

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: ROY HODGMAN

PETITIONER'S ADDRESS: 238 Brookline St.

LOCATION OF PROPERTY: 238 Brookline St

TYPE OF OCCUPANCY: ONE FAMILY ZONING DISTRICT: SD-9

REASON FOR PETITION:

<u>X</u> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

NEW 745 SF. THREE STORY ADDITION TO EXISTING
TWO STORY RESIDENCE. SCOPE OF WORK TO INCLUDE
RENOVATION OF EXIST EXTERIOR CLADDING + WINDOWS.

SECTIONS OF ZONING ORDINANCE CITED:

Article 8.22F Section 400% INCREASE in LIVING AREA.

Article 8.000 Section 8.22.3

Article 5 Section 5.31

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

Roy Hodgman
(Petitioner(s)/Owner)

Roy Hodgman
(Print Name)

Address:

238 Brookline St

Tel. No.:

978-885-1769

E-Mail Address:

ROY

Date:

2019-05-23

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 Roy Hodgman and Caroline McKay
(OWNER)

Address: 238 Brookline St. Cambridge MA 02139

State that I/We own the property located at 238 Brookline St.,
which is the subject of this zoning application.

The record title of this property is in the name of _____

*Pursuant to a deed of duly recorded in the date _____, Middlesex South

County Registry of Deeds at Book _____, Page _____; or

Middlesex Registry District of Land Court, Certificate No. _____

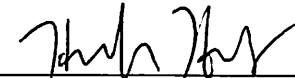
Book _____ Page _____.


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 Roy Hodgman personally appeared before me,
this 23rd of May, 2019, and made oath that the above statement is true.



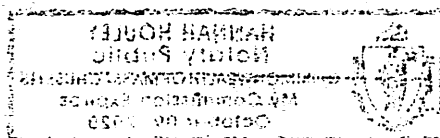
Notary

My commission expires _____



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

Handwritten text, possibly a signature or address, mostly illegible due to fading.



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 current owner (a young family of four) requires extra living space and bedrooms. The proposed addition would bring the residence up to the standards and quality of space expected of a modern single family home and lifestyle.

- 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 existing Residence (circa 1890) sits on a small non-conforming corner lot and within the required front yard setbacks for that district.

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

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

The new construction conforms to all requirements of Article '5' of the Cambridge Zoning Ordinance. All work to be undertaken by licensed contractors' in a safe and orderly manner and in accordance with all State and local regulations.

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

The project is located in a SD-9 district which was designed to encourage single family housing. The proposed addition is designed to respect the historic quality of the existing house and scaled to fit within the character of Cambridgeport and immediate neighborhood.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Roy Hodgman PRESENT USE/OCCUPANCY: Single Family

LOCATION: 238 BROOKLINE ST ZONE: SD-9

PHONE: 978-885-1769 REQUESTED USE/OCCUPANCY: Single Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
TOTAL GROSS FLOOR AREA:		<u>1232</u>	<u>1,995</u>	<u>2090</u>	(max.)
LOT AREA:		<u>3471</u>		<u>5,000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		<u>.35</u>	<u>.57</u>	<u>.6</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:		<u>3471</u>	<u>3471</u>	<u>5000</u>	(min.)
SIZE OF LOT:	WIDTH	<u>60'</u>	<u>60'</u>	<u>20'</u>	(min.)
	DEPTH	<u>58'</u>	<u>58'</u>		
Setbacks in Feet:	FRONT	<u>9'</u>	<u>9'</u>	<u>13.2'</u>	(min.)
	REAR	<u>21.4'</u>	<u>20.71'</u>	<u>20'</u>	(min.)
	LEFT SIDE	<u>15.4'</u>	<u>15.4'</u>	<u>11.75'</u>	(min.)
	RIGHT SIDE	<u>12.4'</u>	<u>12.4'</u>	<u>13.2'</u>	(min.)
SIZE OF BLDG.:	HEIGHT	<u>25'</u>	<u>32.75'</u>	<u>35'</u>	(max.)
	LENGTH	<u>35.5</u>	<u>35.5</u>	<u>31.75'</u>	
	WIDTH	<u>25.25'</u>	<u>26.1'</u>	<u>27.0'</u>	
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³		<u>79%</u>	<u>76%</u>	<u>73%</u>	(min.)
NO. OF DWELLING UNITS:		<u>1</u>	<u>1</u>	<u>1</u>	(max.)
NO. OF PARKING SPACES:		<u>1</u>	<u>1</u>	<u>1</u>	(min./max)
NO. OF LOADING AREAS:		<u>NA.</u>			(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		<u>NA.</u>			(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.

Proposed Construction: TYP V WOOD FRAME

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'.

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Special Permit: _____

Variance: X

Appeal: _____

2019 MAY 28 PM 12:12

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: ROY HODGMAN

PETITIONER'S ADDRESS: 238 Brookline St.

LOCATION OF PROPERTY: 238 Brookline St

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_____ New Structure

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Article 8 Section 8.22.3

Article 5 Section 5.3.1

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Original Signature(s):

Roy Hodgman
(Petitioner(s)/Owner)

Roy Hodgman
(Print Name)

Address:

238 Brookline St

Tel. No.:

978-885-1769

E-Mail Address:

ROY

Date:

2019-05-23

OUTLINE SPECIFICATIONS

SCOPE OF WORK:

New 745 sf. three story addition to exist two story single family house. The new addition to contain; 3rd floor Master Bedroom suite and egress stair. Work consists of a first floor Kitchen / Mudroom with yard access, expansion to 2nd Bedroom, and new windows with exterior cladding and trim at existing house. Scope of work to include mechanical systems and energy upgrades to exist residence where appropriate.

Zoning:

Zoning District: SD-9
Lot size: 3,484 sf.
Existing house: 2 floors: 1232 sf.

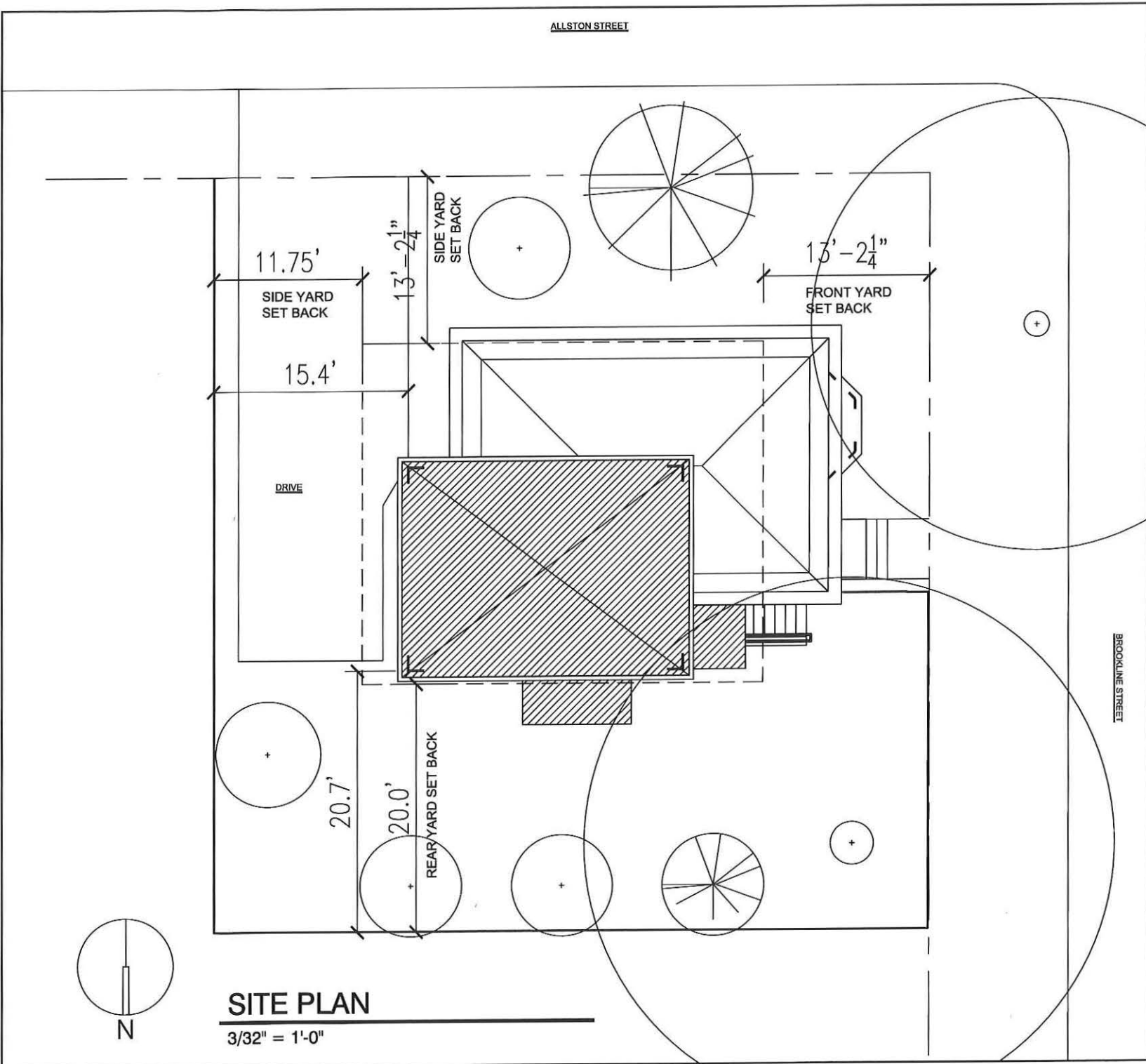
Proposed Addition (3 floors): 814 sf. Gross.
Proposed Total House: 1995 sf.
Max Allowable FAR: .6
Existing FAR: .35 Proposed FAR: .57
Open Space Ratio: 76%

Applicable Codes:

- IEBC 2015
- 780 CMR Existing Building Code of Massachusetts
- 527 CMR Massachusetts State Fire Prevention Code
- 248 CMR Fuel Gas + Plumbing Code (Massachusetts State Plumbing Code)
- Referenced Standards

DIVISION 1 - GENERAL REQUIREMENTS AND NOTES

- 1.1 This project shall comply with all general conditions as set forth by the AIA in document number A-107.
- 1.2 Contractor to provide all necessary permits and comply with all local and state codes.
- 1.3 Contractor to leave the premises at the end of the project in a clean condition with the removal of all debris and construction related equipment, clean all windows, and return all non-renovated areas of the house, yard and driveway to their original condition if damage has occurred.
- 1.4 The Contractor shall provide adequate weather protection for the buildings and its contents during the course of the work.
- 1.5 The Contractor shall provide the owner with all warranties, guarantees, and instructions on any equipment or appliances.
- 1.6 Provide a 12-month warranty on all new and renovated construction, commencing with the final approved application for payment. Also provide a subcontractors release of liens to the owner with the final application for payment.
- 1.7 Millwork subcontractor shall provide shop drawings for approval by owner on all cabinetry and custom casework as specified in these drawings.
- 1.8 Any and all questions regarding the documents shall be directed to the architect for clarifications. Where inconsistencies exist in the plans and details, the larger scale drawings (i.e. details) shall govern. If dimensions are inconsistent or incorrect contact Architect prior to construction.
- 1.9 All dimensions on the plans are from finish surface to finish surface unless so noted.
- 1.10 The character and scope of the work are illustrated by the drawings and the notes. To interpret and explain the drawings other information deemed necessary by the Architect will be furnished to the Contractor when and as required by the work.
- 1.11 Minor details not usually shown or specified but necessary for proper construction of any part of the work shall be included as if they were indicated in the drawings.



LEGEND

- NEW CONSTRUCTION
- EXIST. CONSTRUCTION

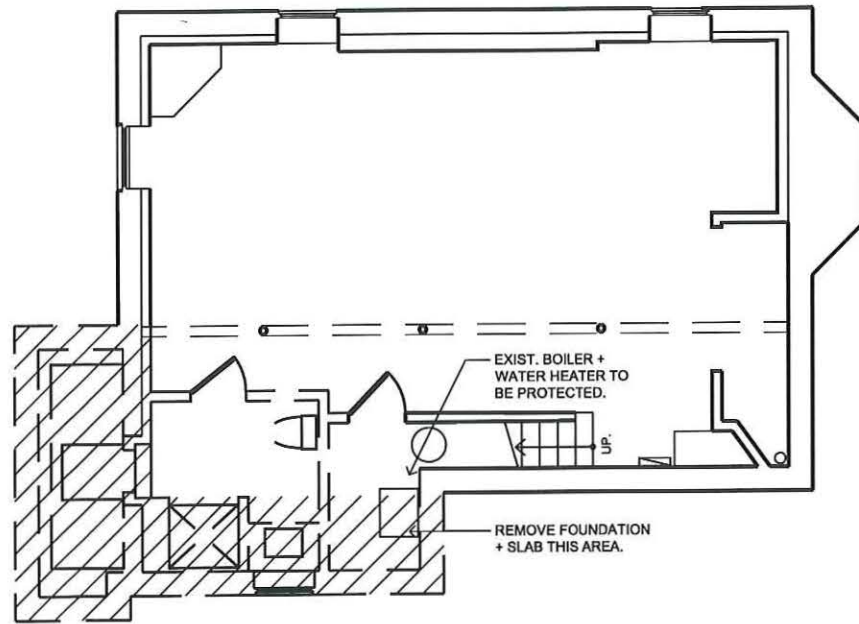


Hodgman Residence 238 Brookline Street, Cambridge MA.

A0.1

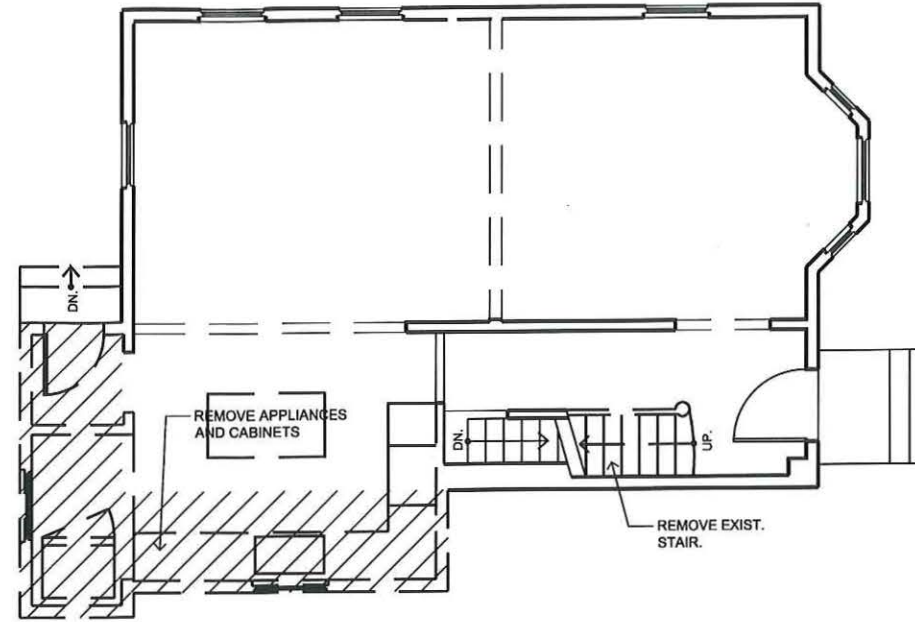
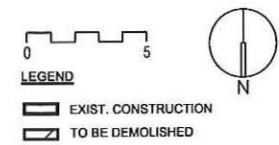
Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

FOR PERMIT 5-20-19



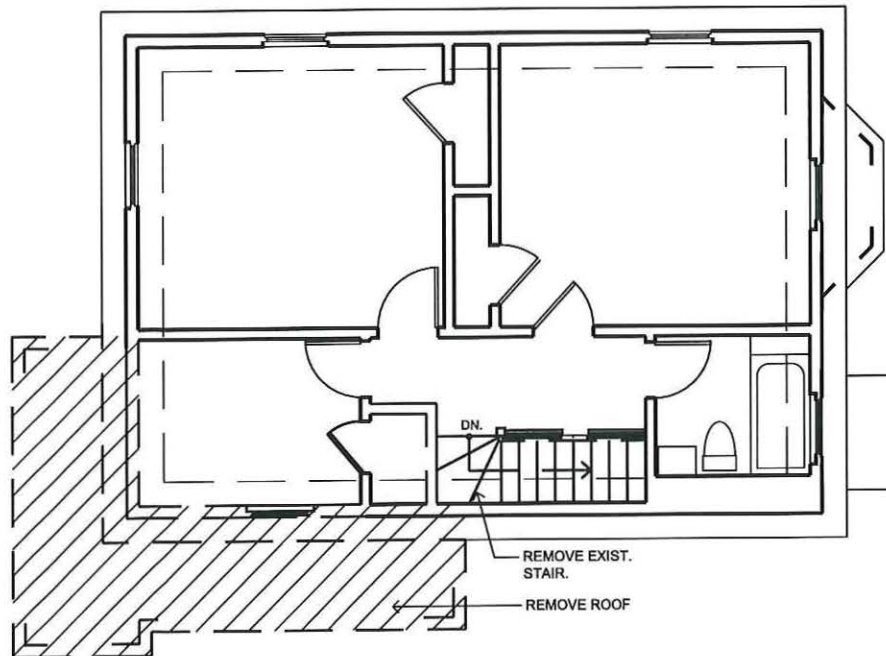
BASEMENT DEMOLITION PLAN

1/8" = 1'-0"



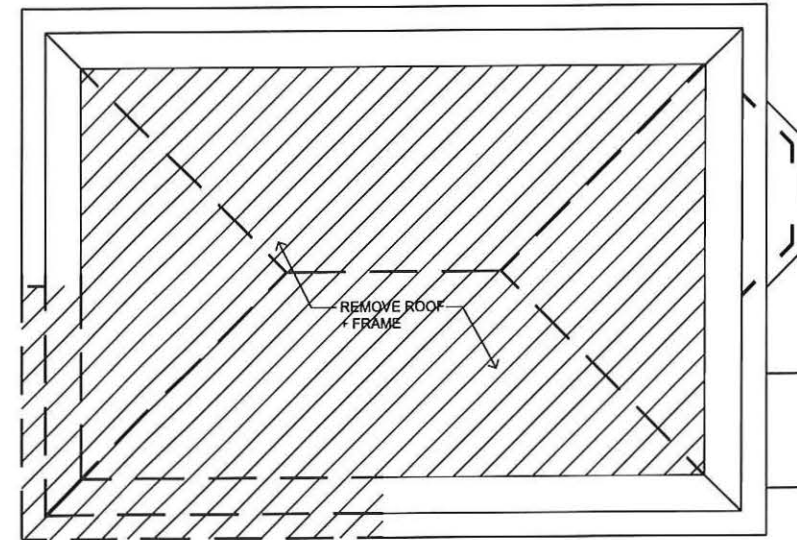
FIRST FLOOR DEMOLITION PLAN

1/8" = 1'-0"



2ND. FLOOR DEMOLITION PLAN

1/8" = 1'-0"



ROOF DEMOLITION PLAN

1/8" = 1'-0"

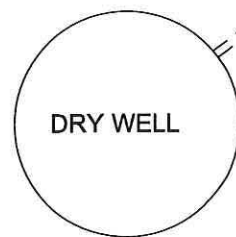


Hodgman Residence 238 Brookline Street, Cambridge MA.

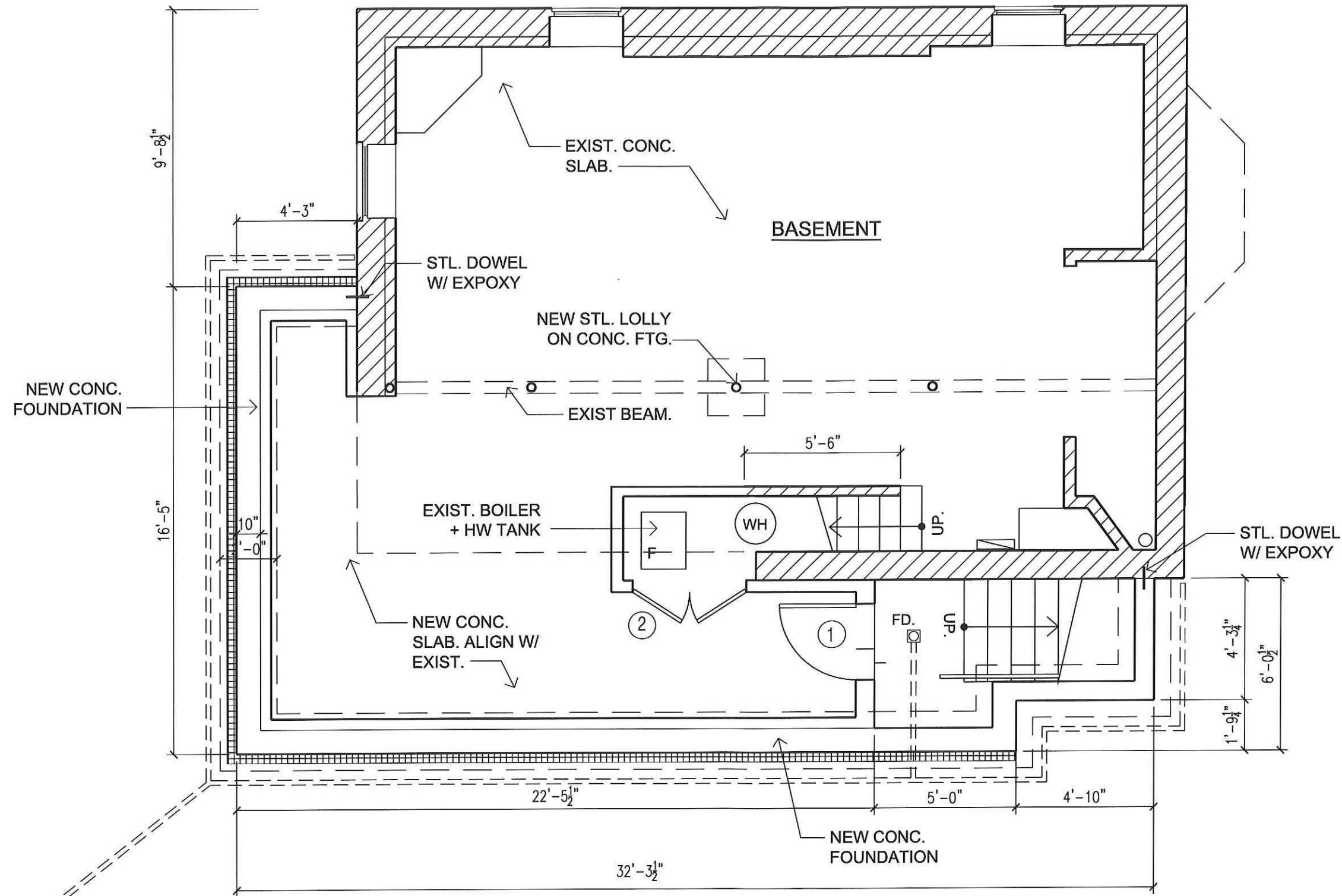
Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

FOR PERMIT 5-20-19

D1



DRY WELL



BASEMENT PLAN

1/4" = 1'-0"



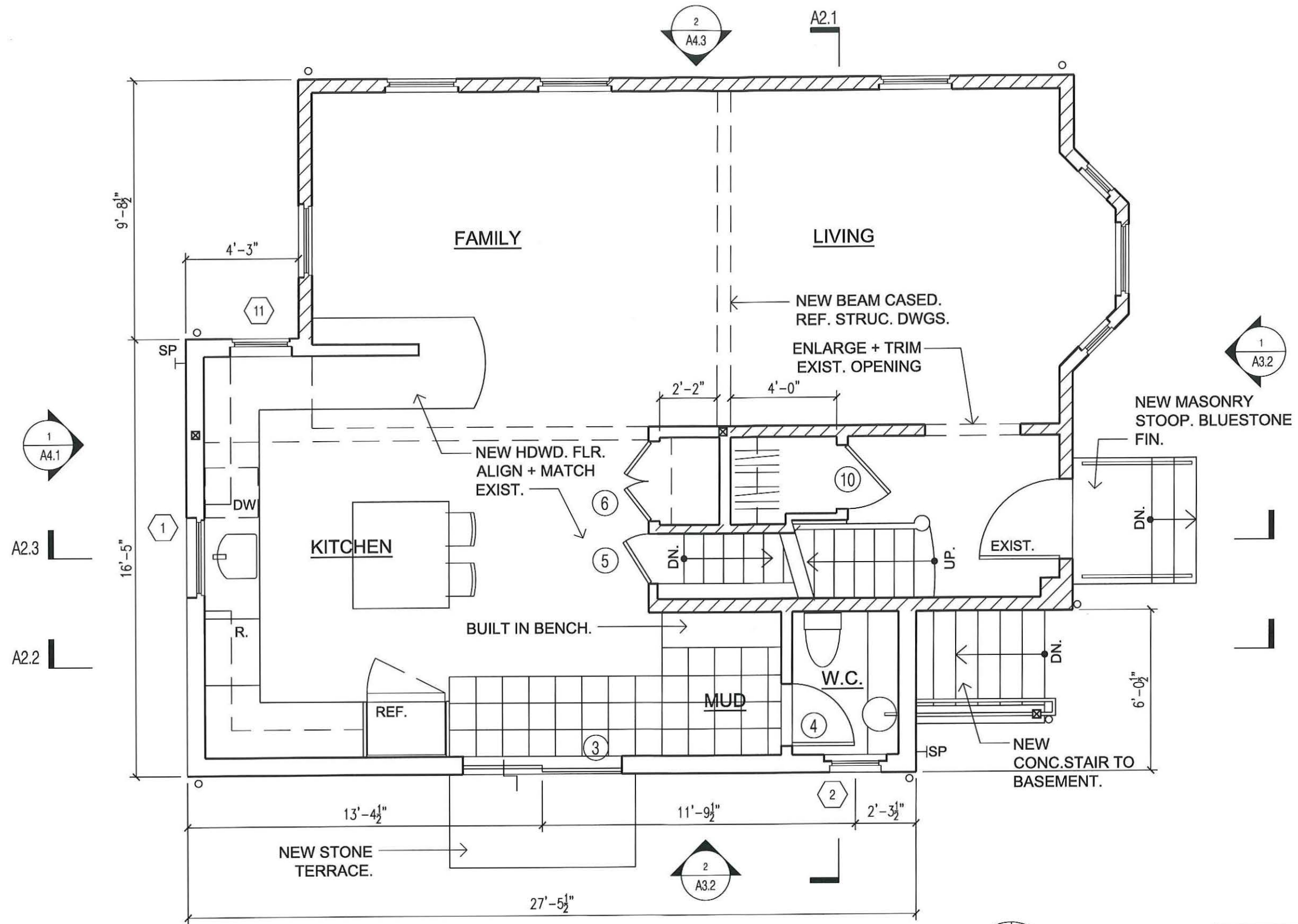
Hodgman Residence

238 Brookline Street, Cambridge MA.

FOR PERMIT 5-20-19

A1.1

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

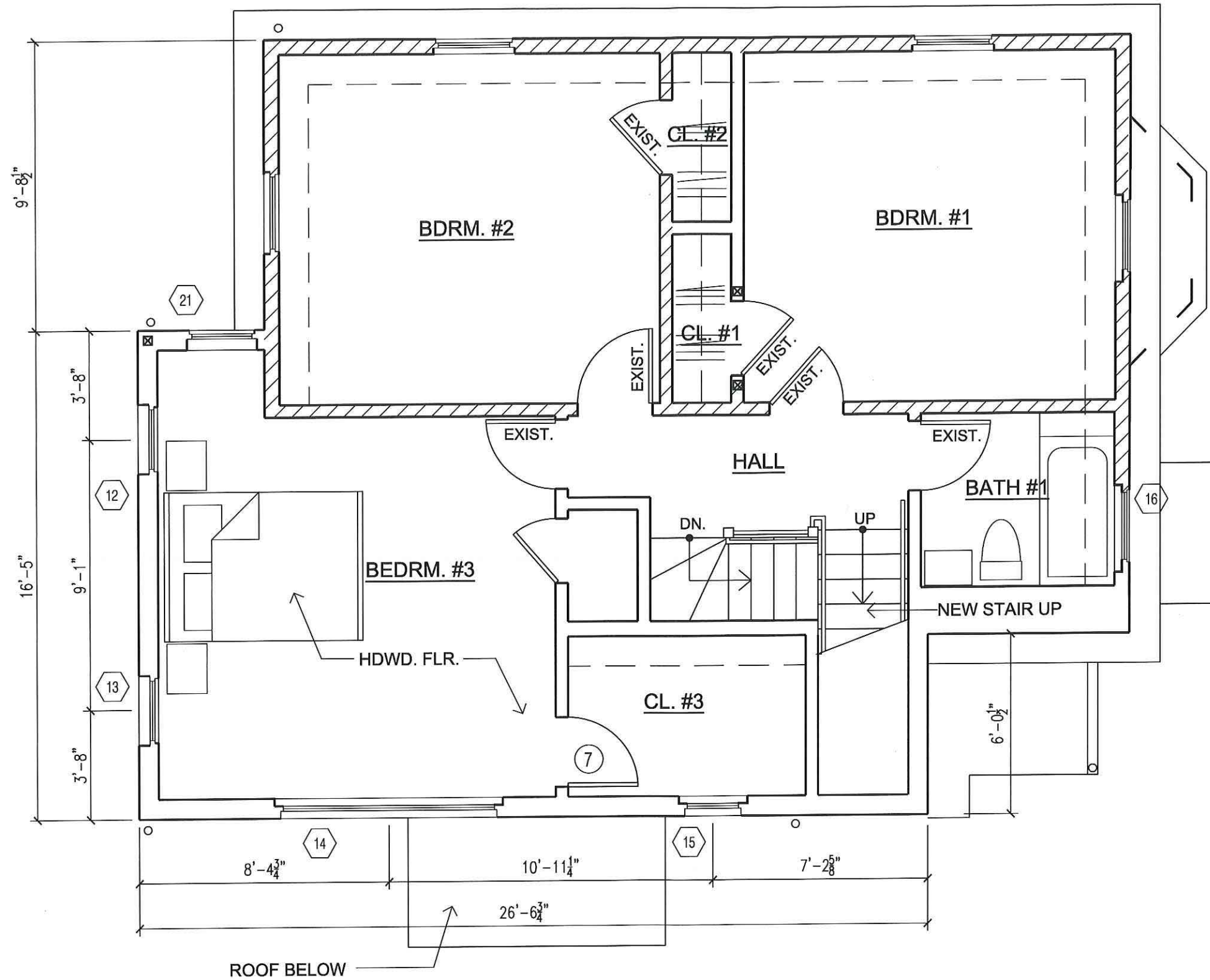


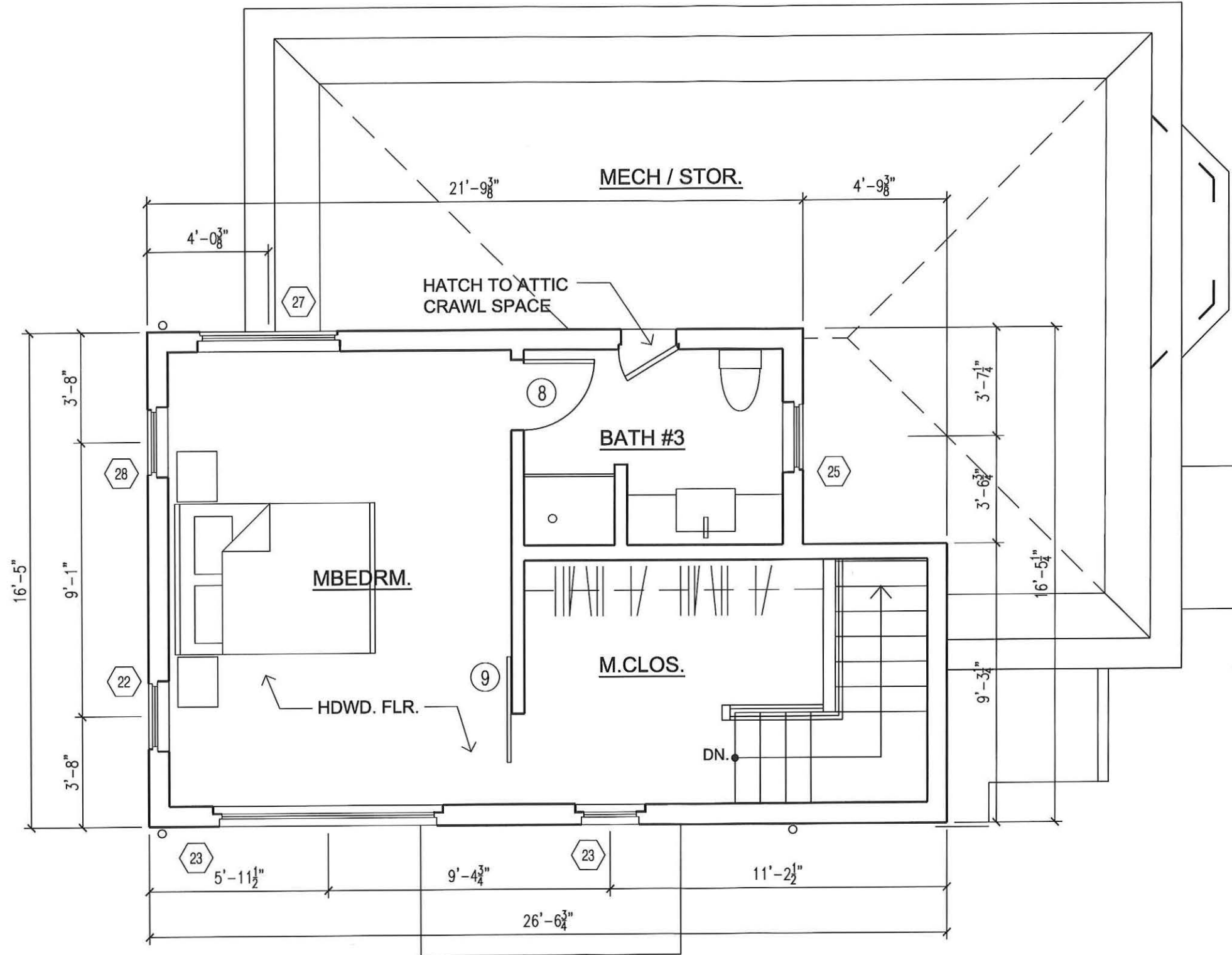
Hodgman Residence 238 Brookline Street, Cambridge MA.

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

FOR PERMIT 5-20-19

A1.2





3RD. FLOOR PLAN

1/4" = 1'-0"

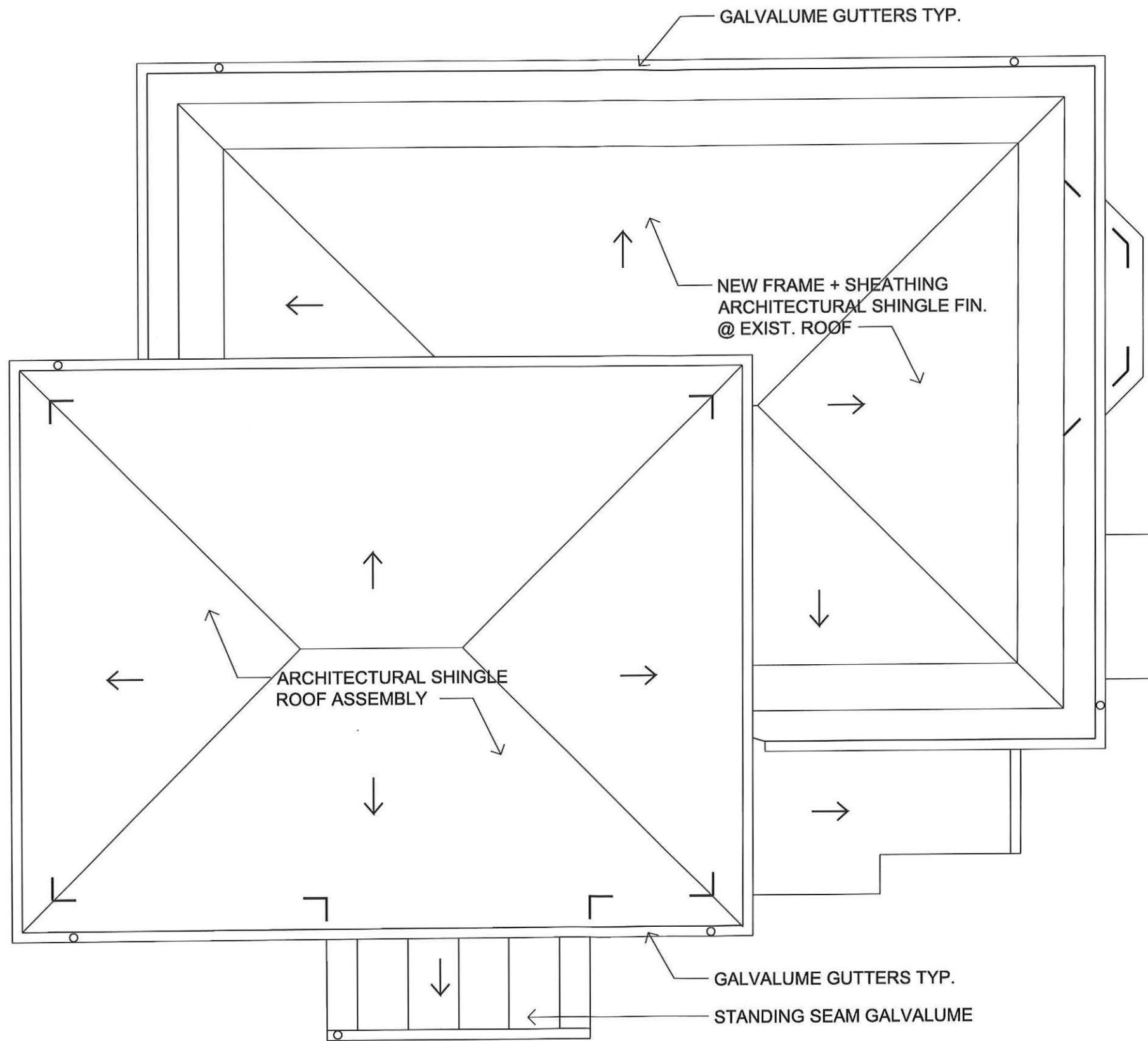


Hodgman Residence 238 Brookline Street, Cambridge MA.

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

FOR PERMIT 5-20-19

A1.4



ROOF PLAN

1/4" = 1'-0"



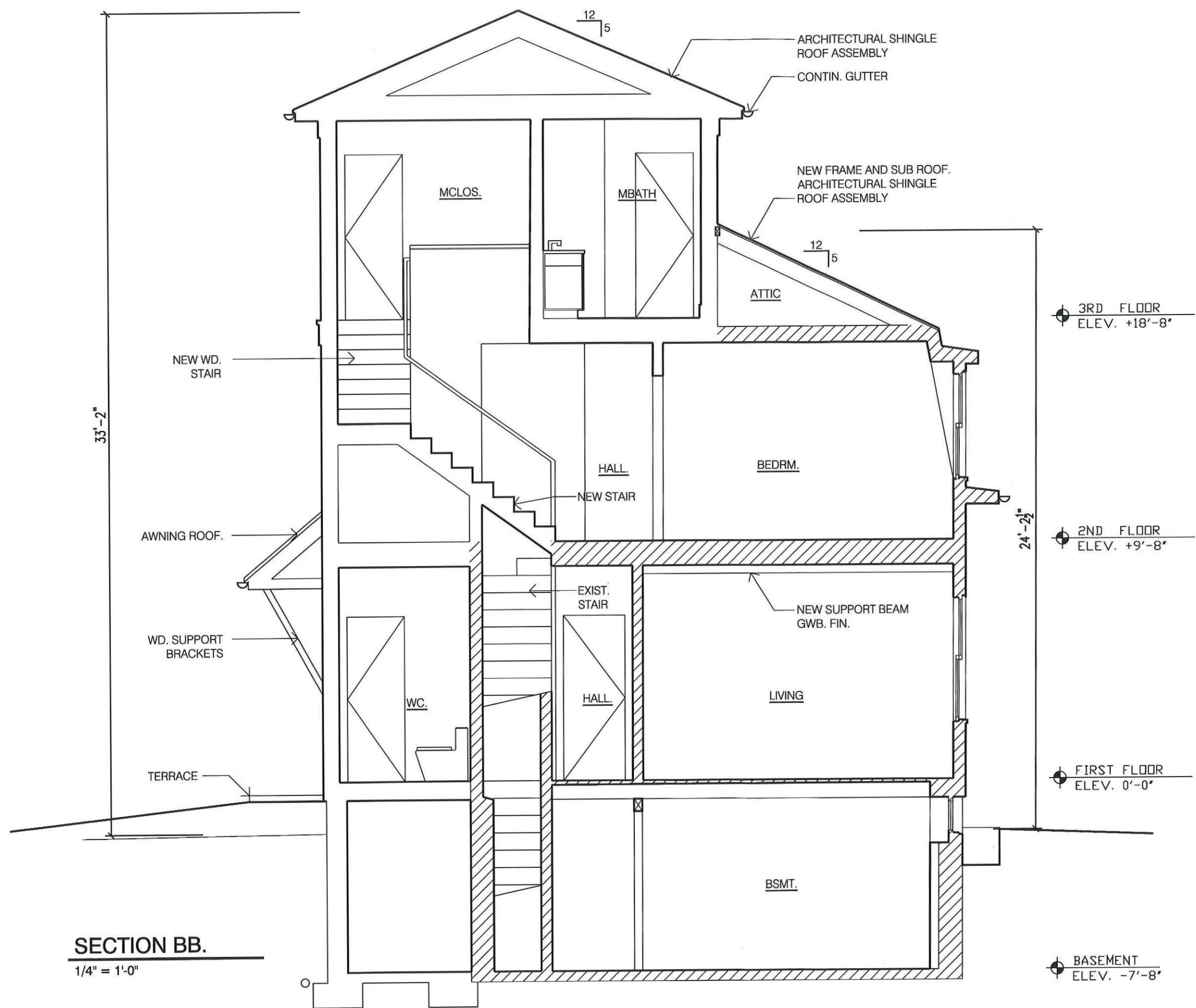
Hodgman Residence

238 Brookline Street, Cambridge MA.

A1.5

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

FOR PERMIT 5-20-19



SECTION BB.
1/4" = 1'-0"

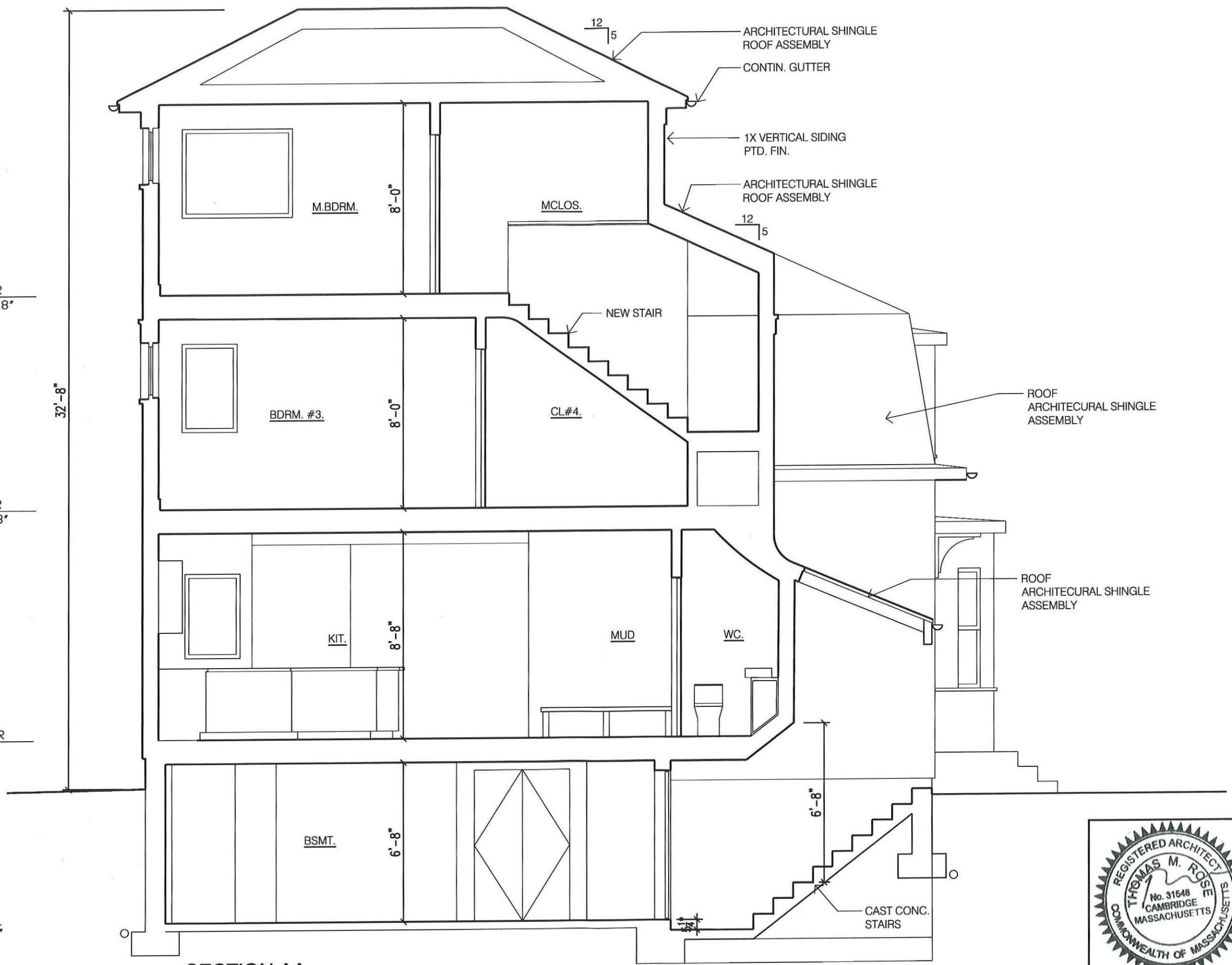


3RD FLOOR
ELEV. +18'-8"

2ND FLOOR
ELEV. +9'-8"

FIRST FLOOR
ELEV. 0'-0"

BASEMENT
ELEV. -7'-8"



SECTION AA.
1/4" = 1'-0"

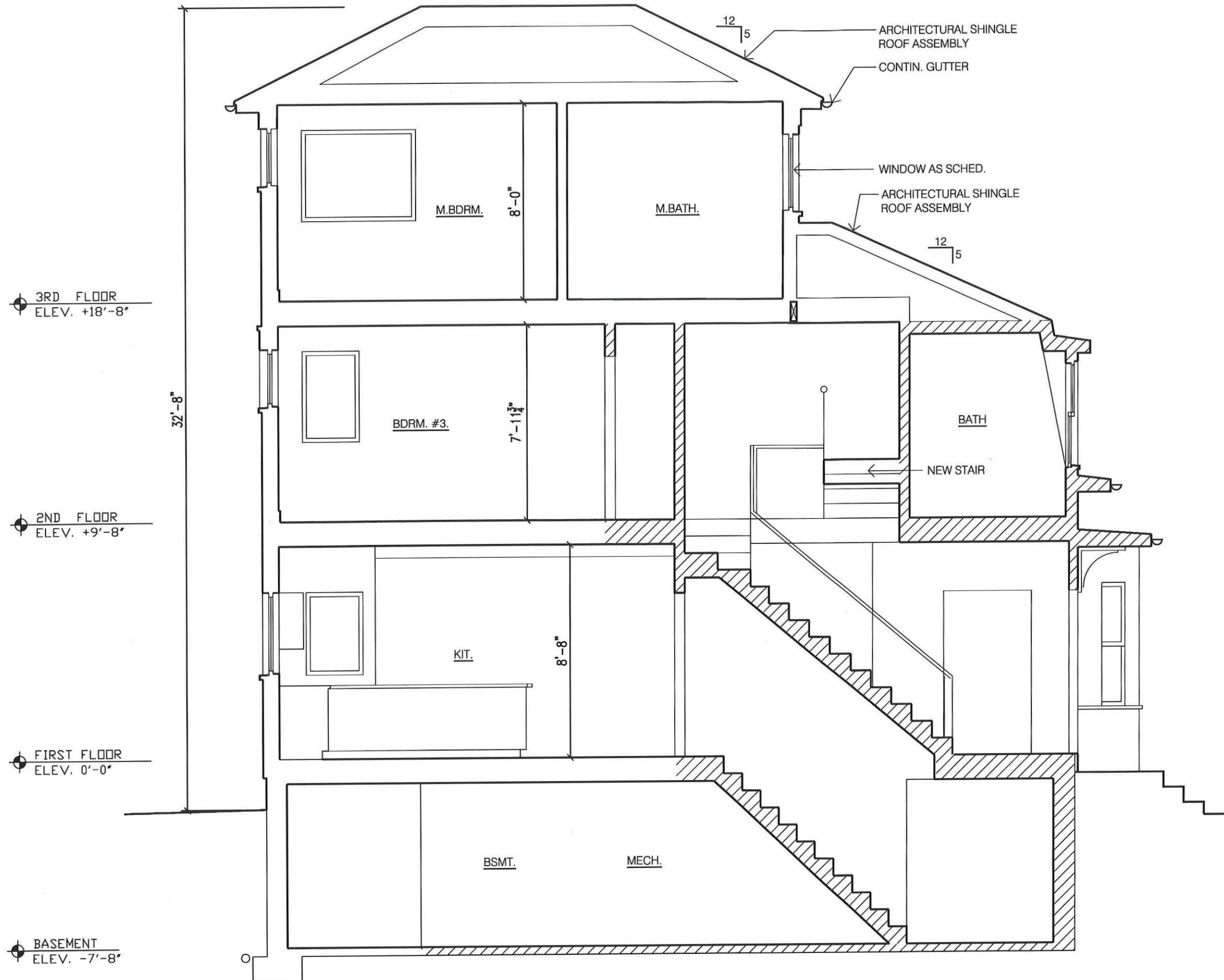


Hodgman Residence 238 Brookline Street, Cambridge MA.

A2.2

FOR PERMIT 5-20-19

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.



SECTION @ STAIR

1/4" = 1'-0"

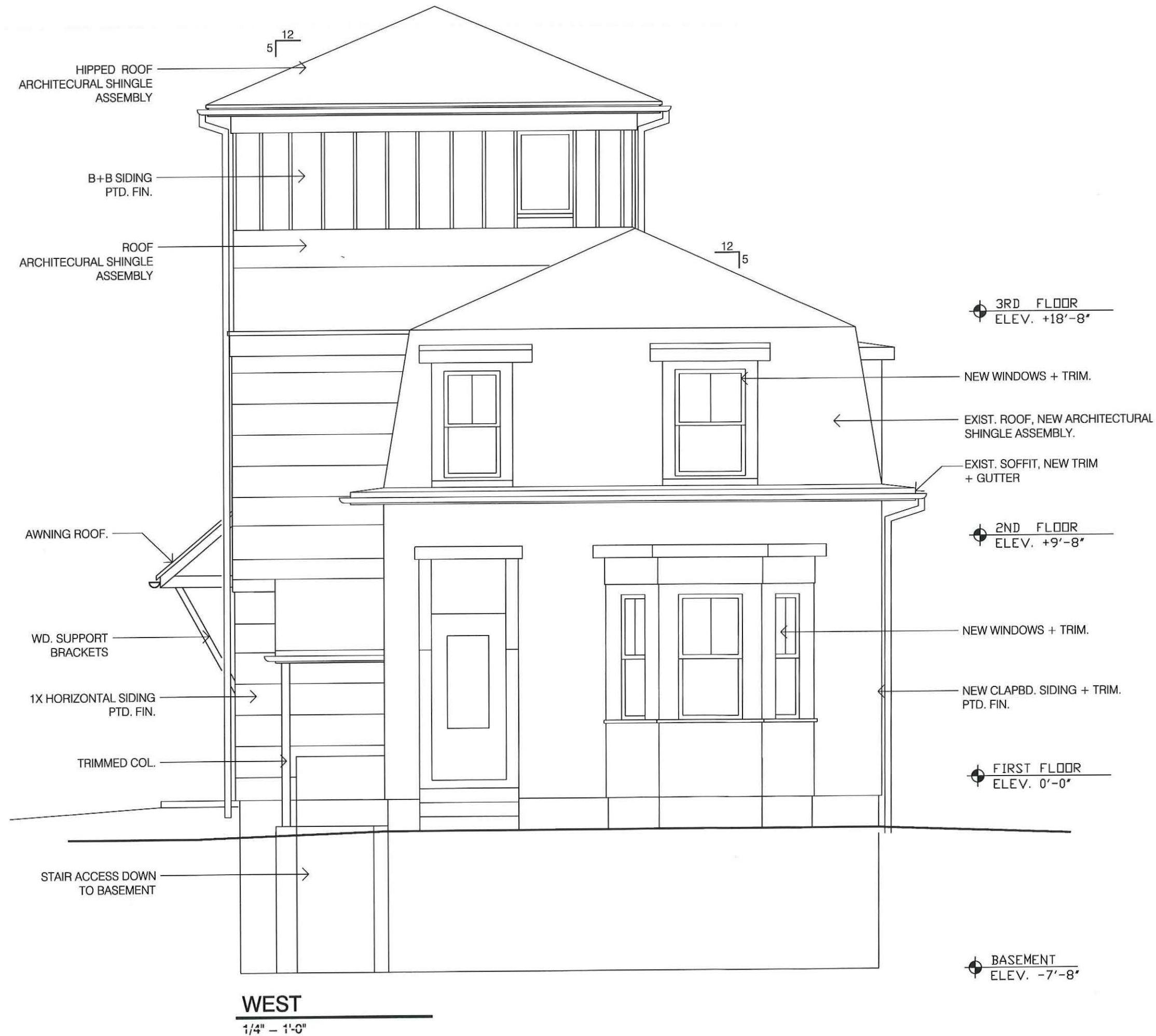


Hodgman Residence 238 Brookline Street, Cambridge MA.

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

FOR PERMIT 5-20-19

A2.3

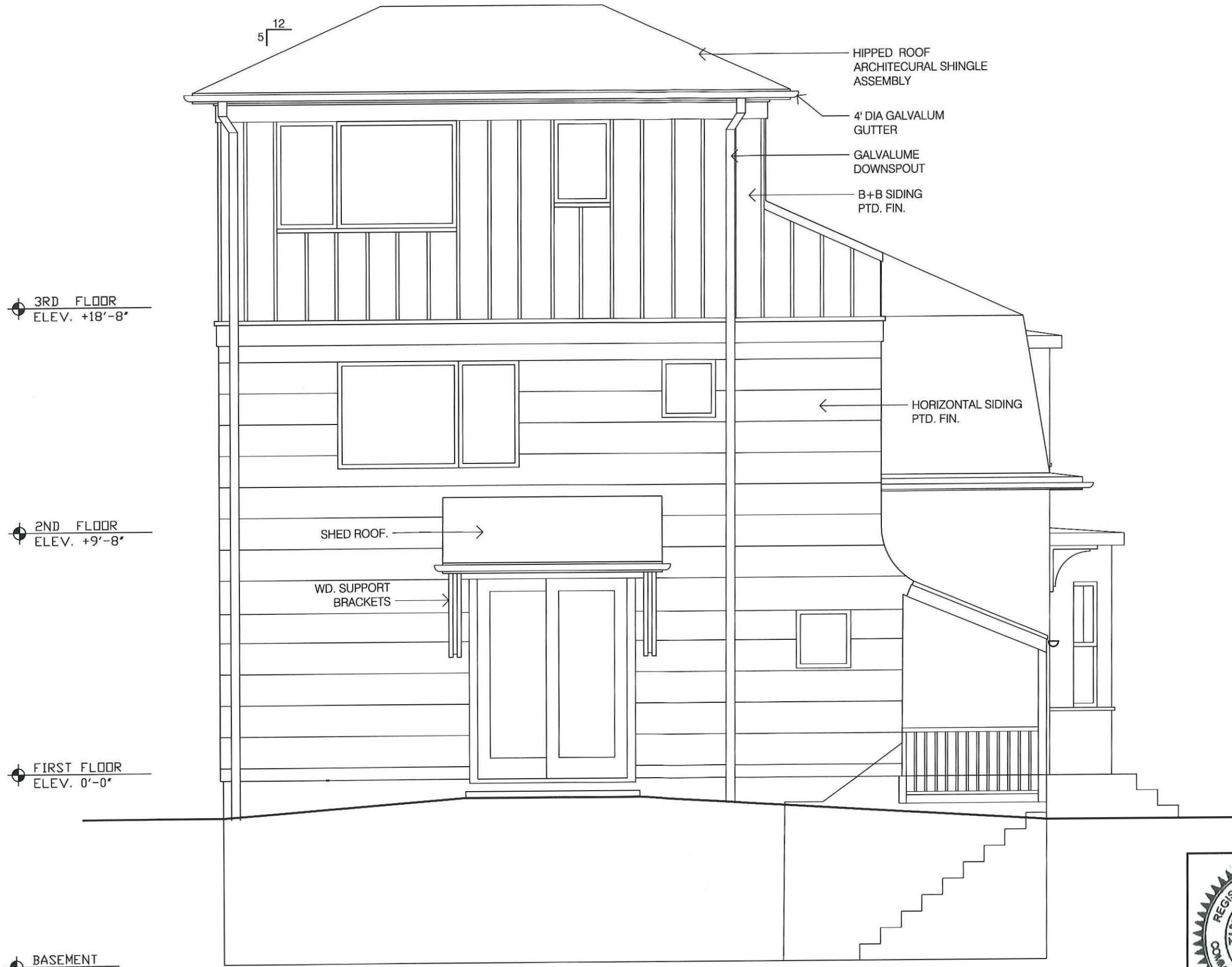


Hodgman Residence 238 Brookline Street, Cambridge MA.

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

FOR PERMIT 5-20-19

A3.1



Hodgman Residence 238 Brookline Street, Cambridge MA.

A3.2

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

FOR PERMIT 5-20-19



SOUTH

1/4" = 1'-0"

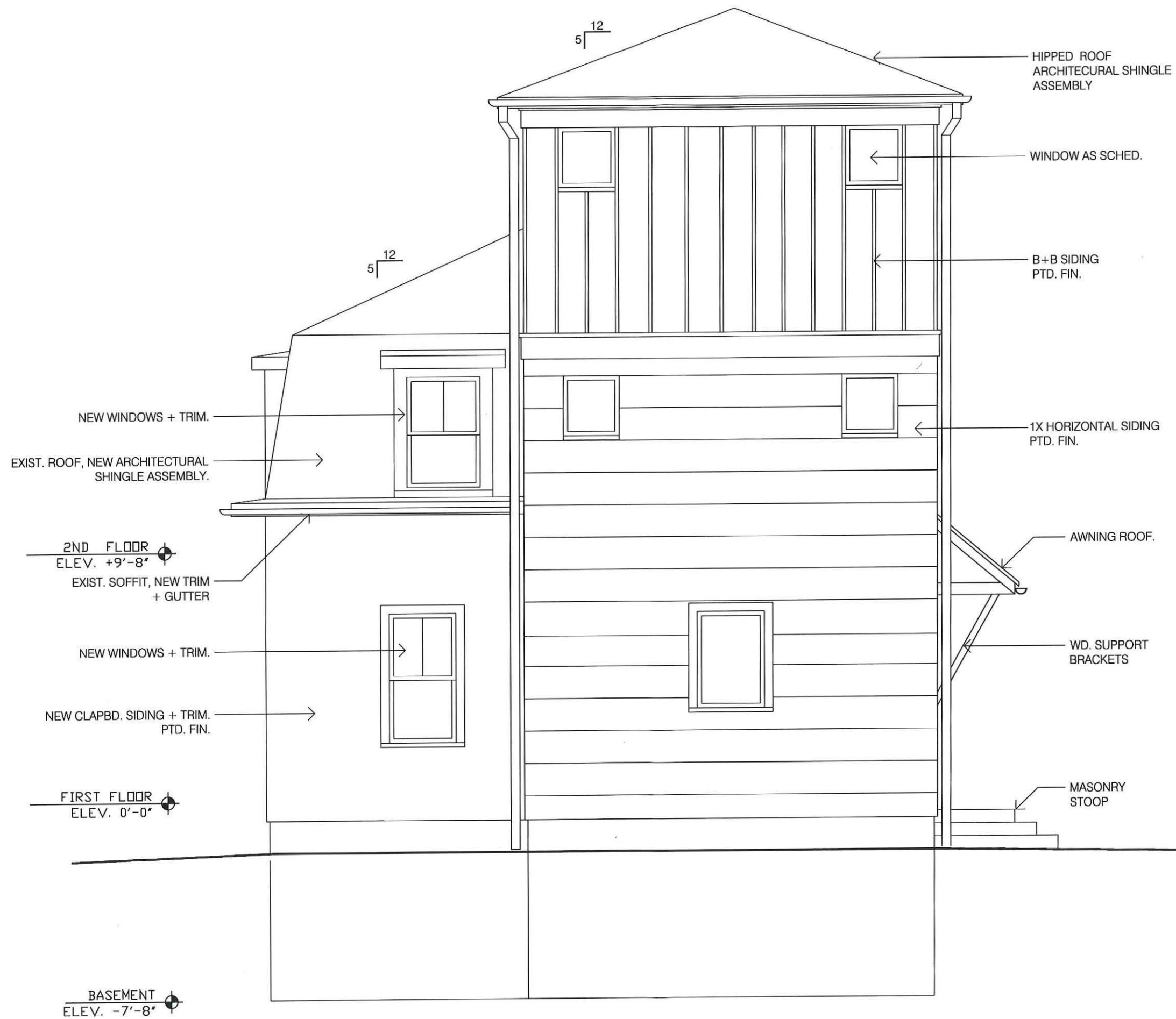


Hodgman Residence 238 Brookline Street, Cambridge MA.

A3.3

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

FOR PERMIT 5-20-19

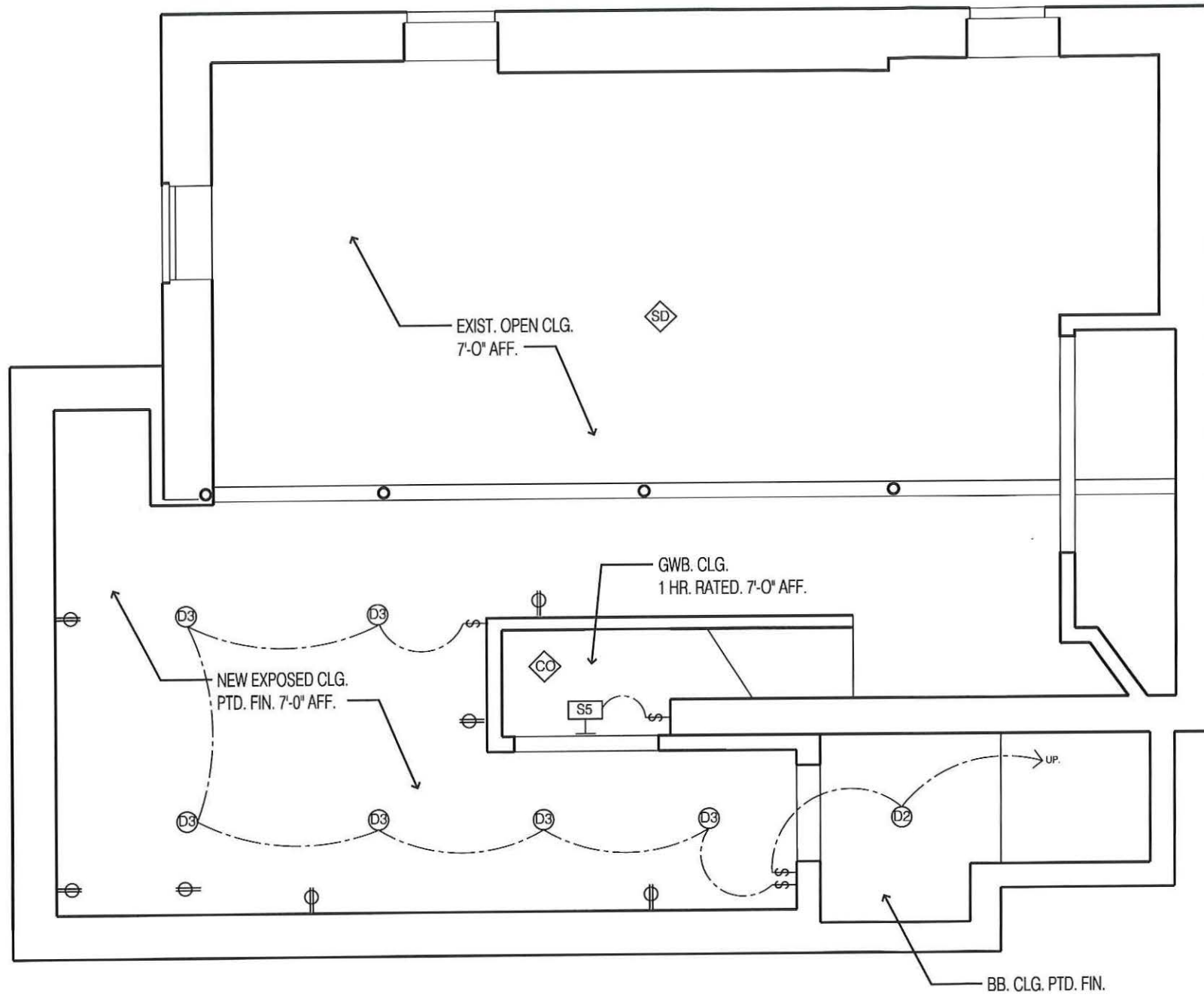


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FOR PERMIT 5-20-19

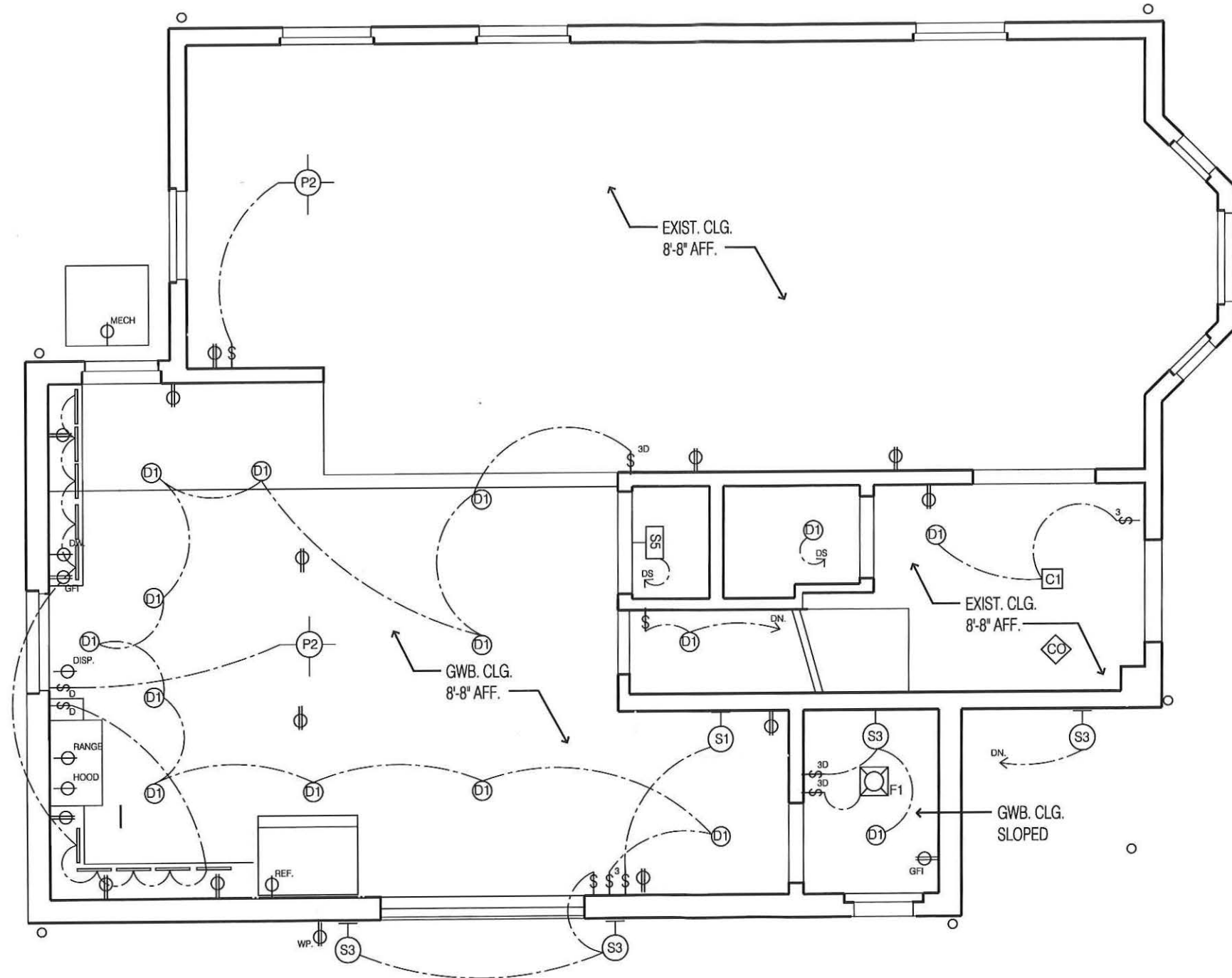
A3.4



- FIXTURE LEGEND**
- (D1) DOWNLIGHT: 3" DIA.
 - (D2) DOWNLIGHT: 3" DIA. SEALED
 - ←(D3) GIMBLE
 - D4 O DOWNLIGHT: 2" DIA. LED
 - [S5] WALL MTD. LED.
 - [C1] CEILING MTD.
 - (S1) WALL SCONCE: BY OWNER
 - (P1) PENDANT: BY OWNER
 - ◇ SD SMOKE DETECTOR
 - ◇ CO CO-2 DETECTOR
 - △ CABLE
 - ⊗ VENT FAN

BASEMENT REFLECTED CEILING PLAN
 1/4" = 1'-0"

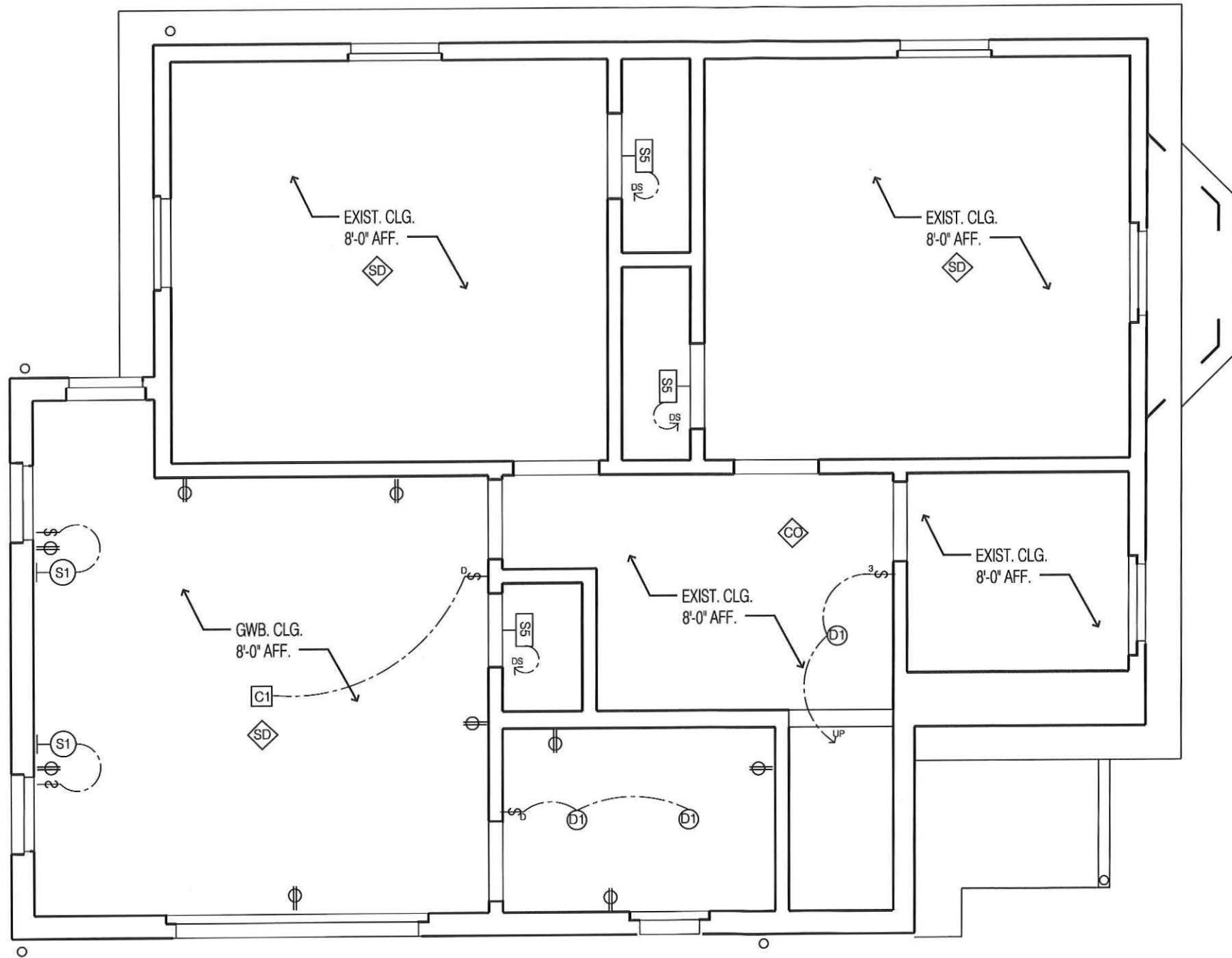




FIRST FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"





2ND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



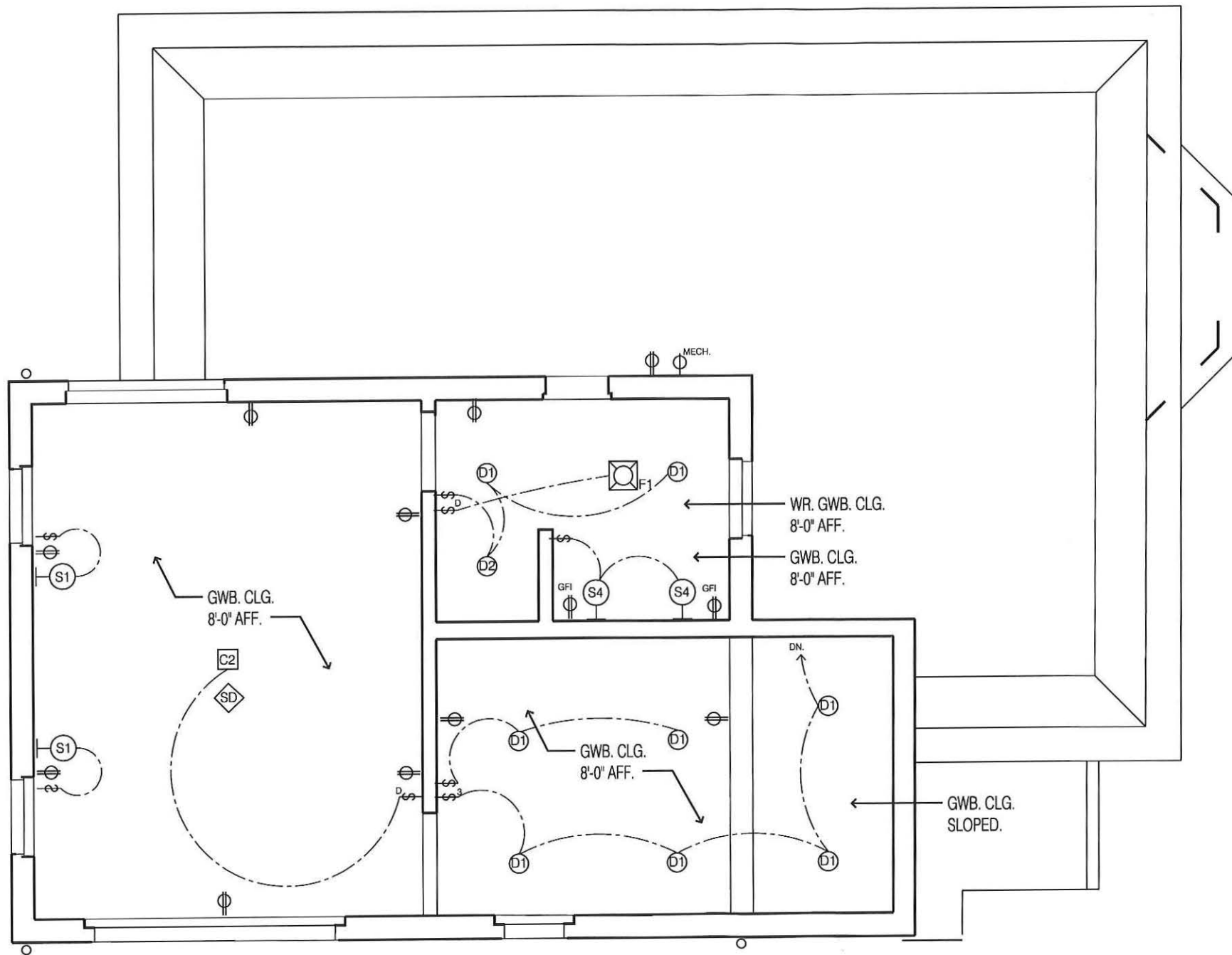
Hodgman Residence

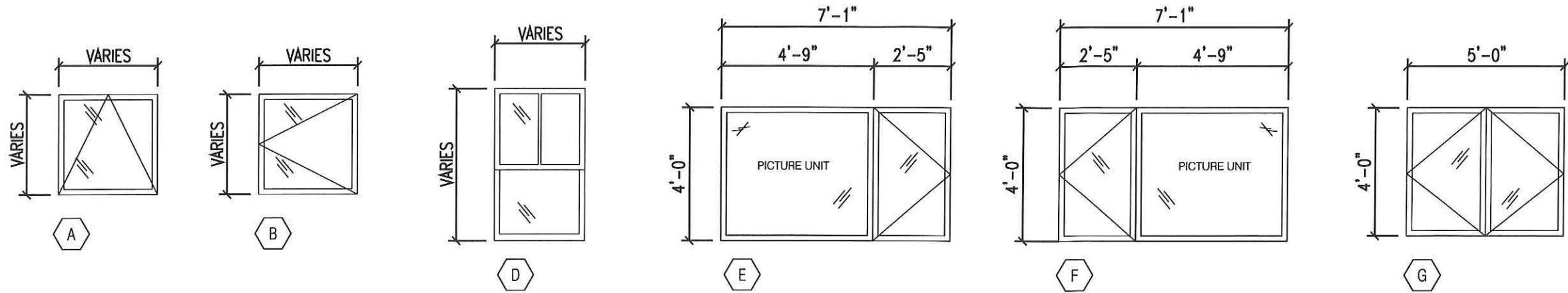
238 Brookline Street, Cambridge MA.

A4.3

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

FOR PERMIT 5-20-19





WINDOW TYPES

NTS

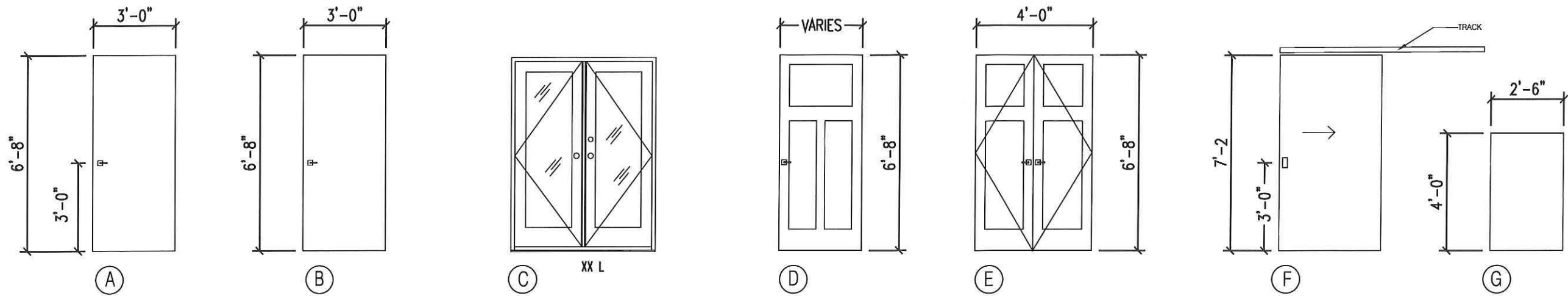
238 BROOKLINE AVE. WINDOW SCHEDULE									
#	TYPE	R.O. WxH	WALL	MANF.	GLASS	UNIT	FINISH	HEADER	REMARKS
FIRST FLOOR									
1	A	2'-9" x 3'-3 5/8"	2X8	INTEGRITY	LOW E2/ARGON	CN3339	WHITE		
2	A	2'-1" x 2'-3 5/8"	2X8	INTEGRITY	LOW E2/ARGON	CN2527	WHITE		
3									
4	D	1'-7" x 5'-1 1/2"	2X4	INTEGRITY	LOW E2/ARGON	DH	WHITE		*VIF
5	D	2'-10 1/2" x 5'-1 1/2"	2X4	INTEGRITY	LOW E2/ARGON	DH	WHITE		*VIF
6	D	1'-7" x 5'-1 1/2"	2X4	INTEGRITY	LOW E2/ARGON	DH	WHITE		*VIF
7	D	2'-10 1/2" x 5'-1 1/2"	2X4	INTEGRITY	LOW E2/ARGON	DH	WHITE		*VIF
8	D	2'-10 1/2" x 5'-1 1/2"	2X4	INTEGRITY	LOW E2/ARGON	DH	WHITE		*VIF
9	D	2'-10 1/2" x 5'-1 1/2"	2X4	INTEGRITY	LOW E2/ARGON	DH	WHITE		*VIF
10	D	2'-10 1/2" x 5'-1 1/2"	2X4	INTEGRITY	LOW E2/ARGON	DH	WHITE		*VIF
11	B	2'-5" x 3'-3 5/8"	2X8	INTEGRITY	LOW E2/ARGON	CN2939	WHITE		
2ND FLOOR									
12	A	2'-1" x 2'-3 5/8"	2X8	INTEGRITY	LOW E2/ARGON	CN2527	WHITE		
13	A	2'-1" x 2'-3 5/8"	2X8	INTEGRITY	LOW E2/ARGON	CN2527	WHITE		
14	E	7'-1" x 4'-7 5/8"	2X8	INTEGRITY	LOW E2/ARGON	CN8748	WHITE		
						CN2948	WHITE		
15	A	2'-1" x 2'-3 5/8"	2X8	INTEGRITY	LOW E2/ARGON	CN2527	WHITE		
16	D	2'-10 1/2" x 4'-5 1/4"	2X4	INTEGRITY	LOW E2/ARGON	DH	WHITE		*VIF
17	D	2'-10 1/2" x 4'-5 1/4"	2X4	INTEGRITY	LOW E2/ARGON	DH	WHITE		*VIF
18	D	2'-10 1/2" x 4'-5 1/4"	2X4	INTEGRITY	LOW E2/ARGON	DH	WHITE		*VIF
19	D	2'-10 1/2" x 4'-5 1/4"	2X4	INTEGRITY	LOW E2/ARGON	DH	WHITE		*VIF
20	D	2'-10 1/2" x 4'-5 1/4"	2X4	INTEGRITY	LOW E2/ARGON	DH	WHITE		*VIF
21	B	2'-5" x 3'-3 5/8"	2X8	INTEGRITY	LOW E2/ARGON	CN2939	WHITE		
3RD FLOOR									
22	A	2'-1" x 2'-3 5/8"	2X8	INTEGRITY	LOW E2/ARGON	CN2527	WHITE		
23	F	7'-1" x 4'-7 5/8"	2X8	INTEGRITY	LOW E2/ARGON	CN2948	WHITE		
						CN8748	WHITE		
24	A	2'-1" x 2'-3 5/8"	2X8	INTEGRITY	LOW E2/ARGON	CN2527	WHITE		
25	A	2'-1" x 2'-3 5/8"	2X8	INTEGRITY	LOW E2/ARGON	CN2527	WHITE		
26	A	2'-1" x 2'-3 5/8"	2X8	INTEGRITY	LOW E2/ARGON	CN2527	WHITE		
27	G	5'-1" x 4'-7 5/8"	2X8	MARVIN	LOW E2/ARGON	CN8048	WHITE		
28	A	2'-1" x 2'-3 5/8"	2X8	INTEGRITY	LOW E2/ARGON	CN2527	WHITE		



Hodgman Residence 238 Brookline Street, Cambridge MA.

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

FOR PERMIT 5-20-19



DOOR TYPES

NTS

238 BROOKLINE ST. DOOR SCHEDULE											
#	TYPE	WALL	DIMENSIONS R.O.	MANF.	UNIT	JAMB	HEAD	SILL	FINISH	HD.WARE	REMARKS
Basement											
1	A	2X6	3'-0" x 6'-8"	BROSCO	SP100				PTD.	#1	INSL.
2	B	2X6	3'-0" x 6'-8" x 1 3/8"	Brosco/Ovation	7618				PTD.	#2	1 HR. RATED
First Floor											
3	C	2X6	6'-1" x 6'-10 1/2"	INTEGRITY	11FD6065OX				WHITE	#3	INSL. GLASS, TEMP.
4	D		2'-6" x 6'-8" x 1 3/8"	BROSCO	PR35S				PTD.	#4	
5	D		2'-6" x 6'-8"	BROSCO	PR35S				PTD.	#2	
6	E		2/2'-6" x 6'-8" x 1 3/8"	BROSCO	PR35S				PTD.	#5	
2nd. Floor											
7	D	2X6	2'-6" x 6'-8"	BROSCO	PR35S				PTD.	#4	INSL. GLASS, TEMP.
Thlrd Floor											
8	D	2X4	2'-6" x 6'-8"	BROSCO	PR35S				PTD.	#4	
9	F	2X4	3'-6" x 6'-8"						PTD.	#5	
10	G	2X6	2'-6" x 4'-0"						PTD.	#6	INSUL.



ARCH. SHINGLE ASSEMBLY.
ICE + WATER SHIELD.
ON $\frac{5}{8}$ " EXT. PLY SHEATHING.

GALVALUME GUTTER
HALF ROUND.

ALUM. HEAD FLASHING TYP.
1" CASING PTD. FIN. TYP.

WINDOW AS SCHED.
EXTENDED. SILLS. TYP.

1X BB SIDING ON
WD. BATTENS PTD. FIN.

CONTIN SILL 2"

WALL ASSEMBLY:
2X6 @ 16" O.C. INSUL. R30 MIN.
 $\frac{1}{2}$ " EXT. PLY. 'BLUESKIN' ON
1" POLYISO ISUL.

1X SHIPLAP SIDING ON
WD. BATTENS PTD. FIN.

2x6 PT. SILL WITH $\frac{1}{2}$ " DIA.
GALV. ANCHOR BOLTS W/ GALV PLATE
WASHERS @ 4'-0" OC.

2" RIDGID INSULATION
PLASTER FIN.

WATERPROOFING
2X4 KEY CONTIN.
PT. CANT. CONTIN.

GRAVEL

4" PERIMETER DRAIN W/
FABRIC SOCK
CONNECT TO DRY WELL

12
5

INSUL.
R48 MIN.

GWB. FIN.

MBEDRM.

HDWD. FLR.
CLR. FIN.

GWB. FIN.

HDWD. FLR.
CLR. FIN.

HDWD. FLR.
CLR. FIN.

3RD. FLR.

2ND FLR.

FIRST

2x STUD W/ WP. INSUL.
PTD. FIN. BASEMENT

4" CONC. SLAB ON 6ML. PLY.
VAPOR BARRIER W/
POLYSTYENE INSUL. R10 MIN.

BASEMENT

TOF.

6" GRAVEL ON COMPACTED
FILL.

1

WALL SECTION

$\frac{1}{2}$ " = 1'-0"



A6.1

Hodgman Residence

238 Brookline Street, Cambridge MA.

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

FOR PERMIT 5-20-19

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 21, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0576E
 EFFECTIVE DATE: JUNE 4, 2010

CERTIFIED PLOT PLAN

LOCATED AT
 238 BROOKLINE STREET
 CAMBRIDGE, MA

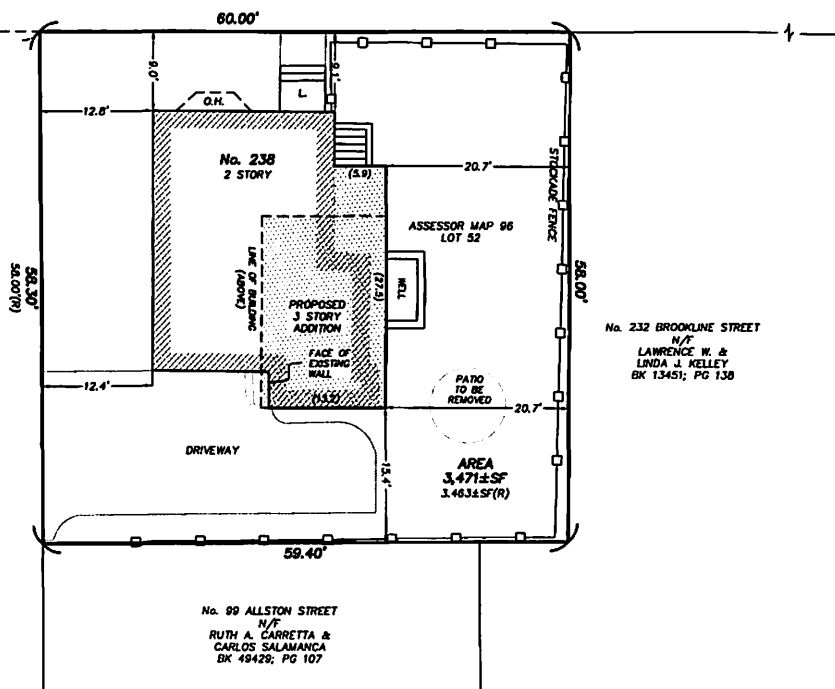


BROOKLINE STREET
 (PUBLIC - 40.0' WIDE)

PUTNAM AVENUE

HAMILTON STREET
 (PUBLIC - 40.0' WIDE)

ALLSTON STREET
 (PUBLIC - 40.0' WIDE)



No. 232 BROOKLINE STREET
 N/F
 LAWRENCE W. &
 LINDA J. KELLEY
 BK 13451; PG 138

No. 99 ALLSTON STREET
 N/F
 RUTH A. CARRETTA &
 CARLOS SALAMANCA
 BK 49429; PG 107

PREPARED FOR:
 OWNER OF RECORD:
 ROY HODGMAN AND CAROLINE MCCOY
 238 BROOKLINE STREET
 CAMBRIDGE, MA 02139

REFERENCES:
 DEED: BK 71117; PG 369
 PLAN: PL BK 68; PL 7
 PL BK 205; PL 17
 BK 4331; PG END
 PL No. 98 OF 1964
 PL No. 752 OF 1995
 PL No. 1072 OF 1998
 PL No. 1351 OF 2005

LCC: 13248-A
 17059-A
 20376-A
 20185-A

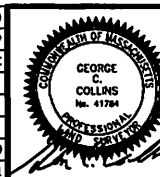
CITY OF CAMBRIDGE ENGINEERING:
 LAYOUT: STR-18-33 (HAMILTON STREET)
 STR-07-44 (ALLSTON STREET)

PLAN: 7003

SCALE: 1.0 INCH = 10.0 FEET



FIELD:	MO
DRAFT:	SAP, RAP
CHECK:	GCC
DATE:	01/07/19
JOB #	18-00771



238 Brookline Street - Hodgeman



Brookline St. Looking East



Brookline St. Looking Northeast

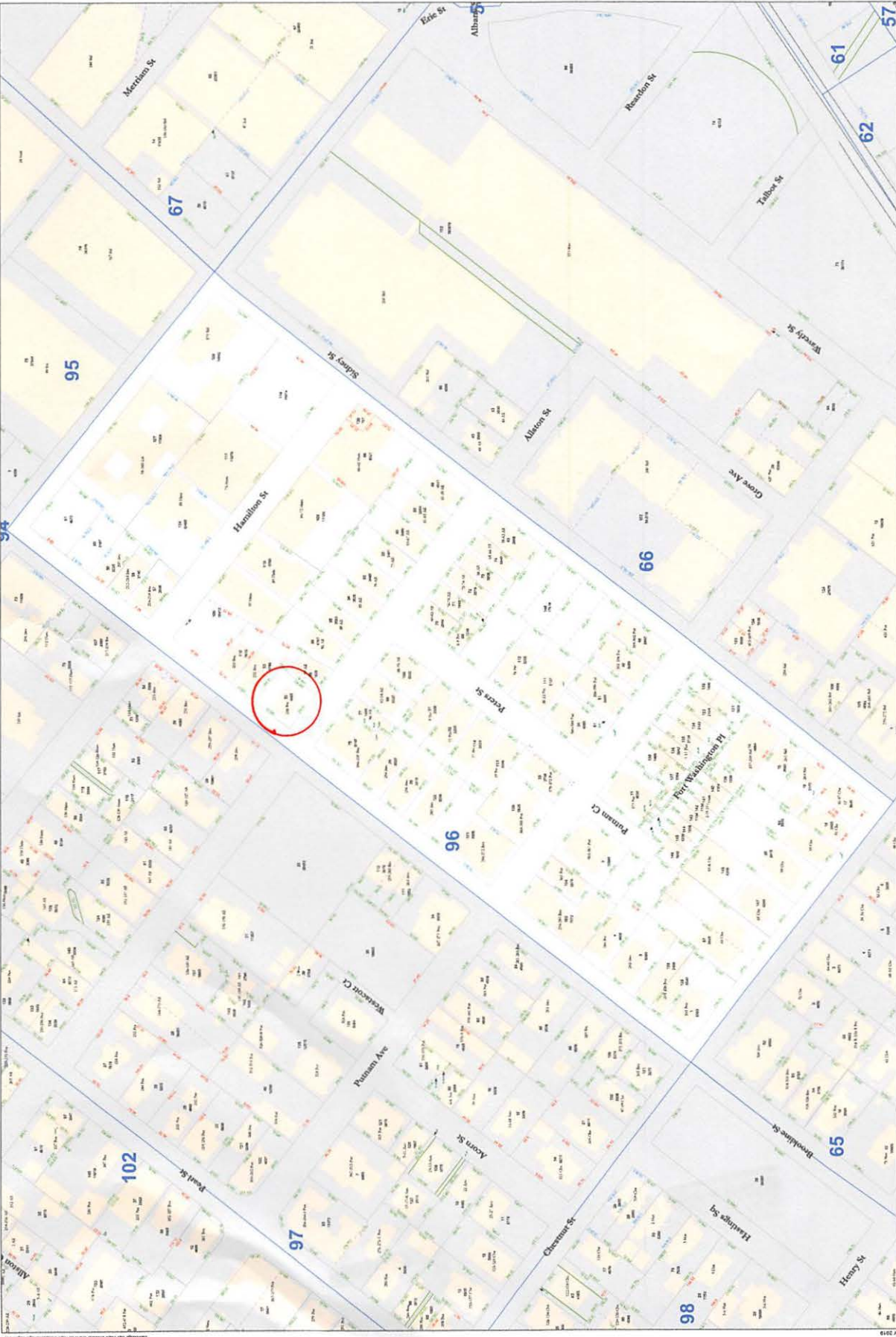


Allston St. Looking North



Rear Yard looking Southwest

BLOCK 96



City of Cambridge
Assessing Department
795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Water
- Lot Line
- Sub-Parcel Line
- Block Line
- City Boundary
- Encumbrance
- Railway

10	Lot Number	100	Parcel size in Sq. Ft.
96	Block Number	44.00	Land Court Dimension
10 Cam	Street Number	65.0	Survey Dimensions
(125.0)	Deed Dimension		

DISCLAIMER: The City of Cambridge is not responsible for any errors or omissions in this map. The City of Cambridge is not responsible for any errors or omissions in this map. The City of Cambridge is not responsible for any errors or omissions in this map.

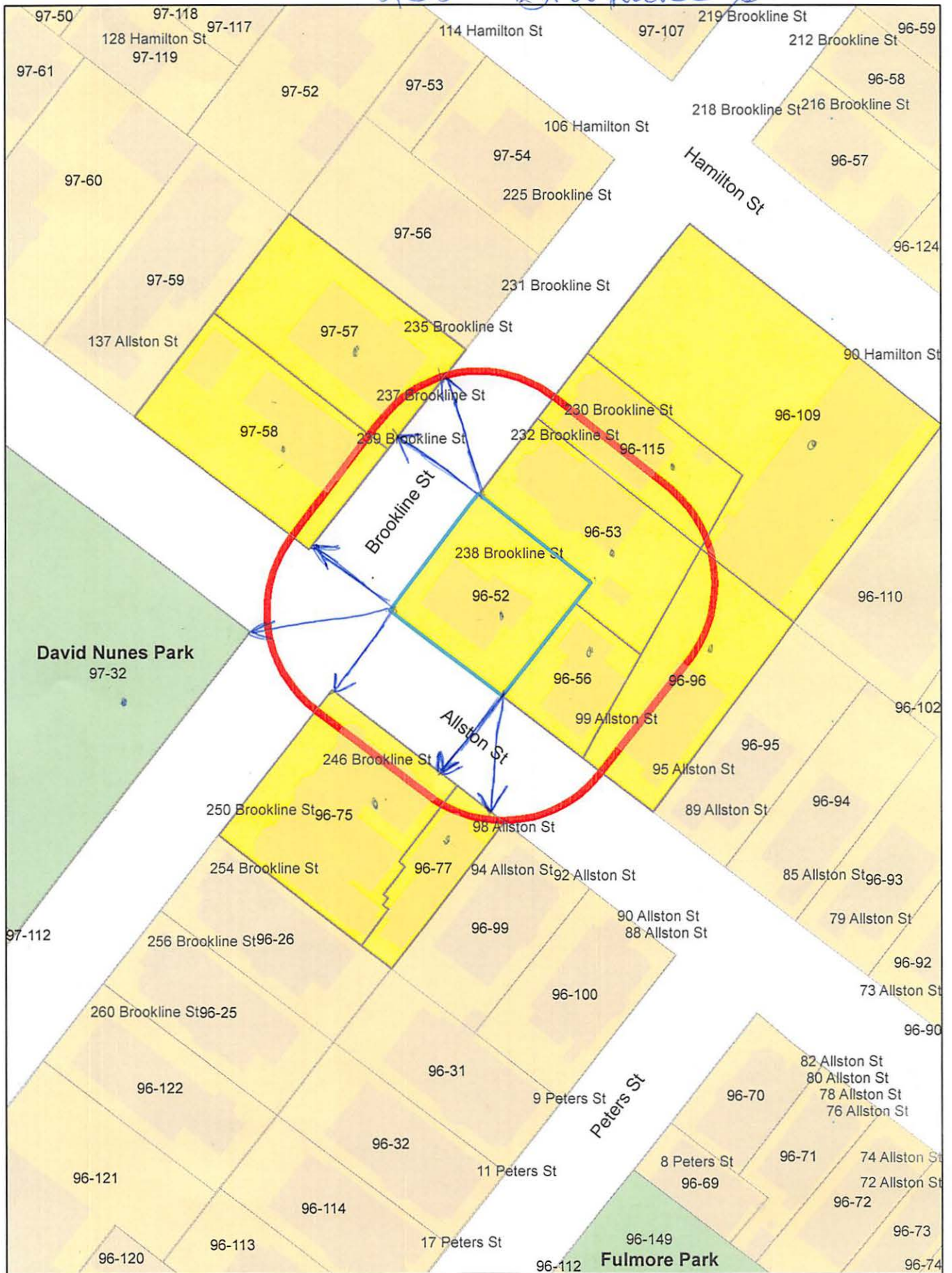


0 25 50 100 Feet
1 inch = 52 feet



Parcel Block Map
96

238 Brookline St.



238 Brookline St.

Petitioner
ROY HODGMAN
238 BROOKLINE STREET
CAMBRIDGE, MA 02139

96-52
HARRISON LAURA
C/O HODGMAN, ROY & CAROLINE MCCOY
238 BROOKLINE ST
CAMBRIDGE, MA 02139

96-53
KELLEY, LAWRENCE W. & LINDA J. KELLEY
232 BROOKLINE ST
CAMBRIDGE, MA 02139

96-75
YOGEL, ERIC
TRUSTEE OF BRIDGE TRUST
P.O BOX 398063
CAMBRIDGE, MA 02139

97-57
WHITE, KATHERINE E.
237 BROOKLINE ST
CAMBRIDGE, MA 02139

97-58
WALSH, MARY J., A LIFE ESTATE
239 BROOKLINE STREET
CAMBRIDGE, MA 02139

96-109
MRH HAMILTON LLC
1778 COMMONWEALTH AVE.
BRIGHTON, MA 02135

96-115
HSU, CHARLES H. & CHI-CHI LIAO, TRUSTEES THE
MRH REALTY TRUST
90 HAMILTON ST
CAMBRIDGE, MA 02139

97-32
CAMBRIDGE CITY OF SCHOOL DEPT
159 THORNDIKE ST
CAMBRIDGE, MA 02141

97-32
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

97-32
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

96-56
CARRETTA, RUTH A. & CARLOS SALAMANCA
99 ALLSTON ST
CAMBRIDGE, MA 02139

96-77
KAUFMAN, CAROLE D.
98 ALLSTON ST., UNIT #1
CAMBRIDGE, MA 02139

96-77
LEVY, JOHN
98 ALLSTON ST. UNIT 2
CAMBRIDGE, MA 02139

96-77
HALPERN, KENNETH
98 ALLSTON ST., #3
CAMBRIDGE, MA 02139

96-96
ZHANG, MENGJIAO
95 ALLSTON ST., #1
CAMBRIDGE, MA 02139

96-96
YU, JEFFREY & PHOEBE K. YU
95 ALLSTON ST., #2
CAMBRIDGE, MA 02139

96-96
TANGBAN, NEJI
95 ALLSTON ST., #3
CAMBRIDGE, MA 02139