

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

BZA APPLICATION FORM

Plan No: BZA-014762-2017

GENERAL INFORMATION

Special Permit : Variance : Appeal :
PETITIONER: Jennifer Van Campen
PETITIONER'S ADDRESS: 51 Harvey St. Cambridge, MA 02140
LOCATION OF PROPERTY: 51 Harvey St Cambridge, MA
TYPE OF OCCUPANCY: SINGL-FAM ZONING DISTRICT: Residence B Zone
REASON FOR PETITION: Other: relocation of windows and a door
DESCRIPTION OF PETITIONER'S PROPOSAL :
Pre-existing non conforming single family house does not have required dimensional setbacks so any change to exterior windows or doors needs special permit.
SECTIONS OF ZONING ORDINANCE CITED:
Article 8.000 Section 8.22.2 (Non-Conforming Structure).
Original Signature(s): (Petitioner(s) / Owner) Sensite Van Campen (Print Name)
Address: 51 Harrey St. Combrage MA 02140
Tel. No.: 781640 3027
E-Mail Address: Juc 12 gegman, com

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 Jennifer Van Campen
Address: 51 Harrey St., Cambridge, MA
State that I/We own the property located at 51 Harviy 5+
which is the subject of this zoning application.
The record title of this property is in the name of Jennifer Van Campen
*Pursuant to a deed of duly recorded in the date 457017 , Middlesex South County Registry of Deeds at Book 69105 , Page 187 ; or
Middlesex Registry District of Land Court, Certificate No.
BookPage
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
The above-name Janifer Van langen personally appeared before me,
this 18 of october, 2017, and made oath that the above statement is true.
My commission expires CONCETTINA TALARICO Notary Public (Notary Seal). My Commonwealth of Massachusensy Seal). My Commission Expires January 28, 2022

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

CONCETTINA TOTANICO
Motory Public
William onweith of Massachusens
My Cananization Expires
January 28, 2022

in the property of the property of the



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 <u>51 Harvey St Cambridge, MA</u> (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:

 My project will reduce the total number of windows in the rear of my house, remove a second floor rear egress and increase the width of a first floor glass door. The total square footage of windows/doors in the rear of my house will decrease from 508 sq. ft. to 416 sq. ft. thus not increasing the non-conforming use or causing a detriment to the public interest.
- 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:
- 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:
- 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:
- 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:

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

Jennifer Van Campen single family PRESENT USE/OCCUPANCY: APPLICANT: **LOCATION:** 51 Harvey St Cambridge, MA ZONE: Residence B Zone PHONE: single family REQUESTED USE/OCCUPANCY: **EXISTING** REQUESTED **ORDINANCE CONDITIONS CONDITIONS** REQUIREMENTS TOTAL GROSS FLOOR AREA: (max.) 1 1 1 (min.) LOT AREA: 1 1 1 RATIO OF GROSS FLOOR AREA (max.) TO LOT AREA: 1 1 1 (min.) LOT AREA FOR EACH DWELLING UNIT: 1 1 1 SIZE OF LOT: WIDTH (min.) 1 DEPTH 1 1 3 ' 3 ' 15' FRONT (min.) SETBACKS IN FEET: 5 ' 5 ' 25' REAR (min.) 61 6' 7'6" LEFT SIDE (min.) 7'6" 2' 2' (min.) RIGHT SIDE 1 1 1 SIZE OF BLDG.: HEIGHT (max.) 1 1 1 LENGTH 1 1 1 WIDTH 1 1 1 RATIO OF USABLE OPEN SPACE (min.) TO LOT AREA: 1 1 1 (max.) NO. OF DWELLING UNITS: 0 0 0 (min./max) NO. OF PARKING SPACES: 0 0 0 (min.) NO. OF LOADING AREAS: n/a n/a n/a (min.) DISTANCE TO NEAREST BLDG.

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.

ON SAME LOT:

^{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.

OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



CITY OF CAMBRIDGE **MASSACHUSETTS** BOARD OF ZONING APPEAL 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139

617 349-6100

2017 OCT 20 AM 10: 38

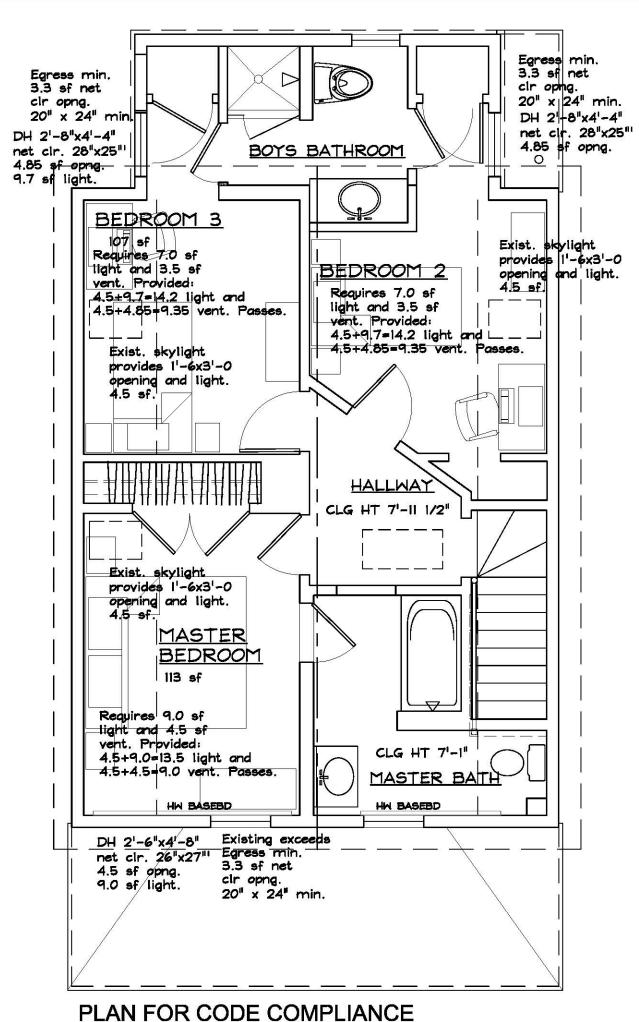
BZA APPLICATION FORM

CAMBRIDGE, MASSACHUSETTS to: BZA-014762-2017

Plan No:

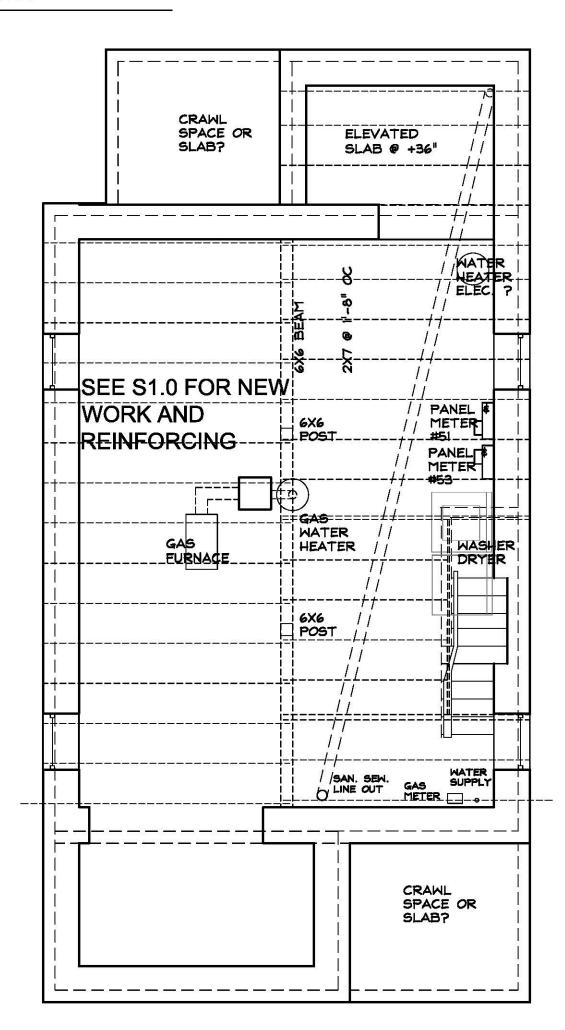
GENERAL INFORMATION

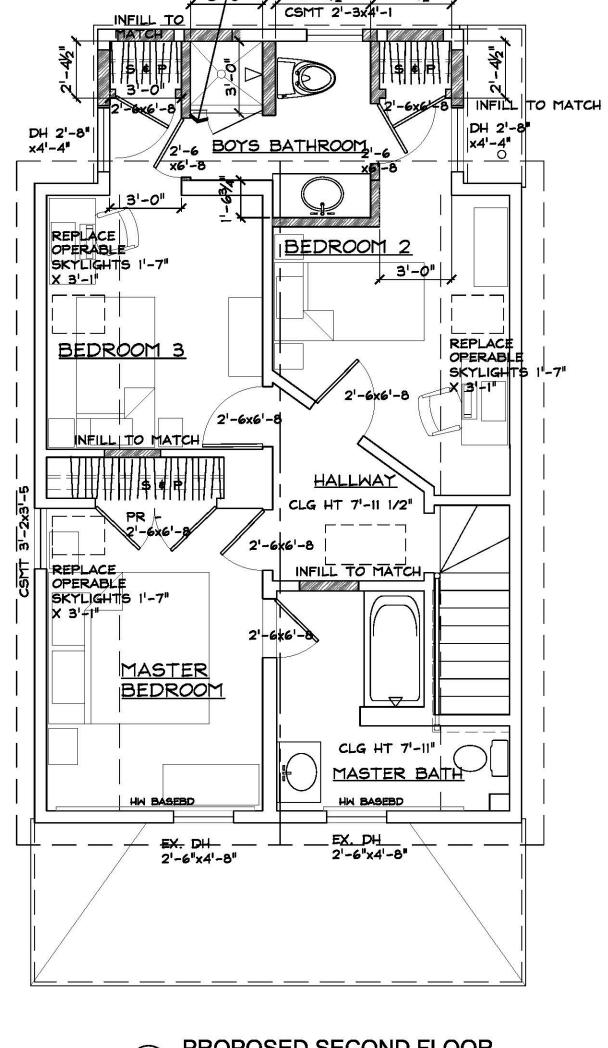
The undersigned hereby petitions the Board of Zoning A	Appeal for the following:
Special Permit : Variance	: Appeal :
PETITIONER: Jennifer Van Campen	
PETITIONER'S ADDRESS: 51 Harvey St. Car	mbridge, MA 02140
LOCATION OF PROPERTY: 51 Harvey St Camb	ridge, MA
TYPE OF OCCUPANCY: SINGL-FAM	ZONING DISTRICT: Residence B Zone
REASON FOR PETITION:	*
Other: relocation of wir	dows and a door
DESCRIPTION OF PETITIONER'S PROPOSAL:	
Pre-existing non conforming single family setbacks so any change to exterior windows	house does not have required dimensional s or doors needs special permit.
SECTIONS OF ZONING ORDINANCE CITED:	
Article 8.000 Section 8.22.2 (No	on-Conforming Structure).
Original Sign	
	Cennifer Van Camped
	(Print Name)
	Address: 51 Harvey St.
*	Cambridge MA 02140
	Tel. No.: 781 640 3027
Date	E-Mail Address: VCfcgcgmail.com

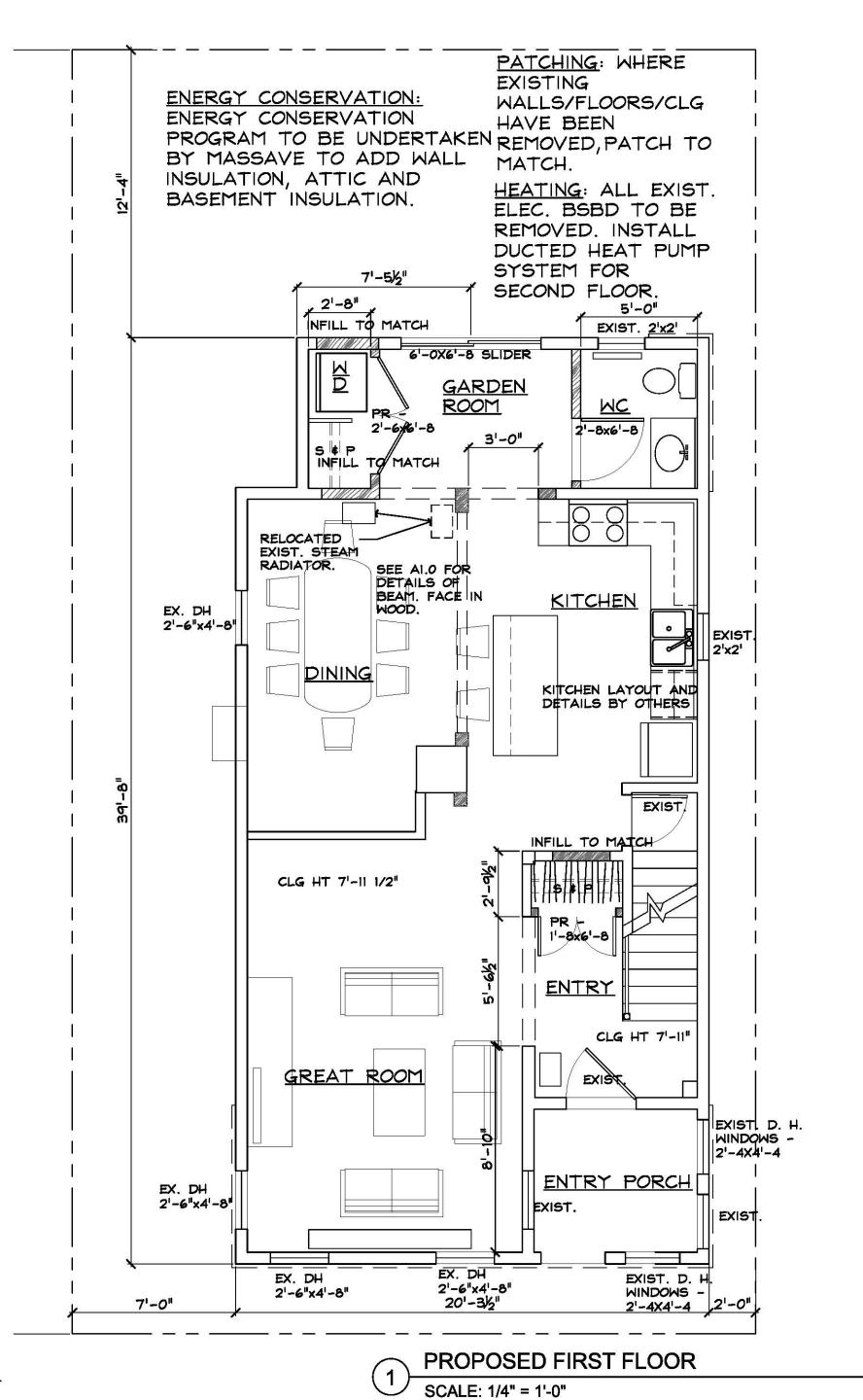


PLAN FOR CODE COMPLIANCE
FOR EGRESS, LIGHT AND VENT.

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







A R C H I T E C T U R E

625 Mt. Auburn Street
Cambridge, MA 02138

www.hdearchitecture.com
hde@hdearchitecture.com

Consultant :

Revisions :

No.: Date : Remarks :

Van Campen Residence

51 Harvey St. CAMBRIDGE, MA

Date: April 21, 2017

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

Project Number:

Drawn By: KG

Checked By: KGB

Drawing Title :

Proposed Floor Plans

0...

Sheet No.:

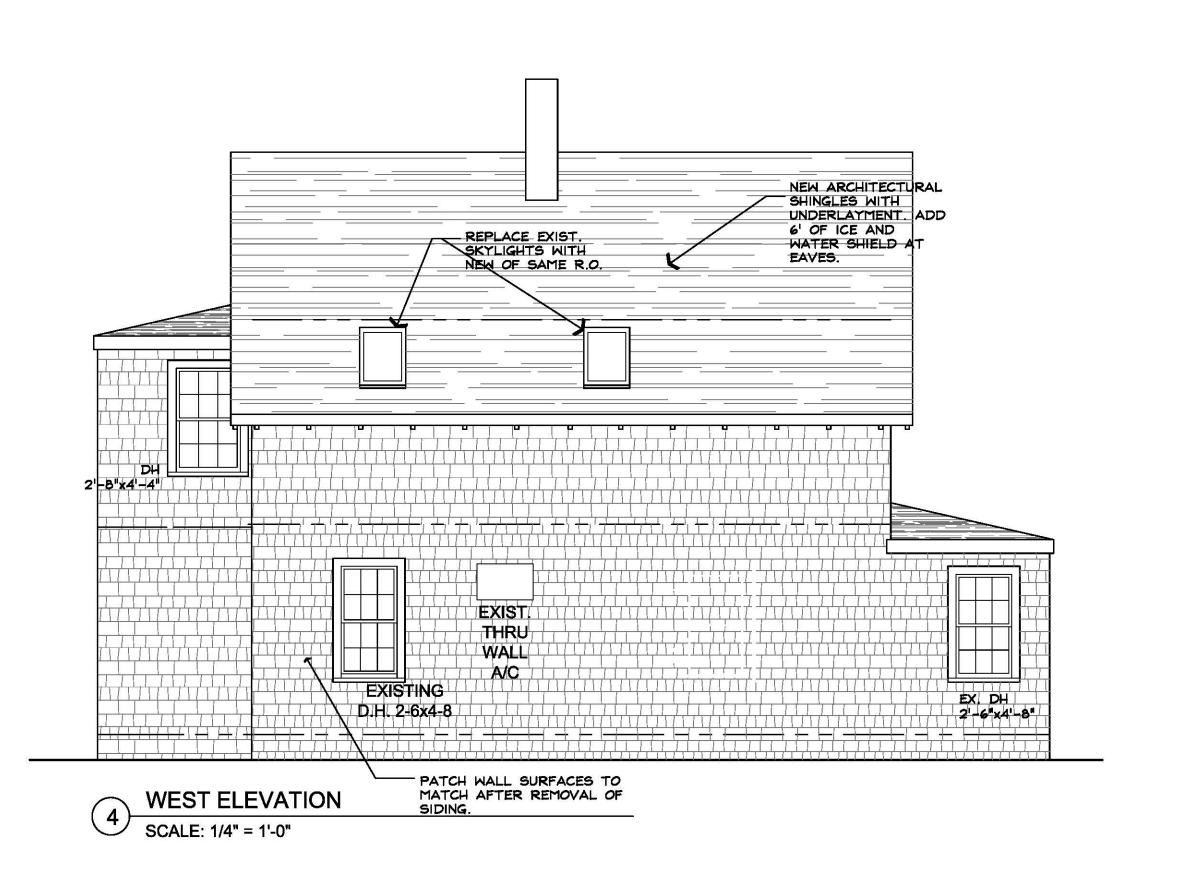
A 1.0

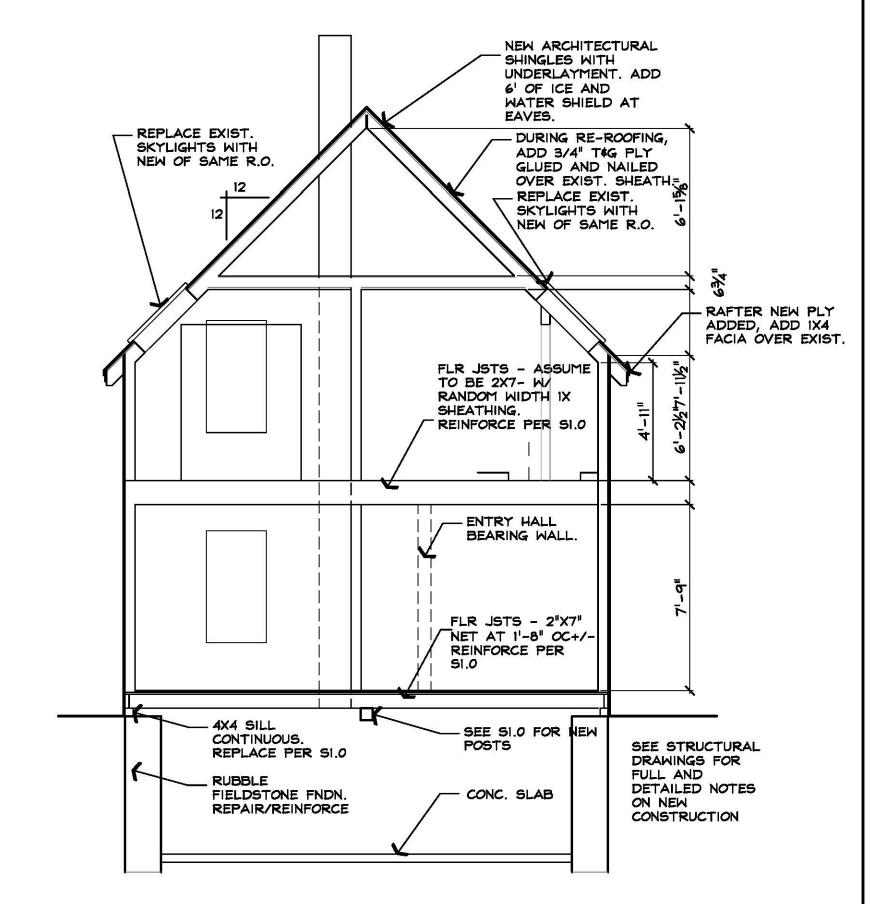
PROPOSED BASEMENT

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

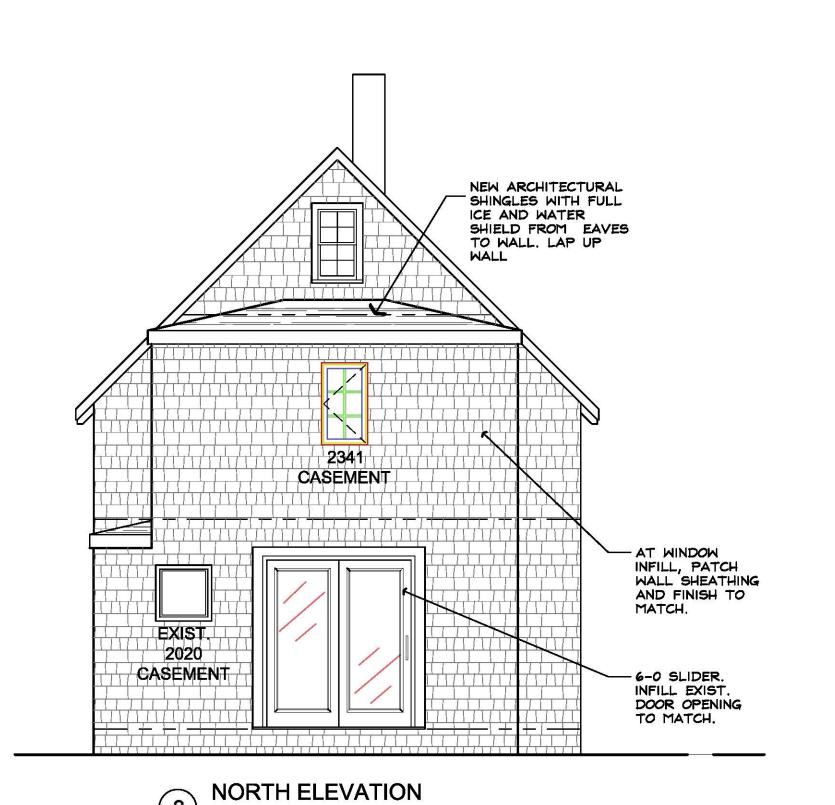
PROPOSED SECOND FLOOR

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

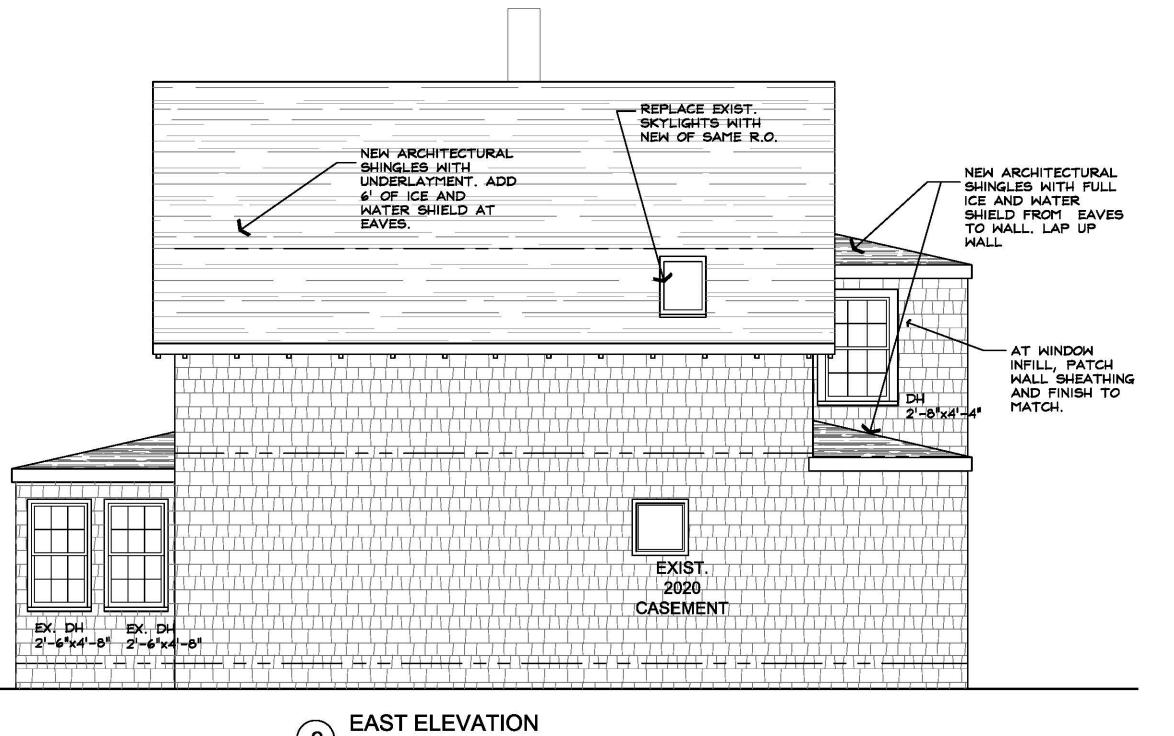




5 DIAGRAMMATIC SECTION
SCALE: 1/4" = 1'-0"



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



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

NEW ARCHITECTURAL
SHINKLES WITH FULL
ICE AND INATER
EX. DH

SOUTH ELEVATION

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

ARCHITECTURE
625 Mt. Auburn Street
Cambridge, MA 02135
www.hdsarchitecture.com

Consultant :

No. :	Date :	Remarks :
	-	. :
	-	
		. 19
	_	
	-	
	<u> </u>	*

Van Campen Residence

51 Harvey St. CAMBRIDGE, MA

Date:	April 21, 2017
Scale :	As Noted
Project Number :	
Drawn By :	KG
Checked By :	KGB

Drawing Title :

Proposed Elevations & Section

Sheet No.:

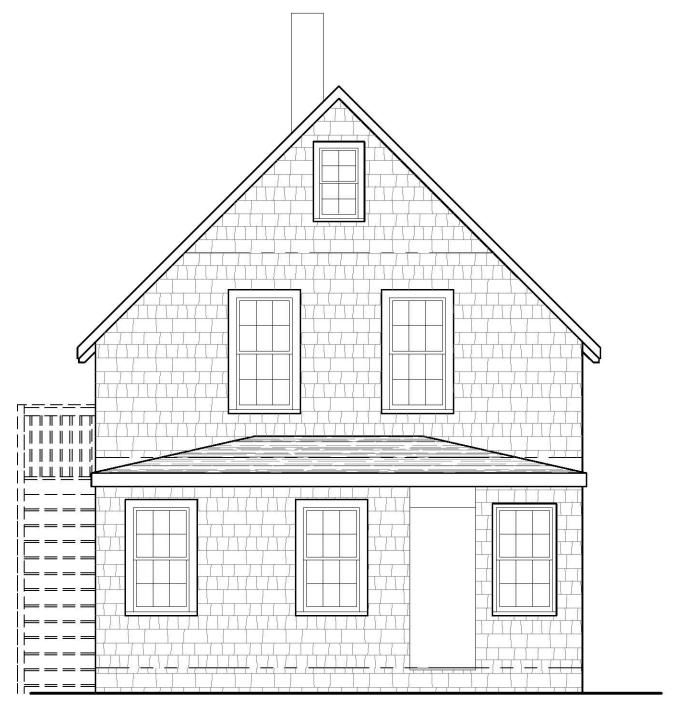
A 2.0



SECOND FLOOR

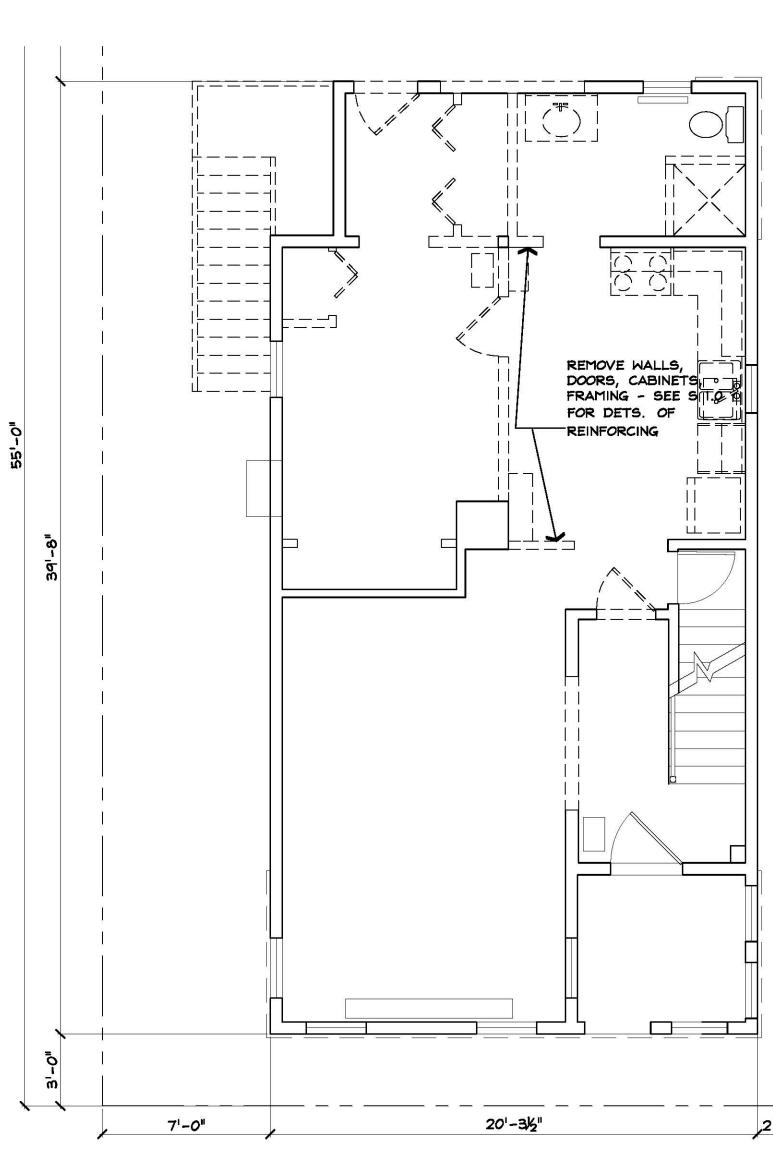
SCALE: 1/4" = 1'-0"

PATOMERATE SURFACETION
4 MATCH AFTER REMOVAL OF
SIDENGALE: 1/4" = 1'-0"



SOUTH ELEVATION

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



FIRST FLOOR

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



Consultant :

Revisions :

No. : Date : Remarks :

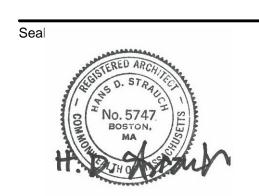
VAN CAMPEN RESIDENCE

CAMBRIDGE, MA

Date :	April 21, 2017
Scale :	1/4" = 1'-0'
Project Number :	
Drawn By :	KG
Checked By:	KGE

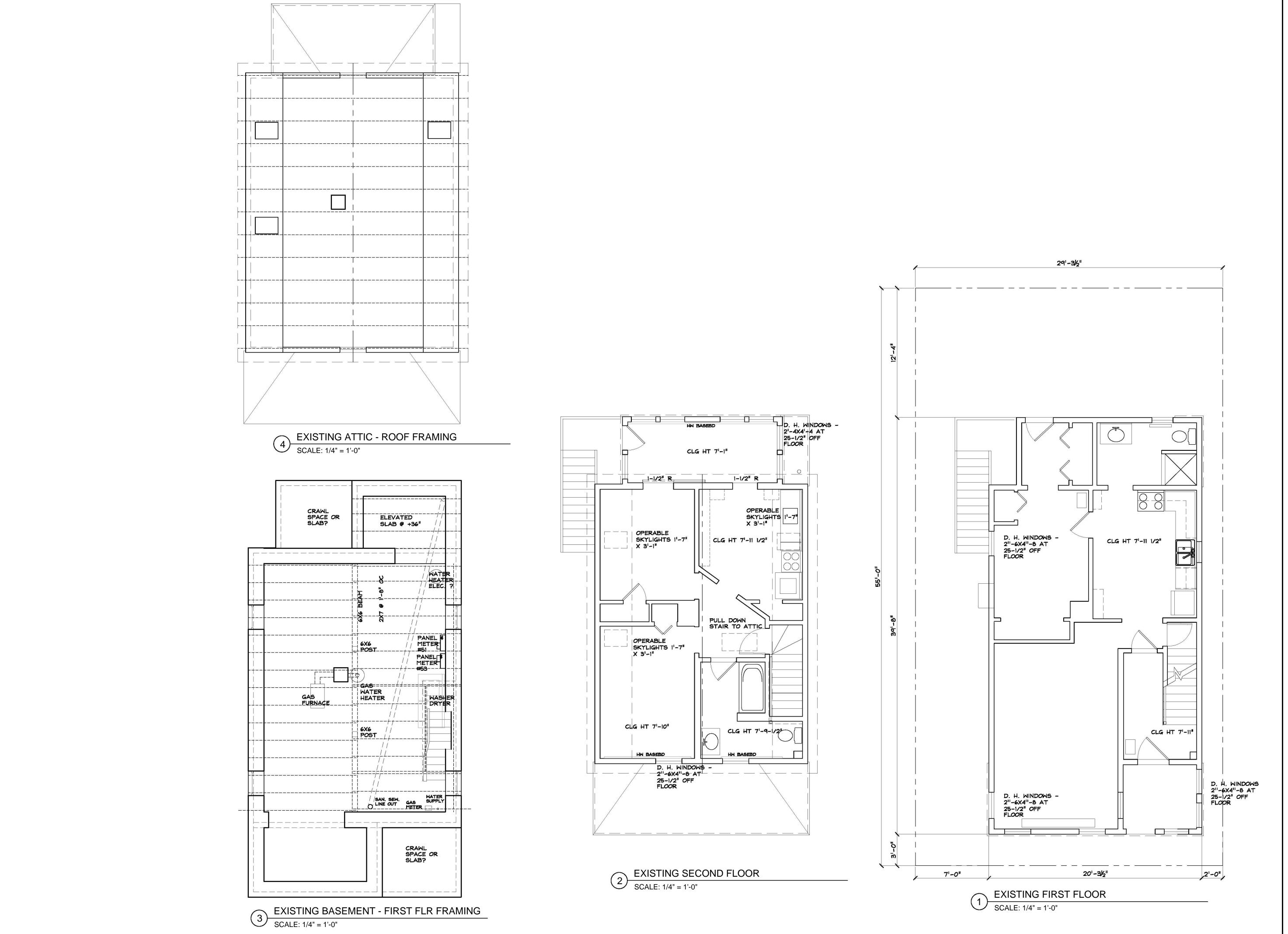
Drawing Title :

DEMOLITION Floor Plans Elevations



Sheet No. :

D1.0





Consultant :

Revisions :

No. : Date : Remarks :

VAN CAMPEN

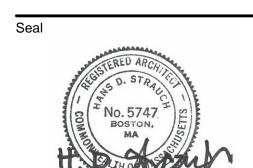
CAMBRIDGE, MA

RESIDENCE

Date :	April 21, 2017
Scale :	1/4" = 1'-0"
Project Number :	
Drawn By :	KG
Checked By:	KGB

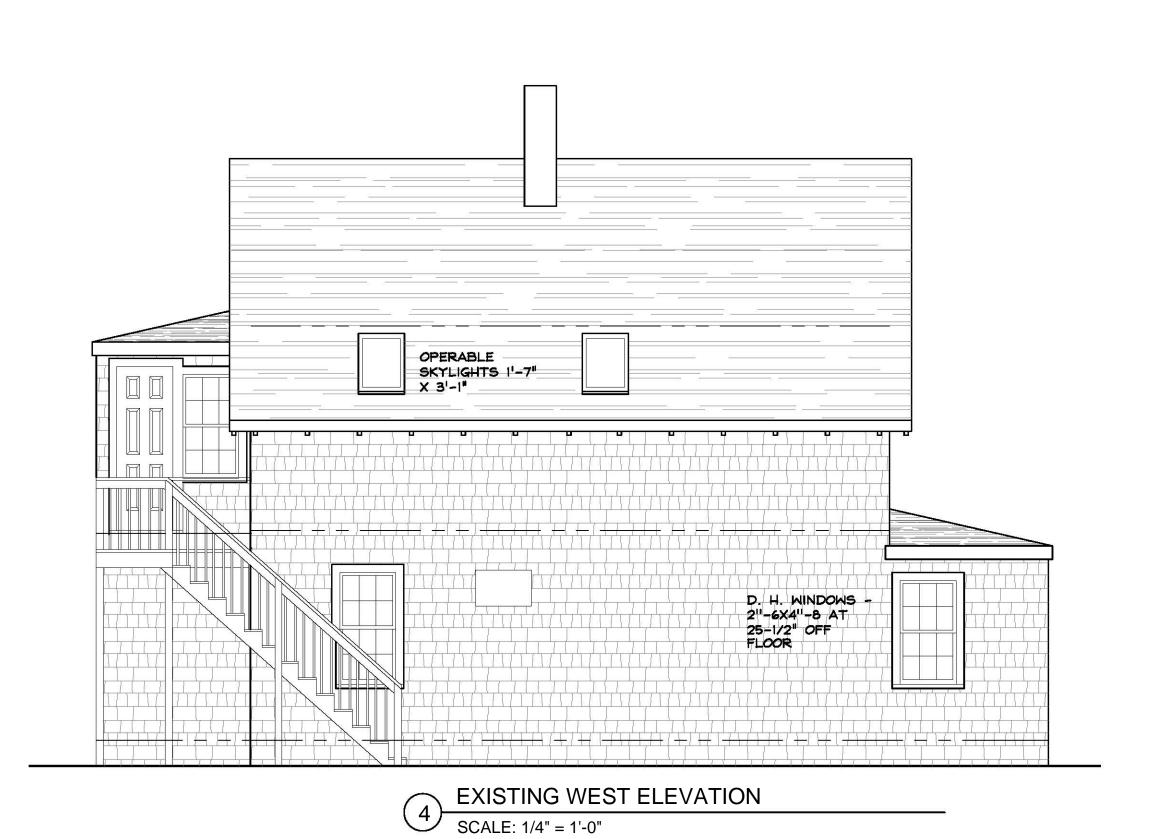
Drawing Title :

Existing Floor Plans



Sheet No. :

E1.0



RAFTERS - 2X6
(NET) AT 12" CC MY

I" RANDOM WIDTH
SHEATHING

CL.G. JSTS - IX5
(NET) 26" CC - MY
TO BE 2X7- WY
RANDOM WIDTH IX
SHEATHING.

FLR JSTS - ASSUME
TO BE 2X7- WY
RANDOM WIDTH IX
SHEATHING.

FLR JSTS - 2"X7"

NET AT 1'-8" CC+/
REINFORCE PER SI.0

FLR JSTS - 2"X7"

NET AT 1'-8" CC+/
REINFORCE PER
SI.0

SEE STRUCTURAL
DRAMINGS FOR
RULL AD
RAMINGS FOR
RULL AD
RETAILED NOTES
ON EXISTING
CONSTRUCTION

5 EXISTING DIAGRAMMATIC SECTION
SCALE: 1/4" = 1'-0"

D. H. WINDOWS 2"-6X4"-8 AT 25-1/2" OFF FLOOR

D. H. WINDOWS 2"+6X4"-8 AT 25-1/2" OFF FLOOR



OPERABLE
SKYLIGHTS 1!-7!
X 3'-1!

2 EXISTING EAST ELEVATION

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

1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



Consultant:

Revisions :

No. : Date : Remarks :

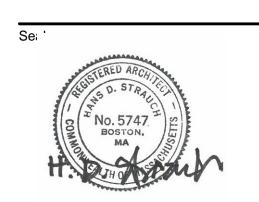
51 HARVEY ST

CAMBRIDGE, MA

Date :	April 21, 2017
Scale :	As Noted
Project Number :	
Drawn By :	KG
Checked By :	KGB

Drawing Title:

Existing
Elevations
& Section



Sheet No.:

E2.0

STRUCTURAL NOTES FOR RENOVATIONS TO THE RESIDENCE AT 51 HARVEY ST. CAMBRIDGE, MA

FOUNDATIONS:

- 1. ALL FOOTINGS AND SLABS-ON-GRADE SHALL BE FOUNDED ON NATURALLY DEPOSITED INORGANIC SOIL OR ON COMPACTED STRUCTURAL GRAVEL FILL PLACED AFTER REMOVAL OF ANY UNSUITABLE MATERIALS WITH A MINIMUM BEARING CAPACITY OF TWO (2) TONS PER SQUARE
- 2. WHERE UNSUITABLE BEARING SOIL OR EXISTING FILL OR UNSUITABLE RUBBLE FROM PREVIOUSLY EXISTING BUILDING CONSTRUCTION IS ENCOUNTERED BENEATH THE BASEMENT SLAB, THE EXCAVATION SHALL BE CONTINUED DOWN TO SUITABLE MATERIAL AND BACKFILLED WITH COMPACTED STRUCTURAL FILL TO PERMIT THE NEW FOOTING TO BE PLACED AT THE SPECIFIED ELEVATION.
- 3. ALL PERIMETER FOOTINGS SHALL BE FOUNDED AT LEAST 4'-0" BELOW ADJACENT FINISHED GRADE UNLESS NOTED OTHERWISE.

CONCRETE:

- 1. CONCRETE WORK SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (LATEST EDITIONS, ACI 318 AND ACI301).
- 2. ALL CONCRETE SHALL ATTAIN THE FOLLOWING COMPRESSIVE STRENGTHS (f'c) AT 28 DAYS: 4,000PSI.
- 3. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. LAP BARS 36 DIAMETERS AT SPLICES. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. LAP 6 INCHES AT

STRUCTURAL STEEL:

- 1. ALL STRUCTURAL STEEL WIDE FLANGE AND WT SHAPES SHALL CONFORM TO ASTM A36 WITH A YIELD STRENGTH = 36 KSI OR SHALL CONFORM TO ASTM A572 WITH A YIELD STRENGTH OF 50 KSI. ANGLES, CHANNELS, PLATES AND BARS SHALL CONFORM TO ASTM A36 WITH A YIELD STRENGTH = 36 KSI. ALL TUBE SHAPES SHALL CONFORM TO ASTM A500B WITH A YIELD STRENGTH = 46 KSI. STEEL PIPE SHALL CONFORM TO ASTM A501 WITH A YIELD STRENGTH OF 36 KSI.
- 2. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A307, HILTI KWIK BOLT 3 EXPANSION ANCHORS, OR HILTI HIT HY 150 MAX ADHESIVE ANCHORS AS DESIGNATED ON THE DRAWINGS.

ROUGH CARPENTRY:

- 1. ALL ROUGH FRAMING FOR JOISTS, GIRDERS, RAFTERS AND STUDS IN LOAD BEARING WALLS SHALL BE SPRUCE—PINE—FIR #2, SOUTHERN PINE #2, HEM—FIR #2, OR BETTER. Fb (SINGLE USE) = 875 PSI. Fb (REPETITIVE USE) = 1,000 PSI. E = 1,300,000 PSI. LUMBER FOR EXTERIOR EXPOSURES AND SILLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE SOUTHERN PINE #2 AND SHALL BE PRESSURE TREATED WITH A PRESERVATIVE. Fb (REPETITIVE USE) = 1,260 PSI. ALL ROUGH FRAMING LUMBER SHALL BE EITHER K—D OR S—DRY WITH A MOISTURE CONTENT OF NOT MORE THAN 19%.
- 2. SUB-FLOORING, ROOF SHEATHING AND WALL SHEATHING SHALL BE APA-INT PLYWOOD WITH EXTERIOR GLUE. ROOF SHEATHING SHALL BE 3/4" THICK (I.D. INDEX 48/24). PLYWOOD SUB-FLOORING SHALL BE 3/4" THICK "STURD-I-FLOOR" WITH TONGUE AND GROOVE EDGES (I.D. INDEX 48/24) WITH A GRADE OF A-C. PERIMETER WALL SHEATHING SHALL BE 5/8" THICK (I.D. INDEX 40/20) WITH A GRADE OF C-D. PLYWOOD ROOF SHEATHING SHALL HAVE METAL H-CLIPS, SOLID BLOCKING OR TONGUE AND GROOVE EDGES AT PANEL JOINTS. ALL PLYWOOD SUB-FLOORING SHALL BE GLUED TO SUPPORTING JOISTS WITH A CONSTRUCTION ADHESIVE. FLOOR AND ROOF SHEATHING SHALL BE SECURED WITH ANNULAR RING NAILS (STAPLES ARE NOT TO BE PERMITTED). SHEATHING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS EXPOSURE, SPACING AND SPAN RATINGS AND SHALL BE STAMPED BY A RECOGNIZED AGENCY TO SHOW THOSE RATINGS.
- 3. PROVIDE METAL STRAP X-BRIDGING OR SOLID BRIDGING AT 8'-0" ON CENTER AT ALL FLOOR JOISTS.
- 4. ALL ROUGH FRAMING DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL COMPLY WITH STANDARD PLATFORM FRAME CONSTRUCTION AND WITH THE APPLICABLE PROVISIONS OF THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE INCLUDING NAILING
- IN STUDS OF BEARING WALLS, NOTCHES MADE TO RECEIVE DUCTWORK OR PIPE SHALL BE CUT NOT MORE THAN 1/4 THE DEPTH OF THE STUD OR THE STUDS SHALL BE DOUBLED OR OTHERWISE REINFORCED.
- 6. LAMINATED VENEER LUMBER TIMBERS SHALL BE DESIGNATED WITH A "LVL" ON THE PLANS AND SHALL BE FABRICATED BY THE TRUS JOIST CORPORATION OF BOISE, IDAHO, BOISE CASCADE CORP., OR LOUISIANA—PACIFIC OF PORTLAND, OREGON. THE ALLOWABLE BENDING STRESS SHALL BE 2,600 PSI. THE MODULUS OF ELASTICITY SHALL BE AT LEAST 1,900,000 PSI.
- 7. IN GIRDERS, BEAMS OR JOISTS, CUTS AND BORE HOLES SHALL NOT BE DEEPER THAN 1/5 THE MEMBER DEPTH NOR MORE THAN 2 INCHES IN DIAMETER. SUCH HOLES SHALL BE CONFINED TO THE MIDDLE 1/3 OF THE MEMBER DEPTH, AND SHALL BE SEPARATED BY AT LEAST 4 INCHES OF SOLID WOOD. IF LIGHT FIXTURES, PIPING, DUCTWORK OR OTHER MECHANICAL SYSTEMS INSTALLATION SHALL REQUIRE CUTS OR HOLES TO BE MADE LARGER THAN ALLOWED ABOVE, THE CONTRACTOR SHALL ADD EXTRA JOISTS, PROVIDE FLUSH FRAMED HEADERS & TRIMMERS OR MAKE OTHER MINOR STRUCTURAL REVISIONS AS REQUIRED BY THE ENGINEER TO ACCOMMODATE THIS WORK.
- 8. FOR BEAMS MADE UP OF MULTIPLE SOLID SAWN 2"x MEMBERS OR 1.75" LVL MEMBERS, EACH LAMINATION SHALL BE SECURED TO THE ADJACENT PIECE WITH TWO ROWS OF 16d NAILS AT 12" ON CENTER. SPECIAL BOLTING PATTERNS ARE SHOWN ON THE DRAWINGS WHERE THEY ARE NECESSARY.
- 9. WHERE STUD WALLS ARE GREATER THAN 8'-0" TALL, PROVIDE ONE ROW OF SOLID HORIZONTAL BLOCKING AT MID-HEIGHT.
- 10. HANGER AND OTHER PREFABRICATED STEEL CONNECTOR DESIGNATIONS ON THE DRAWINGS ARE TO BE MANUFACTURED BY SIMPSON "STRONG—TIE" CONNECTORS. THE CONTRACTOR MAY SUBSTITUTE HANGERS OF SIMILAR SIZE AND CAPACITY THAT ARE FABRICATED BY OTHER MANUFACTURERS. SUBMIT PROPOSED SUBSTITUTIONS TO THE ENGINEER FOR APPROVAL IN ADVANCE. DO NOT ALTER ANY CONNECTORS IN THE FIELD WITHOUT CONSULTING THE ENGINEER. WHERE MINOR FIELD FIT—UP MODIFICATIONS ARE NECESSARY, NOTCH THE TIMBERS: NEVER MODIFY THE METAL CONNECTOR.
- 11. SEE SCHEDULES FOR POSTS DESIGNATED AS "PSL" WHICH SHALL BE PARALLAM PSL AS MANUFACTURED BY ILLEVEL TRUS JOIST.

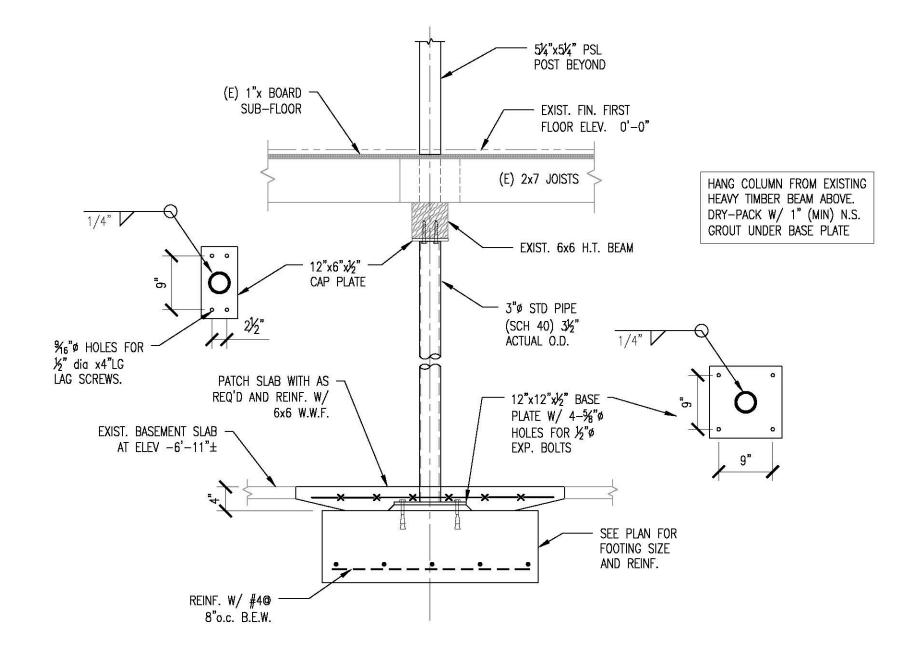
MISCELLANEOUS:

- 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING, COORDINATING, AND VERIFYING ALL DIMENSIONS.
- 2. FLOOR AND ROOF OPENINGS LESS THAN 12" ARE TYPICALLY NOT SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL COORDINATE ALL CHASES, INSERTS, OPENINGS, AND ADDITIONAL WORK SHOWN ON THE ARCHITECTURAL, MECHANICAL, PLUMBING, AND SITE WORK DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE FLOOR JOIST SPACING, STUD SPACING, AND CONCRETE BLOCKOUTS FOR PROPER LOCATION OF ALL HVAC DUCTS AND VENTS, ELECTRICAL FIXTURES, DRAIN LINES AND PLUMBING CHASES.
- 3. ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE.
- 4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHEN, IN THE COURSE OF CONSTRUCTION OR EXCAVATION, CONDITIONS ARE UNCOVERED WHICH ARE UNANTICIPATED OR OTHERWISE APPEAR TO PRESENT A DANGEROUS CONDITION.

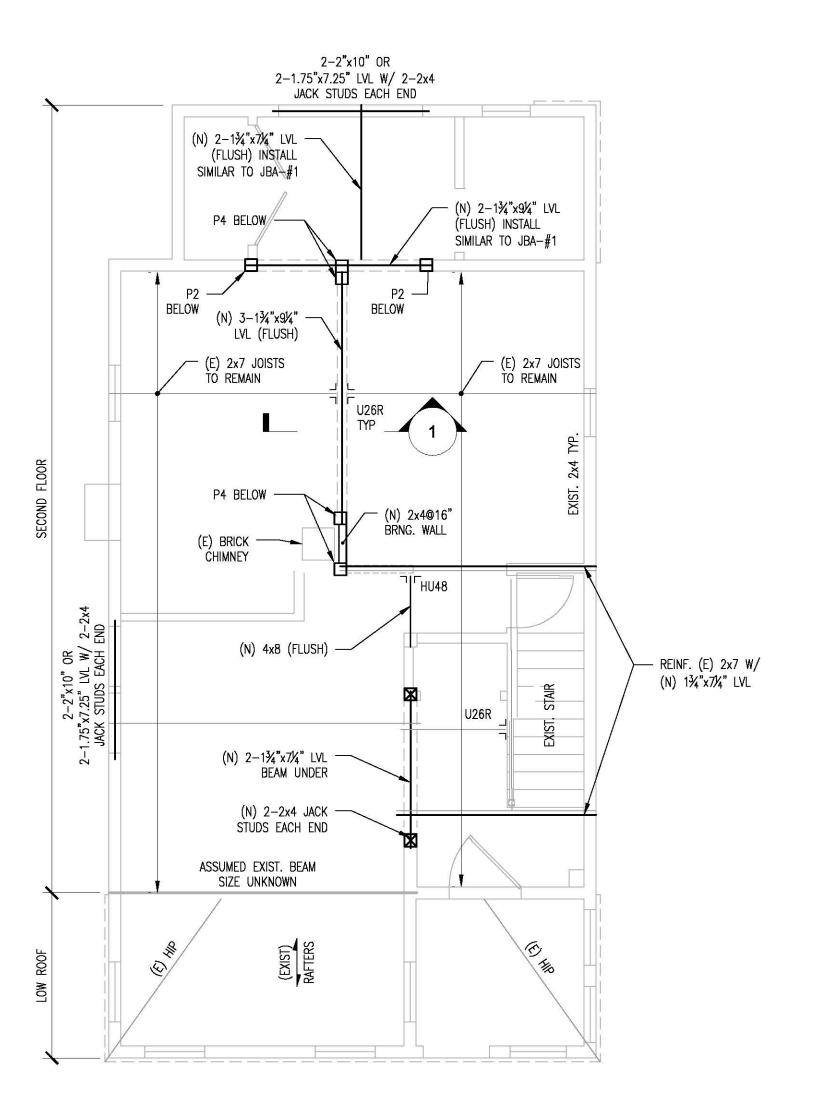
DESIGN LOADS:

- 1. IN ADDITION TO THE DEAD LOADS OF THE BUILDING'S FRAMEWORK, THE NEW STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING CRITERIA AND SUPERIMPOSED LIVE LOADS USING THE EIGHTH EDITION OF THE COMMONWEALTH OF MASSACHUSETTS BUILDING
- 2. GRAVITY LOADS:
- A. ROOF (SNOW)
 B. ALL FLOORS
- 31.5 PSF PLUS DRIFTING
 40 PSF PLUS A 10 PSF PARTITION ALLOWANCE

FIN. SECOND FLOOR - EXIST. 2x4 STUD WALL ELEV. 8'-9"± (E) 1x BOARD ½"ø MACH. BOLTS @ 20"± SUB-FLOOR o.c. BETWEEN JOISTS EXIST. 2x7 JOISTS** CUT 3-13/4"x91/4" LVL BEAM AND RESUPPORT ON HANGERS BOTH SIDES ACE 6 POST CAP U26R HANGER — 5¼"x5¼" PARALLAM PSL POST EACH END. ** = PROVIDE TEMPORARY SHORING AS REQ'D. SECTION AT KITCHEN / DINING OPENING



2 SECTION AT NEW INTERIOR COLUMN AND FOOTING 3/4"=1"-0"

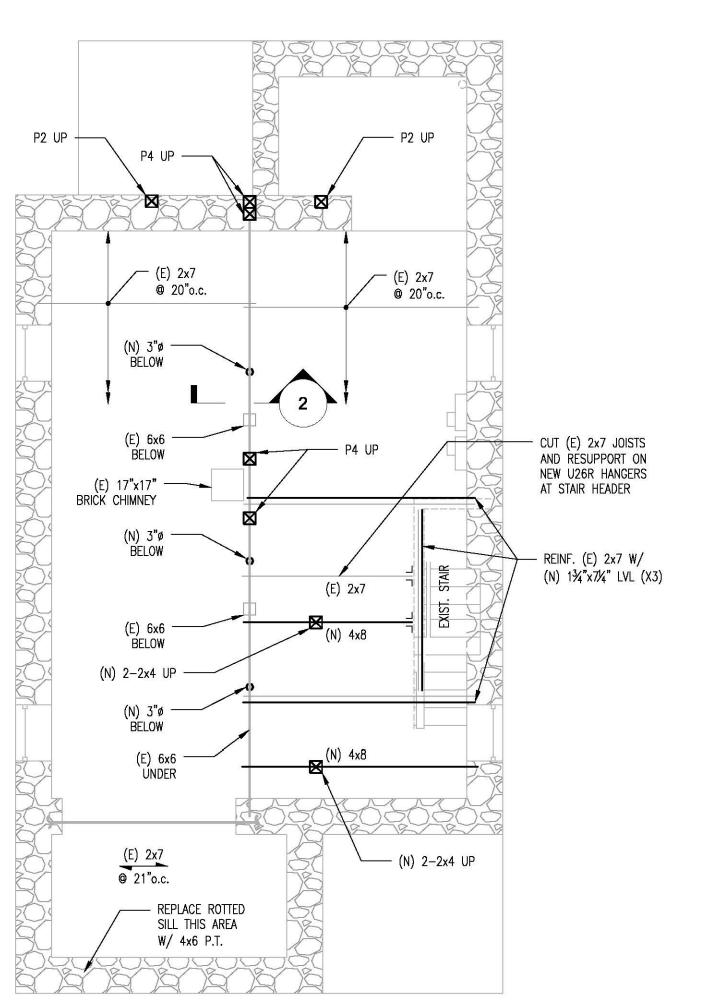


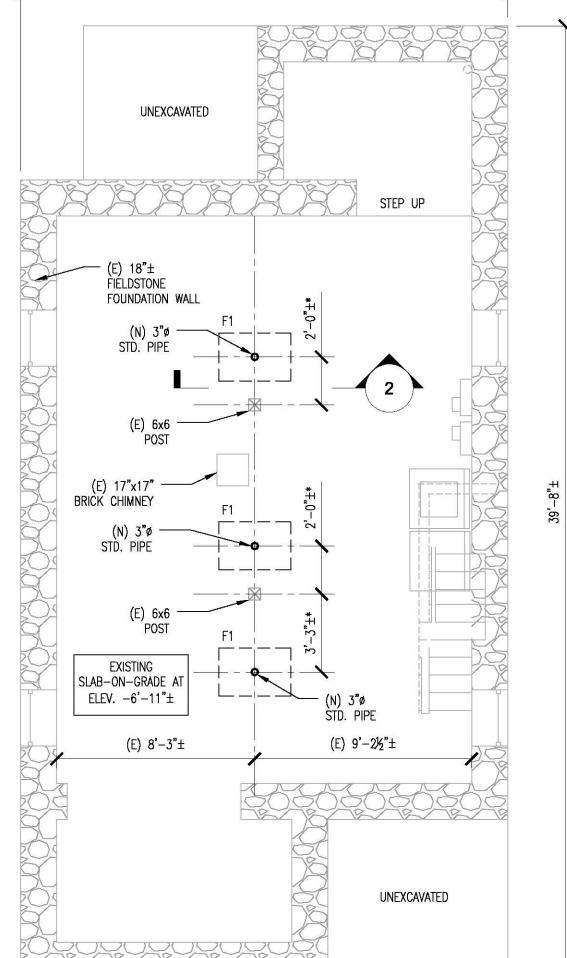


PLAN NOTES:

1. P2 INDICATES 3½"x5¼" PSL POST

2. P4 INDICATES 51/4"x51/4" PSL POST.





20'-3½"±

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

PLAN NOTES:

1. (E) INDICATES EXISTING.

2. (N) INDICATES NEW.

3. P2 INDICATES 3½"x5¼" PSL POST

4. P4 INDICATES 5¼"x5¼" PSL POST



INDICATES EXACT LOCATION TO BE DETERMINED IN THE FIELD BY THE ENGINEER.

2. F1 DENOTES 3'-0"x2'-0"x1'-0" FTG. REINF. W/ #4@8"o.c. B.E.W.



Consultant:

JOHN BORN ASSOCIATES

Consulting Engineers
3 WALNUT AVENUE

CAMBRIDGE, MASSACHUSETTS 02140
(617) 864-0068

Revisions :

No. : Date : Remarks :

Van Campen Residence

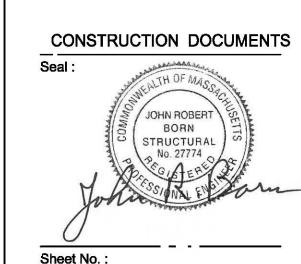
51 Harvey St. CAMBRIDGE, MA

Date :	April 12, 2017
Scale :	1/4" = 1'-0"
Project Number :	JBA # 2526
Orawn By :	FJM
Checked By :	JB

Drawing Title :

Project:

Framing Plans
Details
Structural Notes



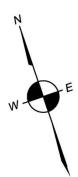
S 1.0

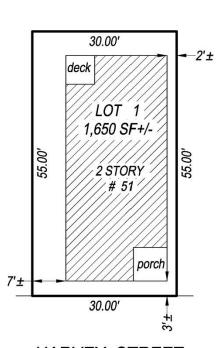
MORTGAGE INSPECTION PLAN

LOCATION: 51 HARVEY STREET
CITY, STATE: CAMBRIDGE, MA
APPLICANT: VAN CAMPEN
CERTIFIED TO: EASTERN BANK
DATE: 02-27-2017



P.O. BOX 290220 CHARLESTOWN, MA 02129 T (617) 242-1313; F (617) 242-1616 WWW.BOSTONSURVEYINC.COM





HARVEY STREET

SCALE: 1" = 20'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in as area designated as

ZONE: X

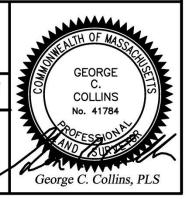
COMMUNITY PANEL No. 25017C0419E EFFECTIVE DATE: 6/4/2010 REFERENCES

DEED: 14486/491 PLAN: 2164/END

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted hereon.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



51 Harvey Street, Cambridge



Second floor kitchen facing rear



Bedroom facing into year round porch and egress to left



Year-round porch at rear of house



First floor kitchen facing rear



East Side of House from Rear Yard

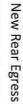


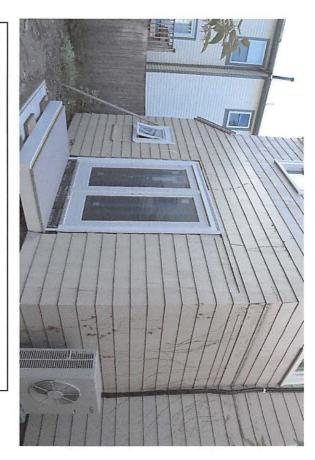
West Side of House from Rear Yard



Rear Yard







Exterior Staircase Removed





CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, $2^{\rm nd}$ 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 Kleespies, Paula Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

<u>s un isuretre</u>	<u> </u>	
To the Owner of Property at 51 Harvey	Street	
The above-referenced property is subject to the jurisdicti reason of the status referenced below:	ion of the Camb	oridge Historical Commission (CHC) by
Old Cambridge Historic District Fort Washington Historic District	on District Conservation D te ervation District tion: I, and various C (as recorded) and therefore so wired by ISD. (C molition. To CHC review. Oric property an y is listed on the ultation, upon re-	City Council Orders) ubject to CHC review of any application City Code, Ch. 2.78, Article II). See the and the structure is less than fifty years a National Register of Historic Places; equest.
The Board of Zoning Appeal advises applicants to comp Conservation District Commission reviews before appear		
If a line indicating possible jurisdiction is checked, th Historical Commission to determine whether a hearing		
CHC staff initialsSLB	Date _	October 23, 2017
Received by Uploaded to Energov Relationship to project BZA 14762-2017	Date _	October 23, 2017
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., 2nd Fl. Cambridge, MA 02139 Ph: 617/349-4683 or TTY: 617/349-6112 http://www.cambridgema.gov/Historic

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 51 Harvey 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:

My project will reduce the total number of windows in the rear of my, house remove a second floor rear egress and increase the width of a first floor glass door. The total square footage of windows/doors in the rear of my house will decrease from 508 sq. ft. to 416 sq. ft. thus not increasing the non-conforming use or causing a detriment to the public interest.

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:

There is no change requested in the current existing parking situation.

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:

There is no change requested in the current existing use and so this request would have no adverse effect on the continued operation or development of adjacent uses.

Nuisance or hazard would not be created to the detriment of the healthafety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The requested change will reduce the total square footage of doors and windows at the rear of the house therefore reducing the nuisance to neighbors and having zero impact on the citizens of the City.

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:

There is no change requested to the use of the property and the only changes are to the rear of the house, invisible from the street, therefore, the request will not impair the integrity of the district or adjoining district.

Supplemental Statement for a Special Permit

- A) Same
- B) There is no change requested in current existing parking situation.
- C) There is no change requested in the current existing use and so this request would have no adverse effect on the continued operation or development of adjacent uses.
- D) The requested change will reduce the total square footage of doors and windows at the rear of the house therefore reducing the nuisance to neighbors and having zero impact on the citizens of the City.
- E) There is no change requested to the use of the property and the only changes are to the rear of the house, invisible from the street, therefore, the request will not impair the integrity of the district or adjoining district.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Jennifer Van Campen PRESENT USE/OCCUPANCY: single family

LOCATION: 51 Harvey St Cambridge, MA ZONE: Residence B Zone

PHONE: REQUESTED USE/OCCUPANCY: single family

H						
		EXISTING CONDITIONS	REQUESTED CONDITIONS	<u>ORDINANCE</u> <u>REQUIREMENTS</u> 1		
TOTAL GROSS FLOOR A	REA:	1348	1348	1348	(max.)	
LOT AREA:		1650	1650	2500	(min.)	
RATIO OF GROSS FLOOR AREA TO LOT AREA:2		182	182	. 5	(max.)	
LOT AREA FOR EACH D	WELLING UNIT:	1650	1650	2500	(min.)	
SIZE OF LOT:	WIDTH	30	30	50	(min.)	
	DEPTH	55	55	n/a		
SETBACKS IN FEET:	FRONT	3 '	3 '	15 '	(min.)	
	REAR	12'	12'	25 '	(min.)	
	LEFT SIDE	71	71	7 ' 6 "	(min.)	
	RIGHT SIDE	2 '	2 '	7'6"	(min.)	
SIZE OF BLDG.:	HEIGHT	30'	301	35'	(max.)	
	LENGTH	41'	41'	n/a		
	WIDTH	21'	21'	n/a		
RATIO OF USABLE OPE	N SPACE	25%	25%	40%	(min.)	
NO. OF DWELLING UNITS:		11	1	1	(max.)	
NO. OF PARKING SPACES:		. 0	0	1	(min./max)	
NO. OF LOADING AREAS:		0.	0	n/a	(min.)	
DISTANCE TO NEAREST BLDG. ON SAME LOT:		n/a	n/a	n/a	(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, S ECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

^{2.} TOTAL GROSS FLOOR AREA (ÍNCLUDING 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'.

014

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

Jennifer Van Campen single family APPLICANT: PRESENT USE/OCCUPANCY: LÓCATION: 51 Harvey St Cambridge, ZONE: Residence B Zone single family PHONE: REQUESTED USE/OCCUPANCY: **ORDINANCE EXISTING** REQUESTED **CONDITIONS** CONDITIONS REQUIREMENTS 1348 1348 1 34-7 1 TOTAL GROSS FLOOR AREA: (max.) 1650 50 1 2500 1 (min.) LOT AREA: 82_1 8人 1 1 RATIO OF GROSS FLOOR AREA (max.) TO LOT AREA: 2 1650 1 1656 1 2500 1 LOT AREA FOR EACH DWELLING UNIT: (min.) 30 1 50 1 30 1 SIZE OF LOT: WIDTH (min.) 55 55 1 1 > <DEPTH 31 15' 3 * SETBACKS IN FEET: FRONT (min.) 25' (min.) REAR 61 6 716" (min.) LEFT SIDE 21 2' 7'6" (min.) RIGHT SIDE 1 1 SIZE OF BLDG. : HEIGHT (max.) \gg LENGTH 1 1 WIDTH RATIO OF USABLE OPEN SPACE (min.) TO LOT AREA: 1 1 1 NO. OF DWELLING UNITS: (max.) 0 0 Û NO. OF PARKING SPACES: (min./max) 0 0 0 NO. OF LOADING AREAS: (min.) n/a n/a n/a DISTANCE TO NEAREST BLDG. (min.) ON SAME LOT:

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.

SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

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51 Harvey St.

Г			01 4	farvey	M.		
				J	189-100		
	9 Westley Ave	Linear Park	190-F	RR3			
9	190-22	10 Westley Ave					
	7 Westley Ave	191-1		191-117 45 Harvey St			
1	90-23	8 Westley Ave				191-4	
		191-10 4	1	43 Harvey St 91-116			
1	90-24 Ave	6 Westley Ave	19	1-115 ³ 41 Harvey St			191-5
			191	39 Harvey St -114		¢ 191-110	
11:	90-25	191-8 191-7 55 Harvey St ₅₃ Harve 51 Harv	191-	Harvey St		35 Harvey St	191-6
			Harvey St				
1:	90-239	Harvey St 48 54 Harvey St	3 Harry St 44	Harvey St 40 Harvey	√ St	34 Harvey St 30 Harvey	St28 Harvey St
		191 191-11 131 Reed St133 Reed St	191-88	191-89		191-37	191-38
1	90-234				Harrington Rd		
-	Reed St	127 Reed St	191-15	6 Harring	ton RdH	191- 5 Harringtor	
10	26 Reed St	191-36 123 Reed St	191-16		7 Harrington Rd	Harrington Rd 191	-61 191-42
19	90-262	191-35	191-1	7		191	-60 191-43

51 Harvey Xt.

191-7
WINSTON, NANCY F.,
TRUSTEE THE NANCY E. WINSTON REV TR.
51 HARVEY ST
CAMBRIDGE, MA 02140

191-10 CAGNA, MARY E. C/O MARY ELLEN KENT 8 WESTLEY AVE CAMBRIDGE, MA 02140

191-110 CASCAP REALTY, INC 231 SOMERVILLE AVE SOMERVILLE, MA 02143

191-115 STONE, EMILY M. 41 HARVEY ST CAMBRIDGE, MA 02140

191-11 SIDDIQUEE, ZAKIR & TANIA PERVEEN 52 HARVEY ST., UNIT 52-2 CAMBRIDGE, MA 02140

191-11 DVORAK, RAMONA M.D 50-56 HARVEY ST., UNIT #54/3 CAMBRIDGE, MA 02140

191-11 SIDDIQUEE, ZAKIR B. & TANIA PERVEEN 131-133 REED ST. UNIT#133 CAMBRIDGE, MA 02140 191-8 IQBAL, SHIRAZ & SAIHBA ALI 3207 POND VIEW DRIVE RICHARDSON, TX 75082

191-87 PENDERGAST, THOMAS & NANCY H. PENDERGAST 48 HARVEY ST CAMBRIDGE, MA 02138

191-113 MCKELVEY, MAURA K. 37 HARVEY ST CAMBRIDGE, MA 02140

191-116 SHUCKRA, DAVID W. 43 HARVEY ST CAMBRIDGE, MA 02140

191-11 LI, WEI & XU LAI 50-56 HARVEY ST., UNIT 52-3 CAMBRIDGE, MA 02140

191-11 MARRION,SHANE 50-56 HARVEY ST., UNIT #56 CAMBRIDGE, MA 02140

191-9 SLATE, JONATHAN 6 WESTLEY AVE CAMBRIDGE, MA 02140 JENNIFER VAN CAMPEN 51 HARVEY STREET CAMBRIDGE, MA 02140

191-88 GUZELL, MARIE CELESTE 44 HARVEY ST CAMBRIDGE, MA 02140

191-114
REINHORN, GAD A. & AMY BARRETT REINHORN
39 HARVEY ST
CAMBRIDGE, MA 02140

191-11 WOODARD, NATHAN 81 ADAMS ST. MEDFORD, MA 02155

191-11 MARRION, SHANE & MARCILENE LEILA DE MORAIS 56 HARVEY ST., #56 CAMBRIDGE, MA 02140

191-11 AZIZ, JAVAID & JAMILA K BUTT, TRS & CITY OF CAMBRIDGE TAX TITLE 50-56 HARVEY ST., UNIT 131 CAMBRIDGE, MA 02140