



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 97333

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Maria Pinto C/O Joao Pinto

PETITIONER'S ADDRESS: 1124 Cambridge Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 263 Elm St., Cambridge, MA

TYPE OF OCCUPANCY: Two Family

ZONING DISTRICT: Business A/Residence C-2B Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The extension of living space into the basement, a rear addition with new decks and egress stair, 3rd floor dormer additions and full building renovation.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Joao A. Pinto
(Petitioner (s) / Owner)

Joao A. Pinto
(Print Name)

Address:

Tel. No. 617-293-2780

E-Mail Address: pintosconstruction@hotmail.com

Date: _____

2020 NOV -2 AM 11:52
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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 Joao Pinto _____
(OWNER)

Address: 1124 Cambridge St., Cambridge, MA 02139

State that I/We own the property located at 263 Elm St.,
which is the subject of this zoning application.

The record title of this property is in the name of Joao Pinto

*Pursuant to a deed of duly recorded in the date 10/15/2004, Middlesex South
County Registry of Deeds at Book 43905, Page 87; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

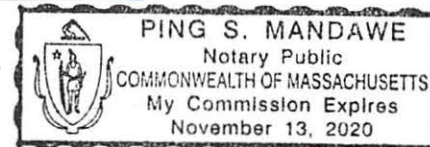
***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Norfolk

The above-name Joao Pinto personally appeared before me,
this 9th of October, 2020, and made oath that the above statement is true.


Notary

My commission expires 11/13/2020 (Notary Seal).



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

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 hardship is not being allowed to enlarge and renovate the existing structure as it sits within the front and side setbacks.
- 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 by not affecting generally the zoning district in which it is located for the following reasons:
- The hardship is owing to the fact that the building sits on a narrow lot and fronts the street as do most structures on this street. The location of the building on the lot places the sides and front in the setbacks.
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:
- The public good will not suffer as a result of the enlargement and renovation of this two-family. There is not a substantial change or increase in the yard violations. The public good will benefit from the proposed project which will provide code compliant egress and light and air.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- There is no change in the use of the building. The proposed project will be a safety, health and welfare improvement for the residing families.

***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:** Maria Pinto**Present Use/Occupancy:** Two Family**Location:** 1124 Cambridge Street**Zone:** Business A/Residence C-2B Zone**Phone:** 617-293-2780**Requested Use/Occupancy:** Two Family

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2085	4263	5150	(max.)
<u>LOT AREA:</u>	2943	2943	5600	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.71	1.45	1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	1472	1472	2800	
<u>SIZE OF LOT:</u> WIDTH	28.75	28.75	50	
DEPTH	99	99	n/a	
<u>SETBACKS IN FEET:</u> FRONT	5	5	10	
REAR	52.7	34.7	20	
LEFT SIDE	2.6	2.6	14.8	
RIGHT SIDE	3.8	3.8	14.8	
<u>SIZE OF BUILDING:</u> HEIGHT	33.9	36.5	45	
WIDTH	40	48.5	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	46%	37%	15%	
<u>NO. OF DWELLING UNITS:</u>	2	2	2	
<u>NO. OF PARKING SPACES:</u>	0	0	0	
<u>NO. OF LOADING AREAS:</u>	0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	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

Pacheco, Maria

From: david@choo-design.com
Sent: Thursday, December 10, 2020 3:47 PM
To: Pacheco, Maria
Cc: pintosconstruction@hotmail.com; Singanayagam, Ranjit
Subject: 19149, 263 Elm Street BZA-97333

Importance: High

Hi Maria,

I just spoke with Ranjit who brought to my attention an issue with the dormers. I would like to ask for a continuance so that I can amend my drawings before appearing in front of the Board of Zoning Appeal. Please take BZA-97333 off tonight's agenda and reschedule for the next earliest hearing date. Please let me know, thank you very much.

Kind regards,

David Freed, AIA

CHOO & CO., INC.
1 Billings Road, Quincy, MA 02171
(T) 617-786-7727, (F) 617-786-7715



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

2020 DEC 20 PM 10:42

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

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

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

2020 DEC 21 AM 3:20
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

RE: Case #

B7A-97333

Address:

263 Elm Street

☐ Owner, ☐ Petitioner, or ☐ Representative:

João Pinto
(Print Name)

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

Date:

12/16/20

Signature

João Pinto

* * * * *

(11:08 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea A. Hickey, Jim Monteverde, Laura
Wernick

CONSTANTINE ALEXANDER: The Chair will now call
Case Number 97333 -- 263 Elm Street. Anyone here wishing to
be heard on this matter?

[Pause]

Hello?

SISIA DAGLIAN: No, I don't think they're here.

CONSTANTINE ALEXANDER: I'm sorry? No?

SISIA DAGLIAN: They're not here.

CONSTANTINE ALEXANDER: Gave up, huh?

SISIA DAGLIAN: They're requesting a continuance.

CONSTANTINE ALEXANDER: Elm Street?

BRENDAN SULLIVAN: Yeah.

SISIA DAGLIAN: Yeah.

CONSTANTINE ALEXANDER: Oh, I didn't see that.

BRENDAN SULLIVAN: Underneath your paper.

CONSTANTINE ALEXANDER: This is my paper.

BRENDAN SULLIVAN: Yeah. There's a note.

1 CONSTANTINE ALEXANDER: Oh, continuing. Okay. Do
2 they have -- Okay. He wishes -- I'm going to read a letter
3 from David Chu.

4 "I just spoke with Ranjit, who brought to my
5 attention an issue with the dormers." I would have brought
6 it to his attention if he hadn't talked to Ranjit. "I would
7 like to ask for a continuance so that I can amend my
8 drawings before appearing in front of the Board of Zoning
9 Appeal."

10 Okay, that's it. So we're going to continue this
11 case. The petitioner understands he has to review the
12 dormer situation. What day would be available?

13 SISIA DAGLIAN: February 11.

14 CONSTANTINE ALEXANDER: February 11? The Chair
15 moves that we continue this case as a case not heard until
16 7:00 p.m. on January (sic) 11, subject to the following
17 conditions: First, that within seven days from today, the
18 petitioner sign a waiver of time for decision, and deliver
19 it to the zoning offices.

20 If he fails to do that, this petition will be
21 deemed denied, and there will be no further case and no
22 further hearing for two years on this case involving the

1 relief that's being sought.

2 Number 2, that the petitioner needs to maintain a
3 sign reflecting the new date, February 11; and the new time,
4 7:00 p.m.?

5 SISIA DAGLIAN: Well, you've been doing 6:00 p.m.,
6 yeah.

7 CONSTANTINE ALEXANDER: 6:00 p.m. -- and again, it
8 must be maintained for the 14 days before February 11. That
9 sign you can take -- the petitioner can take the current
10 sign if he wishes and with a magic marker or what have you,
11 change the date and time. Or he can get a new sign from the
12 zoning office.

13 The key here, though, is he must maintain that
14 sign for the 14 days.

15 And lastly, to the extent that the petitioner will
16 be submitting new plans, specifications and the like -- and
17 he will -- they must be in our files no later than 5:00 p.m.
18 on the Monday before February 11.

19 So the petitioner must not only sign a waiver of
20 time for a decision, but he has to understand that the new
21 plans he's going to come up with must be in our files no
22 later than 5:00 p.m. on the Monday before February 11.

1 Brendan? How do you vote?

2 BRENDAN SULLIVAN: Yes to the continuance.

3 ANDREA HICKEY: Andrea --

4 JIM MONTEVERDE: Jim Monte -- oop, sorry, Andrea,
5 go ahead.

6 ANDREA HICKEY: Go ahead, Jim, I'm sorry.

7 JIM MONTEVERDE: Jim Monteverde, yes to the
8 continuance.

9 ANDREA HICKEY: Andrea Hickey, yes to the
10 continuance.

11 LAURA WERNICK: Laura Wernick, yes to the
12 continuance.

13 CONSTANTINE ALEXANDER: And the Chair votes yes as
14 well. This case is continued until February 11.

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PROPOSED REAR & VERTICAL ADDITIONS & RENOVATION

263 ELM STREET, CAMBRIDGE, MASSACHUSETTS



ZONING SUMMARY

zone: BA (BUSINESS A) REQUIREMENTS PER C-2B

Use Regulations: Section Table	
Existing	Proposed
2F	2F

A=Allowed F=Forbidden C=Conditional

Dimensional Regulations: Table

	Code Requirement		Existing Condition	Proposed Project	Notes
	Use 1	Any Other Use			
ZONE C-2B					
Lot Area Minimum	5,000 SF				
Min Lot Area per Unit	600 SF				
Total Required Lot Size	5,600 SF		2,943 SF	2,943 SF	
Min Required Lot Width and Frontage	50'		28.75'	28.75'	
Max FAR	1.75		0.71	1.45	EX'G 2,085 SF PRO 4,263 SF
Max Building Height	45'		33.9'	36.5'	
Ratio of Open Space to Lot Area	15%		46%	37%	280 SF / 1201 SF
Min Front Yard	10'		5.0'	5.0' VIOLATION	33.9' (H)+40' (L) / 4 = 18.5' (cl STREET) OR 10' MIN.
Min Side Yard	14.8'		2.6' / 3.7'	2.6' / 3.7' VIOLATION	33.9' (H)+40' (L) / 5 = 14.8'
Min Rear Yard	20'		52.7'	34.7'	33.9' (H)+40' (L) / 4 = 18.5' 20' REQ'D
Max Use of Rear Yard					

TWO-FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA, 02139

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	4-27-2020 BZA

Project No: 19149
Scale: AS NOTED
Date: 07-1-19
Drawn By: MA / DF

Drawing Name

COVER
SHEET

Sheet No.

A-0

KEY

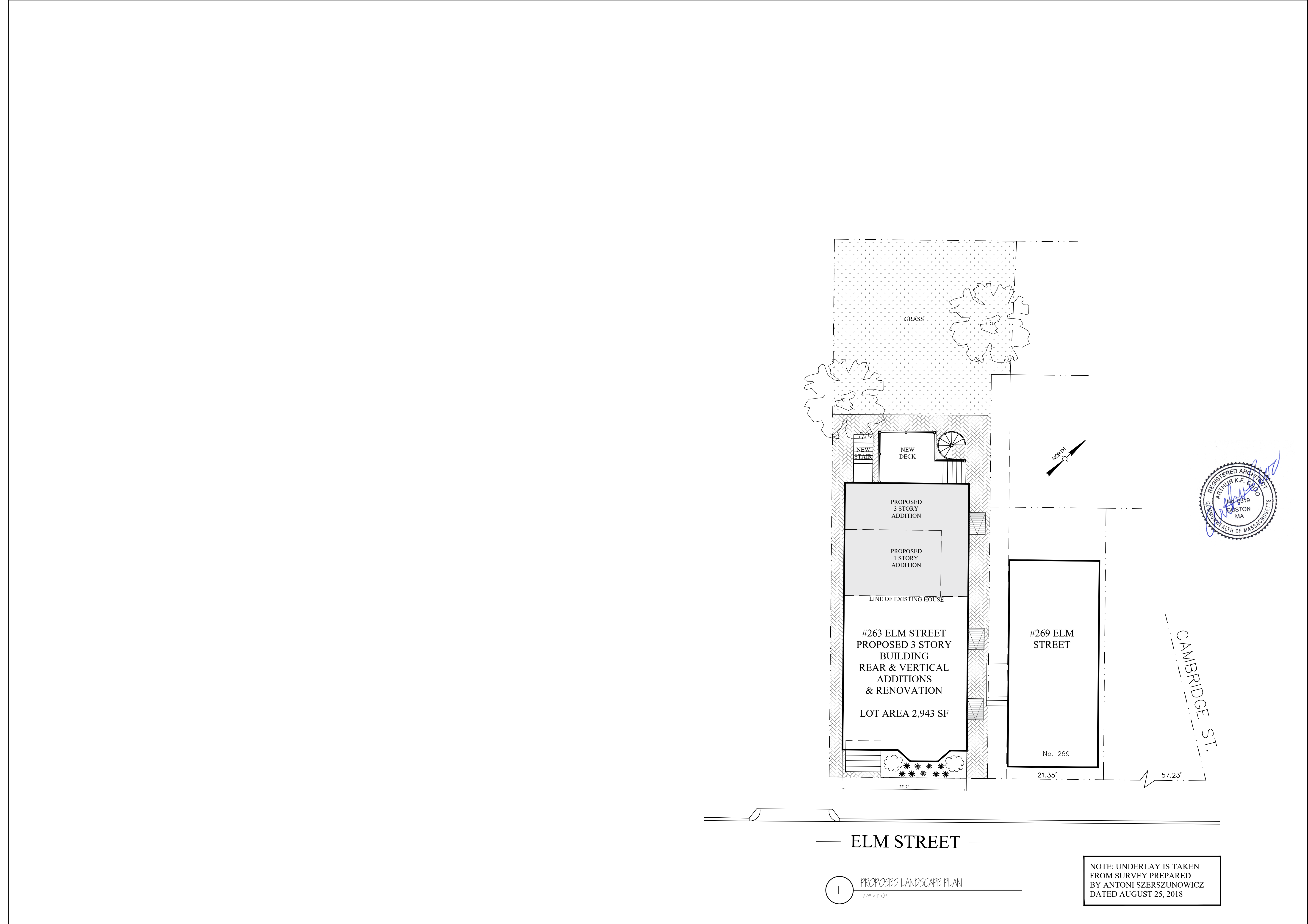
- ⊙ SMOKE DETECTOR
- ⊙ HEAT DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR
- ◇ 1 HOUR WALL
- ◇ 2 HOUR WALL
- ⊠ FAN
- ⊙ 45 MIN. DOOR
- ⊗ 1-1/2 HOUR DOOR
- ⬡ WINDOW TYPE
- 1 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
- NEW WALL
- EX'G WALL TO REMAIN
- WALL TO BE REMOVED

CODE SUMMARY

EX'G TYPE 5 CONSTRUCTION
EX'G R-3 USE GROUP (TWO-FAMILY)
EX'G 2.5 STORIES & BASEMENT
PROPOSED 3 STORIES & BASEMENT
EX'G NON-SPRINKLERED & ALARMED

SOIL TESTING

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THAN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.



Location

TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.

Revision Date

4-27-2020 BZA

Project No:

19149

Scale:

AS NOTED

Date:

07-1-18

Drawn By:

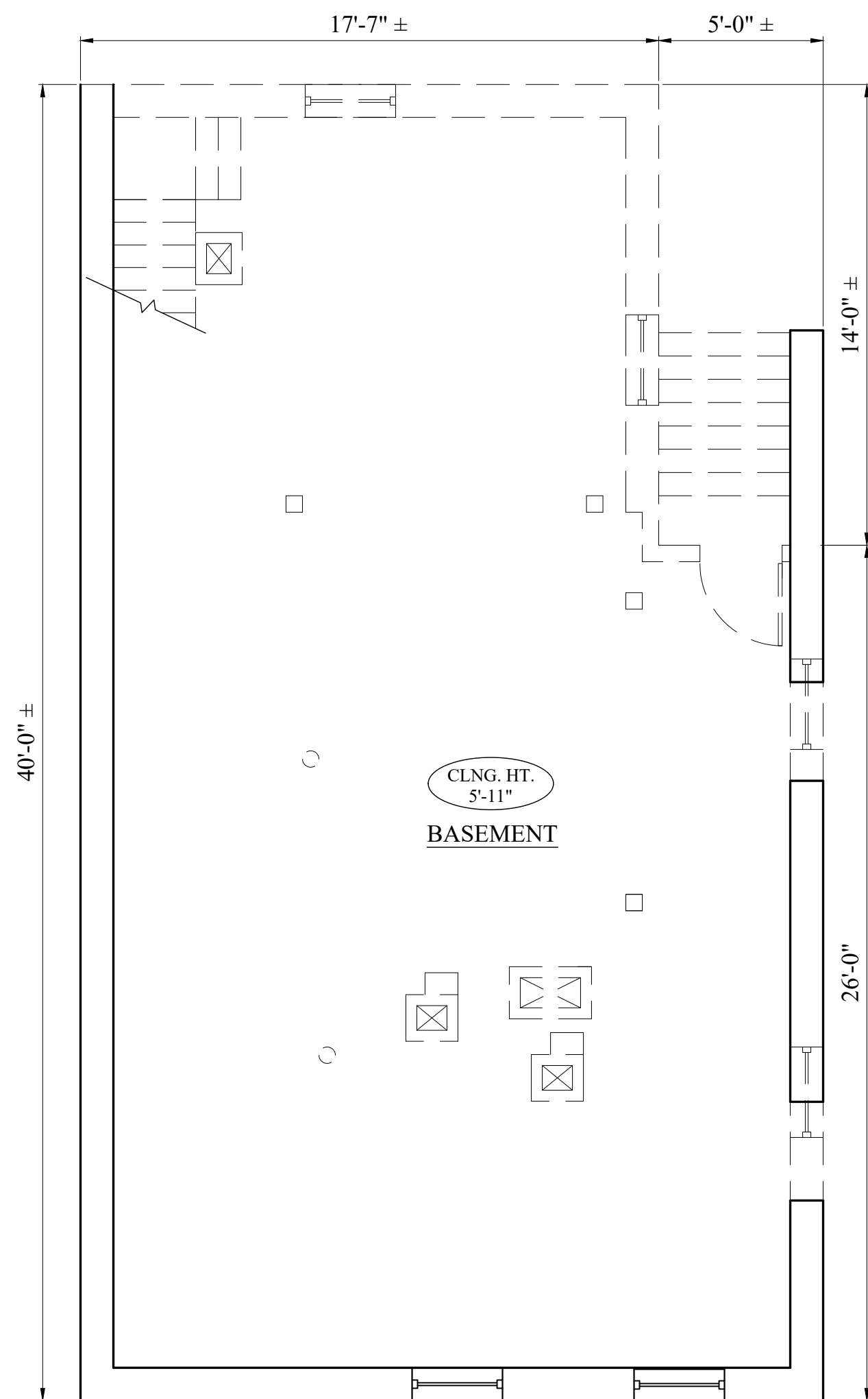
MA / DF

Drawing Name

PROPOSED
LANDSCAPE
PLAN

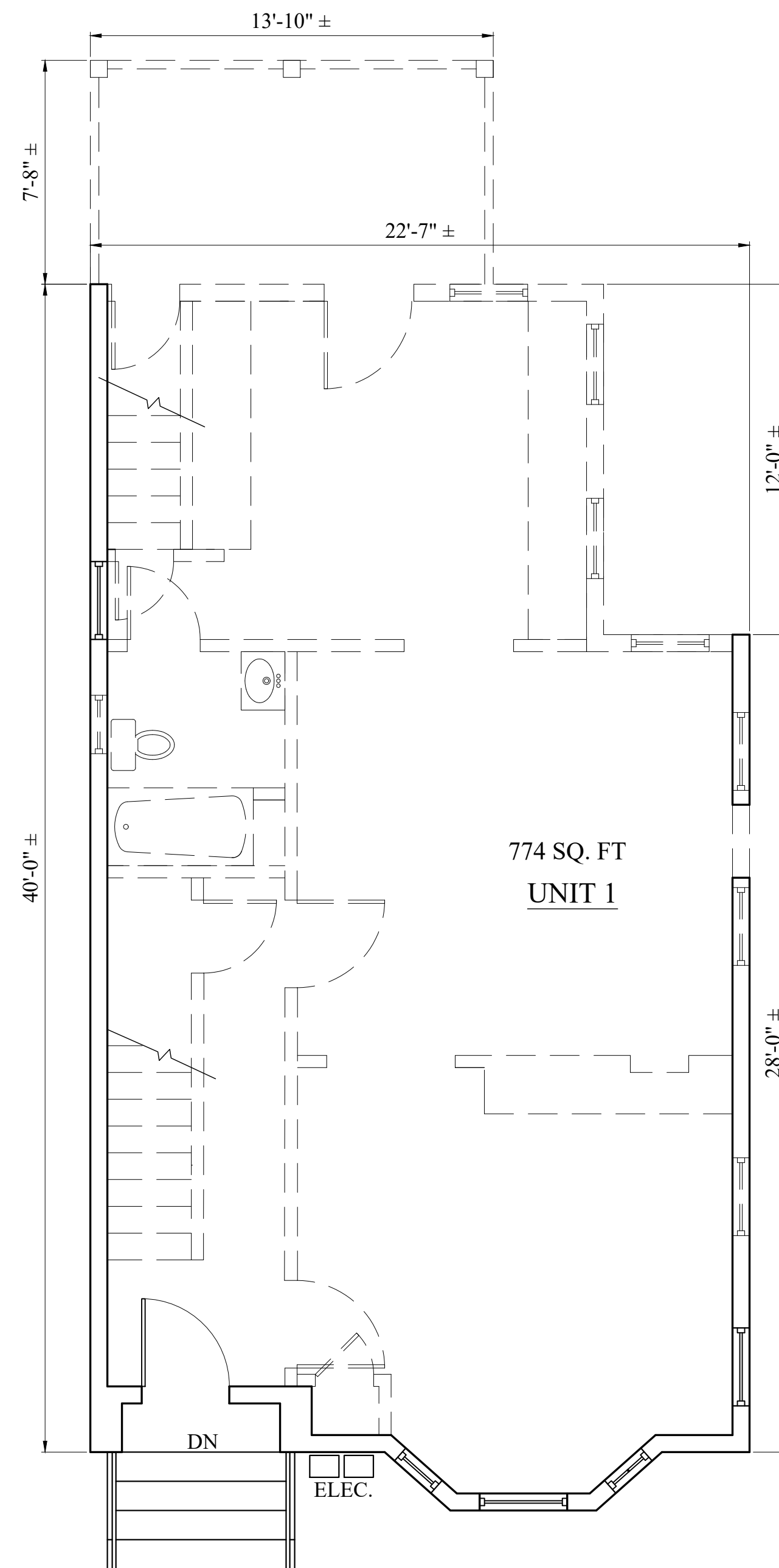
Sheet No.

1



— ELM STREET —

1 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"



— ELM STREET —

2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



Location
TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139

Choo
& Company, Inc.

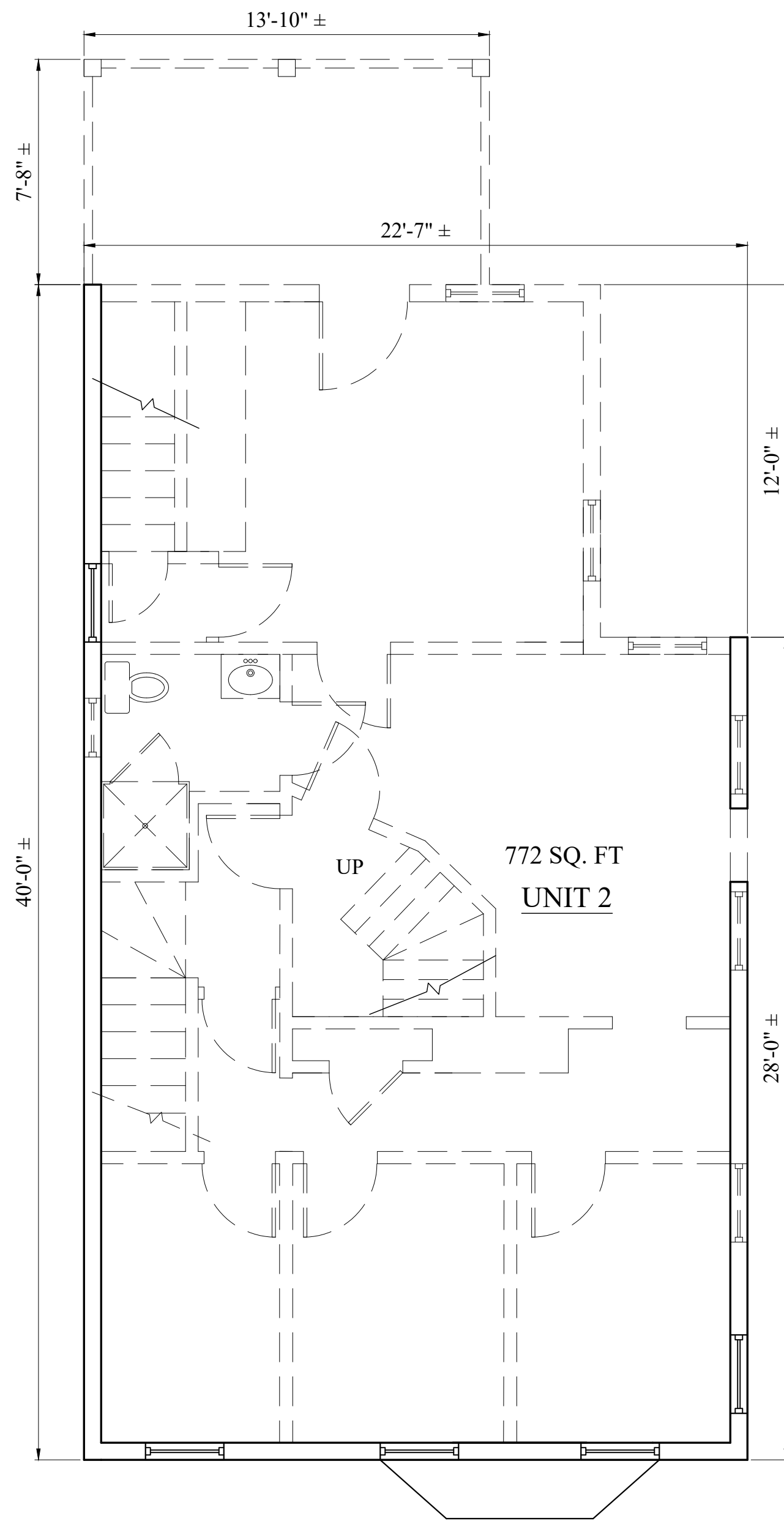
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	4-27-2020 BZA

Project No: 19149
Scale: AS NOTED
Date: 07-1-19
Drawn By: MA / DF

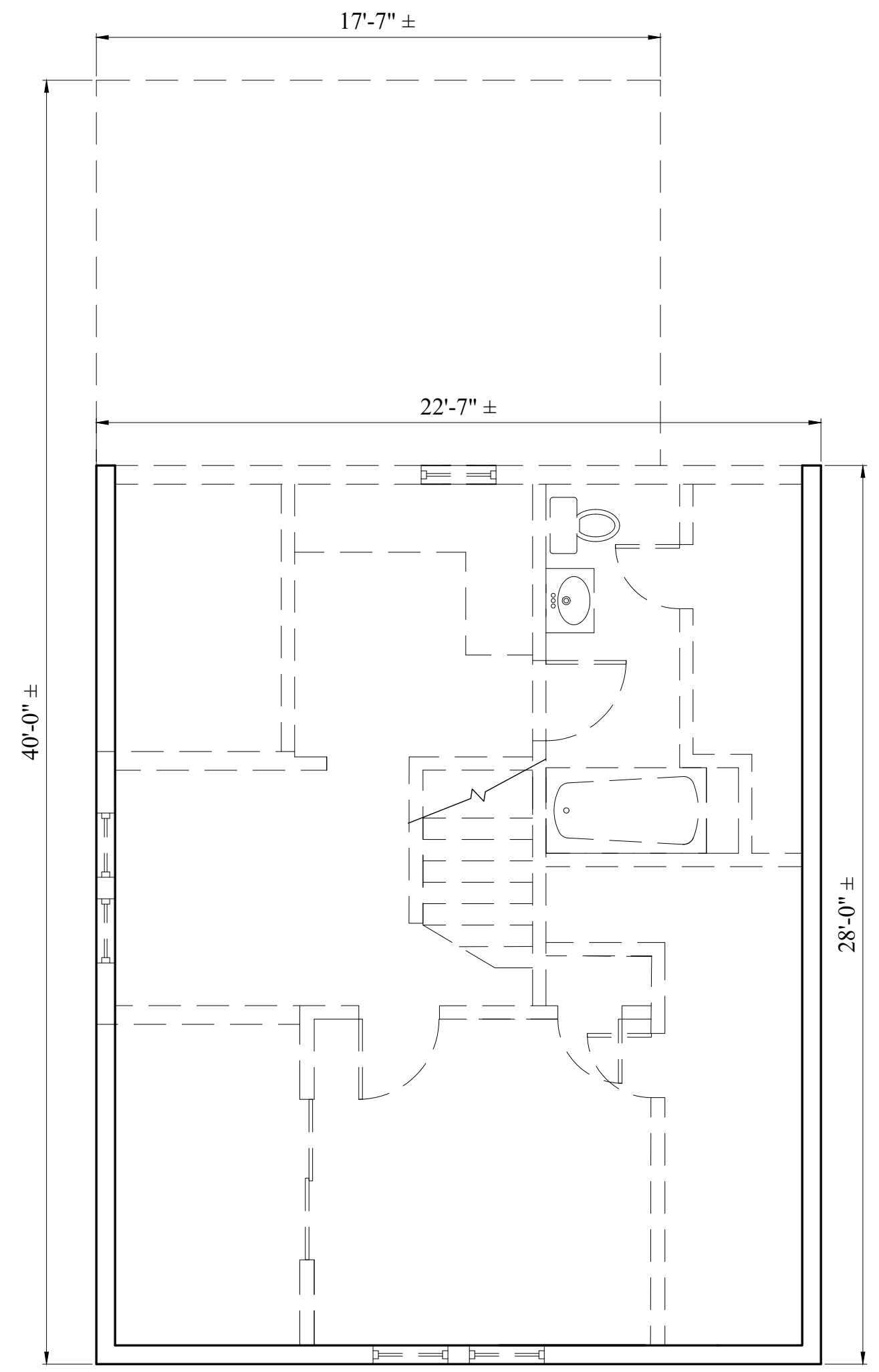
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EXISTING
FLOOR PLANS

Sheet No.
D-1.1



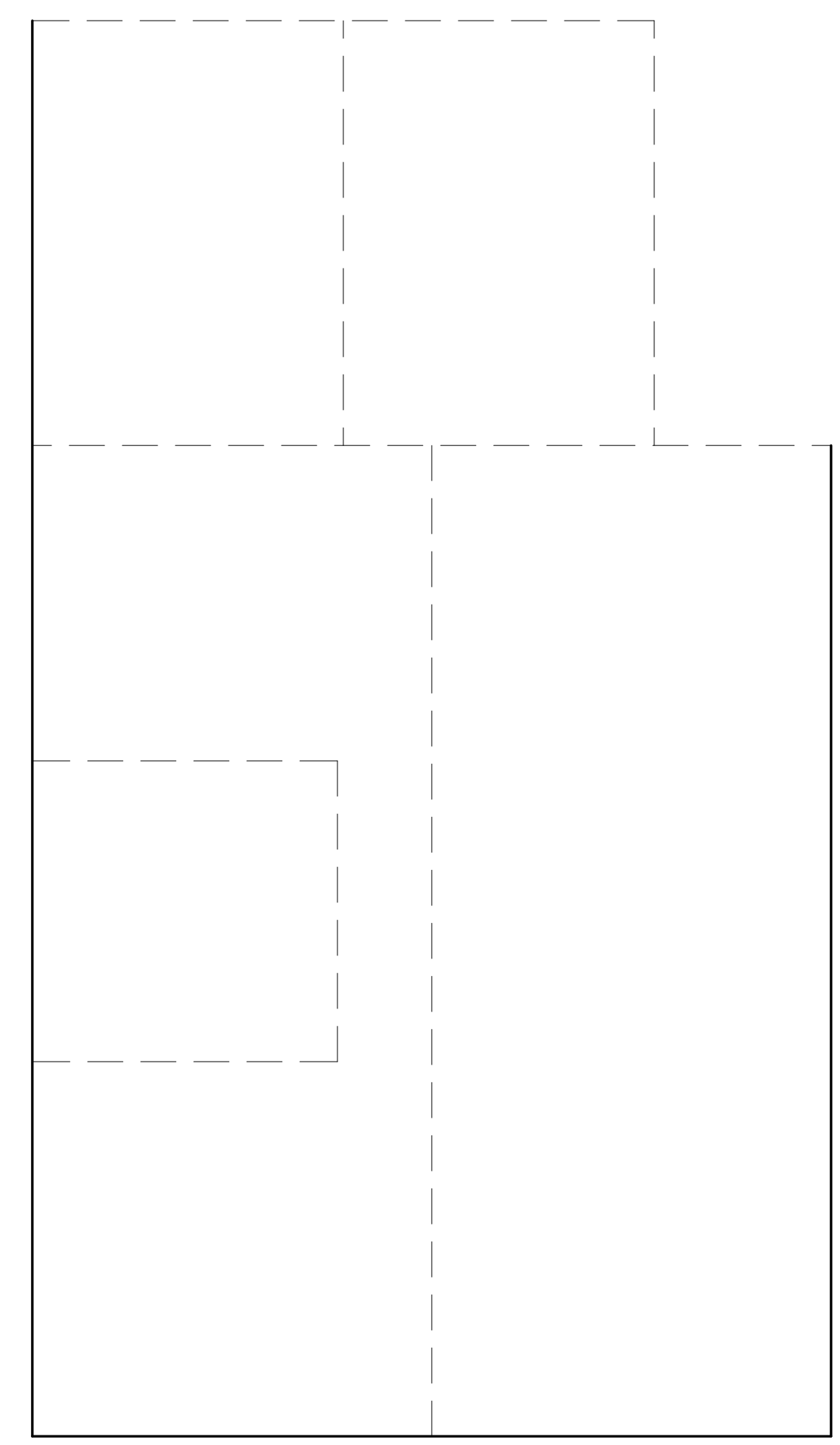
— ELM STREET —

1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



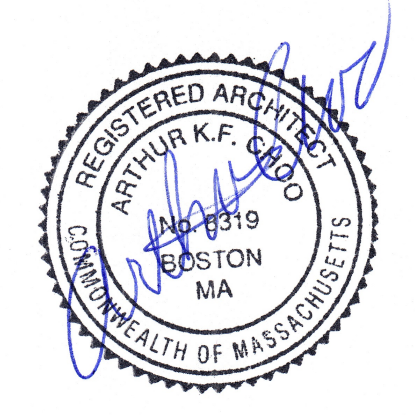
— ELM STREET —

2 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"



— ELM STREET —

3 EXISTING ROOF PLAN
1/4" = 1'-0"



Location

TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

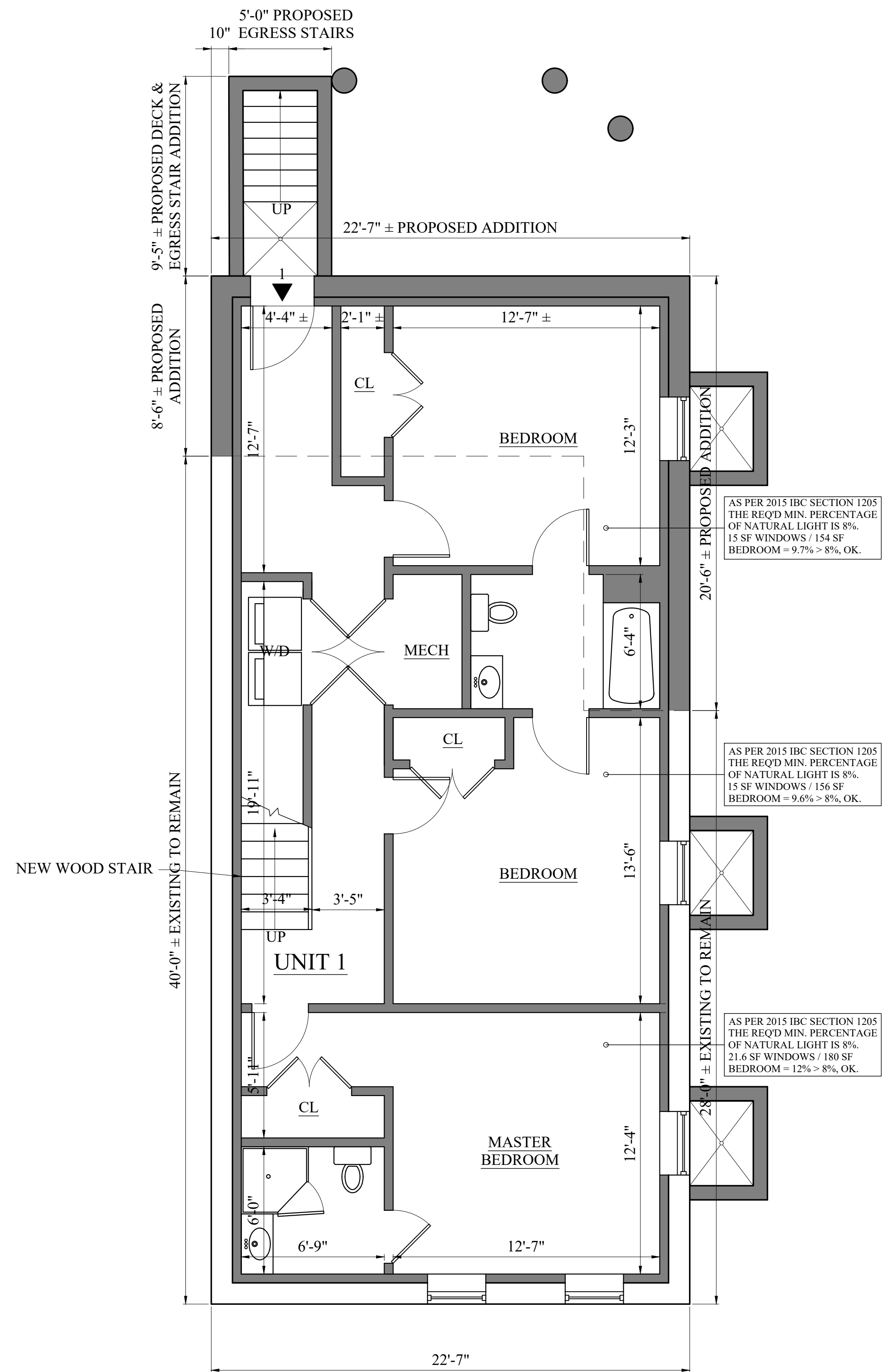
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	4-27-2020 BZA

Project No: 19149
Scale: AS NOTED
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Drawn By: MA / DF

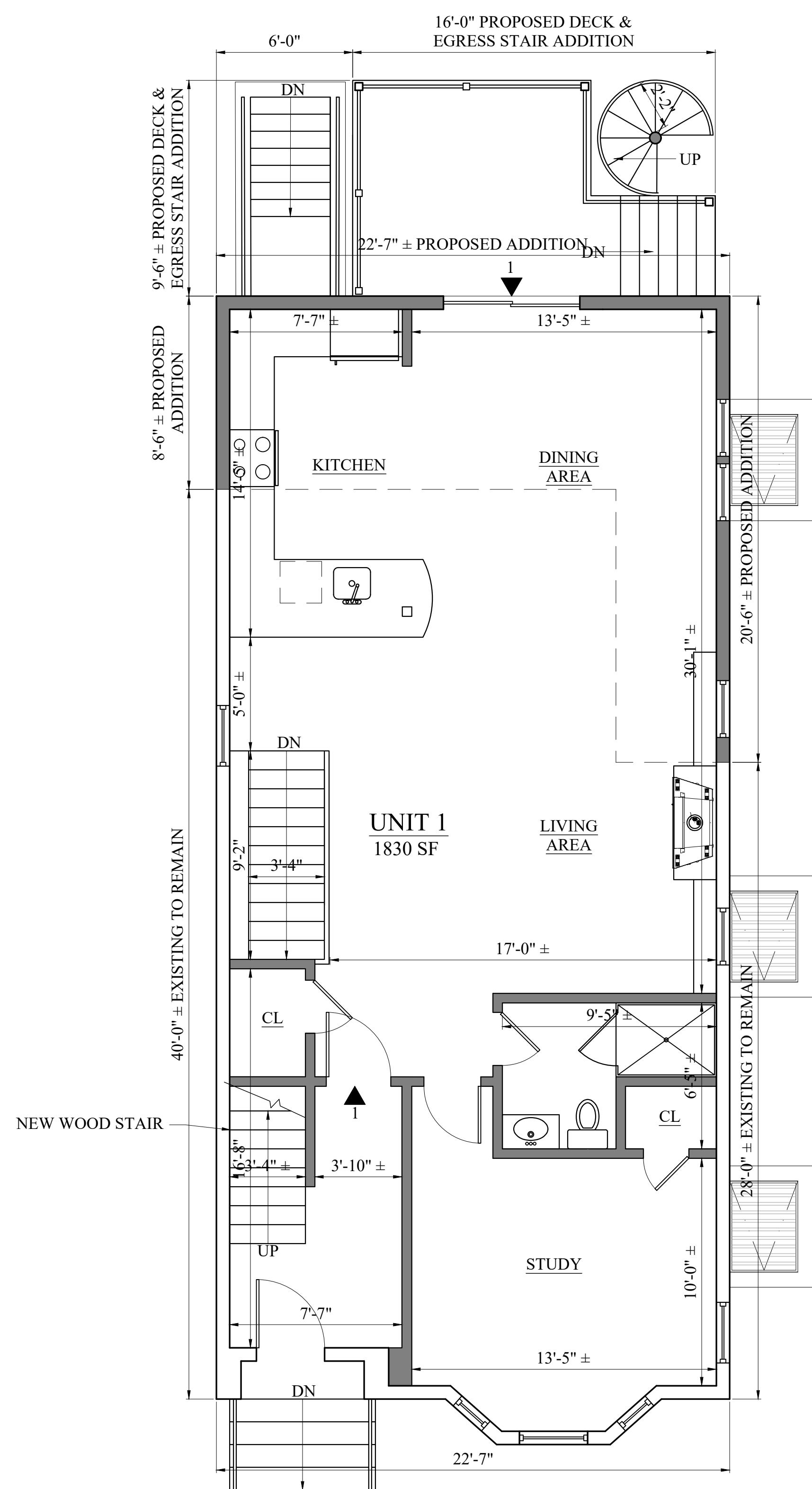
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EXISTING
FLOOR PLANS

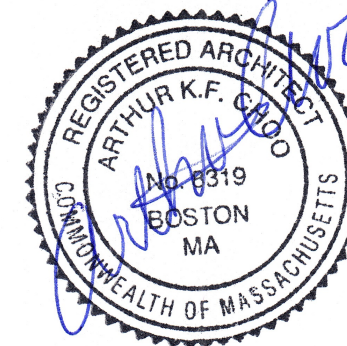
Sheet No.
D-1.2



1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0" (R055-4262.501)



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0" (R055-4262.501)



TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139

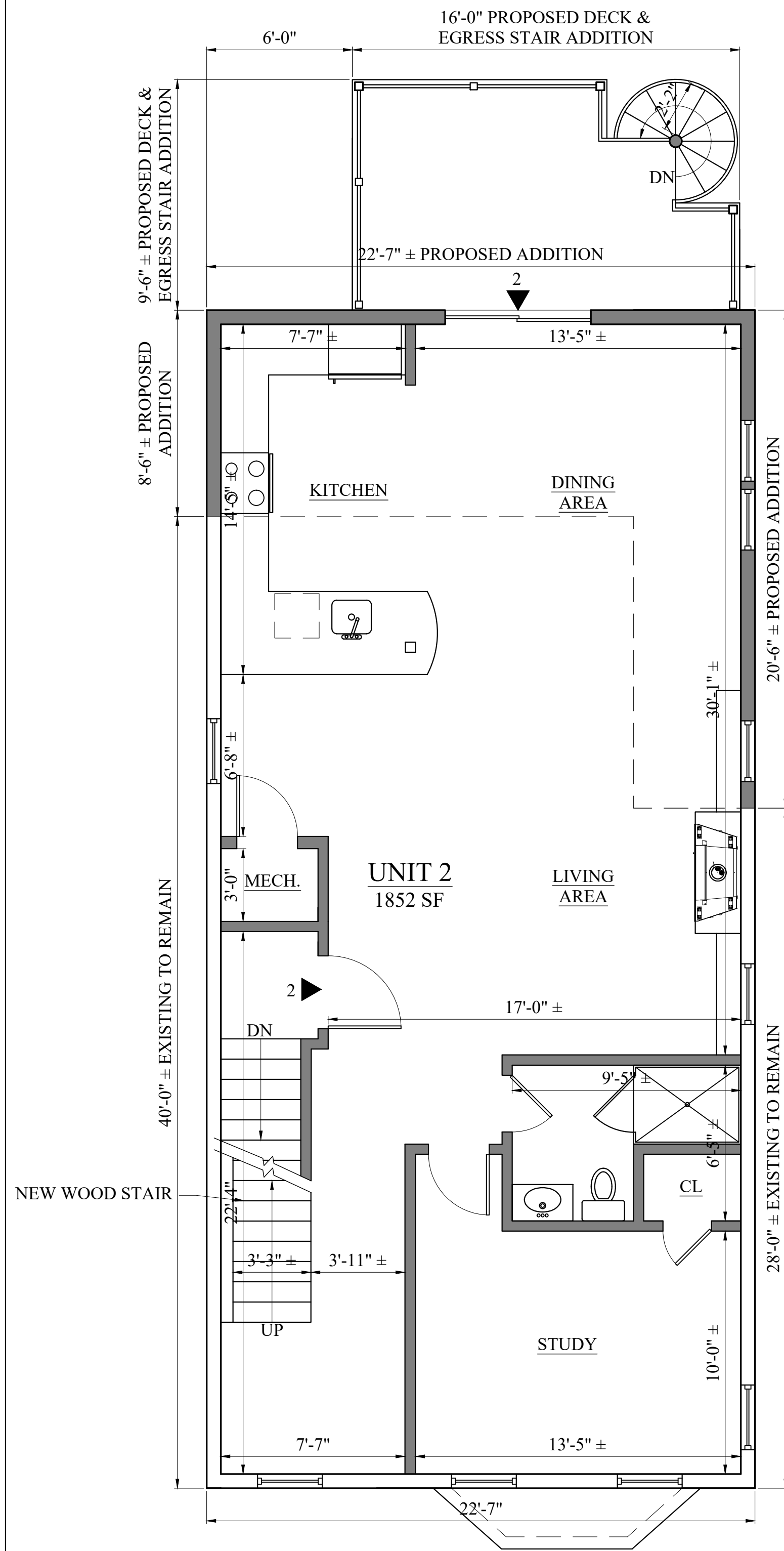
Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

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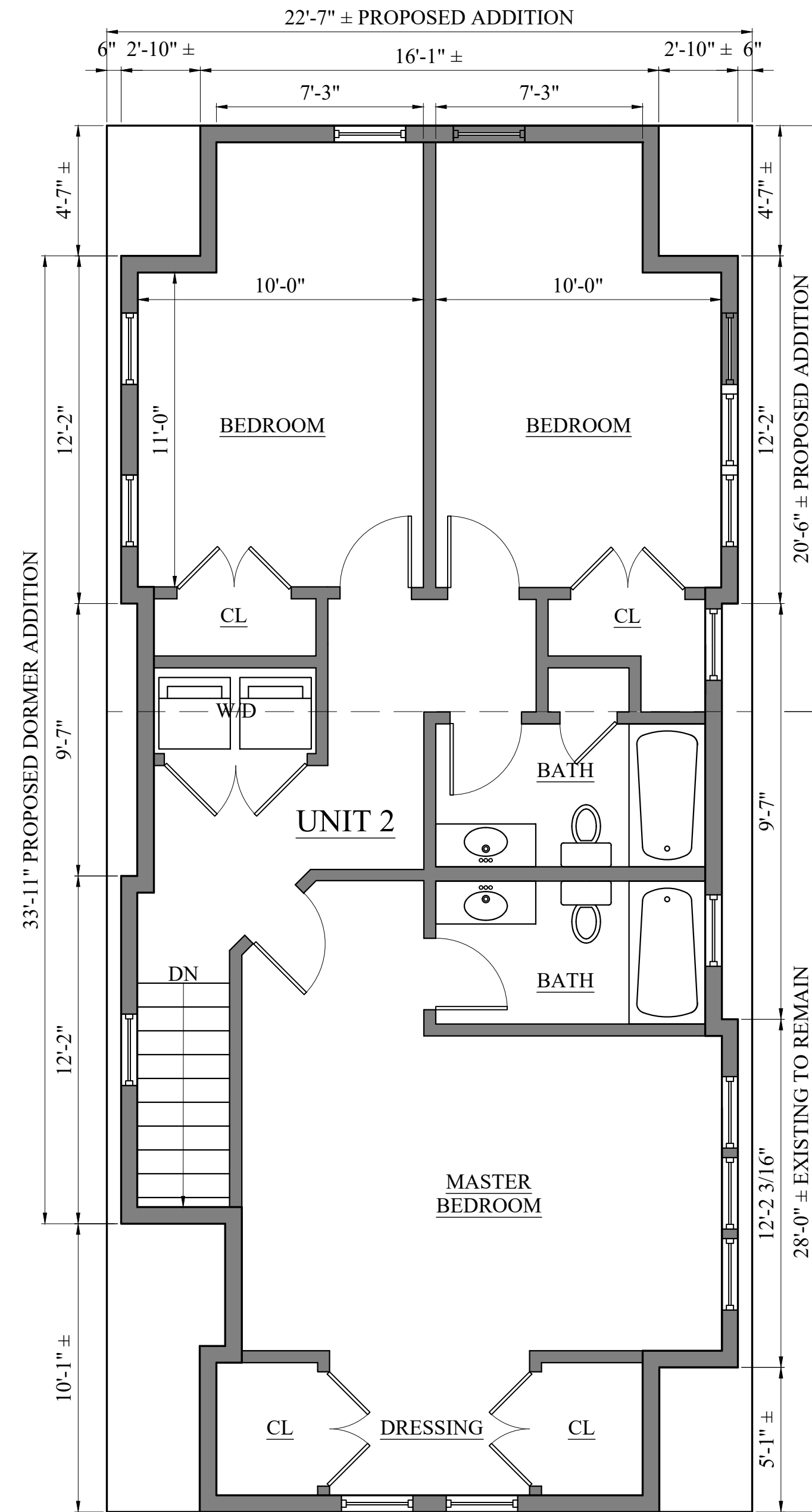
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PROPOSED FLOOR PLANS

Sheet No.
A-1.1



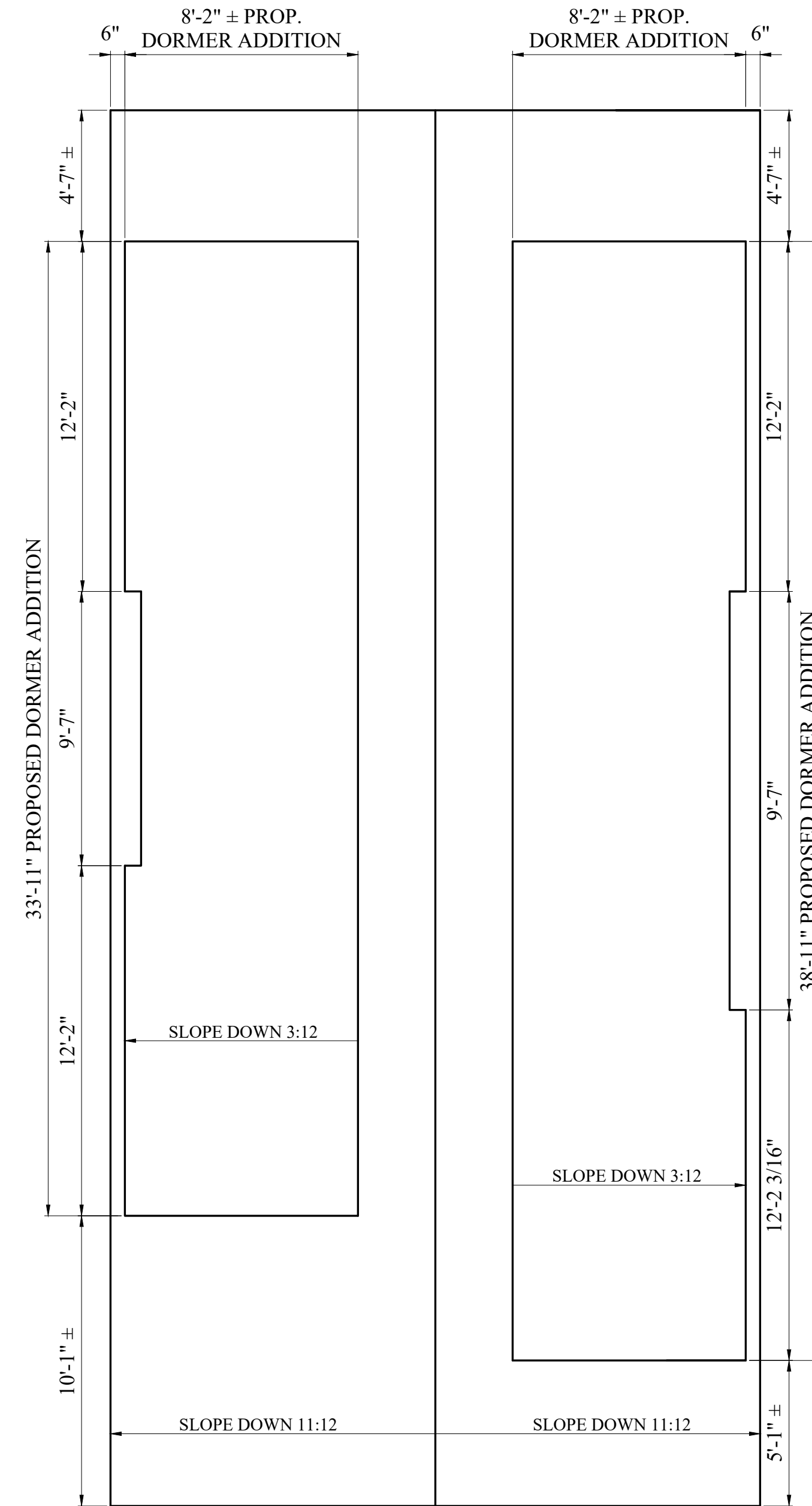
ELM STREET

1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



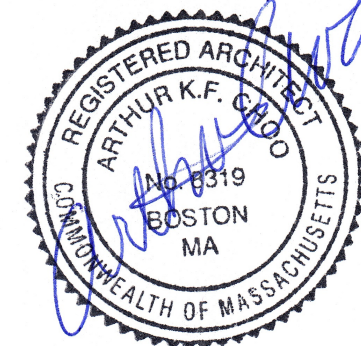
ELM STREET

2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



ELM STREET

3 PROPOSED ROOF PLAN
1/4" = 1'-0"



THREE FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139

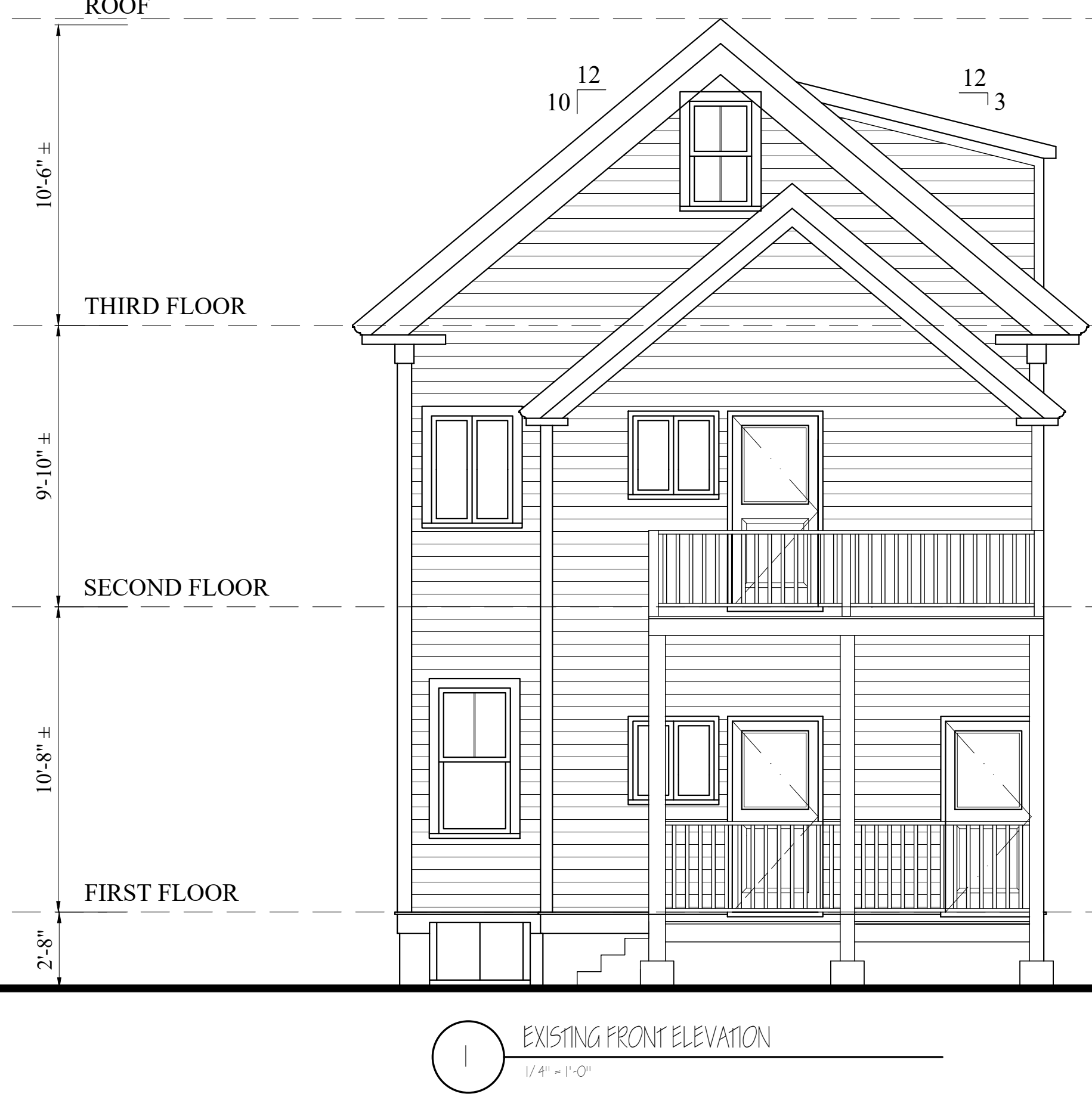
Choo
& Company, Inc.
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No.	Revision Date
	4-27-2020 BZA

Project No: 19149
Scale: AS NOTED
Date: 07-1-19
Drawn By: MA / DF

Drawing Name
PROPOSED
FLOOR PLANS

Sheet No.
A-1.2



Location

**TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139**

**Choo
& Company, Inc.**

REGISTERED ARCHITECT
ARTHUR K.F. CHOO
NO. 8319
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

No. Revision Date

4-27-2020 BZA

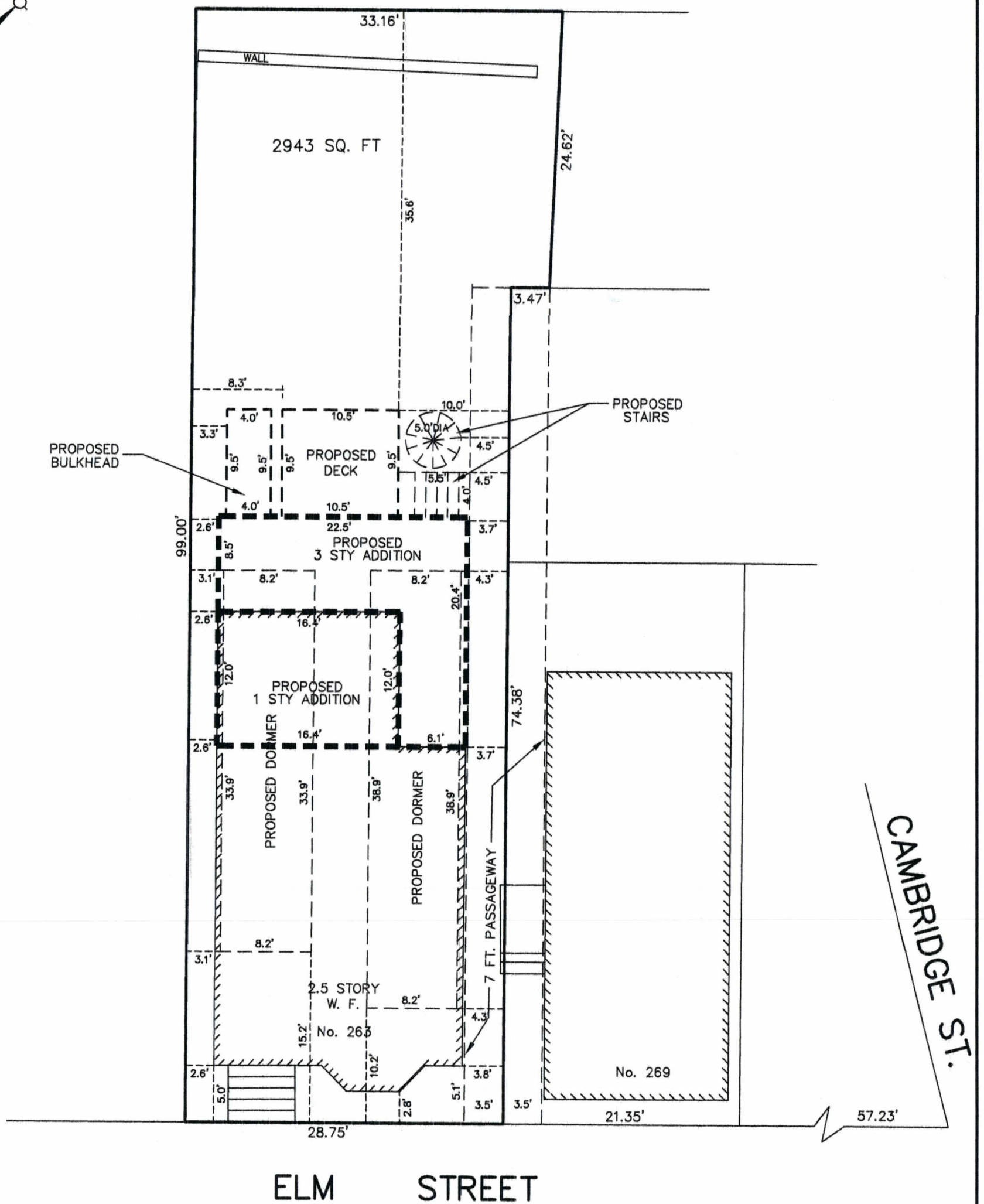
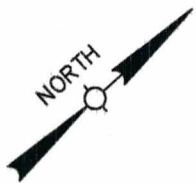
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Scale: AS NOTED
Date: 07-1-19
Drawn By: DF

Drawing Name

**PROPOSED
ELEVATIONS**

Sheet No.

A-2.2



Antoni Szerszunowicz



PLOT PLAN
263 ELM STREET
CAMBRIDGE, MASS.

SCALE : 1" = 10'

SEPTEMBER 10, 2020

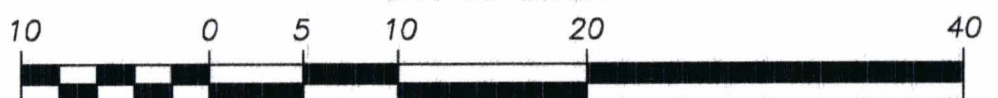
AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE





TOW ZONE
NO
PARKING
←





269
E
N



TOW ZONE
NO
PARKING
→

263



[illegible]

263 Elm St.

Petitioner
JOAO PINTO
1124 CAMBRIDGE STREET
CAMBRIDGE, MA 02139

85-95
RIBEIRO, ANTONIO F. & ISABEL C. QUELHAS,
TRS THE QUELHAS RIBEIRO 2018 TRUST
30 CHELSEA ST., #610
EVERETT, MA 02149

85-80
KAIPU NORFOLK LLC
275 WASHINGTON ST, SUITE 400
NEWTON, MA 02458

80-128
JAS PROPERTIES
243 BROADWAY
MANAGEMENT OFFICE
CAMBRIDGE, MA 02139

85-23
SEEGER, JEREMY
352 NORFOLK ST
CAMBRIDGE, MA 02139

CHOO & COMPANY INC.
C/O PING MANDAWA
1 BILLINGS ROAD
QUINCY, MA 02171

85-27
CERQUEIRA, JOSEPH A.,
TR. OF BETTENCOURT & NETO REALTY TR.
87 PRICHARD AVE.
SOMERVILLE, MA 02144

85-28
GORE STREET PROPERTIES LLC
1124 CAMBRIDGE ST
CAMBRIDGE, MA 02139

85-81
MCCAGUE, YVONNE & DANIEL HEENAN
346 NORFOLK ST
CAMBRIDGE, MA 02139

85-72
PINTO, MARIA V.
1124 CAMBRIDGE ST
CAMBRIDGE, MA 02139

85-93
CARDOSO, DAVID T. &
DOMINGAS M. DOCANTO
269 ELM STREET
CAMBRIDGE, MA 02139-1426

85-30
RIVERA, M. MARGARITA
259 ELM STREET
CAMBRIDGE, MA 02139

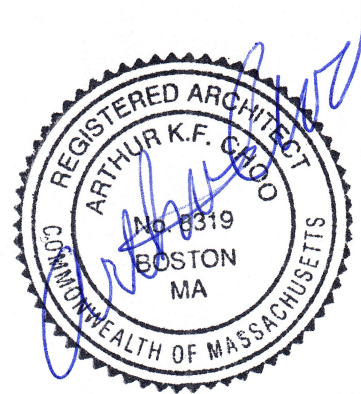
85-31
BETTENCOURT, EMMANUEL A.
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255 ELM ST APT #1
CAMBRIDGE, MA 02139

85-25
SOUSA, CAROLE A.
354 NORFOLK ST.
CAMBRIDGE, MA 02139

85-64
1100 CAMBRIDGE ST LLC
28 JAMESON RD
NEWTON, MA 02458

PROPOSED REAR & VERTICAL ADDITIONS & RENOVATION

263 ELM STREET, CAMBRIDGE, MASSACHUSETTS



ZONING SUMMARY

zone: BA (BUSINESS A) REQUIREMENTS PER C-2B

Use Regulations: Section Table	
Existing	Proposed
2F	2F

A=Allowed F=Forbidden C=Conditional

Dimensional Regulations: Table

	Code Requirement		Existing Condition	Proposed Project	Notes
	Use 1	Any Other Use			
ZONE C-2B					
Lot Area Minimum	5,000 SF				
Min Lot Area per Unit	600 SF				
Total Required Lot Size	5,600 SF		2,943 SF	2,943 SF	
Min Required Lot Width and Frontage	50'		28.75'	28.75'	
Max FAR	1.75		0.71	1.45	EX'G 2,085 SF PRO 4,263 SF
Max Building Height	45'		33.9'	36.5'	
Ratio of Open Space to Lot Area	15%		46%	37%	280 SF / 1201 SF
Min Front Yard	10'		5.0'	5.0' VIOLATION	33.9' (H)+40' (L) / 4 = 18.5' (d STREET) OR 10' MIN.
Min Side Yard	14.8'		2.6' / 3.7'	2.6' / 3.7' VIOLATION	33.9' (H)+40' (L) / 5 = 14.8'
Min Rear Yard	20'		52.7'	34.7'	33.9' (H)+40' (L) / 4 = 18.5' 20' REQ'D
Max Use of Rear Yard					

TWO-FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA, 02139

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	4-27-2020 BZA
	12-4-2020 BZA

Project No: 19149
Scale: AS NOTED
Date: 07-1-19
Drawn By: MA / DF

Drawing Name

COVER
SHEET

Sheet No.

A-0

KEY

- ⊙ SMOKE DETECTOR
- ⊙ HEAT DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR
- ◇ 1 HR FIRE-RATED WALL FROM EXTERIOR
- ⊠ FAN
- ⊙ 45 MIN. DOOR
- ⊗ 1-1/2 HOUR DOOR
- ⬡ WINDOW TYPE
- 1 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
- NEW WALL
- EX'G WALL TO REMAIN
- WALL TO BE REMOVED

CODE SUMMARY

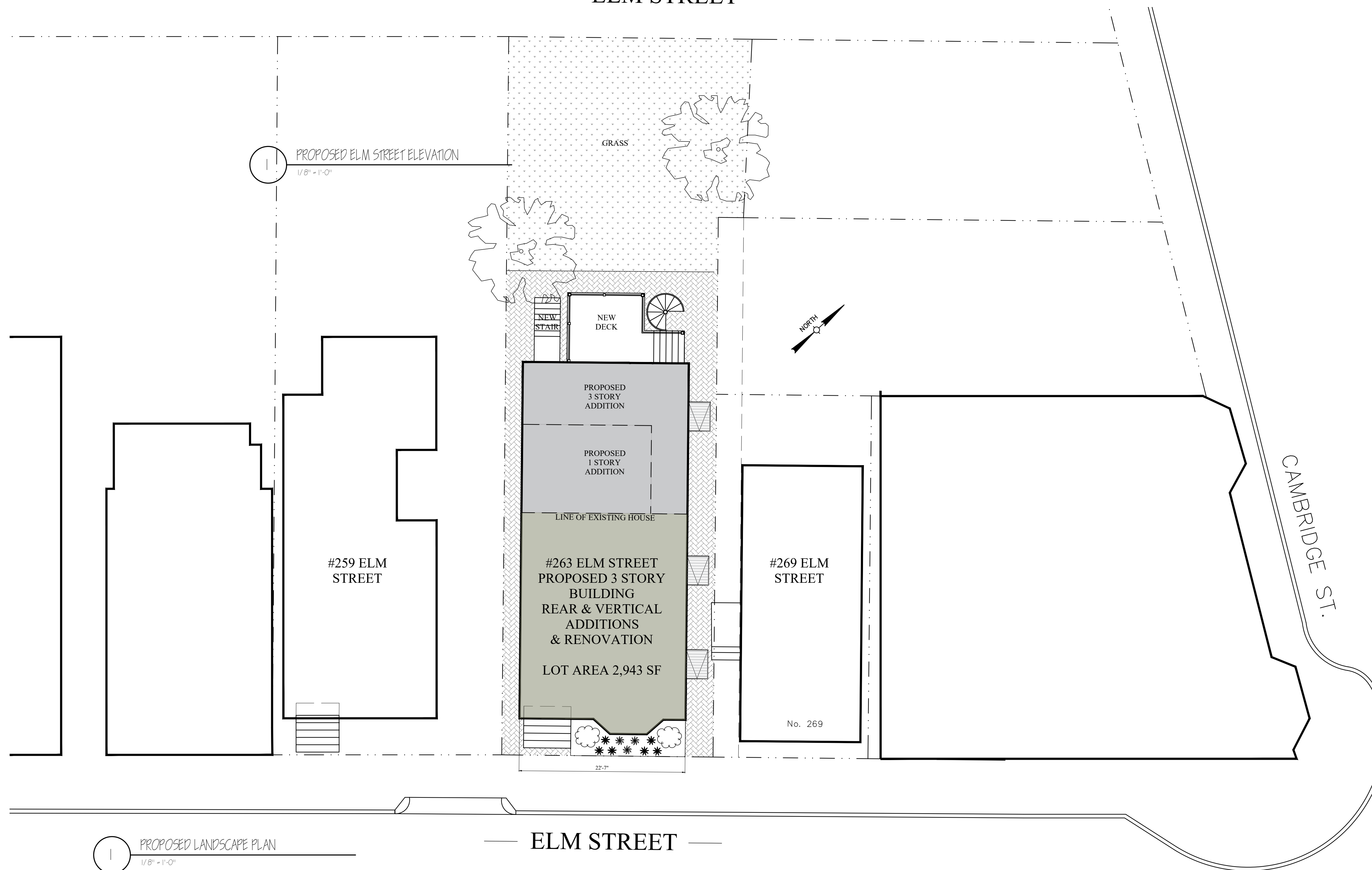
EX'G TYPE 5 CONSTRUCTION
EX'G R-3 USE GROUP (TWO-FAMILY)
EX'G 2.5 STORIES & BASEMENT
PROPOSED 3 STORIES & BASEMENT
EX'G NON-SPRINKLERED & ALARMED

SOIL TESTING

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM AS DESIGNED IS BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. SOIL BORINGS SHOULD BE PERFORMED TO VERIFY THAT THE MINIMUM DESIGN BEARING CAPACITIES ARE ACHIEVABLE. IF A SUITABLE SOIL THAT CAN NOT WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THAN THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

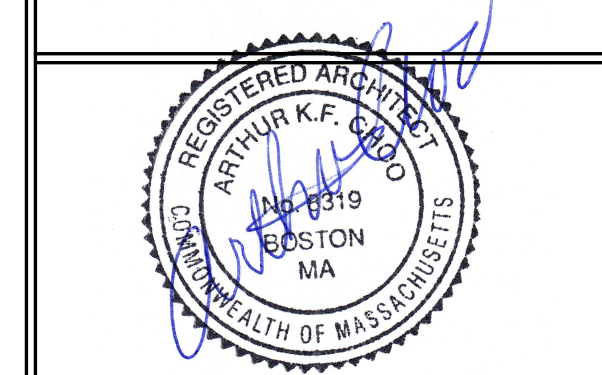


— ELM STREET —



Location
**TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139**

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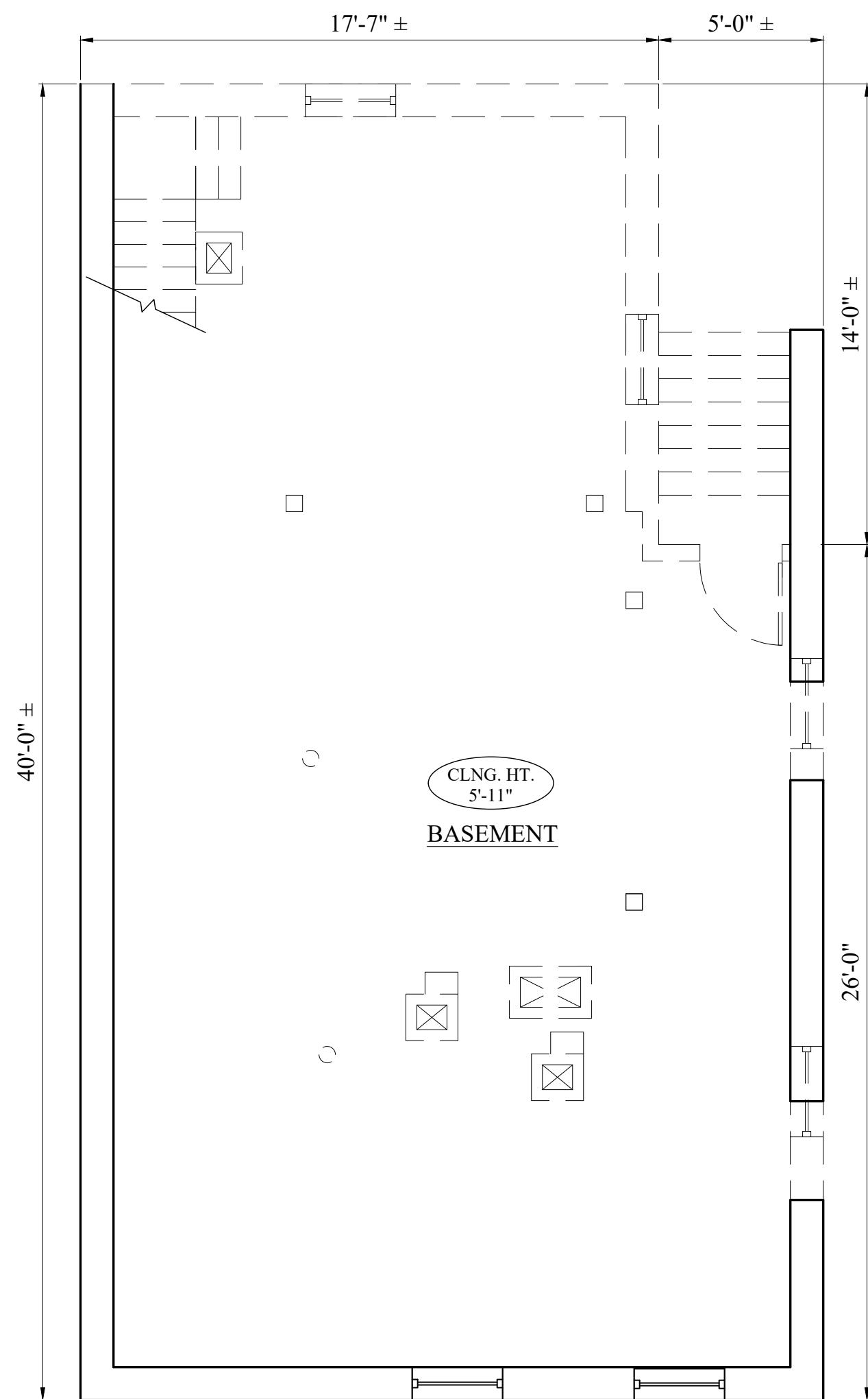


No.	Revision Date
	Revision
	4-27-2020 BZA
	12-4-2020 BZA

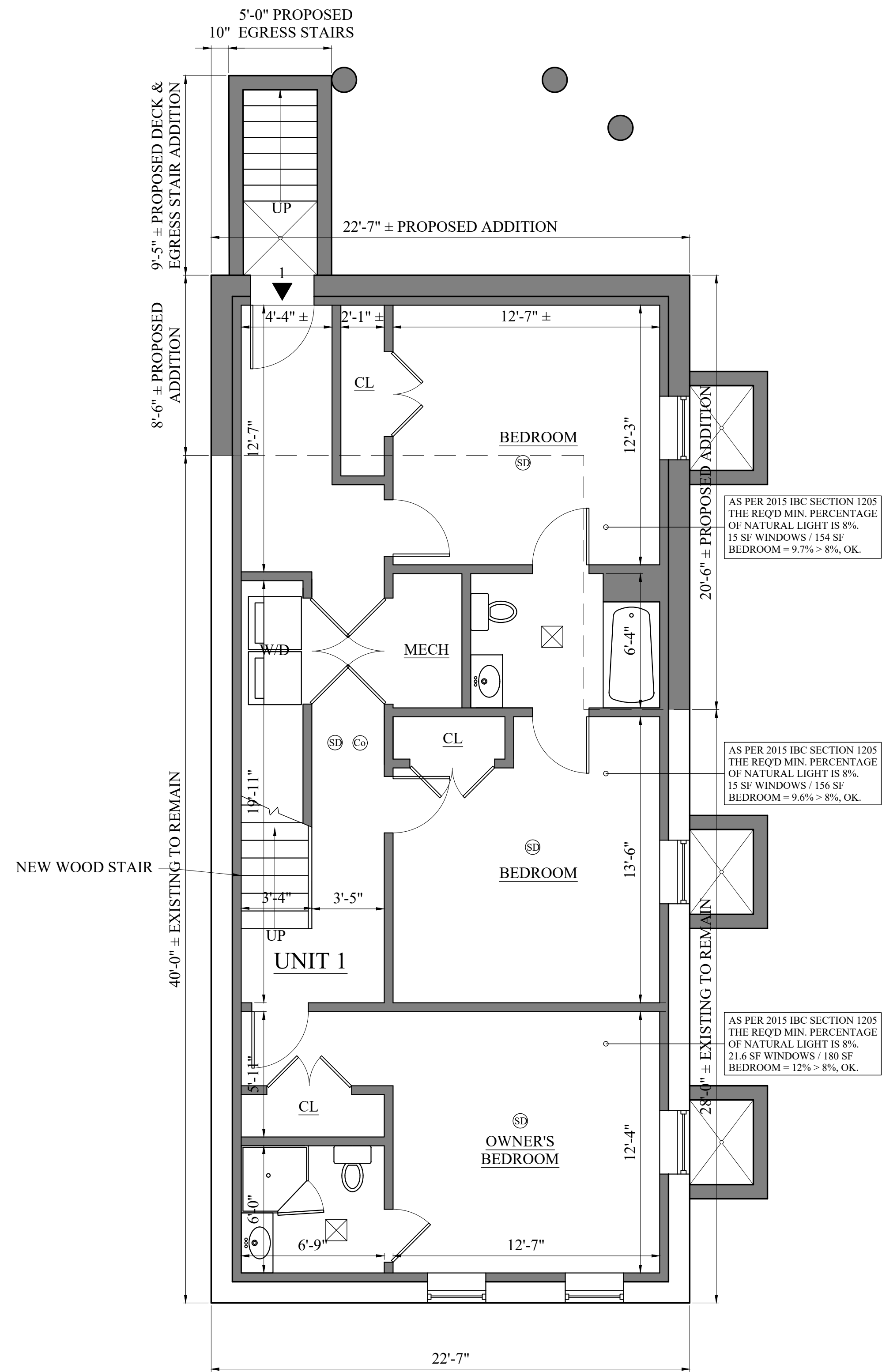
Project No: 19149
Scale: AS NOTED
Date: 07-1-18
Drawn By: MA / DF

Drawing Name
**PROPOSED
LANDSCAPE
PLAN &
ELEVATION**

Sheet No.
1



1 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"

Location

**TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139**

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
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REGISTERED ARCHITECT
ARTHUR K.F. CHOO
No. 2319
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

No.	Revision Date
	4-27-2020 BZA
	12-4-2020 BZA

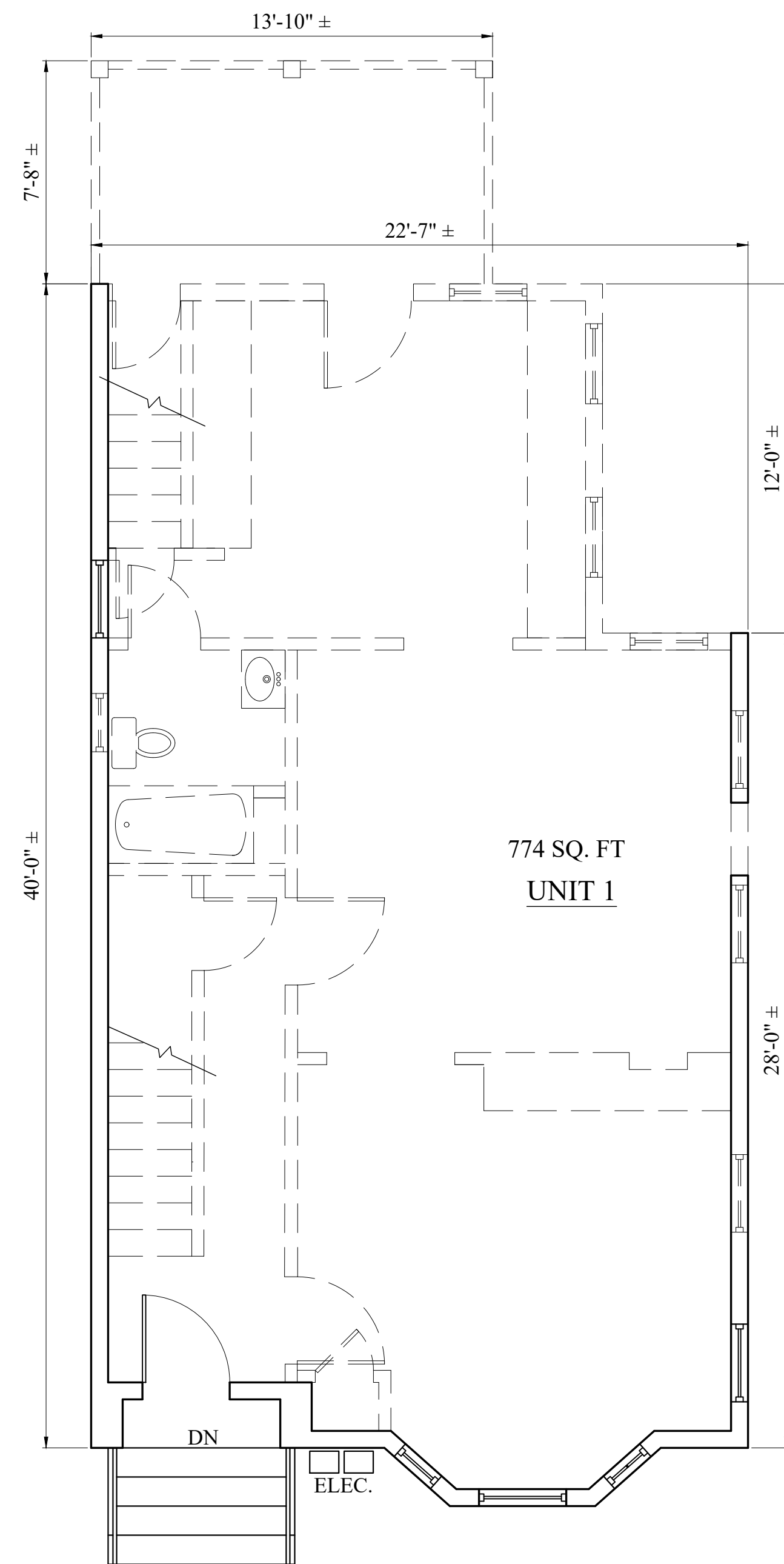
Project No: 19149
Scale: AS NOTED
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Drawing Name

**EXISTING
& PROPOSED
BASEMENT
FLOOR PLANS**

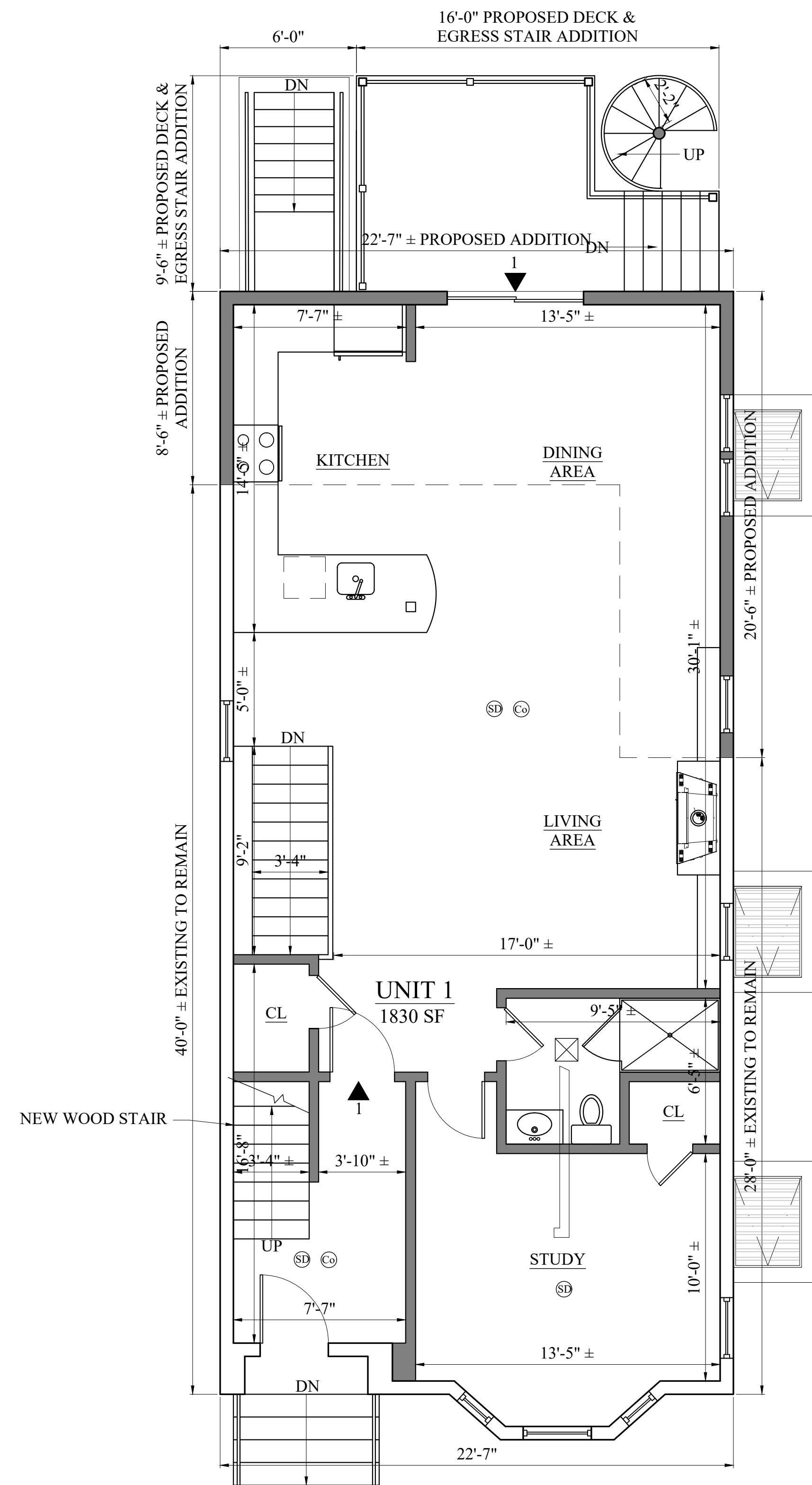
Sheet No.

A-1.1



ELM STREET

1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



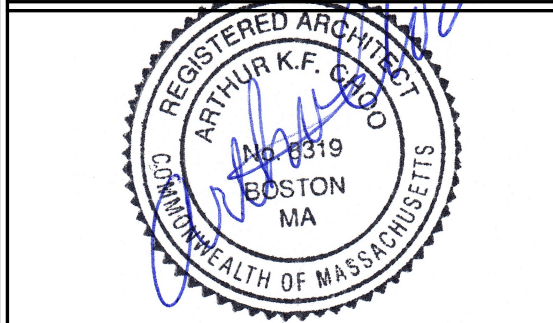
ELM STREET

2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139

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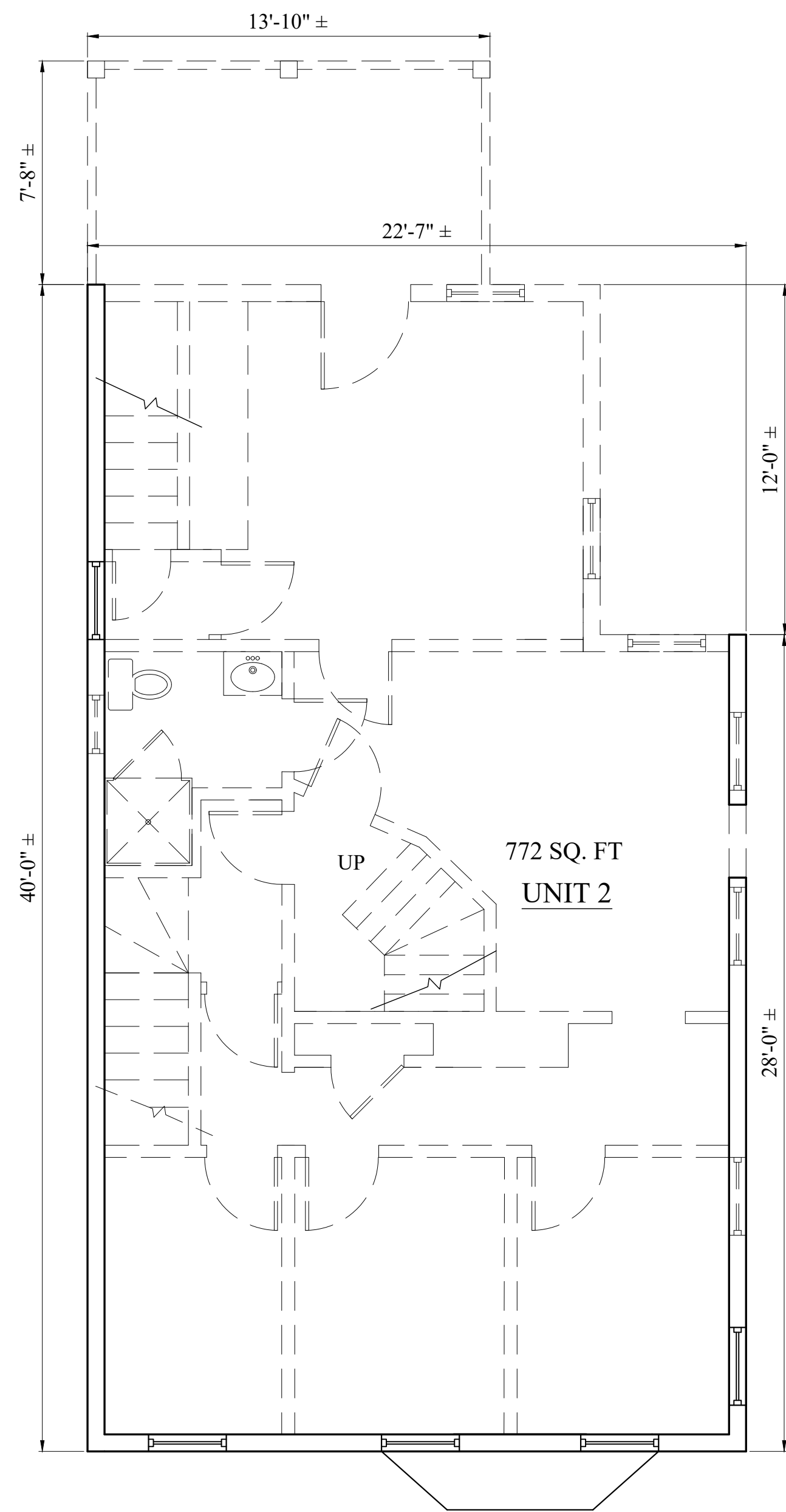


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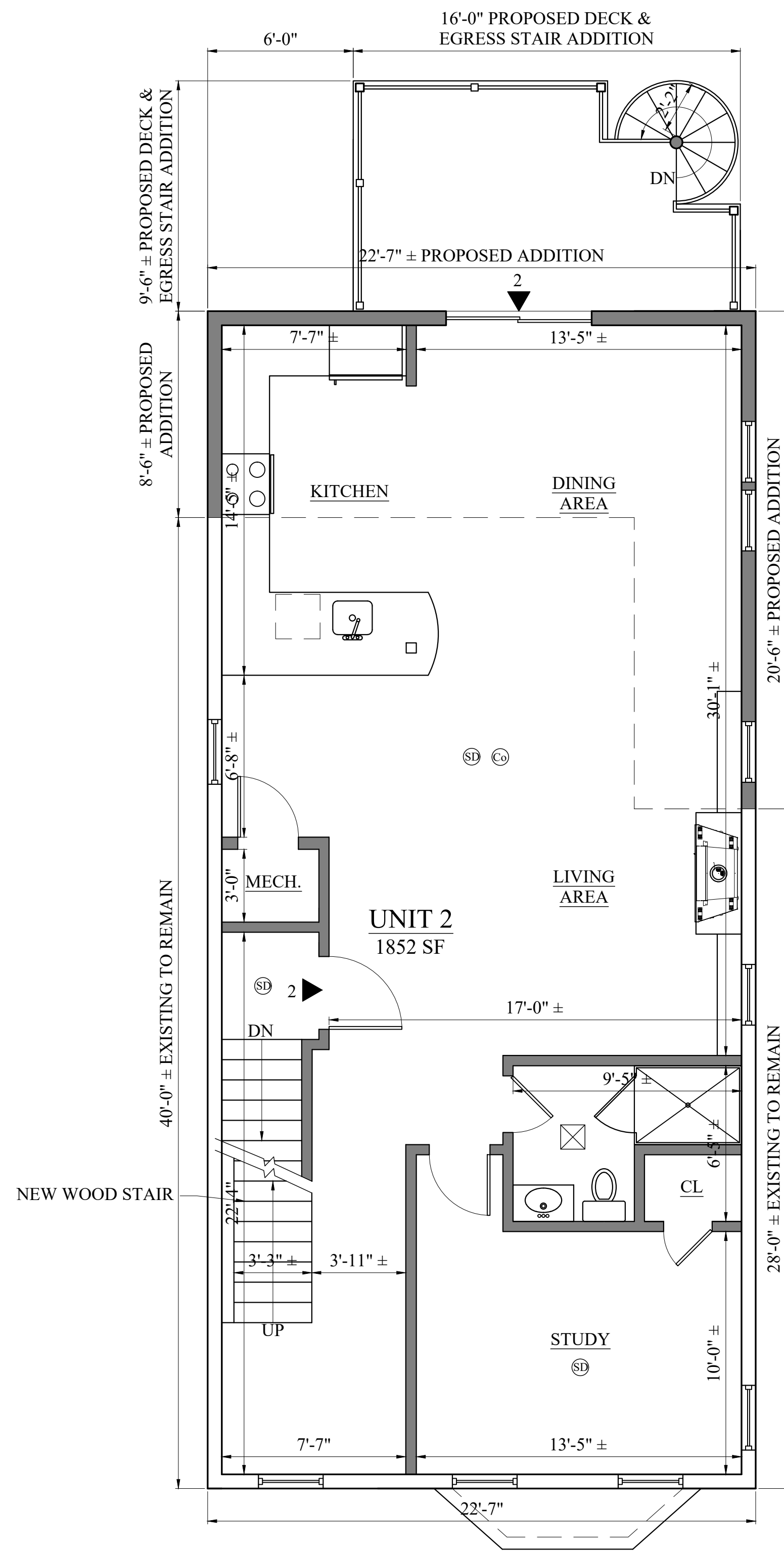
Drawing Name
EXISTING
& PROPOSED
FIRST FLOOR
PLANS

Sheet No.
A-1.2



1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

— ELM STREET —



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

— ELM STREET —

Location

**TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139**

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Drawing Name

**EXISTING
& PROPOSED
SECOND FLOOR
PLANS**

Sheet No.

A-1.3

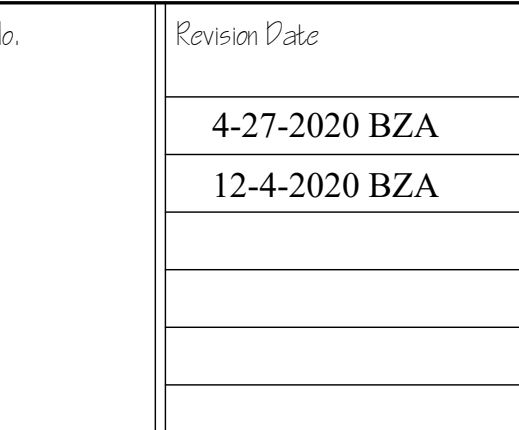
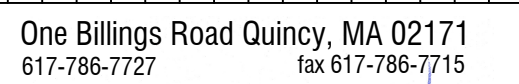


ELM STREET



ELM STREET

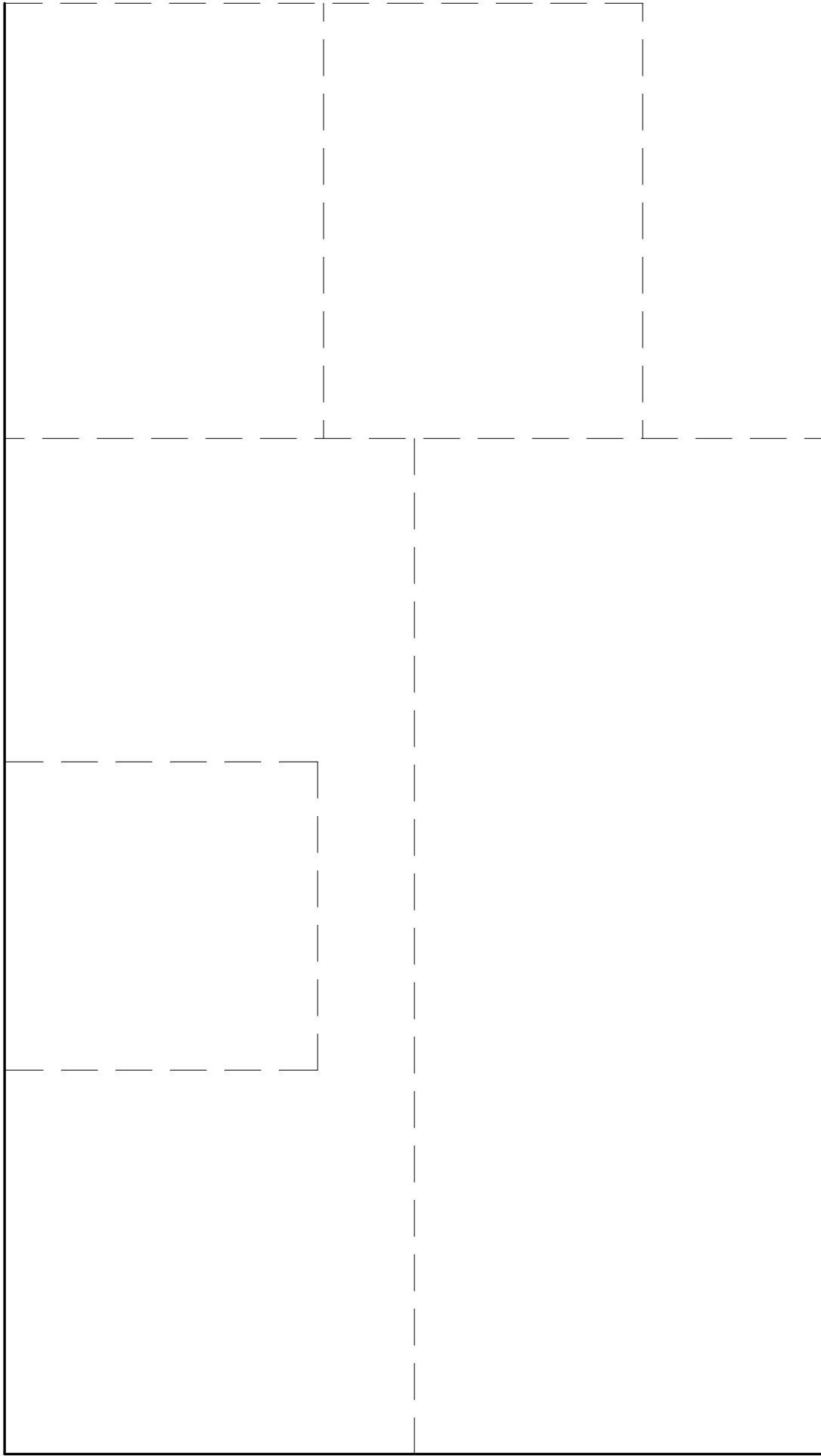
TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139



Drawing Name

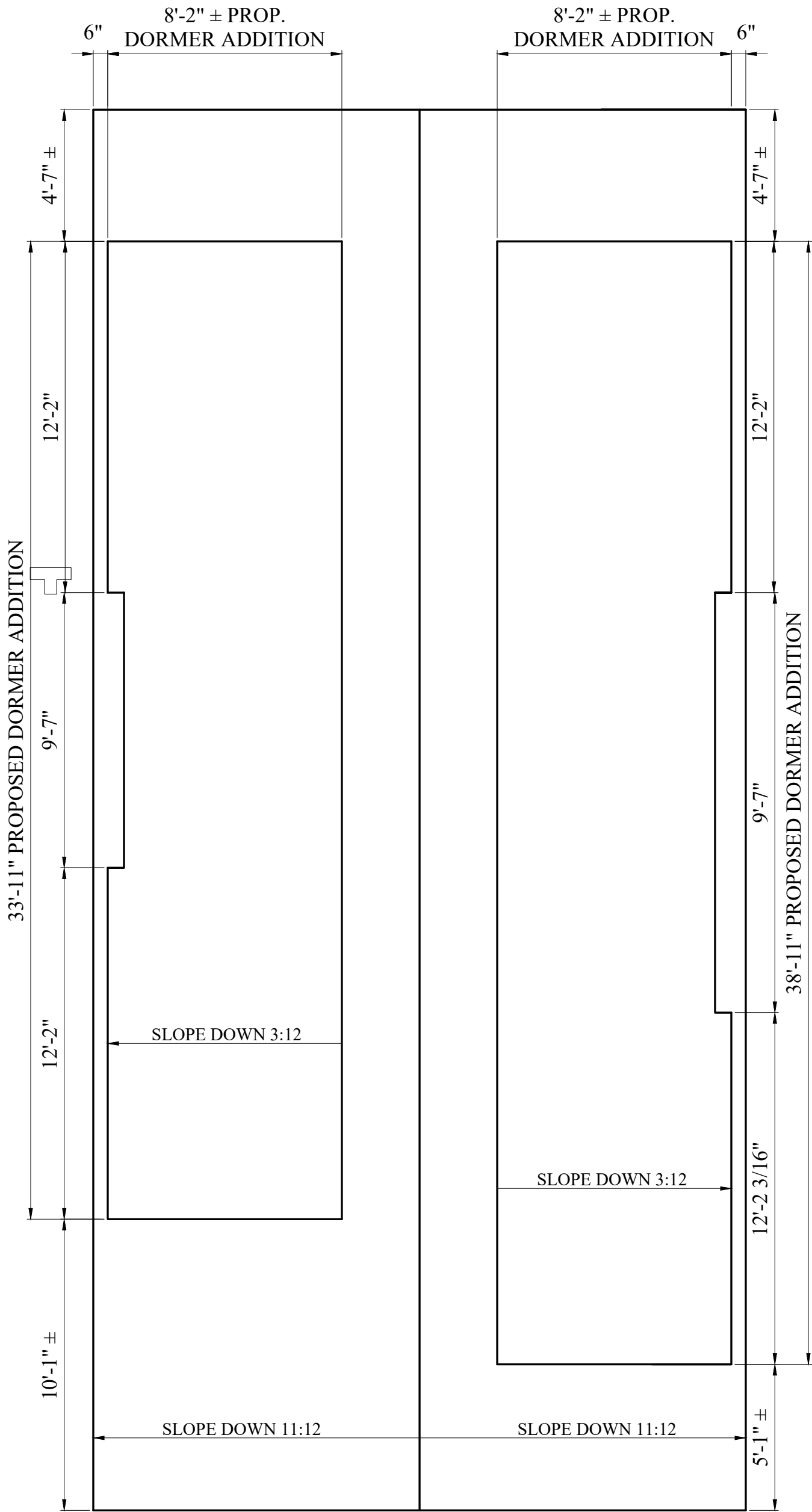
Sheet No.

A-1.4



— ELM STREET —

1 EXISTING ROOF PLAN
1/4" = 1'-0"



— ELM STREET —

2 PROPOSED ROOF PLAN
1/4" = 1'-0"

Location

TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139

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Drawing Name

EXISTING
& PROPOSED
ROOF PLANS

Sheet No.

A-1.5



Location

TWO FAMILY RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139

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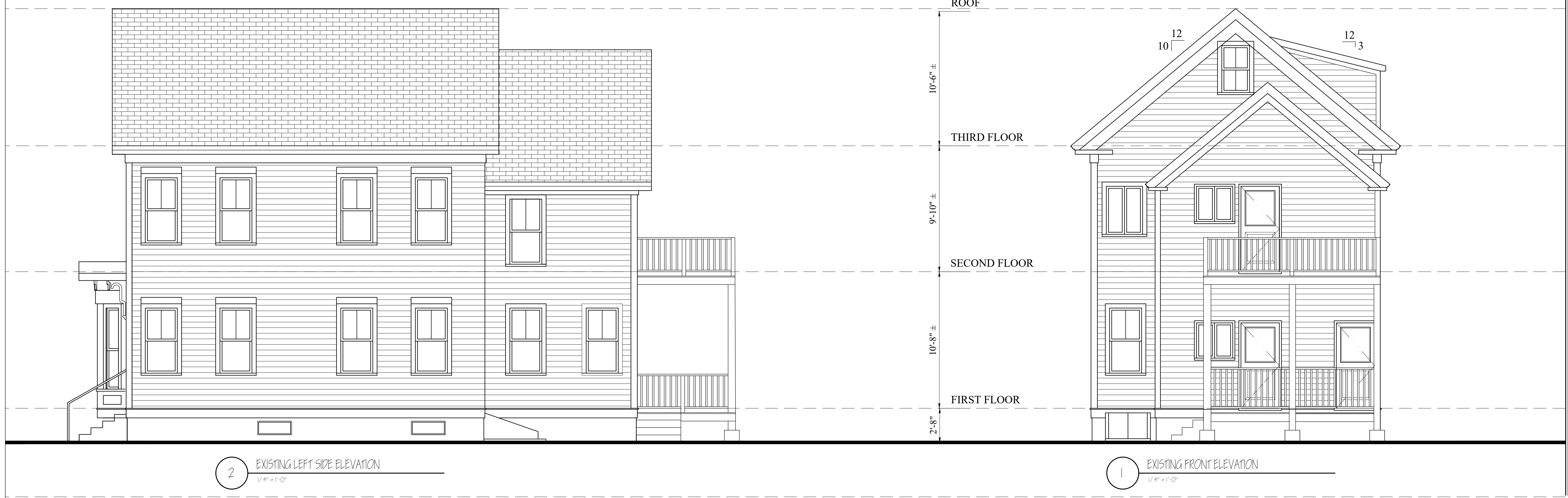
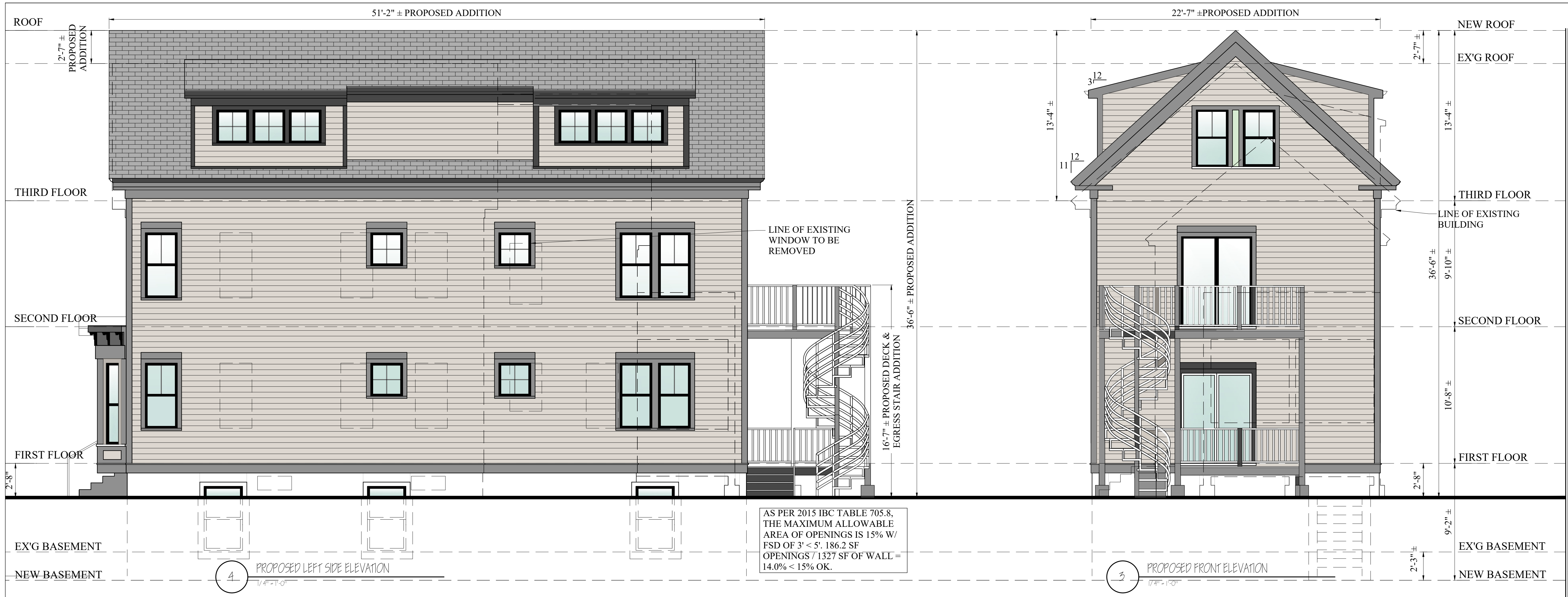
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Project No: 19149
Scale: AS NOTED
Date: 07-1-19
Drawn By: DF

Drawing Name
EXISTING & PROPOSED ELEVATIONS

Sheet No.
A-2.1



Location

TWO FAMILY RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139

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Drawn By: DF

Drawing Name

PROPOSED ELEVATIONS

Sheet No.

A-2.2

PROPOSED REAR & VERTICAL ADDITIONS & RENOVATION

263 ELM STREET, CAMBRIDGE, MASSACHUSETTS



ZONING SUMMARY

zone: BA (BUSINESS A) REQUIREMENTS PER C-2B

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Existing	Proposed
2F	2F

Dimensional Regulations: Table					
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- ⊙ HEAT DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR
- ◇ 1 HR FIRE-RATED WALL FROM EXTERIOR
- ⊠ FAN
- ⊙ 45 MIN. DOOR
- ⊗ 1-1/2 HOUR DOOR
- ⬡ WINDOW TYPE
- 1 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)
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- EX'G WALL TO REMAIN
- WALL TO BE REMOVED

CODE SUMMARY

EX'G TYPE 5 CONSTRUCTION
EX'G R-3 USE GROUP (TWO-FAMILY)
EX'G 2.5 STORIES & BASEMENT
PROPOSED 3 STORIES & BASEMENT
EX'G NON-SPRINKLERED & ALARMED

SOIL TESTING

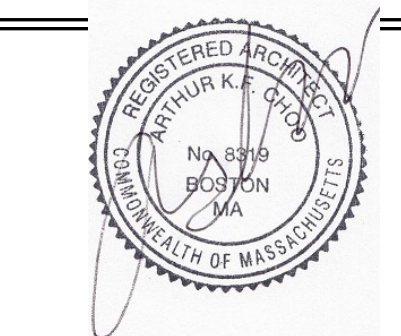
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TWO-FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA, 02139

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& Company, Inc.

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No.	Revision Date
1	4-27-2020 BZA
	12-4-2020 BZA
	2-8-21 REV 1

Project No: 19149
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Drawing Name

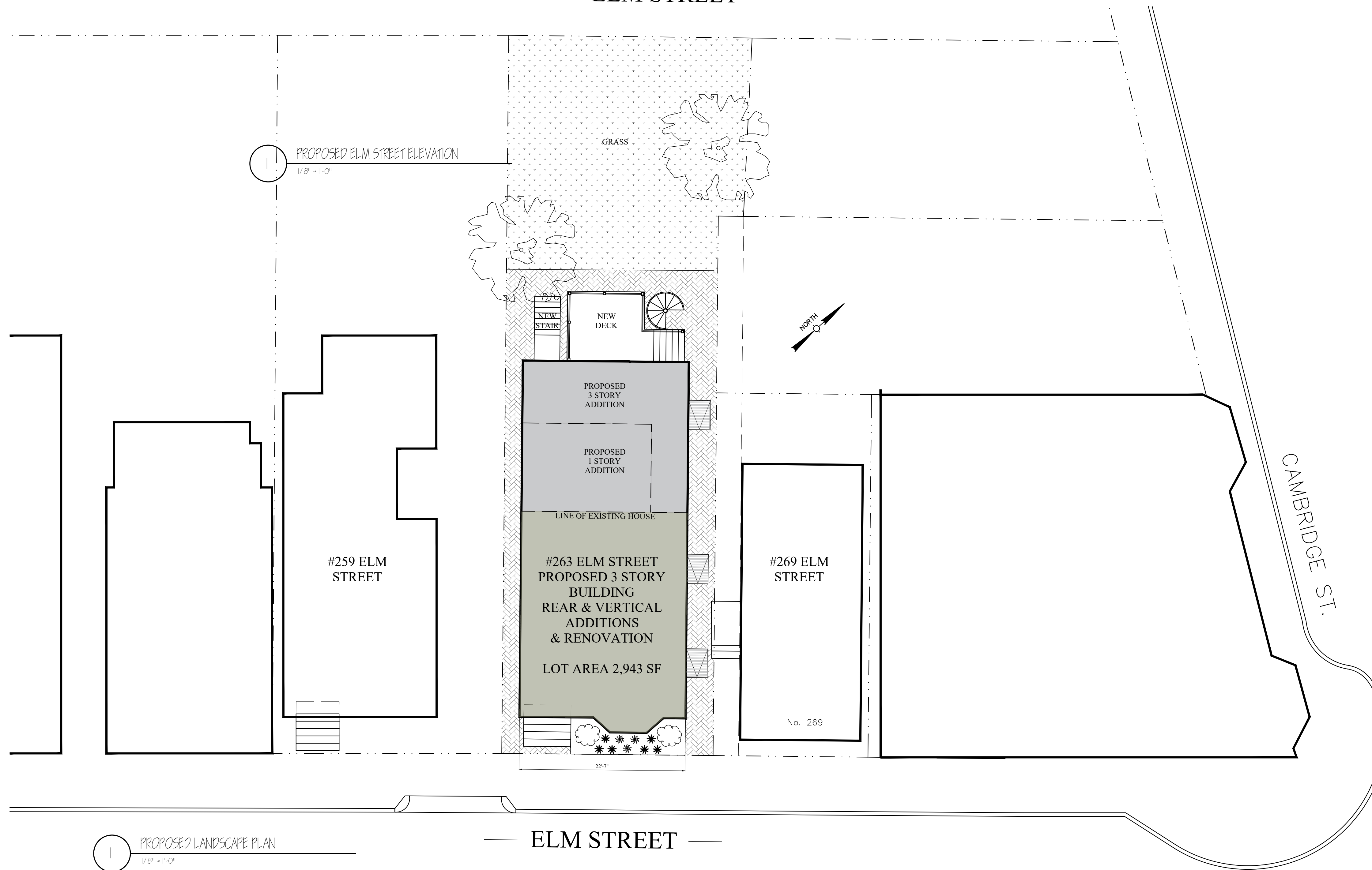
COVER
SHEET

Sheet No.

A-0



— ELM STREET —



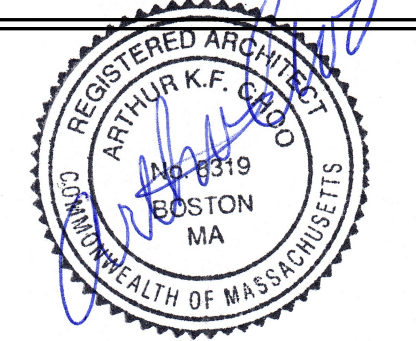
NOTE: THE PLOT UNDERLAY IS TAKEN FROM SURVEY PREPARED BY ANTONI SZERSZUNOWICZ DATED AUGUST 25, 2018 & THE SURROUNDING CONTEXT IS TAKEN FROM THE CAMBRIDGE ZONING MAP

1
PROPOSED LANDSCAPE PLAN
1/8" = 1'-0"

— ELM STREET —

Location
**TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139**

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Drawing Name
**PROPOSED
LANDSCAPE
PLAN &
ELEVATION**

Sheet No.
1

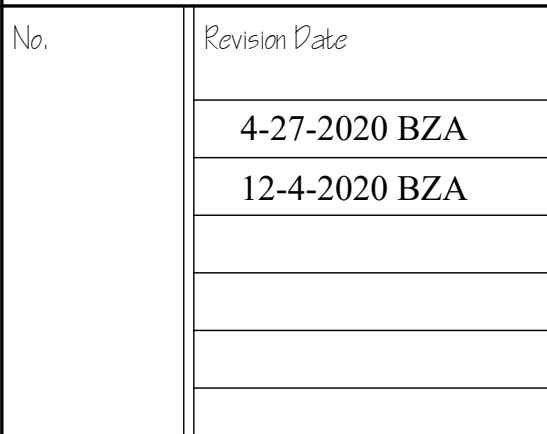
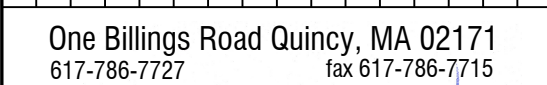


— ELM STREET —



— ELM STREET —

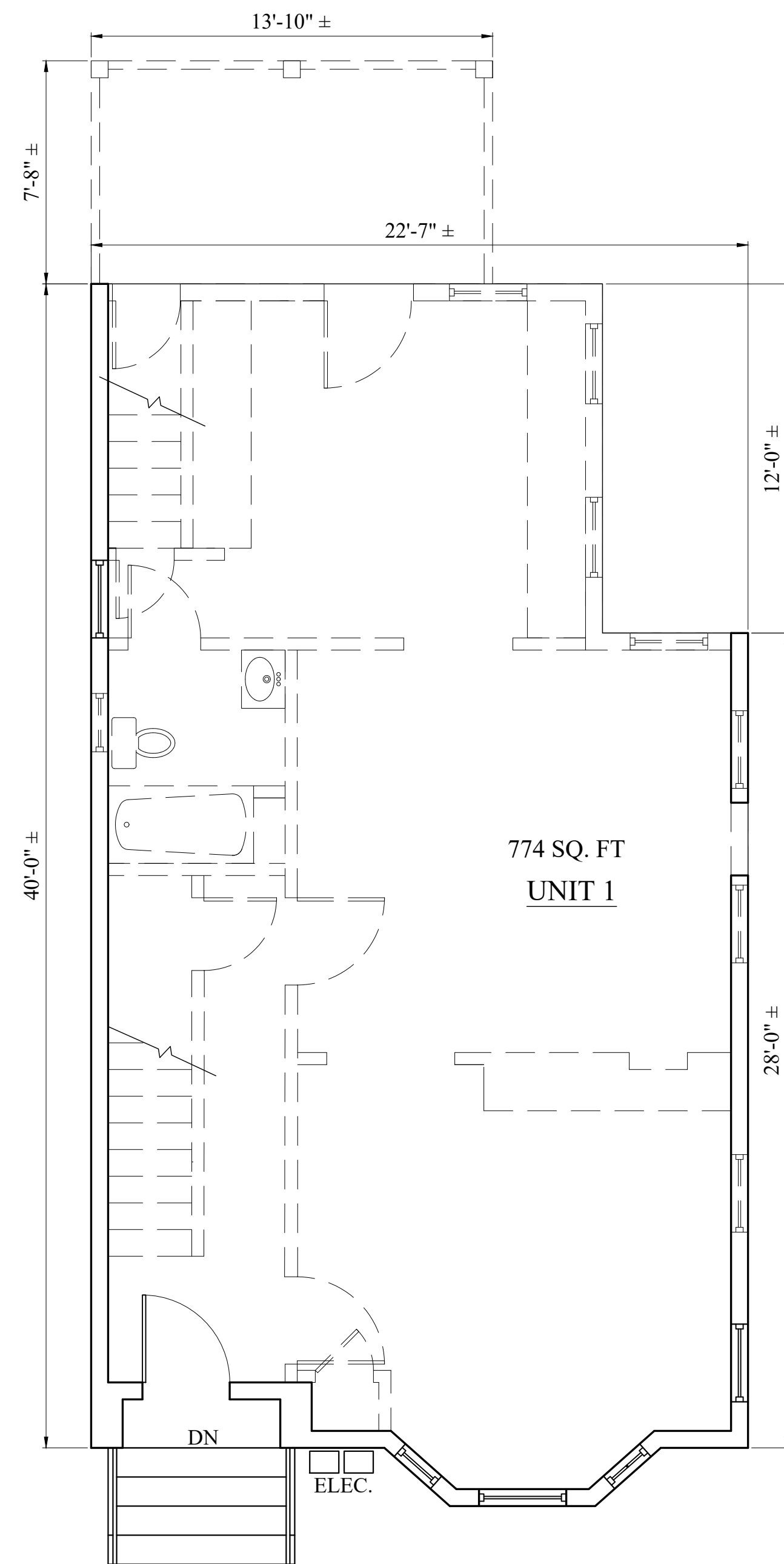
TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139



Drawing Name

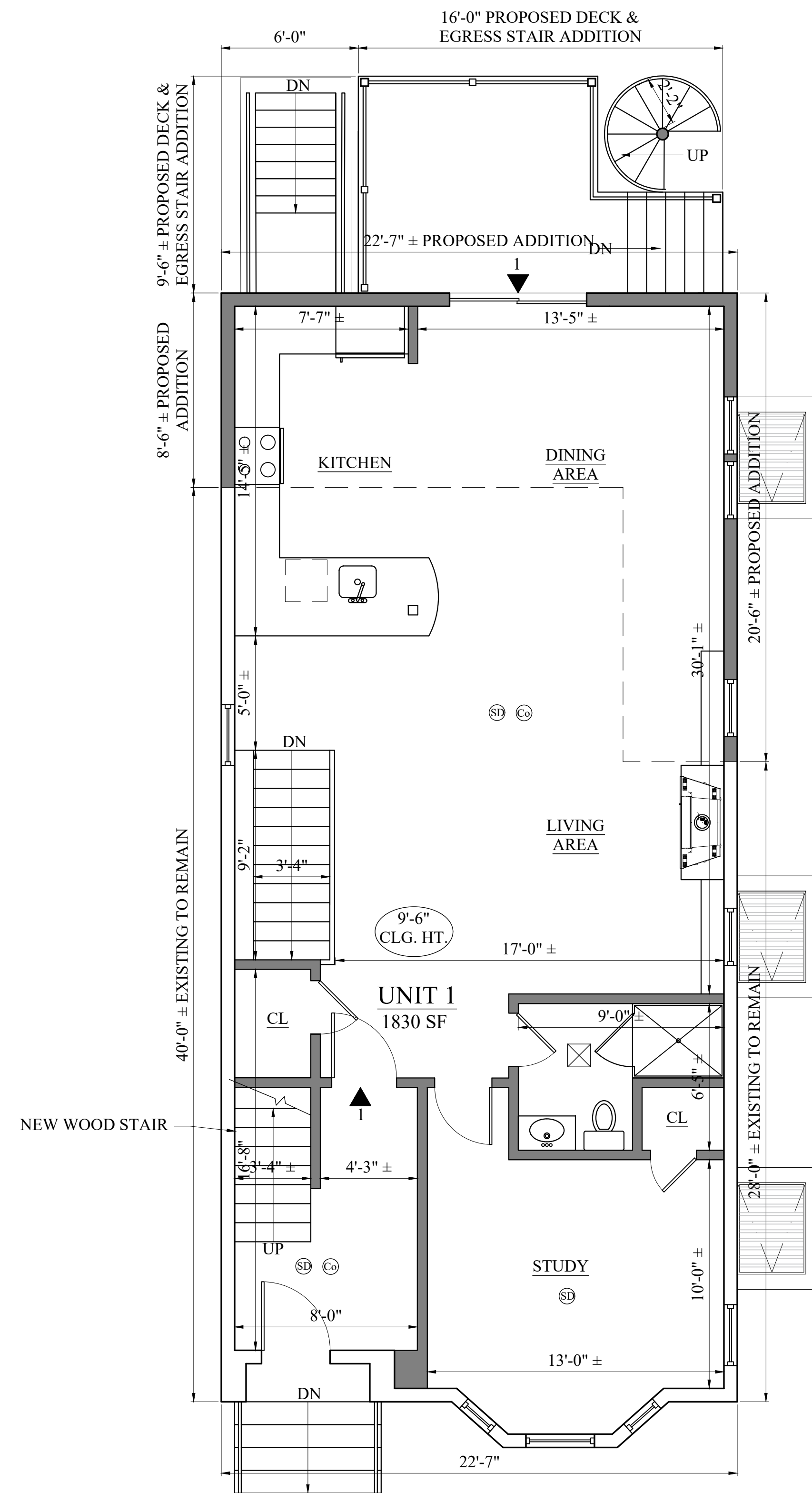
Sheet No.

A-|||



— ELM STREET —

1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



— ELM STREET —

2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

Location

**TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139**

**Choo
& Company, Inc.**

One Billings Road Quincy, MA 02171
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REGISTERED ARCHITECT
ARTHUR K.F. CHOO
No. 8319
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

No.	Revision Date
	4-27-2020 BZA
	12-4-2020 BZA

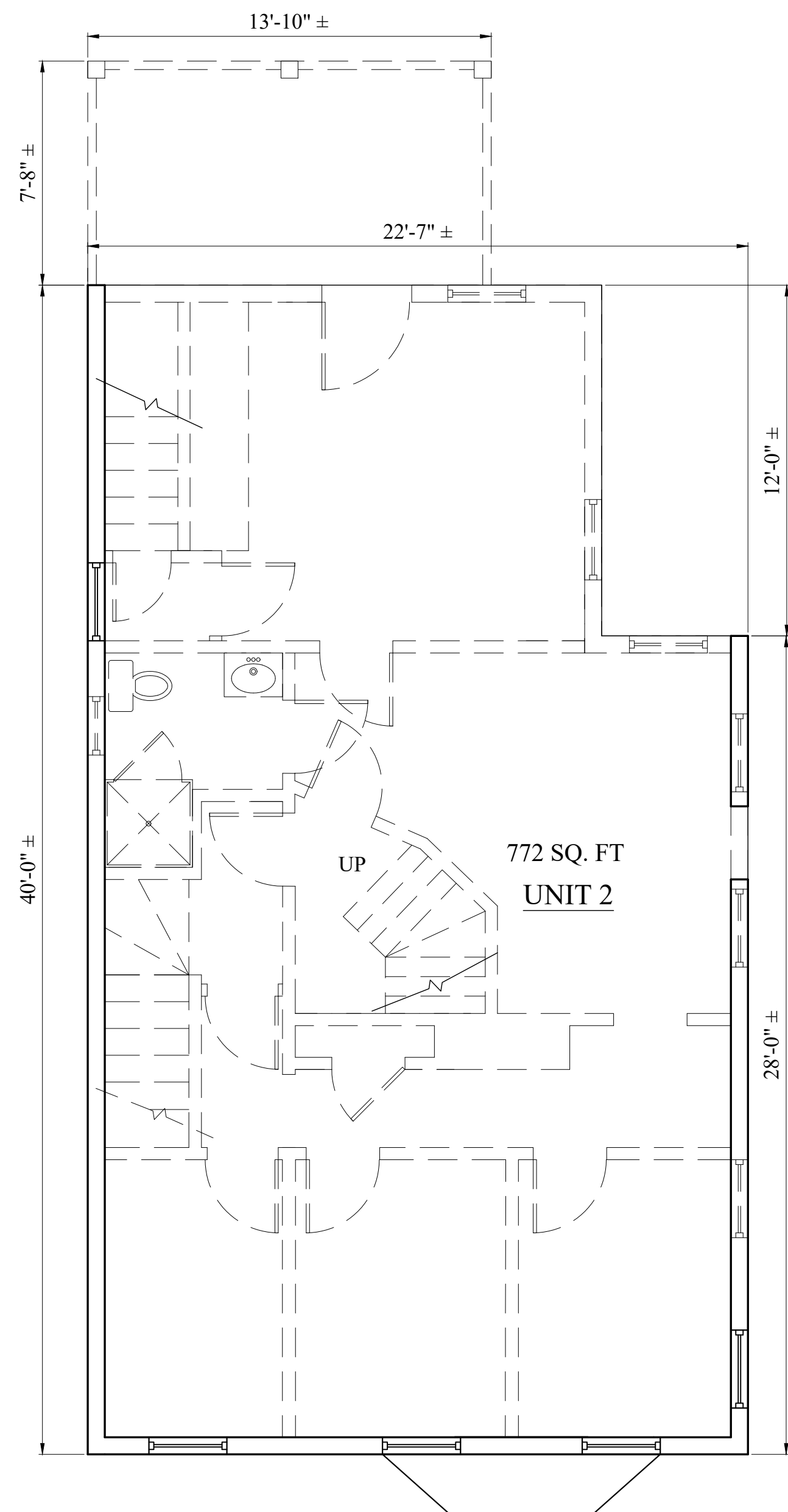
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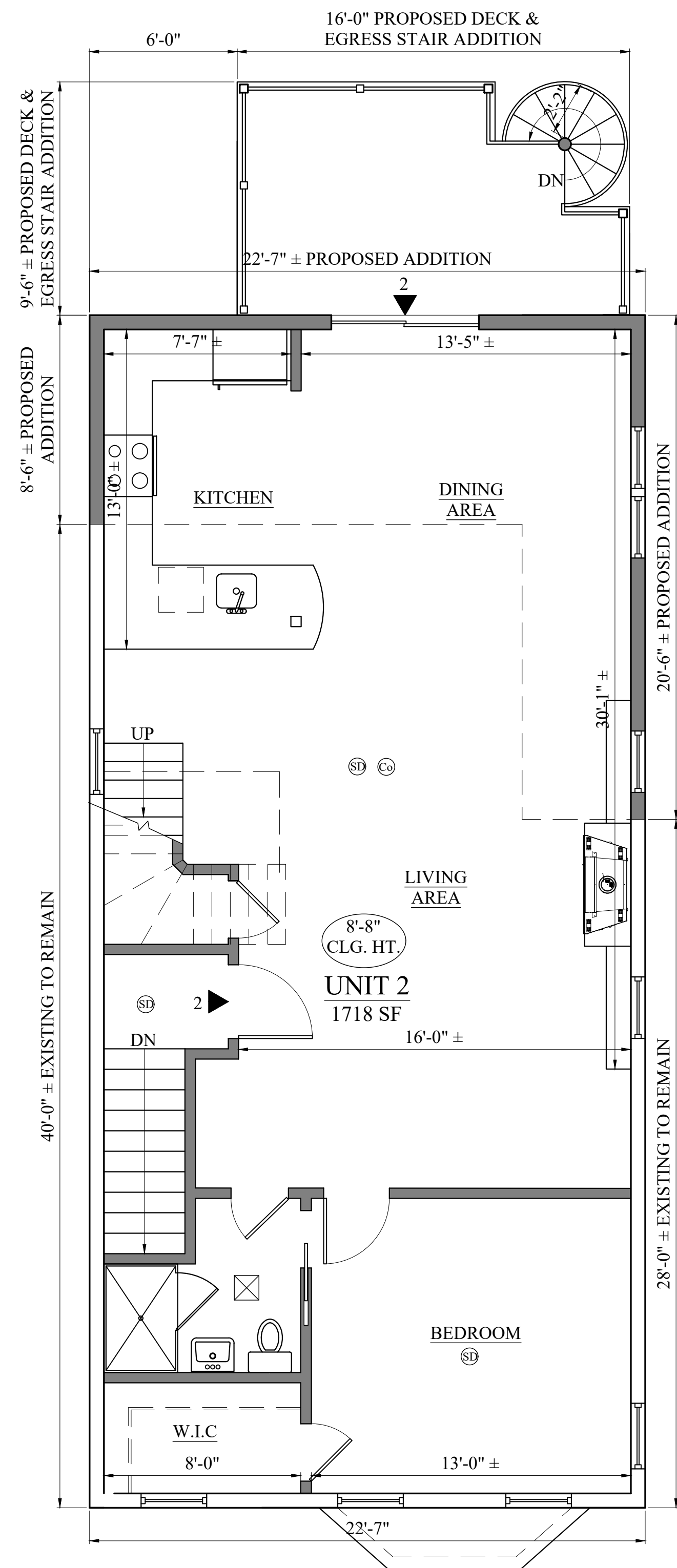
**EXISTING
& PROPOSED
FIRST FLOOR
PLANS**

Sheet No.

A-1.2



1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

Location

**TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139**

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1	4-27-2020 BZA
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	2-8-21 REV 1

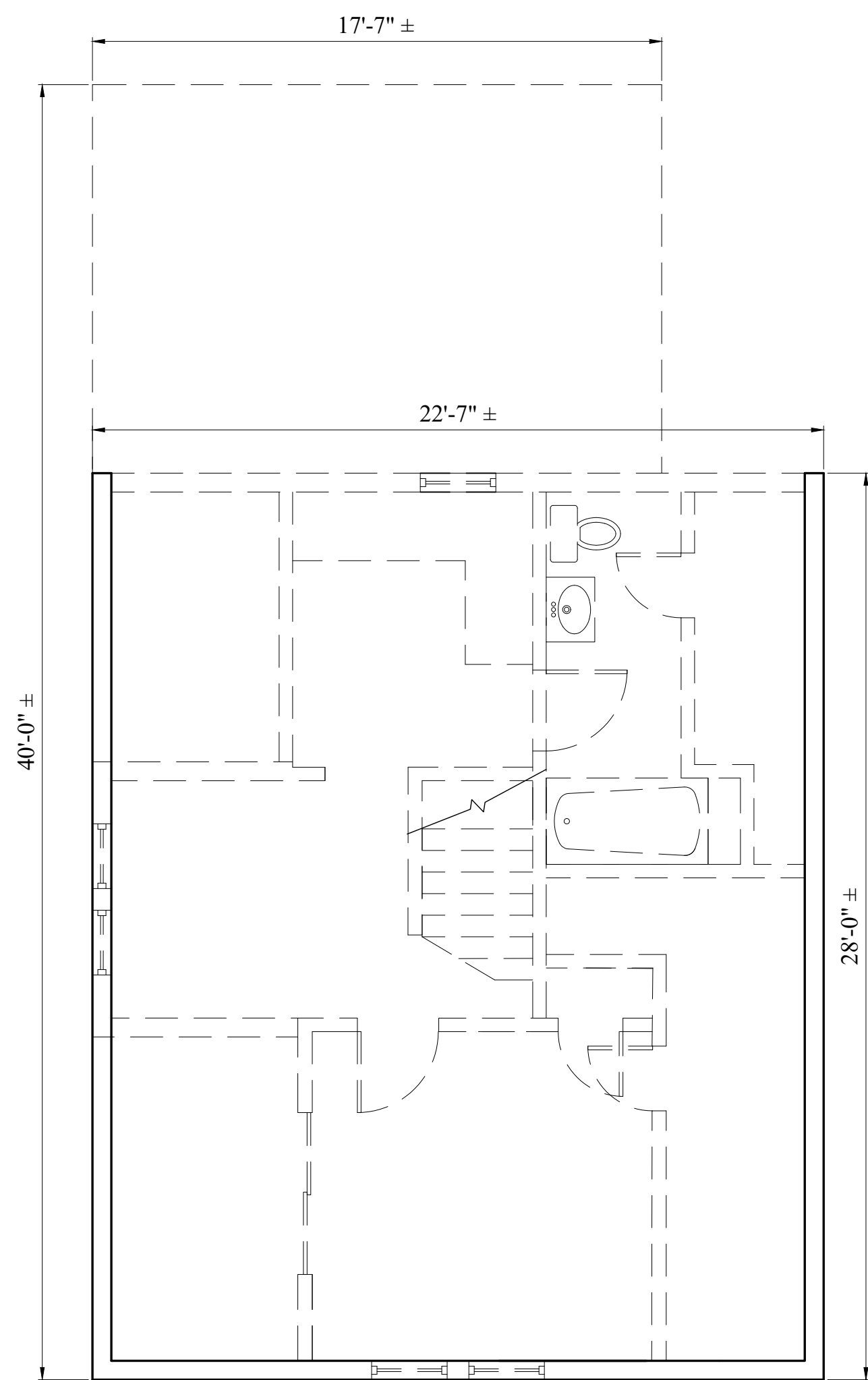
Project No: 19149
Scale: AS NOTED
Date: 07-1-19
Drawn By: MA / DF

Drawing Name

**EXISTING
& PROPOSED
SECOND FLOOR
PLANS**

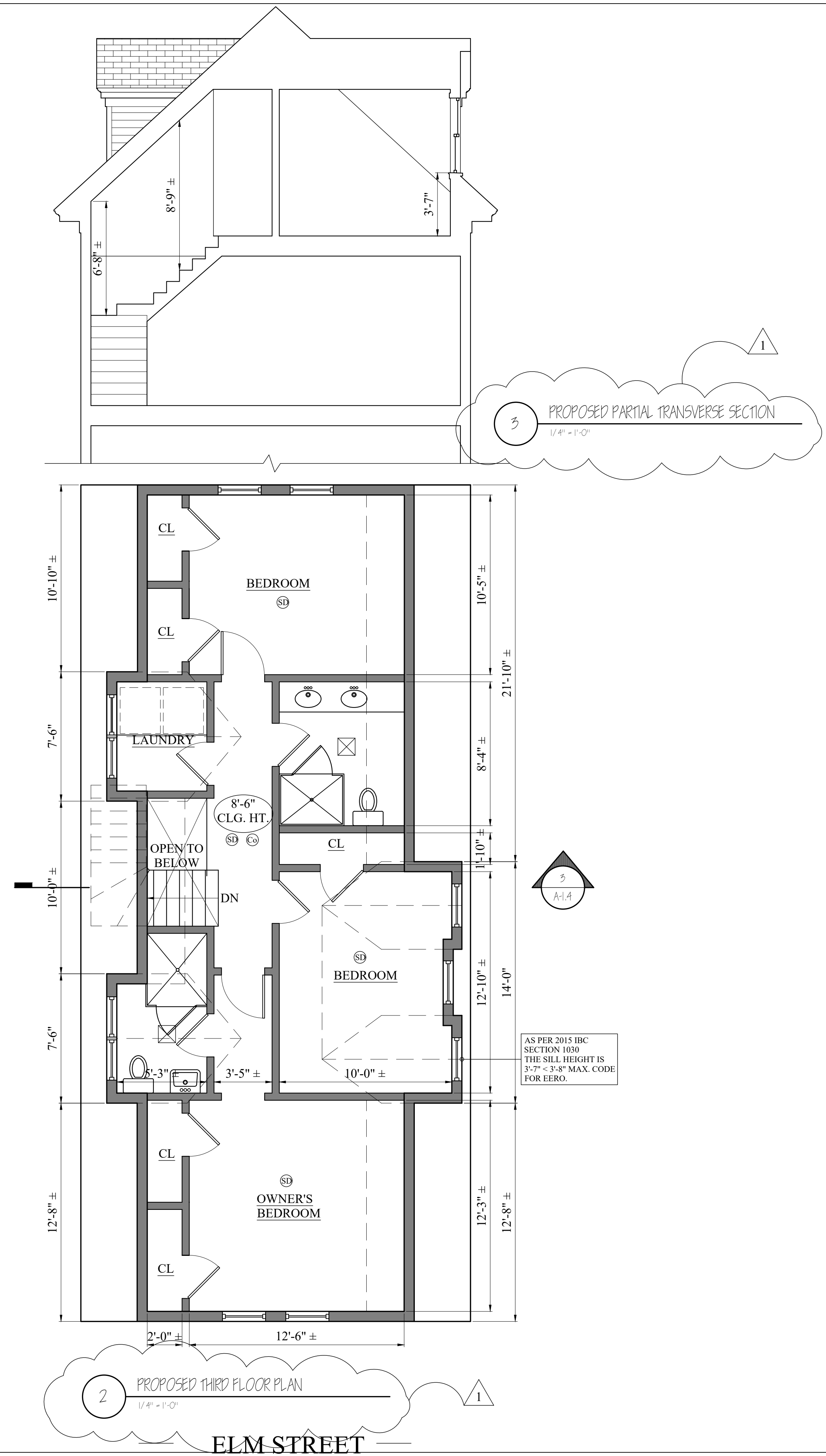
Sheet No.

A-1.3



1 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"

ELM STREET



2 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

ELM STREET

Location

**TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139**

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	2-8-21 REV 1

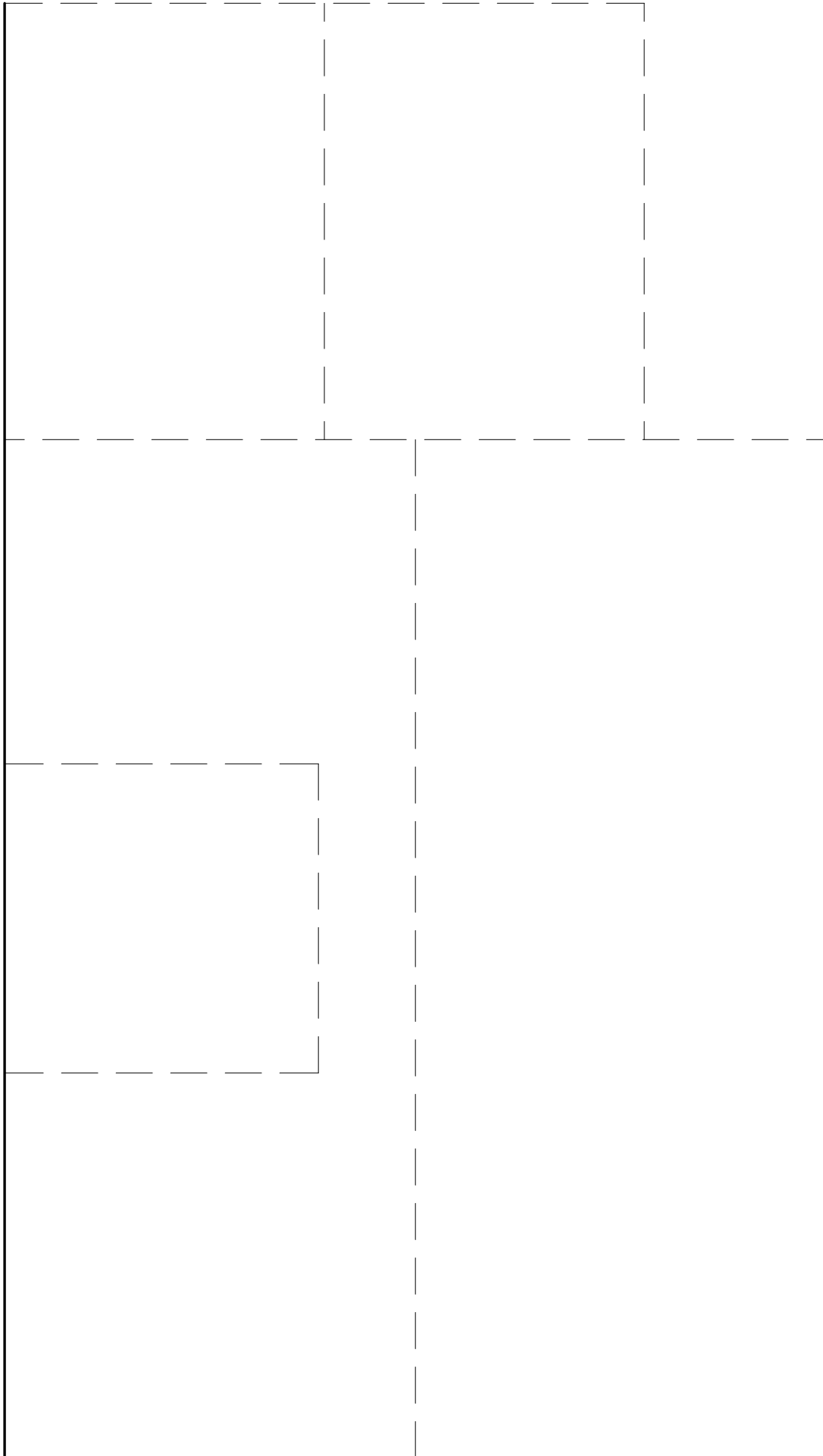
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Date: 07-1-19
Drawn By: MA / DF

Drawing Name

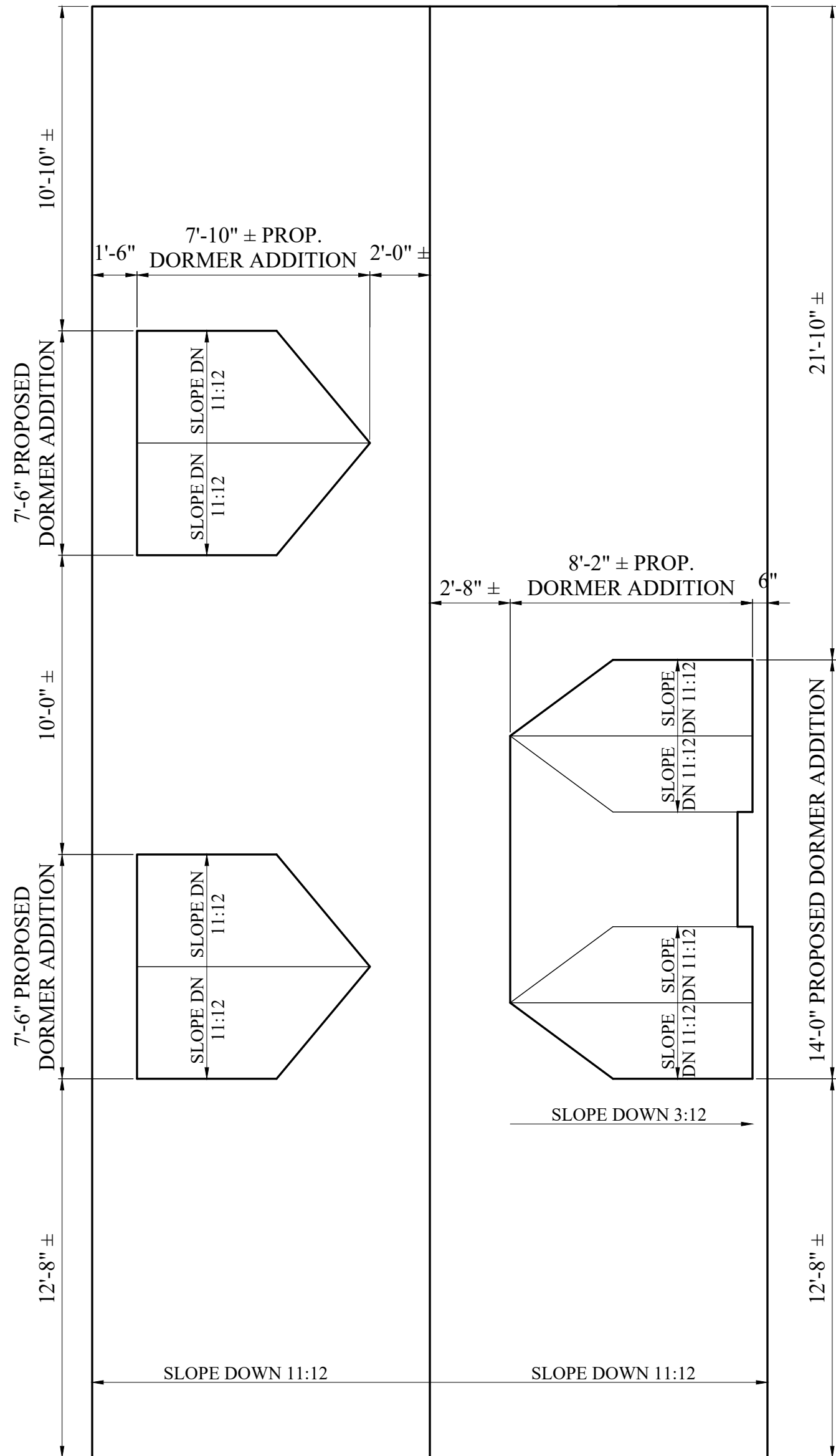
**EXISTING
& PROPOSED
THIRD FLOOR
PLANS**

Sheet No.

A-1.4



1 — ELM STREET —
EXISTING ROOF PLAN
1/4" = 1'-0"



2 — ELM STREET —
PROPOSED ROOF PLAN
1/4" = 1'-0"

1

Location

TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139

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BOSTON
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No. 1

Revision Date

4-27-2020 BZA
12-4-2020 BZA
2-8-21 REV 1

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Drawing Name

EXISTING
& PROPOSED
ROOF PLANS

Sheet No.

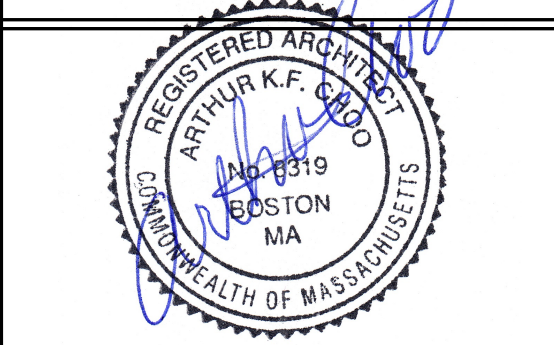
A-1.5



TWO FAMILY
RENOVATION & ADDITION
263 ELM STREET
CAMBRIDGE MA 02139

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Project No: 19149
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Drawn By: DF

Drawing Name
PROPOSED ELEVATIONS

Sheet No.
A-2.2

Pacheco, Maria

From: Rivera, M. Margarita <margarita.rivera@wyss.harvard.edu>
Sent: Thursday, December 10, 2020 5:06 PM
To: Pacheco, Maria
Subject: CASE NO: BZA-97333

Importance: High

Good evening,

I was planning to attend this meeting but due to a family emergency I won't be able to attend.

My name is Margarita Rivera. I'm an immediate abutter to this property, It's not that I'm oppose to this plan but I need more time to review and better understand how the dormer and stair will affects my property.

Please feel free to contact me by email or at 617-999-8421.

Thank you,

Margarita Rivera



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*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Caroline Shannon, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 263 Elm 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)
- ☒ Structure is fifty years or more old and is 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.
It's unclear from the zoning drawings what percentage of demolition of the existing building is proposed.
- ☐ 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 December 9, 2020

Received by Emailed to applicant

Date December 9, 2020

Relationship to project _____

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

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