

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 OCT -8 PM 2:51
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 95066

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Duncan MacArthur C/O 56 Creighton Street LLC

PETITIONER'S ADDRESS: 67 Smith Place, Unit 12A, 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.

SECTIONS OF ZONING ORDINANCE CITED:

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

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

Original
Signature(s):

(Petitioner (s) / Owner)

Duncan MacArthur

(Print Name)

Address:

Tel. No. 617-803-8780

E-Mail Address: rl@moskowlinn.com

Date: 10/6/2020

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 MacArthur personally appeared before me,
this 30th of September 2020, and made oath that the above statement is true.

My commission expires 01-28-2022 (Notary Seal)



THERESA KAUFMAN
Notary Public
Commonwealth of Massachusetts
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.

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 all ow 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 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**Present Use/Occupancy:** Commercial**Location:** 67 Smith Place, Unit 12A**Zone:** Residence B Zone**Phone:** 617-803-8780**Requested Use/Occupancy:** Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	8,366	8,885	4,862 (8,366 per 5.28)	(max.)
<u>LOT AREA:</u>	11,749	11,749	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.71	.76	.41 (.71 per 5.28)	
<u>LOT AREA OF EACH DWELLING UNIT</u>	NA	3,916	2,500	
<u>SIZE OF LOT:</u>				
WIDTH	69.02	69.02	50	
DEPTH	NA	NA	NA	
<u>SETBACKS IN FEET:</u>				
FRONT	12.7	12.7	15 (or 10' per adjacent buildings)	
REAR	0	0	25' + 10'	
LEFT SIDE	0	0	7'-6" sum of 20	
RIGHT SIDE	1.3'	31.6'	7'-6" sum of 20	
<u>SIZE OF BUILDING:</u>				
HEIGHT	30'	35'	35'	
WIDTH	NA	NA	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	2,180	5,567	4,699	
<u>NO. OF DWELLING UNITS:</u>	NA	3	3	
<u>NO. OF PARKING SPACES:</u>	NA (more than 6 for commercial use)	6	3	
<u>NO. OF LOADING AREAS:</u>	1 (for previous commercial use)	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	NA	NA	NA	

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 Level 1 Floor Plan
A1.3	Proposed Level 2 Floor Plan
A1.4	Proposed Head House Floor Plan
A1.5	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 (8TH ADDITION), 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: 09.03.2020

DRAWN BY: MLA

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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

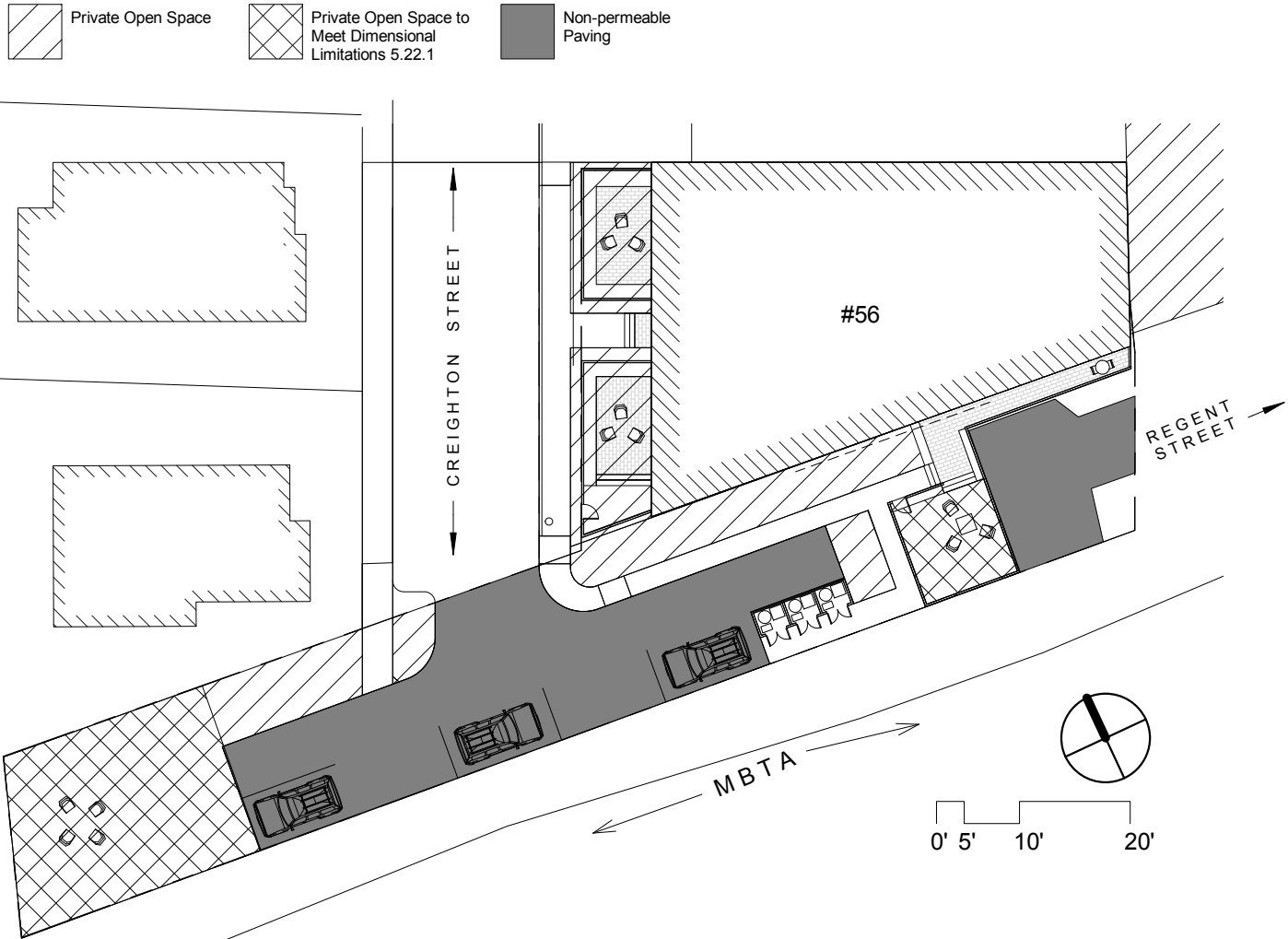
OPTION A - 4" SLATS WITH 4" OPENINGS
56 Creighton Street, Cambridge, MA

Cover Sheet

56 Creighton Street, Cambridge

Zoning District B

	Existing	Allowable/Required	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	
Min. Lot Width (ft)	69.02	3 units	3 units - 3,916 / DU
Min. Front Yard (ft)	existing non-conforming, 12.7	50	69.02
Min. Side Yards (ft)	existing non-conforming, 1.3 and 0.0	15	12.7, existing non-conforming
Min. Rear Yard (ft)	existing non-conforming, 0	7'-6" (sum of 20')	31.6 and 0.0
Min. Height (ft)	25 plus 10	0	0
Max. Height (ft)	30	35	35
Min. Ratio of Private Open Space to Lot Area (sq ft)	2,180 (18%)	4,699 (40%)	5,567
site level			3,692
level 2 uncovered roof decks			431
head house uncovered roof decks			1,444
50% to meet Dimensional Limitations per 5.22.1 (sq ft)	1,488 (68%)	2,349 (50%)	2,941
site level			1,690
level 2 uncovered roof decks			0
head house uncovered roof decks			1,251
50% to meet Definition of Permeable Open Space (sq ft)	2,180 (100%)	2,349 (50%)	3,652
Gross Floor Area Breakdown for FAR (GSF) (sq ft)	8,366	4,862	8,885
Level 1 Floor Area (sq ft)	4,183	n/a	4,057
Level 1 Covered Outdoor Floor Area (sq ft)	n/a	n/a	164
Level 2 Floor Area (sq ft)	4,183	n/a	3,676
Level 2 Covered Outdoor Floor Area (sq ft)	n/a	n/a	0
Head House Floor Area (sq ft)			1142
Head House Covered Outdoor Floor area (sq ft)			0
mechanical (subtracted from GSF) (sq ft)	n/a	100 / unit	154
FAR		0.5*5,000 + 0.35*remainder	
	8,366 = 0.71	4,862 = 0.41	8,885 = 0.76



1

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

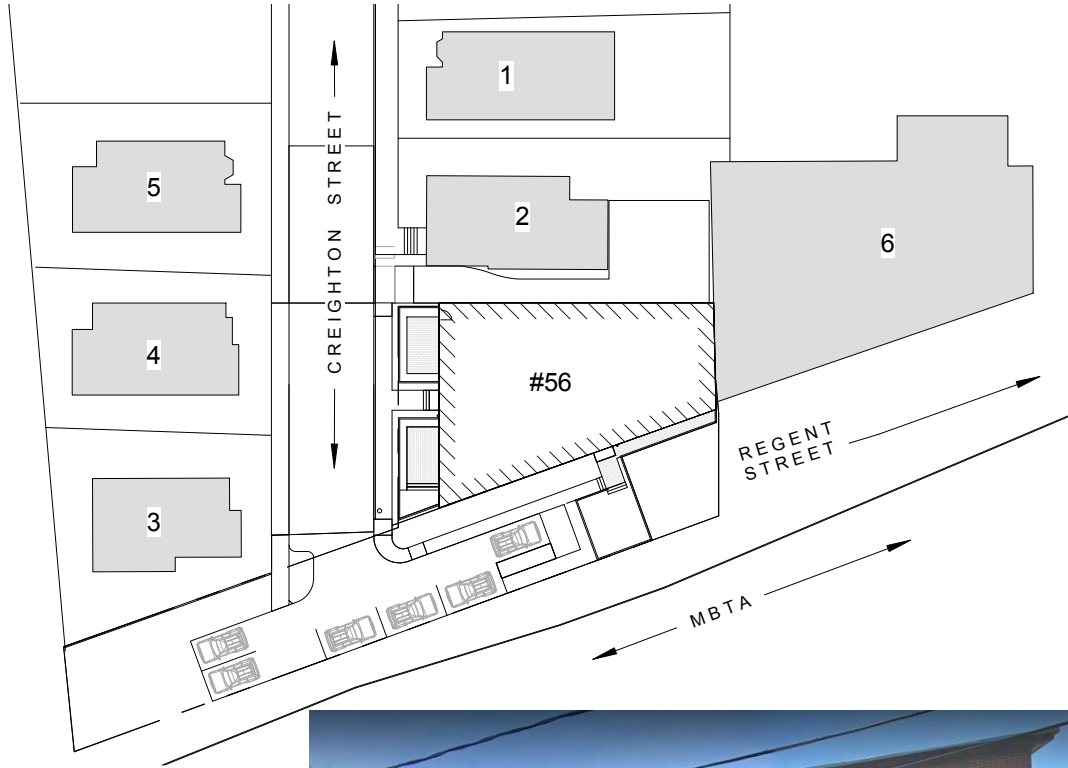
SCALE:	1/32" = 1'-0"
DATE:	09.03.2020
DRAWN BY:	MLA

A0.1

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tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

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

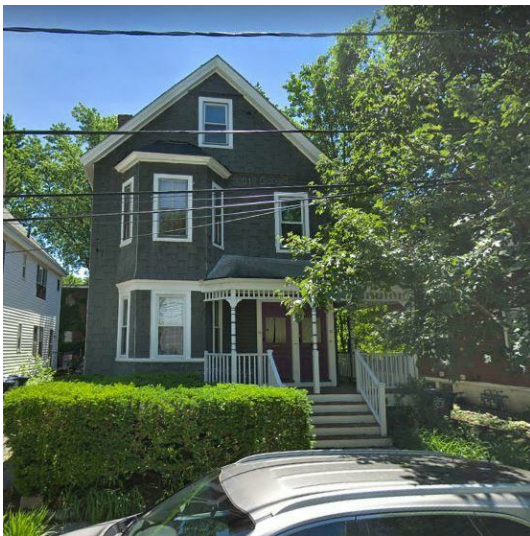
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56 CREIGHTON, VIEW FROM CREIGHTON ST



56 CREIGHTON, VIEW FROM TRAIN TRACKS



1 NEIGHBOR



2 NEIGHBOR



3 NEIGHBOR



4 NEIGHBOR



5 NEIGHBOR



6 NEIGHBOR



SCALE: 1" = 60'-0"

DATE: 09.03.2020

DRAWN BY: MLA

A0.2

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tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

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

Site Context

FOR REGISTRY USE ONLY

PLAN REFERENCES:
1. CITY OF CAMBRIDGE GIS MAPS RETRIEVED FROM
www.Cambridge.gov/gis
2. PLAN #638 OF 1997
3. PLAN BOOK 57 PAGE 7
4. PLAN #36 OF 2000

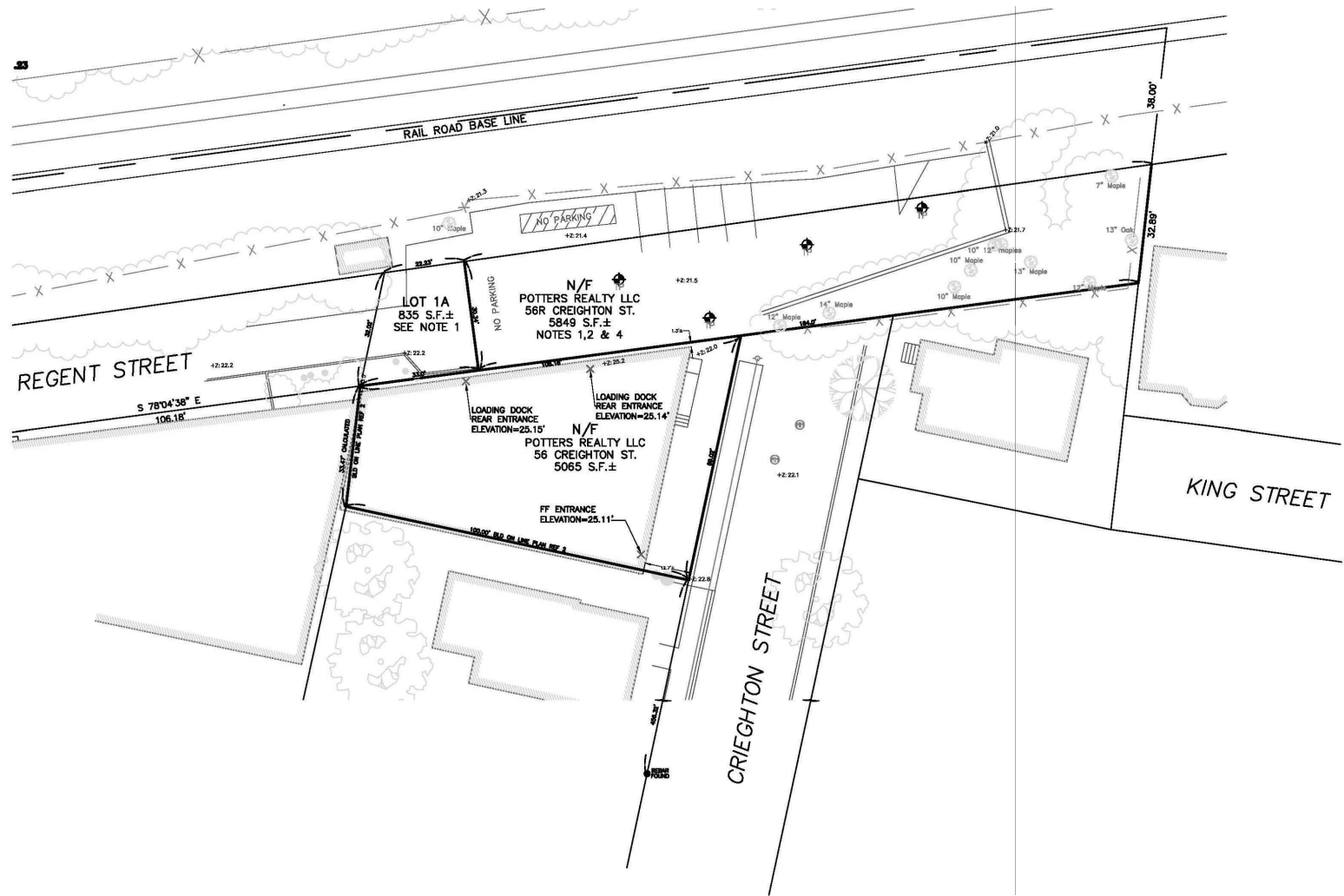
DEED REFERENCES:
LOCUS Bk 51136 Pg 259 & 51136 Pg 254

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
REGEN'S 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'

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

AREA LOT 56	LOT 56
BUILDING FOOT PRINT	5065 S.F.±
PARKING	4163 S.F.± 82.6% OF LOT 56
	882 S.F.± 17.4% OF LOT 56
AREA LOT 56R	LOT 56R
OPEN SPACE LOT 56R	5849 S.F.±
PARKING	2180 S.F.± 36.0% OF LOT 56R
	3741 S.F.± 64.0% OF LOT 56R
AREA LOTS 56 & 56R	COMBINING LOTS 56 & 56R
BUILDING	10914 S.F.±
OPEN SPACE	4183 S.F.± 38.3%
PARKING	2108 S.F.± 19.3%
	4623 S.F.± 42.4%

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



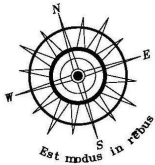
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LOCUS MAP N.T.S

REVISIONS	DATE
TREE LOCATIONS	25 OCT 2019
TEST PIT LOCATIONS	25 OCT 2019
FIRST FLOOR ELEVATIONS	25 OCT 2019

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

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



11 NOVEMBER 2019
STEPHEN F. MORAN DATE

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

DATE: 25 OCTOBER 2019
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

SCALE:

DATE: 09.03.2020

DRAWN BY: MLA

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

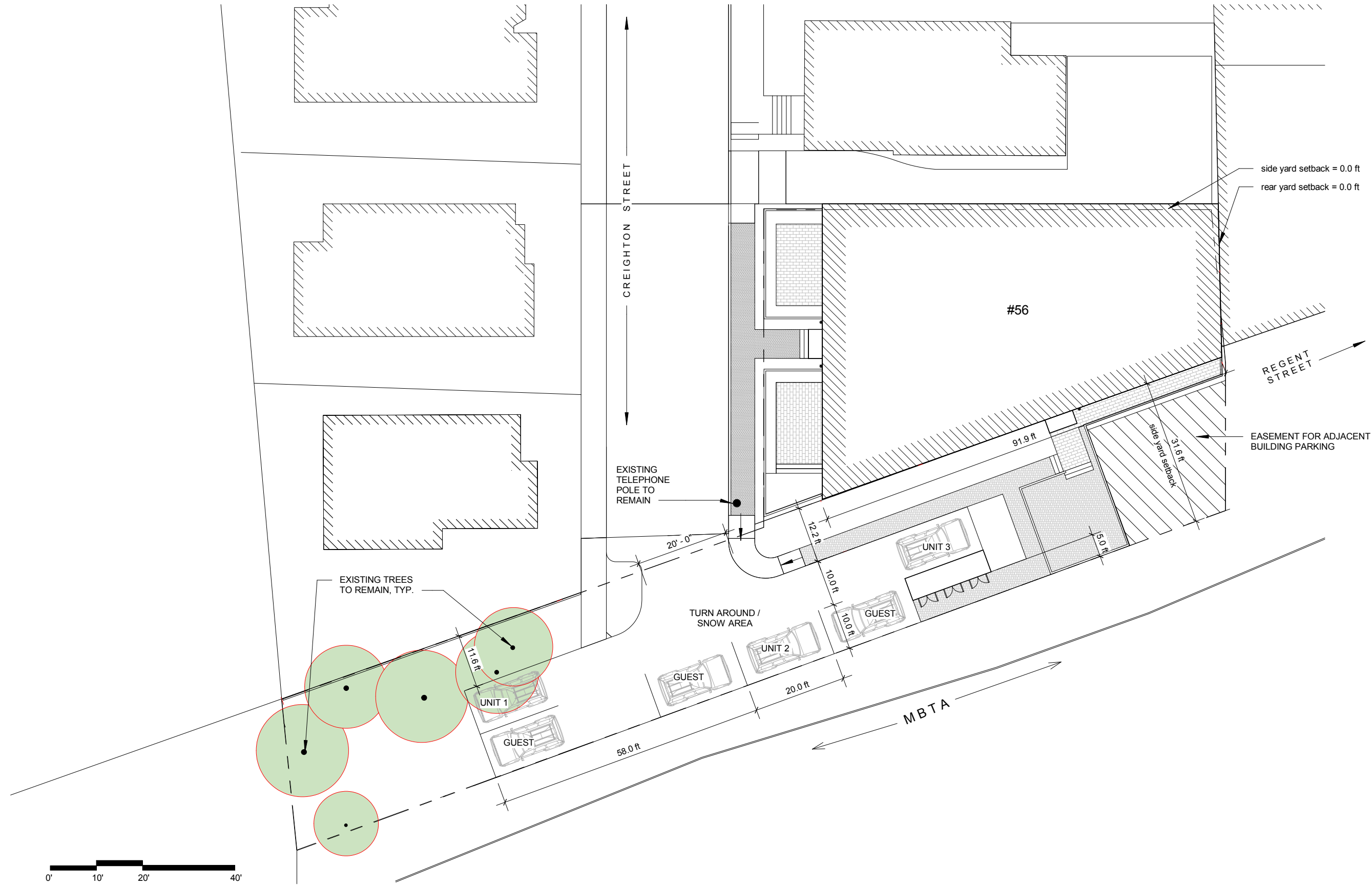
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OPTION A - 4" SLATS WITH 4" OPENINGS
56 Creighton Street, Cambridge, MA

Existing Site Plan

A0.3

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

SCALE: 3/64" = 1'-0"		OPTION A - 4" SLATS WITH 4" OPENINGS 56 Creighton Street, Cambridge, MA	
DATE: 09.03.2020		Moskow Linn Architects, Inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	
DRAWN BY: MLA		Proposed Site Plan	

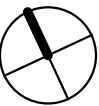
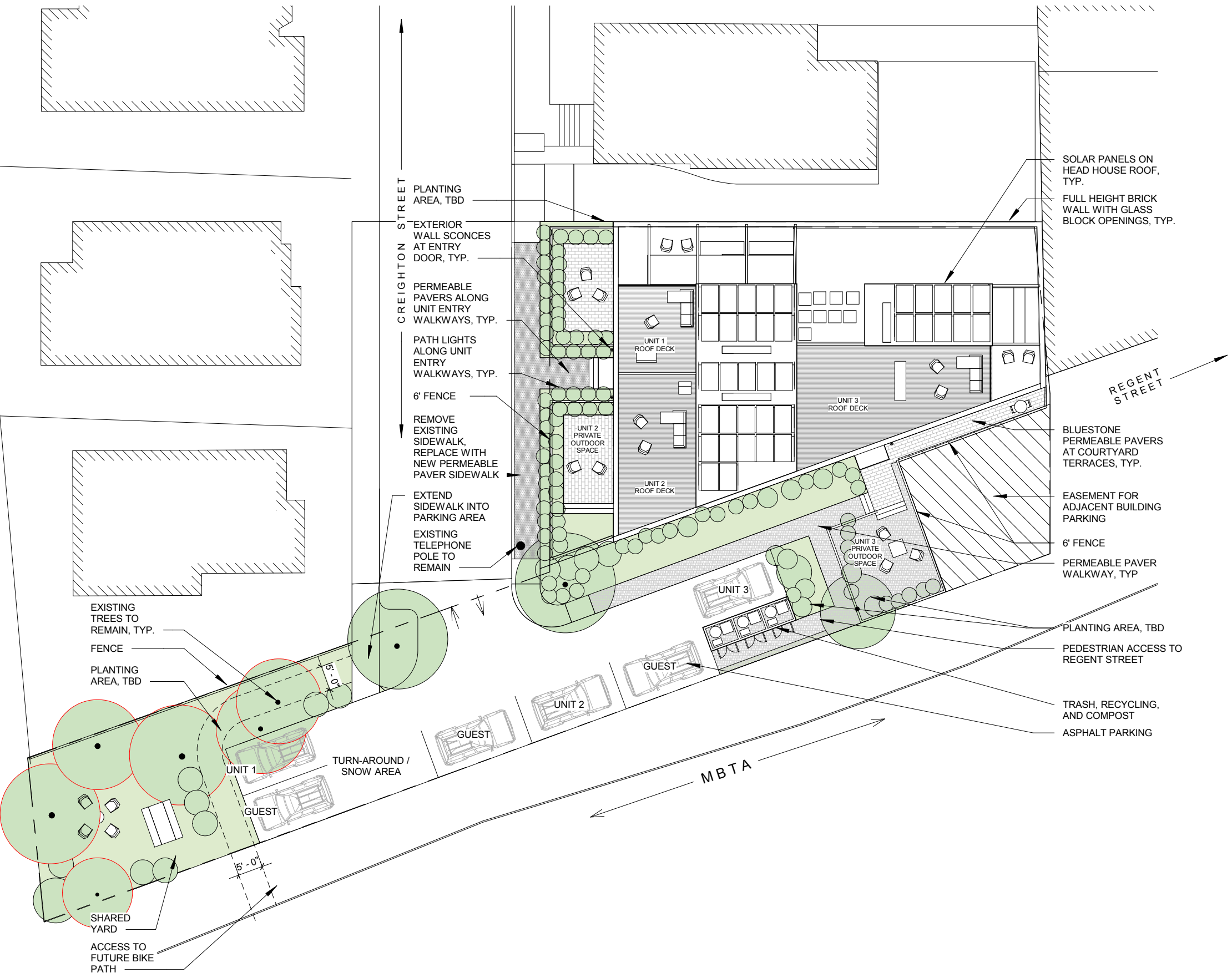
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Proposed Landscape Plan
3/64" = 1'-0"



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

DATE: 09.03.2020

DRAWN BY: MLA

A0.5

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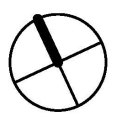
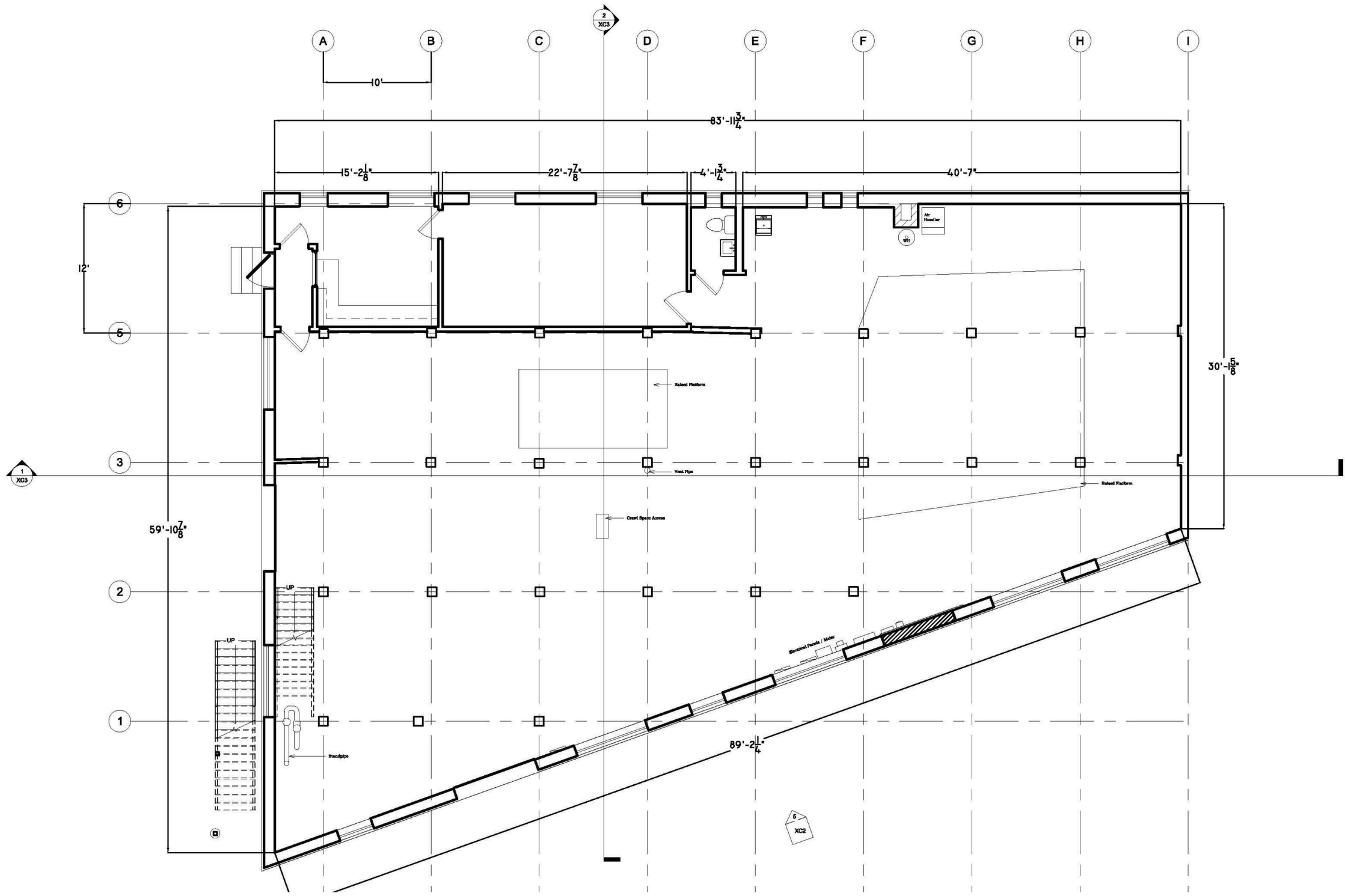
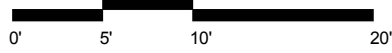
OPTION A - 4" SLATS WITH 4" OPENINGS

56 Creighton Street, Cambridge, MA

Proposed Landscape Plan

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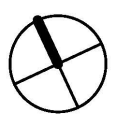
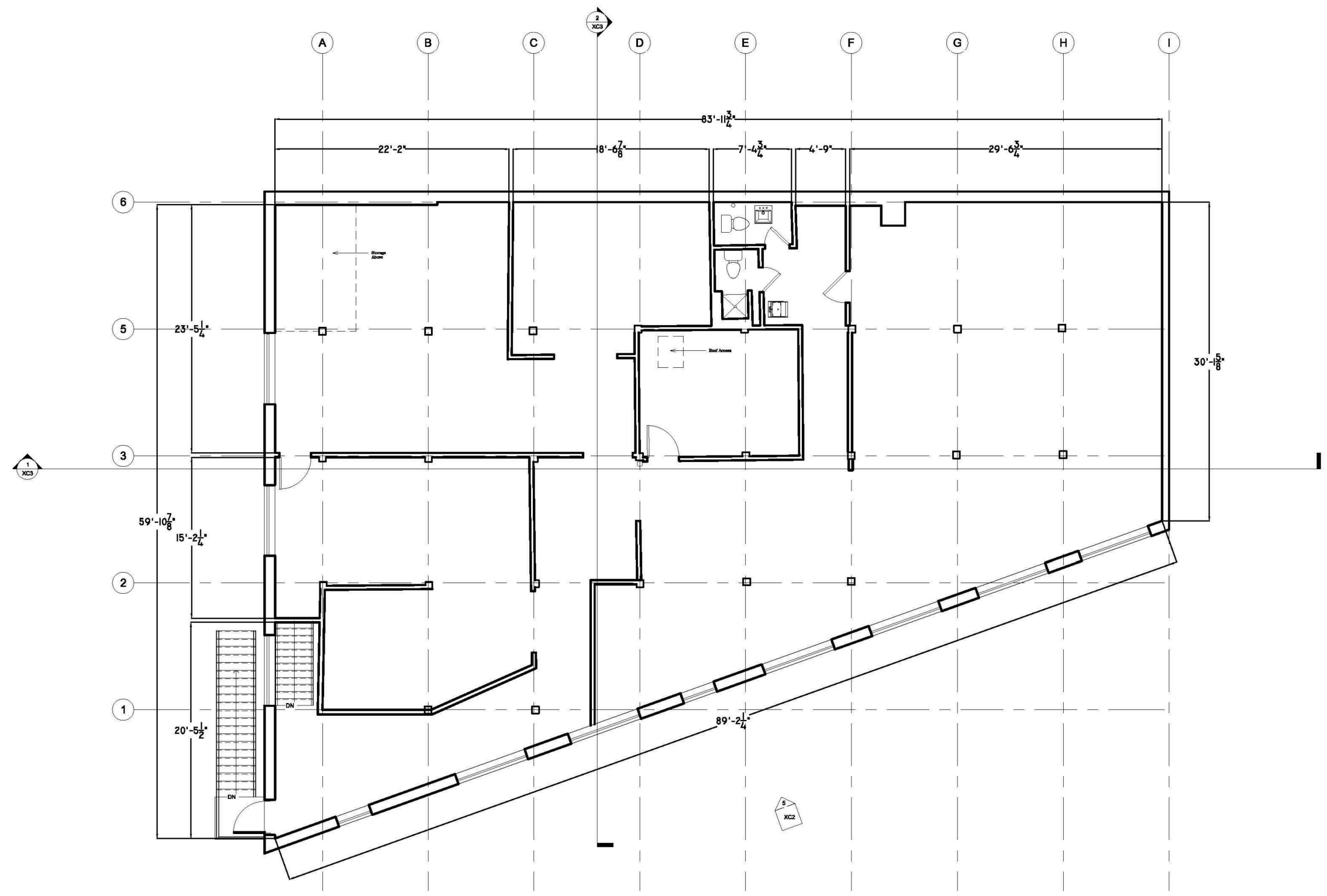
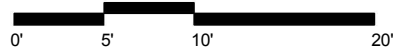
1 Existing Level 1 Floor Plan
3/32" = 1'-0"



SCALE: 3/32" = 1'-0"	A1.0	Moskow Linn Architects, Inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	OPTION A - PARALLEL PARKING 56 Creighton Street, Cambridge, MA
DATE: 11.13.2019			
DRAWN BY: MLA			Existing Level 1 Floor Plan

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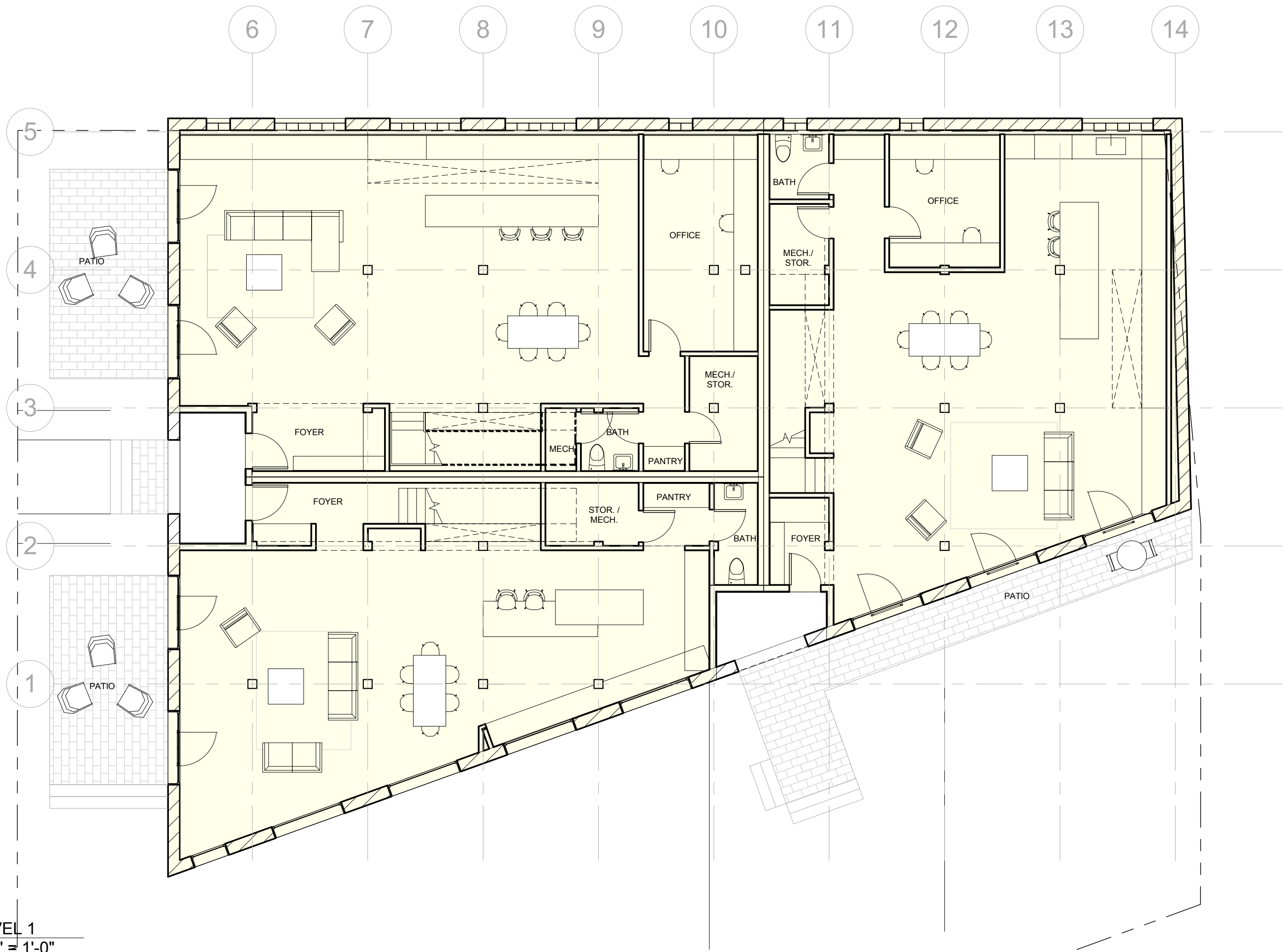
1 Existing Level 2 Floor Plan
3/32" = 1'-0"



SCALE: 3/32" = 1'-0"	OPTION A - PARALLEL PARKING 56 Creighton Street, Cambridge, MA	
	Moskow Linn Architects, Inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	
	Existing Level 2 Floor Plan	
DATE: 11.13.2019	A1.1	
DRAWN BY: MLA		

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



SCALE:	1/8" = 1'-0"
DATE:	09.03.2020
DRAWN BY:	MLA

A1.2

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56 Creighton Street with Head House
Cambridge, MA
Proposed Level 1 Floor Plan

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



SCALE:	1/8" = 1'-0"
DATE:	09.03.2020
DRAWN BY:	MLA

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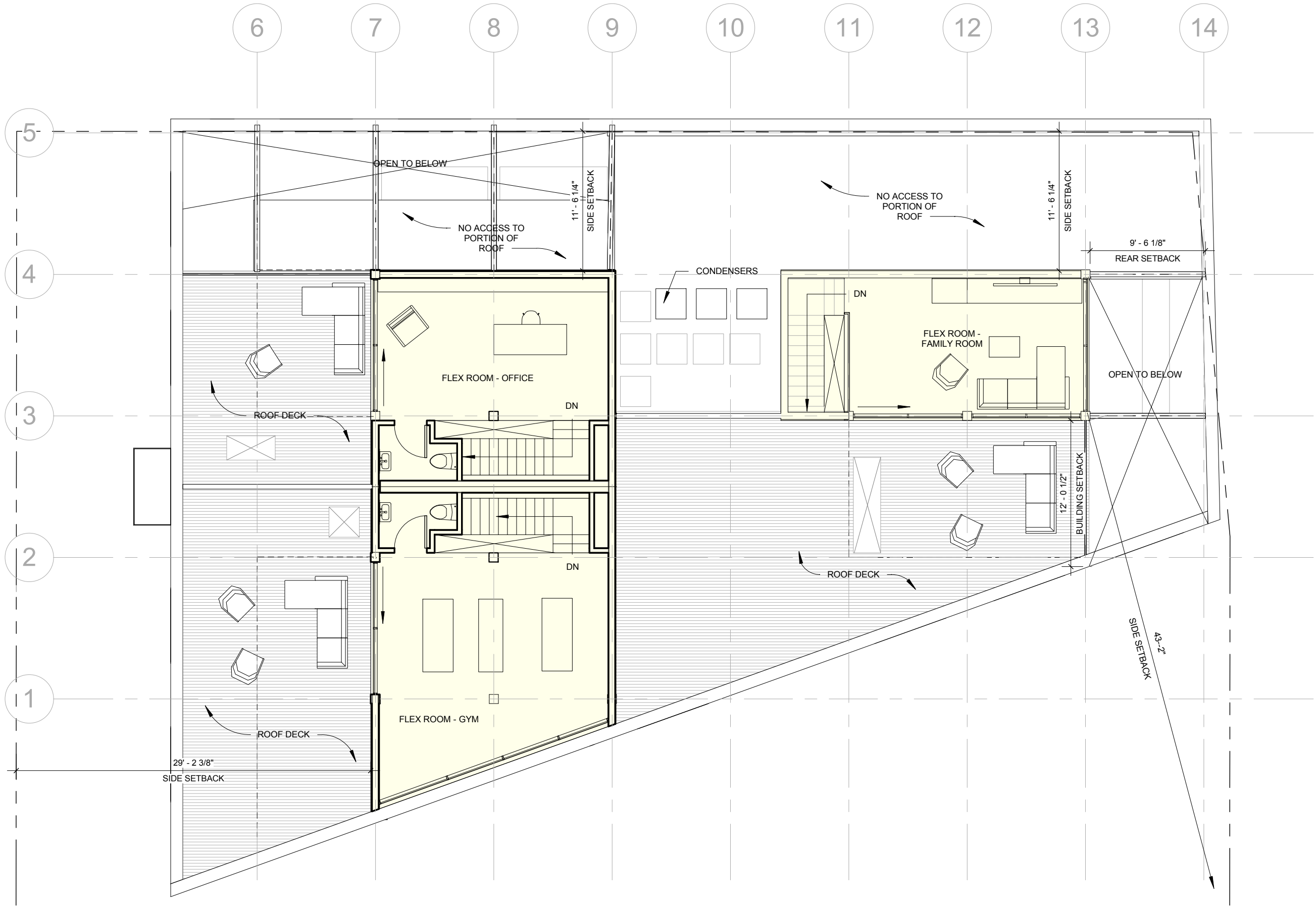
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tel. 617.292.200 fax. 617.426.4701 www.moskowlinn.com

56 Creighton Street with Head House
Cambridge, MA

Proposed Level 2 Floor Plan

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



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

DATE: 09.03.2020

DRAWN BY: MLA

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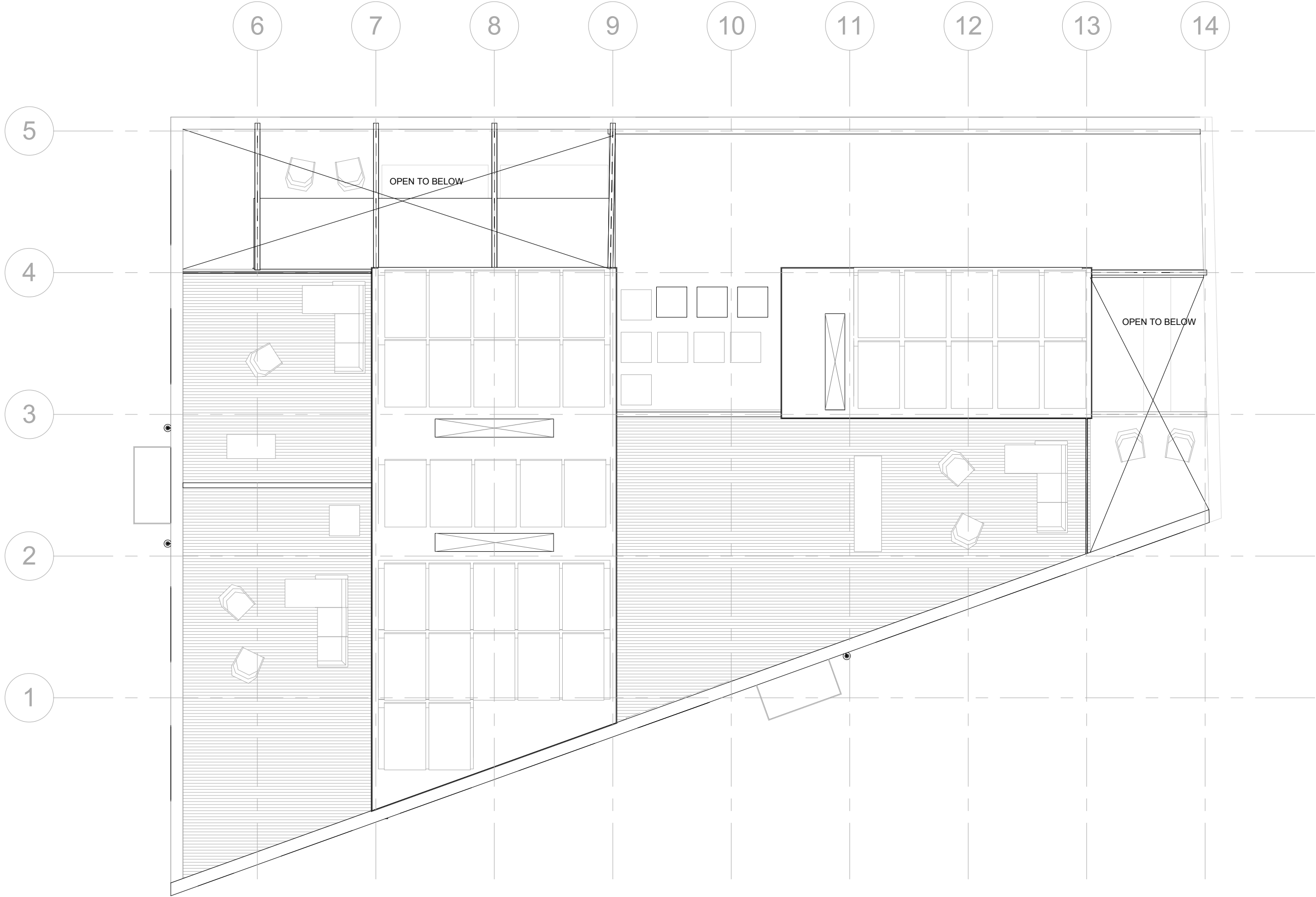
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tel. 617.292.200 fax. 617.426.4701 www.moskowlinn.com

56 Creighton Street with Head House
Cambridge, MA

Proposed Head House Floor Plan

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



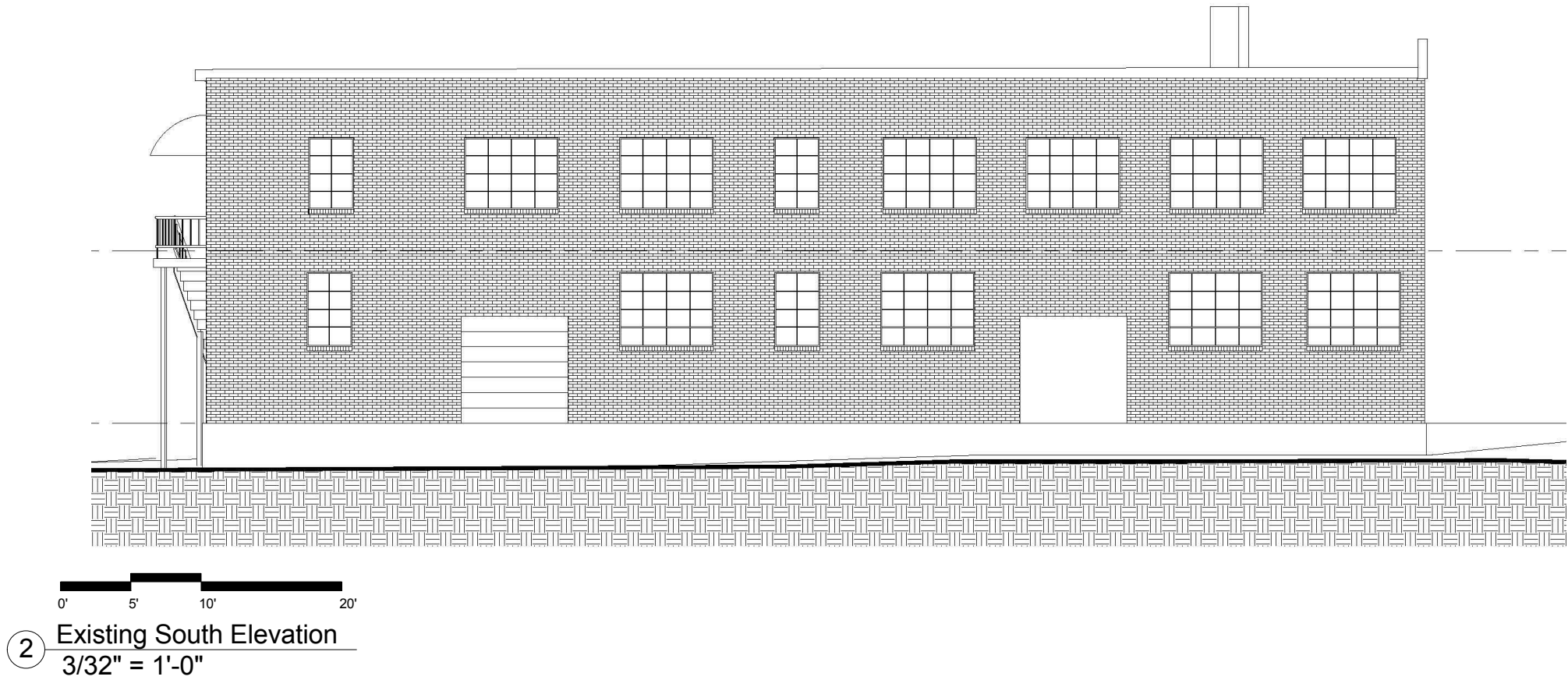
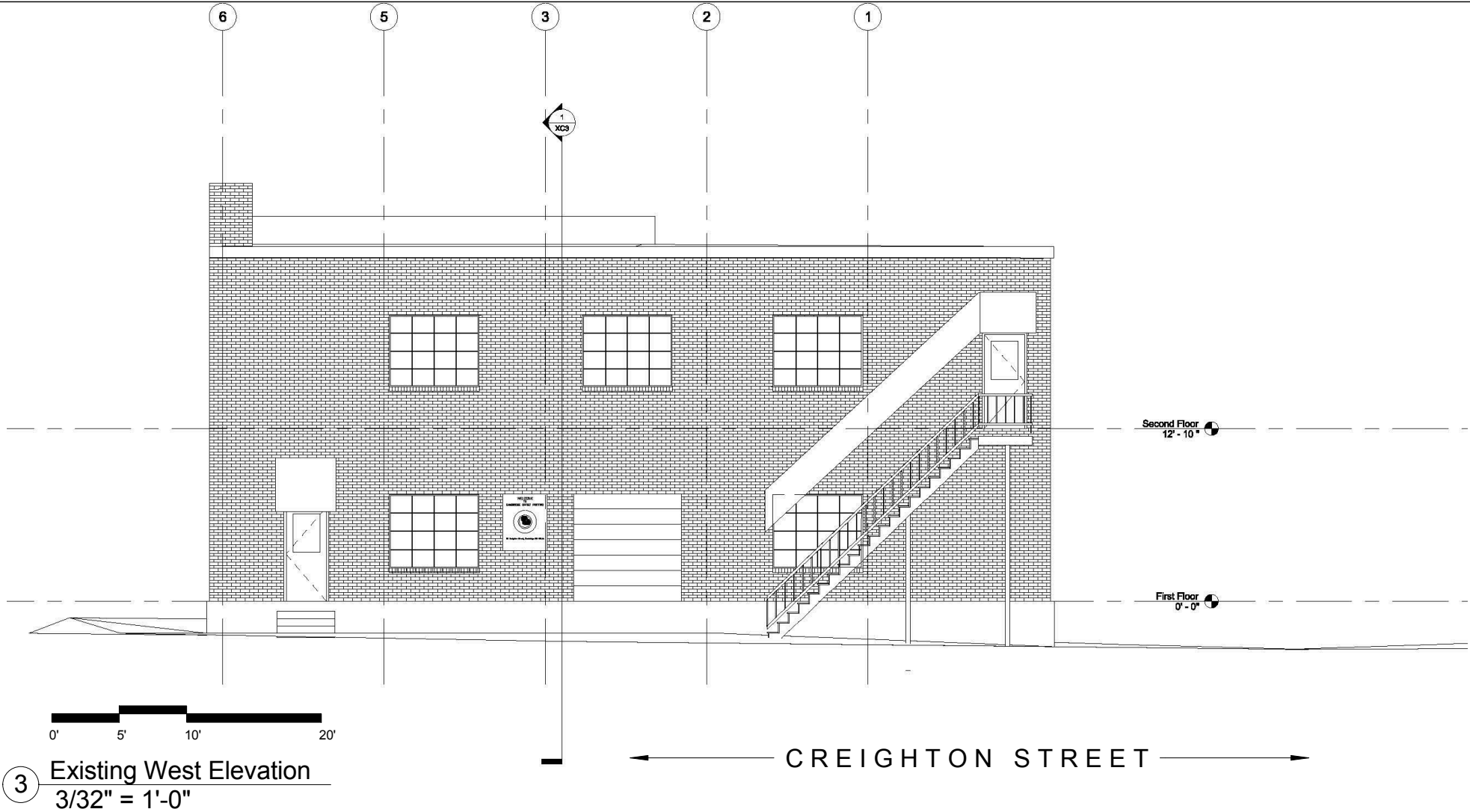
SCALE:	1/8" = 1'-0"
DATE:	09.03.2020
DRAWN BY:	MLA

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Moskow Linn Architects, Inc.
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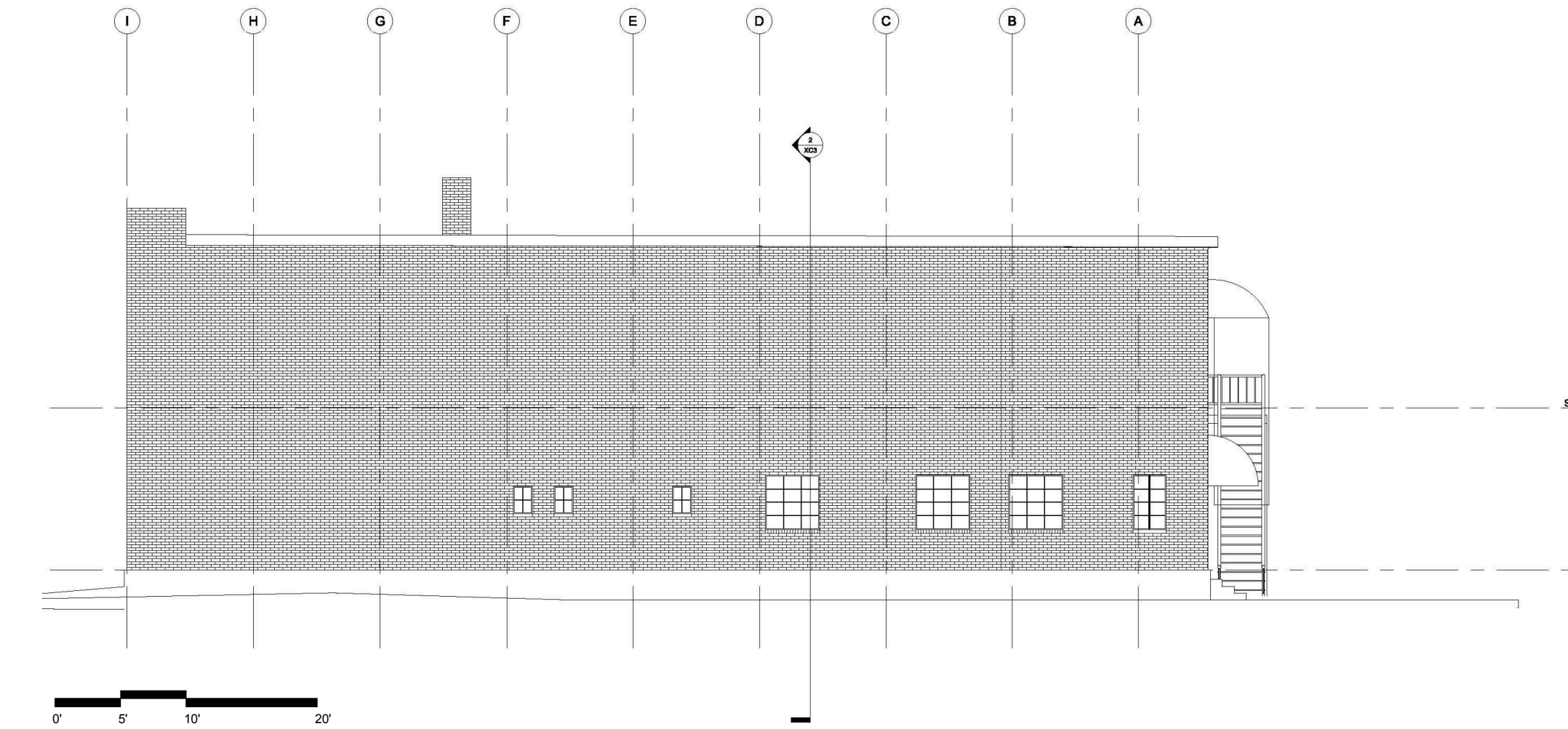
56 Creighton Street with Head House
Cambridge, MA
Proposed Roof Plan

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SCALE:	3/32" = 1'-0"	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 - PARALLEL PARKING 56 Creighton Street, Cambridge, MA
DATE:	11.13.2019			
DRAWN BY: MLA		Existing Elevations		

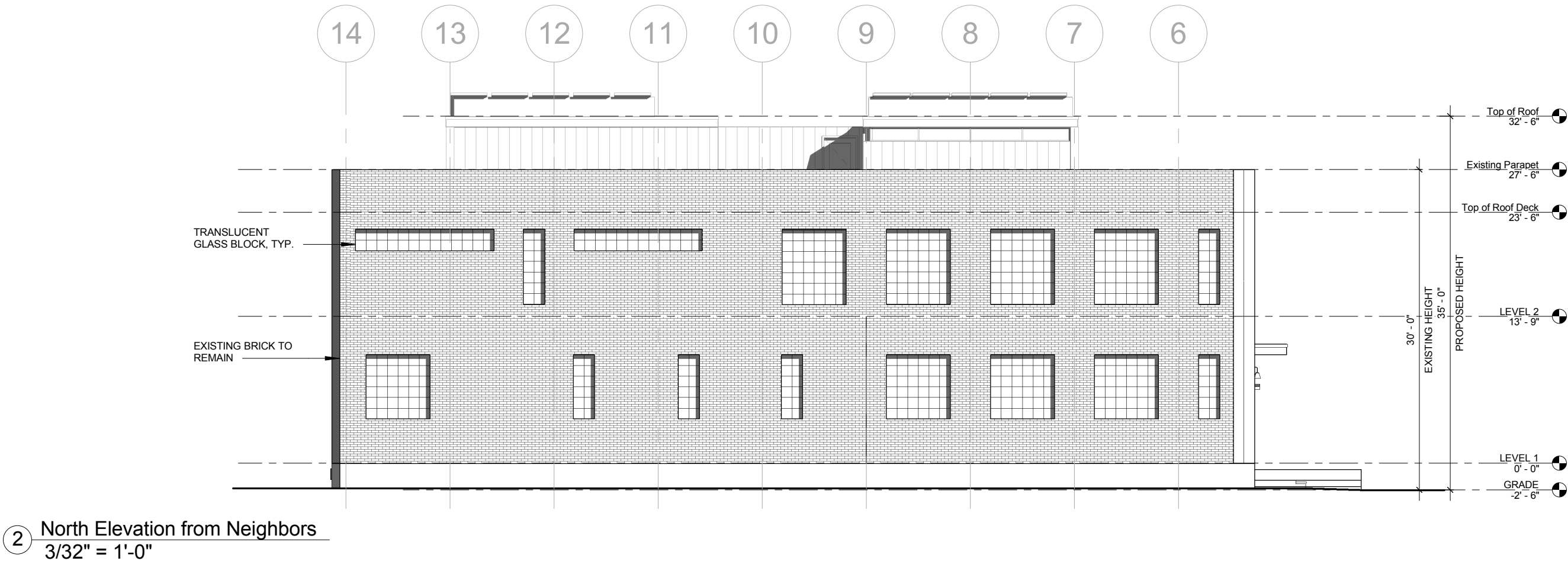
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1 Existing North Elevation
3/32" = 1'-0"

SCALE:	3/32" = 1'-0"	Moskow Linn Architects, Inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	OPTION A - PARALLEL PARKING 56 Creighton Street, Cambridge, MA
	DATE: 11.13.2019		
	DRAWN BY: MLA		

C:\Users\lrm\Desktop\WORKBAR\56 Creighton Street_3 2-story units_shorter windows.rvt



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

DATE: 09.03.2020

DRAWN BY: MLA

A2.2

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

tel. 617.292.200 fax. 617.426.4701 www.moskowiinn.com

56 Creighton Street with Head House
Cambridge, MA

Proposed Exterior Elevations

C:\Users\linn\Desktop\WORKBAR\56 Creighton Street_3 2-story units_shorter windows.rvt

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



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

DATE: 09.03.2020

DRAWN BY: MLA

A2.3

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56 Creighton Street with Head House
Cambridge, MA

Proposed Exterior Elevations

C:\Users\lmm\Desktop\WORK\BARK\56 Creighton Street_DO WITH SITE new.rvt

1 View from Train Tracks



2 View from Creighton Street



SCALE:

DATE: 09.03.2020

DRAWN BY: MLA

A7.0

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

3D Exterior Views

FOR REGISTRY USE ONLY

PLAN REFERENCES:

1. CITY OF CAMBRIDGE GIS MAPS RETRIEVED FROM 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'

ZONING:

1. ZONING INFORMATION RETRIEVED MAY 2018: FROM <http://www.cambridgema.gov/ODD/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

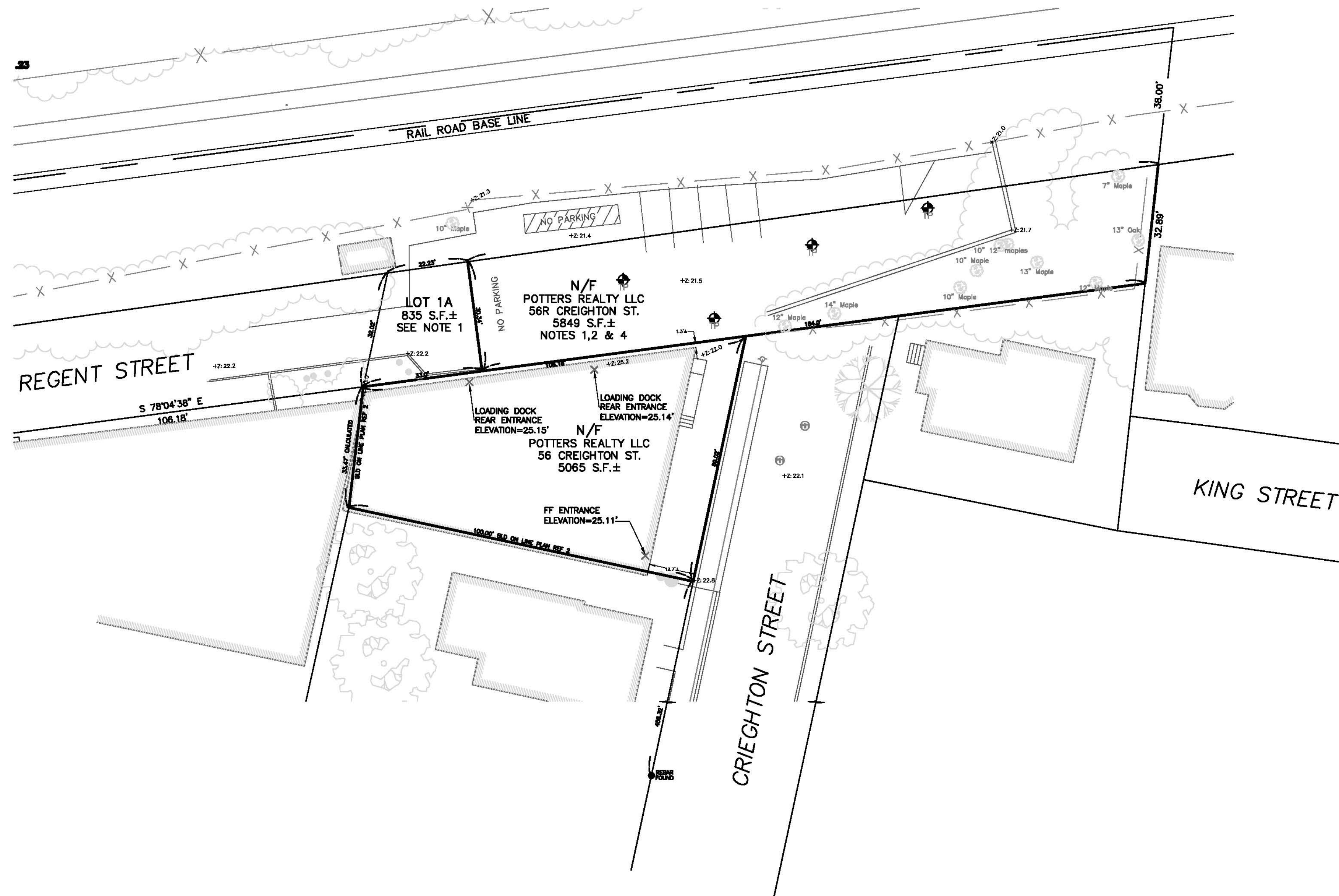
AREA LOT 56	LOT 56	
BUILDING FOOT PRINT	5065 S.F.±	
PARKING	4183 S.F.±	82.6% OF LOT 56
	882 S.F.±	17.4% OF LOT 56

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

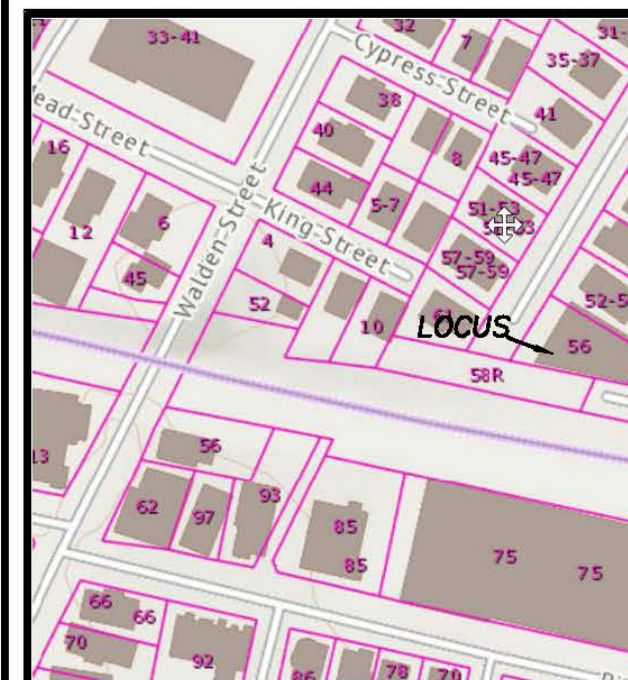
COMBINING LOTS 56 & 56R	
AREA LOTS 56 & 56R	10914 S.F.±
BUILDING	4183 S.F.±
OPEN SPACE	2108 S.F.±
PARKING	4623 S.F.±
	38.3%
	19.3%
	42.4%

OTHER RESTRICTIONS

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



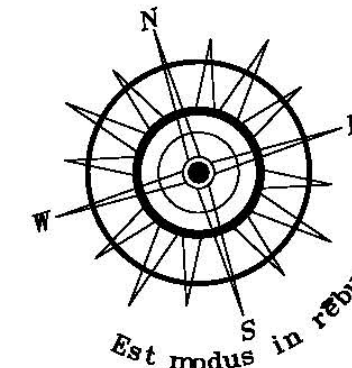
MA MAINLAND NAD83, NSVD88
2011 modified by rebar



LOCUS MAP N.T.S

REVISIONS	DATE
TREE LOCATIONS	25 OCT 2019
TEST PIT LOCATIONS	25 OCT 2019
FIRST FLOOR ELEVATIONS	25 OCT 2019

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

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

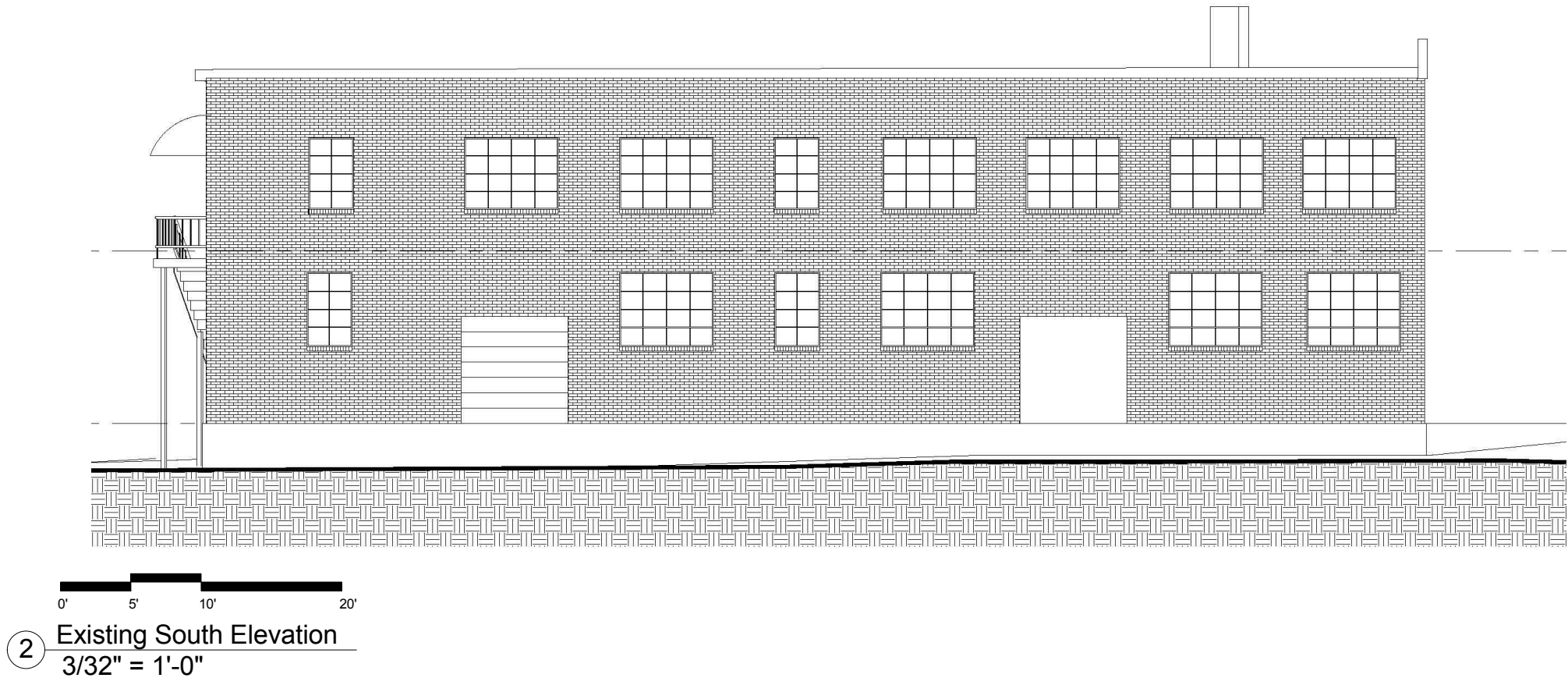
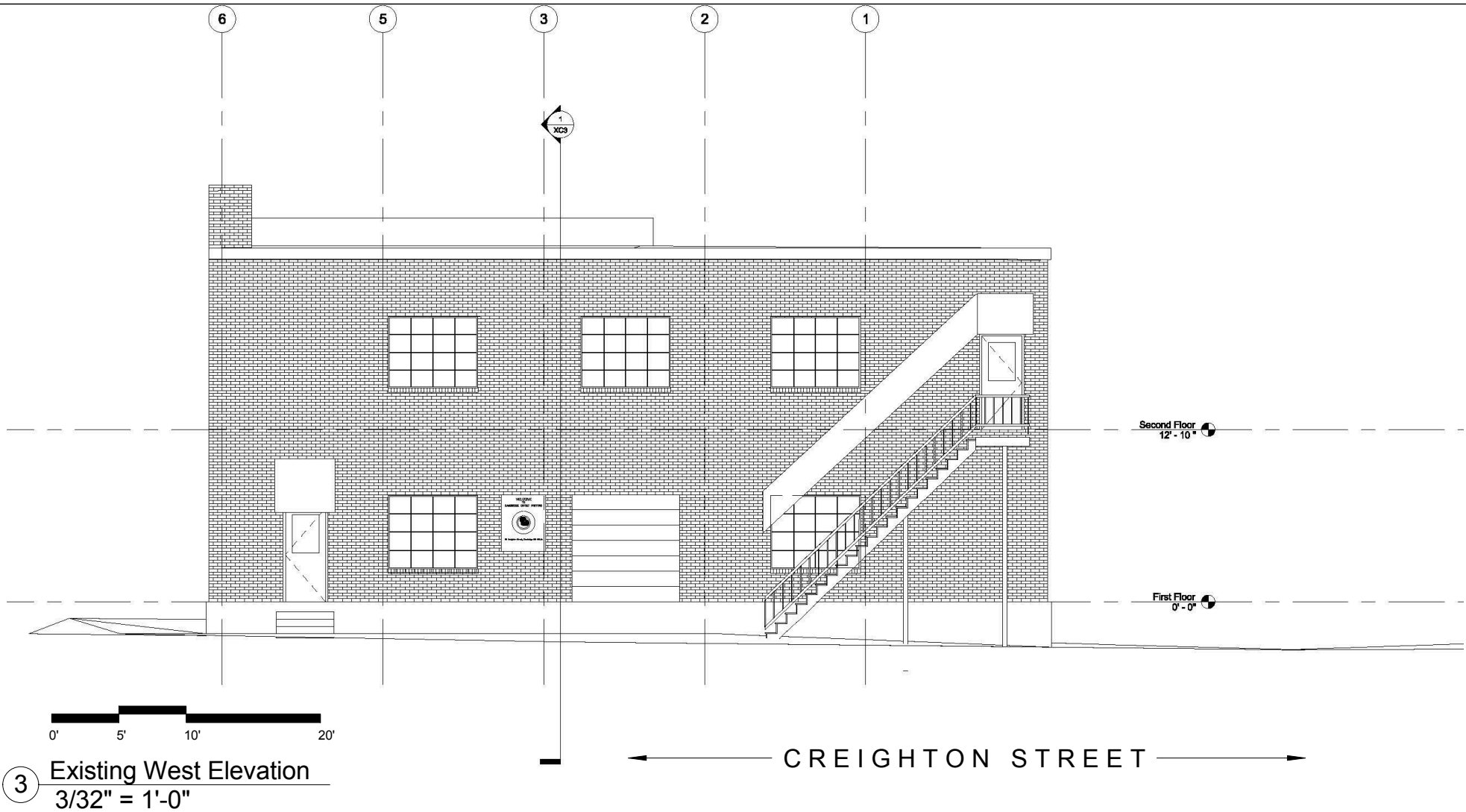


Stephen F. Moran
STEPHEN F. MORAN
11 NOVEMBER 2019
DATE

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

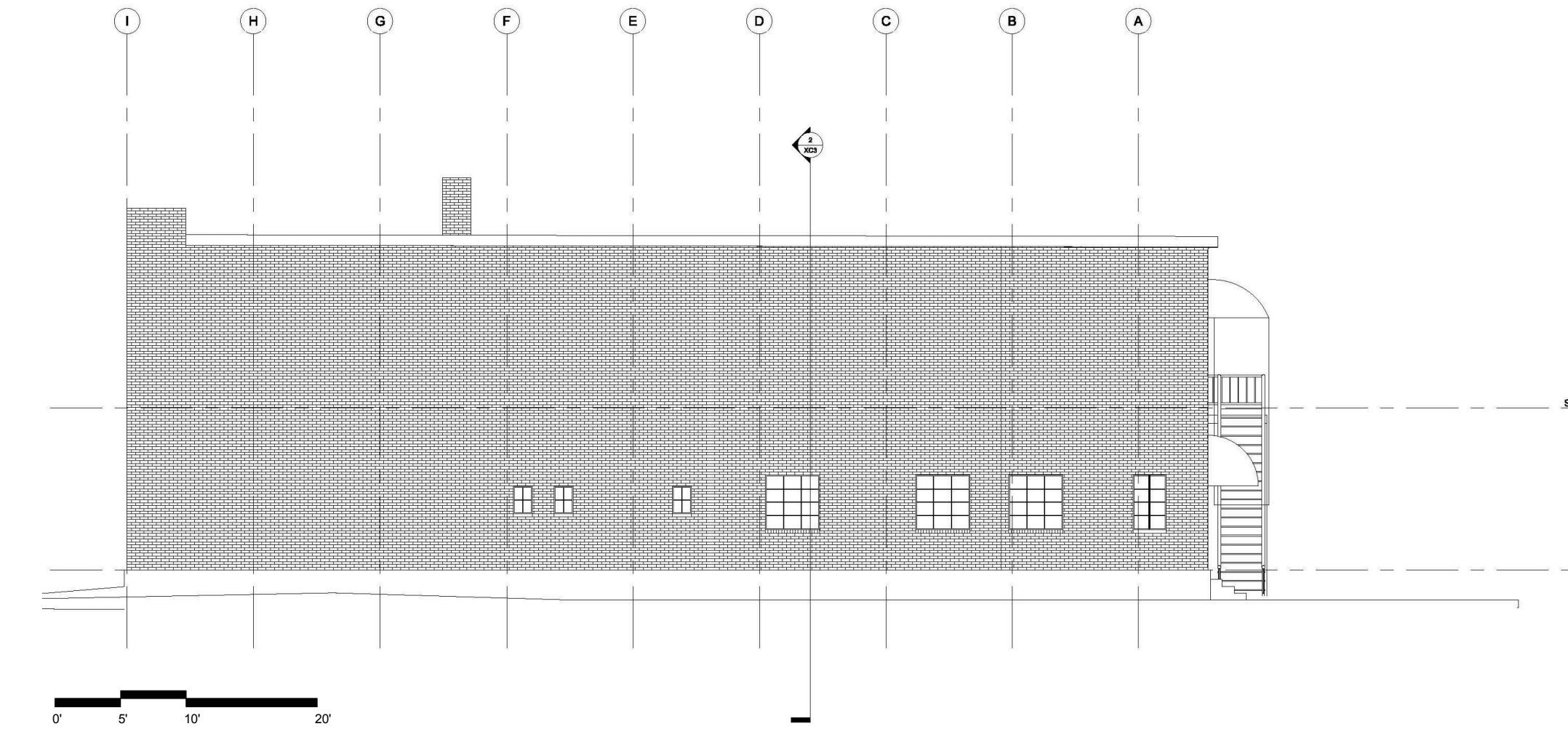
DATE: 25 OCTOBER 2019
COMP./DESIGN: SFM
CHECK: CLIENT
DRAWN: SFM
FIELD: SFM/BHM/PG(UAV)
APPROVED: SFM
DWG.No. 19-076 SHEET
19-076 SFM 10.26.19 1 OF 1

C:\Users\linn\Desktop\WORK\BARK66 Creighton Street_SD 3 units with parallel parking.rvt



SCALE:	3/32" = 1'-0"	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 - PARALLEL PARKING 56 Creighton Street, Cambridge, MA
DATE:	11.13.2019			
DRAWN BY: MLA				

C:\Users\linn\Desktop\WORK\A2.1.06 Creighton Street_SD 3 units with parallel parking.rvt



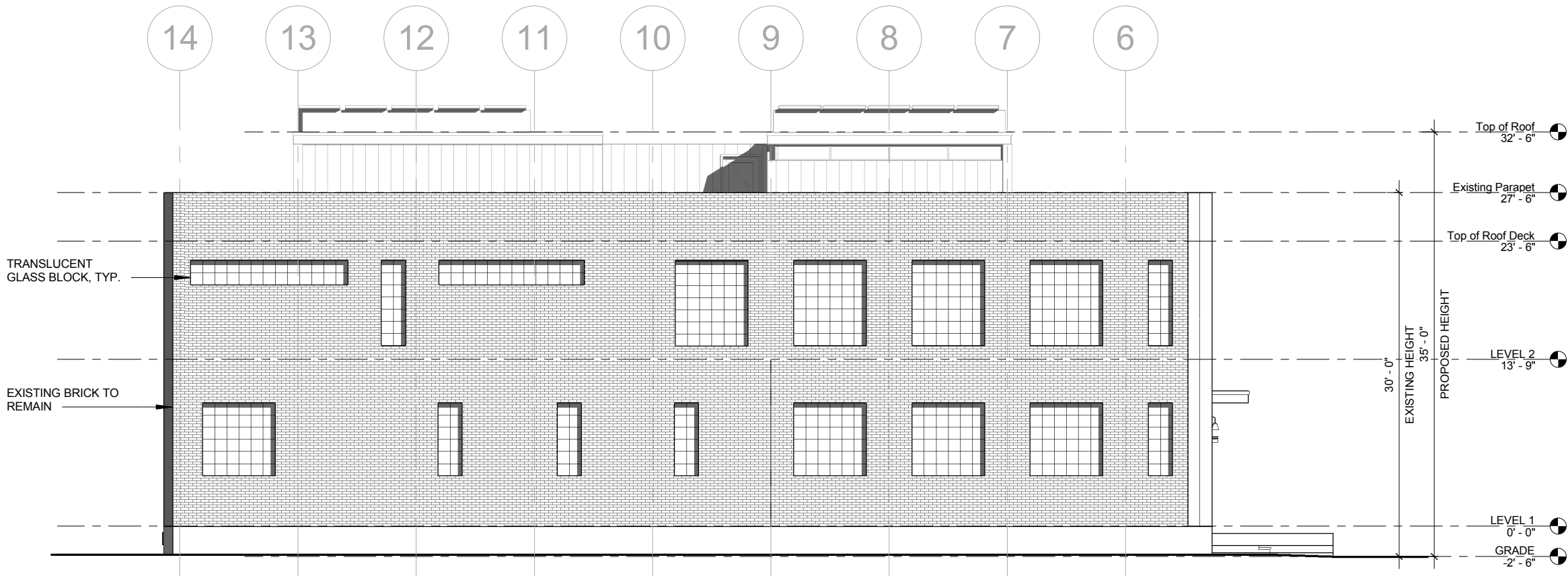
1 Existing North Elevation
3/32" = 1'-0"

SCALE:	3/32" = 1'-0"	Moskow Linn Architects, Inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	OPTION A - PARALLEL PARKING 56 Creighton Street, Cambridge, MA
	DATE: 11.13.2019		
	DRAWN BY: MLA		

C:\Users\lrm\Desktop\WORKBAR\56 Creighton Street_3 2-story units_shorter windows.rvt



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



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

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

DATE: 09.03.2020

DRAWN BY: MLA

A2.2

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56 Creighton Street with Head House
Cambridge, MA

Proposed Exterior Elevations

C:\Users\linn\Desktop\WORKBAR\56 Creighton Street_3 2-story units_shorter windows.rvt

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



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

DATE: 09.03.2020

DRAWN BY: MLA

A2.3

Moskow Linn Architects, Inc.
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tel. 617.292.200 fax. 617.426.4701 www.moskowiinn.com

56 Creighton Street with Head House
Cambridge, MA

Proposed Exterior Elevations

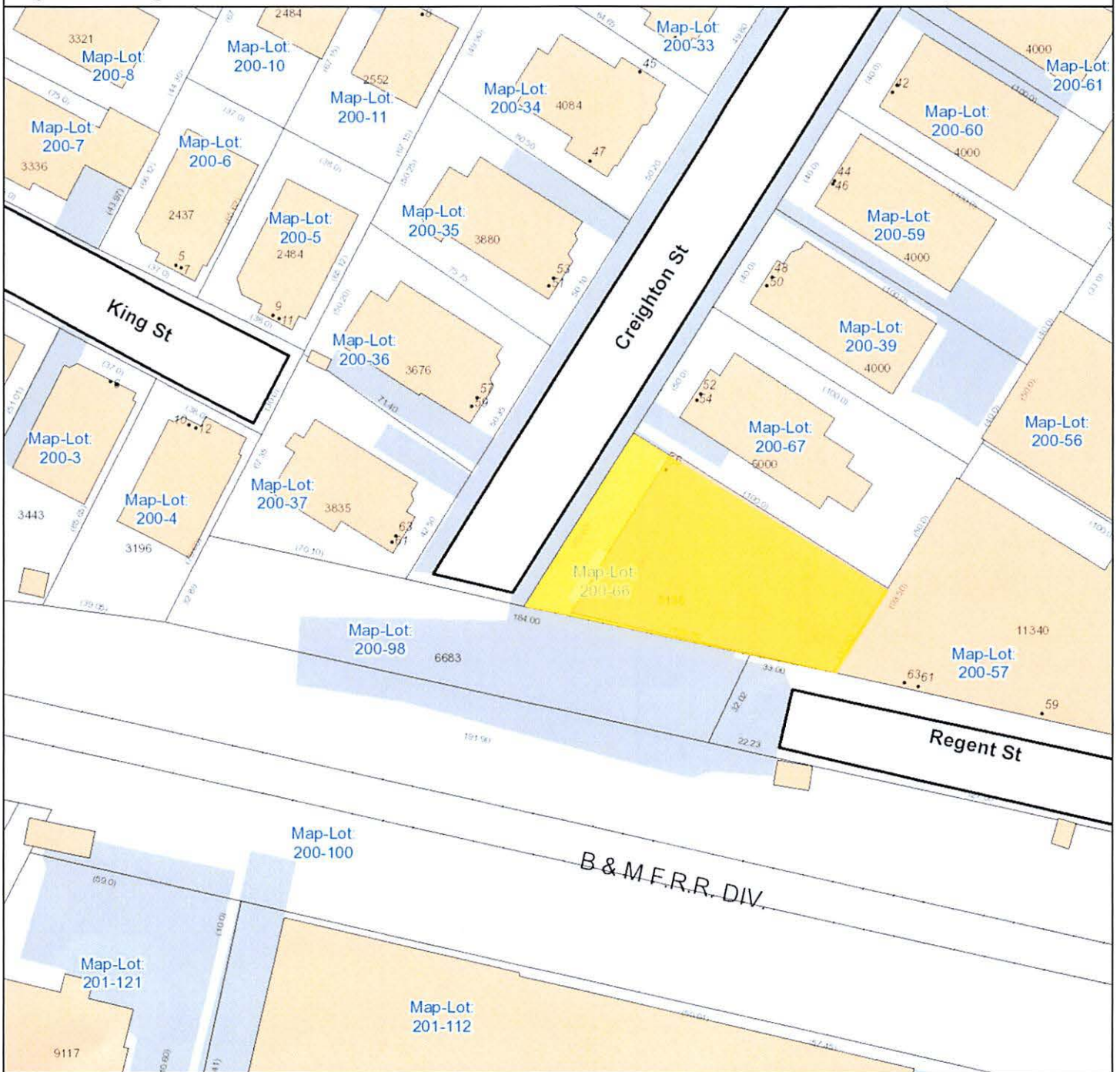


VIEW FROM CREIGHTON STREET



VIEW FROM SIDE FACING TRACKS

56 CREIGHTON STREET EXISTING PHOTOS



City of Cambridge
Massachusetts

1" = 50 ft

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www.cambridgema.gov/gis



- Adresse
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
- Public Footpath



56 Creighton St.

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

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

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

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

200-36
ISOUN, MIRIAM
57-59 CREIGHTON ST., #1
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
YOUNG, CHRISTOPHER A. MARIAN H. ADLY
55 REGENT ST UNIT #3
CAMBRIDGE, MA 02140

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

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

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

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

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

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

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

200-66-98
56 CREIGHTON STREET LLC
67 SMITH PLACE, UNIT 12-A
CAMBRIDGE, MA 02138

Petitioner

CREIGHTON STREET LLC'
C/O DUNCAN MacARTHUR
67 SMITH PLANCE - UNIT 12A
CAMBRIDGE, MA 02138

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

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

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

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

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

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