

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 172873

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Blair Trippe C/O Michael Gervais

PETITIONER'S ADDRESS: 36 Hawthorn st Unit 2, CAMBRIDGE, MA 02138

LOCATION OF PROPERTY: 36 Hawthorn St., Unit 2, Cambridge, MA

TYPE OF OCCUPANCY: 3 family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/adding window in rear of property, in old open porch area, requesting relief from set-back requirements/

DESCRIPTION OF PETITIONER'S PROPOSAL:

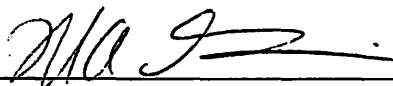
Adding window in rear of property, in old open porch area, requesting relief from set-back requirements.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):



(Petitioner (s) / Owner)

Michael Gervais

(Print Name)

Address:

Tel. No.

410-294-9836

E-Mail Address:

mike@2stage.net

Date: 6.9.22

2022 JUN -9 PM 12:08
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 Blair Tripp (OWNER)

Address: 36 Hawthorn St. Unit 2

State that I/We own the property located at 36 Hawthorn St. Unit 2
which is the subject of this zoning application.

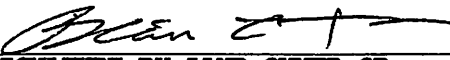
The record title of this property is in the name of Blair Tripp

*Pursuant to a deed of duly recorded in the date 2.6.2015, Middlesex South
County Registry of Deeds at Book _____, Page _____; or

Middlesex Registry District of Land Court, Certificate No. 1292734

Book C163 Page 00017/17.

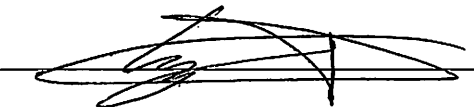
or Certificate C-163
Bk C17, Pg 17


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 Blair Tripp personally appeared before me,
this 6 of June, 2022, and made oath that the above statement is true.

 Notary

My commission expires 7/31/26 (Notary See **ANTHONY J. PORTELLE**)



Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 31, 2026

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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 36 Hawthorn St , Unit 2 , 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 side and front yard exceeds the setback requirements by nearly 2,00 sq ft , the rear is short by 8 feet, or 240 sq ft

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:

Excessive parking, one extra space AND a pull through to EACH parking spot. No disruption in street traffic flow, and even a designated guest parking spot

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 rear change from a porch to a partial view of rear /neighbor actual lessens the impact

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:

Enclosed space versus open space.less noise

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:

Matches the same rear facade of other units in building, 36 Hawthorn

***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:** Blair Trippe**Present Use/Occupancy:** 3 family**Location:** 36 Hawthorn St., Unit 2., Cambridge, MA**Zone:** Residence B Zone**Phone:** 410-294-9836**Requested Use/Occupancy:** same

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,685		same		3,087	(max.)
<u>LOT AREA:</u>		98		98		3,087	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		97		97		3087	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2058		2058		3500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	66		66		20	
	<u>DEPTH</u>	155		155		30	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	20		20		20	
	<u>REAR</u>	12		12		20	
	<u>LEFT SIDE</u>	115		155		30	
	<u>RIGHT SIDE</u>	115		155		30	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	40		40		40	
	<u>WIDTH</u>	50		50		50	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		3,057		3,057		1,620	
<u>NO. OF DWELLING UNITS:</u>		3		3		3	
<u>NO. OF PARKING SPACES:</u>		4		4		1	
<u>NO. OF LOADING AREAS:</u>		0		0		0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0		0		10	

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.:

None

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'.

C-163-1

- NOTE:
1. All offset measurements taken from the top brick of the foundation.
 2. The Condominium contains three units:
Unit 1, Unit 2 and Unit 3

Examined for MASTER DEED
APPROVAL - Only
By *A. Y. Caplan* Eng. Dept.
Date *June 5, 1987*

36 HAWTHORNE STREET CONDOMINIUM
L.C.C. 12990 A

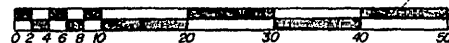
PLAN OF LAND
CAMBRIDGE, MASS.

SCALE: 1" = 10'

JAN 5, 1987

WENDELL H. MASON
122 ESSEX ST.

PROF. LAND SURVEYOR
BEVERLY, MA 01915



I certify that the property lines shown are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for the division of existing or for new ways are shown.

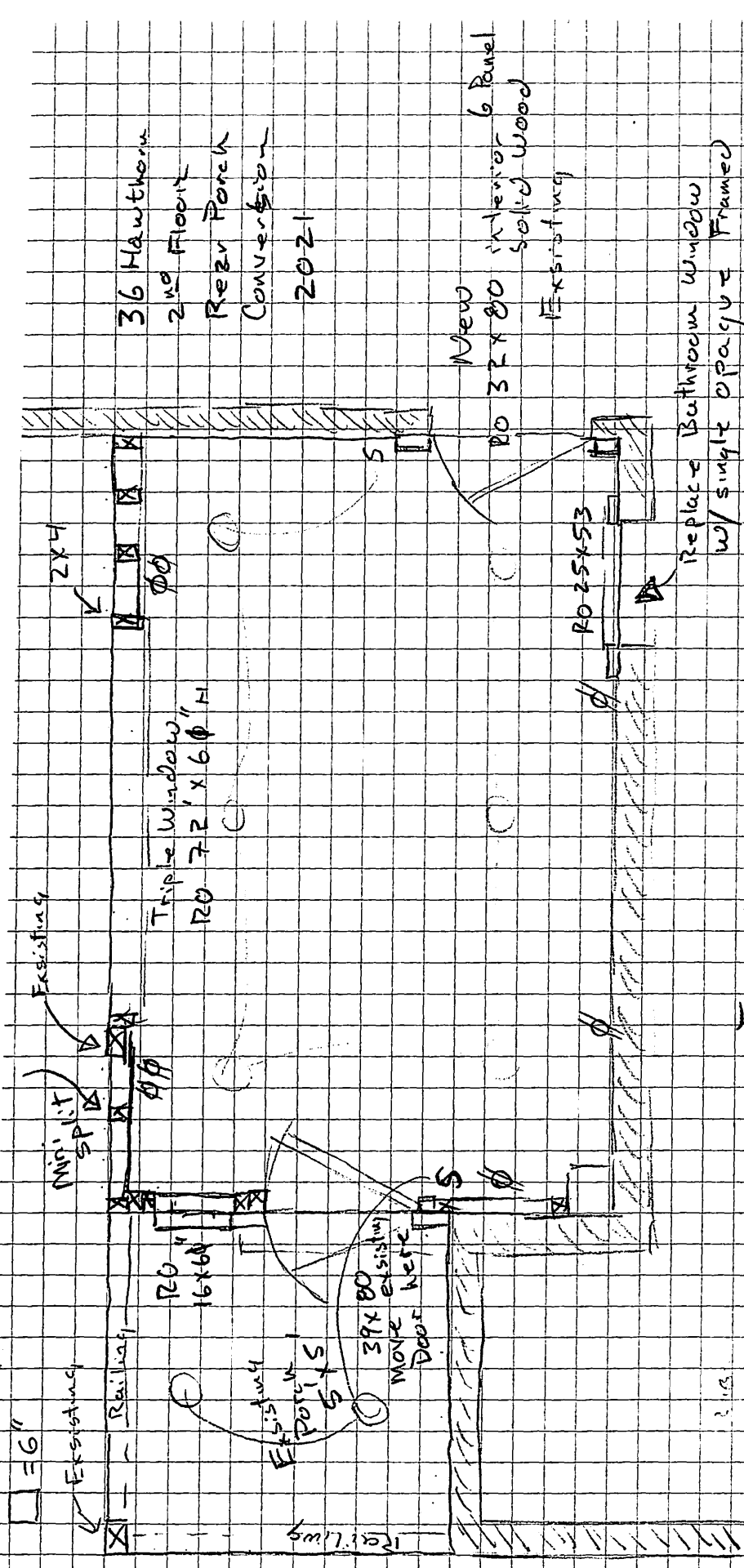
I certify that this actual survey was made on the ground between December 20 and 27, 1986, in accordance with the Land Court Instructions of 1971.

I certify that this plan fully and accurately depicts the location and dimensions of the building as built and fully lists the units contained therein.

I certify that this plan has been prepared in accordance with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Wendell H. Mason 1-5-87

CERT. C-163. BK. C 17 Pg. 17



NEW ROOM

Existing

1. Re-direct Bath exhaust to exterior
2. Build Floor up to existing height
3. Fir Flooring
4. SPRAY FOAM WALLS / Floor / ceiling
5. Build 2x4 walls, exterior Cedar siding/trim
6. Interior Sheetrock, Plaster Beadboard chair Rail Around
7. Move exterior Door - Storm
8. Install New interior Door, Triple Window, Single Window
9. Remove Bathroom window, replace w/ single pane
10. Bead board ceiling - stained --- including porch
11. Match - close - interior - trim
12. Paint
13. Electrical

36 Hawthorn
2nd Floor
Rear Porch
Conversion
2021

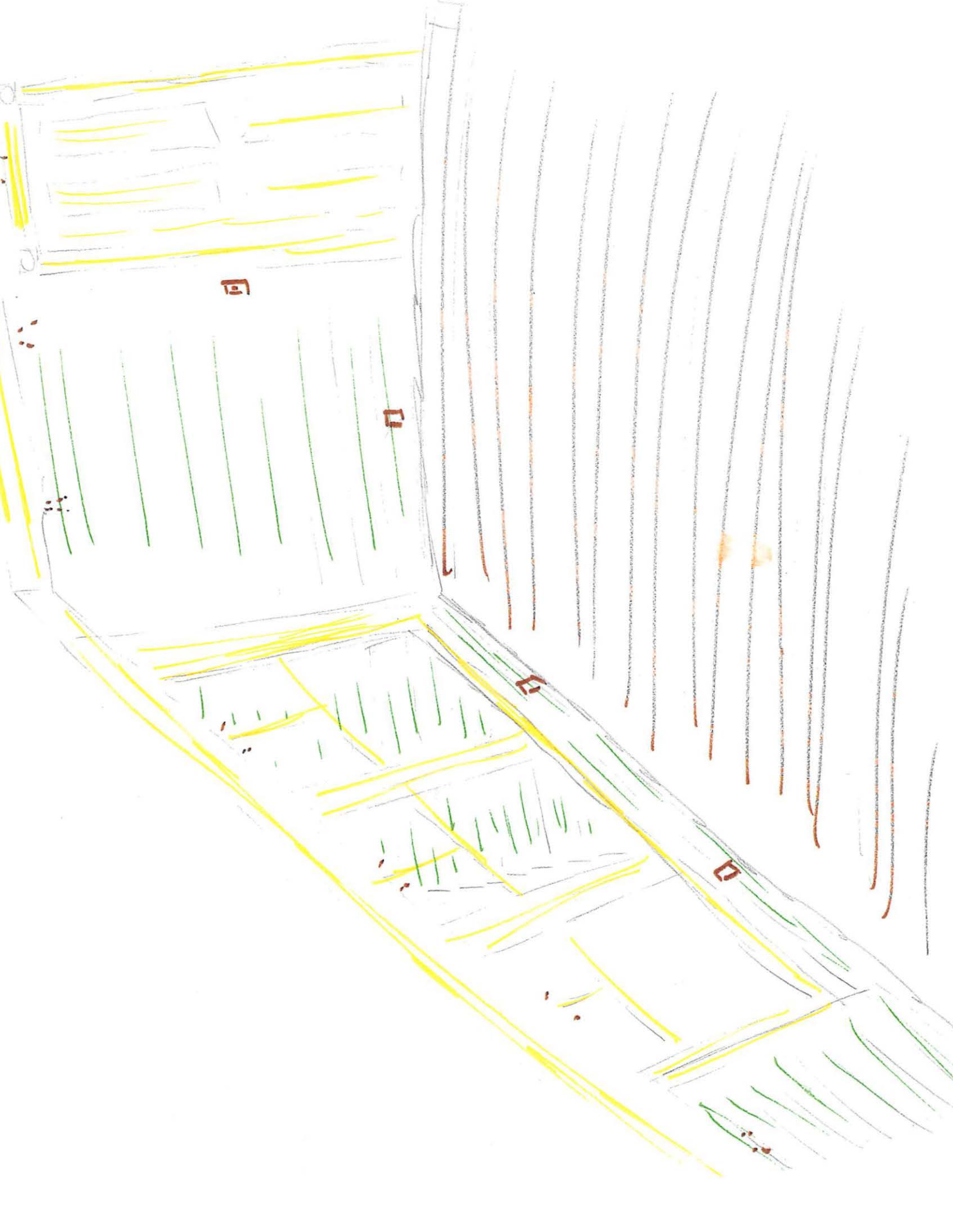
New 32' x 80' interior solid wood
Existing

Replace Bathroom Window
w/ single opaque Framed
Safety glass

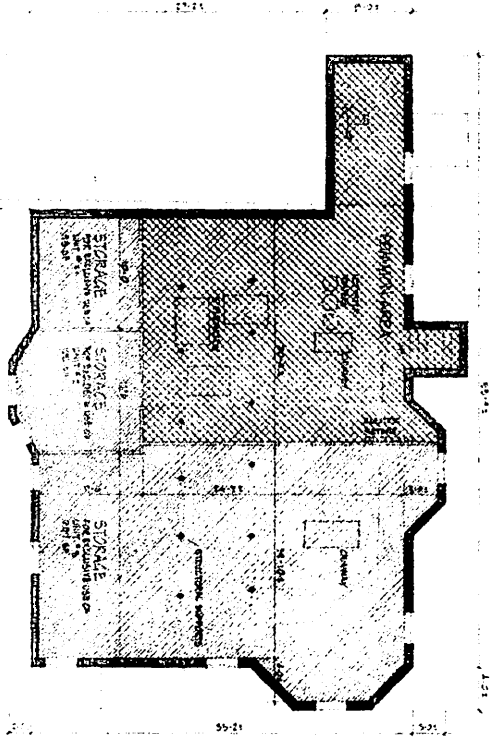
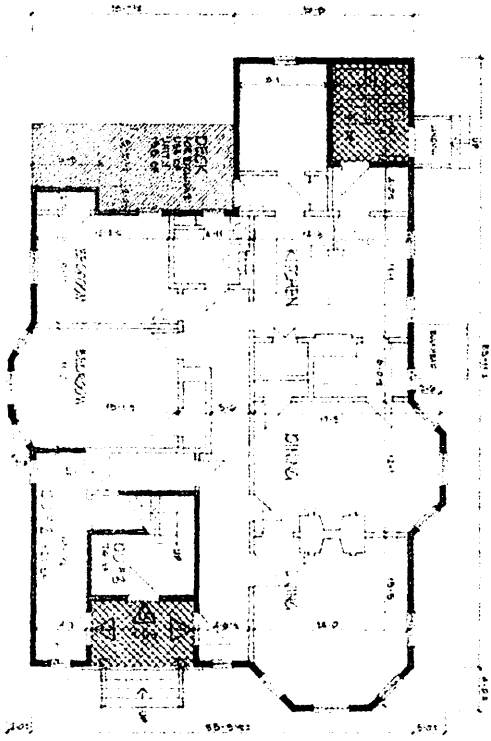
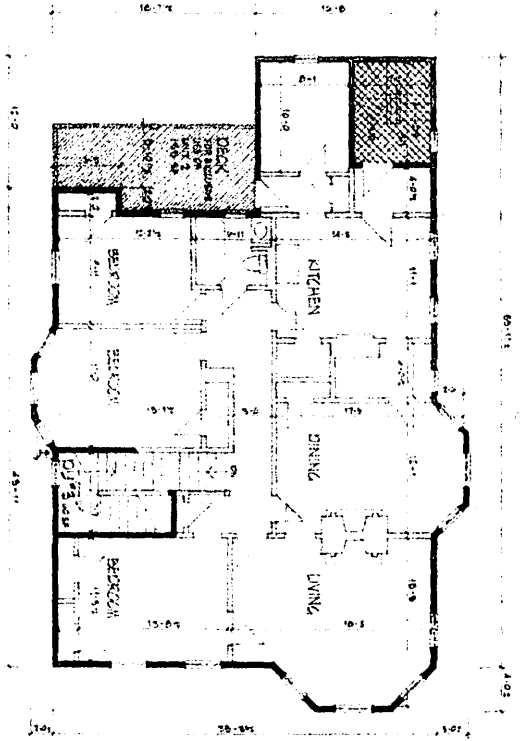
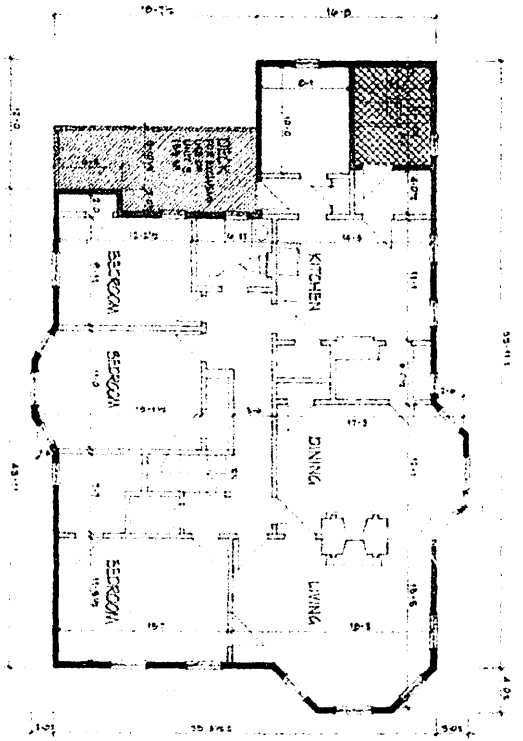
Triple Window
20' x 6' H

39' x 80'
MOVE existing
Door here

1" = 6"







26 May 1981

36 HAWTHORNE STREET
CONDOMINIUM
36 HAWTHORNE STREET
CAMBRIDGE
MA 02138

ZECHER ASSOCIATES
ARCHITECTS-PLANNERS
100 STATE STREET
CAMBRIDGE, MA 02142

C-163-2

C&RT. C-163, Bk. Q17, P4. 17

36 Hawthorn St. Cambridge
Elevation Photos



Front Elevation
From Street



Left Elevation
Also rear yard



Left Rear Elevation
rear porches



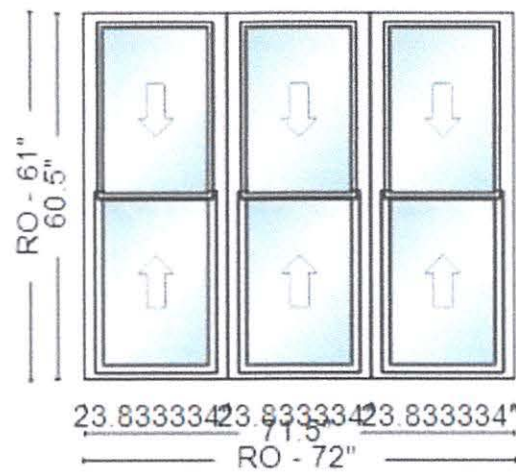
Rear Elevation
Showing all 3
Porches
1st floor
enclosed,
expanded into
rear
2nd floor
partially
enclosed
3rd totally
enclosed and
full height
windows



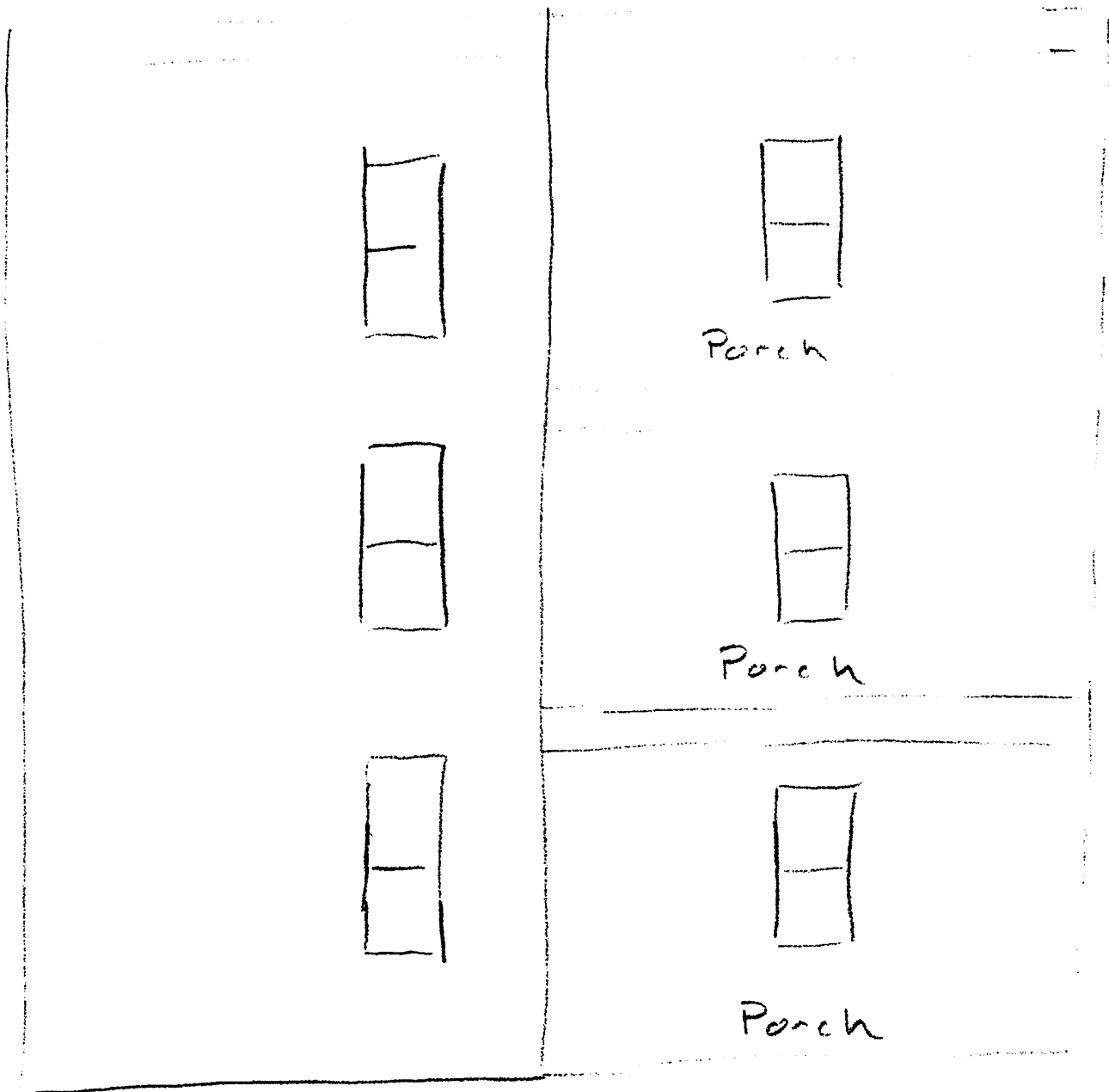
Right Elevation
From rear



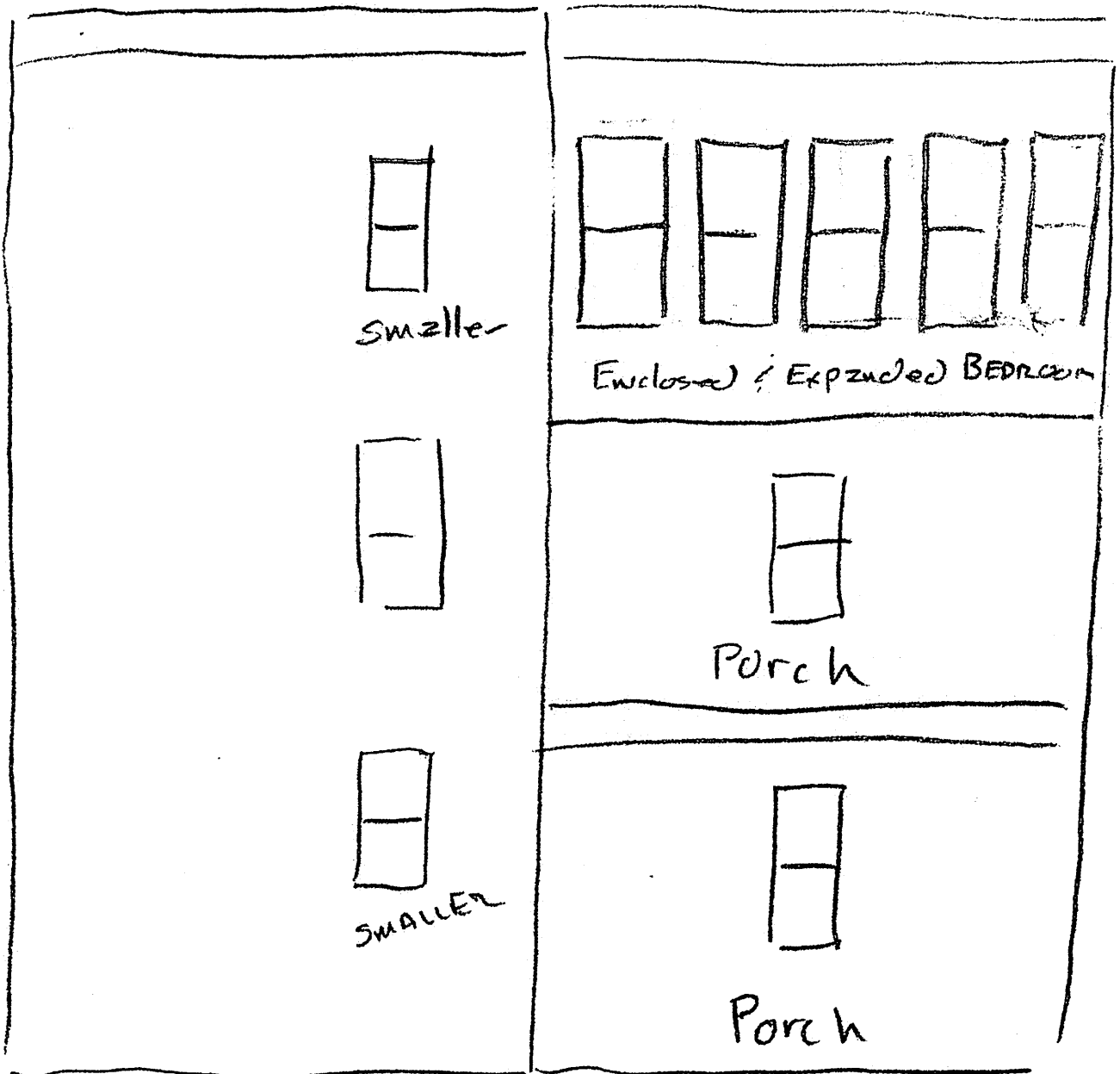
Proposed
window



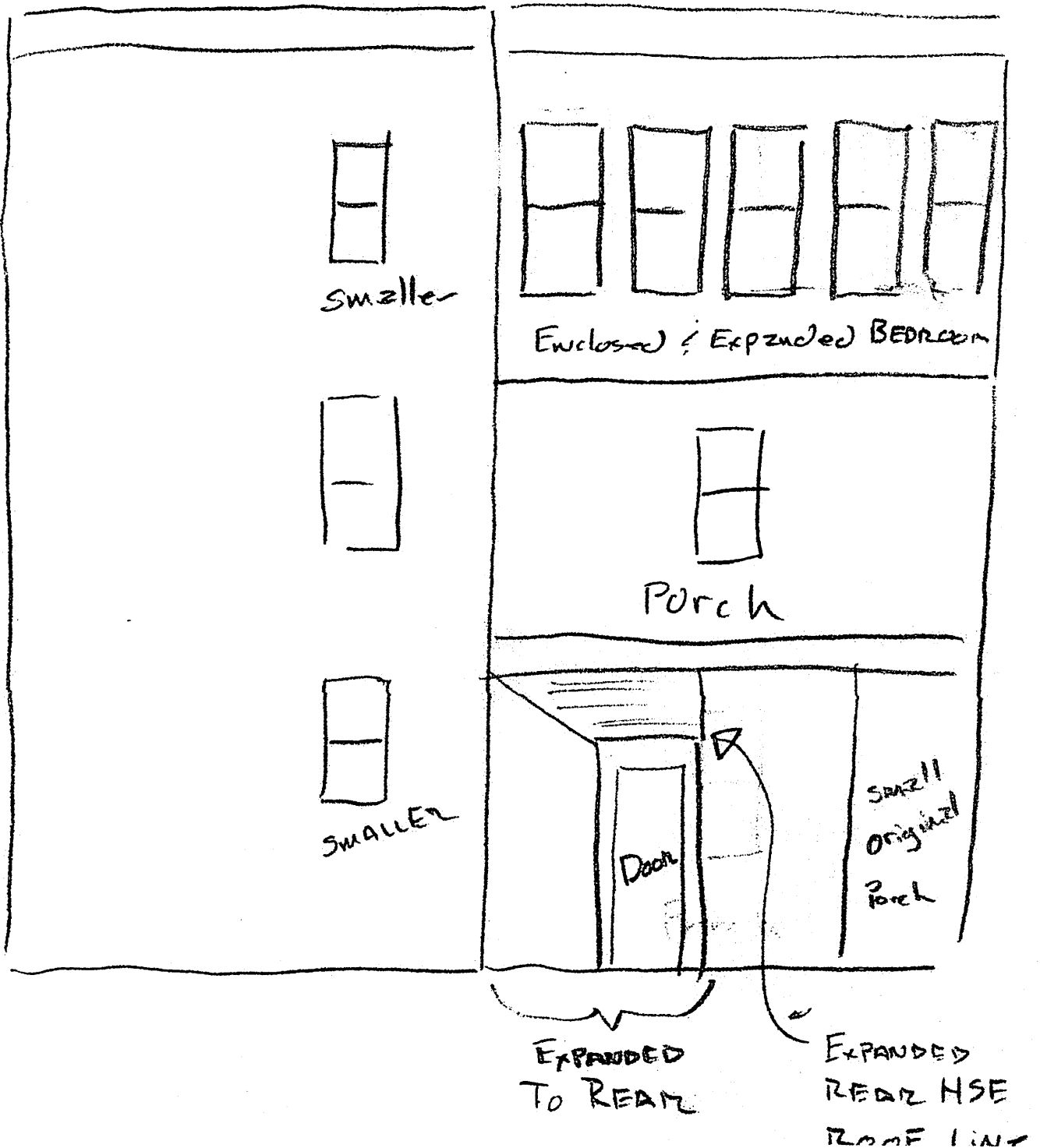
36 Hawthorn St
ORIGINAL REAR
cir 1890



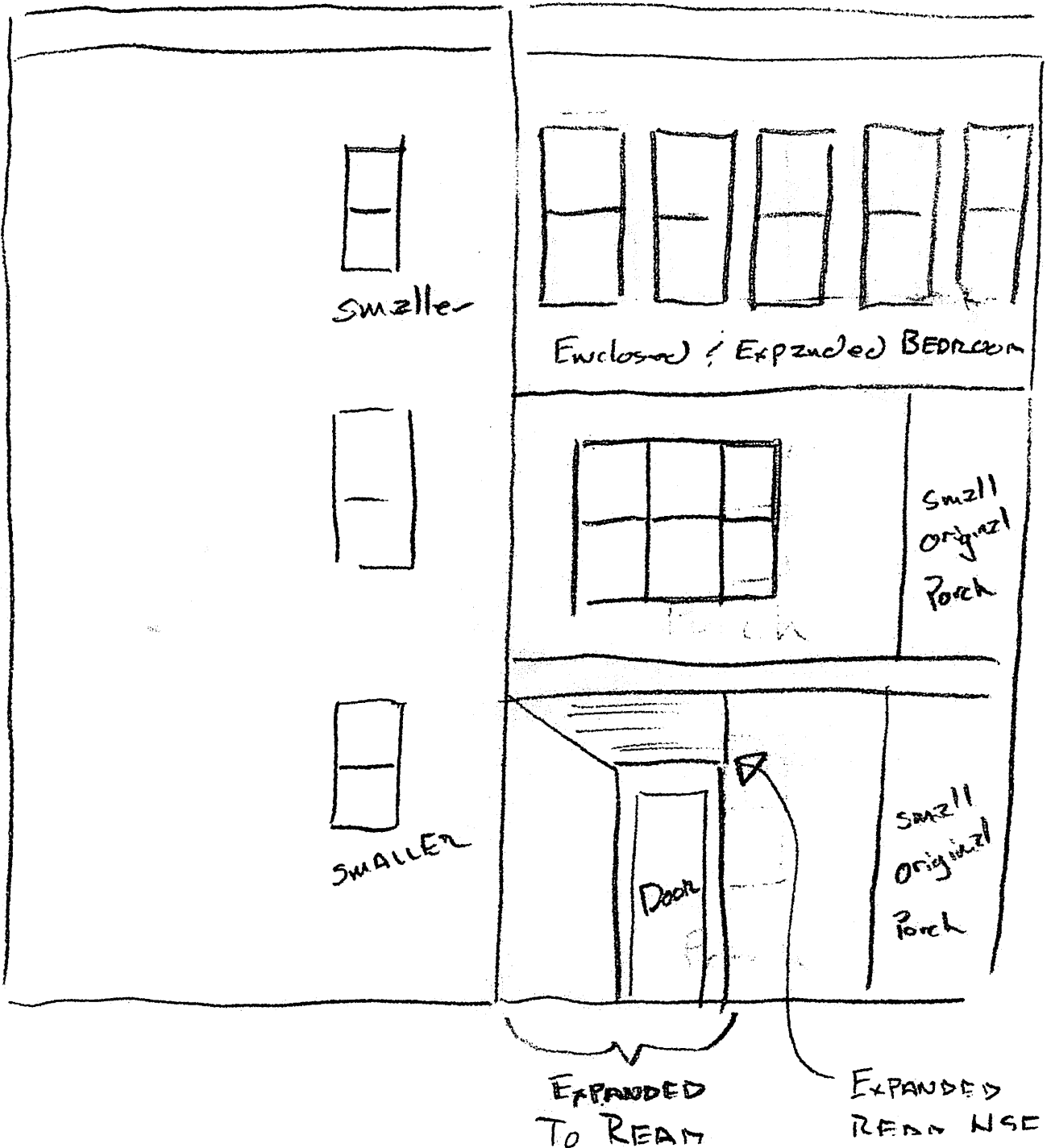
36 HAWTHORN ST
1980s REAR



36 HAWTHORN ST
2005 REAR



36 HAWTHORN ST
2022 REAR
PROPOSED



N/F JOHN M. HAMMOND

N/F ANTHONY T. & JOAN P. MICHAELS

N/F BLAKE P. & KATHARINE P. ALLISON

N/F SHYLA IRVING

N/F ANDREW P. MORRISON & AMY P. LICHTBLAU

N/F HELEN CLARK DODSON

RESERVED FOR REGISTRY USE

NOTE:

1. All offset measurements taken from the top brick of the foundation.
2. The Condominium contains three units: Unit 1, Unit 2 and Unit 3

BRATTLE ST.

ACACIA ST.

RIGHT OF WAY

HAWTHORNE

(Public - 40.00 Ft. Wide)

STREET

36 HAWTHORNE STREET CONDOMINIUM
L.C.C. 12990 A

PLAN OF LAND
CAMBRIDGE, MASS.

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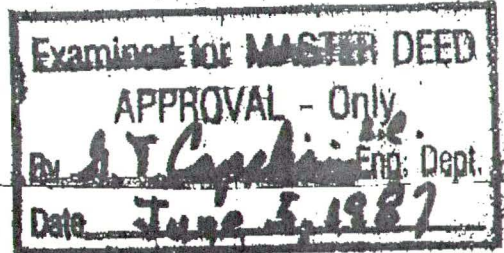
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Wendell H. Mason 1-5-87



SCALE: 1" = 10'

JAN. 5, 1987

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122 ESSEX ST.

PROF. LAND SURVEYOR
BEVERLY, MA 01915



CERT. C-163. BK. C 17 P9. 17



January 10, 2022

36 Hawthorn Street Cambridge, MA 02138

Re: Unit 2 Alteration to Rear Balcony

To the owners and trustees of the condominium building at 36 Hawthorn St.,
Cambridge, MA 02138:

As I believe you are aware, Unit 2 plans to enclose some of its rear balcony.

Unlike Units 1 and 3, Unit 2 intends to leave a small 8x8 ft. open balcony on the corner
of the building.

Per the condominium documents, as I'm supervising this project, I am requesting that
you all sign to indicate that you approve of this alteration, which will adhere to all
permitting and regulations of both the Town of Cambridge and the 36 Hawthorn Master
Deed throughout the renovations.

I think that this process will be rather seamless, but rest assured that I will be keeping
an eye on the whole project (as I have in the past with Unit 3, repairs on Unit 1, and
minor repairs on the building itself).

Please sign and return this to me to forward to the Town for record on the permit
process.

With many thanks,



Michael Gervais
mike@2stage.net
410.294.9836

 
1/10/2022 9:28:11 PM GMT
Margaret Bruzelius
Unit 1

   
1/11/2022 1:56:28 AM GMT
1/11/2022 1:53:48 AM GMT
Mary Sarotte & Mark Schiefsky
Unit 3

   
1/10/2022 8:45:23 PM GMT
1/10/2022 9:00:46 PM GMT
Blair Trippe & David Harding
Unit 2

This map shows a residential neighborhood with several streets and parks. The streets include Hawthorn St, Acacia St, Mt Auburn St, Ash St, and Memorial Dr. The parks shown are Longfellow Park, Riverbend Park, and Park at Hawthorn St. A red line and blue arrows highlight a specific area of interest, which appears to be a cluster of properties along Hawthorn St and Acacia St. The map also shows various lot numbers and addresses, such as 219-47, 219-11, 219-12, 219-44, 219-45, 219-46, 219-14, 219-16, 219-15, 219-17, 219-39, 219-7, 219-48, 219-10, 219-49, 219-50, 219-51, 219-52, 219-53, 219-54, 219-55, 219-56, 219-57, 219-58, 219-59, 219-60, 219-61, 219-62, 219-63, 219-64, 219-65, 219-66, 219-67, 219-68, 219-69, 219-70, 219-71, 219-72, 219-73, 219-74, 219-75, 219-76, 219-77, 219-78, 219-79, 219-80, 219-81, 219-82, 219-83, 219-84, 219-85, 219-86, 219-87, 219-88, 219-89, 219-90, 219-91, 219-92, 219-93, 219-94, 219-95, 219-96, 219-97, 219-98, 219-99, 219-100, 219-101, 219-102, 219-103, 219-104, 219-105, 219-106, 219-107, 219-108, 219-109, 219-110, 219-111, 219-112, 219-113, 219-114, 219-115, 219-116, 219-117, 219-118, 219-119, 219-120, 219-121, 219-122, 219-123, 219-124, 219-125, 219-126, 219-127, 219-128, 219-129, 219-130, 219-131, 219-132, 219-133, 219-134, 219-135, 219-136, 219-137, 219-138, 219-139, 219-140, 219-141, 219-142, 219-143, 219-144, 219-145, 219-146, 219-147, 219-148, 219-149, 219-150, 219-151, 219-152, 219-153, 219-154, 219-155, 219-156, 219-157, 219-158, 219-159, 219-160, 219-161, 219-162, 219-163, 219-164, 219-165, 219-166, 219-167, 219-168, 219-169, 219-170, 219-171, 219-172, 219-173, 219-174, 219-175, 219-176, 219-177, 219-178, 219-179, 219-180, 219-181, 219-182, 219-183, 219-184, 219-185, 219-186, 219-187, 219-188, 219-189, 219-190, 219-191, 219-192, 219-193, 219-194, 219-195, 219-196, 219-197, 219-198, 219-199, 219-200, 219-201, 219-202, 219-203, 219-204, 219-205, 219-206, 219-207, 219-208, 219-209, 219-210, 219-211, 219-212, 219-213, 219-214, 219-215, 219-216, 219-217, 219-218, 219-219, 219-220, 219-221, 219-222, 219-223, 219-224, 219-225, 219-226, 219-227, 219-228, 219-229, 219-230, 219-231, 219-232, 219-233, 219-234, 219-235, 219-236, 219-237, 219-238, 219-239, 219-240, 219-241, 219-242, 219-243, 219-244, 219-245, 219-246, 219-247, 219-248, 219-249, 219-250, 219-251, 219-252, 219-253, 219-254, 219-255, 219-256, 219-257, 219-258, 219-259, 219-260, 219-261, 219-262, 219-263, 219-264, 219-265, 219-266, 219-267, 219-268, 219-269, 219-270, 219-271, 219-272, 219-273, 219-274, 219-275, 219-276, 219-277, 219-278, 219-279, 219-280, 219-281, 219-282, 219-283, 219-284, 219-285, 219-286, 219-287, 219-288, 219-289, 219-290, 219-291, 219-292, 219-293, 219-294, 219-295, 219-296, 219-297, 219-298, 219-299, 219-300, 219-301, 219-302, 219-303, 219-304, 219-305, 219-306, 219-307, 219-308, 219-309, 219-310, 219-311, 219-312, 219-313, 219-314, 219-315, 219-316, 219-317, 219-318, 219-319, 219-320, 219-321, 219-322, 219-323, 219-324, 219-325, 219-326, 219-327, 219-328, 219-329, 219-330, 219-331, 219-332, 219-333, 219-334, 219-335, 219-336, 219-337, 219-338, 219-339, 219-340, 219-341, 219-342, 219-343, 219-344, 219-345, 219-346, 219-347, 219-348, 219-349, 219-350, 219-351, 219-352, 219-353, 219-354, 219-355, 219-356, 219-357, 219-358, 219-359, 219-360, 219-361, 219-362, 219-363, 219-364, 219-365, 219-366, 219-367, 219-368, 219-369, 219-370, 219-371, 219-372, 219-373, 219-374, 219-375, 219-376, 219-377, 219-378, 219-379, 219-380, 219-381, 219-382, 219-383, 219-384, 219-385, 219-386, 219-387, 219-388, 219-389, 219-390, 219-391, 219-392, 219-393, 219-394, 219-395, 219-396, 219-397, 219-398, 219-399, 219-400, 219-401, 219-402, 219-403, 219-404, 219-405, 219-406, 219-407, 219-408, 219-409, 219-410, 219-411, 219-412, 219-413, 219-414, 219-415, 219-416, 219-417, 219-418, 219-419, 219-420, 219-421, 219-422, 219-423, 219-424, 219-425, 219-426, 219-427, 219-428, 219-429, 219-430, 219-431, 219-432, 219-433, 219-434, 219-435, 219-436, 219-437, 219-438, 219-439, 219-440, 219-441, 219-442, 219-443, 219-444, 219-445, 219-446, 219-447, 219-448, 219-449, 219-450, 219-451, 219-452, 219-453, 219-454, 219-455, 219-456, 219-457, 219-458, 219-459, 219-460, 219-461, 219-462, 219-463, 219-464, 219-465, 219-466, 219-467, 219-468, 219-469, 219-470, 219-471, 219-472, 219-473, 219-474, 219-475, 219-476, 219-477, 219

36 Hawthorn St. #2 Retitioner

167-62
RORICK, MICHEAL J. & MARGARET L. RORICK
157 MT AUBURN ST
CAMBRIDGE, MA 02138

219-44
JEAN-CHRONBERG, TRACY &
BERTIL JEAN-CHRONBERG
37 HAWTHORN ST
CAMBRIDGE, MA 02138

MICHAEL GERVAIS
762 BARRETTS MILL ROAD
CONCORD, MA 01742

219-46
MCINNES, DONALD K.,
TRUSTEE HAWTHORN CLAN NOMINEE TRUST
48 HAWTHORN ST
CAMBRIDGE, MA 02138

167-45
BRUZELIUS, MARGARET
36 HAWTHORN ST. UNIT#1
CAMBRIDGE, MA 02138

167-45
TRIPPE, BLAIR L & DAVID R HARDING TRS
36 HAWTHORNE ST -UNIT 2
CAMBRIDGE, MA 02138

167-61
ALLISON, BLAKE P. & KATHARINE L. ALLISON
TRUSTEE OF BLAKE P. ALLISON REVOCABLE TR
159 MT AUBURN ST
CAMBRIDGE, MA 02138-4801

167-40
SONG, SOYOUN K. & MEGAN B. SONG
19 ASH ST
CAMBRIDGE, MA 02138

167-41
PRESIDENT & FELLOWS OF HARVARD COLLEGE
HOLYOKE CENTER
1350 MASS AVE., RM #1000
CAMBRIDGE, MA 02138

167-63
LABADIE, MICHAEL R. & ANNE DALTON LABADIE
163 MT AUBURN ST
CAMBRIDGE, MA 02138

167-38
HELLER, WILLIAM B. & TERESA P. HELLER
3304 ALMAR DR.
VESTAL, NY 13850

167-85
SINGH, DIPINDER & MEERA SINGH
8 ACACIA ST
CAMBRIDGE, MA 02139

167-77
BODMAN, TAYLOR S. & WILLA C. BODMAN
15 ASH ST
CAMBRIDGE, MA 02139

167-86
ZELLEKE, ANDARGACHEW S. & DINA G. ZELLEKE
6 1/2 ACACIA ST
CAMBRIDGE, MA 02138

167-74
MOORE, MARCIA
40 HAWTHORN ST
CAMBRIDGE, MA 02138

167-64
KARMON, DAVID E. & SARAH C. KARMON
165 MT AUBURN ST
CAMBRIDGE, MA 02138

167-64
MCINNES DONALD K JEANNETTE F. MCINNIS
48 HAWTHORN ST
CAMBRIDGE, MA 02138

167-45
SAROTTE, MARY ELISE MARK J. SCHIEFSKY
36 HAWTHORN ST UNIT 3
CAMBRIDGE, MA 02138

219-45
GHOSH, SHIKHAR,
TRUSTEE THE SHIKHAR GHOSH REV TR
31 HAWTHORN ST
CAMBRIDGE, MA 02138

167-36
REICH, DAVID EUGENIE REICH
28 HAWTHORN ST
CAMBRIDGE, MA 02138

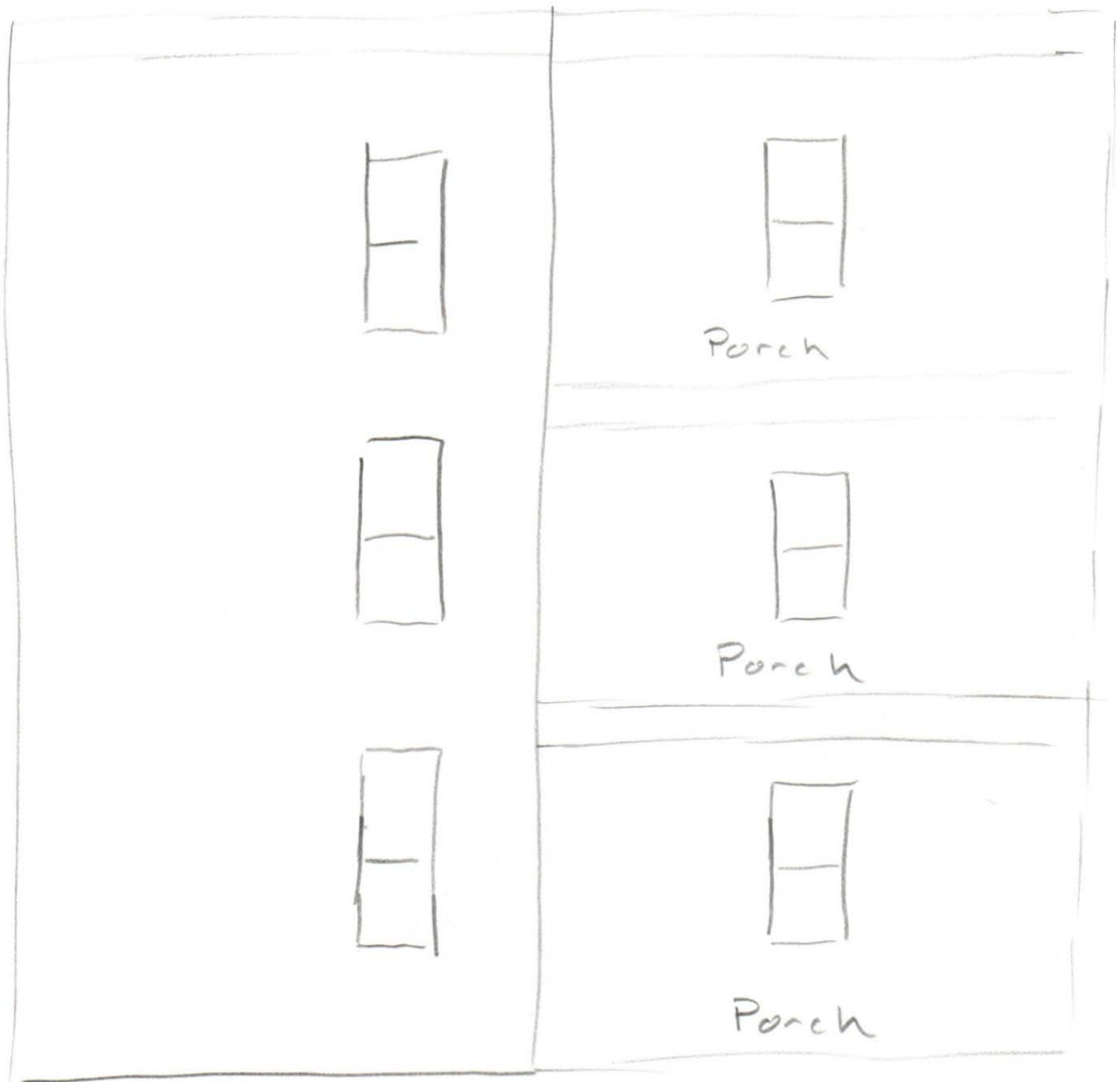
167-84
DE NEUFVILLE, RICHARD LAWRENCE
VIRGINA D. LYONS, TRS
10 ACACIA ST
CAMBRIDGE, MA 02138

167-46
LEVENKRON, HOLLY B.
32 HAWTHORN ST
CAMBRIDGE, MA 02138

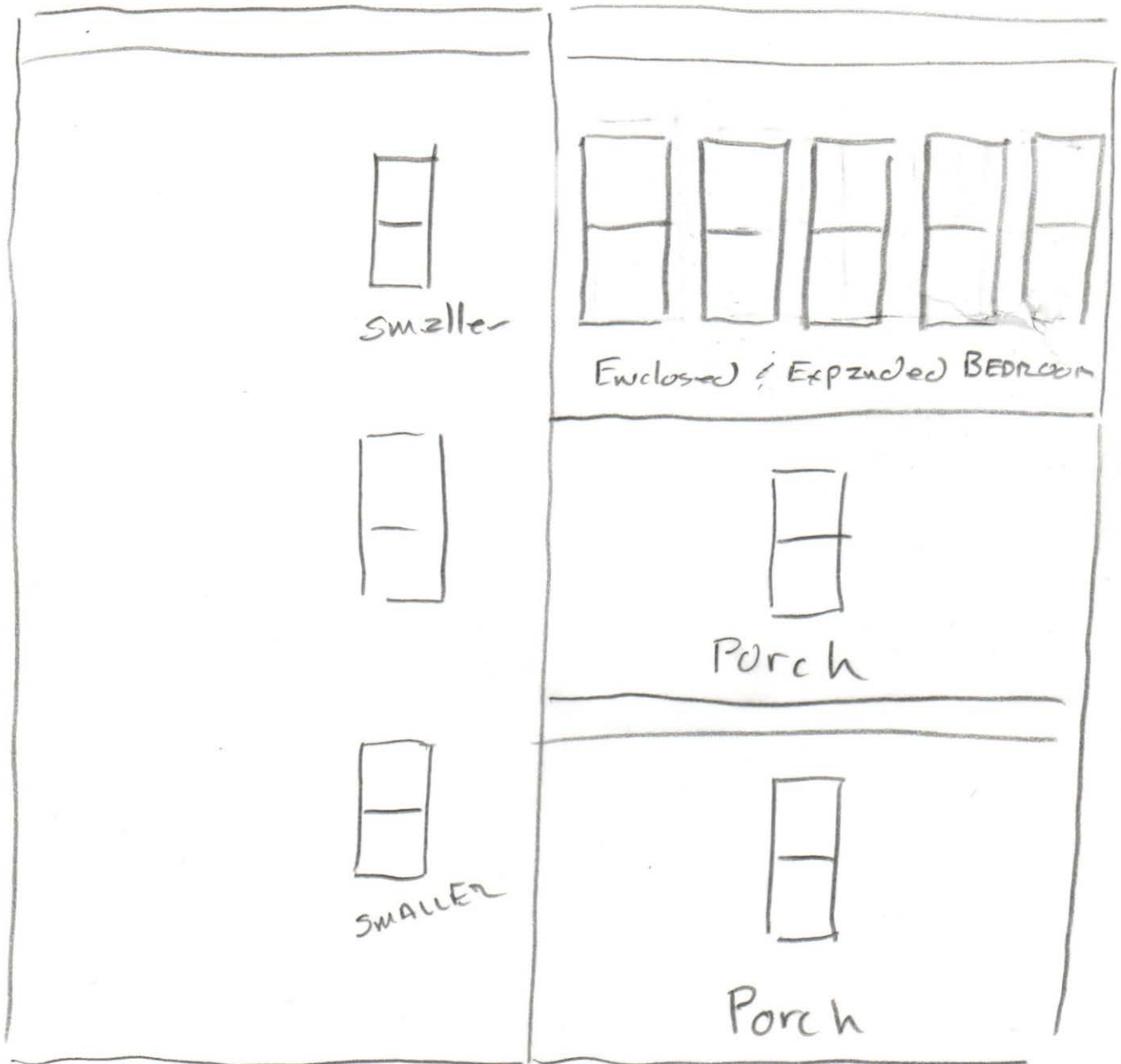
167-75
YILDIZ LEYLA
TRS THE LEYLA YILDIZ REVOCABLE TR
42 HAWTHORNE ST
CAMBRIDGE, MA 02138

219-14
FEHRMANN, EDWARD M.
TR. THE HAWTHORNE STREET REALTY TRUST
P.O. BOX 409
BELMONT, MA 02478

36 Hawthorn St
ORIGINAL REAR
cir 1890



36 HAWTHORN ST
1980s REAR



36 HAWTHORN ST
2005 REAR



36 HAWTHORN ST
2022 REAR

Proposed





City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Michael Gervais Date: 7.14.22
(Print)

Address: 36 Hawthorn St. #2.

Case No. BZA-172873

Hearing Date: 7/28/22

Thank you,
Bza Members

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Blair Trippe**Present Use/Occupancy:** 3 family**Location:** 36 Hawthorn St., Unit 2, Cambridge, MA**Zone:** Residence B Zone**Phone:** 410-294-9836**Requested Use/Occupancy:** same

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,685	same	3,087	(max.)
<u>LOT AREA:</u>		3,896	3,896	3,087	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1,685	1,685	1,029	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,298.7	1,298.7	980	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	66	66	20	
	<u>DEPTH</u>	155	155	30	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	20	20	20	
	<u>REAR</u>	12	12	20	
	<u>LEFT SIDE</u>	115	155	30	
	<u>RIGHT SIDE</u>	115	155	30	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	40	40	40	
	<u>WIDTH</u>	50	50	50	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		3,057	3,057	1,620	
<u>NO. OF DWELLING UNITS:</u>		3	3	3	
<u>NO. OF PARKING SPACES:</u>		4	4	1	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	10	

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.:

None

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'.