



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

2020 JUL 15 AM 11:58
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017285-2020

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Hickox Williams Architects - C/O Brigid Williams

PETITIONER'S ADDRESS : 58 Winter Street Boston, MA 02108

LOCATION OF PROPERTY : 42 Garden St Cambridge, MA 02138

TYPE OF OCCUPANCY : FAR ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Construct new second floor bay above existing first floor bay with no change in building footprint.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Brigid Williams

(Petitioner(s) / Owner)

BRIGID WILLIAMS

58 WINTER STREET (Print Name)
BOSTON MA 02108

Address :

Tel. No. : 617-542-1080 CELL 617-413-1081

E-Mail Address : BWILLIAMS@HICKOXWILLIAMS.COM

Date : 14 JULY 2020

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:

Appellant is longterm resident of Cambridge and requires more space for family use.

- 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 but not affecting generally the zoning district in which it is located for the following reasons:

Existing lot is undersized resulting in hardship

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Substantial detriment to the public good for the following reasons:

Requested variance does not substantially increase the already non-conforming building

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

Does not change footprint of existing building and does not block light and air of adjacent properties

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

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: HICKOX WILLIAMS ARCHITECTS **PRESENT USE/OCCUPANCY:** _____
LOCATION: 42 Garden St Cambridge, MA 02138 **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** _____

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		5226	5244	5226	(max.)
<u>LOT AREA:</u>		4214	4214	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²		1.240	1.244	0.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		4214	4214	2500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	43.93	43.93	50	(min.)
	DEPTH	95.97	95.97	TBD	
<u>SETBACKS IN FEET:</u>	FRONT	17	17	15	(min.)
	REAR	17.2	17.2	25	(min.)
	LEFT SIDE	0	0	7.5	(min.)
	RIGHT SIDE	11.6	11.6	12.5	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	35	35	35	(max.)
	LENGTH	48	48	TBD	
	WIDTH	32	32	TBD	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>		65	65	40	(min.)
<u>NO. OF DWELLING UNITS:</u>		1	1	1	(max.)
<u>NO. OF PARKING SPACES:</u>		2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	NA	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>		NA	NA	NA	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

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 David A. and Maureen G. Newman
(OWNER)

Address: 42 Garden Street, Cambridge MA

State that I/We own the property located at 42 Garden Street, Cambridge MA,
which is the subject of this zoning application.

The record title of this property is in the name of The 42 Garden St.
Realty Trust

*Pursuant to a deed of duly recorded in the date April 17, 2018, Middlesex South
County Registry of Deeds at Book 70877, Page 226; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

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

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

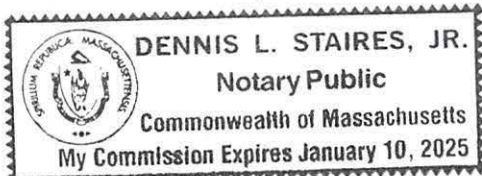
Commonwealth of Massachusetts, County of Norfolk

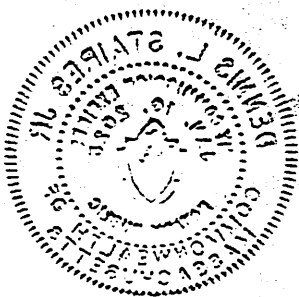
The above-name David Newman and Maureen Newman personally appeared before me,
this 16 of July, 2020, and made oath that the above statement is true.

Den L. Staires, Jr. Notary

My commission expires 11/10/25 (Notary Seal).

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





U.S. DEPARTMENT OF STATE
OFFICE OF THE INSPECTOR GENERAL
WASHINGTON, D.C. 20520
EXPIRATION DATE: 10/31/2020

42 Garden St.

Rektioner

194

214-44
REECE, JOYCE R.
45 GARDEN STREET
CAMBRIDGE, MA 02138-2408

215-19
BARREAT, PATRICIA E.
29 CONCORD AVE., #205
CAMBRIDGE, MA 02138-2326

HICKOX WILLIAMS ARCHITECTS
C/O BRIGID WILLIAMS
58 WINTER STREET
BOSTON, MA 02108

215-19
BURNS, BRUCE E. & KATHERINE E. EASTMENT
48 KINGSTON ST.
SOMERVILLE, MA 02144

215-19
CARNEY, GERALDINE E.
13 JEFFREY RD
BELLERICA, MA 01821

215-19
HARTLEY, DOUGLAS P.
773 CONCORD AVE., UNIT #206
CAMBRIDGE, MA 02138-1024

215-19
ISREAL, SCOTT
88 ABBOTT ST.
ANDOVER, MA 01810

215-19
KRESS, LESLIE
29 CONCORD AVE., #402
CAMBRIDGE, MA 02138

215-19
RHEE, JAEHYON & SEUNGHAE LEE
29 CONCORD AVE., #405
CAMBRIDGE, MA 02138

215-19
ZEND, TARA
29 CONCORD AVE., #409
CAMBRIDGE, MA 02138

215-19
CAMBRIDGE COURTYARD EIGHT FIFTY LLC
344 HIGHLAND AVE
WINCHESTER, MA 01890

215-19
ELLS, SUSAN C.
0 ELM STREET.
MANCHESTRE B/T SEA, MA 01944

215-19
URREIZTIETA, MARIA K.,
TR. OF THE CONCORD AVENUE NOMINEE TRUST &
CITY OF CAMBRIDGE TAX TITLE
P.O BOX 2424
BLAIRSVILLE, GA 30514

215-19
HEMOND, BRIAN, CAROL THOMSON &
HAROLD HEMOND
18 YERXA RD
ARLINGTON, MA 02474

215-19
ARMSTRONG, RICHARD A. & ELLEN P.
ARMSTRONG TRS OF RICCIORELLI REALTY TR
57 MILLFIELD RD
WOODS HOLE, MA 02543

215-19
DENORMANDIE, PHILIP Y.
12 MARSHALL STREET
BOSTON, MA 02108

215-19
QUADIR, IGBAL
9 BUSHNELL DRIVE
LEXINGTON, MA 02421

215-19
PHILLIPS, PEARL L.,
TR. OF 29 CONCORD AVENUE REALTY TRUST
139 CLOVES LANE
STOUGHTON, MA 02072

215-19
MORGEN, MARI-ELIZABETH
6 DAY ST
CAMBRIDGE, MA 02140-1204

214-61
RADCLIFFE COLLEGE
C/O LISA BERKMAN & MIKLOS POGANY
1 WALKER ST
CAMBRIDGE, MA 02138-3654

215-19
SABETY, SETAREH
29 CONCORD AVE., UNIT #103
CAMBRIDGE, MA 02138-2327

215-19
LEE, TONY S. & YEUEEN KIM,
TRS. THE LEE-KIM FAMILY TRUST
2672 KIPLING STRTTE
PALO ALTO, CA 94306

215-19
HUANG, HUILI
TRUSTEE OF A.D.G REALTY TRUST
29 GIBSON STREET
MEDFORD, MA 02155

215-19
EL SAMAHY, AHMED A. &
CATHERINE M. EL SAMAHY
29 CONCORD AVE., #215
CAMBRIDGE, MA 02138

215-19
CHEN, JEAN Y.
21 ELMWOOD PARK
MALDEN, MA 02148

215-19
QUADIR, KHALID & MALIHA M. QUADIR
29 CONCORD AVE., #305
CAMBRIDGE, MA 02139

215-19
DEBRA SHAPIRO,
INVESTMENTS, LLC
404A BROADWAY
CAMBRIDGE, MA 02139

215-19
DENORMANDIE, PHILIP Y.
12 MARSHALL ST
BOSTON, MA 02108

215-19
URREIZTIETA, MARIA K.,
TR. OF CONCORD AVENUE NOMINEE TRUST
P.O. BOX 2424
BLAIRSVILLE, GA 30514

215-19
RYAN, BRENT & LORENA BELLO GOMEZ
80 PARK ST.#35
BROOKLINE, MA 02446

294

215-19
BOLOTIN, NAOMI A. & RUTH Z BOLOTIN
TRS THE GORDON FAMILY TRUST
29 CONCORD AVE 802
CAMBRIDGE, MA 02138

215-19
JAMIE M. LUSTBERG,
TRUSTEE OF LUSTBERG REALTY TRUST.
712 BROADWAY
NEW YORK, NY 10003

215-60
ROSETT, ATHOLIE
19 CONCORD AVE
CAMBRIDGE, MA 02138

215-65
GAGNEBIN, CHARLES LOUIS. III &
CONSTANCE CLARK GAGNEBIN
40 GARDEN ST
CAMBRIDGE, MA 02138

215-19
MAZZARELLI, MARCELLA
29 CONCORD AVE., #415
CAMBRIDGE, MA 02138

215-19
MANDIC, DANILO
29 CONCORD AVE., #502
CAMBRIDGE, MA 02138

215-19
ROSENBERG, DIANE
29 CONCORD AVE., UNIT #508
CAMBRIDGE, MA 02138

215-19
PARATORE, JOSEPH D. &
CORDULA PARATORE, TRUSTEES,
142 CHILTON ST
BELMONT, MA 02178

215-19
CARTER, STUART L.
29 CONCORD AVE., UNIT# 512
CAMBRIDGE, MA 02138

215-19
GOLDSTEIN, CHERI
29 CONCORD AVE., #514
CAMBRIDGE, MA 02138

215-19
SHNEIDMAN, JEFFREY A. & DANNI TANG
40 WILSHIRE DR
SHARON, MA 02067

215-19
BARBER, BRUNHILDE
29 CONCORD AVE., #615
CAMBRIDGE, MA 02138

215-19
VOLKSTORF, CHARLES
29 CONCORD AVENUE, #710
CAMBRIDGE, MA 02138

215-19
WANG, SHOU-PING & MIN-JUNG WANG
29 CONCORD AVE., #711
CAMBRIDGE, MA 02138

215-19
BOLOTIN, NAOMI A. RUTH Z. BOLOTIN
TRS OF BOLOTIN FAMILY TRUST
87 GRANTWOOD DR
AMHERST, MA 01002

215-19
LAI, KONG MENG & LAI, KONG MENG
253 ARCADIA RD #08-11
SINGAPORE, - 289849

215-19
STEPHENS, CAHAL & SARAH A. STEPHENS
C/O CAHAL & SARAH A. STEPHENS
29 CONCORD AVE., #807
CAMBRIDGE, MA 02138

215-19
TABORS, RICHARD D. & PATTON O. TABORS,
TRS. TQUAD REALTY TRUST
6 IRVING TERRACE
CAMBRIDGE, MA 02138

215-19
QUADIR, KHALID & MALIHA M. QUADIR
18 MARINA BLVD #35-05
_ _ 019890

215-19
ALSHAWI, KHALID
14 CONCORD AVE #607
CAMBRIDGE, MA 02138

215-19
TSAI, KENNETH YEE & LEO LEE TSAI
2918 SUNSET BLVD
HOUSTON, TX 77005

215-19
AL-SHAWI, DOROTHY ELAINE
14 CONCORD AVE #206
CAMBRIDGE, MA 02138

215-19
TANG, LIUJUN
29 CONCORD AVE., #207
CAMBRIDGE, MA 02138

215-19
M.R. VACCARO, LLC NO. 6
C/O OXFORD ST REALTY
1644 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138

215-19
RATHBONE, CHARLES H. & EDITH T. RATHBONE
57 AVON HILL ST
CAMBRIDGE, MA 02140

215-19
CORMIER, ROBERT J.
29 CONCORD AVE #404
CAMBRIDGE, MA 02138

215-19
HEDERA HOLDINGS LIMITED
LEVEL 5 MILL CT, LA CHARROTERIE
ST PETER PORT
GUERNSEY GY1 1EJ, CHANNEL ISLANDS

215-19
MINIHAN, DANIEL J.
29 CONCORD AVE., #408
CAMBRIDGE, MA 02138

215-19
MAZZARELLI, MARCELLA
P.O BX 382205
CAMBRIDGE, MA 02238

215-26
O'MORE, RAHEL
27 CONCORD AVE
CAMBRIDGE, MA 02138

215-62
BAILEY, JED N. & KATHERINE A. HARDIN
23 CONCORD AVE
CAMBRIDGE, MA 02138

215-19
PAUL, GLADYS
29 CONCORD AVE., UNIT #504
CAMBRIDGE, MA 02138

215-19
CHORBACHI, WALLA
29 CONCORD AVE., UNIT #507
CAMBRIDGE, MA 02139

215-19
PARATORE, ANTHONY J. &
MICHAELA A. PARATORE, TRUSTEES
6 DAY STREET
CAMBRIDGE, MA 02140

215-19
GRINTHAL, ALISON E. & TSUYOSHI TAKAHASHI
29 CONCORD AVE., UNIT #602
CAMBRIDGE, MA 02138

215-19
PARATORE, JOSEPH D. &
CORDULA PARATORE, TRUSTEES,
142 CHILTON ST.
BELMONT, MA 02178

215-19
CHANG, MENG-WEI
7F, NO.98 MEISHU N. 3RD RD
GUSHAN DIST
KAOHSIUNG CITY 804, -- ----

215-19
RATHBORNE, ERNESTINE N.
12 MARSHALL ST
BOSTON, MA 02108

215-19
JIZMAGIAN, GREGORY SCOTT &
ANNEMARIE ELIZABETH JIZMAGIAN
2570 CHESTNUT STREET.
SAN FRANCISCO, CA 94123

215-19
TURNBULL, LOWELL D., JOYCE M. MCDONALD &
CAMBRIDGE TRUST COMPANY TRS.
THE DAVID TURNBULL TRUST
75 STATE STREET, 18TH FLOOR
BOSTON, MA 02109

215-19
WANG, KWOYING
1699 CAMBRIDGE ST #31
CAMBRIDGE, MA 02138

215-19
PARATORE, ANTHONY J. &
MICHAELA A. PARATORE, TRUSTEES
6 DAY STREET
CAMBRIDGE, MA 02140

215-19
HU, PING LO, TR. OF YUNGTSU REALTY TRUST
20, LANE 31, YUNG-KANG STREET, 2F
YUNG-KANG ST., 2F R.O.C.
TAIPEI, _ 10600

215-19
NALLARI, MITHUN S. & LILUYE JHALA
29 CONCORD AVE., #806
CAMBRIDGE, MA 02138

215-19
KAMALA NALLARI LLC
2503 MANCHESTER DR.
VALPARAISO, ID 46385

215-24
YIHE PATSY'S CORPORATION
122A E. FOOTHILL BLVD#4
ARCADIA, CA 91006

215-66
NEWMAN, DAVID A. & MAUREEN G. NEWMAN
TRS OF THE 42 GARDEN ST REALTY TRUST
42 GARDEN ST
CAMBRIDGE, MA 02138

215-5
FIRST CHURCH IN CAMBRIDGE
CONGREGATIONAL
44 GARDEN STREET
CAMBRIDGE, MA 02138

215-19
GOLDSTEIN, CHERI
29 CONCORD AVE., #101
CAMBRIDGE, MA 02138

215-19
DOUCETTE, GLYNNIS C.
1226 MASONIC AVE
SAN FRANCISCO, CA 94117

215-19
BRIGGS, XAVIER N. & CYNTHIA D. BRIGGS
151 PROSPECT PLACE#2
BROOKLYN, NY 11238

215-19
SHI, WENBO
29 CONCORD AVE., #105
CAMBRIDGE, MA 02138

215-19
CHASEN, STUART
P.O.BOX #133
SOMERVILLE, MA 02143

215-19
REIFMAN, BEVERLY
47 WENDELL STREET
CAMBRIDGE, MA 02138-2326

215-19
VOTTA, THERESA M., TRUSTEE THERESA M.
VOTTA REV TRUST
29 CONCORD AVE., #210
CAMBRIDGE, MA 02138

215-19
WADWA, KALYAN,
TR. OF WADWA FAMILY TRUST
12303 HARBOUR POINTE BLVD. E302
MUKILTEO, WA 98275

215-19
ALBERT, MADELINE
29 CONCORD AVE., UNIT #302
CAMBRIDGE, MA 02138

215-19
AL-SHAWI, KHALID & DOROTHY AL-SHAWI
14 CONCORD AVE #607
CAMBRIDGE, MA 02138

215-19
TRAVERS, JAMES S.
29 CONCORD AVE, #308
CAMBRIDGE, MA 02138

215-19
MCCARTHY, ANNE
63 LINDEN ST. #2
WELLSLEY, MA 02482

494

215-19
ZAJAC, JOZEF
29 CONCORD AVE., #505
CAMBRIDGE, MA 02138

215-19
HEAD, GWEN T. ATTN: ANDREW TANENBAUM
MUFG UNION BANK, NA
350 CALIFORNIA ST. 18TH FL
SAN FRANCISCO, CA 94104

215-19
PARATORE, ANTHONY J. &
MICHAELA A. PARATORE, TRUSTEE
6 DAY STREET
CAMBRIDGE, MA 02140

215-19
CHAI, SEN
29 CONCORD AVE. UNIT#608
CAMBRIDGE, MA 02138

215-19
DAVIES, DANIEL EIRUG
29 CONCORD AVE., #610
CAMBRIDGE, MA 02138

215-19
WELSH, PAULINE
29 CONCORD AVE. UNIT#701
CAMBRIDGE, MA 02138

215-19
BELLAVANCE, TRACY,
TR. OF 29 CONCORD AVE - 704 R.E TRUST
505 TREMONT STREET, 412
BOSTON, MA 02116

215-19
ASHURIAN, EDWARD
3982 ALHAMBRA DR WEST
JACKSONVILLE, FL 32207

215-19
RO, ALEX S. & MINA L RYU
TRUSTEES OF THE RO-RYU TRUST
29 CONCORD AVE UNIT #709
CAMBRIDGE, MA 02138

215-19
MORGEN, MARI-ELIZABETH
6 DAY ST
CAMBRIDGE, MA 02140-1204

215-57
O'MORE, RAHEL
27 CONCORD AVE
CAMBRIDGE, MA 02138

215-61
JONASH, LINDA F.
21 CONCORD AVE
CAMBRIDGE, MA 02138

215-19
MCAVINNEY, WILLIAM F. TRUSTEE
CAROLYN ANN FULLER TRUSTEE
12 DOUGLASS ST
CAMBRIDGE, MA 02139

215-19
HIBBS, CHRISTINA C.
4-74 48TH AVENUE APT 3N
LONG ISLAND CITY, NY 11109

215-19
E&S BROWN LLC
26 HEATHER LANE
STOW, MA 01775

215-19
ZHAO, XIAOJUN YANG XUEMEI
4 ANIS RD
BELMONT, MA 02478

215-19
HOLANTINAS, LLC
11514 WICKHOLLOW LANE
HOUSTON, TX 77043

215-19
LUO, JIANG BENJAMIN S. DESCHATRE
61 ROCKLAND STREET
NATICK, MA 01760

215-19
THOMSON, CAROL & HAROLD HEMOND
BRIAN HEMOND
18 YERXA RD
ARLINGTON, MA 02474

215-19
GANNU, RAJANI
29 CONCORD AVE UNIT #310
CAMBRIDGE, MA 02138

215-64
SPAR, DEBORA L. MILTOS CATOMERIS
38 GARDEN ST
CAMBRIDGE, MA 02138

215-19
CAUBET, JEAN-FRANCOIS,
TRS THE JEAN-FRANCOIS CAUBET REVOC
LIVING TRUST
29 CONCORD AVE UNIT #612
CAMBRIDGE, MA 02138

215-19
CRAWFORD, ALAN S. LILLIAN S. LIN, TRS
938 KNOLLS DR
BOZEMAN, MT 59715

215-19
AI, DI HUA LIAO
2639 TAFFY COURT
SAN JOSE, CA 95148

215-19
RUSSELL, JOAN M.
148 METHUEN ST.
LOWELL, MA 01850

42 GARDEN STREET

Project Address:

42 Garden Street
Cambridge, MA

Client:

Dan and Maureen Newman

Contractor:

Kyle Restoration

Consultants:

John Born Associates

Date:

October 28, 2019



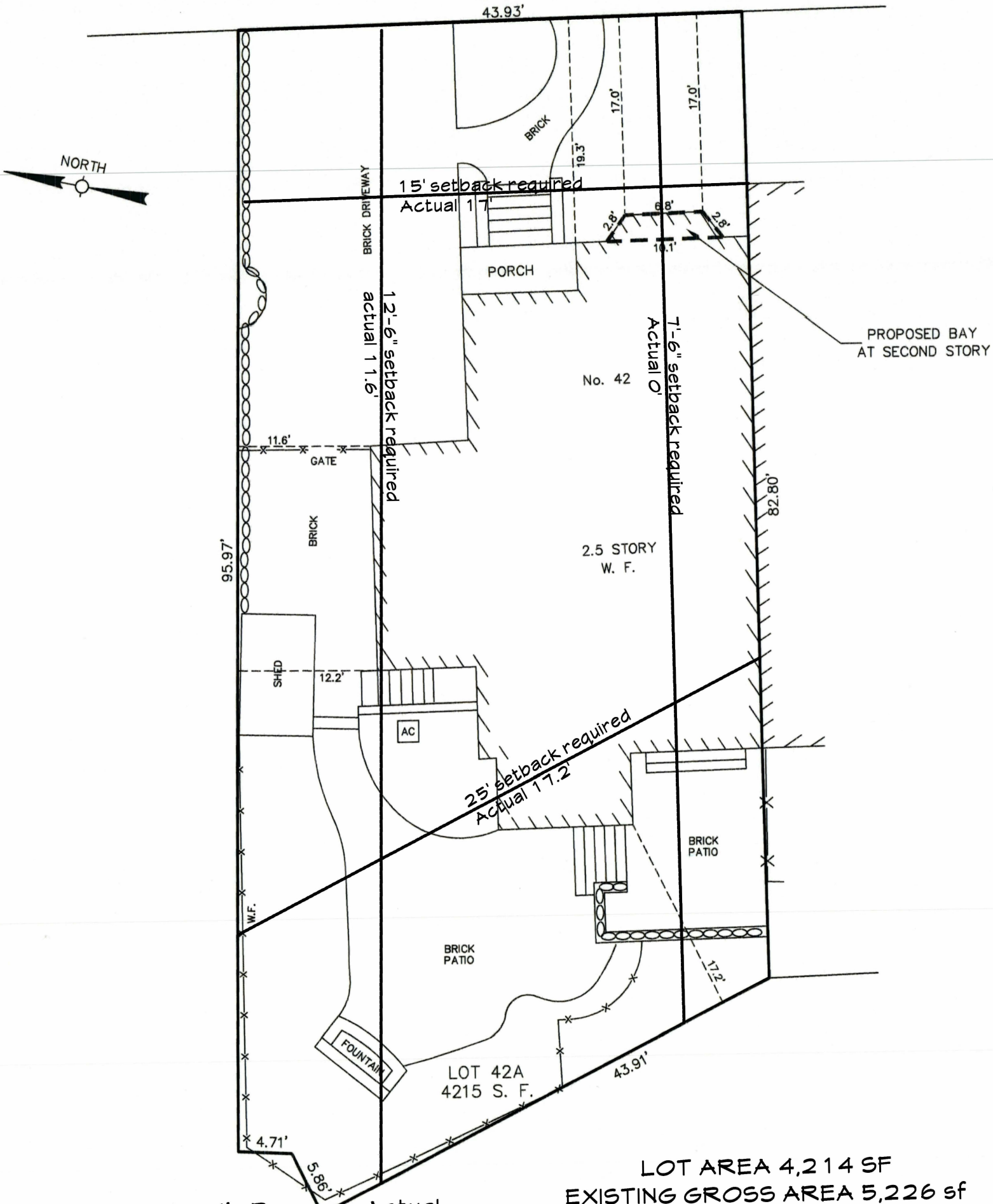
HICKOX WILLIAMS ARCHITECTS

58 Winter Street | Boston, MA

617.542.1080

www.hickoxwilliams.com

GARDEN STREET



	Min Req.	Actual
Lot size	5000 sf	4214 sf
Area/DU	2500 sf	4214 sf
Lot width	50'	43.93'
Ratio Private Open Space to Lot Area	40%	65%

LOT AREA 4,214 SF
EXISTING GROSS AREA 5,226 sf
EXISTING FAR: 1.240
PROPOSED GROSS AREA 5,244 sf
PROPOSED FAR: 1.244

PLOT PLAN
42 GARDEN STREET
CAMBRIDGE, MASS.

SCALE : 1" = 10' JANUARY 9, 2020

AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072
PHONE: (781)344-2386

GRAPHIC SCALE



42 GARDEN STREET
Cambridge, MA



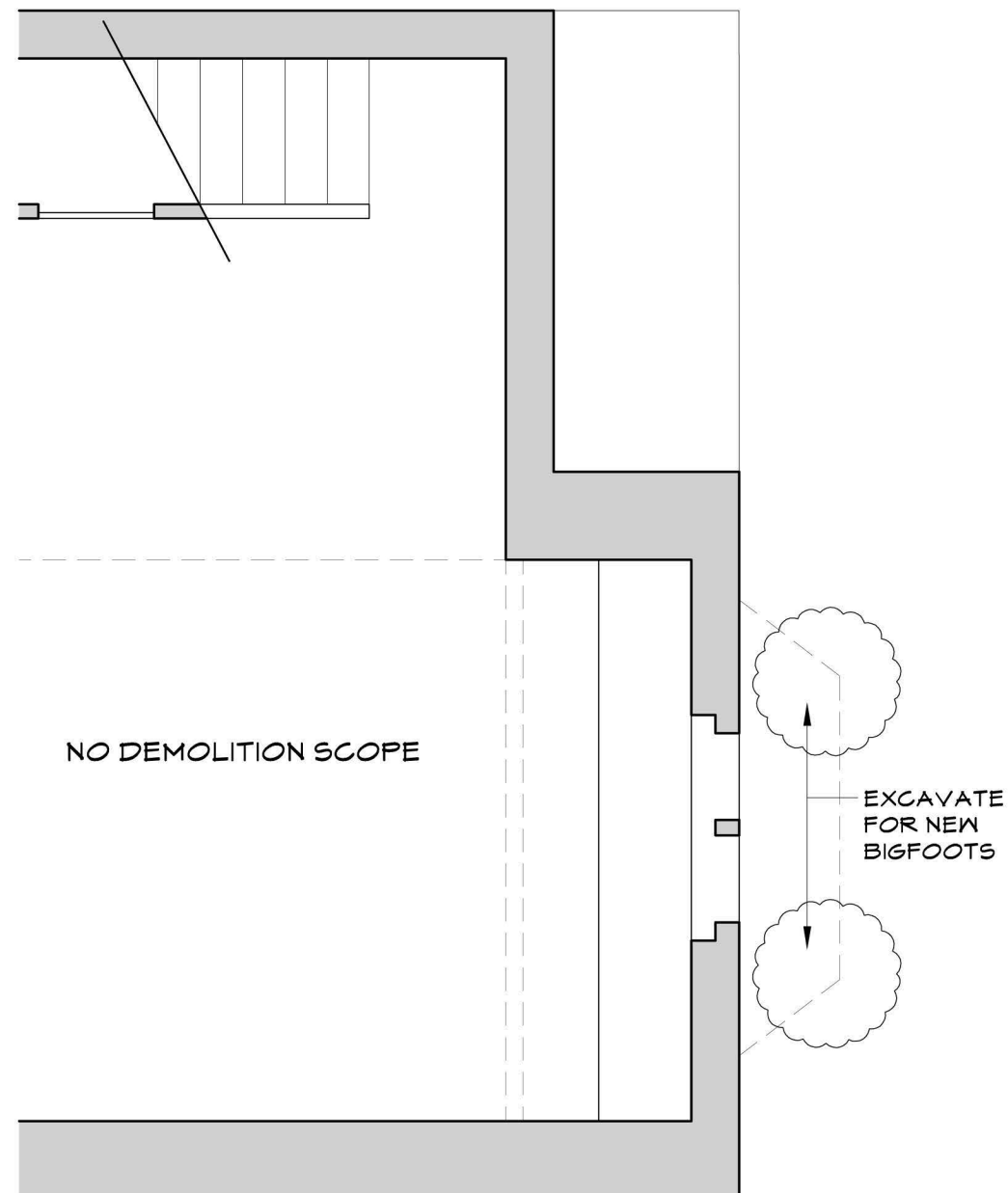
Be in the name

DRAWING NAME:
EXISTING
BASEMENT PLAN
&
FIRST FLOOR PLAN

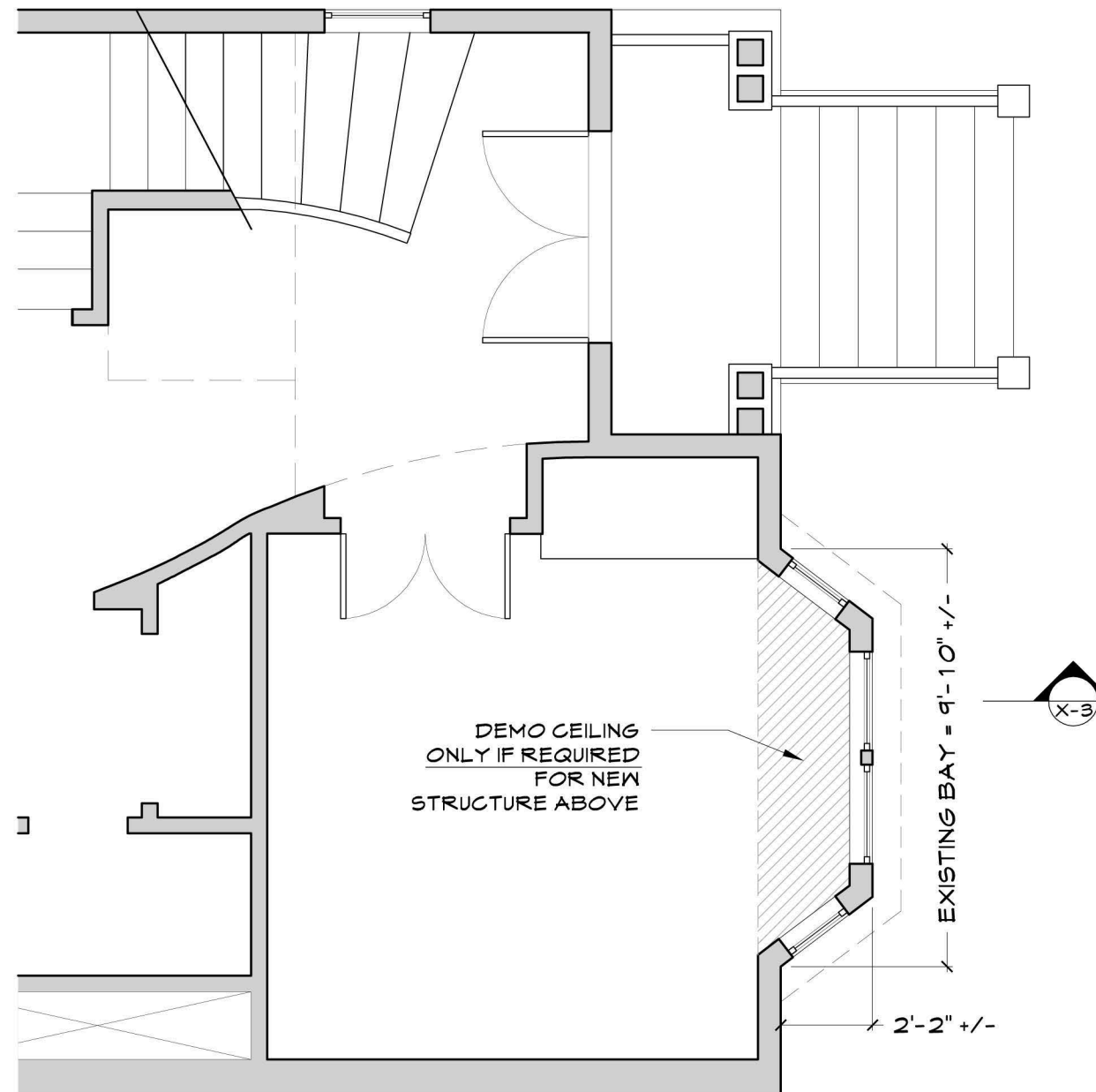
SCALE:
1/4" = 1'-0"
0 1 2 4

SHEET NUMBER:
X-1

■ = EXISTING
▨ = FOR DEMOLITION



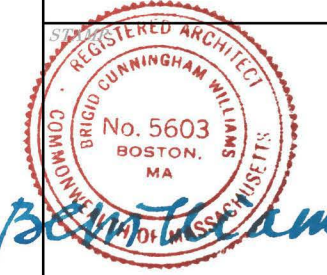
○ EXISTING BASEMENT PLAN



○ EXISTING FIRST FLOOR PLAN



42 GARDEN STREET
Cambridge, MA

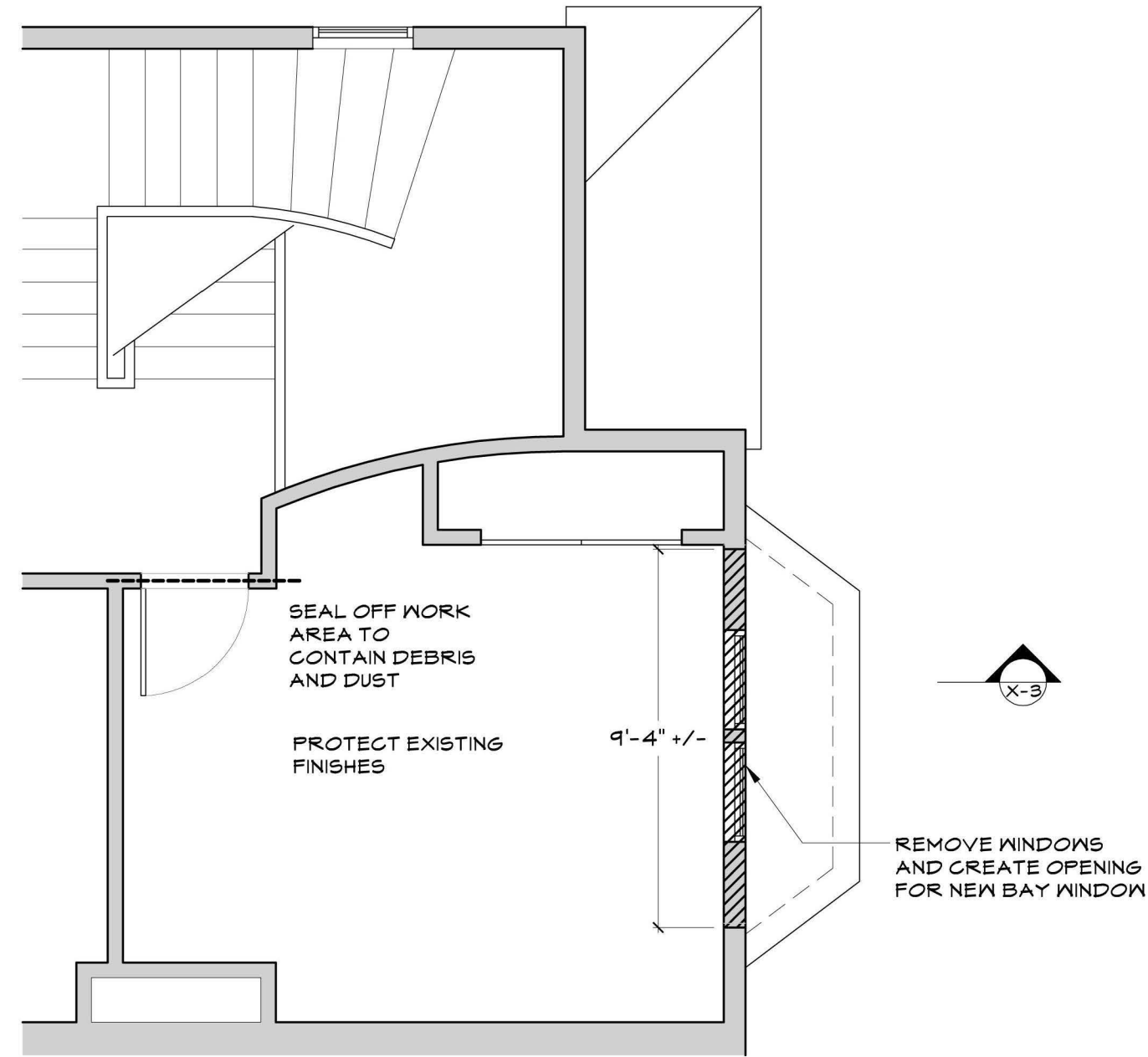


DRAWING NAME:
EXISTING
SECOND FLOOR PLAN

SCALE:
1/4" = 1'-0"
0 1 2 4

SHEET NUMBER:
X-2

= EXISTING
= FOR DEMOLITION

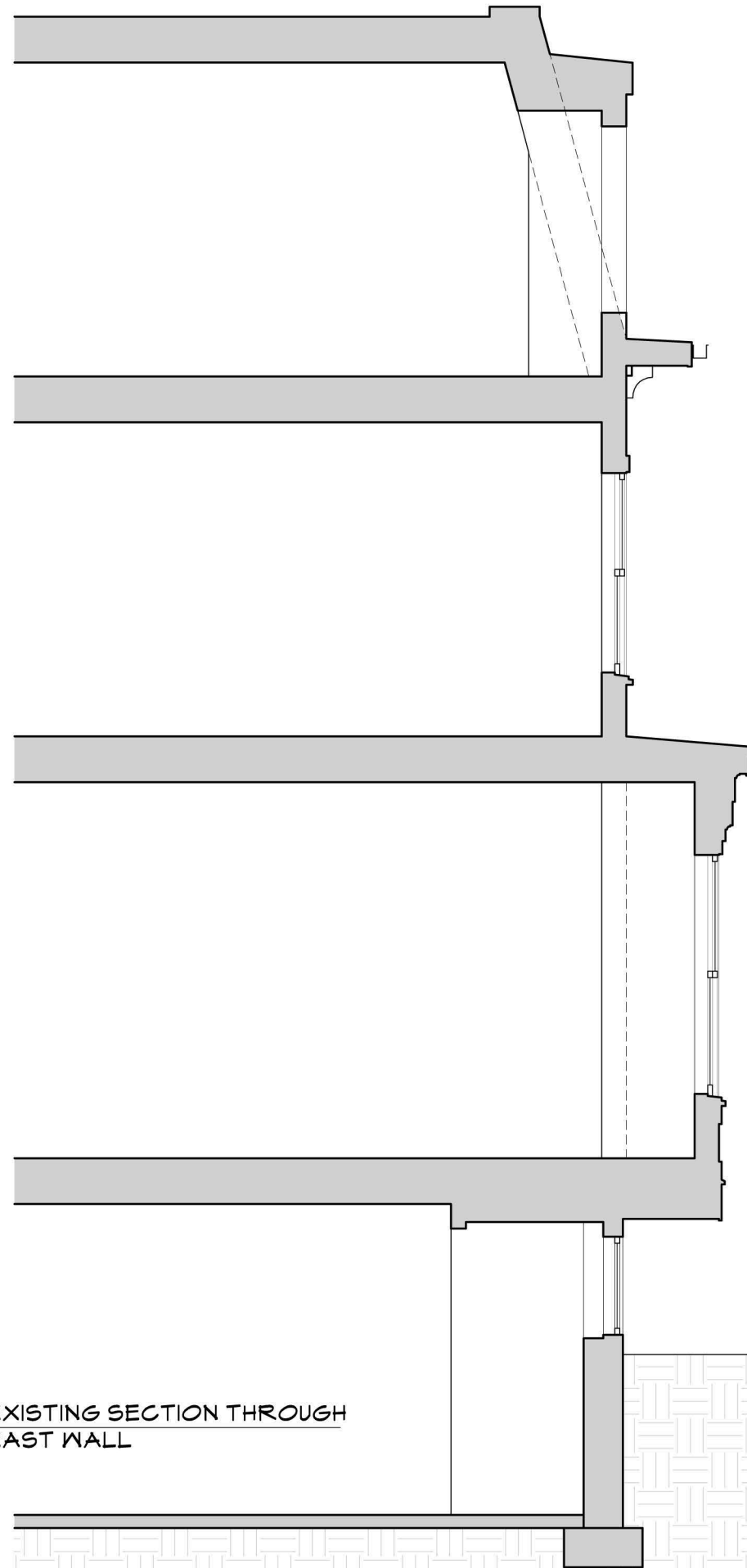


EXISTING SECOND FLOOR PLAN





EXISTING EAST ELEVATION



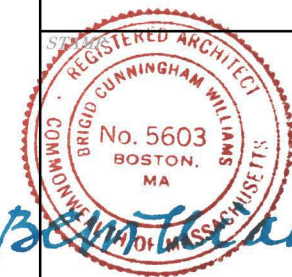
EXISTING SECTION THROUGH
EAST WALL

HWA
HICKOX WILLIAMS ARCHITECTS

58 WINTER STREET BOSTON, MA
617.542.1080

28 October 2019

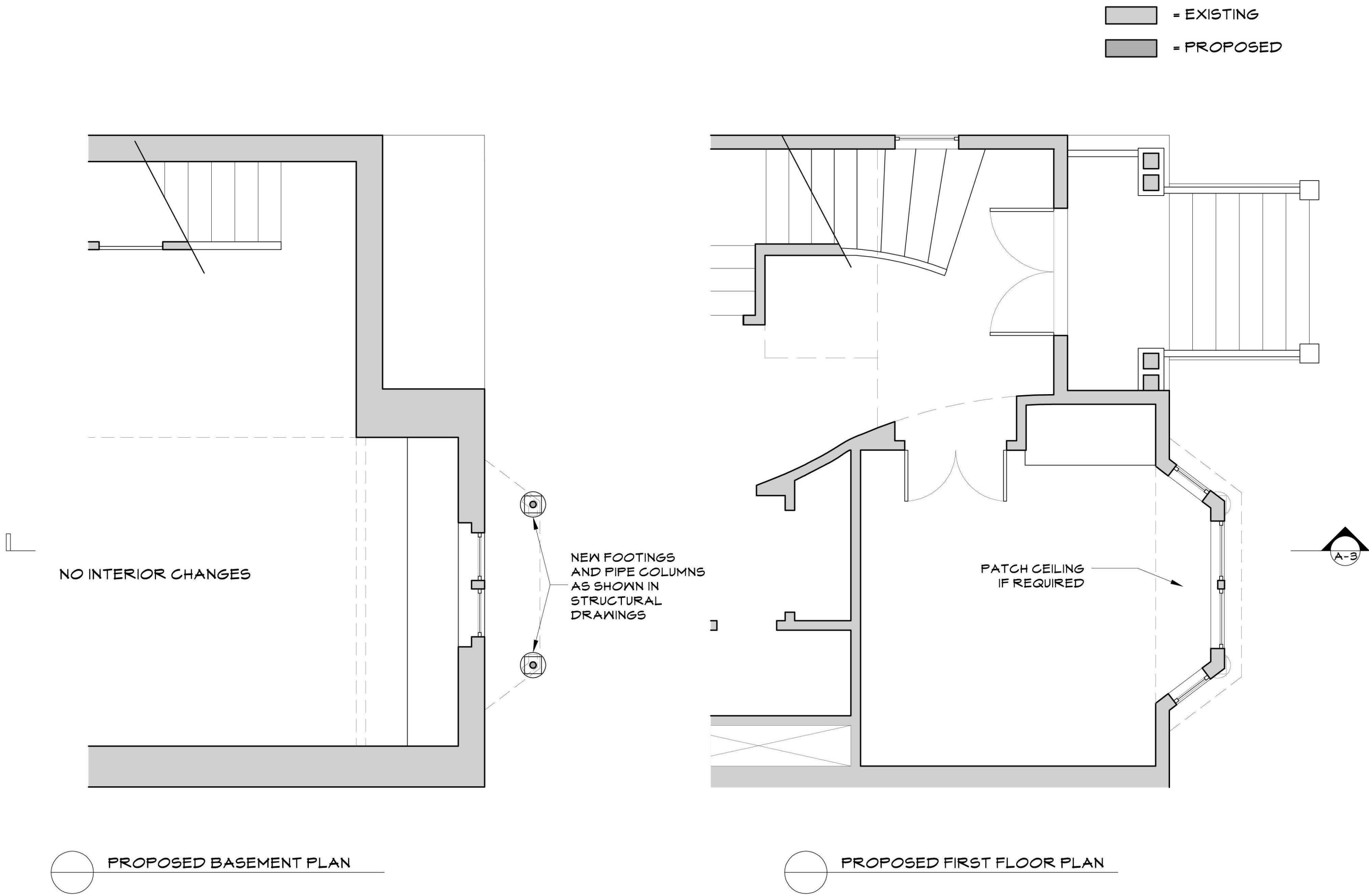
42 GARDEN STREET
Cambridge, MA



DRAWING NAME:
EXISTING
EAST FACADE
AND SECTION AT
EAST WALL

SCALE:
1/4" = 1'-0"
0 1 2 4

SHEET NUMBER:
X-3



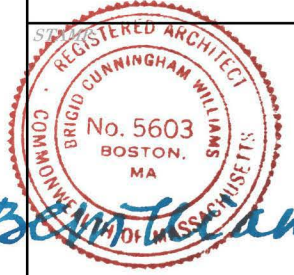
■ = EXISTING
■ = PROPOSED

HWA
HICKOX WILLIAMS ARCHITECTS

58 WINTER STREET BOSTON, MA
617.542.1080

28 October 2019

42 GARDEN STREET
Cambridge, MA

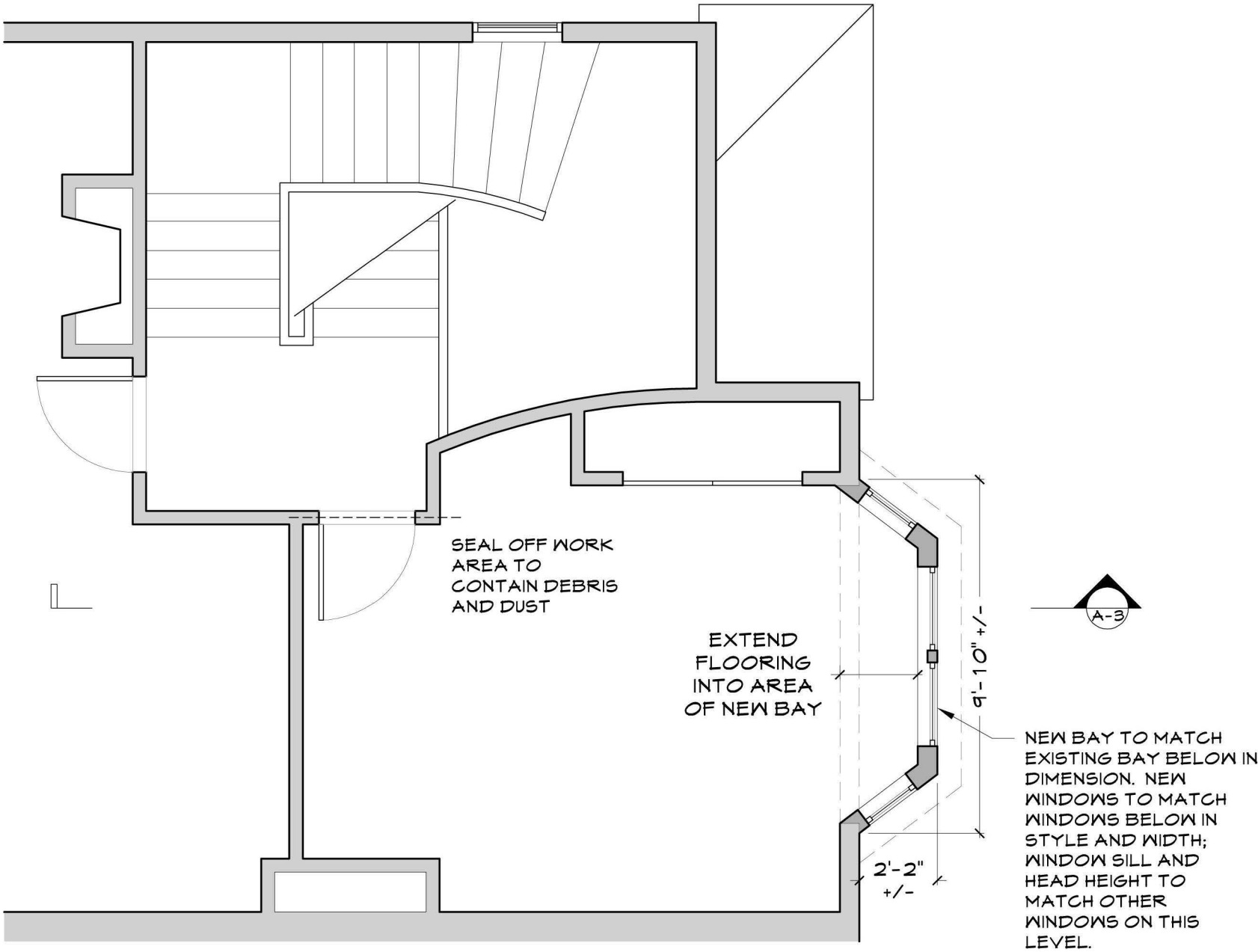


DRAWING NAME:
**PROPOSED BASEMENT
PLAN
&
FIRST FLOOR PLAN**

SCALE:
1/4" = 1'-0"
0 1 2 4

SHEET NUMBER:
A-1

 = EXISTING
 = PROPOSED



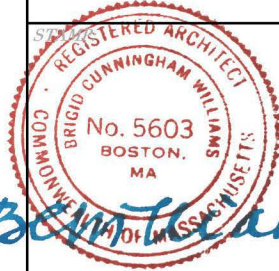
 PROPOSED SECOND FLOOR PLAN

HWA
HICKOX WILLIAMS ARCHITECTS

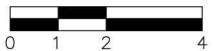
58 WINTER STREET BOSTON, MA
617.542.1080

28 October 2019

42 GARDEN STREET
Cambridge, MA



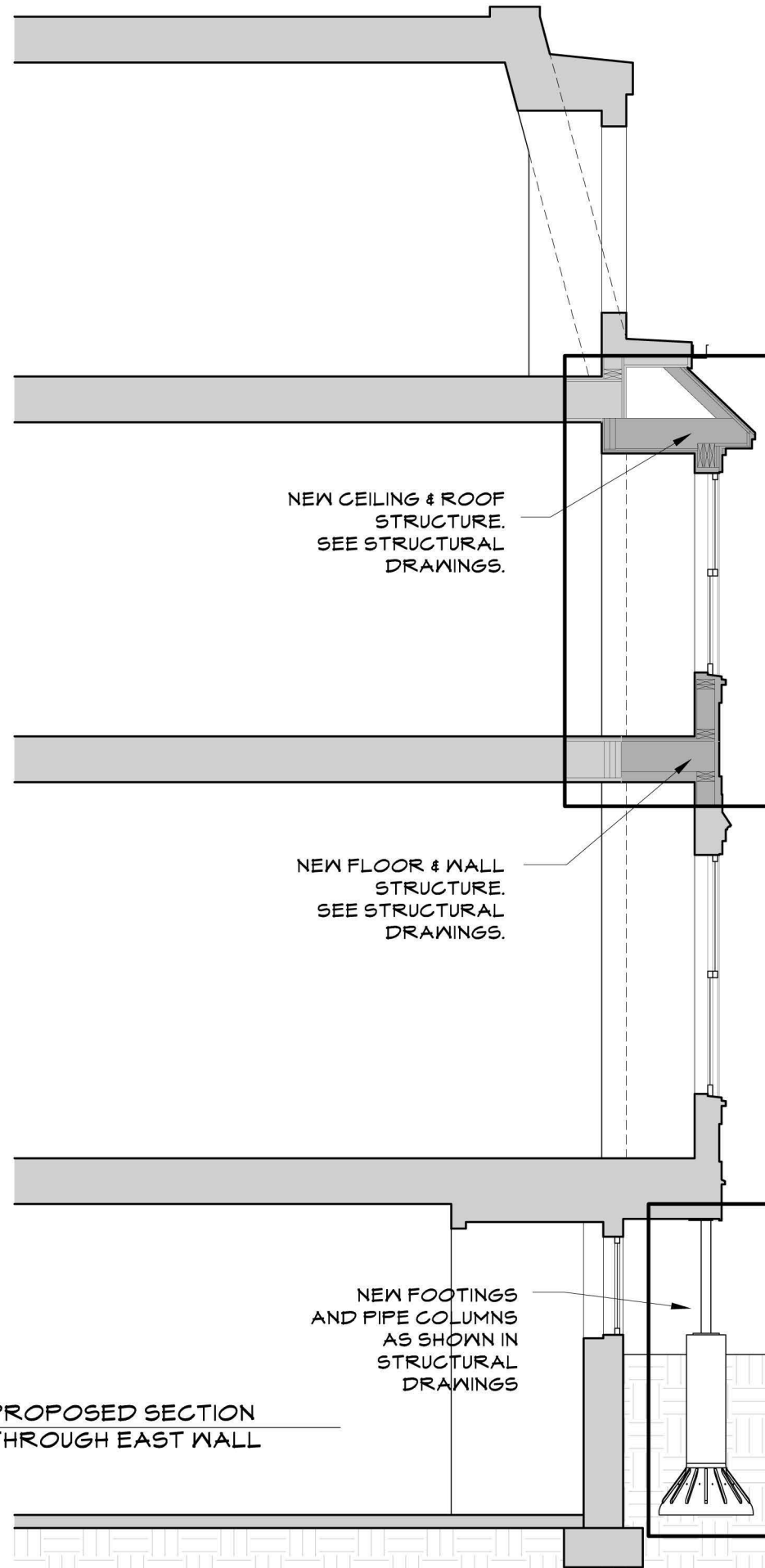
DRAWING NAME:
PROPOSED
SECOND FLOOR PLAN

SCALE:
1/4" = 1'-0"


SHEET NUMBER:
A-2



PROPOSED EAST ELEVATION



PROPOSED SECTION
THROUGH EAST WALL

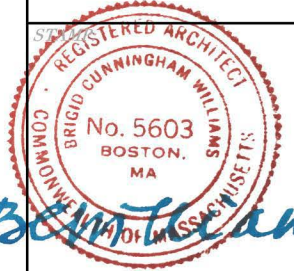


HWA
HICKOX WILLIAMS ARCHITECTS

58 WINTER STREET BOSTON, MA
617.542.1080

28 October 2019

42 GARDEN STREET
Cambridge, MA



DRAWING NAME:
PROPOSED EAST FACADE
AND SECTION AT
EAST WALL

SCALE:

1/4" = 1'-0"



SHEET NUMBER:

A-3

JOHN BORN ASSOCIATES
Consulting Engineers
3 WALNUT AVENUE
CAMBRIDGE, MASSACHUSETTS 02140
(617) 864-0068 JBA-#2588



58 WINTER STREET BOSTON, MA
617.542.1080

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42 GARDEN STREET
Cambridge, MA

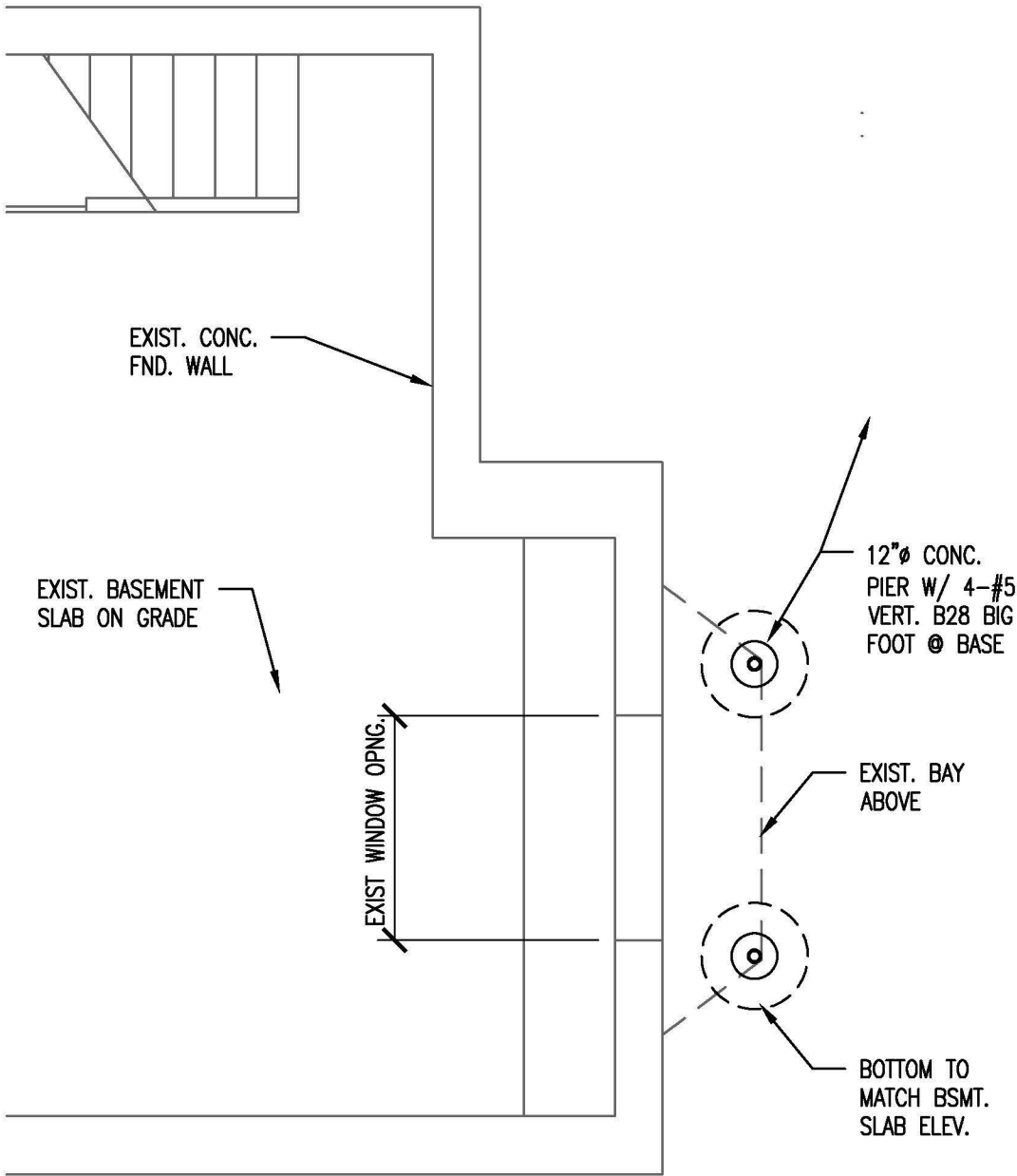
STAMP:



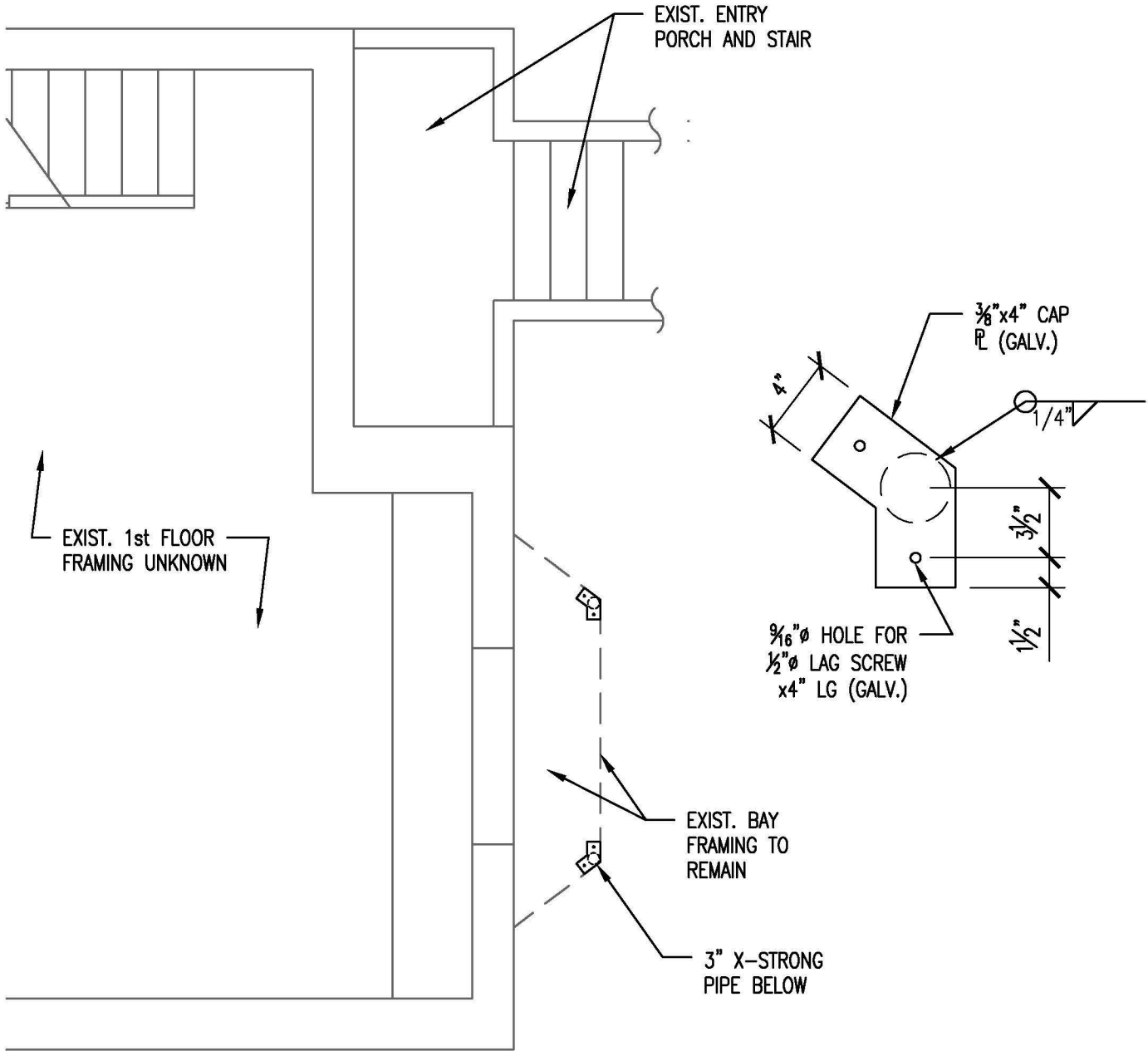
DRAWING NAME:
FOUNDATION AND
FIRST FLOOR
FRAMING PLAN

SCALE:
1/4"=1'-0"

SHEET NUMBER:
S-1



FOUNDATION PLAN
1/4"=1'-0"



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



JOHN BORN ASSOCIATES
Consulting Engineers
3 WALNUT AVENUE
CAMBRIDGE, MASSACHUSETTS 02140
(617) 864-0068 JBA-#2588

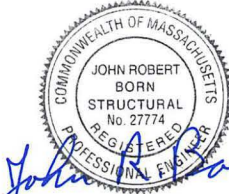


58 WINTER STREET BOSTON, MA
617.542.1080

OCTOBER 28, 2019

42 GARDEN STREET
Cambridge, MA

STAMP:



DRAWING NAME:

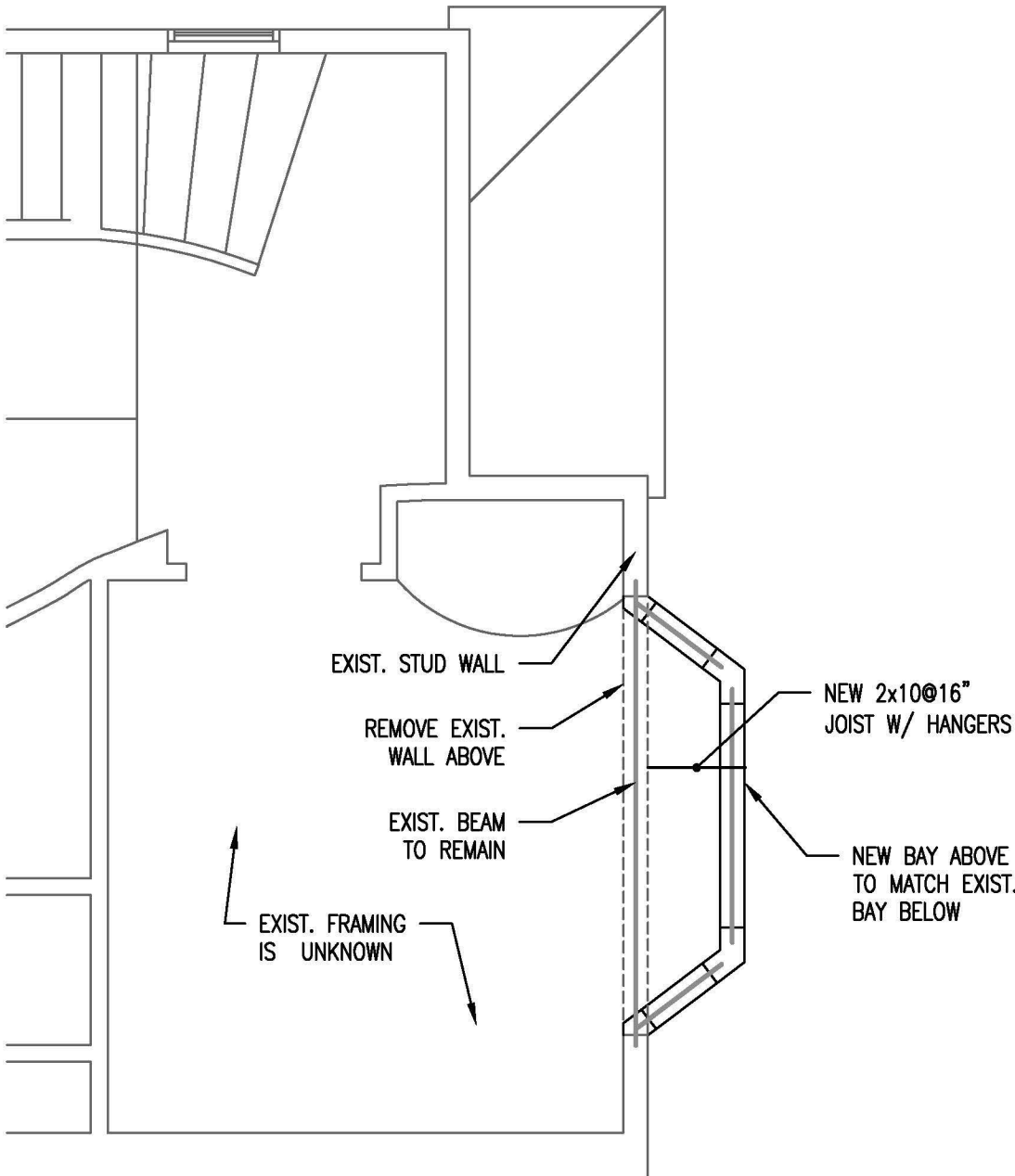
SECOND AND
THIRD FLOOR
FRAMING PLAN

SCALE:

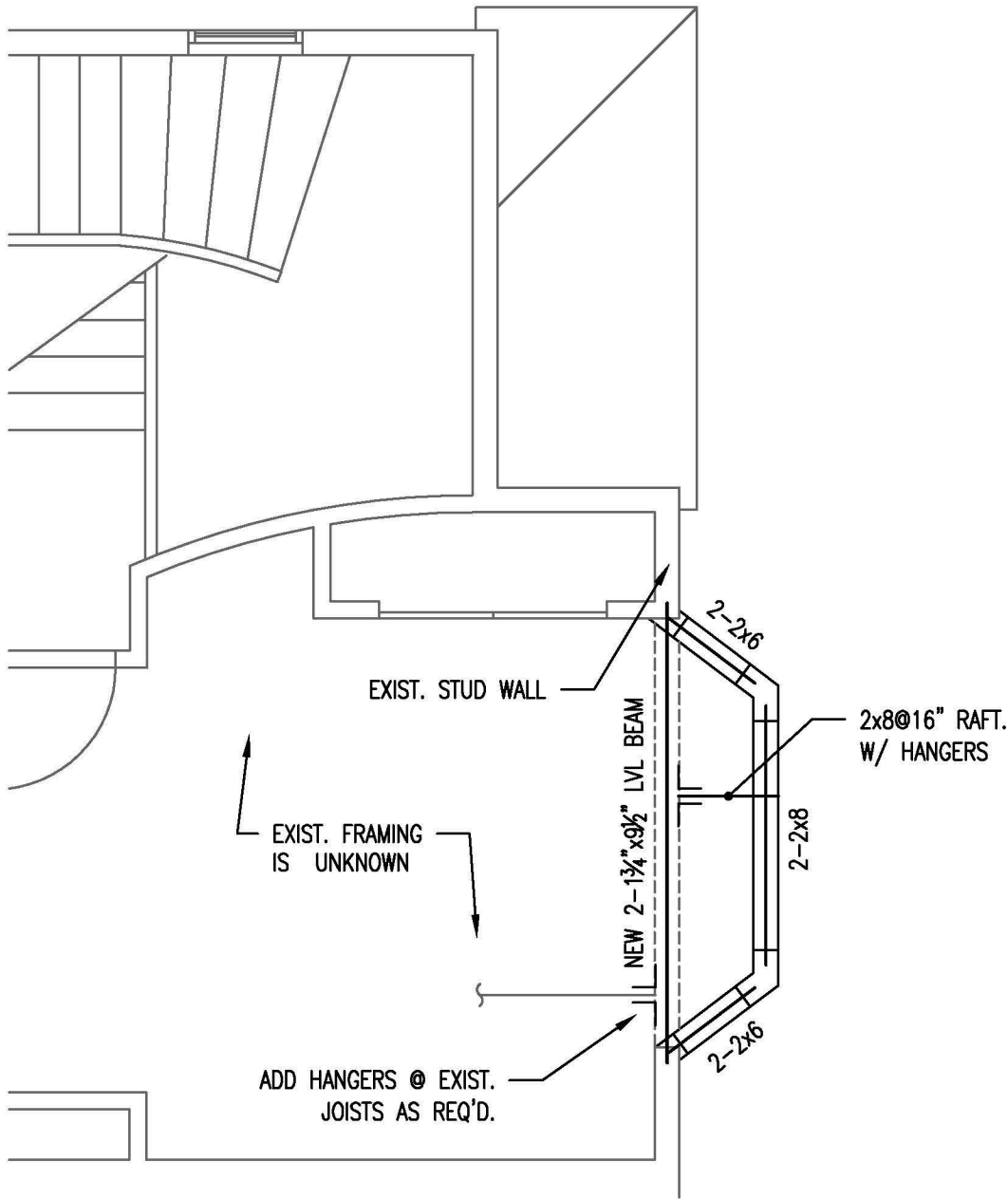
1/4"=1'-0"

SHEET NUMBER:

S-2



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



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







CHARLES L. GAGNEBIN III
CONSTANCE C. GAGNEBIN
40 GARDEN STREET
CAMBRIDGE, MA 02138

City of Cambridge
Zoning Board of Appeals

We totally support extending the bay window on our neighbor's house at 42 Garden St. to the second floor. We feel that will make it look balanced with our adjacent house where the bay window does extend to the second floor. Additionally it makes the property look more consistent with the time period it represents and more consistent with other houses in the area.

We have lived at 40 Garden St. for over 15 years. Charles grew up in Brookline, attended Harvard and then worked at MIT for three years so he is familiar with this area. Constance grew up in Lowell then Chelmsford. Attended Tufts and worked at MIT. She also is familiar with architecture of this area.

Sincerely,

Constance C. Gagnebin Date June 19, 2020
Constance C. Gagnebin

Charles L. Gagnebin III Date 6/19/2020
Charles L. Gagnebin III