



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 NOV -7 PM 3:12
CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 201304

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Ellsworth 5 LLC C/O Matt Hayes

PETITIONER'S ADDRESS: 17 ellsworth Ave , Cambridge, Ma 02139

LOCATION OF PROPERTY: 5 Ellsworth Ave , Cambridge, MA

TYPE OF OCCUPANCY: Single family with accessory unit **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Proposed openings in the existing walls that are existing nonconforming with respect to setbacks (highlighted on the elevations).

Alteration of a nonconforming structure with enlargement of not more than 25% per Section 8.22.2.c.


SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 2.22.2.c & 8.22.2.d (Non-Conforming Structure).

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

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner(s) / Owner)

(Print Name)

Address:

Tel. No.

E-Mail Address:

17 Ellsworth Ave , Cambridge, MA
6175121362
matt.smvh@gmail.com

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Nath Hayer (OWNER)

Address: 17 Ellsworth Ave Cambridge, MA

State that I/We own the property located at 5 Ellsworth Ave, which is the subject of this zoning application.

The record title of this property is in the name of Ellsworth 5 LLC

*Pursuant to a deed of duly recorded in the date 11/3/22, Middlesex South County Registry of Deeds at Book 80910, Page 365; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

[Signature]
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

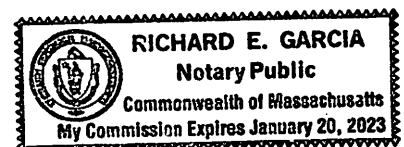
Commonwealth of Massachusetts, County of Middlesex

The above-name Samuel M Hayer personally appeared before me, this 4 of Nov, 2022, and made oath that the above statement is true.

Richard E. Garcia Notary

My commission expires 1/20/2023 (Notary Seal).

- 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 5 Ellsworth Ave., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

No changes to setbacks or GFA and no new violations will be created.

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:

No change in traffic pattern

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

It will not effect the neighborhood as the number of units remain the same.

D) 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:

No Suissance/hazard will be created to the detriment of the health and safety of the neighborhood.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed addition is less then 25% of the existing GFA and also within the allowed maximum GFA.

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

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Ellsworth 5 LLC

Location: 5 Ellsworth Ave., Cambridge, MA

Phone: 6175121362

Present Use/Occupancy: Single family with accessory unit

Zone: Residence C-1 Zone

Requested Use/Occupancy: Single family with accessory unit

| | | <u>Existing Conditions</u> | | <u>Requested Conditions</u> | | <u>Ordinance Requirements</u> | |
|---|------------------------------|---------------------------------------|--|--|--|--|--------|
| <u>TOTAL GROSS FLOOR AREA:</u> | | 3003 | | 3443 | | 3759 | (max.) |
| <u>LOT AREA:</u> | | 5012 | | 5012 | | 5000 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u> | | .6 | | .69 | | .75 | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | | 2506 | | 2506 | | 1500 | |
| <u>SIZE OF LOT:</u> | <u>WIDTH</u> | 60 | | 60 | | 50 | |
| | <u>DEPTH</u> | 81.83 | | 81.83 | | Na | |
| <u>SETBACKS IN FEET:</u> | <u>FRONT</u> | 16.17 | | 16.17 | | 10 | |
| | <u>REAR</u> | 9.1 | | 9.1 | | 20 | |
| | <u>LEFT SIDE</u> | 23.76 | | 19.1 | | 13.2 | |
| | <u>RIGHT SIDE</u> | .86 | | .86 | | 13.2 | |
| <u>SIZE OF BUILDING:</u> | <u>HEIGHT</u> | 33.3 | | 33.9 | | 35 | |
| | <u>WIDTH</u> | 58.7 | | 58.7 | | Na | |
| | <u>LENGTH</u> | 35.4 | | 39.5 | | Na | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | 43% | | 43% | | 30% | |
| <u>NO. OF DWELLING UNITS:</u> | | 2 | | 2 | | 2 | |
| <u>NO. OF PARKING SPACES:</u> | | 2 | | 2 | | 2 | |
| <u>NO. OF LOADING AREAS:</u> | | 0 | | 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.:

Na

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'.

ALTERATION OF 5 ELLSWORTH AVE

CAMBRIDGE, MA 02139

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

CONSULTANT

PROJECT

5 ELLSWORTH AVE

5 ELLSWORTH AVE
CAMBRIDGE, MA 02139

PREPARED FOR

5 ELLSWORTH AVE.
LLC.

17 ELLSWORTH AVE.
CAMBRIDGE, MA 02139

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION DATE

ZBA 2 NOV 2022

DRAWN BY MN / YC REVIEWED BY PQ

SHEET

T-1



5 ELLSWORTH AVE ELEVATION

PREPARED FOR:

5 ELLSWORTH AVE. LLC.

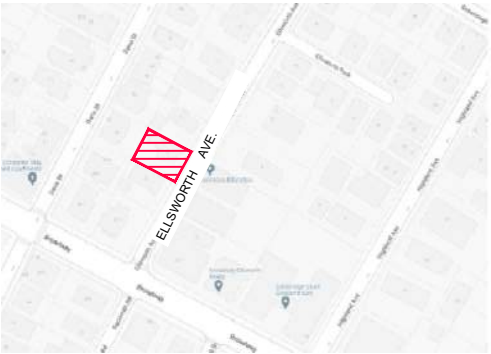
17 ELLSWORTH AVE,
CAMBRIDGE, MA 02139
PH (617) 383 9253

PREPARED BY:

ARCHITECT
PETER QUINN
ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

SURVEYORS
TERRA NOVA
SURVEY CONSULTANT
1685 SOUTH ST,
BRIDGEWATER, MA 02324
PH (786) 408 4045

LANDSCAPE ARCHITECT
VERDANT
318 HARVARD ST, STE 25
BROOKLINE, MA 02446
PH (617) 735 1180



LOCUS PLAN



This plan is based on an instrument survey performed on August 12, 2022. It shows the existing conditions at the subject parcel.

Utility information is compiled from surface features and Cambridge city records. Elevations (spot grades) are on Cambridge City Base.

Existing Conditions
PLAN OF LAND
in the
CITY OF CAMBRIDGE
at

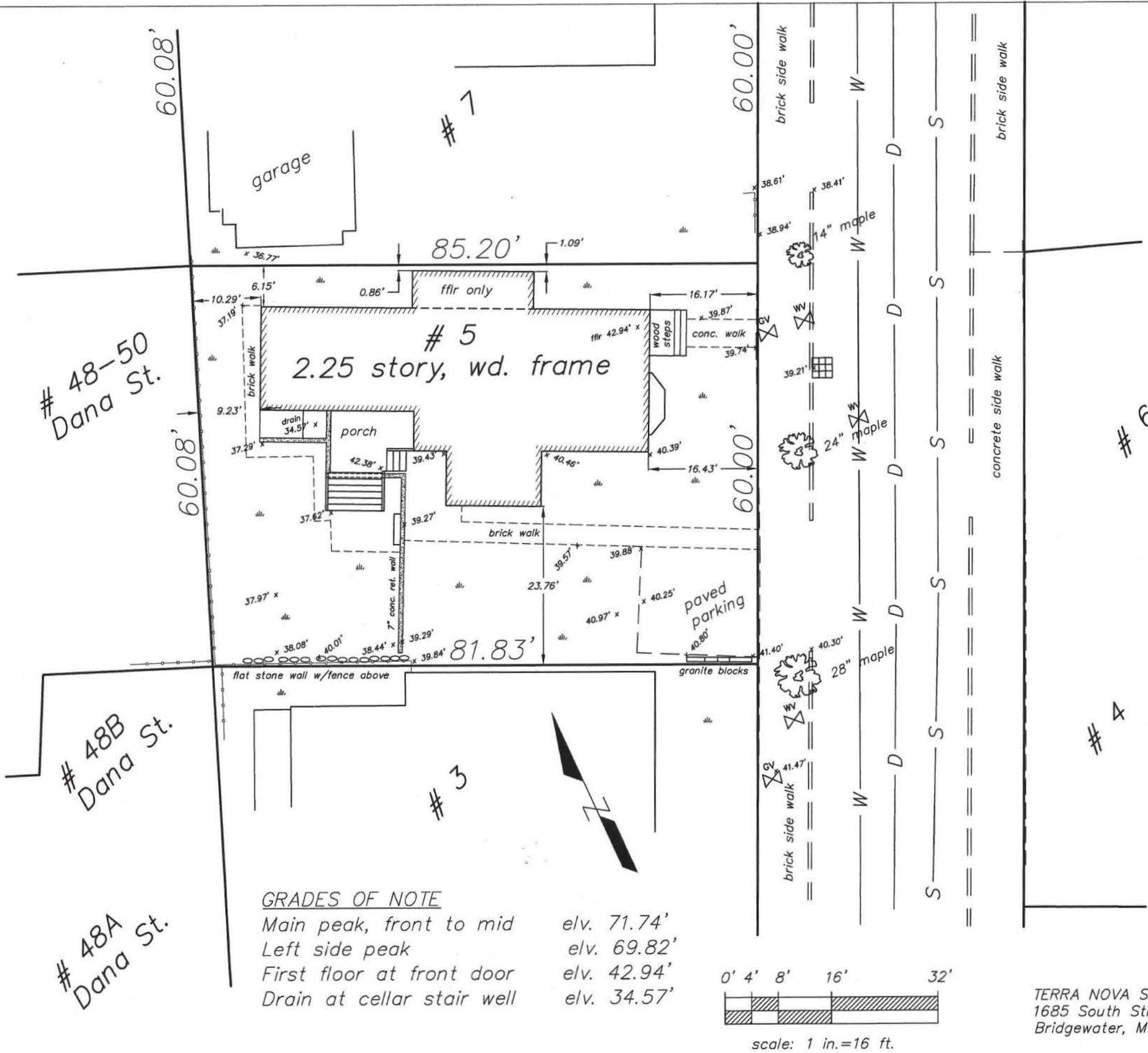
5 Ellsworth Avenue
prepared for
Matt Hayes



Peter R. McManus 8/17/22
Peter R. McManus P.L.S.

TERRA NOVA SURVEY CONSULTANTS
1685 South Street
Bridgewater, MA 02324

Date: August 17, 2022
Scale: 1 in. = 16 ft.



GRADES OF NOTE

| | |
|----------------------------|-------------|
| Main peak, front to mid | elv. 71.74' |
| Left side peak | elv. 69.82' |
| First floor at front door | elv. 42.94' |
| Drain at cellar stair well | elv. 34.57' |



1 405 BROADWAY



2 2 ELLSWORTH ST



3 3 ELLSWORTH ST



4 5 ELLSWORTH ST



5 6 ELLSWORTH ST



6 7 ELLSWORTH ST



7 9 ELLSWORTH ST



PETER QUINN ARCHITECTS

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CAMBRIDGE, MA 02139

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5 ELLSWORTH AVE. LLC.

17 ELLSWORTH AVE.
CAMBRIDGE, MA 02139

DRAWING TITLE

EXISTING
PHOTOS

SCALE AS NOTED

| REVISION | DATE |
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| ZBA | 2 NOV 2022 |
| DRAWN BY YC | REVIEWED BY PQ |
| SHEET | |

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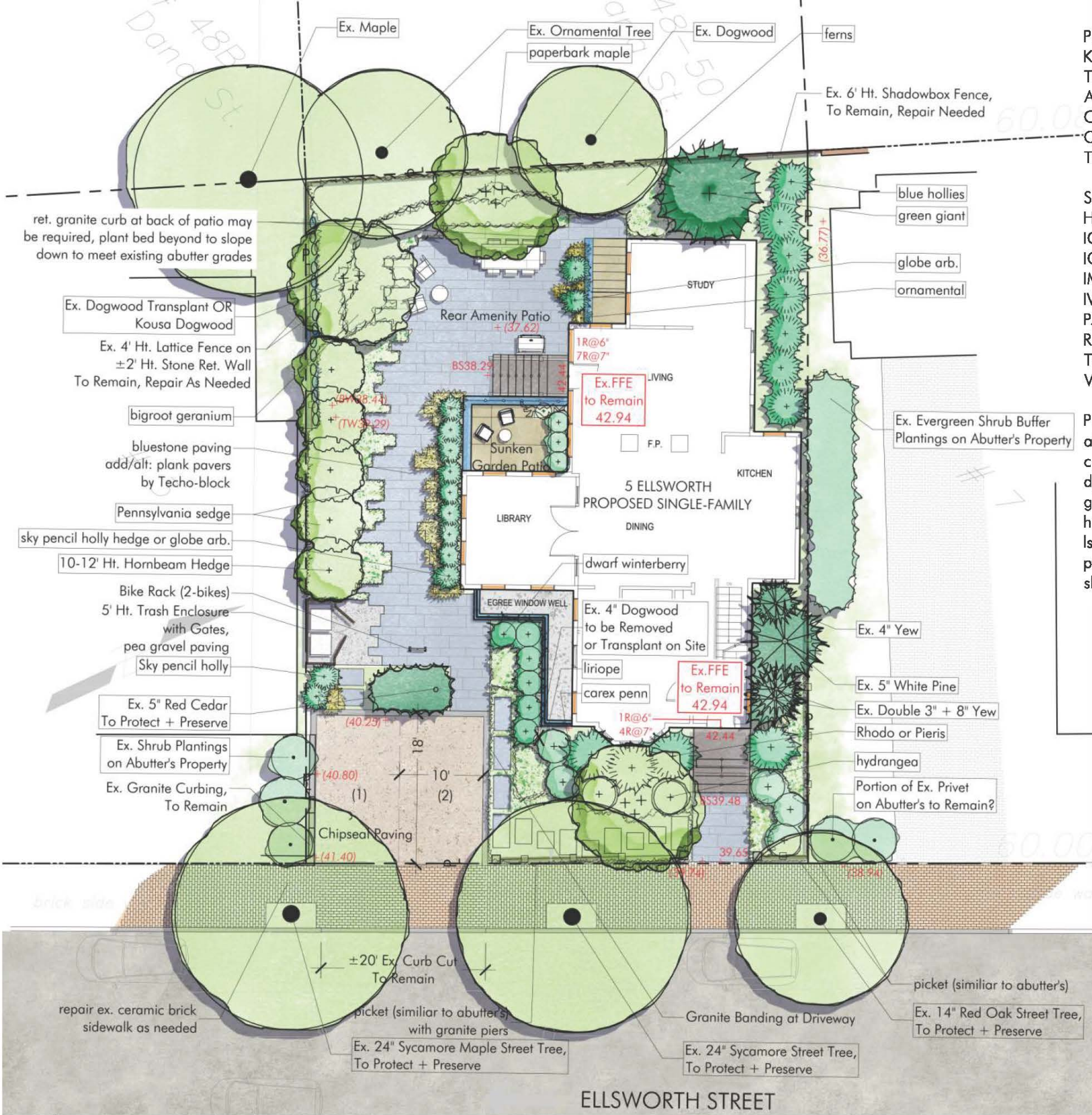
2 NOV 2022

DRAWN BY
YC

REVIEWED BY
PQ

SHEET

EC1



PROPOSED PLANT LIST

| KEY | QTY | LATIN NAME | COMMON NAME | MIN. SIZE | NOTES |
|----------------|-----|---|--------------------------|-------------|--------------------------|
| TREES | | | | | |
| AG | | Acer griseum | Paperbark Maple | 2-2.5" cal. | B&B, |
| CC | | Carpinus caroliniana | Hornbeam | 2" cal. | B&B, Fall Dig Hazard |
| CK | | Cornus kousa | Kousa Dogwood | 2-2.5" cal. | B&B, Fall Dig Hazard |
| TG | | Thuja 'Green Giant' | Green Giant Arborvitae | 6-7' ht. | B&B |
| SHRUBS + VINES | | | | | |
| HQ | | Hydrangea | Oakleaf Hydrangea | 5 gal. | Pots |
| IC | | Ilex crenata 'Sky Pencil' | Sky Pencil Holly | 3' ht. MIN | Pots |
| IG | | Ilex glabra | Inkberry | 5 gal. | Pots |
| IM | | Ilex meserveae 'China Girl' | Blue Holly | 5 gal. | Pots, some shall be male |
| IV | | Ilex verticillata 'Little Goblin' | Dwarf Winterberry | 3 gal. | Pots |
| PJ | | Pieris japonica 'Mountain Fire' | Japanese Andromeda | 3 gal. | Pots |
| RN | | Rhododendron 'Nova Zembla' | Nova Zembla Rhododendron | 36" ht. | Pots |
| TO | | Thuja occidentalis 'Hetz Midget' | Globe Arborvitae | 3' ht. MIN | Pots |
| VD | | Viburnum dentatum | Arrowwood Viburnum | 5 gal. | Pots |
| PERENNIALS | | | | | |
| af | | Athyrium filix-femina | Common Lady Fern | 1 qt. | Pots, 24" o.c. |
| cp | | Carex pensylvanica | Pennsylvania Sedge | 1 qt. | Pots, 30" o.c. |
| dp | | Dennstaedtia punctilobula | Hay-Scented Fern | 1 qt. | Pots, 24" o.c. |
| gm | | Geranium macrorrhizum 'Bevan's Variety' | Bigroot Geranium | 1 qt. | Pots, 24" o.c. |
| hm | | Hakonechloa macra 'All Gold' | Japanese Forest Grass | 1 gal. | Pots |
| ls | | Liriope spicata | Creeping Lilyturf | 1 qt. | Pots |
| pv | | Panicum virgatum | Switchgrass | 1 gal. | Pots |
| sh | | Sporobolus heterolepis | Prairie Dropseed | 2 gal. | Pots |





Open Wooden Picket Along Front + Right Property Lines
Style Similar to Abutter's



Existing Red Cedar to Remain + to Maintain Privacy
to Rear of Site



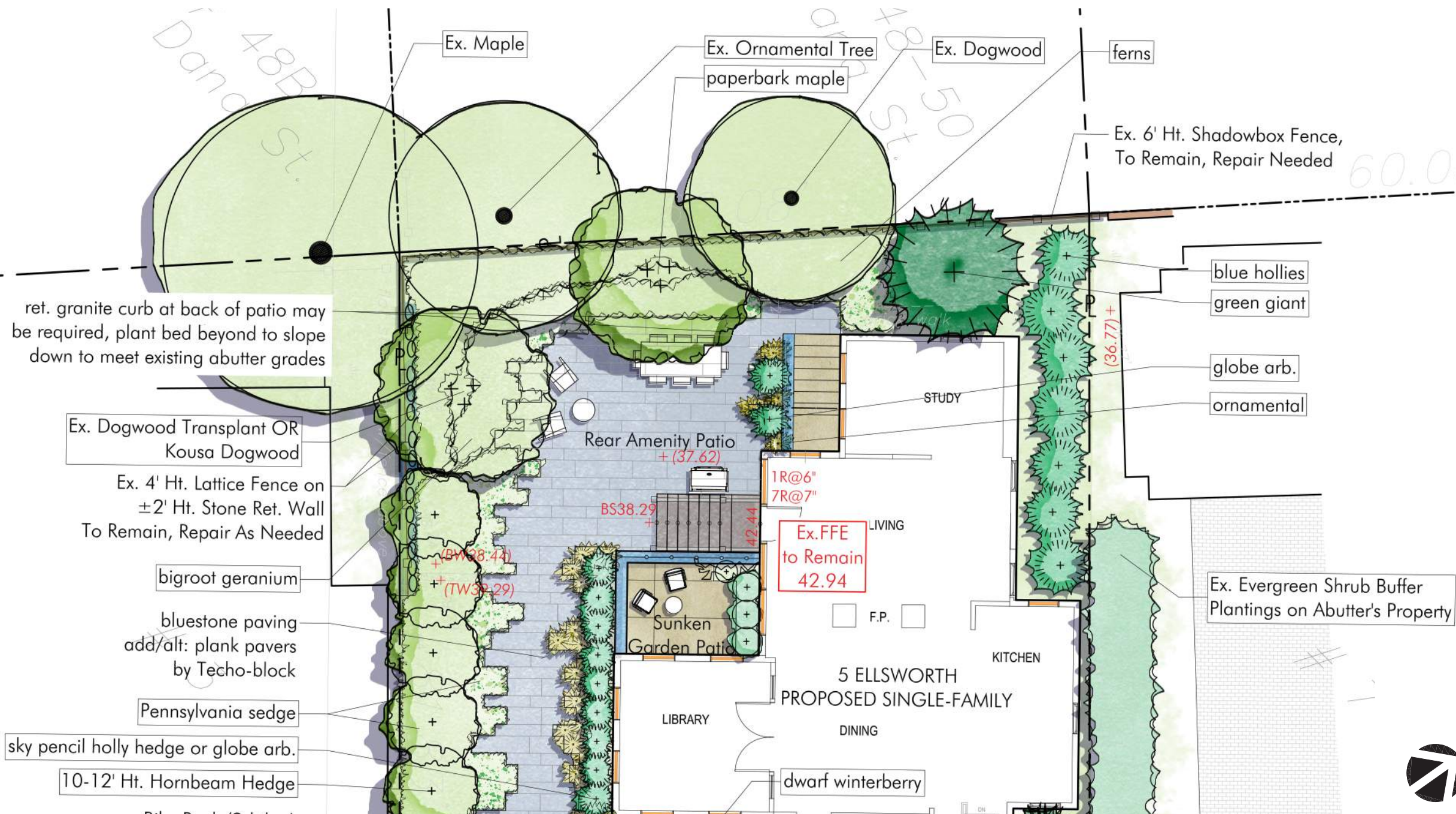
Chip-Seal Paved Driveway with
Granite Banding Perimeter



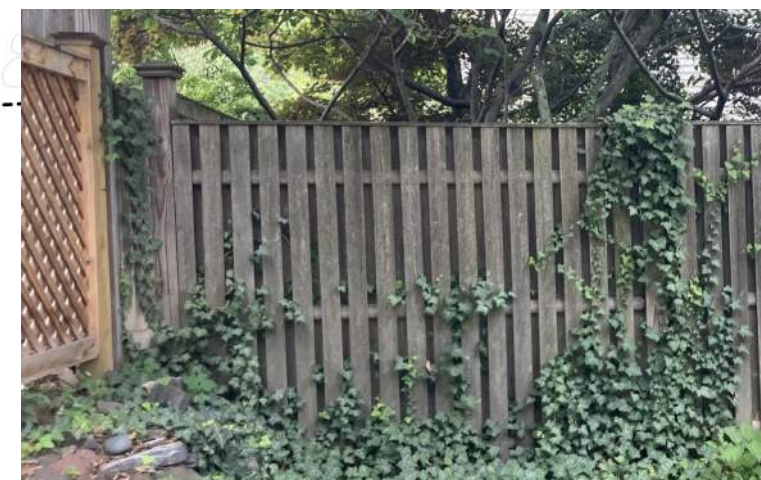
Banded Bluestone
Add/Alt: Plank Unit Pavers by Techo-Bloc



Loop Bike Rack,
Landscape Forms



Existing Lattice Fence on Stone Retaining Wall to Remain (Abutting 3 Ellsworth/Left Property Line)



Existing Shadowbox Fence along Rear Property Line to Remain Repair as Needed



Banded Bluestone Add/Alt: Plank Unit Pavers by Techo-Bloc



Existing Evergreen Buffer to Remain
View from Abutter's (7 Ellsworth) Drive



View from Front Walk



Kousa Dogwood



Paperbark Maple



Hornbeam Hedge



Existing Red Cedar to Remain

Existing Dogwood to Remove
or Transplant on Site



Upright Japanese Holly Hedge



Globe Arborvitae Hedge



Oakleaf Hydrangea



Creeping Lilyturf



Bigroot Geranium



Pennsylvania Sedge

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5 ELLSWORTH AVE, CAMBRIDGE - DIMENSIONAL TABLE - RES. C-1 ZONING DISTRICT

| ZONING CRITERIA | | ALLOWED / REQUIRED | EXISTING | PROPOSED | COMPLIANCE |
|-------------------------------|---|--|---|---|---|
| Lot Area (sf) | | 5,000 min | ±5,012-sf | no change | Complies |
| Lot Area per DU (sf) | | 1,500 min | ±2,506-sf | no change | Complies |
| Lot Width (ft) | | 50 min | 60' | no change | Complies |
| Lot Depth (ft) | | N/A | 81.83' | no change | N/A |
| Gross Floor Area (sf) | | 3,364 max | ±3,003-sf | 3,443-gsf | Complies |
| FAR | | 0.75 max | 0.60 | 0.69 | Complies |
| MIN YARD | Front Yard (ft) | 10' | 16.2' | no change | Complies |
| | Left Side Yard (ft) | (H+L)/7 no case <7.5' | 23.76' | 19.1' | Complies |
| | Right Side Yard (ft) | (H+L)/7 no case <7.5' | 0.86' | no change | Existing nonconforming, no change |
| | Rear Yard (ft) | (H+L)/6 no cas <20' | 9.1' | existing: no change addition: 20.1' | Proposed addition complies |
| Building Height (ft) | | 35' max | +/-33.3' | +/-33.9' | Complies |
| Building Separation (ft) | | (H1+H2) / 6, no case <10 | N/A | N/A | N/A |
| + | Area and % of required POS with width >15' | 15% lot (half of 30%) = 752-sf min Private Open Space | 1,390-sf (28%) | 1,390-sf (28%) | Complies |
| | Area and % of required POS with width <15' | 15% lot = 751-sf max may count toward Private Open Space | 1,284-sf, but 751-sf may count (15%) | 1,171-sf, but 751-sf may count (15%) | Complies |
| | = Private Open Space Total % of Lot Area | 30% lot = 1,346-sf min Private Open Space | 1,284-sf + 751-sf = 2,141-sf (43%) | 1,390-sf + 751-sf = 2,141-sf (43%) | Complies |
| Number of Dwelling Units | | 2 max | 2 | no change | Complies |
| Number of Car Parking Spaces | | 1 per dwelling unit = 2 | 2 | no change | Complies |
| Number of Bike Parking Spaces | | 0 | 0 | 0 | Complies |

TO BE VERIFIED BY PLOT PLAN. SEE SITE PLAN ON SHEET Z-2.

PROPOSAL WILL REQUIRE SPECIAL PERMIT FROM THE ZBA PER ZONING ORDINANCE SECTION 8.22.2.c AND PROPOSED NEW OPENINGS IN WALL WITH EXISTING NONCONFORMING SETBACK. SEE A-6.

PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3889



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PROJECT
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PREPARED FOR
5 ELLSWORTH AVE.
LLC.

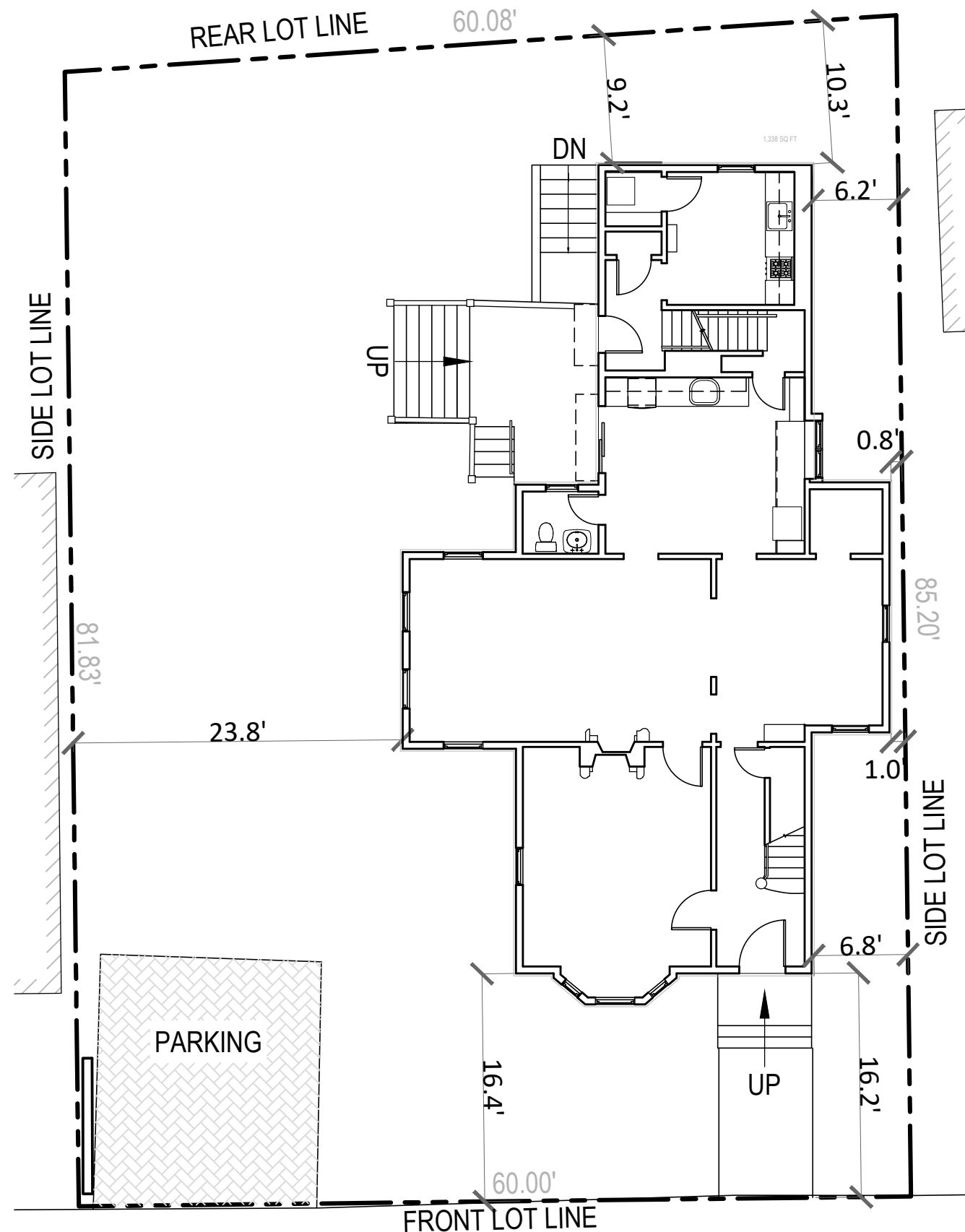
17 ELLSWORTH AVE.
CAMBRIDGE, MA 02139

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DIMENSIONAL
TABLE

| SCALE AS NOTED | |
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SHEET
Z-1

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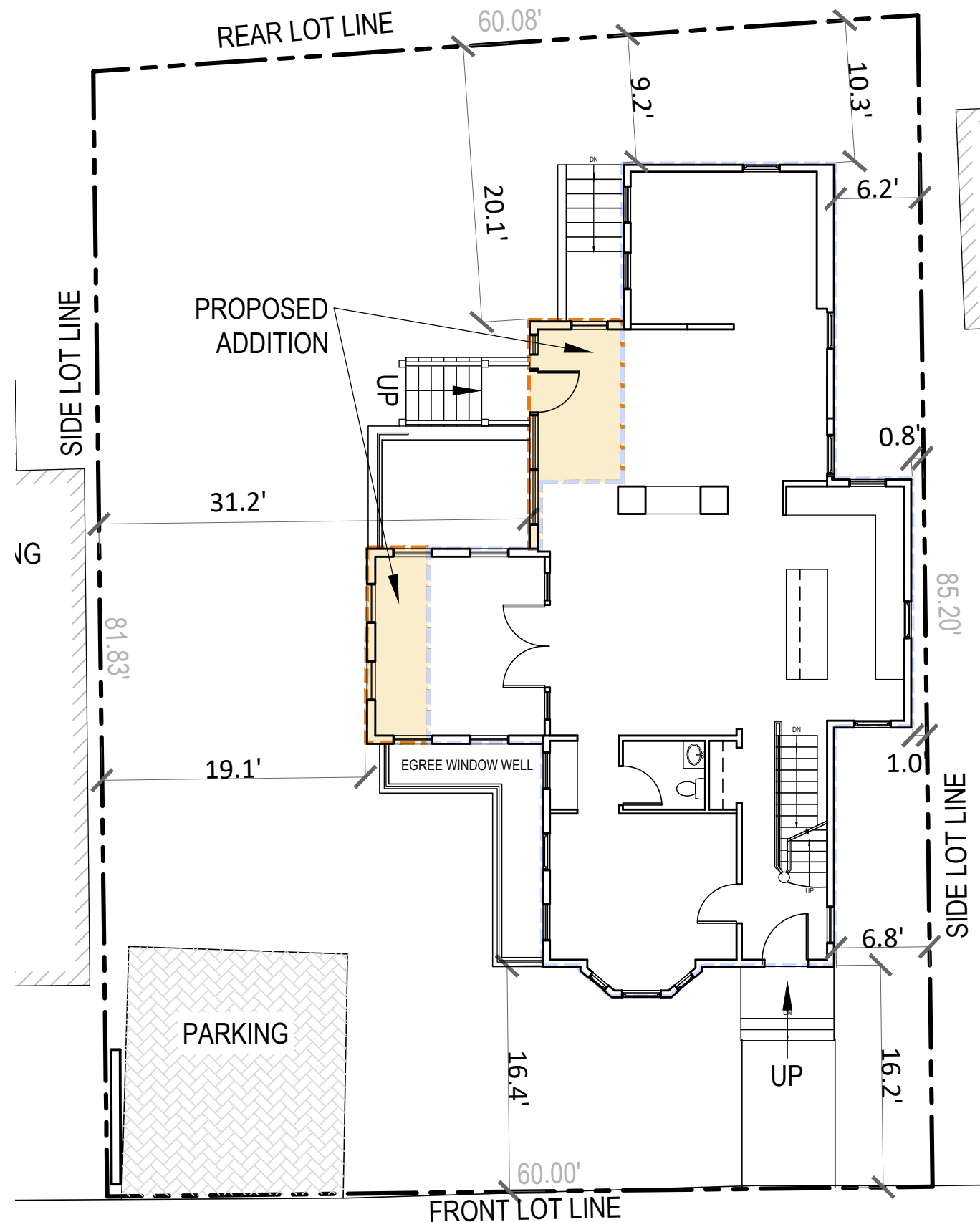


2 EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

0' 5' 10' 20'

ELLSWORTH AVE.

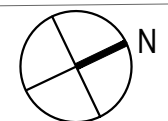


1 PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

0' 5' 10' 20'

ELLSWORTH AVE.



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**DIMENSIONAL
SITE PLAN**

SCALE AS NOTED

| REVISION | DATE |
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| DRAWN BY MY | REVIEWED BY PQ |
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2 NOV 2022

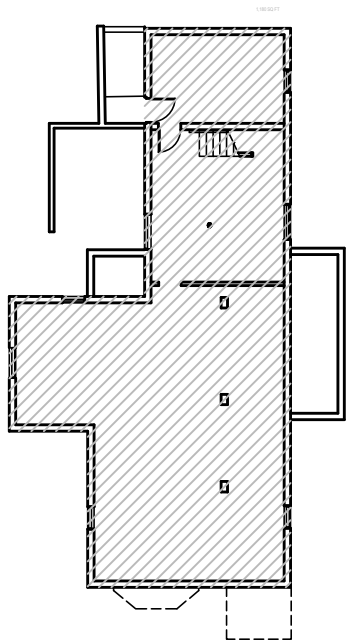
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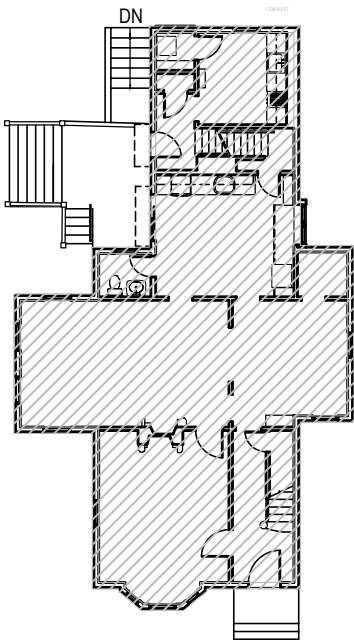
SHEET

Z-2

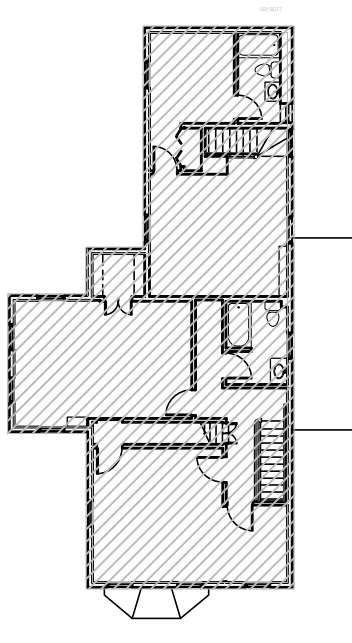
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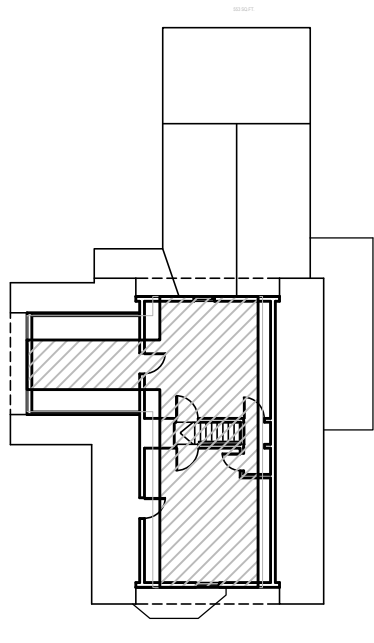
BASEMENT - 1,179-SF
BASEMENT - 0-GSF



FIRST FLOOR - 1,370-SF
FIRST FLOOR - 1,370-GSF

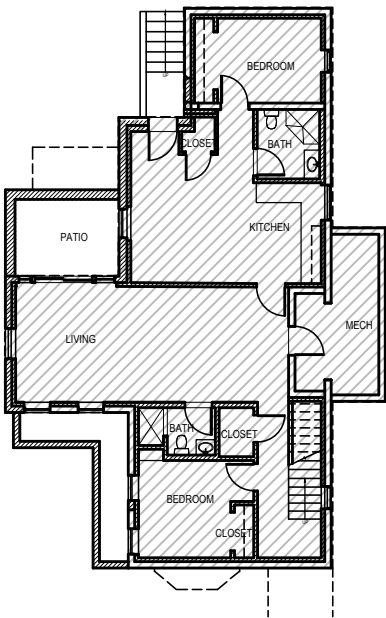


ATTIC FLOOR - 1,251-SF
ATTIC FLOOR - 1,251-GSF

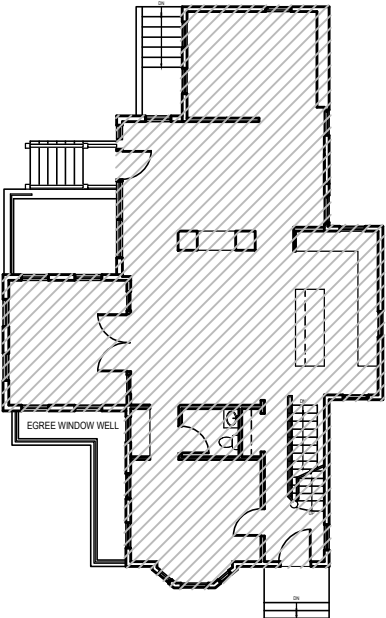


SECOND FLOOR - 382-SF
SECOND FLOOR - 382-GSF

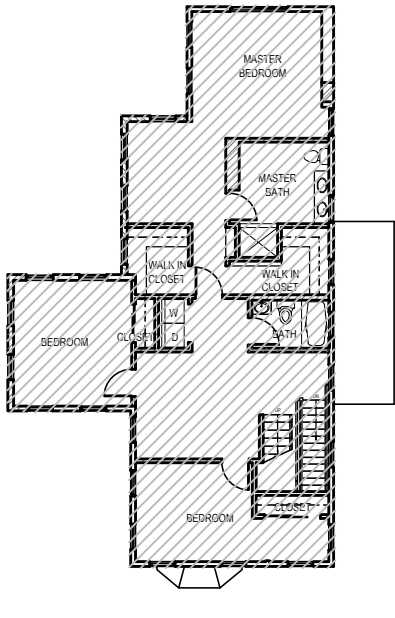
EXISTING FLOOR PLANS



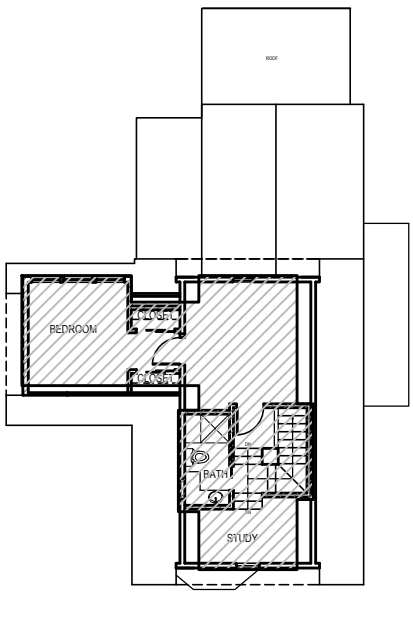
BASEMENT - 1,465-SF
BASEMENT - 0-GSF



FIRST FLOOR - 1,508-SF
FIRST FLOOR - 1,508-GSF



SECOND FLOOR - 1,390-SF
SECOND FLOOR - 1,390-GSF



SECOND FLOOR - 545-SF
SECOND FLOOR - 545-GSF

PROPOSED FLOOR PLANS

| ADDED SQUARE FOOTAGE (SF) | | | |
|---------------------------|----------|----------|--------------|
| FLOOR | EXISTING | PROPOSED | DIFFERENCE |
| BASEMENT | 1,179-SF | 1,465-SF | 286-SF |
| 1ST FLOOR | 1,370-SF | 1,508-SF | 138-SF |
| 2ND FLOOR | 1,251-SF | 1,390-SF | 139-SF |
| ATTIC | 382-SF | 545-SF | 163-SF |
| TOTAL | 4,182-SF | 4,908-SF | 726-SF |
| | | | 17% INCREASE |

| GROSS SQUARE FOOTAGE (GSF) | | |
|----------------------------|-----------|-----------|
| FLOOR | EXISTING | PROPOSED |
| BASEMENT | 0-GSF | 0-GSF |
| 1ST FLOOR | 1,370-GSF | 1,508-GSF |
| 2ND FLOOR | 1,251-GSF | 1,390-GSF |
| ATTIC | 382-GSF | 545-GSF |
| TOTAL | 3,003-GSF | 3,443-GSF |

1 FLOOR AREA CALCS
SCALE: 1" = 20'-0"

PETER
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TECTS

ARCHITECTURE
PLANNING
INTERIOR DESIGN

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SEAL



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DRAWING TITLE

FLOOR AREA

SCALE AS NOTED

REVISION DATE

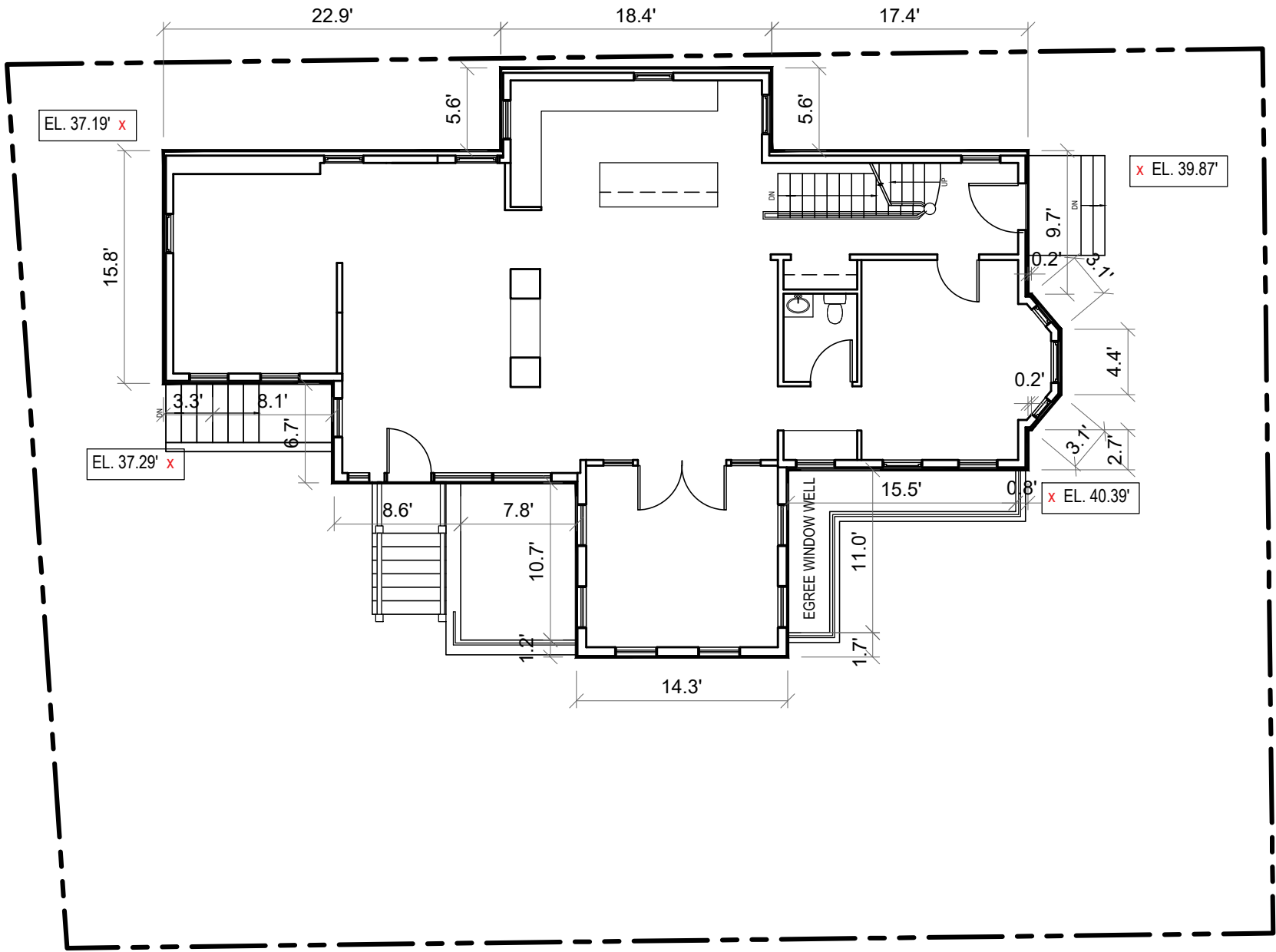
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SHEET

Z-3

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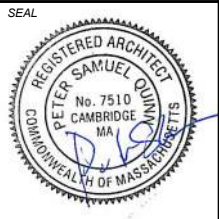
$$\frac{(37.19' + 37.29' + 40.39' + 39.87')}{4} = 38.69' \text{ EL. AVG GRADE NOT AT LIGHT WELLS OR BASEMENT LANDING}$$

$$\frac{(38.69' \text{ EL} \times 146' \text{ LF}) + (33.36' \text{ EL} \times 8.1' \text{ LF}) + (36.96' \text{ EL} \times 45' \text{ LF})}{199.1' \text{ TOTAL LF PERIMETER}} = 38.1' \text{ EL. AVG GRADE FACTORING LIGHT WELLS}$$

1 AVERAGE GRADE CALC.
SCALE: 1"=10'

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5 ELLSWORTH AVE

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PREPARED FOR

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LLC.

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DRAWING TITLE

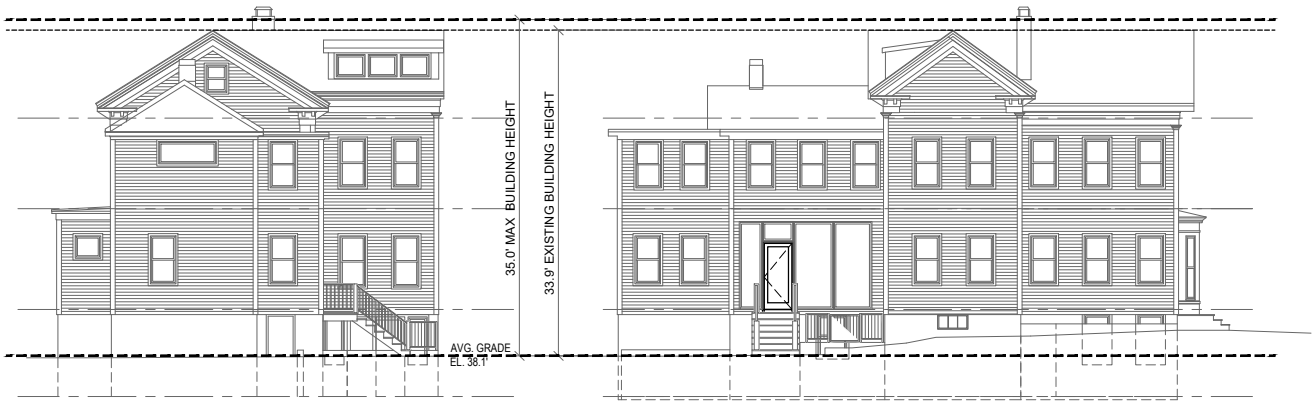
AVERAGE
GRADE
CALCULATION

| SCALE AS NOTED | |
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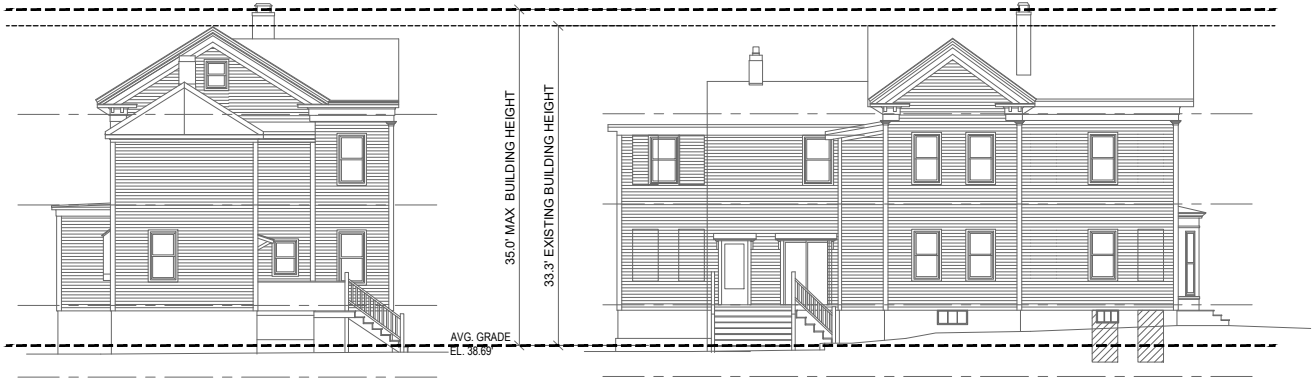
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Z-4

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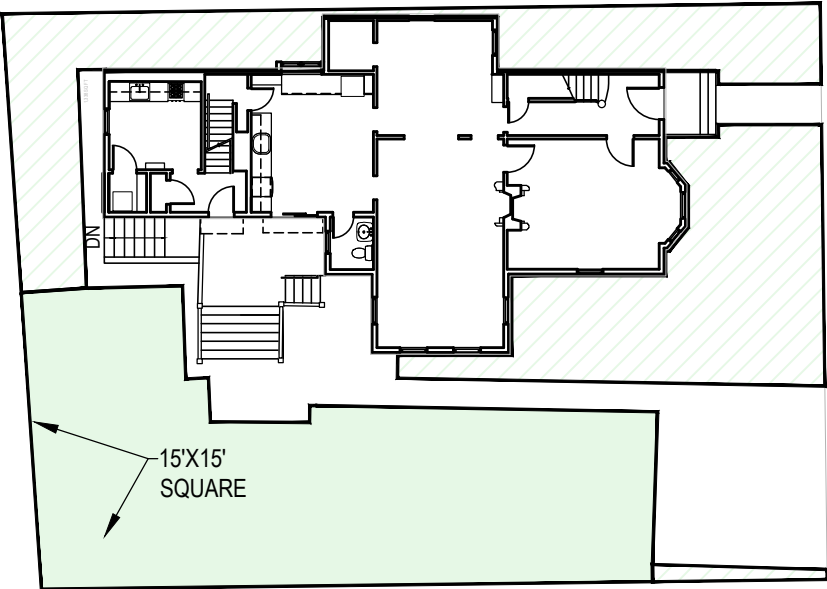


PROPOSED ELEVATIONS



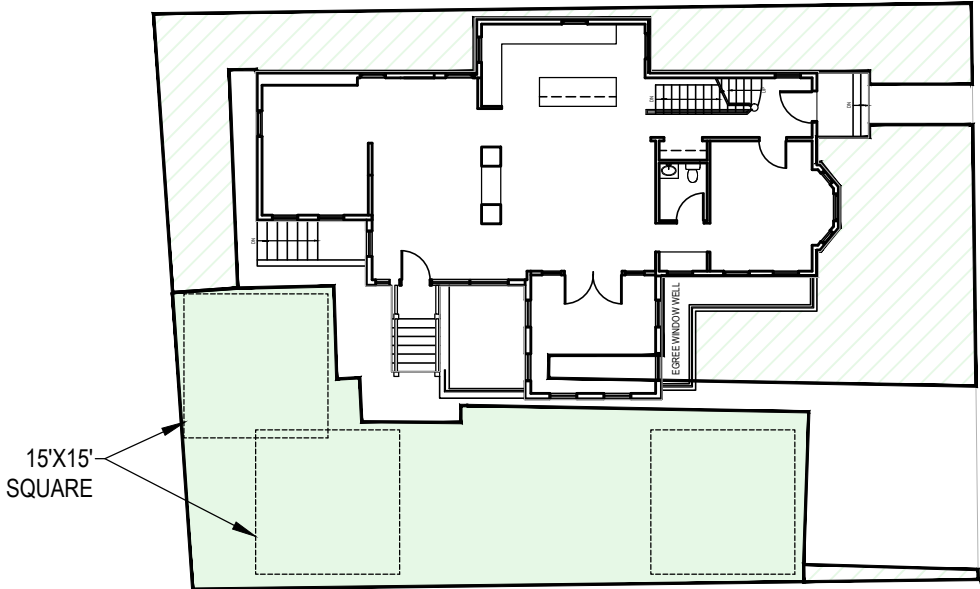
EXISTING ELEVATIONS

1 BUILDING HEIGHT
SCALE: 1"=20'



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| PRIVATE OPEN SPACE | 1,390-SF | = 28% |
| | 5,012-SF LOT | |
| PRIVATE OPEN SPACE | 1,284-SF | = 26% |
| | 5,012-SF LOT | |

2 PRIVATE OPEN SPACE
SCALE: 1"=20'-0" EXISTING



| | | |
|--------------------|--------------|-------|
| PRIVATE OPEN SPACE | 1,390-SF | = 28% |
| | 5,012-SF LOT | |
| PRIVATE OPEN SPACE | 1,171-SF | = 23% |
| | 5,012-SF LOT | |

3 PRIVATE OPEN SPACE
SCALE: 1"=20'-0" PROPOSED

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AVERAGE
HEIGHT, &
OPEN SPACE

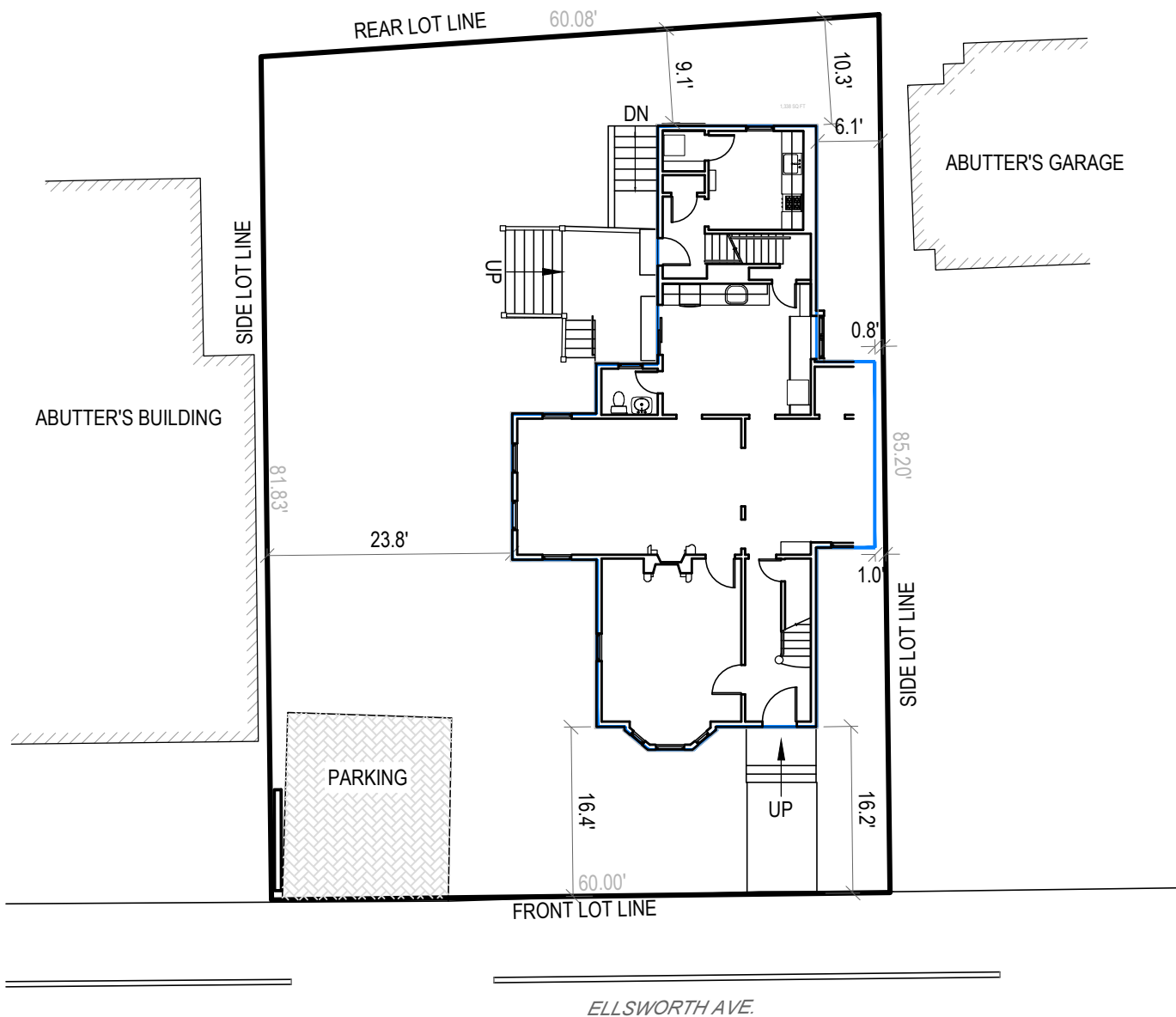
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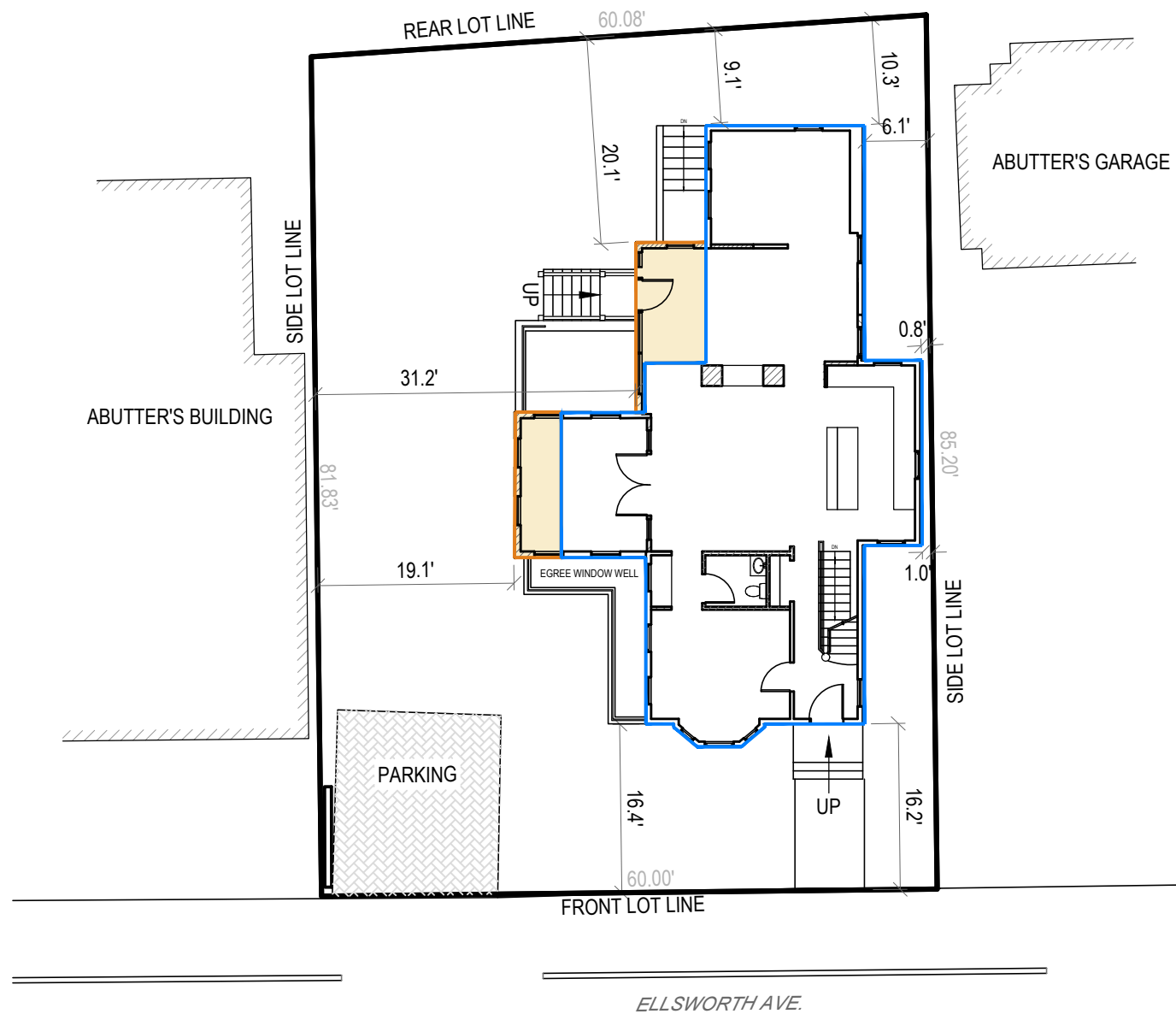
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2 EXISTING SITE PLAN



1 PROPOSED SITE PLAN

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SITE PLAN

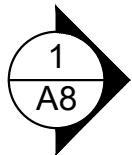
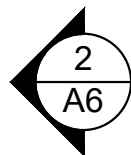
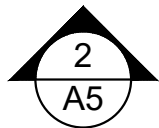
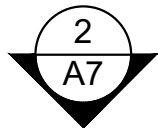
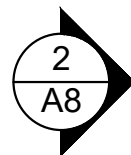
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AS-1

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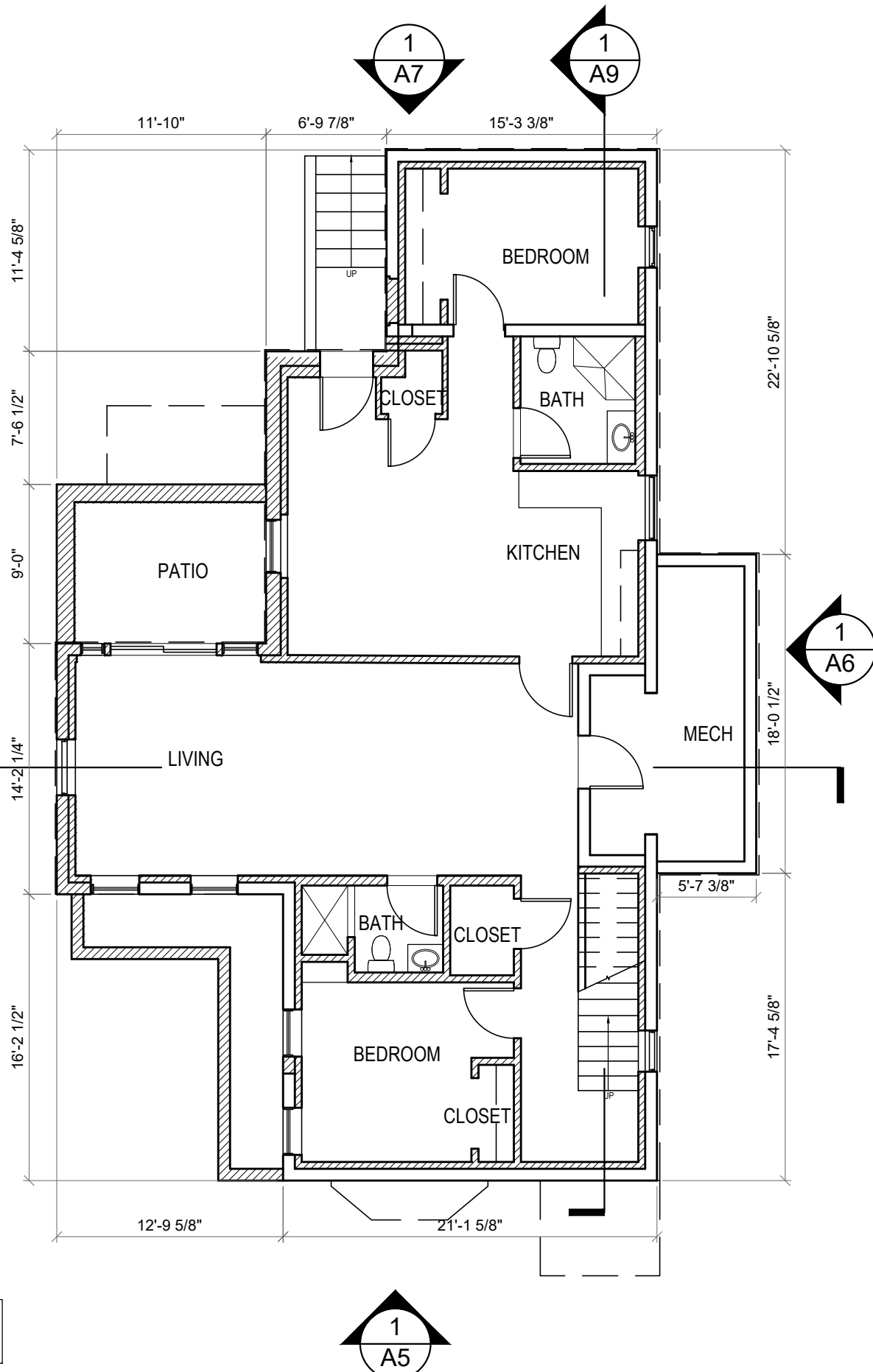
2 EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



WALL LEGEND

- EXISTING TO REMAIN
PROPOSED

1 PROPOSED BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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PROPOSED &
EXISTING
BASEMENT
PLANS

SCALE AS NOTED

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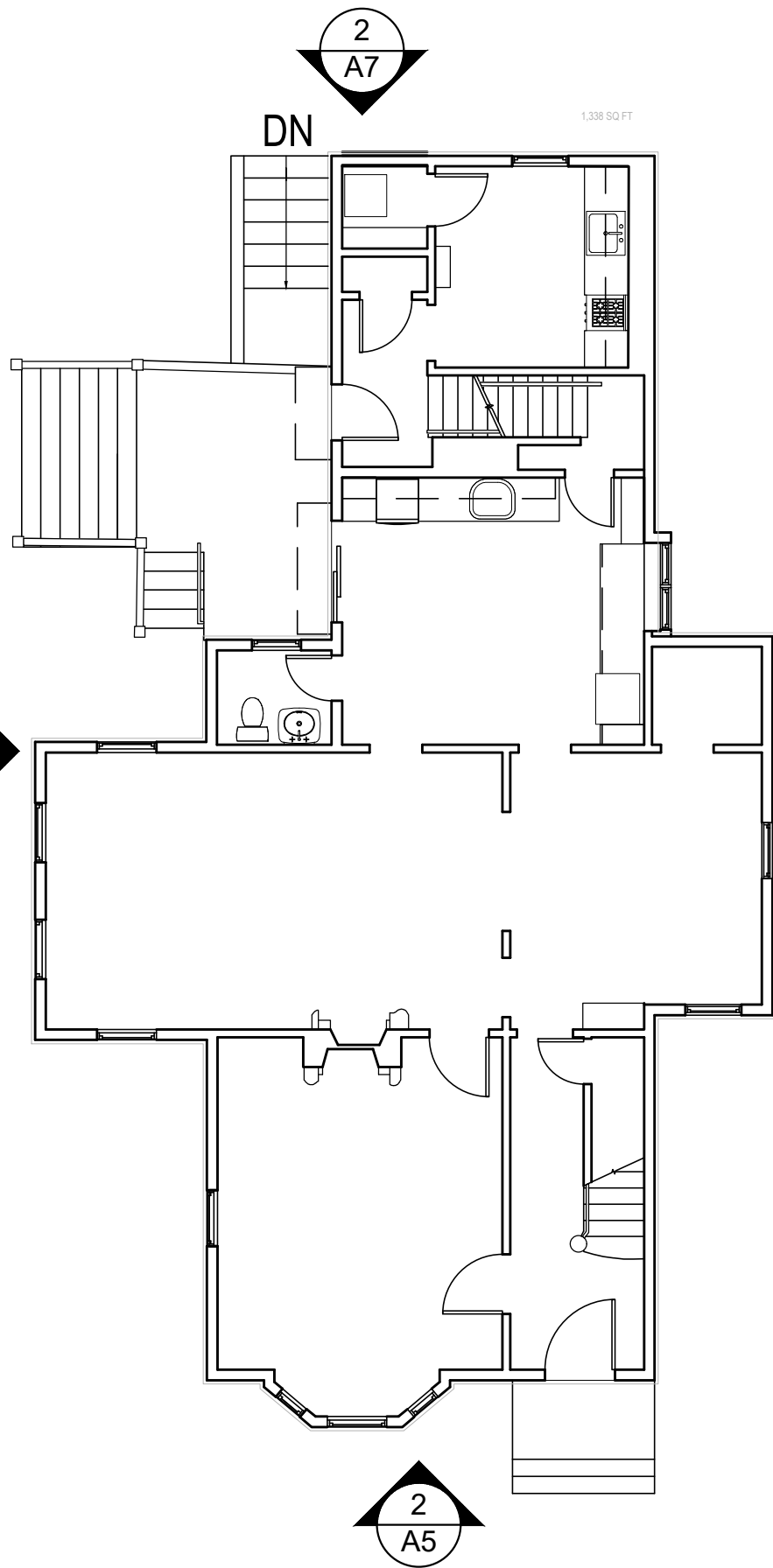
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A-1

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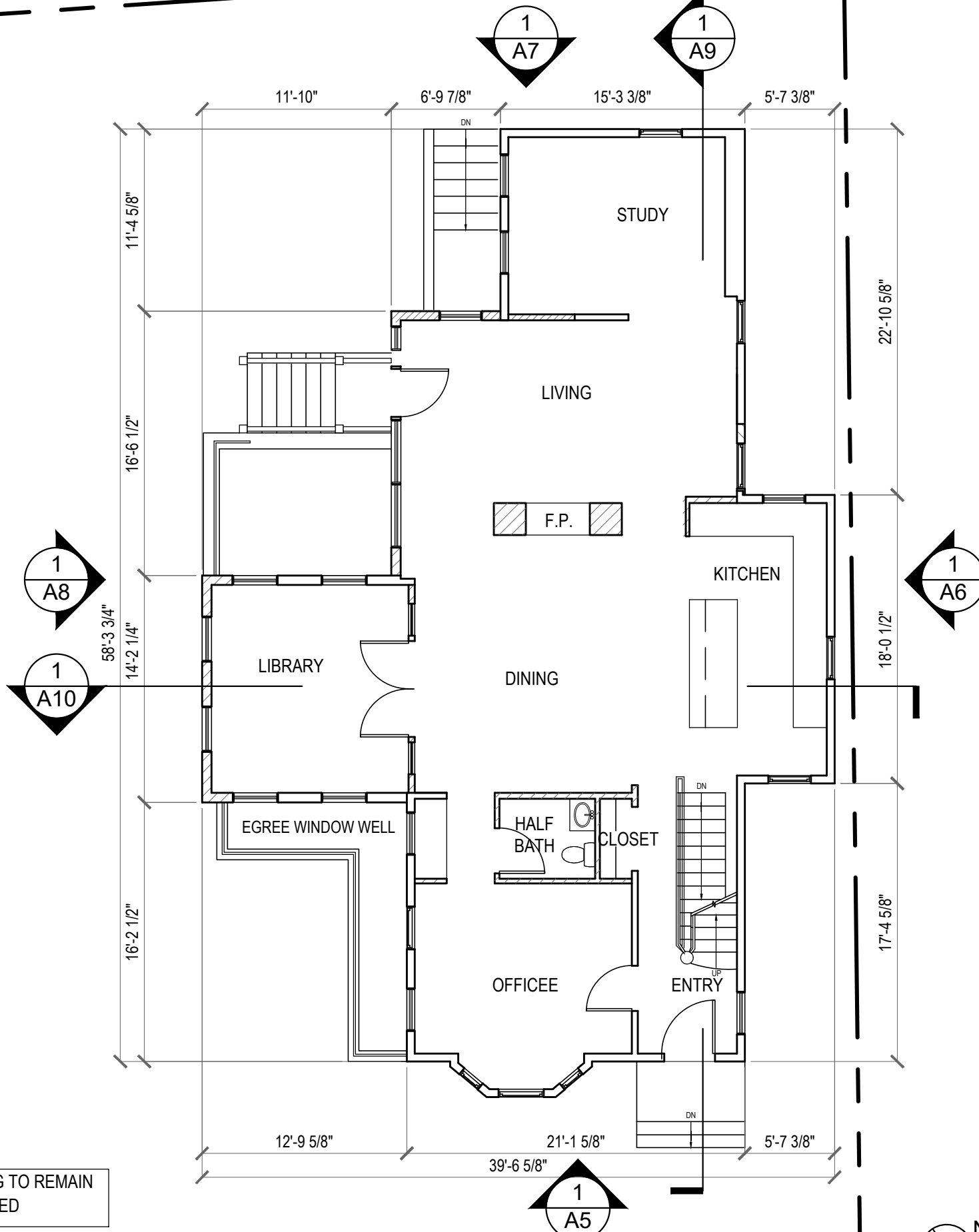


2 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND

EXISTING TO REMAIN

PROPOSED



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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PROPOSED &
EXISTING FIRST
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SCALE AS NOTED

REVISION DATE

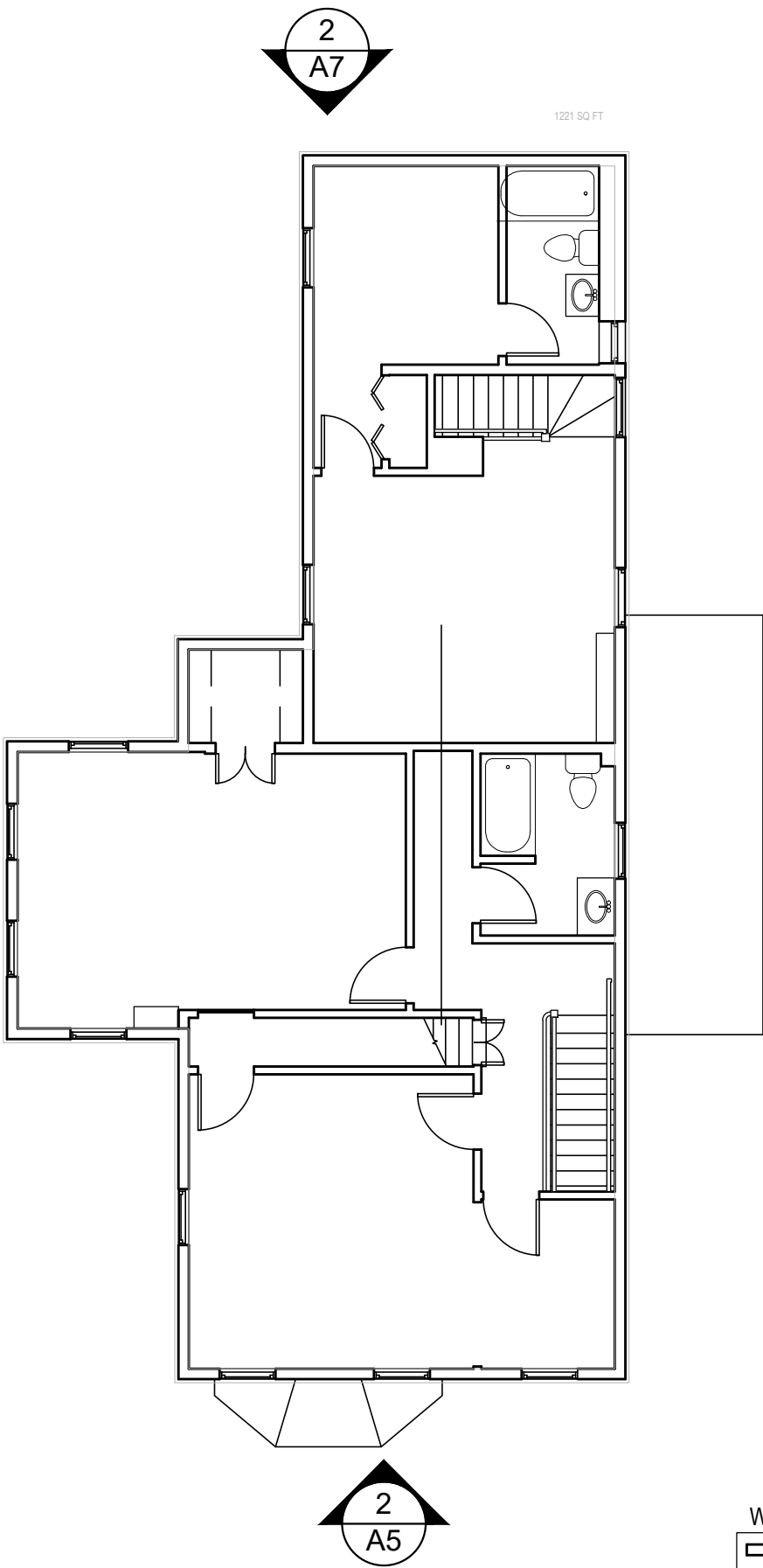
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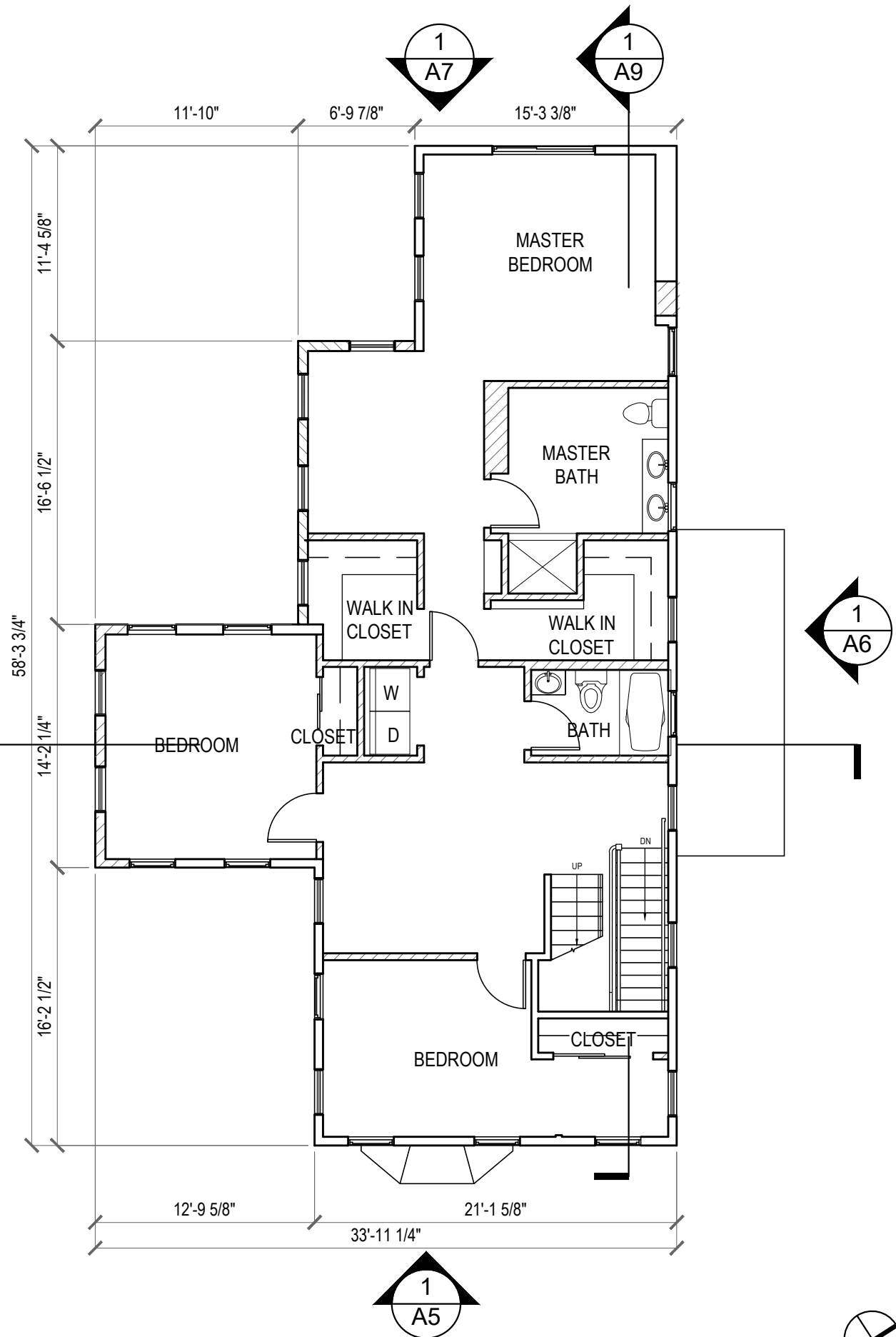
A-2

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2 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND
— EXISTING TO REMAIN
/// PROPOSED



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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PROPOSED &
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SECOND FLOOR
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A-3

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2 EXISTING ATTIC PLAN
SCALE: 1/8" = 1'-0"

1 PROPOSED ATTIC PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND
EXISTING TO REMAIN
PROPOSED

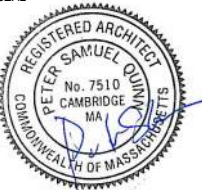


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2 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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PROPOSED &
EXISTING
FRONT
ELEVATIONS

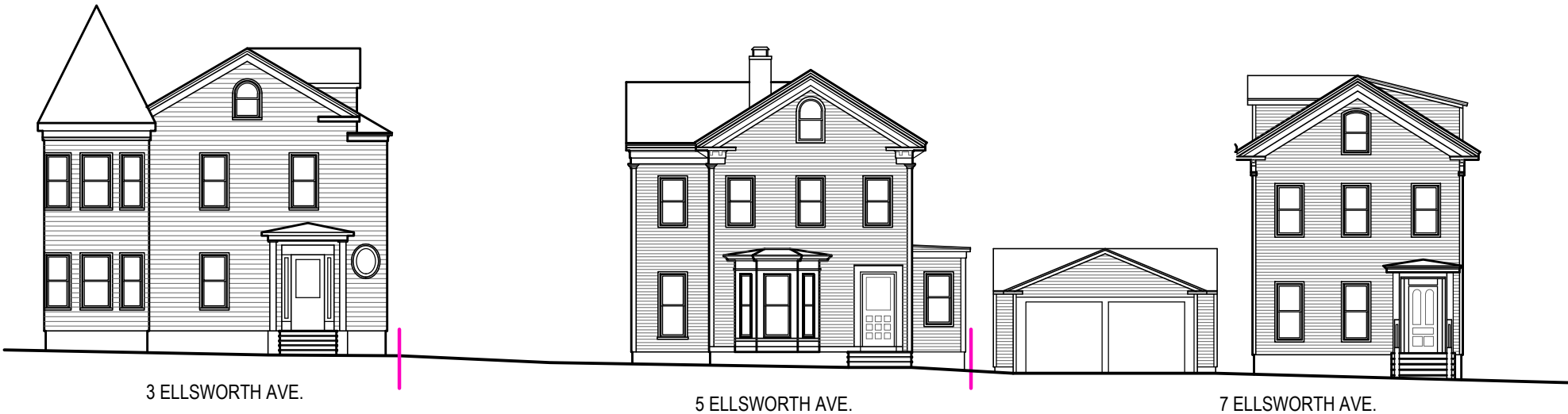
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A-5

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2 EXISTING STREET SCAPE
SCALE: 1/16"=1'-0"

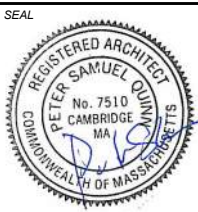


1 PROPOSED STREET SCAPE
SCALE: 1/16"=1'-0"

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STREET SCAPE
ELEVATION

SCALE AS NOTED

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



PROPOSED WINDOWS WITH IN THE MINIMUM SETBACK
REQUIRES SP

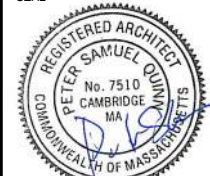
1 PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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PROPOSED &
EXISTING
RIGHT
ELEVATIONS

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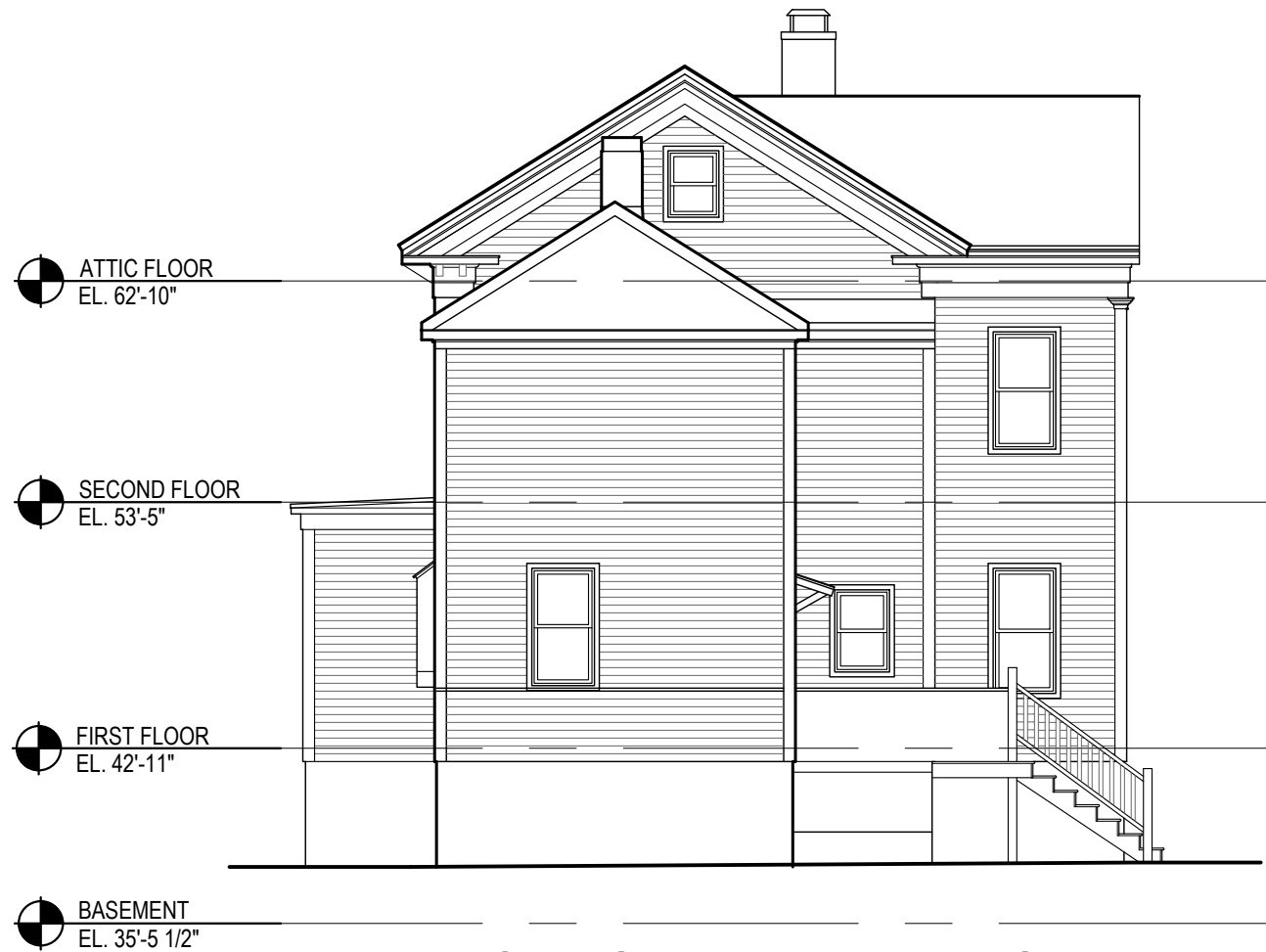
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A-6

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



1 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED WINDOWS WITH IN THE MINIMUM SETBACK
REQUIRES SP

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PROPOSED &
EXISTING REAR
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2 EXISTING LEFT ELEVATION
SCALE: 1/4"=1'-0"



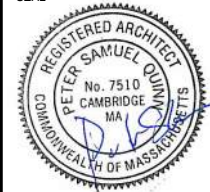
1 PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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EXISTING LEFT
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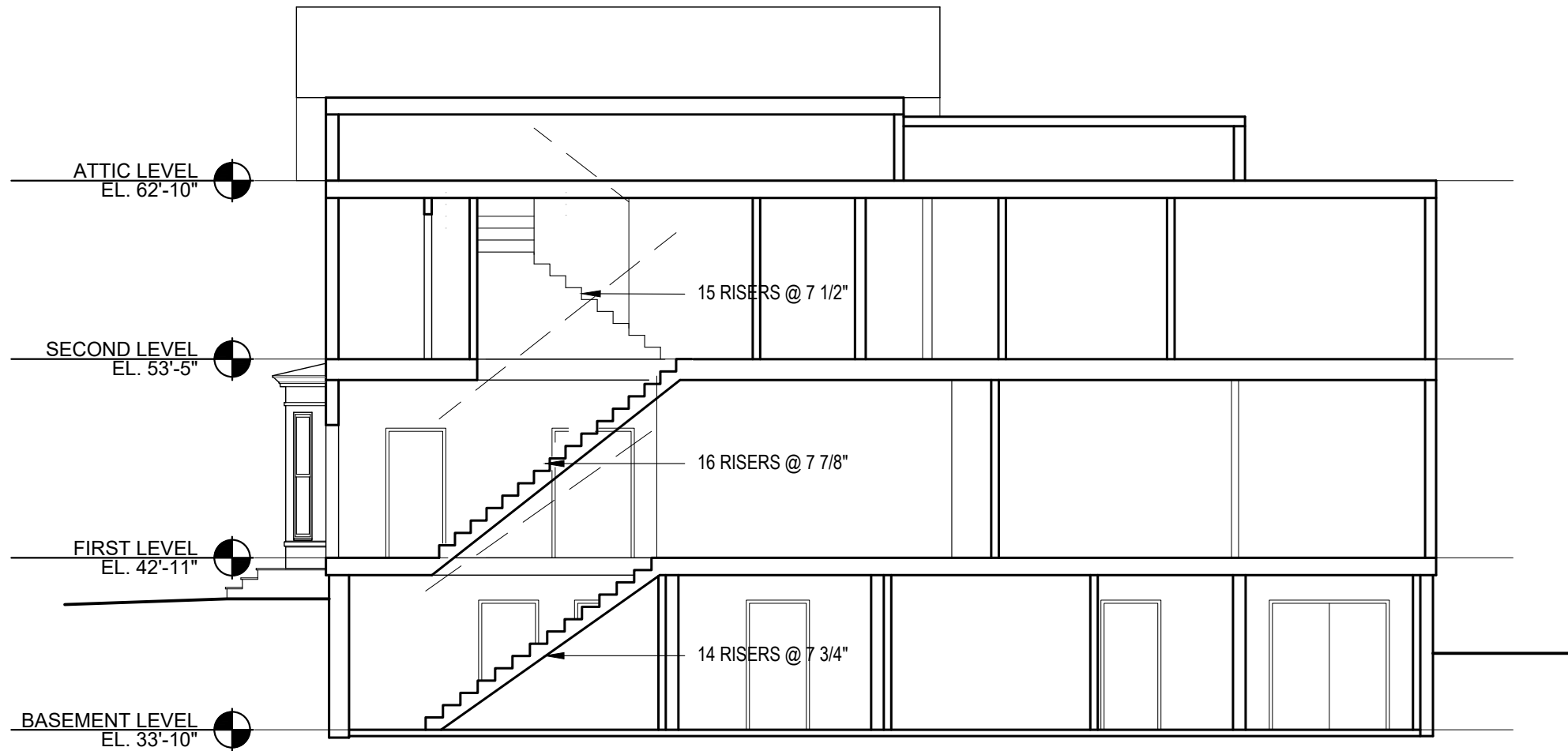
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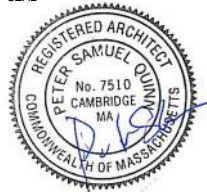


1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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PROPOSED
BUILDING
SECTION

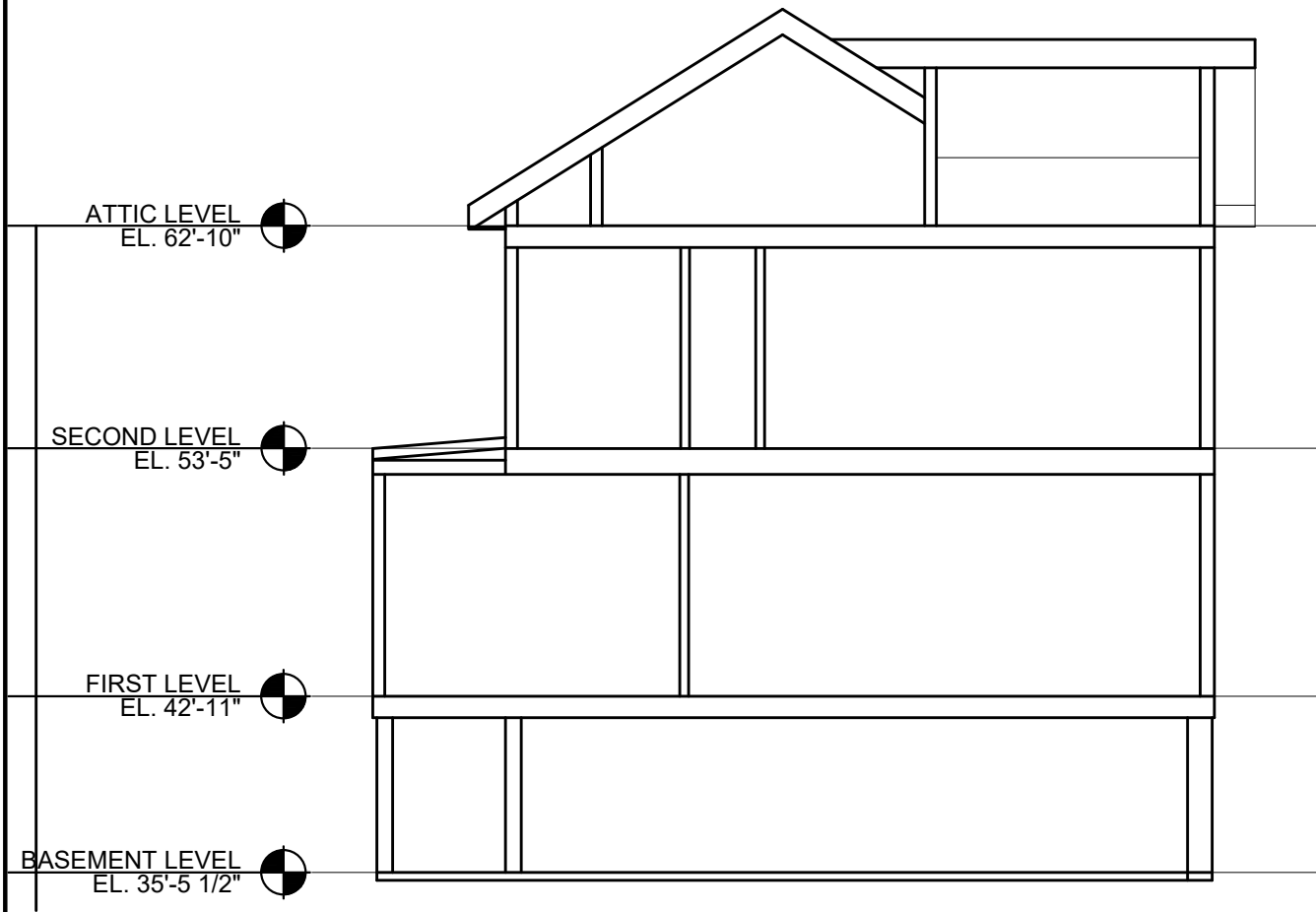
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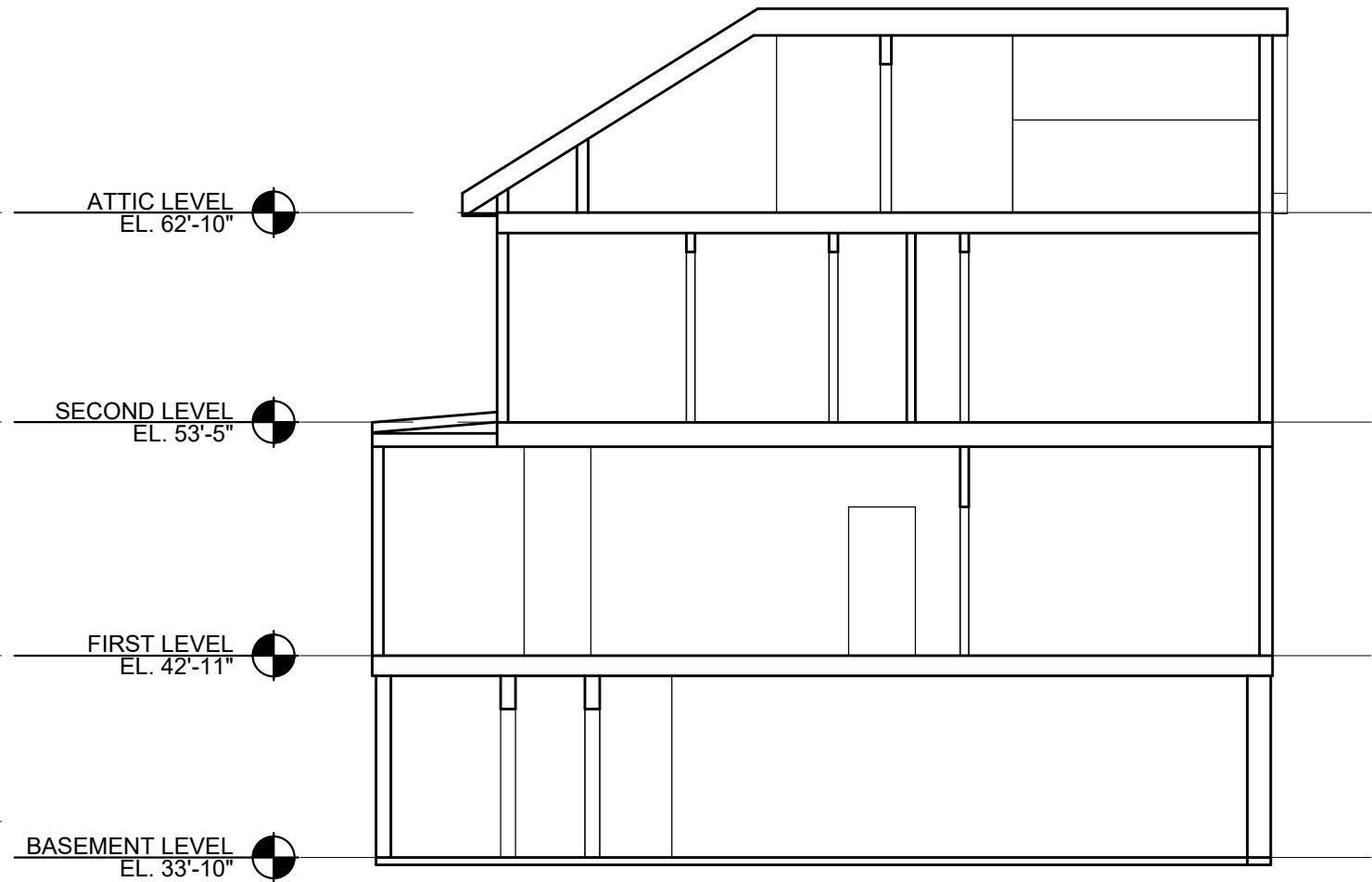
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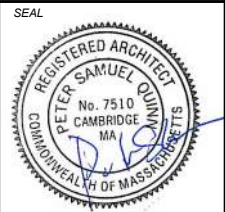
2 EXISTING BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 PROPOSED BUILDING SECTION
SCALE: 1/8" = 1'-0"

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BUILDING
CROSS
SECTIONS

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SHEET
A-10

Pacheco, Maria

From: Aaron Paul <abcpaul@gmail.com>
Sent: Sunday, November 6, 2022 1:52 PM
To: Pacheco, Maria
Cc: Matt Hayes
Subject: 5 Ellsworth Ave / Letter of Support

Dear Maria,

My name is Aaron Paul and I live at 11 Ellsworth Ave. Matt Hayes, the applicant, designed and built our home. I can personally attest to his impeccable standards, trusted reputation and commitment to doing what's best for the neighborhood. I have reviewed his plans for 5 Ellsworth Ave and he has my full support.

Sincerely,

Aaron Paul

Pacheco, Maria

From: Corning, Robert <Bob.Corning@stantec.com>
Sent: Sunday, November 6, 2022 8:48 PM
To: Pacheco, Maria
Subject: 5 Ellsworth Avenue

Ms Pacheco

I am writing in regards to the renovation project proposed at 5 Ellsworth Avenue in Cambridge,

I have reviewed the plans with Matt Hayes, the applicant, and support his plans.

I am very familiar with his other projects on Ellsworth and find his work is quality and a benefit to the Neighborhood.

Best regards

Bob Corning
9 Ellsworth Avenue

Pacheco, Maria

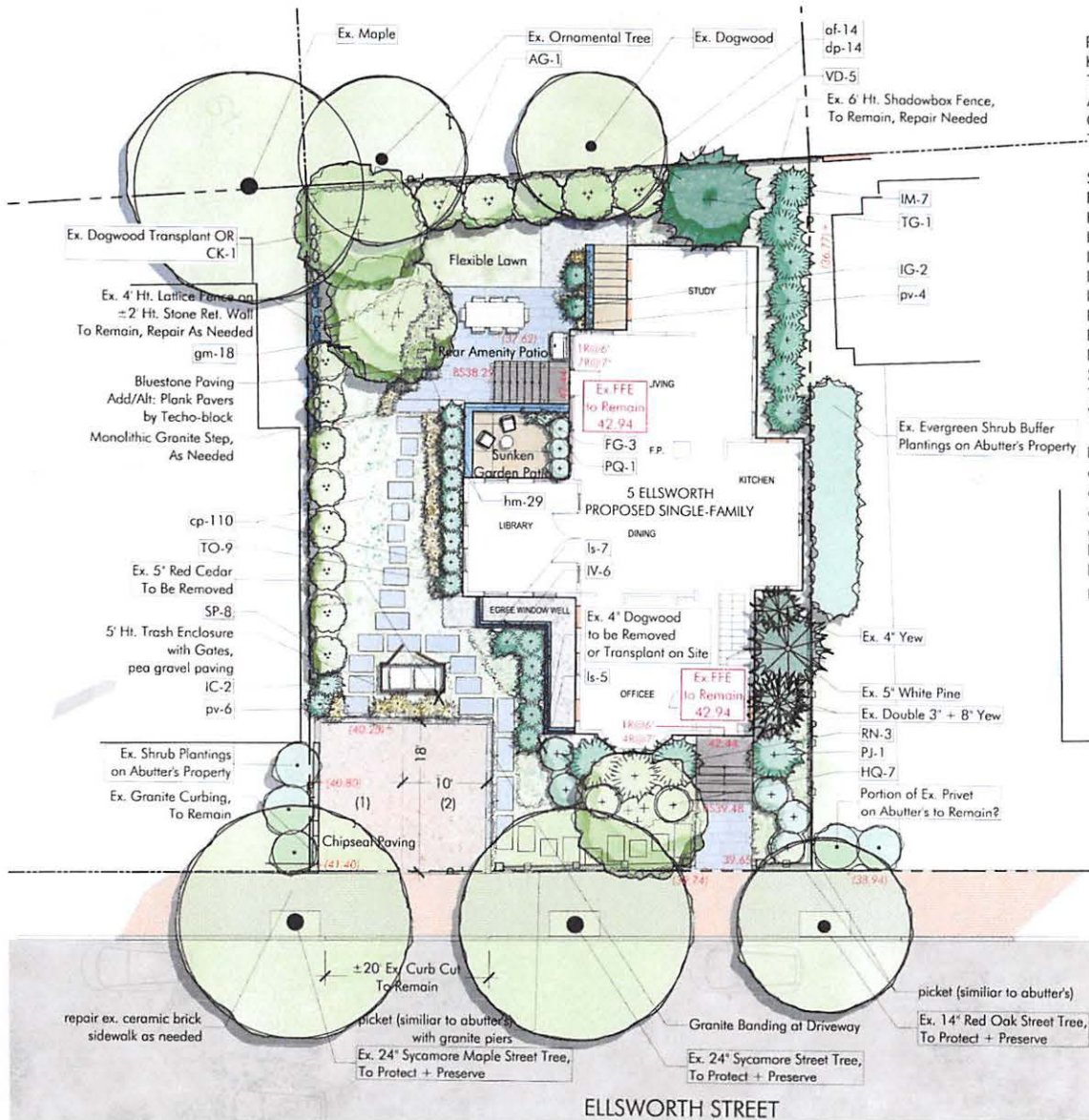
From: Doria, Alessandro <Alessandro.Doria@joslin.harvard.edu>
Sent: Monday, November 7, 2022 7:16 AM
To: Pacheco, Maria
Subject: 5 Ellsworth Avenue renovations
Attachments: Ells5_LandscapePlan+Materials_ABUTTERS ALTERNATE_22_11_03.pdf

Dear Ms. Pacheco,

After a productive meeting with Matt Hayes on November 1, 2022, during which we reviewed his original plans, he agreed to address our concerns by making the changes seen in the drawings attached. With the understanding that the attached plans, dated November 3, 2022, are the agreed upon plans for landscaping and trash placement at 5 Ellsworth, and supersede the drawings dated October 17, 2022, the Three Ellsworth Avenue Condominium Association supports Matt Hayes/Unison Design Group's plans for renovation of 5 Ellsworth Avenue. We appreciate his neighborly addressing of our concerns.

Best wishes,

Alessandro Doria
on behalf of the Three Ellsworth Avenue Condominium Association



PROPOSED PLANT LIST

| KEY | QTY | LATIN NAME | COMMON NAME | MIN. SIZE | NOTES |
|-----------------------|-----|--|--------------------------|-------------|--------------------------|
| TREES | | | | | |
| AG | 1 | Acer griseum | Paperbark Maple | 2-2.5" cal. | B&B, |
| CK | (1) | Cornus kousa | Kousa Dogwood | 2-2.5" cal. | B&B, Fall Dig Hazard |
| TG | 1 | Thuja 'Green Giant' | Green Giant Arborvitae | 6-7' ht. | B&B |
| SHRUBS + VINES | | | | | |
| FG | 3 | Fothergilla gardenii | Witch Alder | 3 gal. | Pots |
| HQ | 7 | Hydrangea quercifolia | Oakleaf Hydrangea | 5 gal. | Pots |
| IC | 2 | Ilex crenata 'Sky Pencil' | Sky Pencil Holly | 3' ht. MIN | Pots |
| IG | 2 | Ilex glabra 'Shamrock' | Inkberry | 5 gal. | Pots |
| IM | 7 | Ilex meserveae 'China Girl' | Blue Holly | 5 gal. | Pots, some shall be male |
| IV | 6 | Ilex verticillata 'Little Goblin' | Dwarf Winterberry | 3 gal. | Pots |
| PJ | 1 | Pieris japonica 'Mountain Fire' | Japanese Andromeda | 3 gal. | Pots |
| PQ | 1 | Parthenocissus quinquefolia | Virginia Creeper | 1 qt. | Pots |
| RN | 4 | Rhododendron 'Nova Zembla' | Nova Zembla Rhododendron | 36" ht. | Pots |
| SP | 8 | Syringa pubescens subsp. patula 'Miss Kim' | Miss Kim Lilac | 48" ht. MIN | Pots |
| TO | 9 | Thuja occidentalis 'Hetz Midget' | Globe Arborvitae | 3' ht. MIN | Pots |
| VD | 5 | Viburnum dentatum | Arrowwood Viburnum | 48" ht. MIN | Pots |
| PERENNIALS | | | | | |
| af | 14 | Athyrium filix-femina | Common Lady Fern | 1 qt. | Pots, 24" o.c. |
| cp | 110 | Carex pensylvanica | Pennsylvania Sedge | 1 qt. | Pots, 30" o.c. |
| dp | 14 | Dennstaedtia punctilobula | Hay-Scented Fern | 1 qt. | Pots, 24" o.c. |
| gm | 18 | Geranium macrorrhizum 'Bevan's Variety' | Bigroot Geranium | 1 qt. | Pots, 24" o.c. |
| hm | 29 | Hakonechloa macra 'All Gold' | Japanese Forest Grass | 1 gal. | Pots |
| ls | 12 | Liriope spicata | Creeping Lilyturf | 1 qt. | Pots |
| pv | 10 | Panicum virgatum | Switchgrass | 1 gal. | Pots |





Open Wooden Picket Along Front + Right Property Lines
Style Similar to Abutter's



Rectangular Buestone Stepping
Stones Through Plant Bed



Chip-Seal Paved Driveway with
Granite Banding Perimeter



Banded Bluestone
Add/Alt: Plank Unit Pavers by Techo-Bloc



Existing Evergreen Buffer to Remain
View from Abutter's (7 Ellsworth) Drive



View from Front Walk



Kousa Dogwood



Paperbark Maple



Existing Dogwood to Remove
or Transplant on Site



Miss Kim Lilac Hedge



Upright Japanese Holly Hedge



Globe Arborvitae Hedge



Oakleaf Hydrangea



Creeping Lilyturf



Bigroot Geranium



Pennsylvania Sedge

Pacheco, Maria

From: robbie.burnstine@burrod.org
Sent: Monday, November 7, 2022 12:47 PM
To: Crosbie, Allison; Pacheco, Maria
Cc: Matt Hayes
Subject: 5 Ellsworth Avenue

Hi

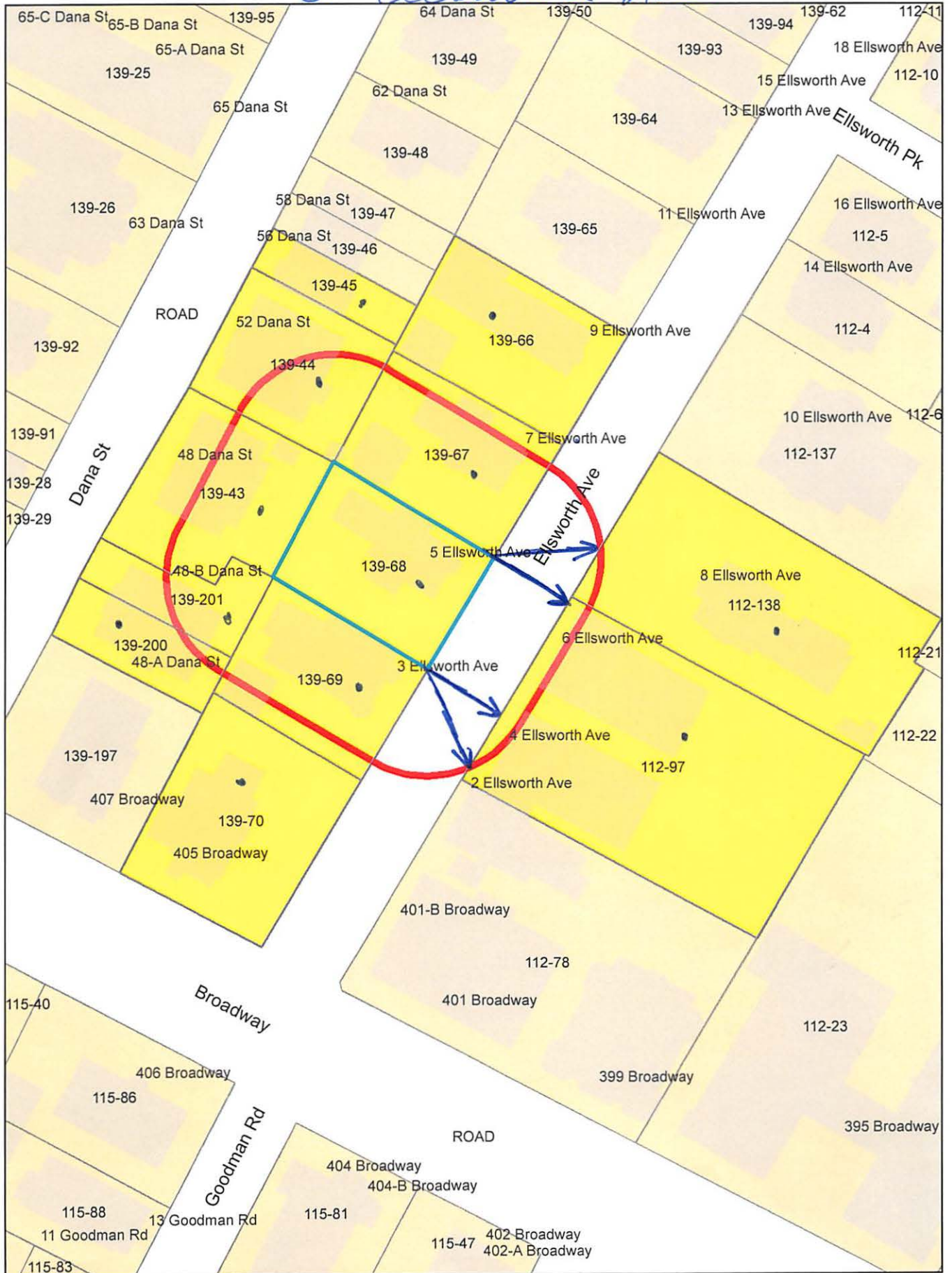
I am writing at the request of Matt Hayes in support of his application to refurbish 5 Ellsworth Avenue. My husband and I have reviewed the plans with Matt, the applicant, and we support the work he plans to undertake.

We appreciate Matt's willingness to engage us in this process.

Sincerely, Robbie Burnstine and Lou Rodriques, 7 Ellsworth Avenue

Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)

5 Ellsworth Ave



5 Ellsworth Ave

Petitioner

112-97
ELLSWORTH REALTY, INC.
59 UNION SQ
P.O. BOX 148
SOMERVILLE, MA 02143

112-138
CRAWFORD, WILLIAM CHARLES RICHARDS &
CATHARINE MARTONE CRAWFORD
8 ELLSWORTH AVE
CAMBRIDGE, MA 02139

ELLSWORTH 5 LLC
C/O MATT HAYES
17 ELLSWORTH AVE
CAMBRIDGE, MA 02139

139-69
BAM, AJAY
3 ELLSWORTH AVE. UNIT#3
CAMBRIDGE, MA 02139

139-44
GROSS, LISA
52 DANA ST., #2
CAMBRIDGE, MA 02138

139-67
RODRIQUES, LOUIS A & ROBBE BURNSTINE
TR. OF THE ROBBE BURNSTINE REVOC TRUST
7 ELLSWORTH AVE
CAMBRIDGE, MA 02139

139-68
BUTLER, THOMAS J. &
JULIA U BUTLER A LIFE ESTATE
5 ELLSWORTH ST
CAMBRIDGE, MA 02139

139-43
HSIA, JOHN I-SHENG
TR. OF THE 48 DANA ST CAMBRIDGE REALTY TR
48 DANA ST
CAMBRIDGE, MA 02138

139-44
HILLTOP REAL ESTATE LLC
52 DANA ST., # 1
CAMBRIDGE, MA 02138

139-200
WEISBERG, OREN L. & TAMARA B. CHARM
48A DANA ST
CAMBRIDGE, MA 02138

139-201
MANACHER, ADAM I. & CAROL S. BIRNBAUM
48.5-B DANA ST.
CAMBRIDGE, MA 02138

139-44
JACKSON, JEAN E.
52-54 DANA ST 3
CAMBRIDGE, MA 02138-4309

139-69
DORIA, ALESSANDRO & CHIARA GERHARDINGER
3 ELLSWORTH AVE., UNIT #1
CAMBRIDGE, MA 02139-1009

139-70
KOVACS, STEPHEN O.
TRUSTEE OF STRIKER TRT
405 BROADWAY
CAMBRIDGE, MA 02139

139-45
CARVALHO, BRUNO M. MICHAEL E. ROZAS
56 DANA ST
CAMBRIDGE, MA 02138

139-66
CORNING, JR. ROBERT M, LAUREN J. CORNING
20 SOMERSET ST
BELMONT, MA 02478

139-69
SHARPE, NORA L.
3 ELLSWORTH AVE., UNIT #2
CAMBRIDGE, MA 02139-1009



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: histsncds@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: **5 Ellsworth Avenue**

OWNER: **Butler Family Realty Trust
c/o Matt Hayes
17 Ellsworth Avenue
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 dormer, raise roof, and extend existing ell; alter fenestration; and install window well.

The Commission approved the proposal as submitted with the following recommendations.

- 1. Lower the addition at least 6 inches below the roof line of the front portion of the structure.**
- 2. Explore how to create a smooth transition at corner of the addition and primary front portion of the structure.**
- 3. Consider a shed dormer, complying the City's dormer guidelines, to gain additional living space.**

The plans and specifications that were submitted with the application, titled "5 Ellsworth Avenue," by Peter Quinn Architects, Somerville MA, dated October 18, 2022, are incorporated into this certificate, which is non-binding 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 6594**

Date of Certificate: **November 7, 2022**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid
Cambridge Neighborhood Conservation District Commission on November 8, 2022.

By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk