



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

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No: BZA-017092-2019

2019 MAR 25 PM 12:14  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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

Special Permit : ✓

Variance : \_\_\_\_\_

Appeal : \_\_\_\_\_

PETITIONER : Marci Brooks Spector & Jonathan M. Spector - C/O Sarah Like Rhatigan, Esq.

PETITIONER'S ADDRESS : 12 Marshall Street Boston, MA 02108

LOCATION OF PROPERTY : 34 Avon St Cambridge, MA

TYPE OF OCCUPANCY : Single-family Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: Windows and door changes within setbacks

DESCRIPTION OF PETITIONER'S PROPOSAL :

Relocate and enlarge windows and add new windows and doors on the rear and right side of this pre-existing, non-conforming single-family house, said alterations to window and door openings occurring within the rear and side yard setbacks.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000	Section 8.22.2.C (Alteration to Non-Conforming Structure).
Article 8.000	Section 8.22.1.D (Non-Conforming Structure).
Article 10.000	Section 10.40 (Special Permit)

Original Signature(s) :

 for Petitioners  
(Petitioner(s) / Owner)  
Sarah Like Rhatigan, Esq.  
(Print Name)

Address :

Trilogy Law LLC, 12 Marshall St.  
Boston MA 02108

Tel. No. :

617-543-7009

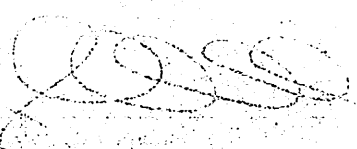
E-Mail Address :

sarah@trilogylaw.com

Date :

3/21/19

WHITE S2 MILITARY

  
SPECIAL AGENT IN CHARGE

ALL INFORMATION IS TO BE  
CLASSIFIED  
FOOT-4-12-12  
CLASSIFIED (EX-100)

8/1/12

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

I/We **Marci Brooks Spector (f/k/a Marci Brooks) and Jonathan M. Spector**

(OWNER)

Address: **34 Avon Street, Cambridge, MA**

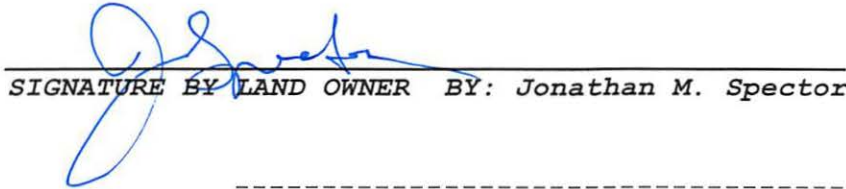
State that We own the property located at **34 Avon Street, Cambridge, MA** which is the subject of this zoning application.

The record title of this property is in the name of  
**Marci Brooks and Jonathan M. Spector**

\*Pursuant to a deed dated **October 8, 2008** and duly recorded on **October 8, 2008**, in the Middlesex South County Registry of Deeds at Book **51772**, Page **506**.



SIGNATURE BY LAND OWNER BY: **Marci Brooks Spector**



SIGNATURE BY LAND OWNER BY: **Jonathan M. Spector**

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name **Marci Brooks Spector (f/k/a Marci Brooks) and Jonathan M. Spector** personally appeared before me, this **21<sup>st</sup>** day of **March, 2019**, and made oath that the above statement is true.



Notary  
My commission expires (Notary Seal).

**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 34 Avon St Cambridge, MA (location) would not be a detriment to the public interest because:

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

The petitioners, who have owned and resided at the property since 2008, are seeking to renovate their single-family home to make much needed improvements, thereby altering window and door openings within the rear and side yard setbacks. These window and door alterations require a special permit. The renovations that result in these window and door modifications are otherwise conforming alterations to this pre-existing, nonconforming, single-family home, including the following: a) construction of a second-floor rear dormer (conforming pursuant to Article 8, Section 8.22.1 H(1)), b) reconfiguring kitchen and dining area, and c) relocating an egress door - demolishing the right-side front porch entry and relocating the egress to the right side of the house. Due to the fact that this home is located at the far rear portion of this deep and narrow lot in violation of current setback requirements of the Ordinance, any window or door changes on the rear or side of the house require special permit relief.

Specific changes requiring relief includes the following:

At the rear of the house: relocating three windows on the first floor rear wall (shifting locations of existing windows by inches); relocating and enlarging three windows on the second floor rear wall (to allow light and air to second floor stairway/hallway and bathroom); and adding a small window on the rear first floor (kitchen) and a new window on the second floor (son's bedroom).

At the right side of the house: enlarging windows and constructing egress doors to the side patio.

Construction will otherwise comply with other dimensional requirements of the Ordinance.

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

The proposed construction will not result in additional traffic, change in traffic, or change in the established neighborhood character. The window and door modifications will be consistent with the style of other residential structures in the neighborhood. These changes will allow for much needed improvements within this single-family home, and will be very much in keeping with the historic character of the home and the residential neighborhood.

**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:

No change in use will occur as a result of the proposed renovations of the house. This will continue to be used as a single-family residential home, and modifications will not result in adverse impacts on the neighboring residential uses. Relocated, enlarged and new windows and doors will have minimal impacts on neighbors due to their location and the limited views from the neighboring properties at the rear and right side of the house. It should be noted that three of the windows at the new second floor dormer level will be windows from a stairwell/hallway (to provide light and air to second floor of the home) and a bathroom; and the fourth window at that level will replace the smaller window in the bedroom. Relocated windows will be shifted by inches, resulting in minor changes not impacting the neighbors in terms of light or privacy. The relocated right side egress doors (replacing windows in that location) will allow for access down to the patio (currently existing, but in need of improvement). This egress area and patio is buffered by a 6 feet high fence at the property line, which provides privacy.

**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 as a result of the proposed special permit relief, as the relocated, enlarged and new windows and doors should have a limited impact on abutters. With the exception of the immediate rear abutters, there are no other inhabitants or passersby who will be able to see the altered and new windows due to their location at the rear of this relatively small home tucked back from the street with larger buildings to the rear and right side. (See photo of the rear of the house taken from the sidewalk on Gray Street). The residences that abut the new egress doors have few or no windows from which to see the new doors, and thus should not experience any nuisance or hazard. The petitioners will cause all construction to comply with State Building Code and other fire code requirements applicable to openings located near a property line.

**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 requested special permit relief can be granted without impairing the integrity of the District or adjoining district, because the window alterations, new windows and doors will be in keeping with standard residential construction and consistent with neighborhood uses.

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**APPLICANT: Trilogy Law LLCPRESENT USE/OCCUPANCY: Single-family  
ResidentialLOCATION: 34 Avon St Cambridge, MAZONE: Residence B Zone

PHONE: \_\_\_\_\_

REQUESTED USE/OCCUPANCY: Single-family Residential

		<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,429 sf	2,553 sf	3,846 sf	(max.)
<u>LOT AREA:</u>		7,693 sf	7,693 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		0.32	0.33	0.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		7,693 sf	7,693 sf	2,500 sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	50/73.5 ft	50/73.5 ft	50 ft	(min.)
	DEPTH	140 ft	140 ft	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	110 ft	110 ft	10 ft	(min.)
	REAR	1.5/10.8 ft	1.5/10.8 ft	26 ft	(min.)
	LEFT SIDE	3.5 ft	3.5 ft	7.5/sum20	(min.)
	RIGHT SIDE	9.1 ft	9.1 ft	7.5/sum20	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	29 ft	29 ft	35 ft	(max.)
	LENGTH	63 ft	63 f	--	
	WIDTH	29 ft	29 ft	--	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.58	0.58	0.40	(min.)
<u>NO. OF DWELLING UNITS:</u>		1	1	2	(max.)
<u>NO. OF PARKING SPACES:</u>		4	4	1 min.	(min./max)
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		60 ft	50 ft	10 ft	(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.

No other occupancies or adjacent buildings exist on same lot, with exception of a small shed to be removed during construction and then rebuilt in a conforming location on the lot as shown on the proposed site plan.

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'.





34 Avon St

Petitioner 1 of 2

212-3  
CHIN, WILLIAM W. & DENISE JEAN-CLAUDE  
25-27 GRAY ST., #25  
CAMBRIDGE, MA 02138

212-3  
SMITH, HENRY E. & SUN-JOO SHIN  
27 GRAY ST  
CAMBRIDGE, MA 02138

TRILOGY LAW LLC  
C/O SARAH L. RHATIGAN, ESQ.  
12 MARSHALL STREET  
BOSTON, MA 02108

212-5  
GOLDFARB, WARREN D.  
17 GRAY ST., #1  
CAMBRIDGE, MA 02138

212-5  
PARSONS, KIERAN J. & KATE PARSONS  
C/O WARD, LUCAS DANIEL  
17 GRAY ST  
CAMBRIDGE, MA 02138

212-48  
SPECTOR, JONATHAN M. & MARCI BROOKS  
34 AVON STREET  
CAMBRIDGE, MA 02138

212-5  
HALLOWELL, JAMES M., III  
17 GRAY ST.  
CAMBRIDGE, MA 02138

212-6  
CORKTREE, LLC  
C/O NCP MGMT. CO  
P.O. BOX 590179  
NEWTON CENTER, MA 02459

212-7  
PLUM PROPERTIES, LLC  
71 MARTIN ST. # 4B  
CAMBRIDGE, MA 02138

212-58  
CAMBRIDGE CITY OF SCHOOL DEPT.  
159 THORNDIKE ST  
CAMBRIDGE, MA 02141

212-58  
CITY OF CAMBRIDGE  
C/O LOUIS DePASQUALE  
CITY MANAGER

212-58  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

212-51  
JEAN SMITH SILVER, TRUSTEE OF MARTIN  
STREET 2000 NOMINEE TRUST,  
10 LONGWOOD DR. APT#235  
WESTWOOD, MA 02090

212-51  
VINTON, JOHN & KAREN DARCY  
79 MARTIN ST., #2  
CAMBRIDGE, MA 02138

212-51  
LASS, ANDREW, TRUSTEE OF  
C/O PILLAI, NATESH SIVA SUBRAMONIA  
77-79 MARTIN ST., #3  
CAMBRIDGE, MA 02138

212-51  
WHITE MCBRIDE, JUDITH F.  
22 HIGH ST. APT 12  
AMHERST, MA 01002

212-51  
REDDICK, SUSAN  
77 MARTIN ST. UNIT#5  
CAMBRIDGE, MA 02138

212-51  
NFB, LLC  
7 LINNAEN ST #6  
CAMBRIDGE, MA 02138

212-51  
GROSSKOPF, JUNE  
77 MARTIN ST  
CAMBRIDGE, MA 02138

212-51  
RIVERA, ALAN M.  
1025 IROQUOIS BLVD  
ROYAL OAK, MI 48067

212-51  
GOLDSTEIN, ROBERT & RONDA BRENNER  
RACHEL BRENNER-GOLDSTEIN  
79 MARTIN ST., #21  
CAMBRIDGE, MA 02138

212-51  
FAYEN, E. MARIE  
79 MARTIN ST., #22  
CAMBRIDGE, MA 02138

212-51  
POTTER, ELAINE C. & THOMPSON E. POTTER  
79 MARTIN STREET, UNIT #23  
CAMBRIDGE, MA 02138

212-51  
GRODEN, TERENCE J. & MARY W. GRODEN  
412 VENETIAN DRIVE  
DELRAY BEACH, FL 33483

212-51  
GORMLEY, MARY M. &  
CITY OF CAMBRIDGE TAX TITLE  
77 MARTIN ST. UNIT #25  
CAMBRIDGE, MA 02138

212-51  
WESTERMAN, MARJORIE  
81 MARTIN ST., #26  
CAMBRIDGE, MA 02138

212-51  
POWERS, CHRISTINE M.  
77-79 MARTIN ST., UNIT #27  
CAMBRIDGE, MA 02138

212-51  
PELLETT, KATHERINE M. & RUSSELL L. PELLETT  
P.O. BOX 362  
CHOTEAU, MT 59422

212-51  
MCGOVERN, PATRICIA  
79 MARTIN ST. UNIT#31  
CAMBRIDGE, MA 02138

212-51  
FAYEN, E. MARIE  
81 MARTIN ST. UNIT 32  
CAMBRIDGE, MA 02138



34 Avon st.

242

212-51  
BUTLER, THOMAS J. & JULIA U. BUTLER,  
TRS BUTLER FAMILY REALTY TRUST  
5 ELLSWORTH ST.  
CAMBRIDGE, MA 02139

212-51  
SAIA, ANTHONY & KATHLEEN V. SLOWEY SAIA  
79 MARTIN ST., UNIT #34  
CAMBRIDGE, MA 02138

212-51  
LOWE, NICHOLA,  
TR. THE NICHOLA LOWE REVOCABLE TRUST  
1402 VIRGINIA AVENUE  
DURHAM, NC 27705

212-51  
RAFFERTY, KATHERINE A.  
77 MARTIN ST., #36  
CAMBRIDGE, MA 02138

212-51  
DUINA, FRANCESCO &  
ANGELA ATKINSON-DUINA  
4 ANDREWS ROAD  
LEWISTON, ME 04240

212-51  
BOLIEK, WILLIAM G. & MARY VACCARO BOLIEK  
C/O OXFORD ST. REALTY INC.  
1644 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

212-51  
LUBIN, JARON  
5 ARLINGTON ST., #4  
CAMBRIDGE, MA 02140

212-51  
TALAMAS, ADRIENNE Y.  
79 MARTIN STREET #42  
CAMBRIDGE, MA 02138

212-51  
WEINBERG, PHILIP MITCHELL &  
DEBORAH WEAVER  
79 MARTIN ST., #43  
CAMBRIDGE, MA 02138

212-51  
LIANG, TERESA & TZE GUAN KHOR  
77-79 MARTIN ST., #44  
CAMBRIDGE, MA 02138

212-51  
ANDERSON, M. TOBIN  
77 MARTIN ST., UNIT #45  
CAMBRIDGE, MA 02138

212-51  
FOO, MOH MEE  
315 BUKIT TIMAH ROAD, UNIT #170  
MARTINA MANSIONS, -- ----

212-51  
FENG, XIAOYONG & ZHANYING GUO C/O  
SULEIMAN, SHADEAH, ISAM SULEIMAN  
77-79 MARTIN ST UNIT #47  
CAMBRIDGE, MA 02138

212-55  
WHITEHEAD, GEORGE A.N., &  
ELIZABETH W. WHITEHEAD  
TR OF GEORGE A.N. WHITEHEAD TR  
42 AVON ST  
CAMBRIDGE, MA 02138

212-55  
HILFERTY, JOANNE K.  
46 AVON STREET  
CAMBRIDGE, MA 02138

212-55  
WEBBER, KATHRYN  
42-46 AVON STREET, UNIT #44  
CAMBRIDGE, MA 02138

212-4  
WEBB, ELIZABETH S. & BENJAMIN R. DEILY  
TRS, THE PAPER ST. SOAP COMP NOM TR  
21 GRAY ST A  
CAMBRIDGE, MA 02138

212-4  
KEITH, DAVID R. & CAROLINE E. ADLER  
23 GRAY ST UNIT #B  
CAMBRIDGE, MA 02138

212-47  
EDELSTEIN, BERNARD M.,  
TR. THE 38 AVON ST. NOMINEE REALTY TR.  
38 AVON ST  
CAMBRIDGE, MA 02138

212-47  
O'SULLIVAN, MARGARET L.  
40 AVON ST  
CAMBRIDGE, MA 02140

212-49  
HIGONNET, PATRICE L. R. &  
MARGARET R. HIGONNET  
32 AVON ST  
CAMBRIDGE, MA 02138



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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 34 Avon 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 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.  
**Originally a stable. Converted to dwelling in 1893.**  
**No demolition permit application anticipated.**
- ☐ 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 March 27, 2019

Received by Uploaded to Energov

Date March 27, 2019

Relationship to project BZA 017092-2019

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





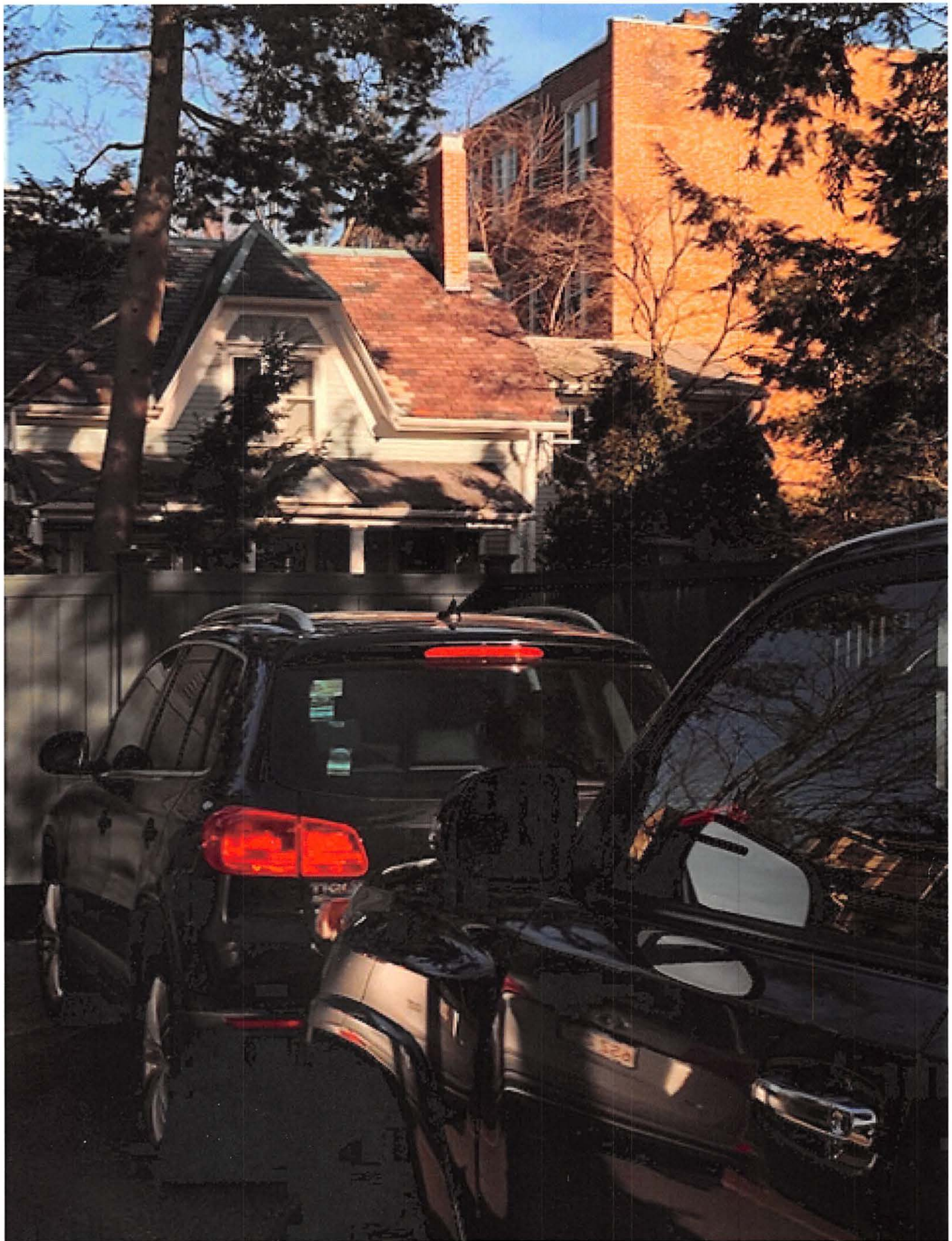


























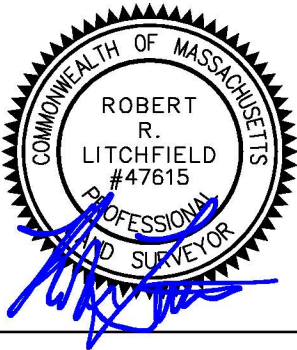
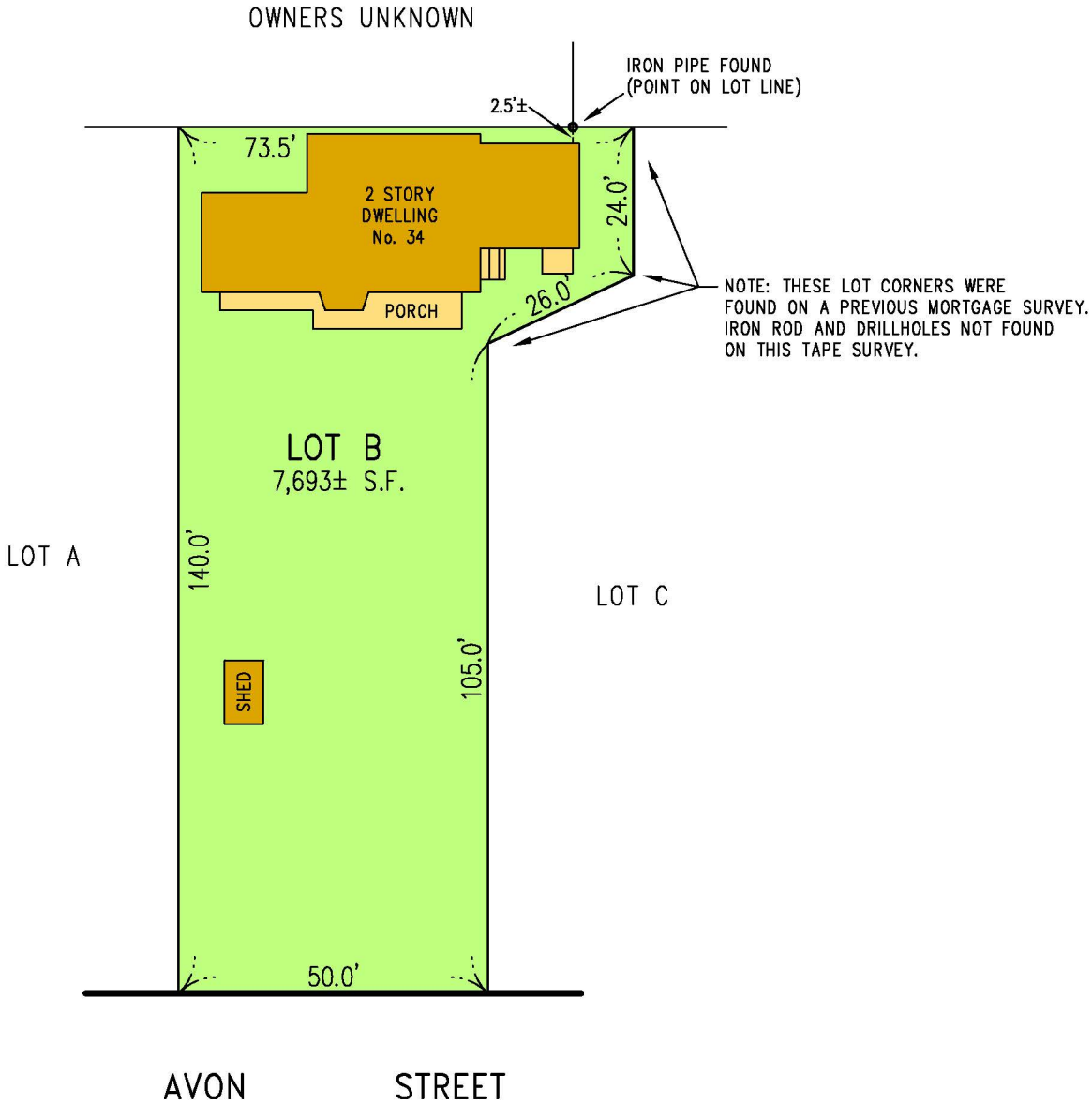
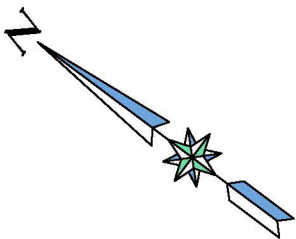













NOTE: LOCATIONS BASED ON A CLOTH TAPE SURVEY. THIS PLAN NOT TO BE USED TO DETERMINE PROPERTY LINES FOR CONSTRUCTION OF FENCES OR SHEDS, ETC.

**MORTGAGE LENDER  
USE ONLY**

plotplans.com

 **DES LAURIERS & ASSOCIATES, INC.**  
420 FORTUNE BOULEVARD  
MILFORD, MA 01757  
(800)287-8800 FAX: (508)528-4011

**PLOTPLANS.COM**



**FLOOD HAZARD INFO:.**  
ZONE: **X** DATED: **6/4/2010**  
COMMUNITY PANEL: **25017C 0438E**

THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE, EXCEPT AS MAY BE INDICATED.

**MORTGAGE INSPECTION PLAN**

ADDRESS: **34 AVON STREET, CAMBRIDGE, MA**  
LENDER: \_\_\_\_\_  
ATTORNEY: **SPECTOR**  
OWNER: **JONATHAN M. SPECTOR AND MARCI BROOKS**  
APPLICANT: **JONATHAN M. SPECTOR AND MARCI BROOKS**  
DATE: **2/12/2019** SCALE: **1"=30'** COUNTY: **MIDDLESEX**

**UNREGISTERED LAND**

DEED BOOK: **51772** PAGE: **506**  
PLAN BOOK: **371** PAGE: **13** LOT(S): **B**  
PLAN NUMBER: \_\_\_\_\_ OF **1926**

**REGISTERED LAND**

CERTIFICATE OF TITLE: \_\_\_\_\_  
REGISTRATION BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
PLAN NUMBER: \_\_\_\_\_ LOT(S): \_\_\_\_\_

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO DWELLING SITUATED ON THIS LOT EXCEPT AS STATED ON THE DEED OF RECORD SHOWN.

THE LOCATION OF THE DWELLING AS SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY), OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII. CHAPTER 40A, SECTION 7.

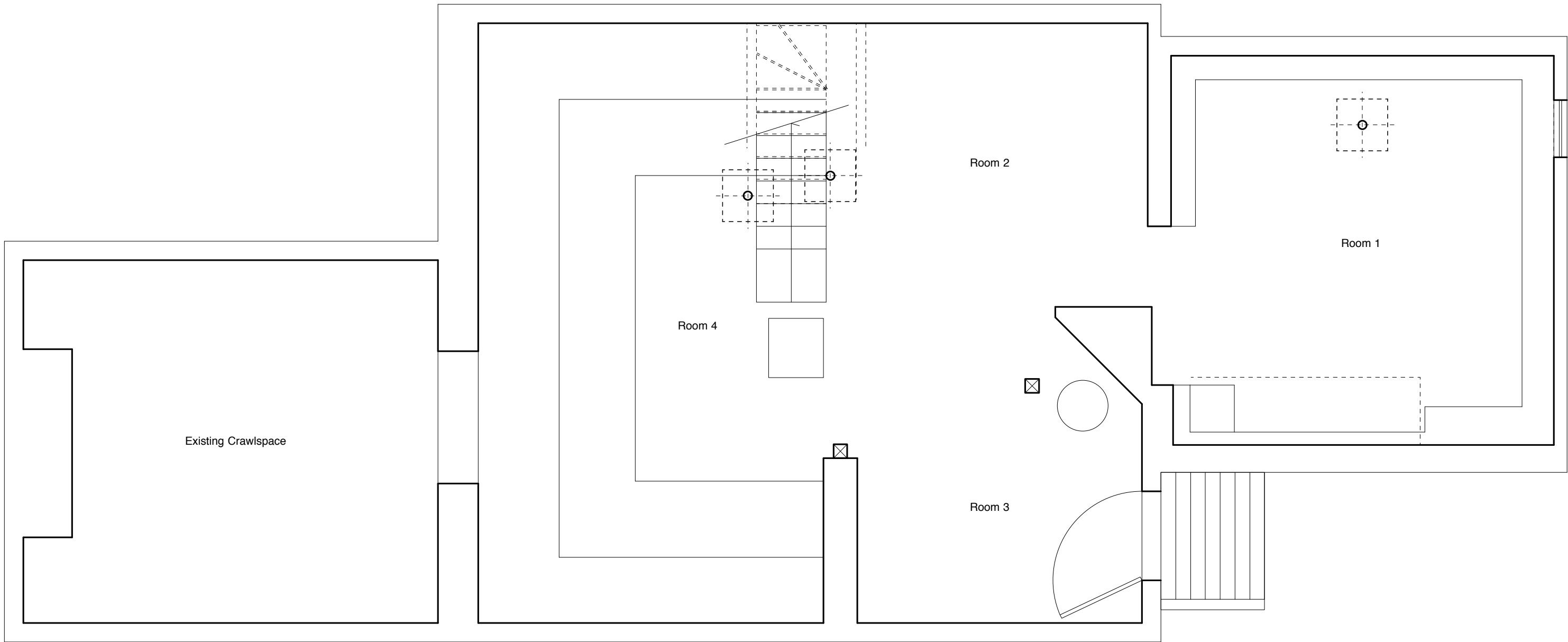
**ASSESSORS** MAP: **212**  
BLOCK: \_\_\_\_\_ LOT: **48**

GENERAL NOTES: (1) THE DECLARATIONS MADE ABOVE ARE ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF AS THE RESULT OF A MORTGAGE INSPECTION TAPE SURVEY, **NOT THE RESULT OF AN INSTRUMENT SURVEY** MADE TO THE NORMAL STANDARD OF CARE OF REGISTERED LAND SURVEYORS PRACTICING IN MASSACHUSETTS. (2) DECLARATIONS ARE MADE TO THE ABOVE NAMED CLIENT ONLY AS OF THIS DATE. (3) THIS PLAN WAS NOT MADE FOR RECORDING PURPOSES, FOR USE IN PREPARING DEED DESCRIPTIONS OR FOR CONSTRUCTION. (4) VERIFICATIONS OF PROPERTY LINE DIMENSIONS, BUILDING OFFSETS, FENCES, OR LOT CONFIGURATION MAY BE ACCOMPLISHED BY AN ACCURATE INSTRUMENT SURVEY. (5) NO RESPONSIBILITY IS ASSUMED HEREIN TO THE LAND OWNER OR OCCUPANT.









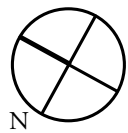
1 Existing Basement Plan  
Scale: 1/4" = 1'-0"

**Spector Residence**

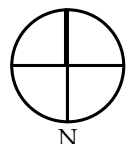
34 Avon St  
Cambridge, MA 02118

**GENERAL NOTES**

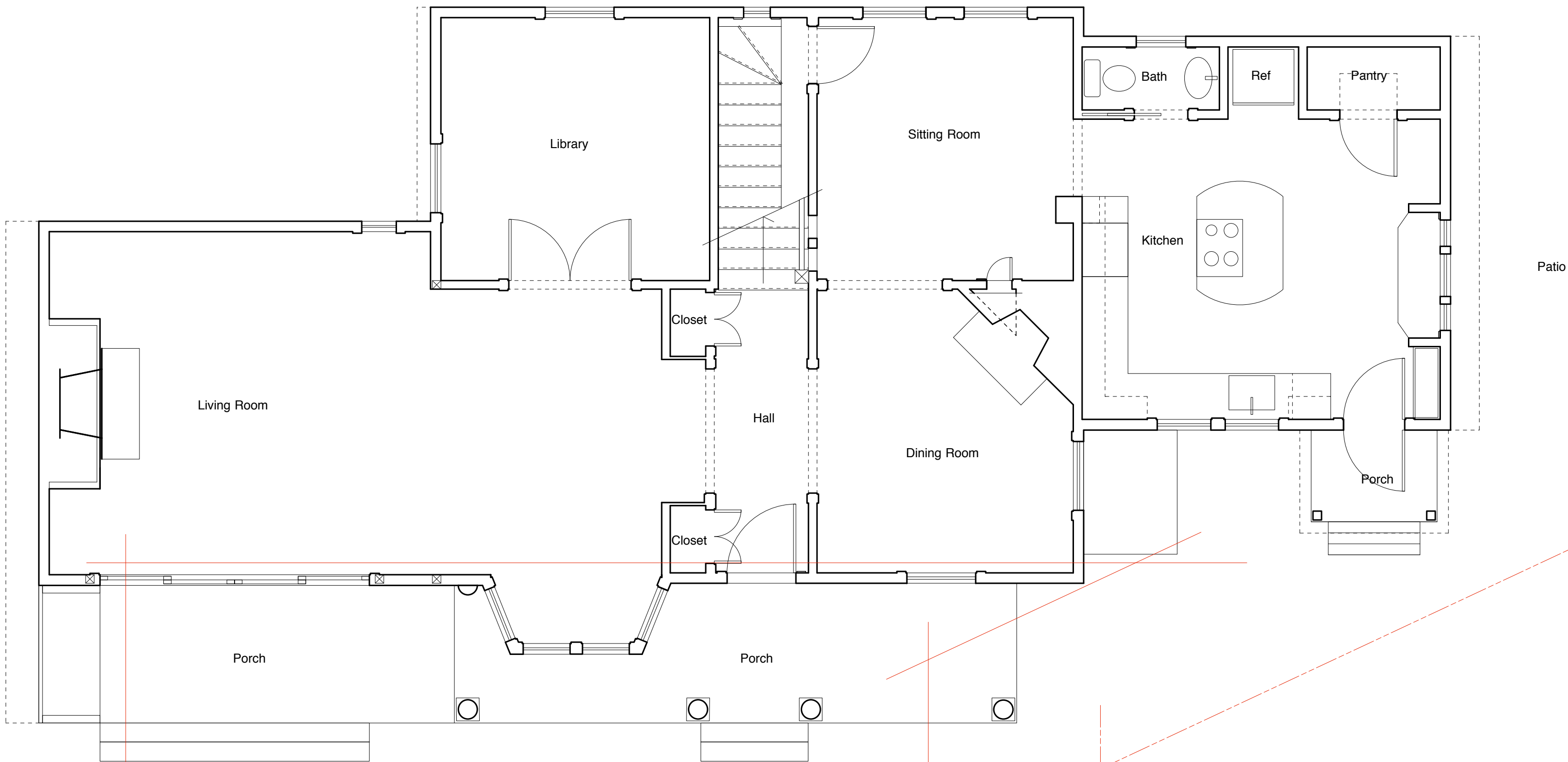
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- 5) For interior elevations see sheets A5.x



True North



Called North



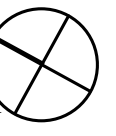
1 Existing First Floor Plan  
Scale: 1/4" = 1'-0"

**Spector Residence**

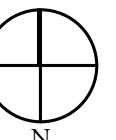
34 Avon St  
Cambridge, MA 02118

**GENERAL NOTES**

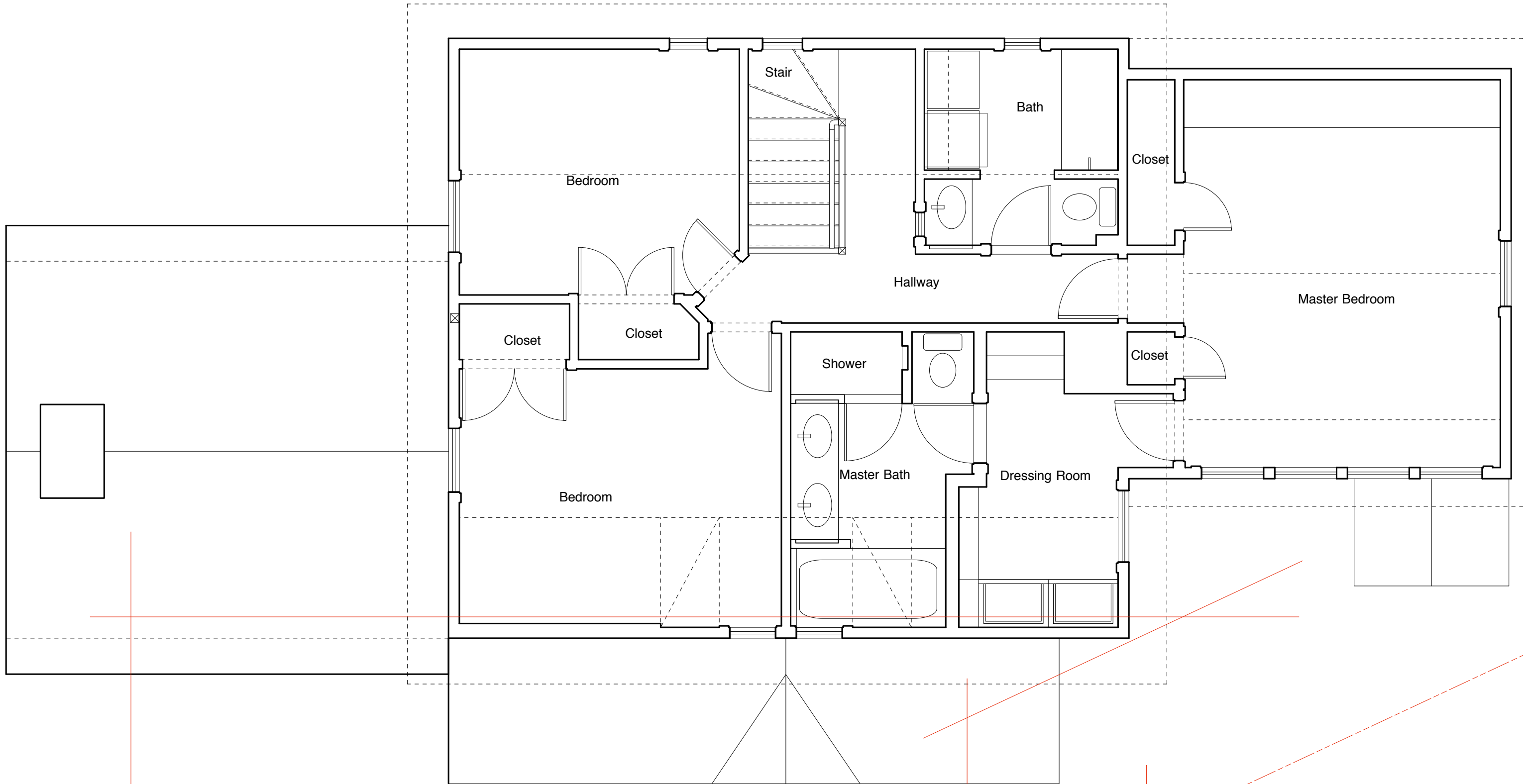
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True North



Called North



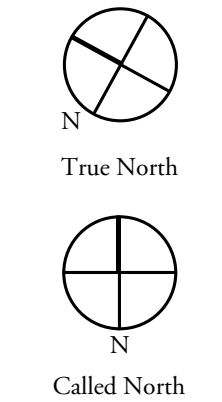
1 Existing Second Floor Plan  
Scale: 1/4" = 1'-0"

**Spector Residence**

34 Avon St  
Cambridge, MA 02118

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

**Spector Residence**

34 Avon St  
Cambridge, MA 02118

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

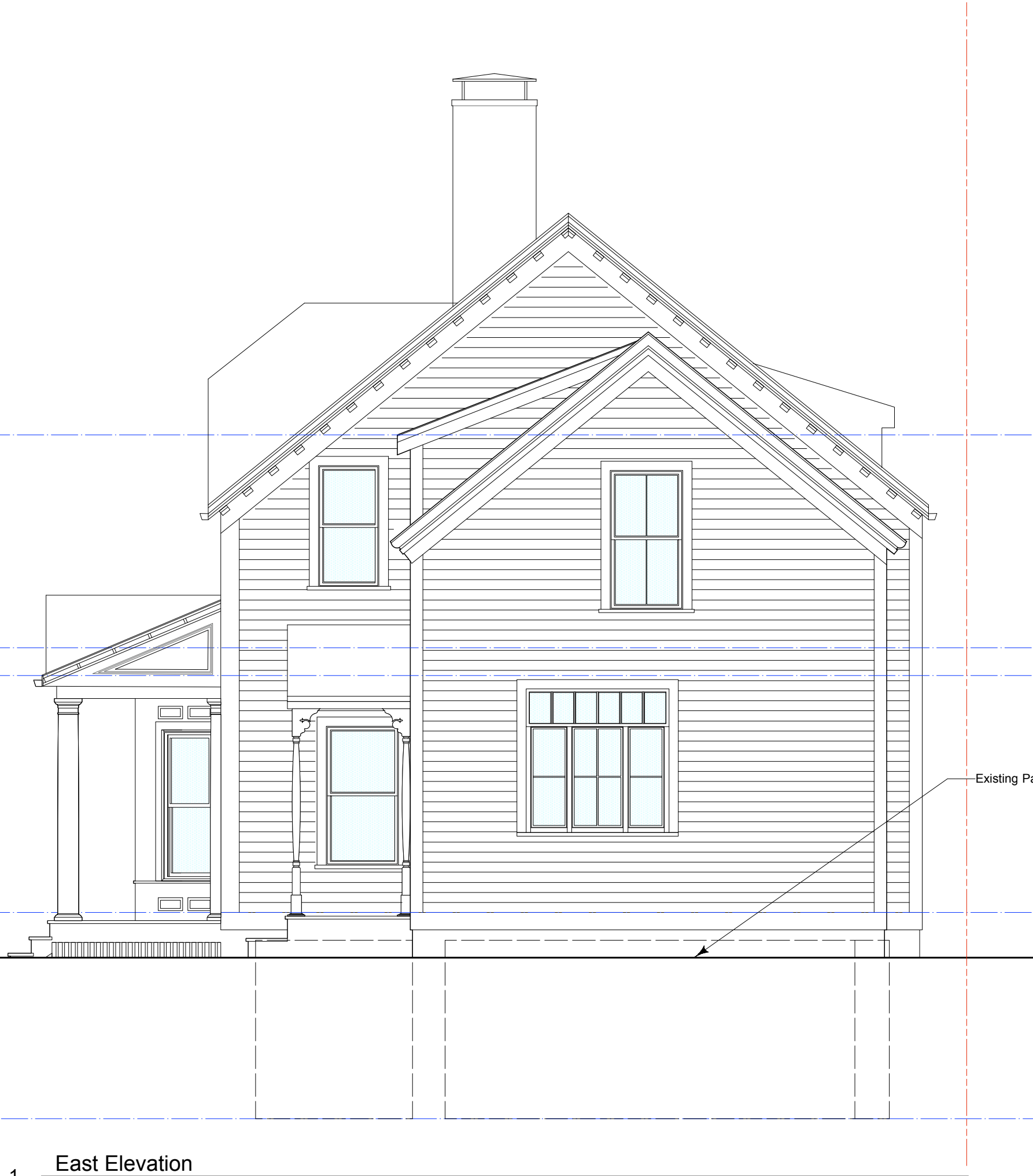
**Spector Residence**

34 Avon St  
Cambridge, MA 02118

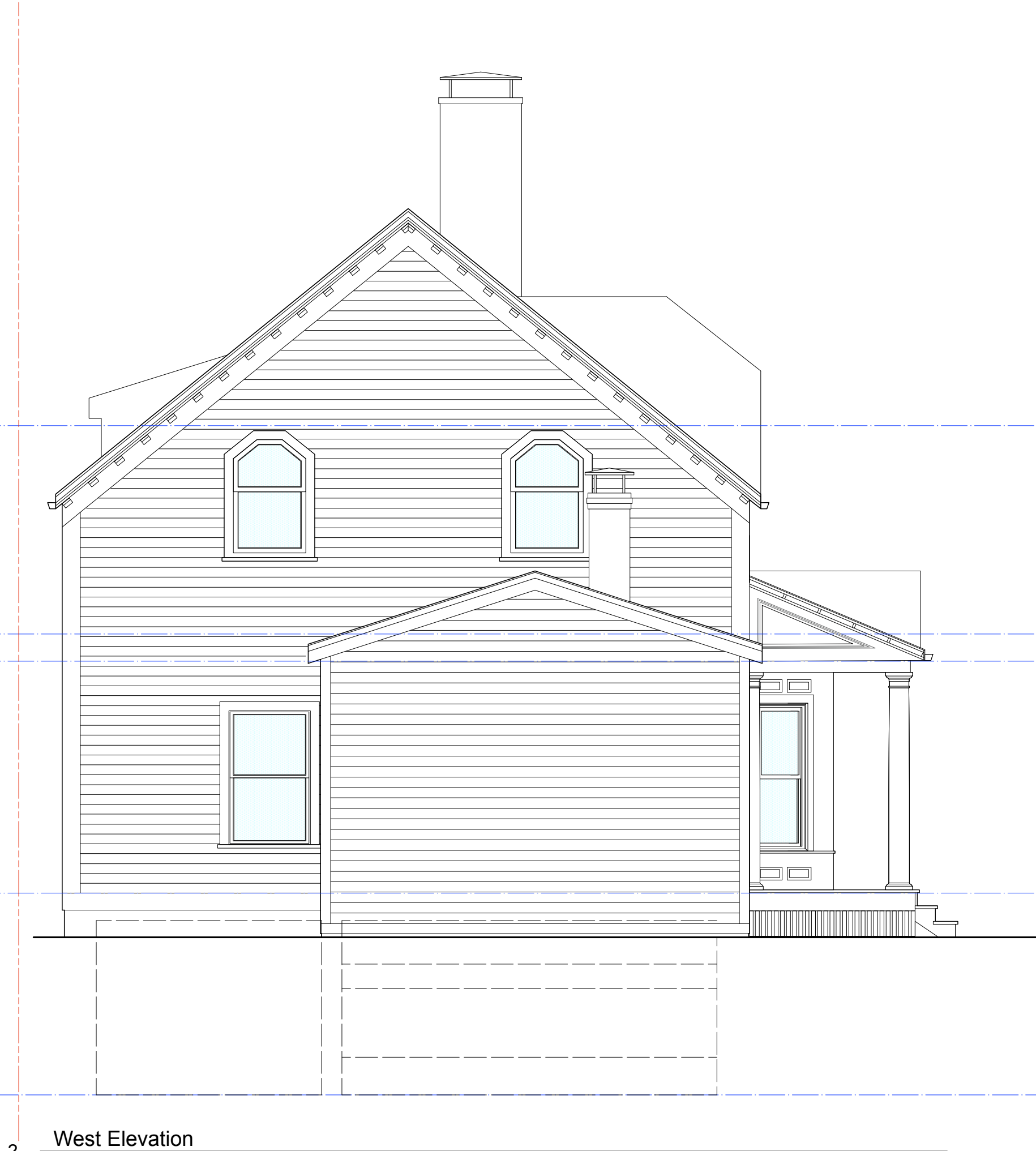
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1 East Elevation  
Scale: 1/4" = 1'-0"



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

2nd Floor  
Ceiling

2nd Floor  
1st Floor  
Ceiling

1st Floor

Basement

### Spector Residence

34 Avon St  
Cambridge, MA 02118

#### GENERAL NOTES

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BUTZ + KLUG Architecture

157 W. Newton St., Boston, MA 02118

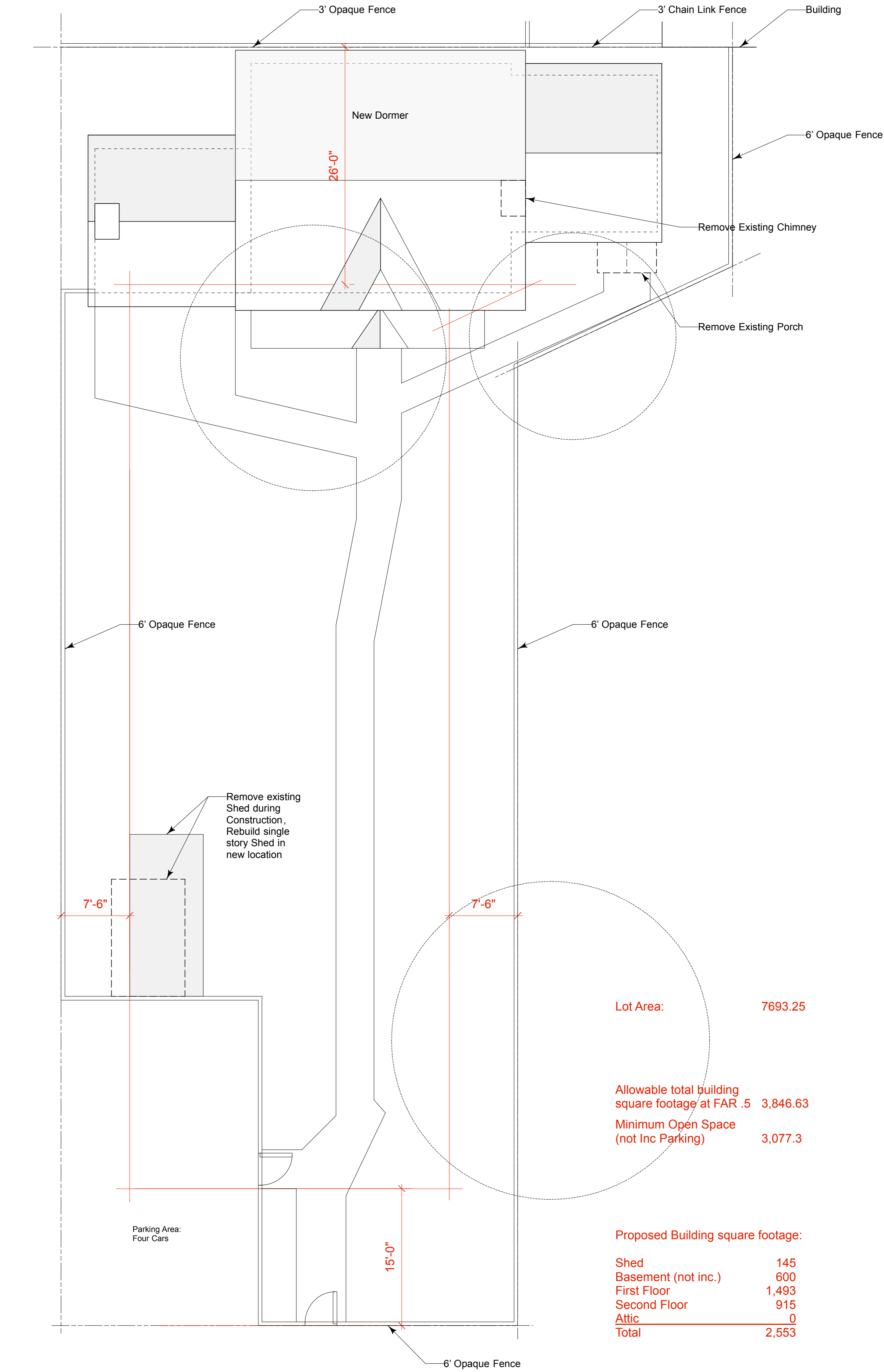
P 617 536.7393

F 617 507.5690

info@bklarch.com

Structural Engineer:

Builder:



Lot Area: 7693.25

Allowable total building square footage at FAR .5 3,846.63  
Minimum Open Space (not Inc Parking) 3,077.3

Proposed Building square footage:

Shed	145
Basement (not inc.)	600
First Floor	1,493
Second Floor	915
Attic	0
Total	2,553

1 Proposed Site Plan  
Scale: 1/8" = 1'-0"

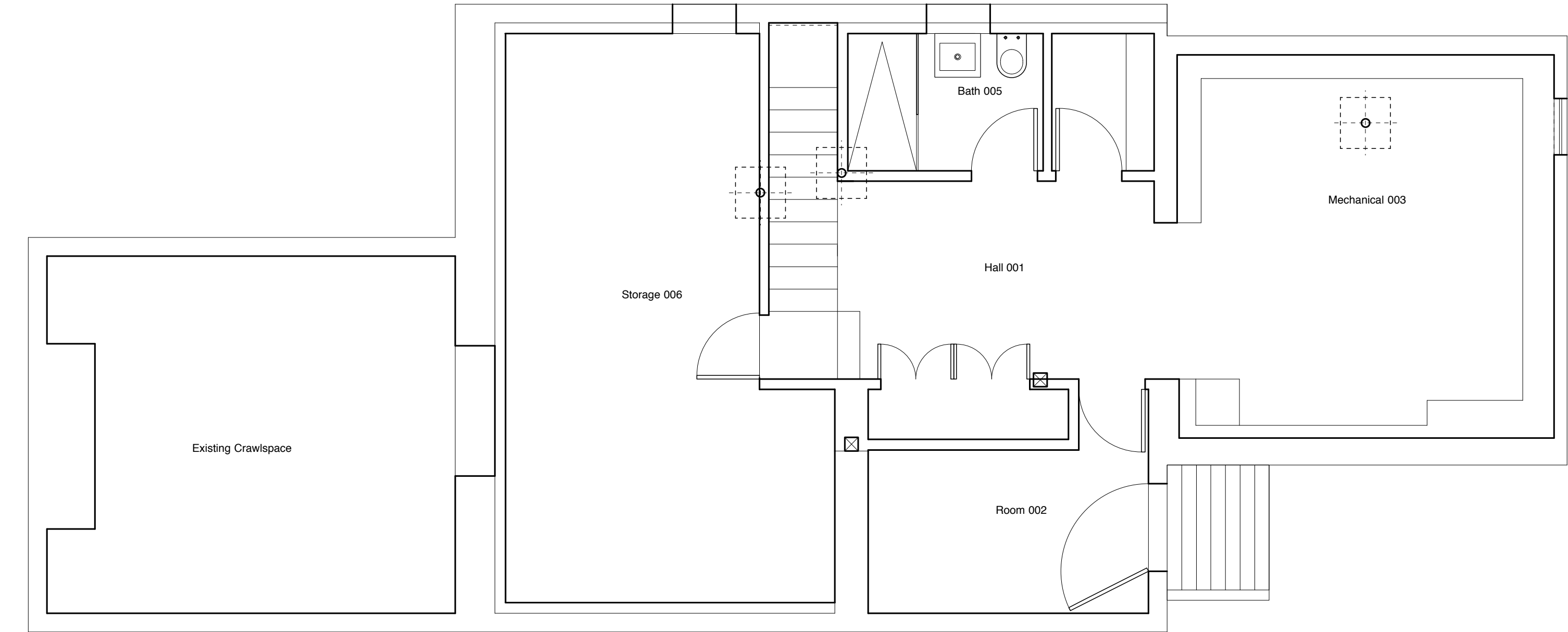
KEY

- New Construction
- Existing Construction
- Existing To Be Removed

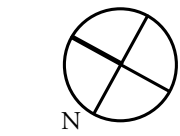
34 Avon St  
Cambridge, MA 02118  
GENERAL NOTES  
1) Should drawings, schedules, specifications or details conflict with each other the contractor shall be responsible for obtaining clarification from the architect. Should such discrepancies be identified by the contractor, the contractor shall notify the architect for clarification before proceeding.  
2) These drawings are strictly graphic and are not to be used in any case the written notes and dimensions are correct.  
3) All new partitions surrounding mechanical rooms (boilers, etc.) shall have one hour fire rated construction.  
4) All dimensions taken from finished walls unless noted.  
5) For interior elevations see sheets A0.X

Spector Residence

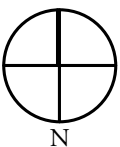
BUTZ + KLUG Architecture  
157 W. Newton St., Boston, MA 02118  
P 617 536.7399 F 617 507.5680 info@bkarch.com  
Structural Engineer: HVAC Engineer: Builder:



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



True North



Called North

**A1.01**

3/18/19 6:29:42 PM  
34AS A1.01t Basement.vwx

**Spector Residence**

34 Avon St  
Cambridge, MA 02118

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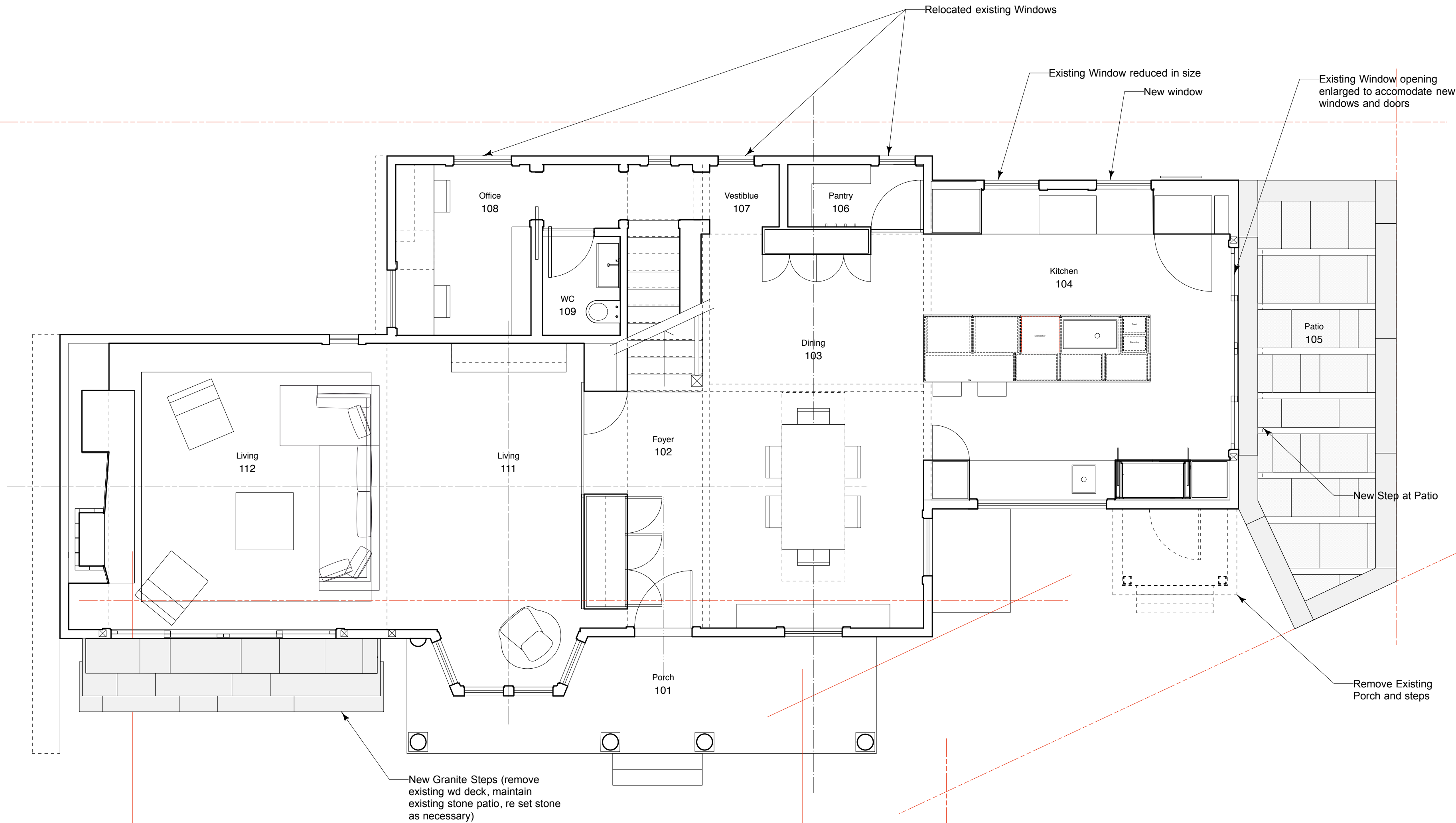
Structural Engineer:  
P 617 536.7393  
info@bklug.com

F 617 507.5690

info@bklug.com



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

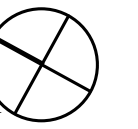


Spector Residence

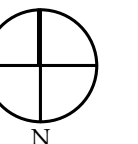
34 Avon St  
Cambridge, MA 02118

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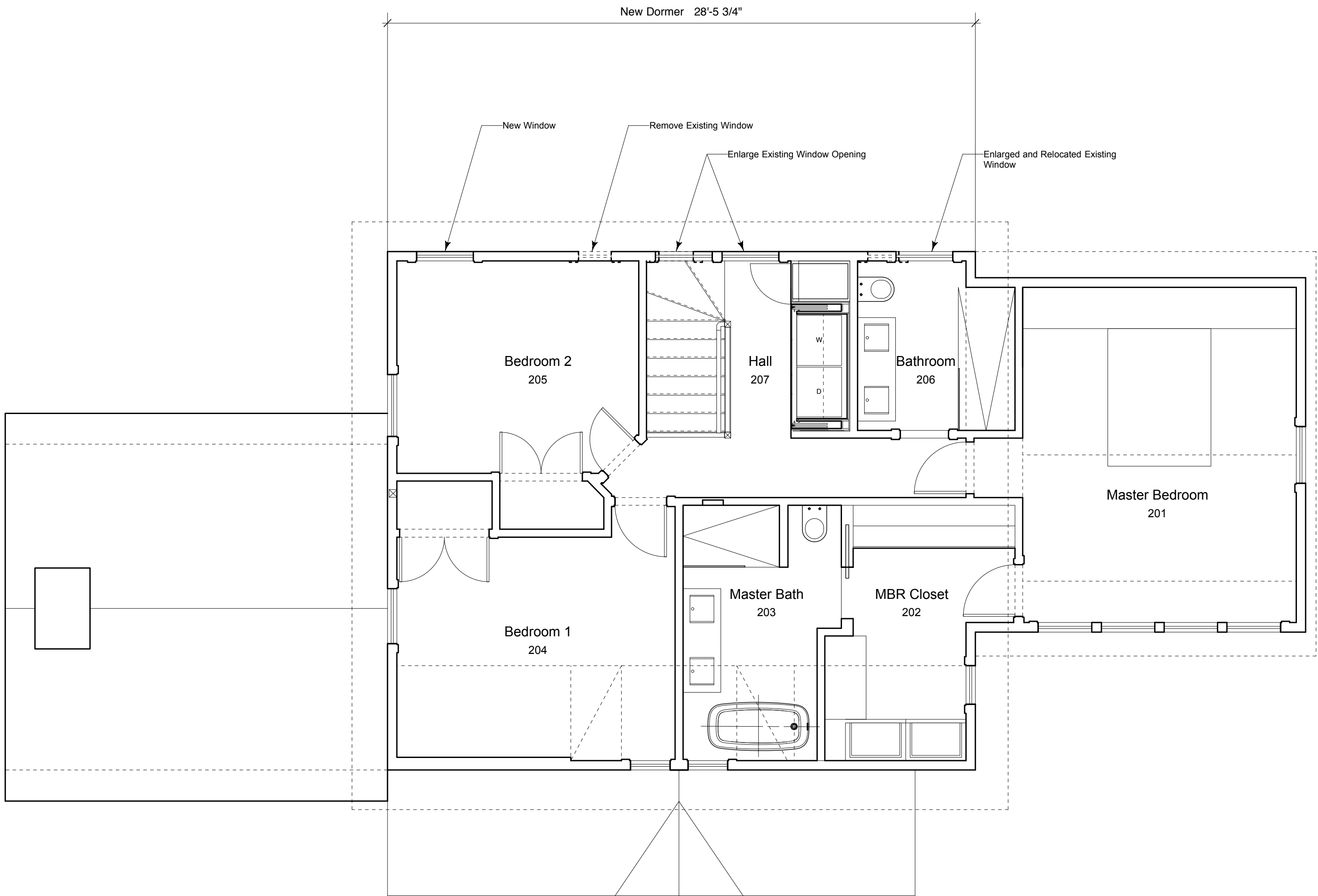
True North



Called North

A1.02

3/18/19 6:16:10 PM  
34AS A1.02 First Floor.vwx



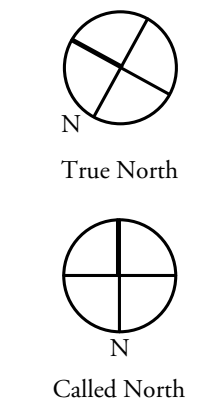
1 Second Floor Plan  
Scale: 1/4" = 1'-0"

**Spector Residence**

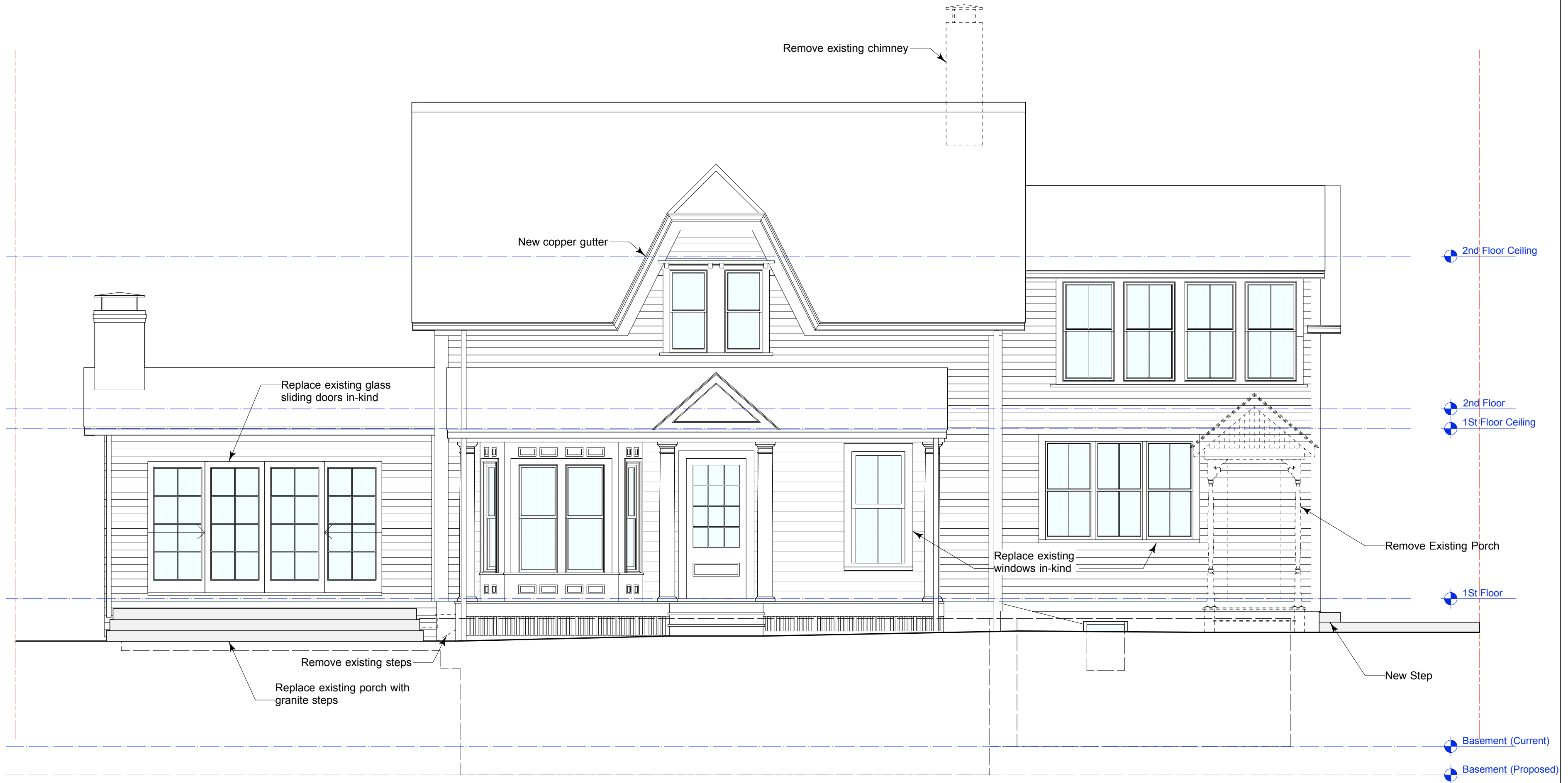
34 Avon St  
Cambridge, MA 02118

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1 Proposed South Elevation  
Scale: 1/4" = 1'-0"

info@bkerch.com

F 617.507.5690

Baker: . . . . .

P 617.536.7393

W&E Engineer: . . . . .

Structural Engineer: . . . . .

157 W. Newton St., Boston, MA 02118

**BUTZ + KLUG Architecture**

### Spector Residence

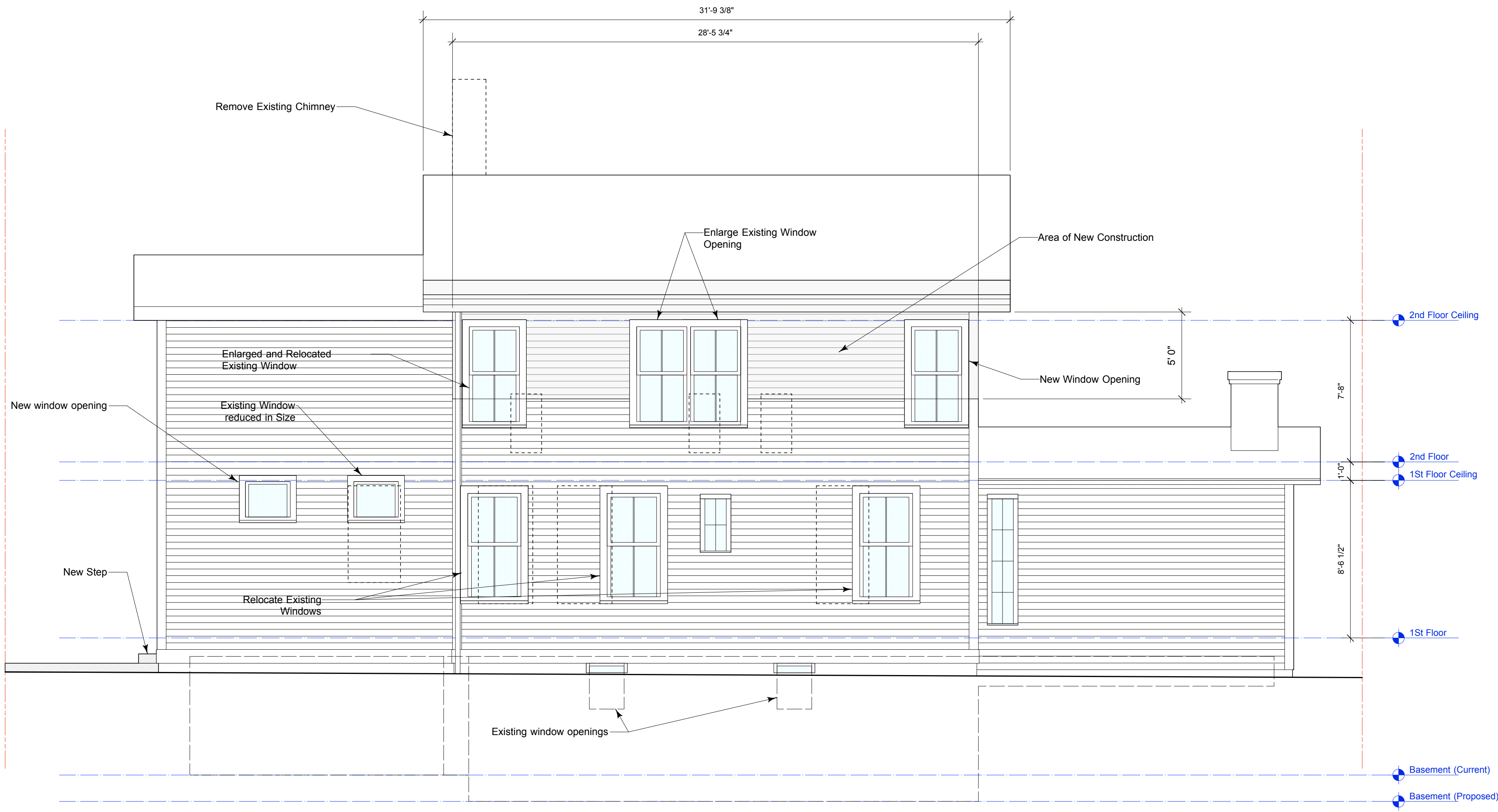
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**A3.01**

3/18/19 6:15:01 PM  
34AS A3.01 Elevation.vwx



1 Proposed North Elevation  
Scale: 1/4" = 1'-0"

**BUTZ + KLUG Architecture**  
157 W. Newton St., Boston, MA 02118  
P 617 536.7393  
info@bklug.com

Structural Engineer: . . . . .  
MEP Engineer: . . . . .  
Builder: . . . . .

F 617 507.5690

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34 Avon St  
Cambridge, MA 02118

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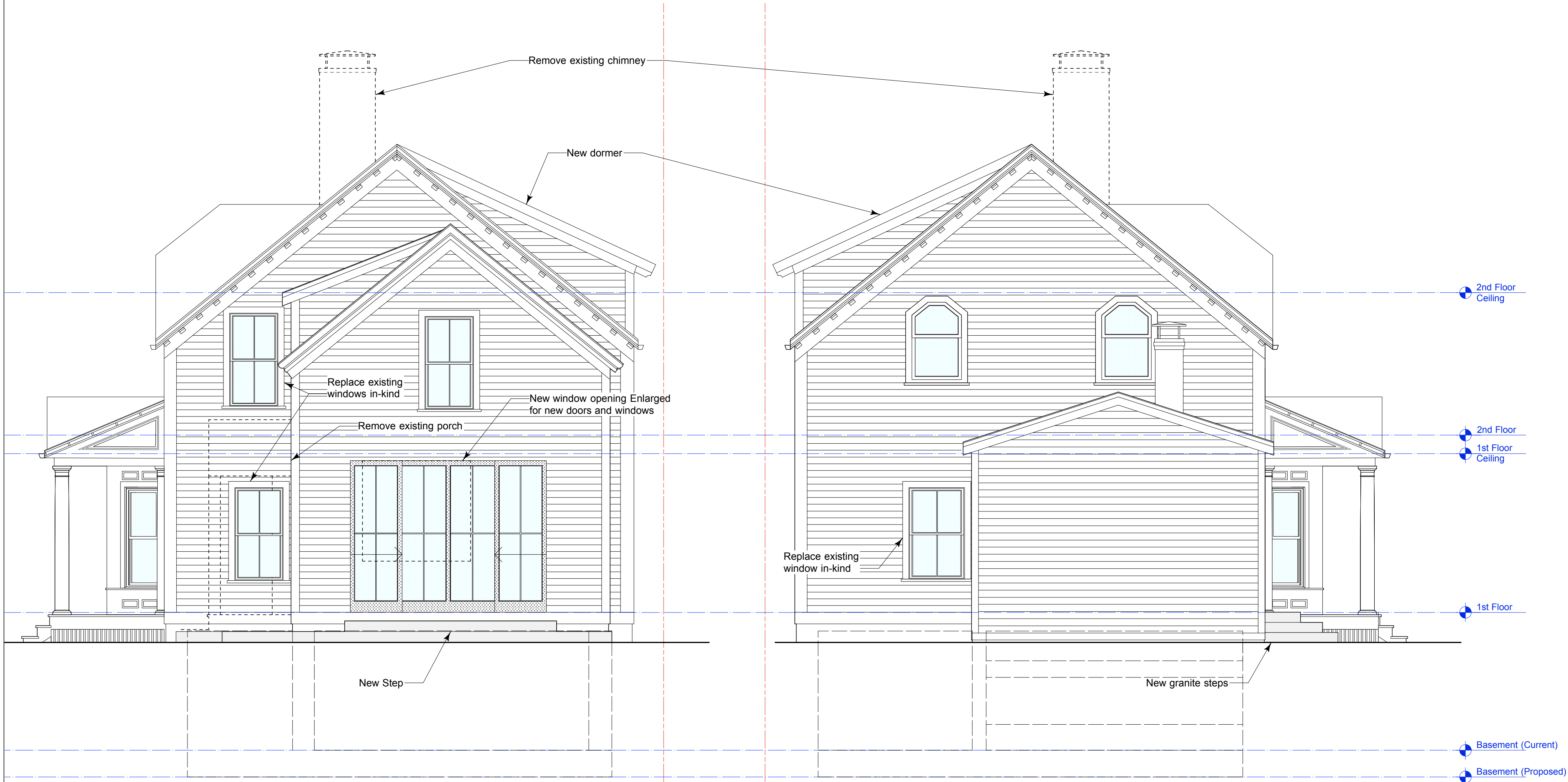
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1 Proposed East Elevation  
Scale: 1/4" = 1'-0"

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

**Spector Residence**

34 Avon St  
Cambridge, MA 02118

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City of Cambridge  
Massachusetts

1" = 48 ft

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[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



- Adresse
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath

