



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

BZA APPLICATION FORM

Plan No: BZA-015699-2018

GENERAL INFORMATION

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

Special Permit : v Variance : _____ Appeal : _____

PETITIONER : 23 Palermo Holdings, LLC - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 23 Palermo St Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Other: Windows and basement GFA exemption

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Special Permit relief to exempt approximately 563 square feet from the basement area and to add/alter windows and opening within the setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u> 2.000 </u>	Section <u> footnote 16 (Exempt Basement GFA). </u>
Article <u> 8.000 </u>	Section <u> 8.22.2 (Non-conforming Structures). </u>
Article <u> 10.000 </u>	Section <u> 10.40 (Special Permit). </u>

Original Signature(s) :


(Petitioner(s) / Owner)

 Sean D. Hope
(Print Name)

Address : 675 Massachusetts Avenue
 Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : February 22, 2018

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.

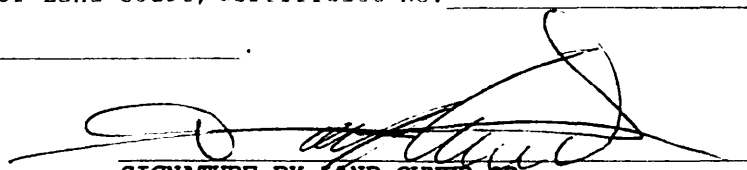
I/We Dani Chedid
(OWNER)

Address: 405 Waltham St #334 Lexington MA 02421

State that I/We own the property located at 21-23 Palermo St Cambridge MA, which is the subject of this zoning application.

The record title of this property is in the name of Palermo Street Holdings LLC


*Pursuant to a deed of duly recorded in the date 2/28/1895, Middlesex South County Registry of Deeds at Book 68614, Page 130; 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 Dani V Chedid personally appeared before me, this 12th of Feb, 2018, and made oath that the above statement is true.

My commission expires _____
 **BINOD SUBEDI** Notary Public
Commonwealth of Massachusetts (Notary Seal).
My Commission Expires **June 21, 2024**

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

EXHIBIT "A"

Property Address: 21-23 Palermo Street, Cambridge, Middlesex County, Massachusetts

The land known as 21-23 Palermo Street, in Cambridge, Massachusetts, beginning at a point on the Northerly side of Palermo Street, distant two hundred (200) feet Westerly from the corner of Willow Street as shown on a plan by W.H. Whitney, dated February 28, 1895 and recorded with Middlesex South District Deeds at the end of Book 2356, bounded

SOUTHWESTERLY by Palermo Street, forty (40) feet;
NORTHWESTERLY by land now or formerly of A.B. Diehl and land formerly of McGrath, ninety-six and 47/100 (96.47) feet;
NORTHEASTERLY by land now or formerly of J.E. Boyle, and now or formerly of J.N. Herbert, and Lot 4 on said plan, forty (40) feet;
SOUTHEASTERLY by Lot 22 on said plan, ninety-six and 47/100 (96.47) feet.

Containing three thousand eight hundred fifty-nine square feet, more or less. Being numbered Lot 23 on the aforesaid plan.

For Reference to Title, see Middlesex Deeds Book 68614, Page 130.

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 23 Palermo 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:
With the requested Special Permit the requirements of the Ordinance can be satisfied.
- 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:
No congestion, hazard, or substantial change in the established neighborhood character will result from approval of the windows within the setback because the new window(s) will have little impact on the privacy for adjacent abutters. Additionally the exemption to the basement area only allow for adequate head height and livability for oen additional room.
- 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 continued operation of or the development of adjacent uses will not be adversely affected because there is no change to the proposed use.
- 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:
No nuisance or hazard will be created nor will any detriment to the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City because the additional windows will allow the appropriate light and air into the reconfigured dwelling.
- 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 addition will not impair the integrity of the district and is consistent with the intent of the ordinance by allowing for the renovation and modernization of Cambridge's older housing stock.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Three Family Dwelling
LOCATION: 23 Palermo St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Three Family Dwelling

	<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>	<u>4,257</u>	<u>4,791</u>	<u>2,895</u>	(max.)
<u>LOT AREA:</u>	<u>3,859</u>	<u>3,859</u>	<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>1.10</u>	<u>1.24</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1,286</u>	<u>1,286</u>	<u>1,500</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>40'</u>	<u>40'</u>	<u>50'</u> (min.)
	DEPTH	<u>96.47'</u>	<u>96.47'</u>	<u>n/a</u>
<u>SETBACKS IN FEET:</u>	FRONT	<u>2.1'</u>	<u>2.1'</u>	<u>10'min</u> (min.)
	REAR	<u>36.6'</u>	<u>36.6'</u>	<u>20'</u> (min.)
	LEFT SIDE	<u>3.7'</u>	<u>3.7'</u>	<u>7'-6"</u> (min.)
	RIGHT SIDE	<u>6.3'</u>	<u>6.3'</u>	<u>7'-6"</u> (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>31-5'</u>	<u>31-5'</u>	<u>35'</u> (max.)
	LENGTH	<u>56'</u>	<u>56'</u>	<u>n/a</u>
	WIDTH	<u>28'+/-</u>	<u>28'+/-</u>	<u>n/a</u>
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>47%</u>	<u>47%</u>	<u>30%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>3</u>	<u>3</u>	<u>3</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>1+</u>	<u>1+</u>	<u>3</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>n/a</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>10' min</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.

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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617 349-6100

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No: BZA-076699-2018

2018 FEB 26 PM 12:02
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Special Permit : √ Variance :

Appeal :

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Article 8.000 Section 8.22.2 (Non-conforming Structures).
Article 10.000 Section 10.40 (Special Permit).

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(Petitioner(s) / Owner)

Sean D. Hope

(Print Name)

Address : 675 Massachusetts Avenue

 Cambridge, MA 02139

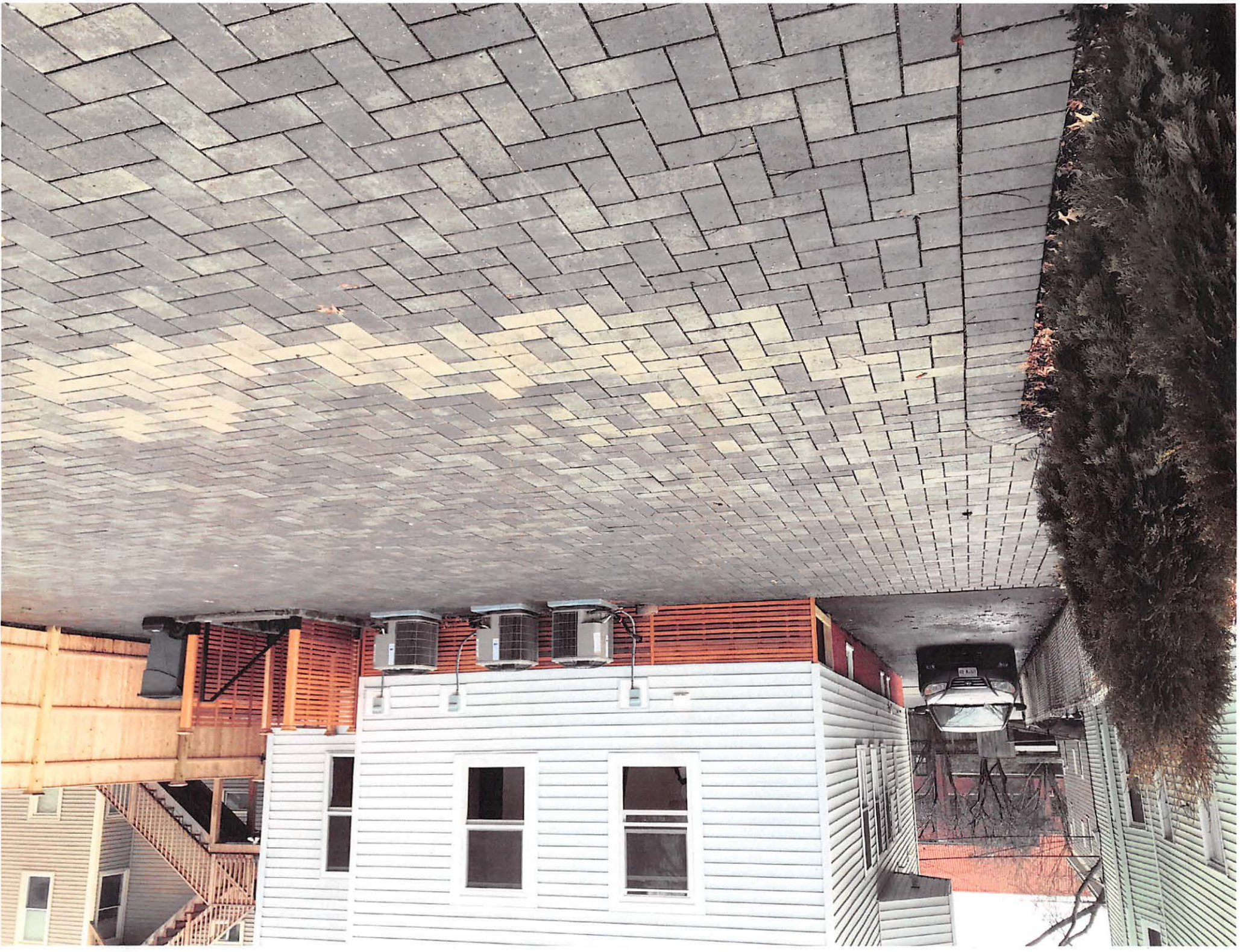
Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : February 22, 2018

23 Palermo St.









CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 23 Palermo Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structures is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition permit anticipated for proposed work.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date February 28, 2018

Received by Uploaded to Energov

Date February 28, 2018

Relationship to project BZA 15699-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

PROPOSED 21-23 PALERMO STREET RESIDENCES

21-23 PALERMO STREET, CAMBRIDGE, MA



PERMIT SET

04/05/2017

REV.1: 5/11/2017

REV. 6: 02/20/2018 ZBA SUBMISSION

PROJECT NAME
21-23 Palermo Street

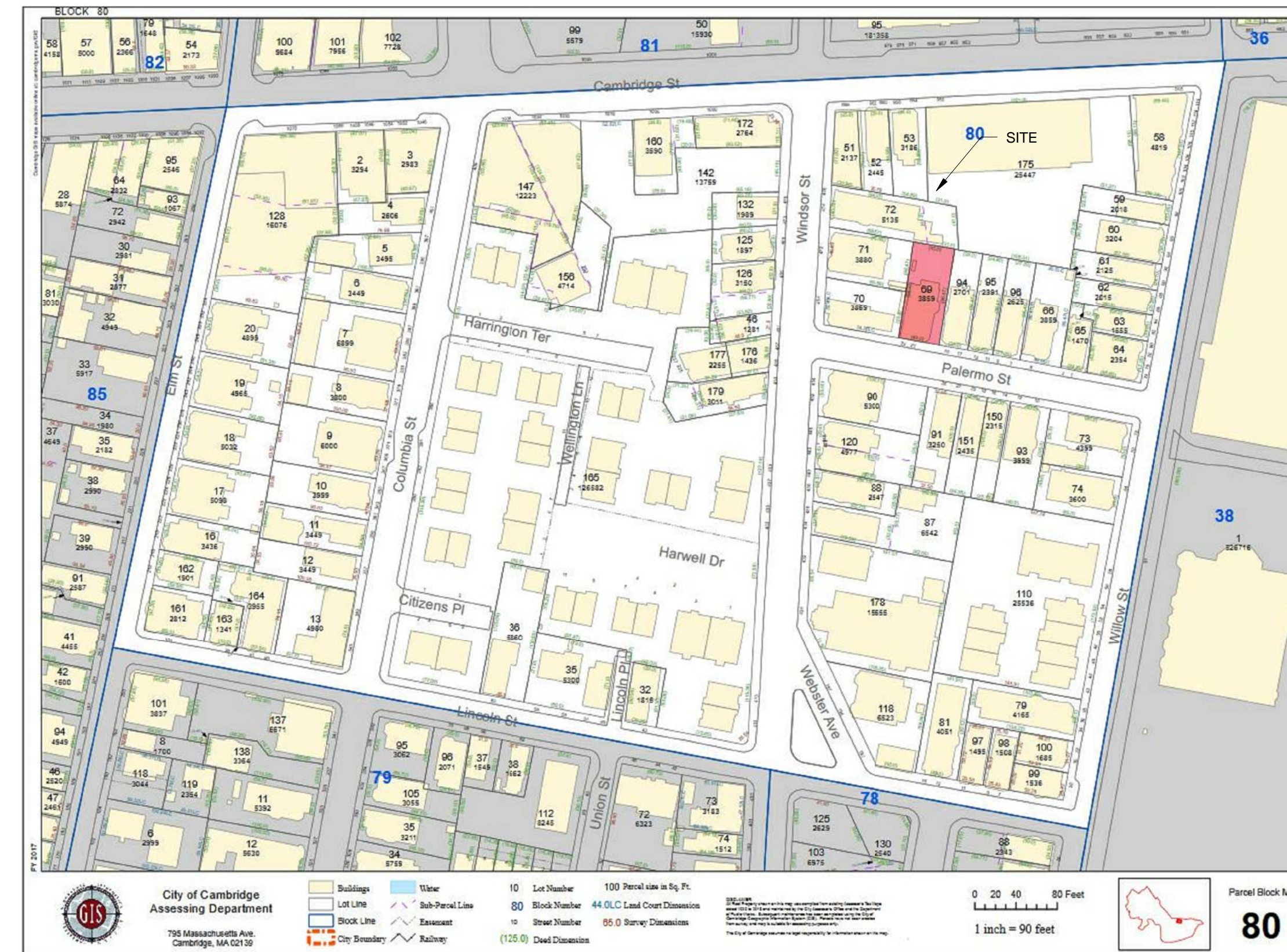
PROJECT ADDRESS
21-23 Palermo Street,
Cambridge, MA

CLIENT
PALERMO STREET HOLDINGS, LLC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:



LOCUS MAP

CLIENT

PALERMO STREET HOLDINGS, LLC.

PREPARED BY:

ARCHITECT
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T:(617)-591-8682

CIVIL
ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

STRUCTURAL
LeBrasseur Engineering
23 Pleasant Street
Newton Center, Ma 02459

FIRE PROTECTION
Adams Fire Protection, Inc.
75 First Street Unit #8,
Bridgewater, Ma 02324
(508) 279-0014

DRAWING LIST

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
0-COVER SHEET					
A-000	Cover Sheet	04/05/2017	6	02/20/2018	SP Revision
1-CIVIL					
C-100	Certified Plot Plan	01/17/2017			
3-ARCHITECTURAL					
A-010	Architectural Site Plan	04/05/2017	6	02/20/2018	SP Revision
A-011	Zoning	04/05/2017	6	02/20/2018	SP Revision
Ex-100	Existing Plans and Elevations	04/05/2017			
A-101	Basement and 1st Floor Plan	04/05/2017	6	02/20/2018	SP Revision
A-102	2nd and 3rd Floor Plans	04/05/2017	1	05-11-2017	EGRESS REVISIONS
A-103	Roof Plan	04/05/2017			
A-300	Elevations	04/05/2017	6	02/20/2018	SP Revision

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WRITTEN CONSENT IS PROHIBITED AND
SHALL RESULT IN THE FULLEST EXTENT OF
PROSECUTION UNDER LAW

REGISTRATION



Project number 16135
Date 04/05/2017
Drawn by CMH
Checked by KDI
Scale

REVISIONS













No.	Description	Date
1	EGRESS REVISIONS	05-11-2017
2	Added Dimensions	05/25/2017
6	SP Revision	02/20/2018

Cover Sheet

A-000

21-23 Palermo Street

LEGEND

-  CATCH BASIN
-  MANHOLE
-  MASTER METER
-  TREE
-  UTILITY POLE
-  SIGN
-  WATER GATE
-  GAS GATE
-  FIRE HYDRANT
-  EXIST. GAS LINE
-  EXIST. SEWER LINE
-  EXIST. WATER LINE

OWNER:
DANI CHEDID
PHOENIX CONSTRUCTION GROUP
405 WALTHAM STREET, #334
LEXINGTON, MA 02421
617-923-4490

GENERAL NOTES

1. EXISTING CONDITIONS SURVEY INFORMATION OBTAINED FROM ROBER SURVEY, ARLINGTON, MA. OWNER/CLIENT ASSUMES ALL RESPONSIBILITY FOR SOURCES AND AUTHORIZATION TO USE ELECTRONIC AND RECORD FILES.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING INFORMATION ON THE GROUND AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION PRIOR TO CONSTRUCTION.
3. ALL AREAS OUTSIDE OF THE LIMIT OF WORK LINES SHALL NOT BE DISTURBED IN ANY MANNER BY THE CONTRACT OPERATIONS. THE CONTRACTOR SHALL KEEP OUT OF THESE AREAS AND PRESERVE THEIR EXISTING CHARACTER.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITY LINES; ACTIVE OR NOT, AND SHALL MAINTAIN A CLOSE AND CONSTANT CONTACT WITH ALL UTILITY COMPANIES INVOLVED. CALL DIG-SAFE 888-344-7233
5. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS, PERMITTING, AND LICENSES ISSUED AT THE FEDERAL, STATE AND LOCAL AGENCIES.
6. CONTRACTOR SHALL COORDINATE ALL SITE UTILITY IMPROVEMENTS WITH THE CITY OF CAMBRIDGE OFFICIALS.
7. ENGINEER IS TO BE CONTACTED BY CONTRACTOR TO PERFORM AS BUILT MEASUREMENTS.
8. OWNER/DEVELOPER IS TO COMPLY WITH ALL OF MASSACHUSETTS DEP SITE DEVELOPMENT REGULATIONS.
9. IF ANY DEWATERING OPERATIONS ARE REQUIRED DURING CONSTRUCTION, THE APPLICANT SHALL APPLY FOR ALL APPLICABLE PERMIT COVERAGE, INCLUDING A PERMIT WITH THE CITY.

LAYOUT & GRADING NOTES

1. CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BETWEEN ALL TRADES PRIOR TO COMMENCING NEW CONSTRUCTION.
2. LOCATION OF EXISTING UTILITIES SHOWN ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL CONTACT THE PROPER AUTHORITIES IN WRITING TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE INCURRED DURING CONSTRUCTION TO ANY UTILITY SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
3. CONTRACTOR TO REFER TO A SURVEYOR PLOT PLAN FOR ACCURATE OFFSETS TO TO PROPERTY LINE.

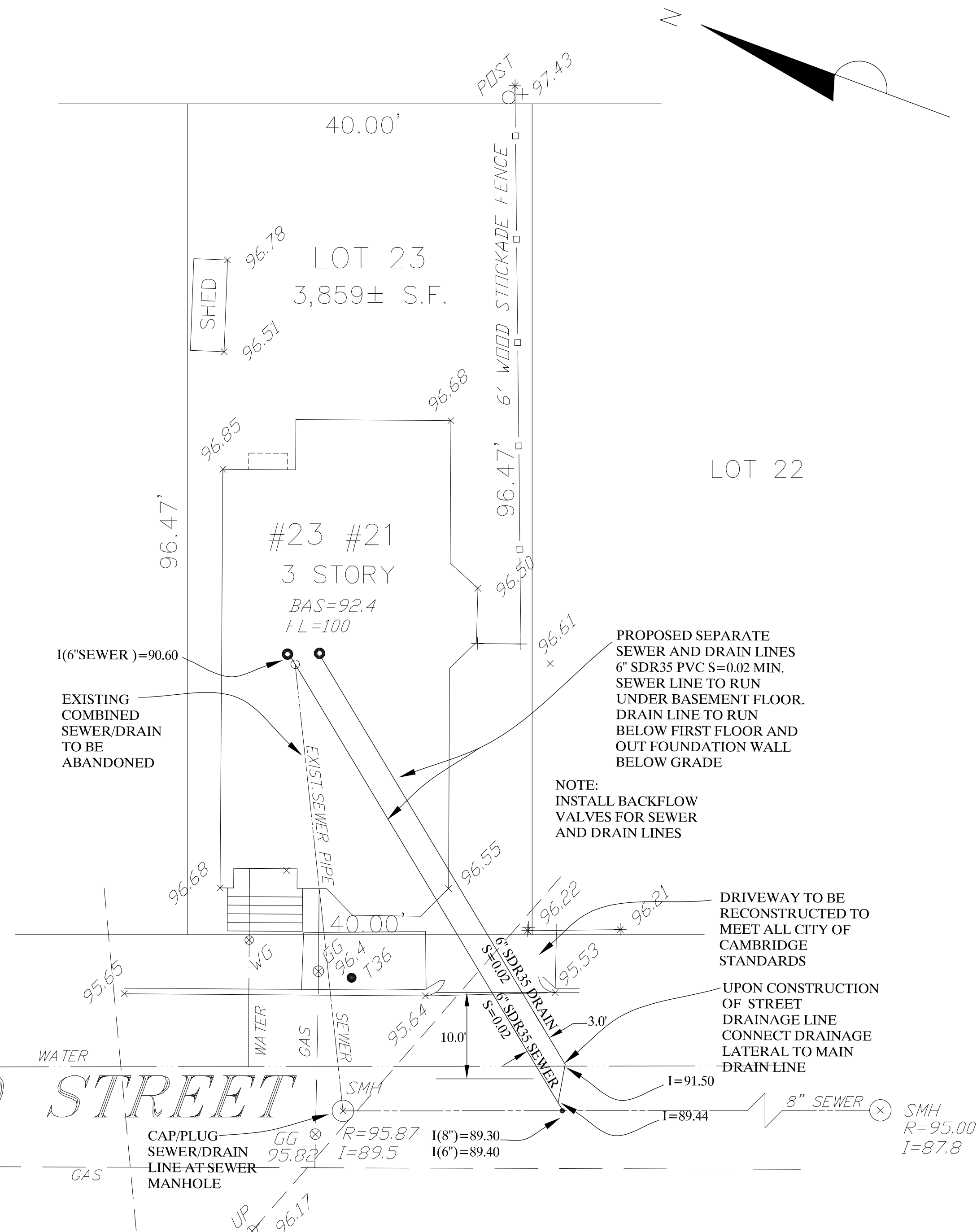
AS BUILT NOTE:

AN AS-BUILT PLAN SHOWING THE FINAL GRADING OF THE SIDEWALKS, CURB CUTS, BUILDING FOOTPRINT AND UTILITIES, ABANDONED AND INSTALLED, MUST BE SUBMITTED TO DPW. THE AS-BUILT PLAN SHALL CONTAIN A CERTIFICATION THAT ALL SIDEWALK WORK IN THE PUBLIC RIGHT OF WAY IS IN FULL COMPLIANCE WITH THE ARCHITECTURAL ACCESS BOARD REGULATIONS.

UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATERGATES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK. CALL DIGSAFE AT 1-800-322-4844
2. BACK FLOW VALVES SHALL BE INSTALLED AT ALL BELOW GRADE FIXTURES. BACKFLOW VALVES SHALL NOT BE INSTALLED ON THE SERVICE CONNECTIONS BUT INSTALLED AT EACH BELOW GRADE FIXTURE, INTERNAL TO THE STRUCTURES.

PALERMO STREET



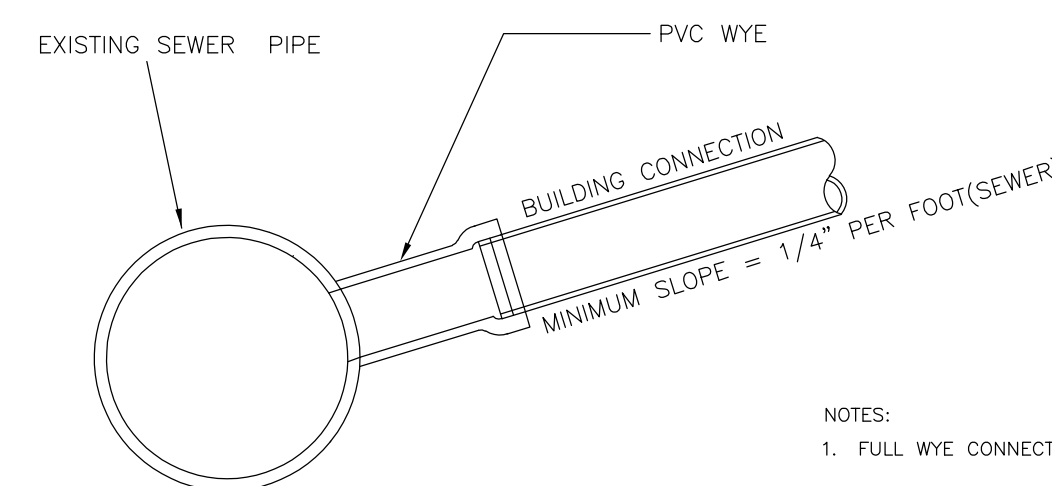
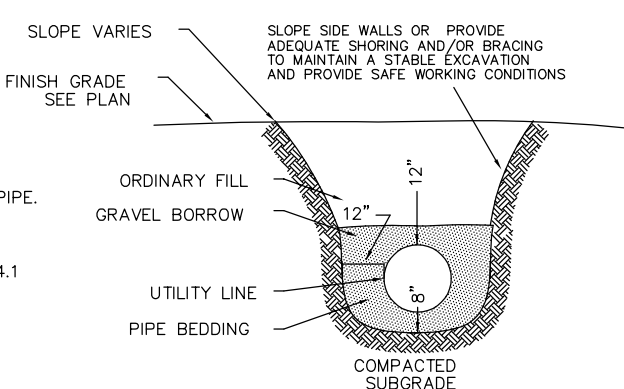
SITE PLAN

SCALE: 1" = 10'

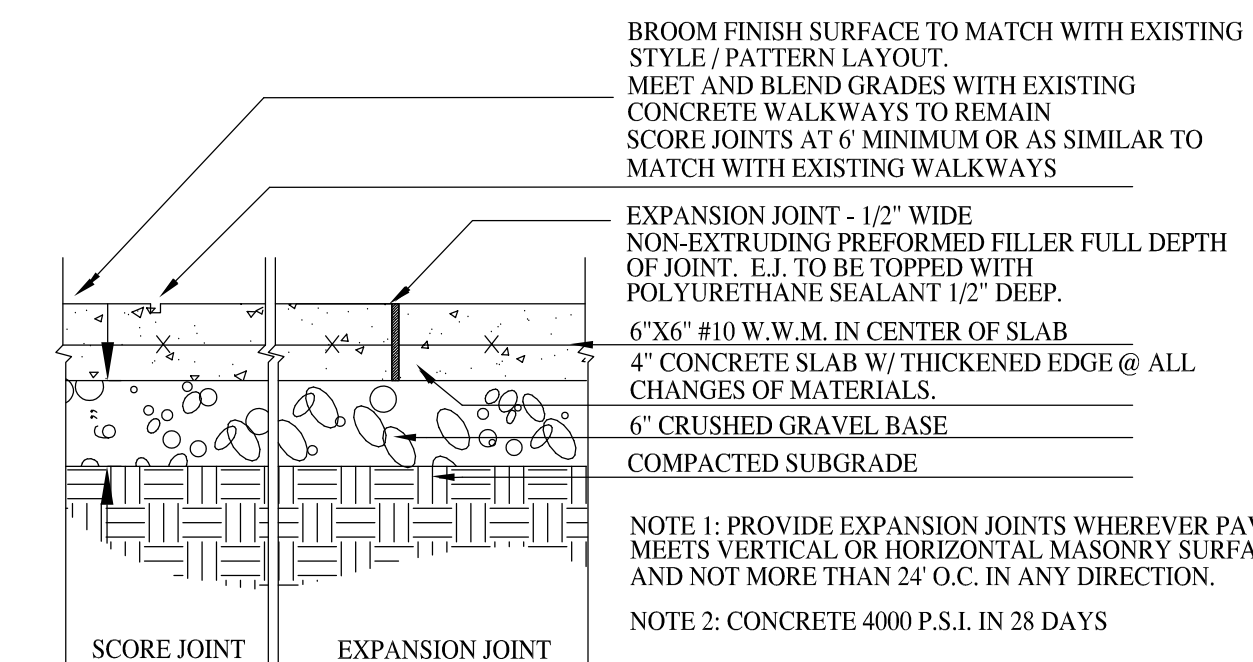


NOTES:

1. 1" SAND CUSHION REQUIRED AT ALL LEDGE OR PIPE CROSSING
2. NO STONE GREATER THAN 3" TO BE PLACED OVER PIPE TO FINISH GRADE
3. NO STONE GREATER THAN 3" WITHIN 12" OF PIPE
4. GRAVEL BORROW SHALL COMPLY WITH MHD M1.03.0 TYPE C.
5. PIPE BEDDING SHALL COMPLY WITH MHD M1.04.1



NOTES:
1. FULL WYE CONNECTION FITTINGS ARE REQUIRED.

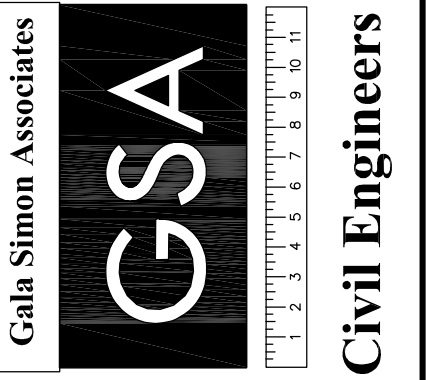


3 CONCRETE WALKS / PAVEMENT REPAIR
C-0 SCALE: NTS

1 TYP. UTILITY TRENCH
C-0 SCALE: NTS

2 SEWER WYE CONNECTION
C-0 SCALE: NTS

Gala Simon Associates Inc.
394 LOWELL STREET, SUITE 18
LEXINGTON, MA 02420
Tel: (781) 676-2962

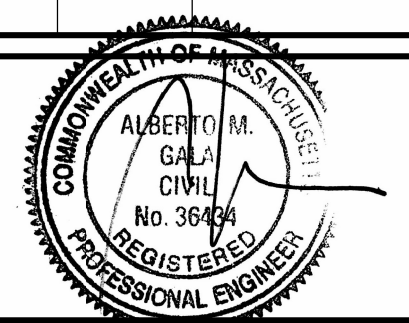


SEWER CONNECTION PLAN

**21-23 PALERMO STREET
CAMBRIDGE, MASSACHUSETTS**

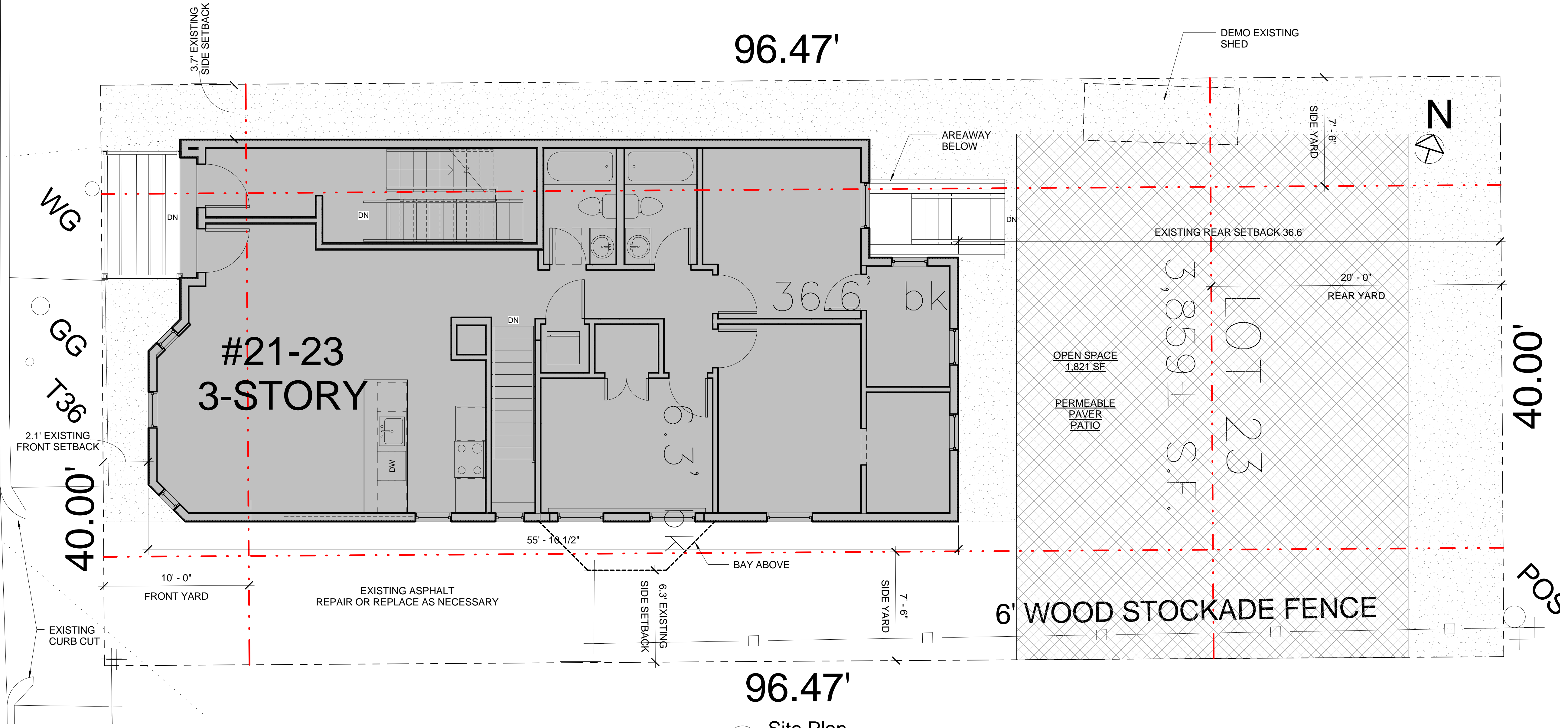
Job No. 1714 Date: 5/11/17
Drawn By: AG Scale: AS SHOWN

Rev#	Date:	Description:
1	5/17/17	Piping



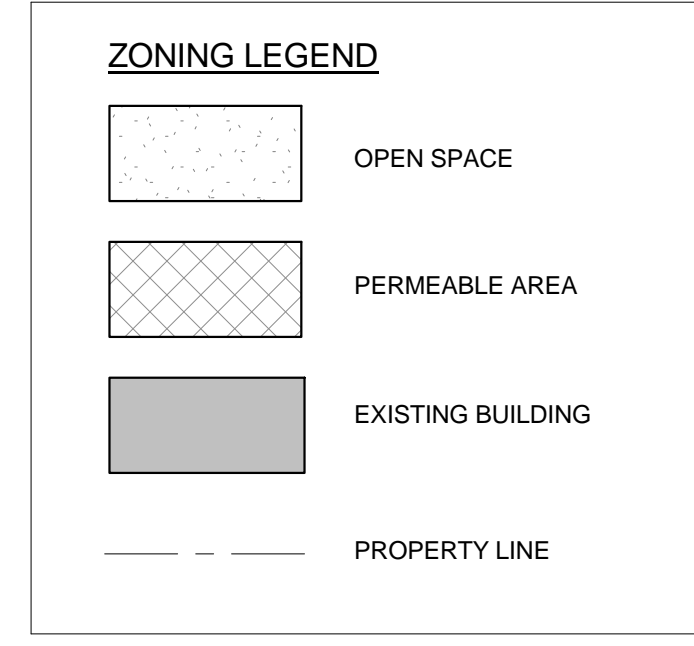
C-0

PALERMO STREET



1 Site Plan
Scale: 1/4" = 1'-0"

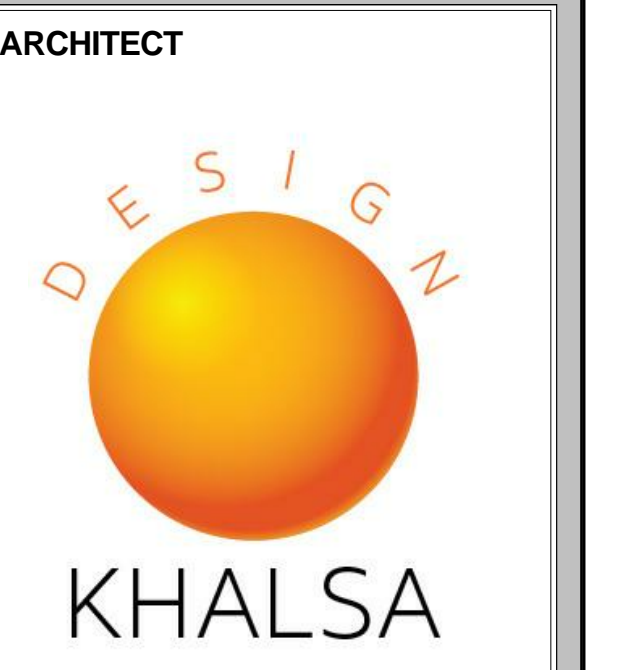
ZONING DIMENSIONAL TABLE:				
ZONE	ALLOWED / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
USE	RESIDENTIAL	3 FAMILY	3 FAMILY	COMPLIES
FAR	.75 / 2,895 SF	1.10 / 4,257 SF	1.24 / 4,791 SF	PRE-EXISTING/ DOES NOT COMPLY
MIN LOT SIZE	5,000 SF	3,859 SF	3,859 SF	PRE-EXISTING/NO CHANGE
MIN LOT PER DWELLING	1,500 SF/DU= 4,500/3DU	1,286 SF/DU= 3,859SF/3DU	1,286 SF/DU= 3,859SF/3DU	PRE-EXISTING/NO CHANGE
MIN. LOT WIDTH	50' - 0"	40' - 0"	40' - 0"	PRE-EXISTING/NO CHANGE
MIN. YARD SETBACKS				
MIN. FRONT YARD	(31'+26' 4")/4=14' - 4" (10'-0" MIN.)	F: 2.1'	F: 2.1'	PRE-EXISTING/NO CHANGE
MIN. SIDE YARD	7'-6" MIN. (5.21.1)	L: 3.7', R: 6.3'	L: 3.7', R: 6.3'	L: PRE-EXISTING/NO CHANGE R: COMPLIES/ NO CHANGE
MIN. REAR YARD	(31'+26' 4")/4=14' - 4" (20'-0" MIN)	R: 36.6'	R: 36.6'	COMPLIES/ NO CHANGE
MAX BUILDING HEIGHT	35' - 0"	31' - 5"	31' - 5"	COMPLIES
MIN. RATIO PRIVATE OPEN SPACE TO LOT AREA	30%	47%/ 1,821 SF	47%/ 1,821 SF	COMPLIES



PROJECT NAME
21-23 Palermo Street

PROJECT ADDRESS
21-23 Palermo Street,
Cambridge, MA

CLIENT
PALERMO STREET HOLDINGS, LLC.



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Project number	16135
Date	04/05/2017
Drawn by	CMH
Checked by	KDI
Scale	As indicated

REVISIONS

No.	Description	Date
6	SP Revision	02/20/2018

Architectural Site Plan

A-010
21-23 Palermo Street

PROJECT NAME
21-23 Palermo Street

PROJECT ADDRESS
 21-23 Palermo Street,
 Cambridge, MA

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PALERMO STREET HOLDINGS, LLC.



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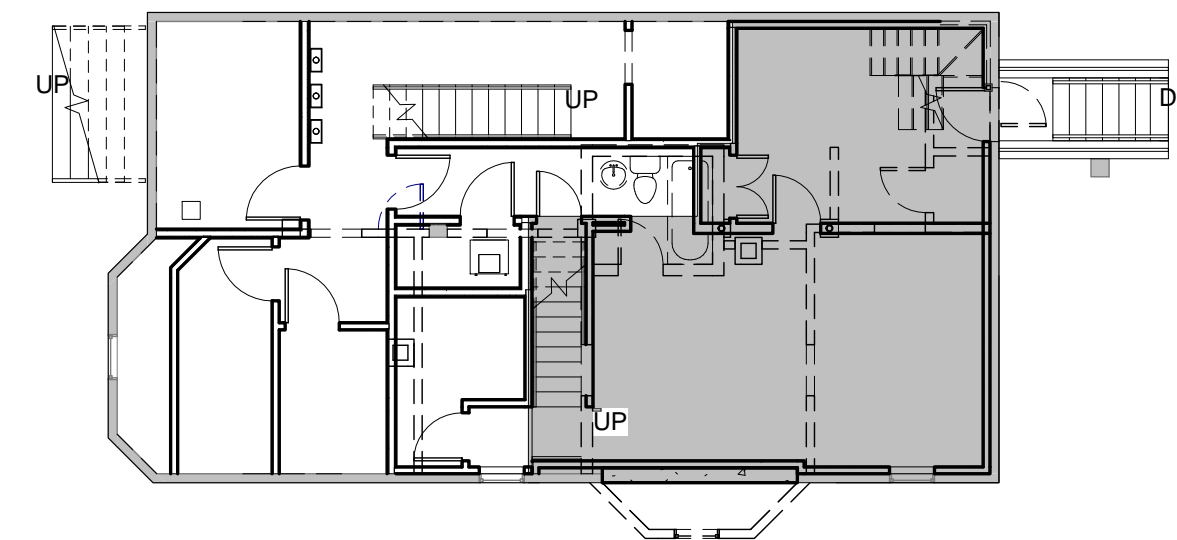
REGISTRATION



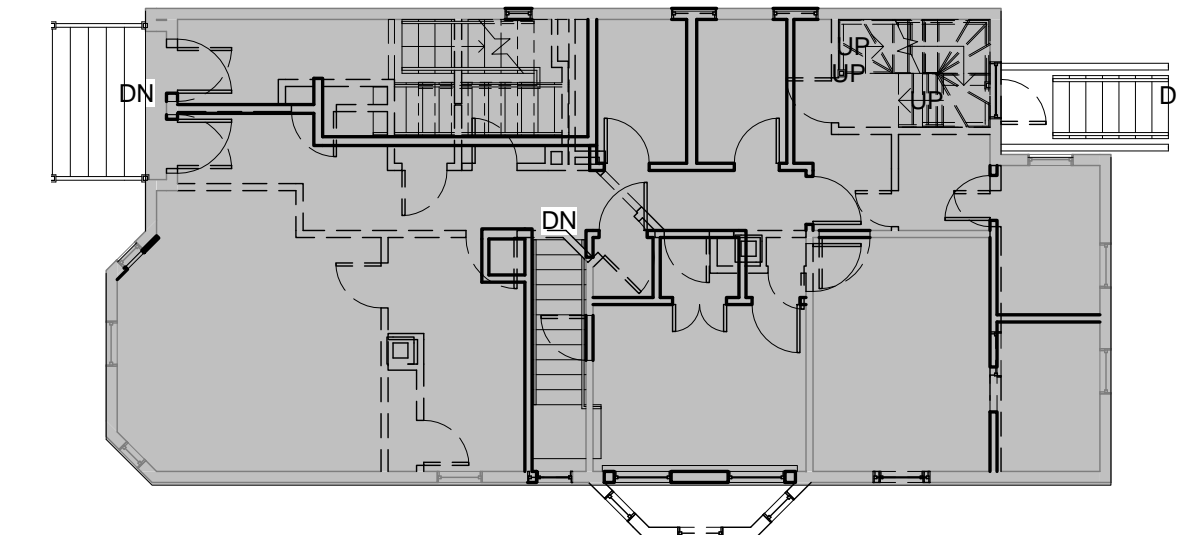
Project number 16135
 Date 04/05/2017
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REVISIONS

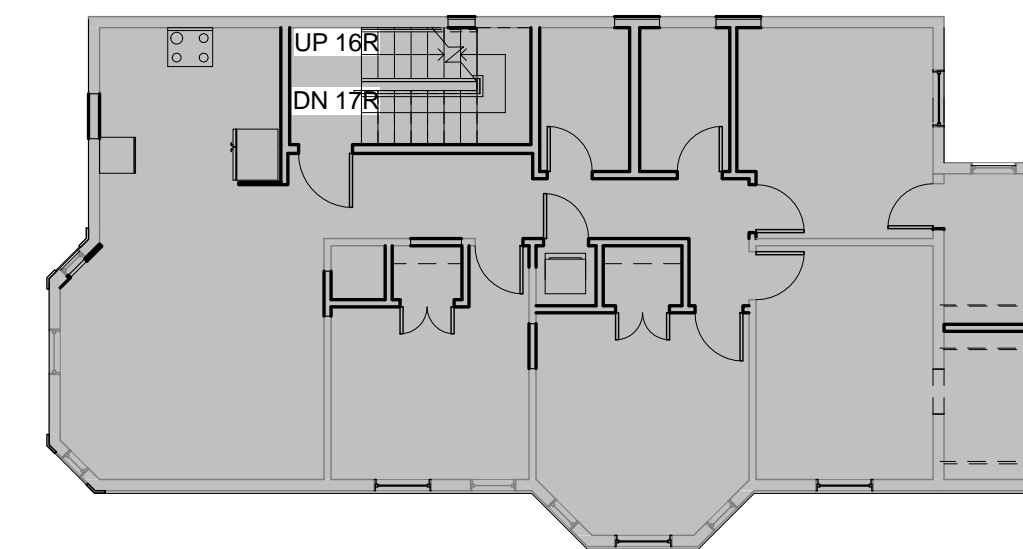
No.	Description	Date
6	SP Revision	02/20/2018



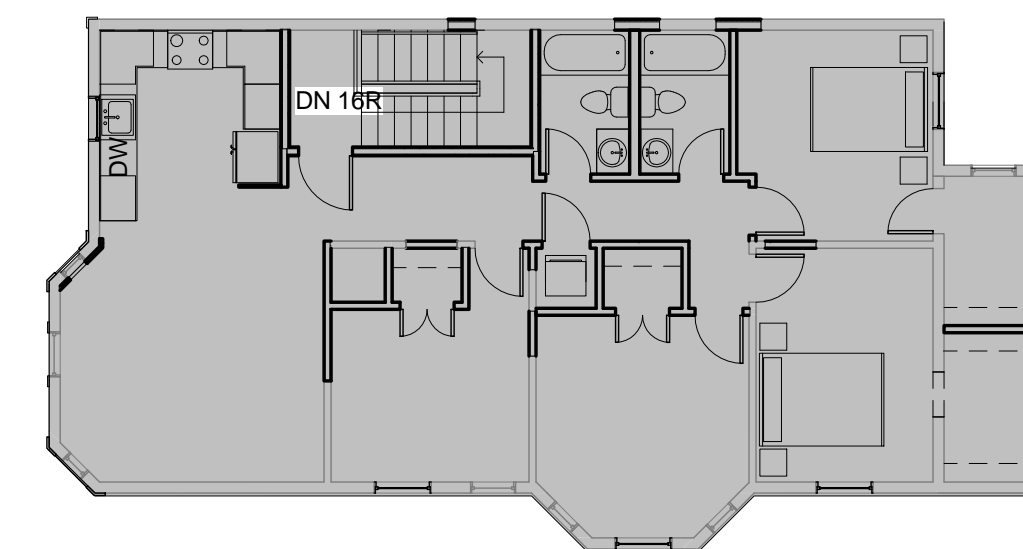
BASEMENT LEVEL
 EXISTING FAR = 0 SF
 PROPOSED FAR= 563 SF



1ST FLOOR LEVEL
 EXISTING FAR = 1,419 SF
 PROPOSED FAR= 1,390 SF



2ND FLOOR LEVEL
 EXISTING FAR = 1,419 SF
 PROPOSED FAR= 1,419 SF



3RD FLOOR LEVEL
 EXISTING FAR = 1,419 SF
 PROPOSED FAR= 1,419 SF

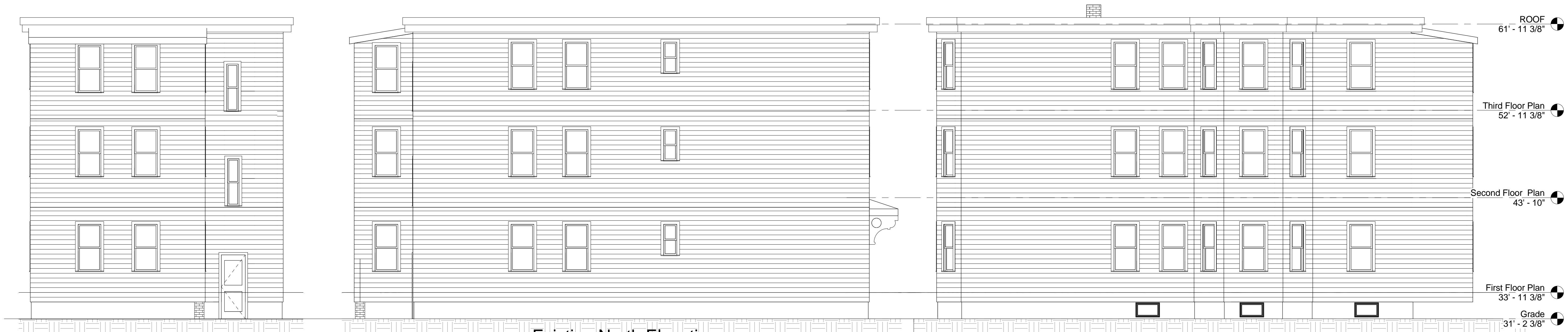


	EXISTING FAR	PROPOSED FAR
BASEMENT	0 SF	563 SF
1ST FLOOR	1,419 SF	1,390 SF
2ND FLOOR	1,419 SF	1,419 SF
3RD FLOOR	1,419 SF	1,419 SF
TOTAL	4,257 SF	4,791 SF

Zoning

A-011

21-23 Palermo Street



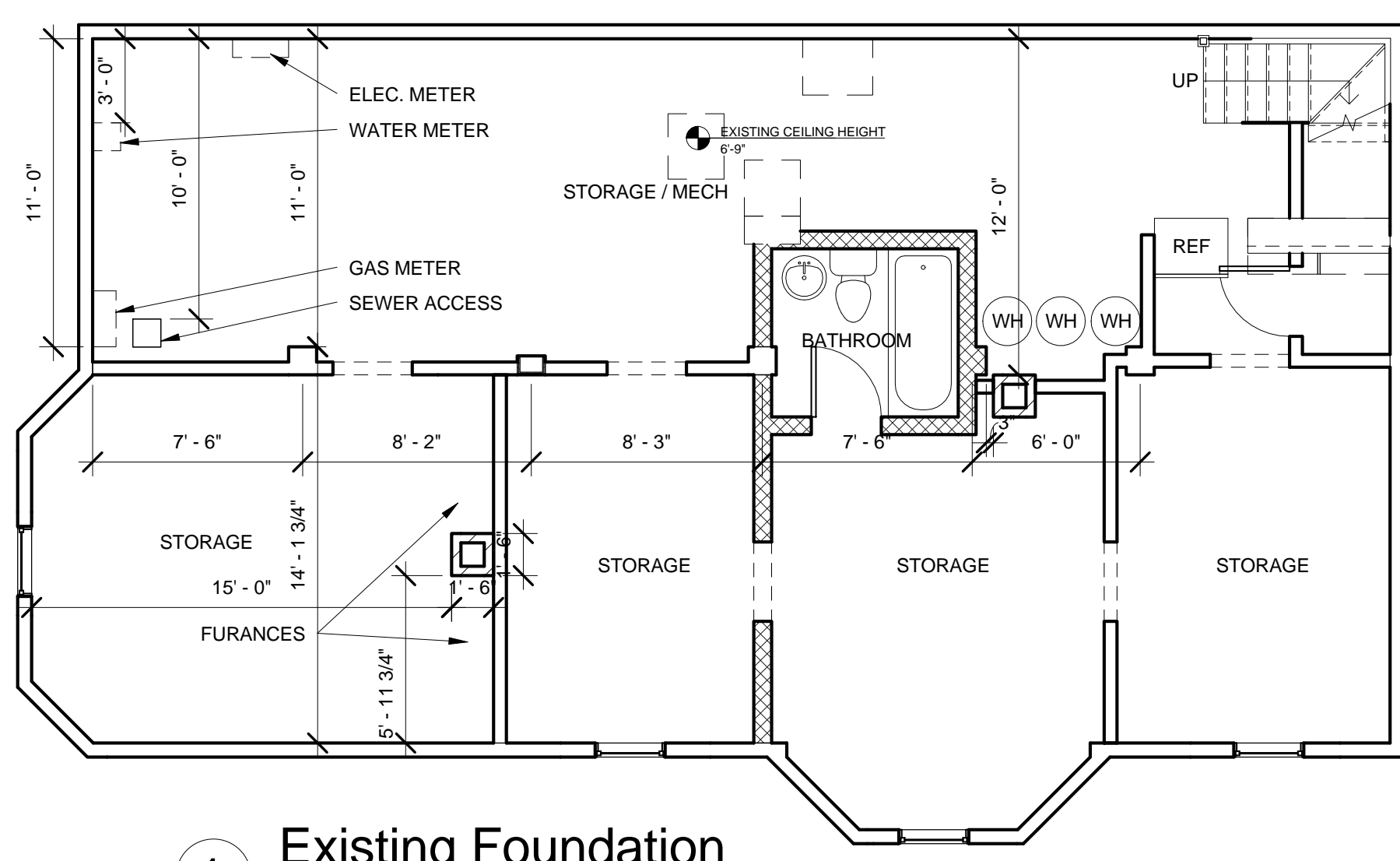
5 Existing East Elevation
Scale: 3/16" = 1'-0"

6 Existing North Elevation
Scale: 3/16" = 1'-0"

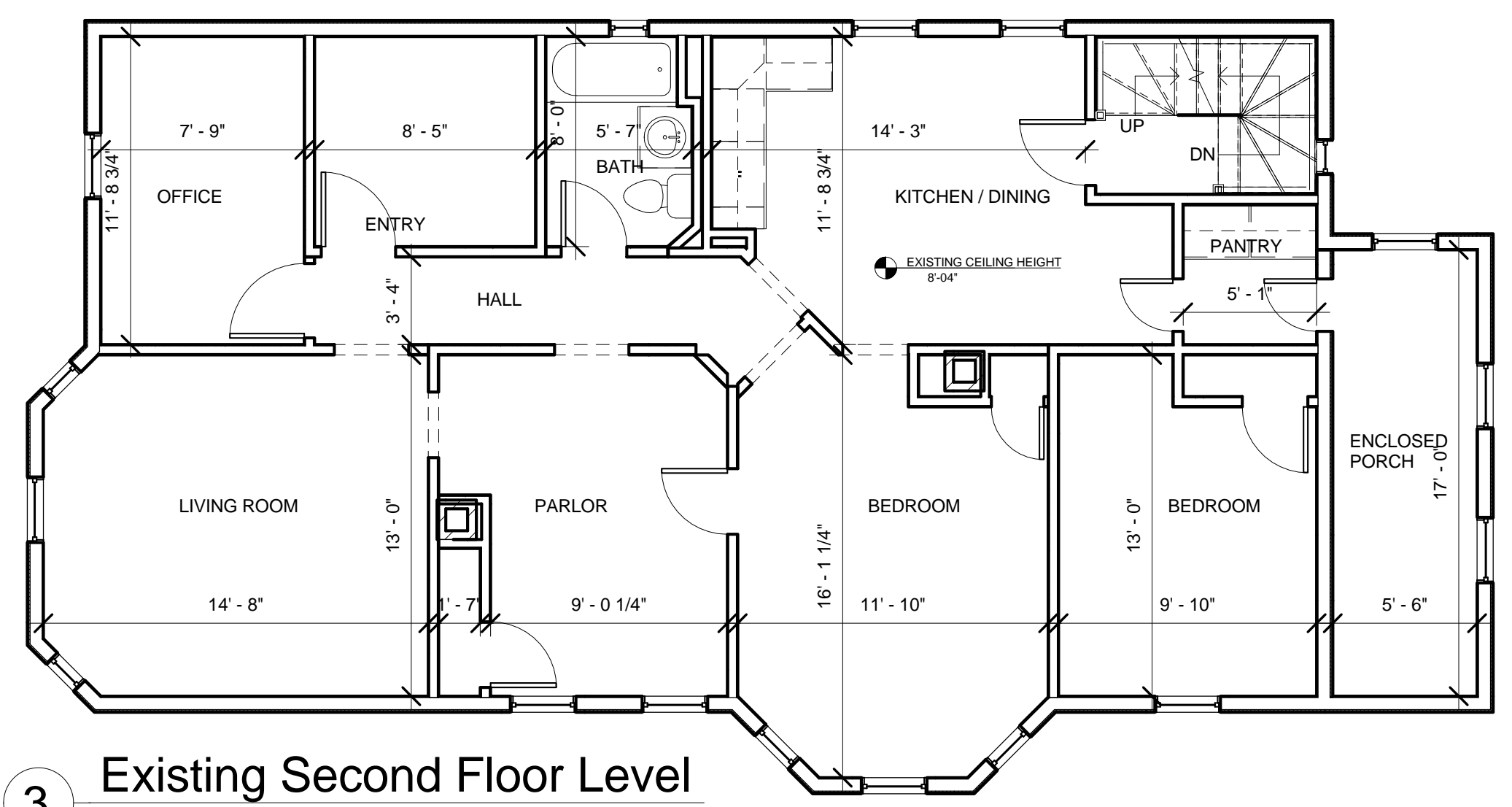
7 Existing South Elevation
Scale: 3/16" = 1'-0"



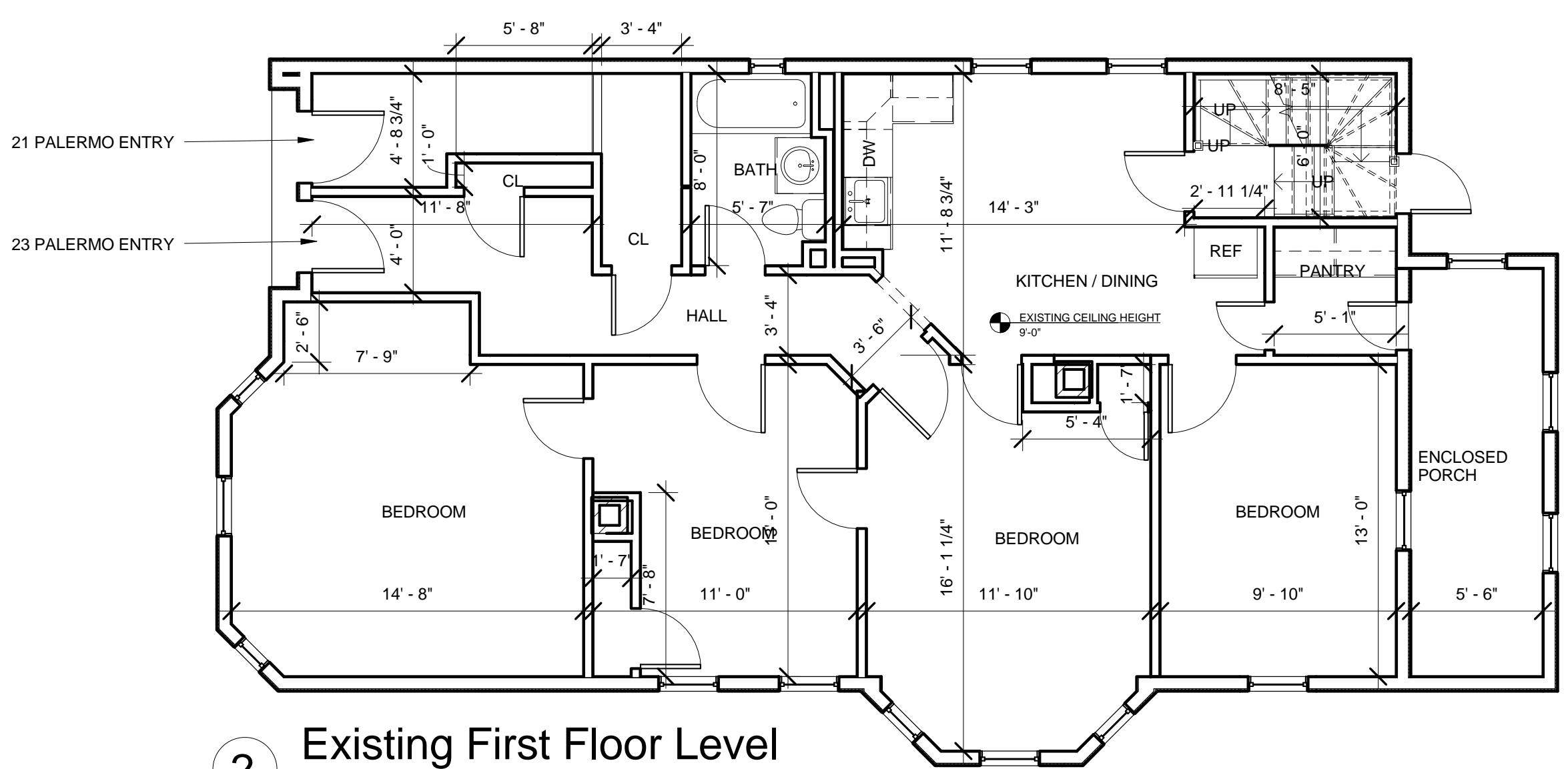
8 Existing West Elevation
Scale: 3/16" = 1'-0"



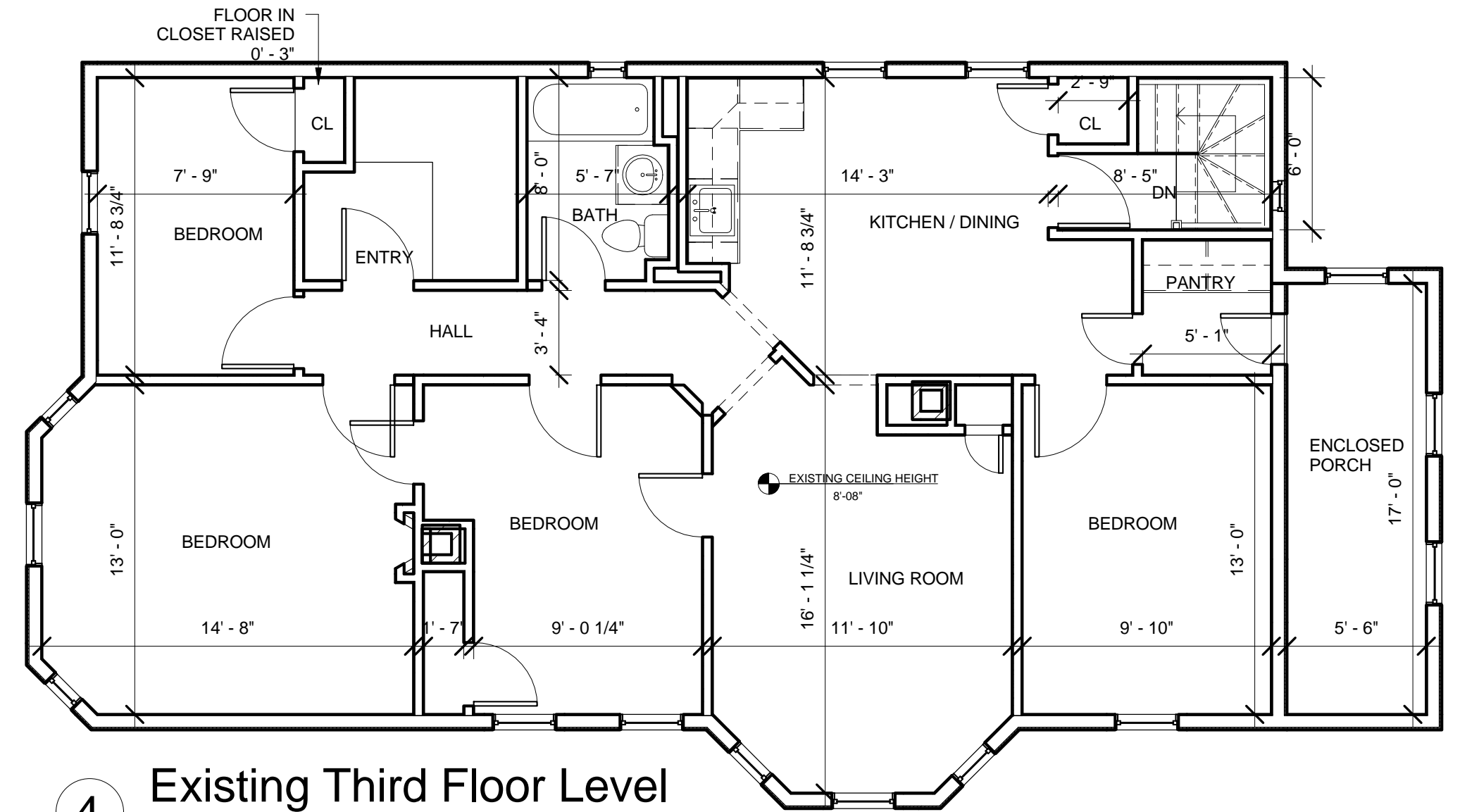
1 Existing Foundation
Scale: 3/16" = 1'-0"



3 Existing Second Floor Level
Scale: 3/16" = 1'-0"



2 Existing First Floor Level
Scale: 3/16" = 1'-0"



4 Existing Third Floor Level
Scale: 3/16" = 1'-0"

PROJECT NAME
21-23 Palermo Street

PROJECT ADDRESS
21-23 Palermo Street,
Cambridge, MA

CLIENT
PALERMO STREET HOLDINGS, LLC.

ARCHITECT
DESIGN
KHALSA

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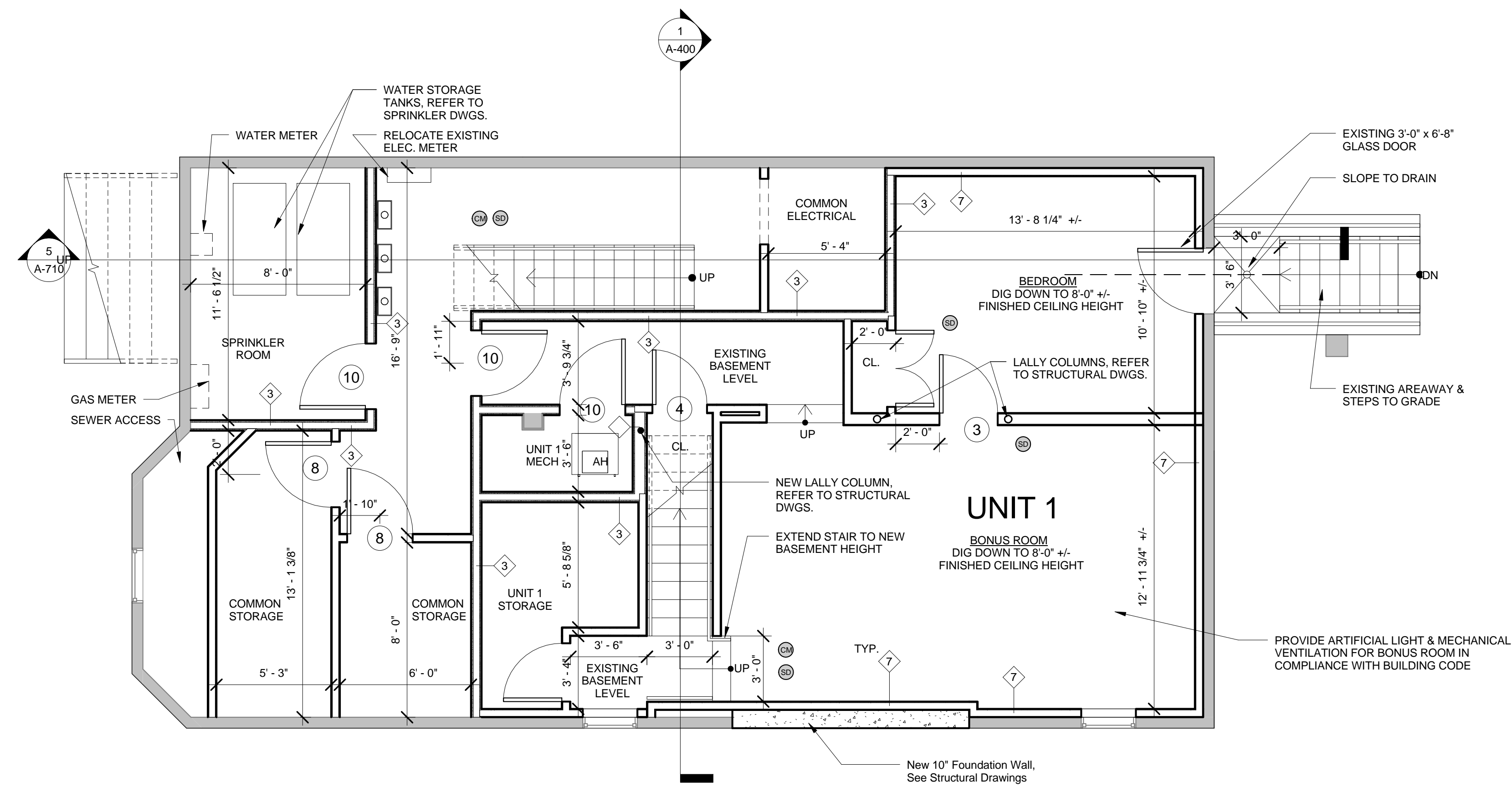
No.	Description	Date

Existing Plans and Elevations

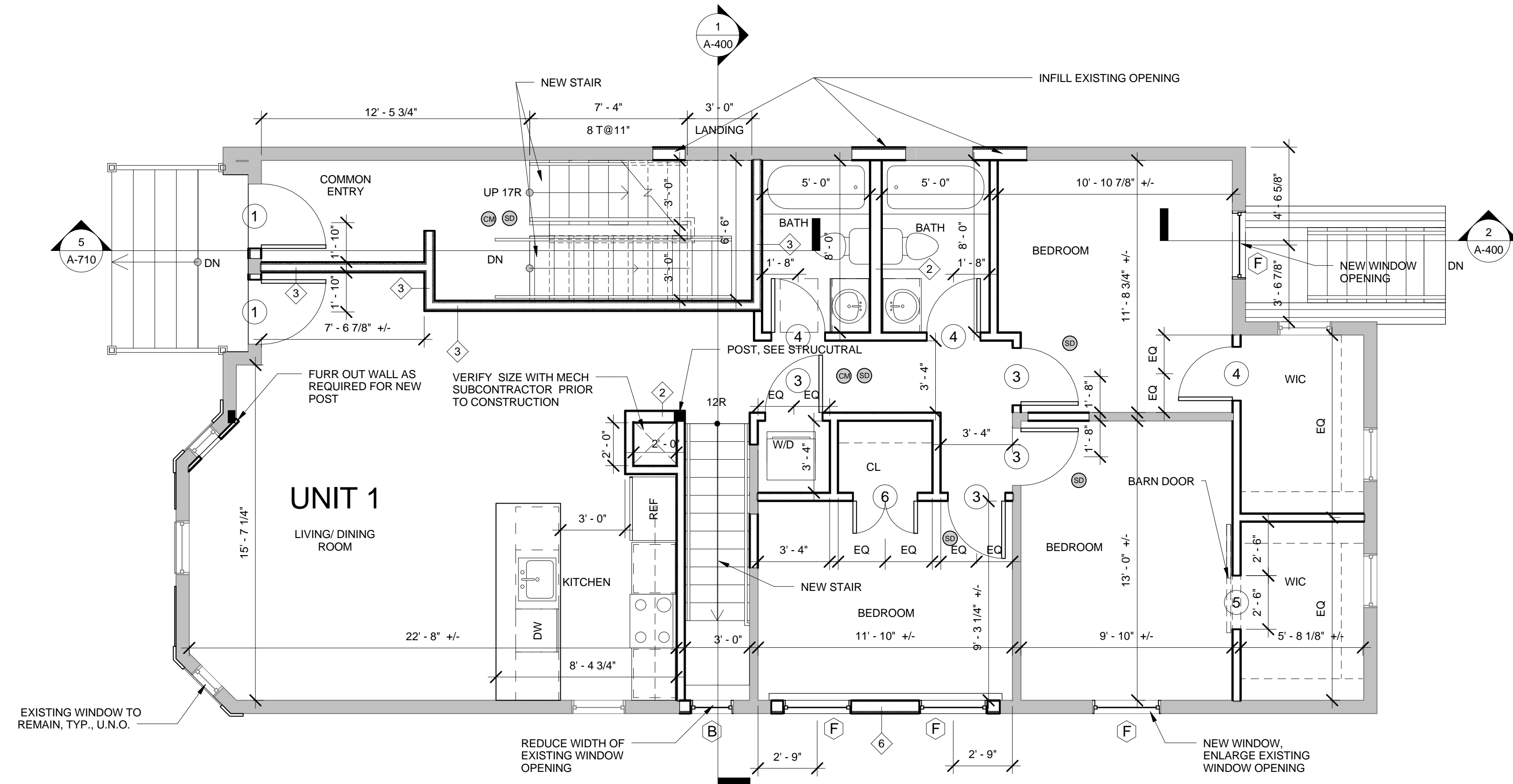
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21-23 Palermo Street

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



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

LEGEND

	NEW WALL		CARBON MONOXIDE DETECTOR
	EXISTING TO REMAIN		SMOKE DETECTOR
	WALL TYPE		

- GENERAL FLOOR PLAN NOTES**
1. ALL SMOKE ALARMS TO BE INTERCONNECTED AND HARD WIRED. SEE FLOOR PLANS FOR LOCATIONS.
 2. FINAL KITCHEN LAYOUT TO BE DETERMINED BY OWNER.
 3. ALL INTERIOR FINISHES TO BE DETERMINED BY OWNER.
 4. UNLESS OTHERWISE NOTED ALL INTERIOR WALL SHALL BE TYPE "1"
 5. SEE A-910 FOR PARTITION TYPES.
 6. MOISTURE RESISTANT GWB. TO BE USED IN ALL BATHROOMS AND KITCHENS
 7. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & CLADDING MATERIALS
 8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE GWB
 9. ALL EXTERIOR DIMENSIONS ARE FROM EXTERIOR FACE OF PLYWOOD SHEATHING, TYP., U.N.O.
 10. CONTRACTOR TO COORDINATE DESIGN-BUILD DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION WITH SUBCONTRACTORS PRIOR TO CONSTRUCTION.
 11. ELECTRICAL OUTLETS ON OPPOSITE SIDE OF WALL SHOULD BE INSTALLED AT LEAST 2'-0" FROM EACH OTHER.
 12. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO DEMOLITION & CONSTRUCTION.
 13. PROVIDE AIR BARRIER BEHIND TUB/ SHOWERS ON EXTERIOR WALLS.
 14. PROVIDE RIGID AIR BARRIER ON ANY WALLS BETWEEN HEATED & UNHEATED SPACES/ SIDES OF ATTICS.
 15. SEAL ALL PENETRATIONS & BYPASSES INTO UNCONDITIONED AREAS.
 16. DUCTS FOR HVAC SYSTEMS SHALL BE SEALED AND TESTED TO ≤ 4 CFM PER 100 SF.

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ARCHITECT

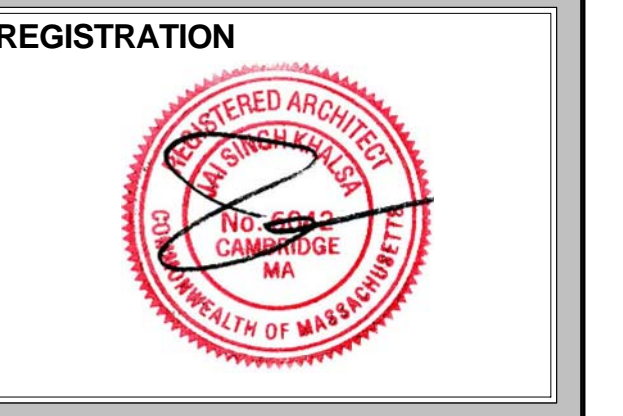
DESIGN

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REVISIONS

No.	Description	Date
1	EGRESS REVISIONS	05-11-2017
6	SP Revision	02/20/2018

Basement and 1st Floor Plan

A-101

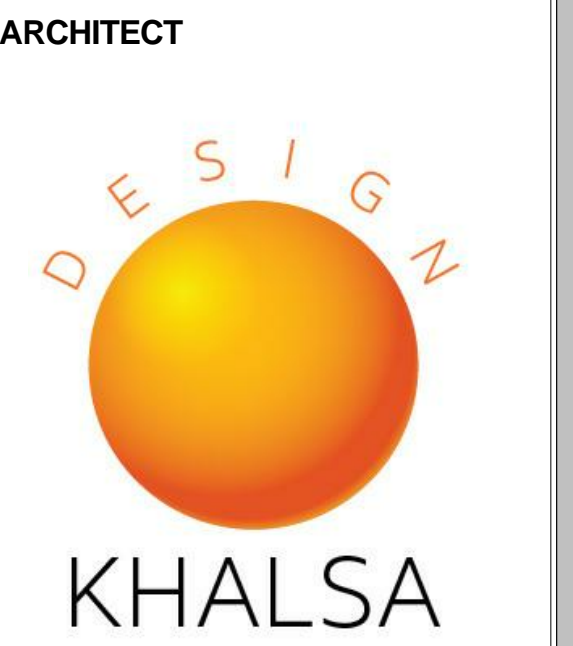
21-23 Palermo Street

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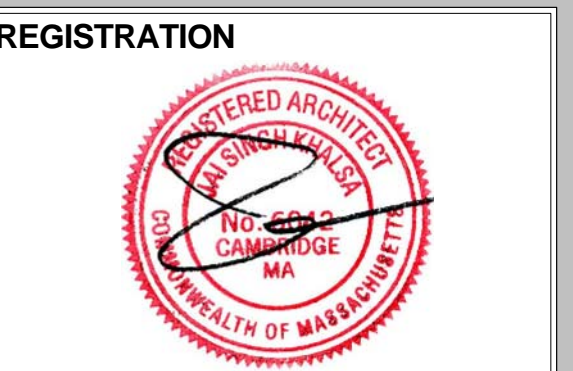
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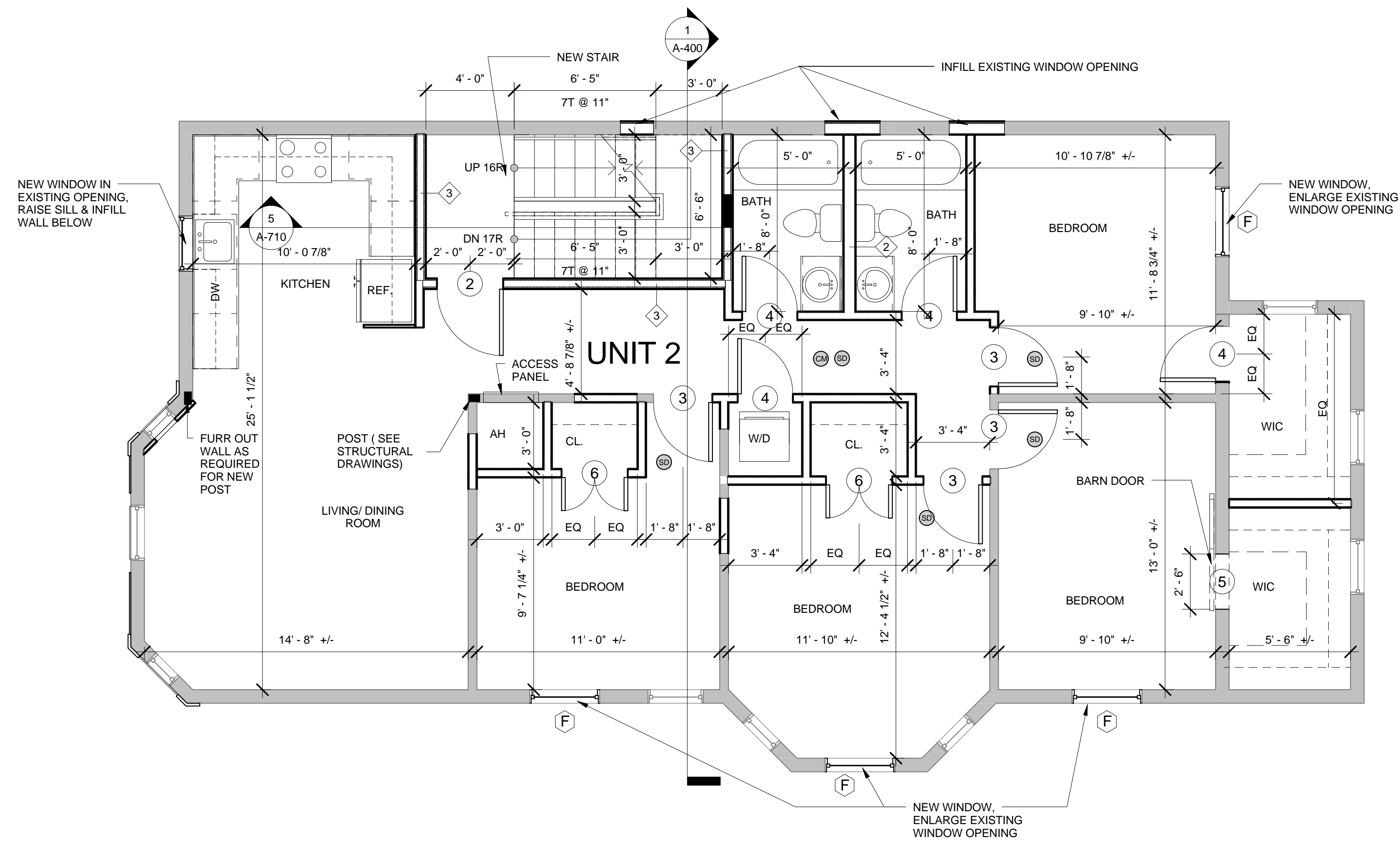
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No.	Description	Date
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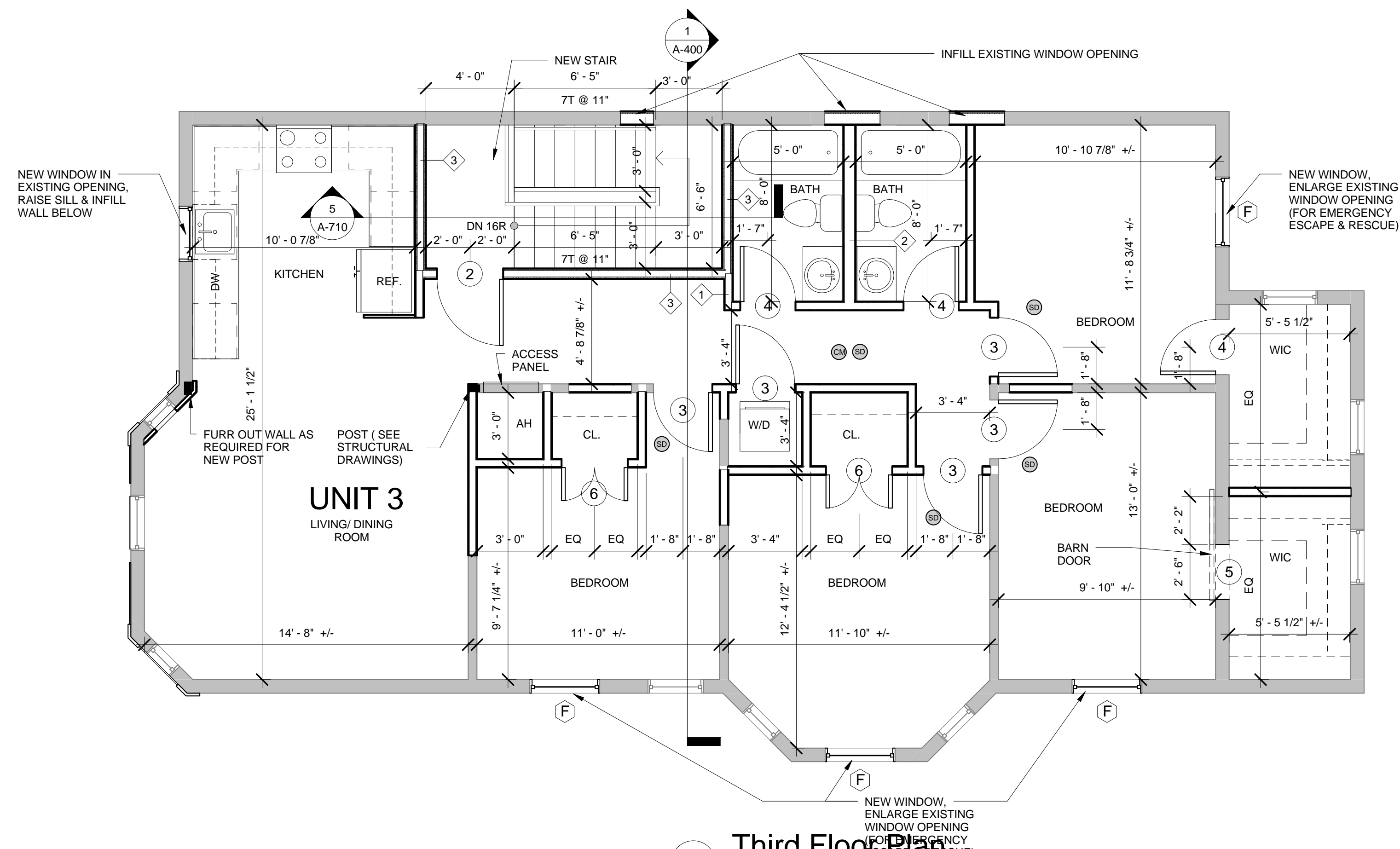
2nd and 3rd Floor Plans

A-102

21-23 Palermo Street



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




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

PROJECT NAME
21-23 Palermo Street

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 21-23 Palermo Street,
 Cambridge, MA

CLIENT
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ARCHITECT



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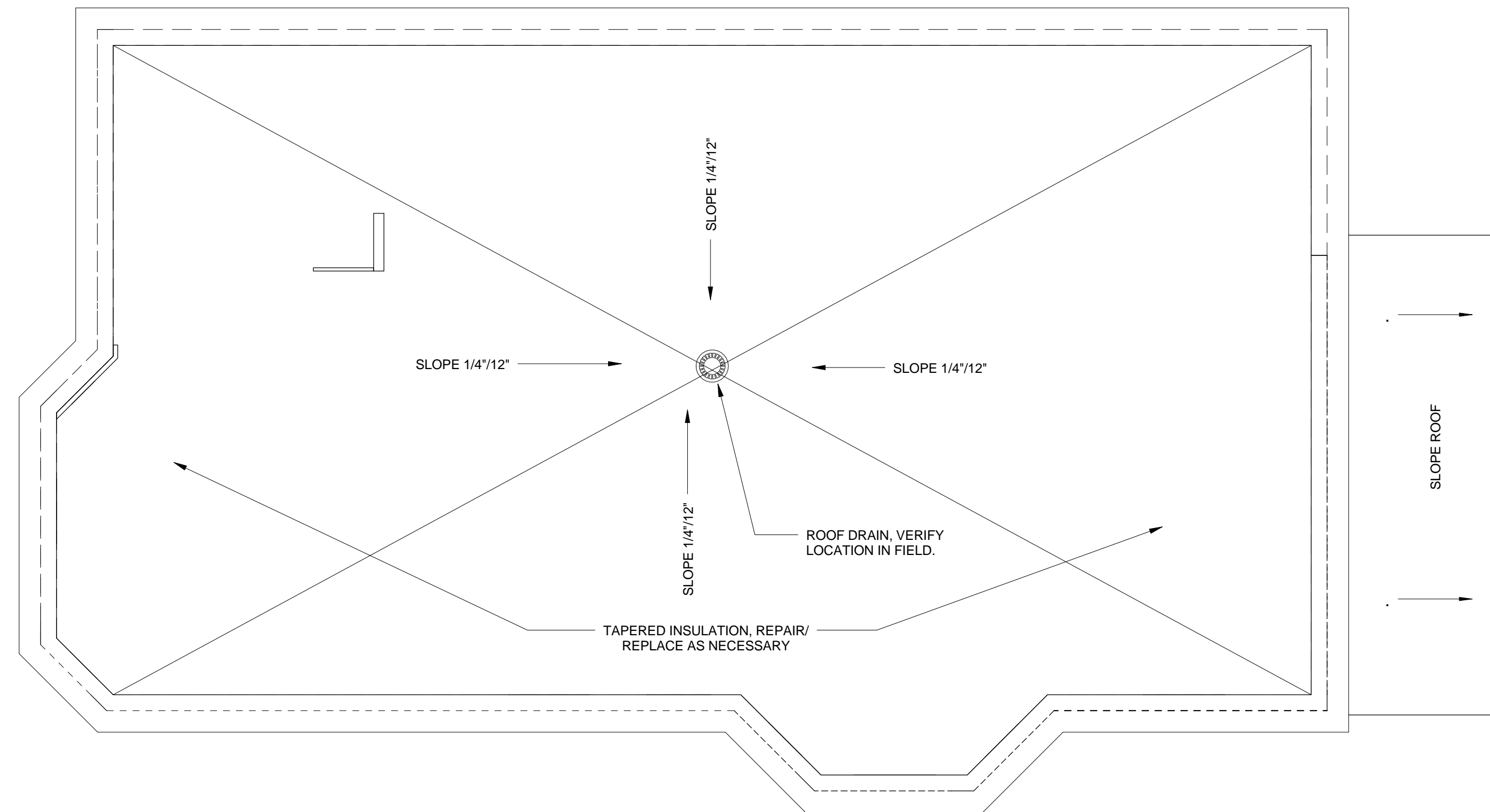
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No.	Description	Date

Roof Plan

A-103

21-23 Palermo Street



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

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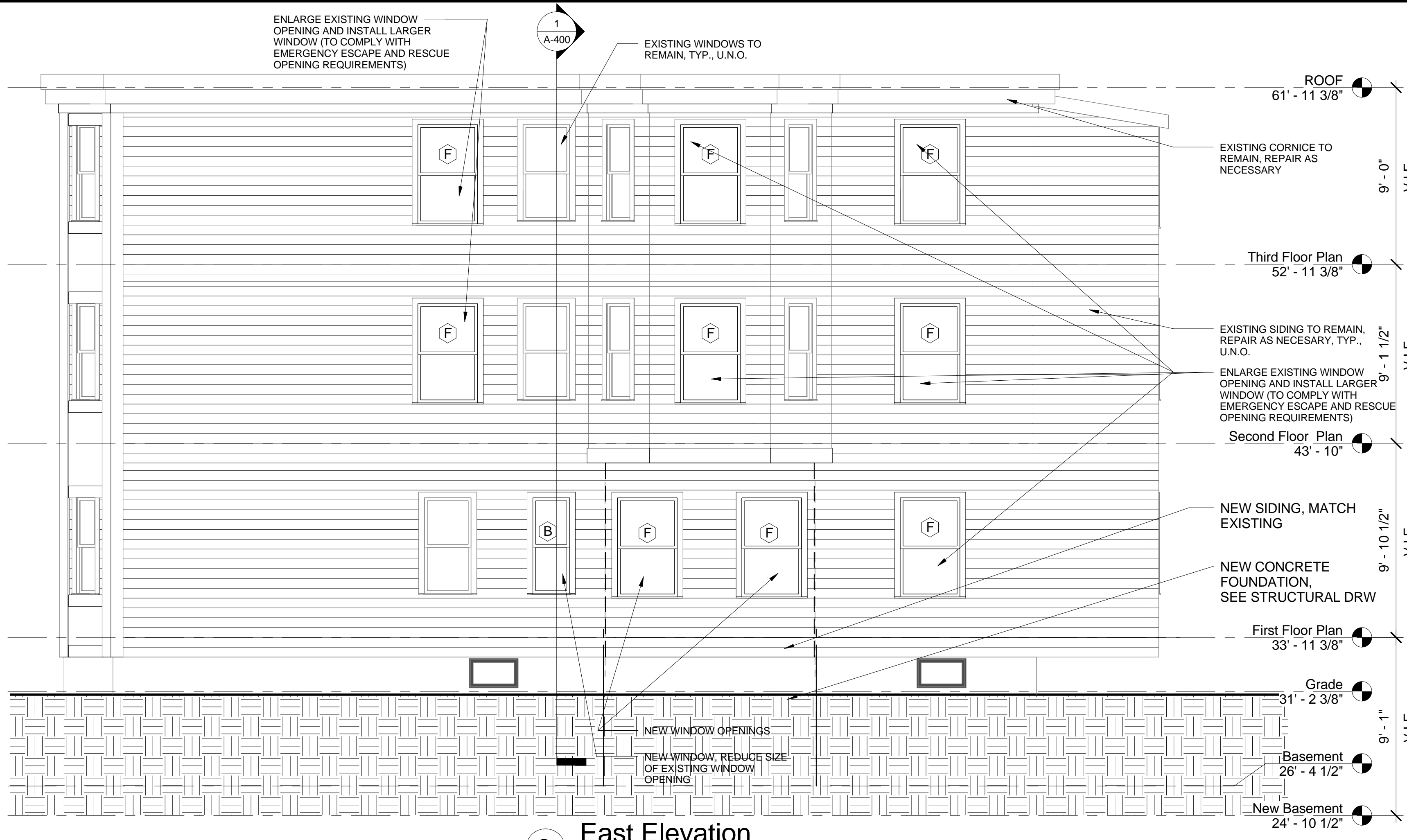


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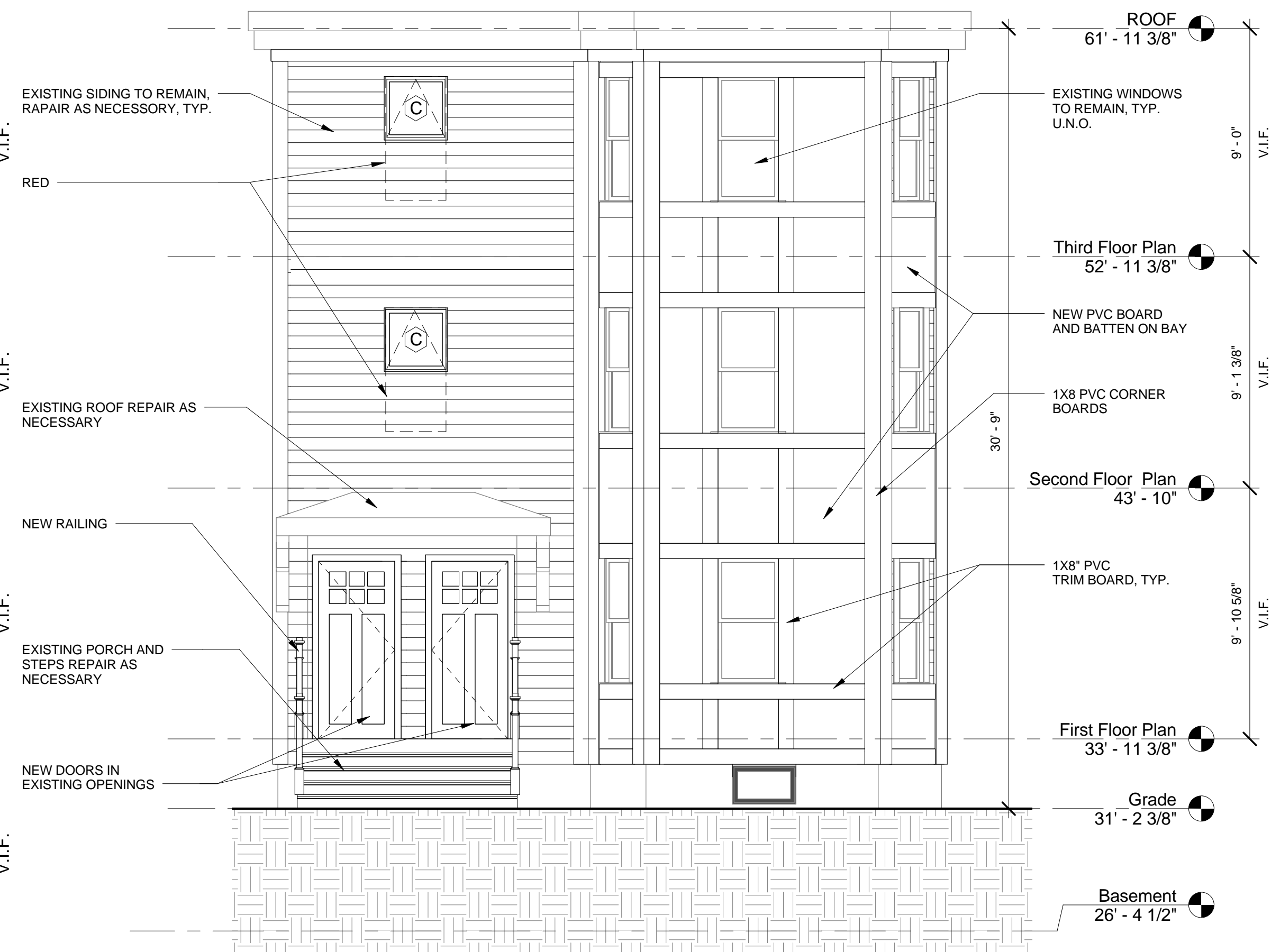
REVISIONS

No.	Description	Date
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6	SP Revision	02/20/2018

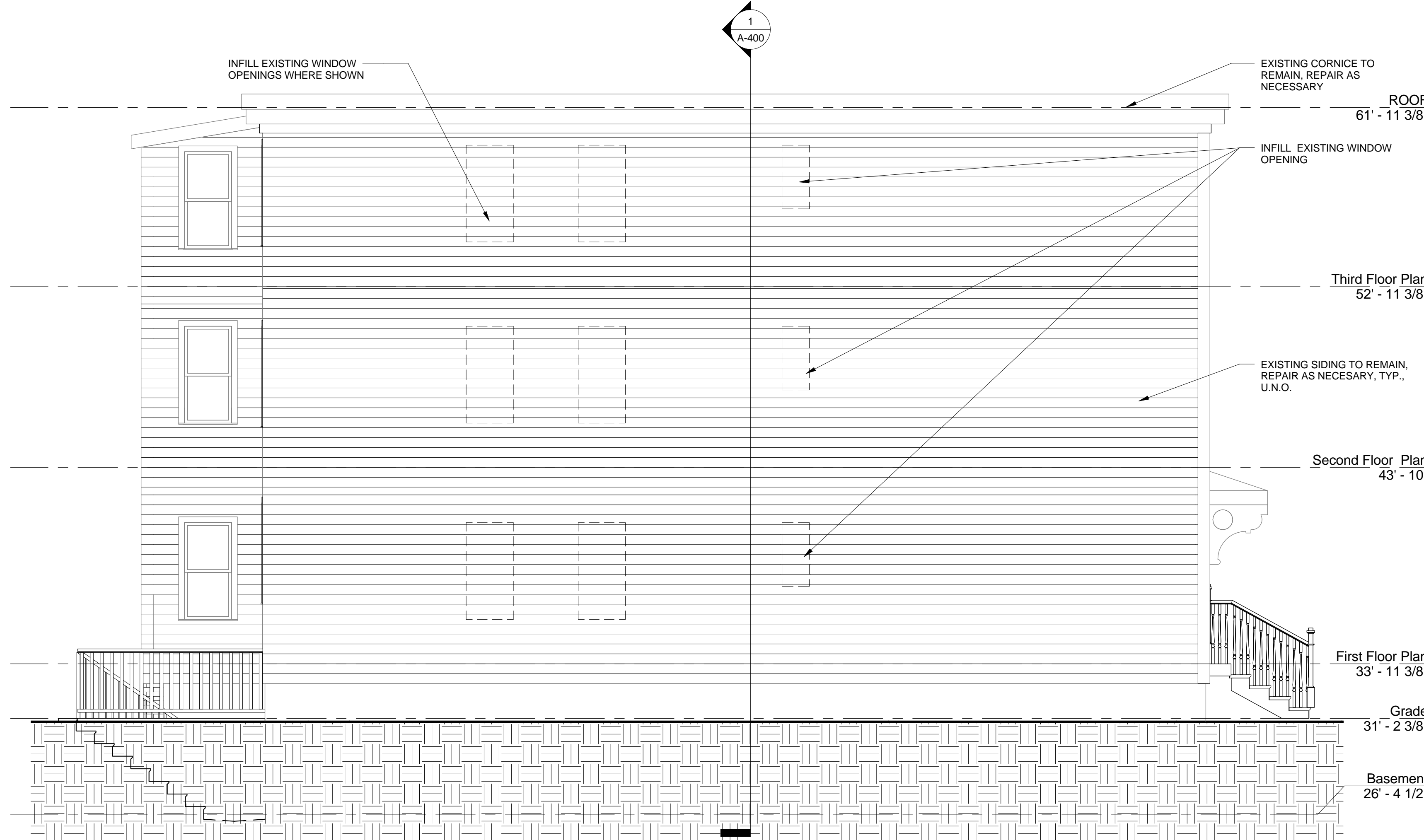
Elevations
A-300
21-23 Palermo Street



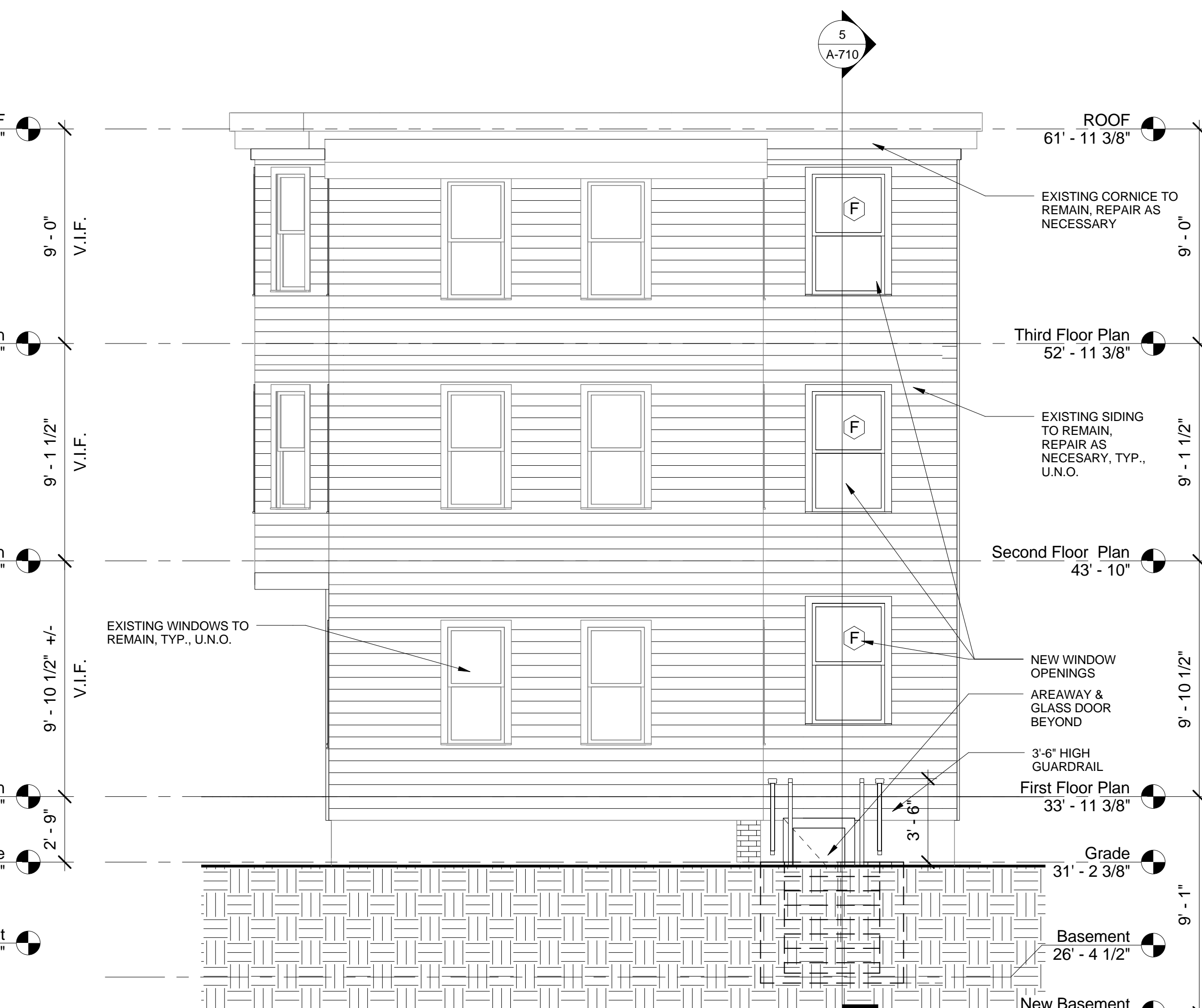
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1 Front Elevation
Scale: 1/4" = 1'-0"



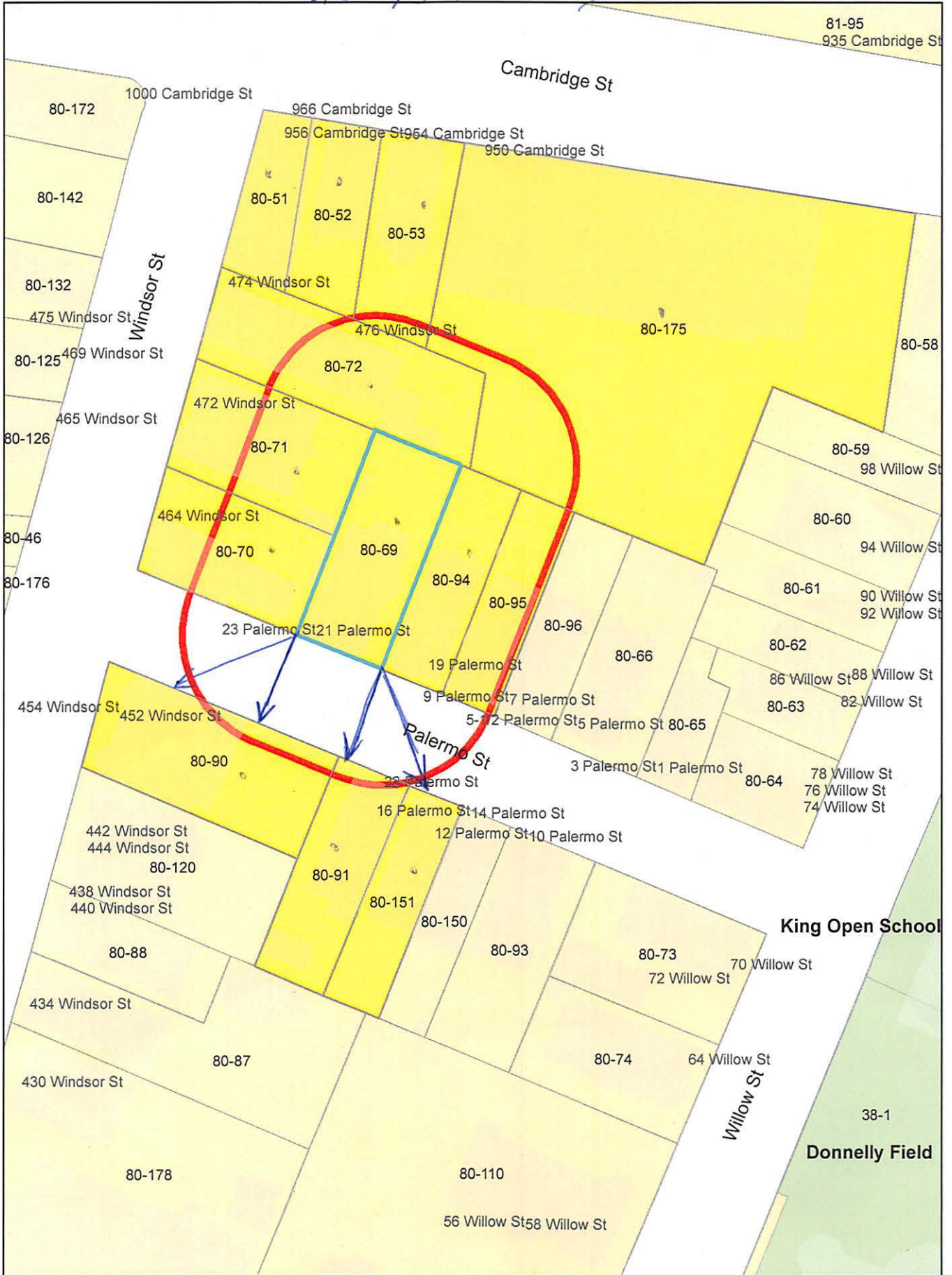
4 West Elevation
Scale: 1/4" = 1'-0"



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

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23 Palermo St.



23 Palermo St.

Petitioner

80-51
SMALL, JUDITH N. & MELISSA SMALL,
TRS THE JAMS FAMILY TRUST
14 BACK NINE DR
HAVERHILL, MA 01832

80-69
PALERMO STREET HOLDINGS, LLC
405 WALTHAM ST., #334
LEXINGTON, MA 02421

SEAN D. HOPE, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

80-70
BRAGA, JOSEPH M. & JUDITH M. BRAGA
464 WINDSOR ST.
CAMBRIDGE, MA 02141

80-70
MCNALLY, BRIAN & ABIGAIL MCNALLY
464 WINDSOR ST., #3
CAMBRIDGE, MA 02141

80-71
TOLEDO, GUILHERME R. & VALQUIRIA TOLEDO,
472 WINDSOR STREET.
CAMBRIDGE, MA 02139

80-72
DRUCKER, TERRY L. & AMY C. STEIN
88 CHILTON ST
CAMBRIDGE, MA 02138

80-90
MALTHANER, CAROL W.
452 WINDSOR ST
CAMBRIDGE, MA 02141

80-90
PAZMANY, CSABA
452-454 WINDSOR STREET, UNIT #2
CAMBRIDGE, MA 02141

80-90
BLANC, CHRISTIAN P. & VALERIE L. BLANC
454 WINDSOR ST. UNIT#1
CAMBRIDGE, MA 02139

80-90
RADELJIC, KATHERINE
452-454 WINDSOR ST. UNIT#454/2
CAMBRIDGE, MA 02141

80-95
OLIVEIRA, RONALD C., DONNA M. MCUSE,
LINDA A. SELTER & JOSEPH L. OLIVEIRA
11 PALERMO ST
CAMBRIDGE, MA 02141

80-175
VINFEN CORPORATION
910-950 CAMBRIDGE ST.
CAMBRIDGE, MA 02141

80-151
ANDERSON, AMBER
18 PALERMO STREET
CAMBRIDGE, MA 02141

80-151
CLEWLOW, REGINA R. & LEONARD N. CLEWLOW
5371 KING ESTATE CT
SAN JOSE, CA 95135

80-53
TAO, CHARLES
1643 CAMBRIDGE ST.
CAMBRIDGE, MA 02141

80-53
VU, HALONG
956 CAMBRIDGE ST #2
CAMBRIDGE, MA 02139

80-53
LI, SUJUN
956 CAMBRIDGE ST., #3
CAMBRIDGE, MA 02141

80-91
BEAL, AARON
22-24 PALERMO ST., #1
CAMBRIDGE, MA 02141

80-91
KRISHNAN PALERMO, LLC
105 BAILEY BLVD
EAST GREENWICH, RI 02818

80-52
BRIZARD, FRANTZ
962 CAMBRIDGE ST., #1
CAMBRIDGE, MA 02141

80-52
BANSAL, PANKAJ & NEETU BANSAL
3 GREEN ST
PLAINVILLE, MA 02762

80-52
BAGDIS, KATHERINE A.
61 BERWICK STREET
WORCESTER, MA 01602

80-94
MCMANUS, SARAH A. & JUSTIN M. LACROIX
17-19 PALERMO ST, UNIT #17
CAMBRIDGE, MA 02141

80-94
SANDS, SCOTT AARON & VANESSA JANE KELLY
17-19 PALERMO ST., #19
CAMBRIDGE, MA 02139

80-70
GHARTEY, DIANE M.
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CAMBRIDGE, MA 02141