



### CITY OF CAMBRIDGE

**BOARD OF ZONING APPEAL** 

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

### **BZA Application Form**

**BZA Number: 168418** 

#### **General Information**

The undersigned hereby petitions the Board of Zoning Appeal for the following:			
Special Permit: X	Variance:		Appeal:
PETITIONER: Hannah Brennan and David Rangaviz			
PETITIONER'S ADDRESS: 9 MAGNOLIA AVE. , CAMBRIDGE, MA 02138			
LOCATION OF PROPERTY: 58 Antrim St , Cambridge, MA			
TYPE OF OCCUPANCY: Two Family	Residence	ZONING DISTRIC	T: Residence C-1 Zone

#### **REASON FOR PETITION:**

/Additions//Dormer//Windows in walls inside required setback lines need releif per section 5.31/

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

We are proposing a single story 117 sf addition to the southeast (rear) of the house, along with a new uncovered deck at the first floor level.

- The existing house is NON CONFORMING with regard to MIN SIDE YARD SETBACKS.
- The existing house exceeds the maximum allowable FAR, so our proposed addition requires relief.
- New windows on either side of the house (including the new dormer) need releif per SECTION 5.31 (This is still a SPECIAL PERMIT, since it's an existing non-conforming wall.)

We are seeking relief under Section 8.22.2.d, which states that a Special Permit may be granted "for the alteration or enlargement of a preexisting dimensionally nonconforming detached single-family or two family dwelling... provided that there is no change in use (which there is not) and that any enlargement or alteration of such preexisting nonconforming detached single-family dwelling or two-family dwelling may only increase a preexisting dimensional nonconformity but does not create a new dimensional nonconformity." (Our proposal does not create any new dimensional nonconformities.)

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

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

Article: 8.000 Section: 8.22.2.d (Pre-existing Non-Conforming Structure)

Article: 10.000 Section: 10.40 Special Permit).

> Original Signature(s):

(Petitioner (s) / Owner)
HANNAH BRENNAN

(Print Name)

Address:

9 MAGNOLIA AVE VNITZ, CAMBBIOGE MA 02138

Tel. No.

617-510-8667

E-Mail Address:

hannahwarring@gmail.com

Date: 3 |31 | 22

### **BZA Application Form**

#### **DIMENSIONAL INFORMATION**

Applicant: Hannah Brennan and David Rangaviz

Present Use/Occupancy: Two Family Residence

Location: 58 Antrim St , Cambridge, MA

Zone: Residence C-1 Zone

**Phone:** 617-510-8667

Requested Use/Occupancy: Single-family residence

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2490	2550.7	2437.5	(max.)
LOT AREA:		3275 per survey - ((3250 per property record))	NO CHANGE: 3275 per survey - ((3250 per property record))	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>		0.76 (2,490 sf)	0.779 (2,550.7 sf)	0.75 (2456.25 sf)	
LOT AREA OF EACH DWELLING UNIT		3275	3275 (converting to single family dwelling)	1500	
SIZE OF LOT:	WIDTH	32.33	32.33 (no change)	50	
	DEPTH	101.31	101.31 (no change)	not specified	
SETBACKS IN FEET:	FRONT	12.5'	12.5' (no change)	10'	
	REAR	31'	31 to house, (24' to proposed deck)	20'	
	LEFT SIDE	2.7'	2.7' (7.5' at new third floor railing)	7.5'	
	RIGHT SIDE	6.8'	6.8' (7.0' @ new addition)	7.5'	
SIZE OF BUILDING:	HEIGHT	35.3'	34.3' (Highest point of new dormer)	35'	
	WIDTH	52.6'	52.6'	NA	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		40.7% (1,333 sf) Private Open Space	43.7% (1,433 sf)	30% (982.5 sf)	
NO. OF DWELLING UNITS:		2	1	1 or 2	
NO. OF PARKING SPACES:		1	1	1	
NO. OF LOADING AREAS:		NA	NA	NA	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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.:

THERE ARE NO OTHER PROPOSED BUILDINGS ON THE LOT. WE ARE PROPOSING TO DEMOLISH AN EXISTING SHED.

### 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_ Hannah Brennan and David Rangaviz
(OWNER)
Address: 58 Antrim Street, Cambridge MA 02139
State that I/We own the property located at 58 Antrim Street
which is the subject of this zoning application.
The record title of this property is in the name of Hannah Brennan and David Rangaviz
*Pursuant to a deed of duly recorded in the date $\frac{\text{Oct. 19, 2021}}{\text{, Middlesex South}}$ County Registry of Deeds at Book $\frac{78946}{\text{, Page}}$ , Page $\frac{107}{\text{, or}}$ ; 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 Suffer
The above-name David RANGAUIZ personally appeared before me,
this dq of Mach, 20 dd, and made oath that the above statement is true.
My commission expires 10/08/0077 (Notary Seal). Sean Hildenbrane NOTARY PUBLIC Commonwealth of Marcontent of Marco
Massachusetts My Commission Exp

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

### **BZA Application Form**

#### SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for <u>58 Antrim St</u>, <u>Cambridge</u>, <u>MA</u> (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:
  - THE DESIGN OF OUR PROPOSED ADDITION IS MODEST IN SCALE, AND TASTEFULLY DESIGNED SO AS TO INTEGRATE WELL WITH THE EXISTING HOUSE, AND WITH THE FABRIC AND SCALE OF THE SURROUNDING HOMES IN THE AREA.
- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
  - THERE WILL BE NO CHANGE TO TRAFFIC AS A RESULT OF THIS PROJECT. TRAFFIC MAY IN FACT BE EASED, DUE TO THE FACT THAT WE ARE CONVERTING THIS HOUSE FROM A TWO-FAMILY HOME TO A SINGLE-FAMILY RESIDENCE.
- The continued operation of or the development of adjacent uses as permitted in the Zoning

  Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
  - THERE WILL BE NO ADVERSE AFFECT TO THE CONTINUED OPERATION OF ADJACENT HOMES.
- Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
  - THIS IS A SMALL ADDITION TO THE REAR OF AN EXISTING HOME ON A NON-CONFORMING LOT.
  - WE ARE PROPOSING TO CONVERT A TWO-FAMILY HOUSE TO A SINGLE-FAMILY HOME, THEREBY REDUCING THE AMOUNT OF TRAFFIC AND ACTIVITY ON THE PROPERTY.
- For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
  - THE DESIGN OF OUR PROPOSED ADDITION IS MODEST IN SCALE, AND TASTEFULLY DESIGNED SO AS TO INTEGRATE WELL WITH THE EXISTING HOUSE, AND WITH THE FABRIC AND SCALE OF THE SURROUNDING HOMES IN THE AREA.

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

126 PROSPECT STREET - CAMBRIDGE, MASSACHUSETTS 02139

TELEPHONE (617) 460-6263

April 21. 2022

City of Cambridge Board of Zoning Appeal 831 Massachusetts Avenue Cambridge, MA 02139

Re: 58 Antrim Street – Case No. BZA-168418

Dear Members of the Board of Zoning Appeal,

My name is Santino Ferrante and am writing this letter in support of the application for a Special Permit filed by David Rangaviz and Hannah Brennan in connection with improvements they would like to make to the property at 58 Antrim Street.

I am the owner of the property at 62 Antrim Street which directly abuts 58 Antrim Street. I've met with David and Hannah and reviewed their plans for the property. In comparison to many of the renovations performed on the homes in the area, David and Hannah's work is modest in scope, thoughtfully planned and in keeping with the neighborhood aesthetics. They've been considerate with the design of their improvements such that none of their proposed work will adversely affect my use or enjoyment of my property. I am pleased to give my full support of the special permit they seek from the Board.

62 Antrim has been our family home since 1963 and, while I no longer live there, I still live nearby on Inman Street and have my office on Prospect Street. As you can see, I am invested in this neighborhood. I am happy to welcome a young family to the neighborhood and urge the Board to do the same. We should, as a city, encourage more young families to move into our communities and the Board can help by allowing this young family make the house they purchased a comfortable home.

Sincerely,

Santino Ferrante

Santino Ferrante

4/8/2022

Inspectional Services Department 831 Massachusetts Avenue Cambridge MA 02139

Dear Board of Zoning Appeals,

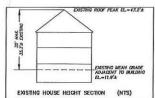
I, Regina Barzilay, the neighbor of 58 Antrim Street, Cambridge MA would like to express my support for David Rangaviz's and Hannah Brennan's proposed renovation plans. I attest that I have no objection to their proposed Board of Zoning request.

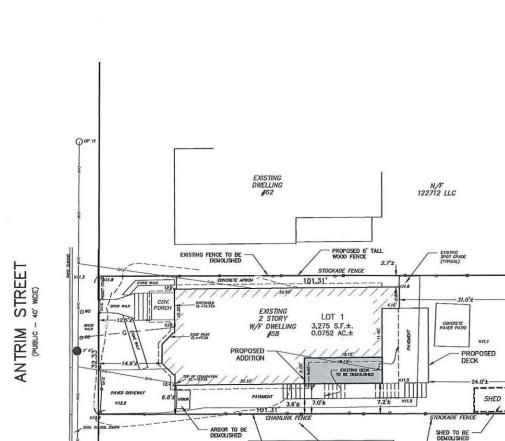
Signed: RB

Address: 39 Antrim St, Cambridge MA 02139

CITY OF CAMBRIDGE INSPECTIONAL SERVICES

2022 APR 21 P 4: 45





#### LEGEND:

NOW OR FORMERLY
OVERHEAD WIRES **89** TREE TREE LINE UP UTILITY POLE GAS GATE GAS SERVICE (BURIED) GG . --- G-WATER GATE O DMH DRAIN MANHOLE ------ EXISTING CONTOUR
------ EXISTING CONTOUR LIGHTPOLE WETLAND FLAG SPOT ELEVATION 99X9 OOOOO STONE WALL EDGE OF PAVEMENT

#### LAND USE DATA

ZONING REQUIREMENTS RES. C-1 ZONING DISTRICT: REQUIRED: 5,000 S.F. 50 FT 10 FT PROVIDED: 3,275 S.F. 32.33 FT MIN LOT AREA: MIN LOT WIDTH: MIN FRONT YARD: 12.5 FT MIN SIDE YARD: MIN REAR YARD:

FLOOR AREA REQUIREMENTS

0.75 (2456.25 S.F.) MAX RATIO OF FLOOR AREA TO LOT AREA = EXISTING NET FLOOR AREA RATIO = 0.760 (2,490 S.F.) 0.779 (2,550.7 S.F.)

EXISTING OPEN SPACE TOTAL PRIVATE OPEN SPACE 30% (982.5 S.F.) 40.7% (1,333 S.F., MEETING ALL REQUIREMENTS OF 5.22.1: 15% (491.25 S.F.) 26.0% (853 S.F.)

PROPOSED OPEN SPACE PROVIDED: TOTAL PRIVATE OPEN SPACE SPACE SUBSTITUTE SET OF SECURITY SET

#### UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF LITTLIFIED IN MACHONING PEPORE PLANNING TITLES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1–888–344–7233.

#### RECORD OWNER

HANNAH WARRING BRENNAN DAVID RASSOUL RANGAVIZ 58 ANTRIM STREET CAMBRIDGE, MA

EXISTING DWELLING ∯54

#### REFERENCE

MIDDLESEX REGISTRY OF DEEDS SOUTH DISTRICT DEED BOOK 78946 PAGE 106

### ZONING DISTRICT

- EXISTING FENCES -

N/F CAMPBELL

RESIDENCE C-1

**DATUM** 

N.A.V.D OF 1988.

THE EXISTING DWELLING AND THE PROPOSED STRUCTURES ON THIS PROPERTY ARE LOCATED AS SHOWN AND ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP, HIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0576 E DATED: JUNE 4, 2010.

PROPOSED 6' TALL.

DATE REGISTERED PROFESSIONAL LAND SURVEYOR

SITE PLAN

#### CAMBRIDGE, MASSACHUSETTS (MIDDLESEX COUNTY)

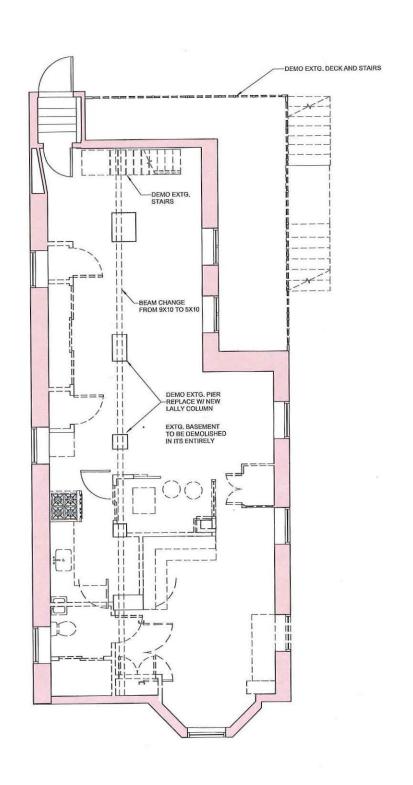
FOR:

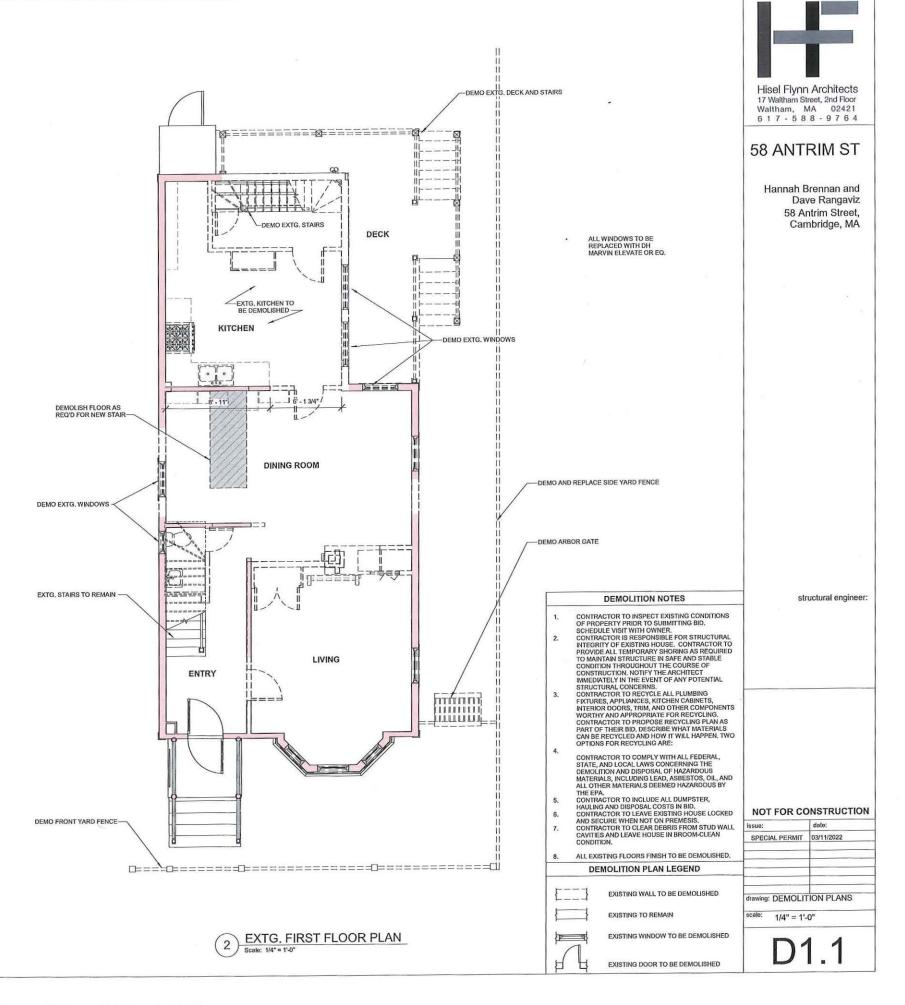
**RANGAVIZ** SCALE: 1"=10' MARCH 10, 2022

STAMSKI AND MCNARY, INC. 1000 MAIN STREET ACTON, MASSACHUSETTS ENGINEERING - PLANNING - SURVEYING

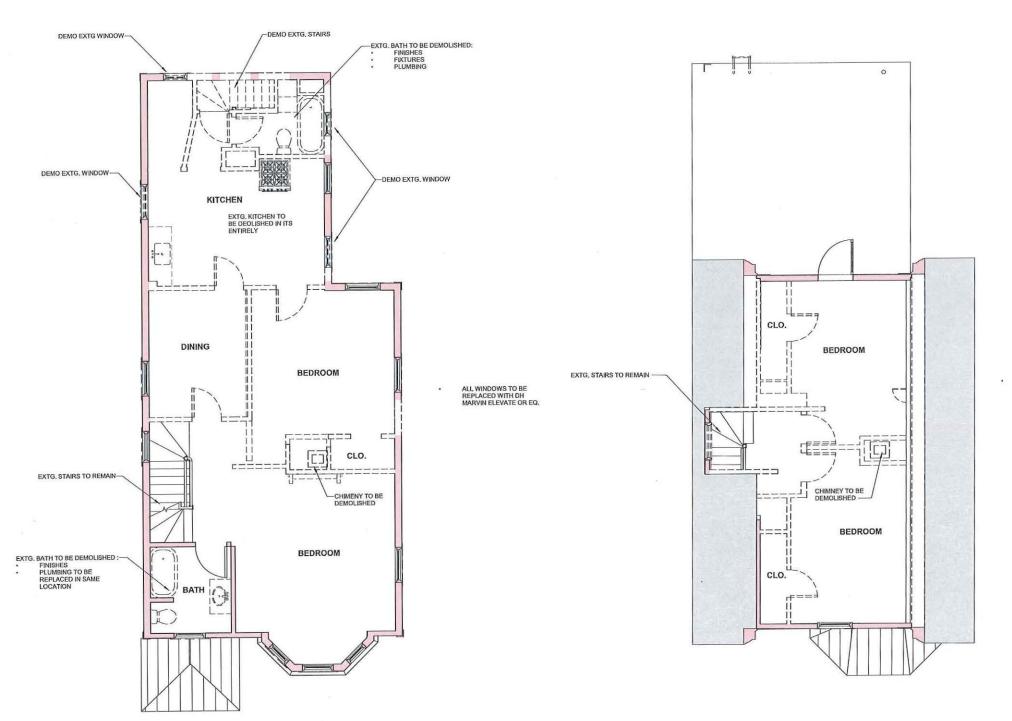


(6925 SITE.dwg) 58 Antrim Street SM-6925





1 EXTG. BASEMENT FLOOR PLAN



ALL WINDOWS TO BE REPLACED WITH DH MARVIN ELEVATE OR EQ.

Pq

EXISTING TO REMAIN

FXISTING WINDOW TO BE DEMOLISHED

EXISTING DOOR TO BE DEMOLISHED

Hisel Flynn Architects 17 Waltham Street, 2nd Floor Waltham, MA 02421 6 1 7 - 5 8 8 - 9 7 6 4

58 ANTRIM ST

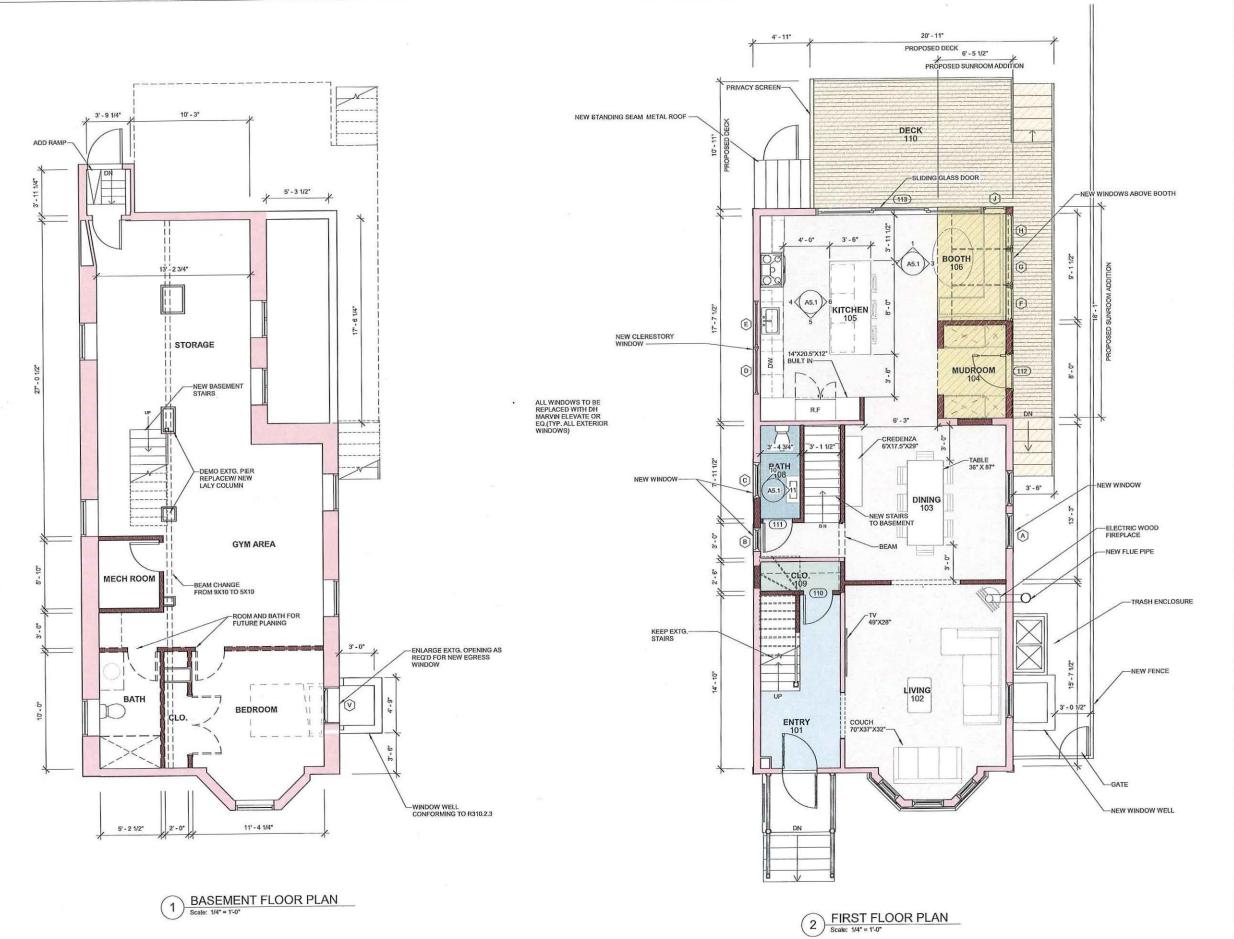
Hannah Brennan and Dave Rangaviz 58 Antrim Street, Cambridge, MA

EXTG. ATTIC FLOOR PLAN

DEMOLITION NOTES structural engineer: CONTRACTOR TO INSPECT EXISTING CONDITIONS
OF PROPERTY PRIOR TO SUBMITTING BID.
SCHEDULE VISIT WITH OWNER.
CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL
INTEGRITY OF EXISTING HOUSE. CONTRACTOR TO
PROVIDE ALL TEMPORARY SHORING AS REQUIRED
TO MAINTAIN STRUCTURE IN SAFE AND STABLE
CONDITION THROUGHOUT THE COURSE OF
CONSTRUCTION. NOTIFY THE ARCHITECT
IMMEDIATELY IN THE EVENT OF ANY POTENTIAL
STRUCTURAL CONCERNS.
CONTRACTOR TO RECYCLE ALL PLUMBING
FIXTURES, APPLIANCES, KITCHEN CABINETS,
INTERIOR DOORS, TRIM, AND OTHER COMPONENTS
WORTHY AND APPROPRIATE FOR RECYCLING.
CONTRACTOR TO PROPOSE RECYCLING PLAN AS
PART OF THEIR BID, DESCRIBE WHAT MATERIALS
CAN BE RECYCLED AND HOW IT WILL HAPPEN. TWO
OPTIONS FOR RECYCLING ARE: OPTIONS FOR RECYCLING ARE:

CONTRACTOR TO COMPLY WITH ALL FEDERAL,
STATE, AND LOCAL LAWS CONCERNING THE
DEMOLITION AND DISPOSAL OF HAZARDOUS
MATERIALS, INCLUDING LEAD, ASBESTOS, OIL, AND
ALL OTHER MATERIALS DEEMED HAZARDOUS BY
THE EPA.
CONTRACTOR TO INCLUDE ALL DUMPSTER,
HAULING AND DISPOSAL COSTS IN BID.
CONTRACTOR TO LEAVE EXISTING HOUSE LOCKED
AND SECURE WHEN NOT ON PREMESIS.
CONTRACTOR TO CLEAR DEBRIS FROM STUD WALL
CAVITIES AND LEAVE HOUSE IN BROOM-CLEAN
CONDITION. NOT FOR CONSTRUCTION date: SPECIAL PERMIT 03/11/2022 ALL EXISTING FLOORS FINISH TO BE DEMOLISHED. DEMOLITION PLAN LEGEND EXISTING WALL TO BE DEMOLISHED wing: DEMOLITION PLANS 1/4" = 1'-0"

EXTG. SECOND FLOOR PLAN



Hisel Flynn Architects
12 Waltham Street, 2nd Floor
Lexington, MA 02421
6 1 7 - 5 8 8 - 9 7 6 4

### 58 ANTRIM ST

Hannah Brennan and Dave Rangaviz

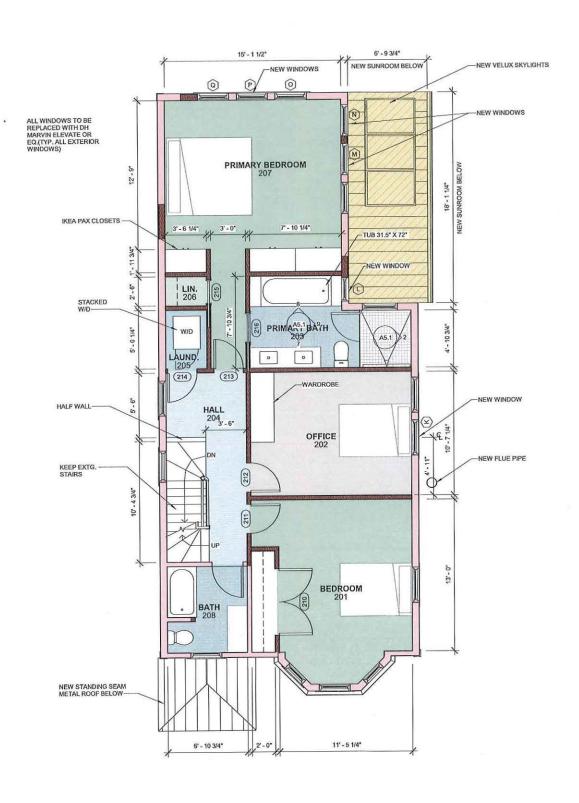
> 58 Antrim Street, Cambridge, MA

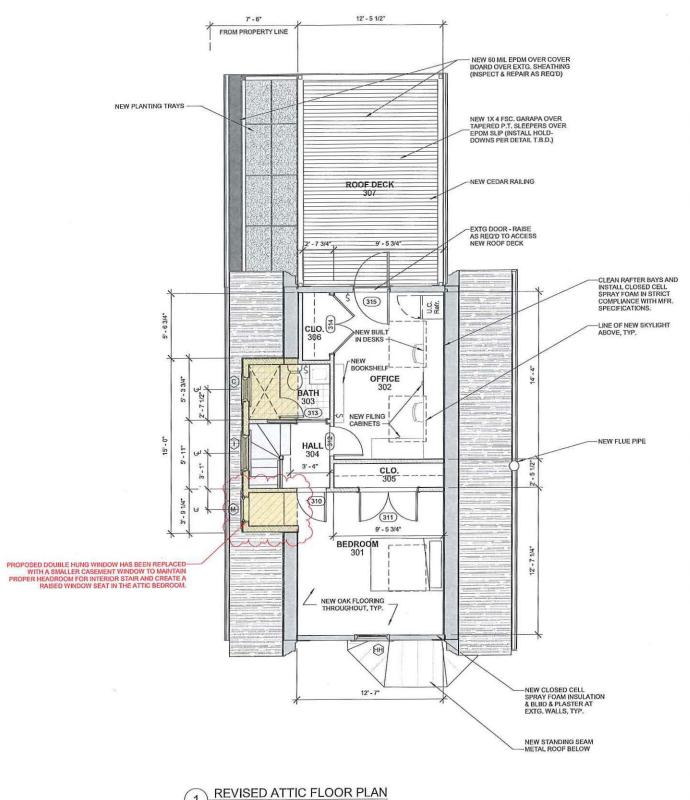
> > structural engineer:

NOT FOR CONSTRUCTION

drawing: BASEMENT AND FIRST
FLOOR PLAN
scale: 1/4" = 1'-0"

A1.1





Hisel Flynn Architects
17 Waltham Street, 2nd Floor
Lexington, MA 02421
6 1 7 - 5 8 8 - 9 7 6 4

### 58 ANTRIM ST

Hannah Brennan and Dave Rangaviz

> 58 Antrim Street, Cambridge, MA

> > structural engineer:

NOT FOR CONSTRUCTION

Issue: date:

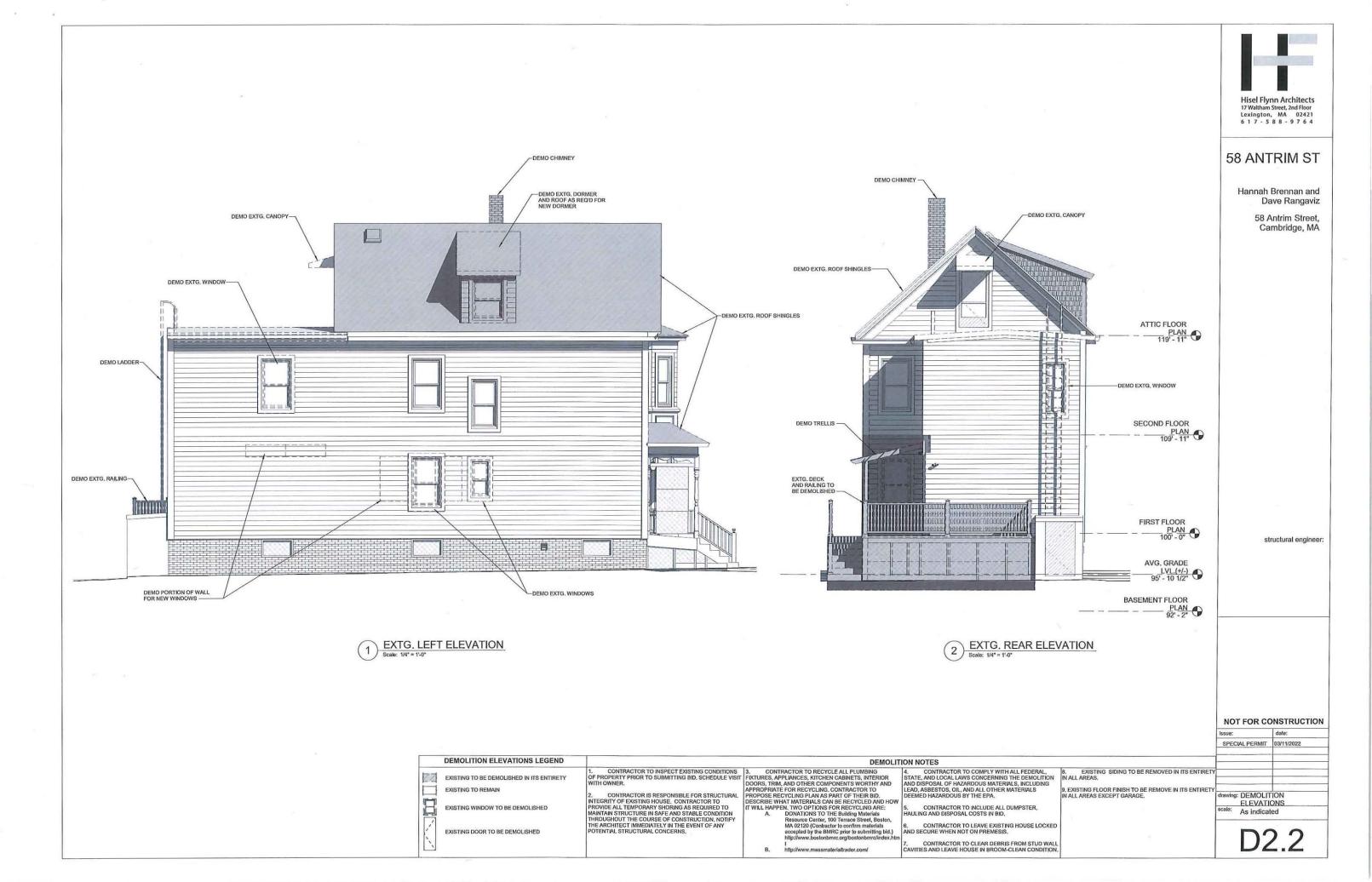
SPECIAL PERMIT 03/11/2022

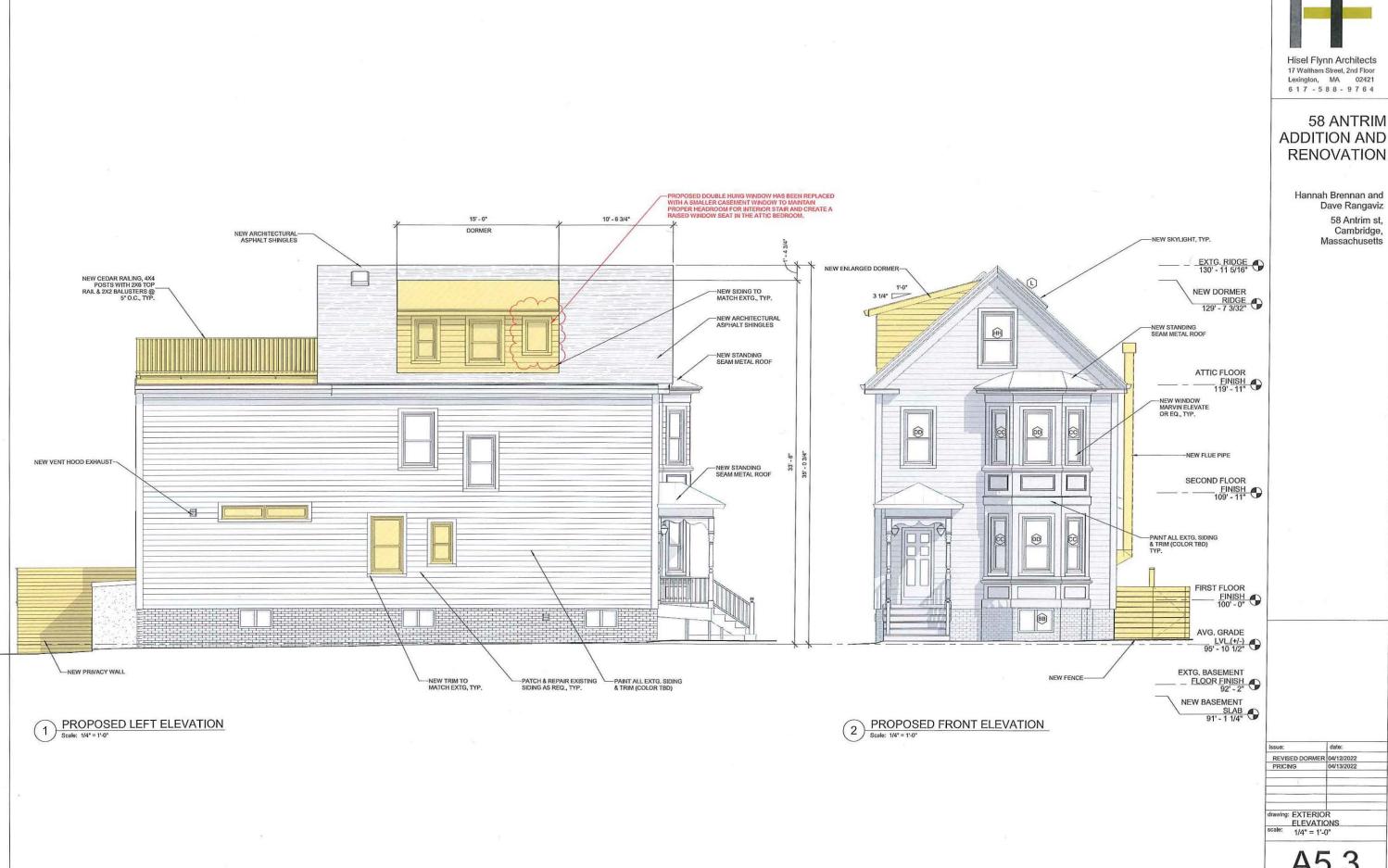
drawing: SECOND AND ATTIC
FLOOR PLAN
scalo: 1/4" = 1'-0"

A1.2

1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"







# 58 ANTRIM

Dave Rangaviz 58 Antrim st, Cambridge,

A5.3





### EXTG. DECK AND TRELLIS: STREET VIEW



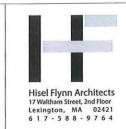
**EXTG. DECK AND TRELLIS: ARIEL VIEW** 



### PROPOSED SUNROOM: STREET VIEW



PROPOSED SUNROOM: ARIEL VIEW



### 58 ANTRIM ST

Hannah Brennan and Dave Rangaviz

> 58 Antrim Street, Cambridge, MA

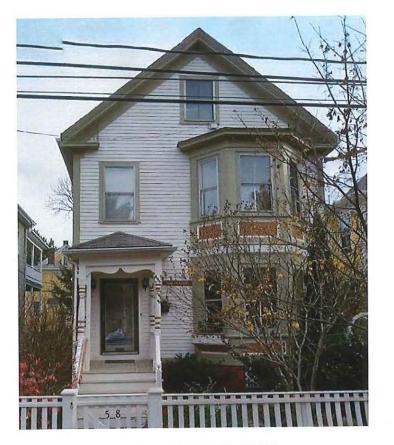
> > structural engineer:

NOT FOR CONSTRUCTION

SPECIAL PERMIT 03/11/2022

drawing: PERSPECTIVE VIEWS scale:

A3.1



FRONT ELEVATION



EXTG. DORMER



**DRIVEWAY ENTRY** 



PROPOSED DORMER



SIDE DECK



PROPOSED ROOF DECK



Hisel Flynn Architects 17 Waltham Street, 2nd Floor Waltham, MA 02421 6 1 7 - 5 8 8 - 9 7 6 4

### 58 ANTRIM ST

Hannah Brennan and Dave Rangaviz 58 Antrim Street, Cambridge, MA

structural engineer:

NOT FOR CONSTRUCTION

issue:	date:
SPECIAL PERMIT	03/11/2022
drawing: PHOTOS HOUSE	OF EXTG.
scale;	

A3.2



### City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA. (617) 349-6100

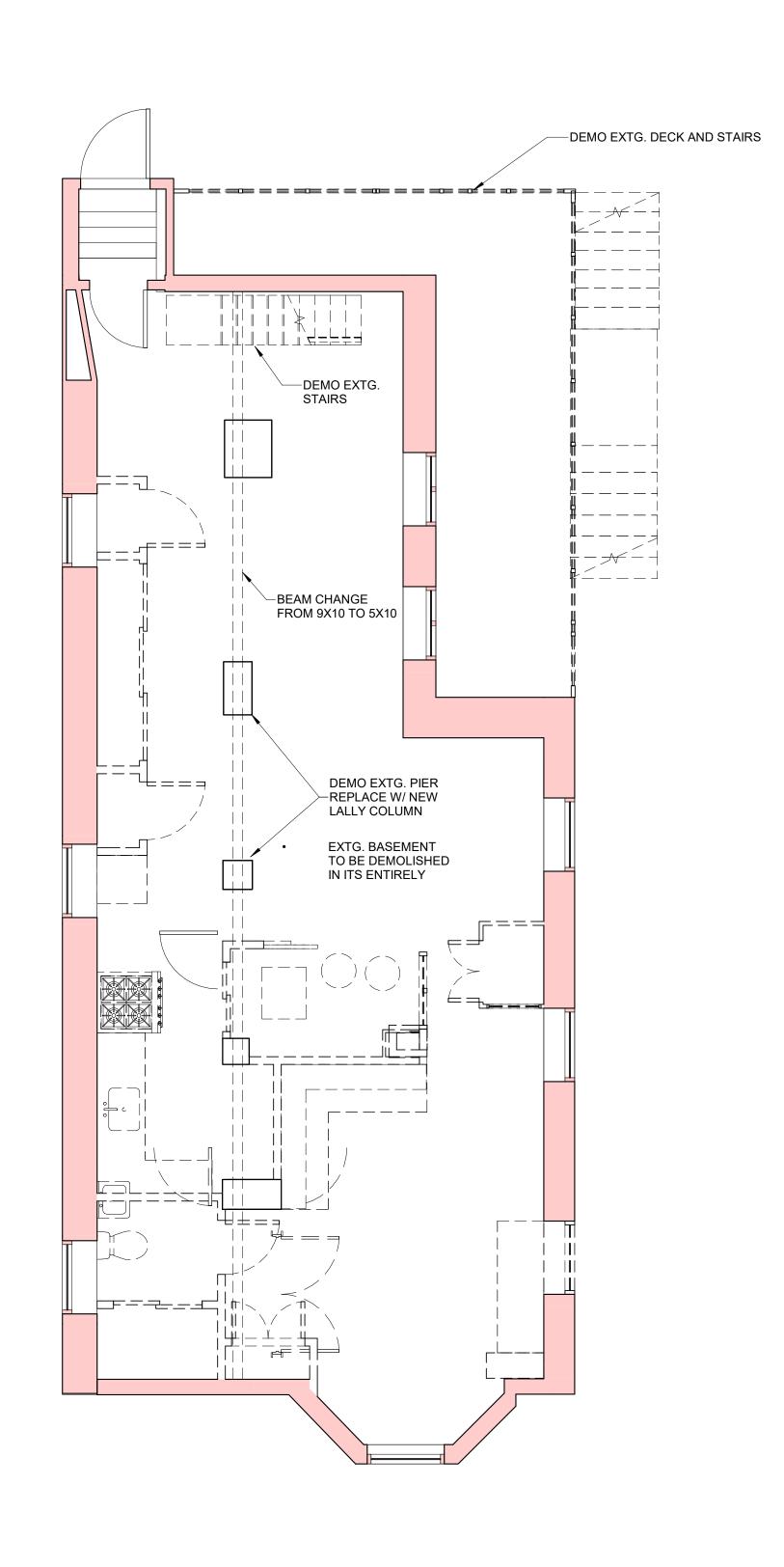
### **BZA**

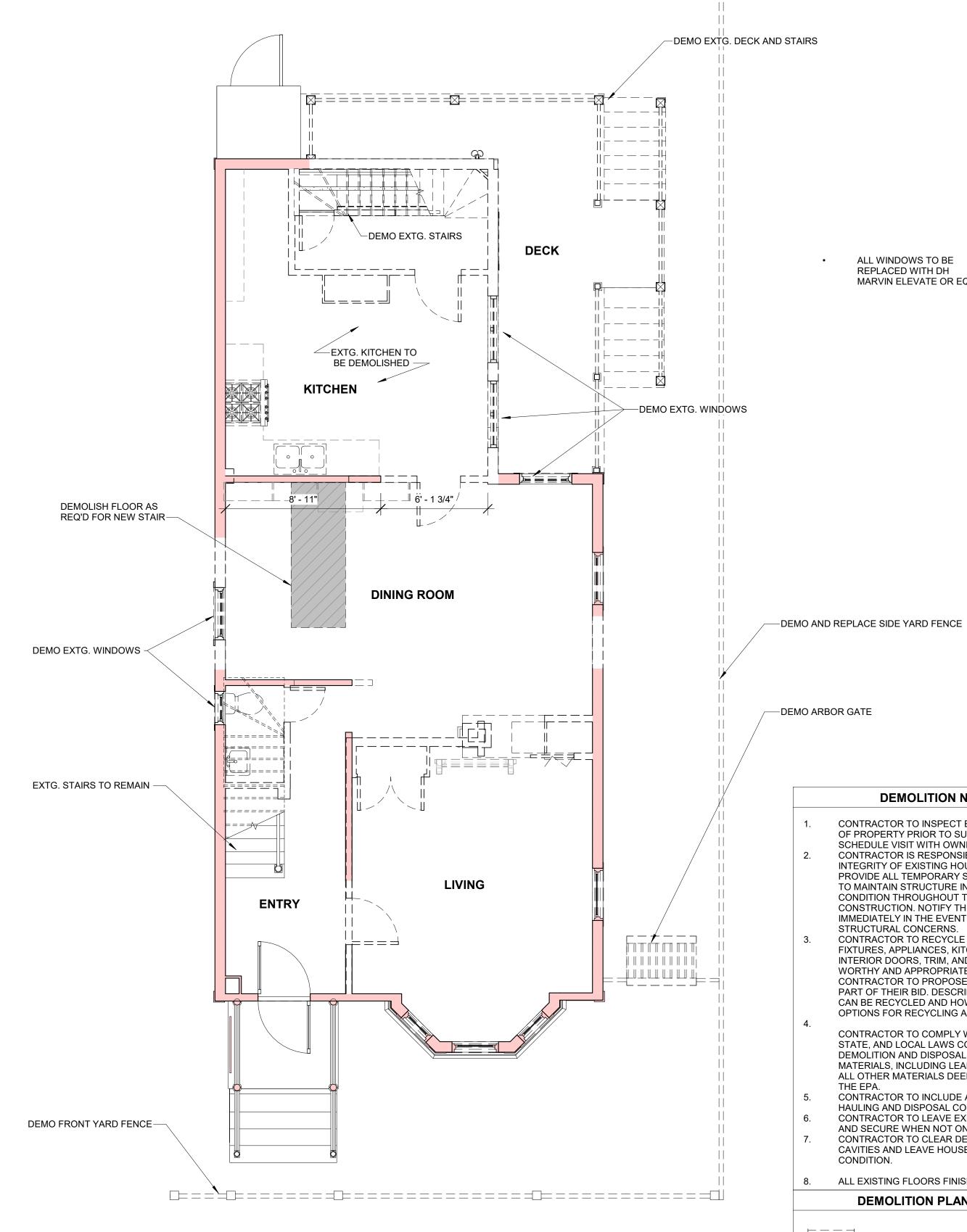
### **POSTING NOTICE – PICK UP SHEET**

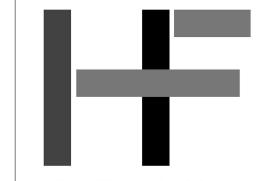
The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: ODANRICK CABRAL (Print)	Date: 4-21-22
Address: 58 Anim S.	·
Case No. <u>BZA-168418</u>	
Hearing Date: 5/5/27	*

Thank you, Bza Members







Hisel Flynn Architects 17 Waltham Street, 2nd Floor Waltham, MA 02421 6 1 7 - 5 8 8 - 9 7 6 4

### 58 ANTRIM ST

Hannah Brennan and Dave Rangaviz 58 Antrim Street, Cambridge, MA

**DEMOLITION NOTES** structural engineer:

INTERIOR DOORS, TRIM, AND OTHER COMPONENTS WORTHY AND APPROPRIATE FOR RECYCLING. CONTRACTOR TO PROPOSE RECYCLING PLAN AS PART OF THEIR BID. DESCRIBE WHAT MATERIALS CAN BE RECYCLED AND HOW IT WILL HAPPEN. TWO OPTIONS FOR RECYCLING ARE:

CONTRACTOR TO INSPECT EXISTING CONDITIONS OF PROPERTY PRIOR TO SUBMITTING BID.

CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL INTEGRITY OF EXISTING HOUSE. CONTRACTOR TO PROVIDE ALL TEMPORARY SHORING AS REQUIRED

TO MAINTAIN STRUCTURE IN SAFE AND STABLE CONDITION THROUGHOUT THE COURSE OF

CONSTRUCTION. NOTIFY THE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY POTENTIAL

CONTRACTOR TO RECYCLE ALL PLUMBING

FIXTURES, APPLIANCES, KITCHEN CABINETS,

SCHEDULE VISIT WITH OWNER.

STRUCTURAL CONCERNS.

CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS CONCERNING THE DEMOLITION AND DISPOSAL OF HAZARDOUS MATERIALS, INCLUDING LEAD, ASBESTOS, OIL, AND ALL OTHER MATERIALS DEEMED HAZARDOUS BY

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ALL WINDOWS TO BE REPLACED WITH DH

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- CONTRACTOR TO LEAVE EXISTING HOUSE LOCKED AND SECURE WHEN NOT ON PREMESIS. CONTRACTOR TO CLEAR DEBRIS FROM STUD WALL CAVITIES AND LEAVE HOUSE IN BROOM-CLEAN CONDITION.
- 8. ALL EXISTING FLOORS FINISH TO BE DEMOLISHED.

**DEMOLITION PLAN LEGEND** 

EXISTING WALL TO BE DEMOLISHED

EXISTING TO REMAIN scale: 1/4" = 1'-0"

EXISTING WINDOW TO BE DEMOLISHED

EXISTING DOOR TO BE DEMOLISHED

NOT FOR CONSTRUCTION

SPECIAL PERMIT 03/11/2022

drawing: DEMOLITION PLANS

EXTG. BASEMENT FLOOR PLAN Scale: 1/4" = 1'-0"

EXTG. FIRST FLOOR PLAN



1 EXTG. SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

ALL WINDOWS TO BE

REPLACED WITH DH MARVIN ELEVATE OR EQ.

2 EXTG. ATTIC FLOOR PLAN
Scale: 1/4" = 1'-0"

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**DEMOLITION NOTES** 

OF PROPERTY PRIOR TO SUBMITTING BID.

CONDITION THROUGHOUT THE COURSE OF CONSTRUCTION. NOTIFY THE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY POTENTIAL

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8. ALL EXISTING FLOORS FINISH TO BE DEMOLISHED.

DEMOLITION PLAN LEGEND

EXISTING TO REMAIN

EXISTING WALL TO BE DEMOLISHED

EXISTING WINDOW TO BE DEMOLISHED

EXISTING DOOR TO BE DEMOLISHED

drawing: DEMOLITION PLANS

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

SPECIAL PERMIT 03/11/2022

NOT FOR CONSTRUCTION

Hisel Flynn Architects
17 Waltham Street, 2nd Floor

Waltham, MA 02421

6 1 7 - 5 8 8 - 9 7 6 4

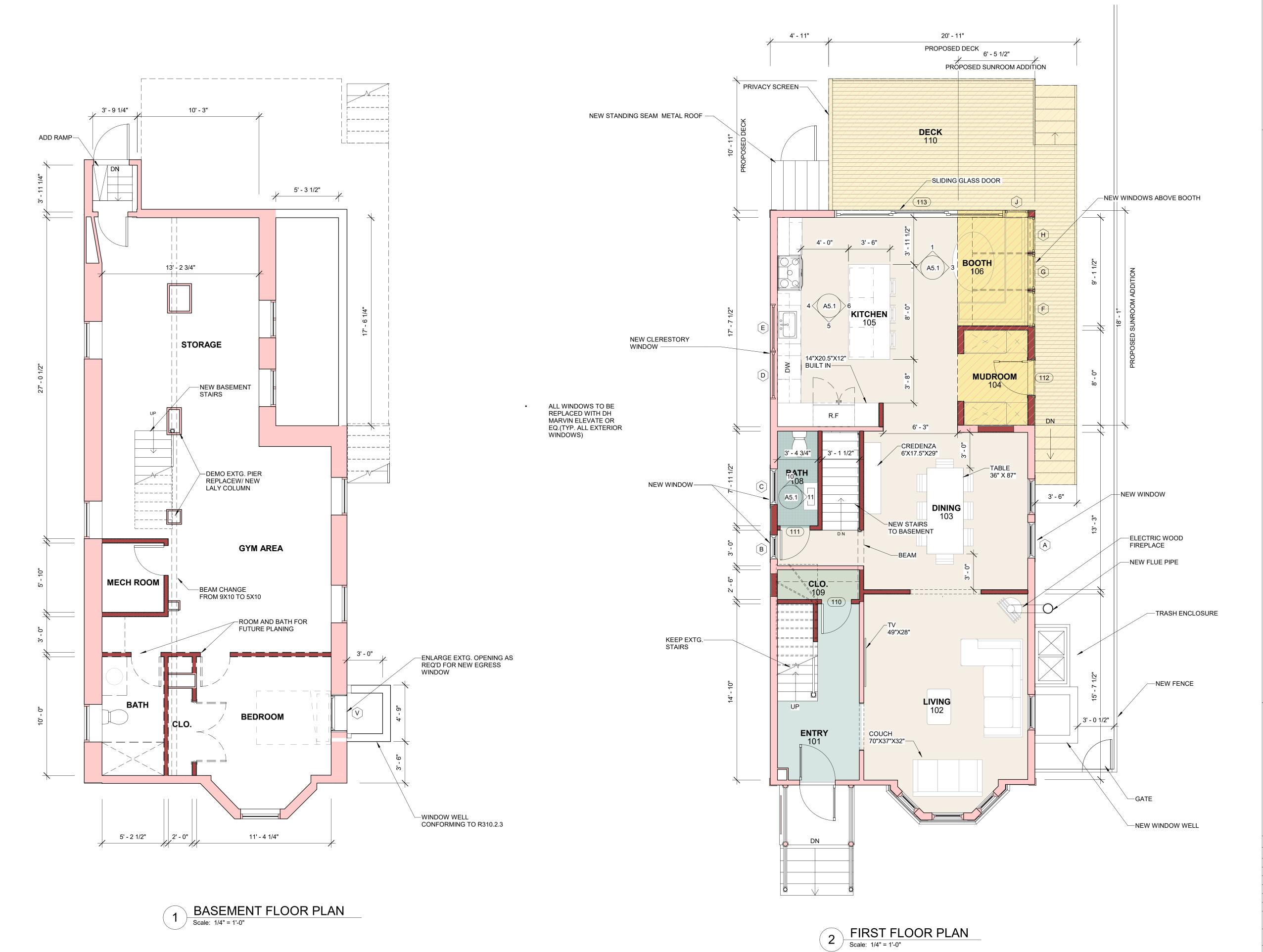
58 ANTRIM ST

Hannah Brennan and

Dave Rangaviz

structural engineer:

58 Antrim Street, Cambridge, MA



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6 1 7 - 5 8 8 - 9 7 6 4

# 58 ANTRIM ST

Hannah Brennan and Dave Rangaviz

> 58 Antrim Street, Cambridge, MA

> > structural engineer:

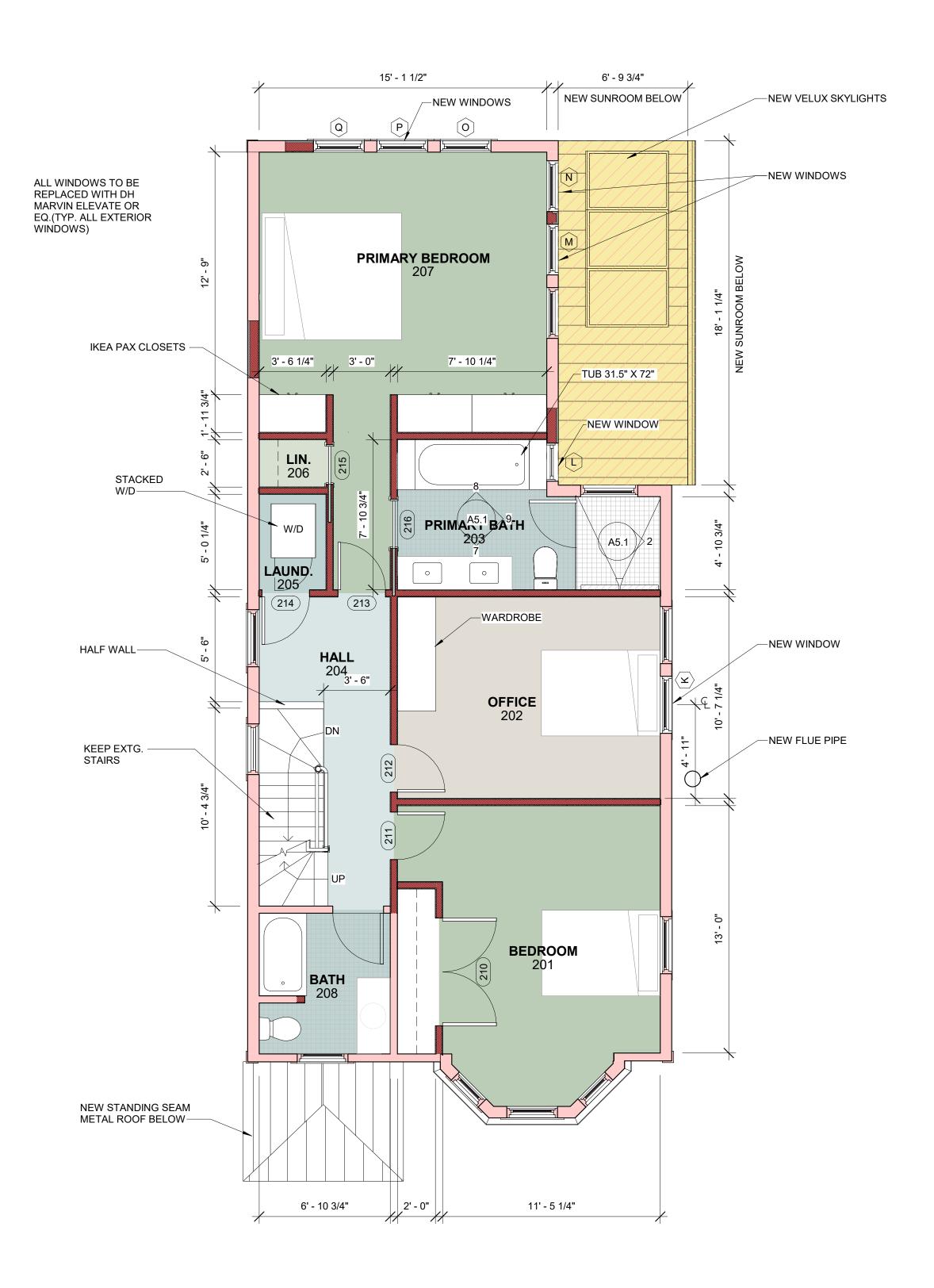
NOT FOR CONSTRUCTION

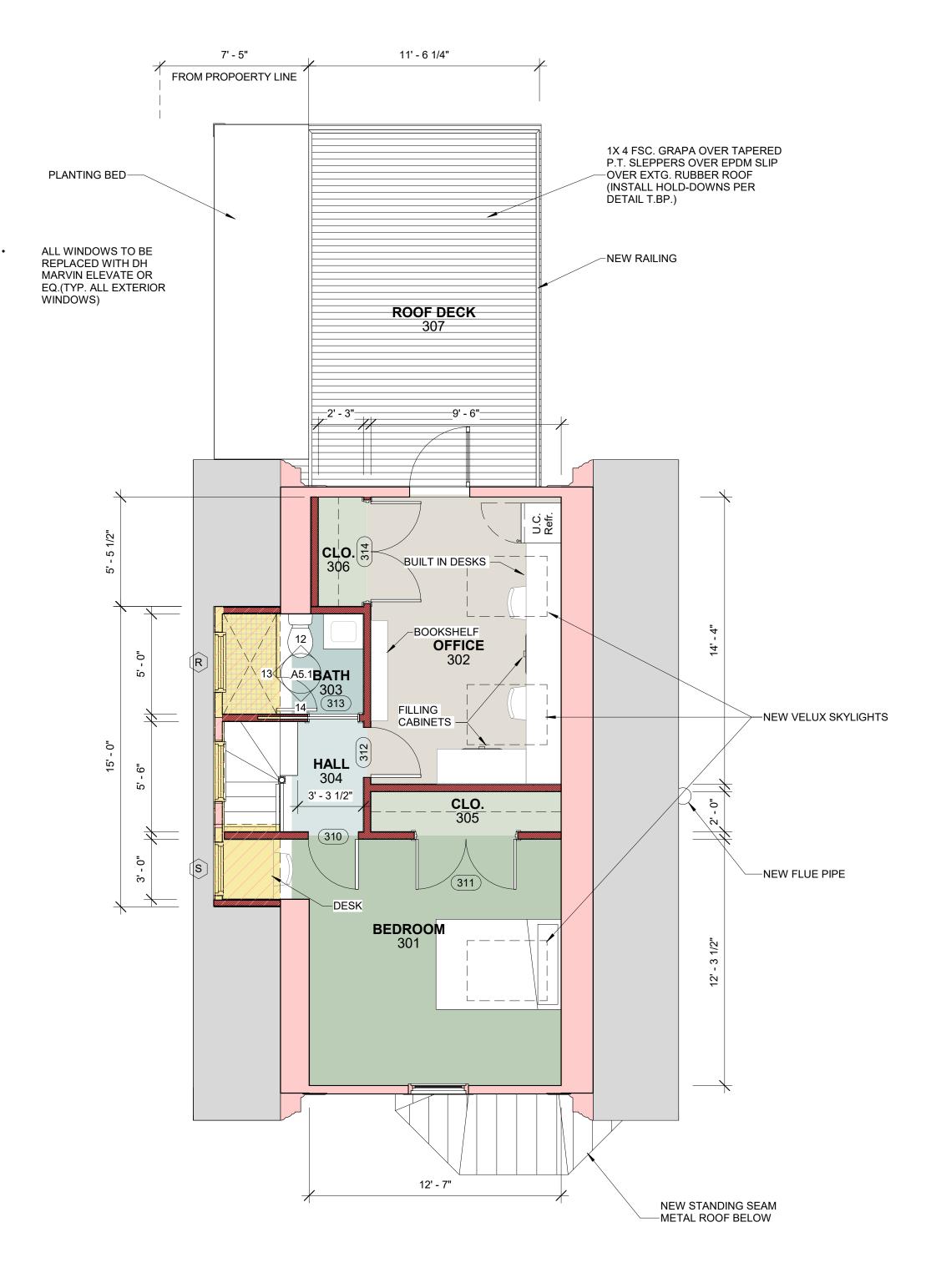
SPECIAL PERMIT 03/11/2022

drawing: BASEMENT AND FIRST FLOOR PLAN

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

A1.1





SECOND FLOOR PLAN

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

2 ATTIC FLOOR PLAN
Scale: 1/4" = 1'-0"



### 58 ANTRIM ST

Hannah Brennan and Dave Rangaviz

> 58 Antrim Street, Cambridge, MA

> > structural engineer:

NOT FOR CONSTRUCTION

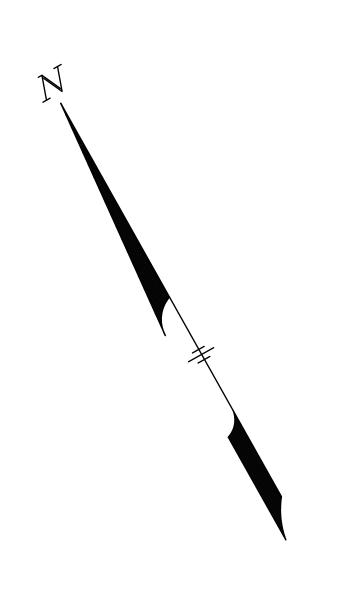
issue: date:

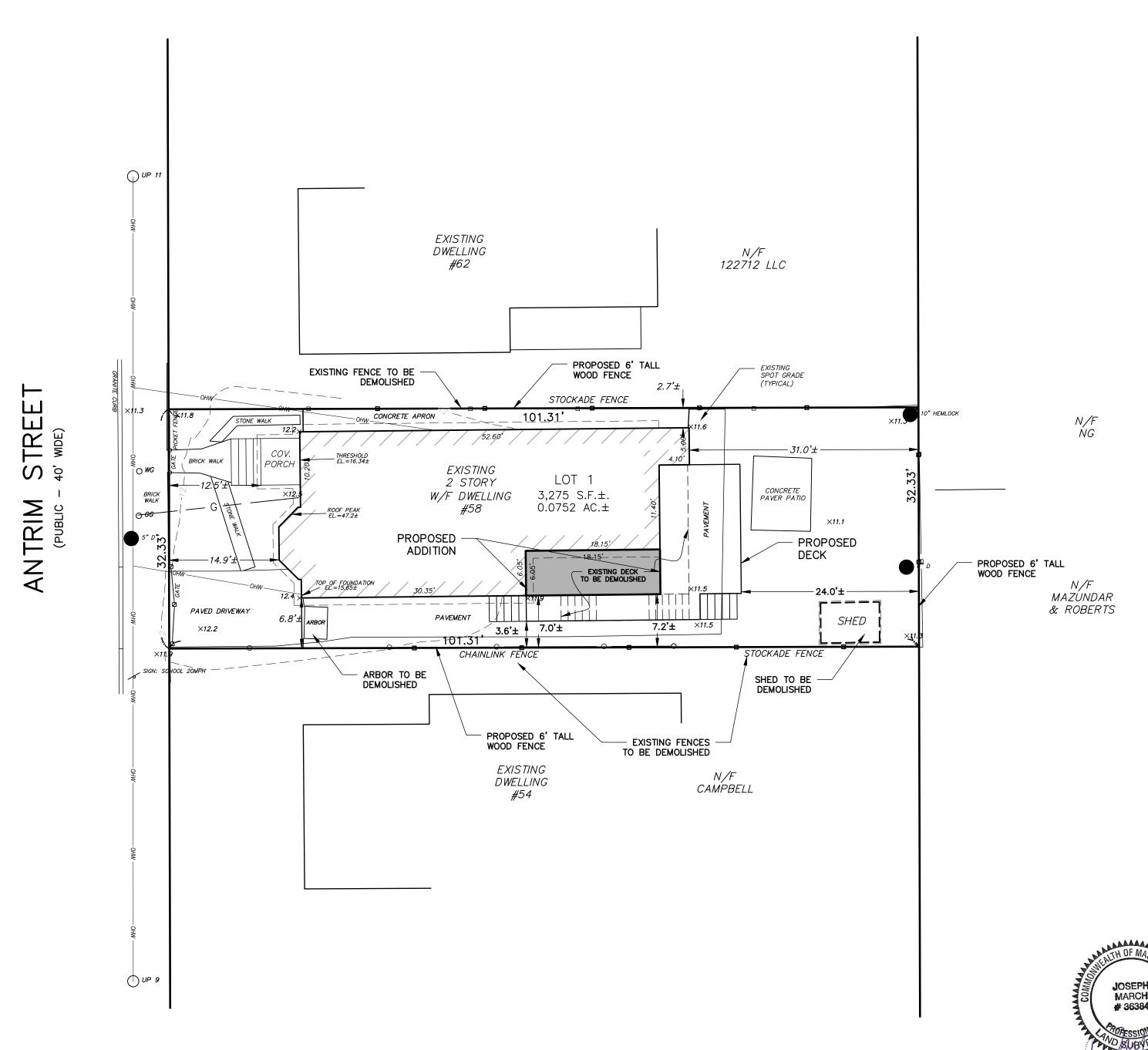
SPECIAL PERMIT 03/11/2022

drawing: SECOND AND ATTIC

drawing: SECOND AND ATTIC
FLOOR PLAN
scale: 1/4" = 1'-0"

A1.2





### LAND USE DATA

ZONING REQUIREMENTS ZONING DISTRICT: RES. C-1 **REQUIRED:** PROVIDED: 5,000 S.F. *3,275 S.F.* MIN LOT AREA: MIN LOT WIDTH: 50 FT 32.33 FT MIN FRONT YARD: 10 FT 12.5 FT MIN SIDE YARD: 7.5 FT 2.7 FT 20 FT MIN REAR YARD: 31.0 FT

FLOOR AREA REQUIREMENTSMAX RATIO OF FLOOR AREA TO LOT AREA =0.75 (2456.25 S.F.)EXISTING NET FLOOR AREA RATIO =0.760 (2,490 S.F.)PROPOSED NET FLOOR AREA RATIO =0.779 (2,550.7 S.F.)

 EXISTING OPEN SPACE
 REQUIRED:
 PROVIDED:

 TOTAL PRIVATE OPEN SPACE
 30% (982.5 S.F.)
 40.7% (1,333 S.F.)

 MEETING ALL REQUIREMENTS OF 5.22.1:
 15% (491.25 S.F.)
 26.0% (853 S.F.)

 PROPOSED OPEN SPACE
 REQUIRED:
 PROVIDED:

 TOTAL PRIVATE OPEN SPACE
 30% (982.5 S.F.) 43.7% (1,433 S.F.)

 MEETING ALL REQUIREMENTS OF 5.22.1:
 15% (491.25 S.F.) 25% (819 S.F.)

### UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1–888–344–7233.

### RECORD OWNER

HANNAH WARRING BRENNAN DAVID RASSOUL RANGAVIZ 58 ANTRIM STREET CAMBRIDGE, MA

### <u>REFERENCE</u>

MIDDLESEX REGISTRY OF DEEDS SOUTH DISTRICT DEED BOOK 78946 PAGE 106

### **ZONING DISTRICT**

RESIDENCE C-1

N.A.V.D OF 1988.

DATUM

THE EXISTING DWELLING AND THE PROPOSED STRUCTURES ON THIS PROPERTY ARE LOCATED AS SHOWN AND ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0576 E DATED: JUNE 4, 2010.

3/18/22 Joseph Marc

DATE REGISTERED PROFESSIONAL LAND SURVEYOR

# 

### **LEGEND:**

N/F NOW OR FORMERLY ——OHW—— OVERHEAD WIRES TREE LINE UTILITY POLE GAS GATE — G— GAS SERVICE (BURIED) WATER GATE — w— WATER SERVICE (BURIED) DRAIN MANHOLE - D - SUB-SURFACE DRAIN LINE ---- EXISTING CONTOUR -- 95--- EXISTING CONTOUR LIGHTPOLE WETLAND FLAG SPOT ELEVATION OOOOO STONE WALL

EDGE OF PAVEMENT

SITE PLAN

# CAMBRIDGE, MASSACHUSETTS

(MIDDLESEX COUNTY)

FOR: RANGAVIZ SCALE: 1"=10' MARCH 10, 2022

### STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS ENGINEERING — PLANNING — SURVEYING



(6925 SITE.dwg) 58 Antrim Street SM-6925





Hisel Flynn Architects
17 Waltham Street, 2nd Floor
Lexington, MA 02421
6 1 7 - 5 8 8 - 9 7 6 4

# 58 ANTRIM ST

Hannah Brennan and Dave Rangaviz

> 58 Antrim Street, Cambridge, MA

# **EXTG. DECK AND TRELLIS: STREET VIEW**



**EXTG. DECK AND TRELLIS: ARIEL VIEW** 

# PROPOSED SUNROOM: STREET VIEW



PROPOSED SUNROOM: ARIEL VIEW

NOT FOR CONSTRUCTION

structural engineer:

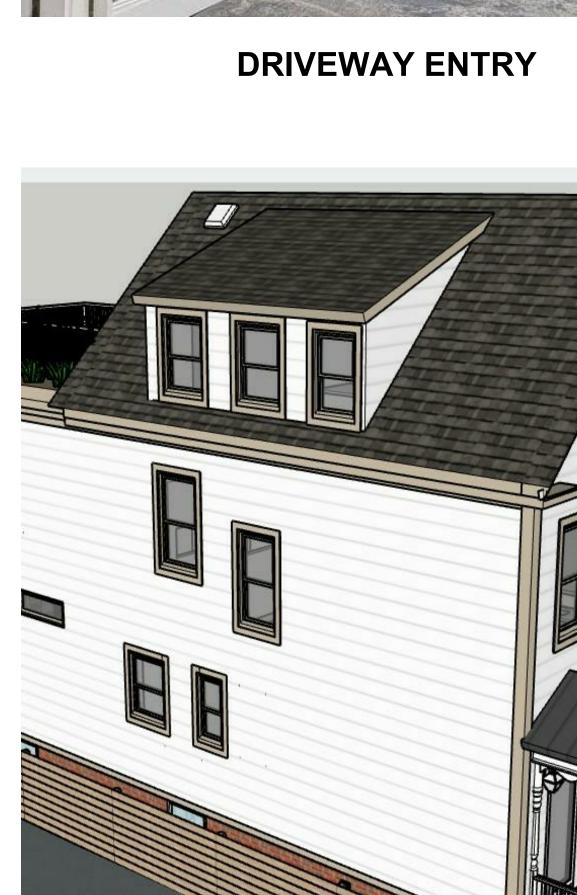
SPECIAL PERMIT 03/11/2022

drawing: PERSPECTIVE VIEWS

A3.1

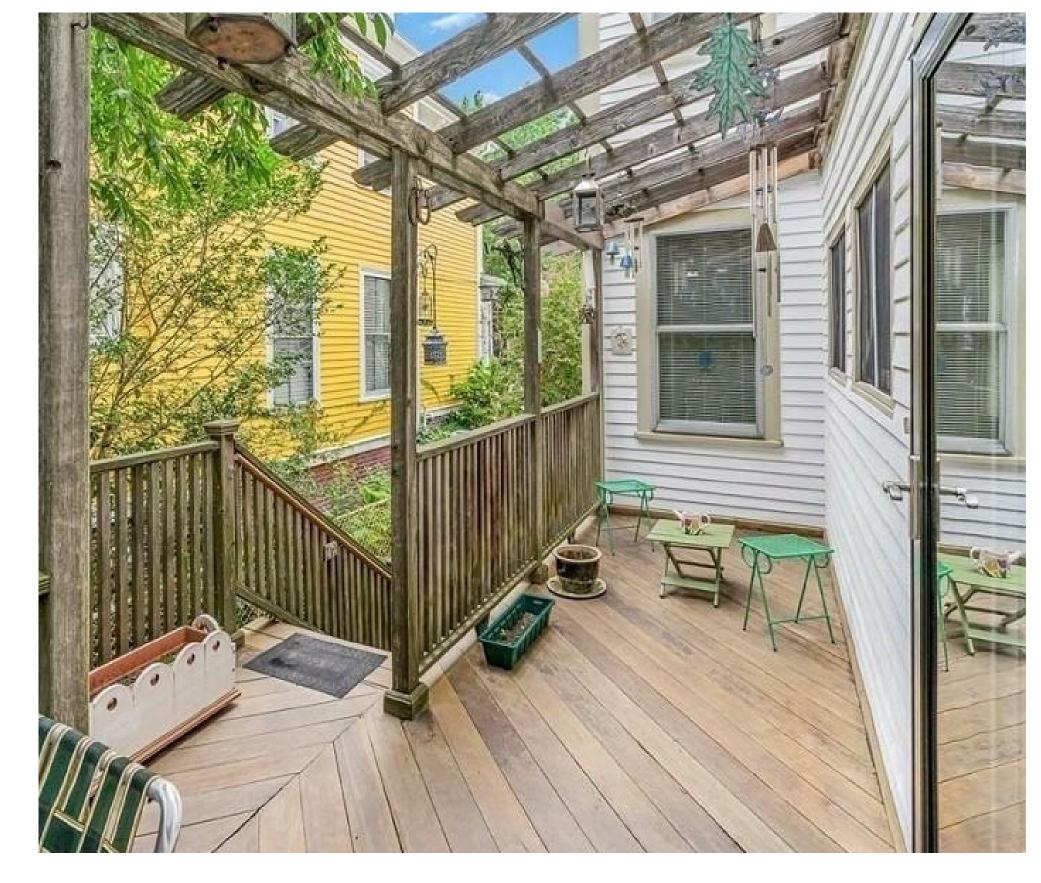


FRONT ELEVATION





**EXTG. DORMER** PROPOSED DORMER



SIDE DECK



PROPOSED ROOF DECK



# 58 ANTRIM ST

Hannah Brennan and Dave Rangaviz 58 Antrim Street, Cambridge, MA

structural engineer:

NOT FOR CONSTRUCTION

SPECIAL PERMIT 03/11/2022 drawing: PHOTOS OF EXTG.
HOUSE
scale:

A3.2



### Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139 Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histncds@cambridgema.gov

URL: http://www.cambridgema.gov/Historic/midcambridgehome.html

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair* Monika Pauli, Charles Redmon, *Members* Margaret McMahon, *Alternate* 

#### CERTIFICATE OF APPROPRIATENESS

PROPERTY: 58 Antrim Street

OWNER: Hannah Brennan & David Rangaviz

9 Magnolia Avenue, unit 2 Cambridge, MA 02138

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

### Construct addition and deck; enlarge dormer on left side; remove chimney, alter fenestration.

The Commission also recommended consultation with staff on final landscape plan and color scheme.

The plans and specifications that were submitted with the application, titled "58 Antrim Street," by Hisel Flynn Architects, dated March 11, 2022, are incorporated into this certificate, which is <u>non binding</u> on the applicant.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: MC 6412	Date of Certificate: April 4, 2022
Attest: A true and correct copy of decision Cambridge Neighborhood Conservation Dis By	on filed with the office of the City Clerk and the Mid trict Commission on <u>April 5, 2022</u> .
Twenty days have elapsed since the filing of	this decision.
No appeal has been filed	Appeal has been filed
Date	, City Clerk

89 Antrim St 114A-22 113-24 94 Antrim St 114A-56 114A-23 113-10 114A-114 28 Fayette St 92 Antrim St ROAD 114A-24 114-113 83 Antrim St 85 Antrim St 88 Antrim St 114A-117 26 Fayette St 24 Fayette St 114-116 79 Antrim St 114-129 84 Antrim St 77 Antrim St 22 Fayette St 114-121 71 Antrim St 114A-78 80 Antrim St114A-54 69 Antrim St 114-120 114-117 67 Antrim St 76 Antrim St<sub>114-53</sub> 114A-79 114-119 114-52 114-80 114-122 72 Antrim St 65 Antrim St 114-51 114-123 68 Antrim St 61 Antrim St 114-7 114-81 66 Antrim St 114-50 114-26 55 Antrim S 62 Antrim St114-49 114-82 ROAD 114-6 95 Inman St 58 Antrim St114-48 114-27 114-83 53 Antripo St 93 Inman St 114-84 91-1/2 Inman St 54 Antrim St 114-47 43 Antrim St 114-28 114-85 114-149 91 Inman St 45 Antrim St 114-46 46 Antrim St 114-86 89 Inman St 37 Antrim St 114-45 85 Inman St 84 Inman St 42 Antrim St 114-87 109-1 114-133 114-44 82 Inman St 33 Antrim St 83 Inman StROAD 114-88 109-34 36 Antrim St 31 Antrim St 80 Inman St Corliss PI 114-125 79 Inman St Usuu 109-33 114-89 30 Antrim St 114-136 / 78 Inman St 114-145 25 Antrim St 32 Antrim St 28 Antrim St 109-32 26 Antrim St 114-146 114-137 77 Inman St 114-143 114-130 109-31 114-92 114-144 114-138

58 Antim St.

114-27 FIRST REFORMED PRESBYTERIAN CHURCH OF CAMBRIDGE 53 ANTRIM STREET CAMBRIDGE, MA 02139

114-46 CAMPBELL, ROBERT D. 54 ANTRIM STREET CAMBRIDGE, MA 02139-1102

114-123
SPYROPOULOS, EVAGELOS &
SPYROPOULOS, ELEFTHERIA,
TR. OF THE SPYROPOULOS REALTY TRUST
7 PONDVIEW RD.
ARLINGTON, MA 02474

114-84 DIXON JENNIFER M TR DIXON REALTY TRUST 91 1/2 INMAN ST CAMBRIDGE, MA 02139

114-87 CONWAY BEVIL R & ALEXANDER REHDING TRS THE ALEXANDER REHDING REVOCABLE TR 4915 LINNEAN AVE NW WASHINGTON, DC 20008 114-85 NG, THIN N. & CHARLOTTE N. NG 91 INMAN ST CAMBRIDGE, MA 02139-1212

114-26 PERKINS, JEFFREY H. & MEEGAN MCCAFFREY 55 ANTRIM ST CAMBRIDGE, MA 02139

114-49 VAN PRAAGH, ALEXANDER WHITNEY VAN PRAAGH 66 ANTRIM ST CAMBRIDGE, MA 02139

114-86 MAZUMDAR CLAIRE & THOMAS J ROBERTS 89 INMAN ST CAMBRIDGE, MA 02139

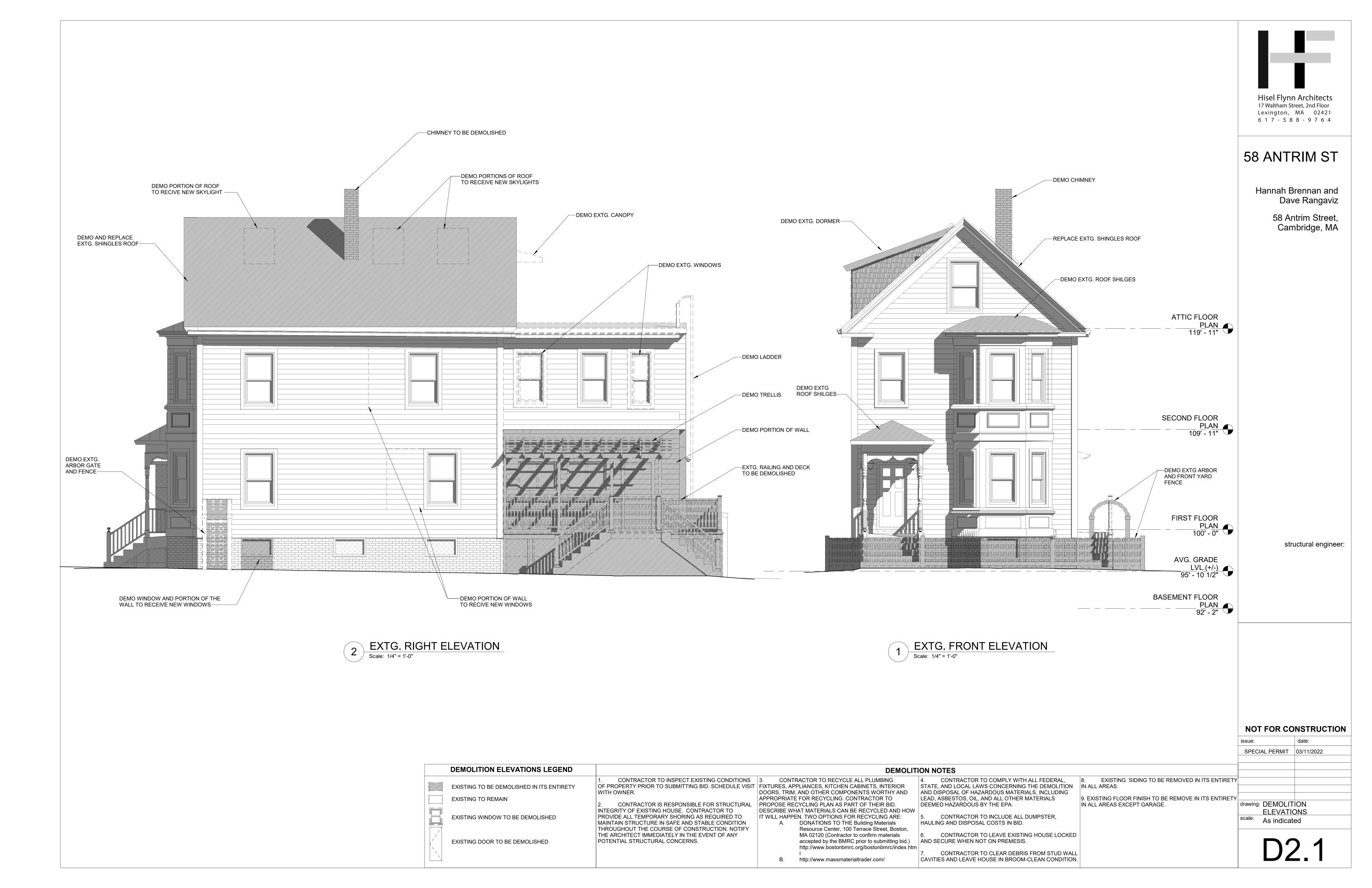
114-45
ROSENBERG, LAWRENCE E. ROBERT STICKGOLD
& DEBORAH L. KORN
48 ANTRIM ST
CAMBRIDGE, MA 02139

114-47
BRENNAN HANNAH W DAVID R RANGAVIZ
58 ANTRIM ST
CAMBRIDGE, MA 02139

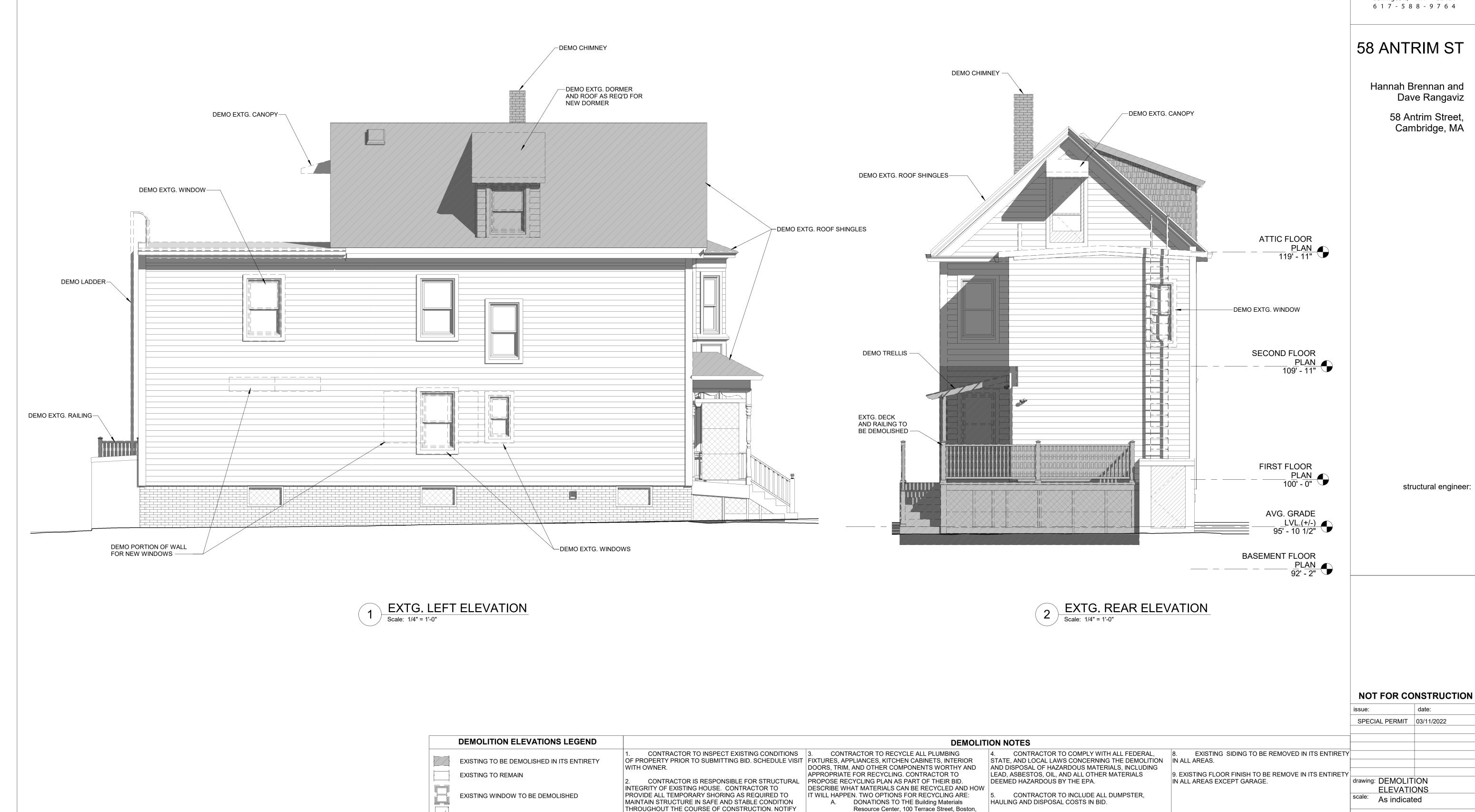
DAN HISEL 17 WALTHAM STREET LEXINGTON, MA 02420

114-48 122712, LLC 126 PROSPECT ST. CAMBRIDGE, MA 02139

114-87 CONWAY BEVIL R & ALEXANDER REHDING TRS 4915 LINNEAN AVE NW WASHINGTON, DC 20008







THE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY

POTENTIAL STRUCTURAL CONCERNS.

EXISTING DOOR TO BE DEMOLISHED

MA 02120 (Contractor to confirm materials

B. http://www.massmaterialtrader.com/

http://www.bostonbmrc.org/bostonbmrc/index.htm

accepted by the BMRC prior to submitting bid.) AND SECURE WHEN NOT ON PREMESIS.

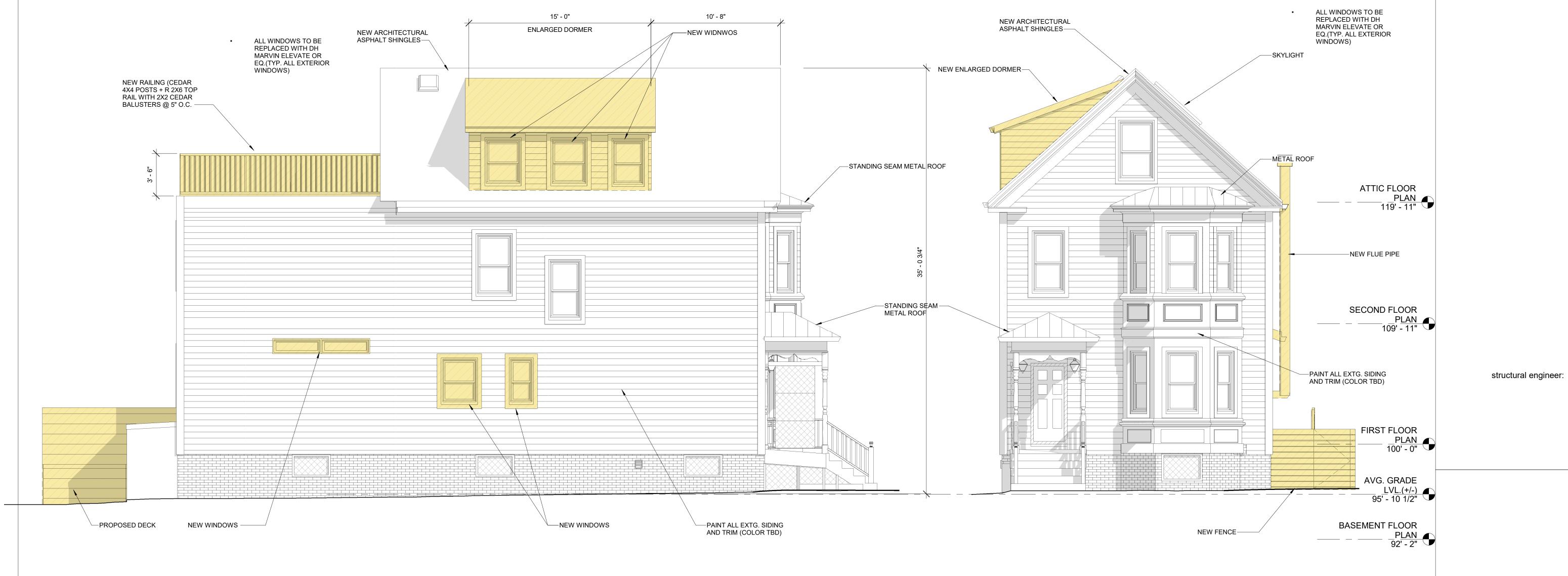
CONTRACTOR TO LEAVE EXISTING HOUSE LOCKED

7. CONTRACTOR TO CLEAR DEBRIS FROM STUD WALL CAVITIES AND LEAVE HOUSE IN BROOM-CLEAN CONDITION.



# 58 ANTRIM ST

Hannah Brennan and Dave Rangaviz 58 Antrim Street, Cambridge, MA



PROPOSED LEFT ELEVATION

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

1 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION
issue: date:

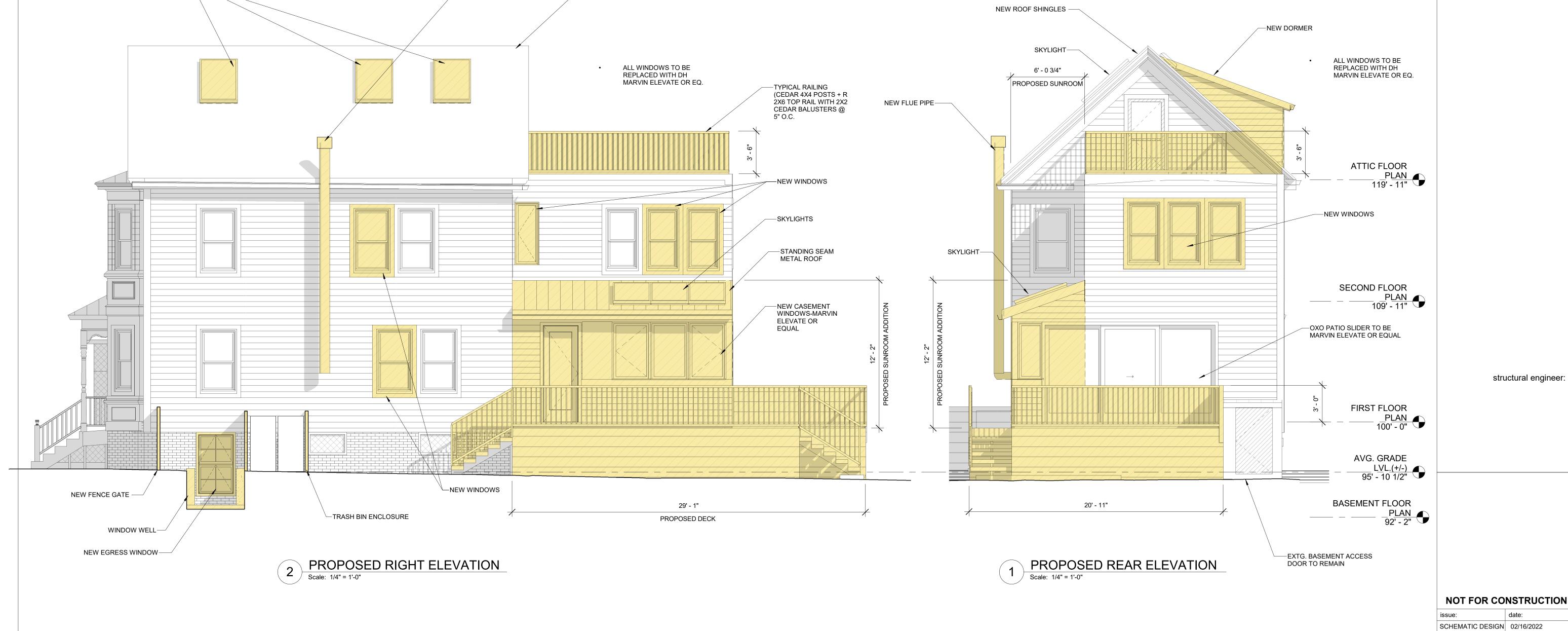
drawing: EXTERIOR
ELEVATIONS
scale: 1/4" = 1'-0"

A2.1



# 58 ANTRIM ST

Hannah Brennan and Dave Rangaviz 58 Antrim Street, Cambridge, MA



-NEW FLUE PIPE

-NEW ARCHITECTURAL ASPHALT SHINGLES

PROPOSED VELUX SKYLIGHTS—

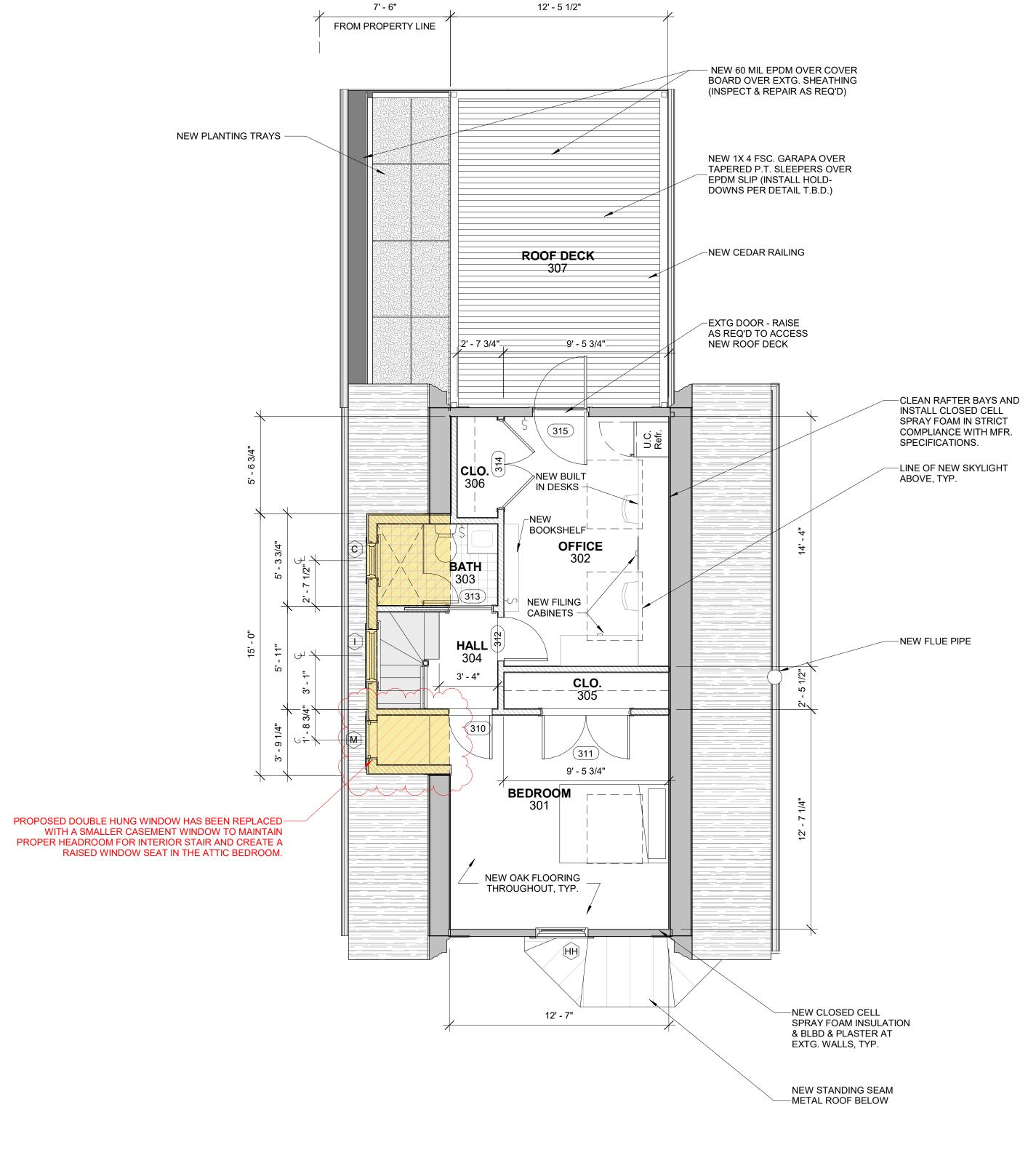
NOT FOR CONSTRUCTION

SCHEMATIC DESIGN 02/16/2022 drawing: EXTERIOR
ELEVATIONS
scale: 1/4" = 1'-0"



# 58 ANTRIM ADDITION AND RENOVATION

Hannah Brennan and Dave Rangaviz 58 Antrim st, Cambridge, Massachusetts



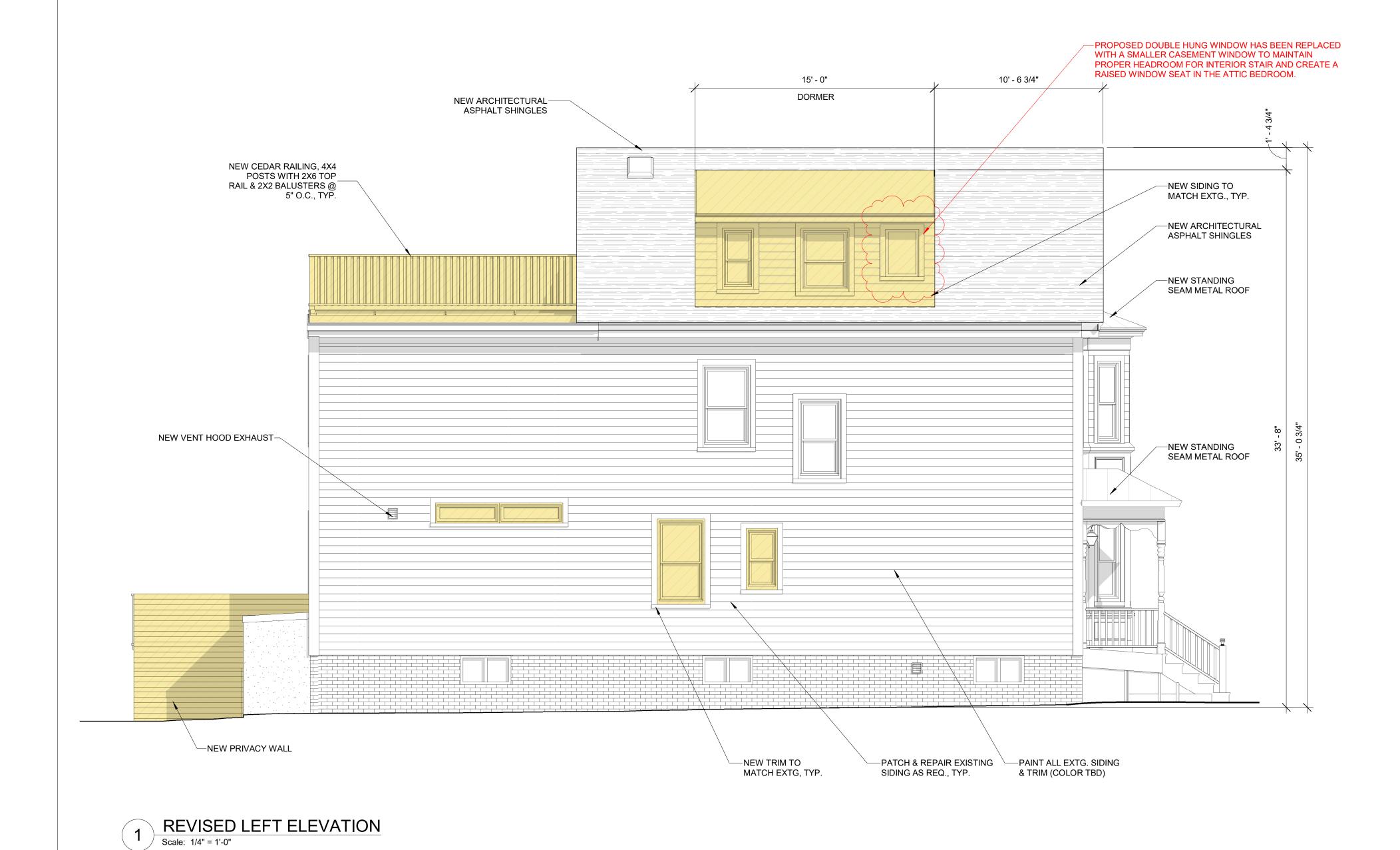
issue: date:

REVISED DORMER 04/12/2022

drawing: REVISED ATTIC FLOOR
PLAN
scale: 1/4" = 1'-0"

A1.2R

1 REVISED ATTIC FLOOR PLAN
Scale: 1/4" = 1'-0"





# 58 ANTRIM ADDITION AND RENOVATION

Hannah Brennan and Dave Rangaviz 58 Antrim st, Cambridge, Massachusetts

REVISED DORMER 04/12/2022

drawing: REVISED LEFT
ELEVATION
scale: 1/4" = 1'-0"

A2.1R

### April 13, 2022

To Whom It May Concern,

I, Robert Stickgold, the neighbor of 58 Antrim Street, Cambridge, MA would like to express my support for David Rangaviz and Hannah Brennan. I attest that I have no objection to their proposed Board of Zoning request.

Robert Stickgogld

46 Antrim Street, Cambridge, MA 02139

April 16, 2022

To the Board of Zoning Appeals

We, Philip McArthur and Amy Meltzer, are writing to express our support for David Rangaviz and Hannah Brennan. We have no objection to their proposed Board of Zoning request.

Amy Meltzer Philip McArthur 45 Antrim St Cambridge MA 02139 Date: April 8, 2022 Re: 58 Antrim Street

Dear members of the BZA,

I have resided and raised a family at 95 Antrim Street since 2004. I write to you now in support of the proposed renovation at 58 Antrim by David Rangaviz and Hannah Brennan.

I have reviewed the drawings and photos of their proposed work. Although the proposal increases the home's existing FAR from .760 to .779, it does so in a manner that does not increase the building's footprint nor does it alter the house's character. Antrim Street has many non-conforming structures due to the narrowness of existing lots and the pattern of non-conforming side yards and floor areas. The planned alterations are also consistent with the guidelines of the mid-Cambridge conservation district who have reviewed and approved the proposed design.

In conclusion, I would support and encourage you to grant relief on the merits of the proposal, and on a personal note, I am excited to meet another family who seem ready to make their home on Antrim Street.

Best Regards, Alex

Alex Van Praagh MA Architect #50197 MA CSL #106170 95 Antrim Street, Cambridge MA 02139 617-959-1158

### To whom it may concern:

I, Tom Roberts, am the primary back abutting neighbor of 58 Antrim Street. My backyard at 89 Inman St abuts the backyard of 58 Antrim St (we share a fence). I have reviewed Hannah and David's plans for their proposed renovation, including the back porch, enclosed side porch, and new roof railings, and would like to express my support for David Rangaviz / Hannah Brennan. I attest that I have no objection to their proposed Board of Zoning request.

Sincerely,

Tom Roberts 89 Inman St

Cambridge, MA 02139

A

Judy Johnson 55 Antrim Street Cambridge, MA 02139

Dear David Rangaviz and Hannah Brennan 58 Antrim Street Cambridge, MA 02139

To Whom it May Concern:

This is a letter in support of house project for 58 Antrim Street, Cambridge, MA 02139 to go to the Board of Zoning Appeals from a neighbor.

I \_\_\_\_\_\_\_ the neighbor of 58 Antrim Street, Cambridge MA would like to express my support for David Rangaviz / Hannah Brennan. I attest that I have no objection to their proposed Board of Zoning request.

Signed: July Obnood
Address 55 Antrim Cambridge, MA 02139

Sincerely,

Judy Johnson

### April 13, 2022

To Whom It May Concern,

I, Deborah Korn, the neighbor of 58 Antrim Street, Cambridge, MA would like to express my support for David Rangaviz / Hannah Brennan. I attest that I have no objection to their proposed Board of Zoning request.

Signed:

Address: 46 Antrim Street, Cambridge, MA 02139