



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAR -1 PM 2:40

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 109452**

### General Information

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

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

**PETITIONER:** Duncan MacArthur, 56 Creighton Street LLC C/O Robert Linn

**PETITIONER'S ADDRESS:** 161 Grove Street, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 56 Creighton St , Cambridge, MA

**TYPE OF OCCUPANCY:** Commercial

**ZONING DISTRICT:** Residence B Zone

### **REASON FOR PETITION:**

/Additions/

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

A variance is being sought for additional GFA outside of the volume of the existing structure, not covered by 5.28.2, in the form of head houses leading to outdoor roof decks. A previous version of this has been approved by the Board but the layout has been modified due to a mistake discovered in the certified plot plan.

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

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)

Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Original  
Signature(s):

(Petitioner (s) / Owner)

Duncan MacArthur

(Print Name)

Address:

Tel. No. 617-803-8780

E-Mail Address: rl@moskowlinn.com

Date: 3.1.21

**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 DUNCAN MacARTHUR 567 CROUGHTON ST. LLC  
(OWNER)

Address: 67 SMITH PLACE, UNIT 12A, CAMBRIDGE MA 02138

State that I/We own the property located at 56 CROUGHTON ST., which is the subject of this zoning application.

The record title of this property is in the name of 56 CROUGHTON ST. LLC


\*Pursuant to a deed of duly recorded in the date 8/02/19, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book 73408 Page 409.

  
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 Duncan MacArthur personally appeared before me, this 26<sup>th</sup> of Feb, 2021, and made oath that the above statement is true.

My commission expires \_\_\_\_\_  
 JAYDEN DAHIR Notary Public  
Commonwealth of Massachusetts (Notary Seal).  
My Commission Expires May 16, 2025

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

**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:

A literal enforcement of the provisions of the Ordinance would preclude the proposed addition to the structure which would add a head house to each of the 3 units which will allow for access to private outdoor roof space and create flexible space for living and working.

**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 hardship is related to the location and relationship of the structure to the lot and the unusual shape of the lot.

**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:

There will be no detriment to the public good as a result of the proposed addition.

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

The proposed use of the property as 3 residential units with outdoor roof space is in keeping with the adjacent converted residential structures and will not change or intensify 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**

**DIMENSIONAL INFORMATION**

**Applicant:** Duncan MacArthur, 56 Creighton Street LLC

**Present Use/Occupancy:** Commercial

**Location:** 161 Grove Street

**Zone:** Residence B Zone

**Phone:** 617-803-8780

**Requested Use/Occupancy:** Residential

	<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	8060	8,885	4,862 (8,366 per 5.28)	(max.)
<b><u>LOT AREA:</u></b>	11,749	11,749	5,000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>	.69	.76	.41 (.71 per 5.28)	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>	N/A	3,916	2,500	
<b><u>SIZE OF LOT:</u></b>				
<b>WIDTH</b>	69.02	69.02	50	
<b>DEPTH</b>	N/A	N/A	N/A	
<b><u>SETBACKS IN FEET:</u></b>				
<b>FRONT</b>	14.0	14.0	15 or (10' per adjacent buildings)	
<b>REAR</b>	0	0	25'+10'	
<b>LEFT SIDE</b>	0	0	7'-6" sum of 20'	
<b>RIGHT SIDE</b>	32.9'	32.9'	7'-6" sum of 20'	
<b><u>SIZE OF BUILDING:</u></b>				
<b>HEIGHT</b>	30'	35'	35'	
<b>WIDTH</b>	N/A	N/A	N/A	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	2,484	5,887	4,699	
<b><u>NO. OF DWELLING UNITS:</u></b>	N/A	3	3	
<b><u>NO. OF PARKING SPACES:</u></b>	NA (more than 6 for commercial use)	6	3	
<b><u>NO. OF LOADING AREAS:</u></b>	1 (for previous commercial use)	0	0	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>	N/A	N/A	N/A	

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.

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'.





A0.0	Cover Sheet
A0.1	Zoning Compliance
A0.2	Site Context
A0.3	Existing Site Plan
A0.4	Proposed Site Plan
A0.5	Proposed Landscape Plan
A1.0	Existing Level 1 Floor Plan
A1.1	Existing Level 2 Floor Plan
A1.2	Proposed Basement Floor Plan
A1.3	Proposed Level 1 Floor Plan
A1.4	Proposed Level 2 Floor Plan
A1.5	Proposed Head House Floor Plan
A1.6	Proposed Roof Plan
A2.0	Existing Elevations
A2.1	Existing Elevations
A2.2	Proposed Exterior Elevations
A2.4	Proposed Exterior Elevations
A7.0	3D Exterior Views

**GENERAL NOTES**

1. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO: THE MASSACHUSETTS BUILDING CODE (9TH EDITION), MASSACHUSETTS FUEL, GAS, AND PLUMBING CODES, MASSACHUSETTS ELECTRICAL CODE, OSHA REGULATIONS, ORDINANCES OF THE CITY OF CAMBRIDGE, AND THE REQUIREMENTS OF THE CAMBRIDGE FIRE DEPARTMENT.
2. THE CONTRACTOR SHALL VERIFY IN THE FIELD DIMENSIONS. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS AFFECTING THE WORK. ANY CONDITIONS FOUND THAT ALTER OR OTHERWISE CHANGE THE REQUIREMENTS FOR THE WORK SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. THE CONTRACTOR SHALL COORDINATE THE WORK SHOWN ON THESE DRAWINGS WITH WORK OF ALL TRADES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) AND BRING ANY CONFLICT TO THE ATTENTION OF THE ARCHITECT.

**56 CREIGHTON STREET**  
**Cambridge, MA**

**CLIENT**

MacArthur Construction Company  
 67 Smith Place, Unit 12A  
 Cambridge, MA 02138  
 p:617.864.8834

**ARCHITECT**

Moskow Linn Architects  
 Robert Linn AIA, Keith Moskow FAIA  
 88 Broad St. 5th Floor  
 Boston, MA 02110  
 p:617.292.2000

**BUILDER**

MacArthur Construction Company  
 67 Smith Place, Unit 12A  
 Cambridge, MA 02138  
 p:617.864.8834

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

DATE: 2.17.2021

DRAWN BY: MLA

**A0.0**

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

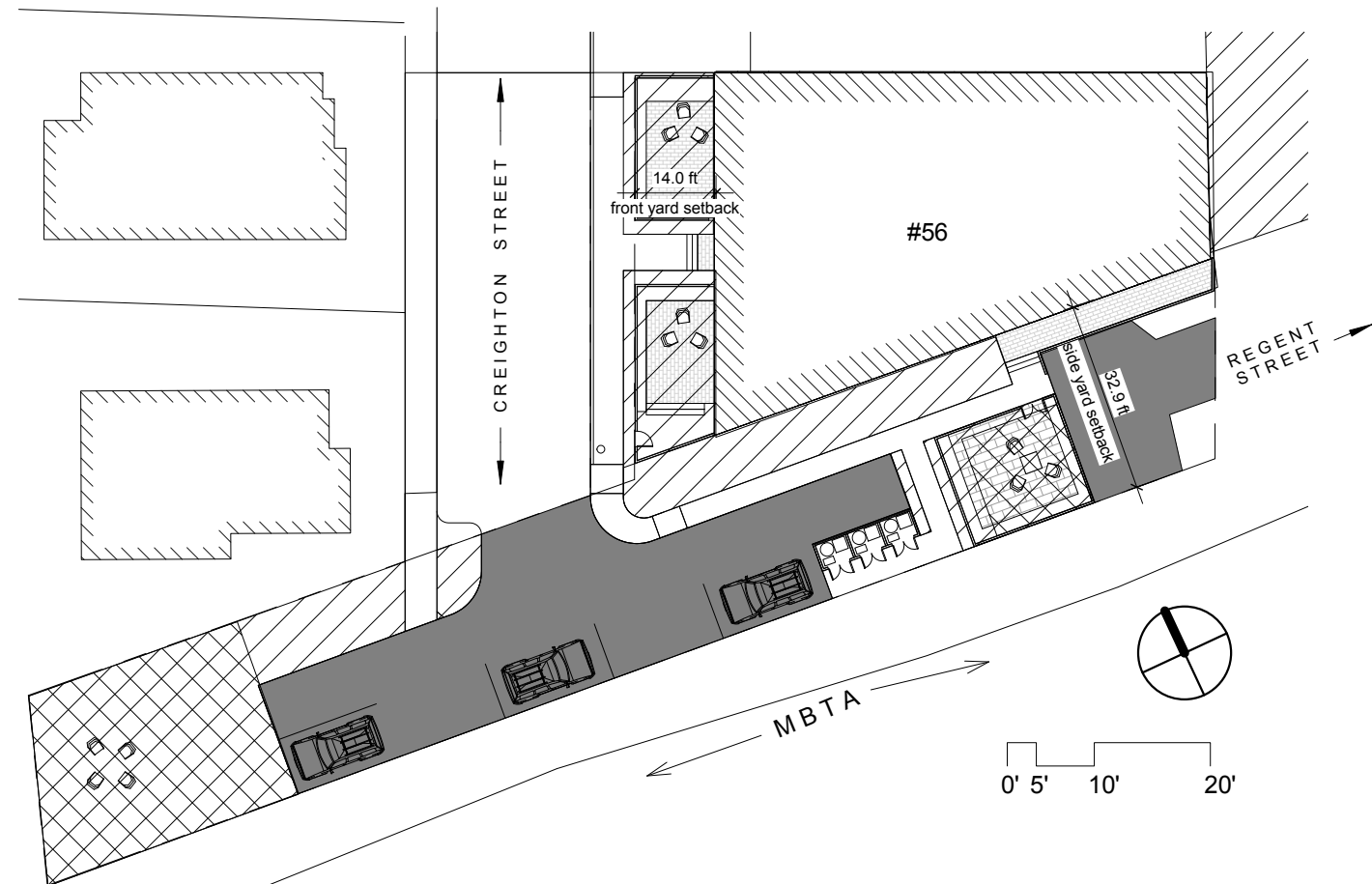
OPTION A - 4" SLATS WITH 4" OPENINGS  
 56 Creighton Street, Cambridge, MA

Cover Sheet

56 Creighton Street, Cambridge

**Zoning District B**

	Existing	Allowable/Required	Current Proposed
Min. Lot Size (sq ft)	11,749	5,000	11,749
Min. Lot Size per DU (sq ft)	n/a	5,000/2,500 + remainder/4,000	
		3 units	3 units - 3,916 / DU
Min. Lot Width (ft)	69.02	50	69.02
Min. Front Yard (ft)	existing non-conforming, 14.0	15	existing non-conforming, 14.0
Min. Side Yards (ft)	existing non-conforming, 32.9 and 0.0	7.5 (sum of 20)	existing non-conforming, 32.9 and 0.0
Min. Rear Yard (ft)	existing non-conforming, 0.0	25 plus 10	existing non-conforming, 0.0
Max. Height (ft)	30	35	35
Min. Ratio of Private Open Space to Lot Area (sq ft)	<b>2,486 (21%)</b>	<b>4,699 (40%)</b>	<b>5,887 (50%)</b>
site level			3,832
level 2 uncovered roof decks			465
head house uncovered roof decks			1,590
<b>50% to meet Dimensional Limitations per 5.22.1 (sq ft)</b>	<b>1,488 (60%)</b>	<b>2,349 (50%)</b>	<b>3,083 (52%)</b>
site level			1,762
level 2 uncovered roof decks			0
head house uncovered roof decks			1,321
<b>50% to meet Definition of Permeable Open Space (sq ft)</b>	<b>2,486 (100%)</b>	<b>2,349 (50%)</b>	<b>5,887 (100%)</b>
<b>Gross Floor Area Breakdown for FAR (GSF) (sq ft)</b>	<b>8,060</b>	<b>4,862</b>	<b>8,885</b>
Level 1 Floor Area (sq ft)	4,030	n/a	3,940
Level 1 Covered Outdoor Floor Area (sq ft)	n/a	n/a	86
Level 2 Floor Area (sq ft)	4,030	n/a	3,596
Level 2 Covered Outdoor Floor Area (sq ft)	n/a	n/a	0
Head House Floor Area (sq ft)			1,332
Head House Covered Outdoor Floor area (sq ft)			0
mechanical (subtracted from GSF) (sq ft)	n/a	100 / unit	69
FAR		0.5*5,000 + 0.35*remainder	
	<b>8,060 = 0.69</b>	<b>4,862 = 0.41</b>	<b>8,885 = 0.76</b>



**1 Open Space Plan**  
1/32" = 1'-0"

OPTION A - 4" SLATS WITH 4" OPENINGS  
56 Creighton Street, Cambridge, MA

Zoning Compliance

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

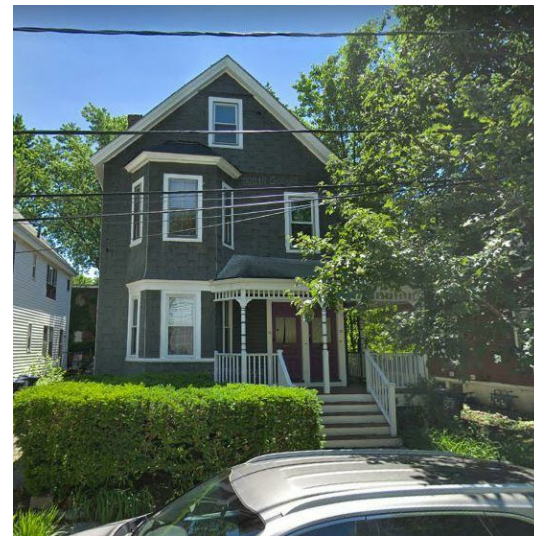
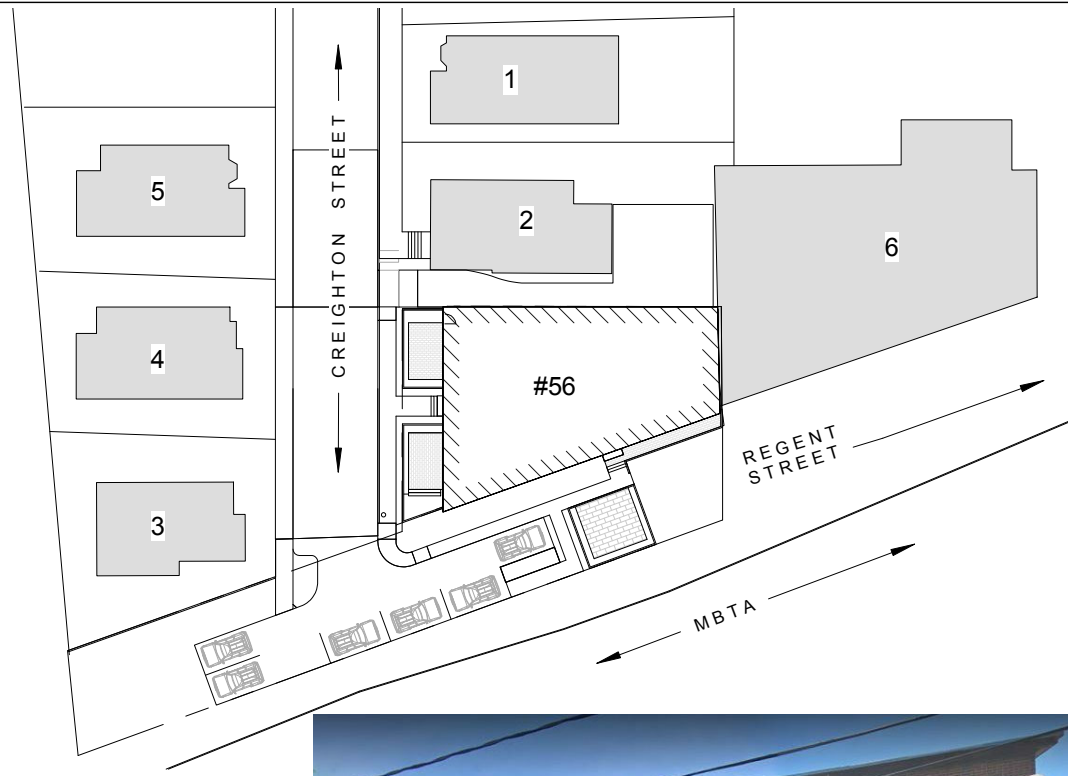
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SCALE: 1/32" = 1'-0"

DATE: 2.17.2021

DRAWN BY: MLA





① NEIGHBOR



② NEIGHBOR



56 CREIGHTON, VIEW FROM CREIGHTON ST



③ NEIGHBOR



④ NEIGHBOR



⑤ NEIGHBOR



56 CREIGHTON, VIEW FROM TRAIN TRACKS



⑥ NEIGHBOR



SCALE: 1" = 60'-0"

DATE: 2.17.2021

DRAWN BY: MLA

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OPTION A - 4" SLATS WITH 4" OPENINGS  
56 Creighton Street, Cambridge, MA

Site Context



- PLAN REFERENCES:**
1. CITY OF CAMBRIDGE GIS MAPS RETRIEVED FROM [www.Cambridge.gov/gis](http://www.Cambridge.gov/gis)
  2. PLAN #638 OF 1997
  3. PLAN BOOK 57, PAGE 7
  4. PLAN #36 OF 2000

**DEED REFERENCES:**  
 LOCUS Bk 51136 Pg 259 & 51136 Pg 254

- NOTES:**
1. PLAN No. 36 OF 2000 SHOWS LOT 1A 835 S.F.±
  2. DEED BOOK 51136 PAGE 254 REFERS TO LOT 1 PLAN #638 OF 1997.
  3. PLAN #36 OF 2000 SHOWS LOT 1A AS BEING A PORTION OF LOT 1 ON PLAN #638 OF 1997. CAMBRIDGE GIS SHOWS LOT 1A AS BEING PART OF REGENTS STREET
  4. APPROXIMATELY 1578 S.F.± ASPHALT PARKING ON RAIL ROAD RIGHT OF WAY
  5. ZONING TABLE COPIED FROM ZONING MAP
  6. HIGHT OF BUILDING BASED AVERAGE GROUND ELEVATION OF 22.5'
  7. DISTANCE BASED ON FIELD LOCATIONS, UNABLE TO VERIFY, WALL COMMON TO CONDOMINIUM UNITS ON ADJUTING PROPERTY

- ZONING:**
1. ZONING INFORMATION RETRIEVED MAY 2018: FROM <http://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning/Ordinance>
  2. LOCUS LOT IS ZONED RESIDENCE B
  3. LOCUS PARCEL IS NOT IN AN OVERLAY DISTRICT AS DEPICTED ON "CAMBRIDGE ZONING OVERLAY DISTRICTS" MARCH 2017

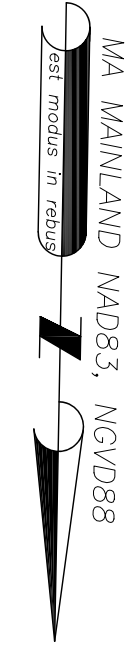
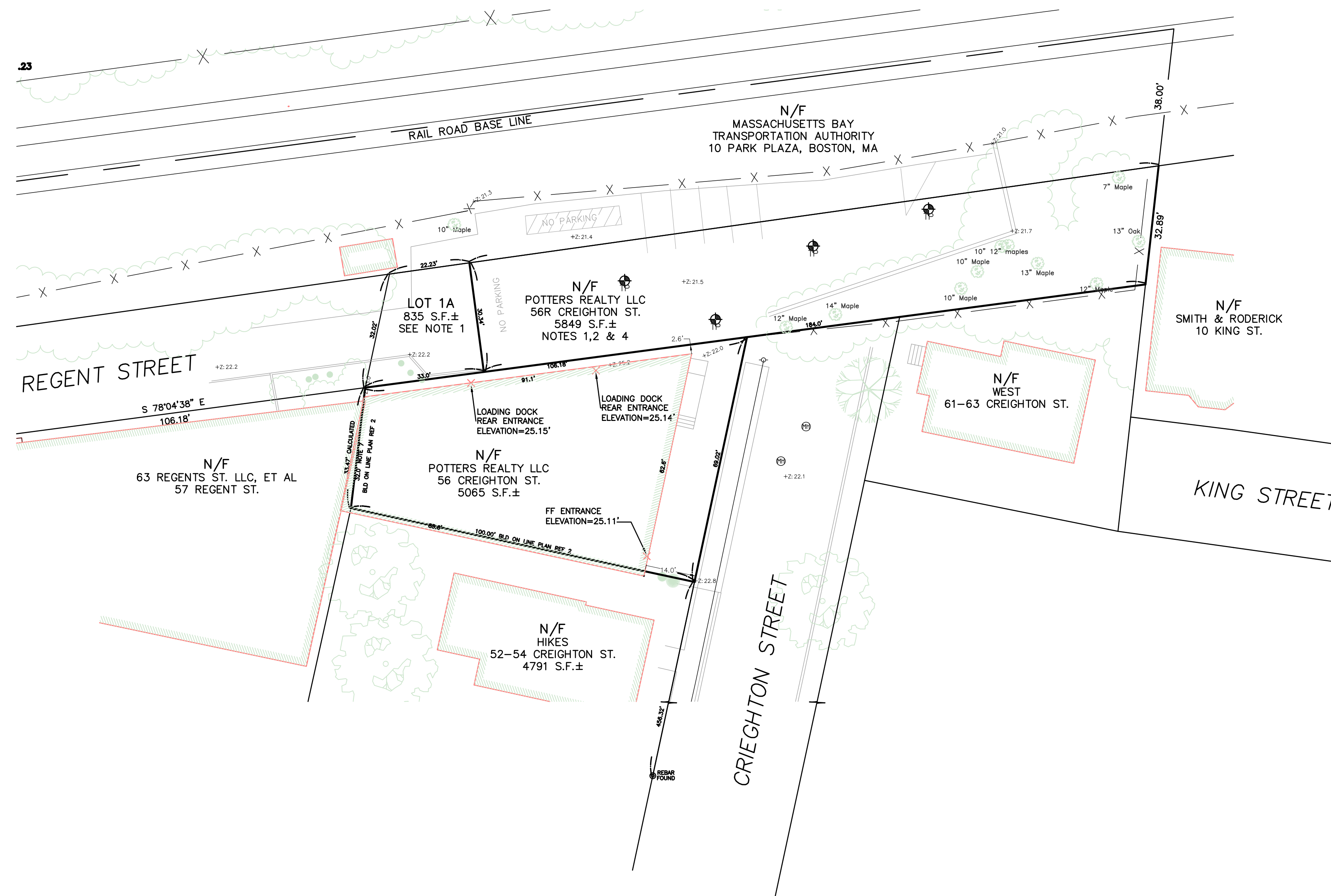
	LOT 56		
AREA LOT 56	5065 S.F.±		
BUILDING FOOT PRINT	4183 S.F.±	82.6%	OF LOT 56
PARKING	882 S.F.±	17.4%	OF LOT 56

	LOT 56R		
AREA LOT 56R	5849 S.F.±		
OPEN SPACE LOT 56R	2180 S.F.±	36.0%	OF LOT 56R
PARKING	3741 S.F.±	64.0%	OF LOT 56R

	COMBINING LOTS 56 & 56R		
AREA LOTS 56 & 56R	10914 S.F.±		
BUILDING	4183 S.F.±	38.3%	
OPEN SPACE	2108 S.F.±	19.3%	
PARKING	4623 S.F.±	42.4%	

**OTHER RESTRICTIONS**  
 SETBACK REQUIREMENTS, REFER TO DRAWING AND TABLE BELOW  
 HEIGHT OF BUILDING 29.2± SEE NOTE 6

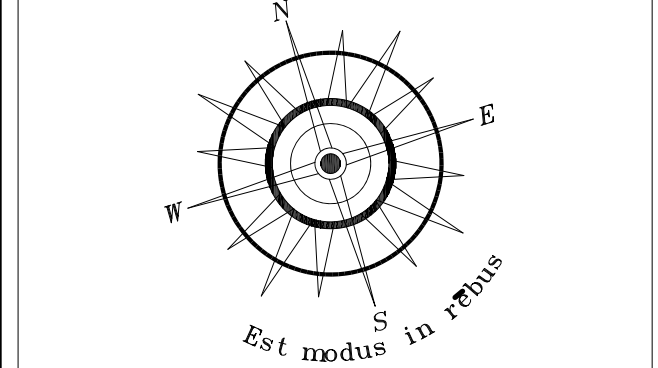


LOCUS MAP N.T.S

**REVISIONS**

REVISIONS	DATE
TREE LOCATIONS	10.25.19
TEST PITS	10.25.19
ENTRANCE(S) ELEV.	10.25.19
FLD. LOCS.	12.20.20
REVISIONS	02.23.21

PLAN OF LAND  
 PREPARED FOR  
 56 CREIGHTON LLC  
 56 & 56 R  
 CREIGHTON STREET  
 CAMBRIDGE, MA.



MORAN  
 SURVEYING  
 INCORPORATED

14 William Ave  
 Pembroke, MA 02359  
 Telephone 781.293.5601  
 Fax 781.293.1952  
 Professional Land Surveyors  
 Land Planners  
[www.moransurveying.com](http://www.moransurveying.com)

I CERTIFY THAT THE LOCATION OF THE EXISTING STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT AND ARE THE RESULT OF AN ACTUAL "ON THE GROUND" SURVEY PERFORMED BY MORAN SURVEYING INC. ON MAY 2018, UPDATE OCTOBER 2019, DECEMBER 2020

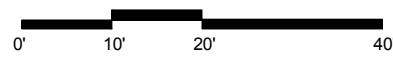
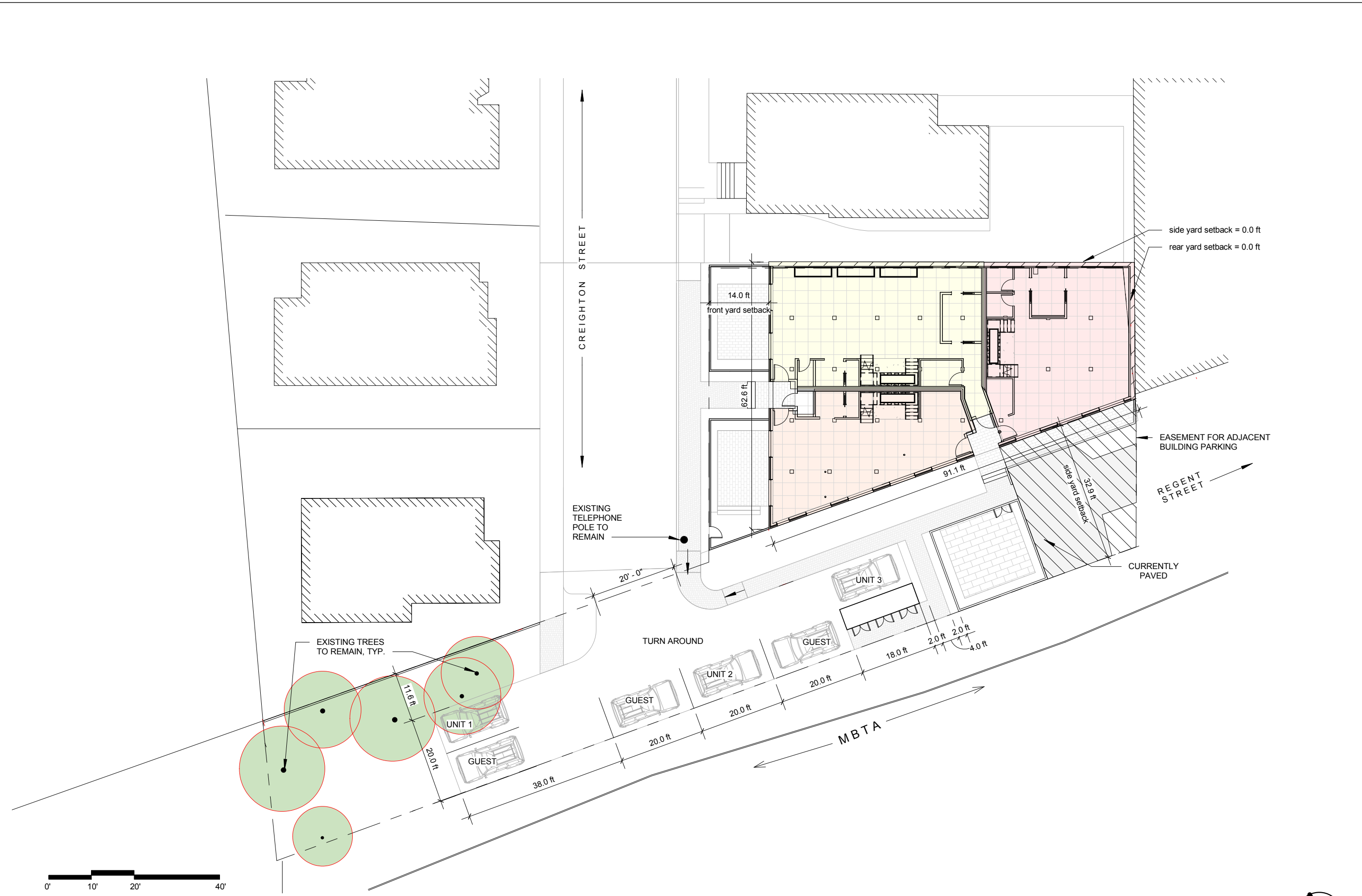
STEPHEN F. MORAN  
 41611  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF MASSACHUSETTS

*Stephen F. Moran*  
 23 FEB 21  
 DATE

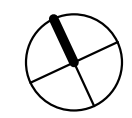
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 0' 20' 40' 60'

DATE: 23 FEB 21  
 COMP./DESIGN: SFM  
 CHECK: CLIENT  
 DRAWN: SFM  
 FIELD: SFM/BHM/PG(UAV)  
 APPROVED: SFM  
 DWG.No. 19-076 SHEET 1 OF 1  
 19-076 SFM 10.26.19

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1 Proposed Site Plan  
3/64" = 1'-0"



SCALE: 3/64" = 1'-0"

DATE: 2.17.2021

DRAWN BY: MLA

# A0.4

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OPTION A - 4" SLATS WITH 4" OPENINGS  
56 Creighton Street, Cambridge, MA

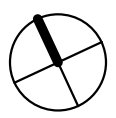
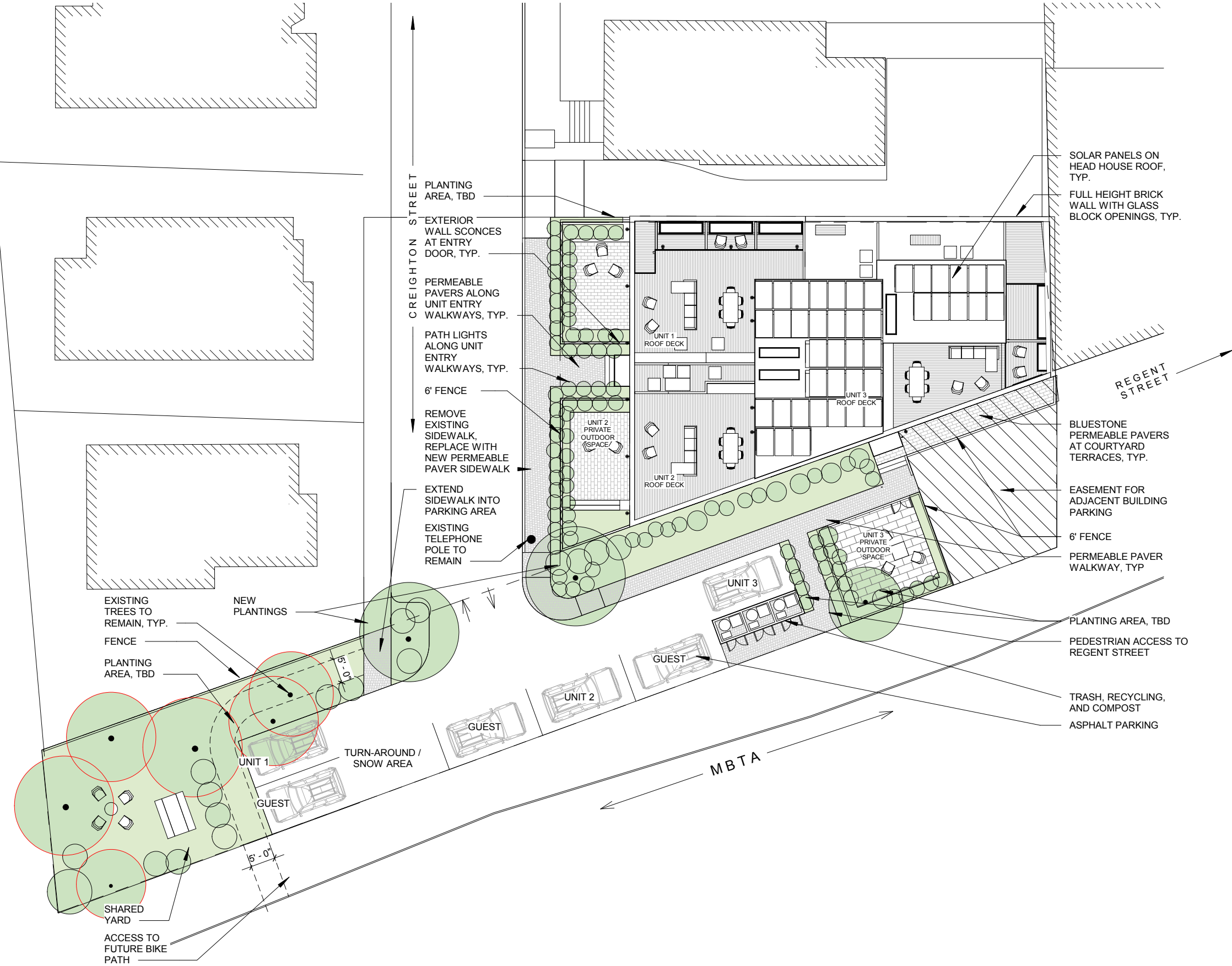
Proposed Site Plan



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1 Proposed Landscape Plan  
3/64" = 1'-0"



SCALE: 3/64" = 1'-0"  
DATE: 2.17.2021  
DRAWN BY: MLA

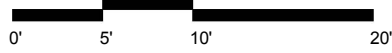
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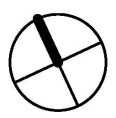
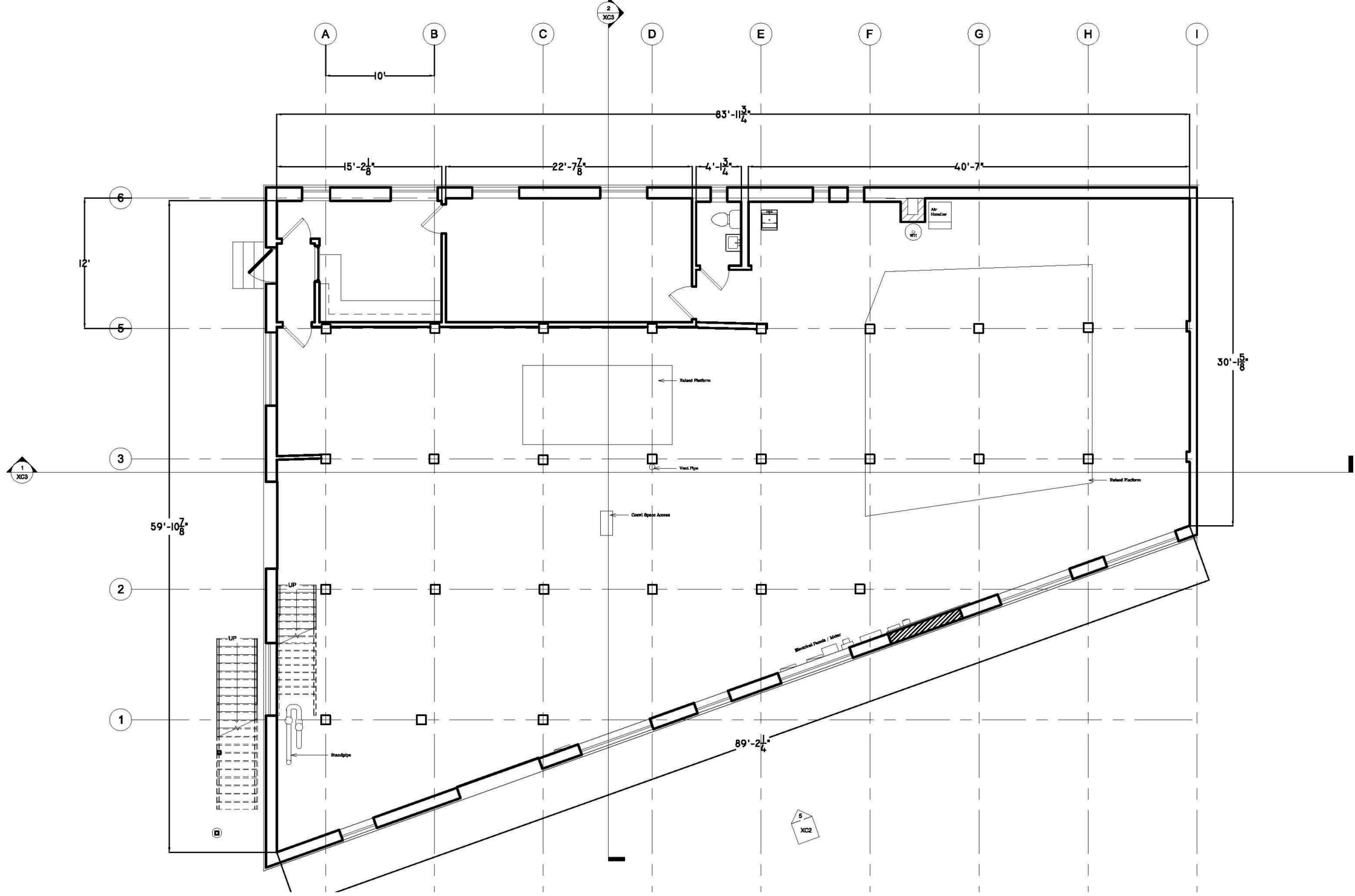
OPTION A - 4" SLATS WITH 4" OPENINGS  
56 Creighton Street, Cambridge, MA  
Proposed Landscape Plan



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1 Existing Level 1 Floor Plan  
3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

DATE: 2.17.2021

DRAWN BY: MLA

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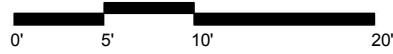
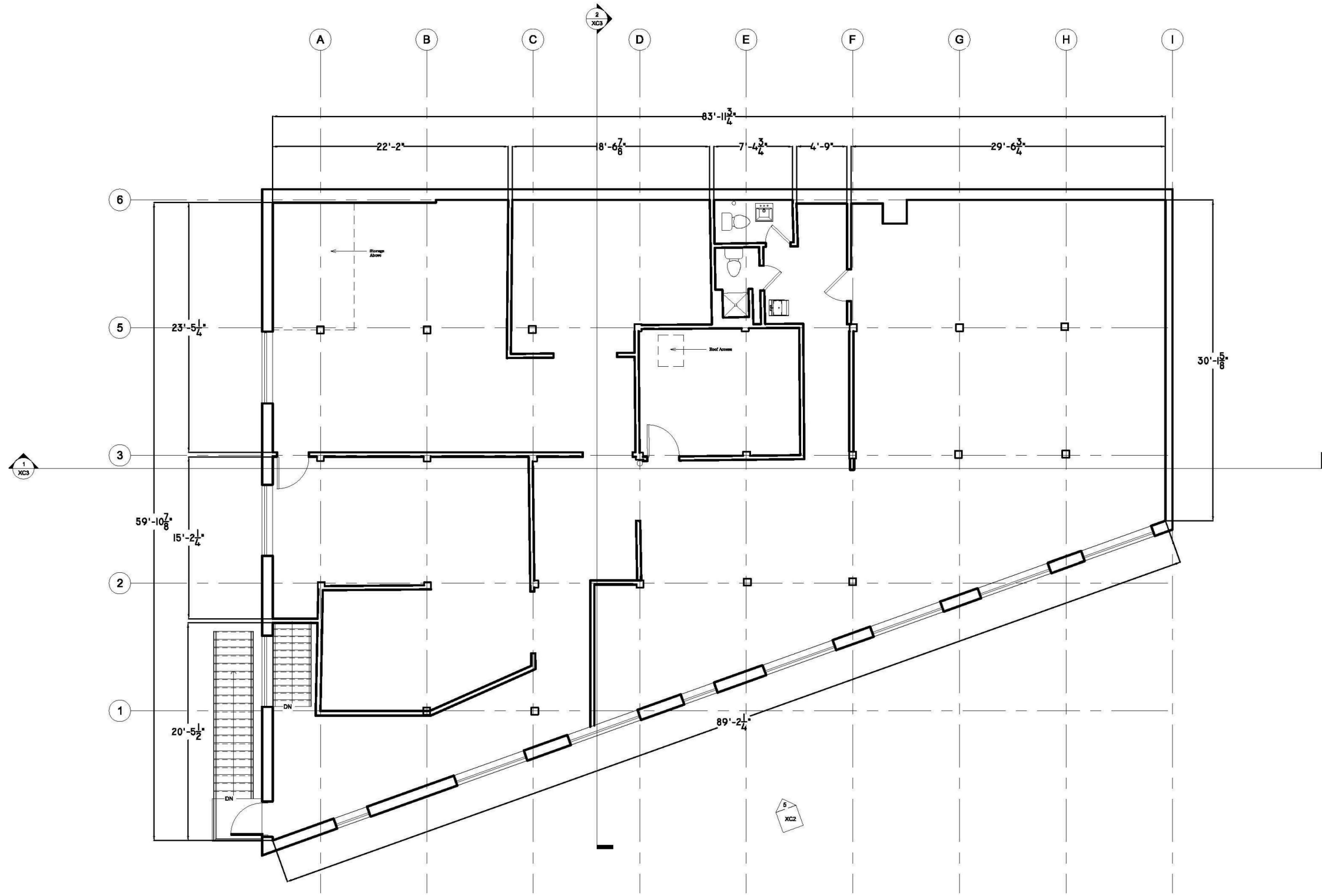
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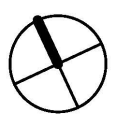
OPTION A - 4" SLATS WITH 4" OPENINGS  
56 Creighton Street, Cambridge, MA

Existing Level 1 Floor Plan

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1 Existing Level 2 Floor Plan  
3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

DATE: 2.17.2021

DRAWN BY: MLA

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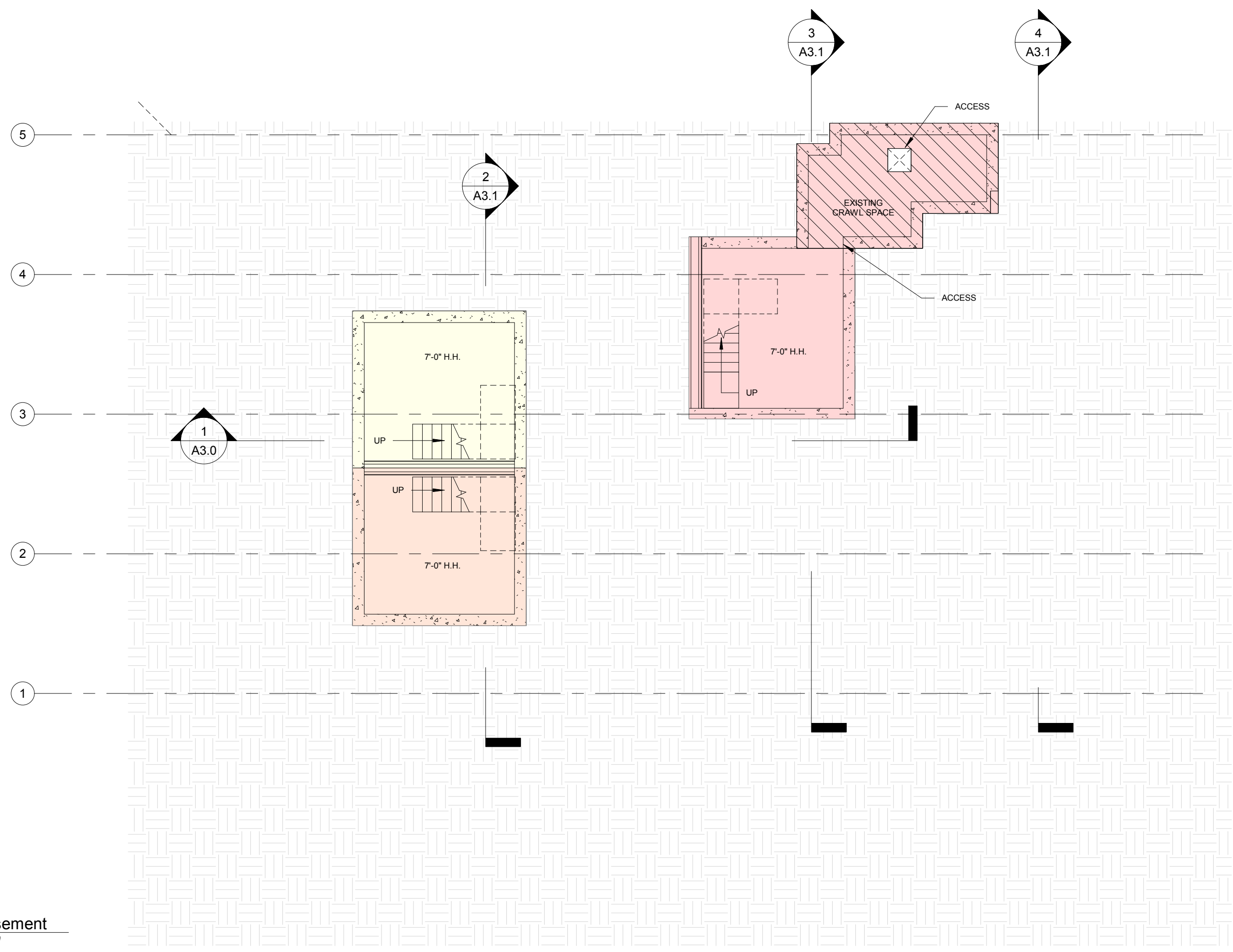
Moskow Linn Architects, Inc.  
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OPTION A - 4" SLATS WITH 4" OPENINGS  
56 Creighton Street, Cambridge, MA

Existing Level 2 Floor Plan

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**1** LEVEL Basement  
1/8" = 1'-0"



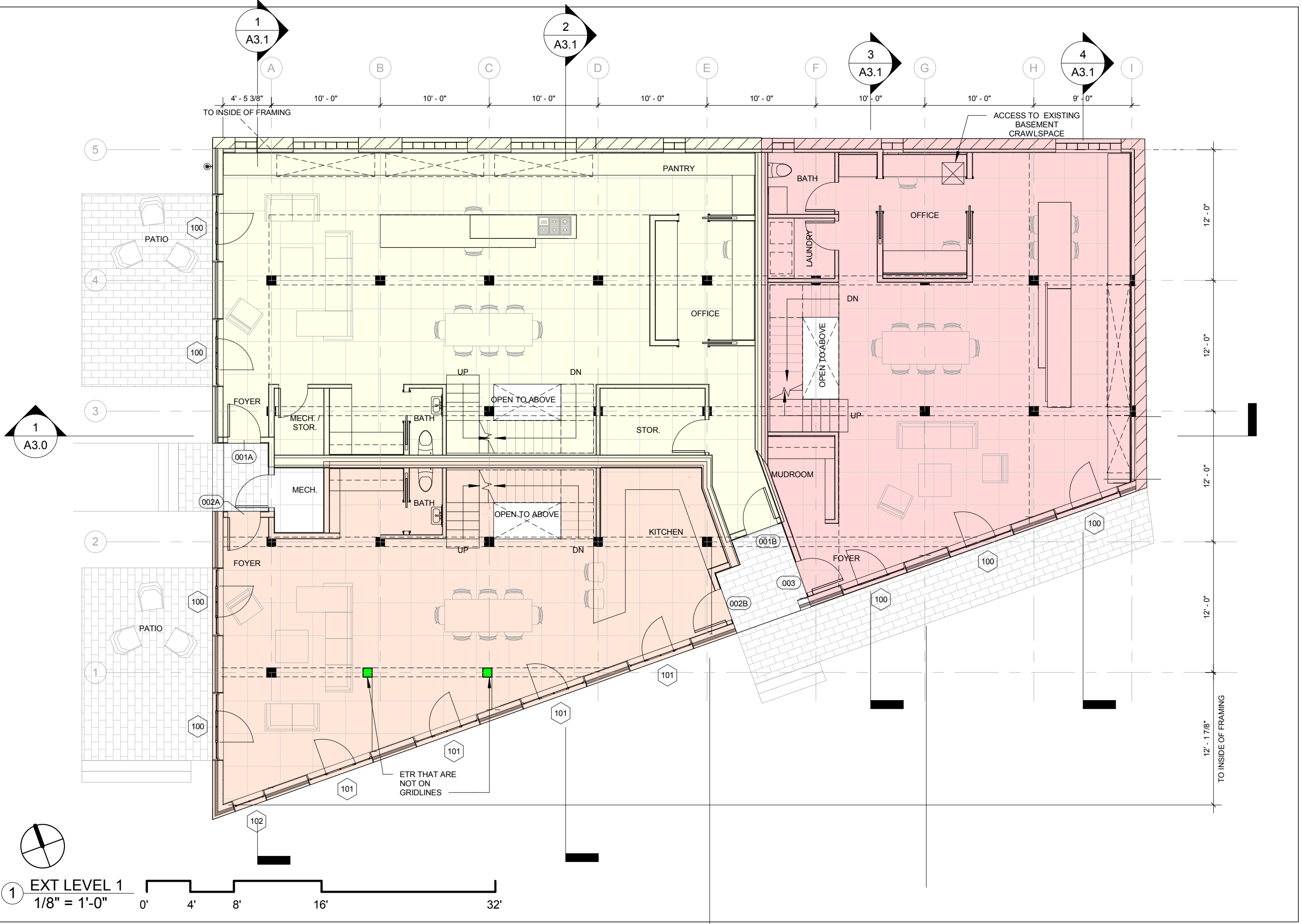
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DATE:	02.17.2021
DRAWN BY:	MLA

# A1.2

Moskow Linn Architects, Inc.  
 88 Broad Street Boston, Massachusetts 02110  
 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

56 Creighton Street with Head House  
 Cambridge, MA  
 Basement Floor Plan

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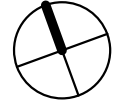
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 DATE: 02.17.2021  
 DRAWN BY: MLA

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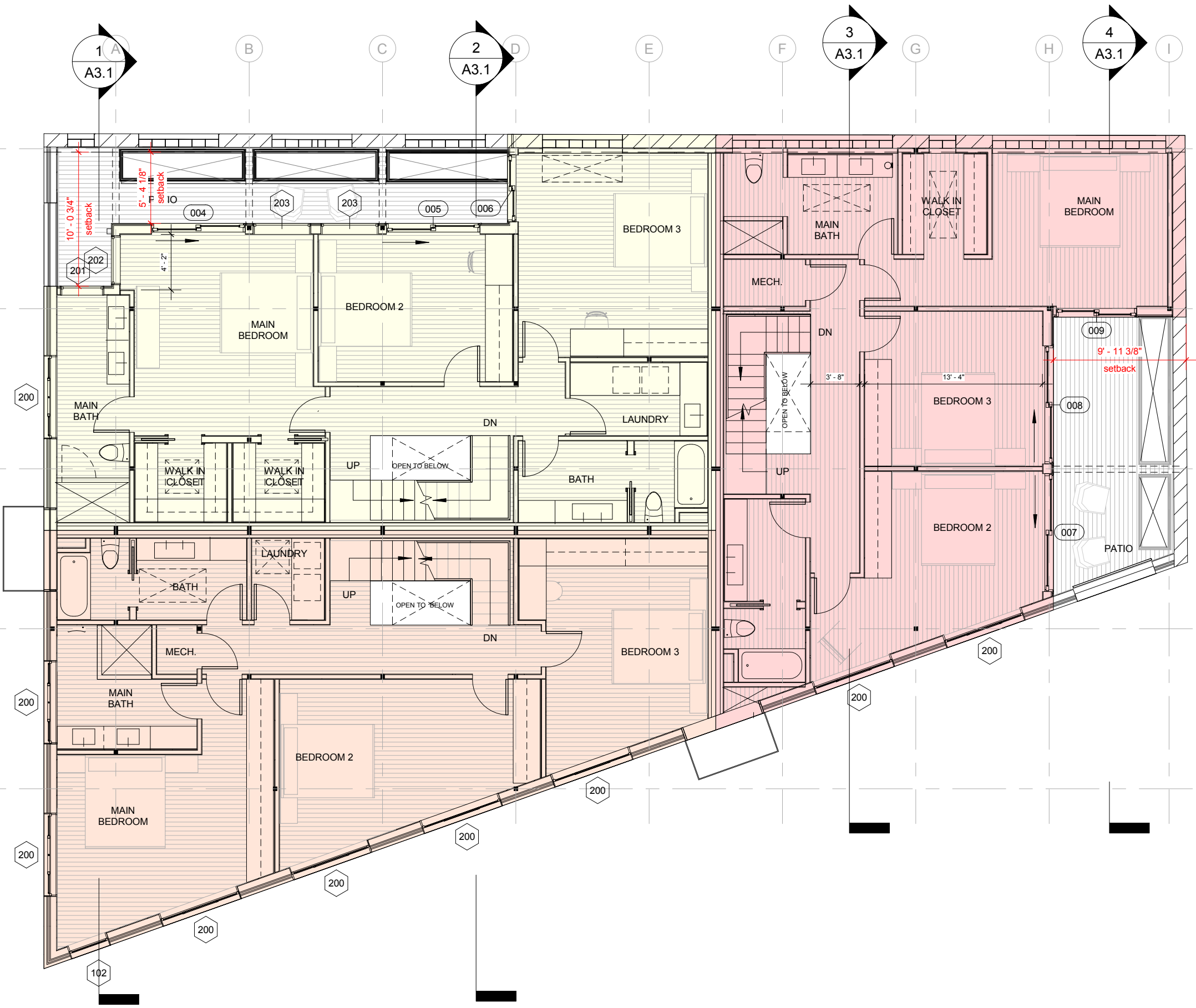
56 Creighton Street with Head House  
 Cambridge, MA  
 Floor Plan\_Level 1

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1 NEW LEVEL 2  
1/8" = 1'-0"  
0' 4' 8' 16' 32'

1  
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SCALE: 1/8" = 1'-0"

DATE: 02.17.2021

DRAWN BY: MLA

A1.4

Moskow Linn Architects, Inc.

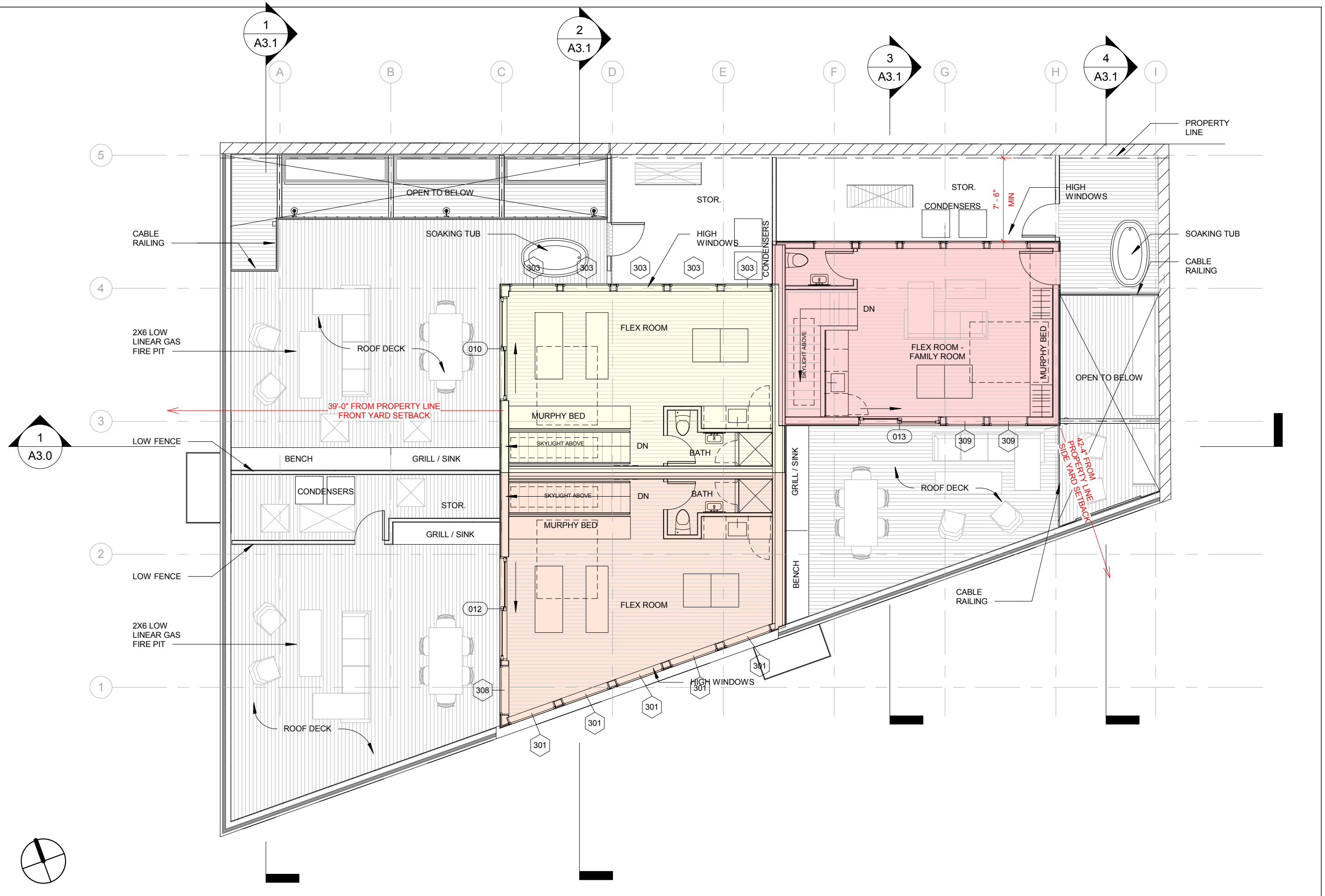
88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

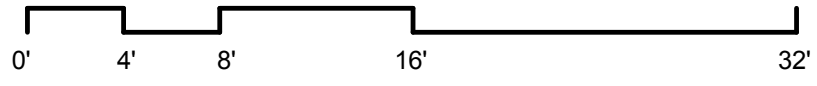
56 Creighton Street with Head House  
Cambridge, MA

Floor Plan\_Level 2

C:\Users\lmm\Desktop\WORK\BAPR2020\_56 Creighton Street\_Building.rvt



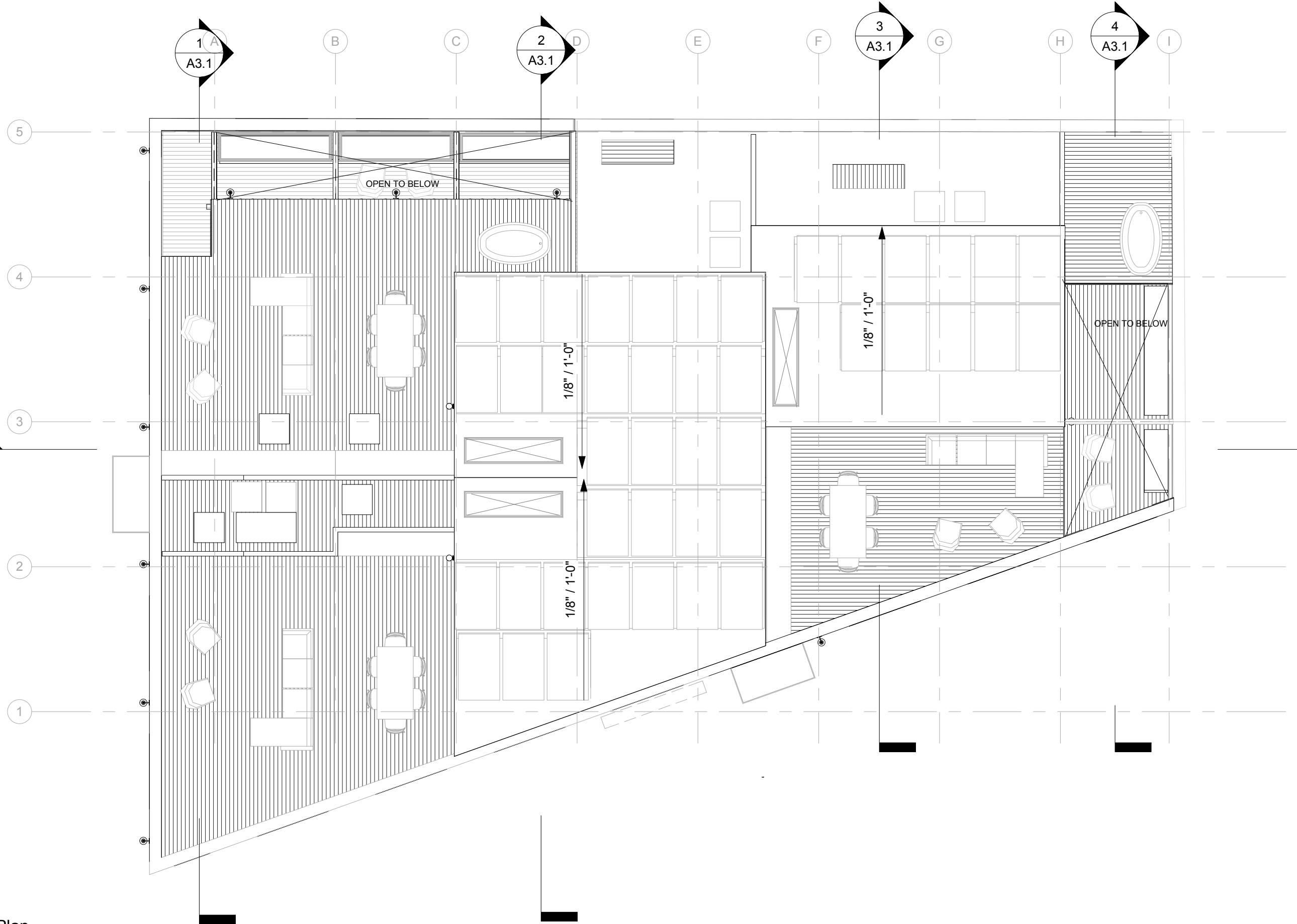
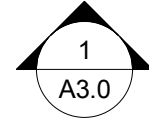
1 Head House Floor Plan  
1/8" = 1'-0"



56 Creighton Street with Head House Cambridge, MA		Floor Plan_Head House	
Moskow Linn Architects, Inc.			
88 Broad Street Boston, Massachusetts 02110			
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com			
<b>A1.5</b>		SCALE: 1/8" = 1'-0"	DATE: 02.17.2021
		DRAWN BY: MLA	



1 Roof Plan  
1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

DATE: 02.17.2021

DRAWN BY: MLA

# A1.6

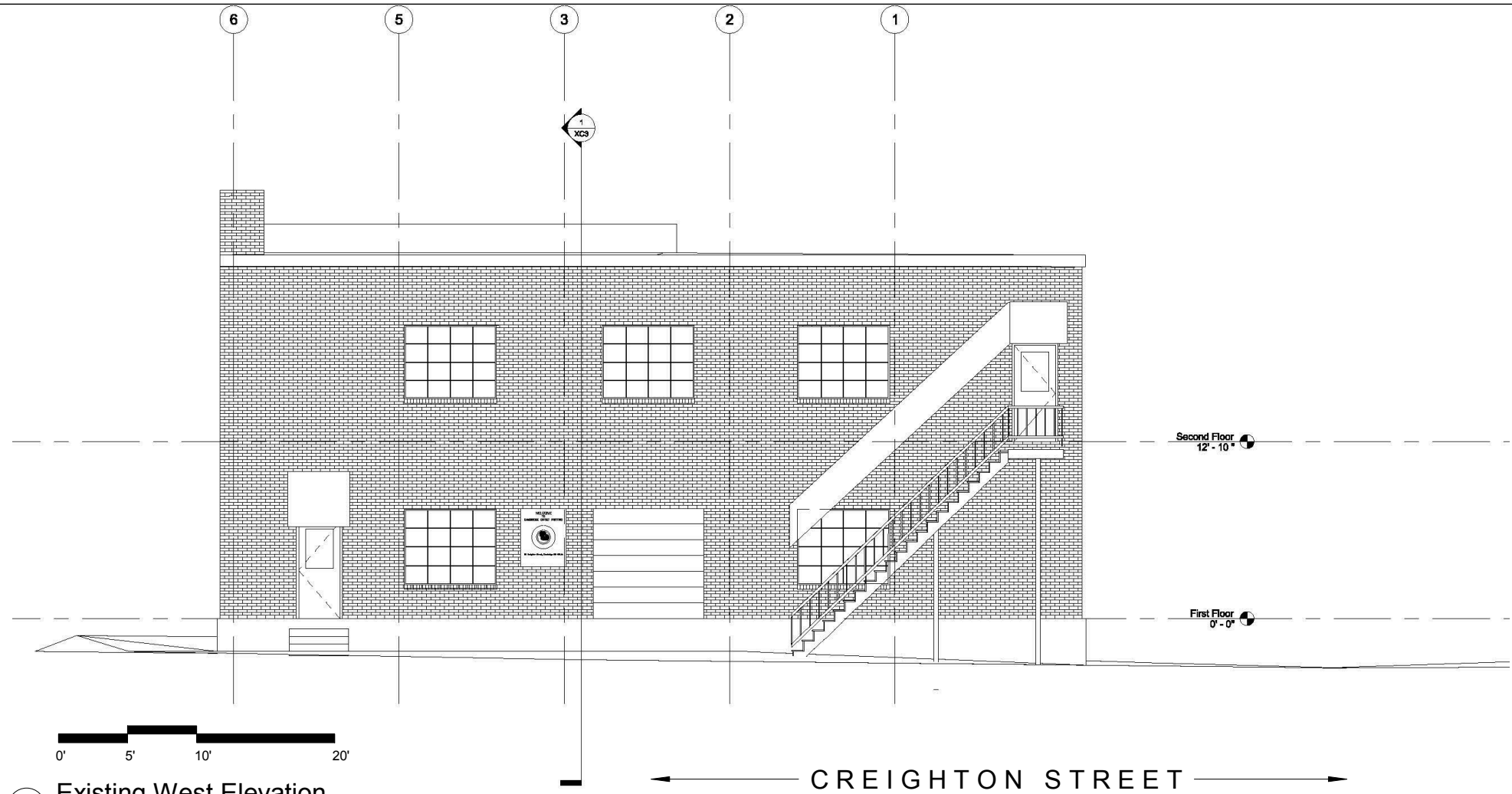
Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

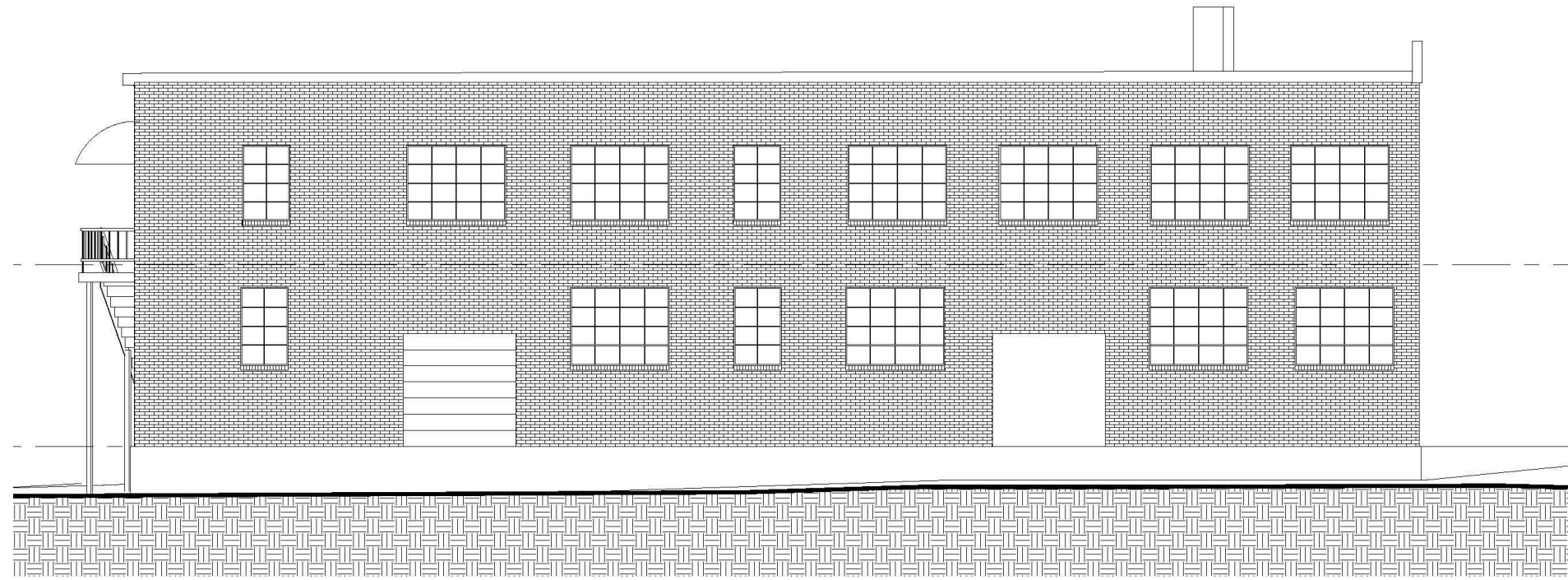
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

56 Creighton Street with Head House  
Cambridge, MA

Roof Plan



3 Existing West Elevation  
3/32" = 1'-0"



2 Existing South Elevation  
3/32" = 1'-0"

SCALE: 3/32" = 1'-0"

DATE: 2.17.2021

DRAWN BY: MLA

A2.0

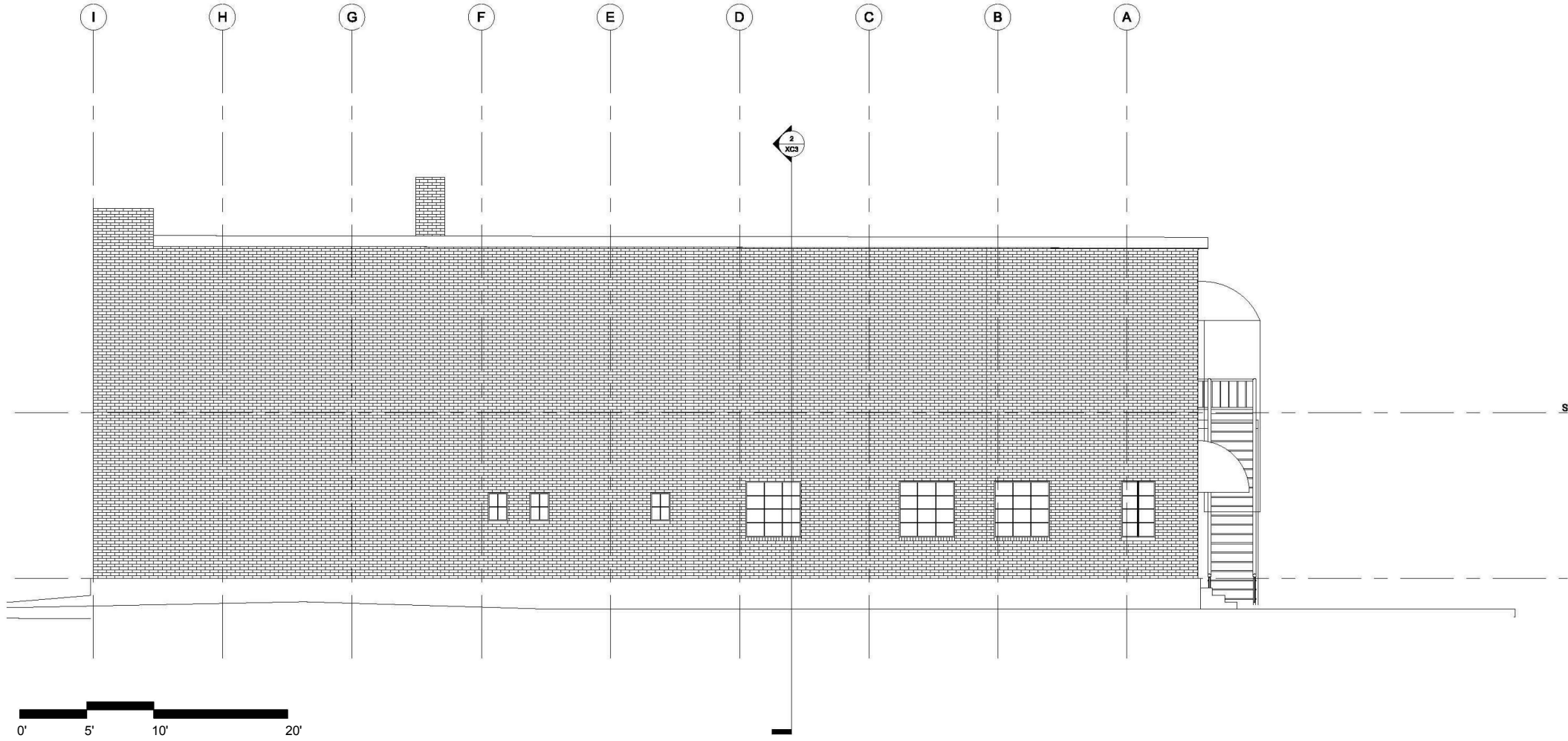
Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

OPTION A - 4" SLATS WITH 4" OPENINGS  
56 Creighton Street, Cambridge, MA

Existing Elevations



1 Existing North Elevation  
 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"

DATE: 2.17.2021

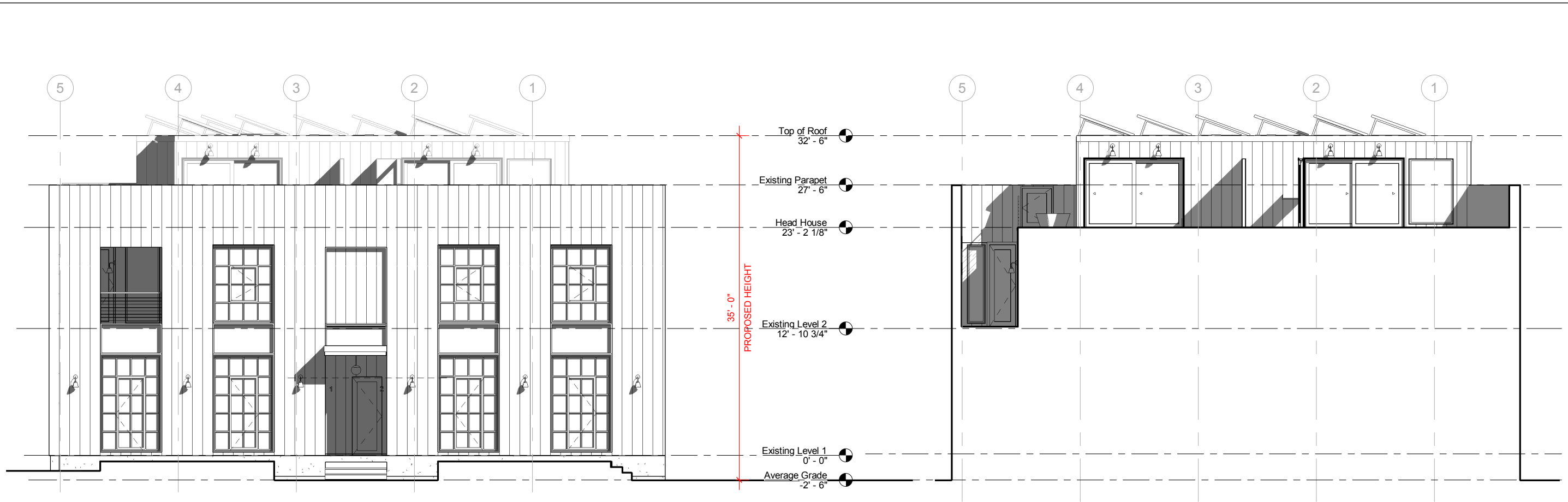
DRAWN BY: MLA

A2.1

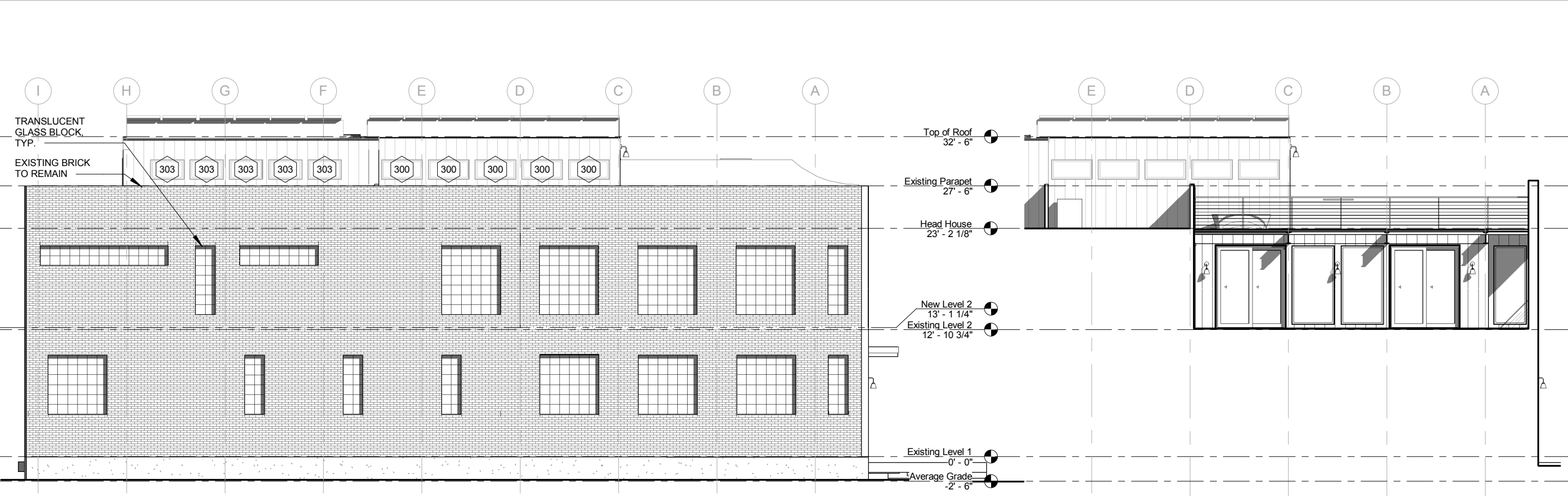
Moskow Linn Architects, Inc.  
 88 Broad Street Boston, Massachusetts 02110  
 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

OPTION A - 4" SLATS WITH 4" OPENINGS  
 56 Creighton Street, Cambridge, MA

Existing Elevations



1 West Elevation from Creighton St.  
3/32" = 1'-0"



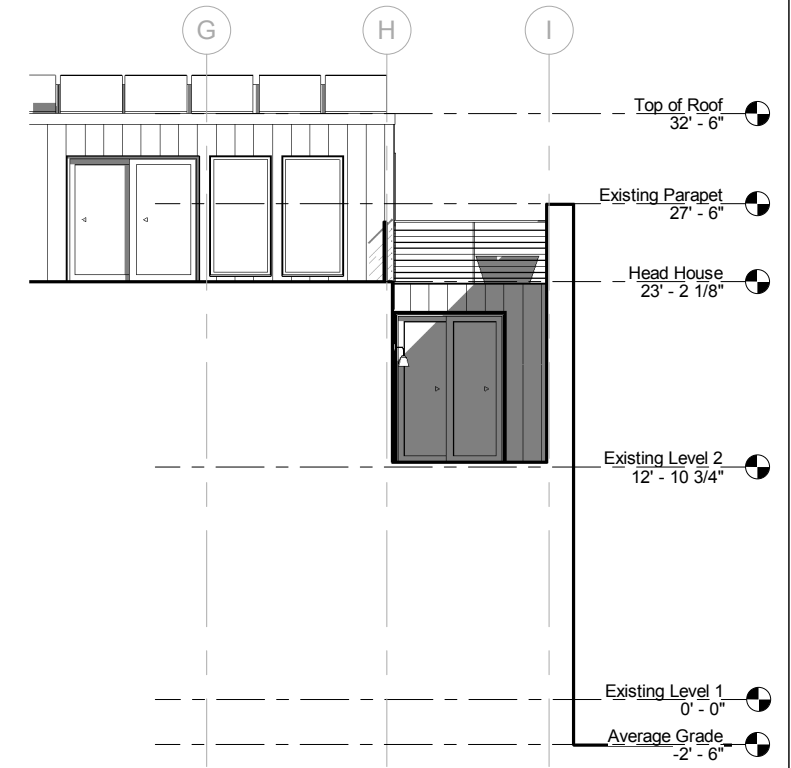
2 North Elevation from Neighbors  
3/32" = 1'-0"

56 Creighton Street with Head House Cambridge, MA	
Moskow Linn Architects, Inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	
<b>A2.2</b>	
SCALE: 3/32" = 1'-0"	DATE: 02.17.2021
DRAWN BY: MLA	
Proposed Exterior Elevations	

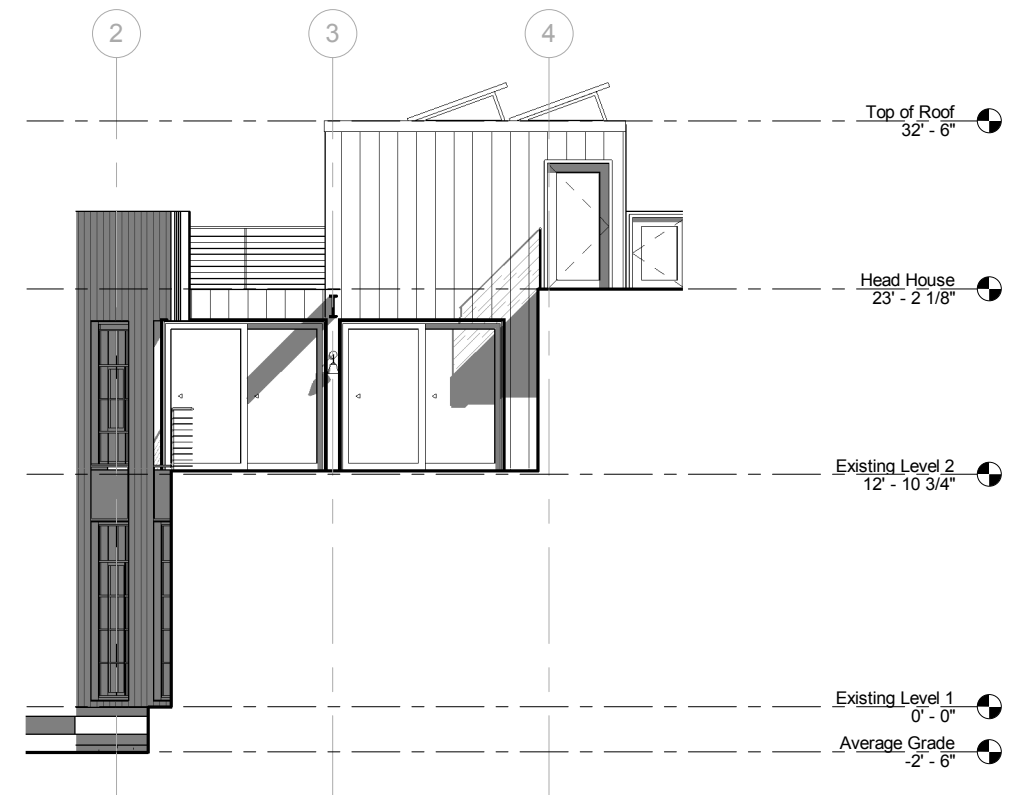
C:\Users\lmm\Desktop\WORK\RFAR\2020\_56 Creighton Street\_Building.rvt



① Elevations from Train Tracks  
3/32" = 1'-0"



③ South Elevation Level 2 Courtyard  
3/32" = 1'-0"



④ East Elevation Level 2 Courtyard  
3/32" = 1'-0"



② View from Creighton Street



① View from Train Tracks

OPTION A - 4" SLATS WITH 4" OPENINGS  
56 Creighton Street, Cambridge, MA

3D Exterior Views

Moskow Linn Architects, Inc.  
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tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A7.0

SCALE:  
DATE: 2.17.2021  
DRAWN BY: MLA



- PLAN REFERENCES:**
1. CITY OF CAMBRIDGE GIS MAPS RETRIEVED FROM [www.Cambridge.gov/gis](http://www.Cambridge.gov/gis)
  2. PLAN #638 OF 1997
  3. PLAN BOOK 57, PAGE 7
  4. PLAN #36 OF 2000

**DEED REFERENCES:**  
 LOCUS Bk 51136 Pg 259 & 51136 Pg 254

- NOTES:**
1. PLAN No. 36 OF 2000 SHOWS LOT 1A 835 S.F.±
  2. DEED BOOK 51136 PAGE 254 REFERS TO LOT 1 PLAN #638 OF 1997.
  3. PLAN #36 OF 2000 SHOWS LOT 1A AS BEING A PORTION OF LOT 1 ON PLAN #638 OF 1997. CAMBRIDGE GIS SHOWS LOT 1A AS BEING PART OF REGENTS STREET
  4. APPROXIMATELY 1578 S.F.± ASPHALT PARKING ON RAIL ROAD RIGHT OF WAY
  5. ZONING TABLE COPIED FROM ZONING MAP
  6. HIGHT OF BUILDING BASED AVERAGE GROUND ELEVATION OF 22.5'
  7. DISTANCE BASED ON FIELD LOCATIONS, UNABLE TO VERIFY, WALL COMMON TO CONDOMINIUM UNITS ON ADJUTING PROPERTY

- ZONING:**
1. ZONING INFORMATION RETRIEVED MAY 2018: FROM <http://www.cambridgema.gov/CDD/zoninganddevelopment/Zoning/Ordinance>
  2. LOCUS LOT IS ZONED RESIDENCE B
  3. LOCUS PARCEL IS NOT IN AN OVERLAY DISTRICT AS DEPICTED ON "CAMBRIDGE ZONING OVERLAY DISTRICTS" MARCH 2017

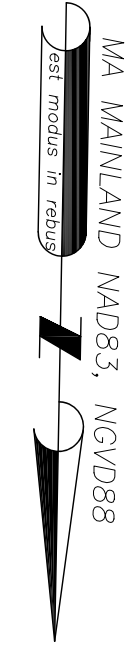
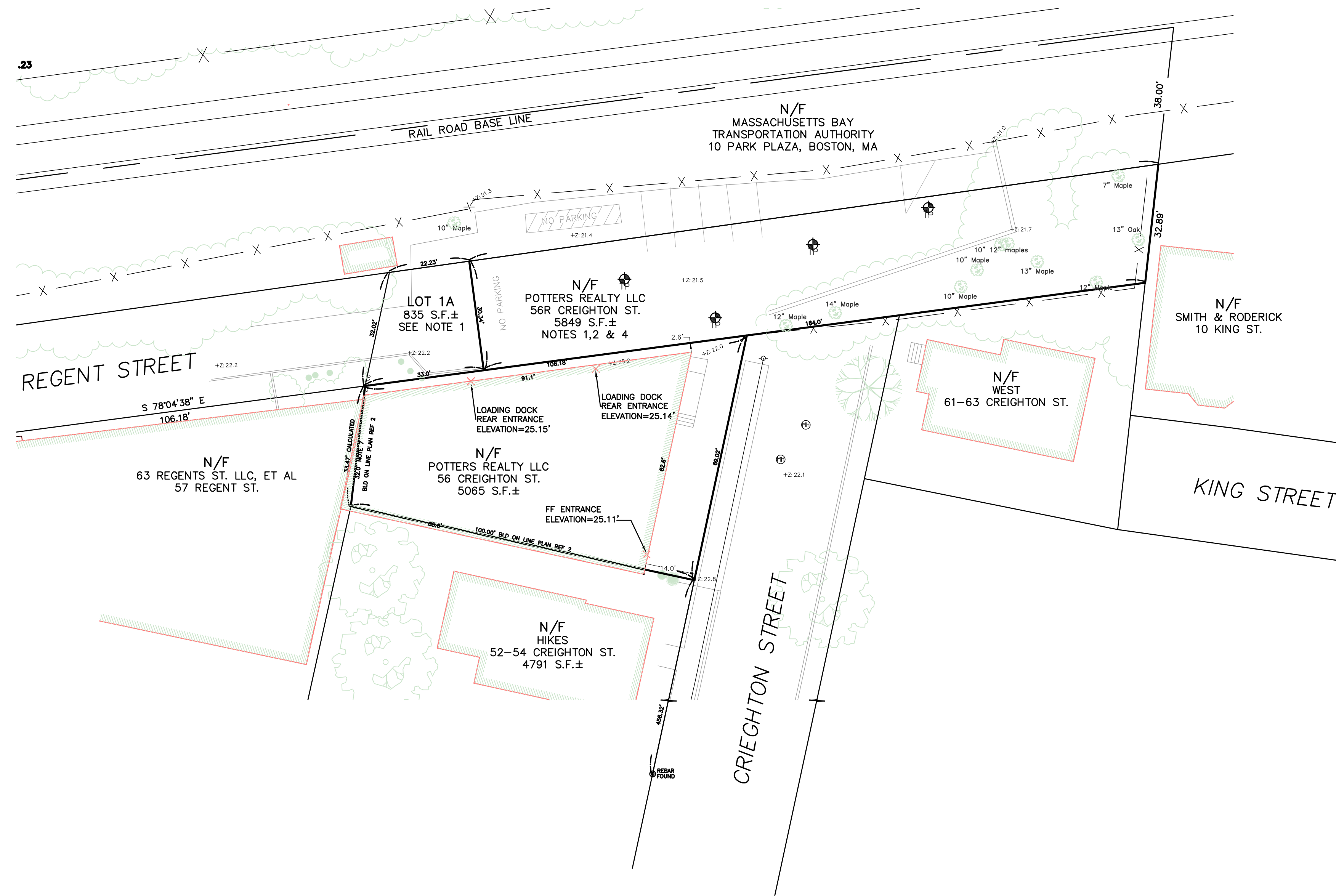
	LOT 56		
AREA LOT 56	5065 S.F.±		
BUILDING FOOT PRINT	4183 S.F.±	82.6%	OF LOT 56
PARKING	882 S.F.±	17.4%	OF LOT 56

	LOT 56R		
AREA LOT 56R	5849 S.F.±		
OPEN SPACE LOT 56R	2180 S.F.±	36.0%	OF LOT 56R
PARKING	3741 S.F.±	64.0%	OF LOT 56R

	COMBINING LOTS 56 & 56R		
AREA LOTS 56 & 56R	10914 S.F.±		
BUILDING	4183 S.F.±	38.3%	
OPEN SPACE	2108 S.F.±	19.3%	
PARKING	4623 S.F.±	42.4%	

**OTHER RESTRICTIONS**  
 SETBACK REQUIREMENTS, REFER TO DRAWING AND TABLE BELOW  
 HEIGHT OF BUILDING 29.2± SEE NOTE 6

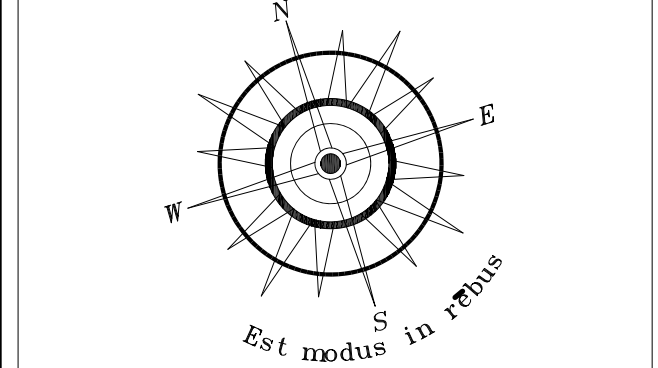


LOCUS MAP N.T.S

**REVISIONS**

REVISIONS	DATE
TREE LOCATIONS	10.25.19
TEST PITS	10.25.19
ENTRANCE(S) ELEV.	10.25.19
FLD. LOCS.	12.20.20
REVISIONS	02.23.21

PLAN OF LAND  
 PREPARED FOR  
 56 CREIGHTON LLC  
 56 & 56 R  
 CREIGHTON STREET  
 CAMBRIDGE, MA.



**MORAN SURVEYING INCORPORATED**

14 William Ave  
 Pembroke, MA 02359  
 Telephone 781.293.5601  
 Fax 781.293.1952  
 Professional Land Surveyors  
 Land Planners  
[www.moransurveying.com](http://www.moransurveying.com)

I CERTIFY THAT THE LOCATION OF THE EXISTING STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT AND ARE THE RESULT OF AN ACTUAL "ON THE GROUND" SURVEY PERFORMED BY MORAN SURVEYING INC. ON MAY 2018, UPDATE OCTOBER 2019, DECEMBER 2020

STEPHEN F. MORAN  
 41611  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF MASSACHUSETTS

*Stephen F. Moran*  
 23 FEB 21  
 DATE

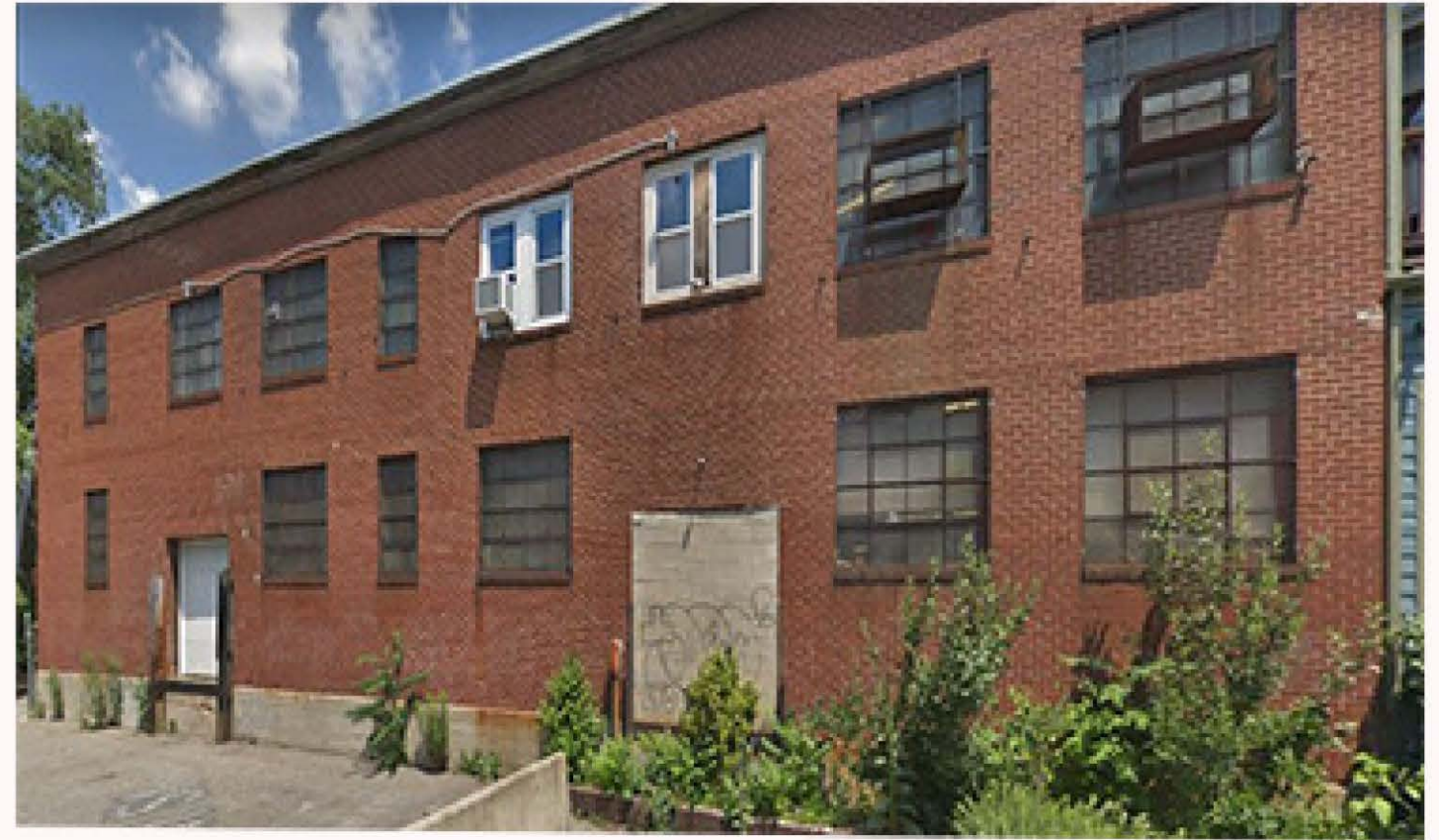
SCALE: 1" = 20'  
 0' 20' 40' 60'

DATE: 23 FEB 21  
 COMP./DESIGN: SFM  
 CHECK: CLIENT  
 DRAWN: SFM  
 FIELD: SFM/BHM/PG(UAV)  
 APPROVED: SFM  
 DWG.No. 19-076 SHEET 1 OF 1  
 19-076 SFM 10.26.19





**VIEW FROM CREIGHTON STREET**

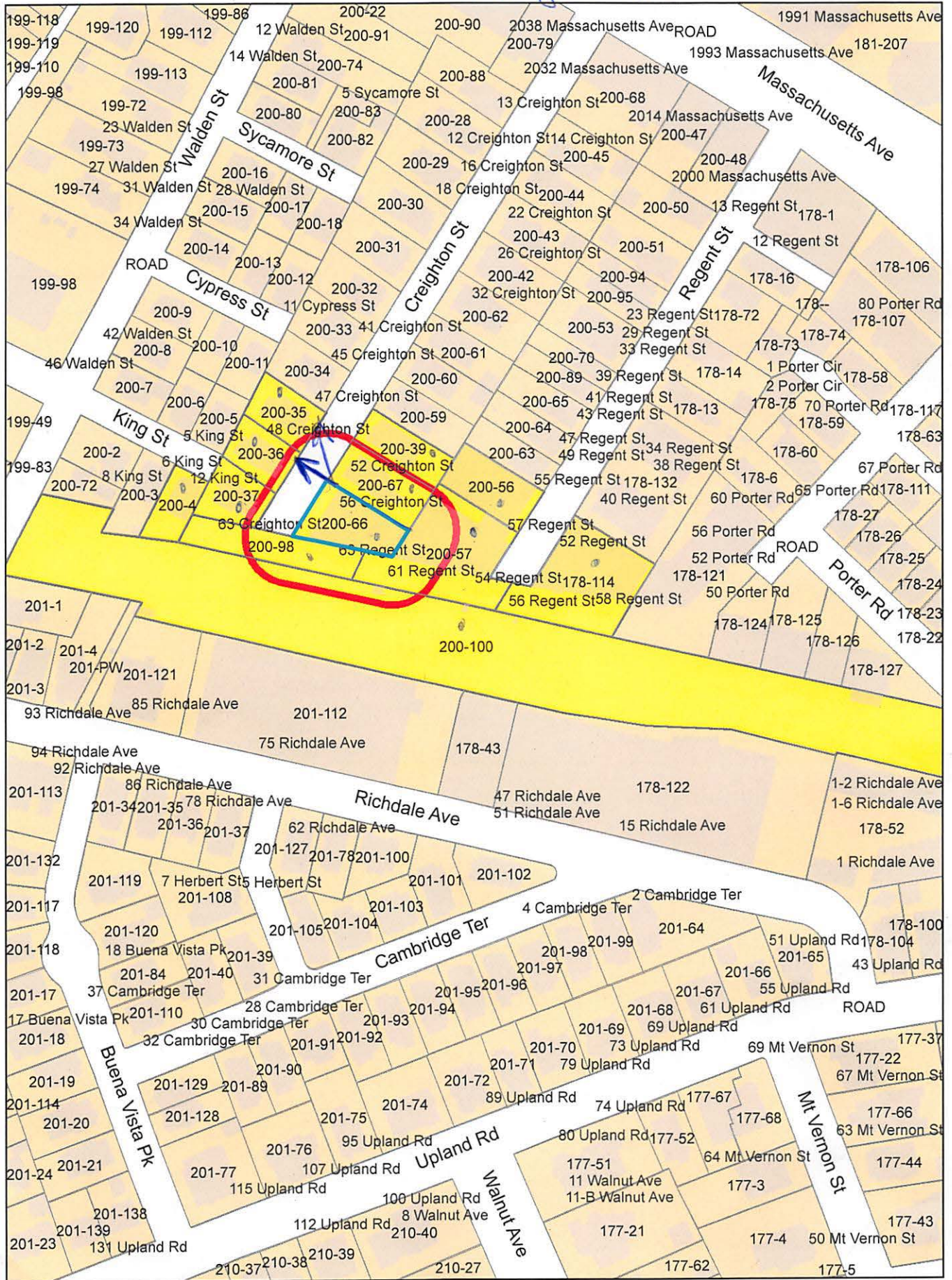


**VIEW FROM SIDE FACING TRACKS**

**56 CREIGHTON STREET EXISTING PHOTOS**



56 Creighton St.





56 Creighton St.

Petitioner

200-57  
GOUNDEN, COLIN G. &  
ALYSON GOUNDEN ROCK  
61 REGENT ST., #2  
CAMBRIDGE, MA 02140-2111

200-39  
50 CREIGHTON ST LLC,  
50 CREIGHTON ST  
CAMBRIDGE, MA 02140

200-66-98  
56 CREIGHTON STREET LLC  
C/O DUNCAN MacARTHUR  
67 SMITH PLACE, UNIT 12-A  
CAMBRIDGE, MA 02138

200-57  
XU, LIN  
57 REGENT ST., #4  
CAMBRIDGE, MA 02140

200-67  
HIKES, JUDITH & THOMAS DALY A LIFE ESTATE  
52-54 CREIGHTON ST  
CAMBRIDGE, MA 02140

ROBERT LINN  
161 GROVE STREET  
CAMBRIDGE, MA 02138

178-114  
LEWICKI, JOHN F.  
52 REGENT ST. UNIT#5  
CAMBRIDGE, MA 02140

178-114  
PETERS, MARK, PAULINE PETERS  
50 REGENT ST. UNIT 6  
CAMBRIDGE, MA 02140

178-114  
SCHINDLER, MARK & ANGELA B. SHEN-HSIEH  
60 REGENT ST., UNIT #1  
CAMBRIDGE, MA 02140

178-114  
BUSSINK, ALBERT W. & ANN H. JENKINS  
56 REGENT STREET UNIT #3  
CAMBRIDGE, MA 02140

178-114  
DAHL, CHRISTOPHER C. & NAOMI V. DAHL  
54 REGENT ST., #4  
CAMBRIDGE, MA 02140

178-114  
LEWIS, DAVID &  
JANSULU ALIMJANKZY NURPEISOVA  
58 REGENT ST., #2  
CAMBRIDGE, MA 02140

200-36  
ISOON, DISEYE  
57 CREIGHTON ST UNIT#2  
CAMBRIDGE, MA 02140

200-37  
WEST, GATEWOOD  
61-63 CREIGHTON ST., #2  
CAMBRIDGE, MA 02140

200-37  
HERNANDEZ-RUIZ, FROYLAN  
61-63 CREIGHTON ST 1  
CAMBRIDGE, MA 02140

200-36  
ISOON, MIRIAM  
57-59 CREIGHTON ST., #1  
CAMBRIDGE, MA 02140

200-35  
CLEARY, CHRISTINE  
51-53 CREIGHTON ST., #51  
CAMBRIDGE, MA 02140

200-100  
MASSACHUSETTS BAY TRANSPORTATION  
AUTHORITY  
10 PARK PLAZA  
BOSTON, MA 02116

200-35  
GREENWOOD, JOEL S.F. & WENDY V. GILBERT  
51-53 CREIGHTON ST., #53  
CAMBRIDGE, MA 02140

200-56  
STATON, ALBERT H. III, &  
CANDACE M. STATON TRUSTEE  
55 REGENT ST. UNIT 1  
CAMBRIDGE, AB 02140

200-56  
BARBOSA, PEDRO M. & JANET F. ARSENAULT  
55 REGENT ST. UNIT 2  
CAMBRIDGE, MA 02140

200-4  
SMITH, NATHANIEL G. ERIKA L. RODERICK, TRS  
10 KING ST  
CAMBRIDGE, MA 02140

200-56  
YOUNG, CHRISTOPHER A. MARIAN H. ADLY  
55 REGENT ST UNIT #3  
CAMBRIDGE, MA 02140

200-57  
BARKER, JANET B.  
59 REGENT STREET, UNIT #3  
CAMBRIDGE, MA 02140-2111

200-57  
63 REGENT STREET LLC  
57 REGENT ST UNIT 1  
CAMBRIDGE, MA 02140