

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

## BZA Application Form

**BZA Number: 161584**

### General Information

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

Special Permit:   X  

Variance:   X  

Appeal:       

**PETITIONER:** Danielle and Brian Hurhula C/O John E. Greenup, Esq.

**PETITIONER'S ADDRESS:** Box 380694, Cambridge, MA 02238

**LOCATION OF PROPERTY:** 40 Blakeslee St., Cambridge, MA

**TYPE OF OCCUPANCY:** SNGL-FAM-RES

**ZONING DISTRICT:** Residence B Zone

### **REASON FOR PETITION:**

/Additions/ /Alter windows with the side and rear setback - Add fireplace/chimney on first floor/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

To add approximately 8 SF in GFA on first floor for chimney to accommodate a first floor fireplace on right (South) side. Conforms to Article 5.24.2 for projecting chimneys. No change to foundation. No change to right side setback.

Alter windows on the left (North) side and rear (East) exterior walls within the setbacks.

### **SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000      Section: 8.22.2.C (Non-Conforming Structure).
- Article: 8.000      Section: 8.22.3 (Non-Conforming Structure).
- Article: 5.000      Section: 5.24.2 (Standards - Projecting Chimneys).
- Article: 10.000     Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).

Original  
Signature(s):

John E. Greenup  
(Petitioner (s) / Owner)

John E. GREENUP, ESQ.  
(Print Name)

Address:  
Tel. No.

Box 380694 CAMBRIDGE 02238  
617-899-1122

2022 FEB -8 PM 12: 14  
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 DANIELLE & BRIAN HURHOLA  
(OWNER)

Address: 38 BLAKESLEE ST. CAMBRIDGE, MA 02138

State that I/We own the property located at 38 BLAKESLEE ST., which is the subject of this zoning application.

The record title of this property is in the name of BRIAN HURHOLA and DANIELLE HURHOLA, HUSBAND AND WIFE, T by E.

\*Pursuant to a deed of duly recorded in the date 07/02/20, Middlesex South County Registry of Deeds at Book 75035, Page 364; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

John E. Greenup, Esq.  
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 John E. Greenup personally appeared before me, this 2<sup>nd</sup> of February, 2022, and made oath that the above statement is true.

Bala Shahi Notary

My commission expires 09/09/2027 (Notary



Notary  
BALA SHAHI  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
September 9, 2027

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



John Greenup <jgreenup@gmail.com>

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**Re: 38 Blakeslee- special permit and variance**

---

Danielle Hurhula <danielle.hurhula@gmail.com>

Thu, Dec 9, 2021 at 9:23 AM

To: Matthew Serreze <M@benjamin-construction.com>

Cc: Brian Hurhula <bhurhula@gmail.com>, John Greenup <jgreenup@gmail.com>, Andrew Kotleski <andrew@ruhlstudio.com>

Hi John,

Writing to provide you authorization to act as our agent and sign on our behalf.

Thanks,  
Danielle

--

Danielle Hurhula  
(617) 733-4493

On Dec 9, 2021, at 8:57 AM, Matthew Serreze <M@benjamin-construction.com> wrote:

Danielle and Brian:

John Greenup, our attorney, has requested that you either fill out the attached .pdf form and notarize it or send him an email directly authorizing him to act as their agent to sign for them.

Thank you,

Matt

---

**From:** John Greenup <jgreenup@gmail.com>  
**Sent:** Thursday, December 9, 2021 8:45 AM  
**To:** Matthew Serreze <M@Benjamin-Construction.com>  
**Cc:** Andrew Kotleski <andrew@ruhlstudio.com>  
**Subject:** Re: Hurhula House Special Permit Drawing Set Draft

Matt, Andrew,

**QUITCLAIM DEED**

We, Mark Oliva and Victoria M. Oliva, husband and wife, of Cambridge, MA,  
for consideration paid of \$2,200,000.00, hereby grant to  
Brian Hurhula and Danielle Hurhula, as husband and wife, tenants by the entirety,  
of 38-40 Blakeslee Street, Cambridge, MA 02138,

with *QUITCLAIM COVENANTS*,

A certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Massachusetts, being now numbered 38-40 Blakeslee Street and being shown as Lot 11-B on a plan entitled "Plan Showing Additions of Part of Lot 11 to Lot 4 Blakeslee Street, Cambridge, Mass." Dated March, 1924, by A.C. Peters, Civil Engineer, recorded with Middlesex South District Deeds, Plan Book 333, Plan 41, being bounded and described as follows:

NORTHWESTERLY	by said Blakeslee Street, forty-eight and 31/100 (48.31) feet;
NORTHEASTERLY	by Lot 12 on said plan ninety-three and 47/100 (93.47) feet;
SOUTHEASTERLY	by Lot 11-A on said plan, forty-eight (48) feet;
SOUTHWESTERLY	by Lot 10 on said plan, ninety-nine (99) feet.

Containing 4,620 square feet of land.

Property Address: 38-40 Blakeslee Street, Cambridge, MA 02138



## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

**A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The hardship is owing to the shape and location of the structure and the land on which it is situated. The requested variance is to add a first floor fireplace/chimney on the right side which adds 8 SF of GFA. The requested increase in GFA is de minimus and is compliant with the right side setback and other dimensional requirements.

**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 shape and location of the structure and the land does not generally affect the zoning district as each house and lot are unique on that street.

**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 desired relief may be granted without substantial detriment to the public good as it does not intensify the existing GFA non conformity more than a de minimus amount. The use of the property as a single family residence is conforming. No intensification or non conformity in the use of the property is requested.

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

The requested relief does not nullify or substantially derogate from the intent or purpose of the Zoning Ordinance as the requested relief is consistent with the architecture and use of this and other single family residences in the neighborhood.

**\*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**

### **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 40 Blakeslee 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 petitioner's application to make window changes within the left side and rear setbacks; will not expand the envelope of the structure, are physical and aesthetic improvements to the structure and increase air and light brought into the structure.

**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 petitioner's application to make window changes within the setback will not have any effect on traffic patterns, neighborhood congestion, or alteration of the neighborhood character whatsoever.

**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 petitioner's application to make window changes within the setback will have no effect on the continued operation of or the development of adjacent uses whatsoever.

**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:**

The petitioner's application to make window changes within the setback would create no nuisance or detriment to the health, safety and/or welfare of the occupant of the current use as a single family residence or to the citizens of the City whatsoever.

**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 petitioner's application to make window changes within the setback would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for any reason whatsoever.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

Date: \_\_\_\_\_

**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** Danielle and Brian Hurlula  
**Location:** 40 Blakeslee St., Cambridge, MA  
**Phone:** 617-899-1122

**Present Use/Occupancy:** SNGL-FAM-RES  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** SNGL-FAM-RES

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3795	3803	2310	(max.)
<u>LOT AREA:</u>		4619	4619	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.822	0.825	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4619	4619	2500	
<u>SIZE OF LOT:</u>	WIDTH	48	48	50	
	DEPTH	93.47	93.47	0.0	
<u>SETBACKS IN FEET:</u>	FRONT	18.1	18.1	15	
	REAR	17.0	17.0	25	
	LEFT SIDE	6.3	6.3	7.5 sum 20	
	RIGHT SIDE	12.7	12.7	7.5 sum 20	
<u>SIZE OF BUILDING:</u>	HEIGHT	35	35	35	
	WIDTH	61.7	61.7	0.0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.52	0.52	0.40	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		2	2	1	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0.0	0.0	0.0	

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'.



PROJECT IMAGE



DRAWING INDEX

DRAWING INDEX SP			
SHEET NO.	SHEET NAME	ISSUE DATE	REV. DATE
<b>1-GENERAL</b>			
G-1.0	GENERAL NOTES AND ABBREVIATIONS	01/13/2022	
G-2.1	EXISTING FAR CALCULATIONS	01/13/2022	
G-2.2	PROPOSED FAR CALCULATIONS	01/13/2022	
G-2.3	EXISTING ELEVATIONS	01/13/2022	
G-3.0	INSULATION WALL SECTIONS AND ENERGY CODE COMPLIANCE	01/13/2022	
EX-01	EXISTING CONDITIONS PLAN OF LAND (SURVEY)	11/05/2020	
G-4.0	PROPOSED PLOT PLAN	01/13/2022	
<b>1.1 DEMOLITION</b>			
A-0.3	BASEMENT & FIRST FLOOR DEMO PLAN	01/13/2022	
A-0.4	SECOND & THIRD FLOOR DEMO PLAN	01/13/2022	
<b>2SP-ARCHITECTURAL</b>			
A-1.1	FIRST FLOOR PLAN	01/13/2022	
A-1.2	SECOND FLOOR PLAN	01/13/2022	
A-1.3	ROOF PLAN	01/13/2022	
A-5.0	EXTERIOR ELEVATIONS	01/13/2022	
A-5.1	EXTERIOR ELEVATIONS	01/13/2022	
A-5.2	EXTERIOR ELEVATIONS	01/13/2022	
A-5.3	EXTERIOR ELEVATIONS	01/13/2022	
A-6.0	BUILDING SECTIONS	01/13/2022	
A-6.1	BUILDING SECTIONS	01/13/2022	
A-8.0	WINDOWS AND DOORS	01/13/2022	

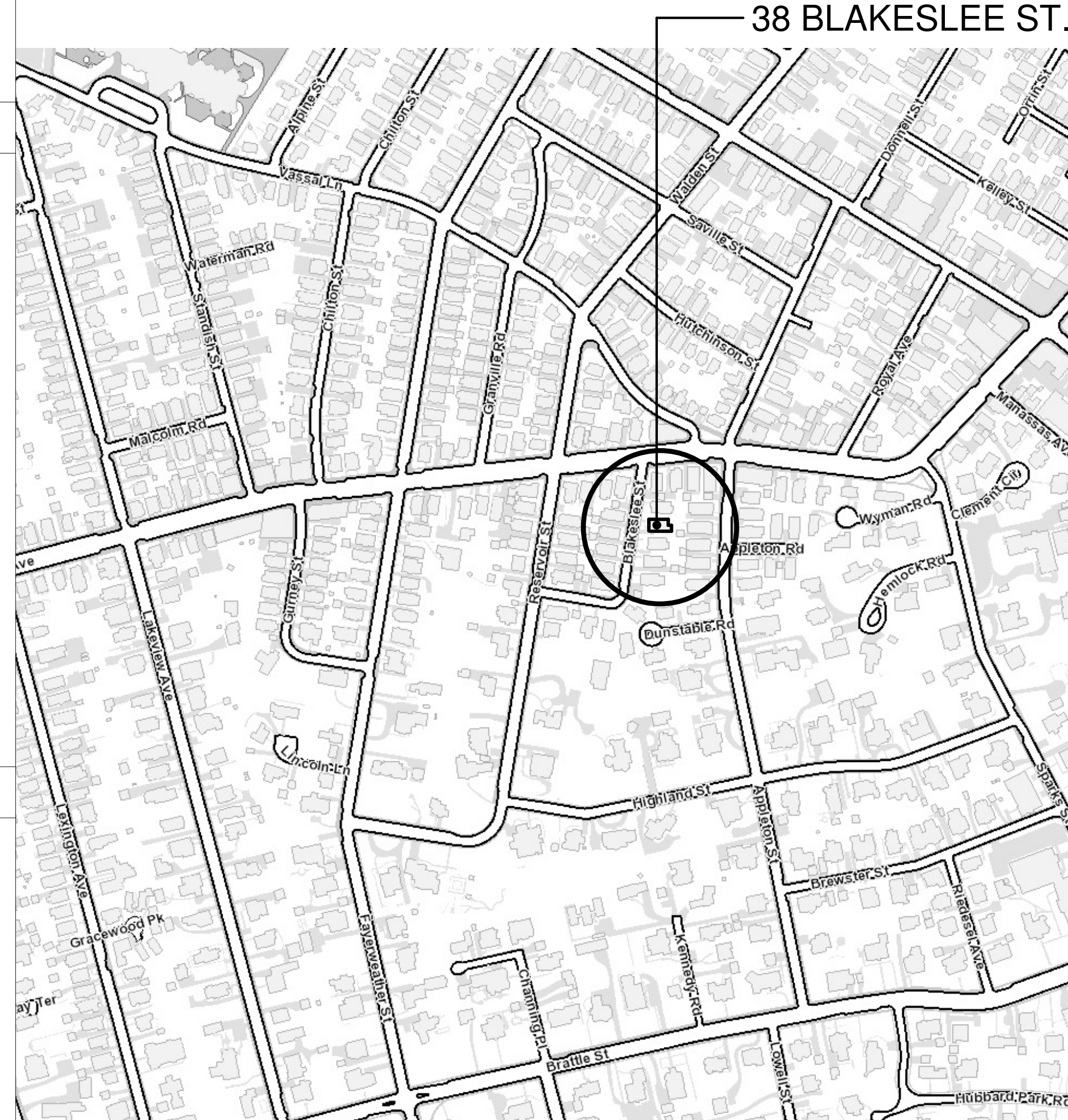
**HURHULA HOUSE**  
 38 BLAKESLEE ST  
 CAMBRIDGE, MA 02138

CURRENT DRAWING ISSUE

**SPECIAL PERMIT**

**01/13/2022**

LOCATION MAP



PROJECT CONTACTS

**OWNER**

DANIELLE AND BRIAN HURHULA  
 38 BLAKESLEE ST  
 CAMBRIDGE, MA 02138

E. BHURHULA@GMAIL.COM  
 E. DANIELLE.HURHULA@GMAIL.COM

**ARCHITECT**

WILLIAM T. RUHL, FAIA  
 RUHL STUDIO ARCHITECTS  
 281A MT AUBURN ST  
 WATERTOWN, MA 02472

P. 781.424.9353  
 E. WILL@RUHLSTUDIO.COM

**STRUCTURAL**

STACY WEAVER, SENIOR ENGINEER, PE  
 RSE ASSOCIATES INC.  
 63 PLEASANT ST, SUITE 300  
 WATERTOWN, MA, 02472

P. 617.926.9300 X106  
 E. STACY.WEAVER@RSEASSOCIATES.COM

**CONTRACTOR**

JOHN BENJAMIN  
 AND MATT SERREZE  
 BENJAMIN CONSTRUCTION  
 55 RUTLAND SQUARE  
 BOSTON, MA 02118

P. 857.277.0819  
 E. JOHN.BENJAMIN@BENJCON.COM  
 E. M@BENJAMIN-CONSTRUCTION.COM

**SURVEY**

A.S. ELLIOTT & ASSOCIATES  
 P.O. BOX 85  
 HOPEDALE, MASSACHUSETTS

P. 508.634.0256

PROJECT INFO / CODE REFERENCE

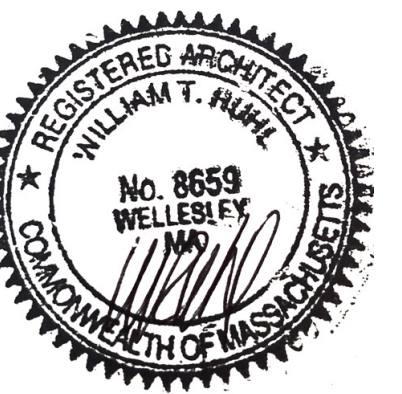
**DESCRIPTION:** THE PROJECT CONSISTS OF A FULL RENOVATION A SINGLE FAMILY HOME INCLUDING LIFTING THE HOUSE, NEW FRONT AND REAR PORCHES WITHIN EXISTING FOOT PRINTS, NEW WINDOWS/DOORS AND INTERIOR WORK FROM BASEMENT UP TO THIRD FLOOR.

**AREA OF WORK:** TOTAL NEW CONSTRUCTION SCOPE 8 GSF  
 TOTAL RENOVATION SCOPE (INCLUDING BASEMENT WORK) 5,049 GSF  
 SEE SHEET G-2.1 AND G-2.2 FOR FAR CALCULATIONS

**REFERENCE CODE:** 2015 INTERNATIONAL RESIDENTIAL CODE  
 MASSACHUSETTS BUILDING CODE 780, 9TH EDITION

**ZONING ORDINANCE:** 2019 ZONING ORDINANCE, CITY OF CAMBRIDGE,  
 MASSACHUSETTS

**USE GROUP:** R-1, SINGLE FAMILY DETACHED DWELLING



**RUHL STUDIO ARCHITECTS**  
 281a Mt. Auburn Street  
 Watertown, MA 02472  
 617.744.8722  
 www.ruhlstudio.com

NO. REVISION      DATE

SCALE      1" = 1'-0"  
 DRAWN BY      Author  
 ISSUED      01/13/2022

TITLE SHEET,  
 PROJECT  
 INFORMATION,  
 CODE NOTES

**G - 0.0**

SPECIAL PERMIT  
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**NOTES**

1. SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
2. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
3. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL, TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
4. ELEVATIONS ON THIS PLAN ARE APPROXIMATE AND REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).



**LOCUS MAP**  
SCALE: 1" = 800'

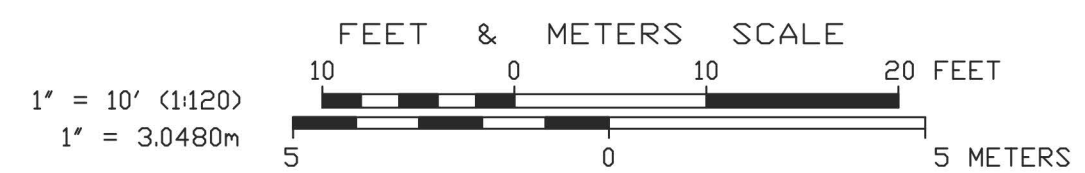
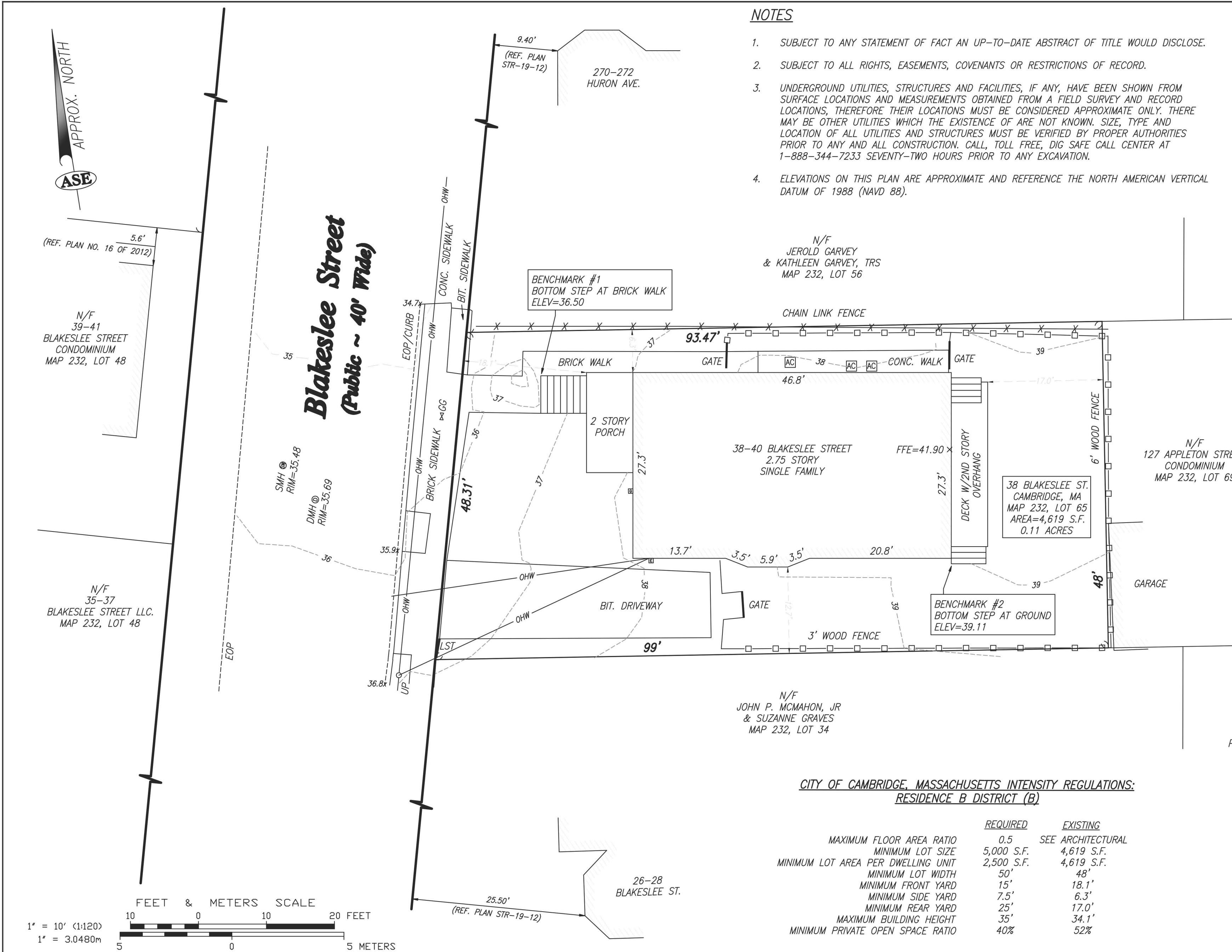
- LEGEND**
- EOP ..... EDGE OF PAVEMENT
  - 35.9x ..... SPOT ELEVATION
  - ⊕ UP ..... UTILITY POLE
  - OHW ..... OVERHEAD WIRES
  - ⊠ ..... ELECTRIC METER
  - ⊠ ..... GAS METER
  - ⊗ GG ..... GAS GATE
  - ⊙ SMH ..... SEWER MANHOLE
  - ⊙ DMH ..... DRAIN MANHOLE
  - FFE ..... FIRST FLOOR ELEVATION
  - ⊠ ..... AIR CONDITIONING UNIT
  - LST ..... LANDSCAPE TIMBER

**REFERENCES**

- DEED REF: MIDDLESEX COUNTY REGISTRY OF DEEDS (SOUTHERN DISTRICT) BOOK 34806, PAGE 365
- PLAN REFS: PLAN ENTITLED "SITE PLAN 39-41 BLAKESLEE STREET CONDOMINIUM CAMBRIDGE, MA", PREPARED BY WENDELL H. MASON, PROF. LAND SURVEYOR, DATED NOVEMBER 15, 2011, PLAN NO. 16 (1 OF 2) OF 2012
- PLAN ENTITLED "PLAN SHOWING ADDITION OF PART OF LOT 11 TO LOT 4, BLAKESLEE ST., CAMBRIDGE, MASS.", PREPARED BY A. C. PETERS, CIVIL ENGINEER, DATED MARCH, 1924, PLAN BOOK 333, PLAN 41
- PLAN ENTITLED "PLAN OF EDWARD G. BLAKESLEE STREET FOR ACCEPTANCE", PREPARED BY W. A. MASON & SON, SURVEYORS, DATED OCTOBER 20, 1921, ON FILE WITH THE CITY OF CAMBRIDGE ENGINEERING DEPARTMENT AS PLAN STR-19-12

**CITY OF CAMBRIDGE, MASSACHUSETTS INTENSITY REGULATIONS: RESIDENCE B DISTRICT (B)**

	REQUIRED	EXISTING
MAXIMUM FLOOR AREA RATIO	0.5	SEE ARCHITECTURAL
MINIMUM LOT SIZE	5,000 S.F.	4,619 S.F.
MINIMUM LOT AREA PER DWELLING UNIT	2,500 S.F.	4,619 S.F.
MINIMUM LOT WIDTH	50'	48'
MINIMUM FRONT YARD	15'	18.1'
MINIMUM SIDE YARD	7.5'	6.3'
MINIMUM REAR YARD	25'	17.0'
MAXIMUM BUILDING HEIGHT	35'	34.1'
MINIMUM PRIVATE OPEN SPACE RATIO	40%	52%



**ZONING DESIGNATION:**  
CITY OF CAMBRIDGE ZONING DISTRICT  
RESIDENCE B DISTRICT (B)

**ASSESSORS REFERENCE:**  
MAP 232, LOT 65

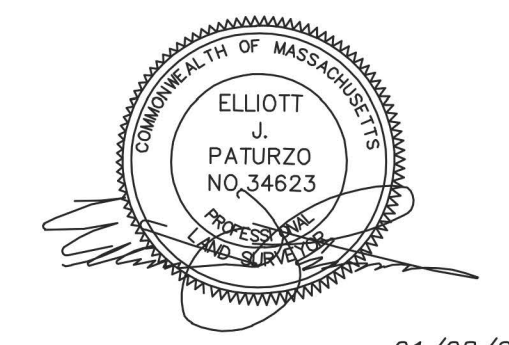
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND ON NOVEMBER 6, 2020, AND THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT PART OF THE SUBJECT DWELLING SHOWN LIES IN A FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 25017C0419E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

**REVISIONS**

DATE	DESCRIPTION

FIELD: MRI/BMD  
CALCS: EJP/SMI  
DRAWN BY: SMI  
FIELD EDIT: N/A  
CHECKED: EJP  
APPROVED:  
JOB #: 201825



01/08/21

PROFESSIONAL LAND SURVEYOR DATE

**A.S. Elliott & Associates**  
Professional Land Surveyors  
P.O. BOX 85 ~ HOPEDALE, MASSACHUSETTS  
(508) 634-0256  
www.aselliott.com

**Existing Conditions**  
**Plan of Land**  
**38 BLAKESLEE STREET**  
CAMBRIDGE, MASSACHUSETTS  
PREPARED FOR: WILL RUHL  
SCALE: 1" = 10' DATE: NOVEMBER 6, 2020















**GENERAL NOTES**

- REFER TO G-1.0 FOR FURTHER ADDITIONAL DETAILED GENERAL NOTES
- DIMENSIONS ARE TO FACE OF STRUCTURE INDICATED OR FACE OF EXISTING WALL UNLESS NOTED OTHERWISE.
- REFER TO FINISH PLANS FOR FLOOR FINISH INFORMATION.
- REFER TO INTERIOR ELEVATIONS FOR SPECIALTY ITEMS AND FINISHES, INCLUDING WALL, AND MILLWORK.
- REFER TO ELECTRICAL PLANS FOR ALL OUTLET LOCATIONS.
- VERIFY BEARING CONDITIONS PRIOR TO DEMOLITION. SUPPORT AND PROVIDE ADEQUATE SHORING FOR ALL EXISTING STRUCTURES SCHEDULED TO REMAIN. NOTE THAT SOME EXISTING STRUCTURE MAY HAVE TO REMAIN FOR TEMPORARY SUPPORT OF NEW WORK.
- NOTIFY ARCHITECT OF ANY FIELD ISSUES THAT CONFLICT WITH DRAWINGS PRIOR TO BEGINNING WORK.
- REMOVE AND MAKE SAFE ALL WIRING AND ELECTRICAL DEVICES IN CONFLICT WITH NEW WORK.
- UTILITIES: WHERE INDICATED DISCONNECT AND REMOVE EXISTING PLUMBING, HVAC DUCTS, ELECTRICAL AND GAS SERVICE IN PLACE ACCORDING TO BUILDING CODE.
- WHERE EXISTING WALLS AROUND PIPEWORK PENETRATING FLOOR OR CEILING ARE REMOVED, CONTRACTOR IS TO ENSURE THAT PERMANENT FIRE SEPARATION IS PROVIDED PER CODE AND WITHOUT INTERRUPTION.
- SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF NEW FRAMING WITHIN EXISTING STRUCTURE. REMOVE FINISH WALLS AND CEILINGS AS NECESSARY TO PERFORM NEW WORK. SEAMLESSLY PATCH AND REPAIR TO MATCH ADJACENT EXISTING FINISHES.
- EXISTING WORK NOT SCHEDULED FOR DEMOLITION IS TO BE PROTECTED DURING DEMOLITION, AND ALL RELATED DAMAGE SHALL BE REPAIRED.
- SEAMLESSLY PATCH AND REPAIR WALLS, CEILING AND FLOORS TO MATCH EXISTING AT LOCATION OF DEMOLISHED WORK.
- LOAD BEARING WALLS AND PARTITIONS CONTAINING WASTE STACKS TO BE 2X6 CONSTRUCTION. SEE STRUCTURAL FOR MORE INFORMATION.
- NON LOAD BEARING PARTITIONS TO BE 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED.
- INSULATION AND VAPOR BARRIERS TO BE PROVIDED AT ALL EXTERIOR WALLS, CEILINGS AND FLOORS LOCATED OVER EXTERIOR UNCONDITIONED SPACE.
- PROVIDE SOUND ATTENUATING BATT INSULATION AT ALL BEDROOM PARTITIONS, FLOORS AND CEILINGS
- WHERE POCKET DOORS ARE INSTALLED, INTERIOR WALL CAVITY, INCLUDING WALL STRUCTURE SHALL BE PAINTED MATTE BLACK.

**LEGEND**

- INDICATES NEW 2X WALL
- INDICATES EXISTING WALL WITH NEW FINISHES
- EXISTING WINDOW REMOVED
- CMU WAL
- CONCRETE WALL



**RUHL STUDIO ARCHITECTS**  
281a Mt. Auburn Street  
Watertown, MA 02472  
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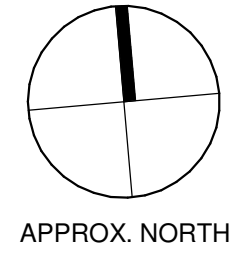
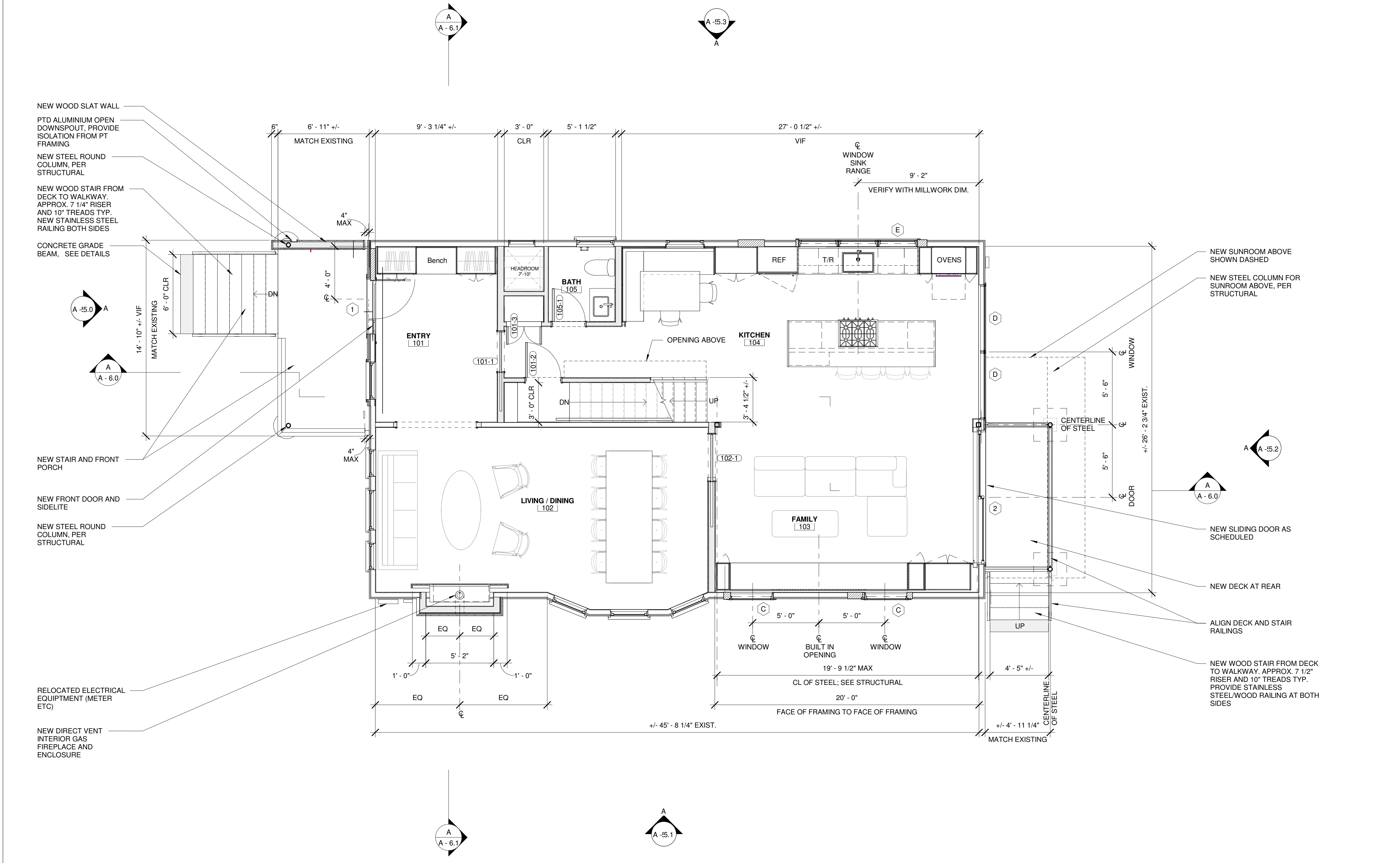
NO. REVISION	DATE

SCALE As indicated  
DRAWN BY AJK  
ISSUED 01/13/2022

**FIRST FLOOR PLAN**

**A - 1.1**

SPECIAL PERMIT  
© copyright 2021 RUHL STUDIO ARCHITECTS, LLC.



**A FIRST FLOOR PLAN**  
1/4" = 1'-0"



















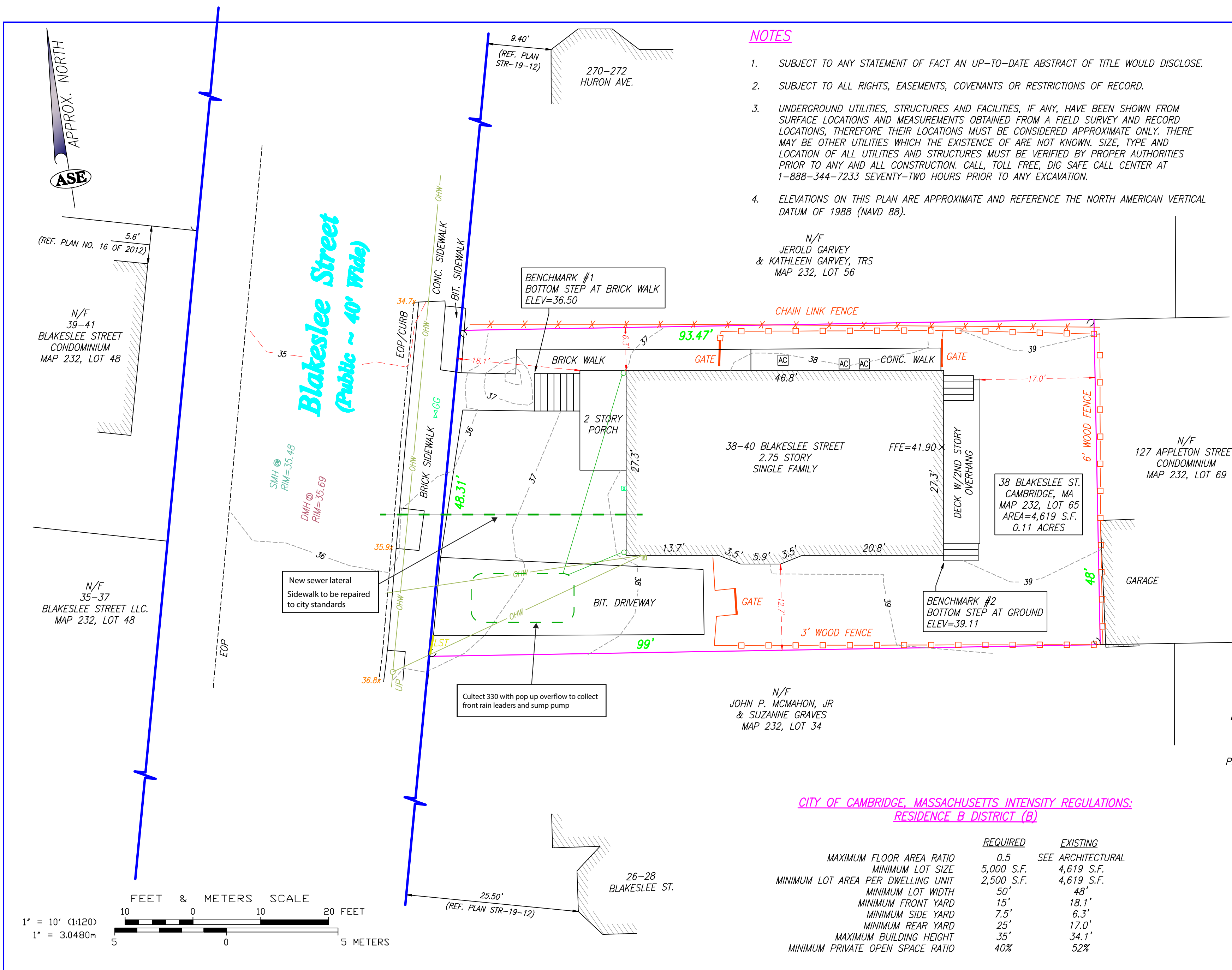






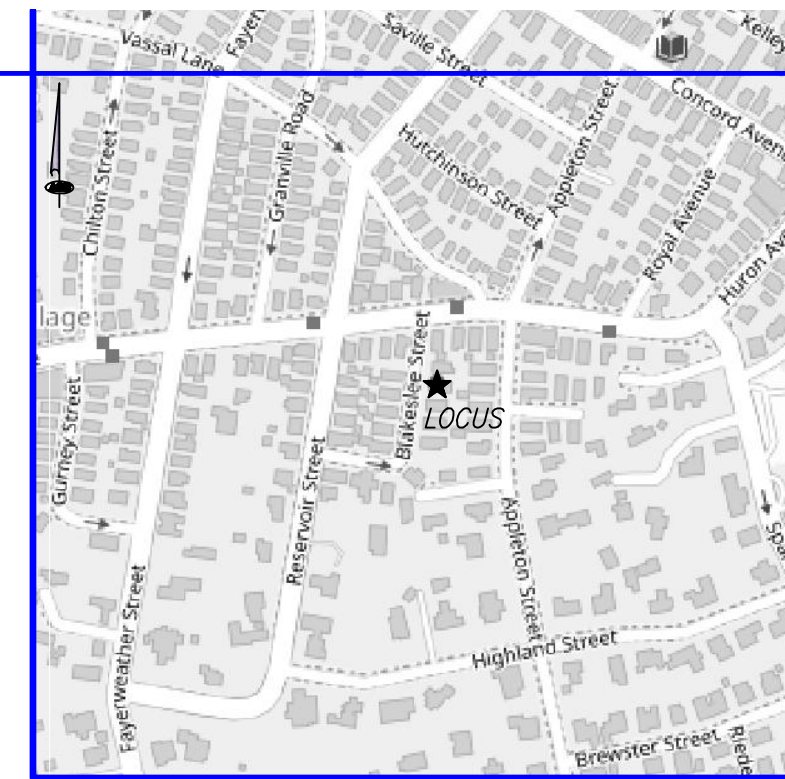






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- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS, THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL, TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
- ELEVATIONS ON THIS PLAN ARE APPROXIMATE AND REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).



**LOCUS MAP**  
SCALE: 1" = 800'

**LEGEND**

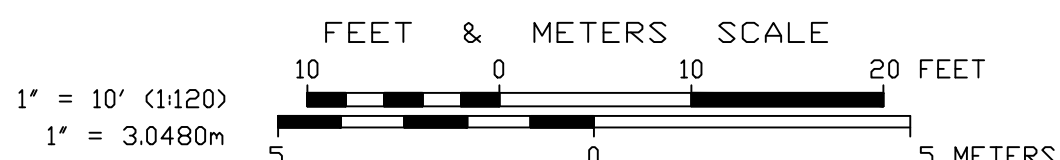
- EOP ..... EDGE OF PAVEMENT
- 35.9x ..... SPOT ELEVATION
- UP ..... UTILITY POLE
- OHW ..... OVERHEAD WIRES
- EM ..... ELECTRIC METER
- GM ..... GAS METER
- GG ..... GAS GATE
- SMH ..... SEWER MANHOLE
- DMH ..... DRAIN MANHOLE
- FFE ..... FIRST FLOOR ELEVATION
- A/C ..... AIR CONDITIONING UNIT
- LST ..... LANDSCAPE TIMBER

**REFERENCES**

- DEED REF: MIDDLESEX COUNTY REGISTRY OF DEEDS (SOUTHERN DISTRICT) BOOK 34806, PAGE 365
- PLAN REFS: PLAN ENTITLED "SITE PLAN 39-41 BLAKESLEE STREET CONDOMINIUM CAMBRIDGE, MA", PREPARED BY WENDELL H. MASON, PROF. LAND SURVEYOR, DATED NOVEMBER 15, 2011, PLAN NO. 16 (1 OF 2) OF 2012
- PLAN ENTITLED "PLAN SHOWING ADDITION OF PART OF LOT 11 TO LOT 4, BLAKESLEE ST., CAMBRIDGE, MASS.", PREPARED BY A. C. PETERS, CIVIL ENGINEER, DATED MARCH, 1924, PLAN BOOK 333, PLAN 41
- PLAN ENTITLED "PLAN OF EDWARD G. BLAKESLEE STREET FOR ACCEPTANCE", PREPARED BY W. A. MASON & SON, SURVEYORS, DATED OCTOBER 20, 1921, ON FILE WITH THE CITY OF CAMBRIDGE ENGINEERING DEPARTMENT AS PLAN STR-19-12

**CITY OF CAMBRIDGE, MASSACHUSETTS INTENSITY REGULATIONS: RESIDENCE B DISTRICT (B)**

	REQUIRED	EXISTING
MAXIMUM FLOOR AREA RATIO	0.5	SEE ARCHITECTURAL
MINIMUM LOT SIZE	5,000 S.F.	4,619 S.F.
MINIMUM LOT AREA PER DWELLING UNIT	2,500 S.F.	4,619 S.F.
MINIMUM LOT WIDTH	50'	48'
MINIMUM FRONT YARD	15'	18.1'
MINIMUM SIDE YARD	7.5'	6.3'
MINIMUM REAR YARD	25'	17.0'
MAXIMUM BUILDING HEIGHT	35'	34.1'
MINIMUM PRIVATE OPEN SPACE RATIO	40%	52%



**ZONING DESIGNATION:**  
CITY OF CAMBRIDGE ZONING DISTRICT RESIDENCE B DISTRICT (B)

**ASSESSORS REFERENCE:**  
MAP 232, LOT 65

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND ON NOVEMBER 6, 2020, AND THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT PART OF THE SUBJECT DWELLING SHOWN LIES IN A FLOOD ZONE "X" AS SHOWN ON MAP NUMBER 25017C0419E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

**REVISIONS**

DATE	DESCRIPTION

FIELD: MRI/BMD  
CALCS: EJP/SMI  
DRAWN BY: SMI  
FIELD EDIT: N/A  
CHECKED: EJP  
APPROVED:  
JOB #: 201825

ELLIOTT J. PATURZO  
NO. 34623  
PROFESSIONAL LAND SURVEYOR  
01/08/21

**A.S. Elliott & Associates**  
Professional Land Surveyors  
P.O. BOX 85 ~ HOPEDALE, MASSACHUSETTS  
(508) 634-0256  
www.aselliott.com

**Existing Conditions**  
**Plan of Land**  
**38 BLAKESLEE STREET**  
CAMBRIDGE, MASSACHUSETTS  
PREPARED FOR: WILL RUHL  
SCALE: 1" = 10'      DATE: NOVEMBER 6, 2020

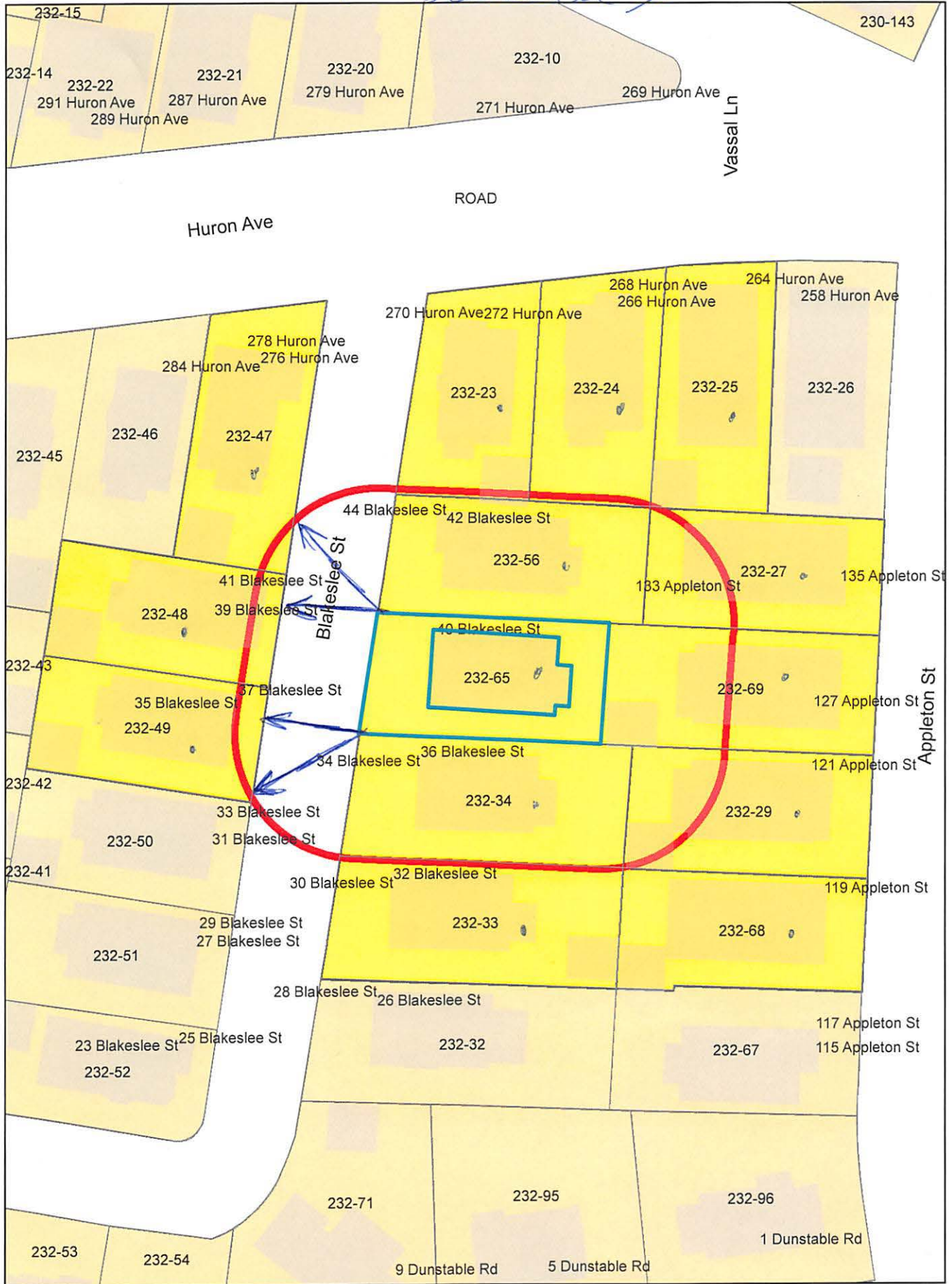




40

NO  
LEFT  
TURN

40 Blakeslee St.



40 Blakeslee St.

Petitioner

232-47  
COHEN, JOSHUA & MARGO LINDAUER  
278 HURON AVE., #1  
CAMBRIDGE, MA 02139

232-47  
PEMSTEIN, JUDITH M. & ALAN B. PEMSTEIN  
278 HURON AVE., #2  
CAMBRIDGE, MA 02138

JOHN E. GREENUP, ESQ.  
P.O. BOX 380694  
CAMBRIDGE, MA 02238

232-25  
SOKOLOWSKI, CHRISTOPHER K. &  
ANGELA A. CHANG  
264 HURON AVE., #2  
CAMBRIDGE, MA 02138

232-69  
UNIT ONE HOLDINGS LLC  
127 APPLETON ST., #2  
CAMBRIDGE, MA 02138

232-65  
HURHULA BRIAN & DANIELLE  
38-40 BLAKESLEE ST  
CAMBRIDGE, MA 02138

232-69  
HEWETT, FREDERICK F. & CHERYL L. MAZAIK  
127 APPLETON ST. UNIT# 2  
CAMBRIDGE, MA 02138

232-24  
PALMERI, LAURENCE ROY TRUSTEE OF THE  
LAURANCE ROY PALMERI REVOC TRUST  
266 HURON AVE  
CAMBRIDGE, MA 02138-1375

232-33  
KLINE, SARAH E.  
30-32 BLAKESLEE ST., #2  
CAMBRIDGE, MA 02138

232-48  
BURNS, R. NICHOLAS & ELIZABETH A. BAYLIE  
39-41 BLAKESLEE ST., #41  
CAMBRIDGE, MA 02138

232-27  
BORDEN, KEVIN R. & CIARA GLENMULLEN  
133 APPLETON ST  
CAMBRIDGE, MA 02138

232-34  
MCMAHON, JOHN P. JR. & SUZANNE GRAVES  
34 BLAKESLEE ST  
CAMBRIDGE, MA 02138

232-29  
MCALLISTER, MICHAEL & THERESE MCALLISTER  
318 ALABAMA RD.  
TOWNSON, MD 21204

232-49  
35-37 BLAKESLEE STREET LLC.  
C/O ADVENT MANAGEMENT CORP.  
1901 Avenue of the Stars, - STE 1050  
LOS ANGELES, CA 90067

232-56  
GARVEY, JEROLD KATHLEEN GARVEY, TRS  
42 BLAKESLEE STREET  
CAMBRIDGE, MA 02138

232-25  
CHAPPELL, PATRICIA P.  
264 HURON AVE., UNIT #1  
CAMBRIDGE, MA 02138

232-33  
ALSDORF DAVID B MILLER REBECCA B  
30 BLAKESLEE ST - UNIT 1  
CAMBRIDGE, MA 02138

232-23  
JENSEN JOHN R & MARIJANE D JENSEN  
CANDACE ANNE DUNLAP ET AL  
270 HURON AVE  
CAMBRIDGE, MA 02138

232-68  
OLKEN NEIL P ELINOR OLKEN M TRS  
119 APPLETON ST  
CAMBRIDGE, MA 02138

232-48  
HOWE, JOHN & TERESA MASTERTSON HOWE  
39-41 BLAKESLEE ST., #39  
CAMBRIDGE, MA 02138