CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 SEP 11 AM 11:11

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

Plan Number: 90382

Date: September 2, 2020

General Information

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

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: Dorian Thompson C/O Edrick vanBeuzekom / EvB Design

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

LOCATION OF PROPERTY: **20 Union St , Cambridge, MA**

TYPE OF OCCUPANCY: residence

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Relocating and adding window openings on nonconforming facades/

DESCRIPTION OF PETITIONER'S PROPOSAL:

As part of plans for a renovation and addition we propose relocating and adding windows on all 4 facades of the existing structure, all of which are nonconforming to the required yard setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.C (Alterations of pre-existing nonconforming structure)
Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)

Original Signature(s): _____

(Petitioner (s) / Owner)

EDRICK VANBEUZEKOM

(Print Name)

Address:

Tel. No. 617-623-2222
E-Mail Address: edrick@evbdesign.com

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 _____.

Dor Thomp
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.

Marian Aguilera Notary

My commission expires 10/16/2026 (Notary Seal)

MARIAN K. AGUILERA CERDA
Notary Public, Commonwealth of Massachusetts
My Commission Expires October 16, 2026

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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 20 Union St., Cambridge, MA (location) would not be a detriment to the public interest because:

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

The windows that will be relocated and the proposed new windows are in existing nonconforming exterior walls and will be of similar style to the existing windows and will not impact neighbors.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed window changes will have no impact on traffic patterns, access and will improve bedroom egress. The windows will be consistent with the style of the house and neighborhood character.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed windows have been positioned to have no impact on neighbors currently nor in the future.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed work will not create any nuisance or hazard. During construction appropriate measures will be taken to protect neighboring properties from construction work.

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

The proposed window changes are consistent with the existing neighborhood and will not impair the integrity of the district or adjoining district but will enhance it visually.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Dorian Thompson

Present Use/Occupancy: residence

Location: 1310 Broadway

Zone: Residence C-1 Zone

Phone: 617-623-2222

Requested Use/Occupancy: residence (no change)

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		1560	2234	1706	(max.)
LOT AREA:		2275	2275	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.69	0.98	0.75	
LOT AREA OF EACH DWELLING UNIT		2275	2275	1500	
SIZE OF LOT:	WIDTH	34.9'	no change	50'	
	DEPTH	64.7'	no change	N/A	
SETBACKS IN FEET:	FRONT	11.2'	5.6'	10' min.	
	REAR	12.6'	no change	20' min	
	LEFT SIDE	1.6'	no change	13.9' (H+L/5)	
	RIGHT SIDE	12.1'	no change	13.9 (H+L/5)	
SIZE OF BUILDING:	HEIGHT	28.5'	34.2'	35'	
	WIDTH	41'	46.6'	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0%	13%	30%	
NO. OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		1	1	1	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	

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

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'.

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

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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.

Marian Aguilera Notary

My commission expires 10/16/2026 (Notary Seal)

MARIAN K. AGUILERA CERDA
Notary Public, Commonwealth of Massachusetts
My Commission Expires October 16, 2026

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

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:

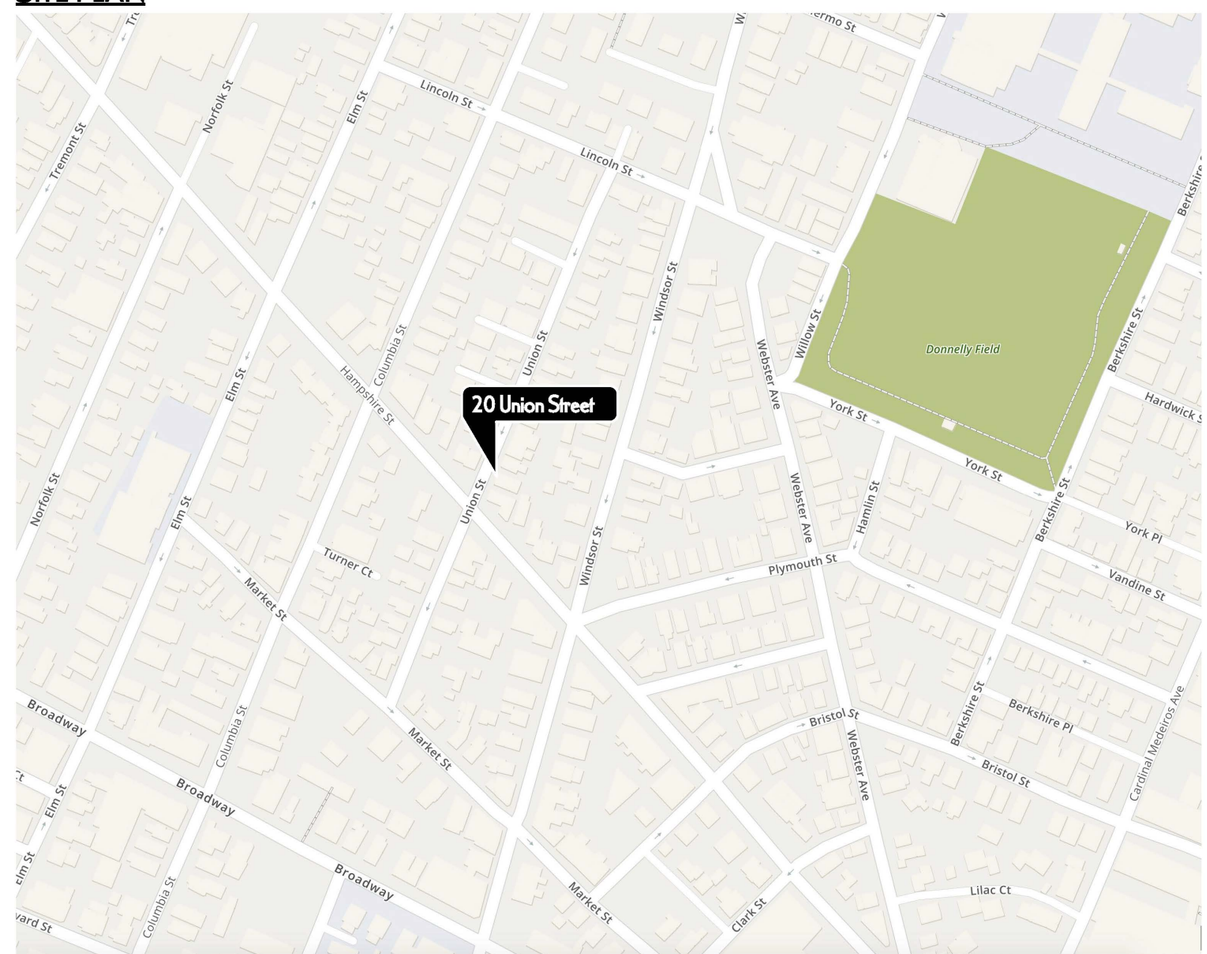
Cover Sheet
C1.0 Existing Site Plan
C1.1 Proposed Site Plan
Z1.0 Zoning & Proposed FAR
A1.0 Proposed Basement Plan
A1.1 Proposed 1st Floor Plan
A1.2 Proposed 2nd Floor Plan
A1.3 Proposed 3rd Floor Plan
A2.1 Proposed Right Elevation
A2.2 Proposed Left Elevation
A2.3 Proposed Front & Rear Elevations

List Of Drawings Continued:

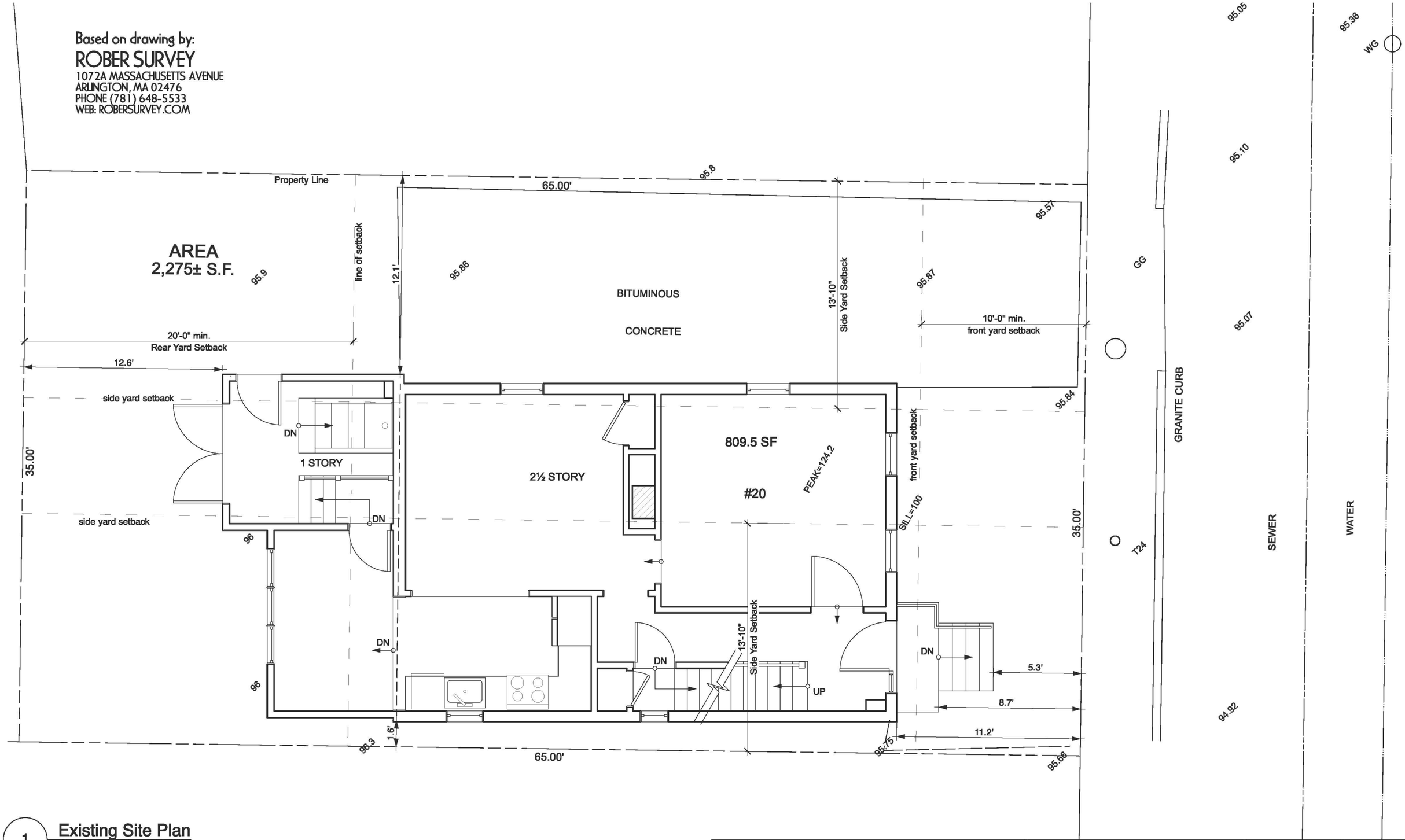
A3.1 Proposed Section A/A' B/B'
A3.2 Proposed Section C/C'

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	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 02/06/20 08/24/20	C1.0

Based on drawing by:
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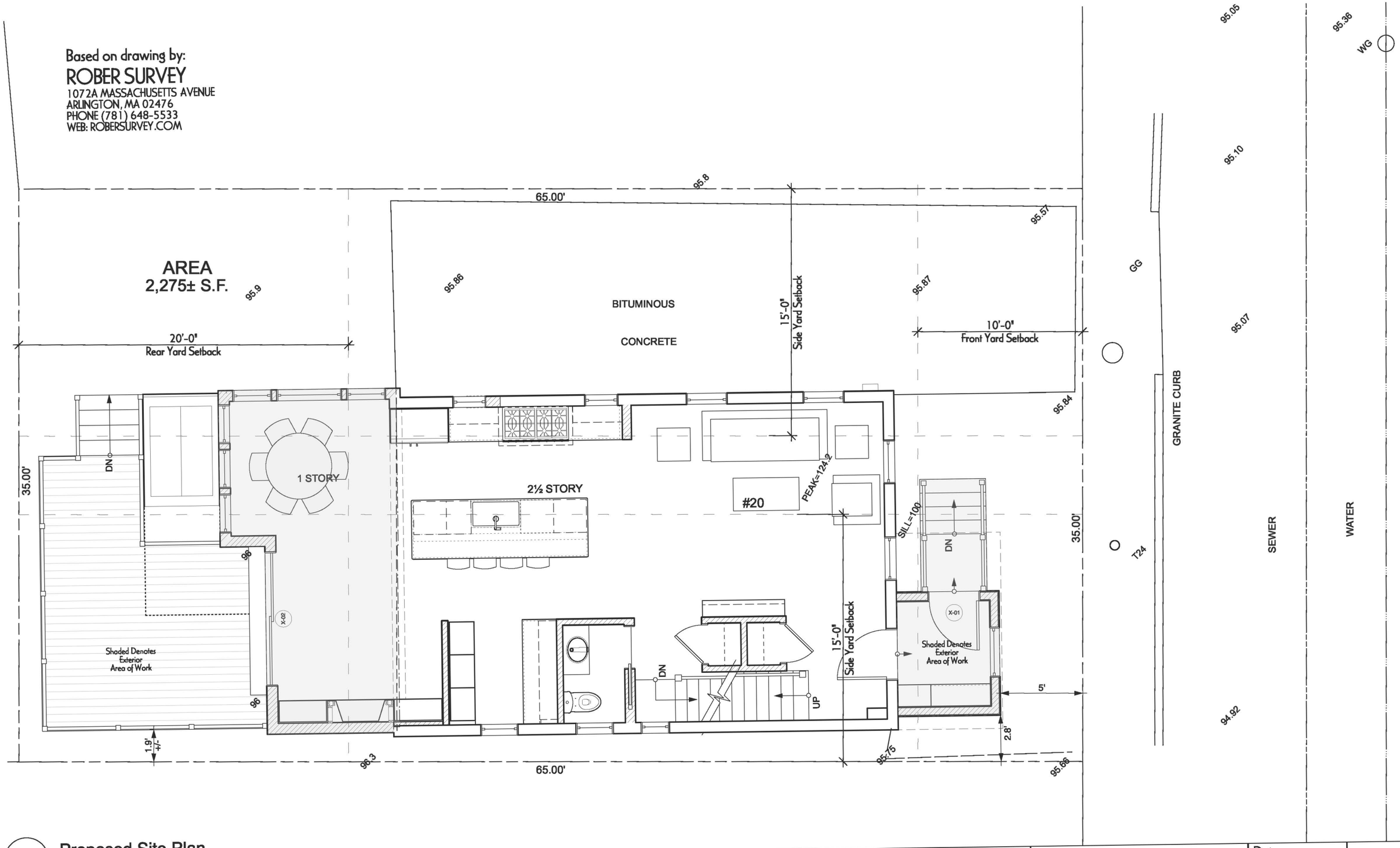


1 Proposed Site Plan
Scale: 3/16" = 1'-0"

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

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

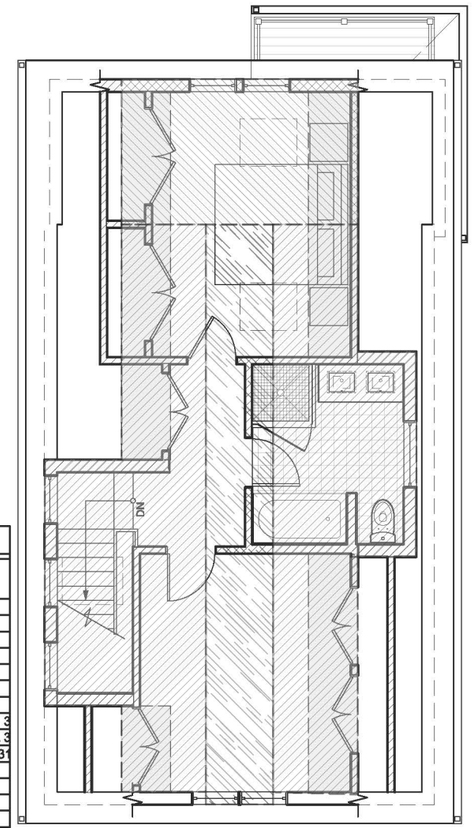
Date:
02/06/20
08/24/20

C1.1

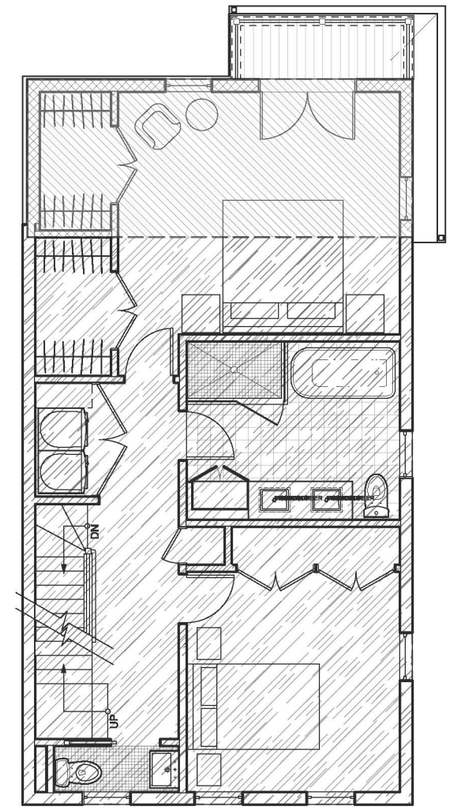
GFA /FAR CALCULATION - 20 UNION ST.

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

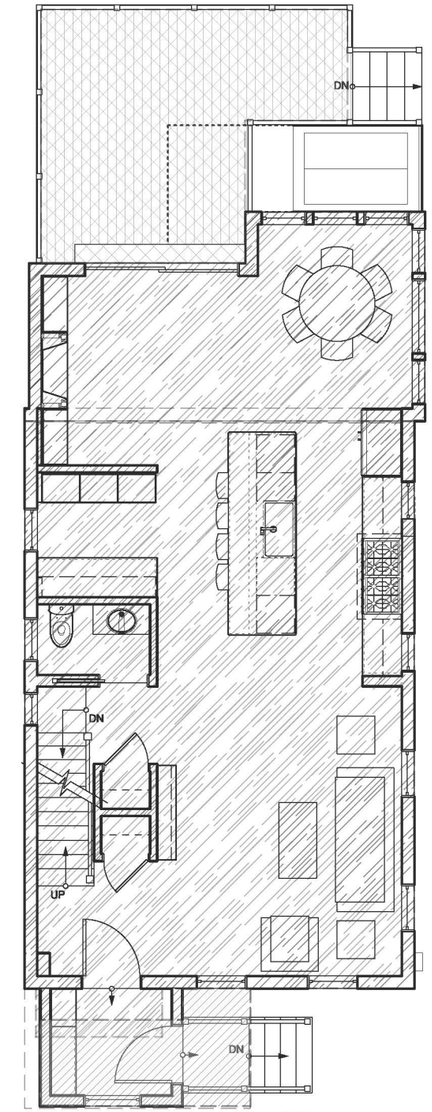
20 Union St Zoning Table		Zone: C-1			
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA (G.F.A.)		1,559.5	2,234.5	1,706.3 SF	(max.) NC (nonconforming)
LOT AREA		2,275 SF	NO CHANGE	5,000 SF	(min.) NC
RATIO OF GROSS FLOOR AREA TO LOT AREA		0.69	0.98	0.75	(max.) 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.)
					(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. 31
	-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 DWELLIINGS		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

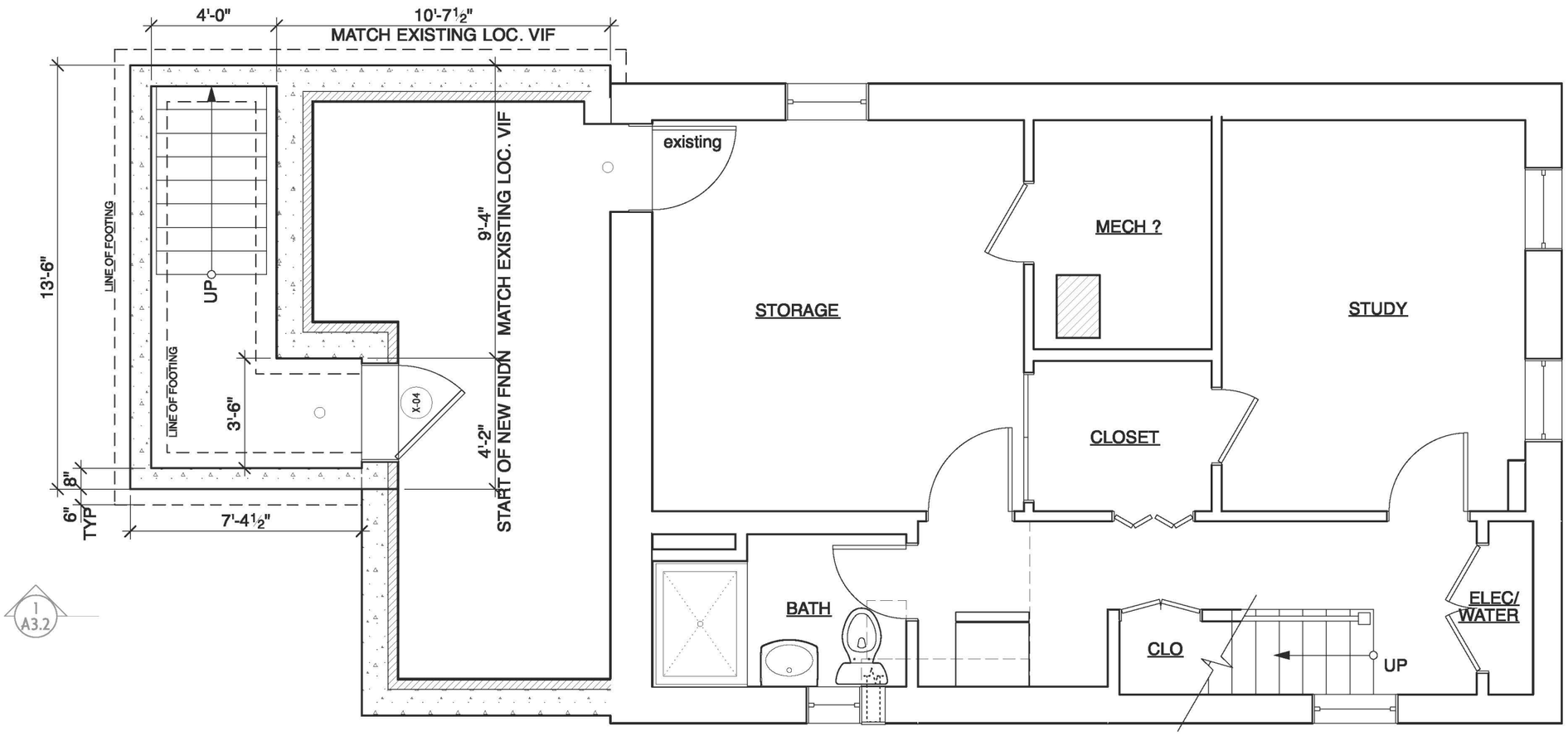
New Open Space = 176 SF

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

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

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

Z1.0

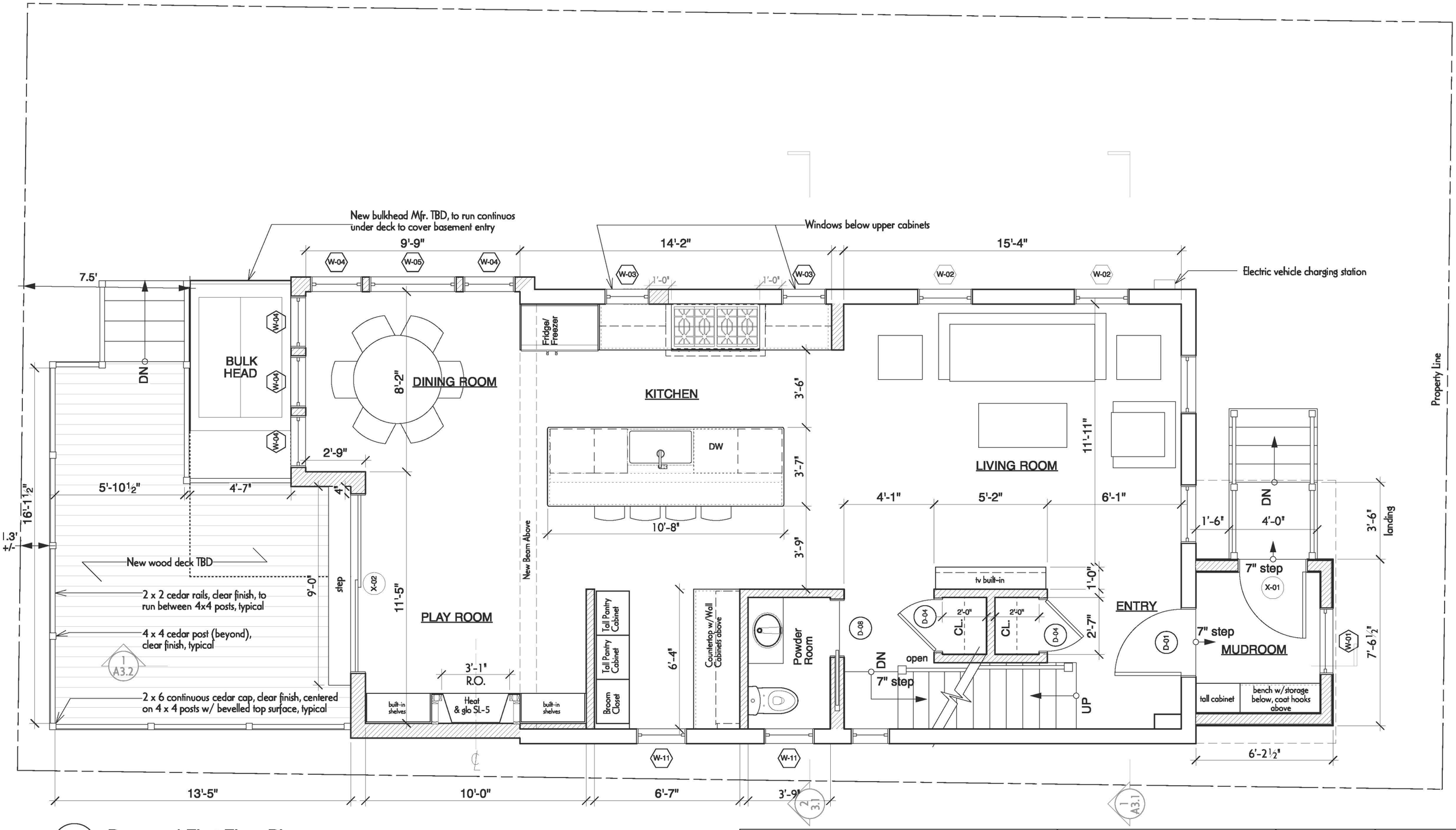


1 Proposed Basement Plan
Scale: 1/4" = 1'-0"

2 3.1

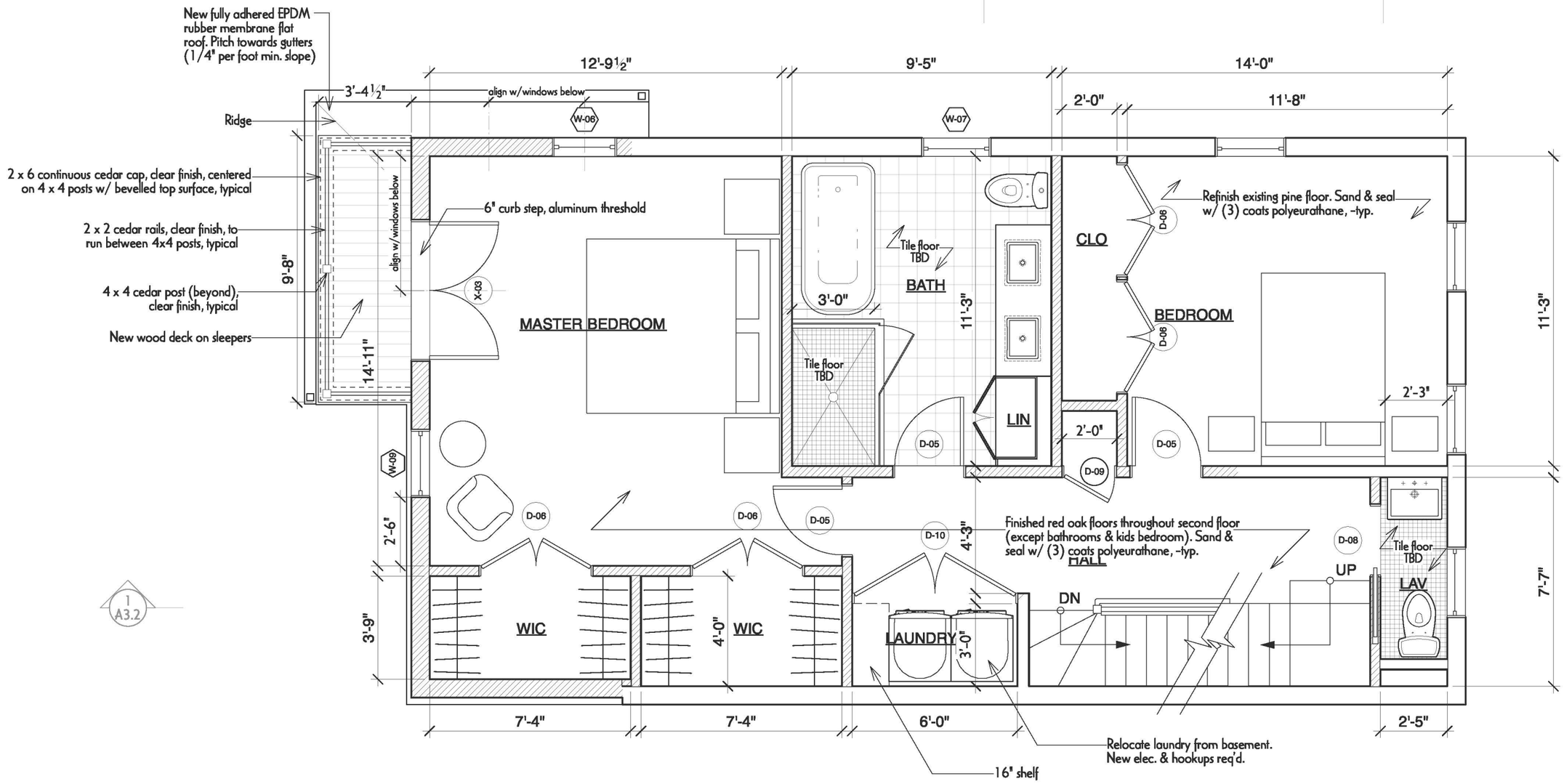
1 A3.1

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	A1.0



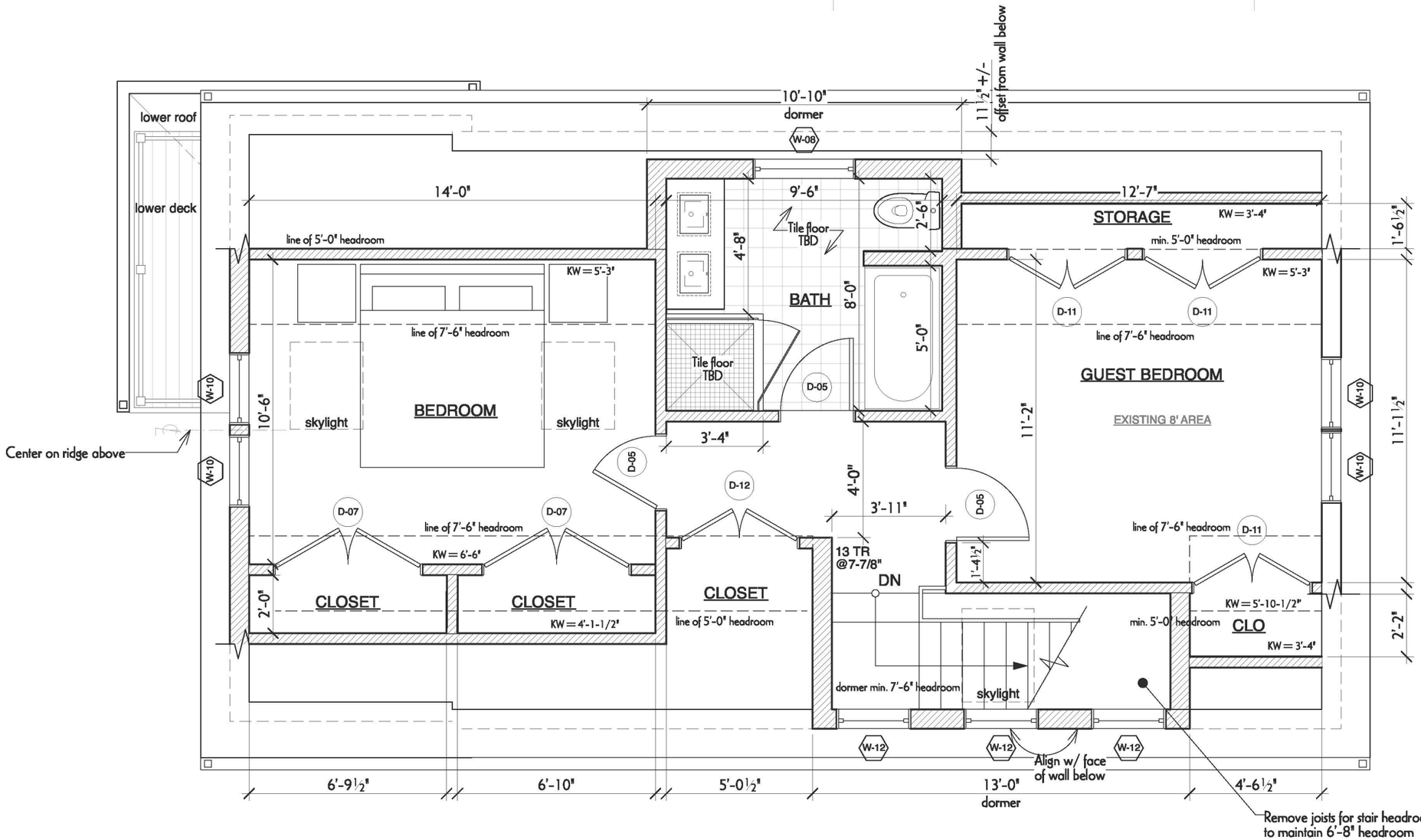
1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

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



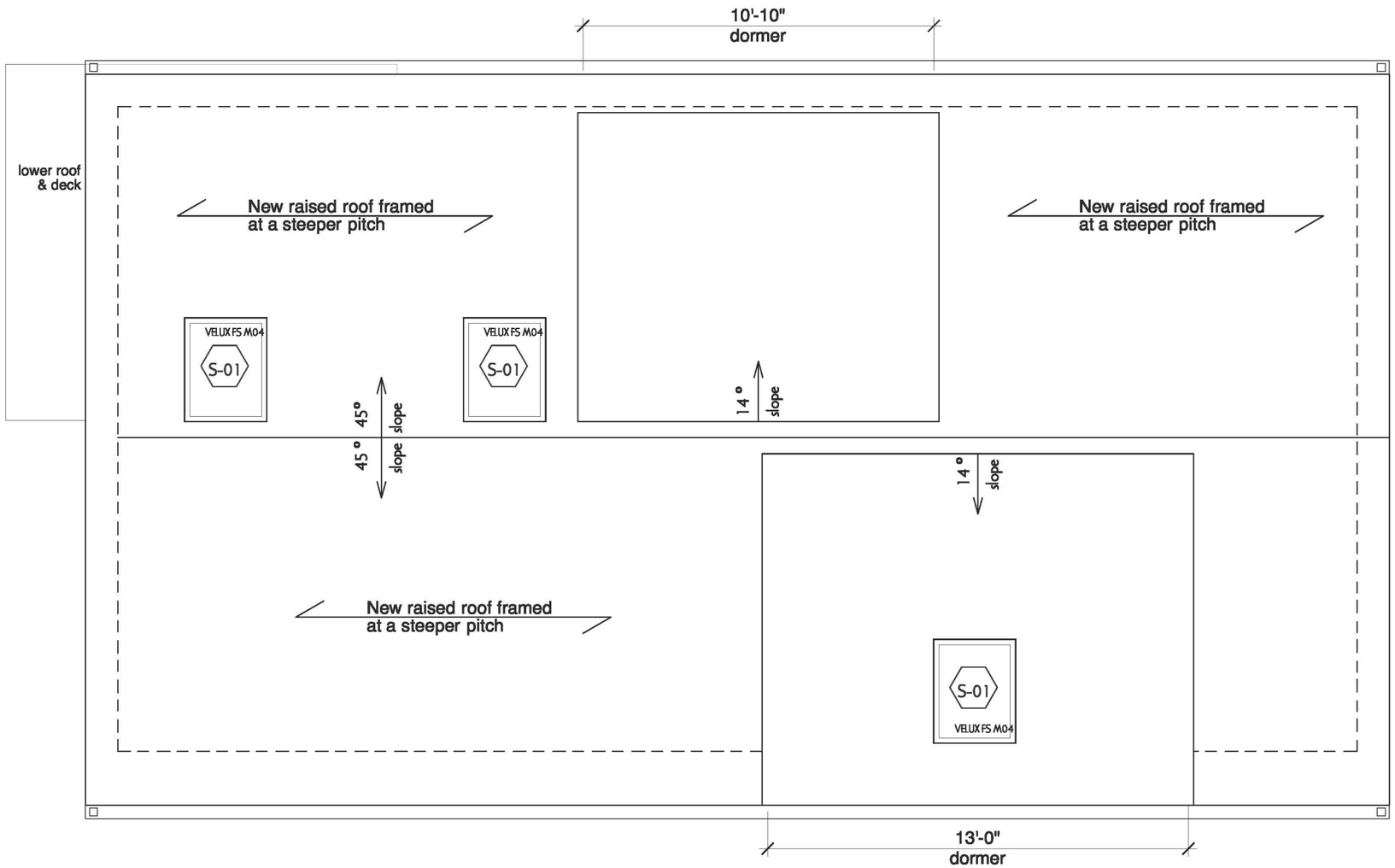
1 **Proposed Second Floor Plan**
Scale: 1/4" = 1'-0"

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~~ 08/10/20	A1.2



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: 02/06/20 08/24/20	A1.3



1
A3.2

2
3.1

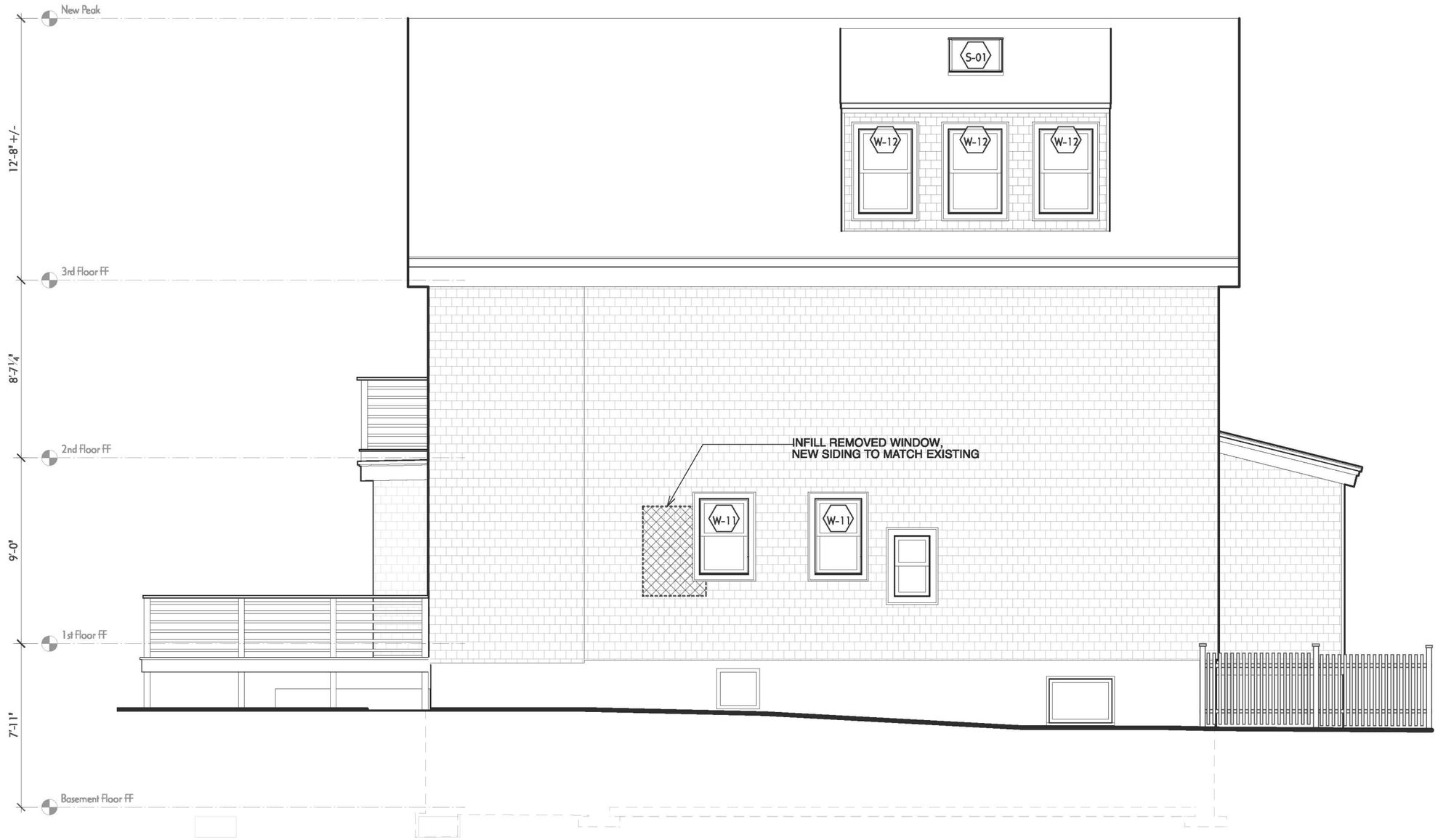
1
A3.1

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: 02/06/20 08/24/20	A1.4

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 08/24/20	A2.1



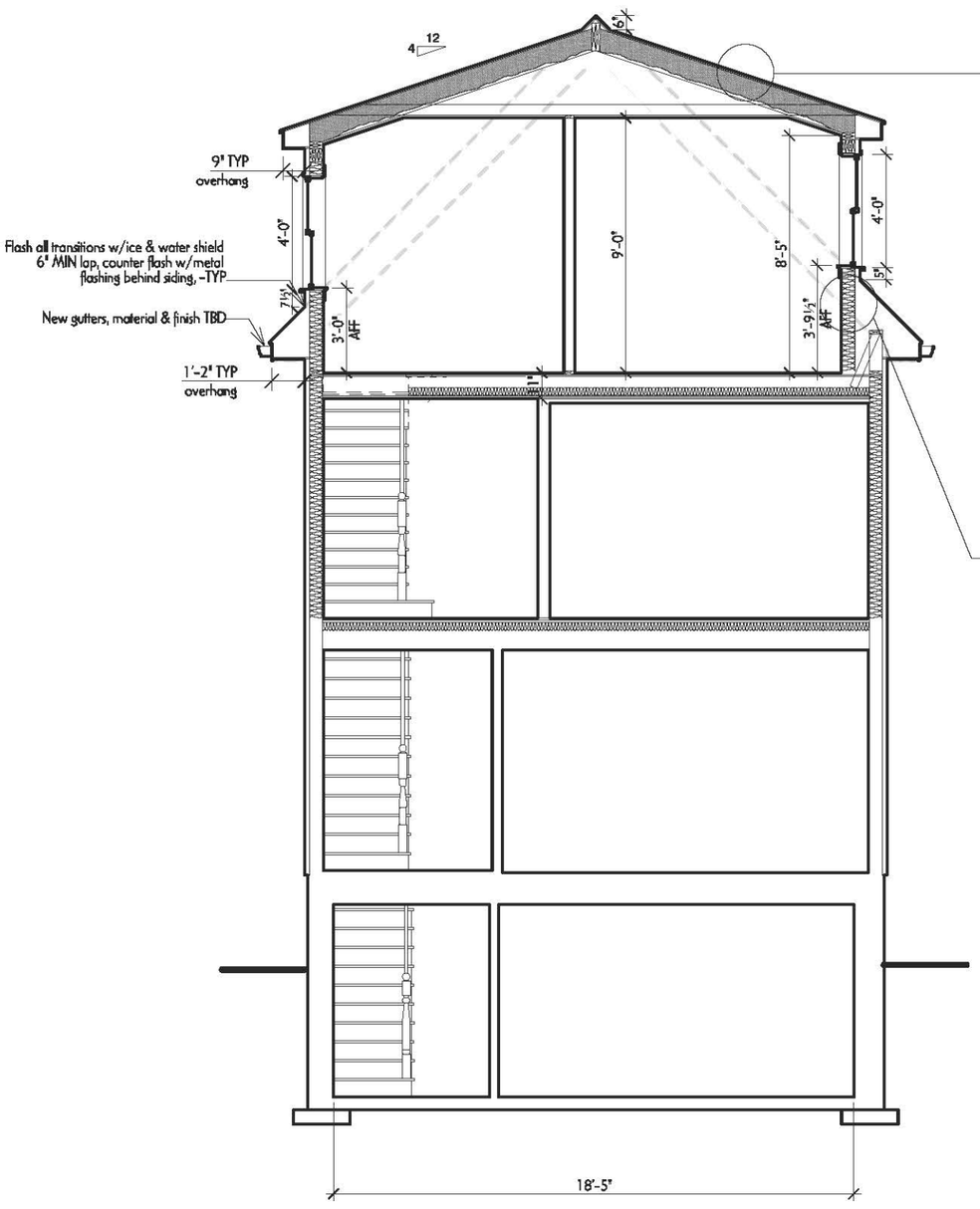
1 **Proposed Left Elevation**
Scale: 3/16" = 1'-0"

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

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

1 Proposed Front 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 08/24/20	A2.3



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

NEW DORMER ROOF ASSEMBLY

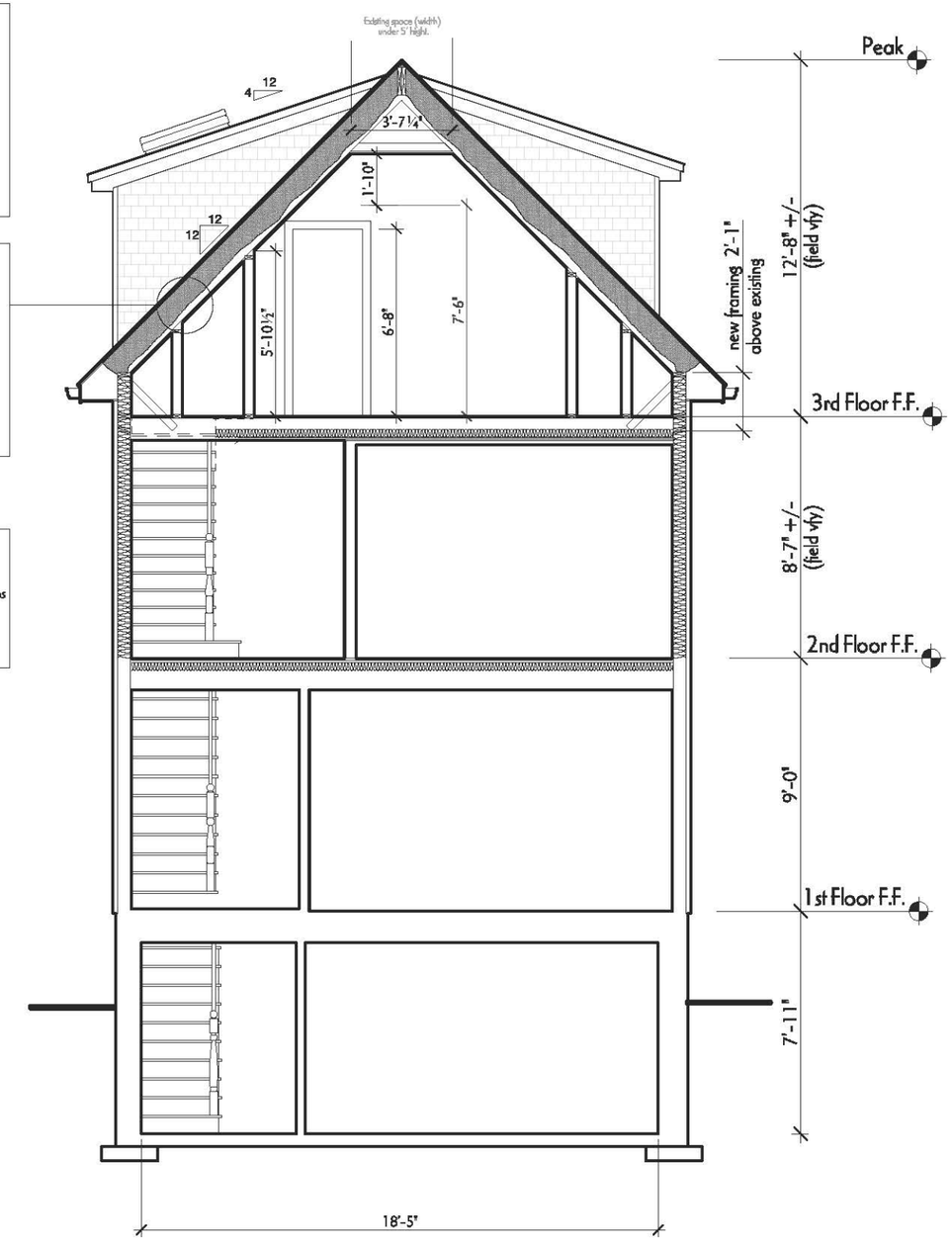
- 50 year asphalt shingles
- 3'-0" Ice & water shield at eaves & roof transitions
- Metal drip edge @ eaves, pressure form flashing over all edge treatments
- Counter flashing at wall intersection tuck under
- 5/8" APA rated AdvanTech tongue & groove roof sheathing
- 2 x10 rafters @ 16" o.c. (see structural 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 x12 rafters @ 16" o.c. (see structural plan)
- 9" Closed-cell spray foam insulation (R=54)

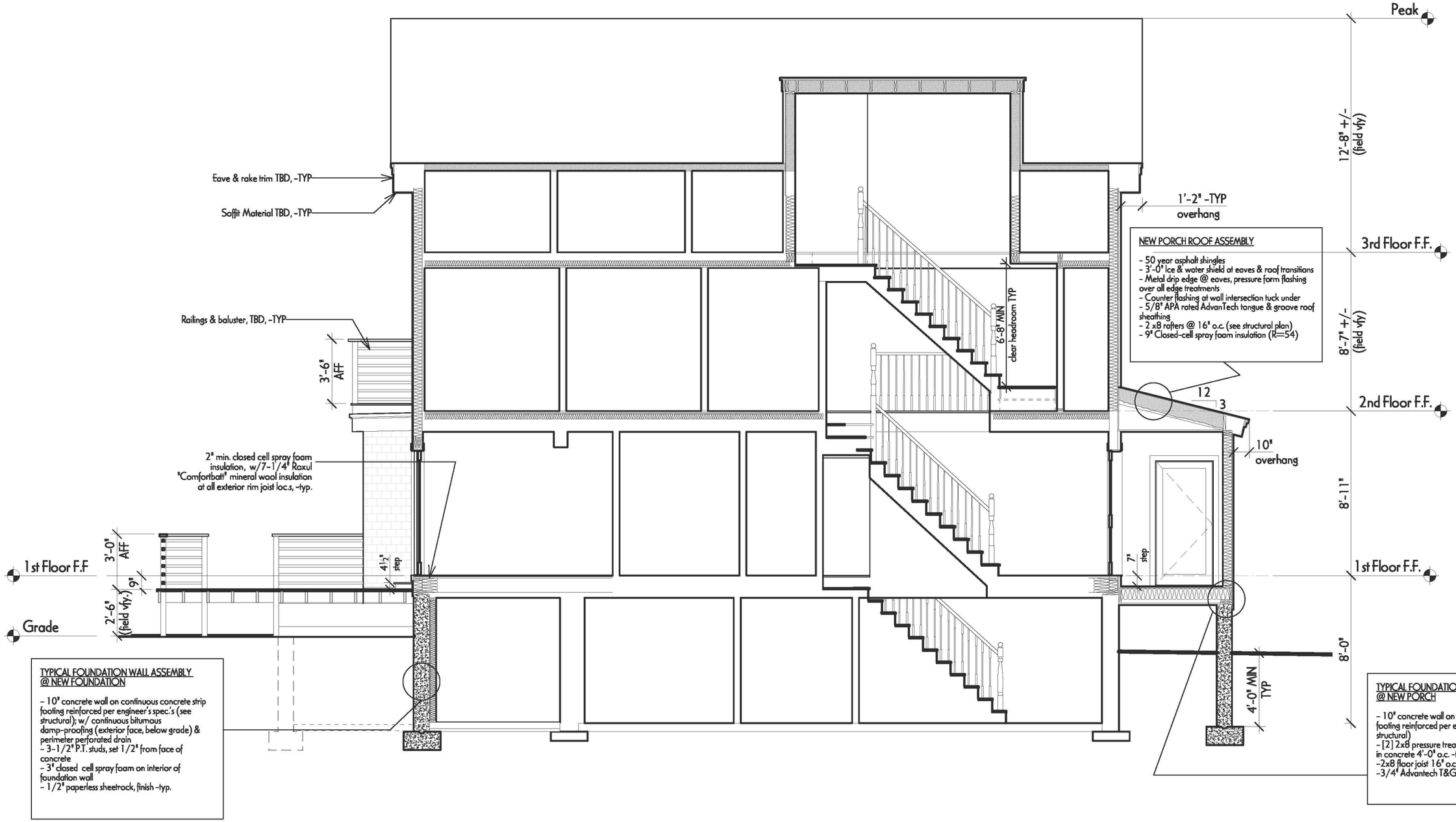
TYPICAL EXTERIOR WALL ASSEMBLY

- 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"

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	A3.1



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

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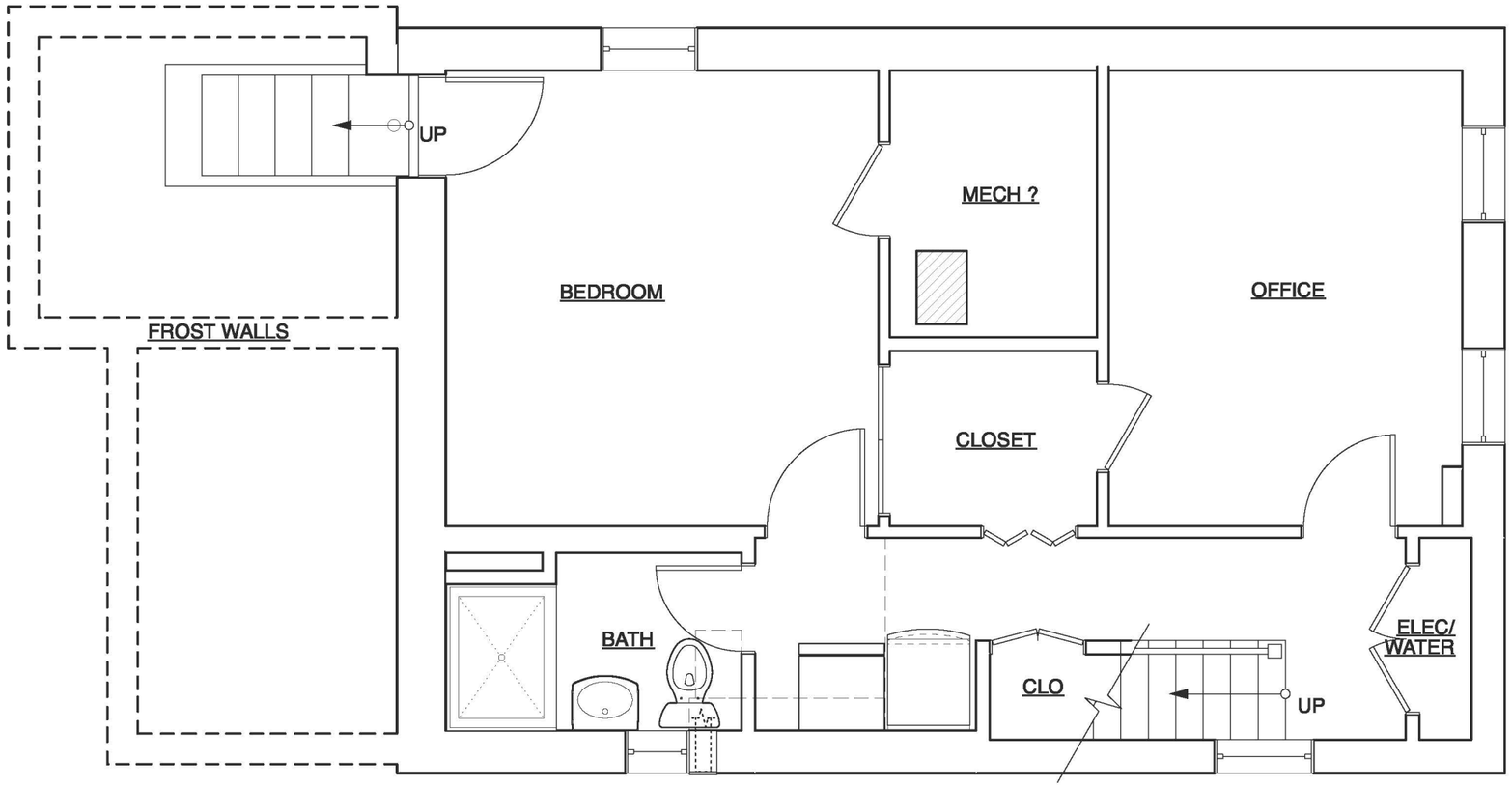

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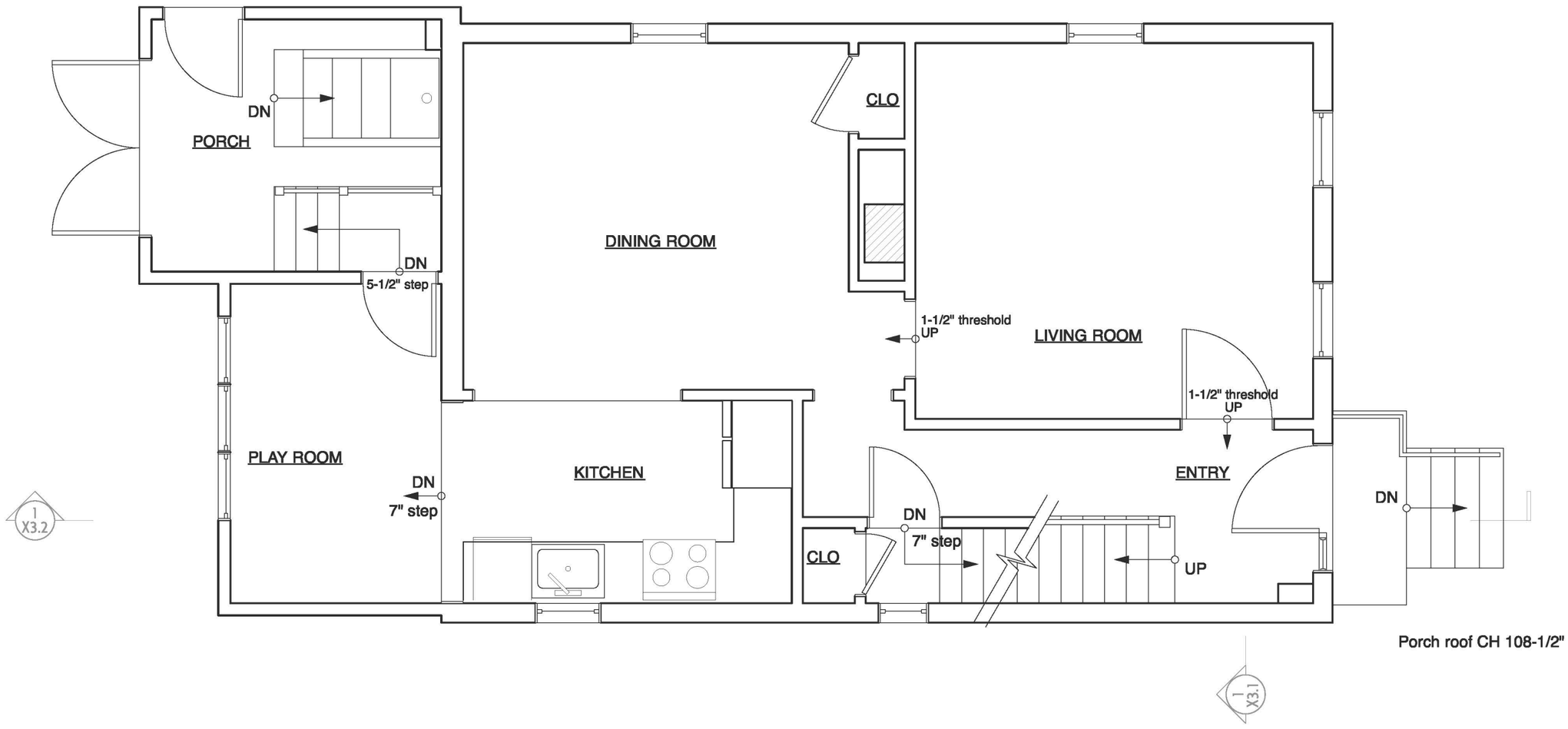
X3.2

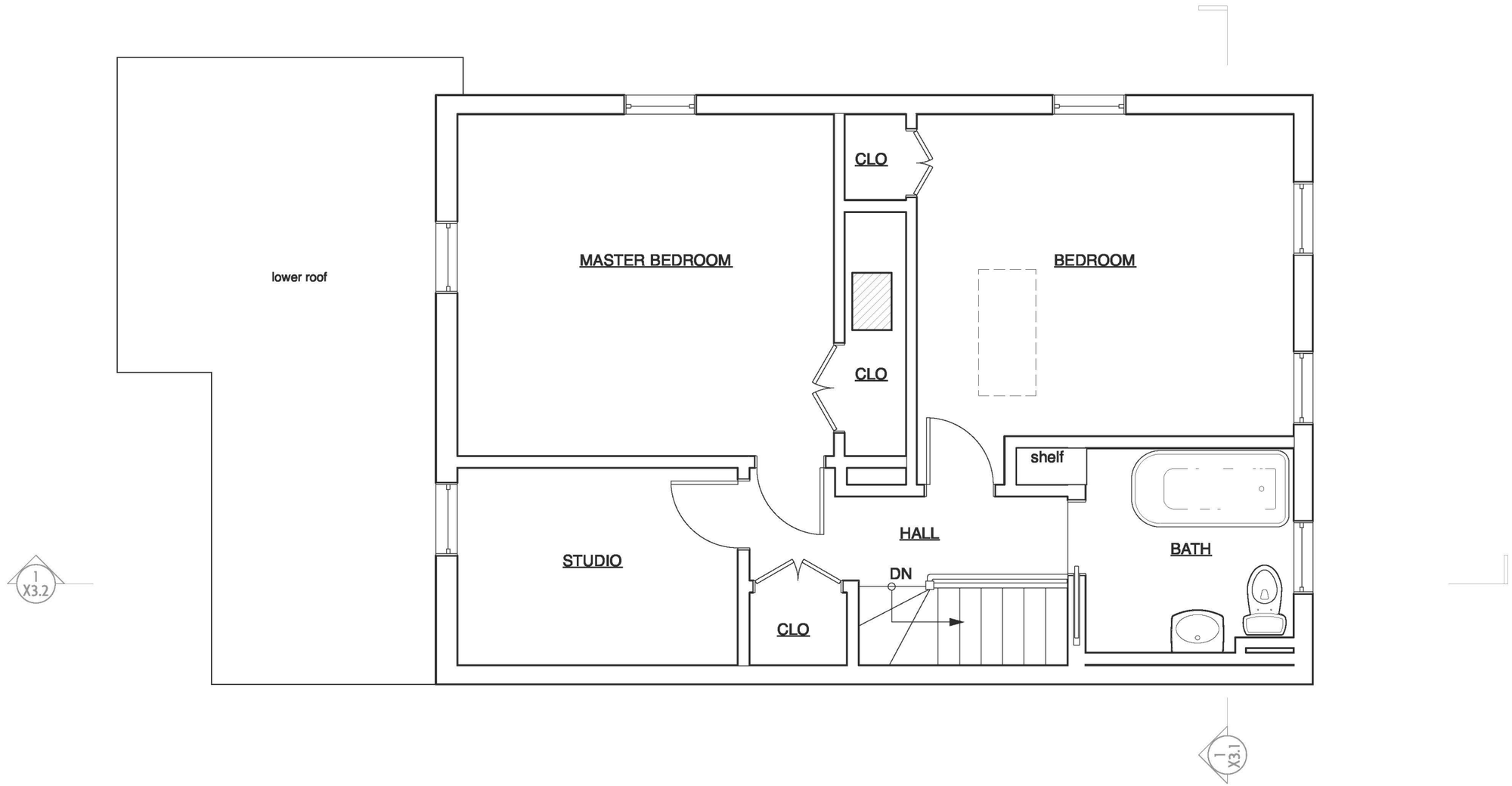
1 Existing Basement Plan
Scale: 1/4" = 1'-0"

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	X1.0



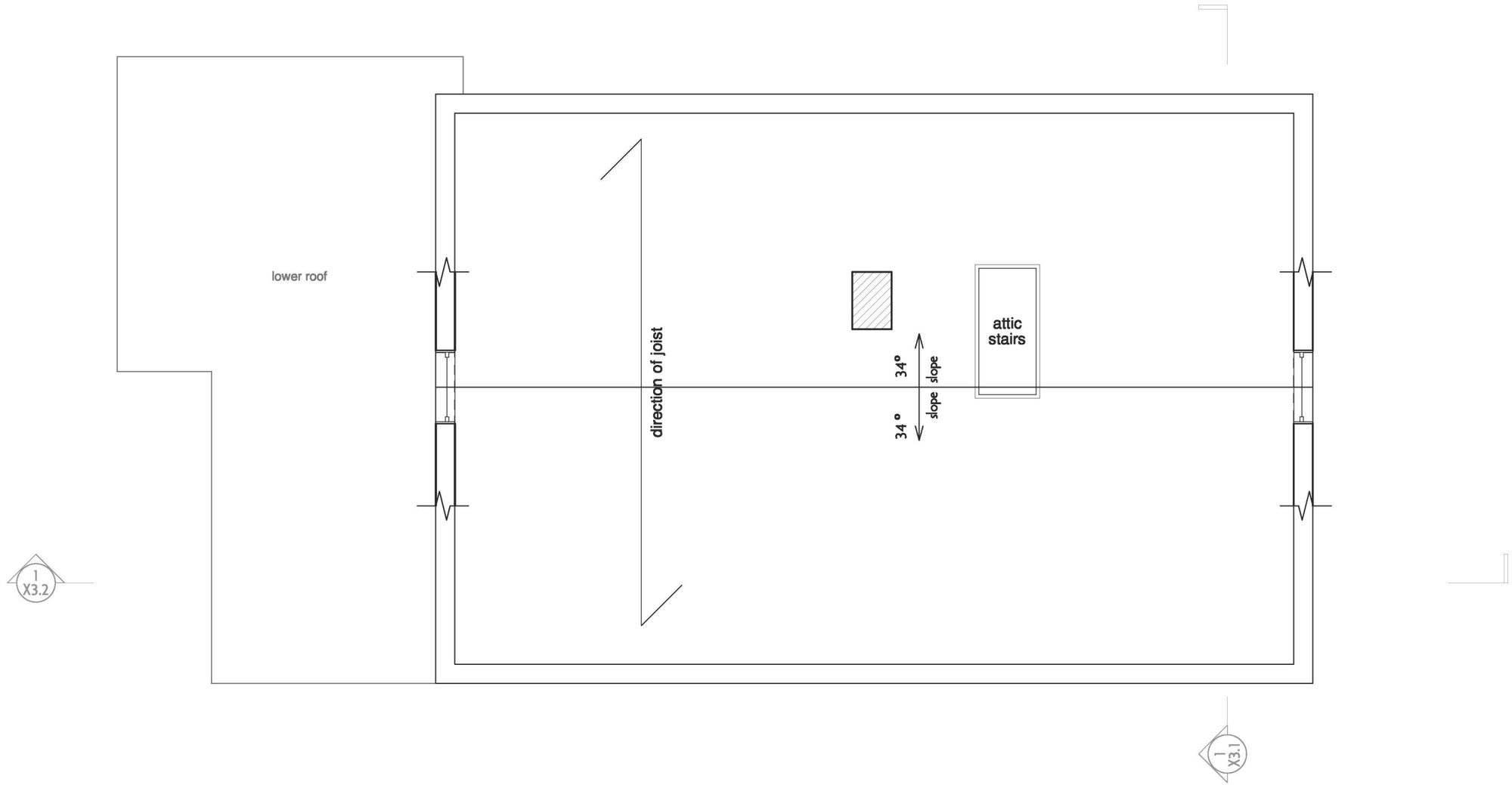
1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

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



1 Existing Second 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	X1.2

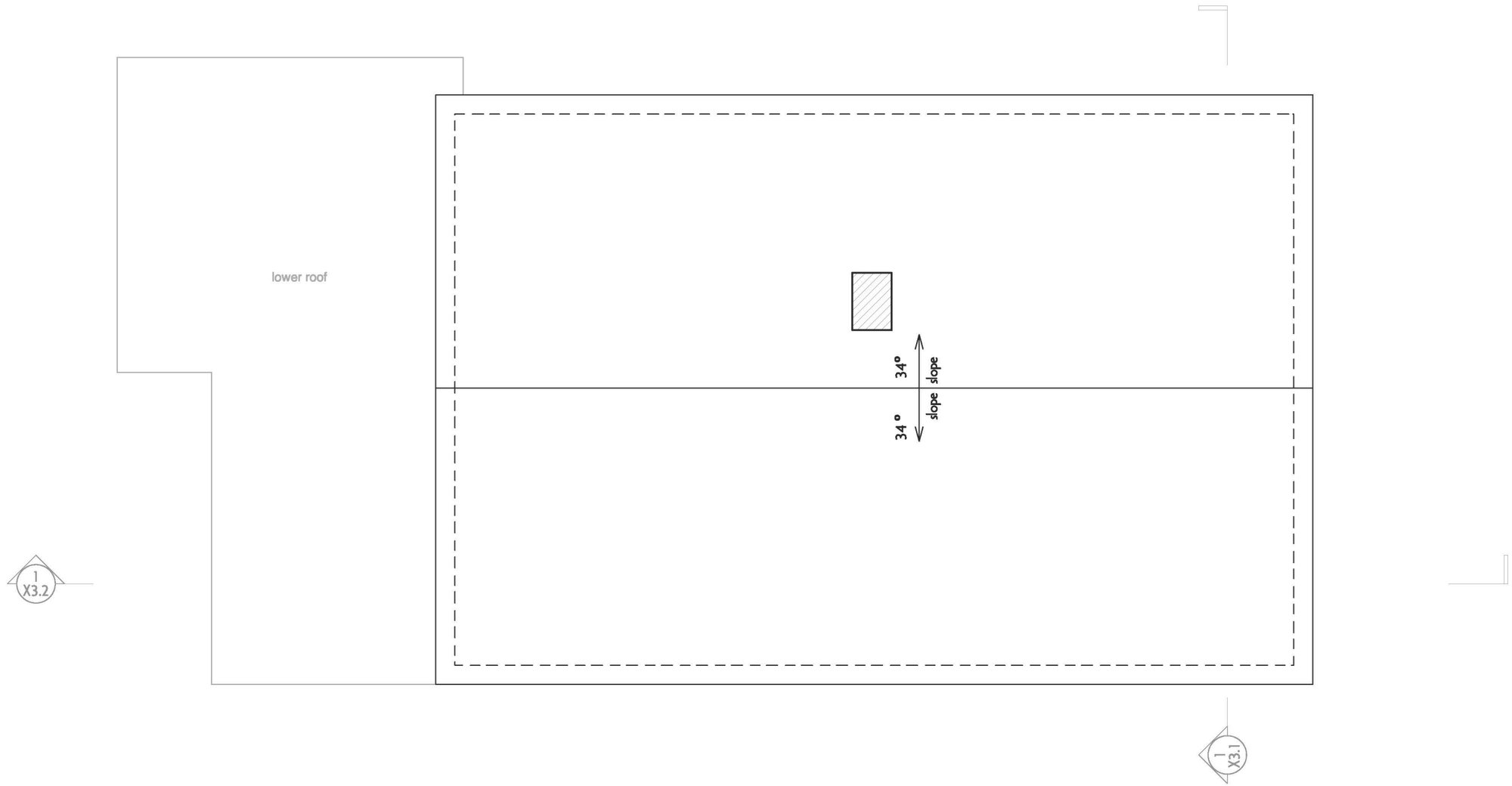


1 **Existing Third Floor Plan**
Scale: 1/4" = 1'-0"

3rd Floor Demolition Notes:

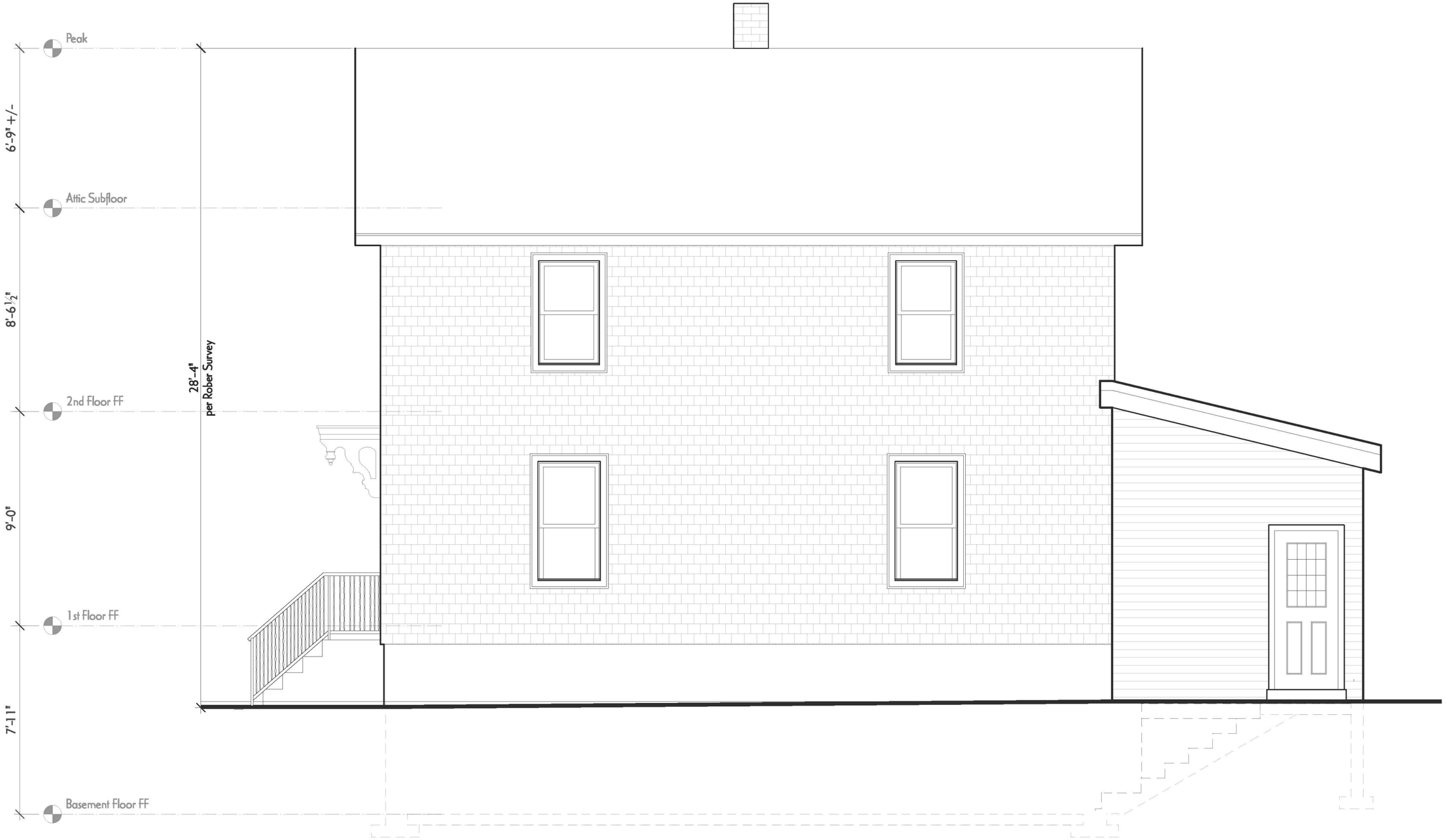
- Remove all existing roof, roof framing, gutters & eaves, walls, and flooring (including

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	X1.3



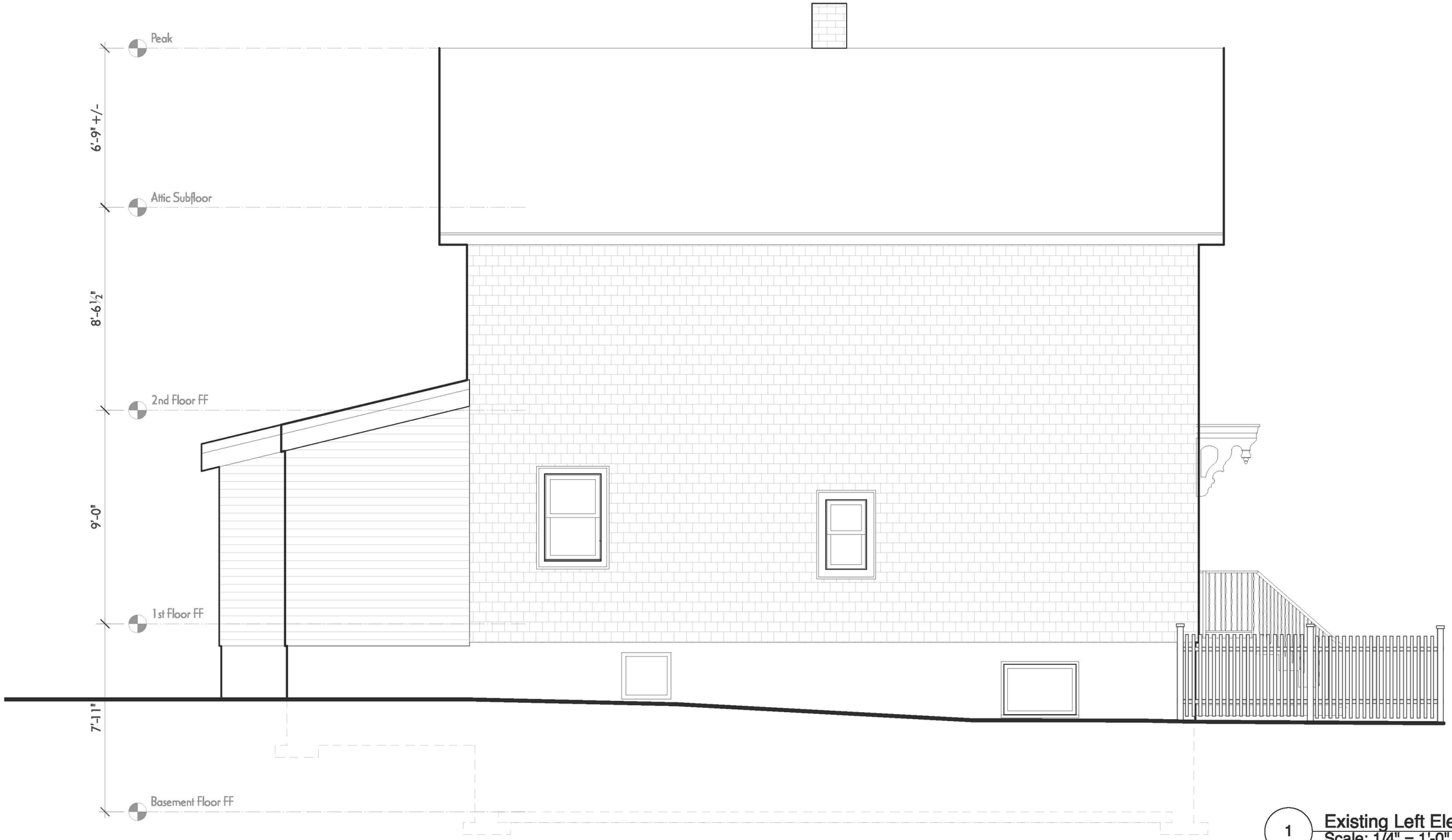
1 **Existing Roof Plan**
Scale: 1/4" = 1'-0"

McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 02/06/20 08/24/20	X1.4



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: 02/06/20 08/24/20	X2.1



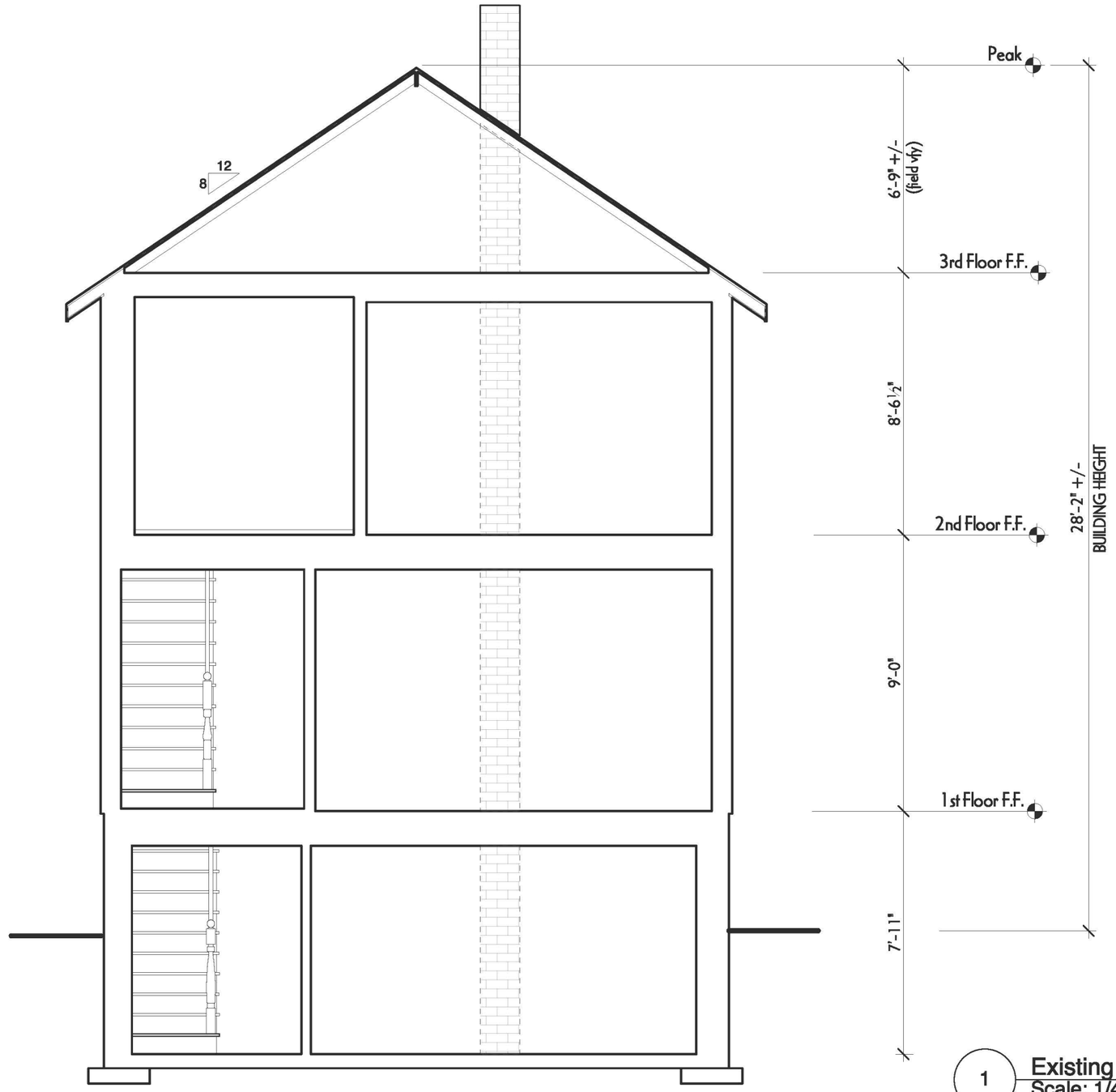
1 Existing Left Elevation
Scale: 1/4" = 1'-0"

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

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

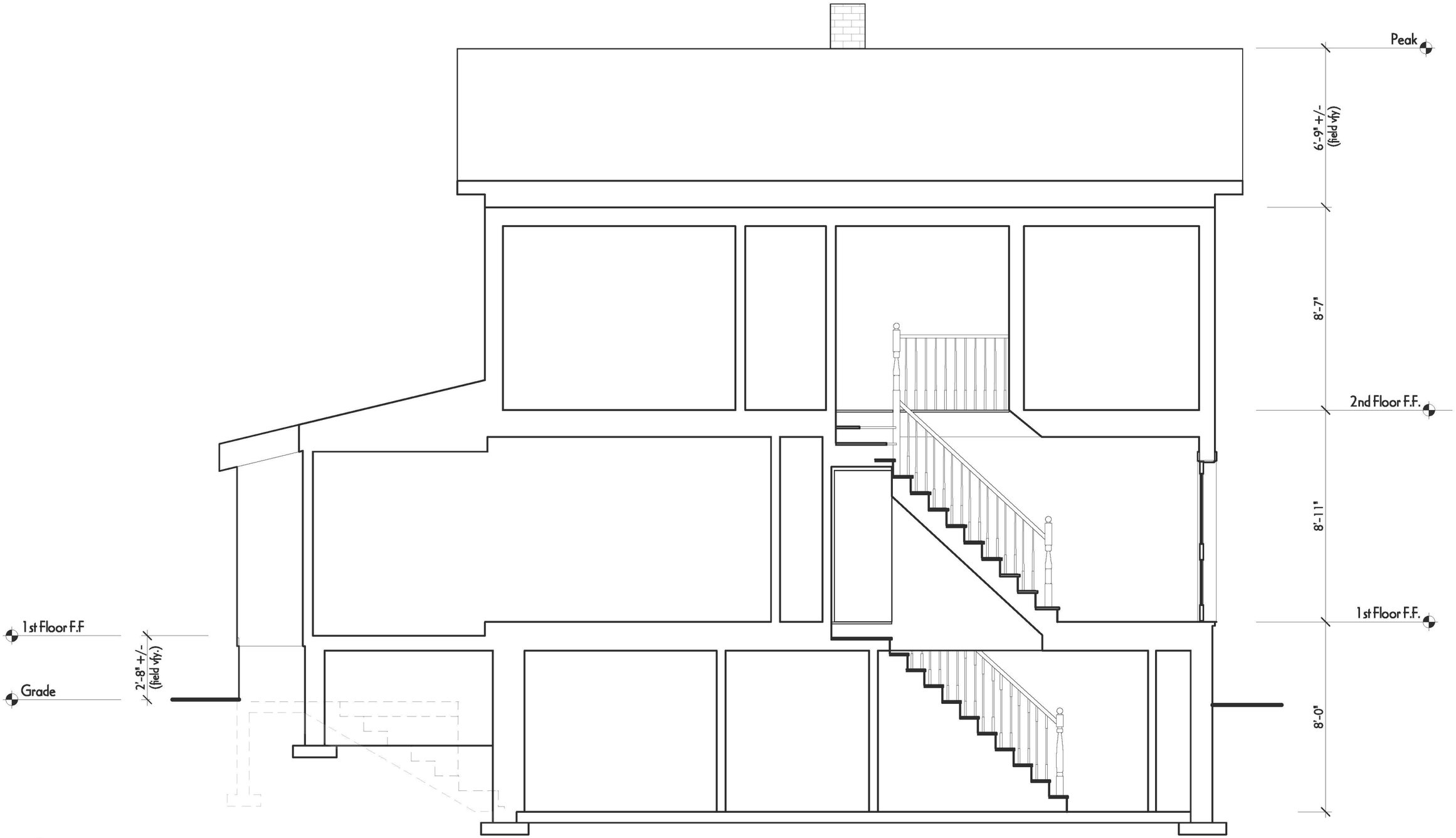
1 Existing Front Elevation
Scale: 1/4" = 1'-0"

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



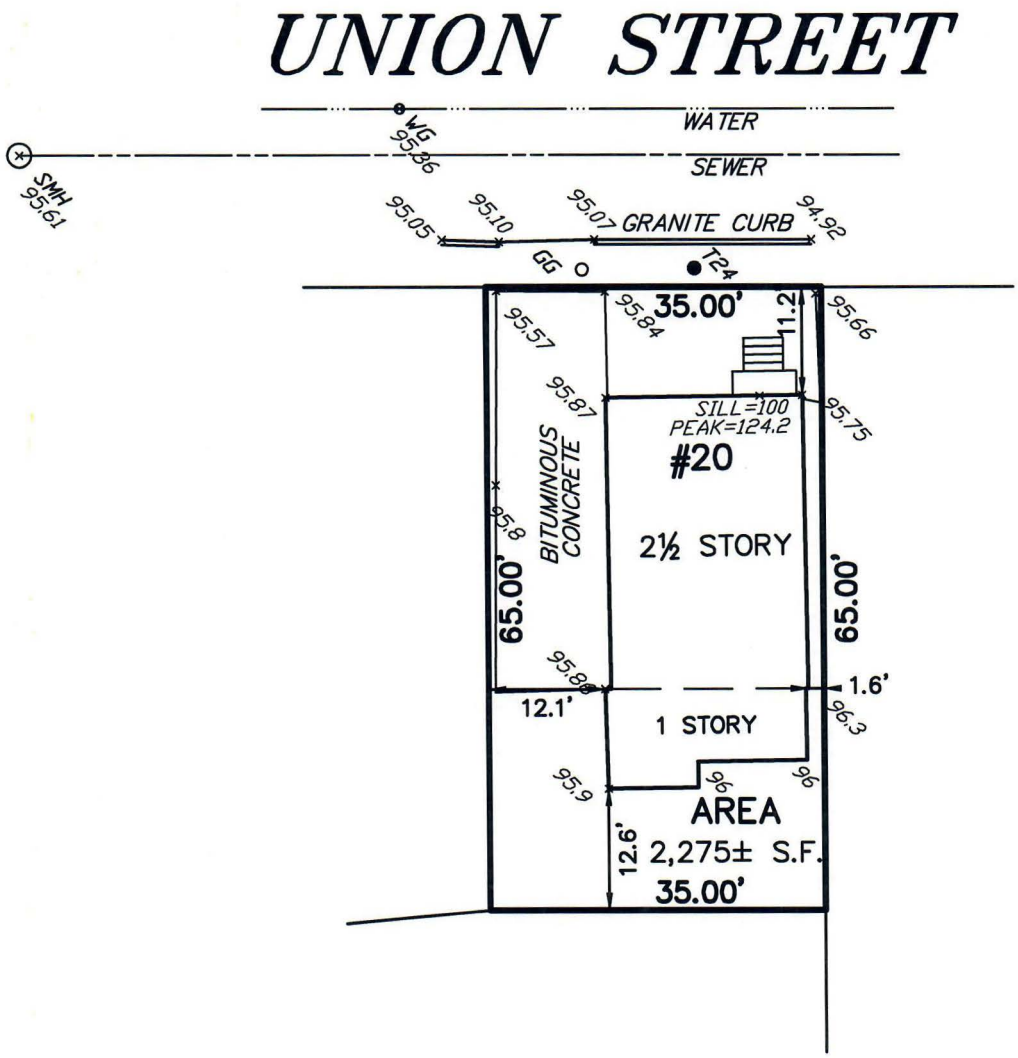
1 Existing A-A Section
Scale: 1/4" = 1'-0"

McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 02/06/20 08/24/20	X3.1



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: 02/06/20 08/24/20	X3.2



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

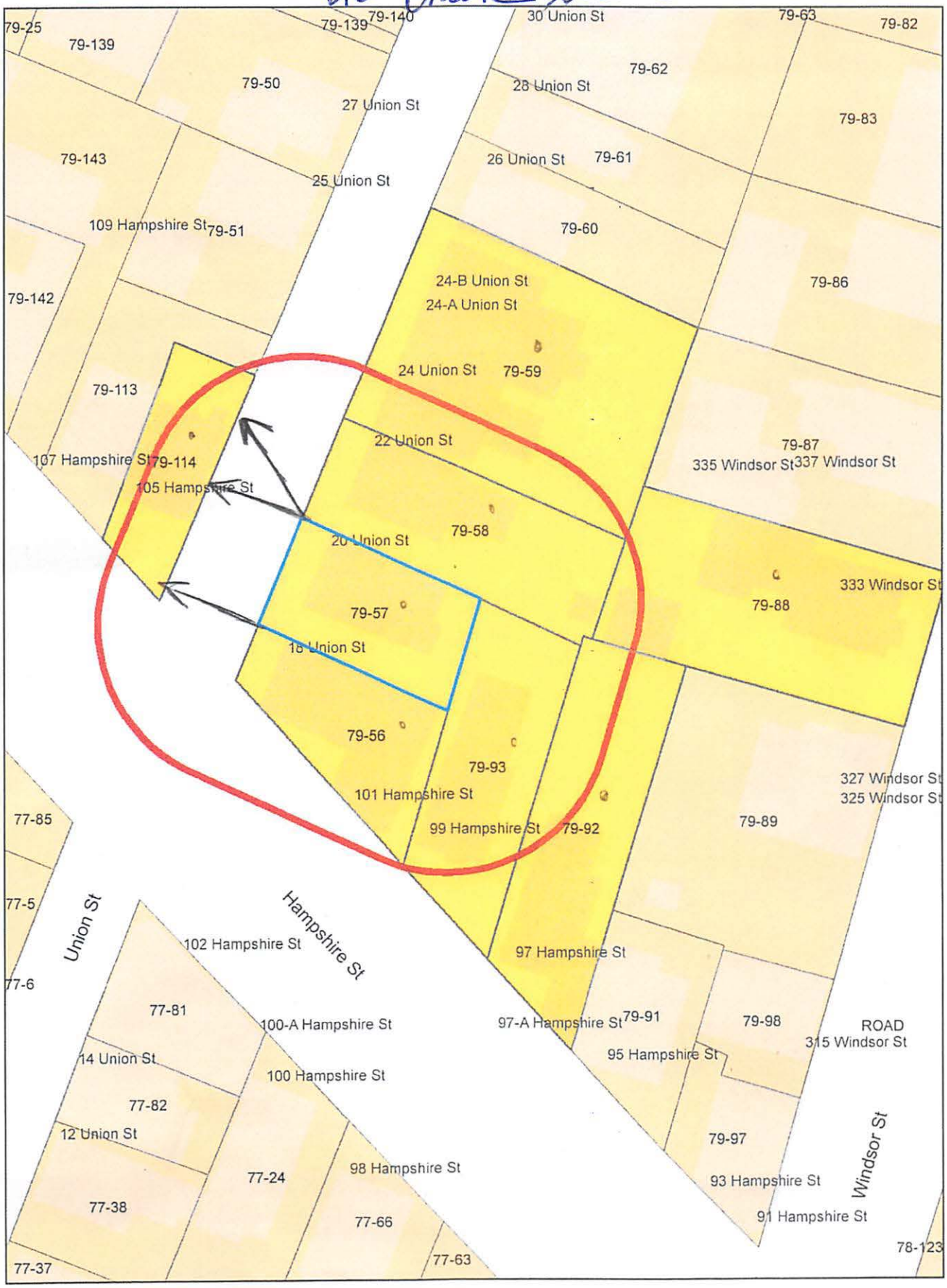
0 20 40 60 ft

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.

20 Union Street



20 Union St.

Petitioner

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

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

EVB DESIGN
C/O EDRICK VANBEUZEKOM, AIA
1310 BROADWAY – SUITE 1310
SOMERVILLE, MA 02144

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

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: Earick VanBeuzekom **Date:** 9/24/20
(Print)

Address: 20 Union St.

Case No. BZA-90382

Hearing Date: 10/8/20

Thank you,
Bza Members

EvB Design
Edrick vanBeuzekom, AIA

Architecture, Planning, Consulting
1310 Broadway Suite 200
Somerville, MA 02144
617-623-2222 Tel
617-812-8196 fax

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.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

Revised 10/02/20

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

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

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

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		1560	2078.5	1706	(max.)
LOT AREA:		2275	no change	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.69	0.91	0.75	(max.)
LOT AREA FOR EACH DWELLING UNIT:		2275	no change	1500	(min.)
SIZE OF LOT:	WIDTH	34.9 ft	no change	50 ft	(min.)
	DEPTH	64.7 ft	no change	NA	
SETBACKS IN FEET:	FRONT	11.2 ft	no change	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.)
SIZE OF BLDG.:	HEIGHT	28.5 ft	34.2 ft	35 ft	(max.)
	LENGTH	41 ft	46.6 ft	NA	
	WIDTH	21.2 ft	no change	NA	
RATIO OF USABLE OPEN SPACE TO LOT AREA: [3]		0%	13%	30%	(min.)
NO. OF DWELLING UNITS:		1	1	1	(max.)
NO. OF PARKING SPACES:		1	1	1	(min./max)
NO. OF LOADING AREAS:		NA	NA	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		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 consruction.

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
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'

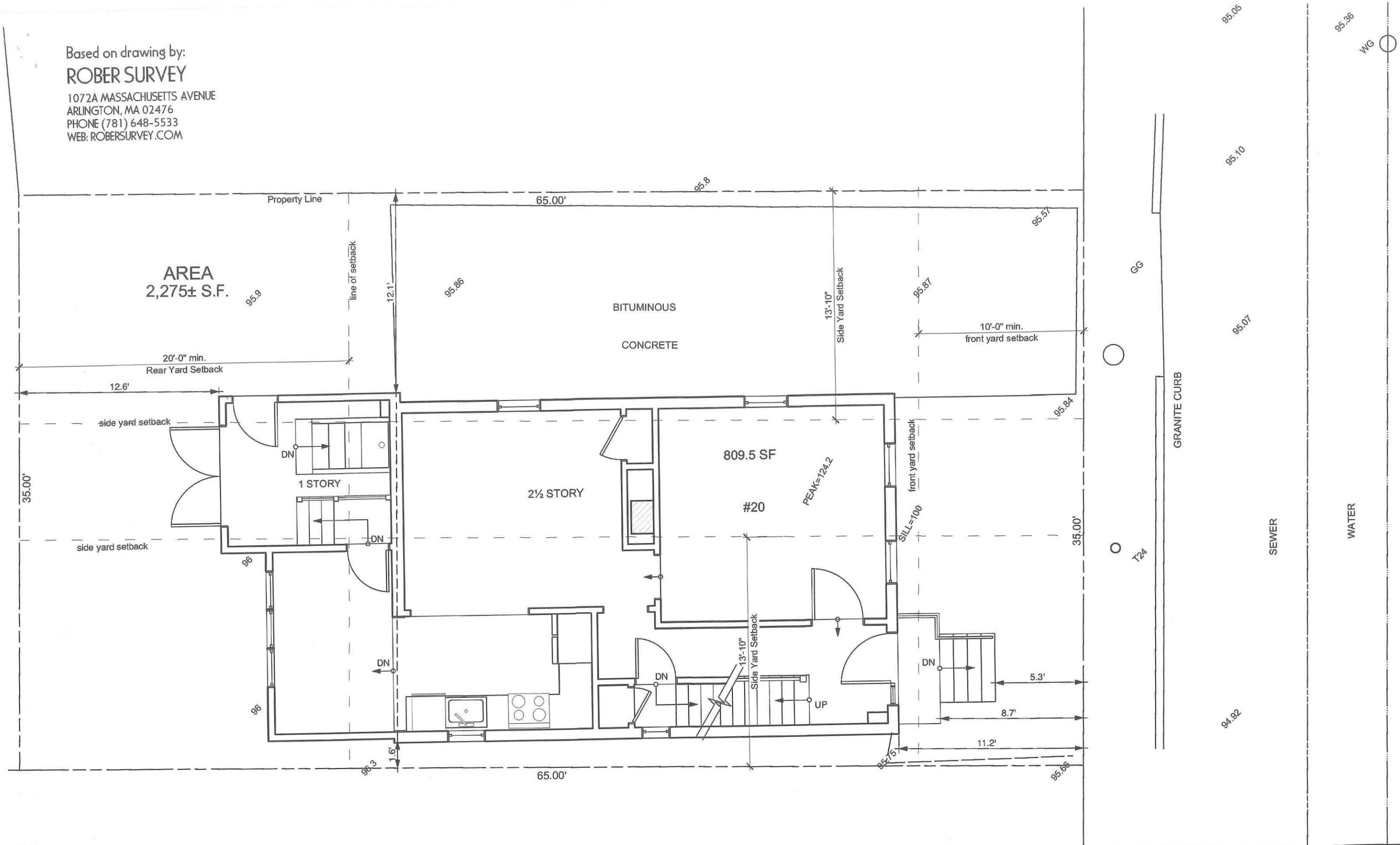
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2020 OCT -5 A 8: 34

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
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
02/06/20
08/24/20
09/30/20

C1.0

Based on drawing by:

ROBER SURVEY

1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
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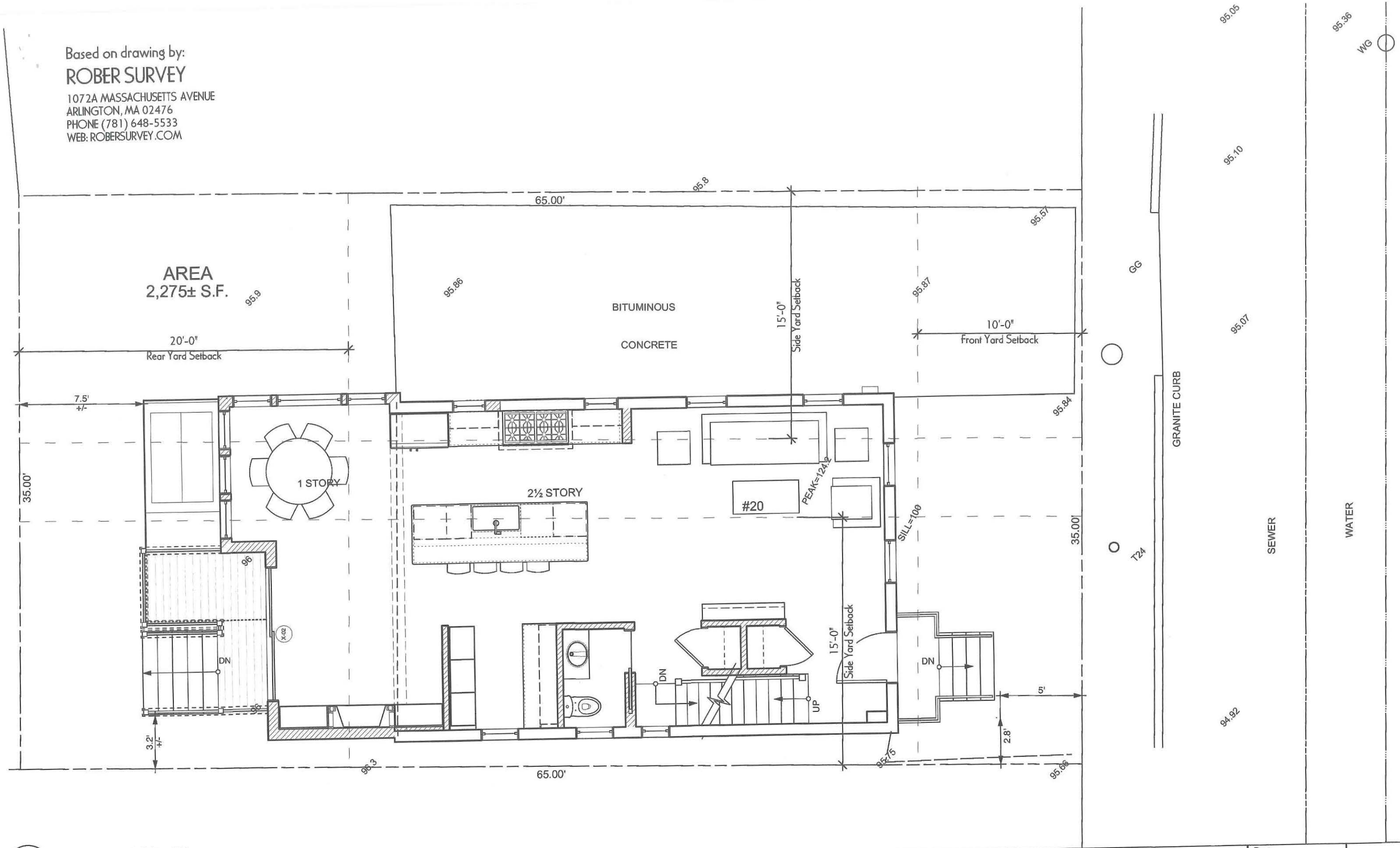


1 Proposed Site Plan
Scale: 3/16" = 1'-0"

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

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

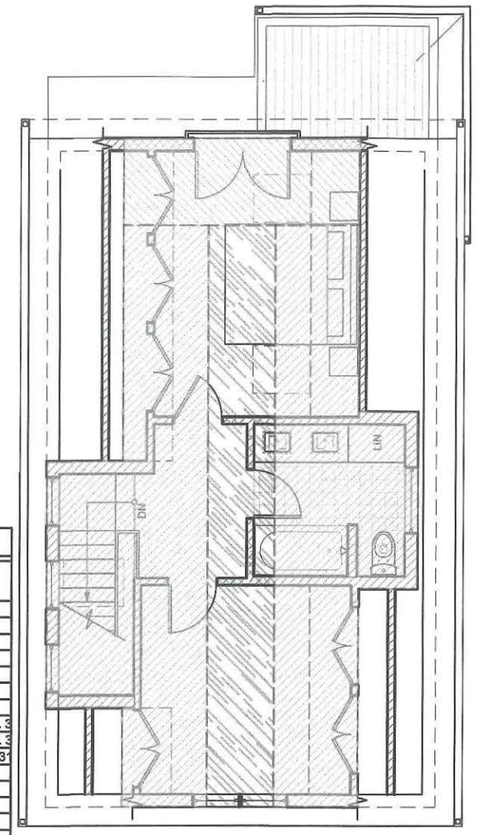
Date:
02/06/20
08/24/20
09/30/20

C1.1

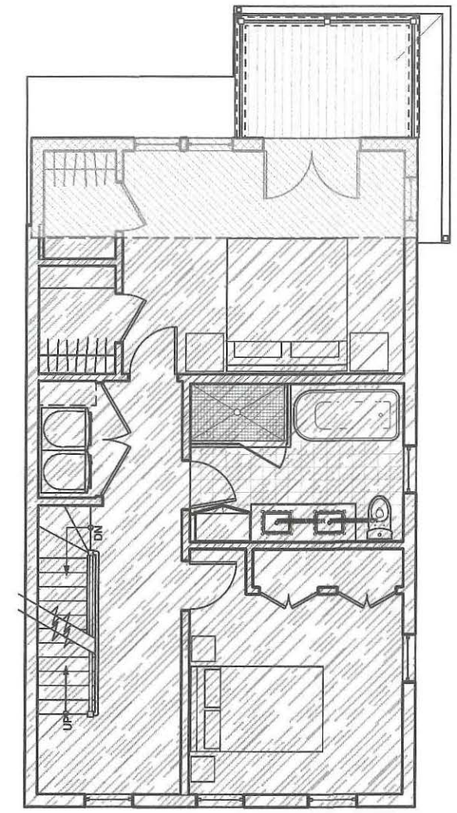
GFA /FAR CALCULATION - 20 UNION ST.

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

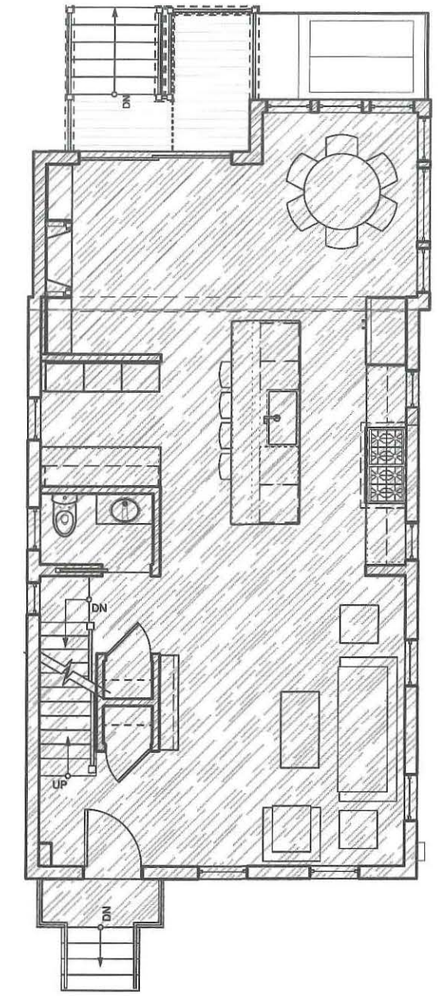
20 Union St. Zoning Table		Zone: C-1			
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA (G.F.A.)		1,559.5	2,046.5	1,706.3 SF	(max.) NC (nonconforming)
LOT AREA		2,275 SF	NO CHANGE	5,000 SF	(min.) NC
RATIO OF GROSS FLOOR AREA TO LOT AREA		0.69	0.91	0.75	(max.) 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.)
					(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 DWELLIINGS		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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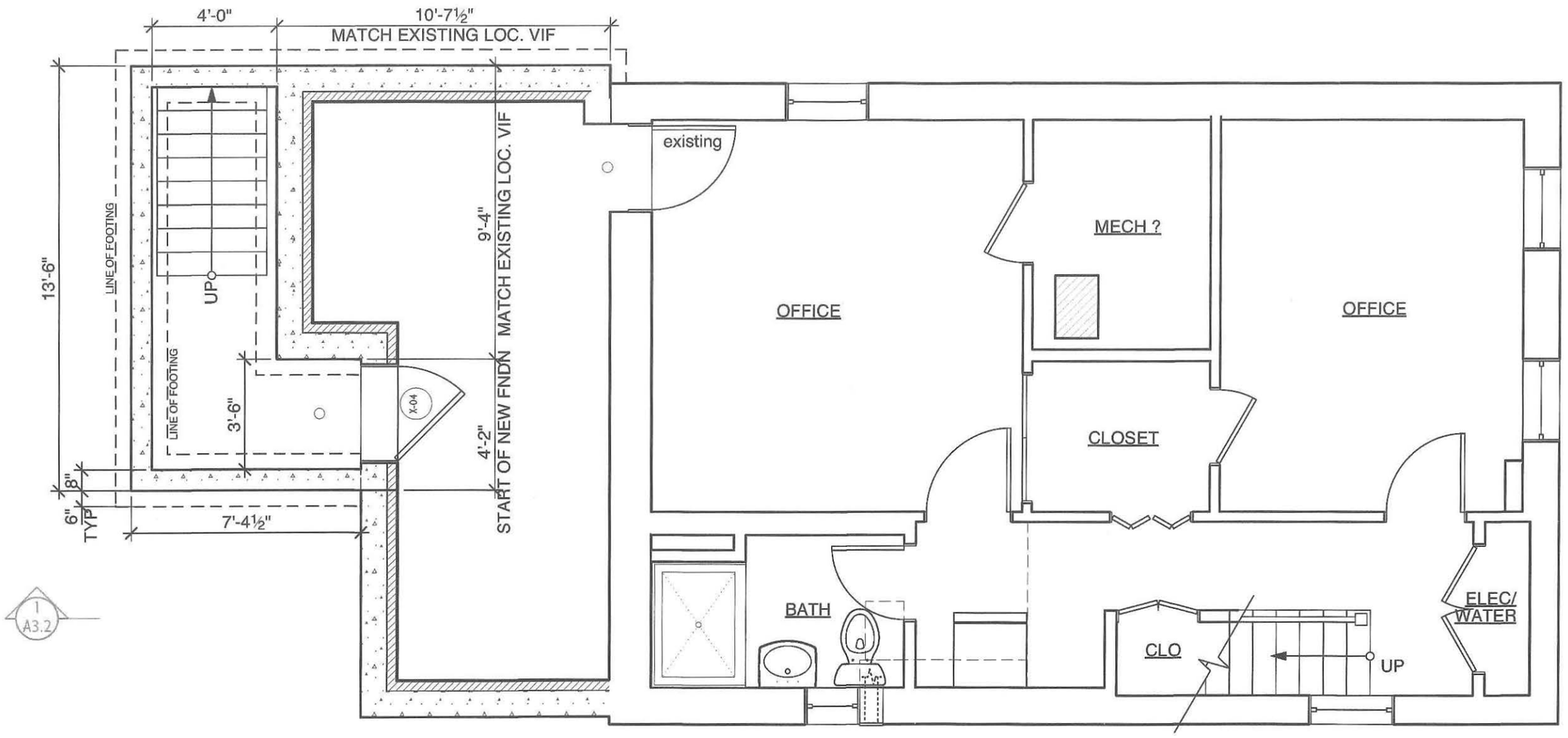
Date:
02/06/20
08/24/20
09/30/20

Z1.0

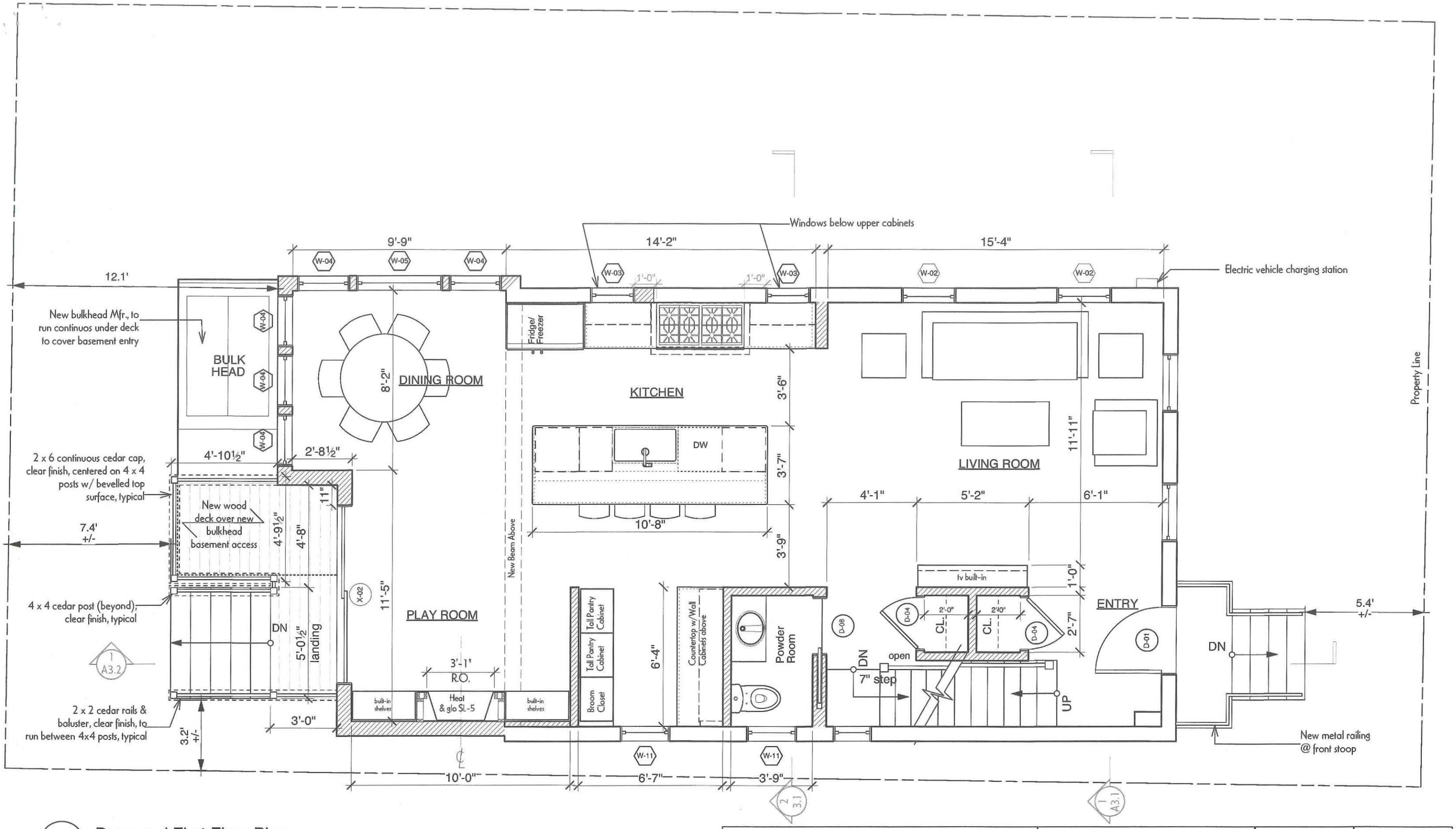


1 Proposed Basement Plan
Scale: 1/4" = 1'-0"

2
3.1

1
A3.1

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 09/30/20	A1.0



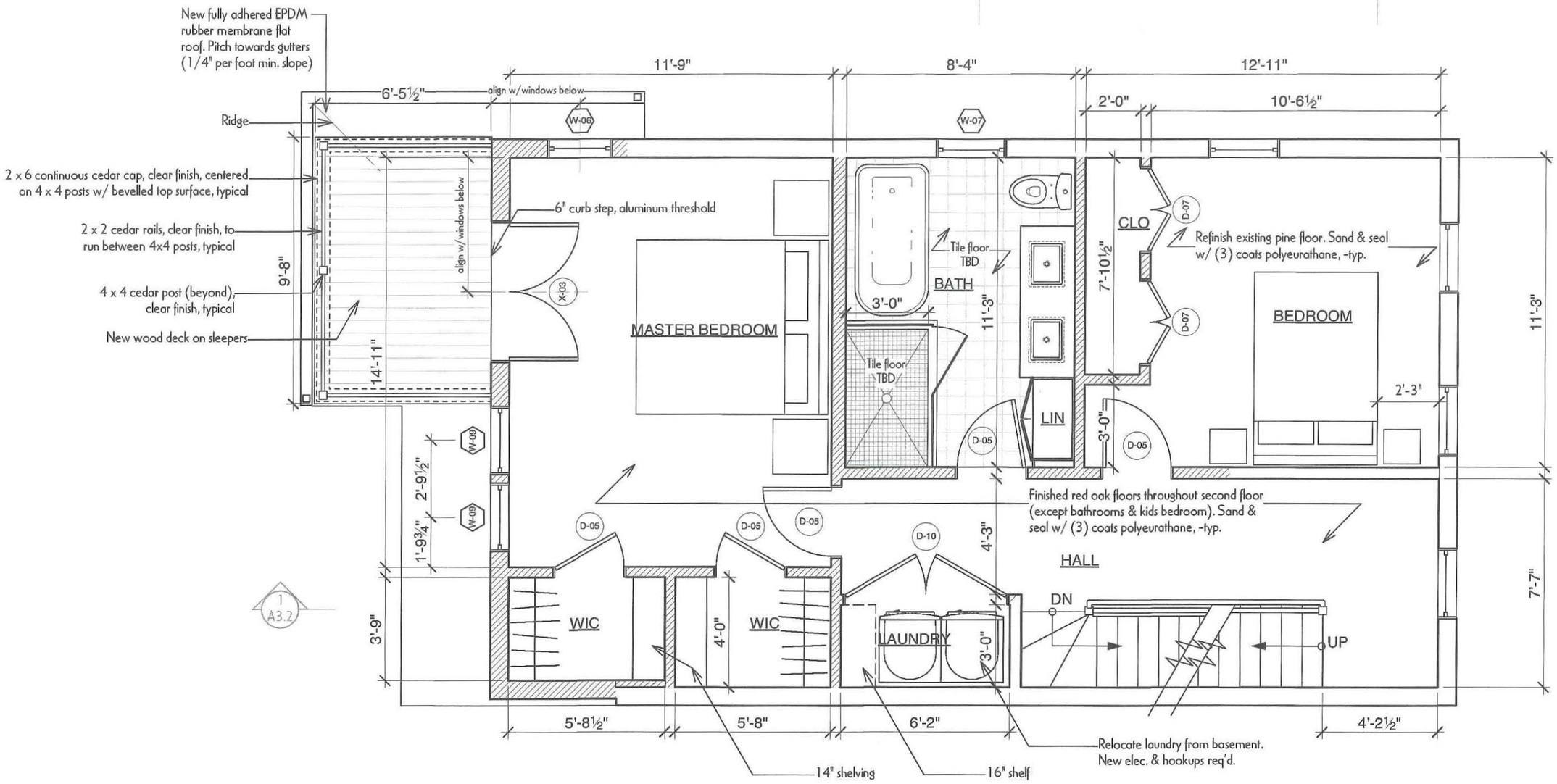
1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

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

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

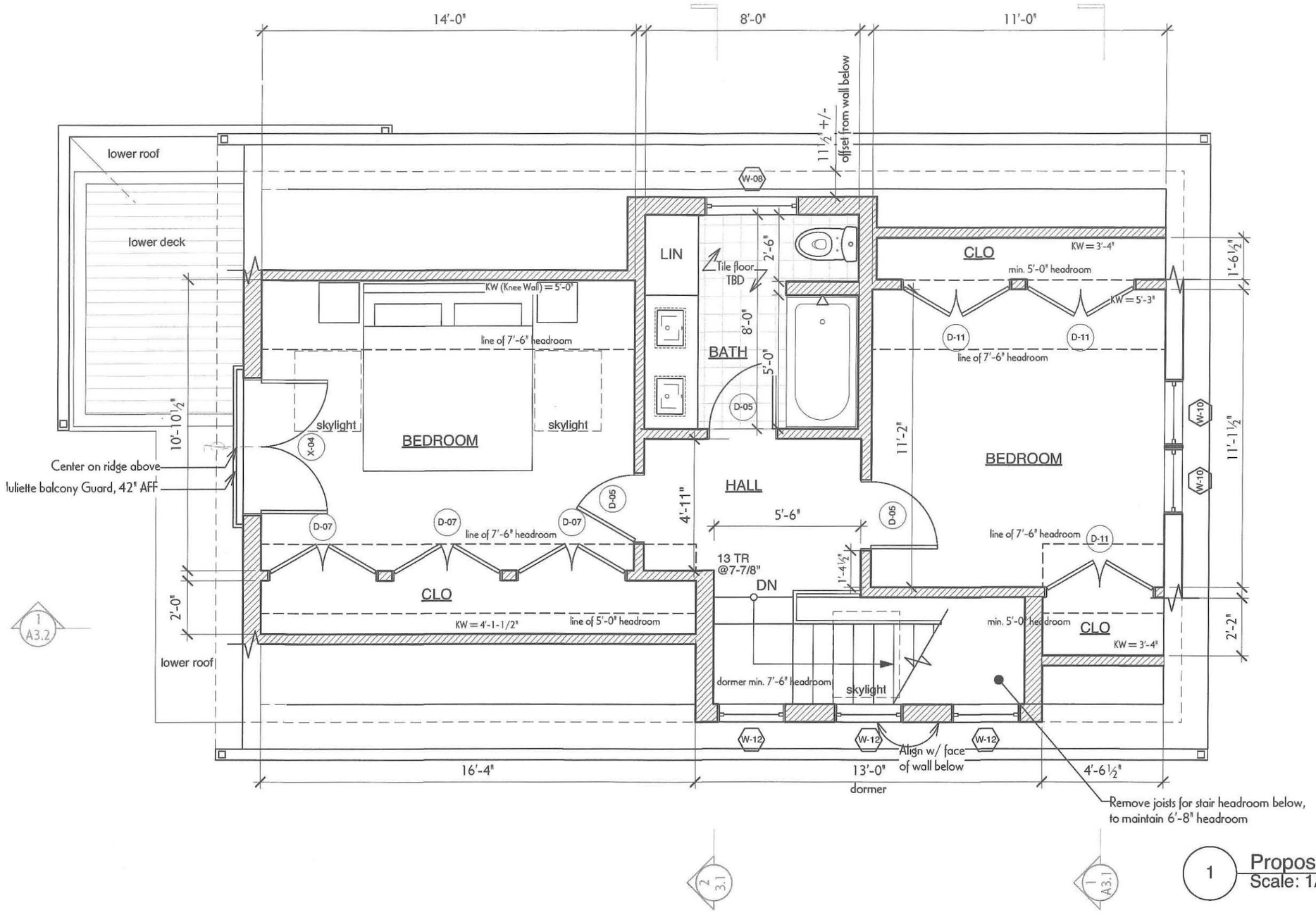
Date:
02/06/20
08/24/20
09/30/20

A1.1



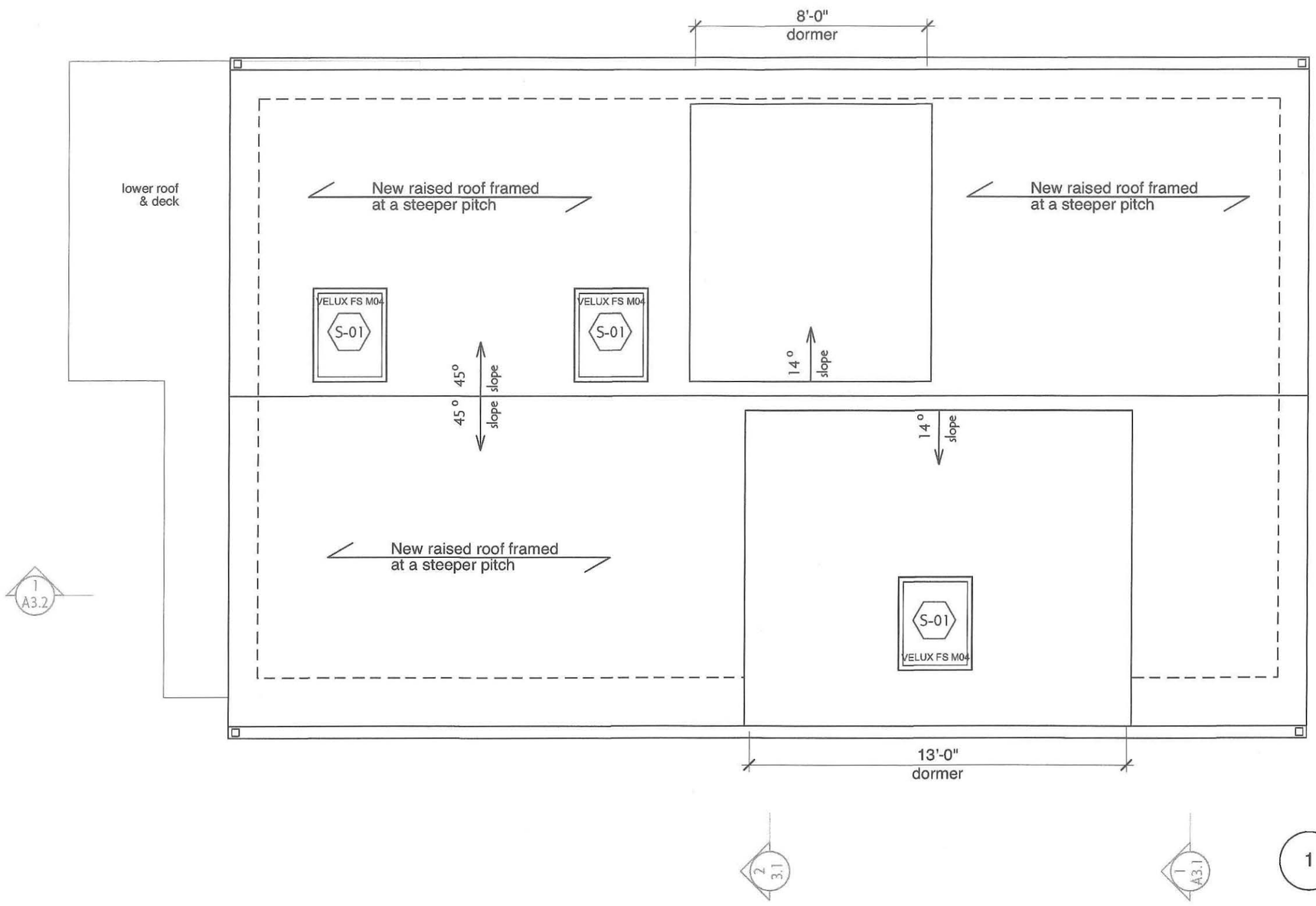
1 Proposed Second Floor Plan
Scale: 1/4" = 1'-0"

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 09/30/20	A1.2



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: 02/06/20 08/24/20 09/30/20	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: 02/06/20 08/24/20 09/30/20	A1.4

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 08/24/20 09/30/20	A2.1

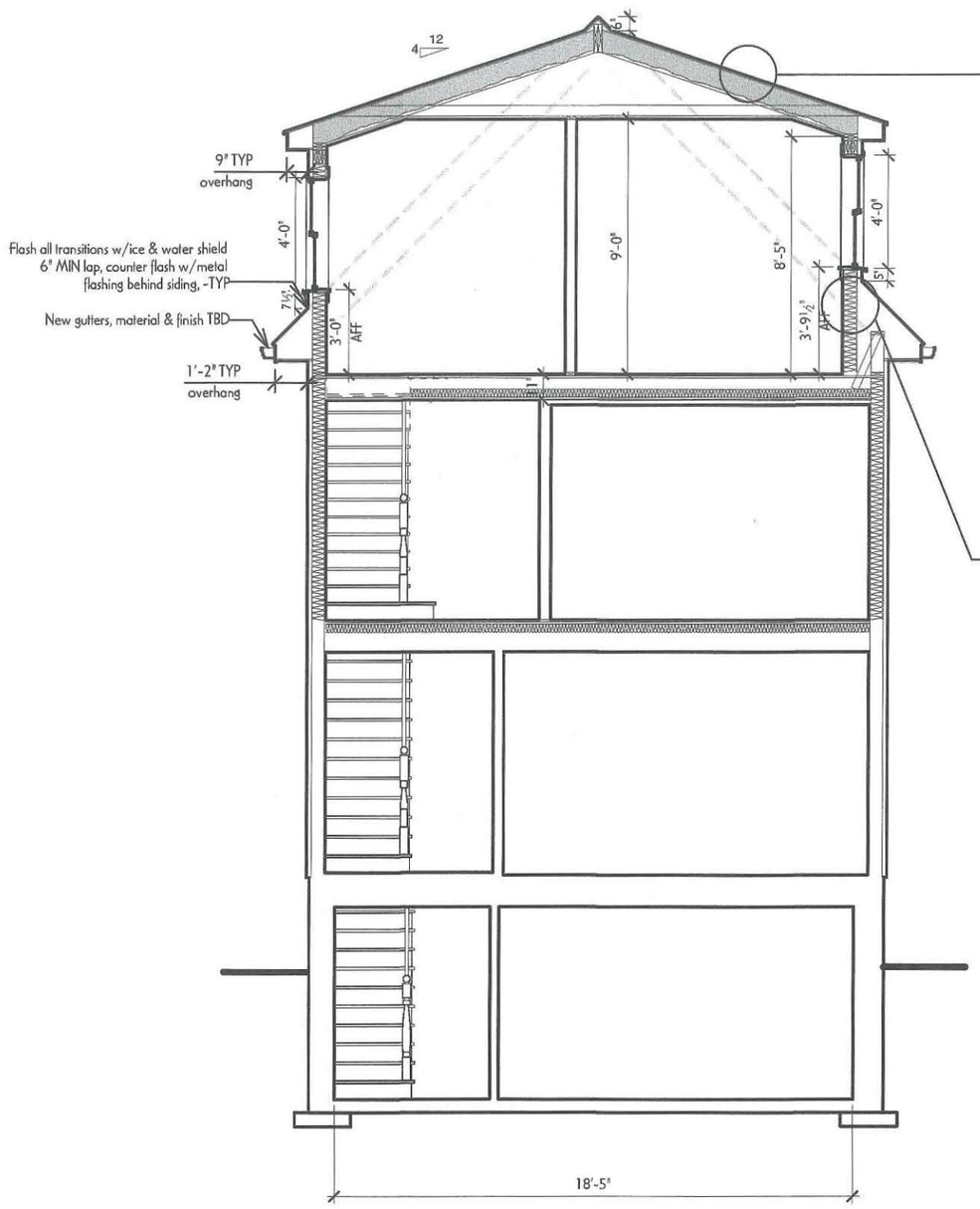
1 Proposed Left Elevation
Scale: 3/16" = 1'-0"

McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 02/06/20 08/24/20 09/30/20	X2.2

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

1 Proposed Front 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 08/24/20 09/30/20	A2.3



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

NEW DORMER ROOF ASSEMBLY

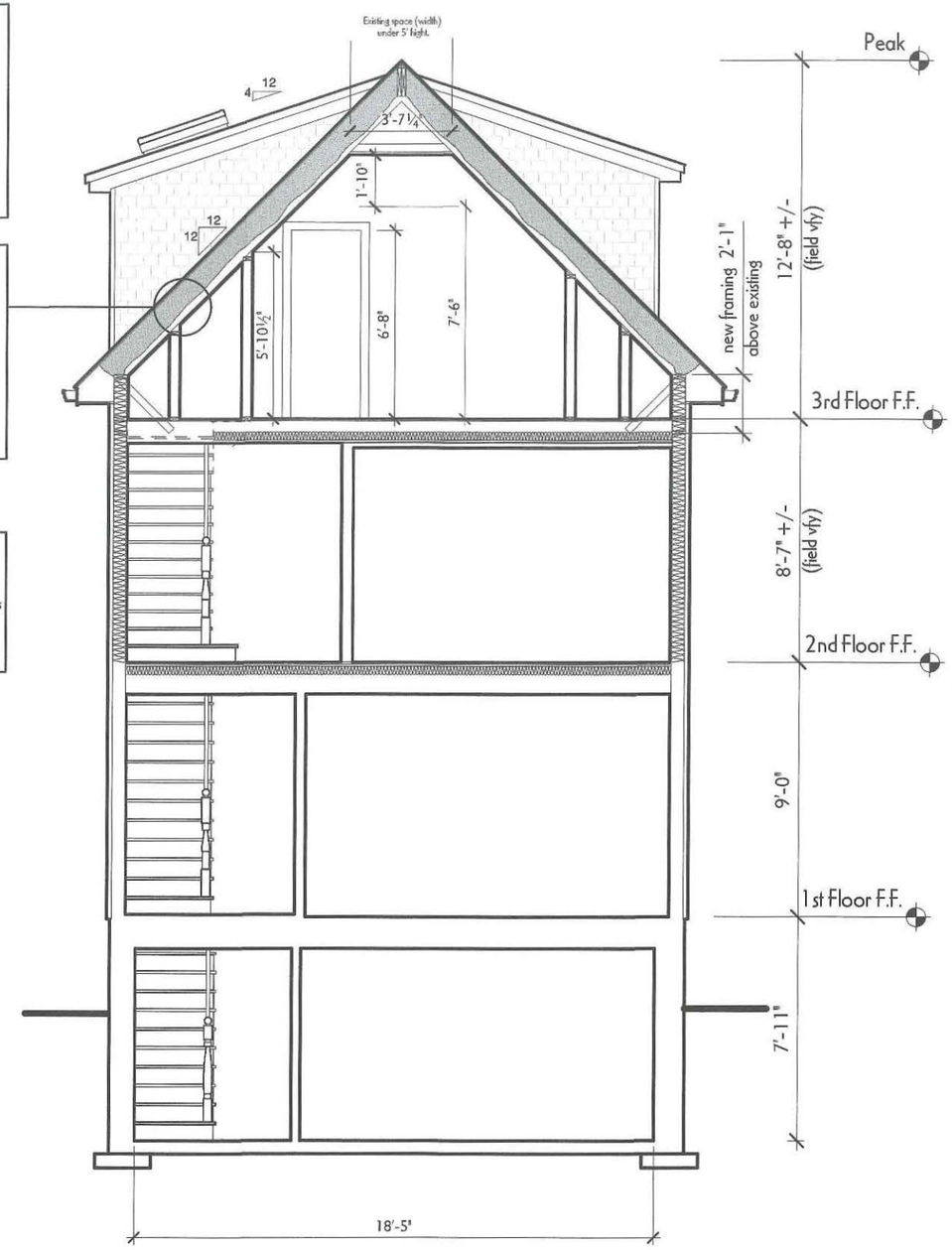
- 50 year asphalt shingles
- 3'-0" Ice & water shield at eaves & roof transitions
- Metal drip edge @ eaves, pressure form flashing over all edge treatments
- Counter flashing at wall intersection tuck under
- 5/8" APA rated AdvanTech tongue & groove roof sheathing
- 2 x10 rafters @ 16" o.c. (see structural 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 x12 rafters @ 16" o.c. (see structural plan)
- 9" Closed-cell spray foam insulation (R=54)

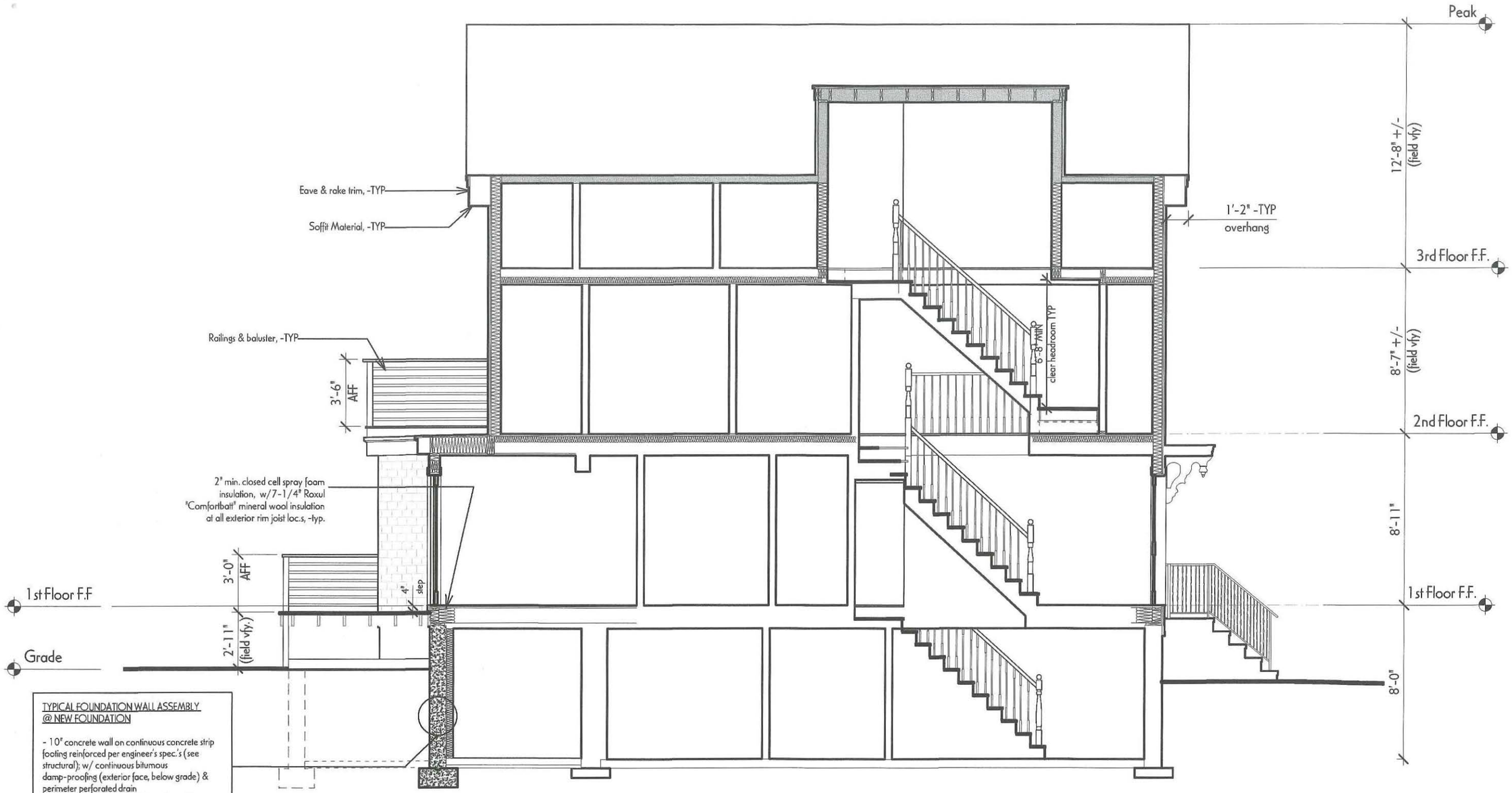
TYPICAL EXTERIOR WALL ASSEMBLY

- 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



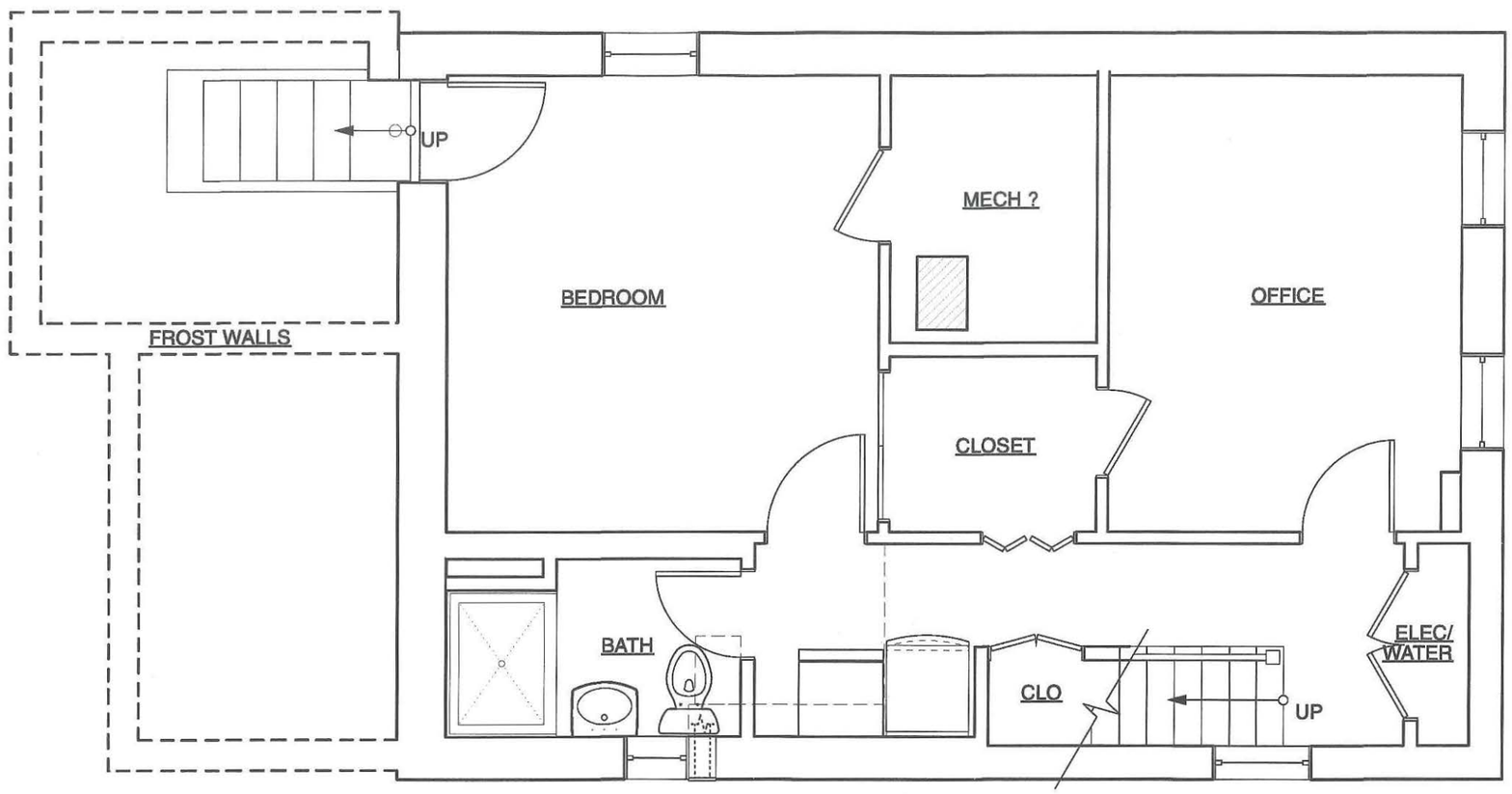
1 Proposed A-A Section
Scale: 3/16" = 1'-0"

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 09/30/20	A3.1



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

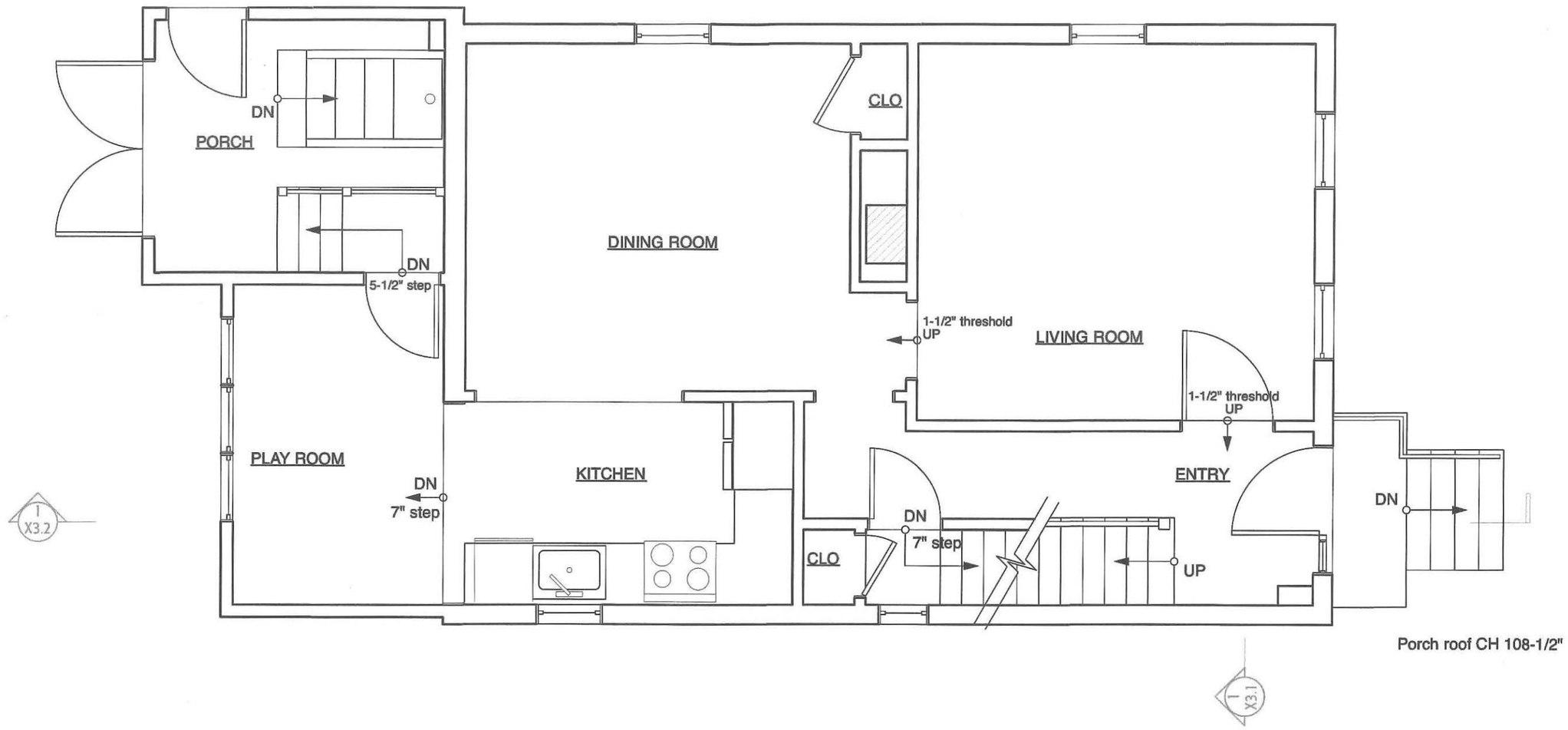
McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 02/06/20 08/24/20 09/30/20	A3.2



1
X3.2

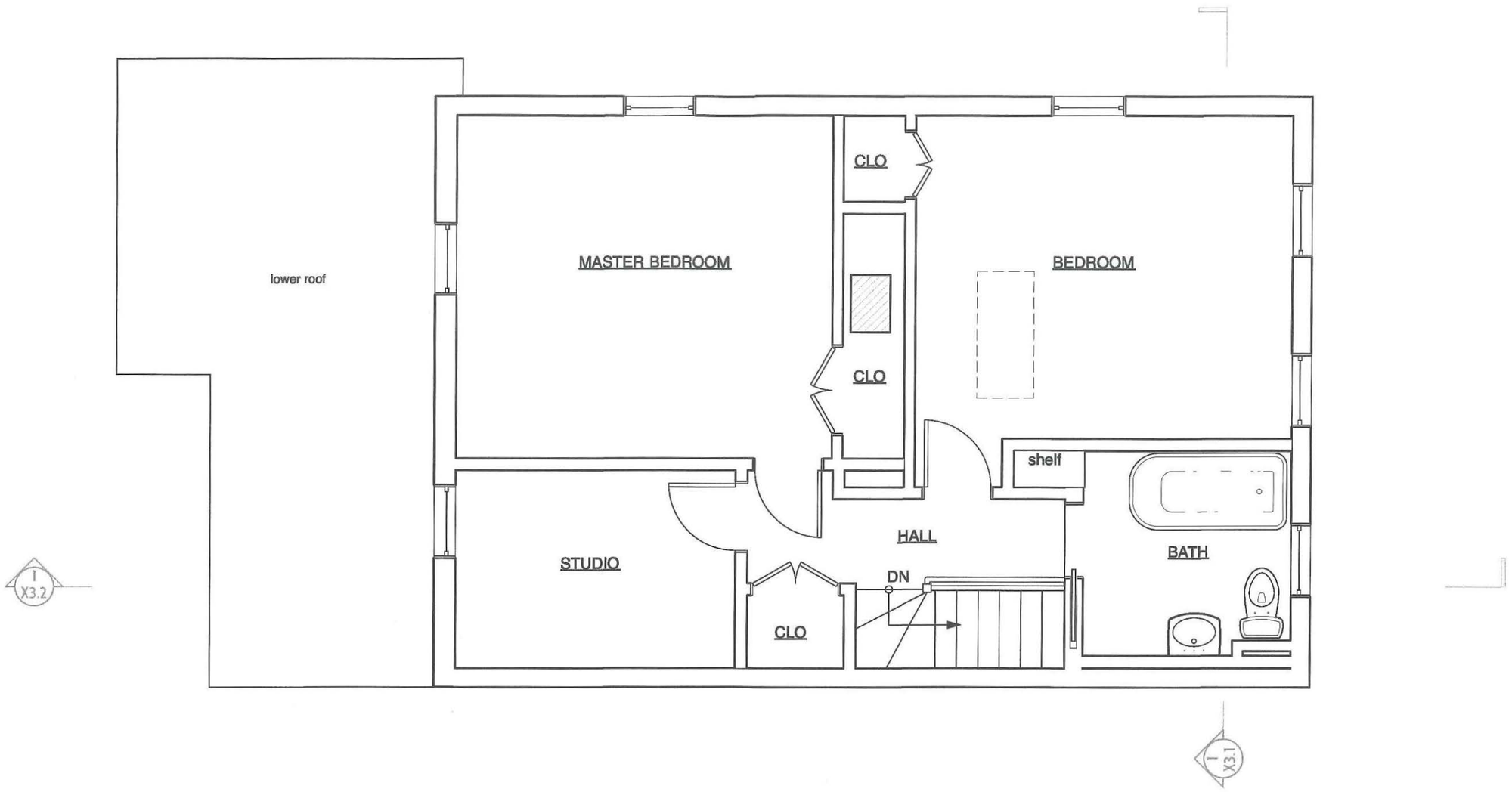
1 Existing Basement Plan
Scale: 1/4" = 1'-0"

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 09/30/20	X1.0



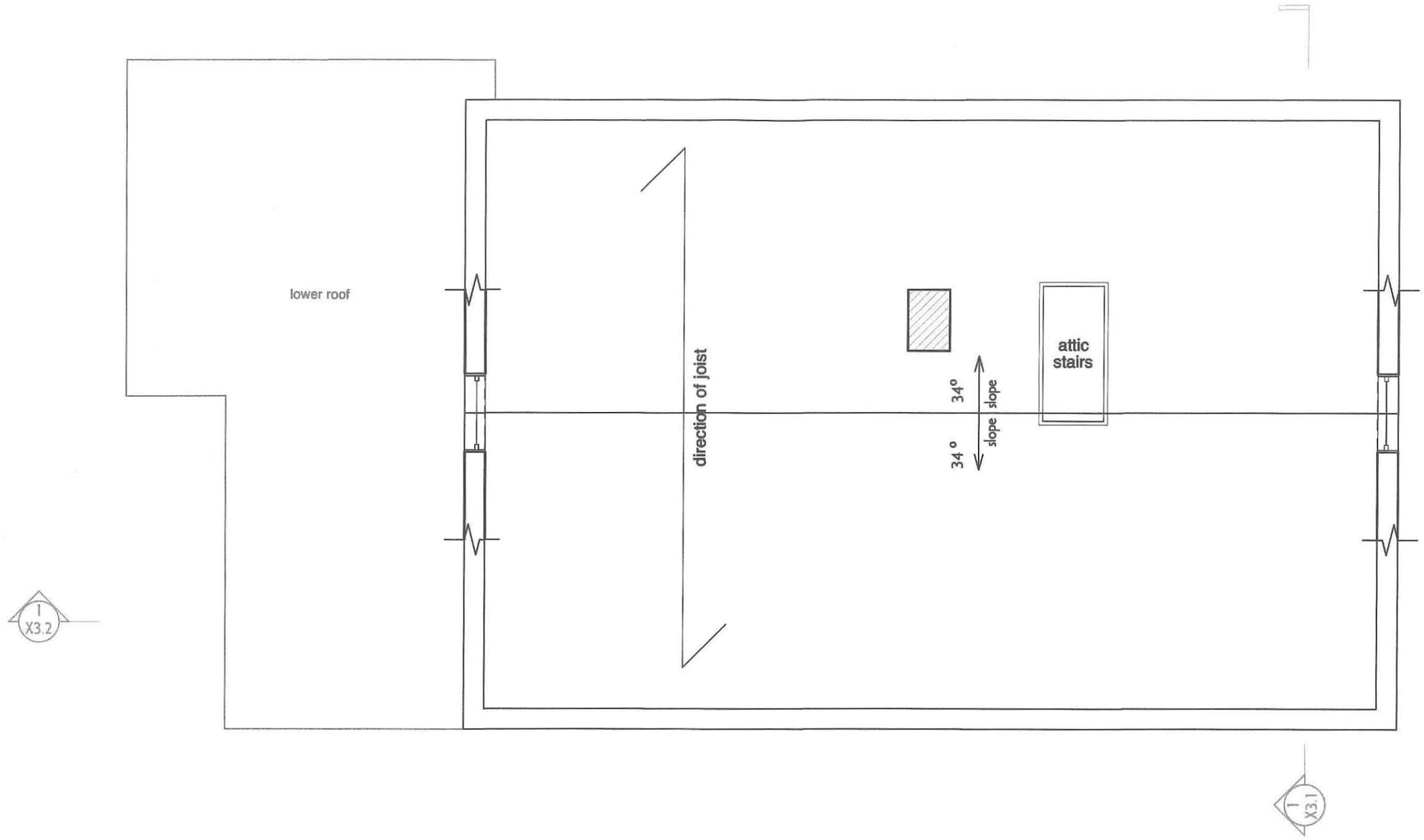
1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 02/06/20 08/24/20 09/30/20	X1.1



1 Existing Second 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 09/30/20	X1.2

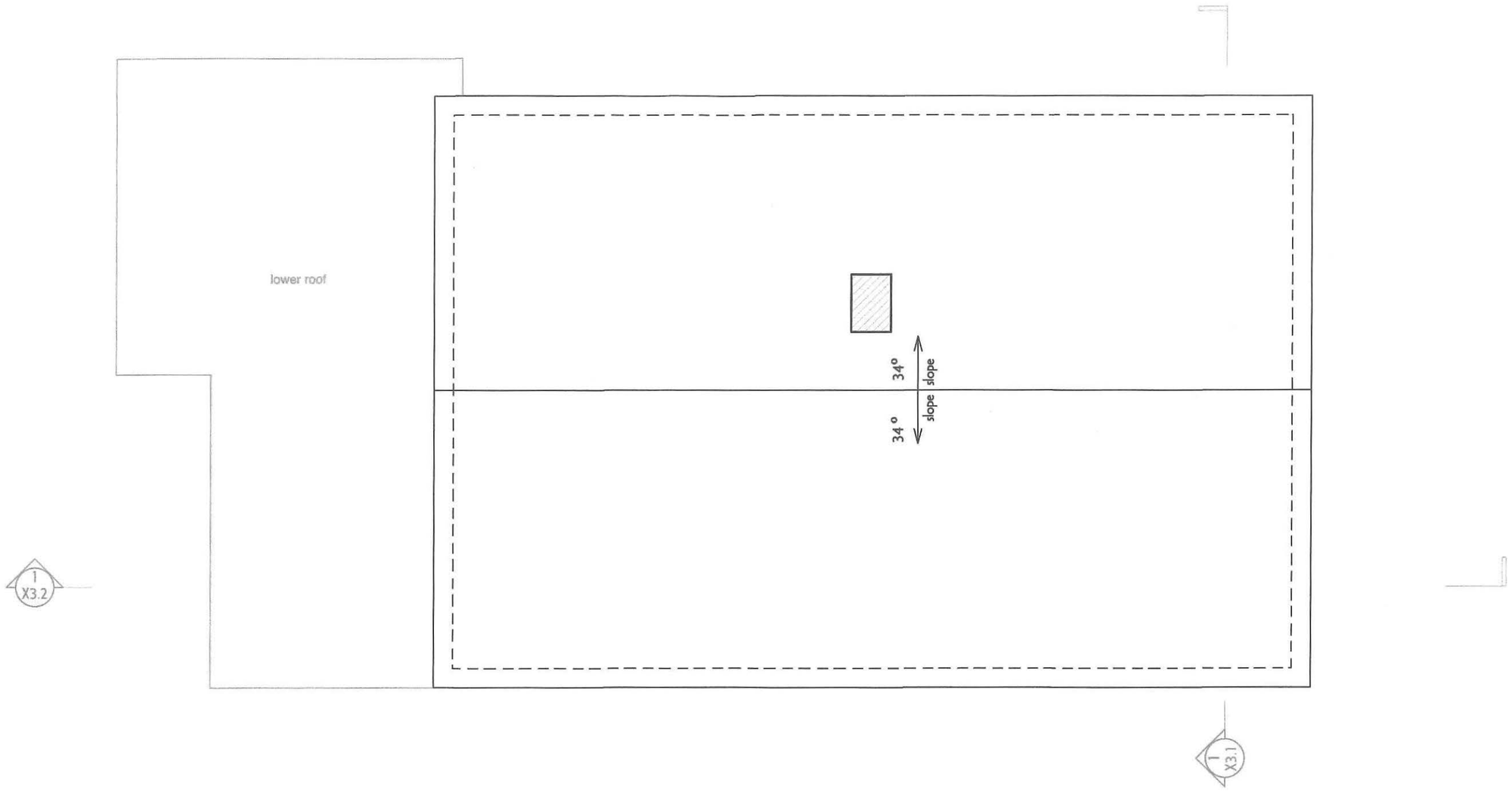


1 **Existing Third Floor Plan**
Scale: 1/4" = 1'-0"

3rd Floor Demolition Notes:

- Remove all existing roof, roof framing, gutters & eaves, walls, and flooring (including

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 09/30/20	X1.3

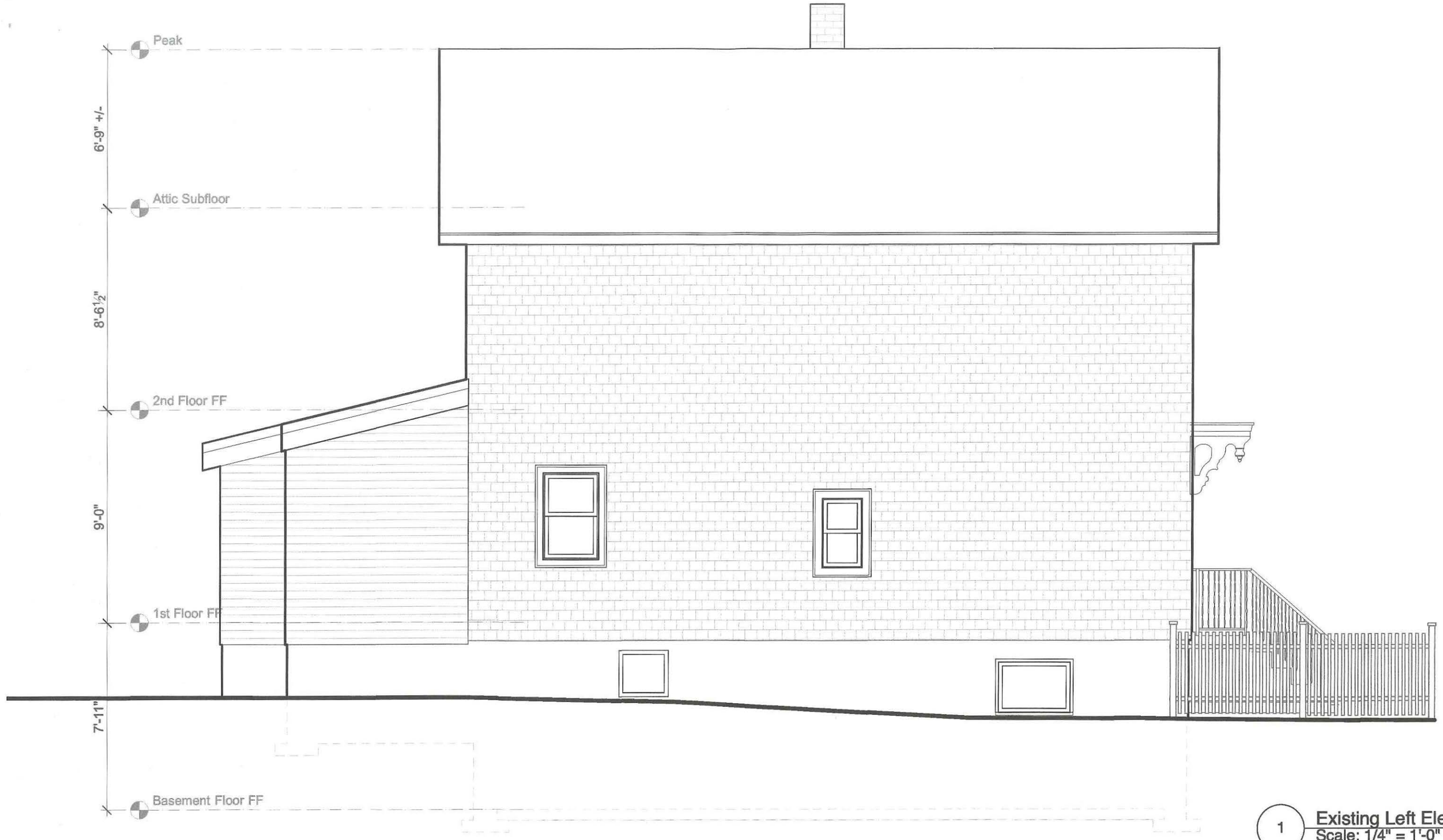


1 Existing Roof Plan
Scale: 1/4" = 1'-0"

McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 02/06/20 08/24/20 09/30/20	X1.4

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: 02/06/20 08/24/20 09/30/20	X2.1



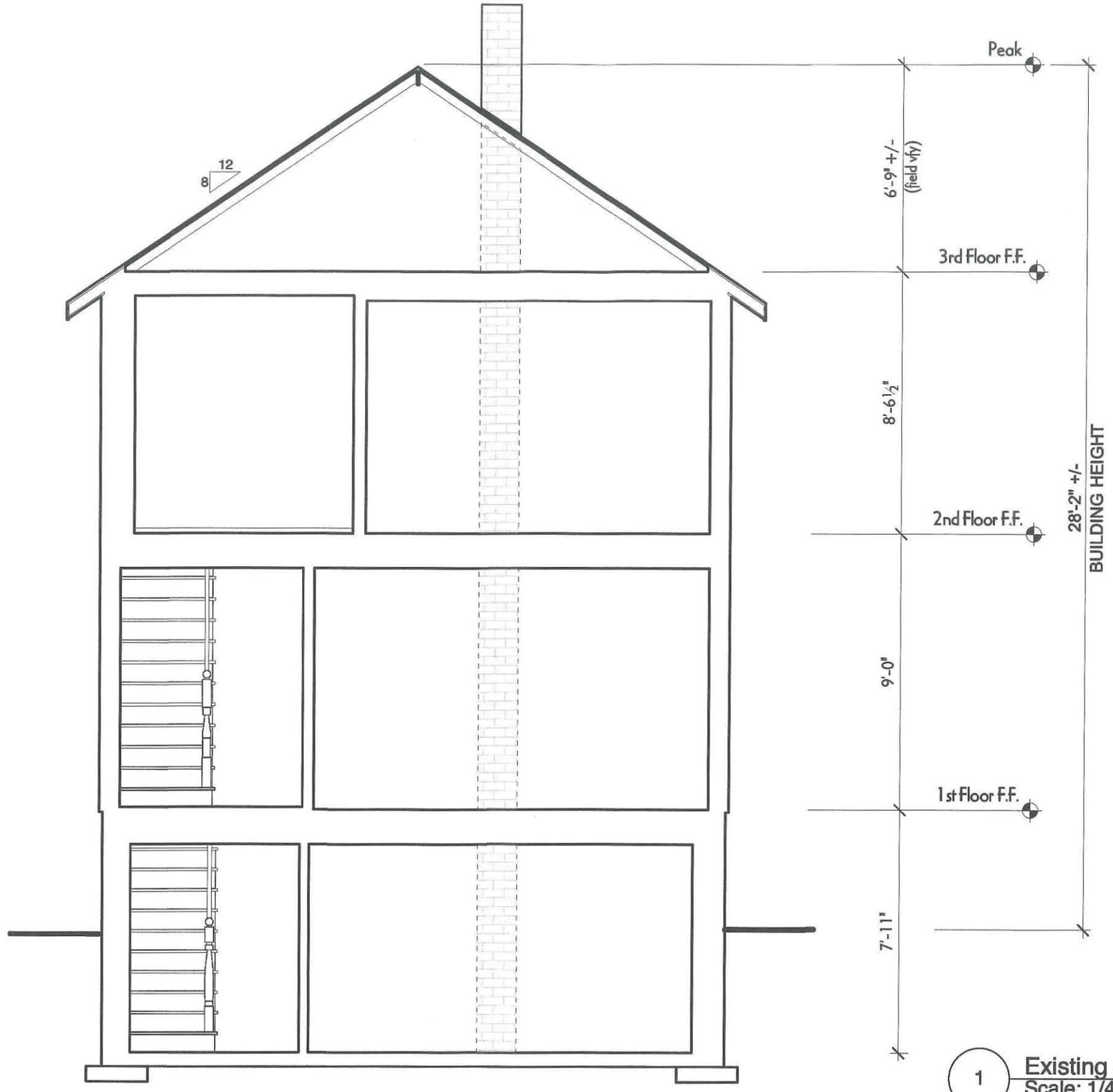
1 Existing Left Elevation
Scale: 1/4" = 1'-0"

McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 02/06/20 08/24/20 09/30/20	X2.2

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

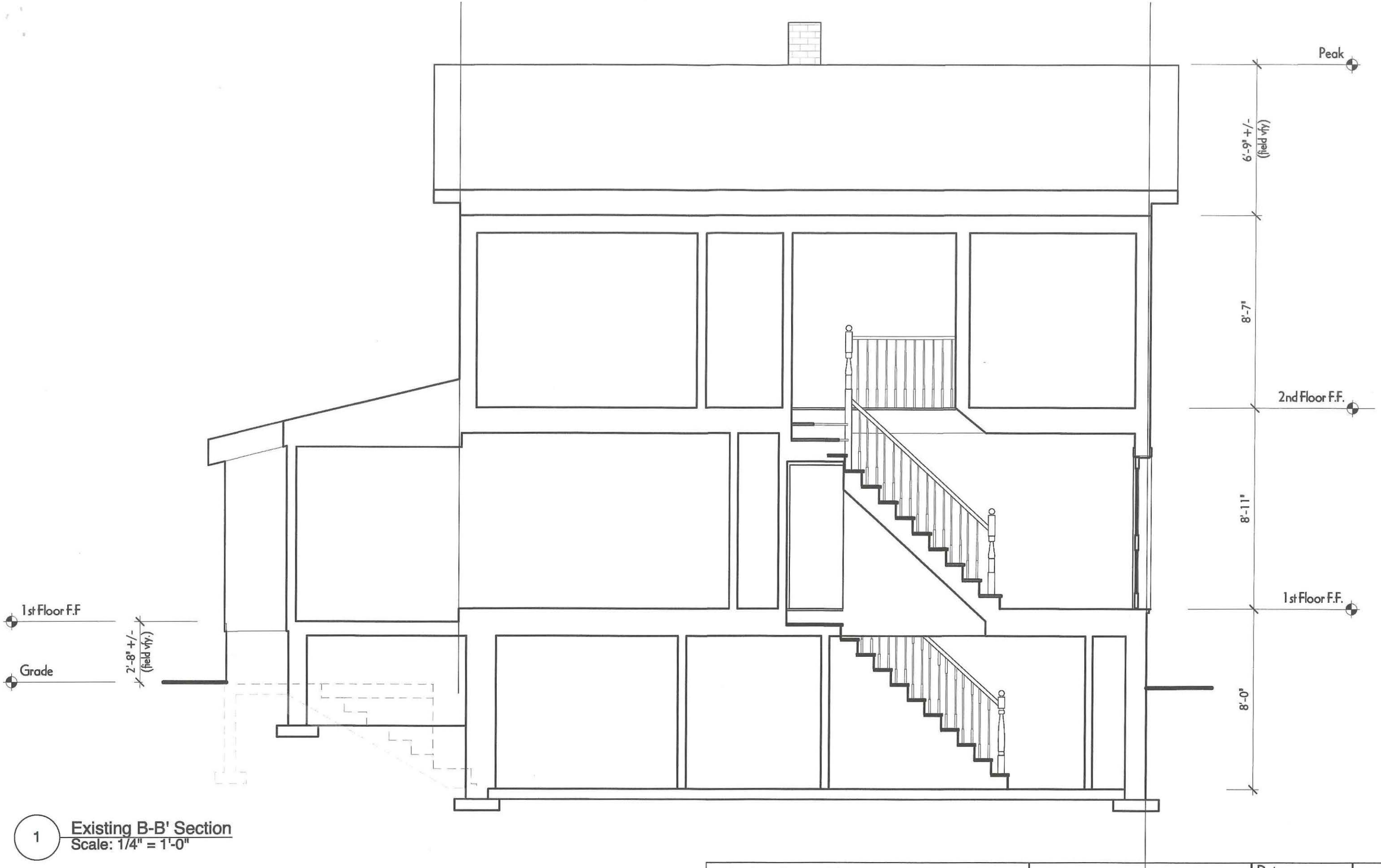
1 Existing Front Elevation
Scale: 1/4" = 1'-0"

McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 02/06/20 08/24/20 09/30/20	X2.3



1 Existing A-A 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: 02/06/20 08/24/20 09/30/20	X3.1

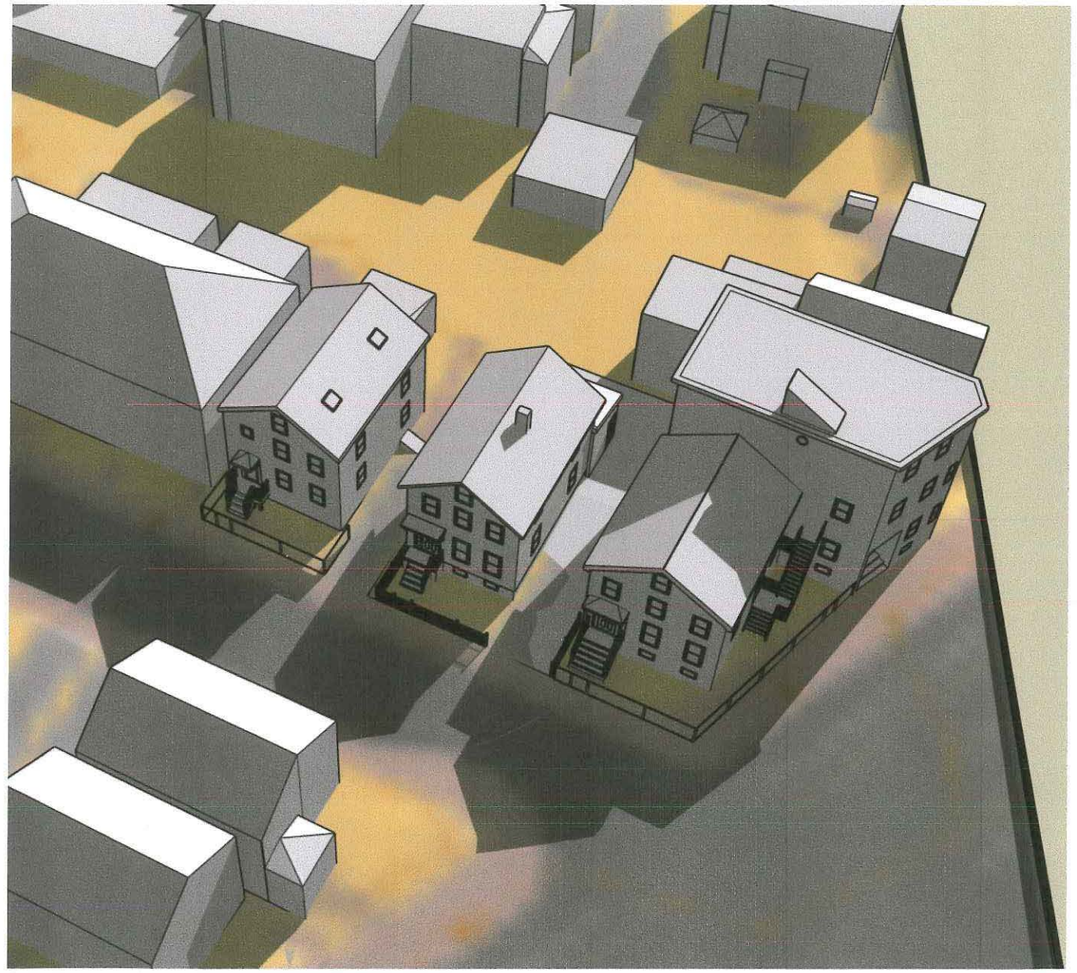


1 Existing B-B' Section
Scale: 1/4" = 1'-0"

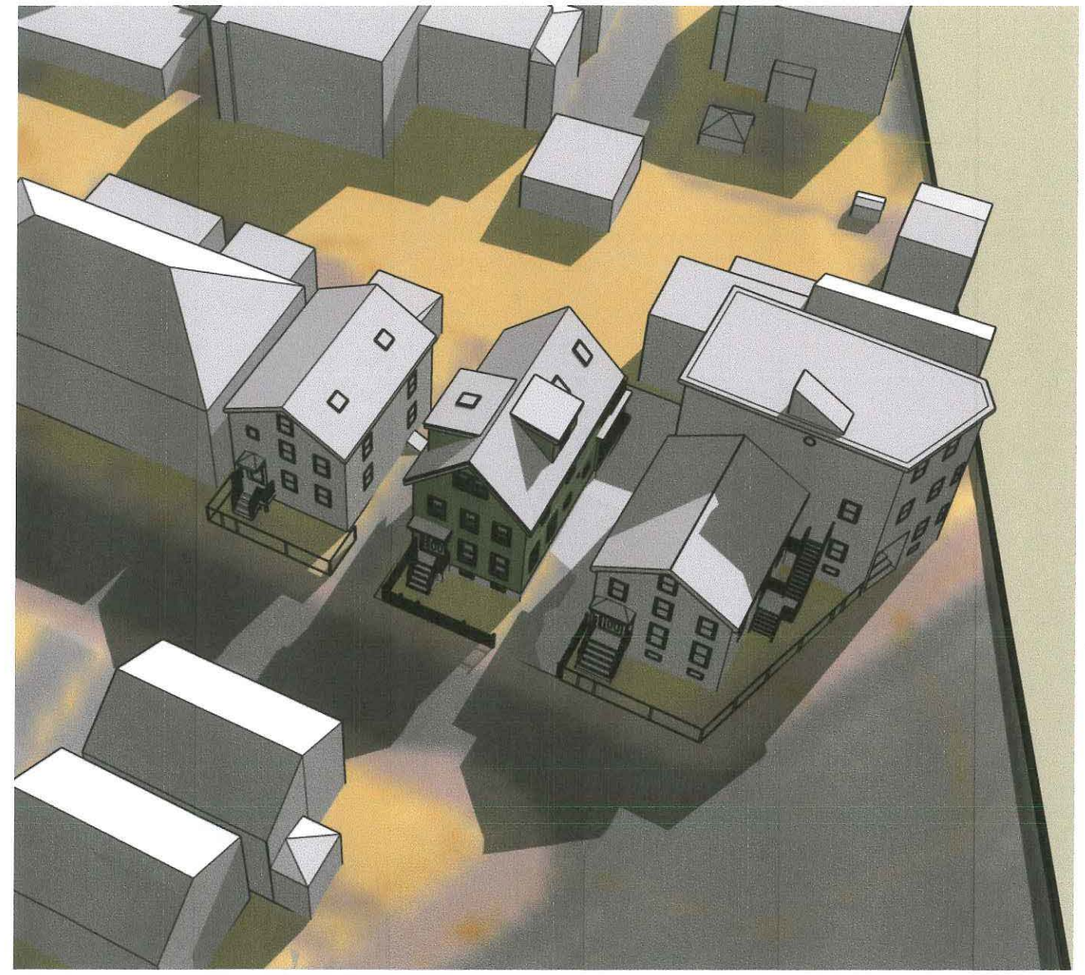
McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 02/06/20 08/24/20 09/30/20	X3.2

MARCH/ SEPTEMBER EQUINOX
9:00 AM

CURRENT



PROPOSED



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 09/30/20	R2.0

MARCH/ SEPTEMBER EQUINOX
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: 02/06/20 08/24/20 09/30/20	R2.1

MARCH/ SEPTEMBER EQUINOX
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: 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

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

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

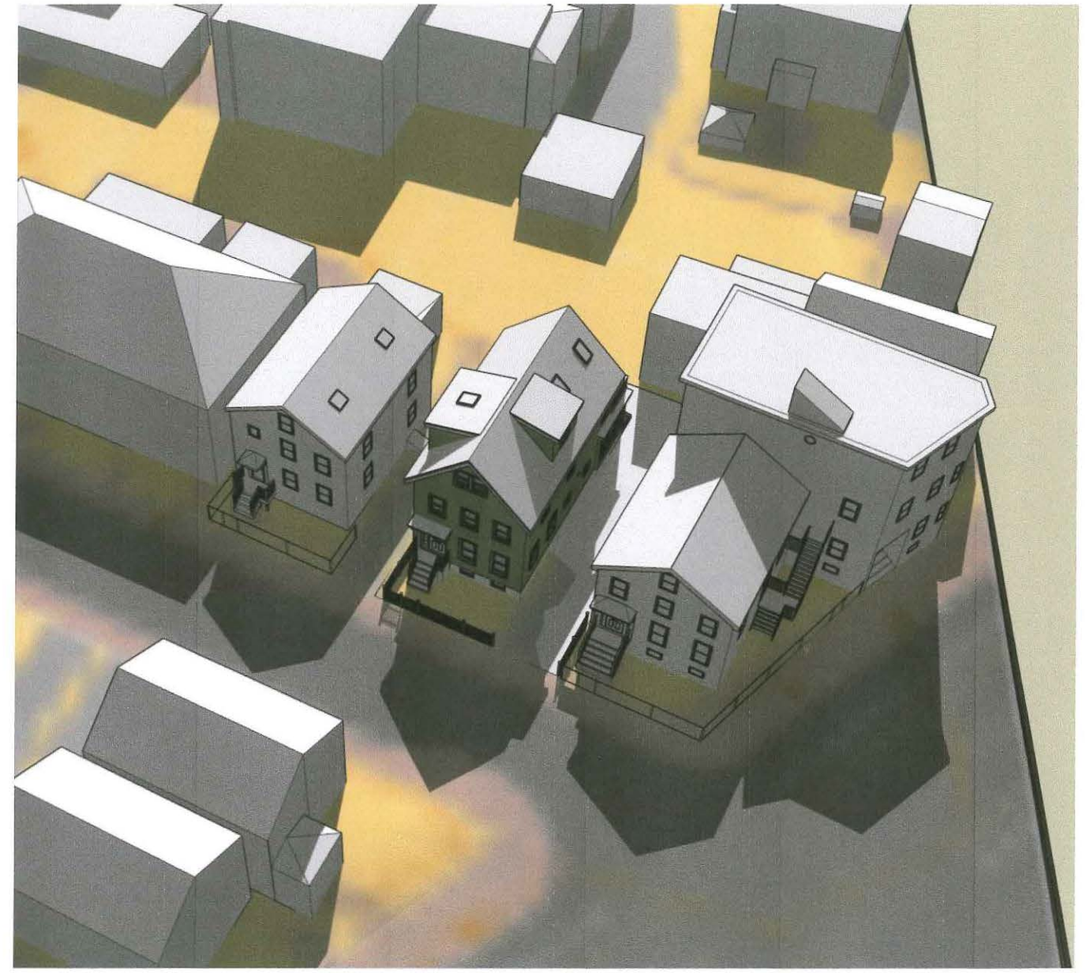
Date:
02/06/20
08/24/20
09/30/20

R2.3

SUMMER SOLSTICE
8:00 AM

CURRENT

PROPOSED



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 09/30/20	R2.4

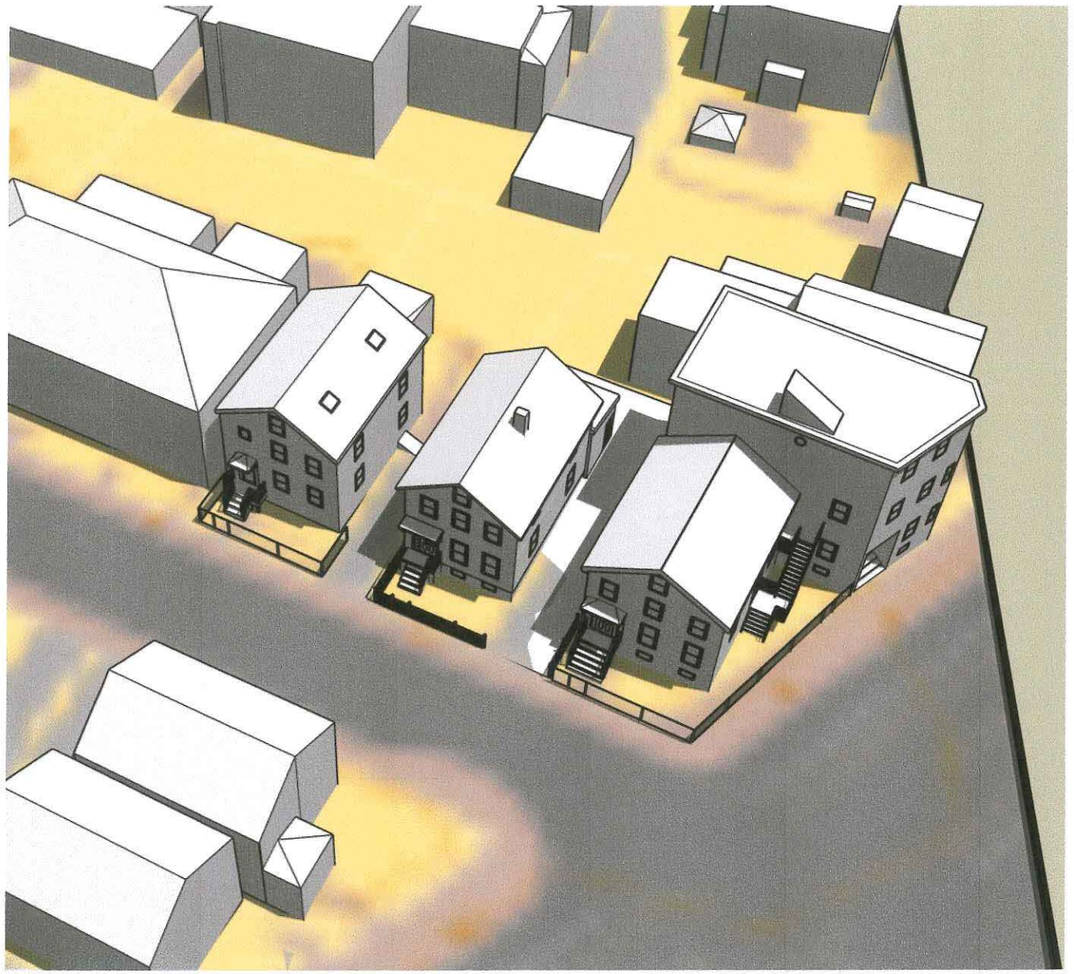
SUMMER SOLSTICE
12:00 PM

KEY:

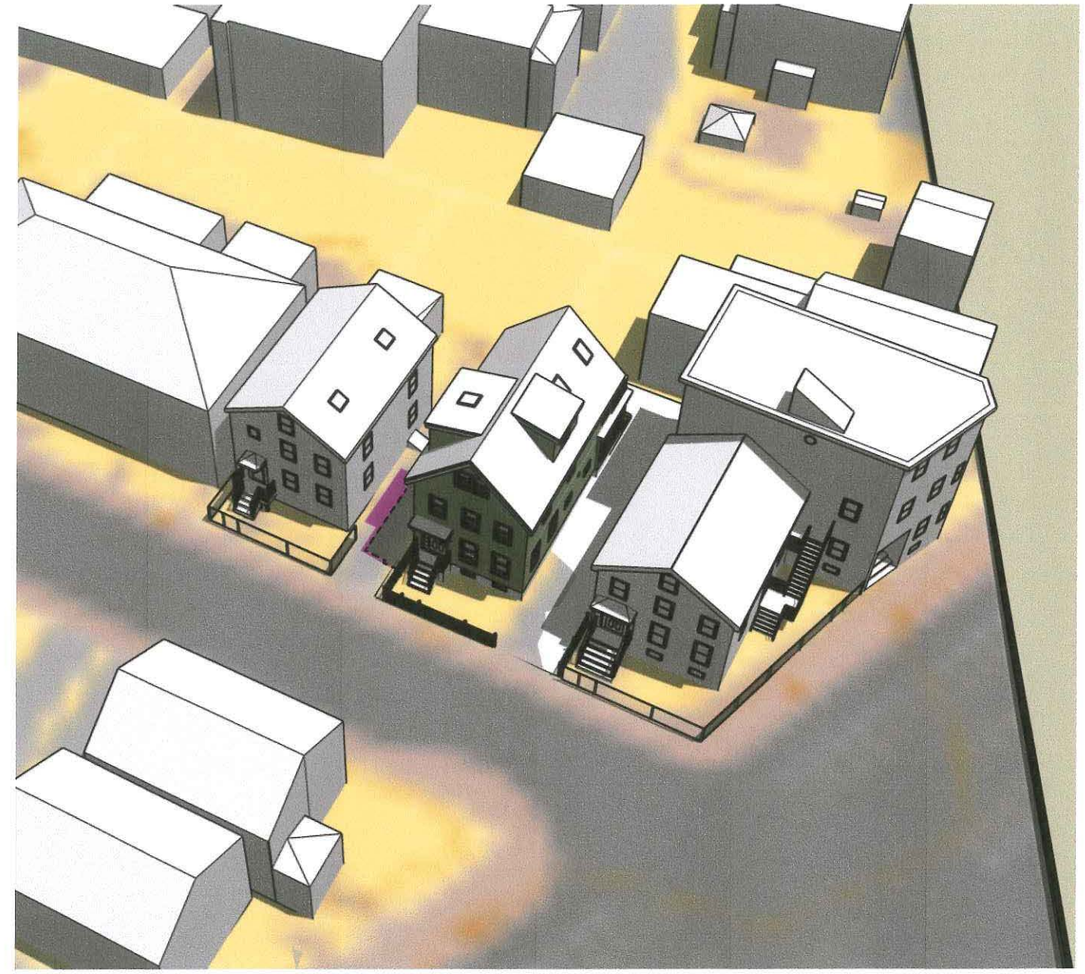
---------- Line of Existing Building Shadow

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: 02/06/20 08/24/20 09/30/20	R2.5

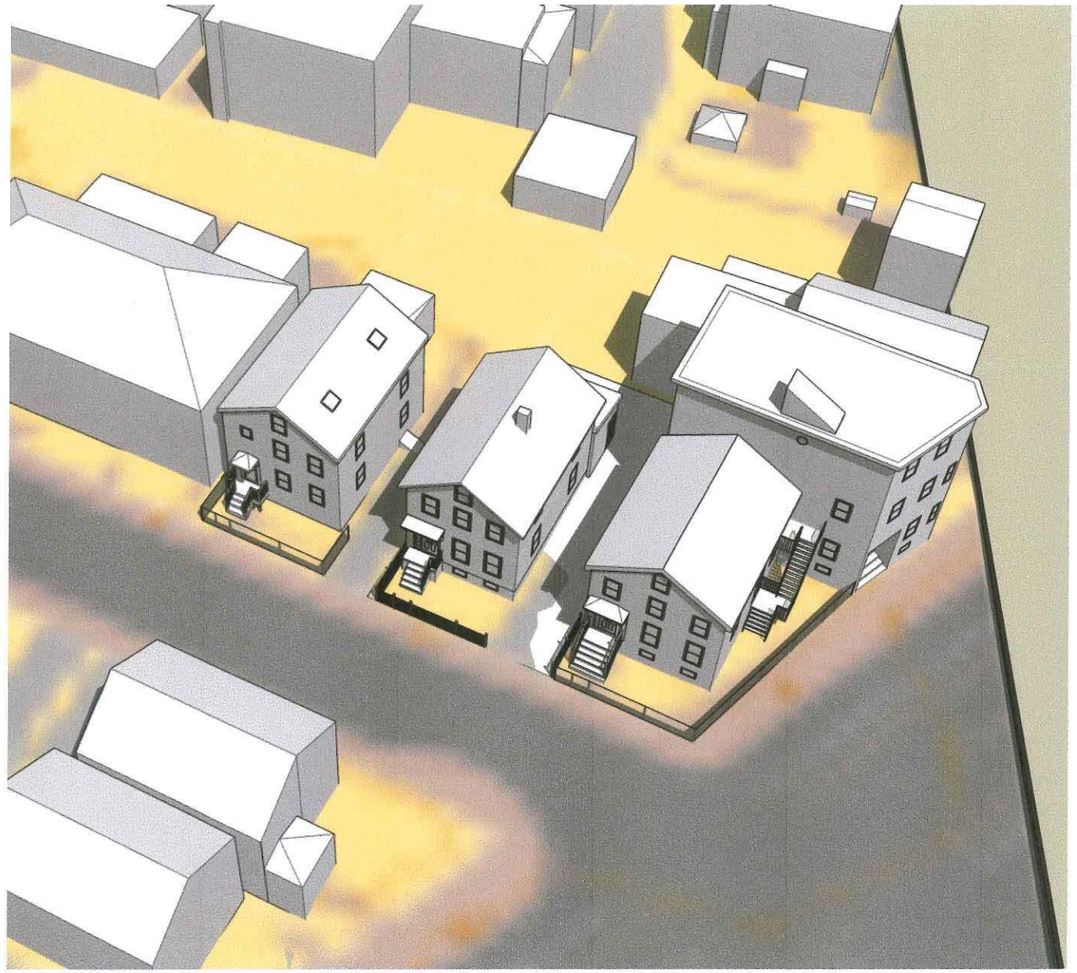
SUMMER SOLSTICE
1:30 PM

KEY:

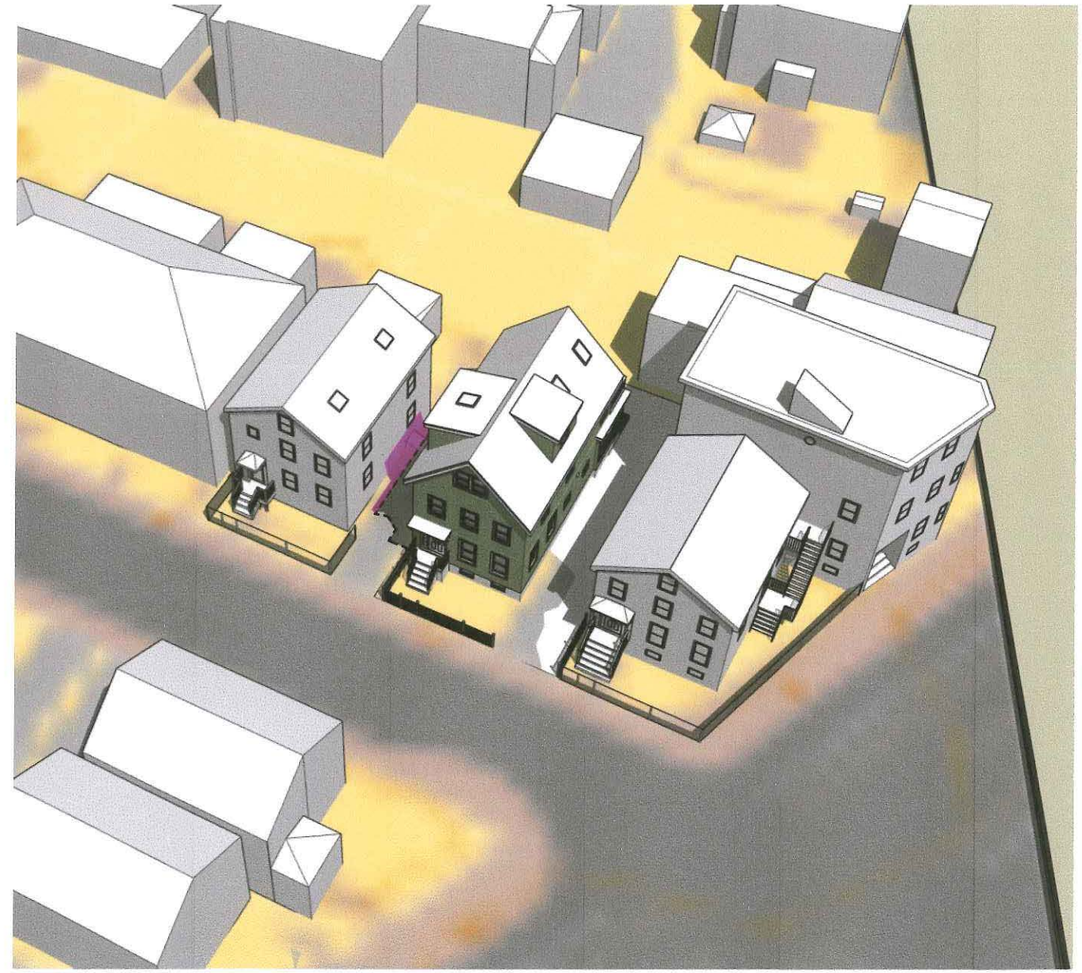
---------- Line of Existing Building Shadow

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: 02/06/20 08/24/20 09/30/20	R2.6

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 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 02/06/20 08/24/20 09/30/20	R2.7

WINTER SOLSTICE
9:00 AM

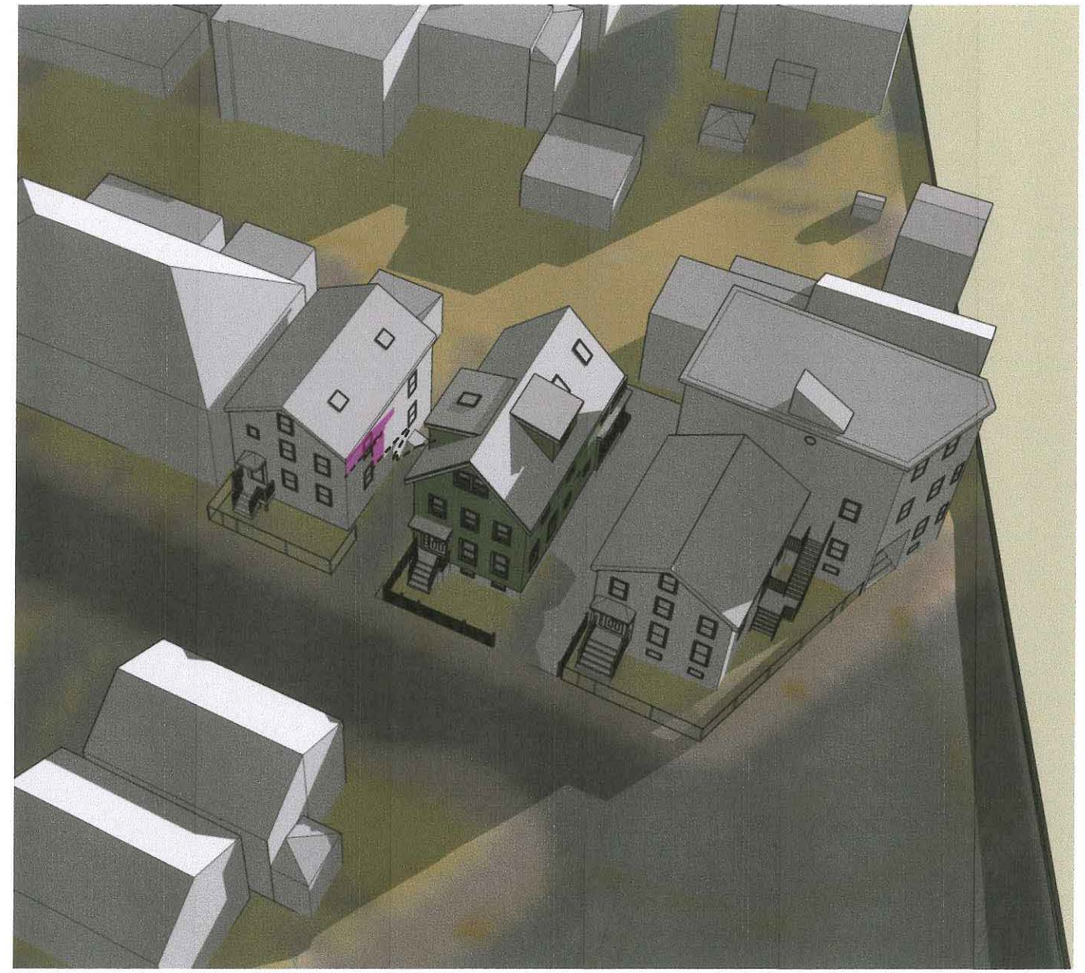
KEY:

---------- Line of Existing Building Shadow

Extent of New Shadow

CURRENT

PROPOSED



McMahon-Thompson Residence 20 Union St. Cambridge, MA 02141	EvB Design 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 02/06/20 08/24/20 09/30/20	R2.8

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: 02/06/20 08/24/20 09/30/20	R2.9

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: 02/06/20 08/24/20 09/30/20	R2.10

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: 02/06/20 08/24/20 09/30/20	R2.11