



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 FEB 11 AM 10:19  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 162048**

### General Information

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

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

**PETITIONER:** Duncan MacArthur 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/Approved Residential      **ZONING DISTRICT:** Residence B Zone

### **REASON FOR PETITION:**

/We are proposing to roof over an existing exterior space within the volume of the existing structure which will add to the approved GFA. We are proposing to modify the approved glass block layout on north the elevation and we are proposing the addition of solar canopy over 3 approved parking spots at property line./

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

The applicant is proposing to cover an exterior courtyard on the second level within the volume of the existing building. This will increase the overall GFA which has been approved in prior BZA hearings. The layout of the glass block on the north wall has been slightly modified from approved plans and a solar canopy is proposed over 3 of the approved parking spots on the MBTA lot line. Relief is sought to construct an accessory structure within 5' of the property line

### **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).
- Article: 4.000      Section: 4.31 (Accessory Uses).
- Article: 10.000     Section: 10.30 (Variance).

Original  
Signature(s):

(Petitioner (s) / Owner)

Duncan MacArthur

(Print Name)

**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, 56 Creighton Street LLC  
(OWNER)

Address: 67 Smith Place, Unit 12A, Cambridge, MA 02138

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

The record title of this property is in the name of 56 Creighton Street LLC.

\*Pursuant to a deed of duly recorded in the date 8/02/19, Middlesex South

County Registry of Deeds at Book 73048, Page 409; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_.

**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 S MacArthur personally appeared before me,  
this 26<sup>th</sup> of Jan, 2022, and made oath that the above statement is true.

Bala Shahi Notary

My commission expires 09/09/2027 (Notary Seal)



**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.

STATE OF MISSISSIPPI  
DEPARTMENT OF REVENUE

MISSISSIPPI DEPARTMENT OF REVENUE  
STATE OF MISSISSIPPI

MISSISSIPPI DEPARTMENT OF REVENUE

MISSISSIPPI DEPARTMENT OF REVENUE

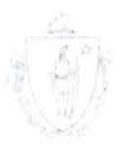
MISSISSIPPI DEPARTMENT OF REVENUE

MISSISSIPPI DEPARTMENT OF REVENUE

MISSISSIPPI DEPARTMENT OF REVENUE

MISSISSIPPI DEPARTMENT OF REVENUE

MISSISSIPPI DEPARTMENT OF REVENUE  
STATE OF MISSISSIPPI







**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:

A literal enforcement of the provisions of the Ordinance would preclude the covering of the exterior space which would allow for useable outdoor area in all seasons and construction detailing at the party wall that would keep it more protected from the elements.

**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 adjacent converted residential structures and will not change or intensify the neighborhood. The additional GFA requested is entirely within the volume of the existing building.

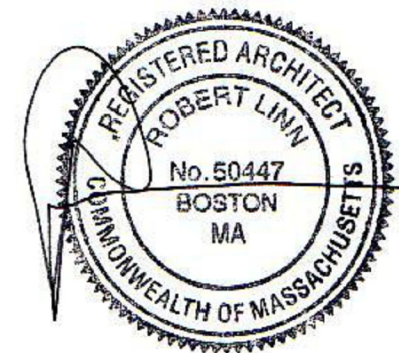
**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**



A0.0	Cover Sheet
A0.1	Zoning & Code Compliance
A0.3	Existing Site Plan
A0.4	Proposed Site Plan
A0.5	Proposed Landscape Plan
A1.0	Existing Floor Plan_Level 1
A1.1	Existing Floor Plan_Level 2
A1.2	Floor Plan_Basement
A1.3	Floor Plan_Level 1
A1.4	Floor Plan_Level 2
A1.5	Floor Plan_Head House
A1.6	Roof Plan
A2.0	Existing Elevations
A2.1	Existing Elevations
A2.2	Proposed Exterior Elevations
A2.3	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  
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

STRUCTURAL ENGINEER

Evan L. Hankin  
elhankin@me.com  
617.839.9690

56 Creighton St.  
Cambridge, MA

Cover Sheet

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A0.0

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

DATE: 02.03.2022

DRAWN BY: MLA

Code Type	Applicable Code (Model Code Basis)
Building	780 CMR: Massachusetts State Building Code, 9 <sup>th</sup> Edition (2015 International Building Code (IBC))
Fire Prevention	527 CMR: Massachusetts Fire Prevention Regulations (2015 NFPA 1)
Accessibility	521 CMR: Massachusetts Architectural Access Board Regulations
Electrical	527 CMR 12.00: Massachusetts Electrical Code (2020 National Electrical Code)
Mechanical	2015 International Mechanical Code (IMC)
Plumbing	248 CMR: Massachusetts Plumbing Code
Energy Conservation	2015 International Energy Conservation Code (IECC) <sup>1</sup> Stretch Energy Code

1. Compliance with the 2018 Edition of the IECC is mandatory for permit applications beginning on November 7, 2020.

1. **Use Group Classification**

Use Group R-2 (Residential)

2. **Construction Type**

Type VB (unprotected, combustible) - with NFPA 13R sprinkler system

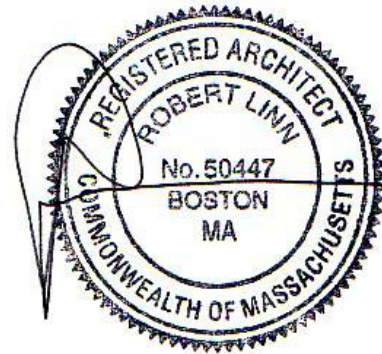
3. **Height and Area Limitations**

Type VB / Use Group R-2 – NFPA 13R Sprinkler System

	Height	Area per Floor
Tables 504.3, 504.4 & 506.2	3 St. (60 ft)	7,000 ft <sup>2</sup>
Perimeter Increase Section 506.2	-	Not Required
<b>Total Allowed</b>	3 St. (60 ft.)	7,000 ft <sup>2</sup>
<b>Actual</b>	3 St. (35 ft.)	4,057 ft <sup>2</sup>

4. **Fire Ratings**

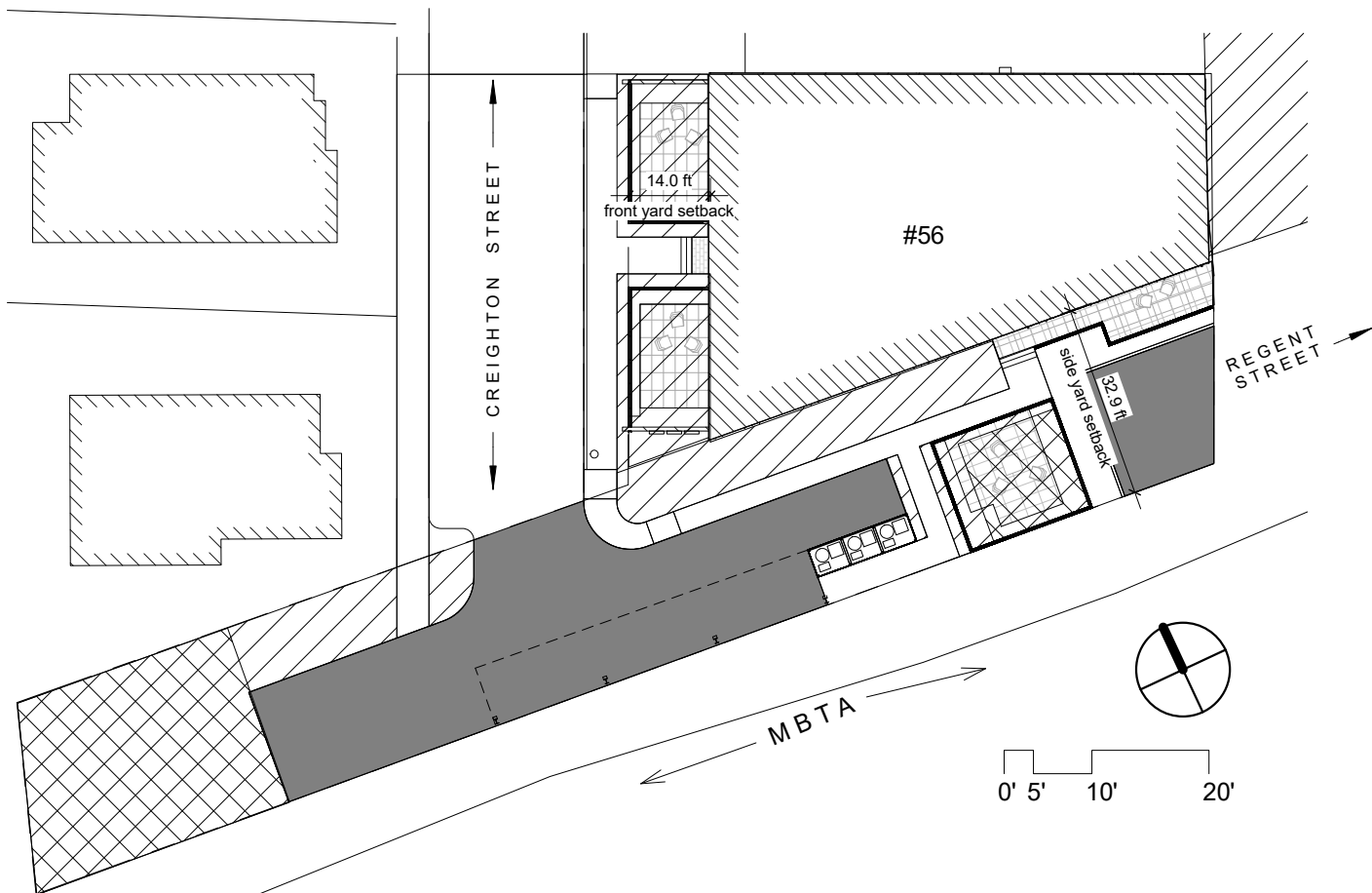
Building Element (IBC Table 601)	Type VB
	Ratings in Hours
Primary Structural Frame	0
Exterior Bearing Walls including columns along the exterior wall	Based on Fire Separation Distance
Exterior Non-Bearing Walls	
Interior Bearing Walls	0
Floor Construction	0 (½ for dwelling unit separation)
Dwelling Unit Separation (Walls & Floors)	½



56 Creighton Street, Cambridge

**Zoning District B**

	Existing Approved	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 - 3,916 / DU	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)	35	35	35
<b>Min. Ratio of Private Open Space to Lot Area (sq ft)</b>	<b>5,887 (50%)</b>	4,699 (40%)	<b>5,682 (48%)</b>
site level	3,832		3,832
level 2 uncovered roof decks	465		260
head house uncovered roof decks	1,590		1,590
50% to meet Dimensional Limitations per 5.22.1 (sq ft)	<b>3,083 (52%)</b>	2,349 (50%)	<b>3,083 (52%)</b>
site level	1,762		1,762
level 2 uncovered roof decks	0		0
head house uncovered roof decks	1,321		1,321
<b>50% to meet Definition of Permeable Open Space (sq ft)</b>	<b>5,887 (100%)</b>	2,349 (50%)	<b>5,682 (100%)</b>
Gross Floor Area Breakdown for FAR (GSF) (sq ft)	<b>8,885</b>	4,862	<b>9,087</b>
Level 1 Floor Area (sq ft)	3,940	n/a	3,940
Level 1 Covered Outdoor Floor Area (sq ft)	86	n/a	86
Level 2 Floor Area (sq ft)	3,596	n/a	3,596
<b>Level 2 Covered Outdoor Floor Area (sq ft)</b>	<b>0</b>	n/a	<b>202</b>
Head House Floor Area (sq ft)	1,332		1,332
Head House Covered Outdoor Floor area (sq ft)	0		0
mechanical (subtracted from GSF) (sq ft)	69	100 / unit	69
FAR	<b>8,885 = 0.76</b>	0.5*5,000 + 0.35*remainder 4,862 = 0.41	<b>9,087 = 0.77</b>



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

56 Creighton St.  
Cambridge, MA

Zoning & Code Compliance

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

**A0.1**

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

DATE: 02.03.2022

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:**

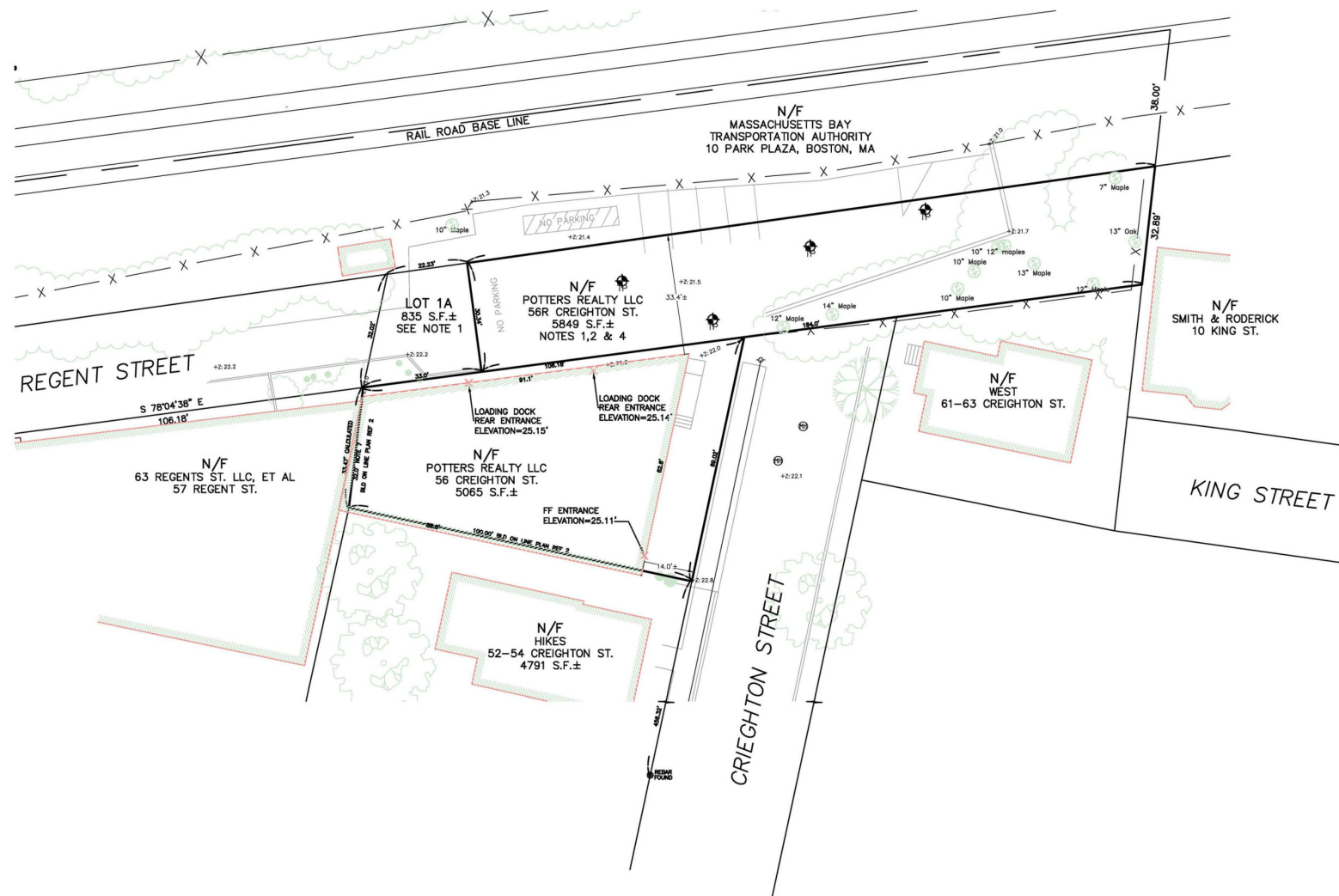
1. PLAN No. 36 OF 2000 SHOWS LOT 1A 835 S.F.±
2. DEED BOOK 51136 PAGE 254 REFERS TO LOT 1 PLAN #638 OF 1997.
3. PLAN #36 OF 2000 SHOWS LOT 1A AS BEING A PORTION OF LOT 1 ON PLAN #638 OF 1997. CAMBRIDGE GIS SHOWS LOT 1A AS BEING PART OF REGENTS STREET
4. APPROXIMATELY 1578 S.F.± ASPHALT PARKING ON RAIL ROAD RIGHT OF WAY
5. ZONING TABLE COPIED FROM ZONING MAP
6. HEIGHT OF BUILDING BASED AVERAGE GROUND ELEVATION OF 22.5'
7. DISTANCE BASED ON FIELD LOCATIONS, UNABLE TO VERIFY, WALL COMMON TO CONDOMINIUM UNITS ON ADJACENT 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		LOT 56R	
AREA LOT 56	5065 S.F.±	5849 S.F.±	36.0% OF LOT 56R
BUILDING FOOT PRINT	4183 S.F.±	4183 S.F.±	38.3%
PARKING	882 S.F.±	3741 S.F.±	64.0% OF LOT 56R
COMBINING LOTS 56 & 56R			
AREA LOTS 56 & 56R	10914 S.F.±	10914 S.F.±	
BUILDING	4183 S.F.±	4183 S.F.±	38.3%
OPEN SPACE	2108 S.F.±	2108 S.F.±	19.3%
PARKING	4623 S.F.±	4623 S.F.±	42.4%

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

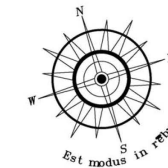


LOCUS MAP N.T.S

**REVISIONS**

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*  
 23 FEB 21  
 STEPHEN F. MORAN DATE

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

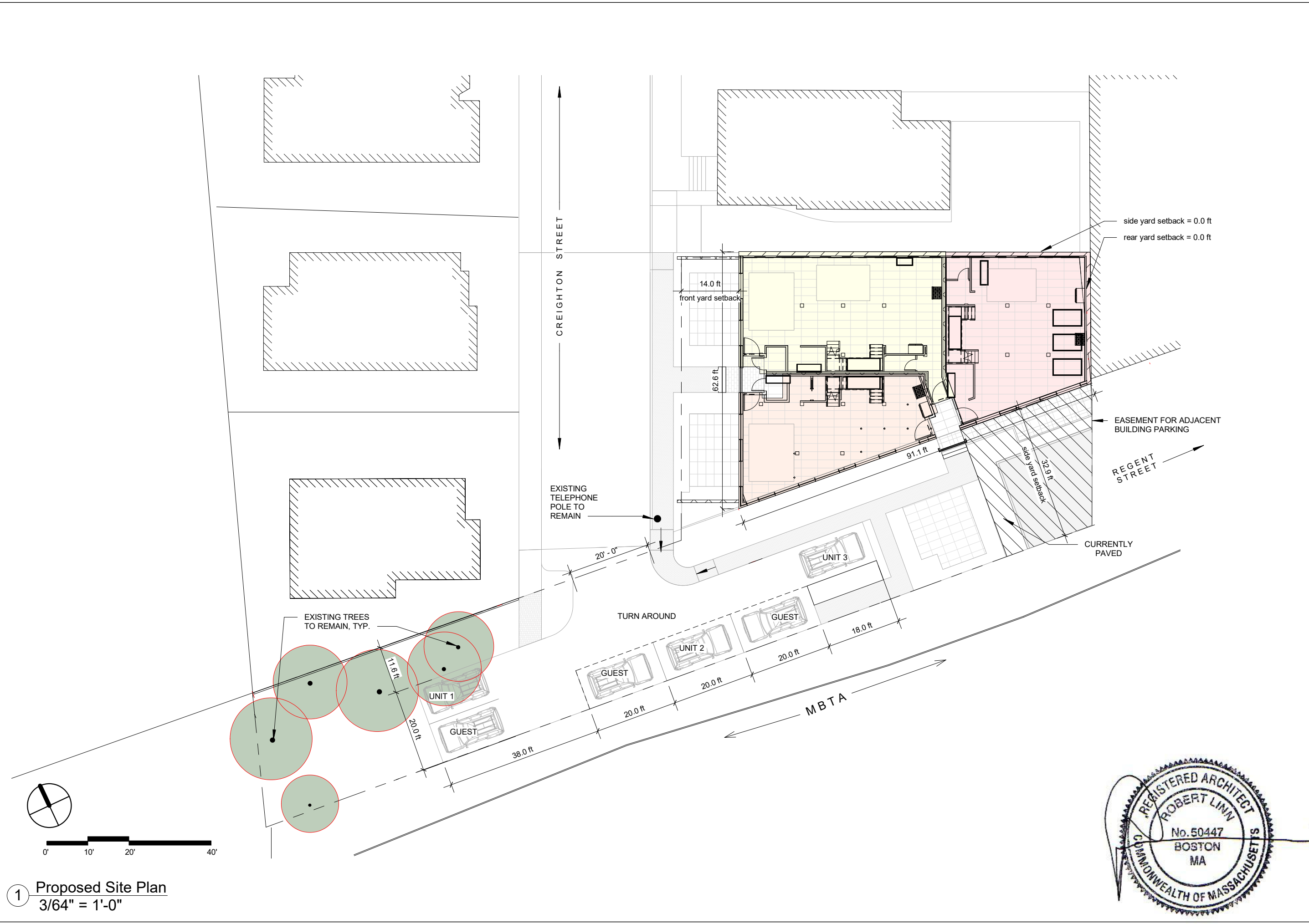
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 COMP./DESIGN: SFM  
 CHECK: CLIENT  
 DRAWN: SFM  
 FIELD: SFM/BHM/PG(UAV)  
 APPROVED: SFM  
 DWG.No. 19-076 SHEET 1 OF 1  
 19-076 SFM 10.26.19

56 Creighton St.  
 Cambridge, MA  
 Existing Site Plan

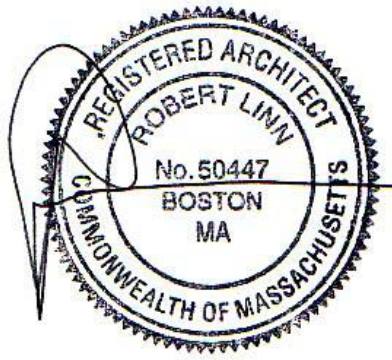
Moskow Linn Architects, Inc.  
 88 Broad Street Boston, Massachusetts 02110  
 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

SCALE: A0.3  
 DATE: 02.03.2022  
 DRAWN BY: MLA

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



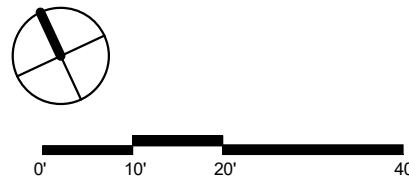
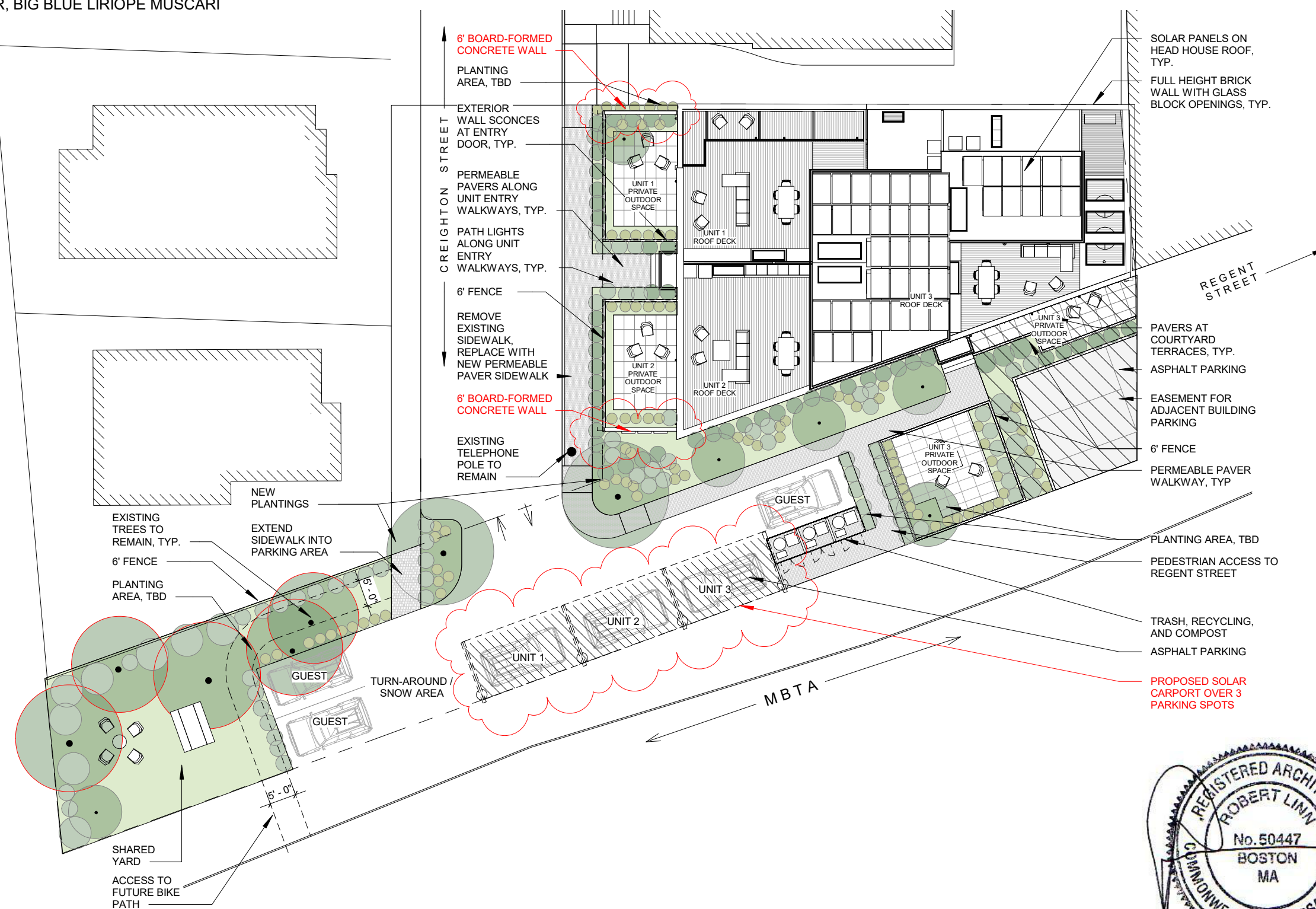
SCALE: 3/64" = 1'-0"	DATE: 02.03.2022	DRAWN BY: MLA	Moskow Linn Architects, Inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	56 Creighton St. Cambridge, MA Proposed Site Plan
<b>A0.4</b>				



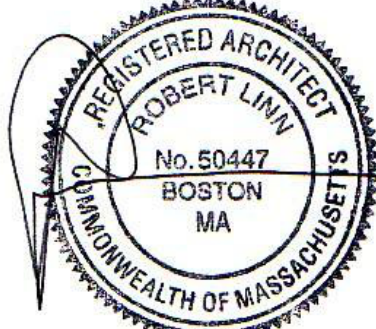
**PLANTINGS**

CONCEPTS, SUBJECT TO CHANGE.

- ACCENT TREES** = RIVER BIRCH, KATSURA TREE, CHERRY TREE, JAPANESE STEWARTIA
- TALL NARROW PRIVACY SCREENING** = NARROW HORNBEAM, YEW
- TALL SHRUBS** = SERVICEBERRY, SPICEBUSH, DANDY MAN RHODADENDRON, VIBURNUM 'SUMMER SNOWFLAKE'
- MEDIUM SHRUBS** = VIBURNUM 'SPICE BABY', DIERVILLA 'KODIAK ORANGE', ITEA 'LITTLE HENRY'
- LOW SHRUBS** = CINNAMON FERN, BLUEFLAG IRIS, CHARDONNAY PEARLS, JAPANESE PAINTED FERNS, SOLOMON'S SEAL
- GROUNDCOVER** = VINCA MAJOR, BIG BLUE LIRIOPE MUSCARI



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



56 Creighton St.  
Cambridge, MA

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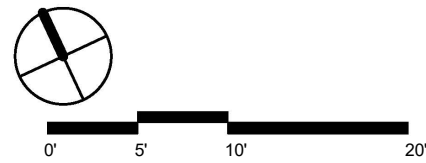
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DATE: 02.03.2022  
DRAWN BY: MLA

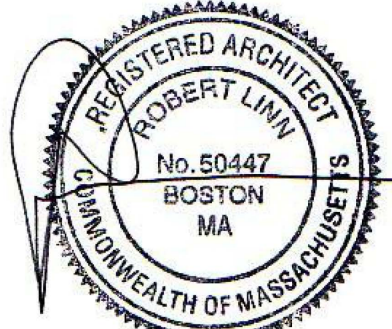
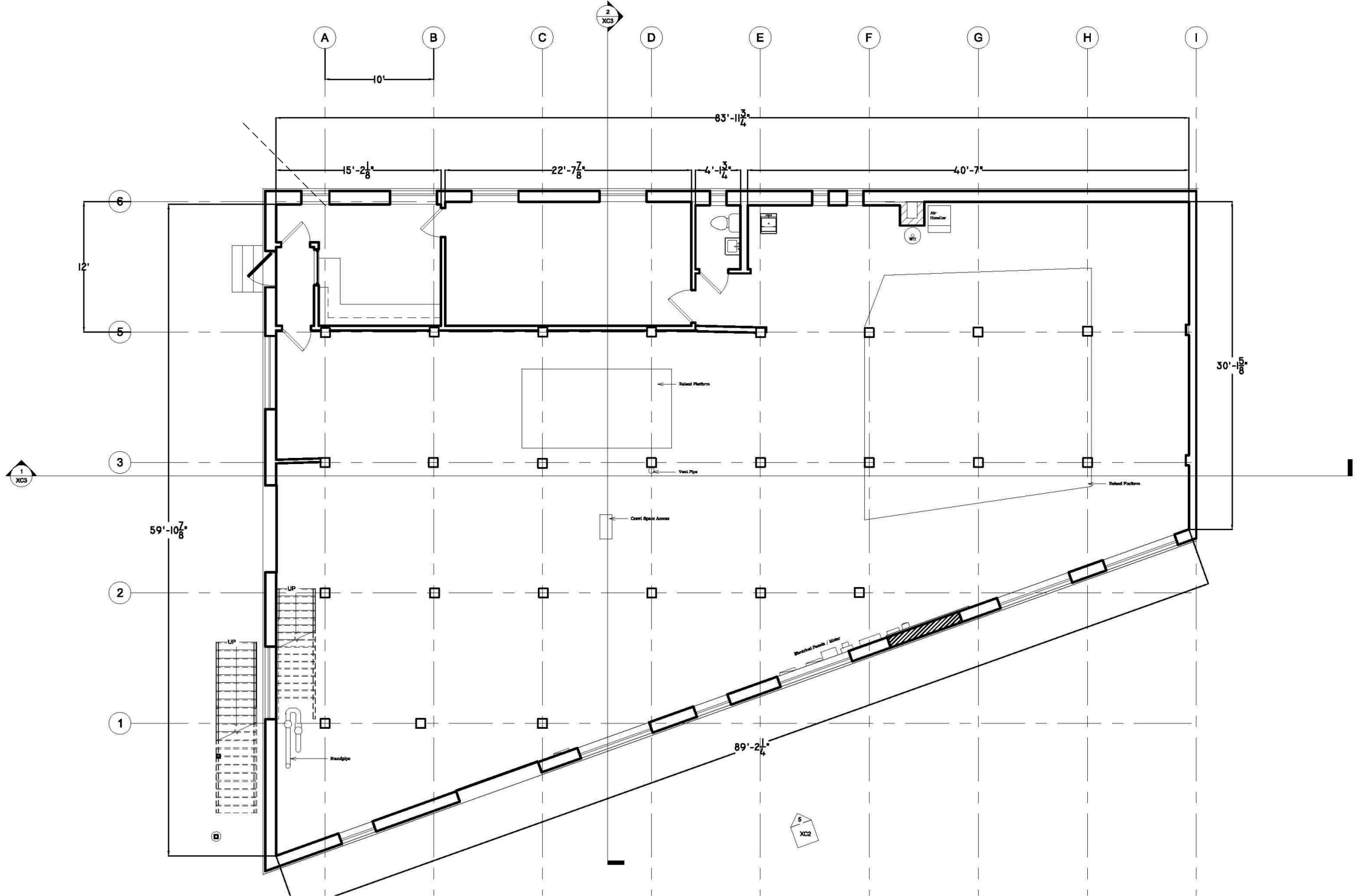
Proposed Landscape Plan

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



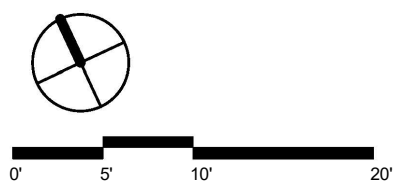
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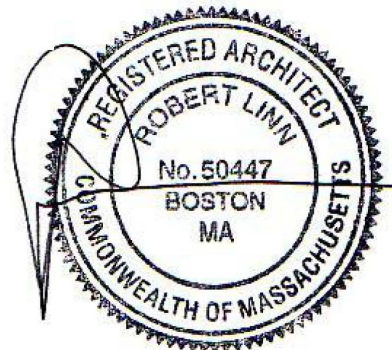
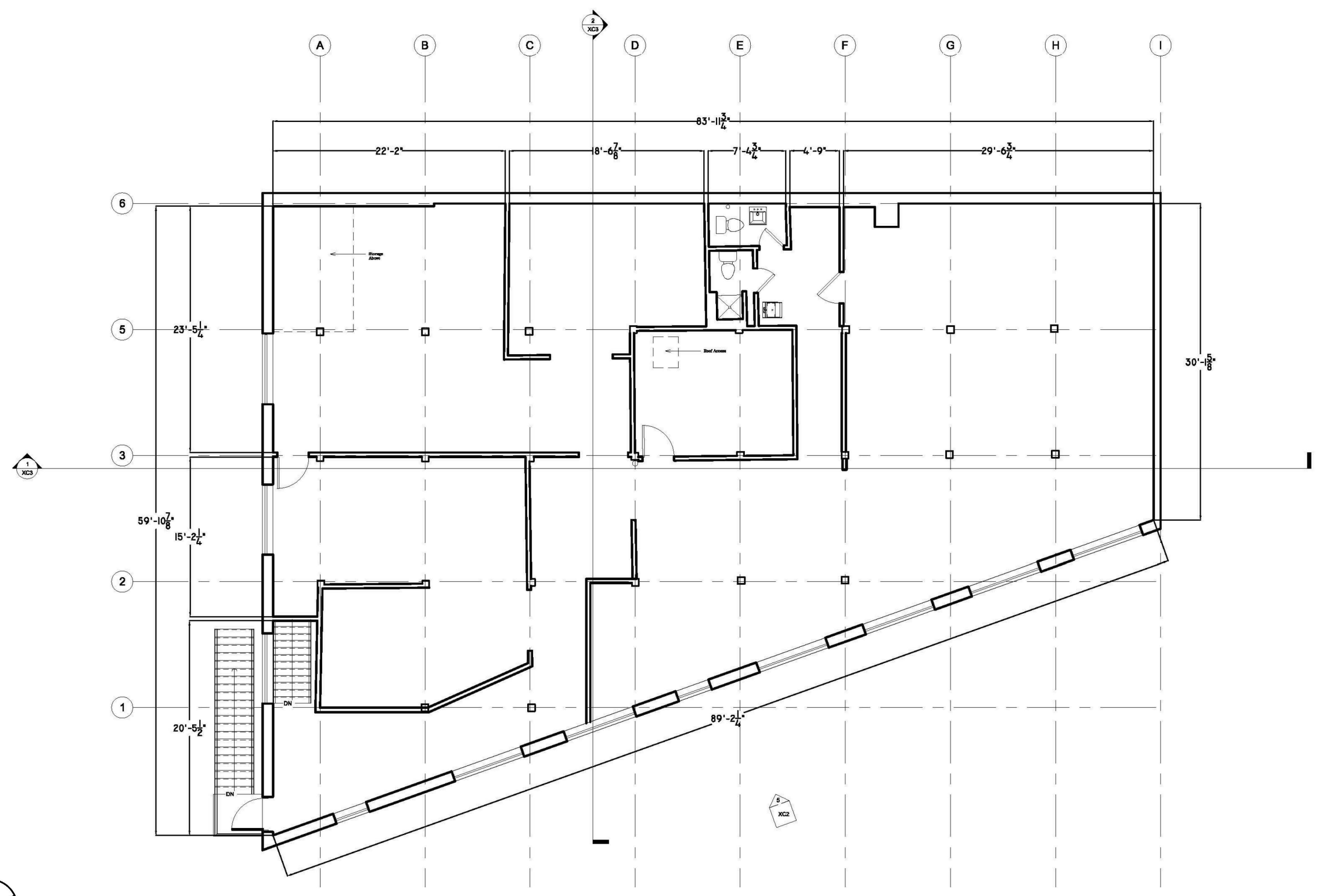
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88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

56 Creighton St.  
Cambridge, MA  
Existing Floor Plan\_Level 1

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



SCALE: 3/32" = 1'-0"  
DATE: 02.03.2022  
DRAWN BY: MLA

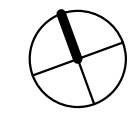
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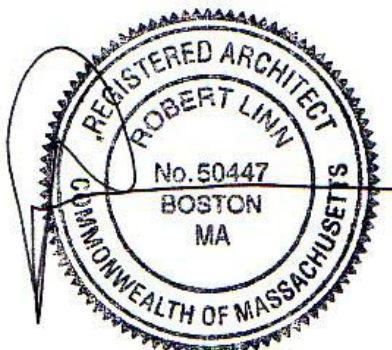
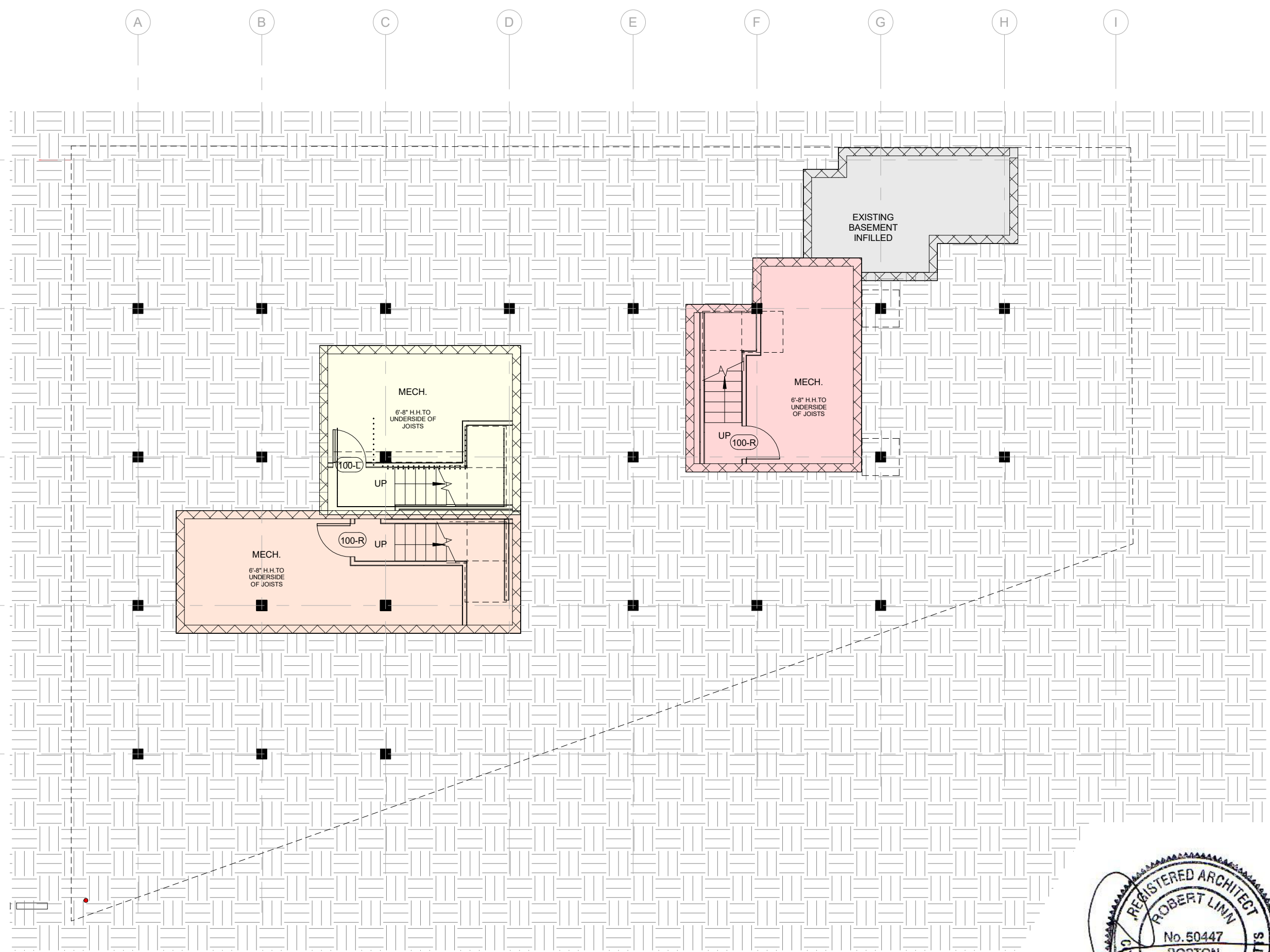
56 Creighton St.  
Cambridge, MA  
Existing Floor Plan\_Level 2



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



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

DATE: 02.03.2022

DRAWN BY: MLA

A1.2

Moskow Linn Architects, Inc.

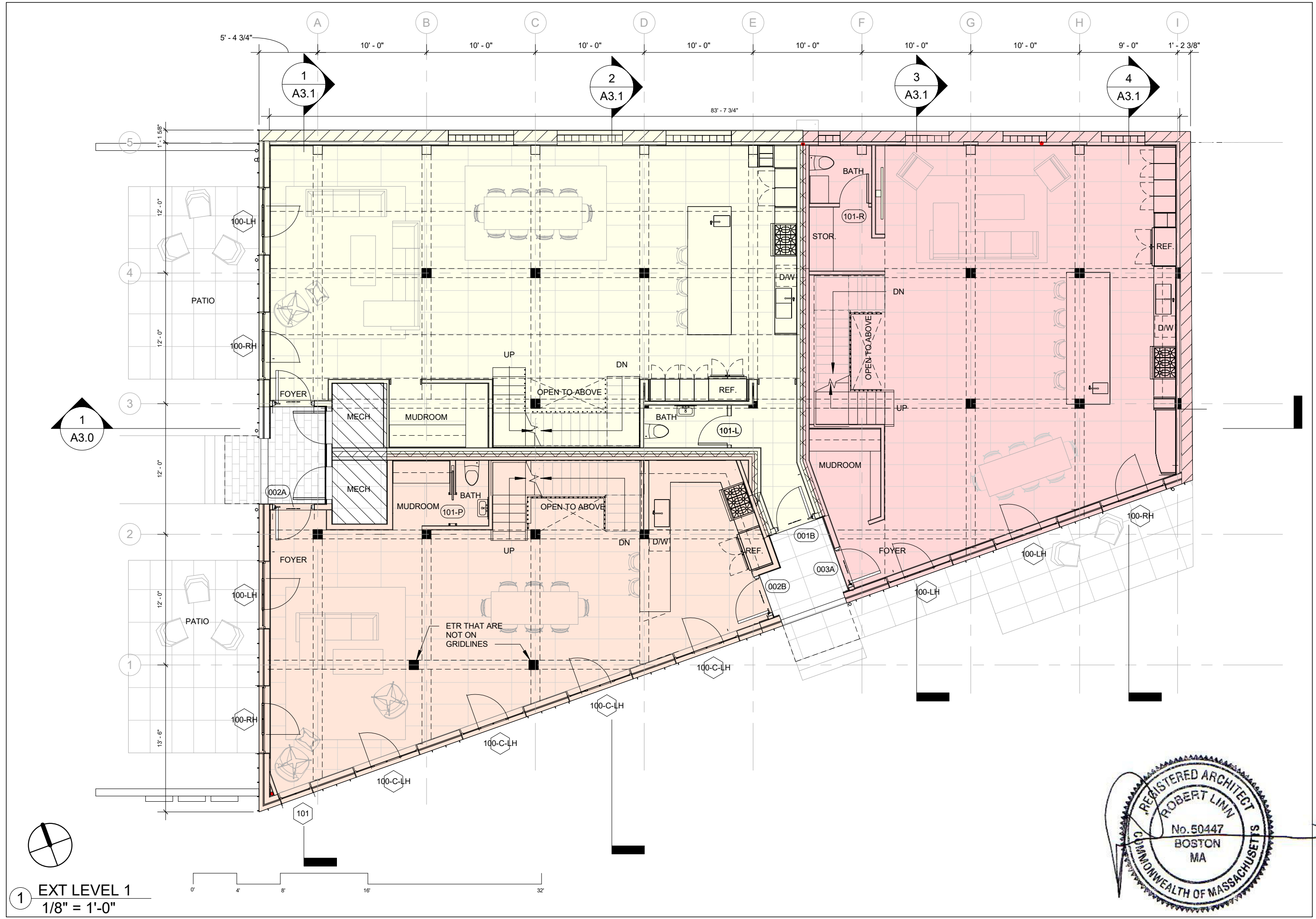
88 Broad Street Boston, Massachusetts 02110

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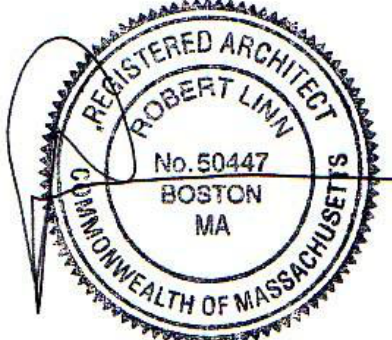
56 Creighton Street  
Cambridge, MA

Floor Plan\_Basement

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1 EXT LEVEL 1  
1/8" = 1'-0"



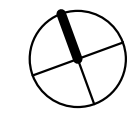
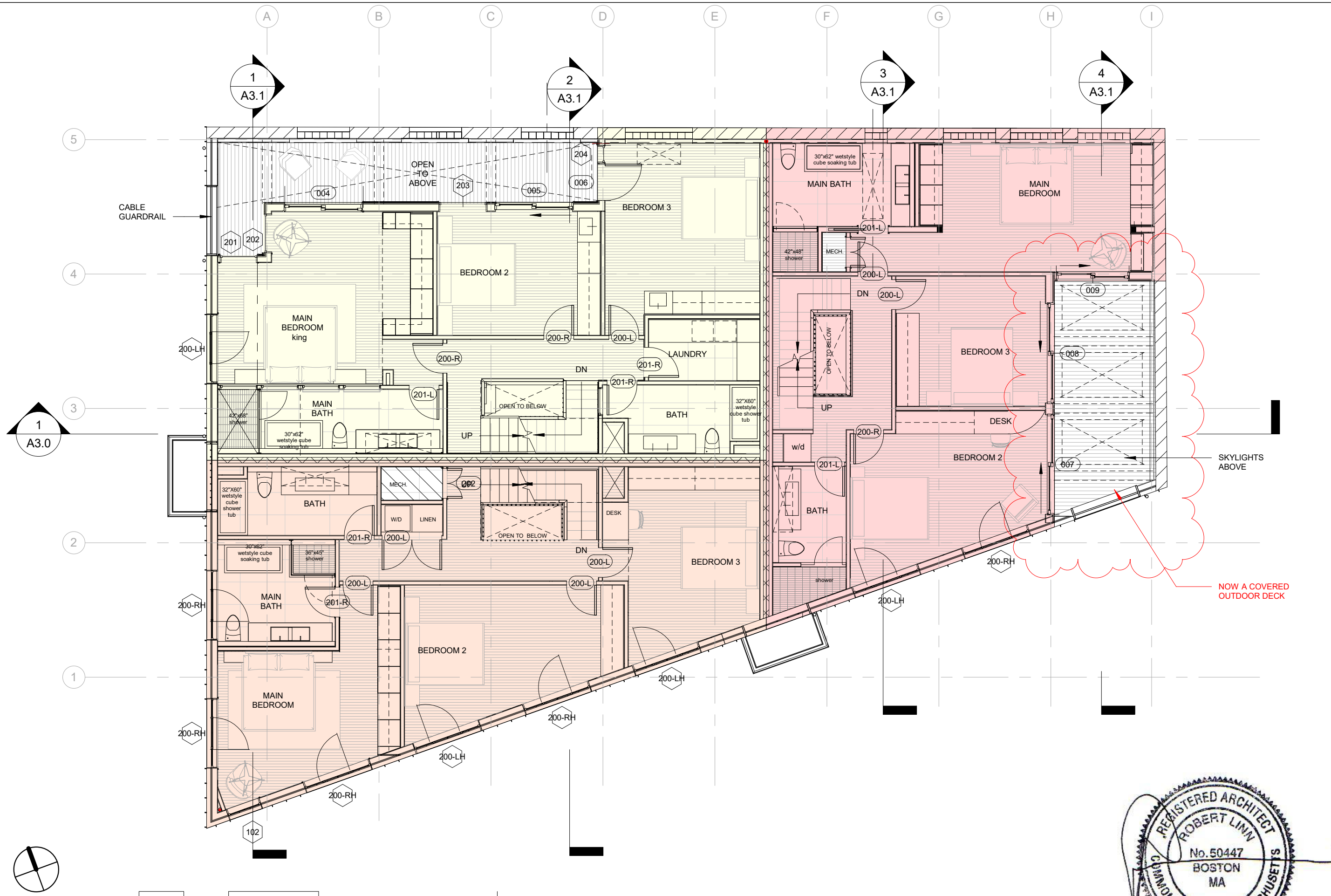
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**A1.3**

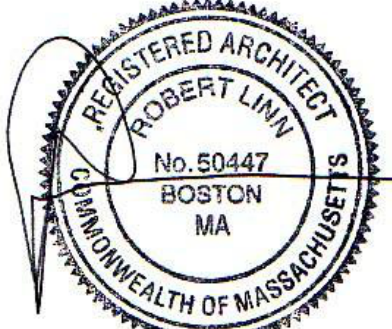
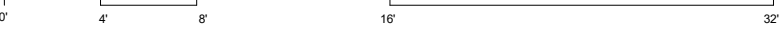
Moskow Linn Architects, Inc.  
88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

56 Creighton Street  
Cambridge, MA  
Floor Plan\_Level 1

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1 NEW LEVEL 2  
1/8" = 1'-0"



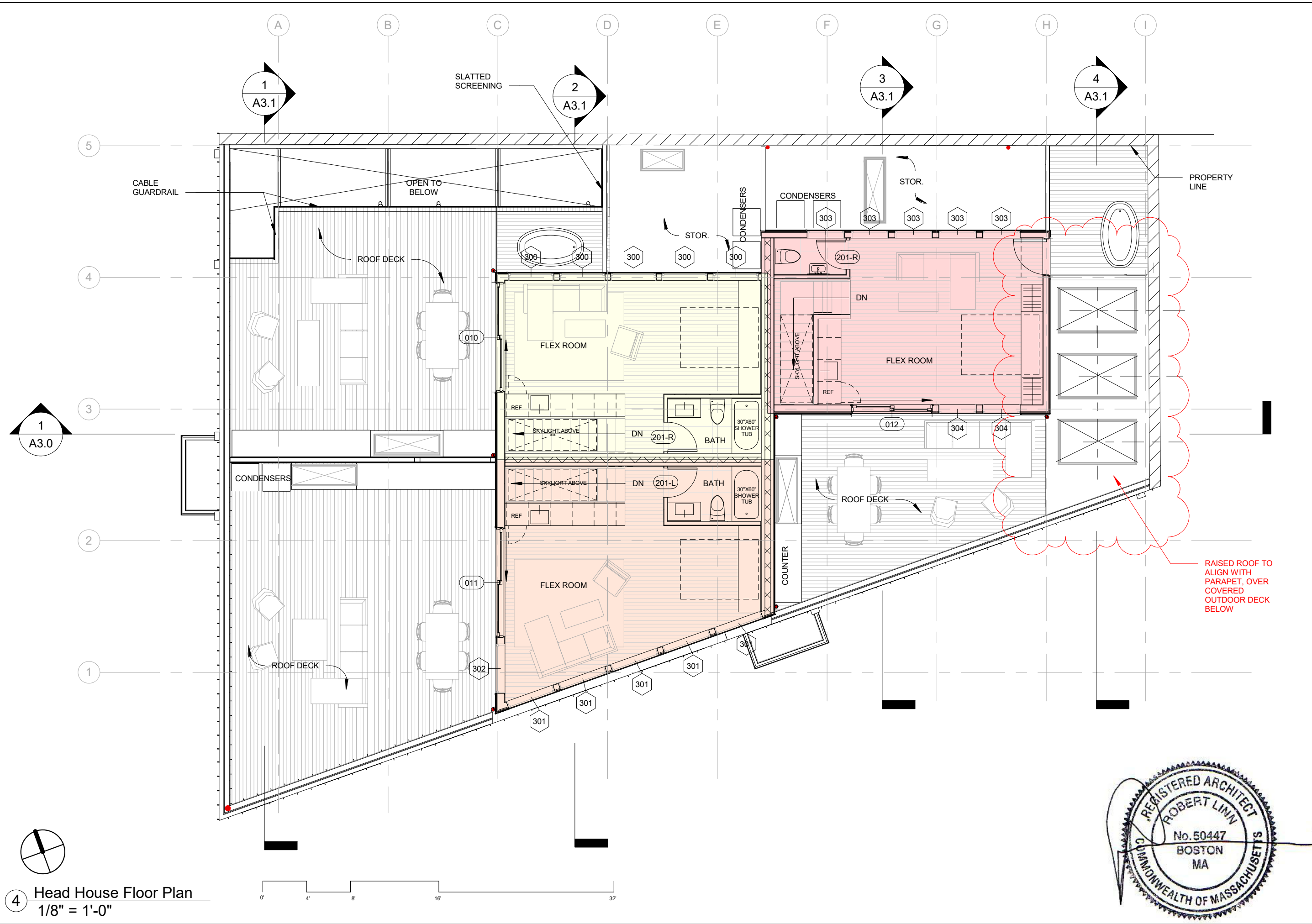
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DATE: 02.03.2022  
DRAWN BY: MLA

A1.4

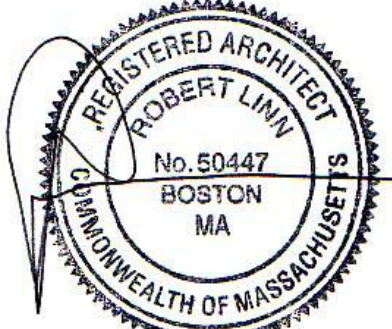
Moskow Linn Architects, Inc.  
88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

56 Creighton Street  
Cambridge, MA  
Floor Plan\_Level 2

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



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

DATE: 02.03.2022

DRAWN BY: MLA

A1.5

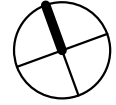
Moskow Linn Architects, Inc.  
88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

56 Creighton Street  
Cambridge, MA

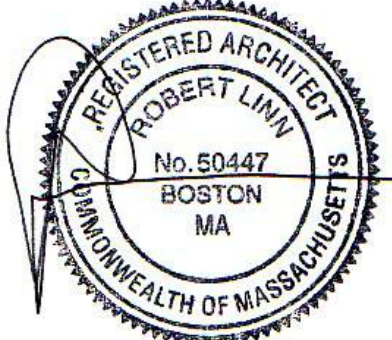
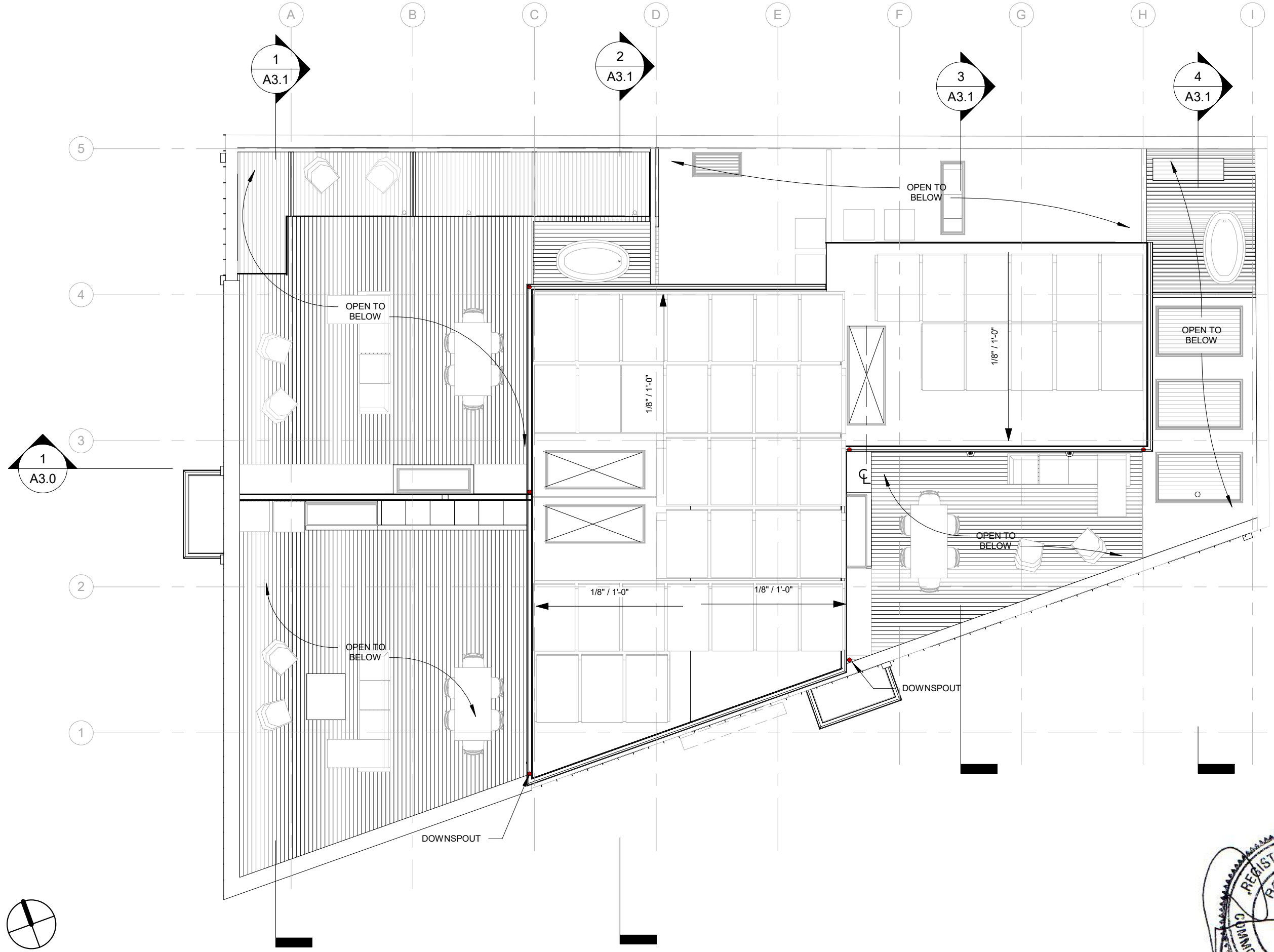
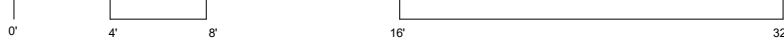
Floor Plan\_Head House



C:\Users\K\Desktop\Revit Projects\2022\_56 Creighton Street\_building\_bedroom\_revisi\_for permit.rvt



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



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

DATE: 02.03.2022

DRAWN BY: MLA

A1.6

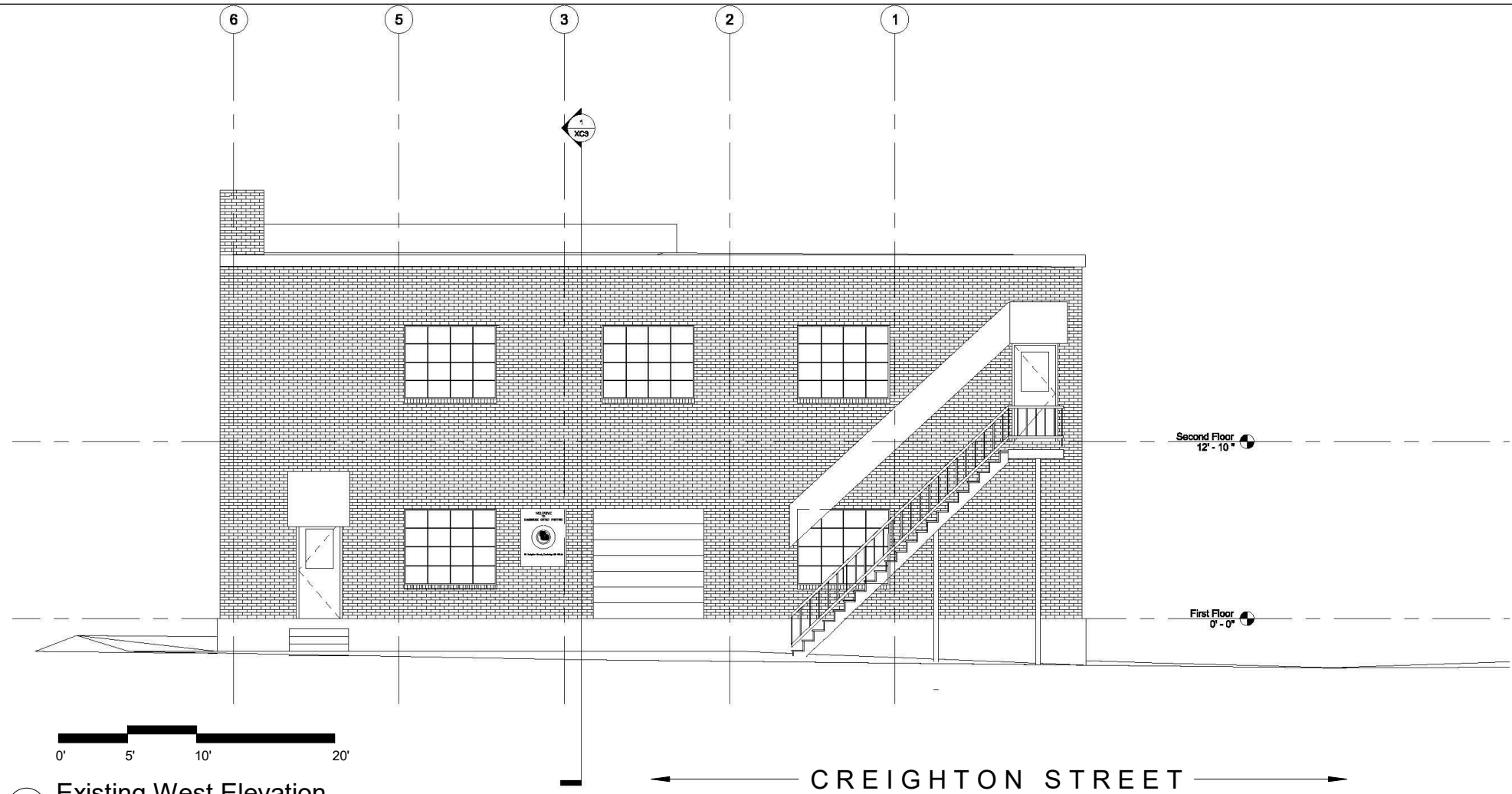
Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

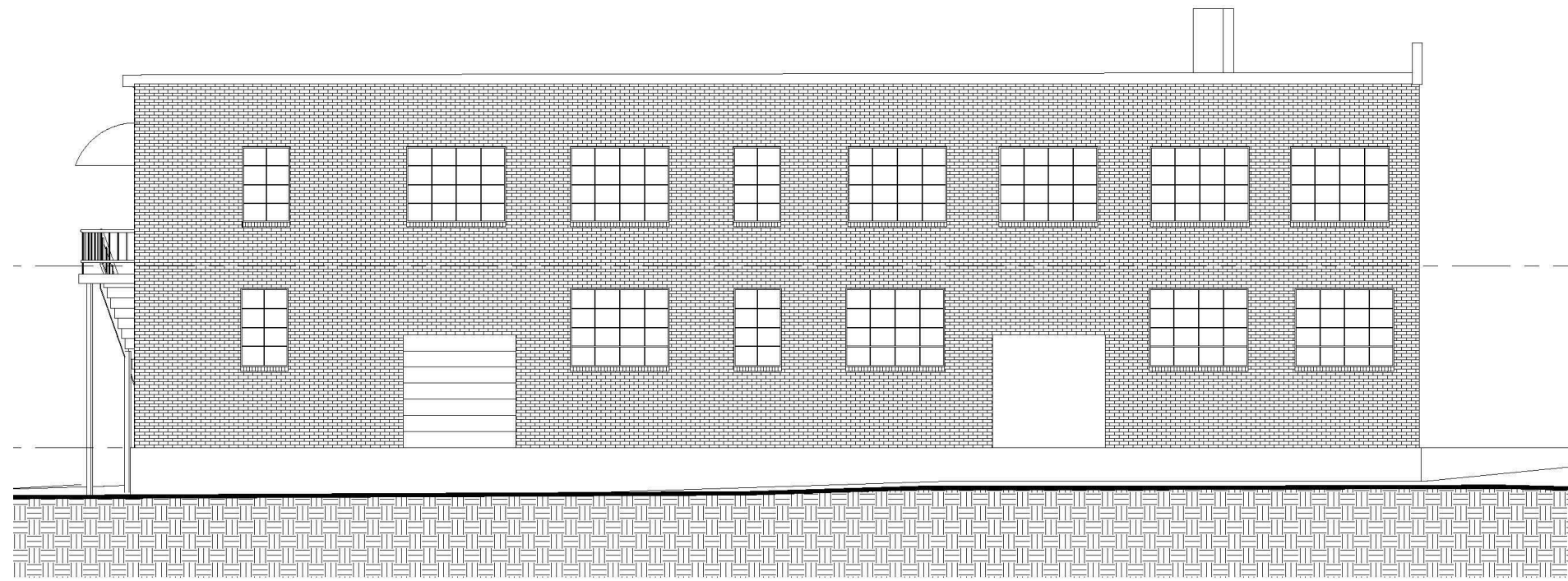
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

56 Creighton Street  
Cambridge, MA

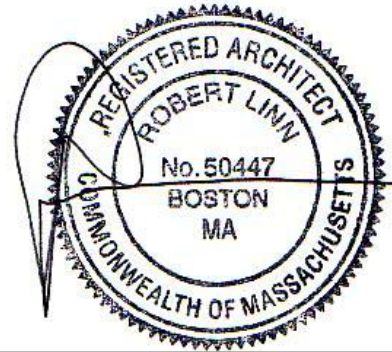
Roof Plan



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



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



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

DATE: 02.03.2022

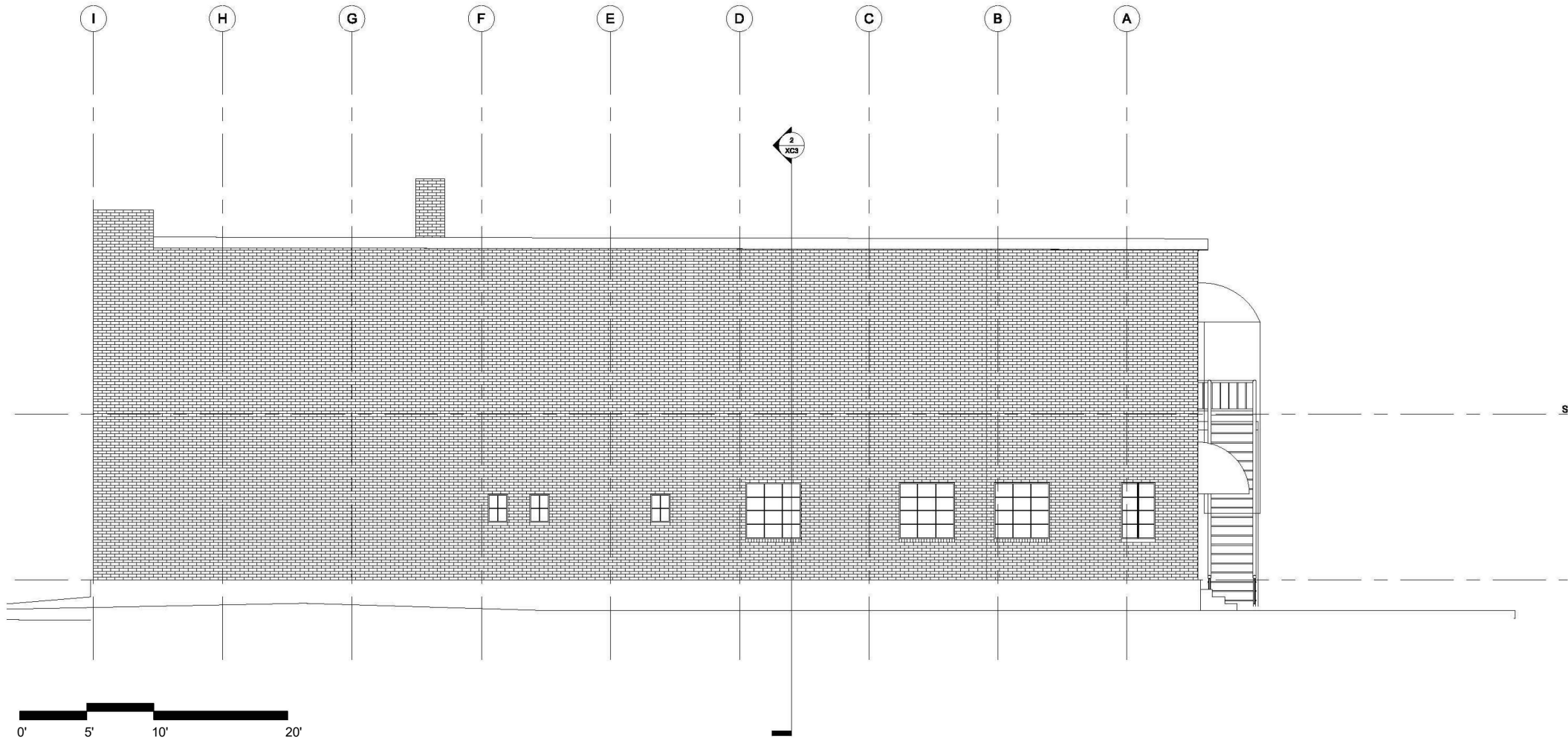
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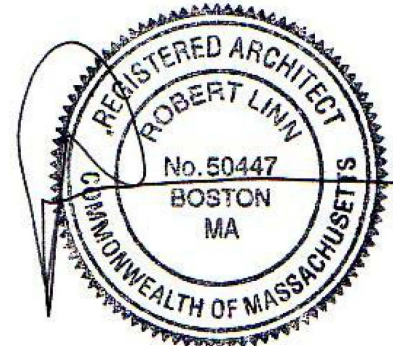
Moskow Linn Architects, Inc.  
88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

56 Creighton St.  
Cambridge, MA  
Existing Elevations





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



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

DATE: 02.03.2022

DRAWN BY: MLA

Moskow Linn Architects, Inc.

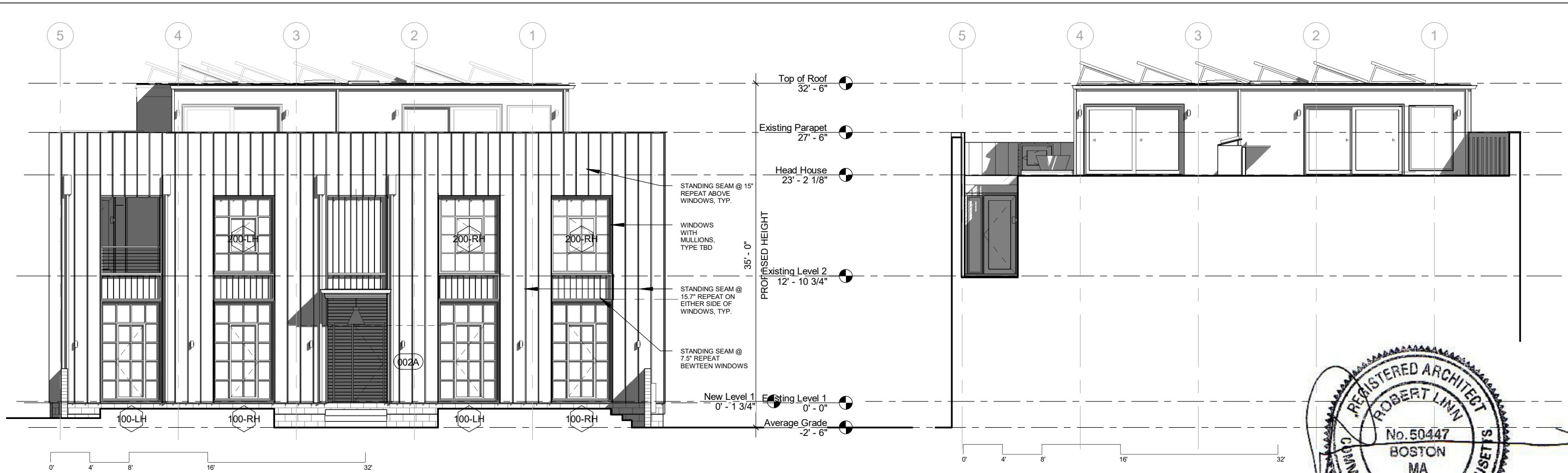
88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

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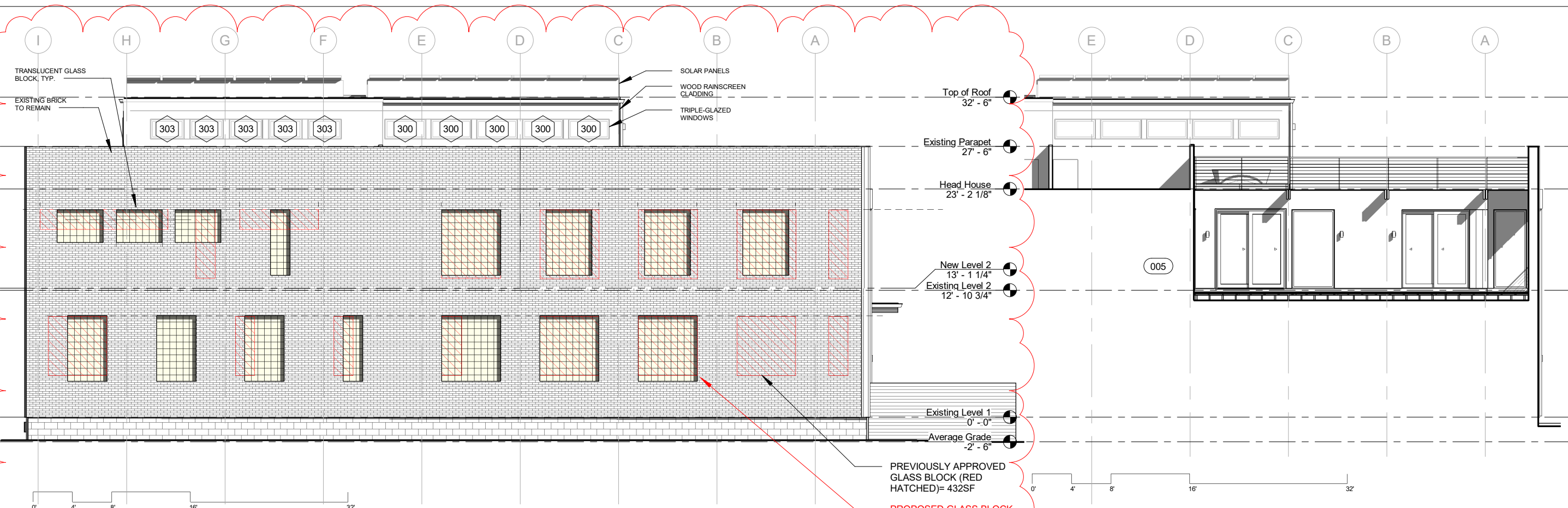
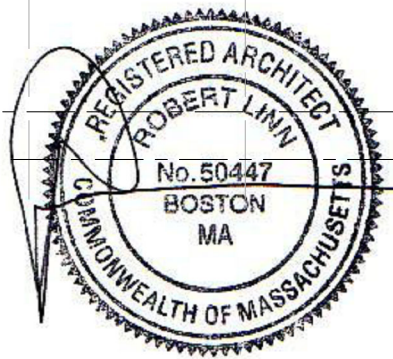
56 Creighton St.  
Cambridge, MA

Existing Elevations



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

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



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

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

56 Creighton Street  
Cambridge, MA

Proposed Exterior Elevations

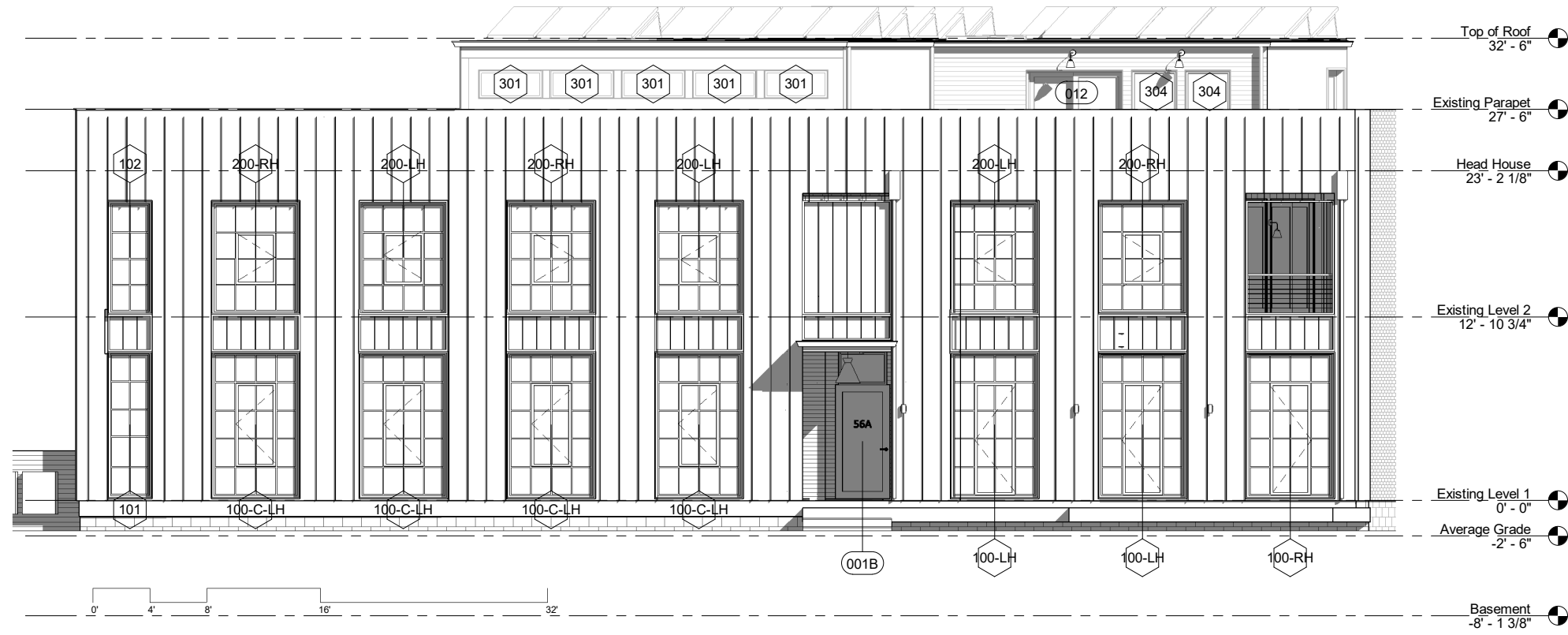
Moskow Linn Architects, Inc.  
88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A2.2

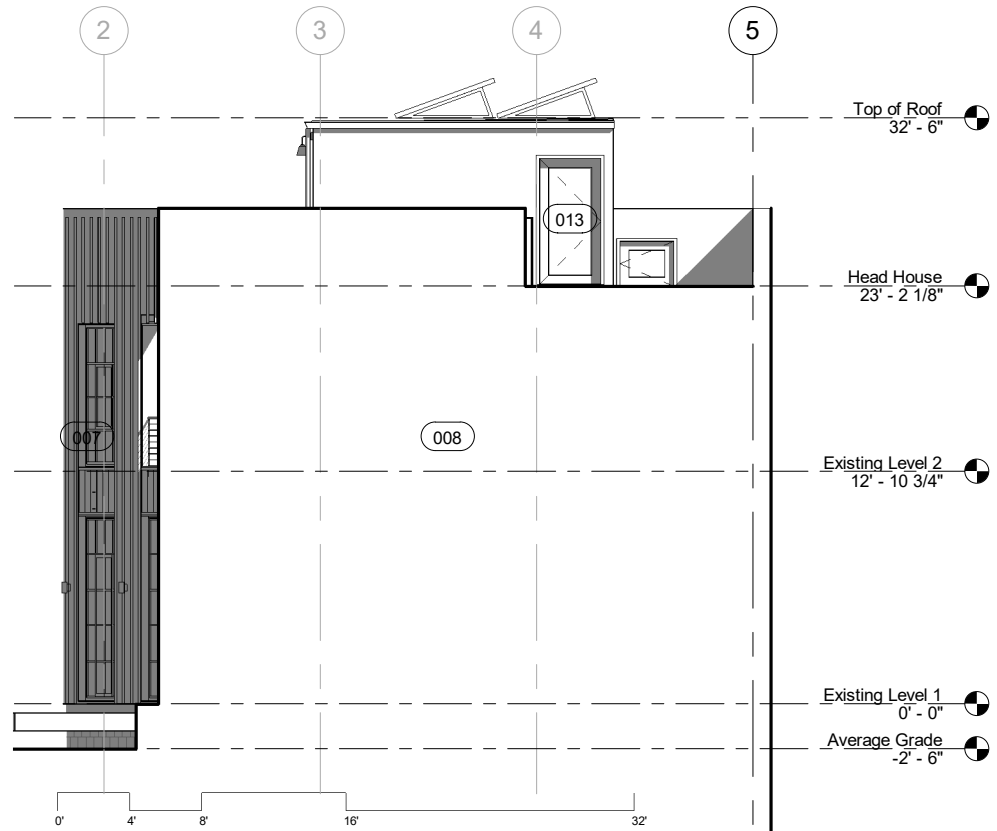
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DATE: 02.03.2022  
DRAWN BY: MLA

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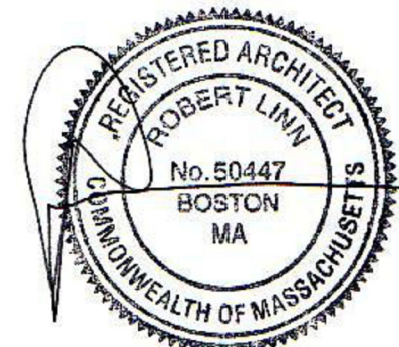




1 South Elevation  
3/32" = 1'-0"



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



56 Creighton Street  
Cambridge, MA

Proposed Exterior Elevations

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

A2.3

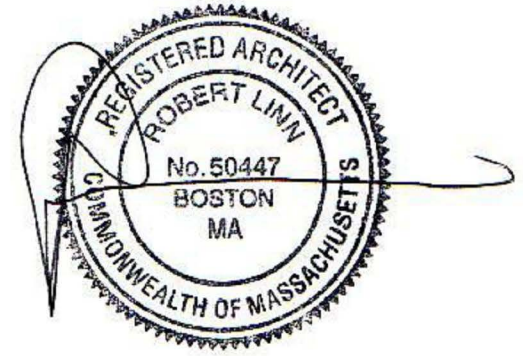
SCALE: 3/32" = 1'-0"

DATE: 02.03.2022

DRAWN BY: MLA



① View from Creighton Street



② View from Train Tracks



③ View of Proposed Solar Carport

56 Creighton St.  
Cambridge, MA

3D Exterior Views

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A7.0

SCALE:

DATE: 02.03.2022

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

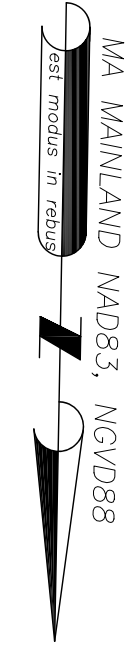
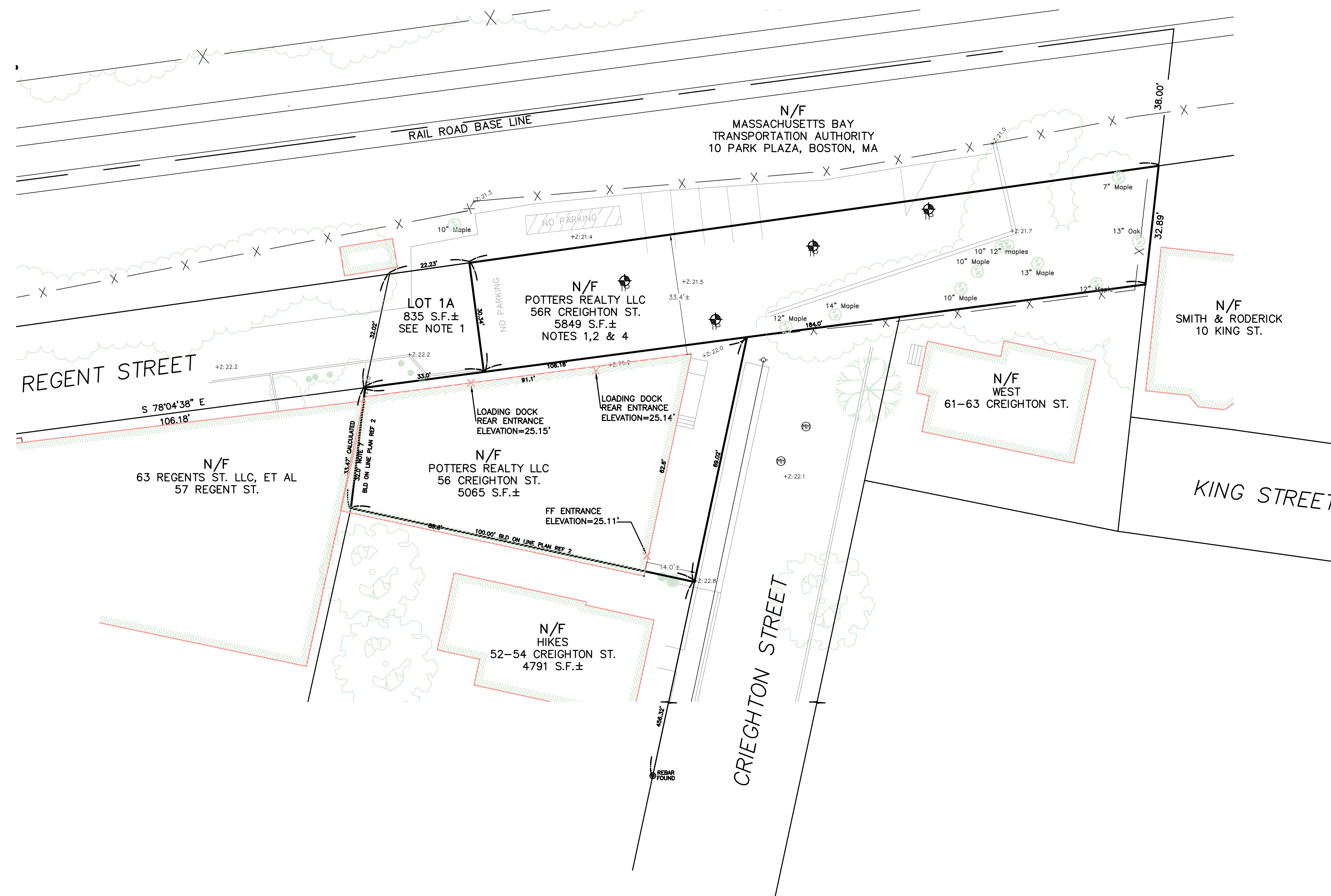
	LOT 56		
AREA LOT 56	5065 S.F.±		
BUILDING FOOT PRINT	4183 S.F.±	82.6%	OF LOT 56
PARKING	882 S.F.±	17.4%	OF LOT 56

	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

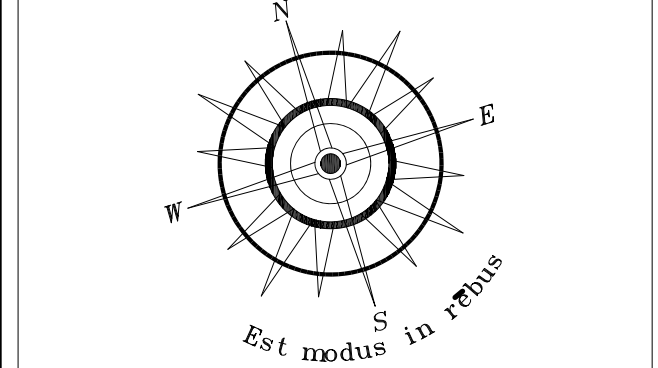


LOCUS MAP N.T.S

**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

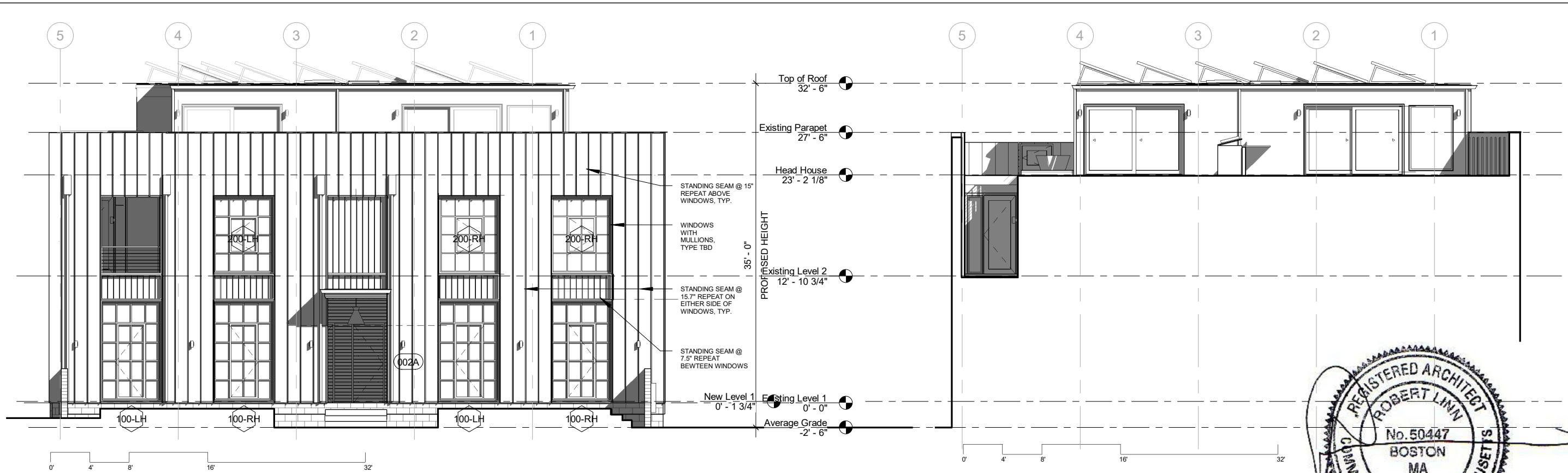
STEPHEN F. MORAN  
 41611  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF MASSACHUSETTS

*Stephen F. Moran*  
 23 FEB 21  
 DATE

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

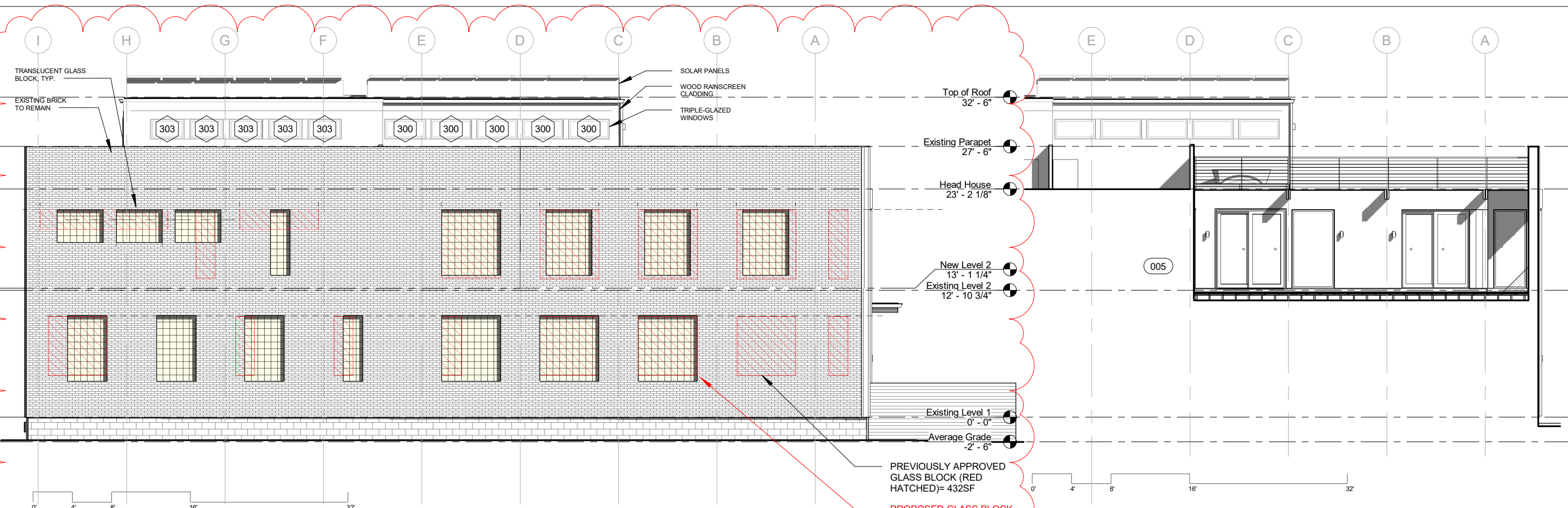
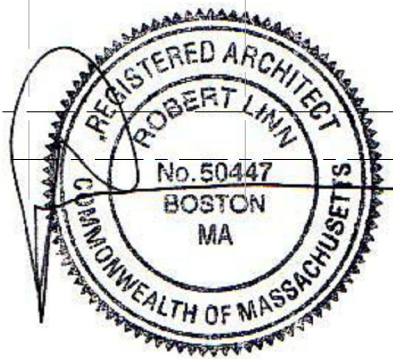
DATE: 23 FEB 21  
 COMP./DESIGN: SFM  
 CHECK: CLIENT  
 DRAWN: SFM  
 FIELD: SFM/BHM/PG(UAV)  
 APPROVED: SFM  
 DWG.No. 19-076 SHEET 1 OF 1  
 19-076 SFM 10.26.19





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

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



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

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

56 Creighton Street  
Cambridge, MA

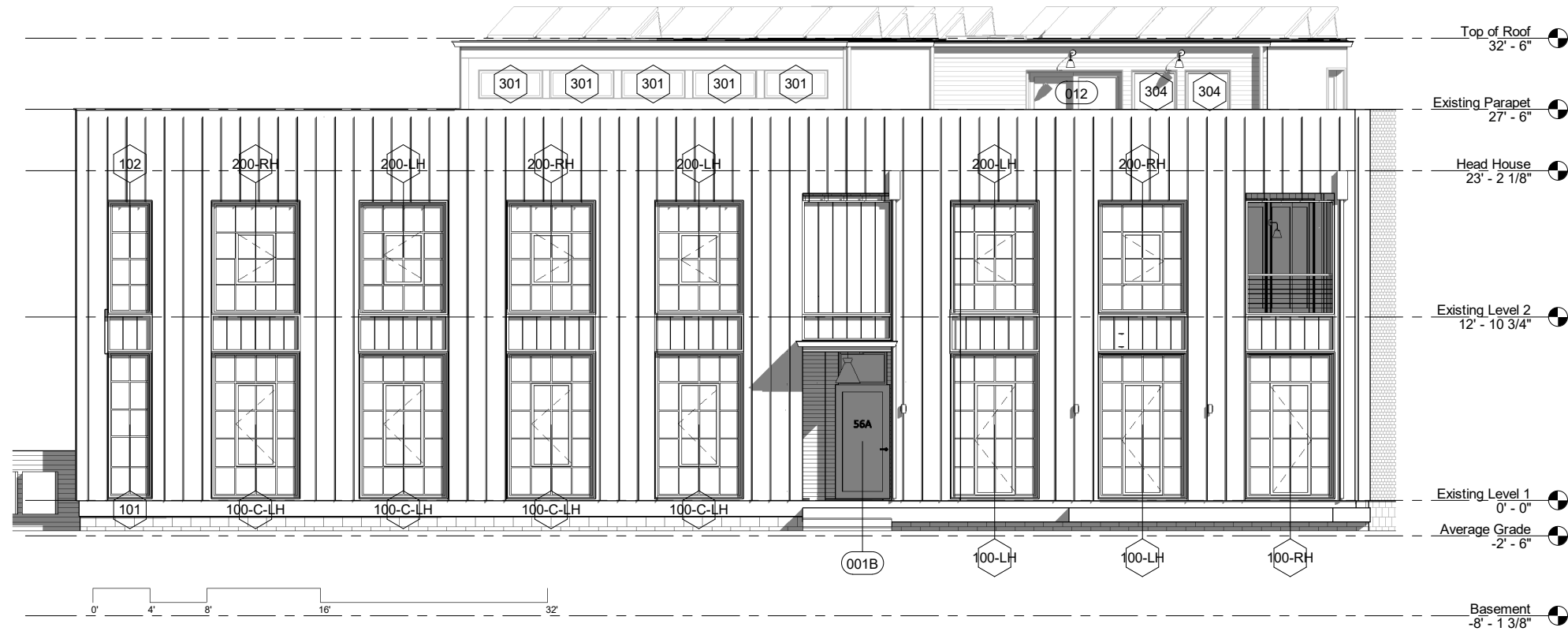
Proposed Exterior Elevations

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tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

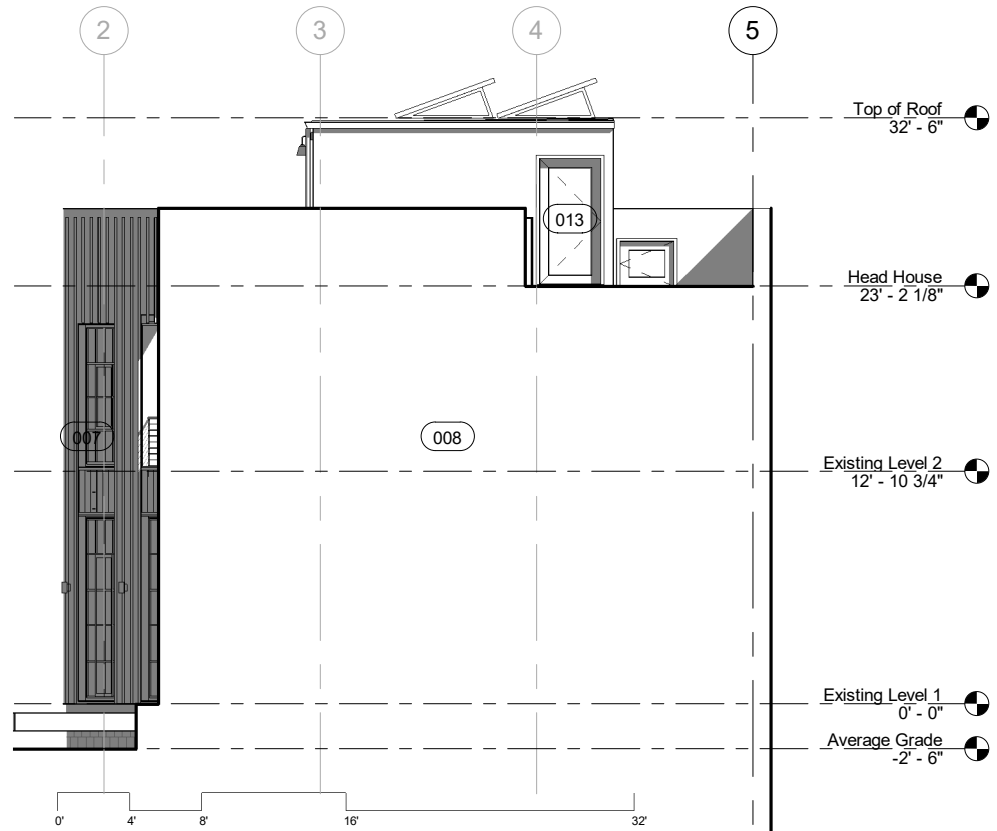
A2.2

SCALE: 3/32" = 1'-0"  
DATE: 02.03.2022  
DRAWN BY: MLA

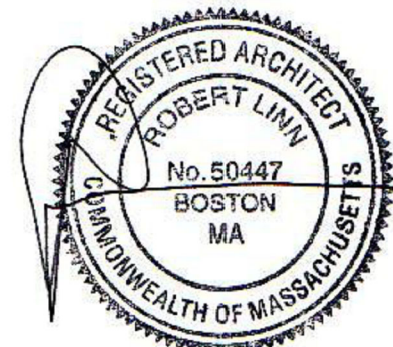
C:\Users\K\Desktop\Revit Projects\2022\_56 Creighton Street\_building\_bedroom\_revisi\_for permit.rvt



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



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



56 Creighton Street  
Cambridge, MA

Proposed Exterior Elevations

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tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

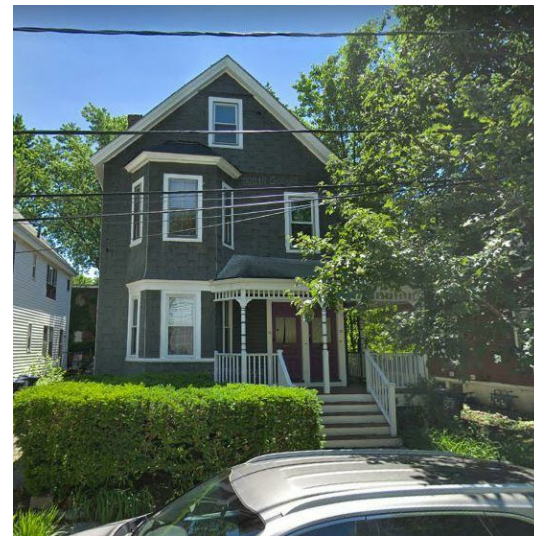
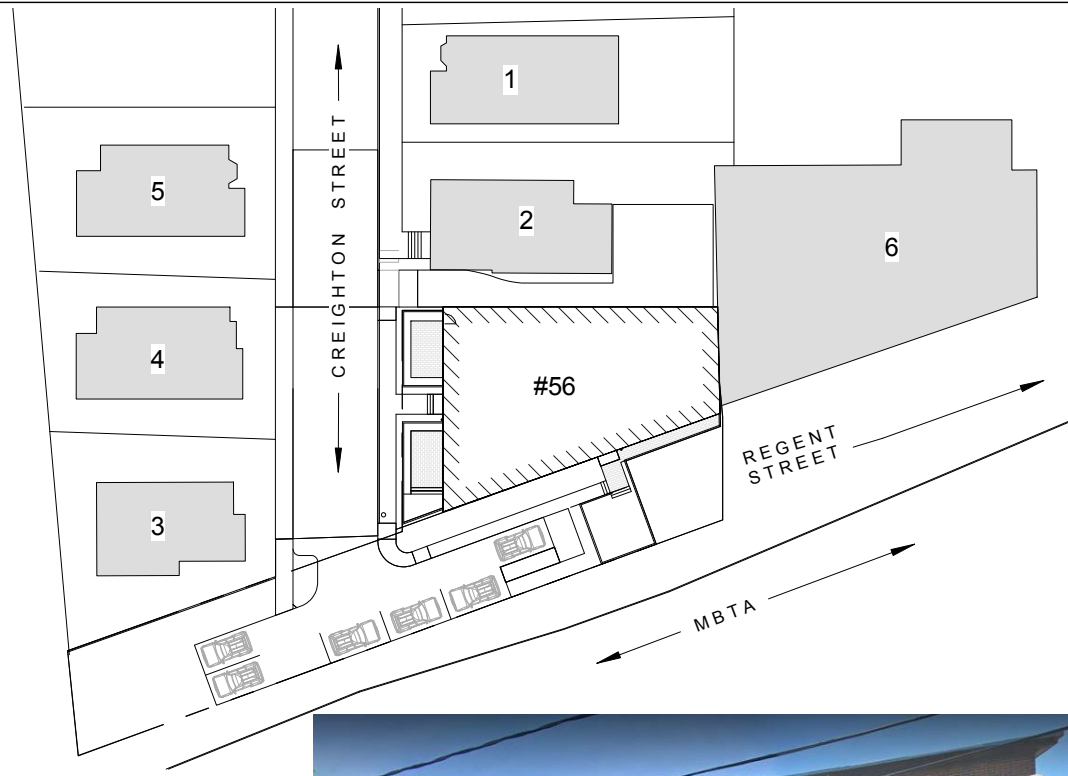
A2.3

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

DATE: 02.03.2022

DRAWN BY: MLA





① NEIGHBOR



② NEIGHBOR



56 CREIGHTON, VIEW FROM CREIGHTON ST



③ NEIGHBOR



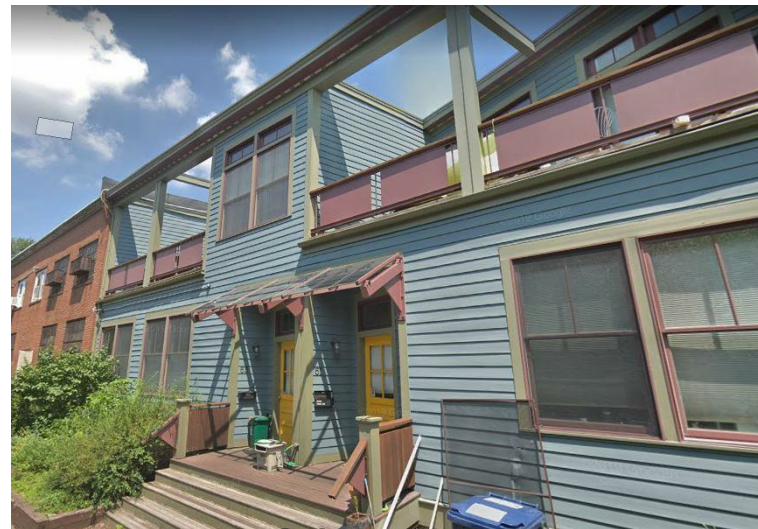
④ NEIGHBOR



⑤ NEIGHBOR



56 CREIGHTON, VIEW FROM TRAIN TRACKS



⑥ NEIGHBOR



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

Site Context

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A0.2

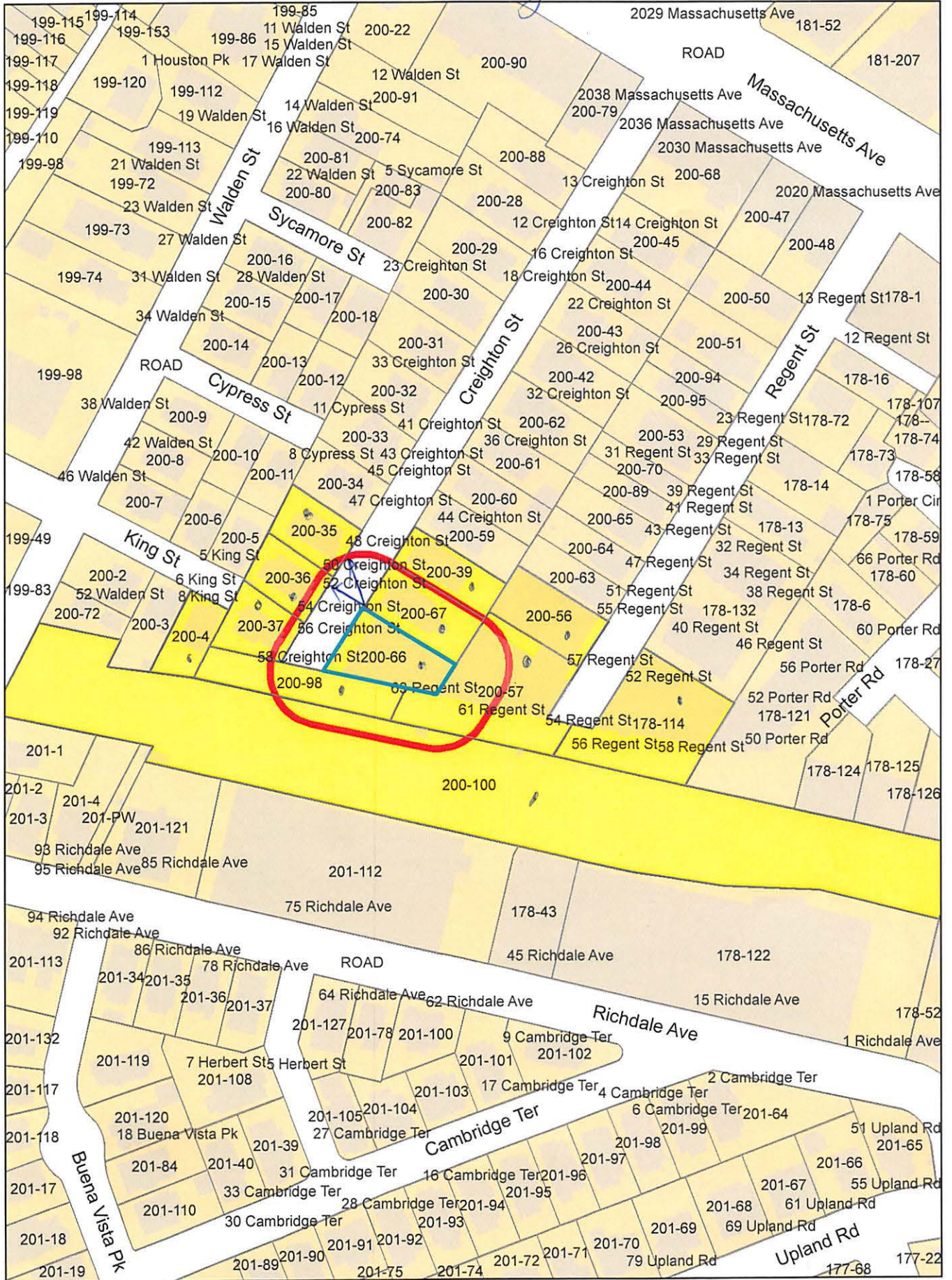
SCALE: 1" = 60'-0"

DATE: 09.03.2020

DRAWN BY: MLA



56 Creighton St.





56 Creighton St.

Petitioners

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

DUNCAN MacARTHUR  
161 GROVE STREET  
CAMBRIDGE, MA 02138

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

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

MOSKOW LINN ARCHITECTS, INC.  
C/O ROBERT LINN, ARCHITECT  
88 BROAD STREET  
BOSTON, MA 02110

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

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

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

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

200-36  
ISOUN, 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

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

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

200-36  
ISOUN DISEYE  
57 CREIGHTON ST - UNIT 1  
CAMBRIDGE, MA 02140

178-114  
SUN GUANGYU & JIE LIAN  
52 REGENT ST - UNIT 5  
CAMBRIDGE, MA 02139

200-56  
ARAIZA STEVEN P  
55 REGENT ST - UNIT 3  
CAMBRIDGE, MA 02140

200-98-66  
56 CREIGHTON STREET LLC,  
PO BOX 313  
WOBURN, MA 01801

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

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

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

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