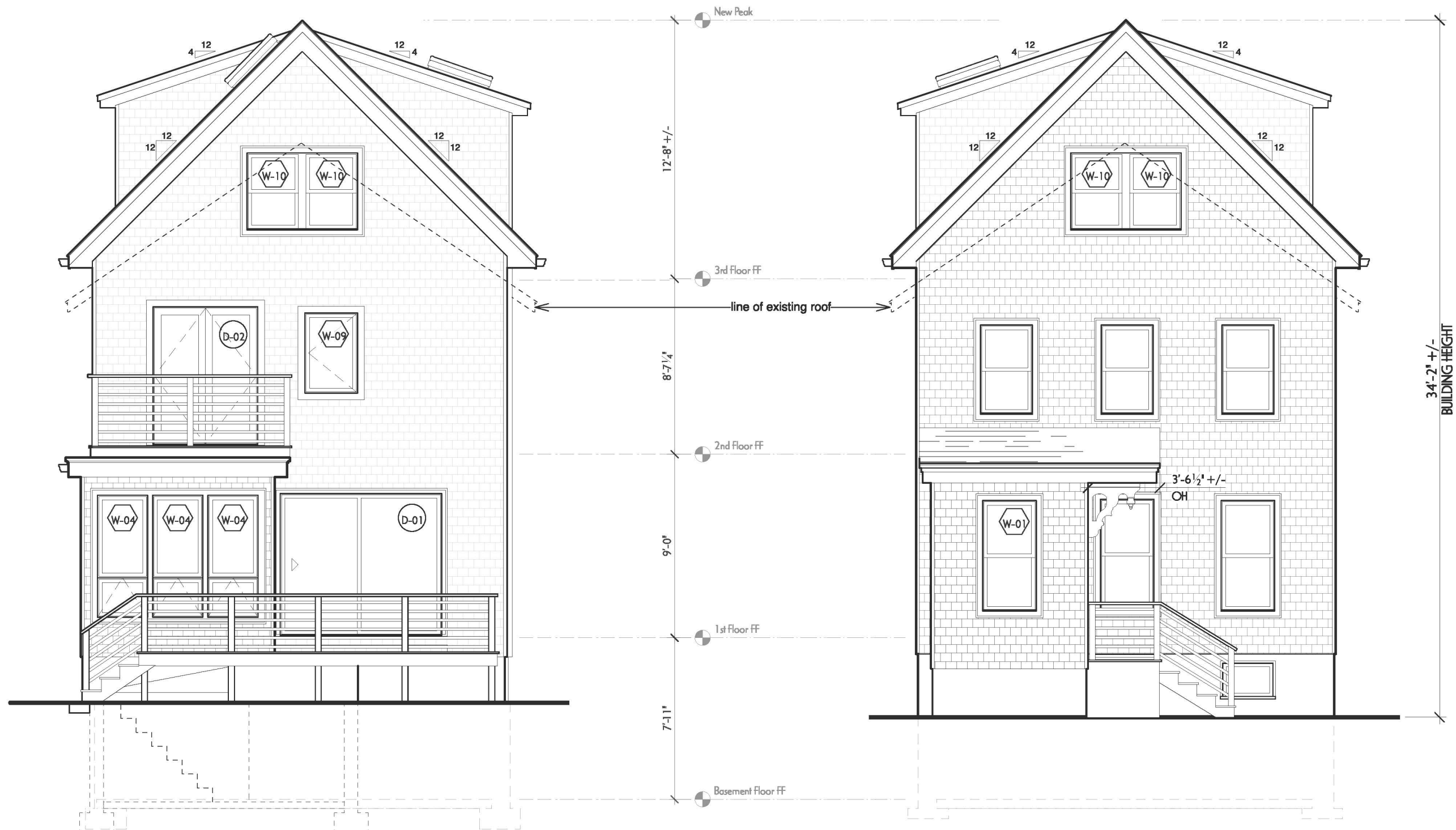
1 Proposed Right Elevation
Scale: 3/16" = 1'-0"

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|--|--|-------|-------------|----------|
| <p>McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141</p> | <p>EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144</p> | Date: | A2.1 | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |
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1 Proposed Left Elevation
 Scale: 3/16" = 1'-0"

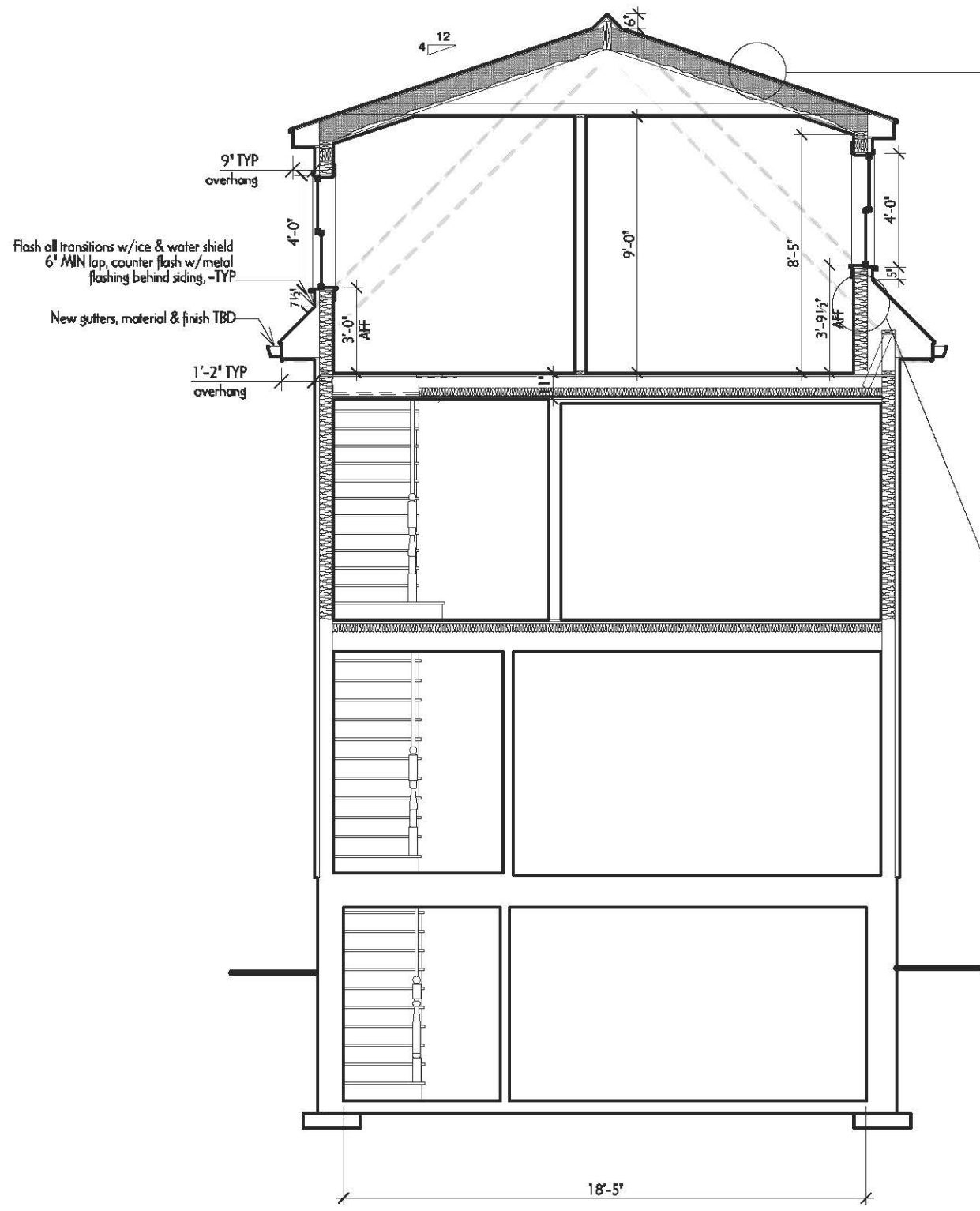
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|---|---|-------|-------------|----------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | X2.2 | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |



2 Proposed Rear Elevation
Scale: 3/16" = 1'-0"

1 Proposed Front Elevation
Scale: 3/16" = 1'-0"

| | | | | |
|---|---|-------|-------------|----------|
| McMahan-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | A2.3 | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |



NEW DORMER ROOF ASSEMBLY

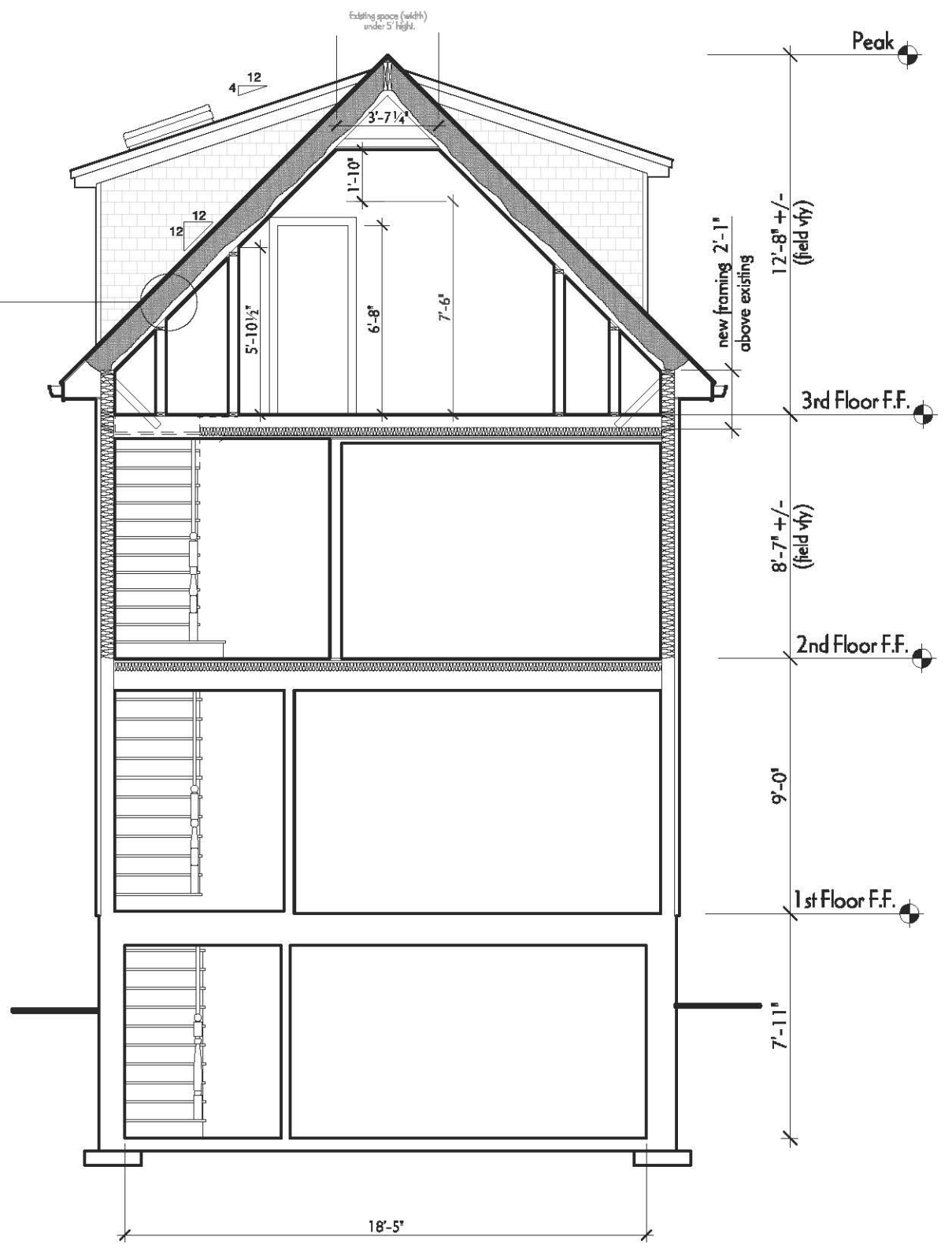
- 50 year asphalt shingles
- 3'-0" Ice & water shield at eaves & roof transitions
- Metal drip edge @ eaves, pressure form flashing over all edge treatments
- Counter flashing at wall intersection tuck under
- 5/8" APA rated AdvanTech tongue & groove roof sheathing
- 2 x 10 rafters @ 16" o.c. (see structural plan)
- 9" Closed-cell spray foam insulation (R=54)

NEW MAIN ROOF ASSEMBLY

- 50 year asphalt shingles
- 3'-0" Ice & water shield at eaves & roof transitions
- Metal drip edge @ eaves, pressure form flashing over all edge treatments
- Counter flashing at wall intersection tuck under
- 5/8" APA rated AdvanTech tongue & groove roof sheathing
- 2 x 12 rafters @ 16" o.c. (see structural plan)
- 9" Closed-cell spray foam insulation (R=54)

TYPICAL EXTERIOR WALL ASSEMBLY

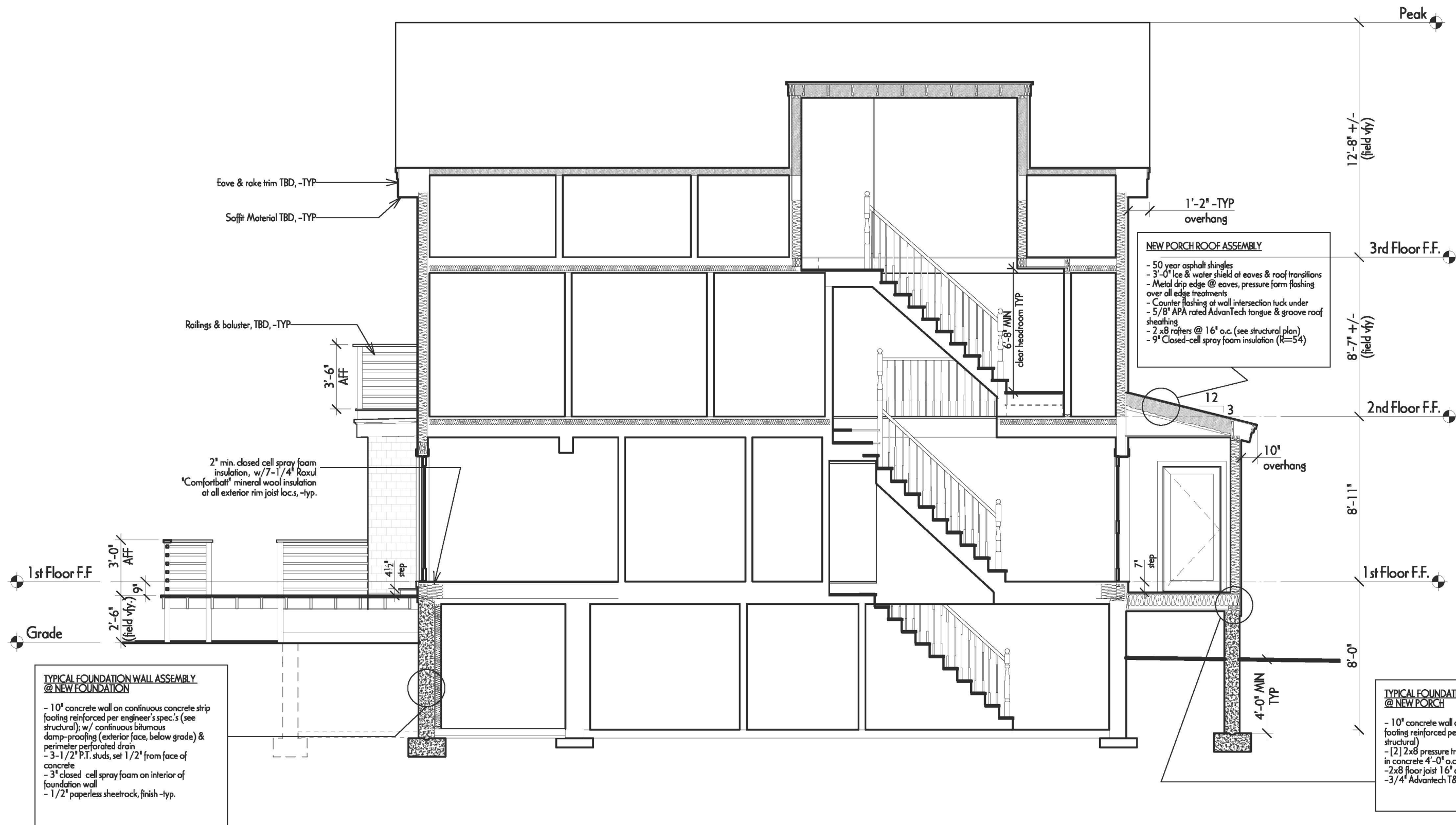
- Shingle siding to match existing,
- 1/2" Huber Zip System wall sheathing, tape all seams
- 2x6 studs @ 16" o.c.
- 5" closed cell spray foam insulation (R=30)
- 1/2" Blueboard w/plaster veneer



2 Proposed B-B' Section
Scale: 3/16" = 1'-0"

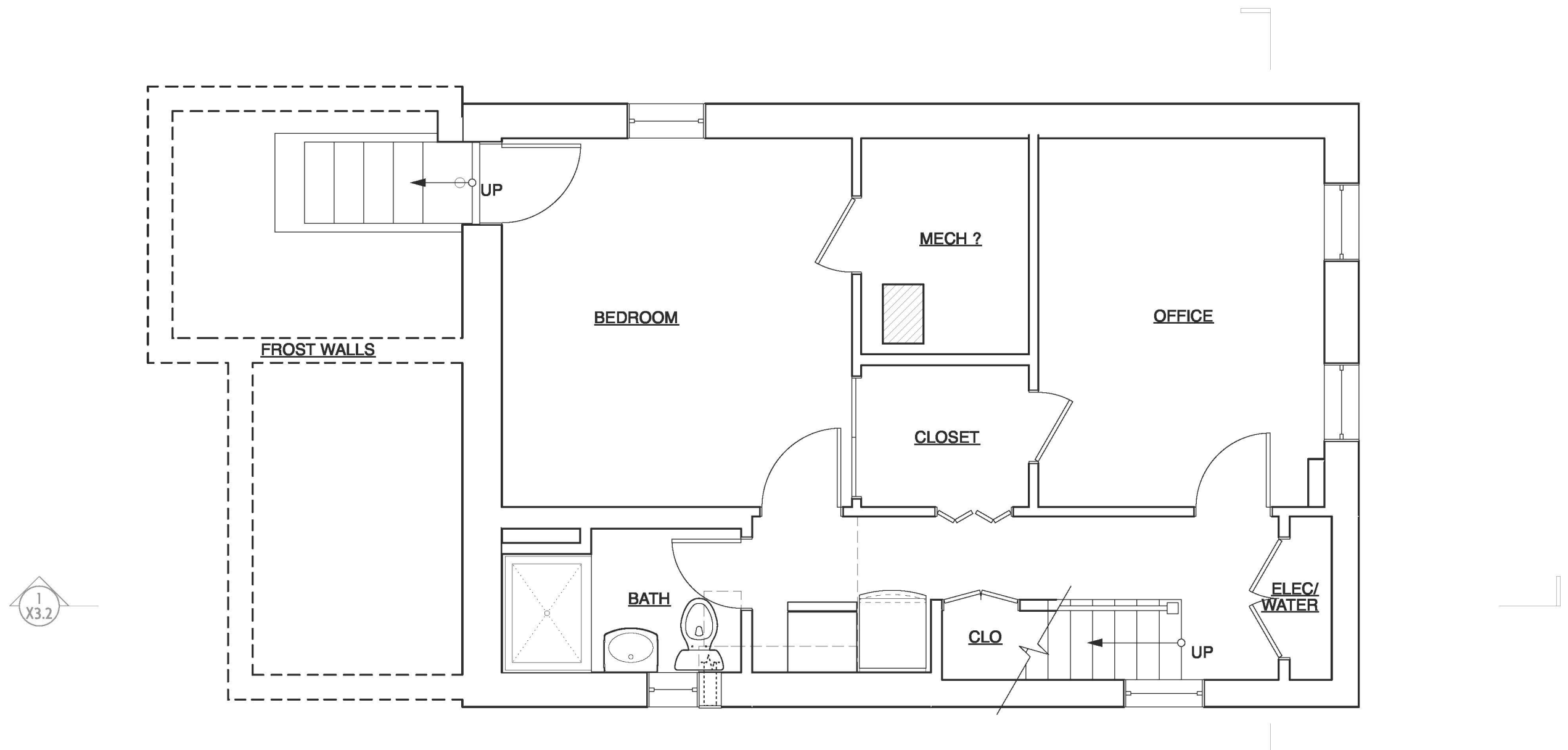
1 Proposed A-A Section
Scale: 3/16" = 1'-0"

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| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>A3.1</h1> |
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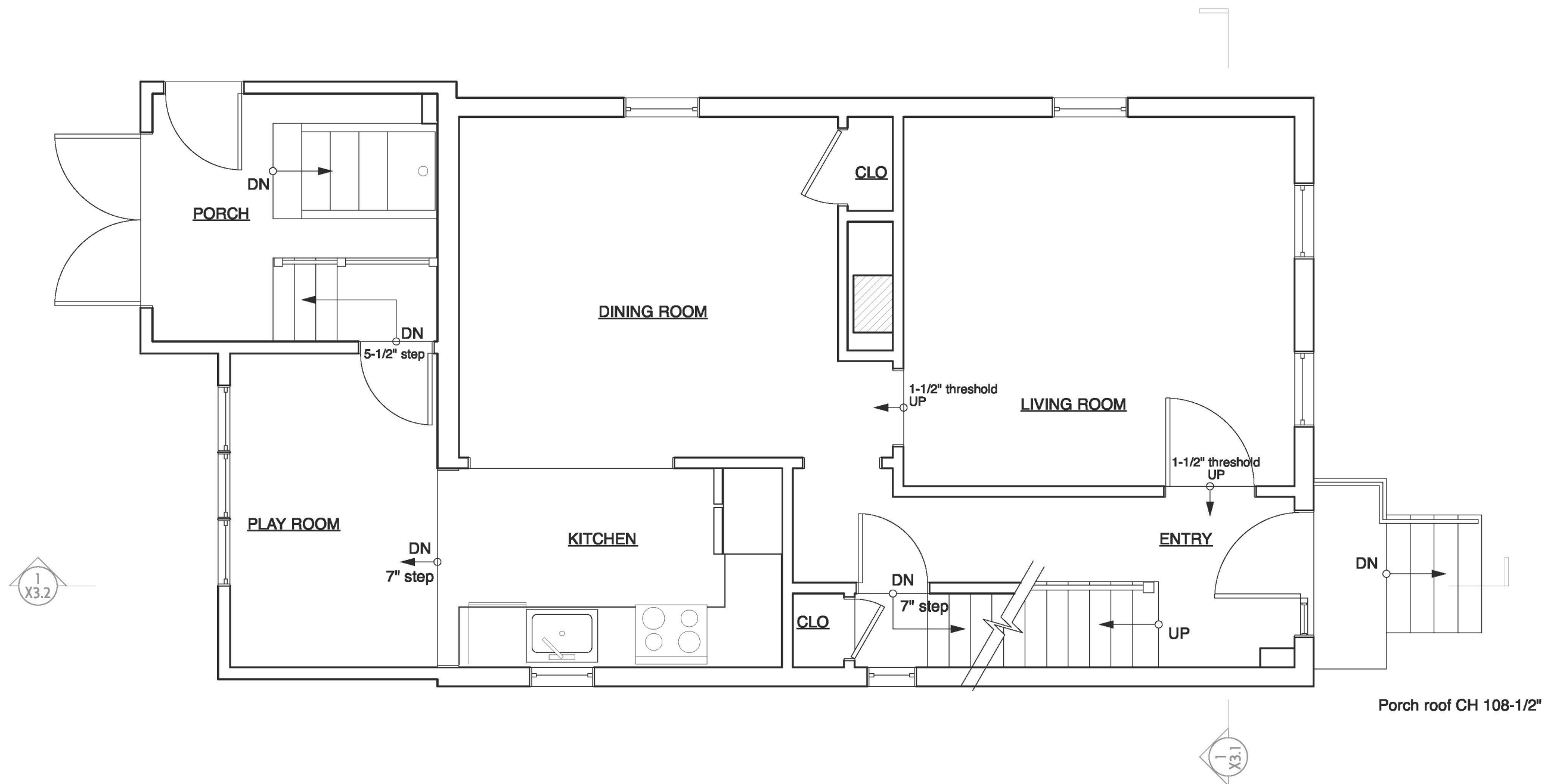
1 Proposed C-C' Section
 Scale: 3/16" = 1'-0"

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|---|--|-------|---------------|----------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | 1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>A3.2</h1> | |
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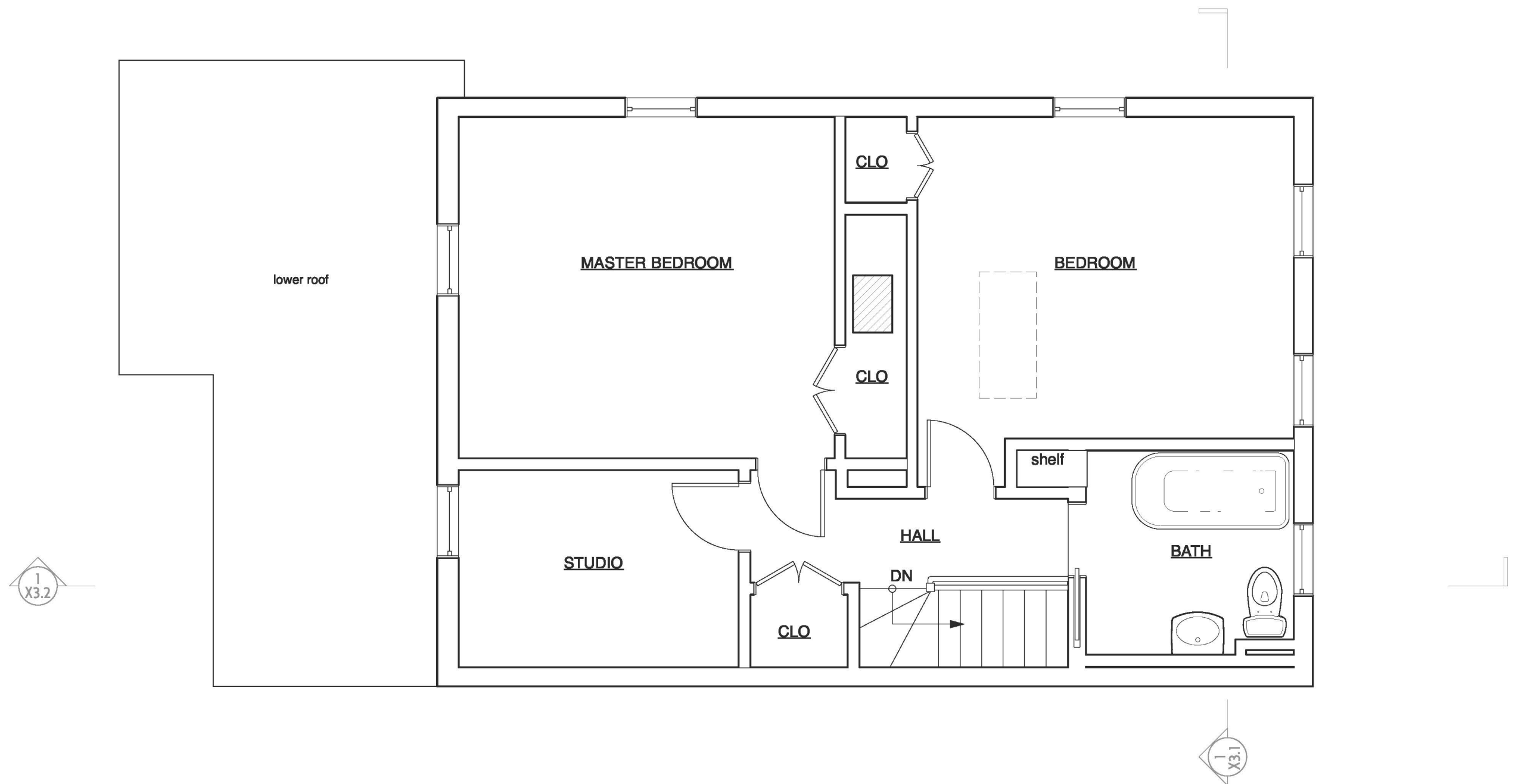
1 Existing Basement Plan
Scale: 1/4" = 1'-0"

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| <p>McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141</p> | <p>EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144</p> | Date: | X1.0 |
| | | 02/06/20 | |
| | | 08/24/20 | |
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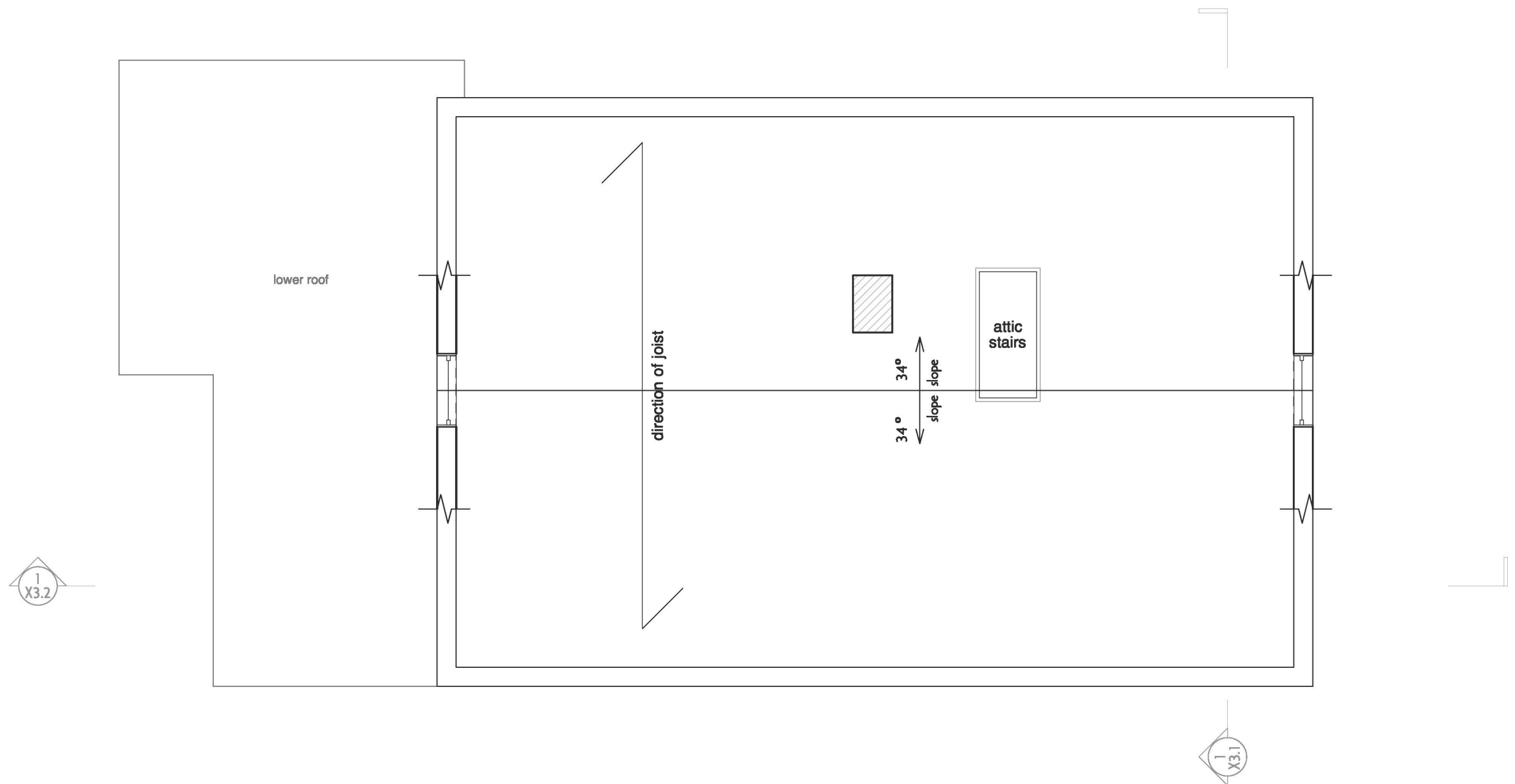
1 Existing First Floor Plan
 Scale: 1/4" = 1'-0"

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|---|---|-------|-------------|----------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | X1.1 | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |



1 Existing Second Floor Plan
 Scale: 1/4" = 1'-0"

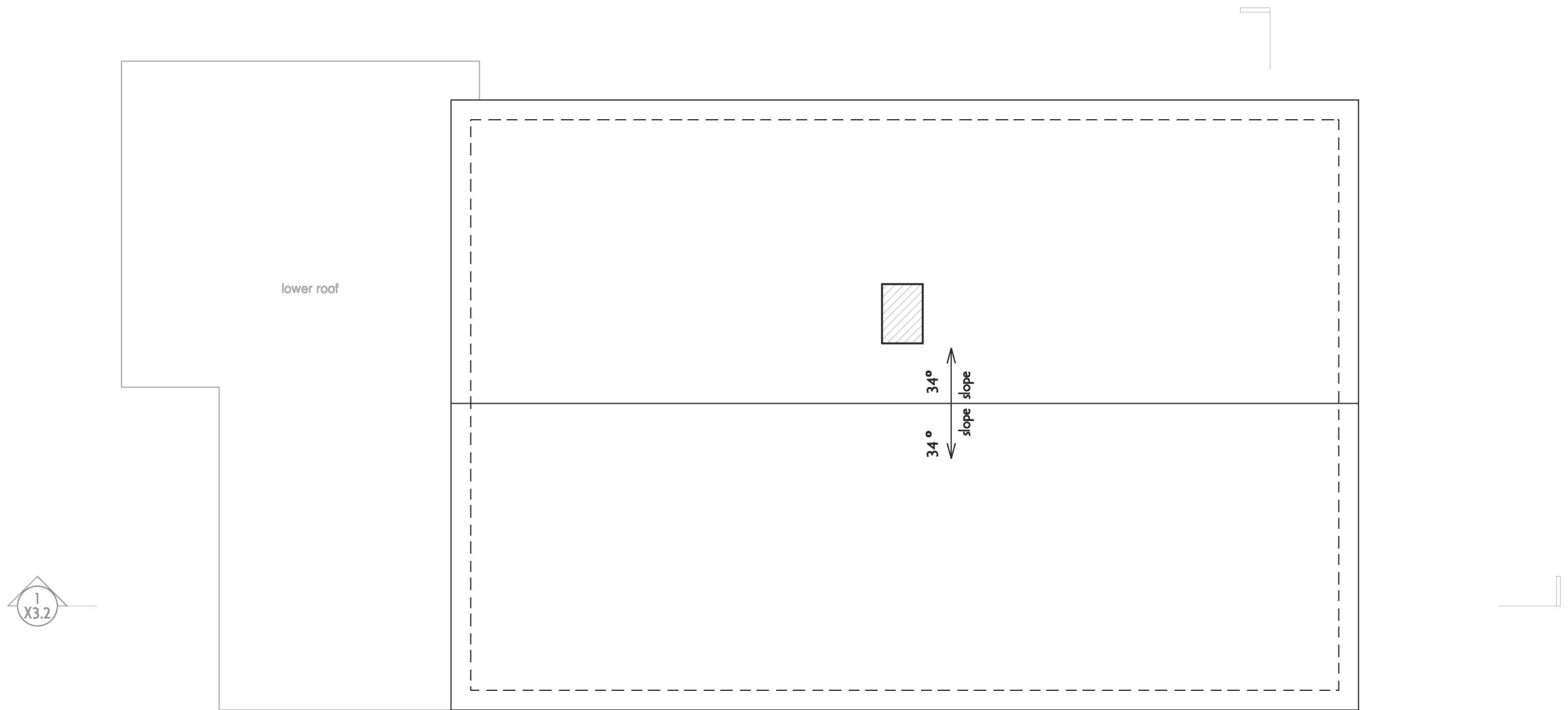
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| McMahan-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | X1.2 | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |




1 Existing Third Floor Plan
Scale: 1/4" = 1'-0"

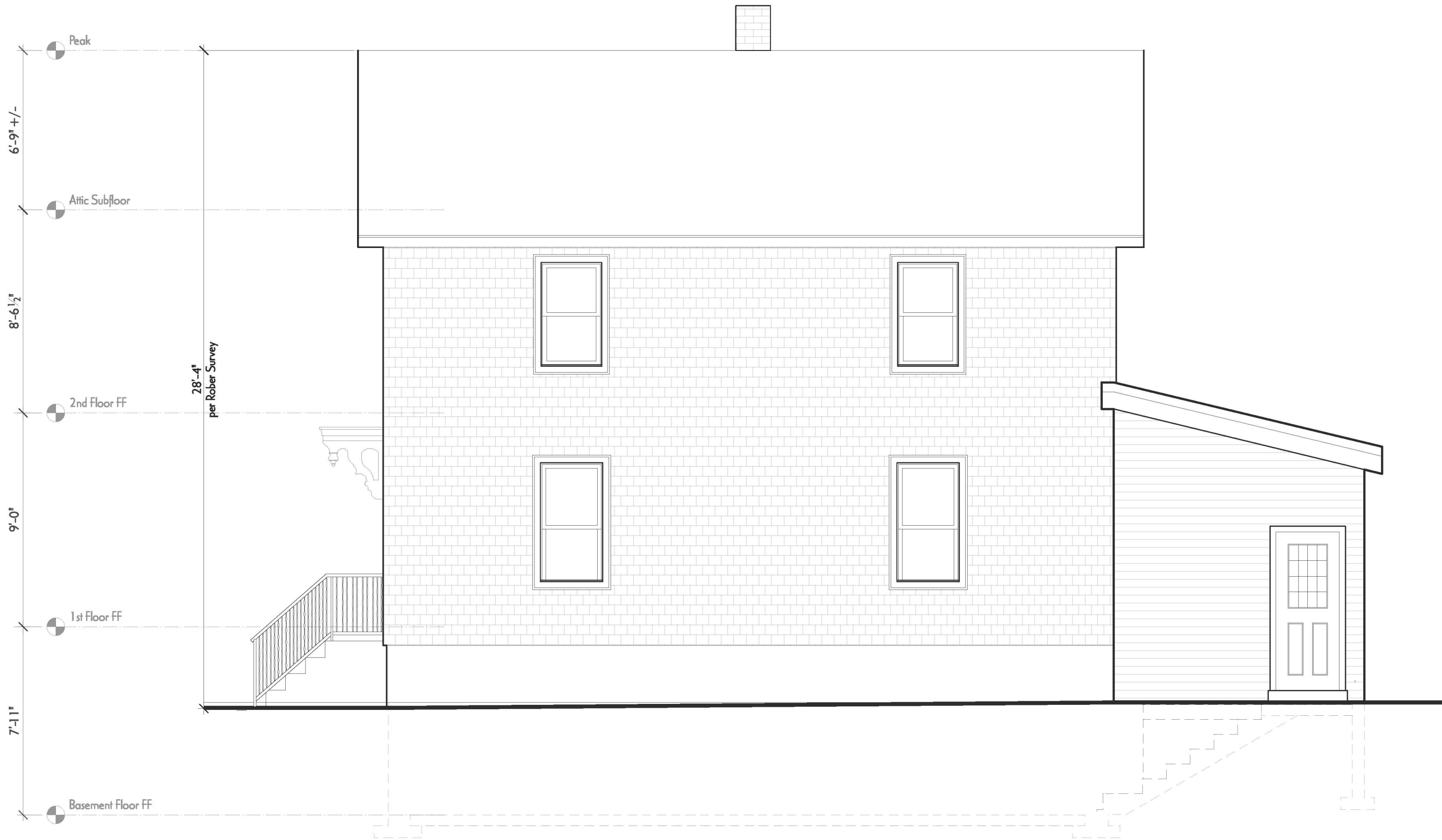
3rd Floor Demolition Notes:
- Remove all existing roof, roof framing, gutters & eaves, walls, and flooring (including

| | | | | |
|---|---|-------|-------------|----------|
| McMahan-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | X1.3 | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |
| | | | | |



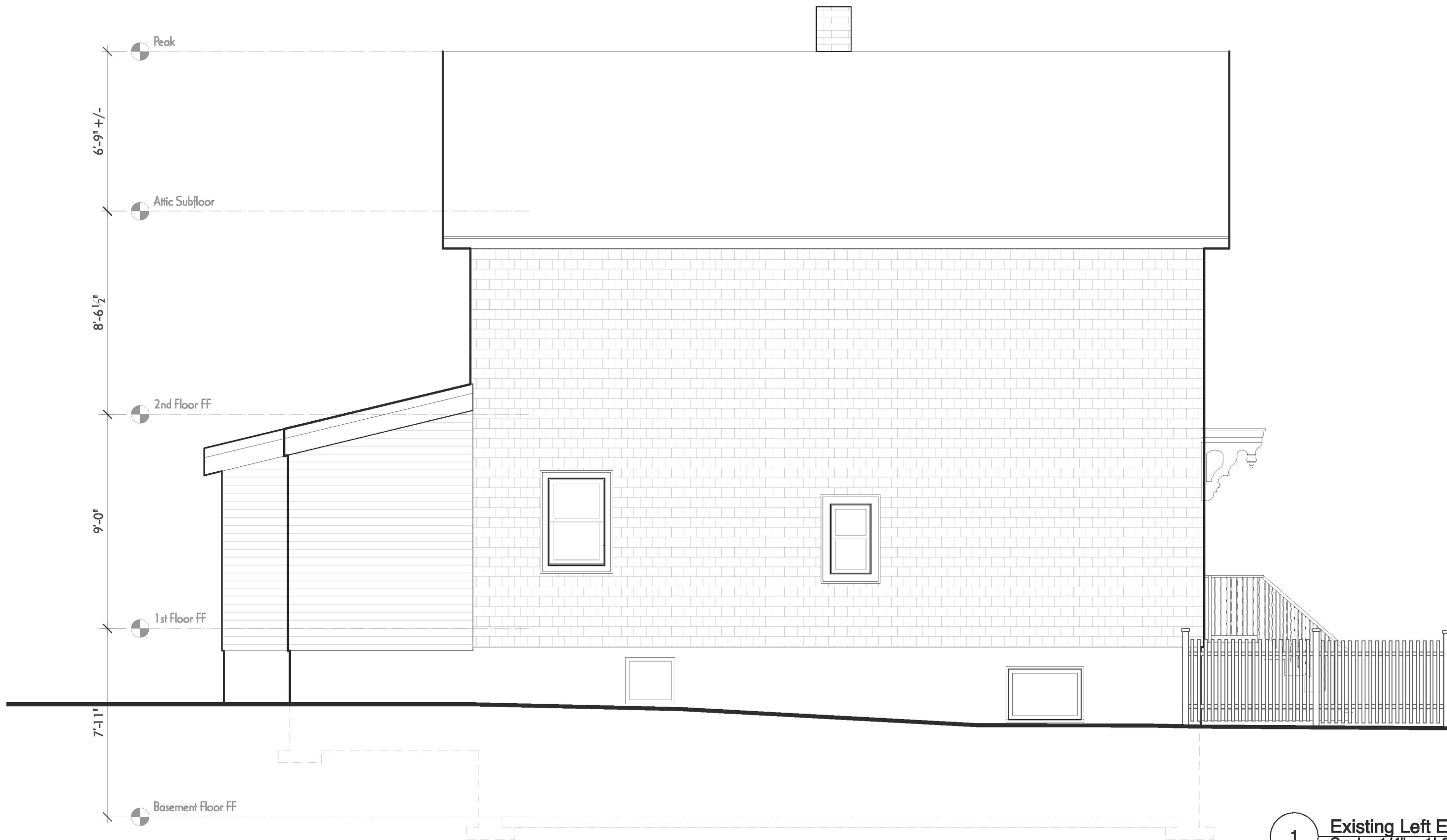
1 Existing Roof Plan
Scale: 1/4" = 1'-0"

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|---|---|----------|-------------|
| McMahan-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | X1.4 |
| | | 02/06/20 | |
| | | 08/24/20 | |
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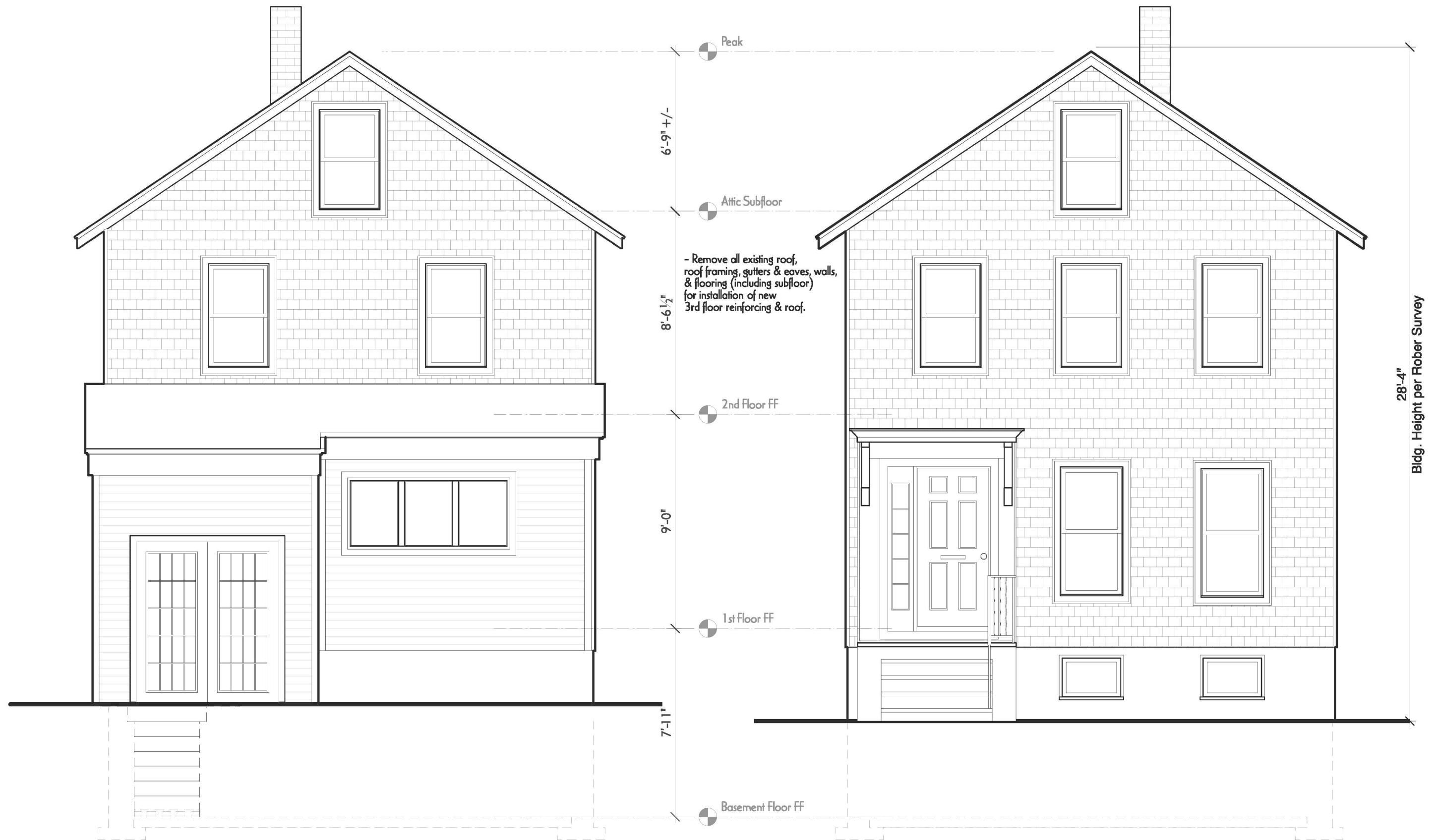
1 Existing Right Elevation
 Scale: 1/4" = 1'-0"

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|---|--|-------|---------------|----------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | 1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>X2.1</h1> | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |



1 Existing Left Elevation
Scale: 1/4" = 1'-0"

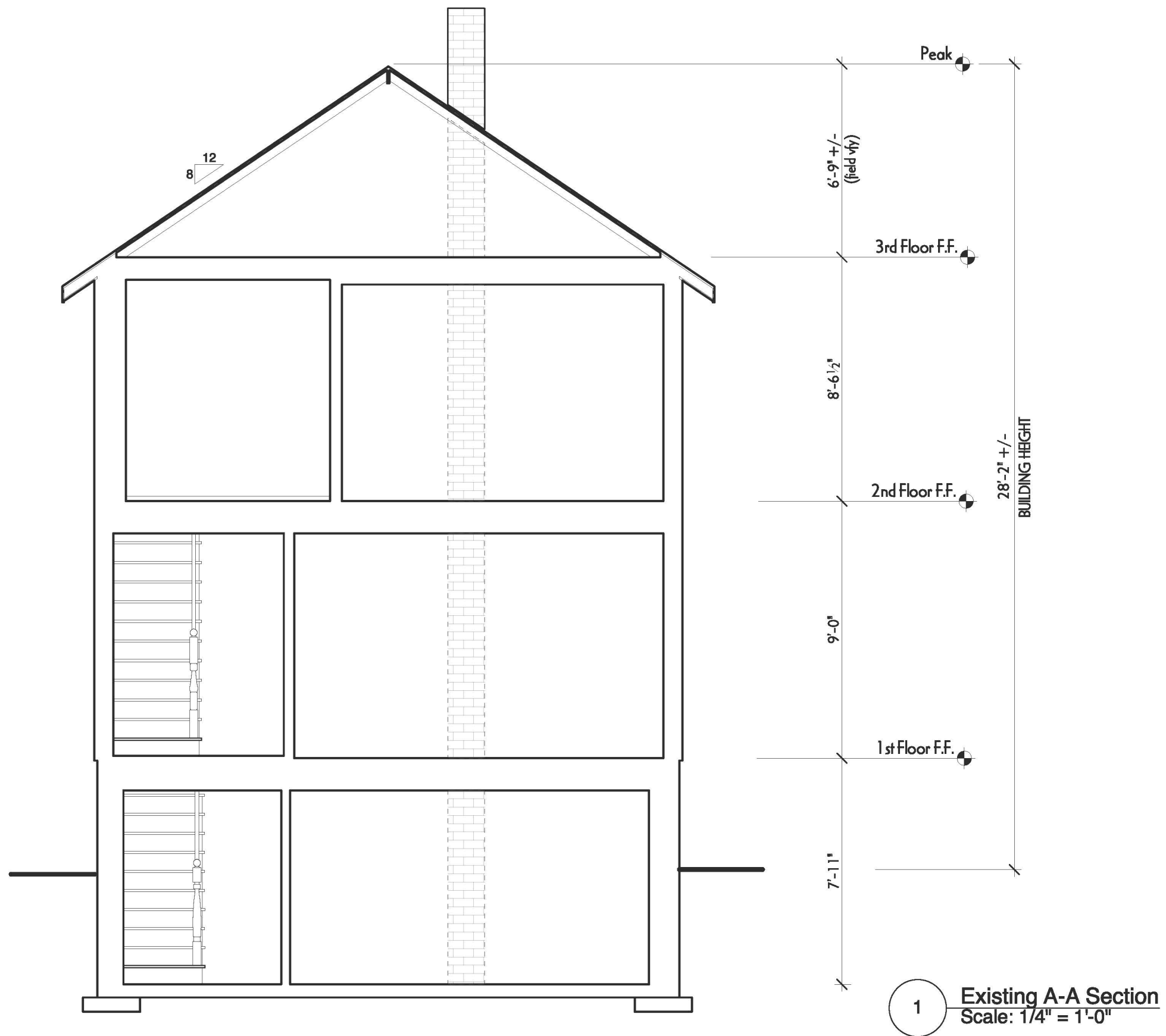
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| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | X2.2 | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |



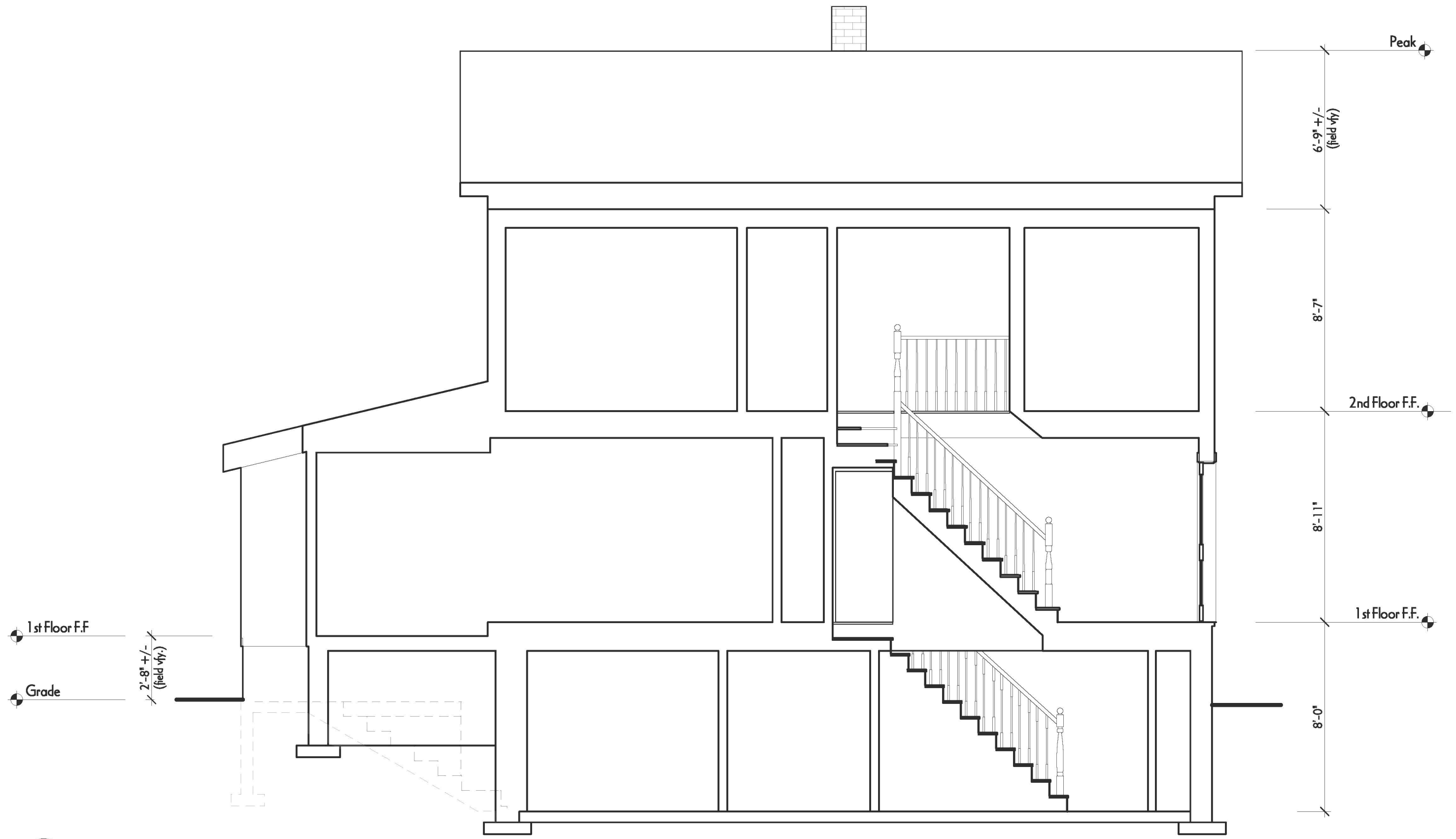
2 Existing Rear Elevation
Scale: 1/4" = 1'-0"

1 Existing Front Elevation
Scale: 1/4" = 1'-0"

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|---|--|-------|---------------|----------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | 1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>X2.3</h1> | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |



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|---|---|-------|-------------|----------|
| McMahan-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | X3.1 | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |
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1 Existing B-B' Section
 Scale: 1/4" = 1'-0"

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|---|---|-------|-------------|----------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | X3.2 | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |
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○ Proposed Front Perspective

McMahon-Thompson Residence
 20 Union St.
 Cambridge, MA 02141

EvB Design 
 1310 Broadway, Suite 200
 Somerville, MA 02144

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|----------|
| Date: |
| 02/06/20 |
| 08/24/20 |
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City of Cambridge

MASSACHUSETTS

2020 SEP -1 AM 10:56

BOARD OF ZONING APPEAL

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-017283-2020

Address: 20 Union Street

Owner, Petitioner, or Representative: Edrick vanBeuzekom, architect
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 8/31/20

Edrick vanBeuzekom
Signature

1 * * * * *

2 (6:05 p.m.)

3 Sitting Members: Brendan Sullivan, Janet Green, Andrea A.
4 Hickey, Jim Monteverde, Slater W. Anderson

5 BRENDAN SULLIVAN: First case I'm going to call
6 will be Case Number 017283, 20 Union Street. If the
7 applicant can now unmute and begin the presentation.

8 EDRICK VAN BEUZEKOM: Good evening. My name is
9 Edrick Van Beuzekom. I am the architect for this project.
10 My company is EVB Design. Do you need me to spell my name,
11 as I usually do at the Board, or are we good, since we're in
12 --

13 THE REPORTER: Can you spell it, please?

14 Okay, sure. First name is E-d-r-i-c-k, and the
15 last name, Van Beuzekom is V as in Victor -a-n capital B as
16 in boy, e-u-z-e-k-o-m.

17 Okay. My clients Dorian Thompson and Shane McMann
18 are also here this evening, so they will -- I will present
19 the project first, but then I would like to have them say a
20 few words as well.

21 So if you can scroll to the first page of the
22 drawings there, the existing site plan, thank you.

1 So this house is on Union Street. It's a small,
2 single-family house one house in from the corner of
3 Hampshire Street. The owners have lived here for quite some
4 time and have a son who's in the Cambridge schools. And
5 they approached me about expanding the house for a number of
6 reasons, which I'll let them explain.

7 But basically, what you see in the plan here is
8 the house is quite close to the lot line on the left side of
9 the house at the bottom of the plan. At the rear of the
10 house is a one-story addition that was done some time ago.
11 The original house is a two-and-a-half story house. There's
12 a number of similar houses on Union Street.

13 If you can go to the next drawing?

14 This is our proposed site plan, which basically
15 just gives you a quick summary of the additions here. So
16 one is at the front of the house; we would like to do an
17 addition that gives us a mudroom entry.

18 Basically, currently when you enter the house
19 you're walking in right by the stairs and into the living
20 room, and there's a little storage; it's pretty awkward, so
21 the idea is to give -- for energy purposes, for one thing.

22 And I do want to point out, this is not the most

1 recent set of drawings that we submitted on Monday. We made
2 a change to the front entry, which I just noticed is not
3 showing here. So --

4 BRENDAN SULLIVAN: This is Brendan Sullivan. Let
5 me interrupt just for the edification of the Board. The
6 original submittal, as you see, shows the addition to a
7 mudroom and entrance, and also the stairway forward of that,
8 which is one foot seven inches from the front lot line.

9 I had asked through Maria if Edward would consider
10 taking the stairs and putting them adjoining to the house,
11 just to give a little bit more room between mudroom addition
12 and that front yard setback -- the sidewalk line.

13 So this was the original submittal, and Edward had
14 reworked it, which we'll see subsequently. And so, I would
15 ask that the Board, especially those far more knowledgeable
16 than I consider which one you think is more appropriate for
17 this particular property.

18 Edrick, does that sort of sum it up?

19 EDRICK VAN BEUZEKOM: Yes, it does.

20 BRENDAN SULLIVAN: Okay, thank you.

21 EDRICK VAN BEUZEKOM: Yeah. And so, the other
22 scheme we have does exactly as Brendan was saying. You move

1 the entry ports to the side of the bump out and the stairs
2 coming down in front of the house there, closer to the house
3 so we have a little bit more space in front.

4 In order to make that work, I have to push the
5 entry piece itself out just a tiny bit, about six inches.

6 One issue is we're trying not to block windows
7 that are basement windows. So by pushing it out a tiny bit,
8 I could leave enough space to not block the basement
9 windows. So let me continue.

10 To the rear of the house, basically, the existing
11 house has a sort of a lower entry space, which we are
12 proposing to raise that floor to bring it up level with the
13 rest of the first floor, which gets us the small dining area
14 that you showed toward the back there.

15 And then we wanted to add a deck on the back,
16 which is 30 inches off the ground. And that's -- basically
17 replaces what they have for a back yard, essentially, but
18 trying to make that back yard space very useable and
19 connected with the interior space as well.

20 If we can scroll to the next drawing? This will
21 give you sort of a broad view of all the things we're
22 proposing.

1 The other -- so what you see here is showing how
2 we calculated the FAR and showing what's new and what's
3 existing.

4 So if you look at the drawing on the right, the
5 first floor plan, all of that is existing FAR: We're simply
6 just raising the floor and one section of that, and then of
7 course we're reconfiguring the interior.

8 On the plan -- the second floor plan, what you see
9 there is we've added new FAR. And you can see that's a
10 different hatch on that section in the back, which is
11 basically an addition on top of that one-story section on
12 the back of the house, the current house.

13 And then for the third floor, what we're proposing
14 is to basically remove the entire roof. Because the current
15 roof is a gable roof with a relatively shallow pitch, and it
16 basically has no useable space underneath it. It's less
17 than six feet to the ridge and inside.

18 So the idea is to take the roof off, reframe it at
19 a much steeper pitch, and add a couple dormers; one to get
20 headroom for a stair getting up to the third floor, and the
21 other to get headroom for a bathroom, and then we can get
22 two bedrooms up there.

1 This is a significant increase in FAR, but it's
2 all done over existing footprint, other than the front entry
3 mudroom.

4 And I'll just run you through the other plans. We
5 can go to the next drawing.

6 This is just the basement. We're putting a
7 foundation under the existing one-story addition there
8 that's currently on the foundation piers, it doesn't have a
9 proper cross wall, so it doesn't have a full basement under
10 it.

11 It's not in great shape, so the idea is to build a
12 new foundation for that, which includes a new bulkhead entry
13 that would come in underneath the deck.

14 If we can go to the next page? This is the first
15 floor. I think I've already talked through most of what's
16 going on here. We can go to the next drawing.

17 On the second floor, by doing the addition on the
18 back, we're able to make room to have a bathroom in the
19 middle now and get a full bedroom at the rear of the house,
20 so basically it picks up enough space.

21 And the reason for relocating the bathroom from
22 its current location is in order to get a stair up to the

1 attic, we are taking space where the existing bathroom is,
2 and we'll eventually scroll down to the existing drawing, so
3 you can see the difference there.

4 And if we can scroll to the next page?

5 This is the third floor plan. So this is all
6 under the new roof. The knee walls that you see are roughly
7 just a little bit more than five feet high. Simply, we
8 could have a cathedral ceiling in these spaces. They're not
9 huge rooms, but very comfortable, and we're able to get a
10 bathroom up here as well. And as you see, the stair comes
11 up in under the dormer.

12 If we can scroll two pages down, we can go to the
13 elevation.

14 Here you see the elevation from the driveway side
15 of the house, and we're making some changes to windows here,
16 relocating to sort of make it work a little bit better for
17 the new configuration of space.

18 And then of course new windows on the first floor
19 in that portion where the dining room would be, which is
20 currently the rear entry to the house.

21 One issue that has come up, which is an error on
22 my part: I believe we should have also filed for a special

1 permit for these window relocations, which I failed to do.
2 I was thinking that it was all covered under the variance.
3 So we may have to come back for that.

4 We can scroll to the next drawing.

5 So this is the left side of the house, which is
6 fairly close to the lot line. We're eliminating one window
7 and adding two small windows to get some light into the
8 kitchen area, and then you see the dormer addition that
9 we're doing.

10 The vertical line that you see on the elevation is
11 basically showing where the addition on the -- well, it's
12 actually not quite right, but it's showing approximately
13 where the addition is that goes up above the first floor
14 there. And then you can see the proposed mudroom in the
15 original scheme in this one as well on the right hand side.

16 If we can go to the next drawing?

17 Here's the front of the house on the right, with
18 the proposed new entry. And the dashed line at the roof
19 shows where the existing roof is, so you can see where the
20 new roof line is considerably higher. We're still within
21 the height limits of the zoning district.

22 And on the left is the rear of the building, where

1 you can see the deck and the new windows back there.

2 We can go to the next drawing. Next drawing
3 please? Thank you.

4 This is just a section through the roof, so you
5 get a sense of the steepness of the roof and what sort of
6 space we're getting up on the upper floor.

7 I think that should give you a pretty good sense
8 of what we're proposing here. I submitted a -- along with
9 the updated plans, I submitted a 3D rendering from the front
10 so you can see the alternative entry scheme.

11 And I think maybe we can just scroll down to the
12 existing drawings to show you what we have there.

13 So -- yeah, so here you see -- Okay. So here's --
14 this is the basement. You can see where the dashed lines
15 are; those are just frost poles under the existing spaces
16 back there. So that's what we want to replace with full
17 foundation walls.

18 Next is the first floor plan. So here you can see
19 the portion on the rear of the house, which was an addition
20 done previously that has the playroom and what's labeled as
21 a porch. It's basically an entry from the outside. So
22 that's all interior space. And you can see, you know, we

1 have a tiny little kitchen, and how sort of cramped the
2 entry into the house is as well.

3 Next drawing?

4 So here's the second floor plan. And this shows
5 you a roof over the portion in the rear that we are
6 proposing to build on top of. And here you can see where
7 the current bathroom is, which we are proposing to relocate
8 in order to do the stairs going up to the third floor.

9 And we can just run through the elevations really
10 quickly, scroll down.

11 Yeah. Here you see the driveway side. You can
12 see the one-story addition on the rear of the house.

13 Next drawing?

14 A similar thing from the other side of the house.

15 And then the next drawing? Here you see the front
16 and rear. So hopefully that gives you a pretty good sense
17 of the current massing of the house.

18 So at this point, I'd like to let Dorian and Shane
19 say a few words, and basically explain sort of why they want
20 to do this project and who they are, and just giving their
21 overview. Unless anyone has some questions in the meantime?

22 BRENDAN SULLIVAN: Well, we'll let them speak. If

1 they could introduce themselves?

2 DORIAN THOMPSON: Hi, this is Dorian Thompson

3 SHANE MCMAHON: And I'm Shane McMahon.

4 DORIAN THOMPSON: Hi. Good evening, guys. Can
5 you hear us okay?

6 COLLECTIVE: Yes.

7 DORIAN THOMPSON: Okay. All right. We had some
8 audio problems at the beginning, sorry about that. So I am
9 -- I'm a homeowner at 20 Union Street. And Edrick, I wasn't
10 sure if we should talk a little bit about, you know, why we
11 want to make some changes, if that makes sense?

12 EDRICK VAN BEUZEKOM: Yes, yeah.

13 DORIAN THOMPSON: All right. And I'll just say,
14 you know, I just -- we had a few comments, but if you guys
15 have any questions, just kind of feel free to jump in.

16 So I have lived in Cambridge for -- and I can't
17 believe I'm going to say this, but almost 25 years, so the
18 majority of my life at this point, and been at 20 Union
19 Street for over 15 years.

20 And Shane and I lived there with our son,
21 Lockland, and our rescue dog, who has grown to be
22 dramatically larger than anticipated and expected. And so,

1 our son Lockland, he attends Cambridge Public Schools. He
2 is at Tobin.

3 He loves it there, when he's there. He's very
4 excited and anxious to return with all of his friends and
5 teachers and all of that normalcy, but anyway for now, he's
6 -- you know, happy to be going back online and getting to
7 see everybody, so he's excited about that.

8 And Shane has actually been on the Board of the
9 Friends of Tobin for the last few years now. So we're
10 pretty involved -- pretty involved at this point. And we
11 love it there.

12 And so, you know, one of the main reasons we
13 really want to make some of these changes is, you know,
14 Cambridge is really our home.

15 I mean, we made -- you know, we love the
16 community, we love the city, we love being able to really
17 live in the city and sort of take advantage of all the
18 things there are to do in Cambridge; especially now that we
19 have Lockland it's kind of come to life even more for us.

20 But, you know, we made a really conscious effort
21 to -- you know -- think about where we wanted to live, and
22 where we wanted to raise our family. And that was -- you

1 know, in Cambridge.

2 And, you know, we've stayed -- you know, even to
3 the point where there have been job opportunities that come
4 up and, you know, we were just really not willing to
5 consider anything that's, you know, kind of outside of the
6 Boston area. That would move us.

7 I mean, even if it's sort of beneficial to our
8 career, you know, this is where we want to be. We're not
9 willing to leave, or we haven't been willing to leave. You
10 know, this is really where we hope to stay forever.

11 But unfortunately, you know, there are some real
12 changes that are needed at our house, and they're not minor
13 fixes. We've got to make some changes sort of from a safety
14 standpoint, but also from sort of a comfort standpoint.

15 We have a number of issues with the house, ranging
16 from toilets exploding from time to time, which is fairly
17 unpleasant. We have flushing issues, because of the way the
18 pipes are configured.

19 Our heating doesn't work. On a cold day, the heat
20 can be working really hard to get up to about 60 in our
21 living room -- you know, sort of best effort, while at the
22 same time, our bedrooms upstairs are about 85 degrees. The

1 cooling situation is definitely not ideal, especially on a
2 hot day if the sun is out.

3 You know, we have some window air conditioners,
4 which are also not efficient at all, but just have a really
5 tough time cooling the house, especially the bedrooms.

6 We have electrical wires running through our
7 floorboards. We have fuses that blow pretty frequently.
8 Our electrical box is set up next to pipes that run along
9 the outside wall of the house, so they are -- we've done
10 what we can, but they are prone to freeze and burst. And
11 so, not only do you get the water on the floor, but the
12 water floods down over the electrical box.

13 Oh, and in our bedrooms, we have this issue with
14 this thick plaster dust, and it kind of coats the bedrooms
15 at all times. So obviously not the healthiest and safest
16 environment.

17 And just in general, you know, we would like to
18 have an energy efficient house, which just is not possible
19 at this point, and it's actually it's certainly highly
20 inefficient with, which we're not happy with, but that's
21 where we are today.

22 And also the reality is we do need some more

1 space. We are hopefully growing our family, but we also
2 have parents and actually grandparents, who our son is very
3 close with his great grandmother, Zelda.

4 And, you know, we need -- and Zelda likes to have
5 a comfortable place to stay, and we'd really like her to
6 stay longer term with us when she comes. She lives in Sioux
7 Falls, so it's a big trip. It's not a trip she can make a
8 quick turnaround, and so, we need a comfortable space, as
9 our parents and grandparents get older. So we really do
10 need a little bit more space.

11 And also, just in general, even if that wasn't
12 needed, sort of -- you know, making -- we need to make some
13 dramatic changes to make the house safer, and to fix sort of
14 the energy issues we have.

15 And, I mean, just in reality it's not sort of
16 financially viable to do that without -- you know, gaining a
17 little bit more space and having sort of an appropriate,
18 livable setup for the house.

19 The other thing I would just say is that we love
20 our neighborhood. We have looked around in our neighborhood
21 to see if there was, you know, another house or, you know,
22 attached house that we could find, and we've been looking

1 for a decade.

2 And, you know, for the handful of houses that have
3 come up that have been somewhat affordable or in that range,
4 you know, they're gone before we get to the Open House.

5 There is a bidding war, and then it makes is
6 beyond unaffordable. We had one time where we tried to
7 submit a bid at asking, and we were told, "Don't even
8 bother." So that's been our experience in trying to find a
9 home.

10 And I know, you know, we have really been focused
11 I would say on our neighborhood, we really want to stay in
12 the neighborhood, but, you know, I think the reality is even
13 being willing to sort of move out of our neighborhood and
14 just move somewhere else in Cambridge, unfortunately it's
15 just not an option for us financially.

16 BRENDAN SULLIVAN: Right.

17 ANDREA HICKEY: Thanks for running through that.
18 Go ahead, Brendan, I'm sorry.

19 BRENDAN SULLIVAN: Okay, Edrick, any other
20 comments?

21 EDRICK VAN BEUZEKOM: Could I ask you to -- I
22 don't know if it's possible to put up the revised drawings

1 that I had submitted, so we can see them?

2 BRENDAN SULLIVAN: I don't know if we have scanned
3 that.

4 EDRICK VAN BEUZEKOM: Yeah, okay.

5 BRENDAN SULLIVAN: It was not scanned.

6 EDRICK VAN BEUZEKOM: Okay. I just wanted to
7 point out one other change that we had made, which was in
8 response to one of the neighbors.

9 JIM MONTEVERDE: This is Jim Monteverde. The
10 revised drawings, I believe, are available online. Because
11 I'm looking at it side by side over --

12 EDRICK VAN BEUZEKOM: Okay.

13 JIM MONTEVERDE: -- two screens. So is there --
14 Brendan, do you think that there's a way, can I share your
15 screen?

16 BRENDAN SULLIVAN: Yeah.

17 JIM MONTEVERDE: I have a share screen button, but
18 hold on, let me try this. No, I can't. It says, "Host
19 disabled."

20 BRENDAN SULLIVAN: No, I'm not sure how I can do
21 that.

22 EDRICK VAN BEUZEKOM: That's okay. I can just

1 describe the other change, which is we eliminated one window
2 on the driveway side that faces the neighborhoods. And so,
3 it was at the request of the neighbor, because it sort of
4 lined up with their window. So we got rid of that one, so
5 --

6 BRENDAN SULLIVAN: Okay.

7 EDRICK VAN BEUZEKOM: -- that's the only other
8 change.

9 BRENDAN SULLIVAN: Well, the issue is the windows
10 -- this is Brendan Sullivan -- the windows, even though part
11 of the plan, are not part of the relief to be granted
12 tonight.

13 EDRICK VAN BEUZEKOM: Right.

14 BRENDAN SULLIVAN: Because they are going to
15 require a special permit. But Edrick, as far as the front
16 entryway, do you have a preference as to Plan 1 or Plan 2?
17 Vis-à-vis the stairs?

18 EDRICK VAN BEUZEKOM: Yeah. My personal
19 preference would be Plan 1, simply because it leaves more of
20 the front yard intact and doesn't run anything in front of
21 the basement windows.

22 But, you know, both schemes are viable. I think

1 we're happy to do either one. I -- you know, if the Board
2 feels that it's better to keep --

3 BRENDAN SULLIVAN: Yeah, okay.

4 EDRICK VAN BEUZEKOM: -- more distance to the
5 street, we're okay with that. Oh, here we go.

6 BRENDAN SULLIVAN: Okay, we do have it, so --

7 EDRICK VAN BEUZEKOM: Excellent. There you go.
8 So it pulls it -- you know, it pulls it five feet away from
9 the lot line in front. I -- you know, I think the original
10 scheme is a little more attractive, but it also is, you
11 know, feels a little larger too. So, like I say, we're
12 happy to do either one, but my preference would be the
13 original scheme.

14 BRENDAN SULLIVAN: Okay. Okay. That's the end of
15 your initial presentation? Edrick, yes?

16 EDRICK VAN BEUZEKOM: Yep, yes.

17 BRENDAN SULLIVAN: Yes, okay. Let me start the
18 discussion. My initial review of this is that I thought
19 that it was a big ask, and you're going from a 0.69 to a 0.
20 98 in a 0.75.

21 EDRICK VAN BEUZEKOM: Yeah.

22 BRENDAN SULLIVAN: So I think it's a -- somewhat

1 of a big jump. Now the question is, you know, if we were to
2 cut back, say where do you do that? I don't have the answer
3 for that.

4 But if we can just walk through this a little bit,
5 you're raising the height of the peak and you're going up
6 approximately 5.75 feet, is that correct?

7 EDRICK VAN BEUZEKOM: Yes.

8 BRENDAN SULLIVAN: Okay. Have you done a shadow
9 study to whether or not that will affect the house on the
10 left or not?

11 EDRICK VAN BEUZEKOM: We did do shadow studies. I
12 don't think I submitted that, but I know Dorian and Shane
13 had that available when they met with the neighbors.

14 DORIAN THOMPSON: The neighbors on that side?

15 EDRICK VAN BEUZEKOM: Yeah, I think they've met
16 with all their neighbors. They -- you know, they weren't
17 able to reach the landlord, because one of the buildings
18 adjacent to them is all rentals, I think. But they did
19 speak to a bunch of the renters.

20 Let me change -- Dorian, if you're still on, maybe
21 you can just say -- talk a little bit about who you spoke to
22 around --

1 JANET GREEN: Yeah. I'd be most concerned about
2 the neighbors on the side where sort of shadows and shade
3 would increase due to the increase in height. So --

4 EDRICK VAN BEUZEKOM: Yeah.

5 JANET GREEN: -- that's really the only neighbor
6 I'd be interested in hearing their feedback or whether they
7 were given the shadow study, and it was discussed with them.

8 DORIAN THOMPSON: So Alice and Andy, they actually
9 -- I think Alice had mentioned she might join. So I'm not
10 sure if she's on, but we did talk with Alice and Andy about
11 it. I'm not sure if they're on or not.

12 JANET GREEN: And did you share that shadow study
13 with them?

14 DORIAN THOMPSON: We didn't share the shadow
15 study; we did talk to them about the shadows and any
16 concerns. They didn't have any. They actually signed -- I
17 think they both signed the --

18 EDRICK VAN BEUZEKOM: Petition.

19 DORIAN THOMPSON: -- petition that we submitted.
20 We also talked with our neighbors in the back, Eric and
21 Emily. Emily's a dermatologist, so they were actually
22 hoping that they would get some increased shadows, but so we

1 did talk with them pretty thoroughly about the plans.

2 BRENDAN SULLIVAN: Dorian, the people on the left,
3 what is their name?

4 DORIAN THOMPSON: Alice -- they're on the street
5 -- Alice Flaherty.

6 BRENDAN SULLIVAN: Flaherty? Okay. Alice
7 Flaherty and Andy, 22 Union Street, have signed a letter of
8 support.

9 DORIAN THOMPSON: Yes.

10 ANDREA HICKEY: All right. Is there any reason
11 why you didn't share the shadow study with them?

12 DORIAN THOMPSON: Honestly, just when we sat down
13 to talk to them we didn't have it, and it was kind of an
14 awkward time when we were talk to folks, because it was just
15 as COVID, like, was -- it was sort of becoming awkward to
16 have -- to put off conversations.

17 And we probably needed to have conversations
18 sooner than later, so we talked to them in early March. And
19 so, we were just trying to have that conversation before we
20 may not be able to have that conversation, honestly, and so,
21 we just -- we went to their house and sort of talked them
22 through everything.

1 And they were actually extraordinarily supportive.
2 We saw Alice last week, and she was going to try to attend
3 if she could.

4 BRENDAN SULLIVAN: Okay.

5 ANDREA HICKEY: Could I perhaps ask Edrick to
6 share the results of that shadow study, since we can't see
7 it?

8 EDRICK VAN BEUZEKOM: Yes. Let me see if I can
9 find it. Might take me a little bit, we have it in a
10 sketch-up model I think is how I shared it, so. Let me
11 bring that up.

12 JIM MONTEVERDE: While he's searching for that,
13 can I -- Brendan, can I offer a couple other comments?

14 BRENDAN SULLIVAN: If you'd introduce yourself.

15 JIM MONTEVERDE: Oh, sorry. This is Jim
16 Monteverde. He's the phantom, yeah. Jim Monteverde. I
17 just have a concern, and therefore just questions about the
18 intrusion on the front yard setback.

19 You know, I see the rendering. I see the photos
20 of the before and after. I think -- I can understand the
21 rationale for it, but I still think it's an intrusion on the
22 street and neighborhood character of the street to actually

1 enclose the existing porch. So I have a concern at that
2 end.

3 And at the back end, I'm looking through the
4 drawings, and I think I've got it, but I can see where the
5 existing -- and I'm concerned about the amount of
6 development that's within the rear yard setback as well.
7 And I can see I think the profile of what, Edrick, you
8 described as existing.

9 EDRICK VAN BEUZEKOM: Yep.

10 JIM MONTEVERDE: And I think it's just on a frost
11 wall, there's no basement below it.

12 EDRICK VAN BEUZEKOM: That's right.

13 JIM MONTEVERDE: And then I can see the
14 development of the balance of the plan that doesn't exist
15 now on the second floor, and then the upper floor to kind
16 of, you know, bring all that mass out.

17 EDRICK VAN BEUZEKOM: Mm-hm.

18 JIM MONTEVERDE: So I have a similar concern just
19 about filling up everything in the rear yard setback behind
20 what's already enclosed -- the deck, et cetera, just hard up
21 against or close to hard up against the fence.

22 I don't have the same -- I would like to see the

1 shadow analysis, I think that's fair, but in general,
2 looking at the elevation and the street view, what you're
3 proposing for the third floor and the dormers there I have
4 less of an immediate concern with.

5 I think my comments really are about the --
6 enclosing the porch in the front and, you know, what that
7 does just setting in the front yard setback, just for the
8 way it feels and the sense of it in the photographs along
9 the street.

10 EDRICK VAN BEUZEKOM: Yeah.

11 JIM MONTEVERDE: And then the back -- you know,
12 how much you're asking for at the back of the house. So the
13 simple question is, could you do it out the mudroom and
14 basically retain the -- I appreciate changing the stair 90
15 degrees, but to me that doesn't help the issue of that mass
16 then on the front of the house facing the street. So I
17 would more advocate for that not being allowed.

18 And then in the back of the property, it's really
19 how much of that do you need functionally, versus what you
20 really have? Could that be pared back at all, so you're not
21 intruding so much on every floor in the rear yard setback as
22 well?

1 EDRICK VAN BEUZEKOM: Yep. Yeah. First of all,
2 let me just say I'm having trouble with the 3D shading
3 model. It's crashing on my computer here, so hopefully
4 it'll open up as I retry it here.

5 But in the meantime, you know, for the front
6 entry, you know, I went down the street. If you go a little
7 bit farther down the street, you'll see some houses where
8 they do have entries that come out much closer to the street
9 or -- you know, that certainly the -- you know, handful of
10 houses adjacent to this one, you know, are more in line with
11 this and don't project out that much. But there is some
12 precedent far down.

13 But, you know, I understand your concerns. I
14 think for us it's -- you know, it's both a space issue of
15 awkwardness coming in the house and having nowhere to stand
16 and take your coat off and hang your coat.

17 And it's also an energy efficiency issue for us
18 that, you know, when you're opening the door and you're
19 literally right into the stair and the living room, there's
20 no -- you know, there's no way to keep the cold air from
21 blasting into the house.

22 So, you know, we really see this as important for

1 the energy efficiency of the house. So that's just our
2 reasoning for that. I mean, obviously it's not --

3 JIM MONTEVERDE: Could you accommodate the mudroom
4 if you did that -- if you moved it to the opposite side of
5 the front of the house and did it internally?

6 In other words, you've got a couple -- you've got
7 a small amount of space that you can come out to within the
8 front yard setback. If you moved it from -- I'm looking at
9 the front elevation from the left-hand side of the elevation
10 to the right-hand side of the elevation, you'd wind up
11 taking a bite out of the living room --

12 EDRICK VAN BEUZEKOM: Yeah. Which is already
13 pretty small.

14 JIM MONTEVERDE: -- to accomplish what you're
15 asking for.

16 EDRICK VAN BEUZEKOM: Yeah. I mean maybe -- I
17 don't know, I think that's a little more awkward in terms of
18 what it does to the space, because we're already pretty
19 small with the living room, and then you've got to travel
20 across the living room, rather than coming in sort of where
21 the main circulation pattern is.

22 But I don't really see that as a viable option.

1 You know, we could, I don't know -- I mean, we
2 could try -- I mean one option might be scale it back, bump
3 it out to only half this dimension and not have the thermal
4 break.

5 So you wouldn't have the internal door, but it
6 would just give us a little bit more floor area to step into
7 the house there.

8 So, you know, these are all things we can -- we're
9 willing to consider. I just think that, you know, it's --
10 the other location for it is much more inefficient in terms
11 of the circulation, and eliminating it altogether would be a
12 shame.

13 It's not -- you know, I mean obviously it's not
14 essential for living here, but I think it's important,
15 again, to the energy efficiency and the comfort of having a
16 place to step in, and we can put a -- you know, having
17 invested.

18 So as far as the other in the rear, you know, I
19 mean I suppose one place we could scale back might be to not
20 bring the new roof all the way back over the -- you know, we
21 would lose one of the bedrooms up on the third floor, but we
22 could go in the rear bedroom if we were to take that out and

1 pull the roof back where it originally extends to.

2 You know, that would certainly cut out a chunk of
3 FAR there and scale back the massing on the back of the
4 house there. So that's maybe one approach you could take.

5 DORIAN THOMPSON: And Edrick, I just -- I think
6 that's something we'd have to talk about.

7 EDRICK VAN BEUZEKOM: Yeah.

8 DORIAN THOMPSON: I think actually, like I was
9 saying, I mean at a certain point, the amount of work that
10 we're doing and the amount we're going to have to spend to
11 not be able -- to not pick up space, just, like, from a
12 financial standpoint, right? Like it just at a certain
13 point it doesn't --

14 EDRICK VAN BEUZEKOM: Yeah.

15 DORIAN THOMPSON: -- doesn't, not financially
16 viable or justifiable for us to be able to do the work.

17 BRENDAN SULLIVAN: Yeah, this is Brendan Sullivan.
18 It appears that there are going to be a number of issues
19 that probably you're going to have to go back and think
20 about, and possibly reconsider.

21 But I think that we probably should have a full
22 airing of all the Board concerns, so that you can make a

1 list of possible areas to address --

2 EDRICK VAN BEUZEKOM: Yeah.

3 BRENDAN SULLIVAN: -- going forward. Jim, does
4 that conclude your initial question?

5 JIM MONTEVERDE: Yes, I'm done.

6 BRENDAN SULLIVAN: Okay. Edrick, I just want to
7 sort of walk through what is existing, what is proposed. So
8 you're raising the height 5.75 feet, and the shadow study,
9 which I think is -- too bad wasn't submitted with the
10 application, because that would have been helpful and it
11 would have answered questions.

12 The existing basement shows an office, a bedroom
13 and a full bath. What is proposed in your sort of storage
14 area -- what is proposed is a study -- in lieu of an office,
15 I guess -- storage of full bathroom, and you're creating
16 additional storage in the basement.

17 The first floor there's a living room, dining
18 room, kitchen, playroom and an entry. Proposed is a living
19 room, dining room, kitchen and a half bath -- playroom,
20 family room. The half bath is actually a toilet room, a
21 powder room.

22 The second floor - master bedroom, bedroom, studio

1 and a full bath. What you're proposing is a master bedroom,
2 full bath, bedroom, laundry room, and a half bath.

3 The third floor there is really no rooms per se up
4 there, and you're proposing 2 bedrooms and a full bath. So
5 the one dormer has a bathroom, the other dormer really is
6 for the stairway egress, code-compliant.

7 So in summation, the existing number of bedrooms
8 are three -- three existing and you're proposing one
9 additional one. The number of bathrooms you have existing
10 are twofold, and you're proposing threefold, and two powder
11 rooms, a toilet and a lav.

12 It appears to be a lot to me. And yes, it's a
13 substandard lot. Right now it is -- the floor area ration
14 actually is compliant -- 0.69 in a 0.75 and you want to
15 exceed that to a 0.98.

16 So I think that you're really trying to pack an
17 awful lot into it; three full bathrooms and two powder rooms
18 and another bedroom -- you know, which I can understand up
19 on the third floor. But that's my concern, anyhow. I don't
20 know how the other members -- any other questions by members
21 of the Board?

22 JANET GREEN: Yeah.

1 BRENDAN SULLIVAN: Slater, any comments?

2 JANET GREEN: I'm getting --

3 BRENDAN SULLIVAN: Yep.

4 JANET GREEN: I'd like to make a comment in
5 agreement with Jim about the front porch, and I think that
6 the ask for the house I agree with all the comments that
7 have been made about how much of an ask it is.

8 And I recognize that when you're sitting and
9 thinking about -- not just thinking about what do you want
10 today, you're trying to think, "Well, our family's really
11 large and we need more space at that time."

12 That said, it is a very big ask of what you're
13 doing. I would suggest that you really look at the front
14 part of the house, because that's the part that's really
15 gonna -- the neighbors and the people driving down the
16 street are going to feel.

17 I know that there are entryways like that, a
18 couple on the street, but most of the houses are pretty
19 consistent in their appearance.

20 And I think when you look at a street like that,
21 one of the things that's appealing about that house is how
22 it fits in with the character of the neighborhood. And I

1 think we want to be really careful about creating a feeling
2 of a very big house that's -- you know, sort of blooming out
3 all over, all different sides of it. You know, it's going
4 up, it's going in front, it's going in back.

5 And I think all those things needed to be looked
6 at, and you have to think about they are zoning dimensions
7 that we're talking about, and they're not -- you know, it's
8 not just saying that you have a problem -- I mean it's not
9 just saying that this is a problem that's only for you. If
10 we were looking at another house in the neighborhood, we'd
11 have to be considering these same things.

12 And so I think it's very important that you look
13 at the size of some of the changes that you're making, and
14 particularly that front porch.

15 BRENDAN SULLIVAN: Thank you.

16 JANET GREEN: Thank you, Mm-hm.

17 BRENDAN SULLIVAN: Andrea, any comment or
18 questions at this time?

19 ANDREA HICKEY: No, I really want to say thanks to
20 Jim for articulating what was in my head about the front
21 porch and -- as Janet just went through -- and the massing
22 in the rear as well. I'm concerned with both of those

1 aspects.

2 And although the proposed height is still within
3 the parameters, I really want the shadow study as part of
4 the record. Thank you.

5 BRENDAN SULLIVAN: Slater, any comments or
6 questions at this time

7 SLATER ANDERSON: No, I would just add that I
8 concur with the general sentiment of the other Board
9 members. I'm not sure the Zoning Board is the path to --
10 you know, solve the problems that the family, you know, has
11 with the house.

12 I sympathize with the challenges they're facing,
13 but these are -- you know, the ask is substantial. And I
14 have concerns about -- you know, the appropriateness of us
15 approving this level of ask, so that's all.

16 BRENDAN SULLIVAN: Jim, anything else to add, or
17 questions?

18 JIM MONTEVERDE: Yeah, please. Just to end on a
19 happier note, and looking at the glass half full, I think
20 there's definitely a way -- my sense is -- and I know Edrick
21 and Edrick's work, there's definitely a way within -- not
22 even within your envelope, but within a slightly modified

1 configuration that might be closer to achieving or
2 maintaining some of the setbacks, is to achieve the program
3 that you're looking for. I think there's definitely a way
4 to do that.

5 I think it just -- you just need to think through
6 some of the pieces. I sympathize with folks who live in
7 smaller houses, because I live in 900 square feet myself,
8 and I know what it's like.

9 So I certainly appreciate what you're trying to
10 do. I think you can look at this and get a lot more out of
11 the footprint that you've got. That's it, thanks.

12 BRENDAN SULLIVAN: Okay. At this time, let me
13 open it up to public comment. And any member of the public
14 who wishes to speak should now click the button that says,
15 "Participants" and then click the button that says,
16 "Participants." And then click the button that says, "Raise
17 hand." If you are calling in by phone, you can raise your
18 hand by pressing *9 and unmute or mute by pressing *6.

19 Anybody -- any member of the public would like to
20 call in now, please do so. Give it a few minutes, or a
21 minute or two. [Pause]

22 It appears that nobody is calling in. We are in

1 receipt of a correspondence in the form of a petition, "We
2 the undersigned have reviewed the drawings for the proposed
3 addition and renovation, including the new roof with dormers
4 for Dorian Thompson/Shane McMahon residence at 20 Union
5 Street, prepared by EVB Design. We support the plans for
6 the proposed additions, and their application for a zoning
7 variance."

8 Signed by the residents at 18 Union Street #2, 99
9 Hampshire Street, #18 Union Street #1, 18 Union Street #1,
10 22 Union Street, 22 Union Street and 105 Hampshire Street.
11 Seven people in support. That is the sum and substance of
12 public comment. I will close public comment at this point.

13 Edrick, anything you'd like to ask or chime in on?

14 EDRICK VAN BEUZEKOM: Yeah, a couple things. One,
15 I appreciate everybody's comments, and Jim in particular,
16 your positive comments there. You know, we're happy to take
17 a hard look at this and see if we can't make it work for
18 everybody.

19 But, you know, it's tough. The substantial new
20 FAR is all coming from the third floor with the new framing
21 on the roof, you know, and it's -- again, it's not adding
22 footprint, and I apologize that we did not share the shadow

1 studies.

2 So I would like to request a continuance, and we
3 will provide shadow studies. And we will -- you know, take
4 a hard look at, you know, whether we think we can come up
5 with some changes that might be acceptable. And I think
6 Dorian would also like to say a few words.

7 DORIAN THOMPSON: I guess, you know, obviously
8 we're -- you know, disappointed. I was pretty nervous about
9 tonight, because, you know, this is kind of our last ditch
10 effort to try to -- you know, stay in town.

11 And, you know, there's been a lot of development
12 by developers on our start building these modern homes where
13 there was, you know, one home on a lot and now there's four
14 homes in a lot built right up front against the road.

15 You know, we also wanted to make sure that the
16 house still had that same look and feel. We wanted to make
17 sure we maintained some of the woodwork on the house.

18 Again, we were trying to be thoughtful about being
19 energy efficient but, you know, like, this is our one shot
20 to stay in the city and it's just -- you know, we spent a
21 long time working with Edrick and trying to make sure that
22 we could fix the issues that we had, but also didn't have as

1 dramatic an impact on our neighbors.

2 And we spent a lot of time reviewing those plans
3 with our neighbors too, and talking with them and taking
4 feedback where they had it, and it just -- you know, I feel
5 like there's a lot of talk in the city about trying to
6 maintain families.

7 And just I think it's -- you know, this was our --
8 I guess this was our last chance to try to stay in the city
9 and so I think it just -- you know, obviously it's been a
10 tough meeting for that, but we appreciate you guys talk
11 through it with us and your consideration.

12 BRENDAN SULLIVAN: Well, I think that the request
13 for a continuance is in order. Let me make a motion, then,
14 to accept their request continuance from the petitioner on
15 the grounds that -- well, let me see when we can continue it
16 to.

17 SISIA DAGLIAN: If everyone's available, September
18 24 would be the earliest date.

19 SLATER ANDERSON: Slater is not available.

20 BRENDAN SULLIVAN: I think sometime in October.

21 SISIA DAGLIAN: October 8?

22 BRENDAN SULLIVAN: Now, what has -- there are two

1 things that I think have to happen. 1) the continuance of
2 this case, you're also going to have to file the case for a
3 special permit.

4 EDRICK VAN BEUZEKOM: Yes.

5 BRENDAN SULLIVAN: So there is a procedure that
6 has to happen with that. You're going to have to file that
7 pretty soon, get on the docket, and we should probably hear
8 the both of them the same night.

9 This case can be heard first, and then the special
10 permit case can be heard on the same night. I'm not saying
11 right after that, but on the same night, so that we -- you
12 don't have to come back two nights anyhow. So some --
13 middle to the end of October?

14 SISIA DAGLIAN: Yeah, October 8 is possible. The
15 twenty-second is possible. Andrea are you here?

16 BRENDAN SULLIVAN: October 22?

17 ANDREA HICKEY: Yes. I'm here on the eighth.

18 SISIA DAGLIAN: Okay. You're not on the -- well
19 maybe you are on the regular agenda -- you're not on the
20 continued cases for that day?

21 BRENDAN SULLIVAN: Is everybody available on
22 eighth?

1 ANDREA HICKEY: I could do the eighth or the
2 twenty-second, this is Andrea.

3 BRENDAN SULLIVAN: Okay, Jim?

4 JIM MONTEVERDE: Jim - I could do either one.

5 BRENDAN SULLIVAN: All right, Slater?

6 SLATER ANDERSON: Yeah, I could probably do
7 either, yep.

8 BRENDAN SULLIVAN: And Janet? The eighth or the
9 twenty-second of October?

10 JIM MONTEVERDE: You have to unmute yourself.

11 ANDREA HICKEY: Janet?

12 JIM MONTEVERDE: Janet, unmute please. There you
13 go.

14 JANET GREEN: I can do the eighth.

15 BRENDAN SULLIVAN: Yeah. The eighth or the
16 twenty-second, are you available both nights?

17 JANET GREEN: I'm available both nights.

18 BRENDAN SULLIVAN: Okay.

19 JANET GREEN: Either one.

20 BRENDAN SULLIVAN: Edrick, the eighth or the
21 twenty-second?

22 EDRICK VAN BEUZEKOM: I would prefer the eighth if

1 we can do that, and we'll get the special permit application
2 in immediately.

3 BRENDAN SULLIVAN: All right. Let me -- the
4 motion, then, is to continue this matter until October 8 at
5 -- are continuing them at 6:00, or --

6 SISIA DAGLIAN: No, I think 7:00.

7 BRENDAN SULLIVAN: At 7:00. October 8 at 7:00 on
8 the condition that the petitioners change the posting sign
9 to reflect the new date of October 8, 2020 and the new time
10 of 7:00 p.m.

11 Also that any new submissions be forwarded to the
12 Board and in the record the Monday prior to October 8, by
13 5:00 p.m. of that Monday.

14 And third, that -- what is third? That the
15 petitioner sign a waiver of time to the statutory
16 requirement for rendering a decision on this matter; that
17 that waiver be forwarded to the Board by 5:00 p.m. by next
18 Monday evening.

19 All those in favor of granting the continuance?

20 ANDREA HICKEY: Excuse me for --

21 BRENDAN SULLIVAN: Andrea?

22 ANDREA HICKEY: Sorry, I didn't mean to interrupt.

1 I think we need to also instruct the sign to be changed.

2 Did you do that?

3 EDRICK VAN BEUZEKOM: He did mention it.

4 ANDREA HICKEY: Oh, I'm sorry, okay.

5 BRENDAN SULLIVAN: Yeah, Andrea --

6 ANDREA HICKEY: My apologies.

7 BRENDAN SULLIVAN: Andrea Hickey on the
8 continuance?

9 ANDREA HICKEY: Yes, I vote in favor of the
10 requested continuance.

11 BRENDAN SULLIVAN: Jim Monteverde?

12 JIM MONTEVERDE: Yes.

13 BRENDAN SULLIVAN: Slater Anderson?

14 SLATER ANDERSON: Yes.

15 JIM MONTEVERDE: Janet?

16 JANET GREEN: Yes.

17 BRENDAN SULLIVAN: Brendan Sullivan, yes.

18 [All vote YES]

19 Also, Edrick, that the shadow study be included
20 as part of the new submission.

21 EDRICK VAN BEUZEKOM: We will do that.

22 BRENDAN SULLIVAN: Okay. The matter is continued

1 until October 8 at 7:00 p.m. See you then.

2 EDRICK VAN BEUZEKOM: All right. Thank you very
3 much.

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TRANSMITTAL

DATE: October 5, 2020

VIA: Hand delivered

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

FROM: Edrick vanBeuzekom, AIA
EvB Design

RE: 20 Union St BZA case # BZA-017283-2020 and Special Permit #90382

ENCLOSURES:

- Revised Drawings for Variance Continuation and for Special Permit for 20 Union Street
- Revised Zoning Dimensional Form
- Shadow Studies showing increases in shadows cast at different times of the year

COMMENTS:

Revised drawings hereby submitted include the following changes to plans discussed at the August 27th zoning variance hearing:

- 1) Removed the proposed front entry mudroom addition entirely. There are now no changes to the existing footprint of the structure other than the rear deck and basement bulkhead.
- 2) Reduced the size of rooms on the 2nd and Attic floor levels in order to move the rear wall of the additions back 3'-1" farther away from the rear yard.
- 3) Reduced length of right side dormer by 1'-6" (formerly 10'-10", now 9'-4").
- 4) Changed 2nd floor bedroom windows on the rear 2nd floor bedroom.
- 5) Changed windows at rear of Attic to be french doors with a juliet railing.
- 6) Substantially reduced rear deck.

Proposed new gross Floor Area Ratio (FAR) reduced from 0.98 to 0.91.

Dorian Thompson & Shane McMahon Residence

20 Union Street
Cambridge, MA 02141

ISSUE DATE: February 06, 2020

REVISED: August 24, 2020

REVISED: September 30, 2020

FOR: Zoning Review

Architect:

EvB Design

Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222

List Of Drawings:

- Cover Sheet
- C1.0 Existing Site Plan
- C1.1 Proposed Site Plan
- Z1.0 Zoning & Proposed FAR
- A1.0 Proposed Basement Plan
- A1.1 Proposed 1st Floor Plan
- A1.2 Proposed 2nd Floor Plan
- A1.3 Proposed 3rd Floor Plan
- A1.4 Proposed Roof Plan
- A2.1 Proposed Right Elevation
- A2.2 Proposed Left Elevation
- A2.3 Proposed Front & Rear Elevations

List Of Drawings Continued:

- A3.1 Proposed Section A/A' B/B'
- A3.2 Proposed Section C/C'
- X1.0 Existing Basement Plan
- X1.1 Existing 1st Floor Plan
- X1.2 Existing 2nd Floor Plan
- X1.3 Existing 3rd Floor Plan
- X1.4 Existing Roof Plan
- X2.1 Existing Right Elevation
- X2.2 Existing Left Elevation
- X2.3 Existing Front & Rear Elevations
- X3.1 Existing Section A/A'
- X3.2 Existing Section B/B'

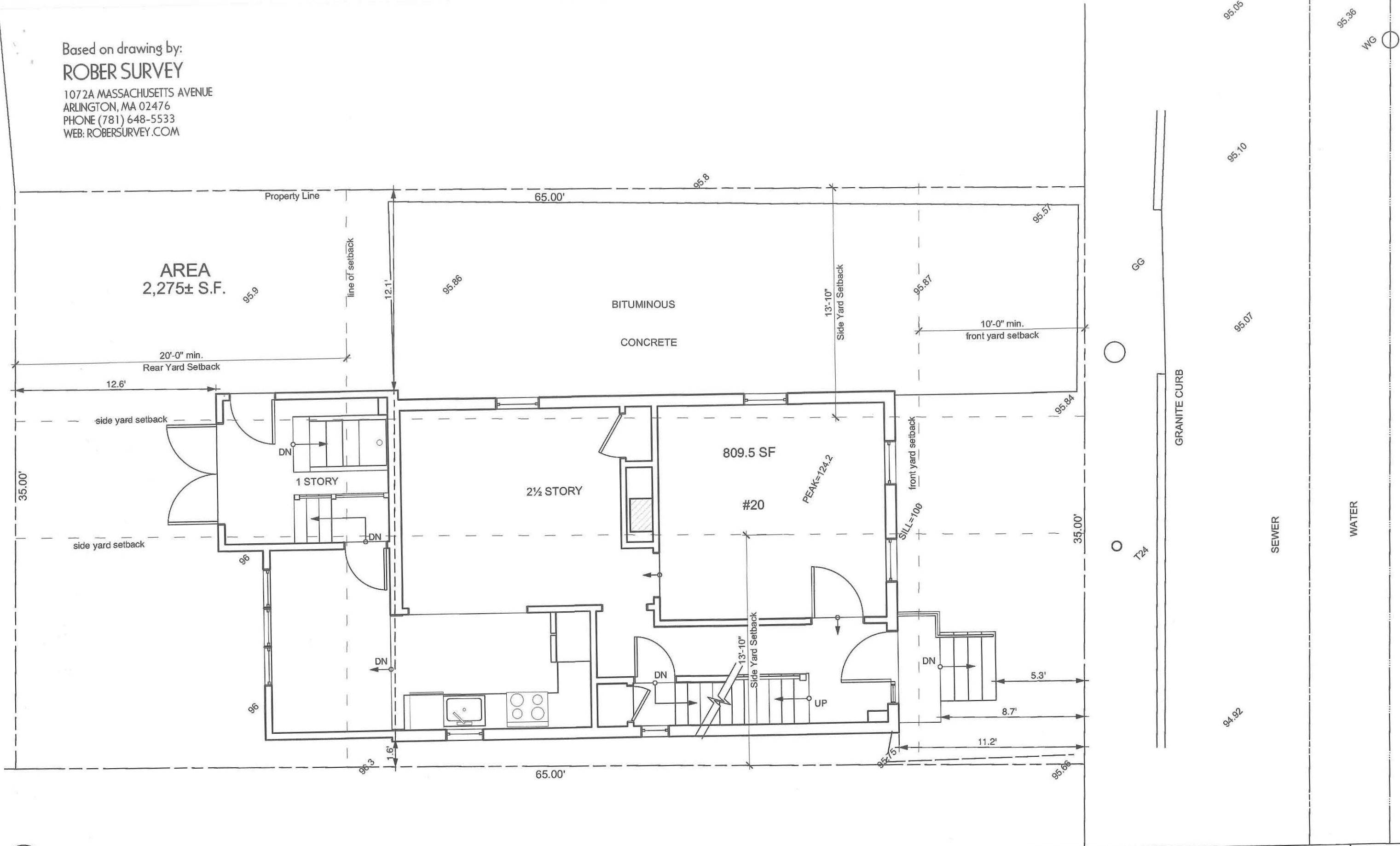
CITY OF CAMBRIDGE
INSPECTORIAL SERVICES
2020 OCT -5 A 8:34

SITE PLAN



Based on drawing by:
ROBER SURVEY

1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 PHONE (781) 648-5533
 WEB: ROBERSURVEY.COM

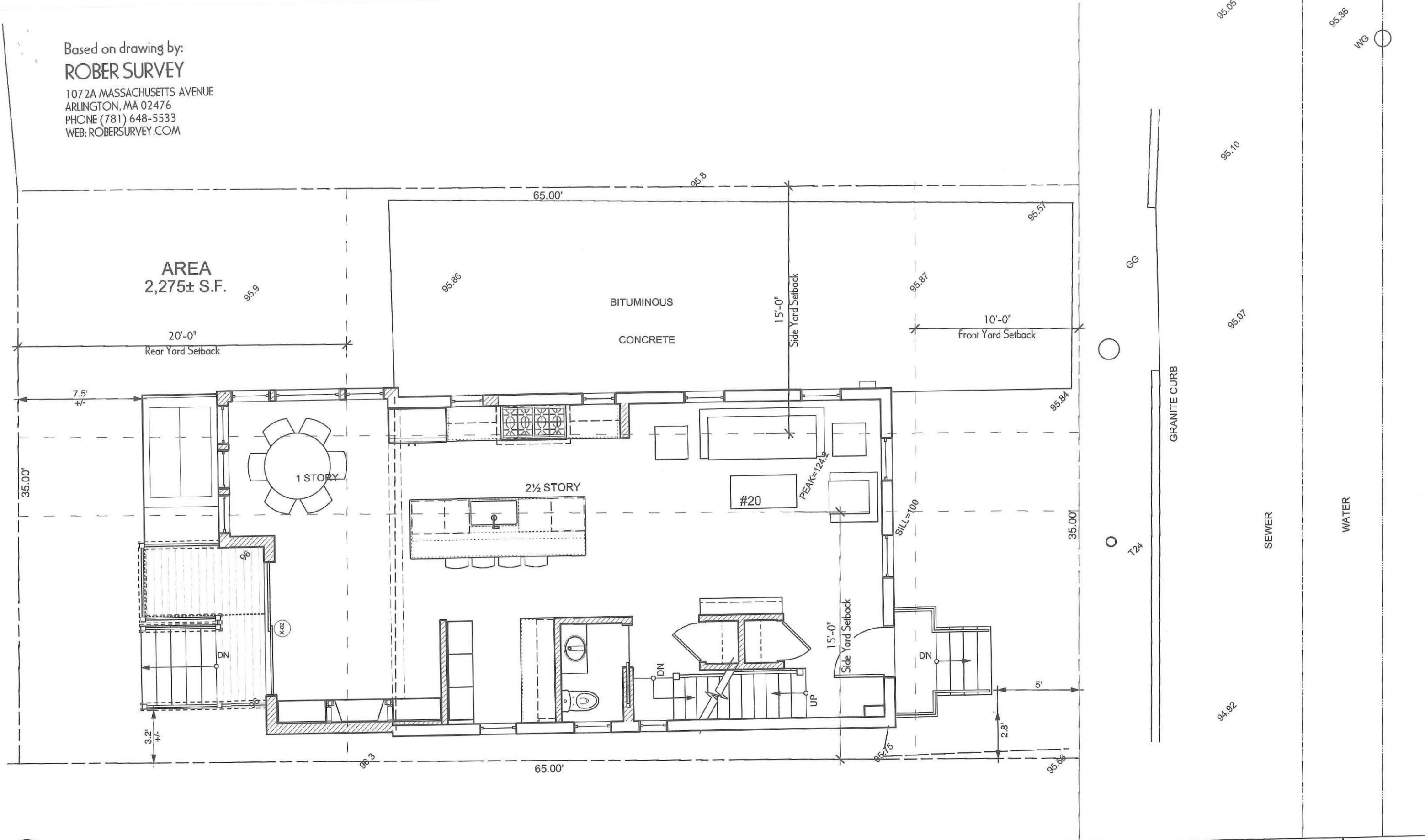


1 Existing Site Plan
 Scale: 3/16" = 1'-0"

| | | | | |
|---|--|----------|-------------|----------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design <small>LLP</small> 1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | C1.0 | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |
| | | 09/30/20 | | |

Based on drawing by:
ROBER SURVEY

1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 PHONE (781) 648-5533
 WEB: ROBERSURVEY.COM

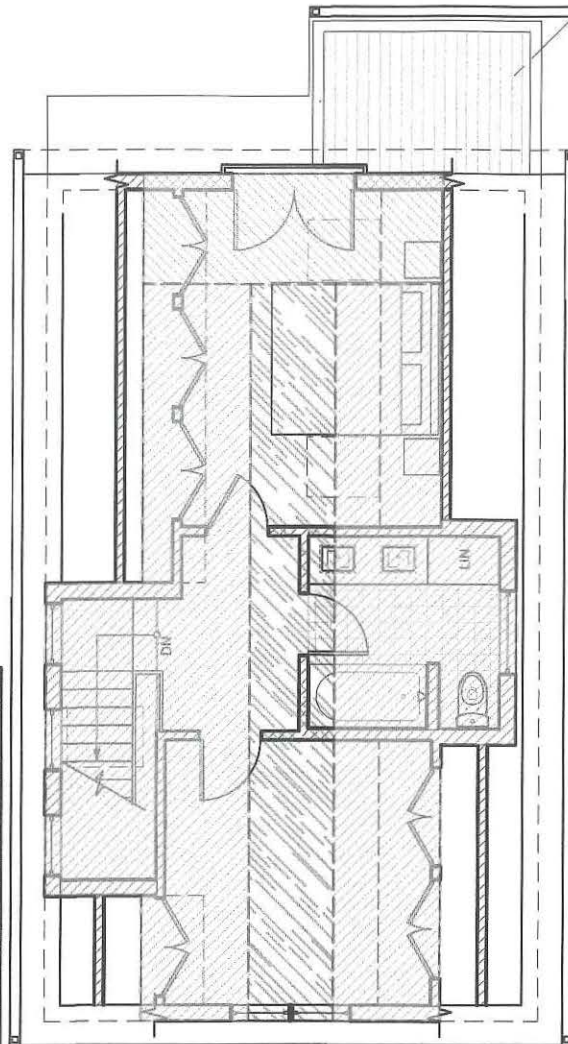


1 Proposed Site Plan
 Scale: 3/16" = 1'-0"

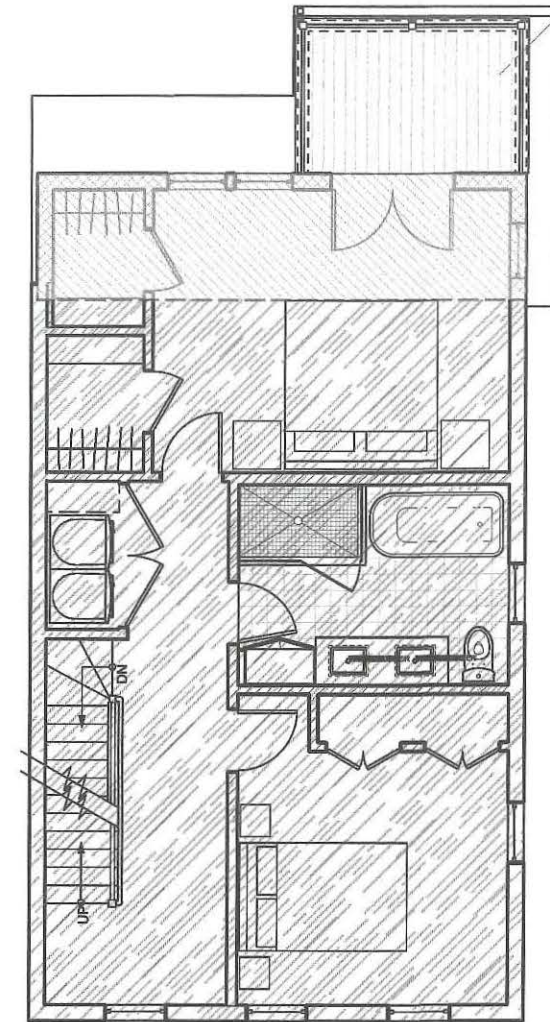
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|---|--|-------|------|----------|
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| | | | | 09/30/20 |

| GFA /FAR CALCULATION - 20 UNION ST. | | |
|-------------------------------------|--|-----------|
| Lot Size | 2275 SF | |
| | Existing | Proposed |
| Basement | Not included - single family residence | |
| 1st Floor | 833.5 | 833.5 |
| 2nd Floor | 617 | 724 |
| 3rd Floor | 109 | 521 |
| Total Area | 1559.5 SF | 2078.5 SF |
| FAR | 0.69 | 0.91 |

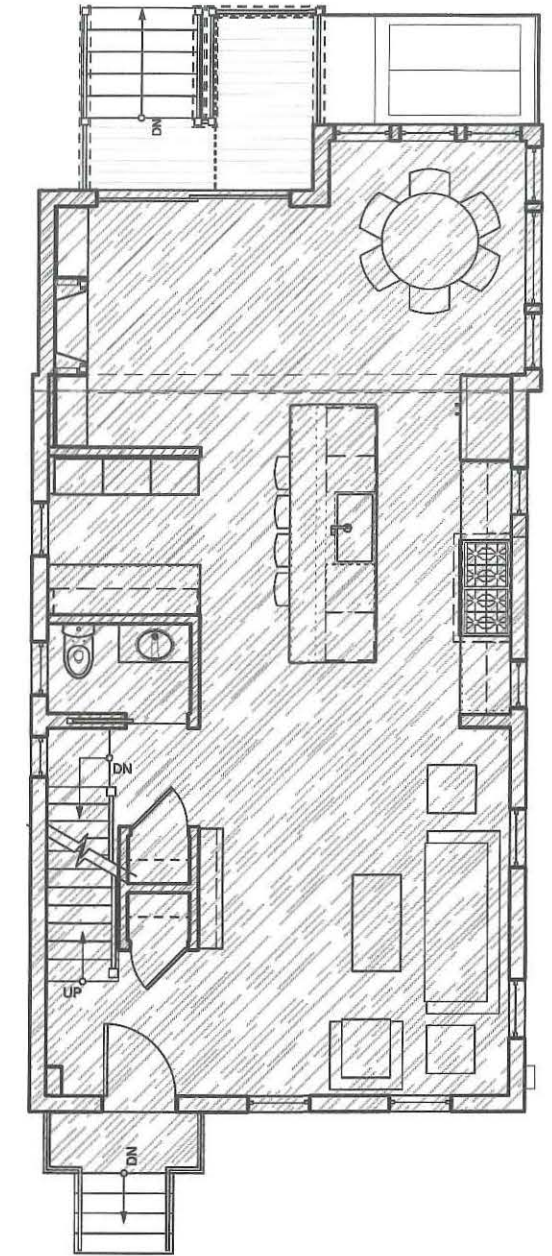
| 20 Union St. Zoning Table | | Zone: C-1 | | |
|---|-------------------|-----------------------|----------------------|---|
| | | EXISTING CONDITIONS | REQUESTED DIMENSIONS | ORDINANCE REQUIREMENTS |
| TOTAL GROSS FLOOR AREA (G.F.A.) | | 1,559.5 | 2,046.5 | 1,706.3 SF (max.) NC (nonconforming) |
| LOT AREA | | 2,275 SF | NO CHANGE | 5,000 SF (min.) NC |
| RATIO OF GROSS FLOOR AREA TO LOT AREA | | 0.69 | 0.91 | (max.) NC |
| LOT AREA FOR EACH DWELLING UNIT (D.U.) | | 4,792 SF | NO CHANGE | 1,500 SF (min.) |
| SIZE OF LOT | -WIDTH | 34.9' | NO CHANGE | 50' (min.) NC |
| | -DEPTH | 64.7' | NO CHANGE | - (min.) |
| SETBACKS (IN FEET) | -FRONT (Union St) | 11.2' (8.7' to porch) | 5'0" | H+L/4=12.4' (ex), 13.85' (new) (10'-0"min.) NC fn(a) Table 5.1 Ch. 3 |
| | -REAR | 12.6' | NO CHANGE | H+L/4=12.4' (ex), 13.85' (new) (20'-0"min.) NC fn (c) table 5.1 Ch. 3 |
| | -LEFT SIDE | 1.6' | NO CHANGE | H+L/5=13.9' (ex), 15.0' (new) (7'-6"min.) NC fn (n) table 5.1 Ch. 3 |
| | -RIGHT SIDE | 12.1" | NO CHANGE | H+L/5=13.9' (ex), 15.0' (new) (7'-6"min.) NC |
| SIZE OF BLDG. | -HEIGHT | 28.5' | 34.2' | 35' (max.) |
| | -LENGTH | 41' | NO CHANGE | - (max.) |
| | -WIDTH | 21.2' | NO CHANGE | - (max.) |
| RATIO OF PRIVATE OPEN SPACE TO LOT AREA | | 0% | 13% | 30% (min.) NC |
| NO. OF DWELLINGS | | 1 | NO CHANGE | 1 (max.) |
| NO. OF PARKING SPACES | | 1 | NO CHANGE | 1 (min./max.) |
| NO. OF LOADING AREAS | | N/A | N/A | N/A (min.) |
| DISTANCE TO NEAREST BLDG. ON SAME LOT | | - | NO CHANGE | - (min.) |





3 Third Floor GFA
Scale: 1/8" = 1'-0"




2 Second Floor GFA
Scale: 1/8" = 1'-0"




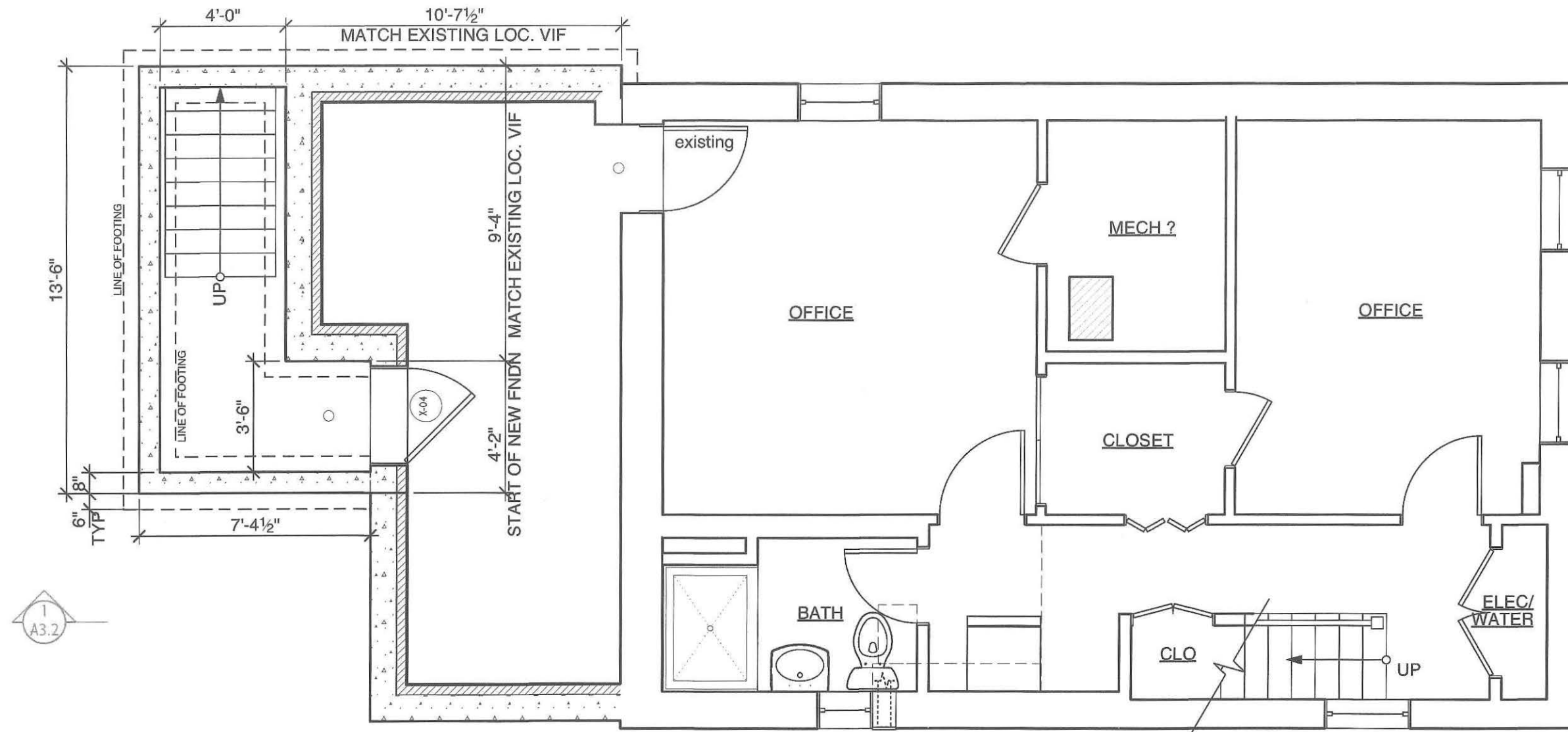
1 First Floor GFA
Scale: 1/8" = 1'-0"

 New GFA = 412 SF
 Existing GFA = 109 SF

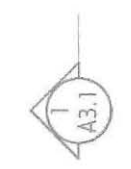
 New GFA = 107 SF
 Existing GFA = 617 SF

 New GFA = 0 SF
 Existing GFA = 833.5 SF

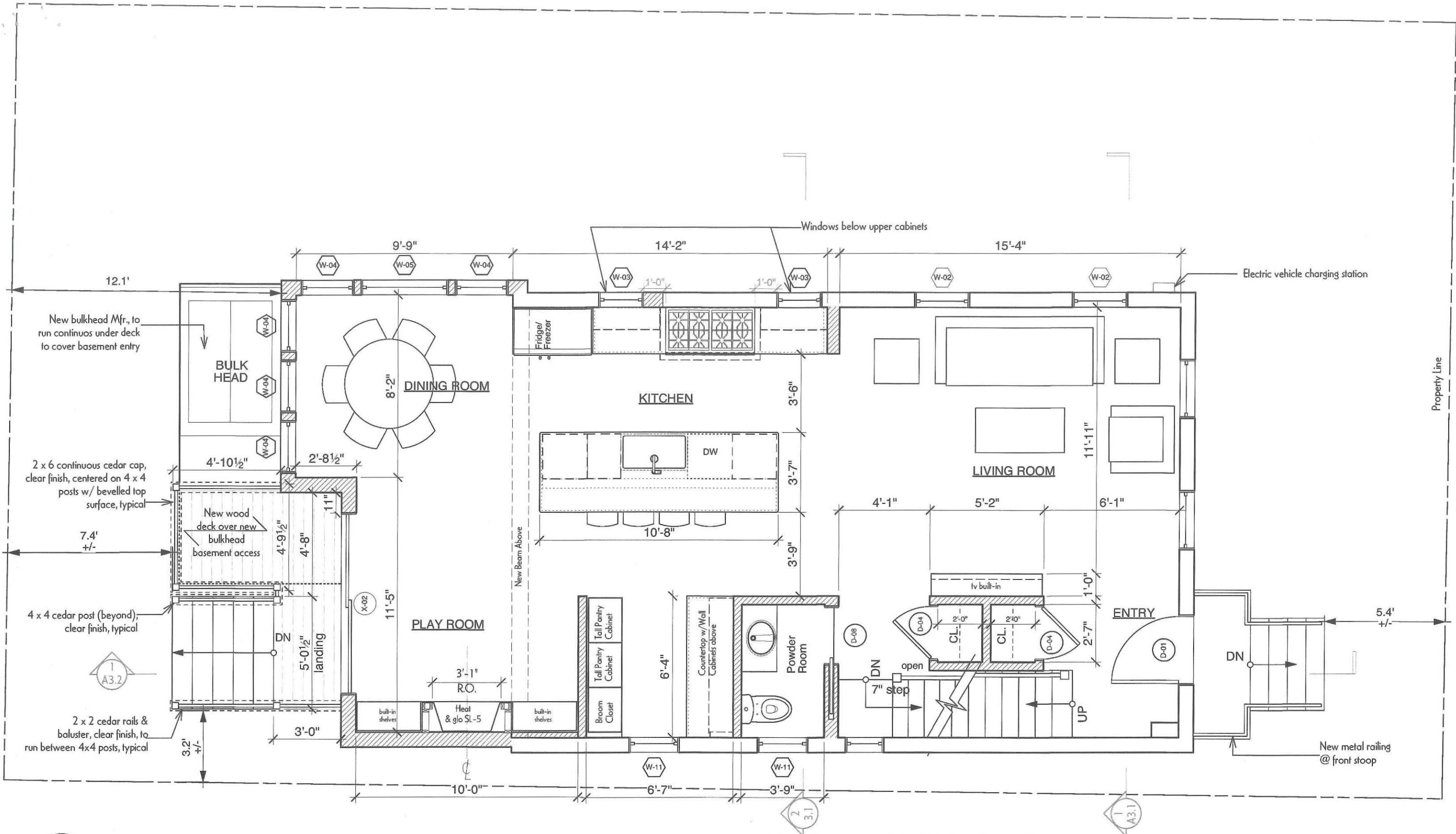
| | | | | |
|---|---|----------|---------------|----------|
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| | | | | 08/24/20 |
| | | 09/30/20 | | |



1 Proposed Basement Plan
Scale: 1/4" = 1'-0"



| | | | | |
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| | | | | 09/30/20 |



1 Proposed First Floor Plan
 Scale: 1/4" = 1'-0"

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| | 08/24/20 |
| | 09/30/20 |

A1.1

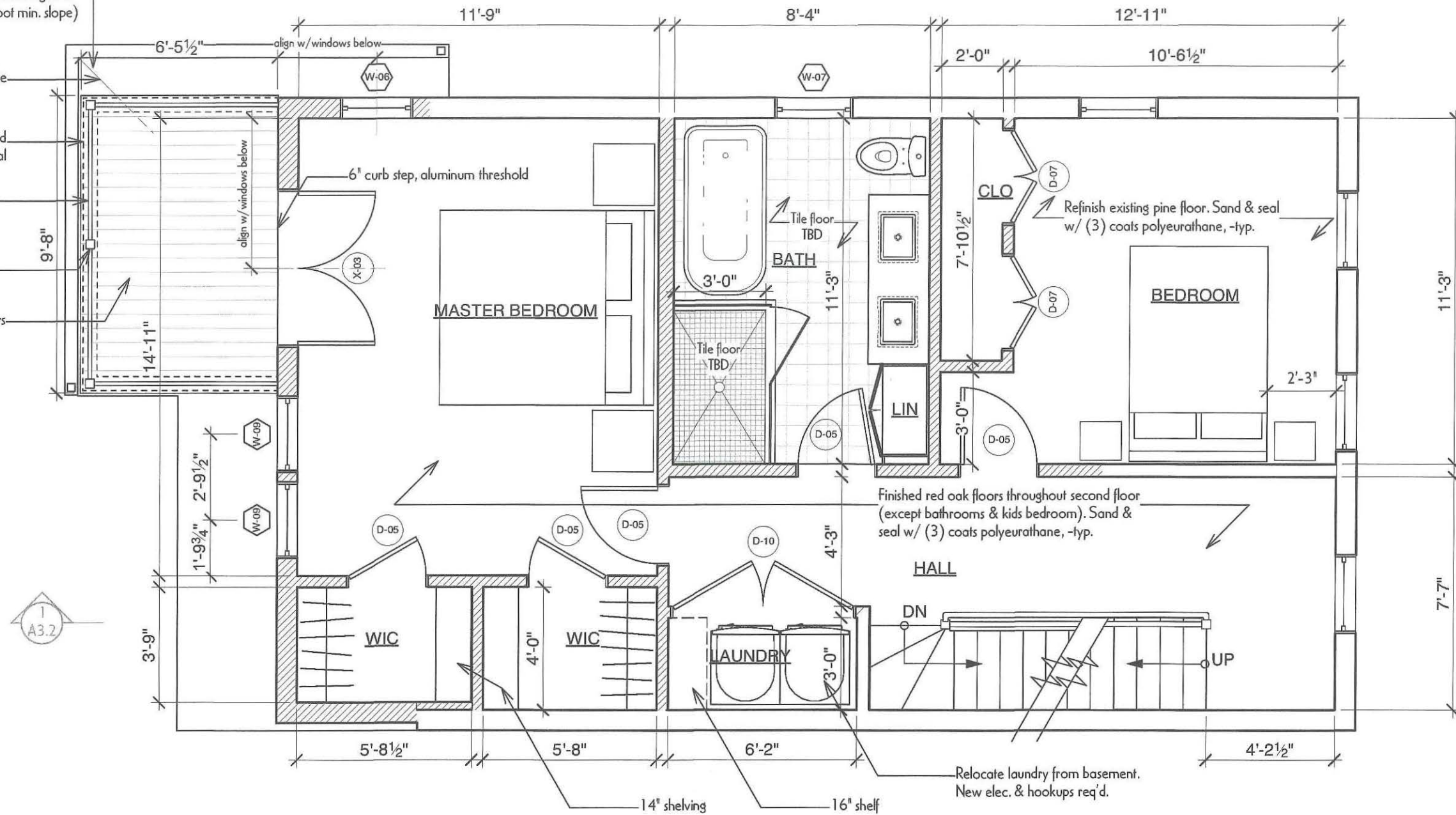
New fully adhered EPDM rubber membrane flat roof. Pitch towards gutters (1/4" per foot min. slope)

2 x 6 continuous cedar cap, clear finish, centered on 4 x 4 posts w/ bevelled top surface, typical

2 x 2 cedar rails, clear finish, to run between 4x4 posts, typical

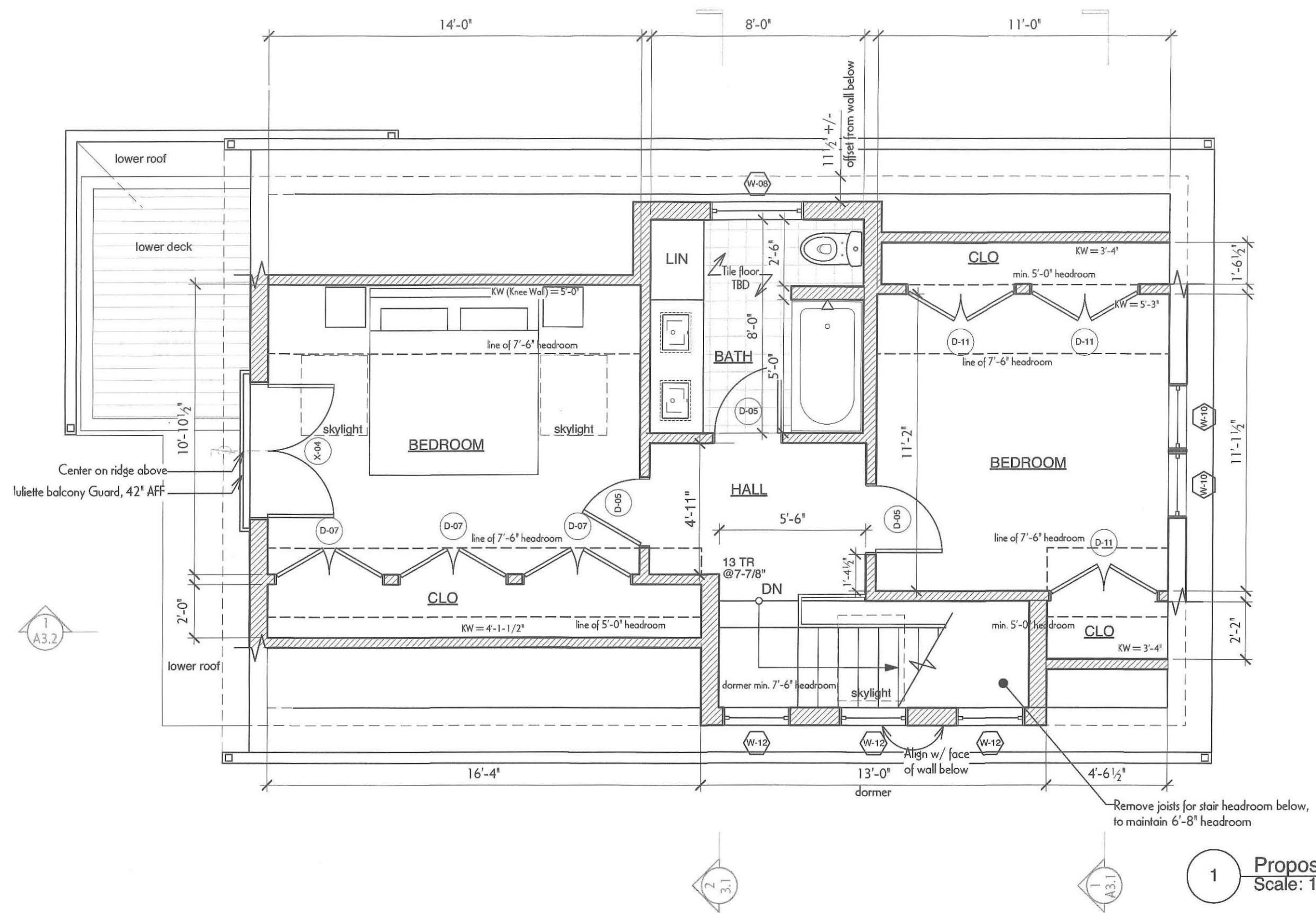
4 x 4 cedar post (beyond), clear finish, typical

New wood deck on sleepers



1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"

| | | | |
|---|---|----------|-------------|
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| | | 09/30/20 | |

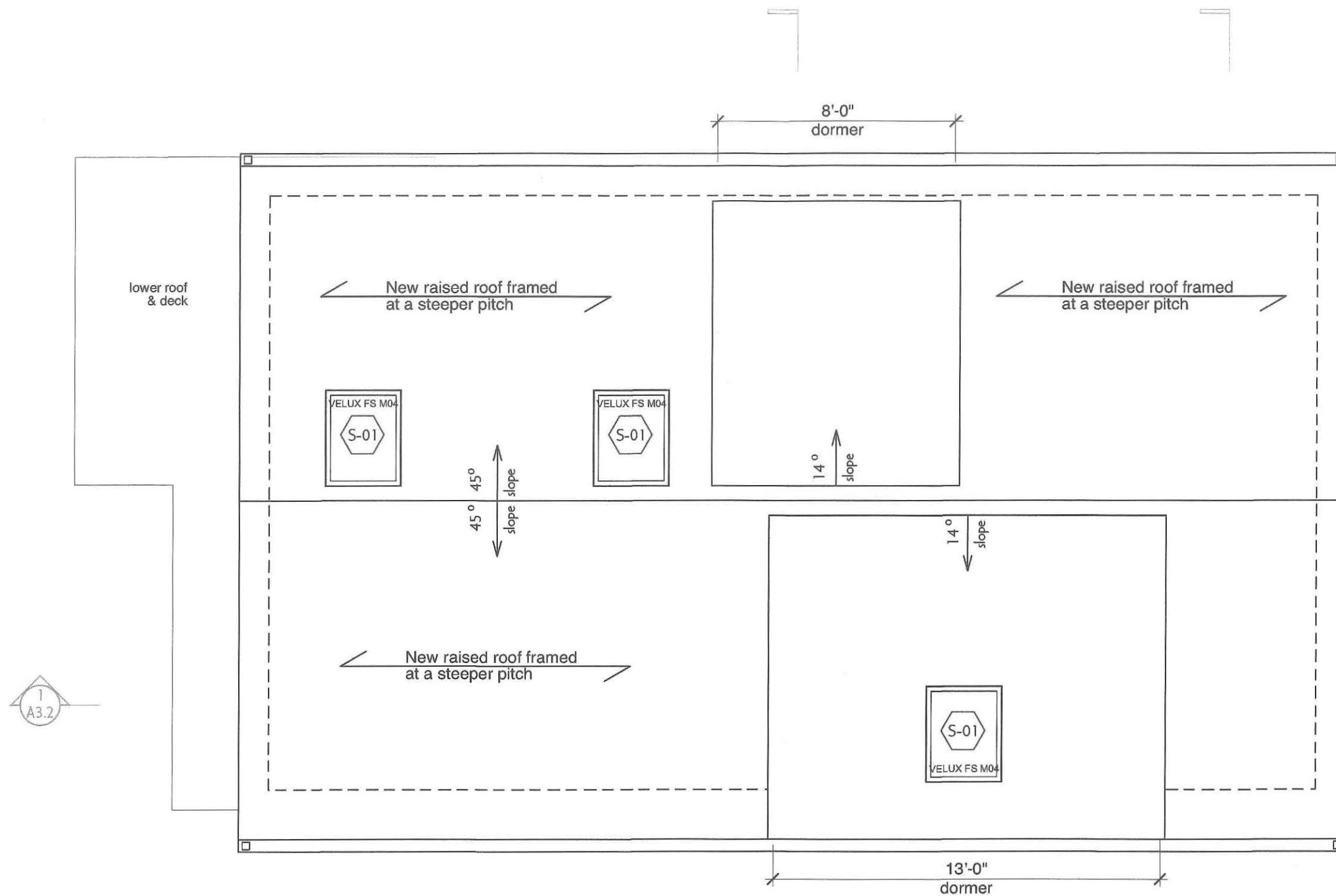


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|----------|
| 02/06/20 |
| 08/24/20 |
| 09/30/20 |

A1.3



1
A3.2

2
3.1

1
A3.1

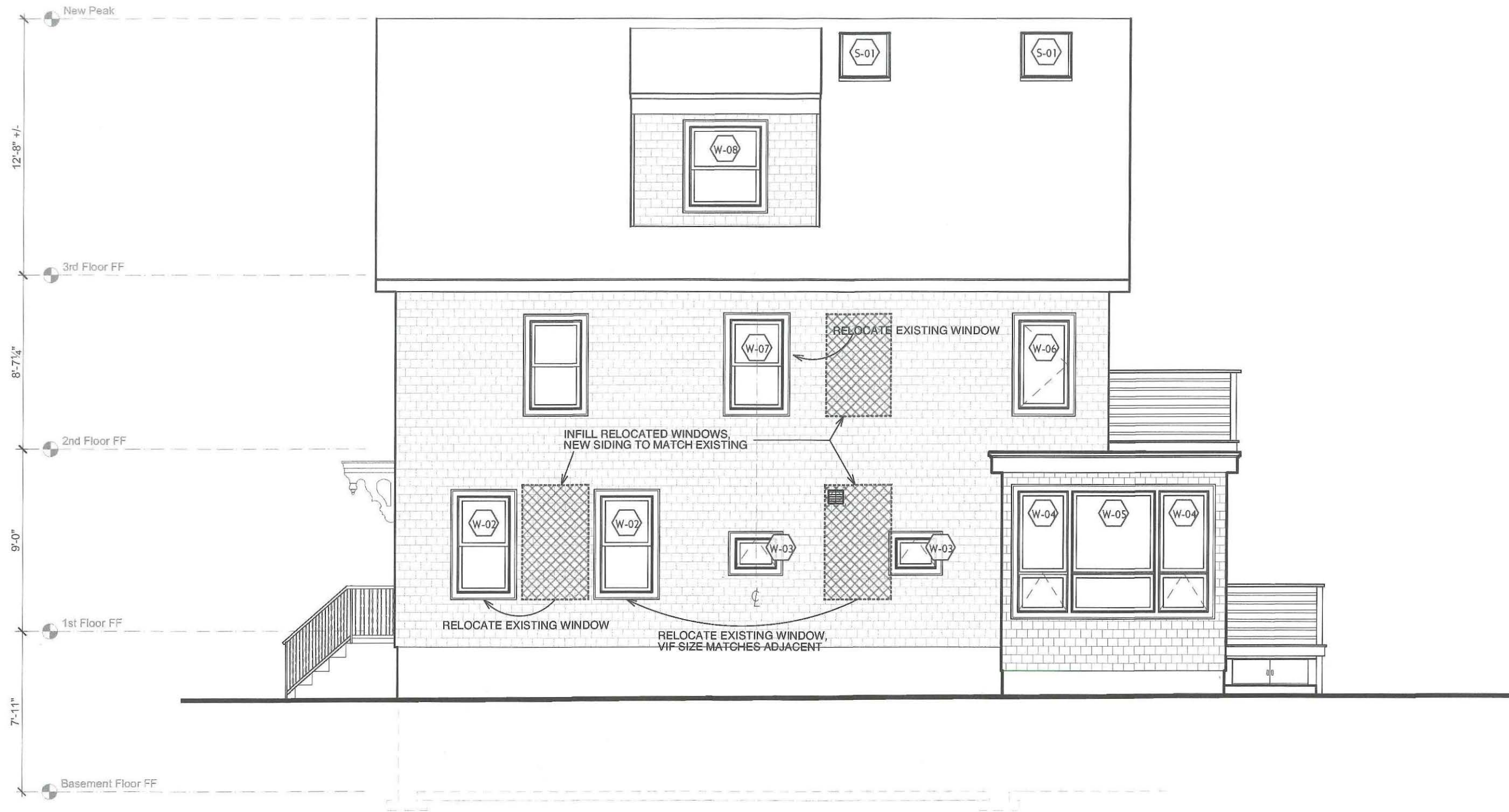
1 Proposed Roof Plan
Scale: 1/4" = 1'-0"

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| |
|----------|
| Date: |
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| 09/30/20 |
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A1.4




1 Proposed Right Elevation
Scale: 3/16" = 1'-0"

| | | | |
|---|---|----------|---------------|
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| | | 09/30/20 | |




1 Proposed Left Elevation
Scale: 3/16" = 1'-0"

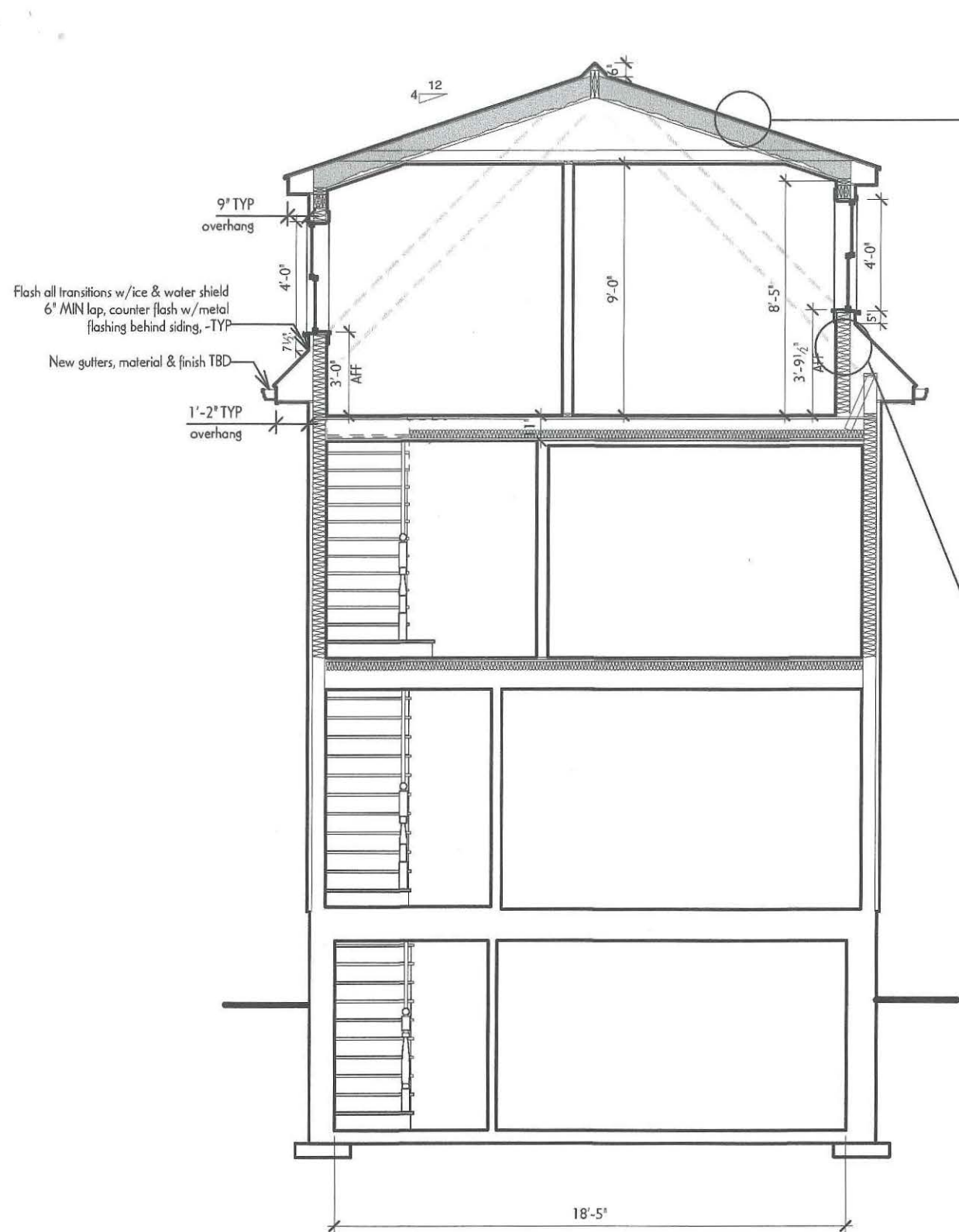
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|---|---|----------|---------------|
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| | | 09/30/20 | |



2 Proposed Rear Elevation
Scale: 3/16" = 1'-0"

1 Proposed Front Elevation
Scale: 3/16" = 1'-0"

| | | | |
|---|---|----------|---------------|
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| | | 09/30/20 | |



NEW DORMER ROOF ASSEMBLY

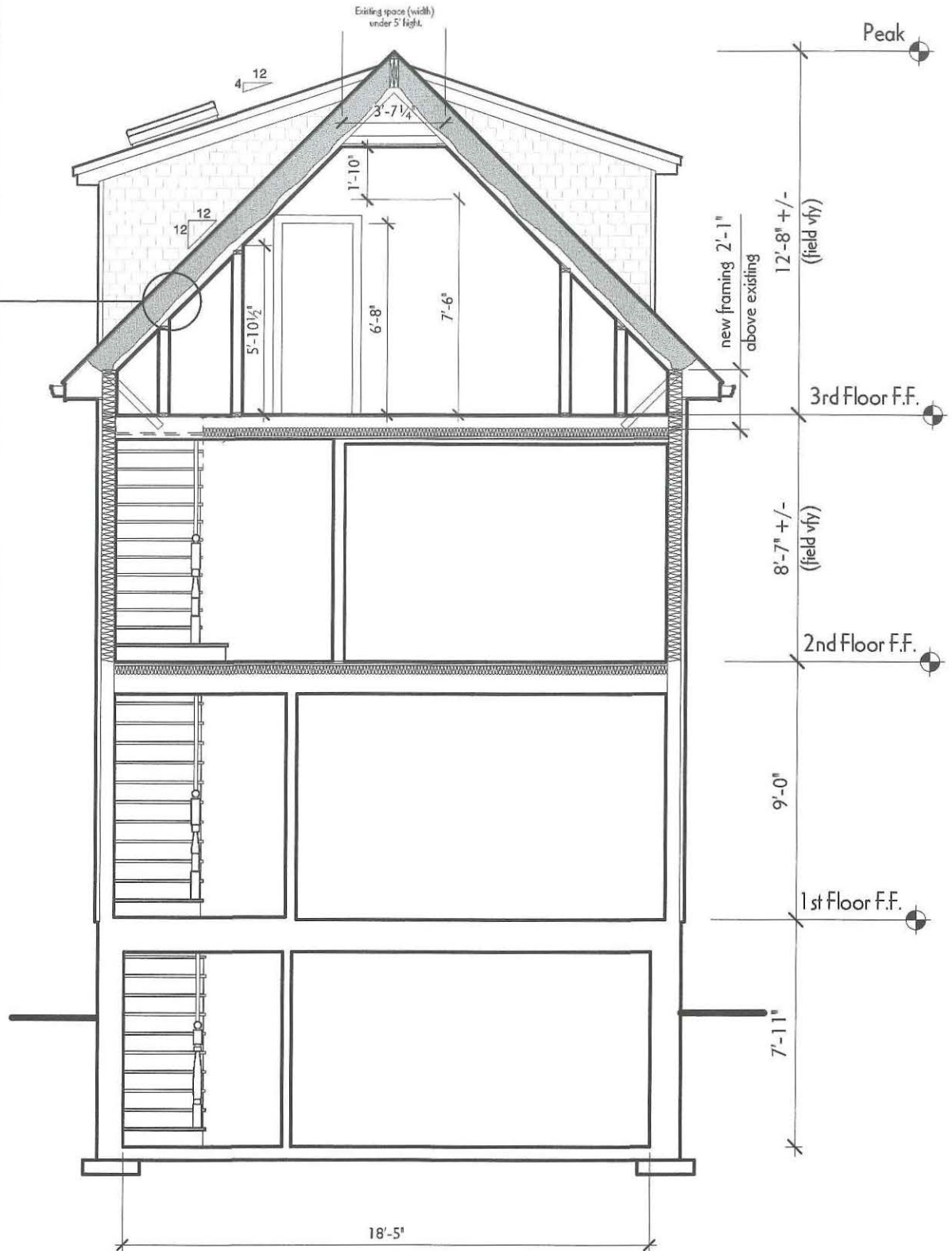
- 50 year asphalt shingles
- 3'-0" Ice & water shield at eaves & roof transitions
- Metal drip edge @ eaves, pressure form flashing over all edge treatments
- Counter flashing at wall intersection tuck under
- 5/8" APA rated AdvanTech tongue & groove roof sheathing
- 2 x 10 rafters @ 16" o.c. (see structural plan)
- 9" Closed-cell spray foam insulation (R=54)

NEW MAIN ROOF ASSEMBLY

- 50 year asphalt shingles
- 3'-0" Ice & water shield at eaves & roof transitions
- Metal drip edge @ eaves, pressure form flashing over all edge treatments
- Counter flashing at wall intersection tuck under
- 5/8" APA rated AdvanTech tongue & groove roof sheathing
- 2 x 12 rafters @ 16" o.c. (see structural plan)
- 9" Closed-cell spray foam insulation (R=54)

TYPICAL EXTERIOR WALL ASSEMBLY

- Shingle siding to match existing,
- 1/2" Huber Zip System wall sheathing, tape all seams
- 2x6 studs @ 16" o.c.
- 5" closed cell spray foam insulation (R=30)
- 1/2" Blueboard w/plaster veneer



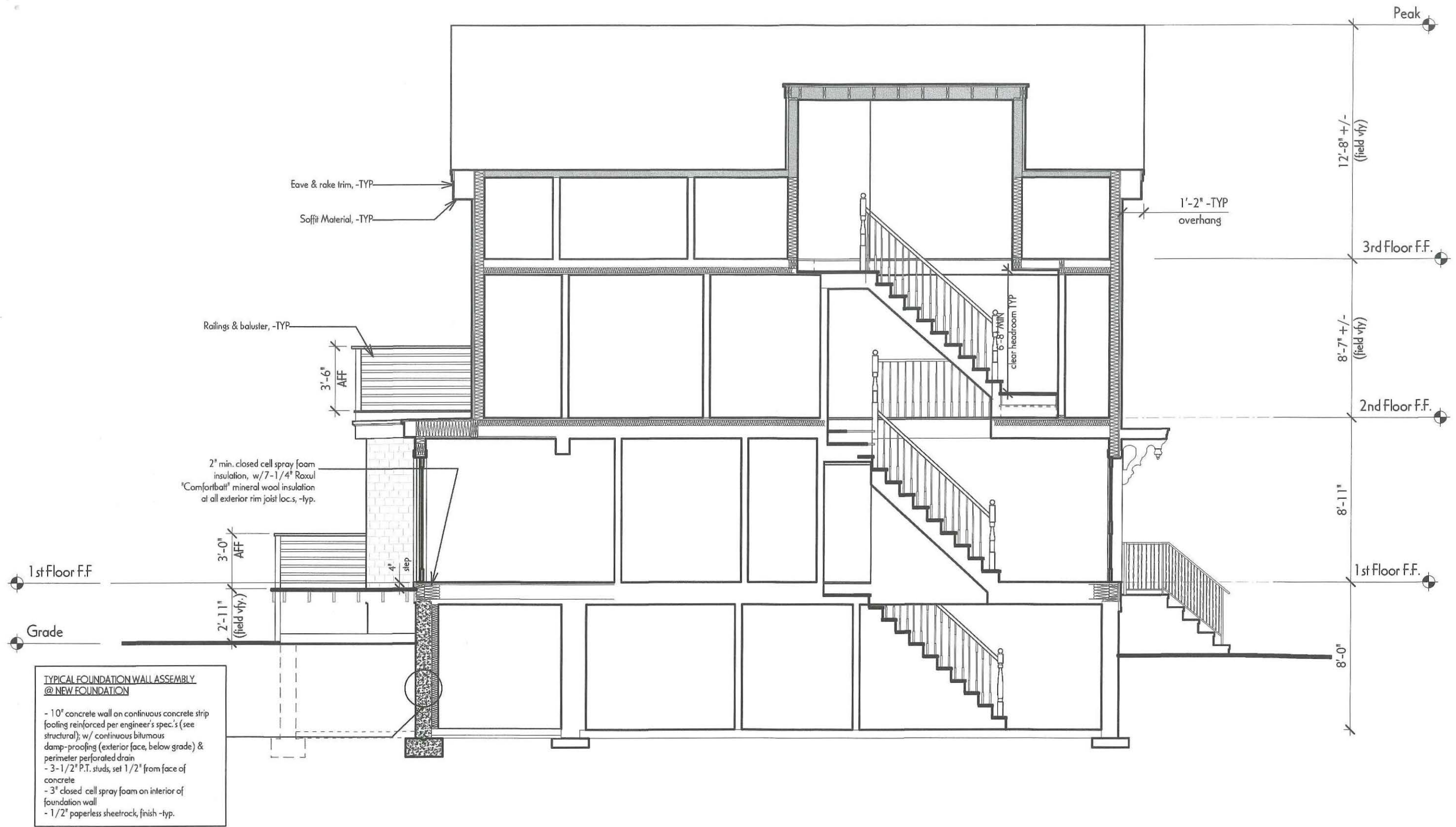
1 Proposed A-A Section
Scale: 3/16" = 1'-0"

2 Proposed B-B' Section
Scale: 3/16" = 1'-0"

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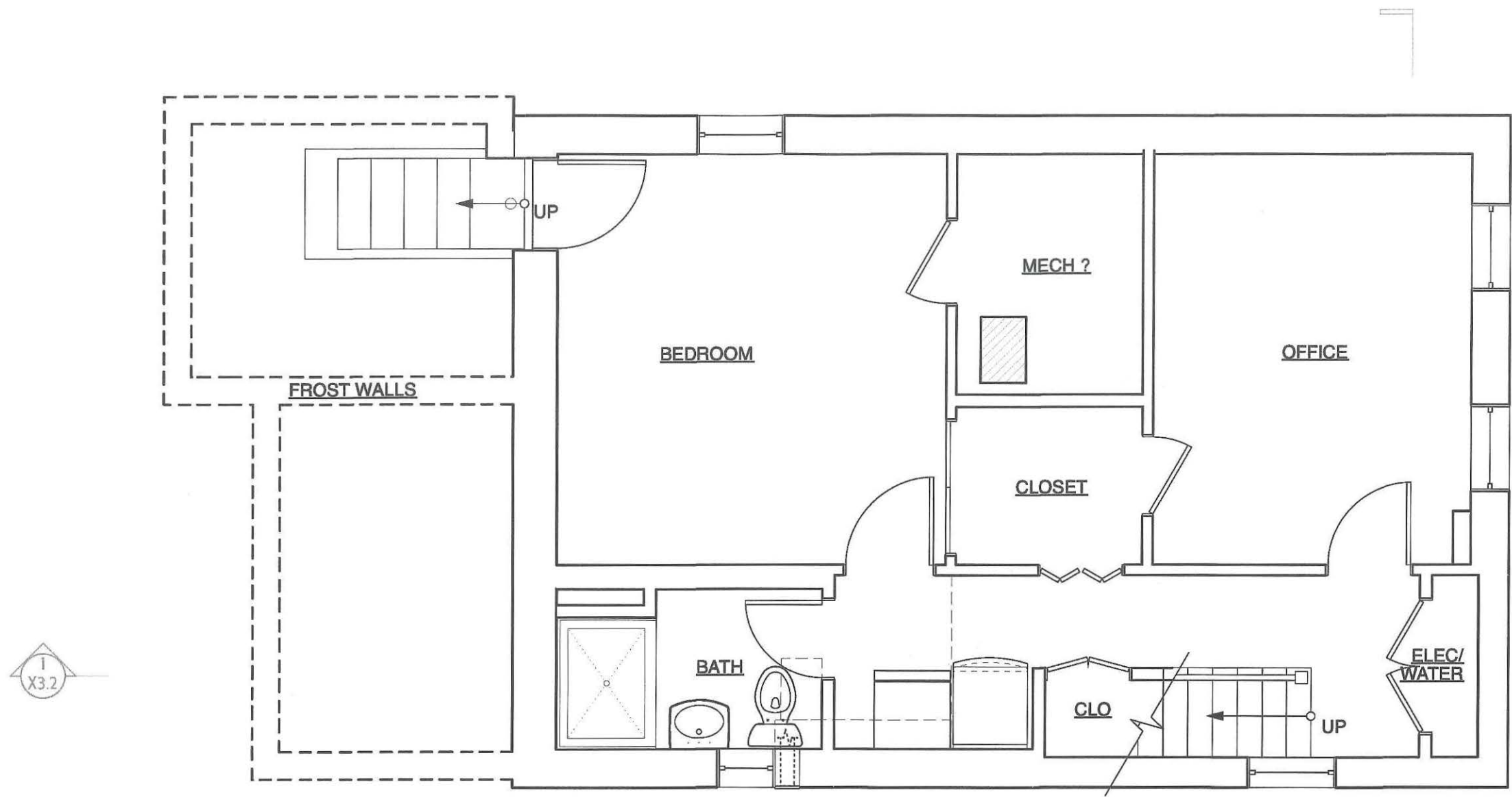


TYPICAL FOUNDATION WALL ASSEMBLY @ NEW FOUNDATION


- 10" concrete wall on continuous concrete strip footing reinforced per engineer's spec.'s (see structural); w/ continuous bituminous damp-proofing (exterior face, below grade) & perimeter perforated drain
- 3-1/2" P.T. studs, set 1/2" from face of concrete
- 3" closed cell spray foam on interior of foundation wall
- 1/2" paperless sheetrock, finish -typ.

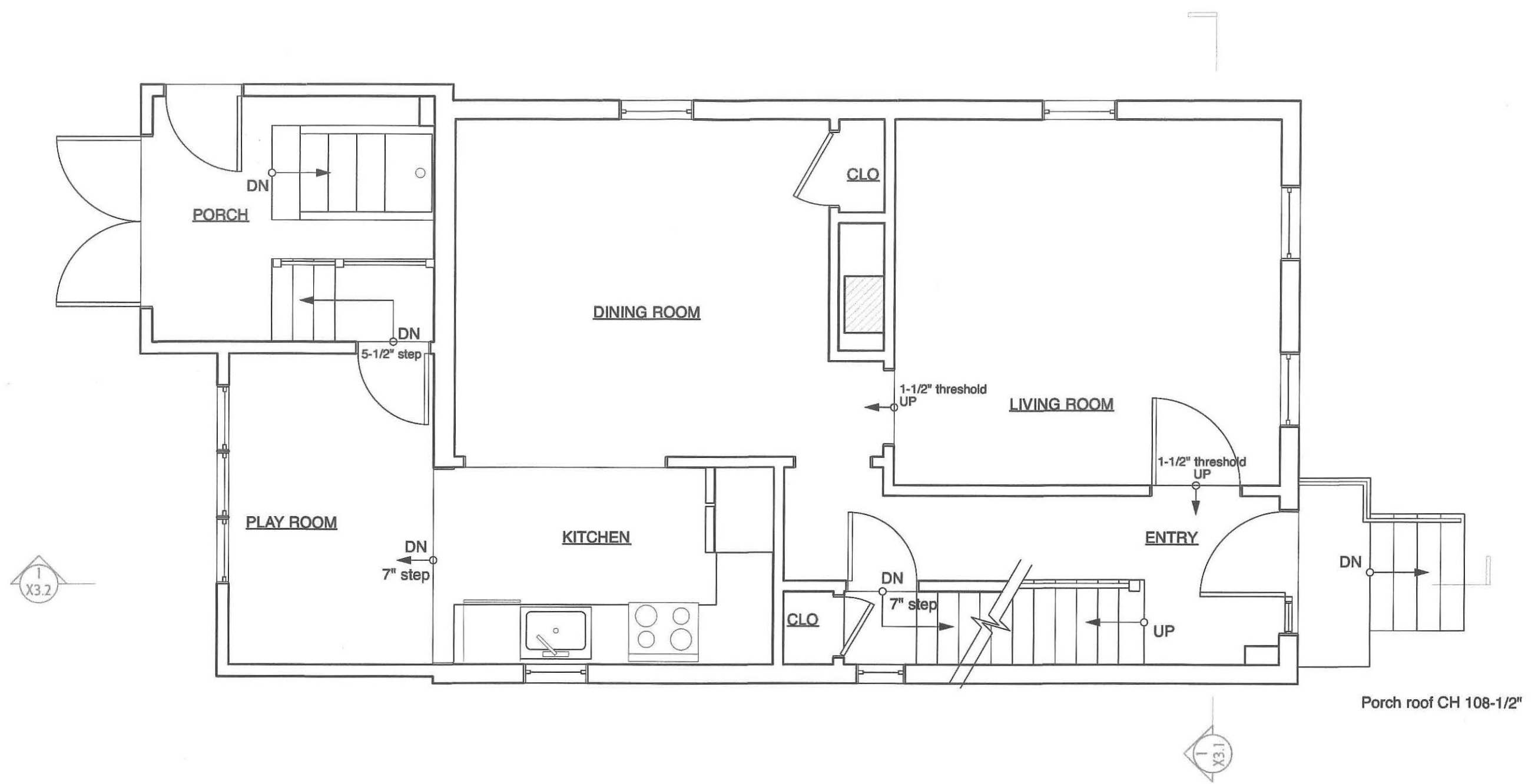
1 Proposed C-C' Section
Scale: 3/16" = 1'-0"

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|---|--|----------|---------------|----------|
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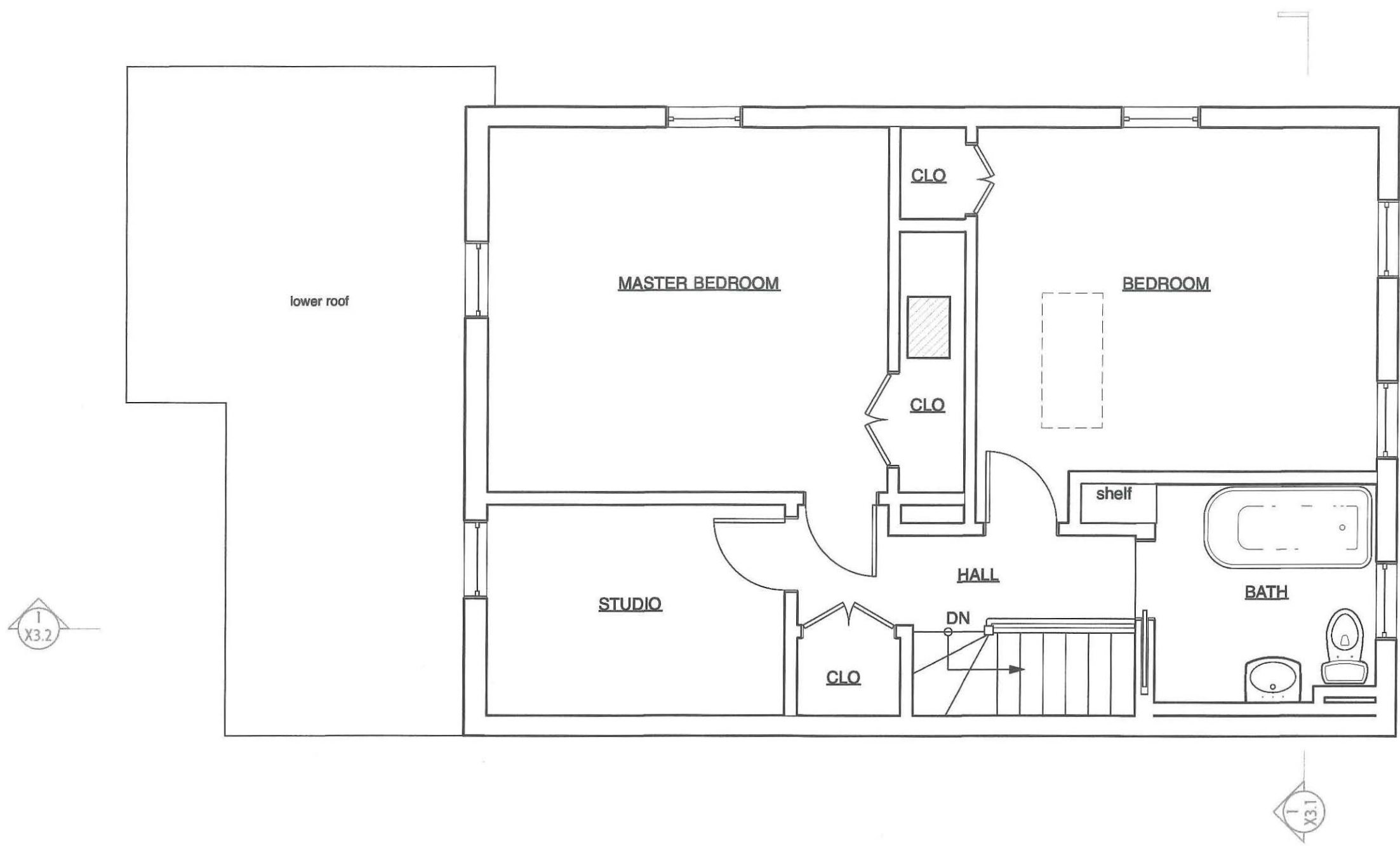
1 Existing Basement Plan
 Scale: 1/4" = 1'-0"

| | | | |
|---|---|----------|-------------|
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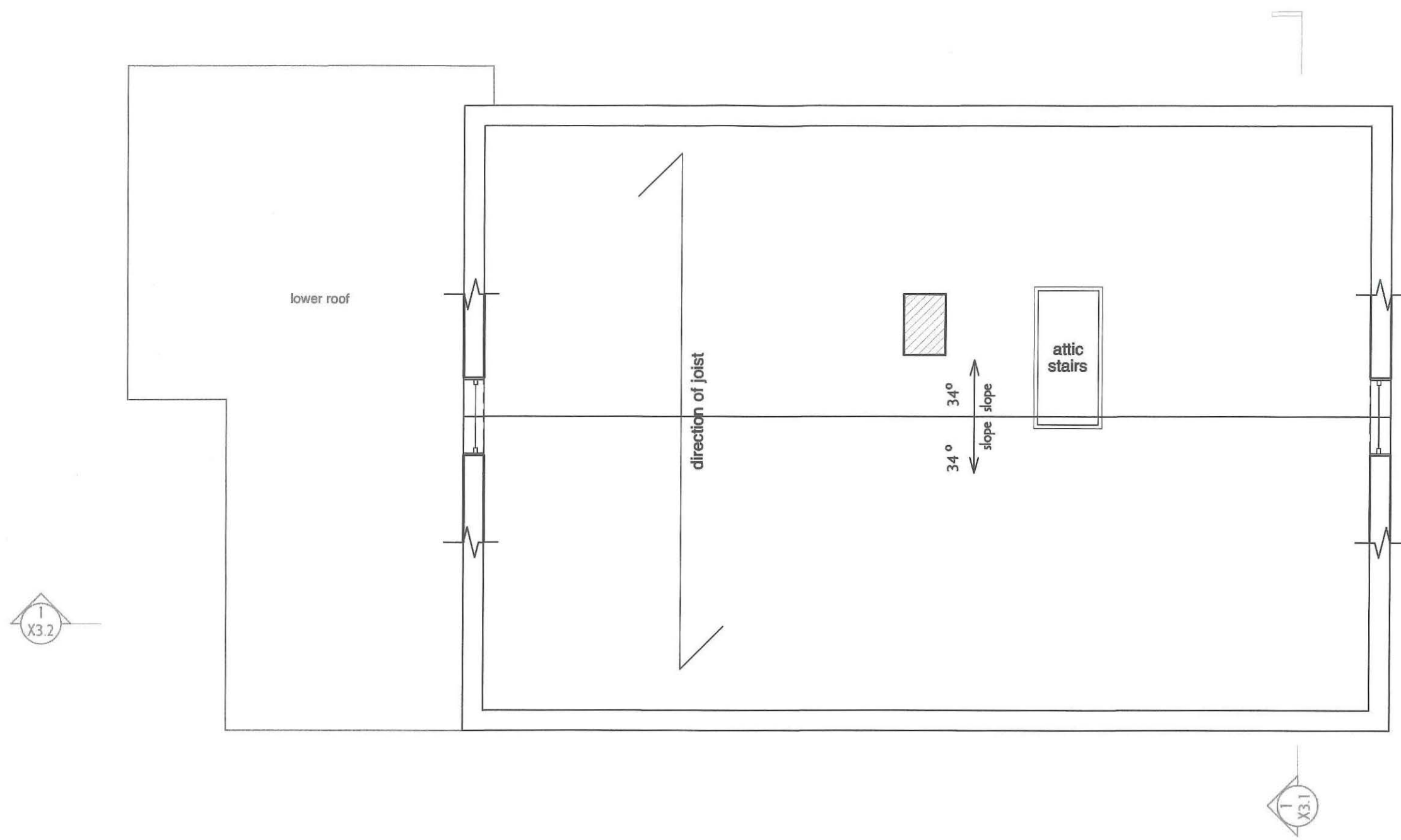
1 Existing First Floor Plan
 Scale: 1/4" = 1'-0"

| | | | |
|---|---|----------|-------------|
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1 Existing Second Floor Plan
 Scale: 1/4" = 1'-0"

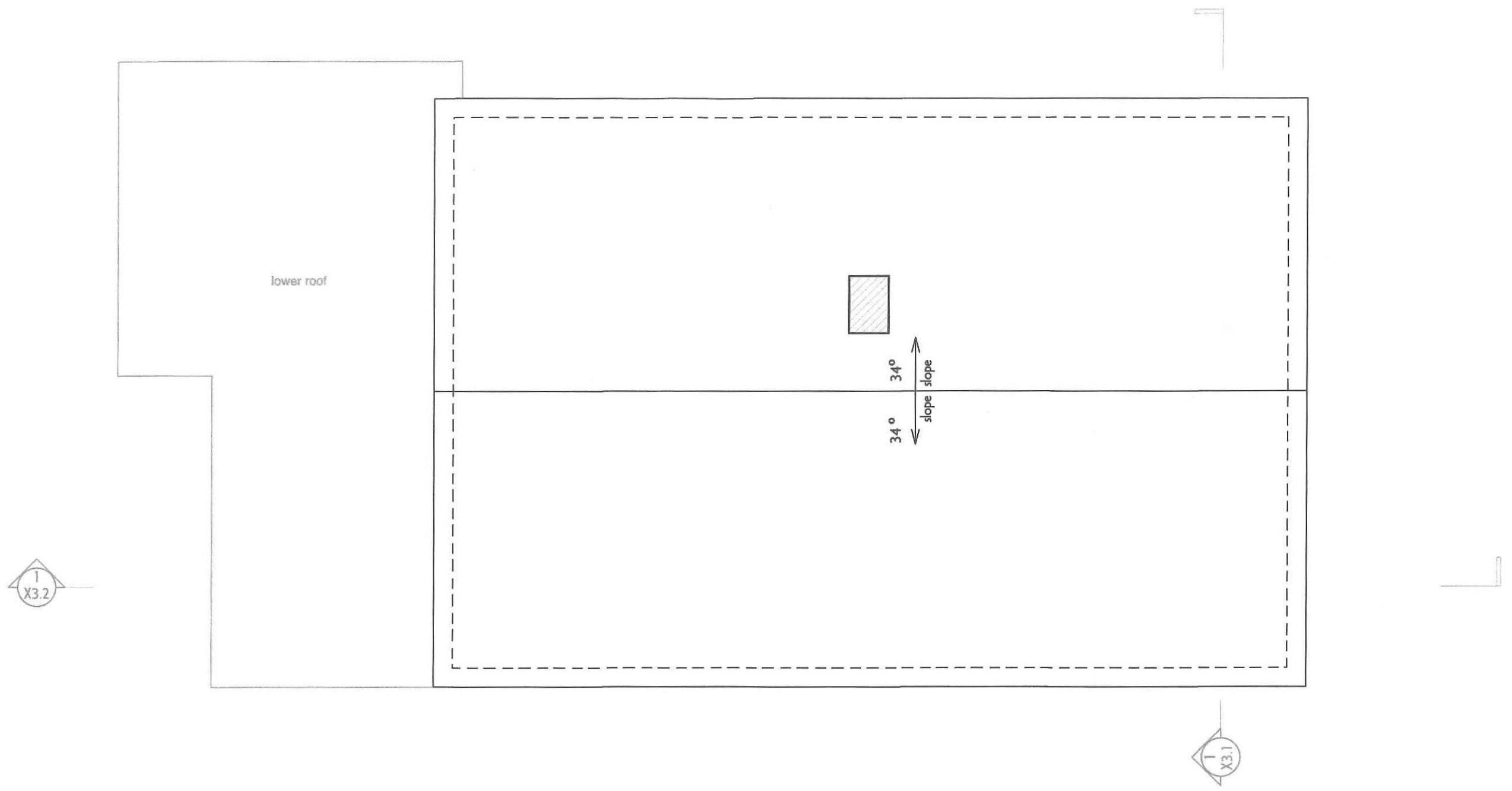
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| | | 09/30/20 | |



1 Existing Third Floor Plan
Scale: 1/4" = 1'-0"

- 3rd Floor Demolition Notes:
- Remove all existing roof, roof framing, gutters & eaves, walls, and flooring (including

| | | | |
|---|---|----------|-------------|
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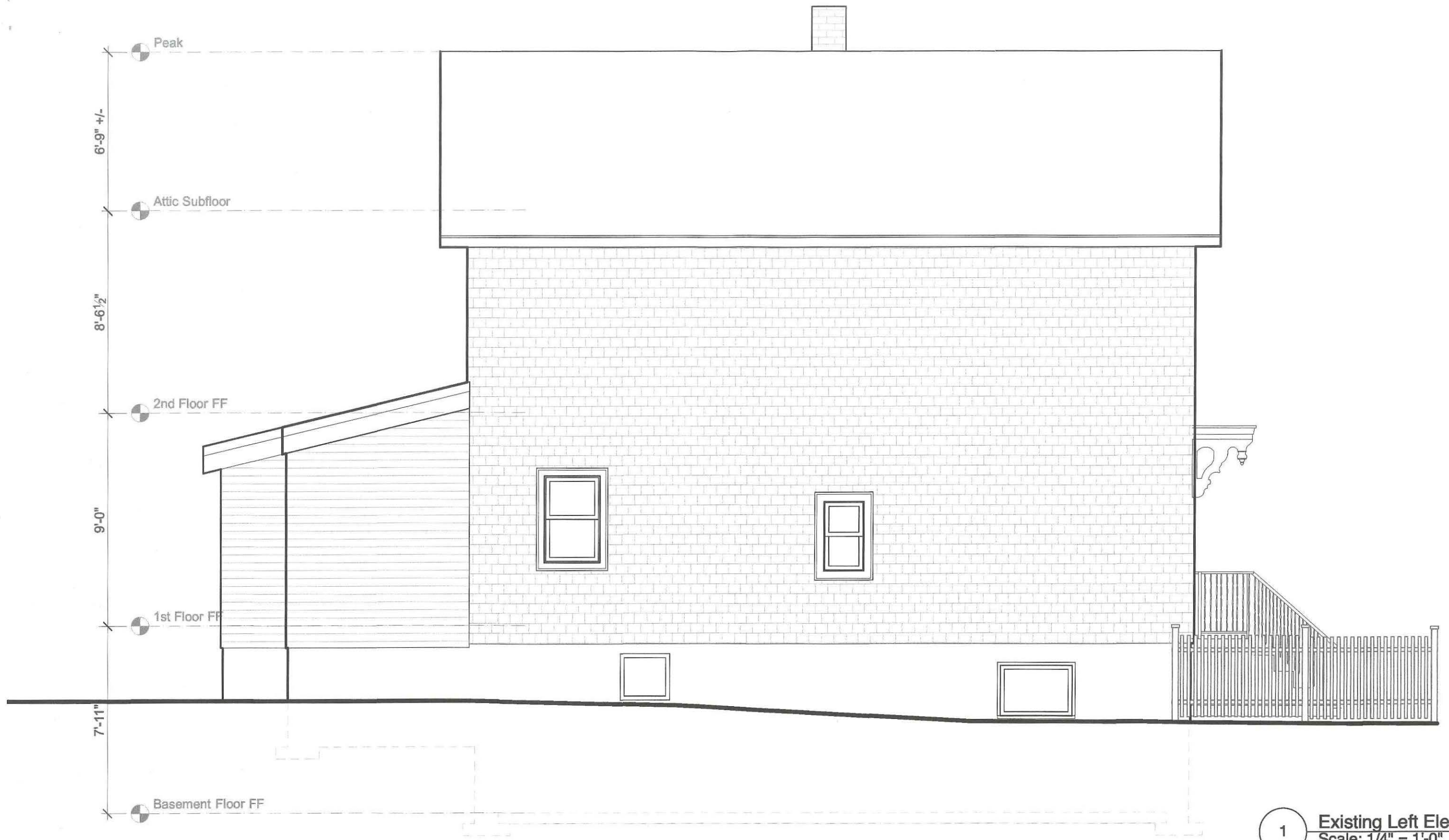
1 Existing Roof Plan
Scale: 1/4" = 1'-0"

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|---|---|----------|-------------|
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1 Existing Right Elevation
Scale: 1/4" = 1'-0"

| | | | |
|---|---|----------|-------------|
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1 Existing Left Elevation
Scale: 1/4" = 1'-0"

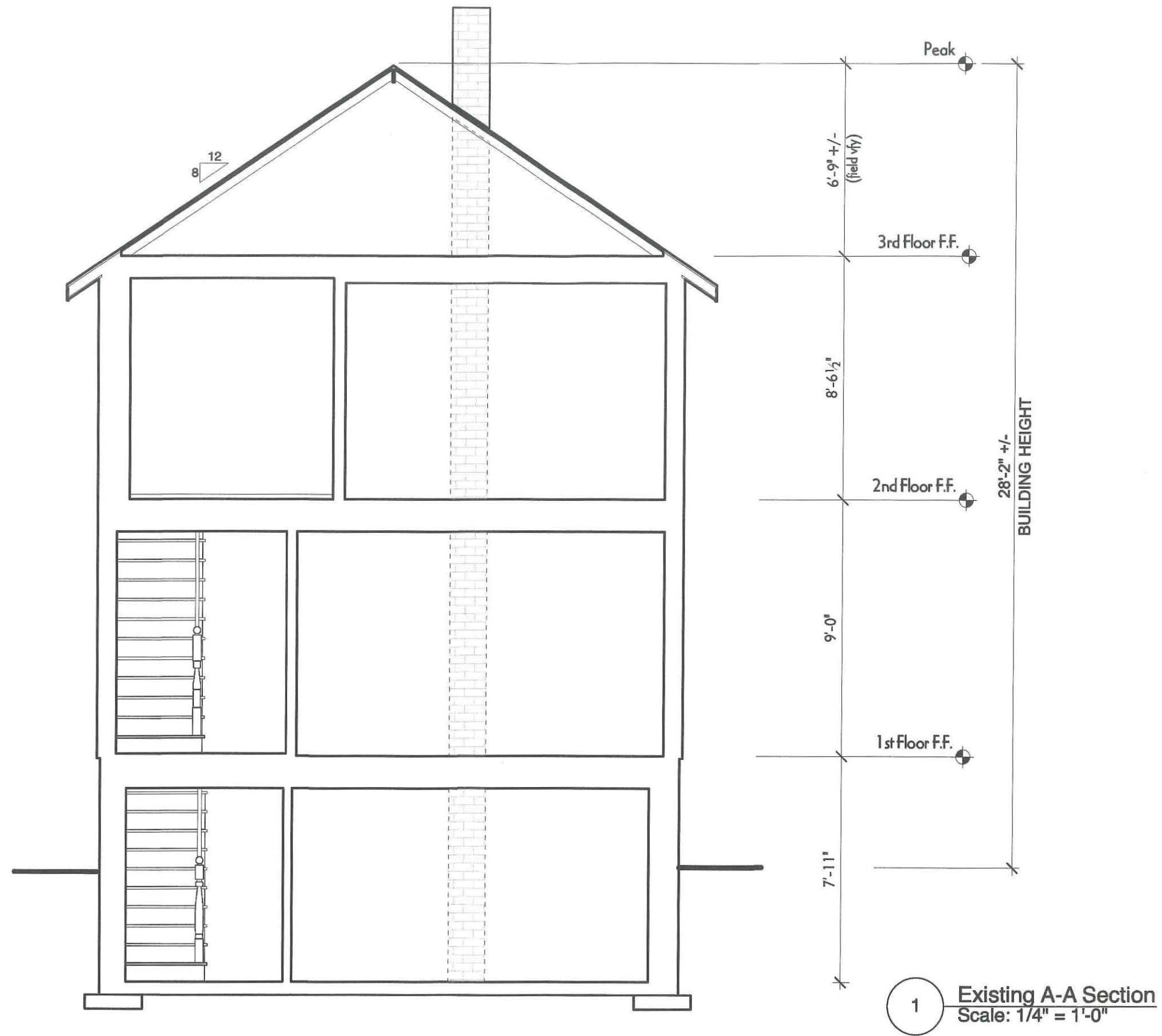
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|---|---|----------|-------------|
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| | | 02/06/20 | |
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| | | 09/30/20 | |



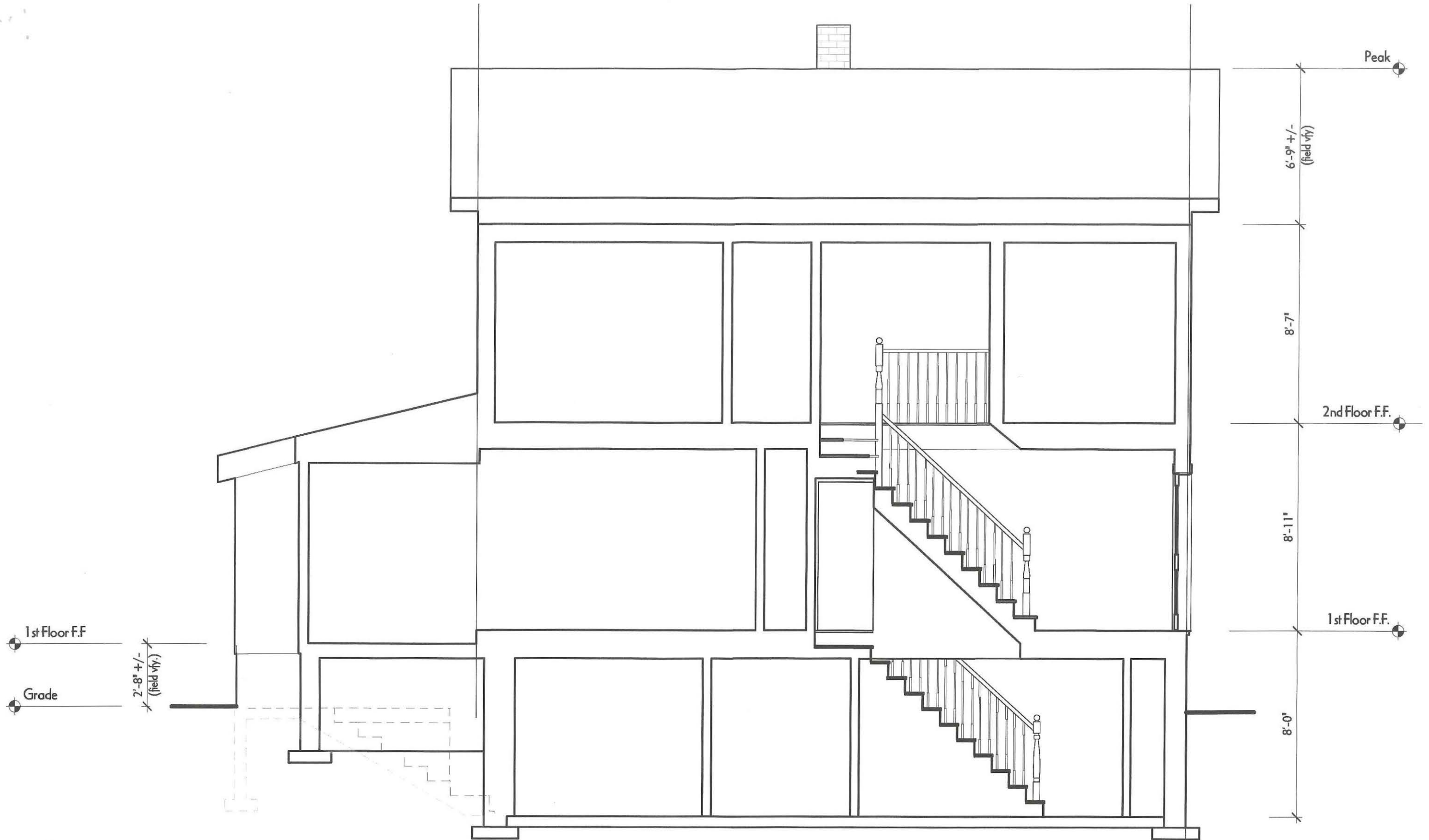
2 Existing Rear Elevation
Scale: 1/4" = 1'-0"

1 Existing Front Elevation
Scale: 1/4" = 1'-0"


| | | | | |
|---|---|-------|-------------|----------|
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|---|---|----------|-------------|
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| | | 02/06/20 | |
| | | 08/24/20 | |
| | | 09/30/20 | |



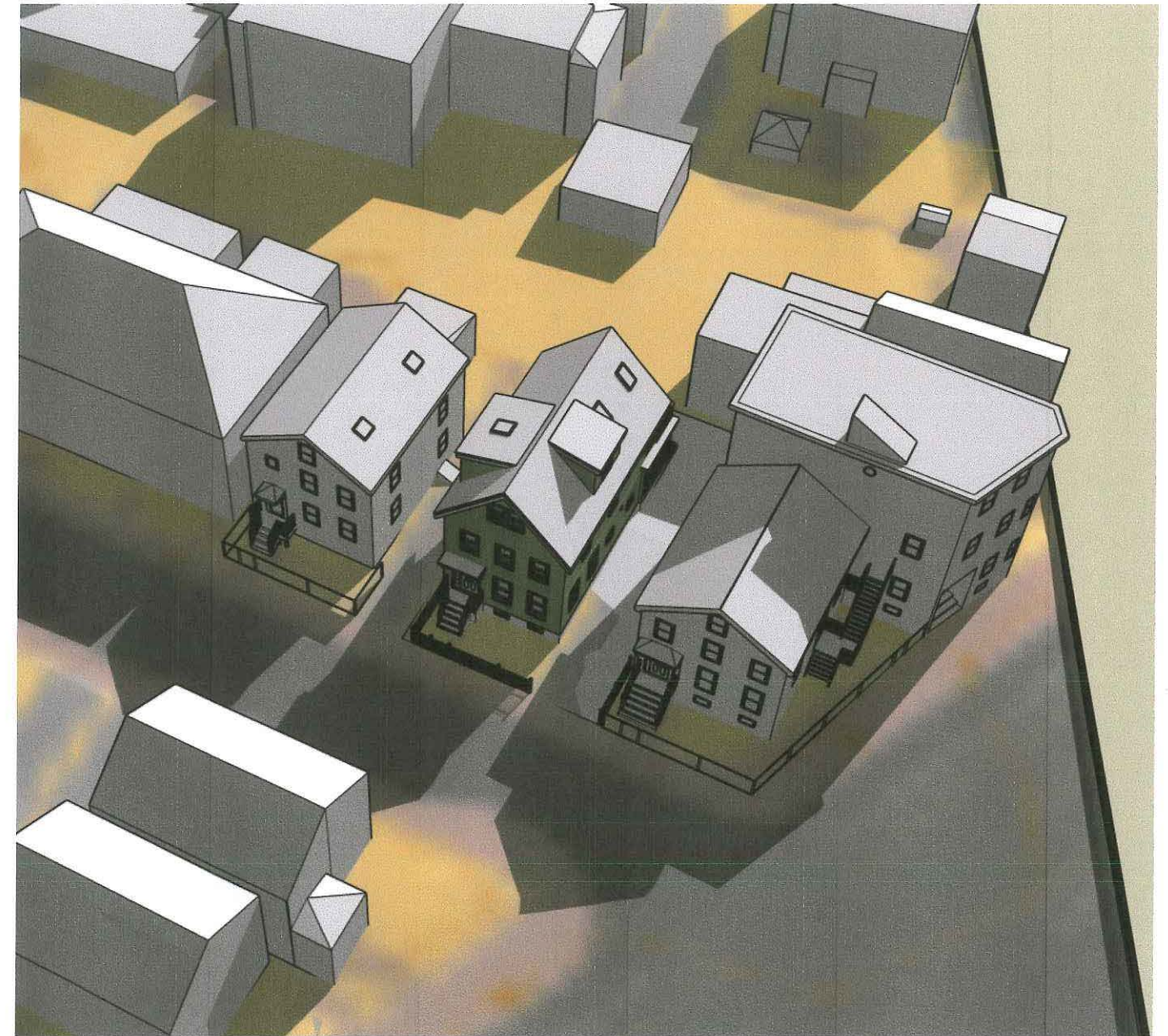
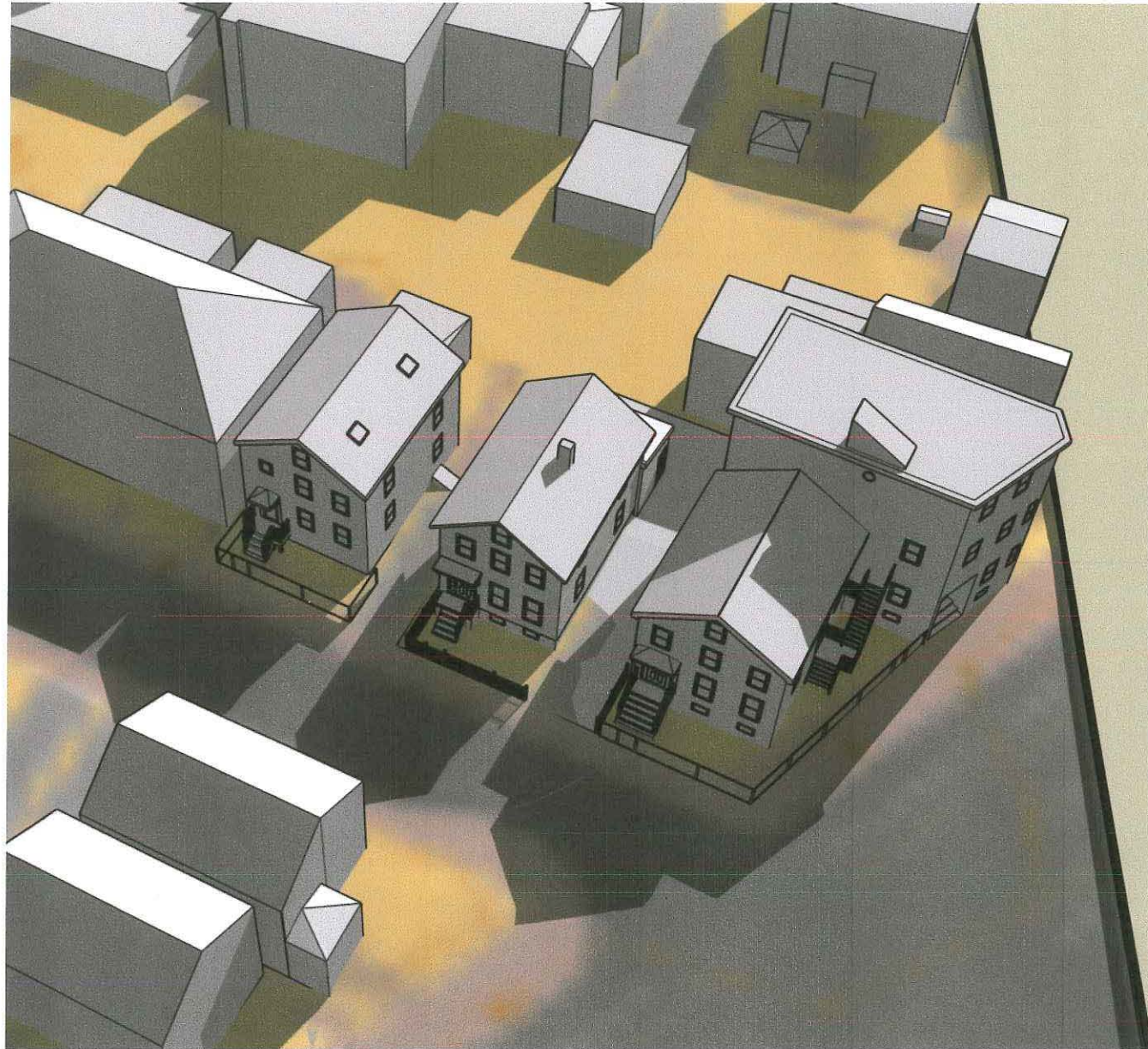
1 Existing B-B' Section
 Scale: 1/4" = 1'-0"

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|---|---|----------|-------------|
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| | | 09/30/20 | |

MARCH/ SEPTEMBER EQUINOX
9:00 AM

CURRENT

PROPOSED



| | | | |
|---|---|----------|-------------|
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| | | 02/06/20 | |
| | | 08/24/20 | |
| | | 09/30/20 | |

MARCH/ SEPTEMBER EQUINOX
12:00 PM

KEY:


----- Line of Existing Building Shadow

■ Extent of New Shadow

CURRENT

PROPOSED



| | | | |
|---|---|----------|-------------|
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| | | 02/06/20 | |
| | | 08/24/20 | |
| | | 09/30/20 | |

MARCH/ SEPTEMBER EQUINOX
3:00 PM

KEY:

- Line of Existing Building Shadow
- █ Extent of New Shadow

CURRENT

PROPOSED



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02/06/20

08/24/20

09/30/20

R2.2

MARCH/ SEPTEMBER EQUINOX
5:00 PM


KEY:

- Line of Existing Building Shadow
- █ Extent of New Shadow

CURRENT

PROPOSED

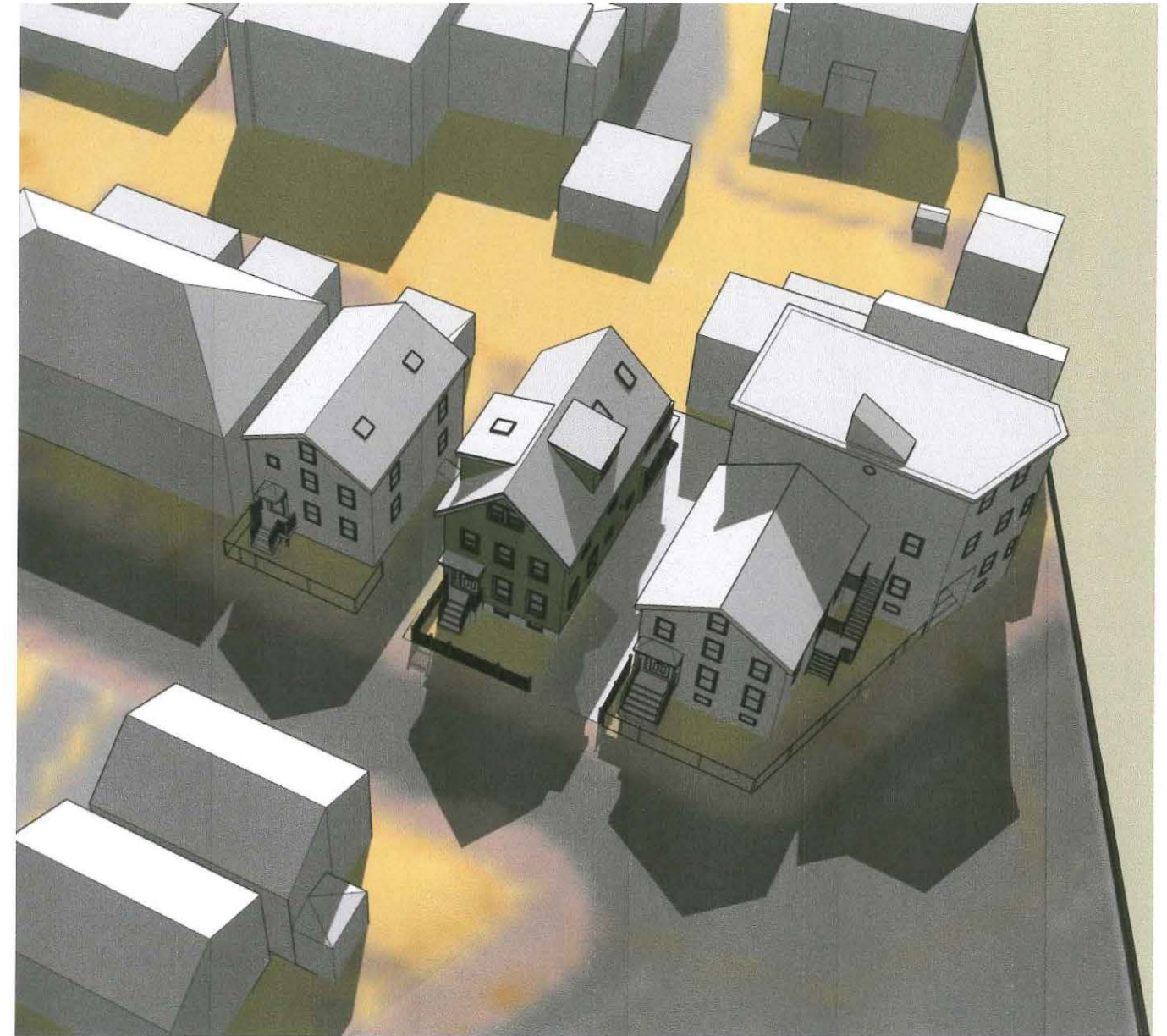
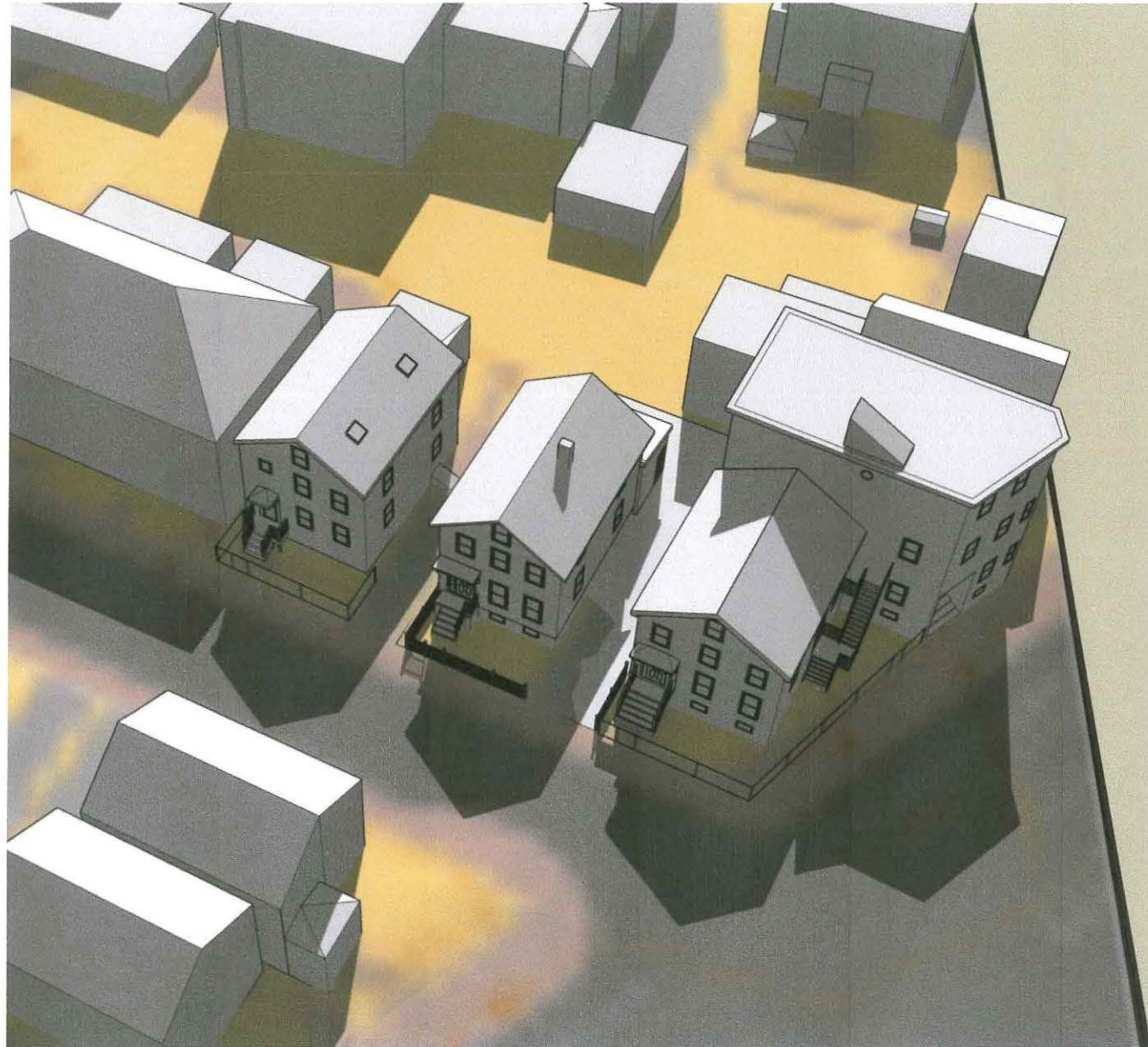



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| | | 02/06/20 | |
| | | 08/24/20 | |
| | | 09/30/20 | |

SUMMER SOLSTICE
8:00 AM

CURRENT

PROPOSED



| | | | |
|---|---|----------|-------------|
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| | | 02/06/20 | |
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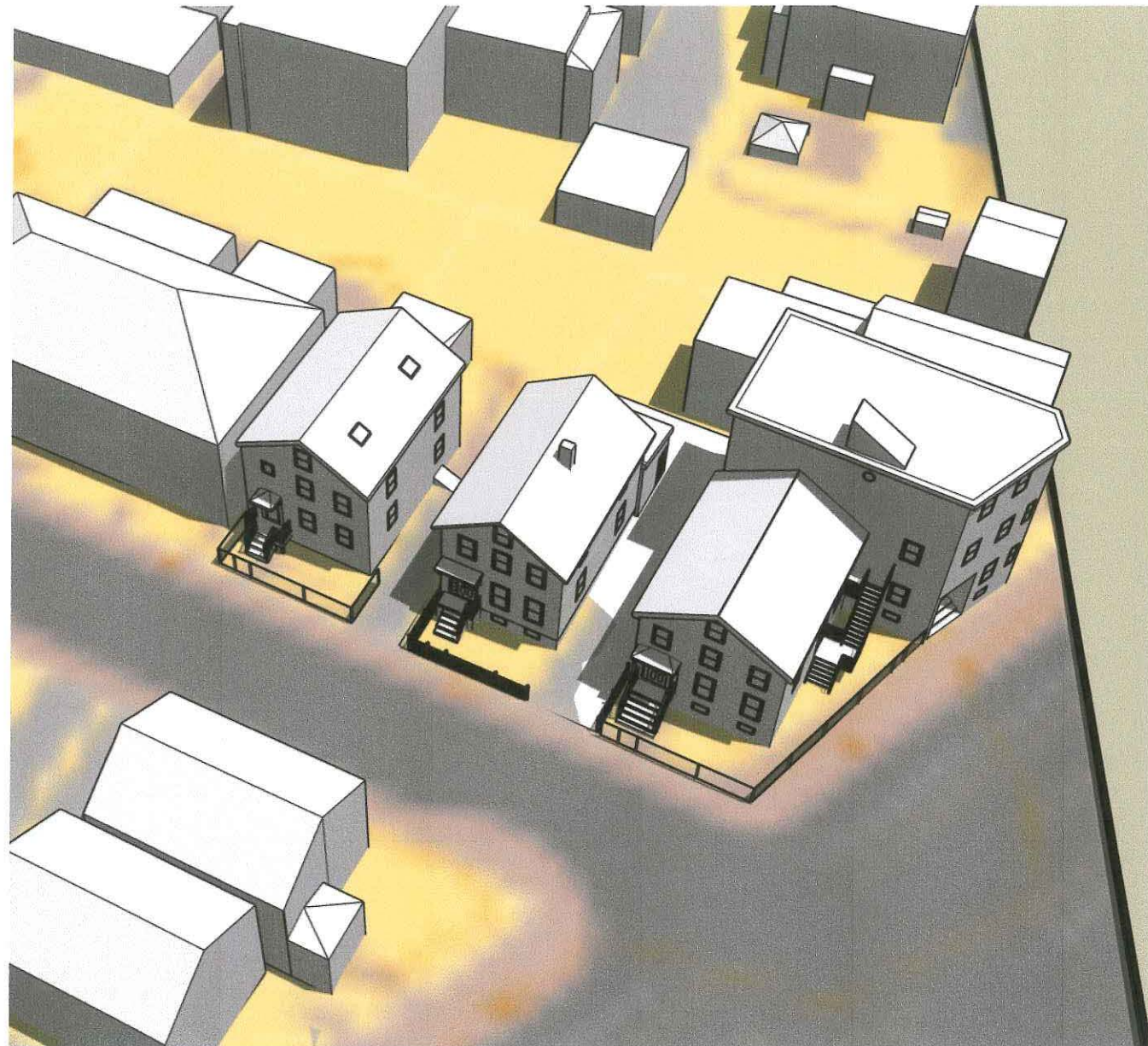
SUMMER SOLSTICE
12:00 PM


KEY:

- Line of Existing Building Shadow
- █ Extent of New Shadow

CURRENT

PROPOSED



| | | | |
|---|---|----------|-------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | R2.5 |
| | | 02/06/20 | |
| | | 08/24/20 | |
| | | 09/30/20 | |

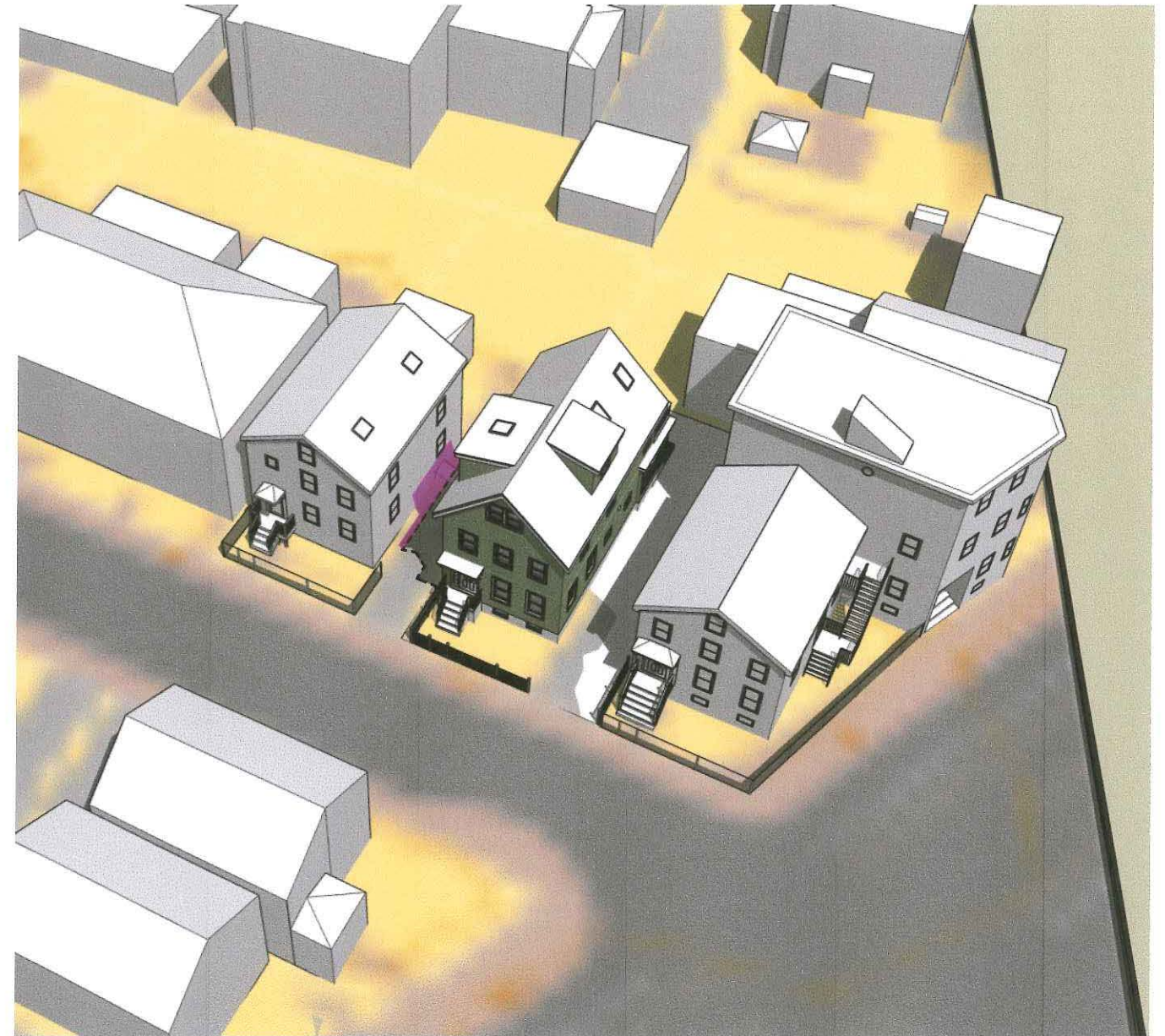
SUMMER SOLSTICE
1:30 PM


KEY:

- Line of Existing Building Shadow
- █ Extent of New Shadow

CURRENT

PROPOSED



| | | | | |
|---|---|-------|-------------|----------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | R2.6 | |
| | | | | 02/06/20 |
| | | | | 08/24/20 |
| | | | | 09/30/20 |

SUMMER SOLSTICE
4:00 PM

KEY:

- Line of Existing Building Shadow
- █ Extent of New Shadow

CURRENT

PROPOSED



| | | | |
|---|--|----------|-------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design <small>EvB</small> 1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | R2.7 |
| | | 02/06/20 | |
| | | 08/24/20 | |
| | | 09/30/20 | |

WINTER SOLSTICE
9:00 AM


KEY:

- Line of Existing Building Shadow
- █ Extent of New Shadow

CURRENT

PROPOSED



| | | | |
|---|---|----------|-------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  | Date: | R2.8 |
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| | | 08/24/20 | |
| | | 09/30/20 | |

WINTER SOLSTICE
12:00 PM

KEY:

- Line of Existing Building Shadow
- █ Extent of New Shadow

CURRENT

PROPOSED



| | | | |
|---|---|----------|-------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | R2.9 |
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| | | 08/24/20 | |
| | | 09/30/20 | |

WINTER SOLSTICE
2:00 PM


KEY:

- Line of Existing Building Shadow
- █ Extent of New Shadow

CURRENT

PROPOSED



| | | | |
|---|---|----------|--------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | R2.10 |
| | | 02/06/20 | |
| | | 08/24/20 | |
| | | 09/30/20 | |

WINTER SOLSTICE
3:00 PM


KEY:

- Line of Existing Building Shadow
- █ Extent of New Shadow

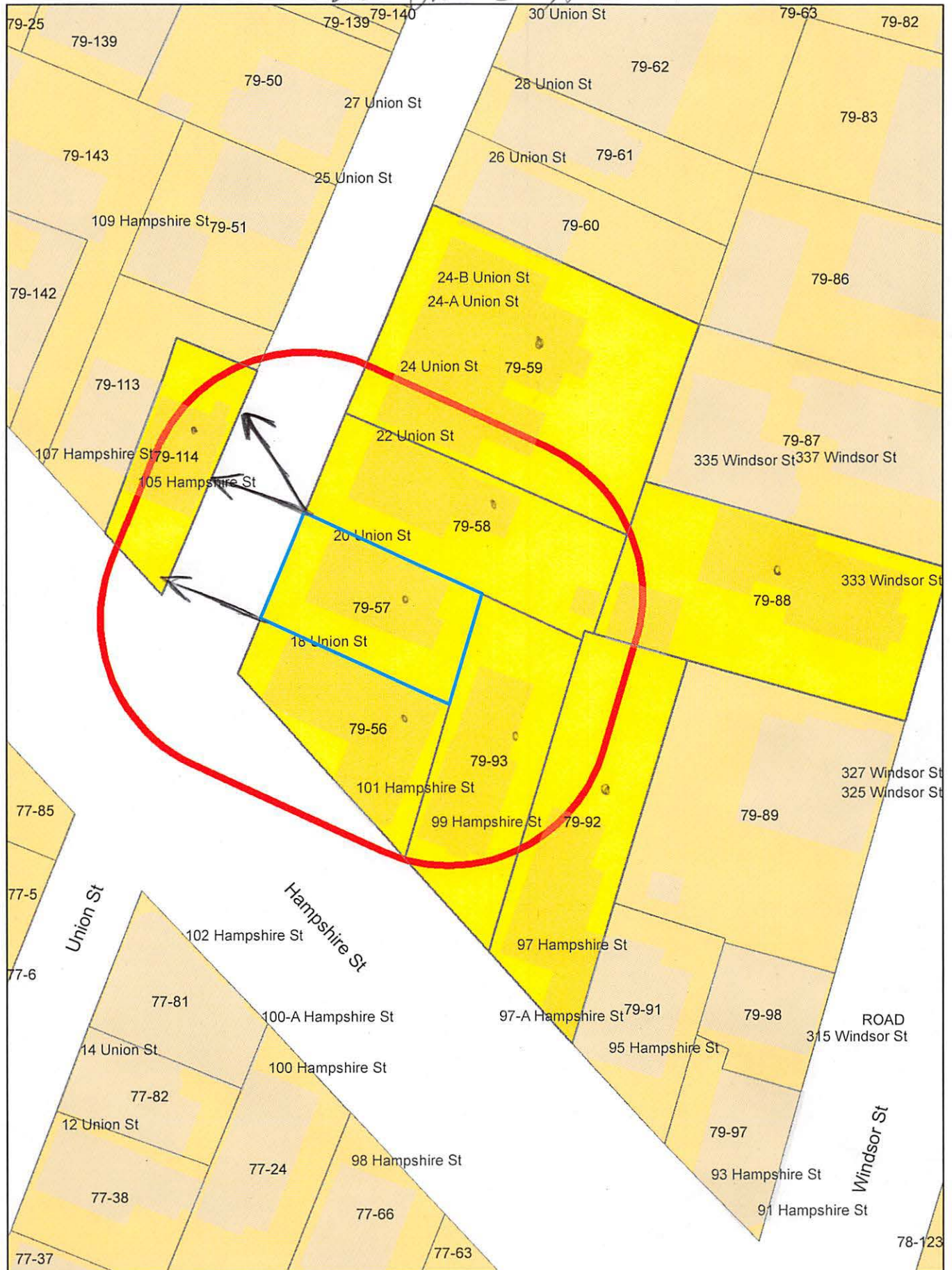
CURRENT

PROPOSED



| | | | |
|---|---|----------|--------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | R2.11 |
| | | 02/06/20 | |
| | | 08/24/20 | |
| | | 09/30/20 | |

20 Union Street



20 Union St.

Petitioner
EVB DESIGN
C/O EDRIK VANBEUZKOM, AIA
1310 BROADWAY – SUITE 1310
SOMERVILLE, MA 02144

79-57
THOMPSON, DORIAN
20 UNION ST
CAMBRIDGE, MA 02141

79-58
HRYCINA, ANDREW J. & ALICE W. FLAHERTY
22 UNION ST.
CAMBRIDGE, MA 02141

79-88
FARINA, GEORGINA R. & RICHARD P. FARINA
333 WINDSOR ST.
CAMBRIDGE, MA 02141

79-59
LIN, LIN
24 UNION ST., #24B
CAMBRIDGE, MA 02141

79-92
BOSEWLL, MARVINE & MARY LOUISE BOSWELL,
TRS. M & M BOSWELL REALTY TRUST
C/O ROBERT BOSWELL
789 LINCOLNVILLE AVE
SEARSMONT, ME 04973

79-56
BUCKLEY, MATTHEW D.
101 HAMPSHIRE ST UNIT #3
CAMBRIDGE, MA 02139

79-56
CHEN, CHI-LI & HSIAO-YIN CHUNG
11 WABAN ST
NEWTON, MA 02458

79-56
KOU, WILLIAM & FONNY KOU,
TRS THE HAMPSHIRE ST REAL ESTATE TR.
109 OXBOW RD
FRAMINGHAM, MA 01701

79-56
PIT-CLAUDEL, CLEMENT
101 HAMPSHIRE ST UNIT #4
CAMBRIDGE, MA 02139

79-56
FONG, FRANCIS & PAULINE WOO,
TRS THE WOO FONG TRUST
1505 HAMPTON RD
SAN MARINO, CA 91108

79-93
RUIZ, ERIC EMILY RUIZ
99 HAMPSHIRE ST
CAMBRIDGE, MA 02139

79-114
TOME, MARIA A LIFE ESTATE
105 HAMPSHIRE ST
CAMBRIDGE, MA 02139

Dorian Thompson & Shane McMahon Residence

20 Union Street
Cambridge, MA 02141

ISSUE DATE: February 06, 2020

FOR: Zoning Review

Architect:

EvB Design

Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222

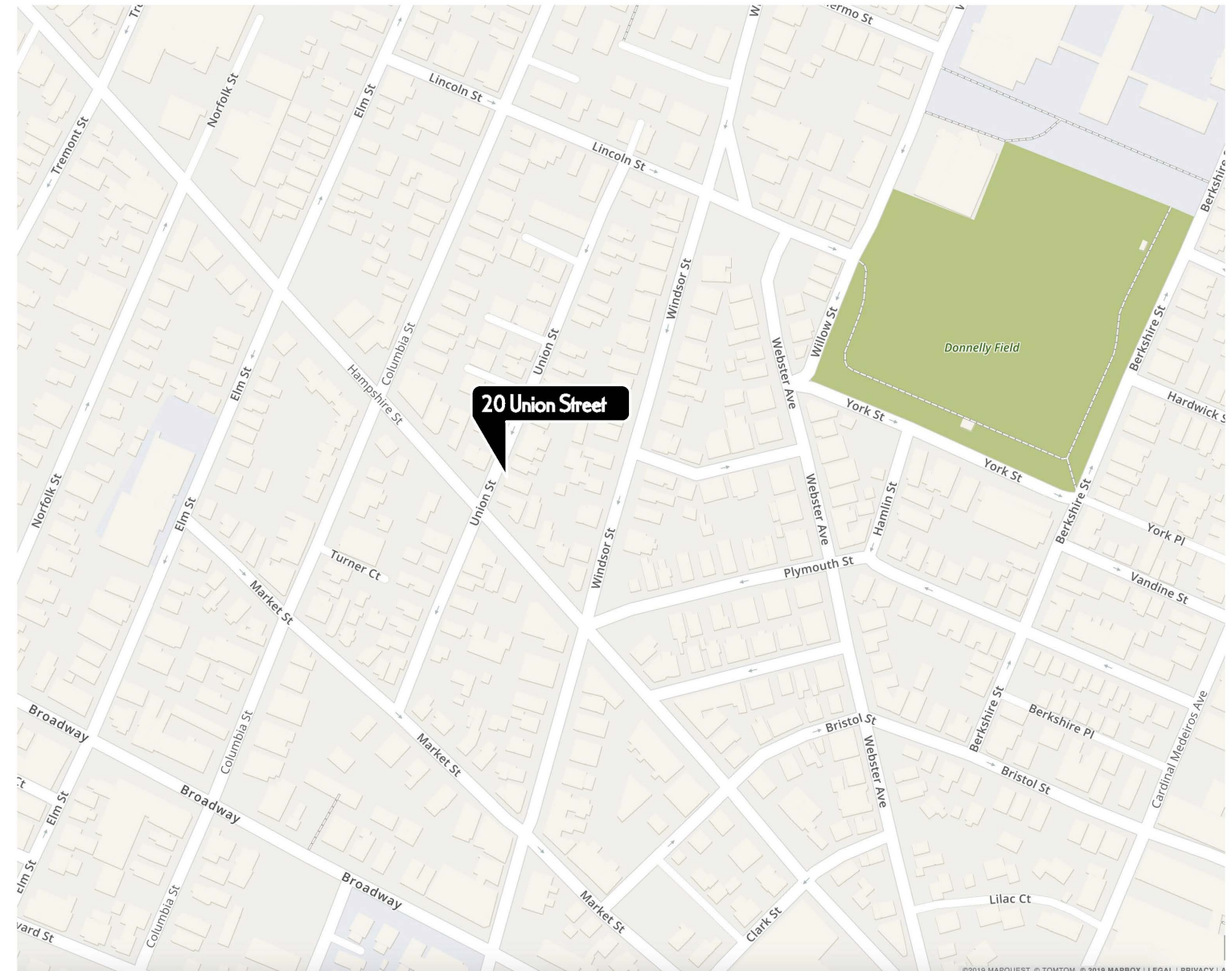
List Of Drawings:

- Cover Sheet
- C1.0 Existing Site Plan
- C1.1 Proposed Site Plan
- Z1.0 Zoning & Proposed FAR
- A1.0 Proposed Basement Plan
- A1.1 Proposed 1st Floor Plan
- A1.2 Proposed 2nd Floor Plan
- A1.3 Proposed 3rd Floor Plan
- A2.1 Proposed Right Elevation
- A2.2 Proposed Left Elevation
- A2.3 Proposed Front & Rear Elevations

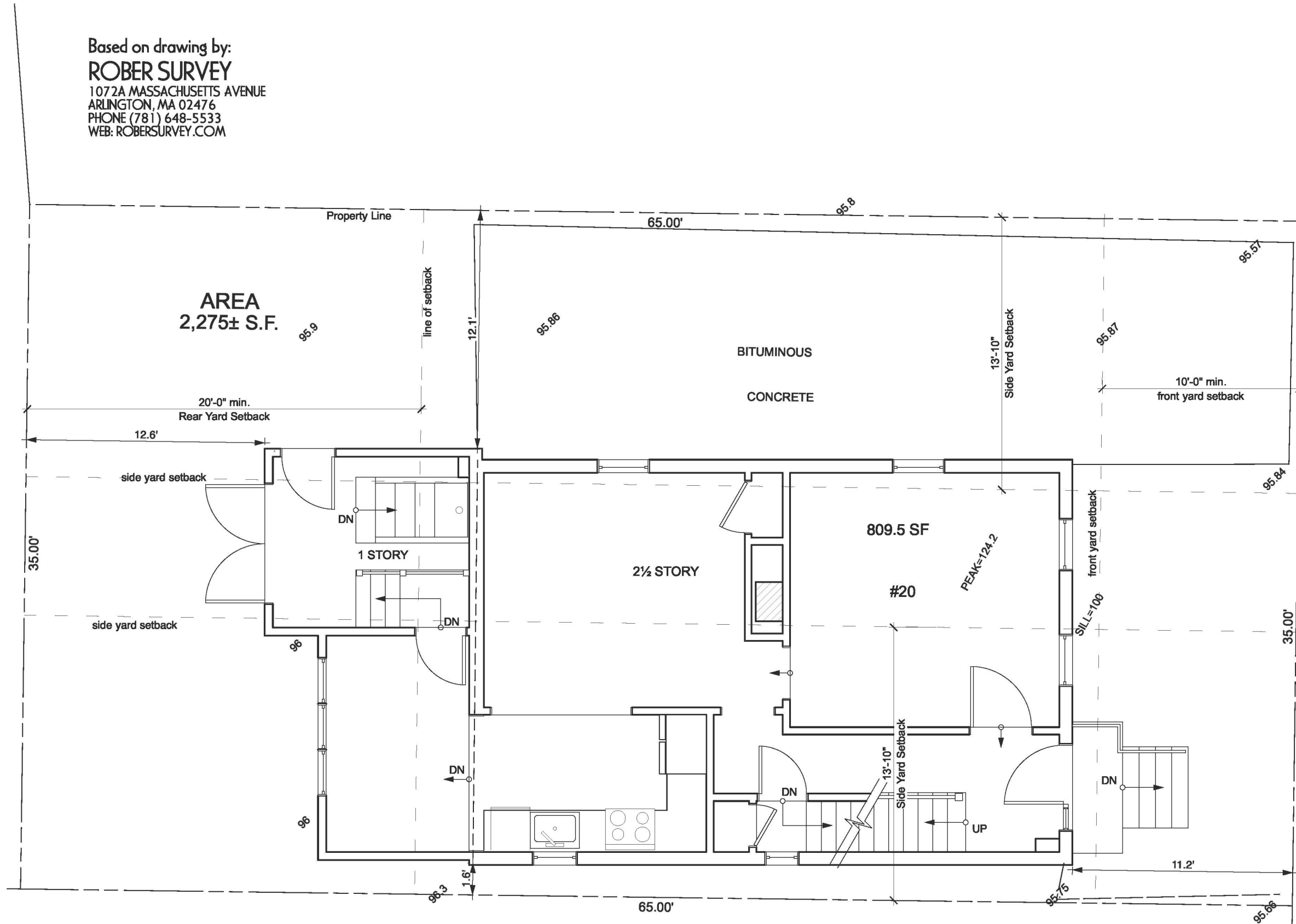
List Of Drawings Continued:

- A3.1 Proposed Section A/A' B/B'
- A3.2 Proposed Section C/C'
- X1.0 Existing Basement Plan
- X1.1 Existing 1st Floor Plan
- X1.2 Existing 2nd Floor Plan
- X1.3 Existing 3rd Floor Plan
- X1.4 Existing Roof Plan
- X2.1 Existing Right Elevation
- X2.2 Existing Left Elevation
- X2.3 Existing Front & Rear Elevations
- X3.1 Existing Section A/A'
- X3.2 Existing Section B/B'

SITE PLAN



Based on drawing by:
ROBER SURVEY
 1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 PHONE (781) 648-5533
 WEB: ROBERSURVEY.COM

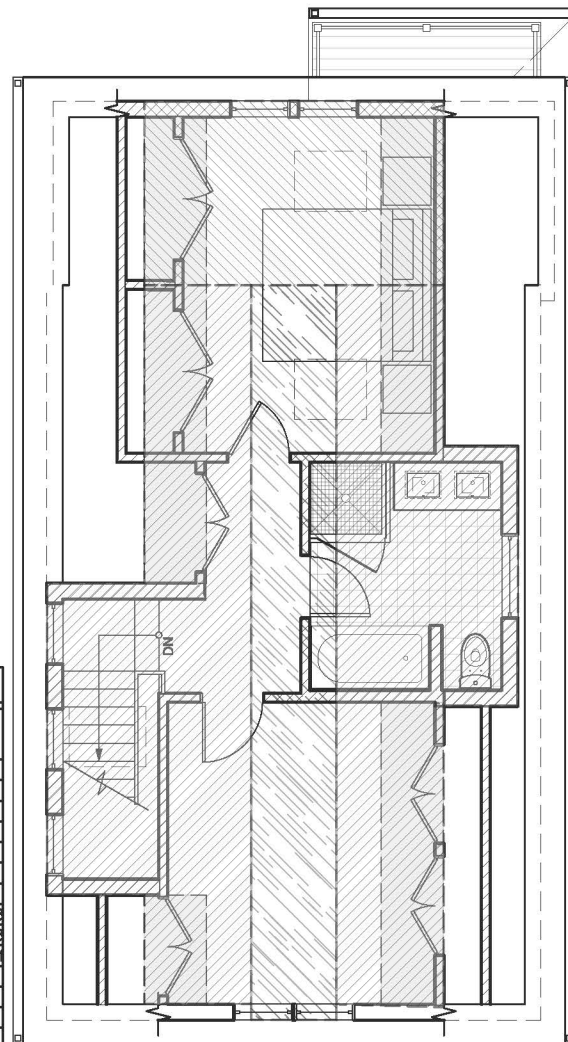


1 Existing Site Plan
 Scale: 3/16" = 1'-0"

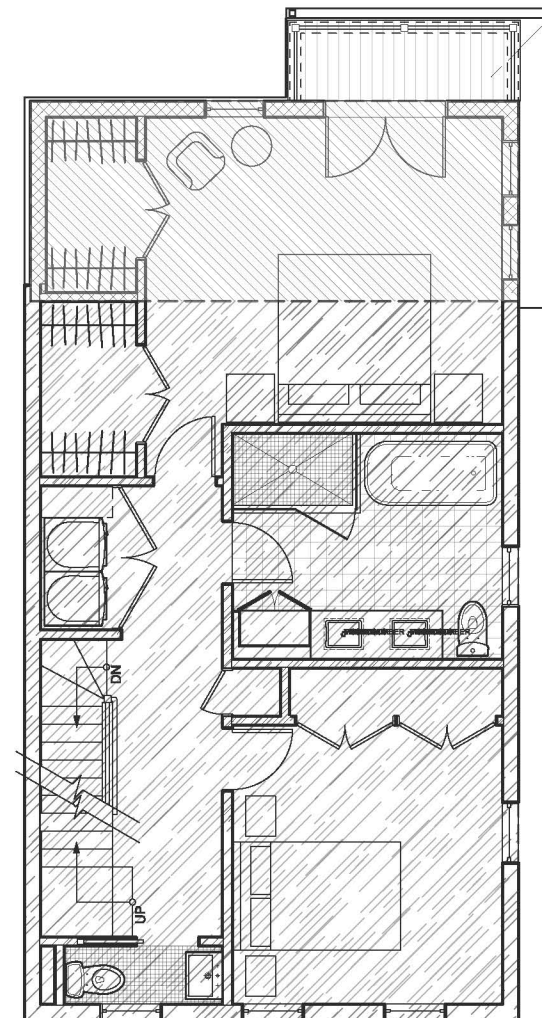
| | | | | |
|---|--|-------|---------------|----------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | 1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>C1.0</h1> | |
| | | | | 02/06/20 |
| | | | | |
| | | | | |

| GFA /FAR CALCULATION - 20 UNION ST. | | |
|-------------------------------------|--|-----------|
| Lot Size | 2275 SF | |
| | Existing | Proposed |
| Basement | Not included - single family residence | |
| 1st Floor | 833.5 | 889.5 |
| 2nd Floor | 617 | 786.5 |
| 3rd Floor | 109 | 558.5 |
| Total Area | 1559.5 SF | 2234.5 SF |
| FAR | 0.69 | 0.98 |

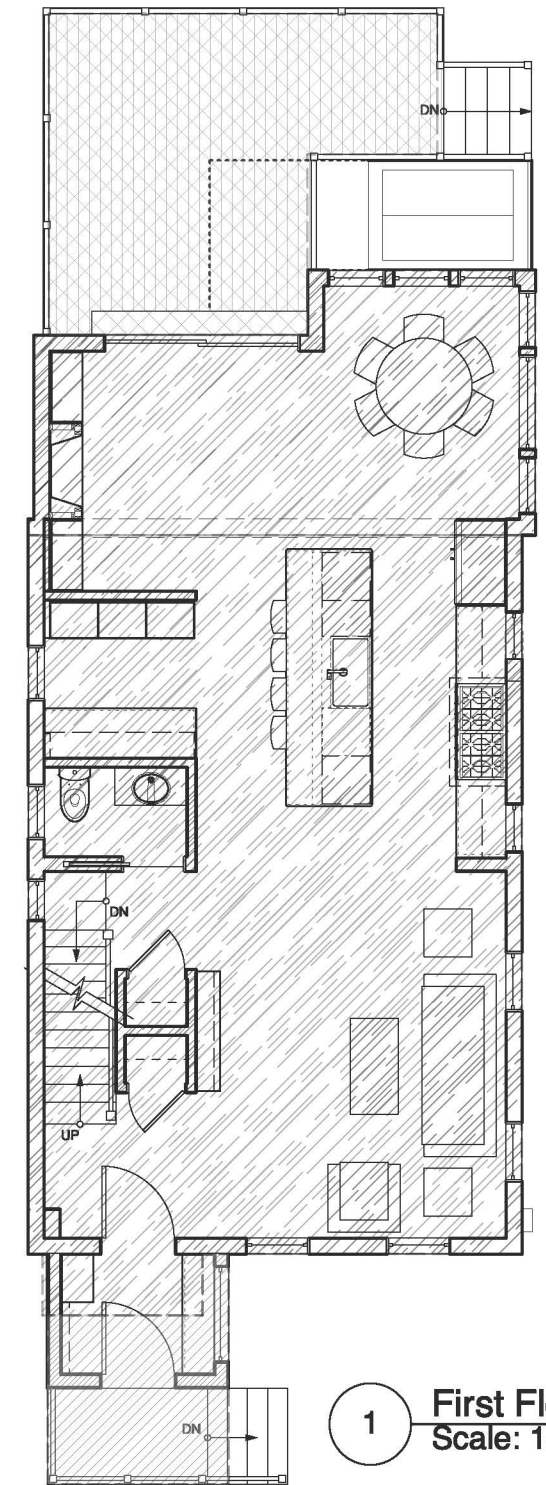
| 20 Union St Zoning Table | | Zone: C-1 | | | |
|---|-------------------|---------------------|----------------------|--------------------------------|--|
| | | EXISTING CONDITIONS | REQUESTED DIMENSIONS | ORDINANCE REQUIREMENTS | |
| TOTAL GROSS FLOOR AREA (G.F.A.) | | 1,559.5 | 2,234.5 | 1,706.3 SF | (max.) NC (nonconforming) |
| LOT AREA | | 2,275 SF | NO CHANGE | 5,000 SF | (min.) NC |
| RATIO OF GROSS FLOOR AREA TO LOT AREA | | 0.69 | 0.98 | 0.75 | (max.) NC |
| LOT AREA FOR EACH DWELLING UNIT (D.U.) | | 4,792 SF | NO CHANGE | 1,500 SF | (min.) |
| SIZE OF LOT | -WIDTH | 34.9' | NO CHANGE | 50' | (min.) NC |
| | -DEPTH | 64.7' | NO CHANGE | - | (min.) |
| SETBACKS (IN FEET) | -FRONT (Union St) | 11.2' | NO CHANGE | H+L/4=12.4' (ex), 13.85' (new) | (10'-0"min.) NC fn(a) Table 5.1 Ch. 3 |
| | -REAR | 12.6' | NO CHANGE | H+L/4=12.4' (ex), 13.85' (new) | (20'-0"min.) NC fn (c) table 5.1 Ch. 3 |
| | -LEFT SIDE | 1.6' | NO CHANGE | H+L/5=13.9' (ex), 15.0' (new) | (7'-6"min.) NC fn (n) table 5.1 Ch. 3 |
| | -RIGHT SIDE | 12.1" | NO CHANGE | H+L/5=13.9' (ex), 15.0' (new) | (7'-6"min.) NC |
| SIZE OF BLDG. | -HEIGHT | 28.5' | 34.2' | 35' | (max.) |
| | -LENGTH | 41' | NO CHANGE | - | (max.) |
| | -WIDTH | 21.2' | NO CHANGE | - | (max.) |
| RATIO OF PRIVATE OPEN SPACE TO LOT AREA | | 0% | 13% | 30% | (min.) NC |
| NO. OF DWELLINGS | | 1 | NO CHANGE | 1 | (max.) |
| NO. OF PARKING SPACES | | 1 | NO CHANGE | 1 | (min./max.) |
| NO. OF LOADING AREAS | | N/A | N/A | N/A | (min.) |
| DISTANCE TO NEAREST BLDG. ON SAME LOT | | - | NO CHANGE | - | (min.) |





3 Third Floor GFA
Scale: 1/8" = 1'-0"








2 Second Floor GFA
Scale: 1/8" = 1'-0"




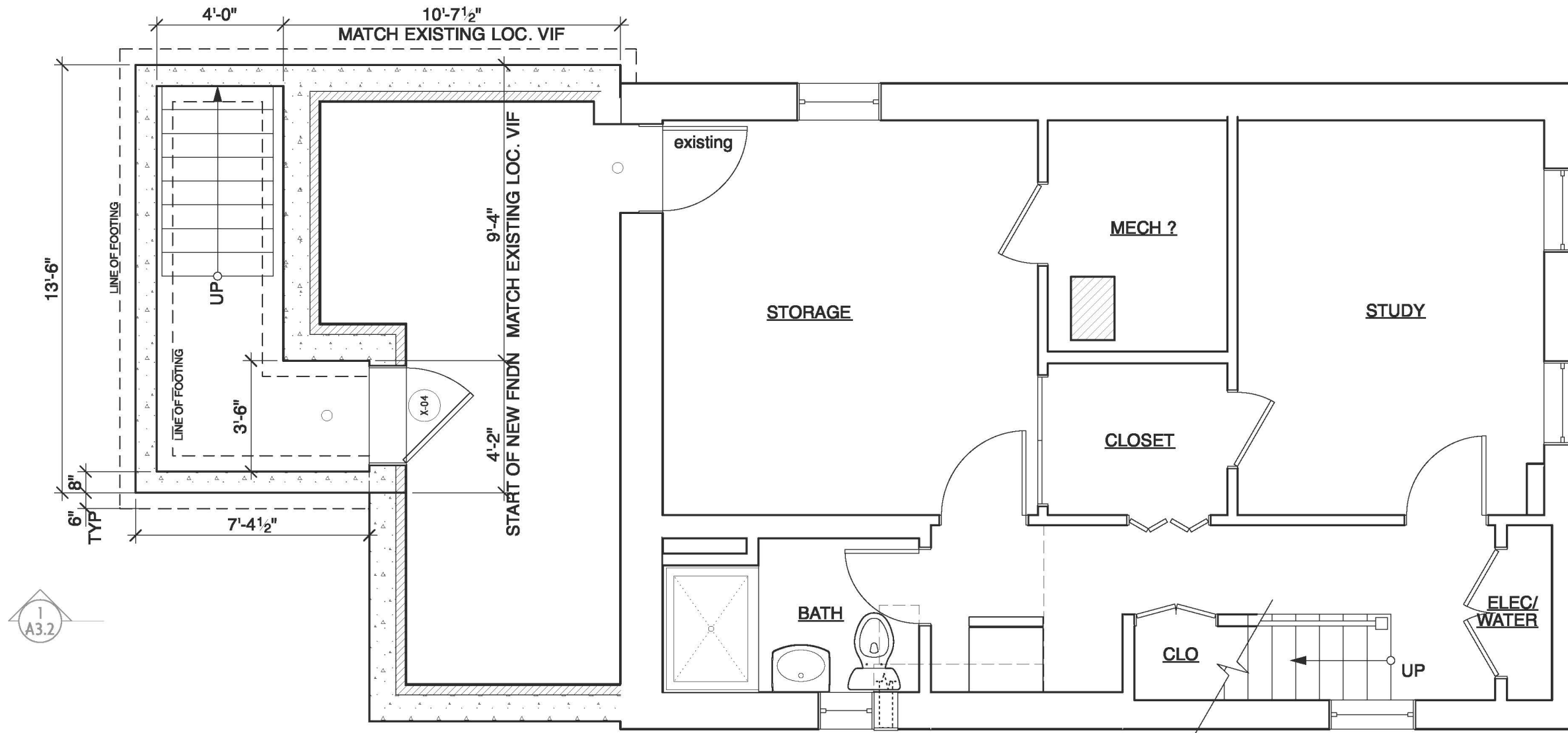
1 First Floor GFA
Scale: 1/8" = 1'-0"

 New GFA = 449.5 SF
 Existing GFA = 109 SF

 New GFA = 169.5 SF
 Existing GFA = 617 SF

 New GFA = 56 SF
 Existing GFA = 833.5 SF
 New Open Space = 176 SF

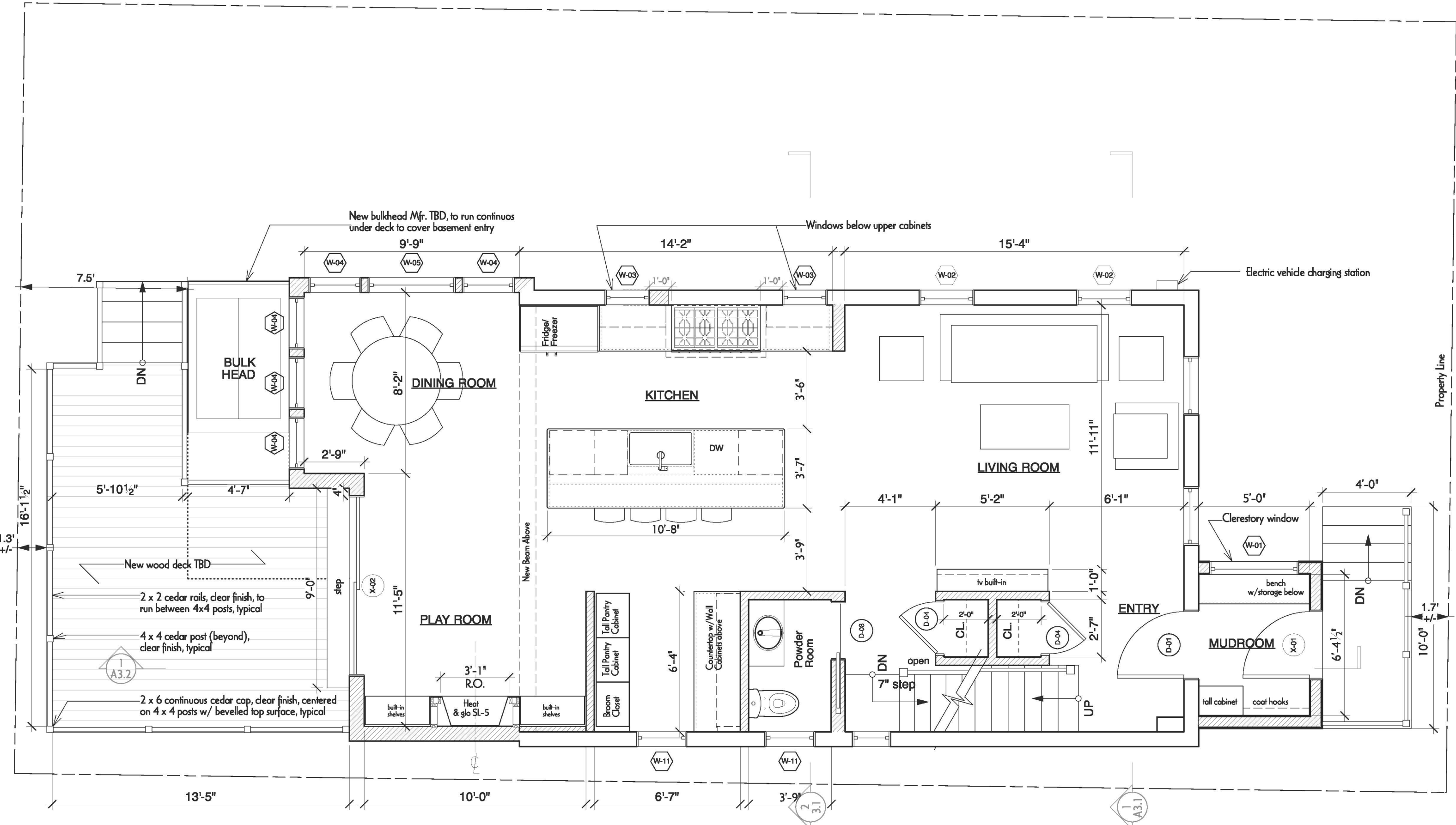
| | | | |
|---|---|-------|---------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 |  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>Z1.0</h1> |
| | | | |



1 Proposed Basement Plan
Scale: 1/4" = 1'-0"



| | | | |
|---|--|----------|---------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | 1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>A1.0</h1> |
| | | 02/06/20 | |
| | | | |
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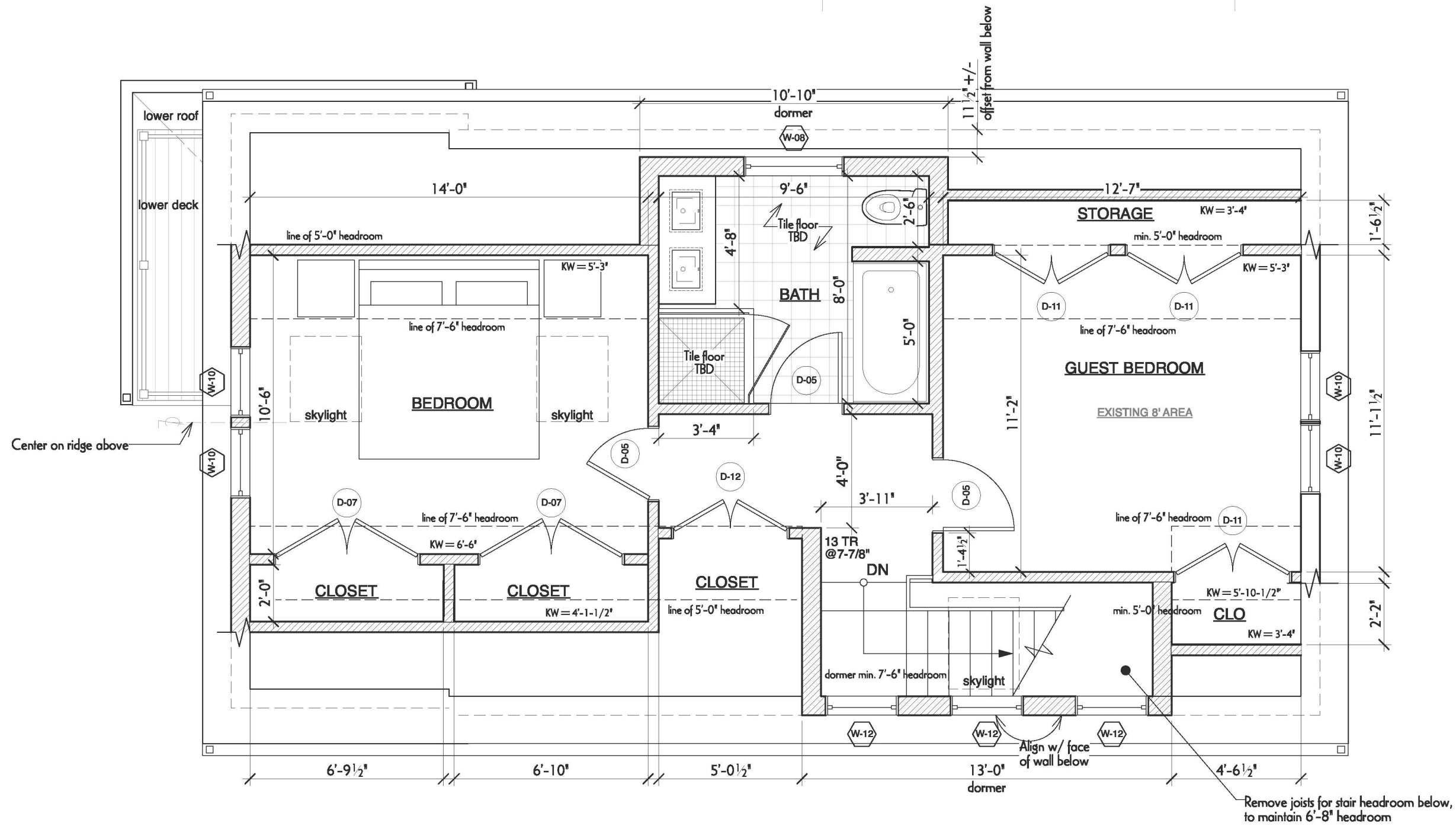
1 Proposed First Floor Plan
 Scale: 1/4" = 1'-0"

McMahon-Thompson Residence
 20 Union St.
 Cambridge, MA 02141

EvB Design
 1310 Broadway, Suite 200
 Somerville, MA 02144

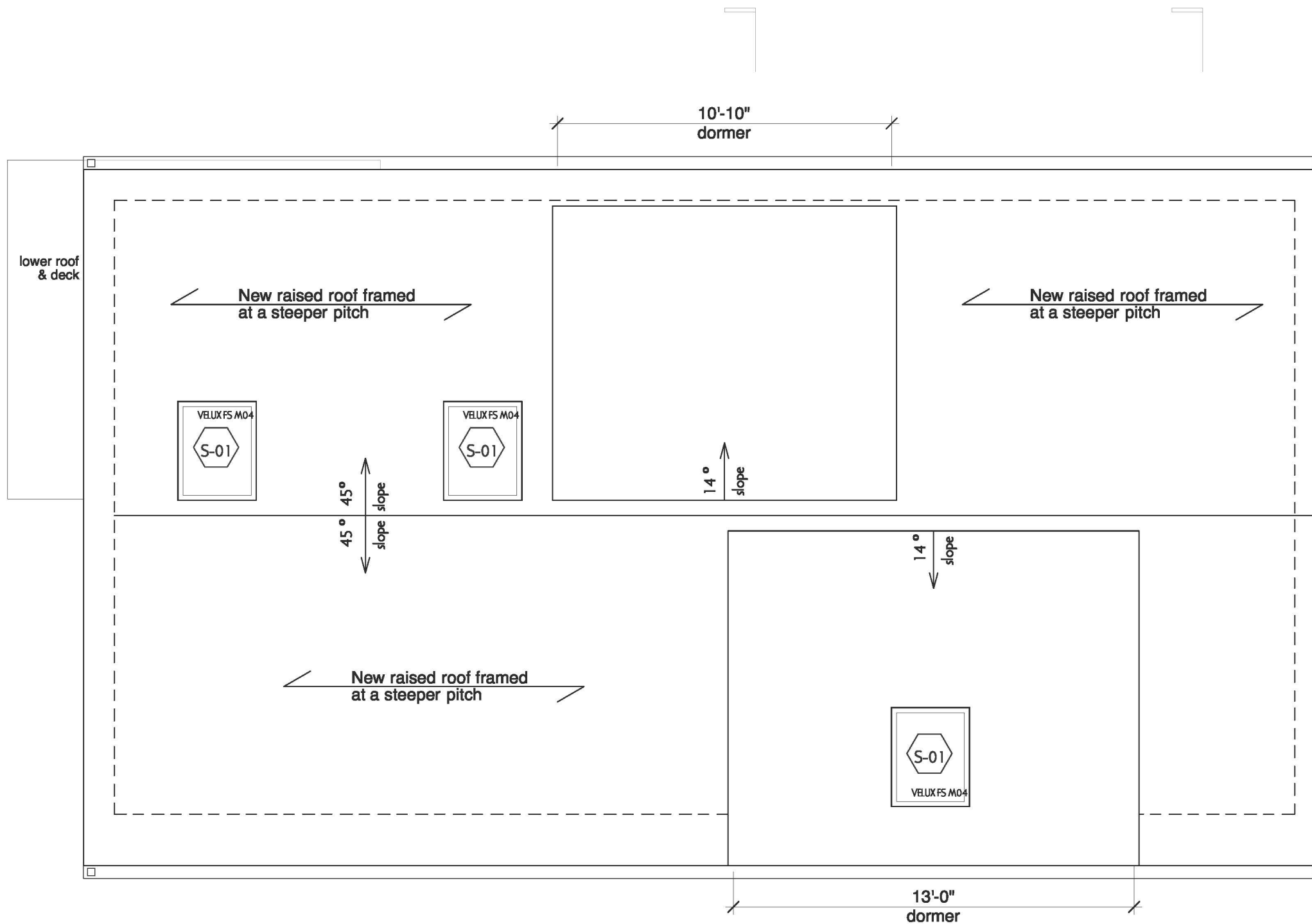
Date:
 02/06/20

A1.1



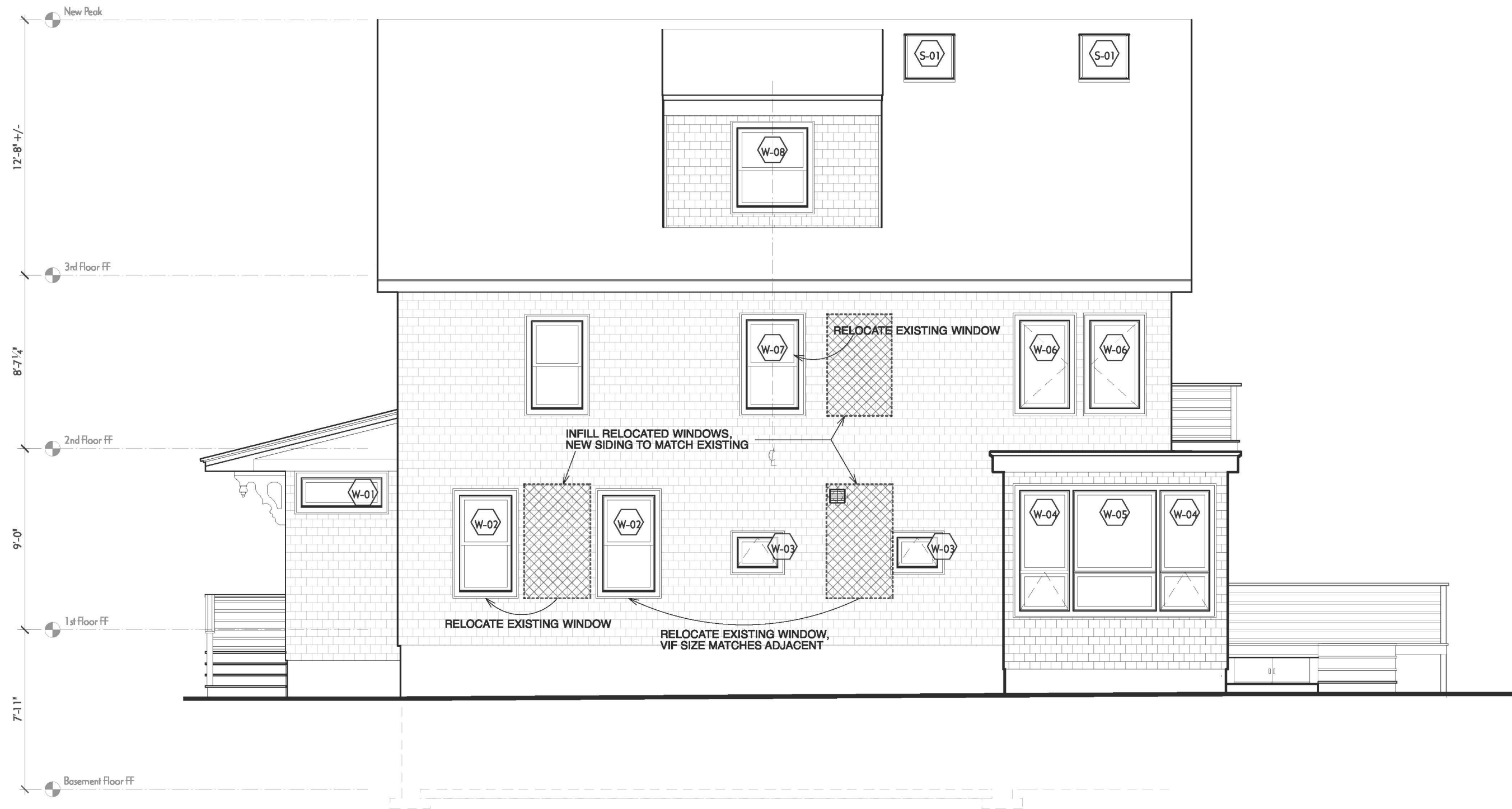
1 Proposed Third Floor Plan
Scale: 1/4" = 1'-0"

| | | | |
|---|---|-------|-------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | A1.3 |
| | | | |



1 Proposed Roof Plan
Scale: 1/4" = 1'-0"

| | | | |
|---|---|----------|-------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | A1.4 |
| | | 02/06/20 | |
| | | | |
| | | | |



1 Proposed Right Elevation
 Scale: 3/16" = 1'-0"

McMahon-Thompson Residence
 20 Union St.
 Cambridge, MA 02141

EvB Design 
 1310 Broadway, Suite 200
 Somerville, MA 02144

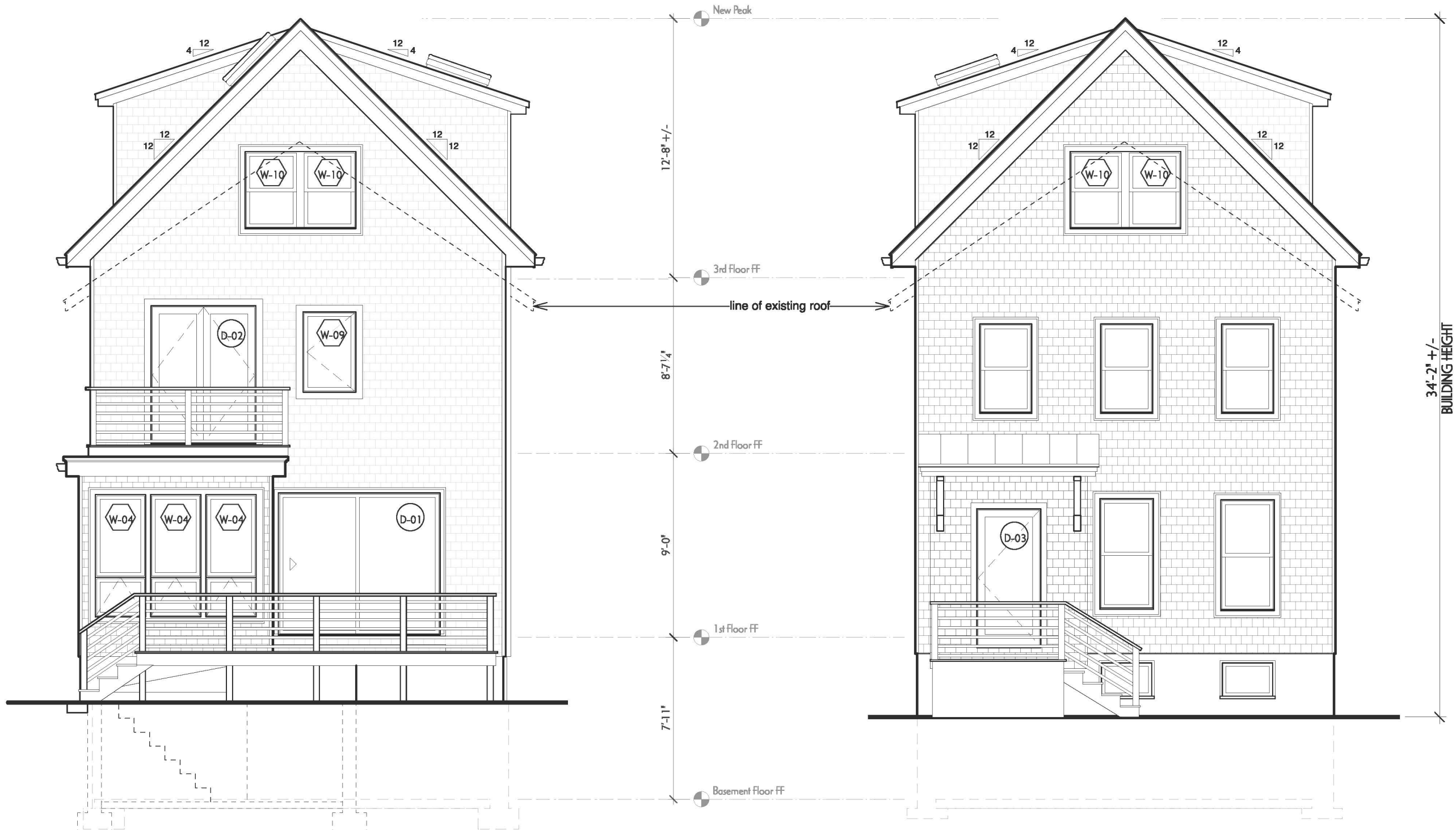
Date:
 02/06/20

A2.1



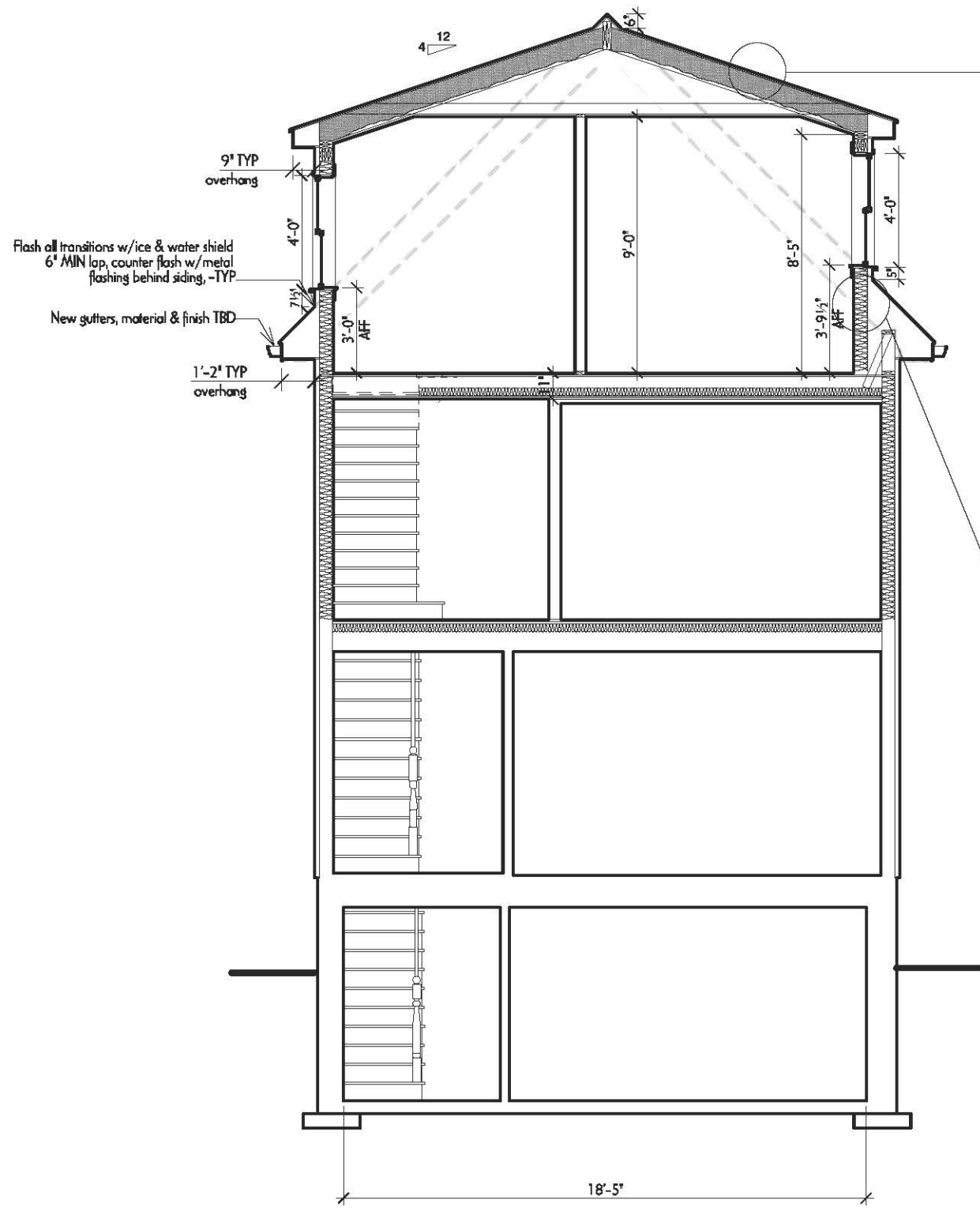
1 Proposed Left Elevation
 Scale: 3/16" = 1'-0"

| | | | |
|---|---|----------|---------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>X2.2</h1> |
| | | 02/06/20 | |
| | | | |
| | | | |



2 Proposed Rear Elevation
Scale: 3/16" = 1'-0"

1 Proposed Front Elevation
Scale: 3/16" = 1'-0"



NEW DORMER ROOF ASSEMBLY

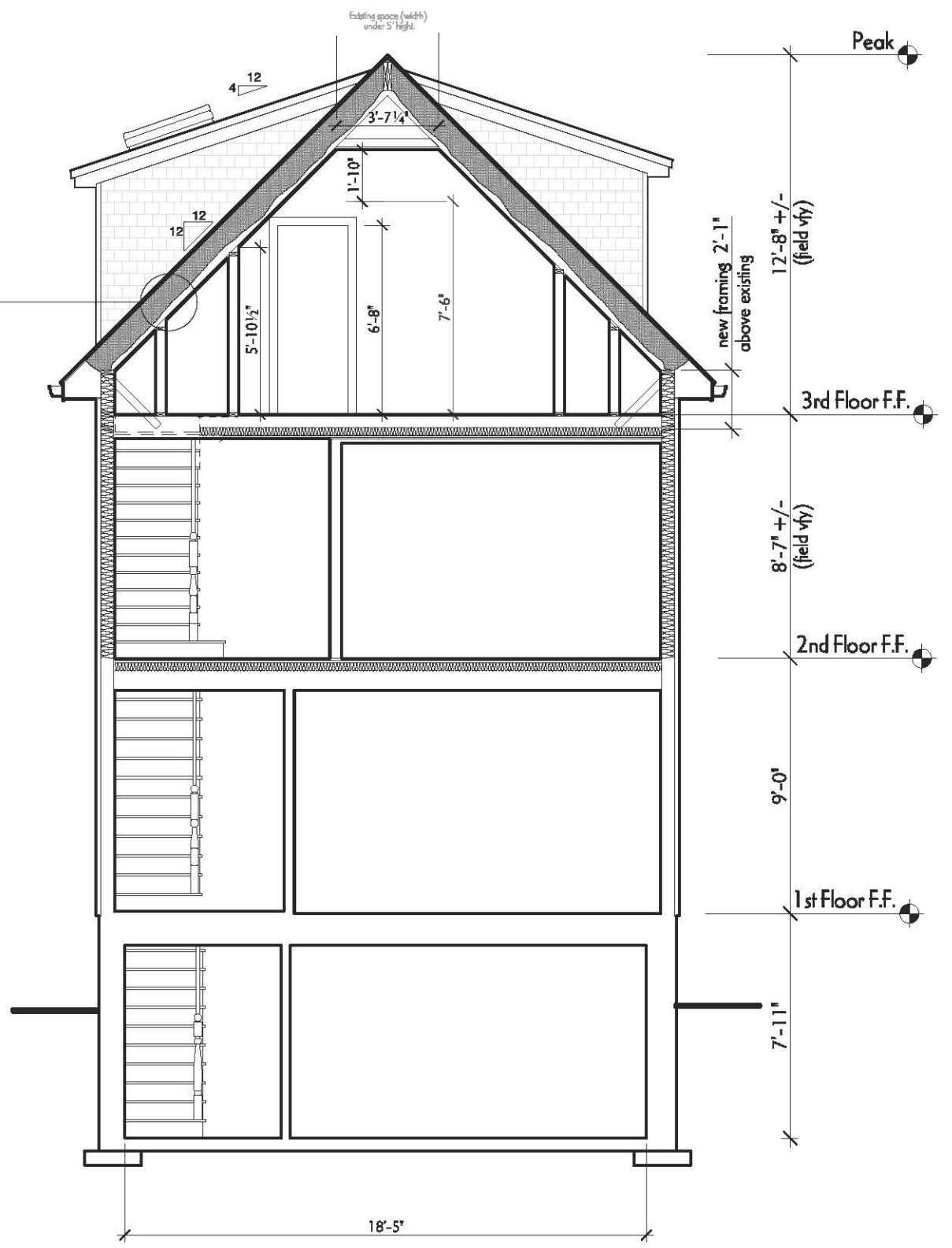
- 50 year asphalt shingles
- 3'-0" ice & water shield at eaves & roof transitions
- Metal drip edge @ eaves, pressure form flashing over all edge treatments
- Counter flashing at wall intersection tuck under
- 5/8" APA rated AdvanTech tongue & groove roof sheathing
- 2 x 10 rafters @ 16" o.c. (see structural plan)
- 9" Closed-cell spray foam insulation (R=54)

NEW MAIN ROOF ASSEMBLY

- 50 year asphalt shingles
- 3'-0" ice & water shield at eaves & roof transitions
- Metal drip edge @ eaves, pressure form flashing over all edge treatments
- Counter flashing at wall intersection tuck under
- 5/8" APA rated AdvanTech tongue & groove roof sheathing
- 2 x 12 rafters @ 16" o.c. (see structural plan)
- 9" Closed-cell spray foam insulation (R=54)

TYPICAL EXTERIOR WALL ASSEMBLY

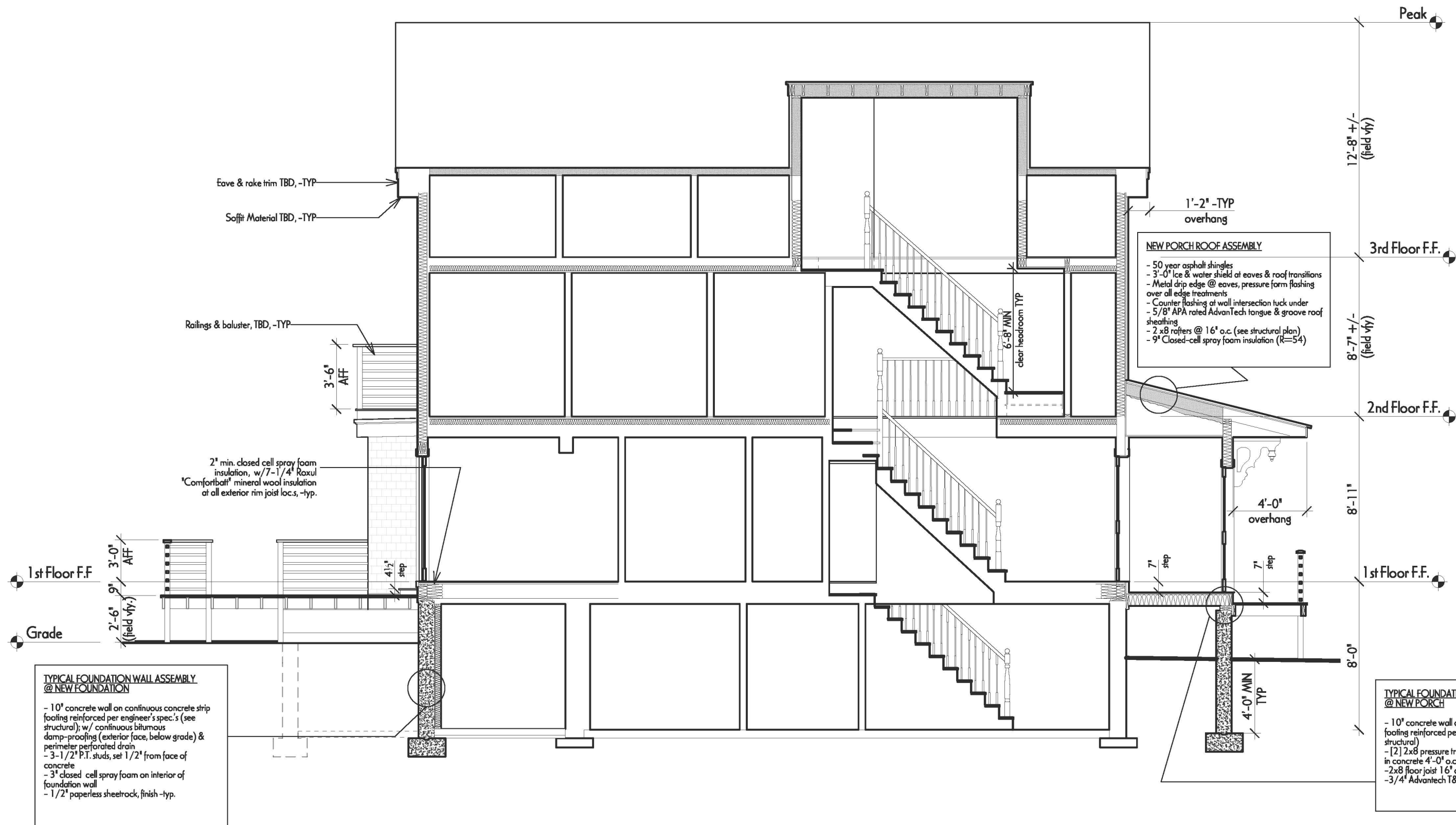
- Shingle siding to match existing,
- 1/2" Huber Zip System wall sheathing, tape all seams
- 2x6 studs @ 16" o.c.
- 5" closed cell spray foam insulation (R=30)
- 1/2" Blueboard w/plaster veneer



1 Proposed A-A Section
Scale: 3/16" = 1'-0"

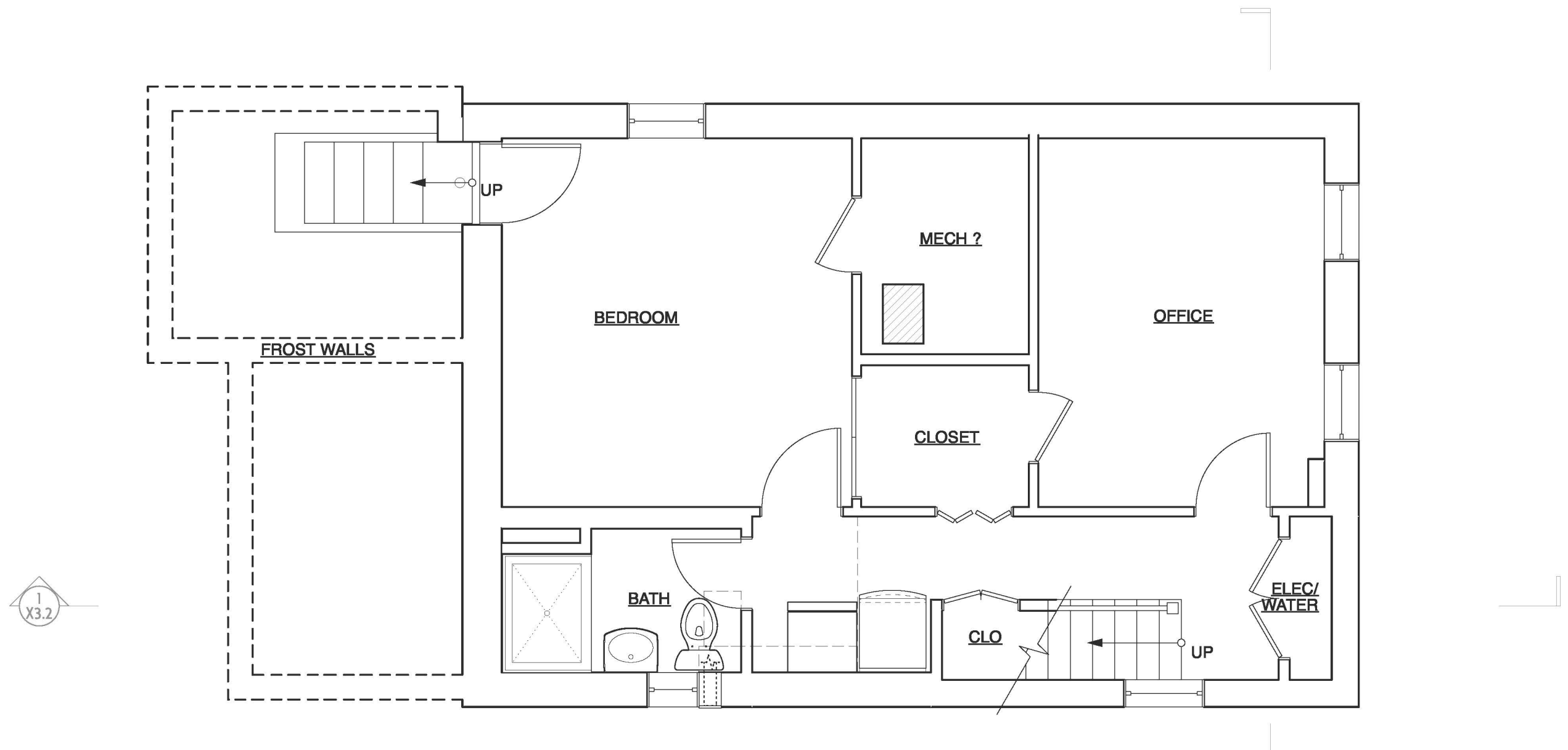
2 Proposed B-B' Section
Scale: 3/16" = 1'-0"

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|---|---|-------|---------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>A3.1</h1> |
| | | | |



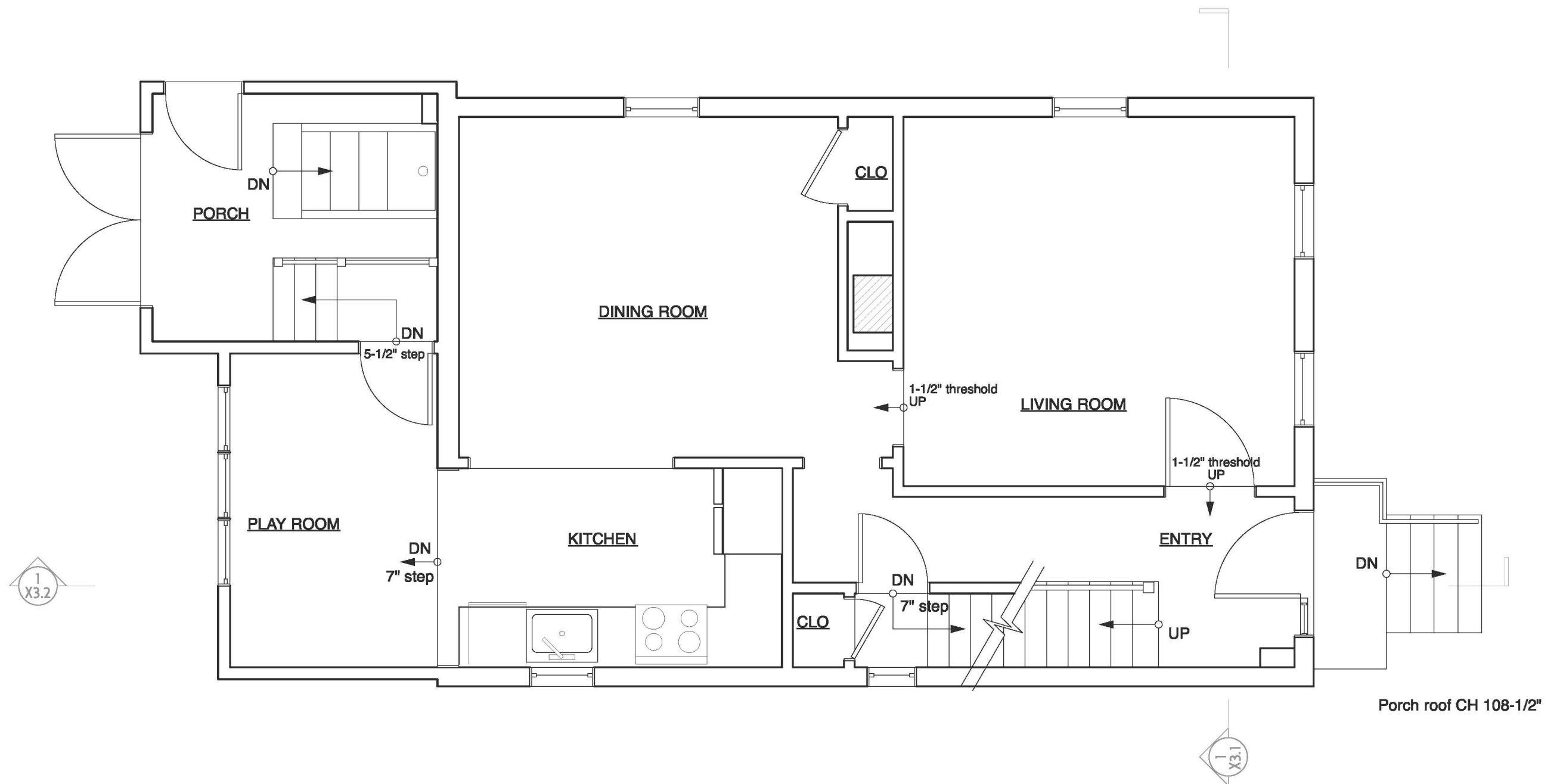
1 Proposed C-C' Section
Scale: 3/16" = 1'-0"

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|---|--|-------|---------------|----------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | 1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>A3.2</h1> | |
| | | | | 02/06/20 |
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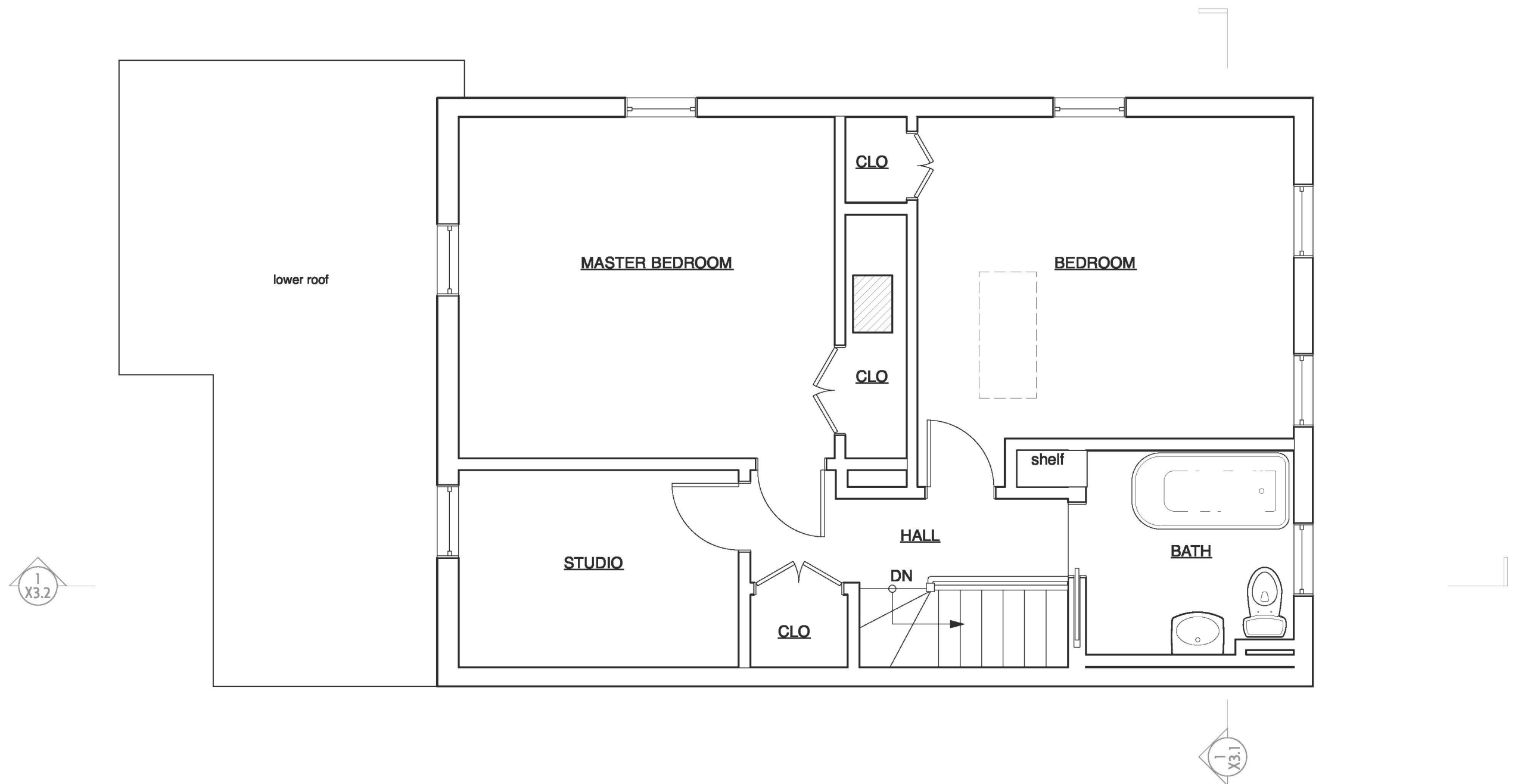
1 Existing Basement Plan
 Scale: 1/4" = 1'-0"

| | | | |
|---|---|----------|---------------|
| McMahan-Thompson Residence 20 Union St. Cambridge, MA 02141 |  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>X1.0</h1> |
| | | 02/06/20 | |
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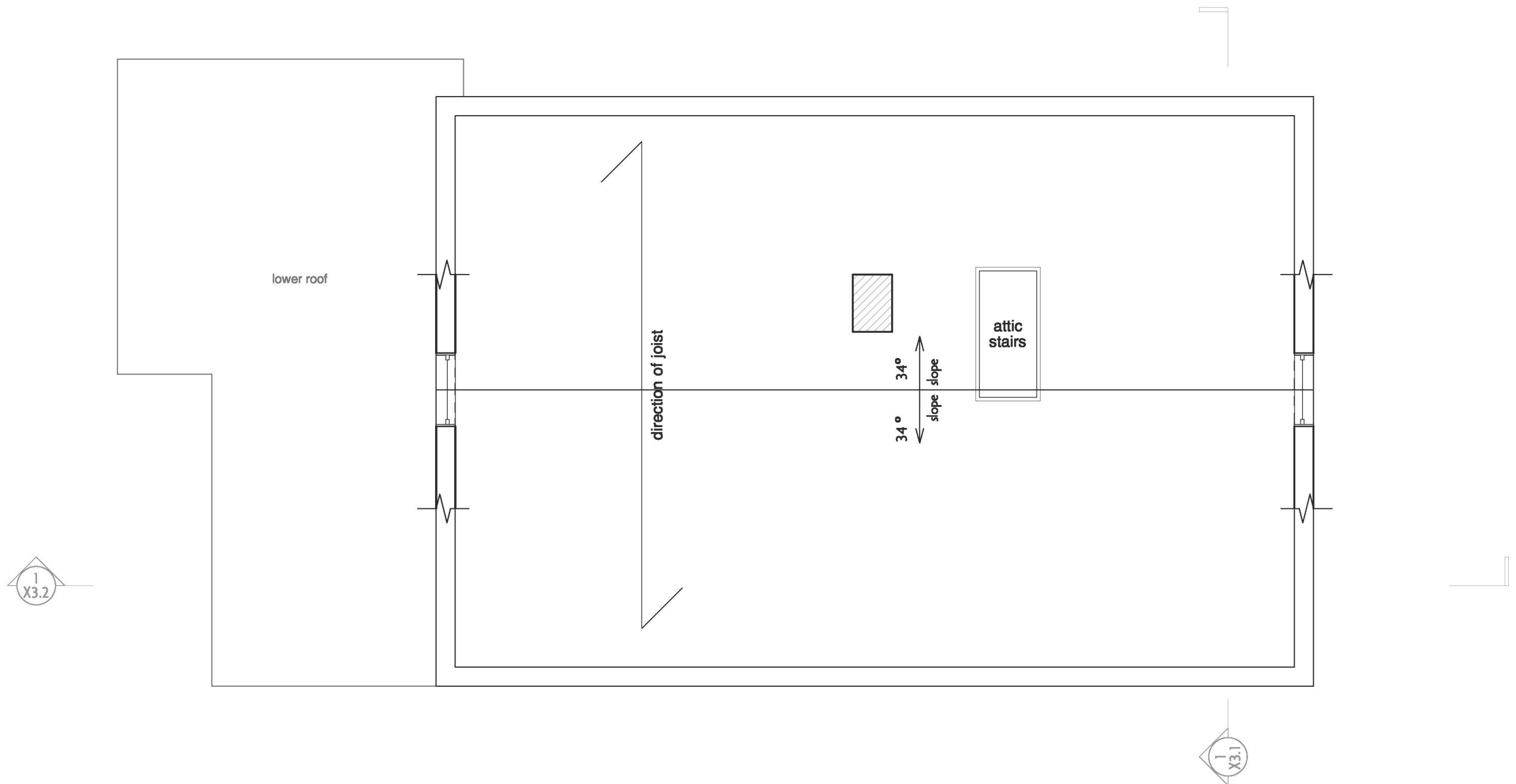
1 Existing First Floor Plan
 Scale: 1/4" = 1'-0"

| | | | |
|---|---|----------|-------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | X1.1 |
| | | 02/06/20 | |
| | | | |
| | | | |



1 Existing Second Floor Plan
 Scale: 1/4" = 1'-0"

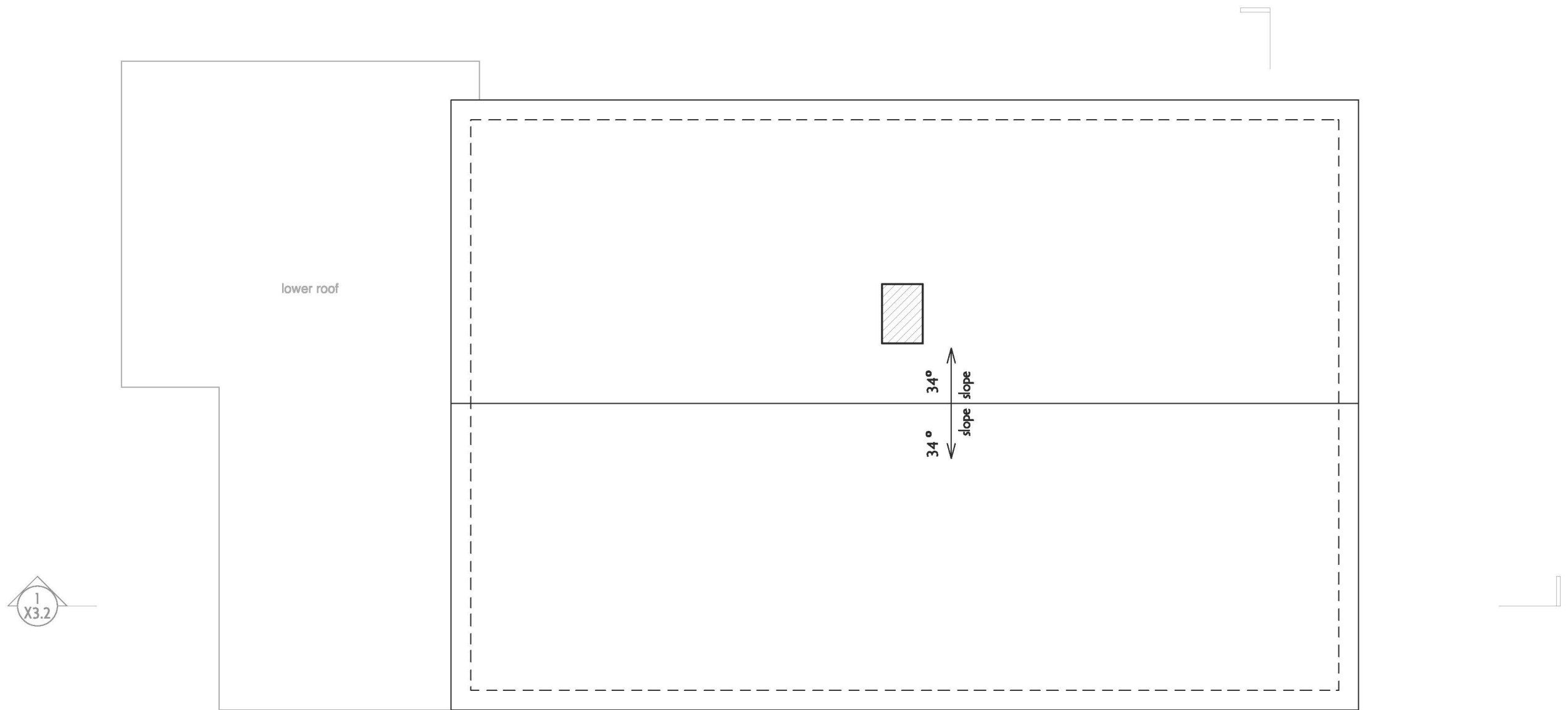
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|---|---|----------|-------------|
| McMahan-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | X1.2 |
| | | 02/06/20 | |
| | | | |
| | | | |



1 Existing Third Floor Plan
 Scale: 1/4" = 1'-0"

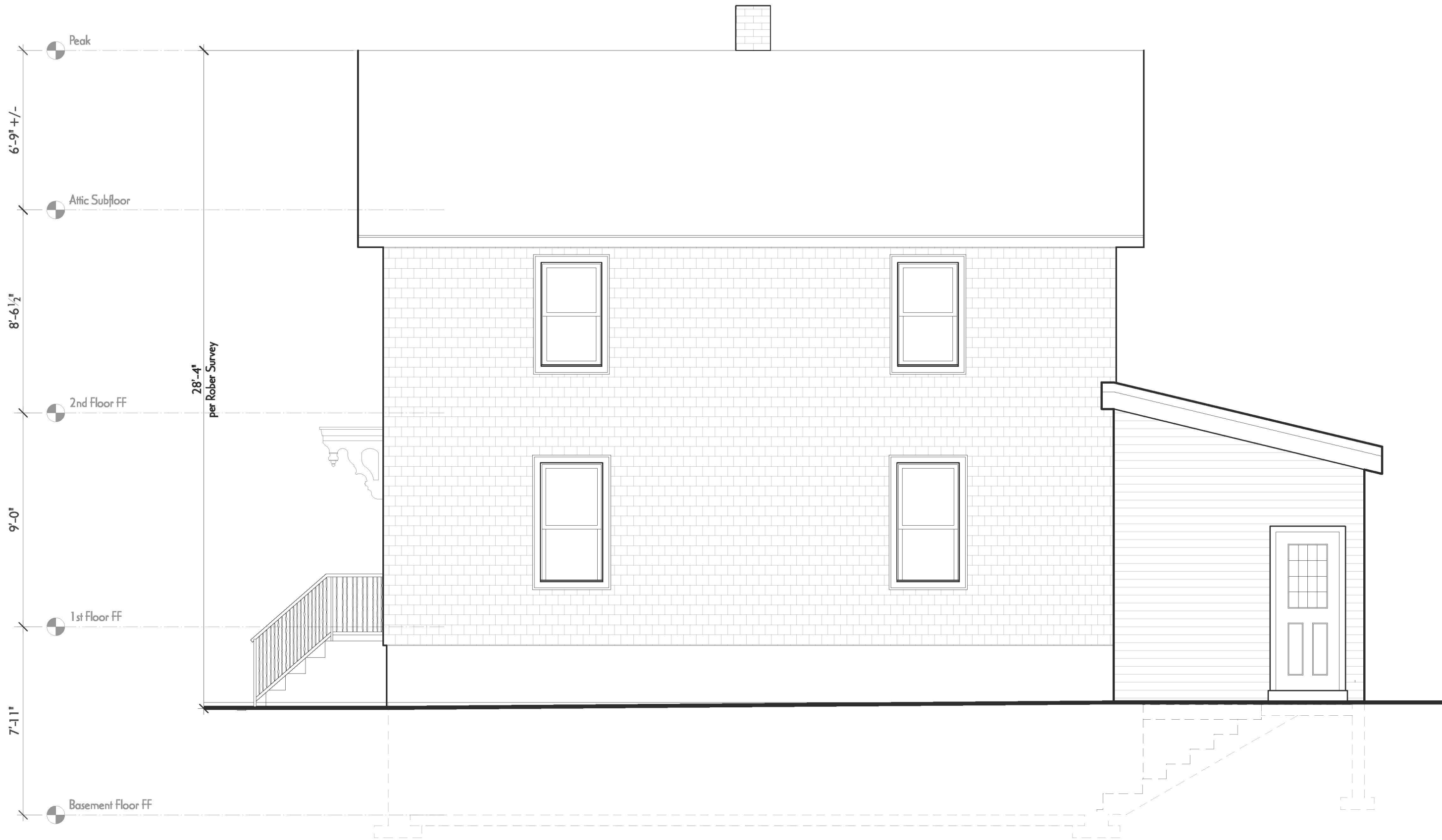
- 3rd Floor Demolition Notes:
- Remove all existing roof, roof framing, gutters & eaves, walls, and flooring (including

| | | | |
|---|---|----------|-------------|
| McMahan-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | X1.3 |
| | | 02/06/20 | |
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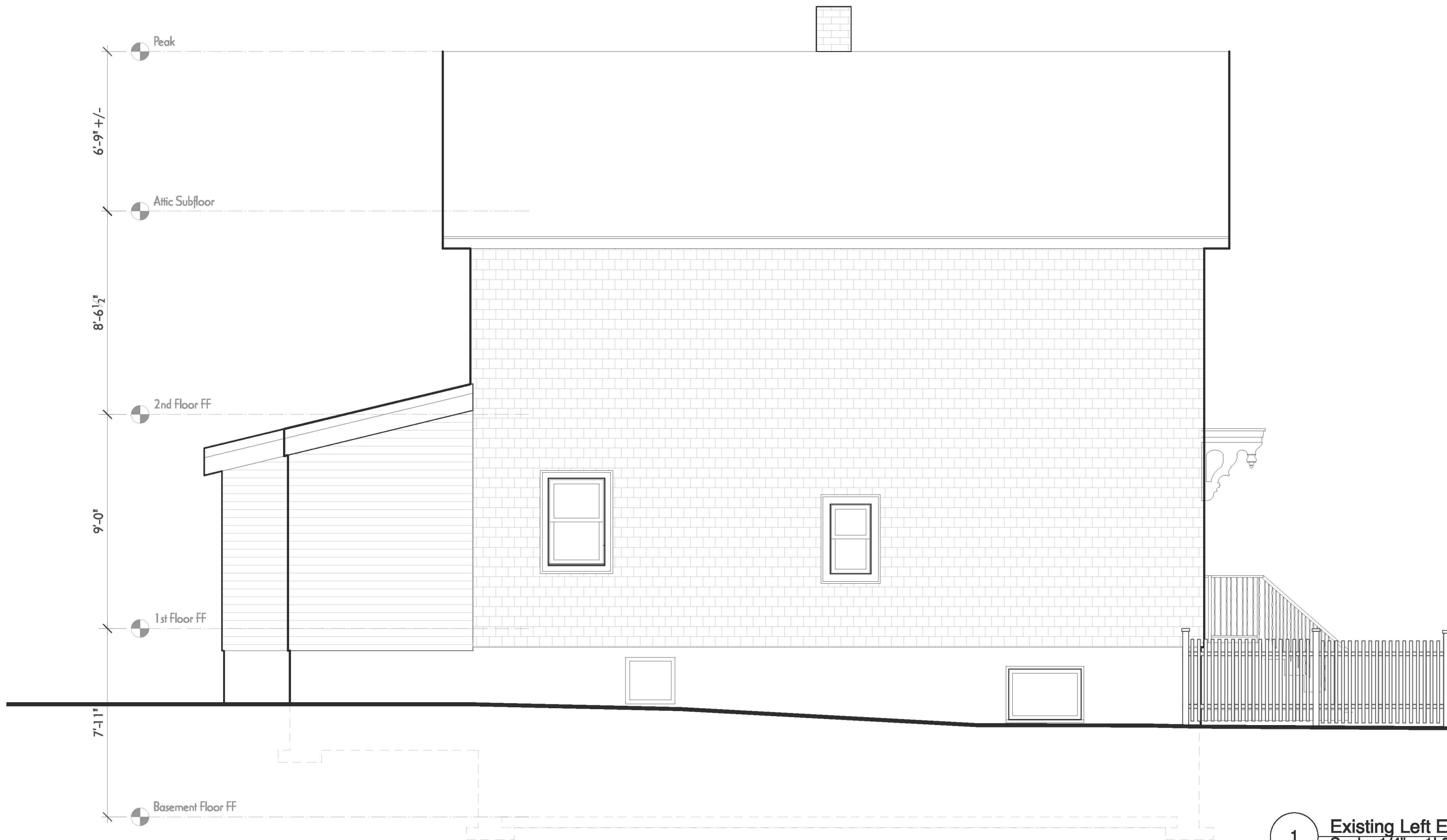
1 Existing Roof Plan
Scale: 1/4" = 1'-0"

| | | | |
|---|---|----------|-------------|
| McMahan-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | X1.4 |
| | | 02/06/20 | |
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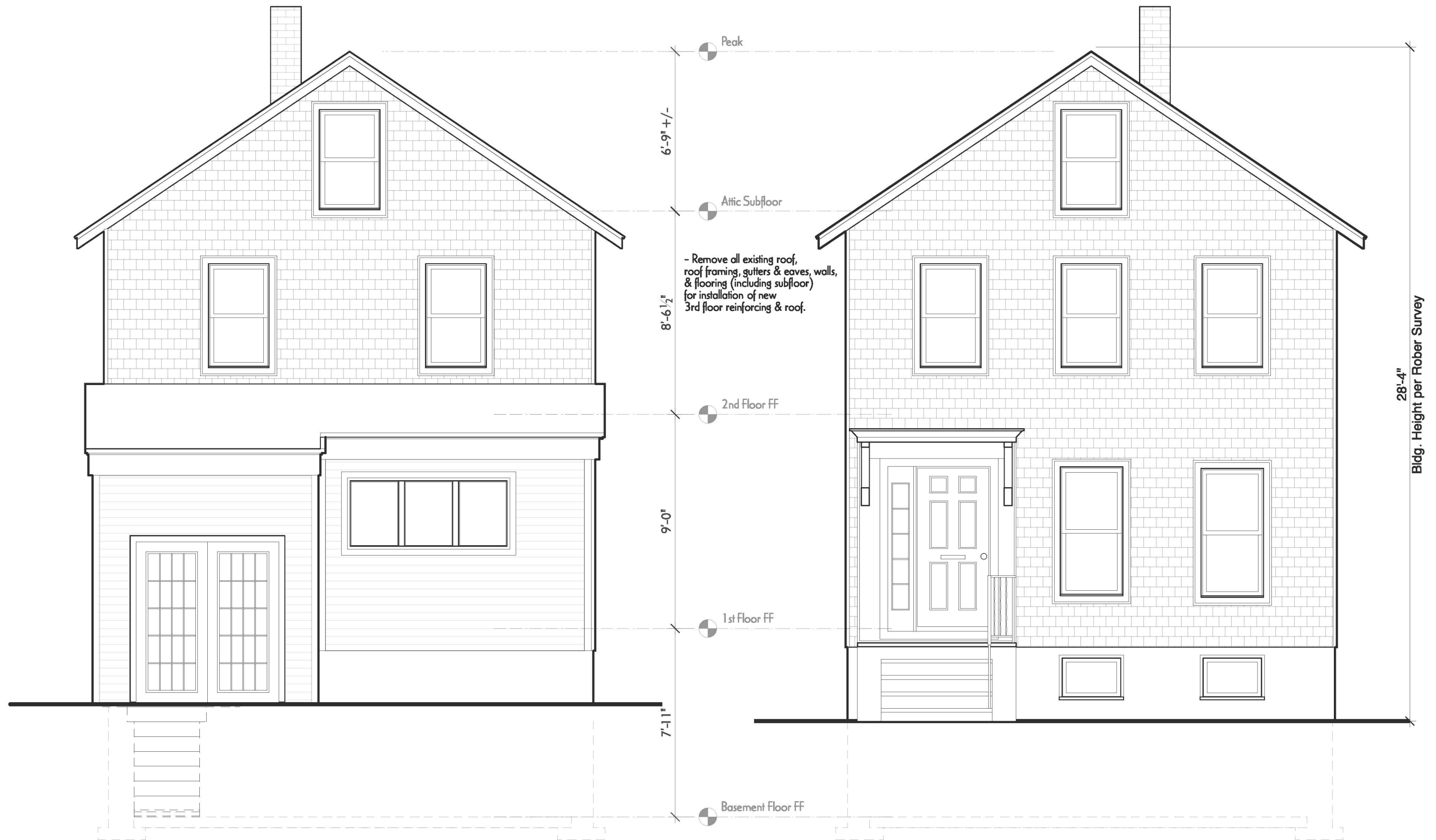
1 Existing Right Elevation
Scale: 1/4" = 1'-0"

| | | | |
|---|---|-------|-------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | X2.1 |
| | | | |



1 Existing Left Elevation
Scale: 1/4" = 1'-0"

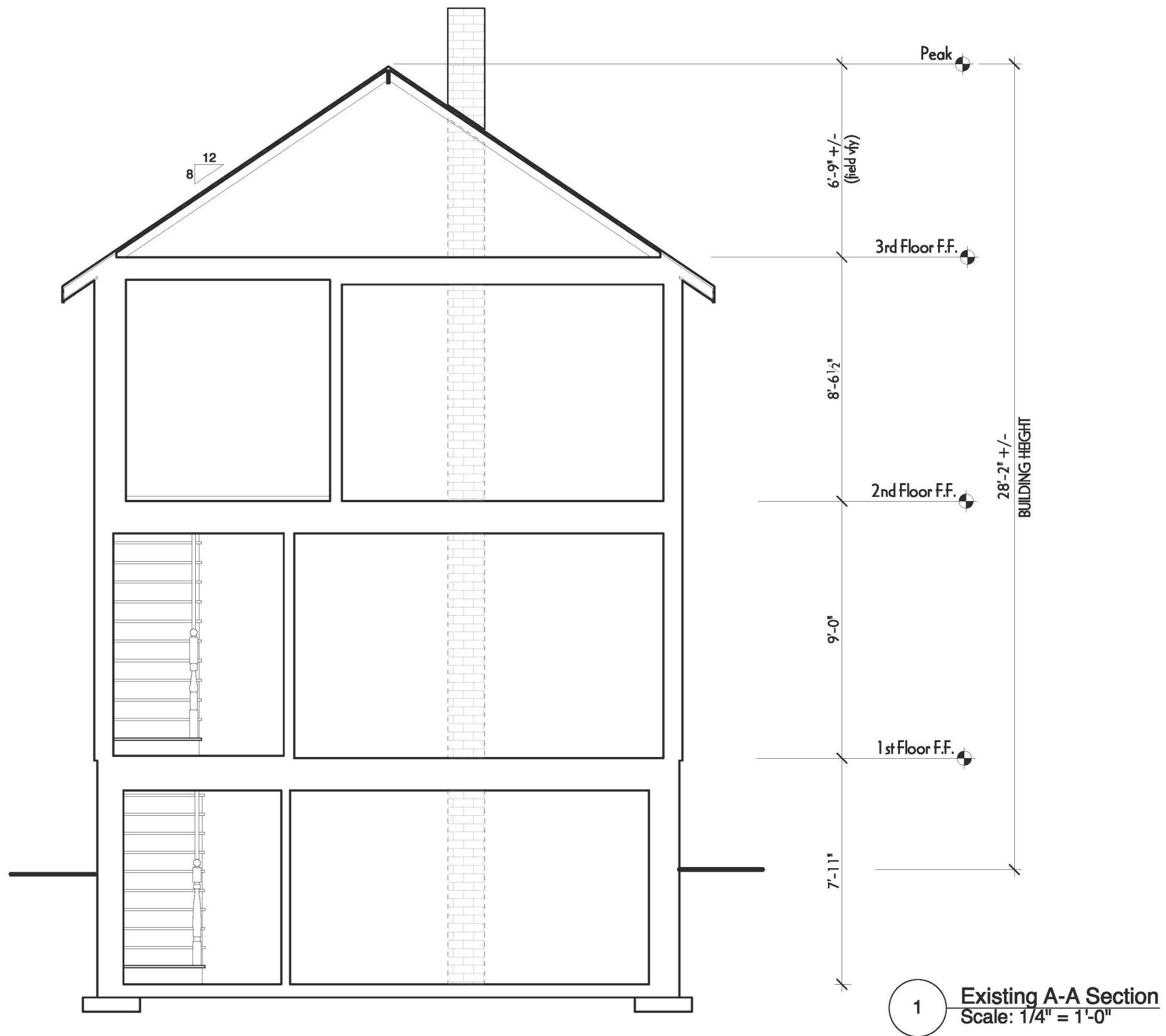
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|---|---|----------|---------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>X2.2</h1> |
| | | 02/06/20 | |
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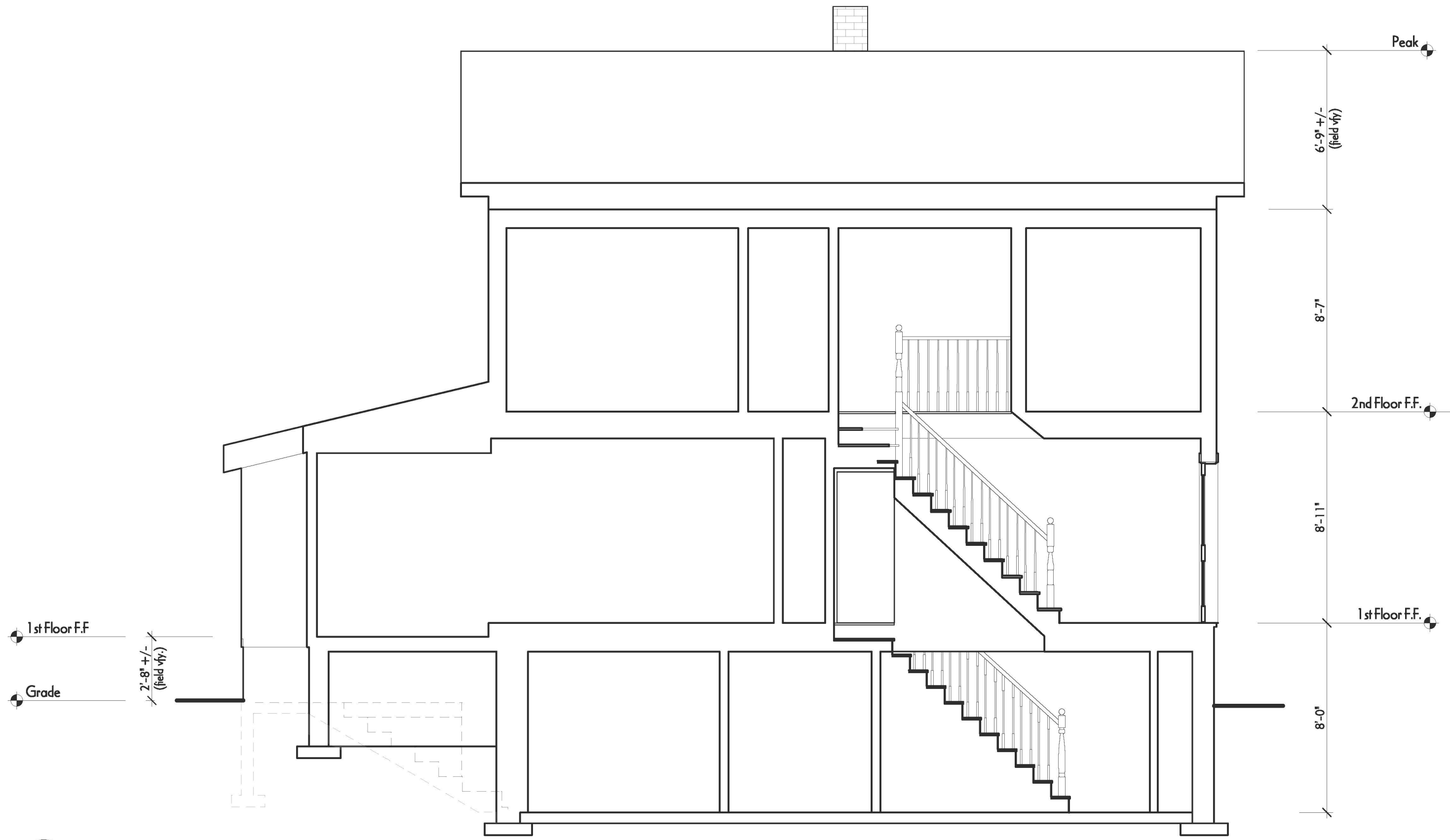
2 Existing Rear Elevation
Scale: 1/4" = 1'-0"

1 Existing Front Elevation
Scale: 1/4" = 1'-0"

| | | | |
|---|---|-------|-------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | X2.3 |
| | | | |



| | | | |
|---|---|----------|---------------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 |  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>X3.1</h1> |
| | | 02/06/20 | |
| | | | |
| | | | |



1 Existing B-B' Section
 Scale: 1/4" = 1'-0"

| | | | | |
|---|---|-------|---------------|----------|
| McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141 | EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144 | Date: | <h1>X3.2</h1> | |
| | | | | 02/06/20 |
| | | | | |
| | | | | |

To the City of Cambridge Board of Zoning Appeals,

We the undersigned have reviewed the drawings for the proposed additions and renovations including a new roof with dormers for the Dorian Thompson / Shane McMahon Residence at 20 Union Street, Cambridge, Massachusetts, prepared by EvB Design. We support the plans for the proposed additions and their application for a Zoning Variance.

Name (print and sign) _____

Address _____

Lauren Moore

 18 Union St #2

Eric Ruiz

 99 Hampshire


ALEX FERRERO

 18 UNION ST #1

Katelyn Gregor

 18 UNION ST #1

Alice Flaherty

 22 Union St.

Andy Hrycyna

 22 Union St

Marisa C Parra

105 Hampshire

20 Union St















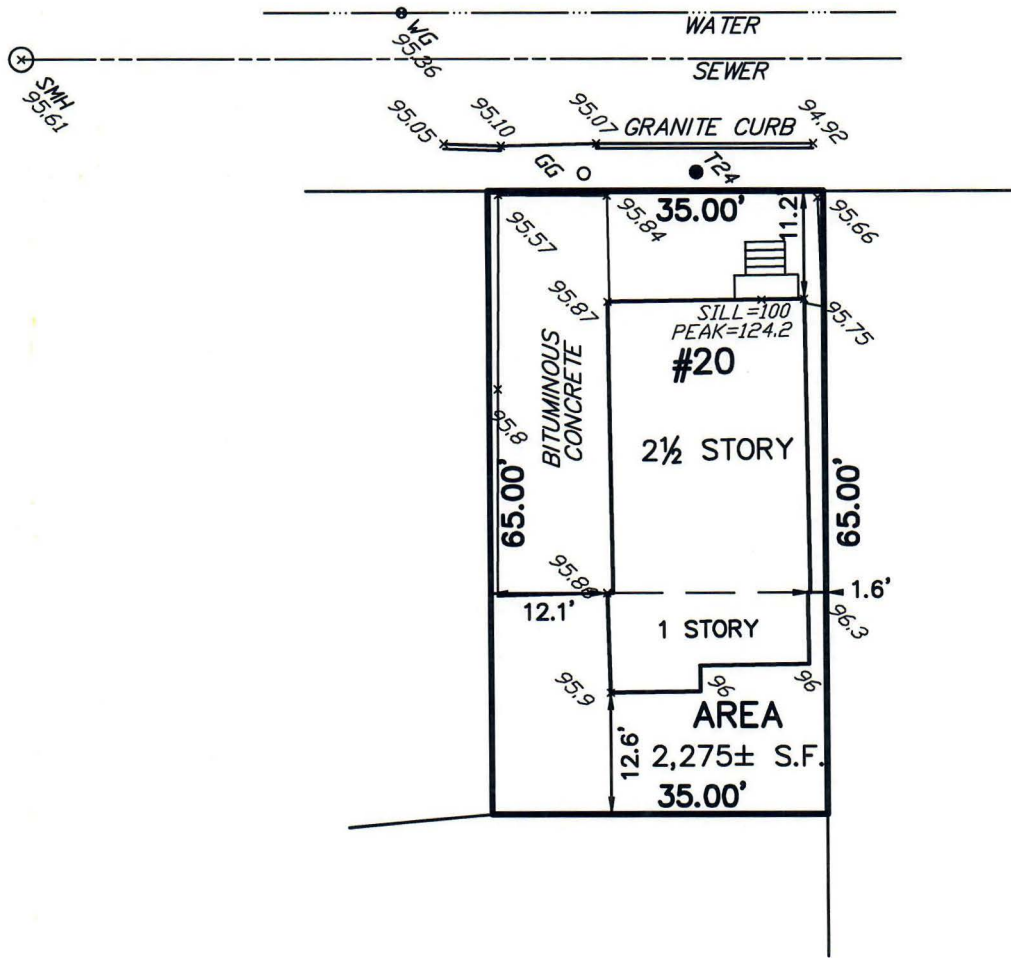








UNION STREET



BUILDING HEIGHT = 28.3'
 I HEREBY CERTIFY THAT THE BUILDING IS
 LOCATED AS SHOWN.

OWNER: DORIAN THOMPSON

PROPOSED PLOT PLAN
#20 UNION STREET
 IN
CAMBRIDGE, MA
 (MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 11/8/2018

ROBER SURVEY
 1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 (781) 648-5533
 5678PP1.DWG

CLIFFORD E. ROBER, PLS DATE
 THIS PLAN MAY HAVE BEEN ALTERED IF
 THE SIGNATURE IS NOT SIGNED IN BLUE.



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.

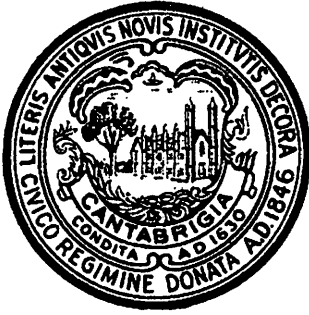
Name: Dorian Thompson Date: 8/13
(Print)

Address: 20 Union St

Case No. BZA-017283-2020

Hearing Date: 8/27/20

Thank you,
Bza Members



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

August 13, 2020

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA cases to be heard on August 27, 2020.

The Planning Board have no comments on the cases listed on the BZA agenda.
