



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017153-2019

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal : _____

PETITIONER : Jenna Taube Sirkin & Rene Rampal Chopra

PETITIONER'S ADDRESS : 62 Clay St. Cambridge, MA 02140

LOCATION OF PROPERTY : 62 Clay St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests variance relief to construct a dormer partially within the side yard setback and increase the floor area ratio. Petitioner requests a special permit to add windows within the setback

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>5.000</u>	Section <u>5.31 (Table of Dimensional Requirements).</u>
Article <u>8.000</u>	Section <u>8.22.2.C (Non-Conforming Structure).</u>
Article <u>10.000</u>	Section <u>10.30 (Variance).</u>
Article <u>10.000</u>	Section <u>10.40 (Special Permit).</u>

Original Signature(s) :



(Petitioner(s) / Owner)

Jenna Taube Sirkin & Rene Rampal Chopra

(Print Name)

Address : 62 Clay St. #2

Cambridge, MA 02140

Tel. No. : 617-895-8580

E-Mail Address : jenna.sirkin@gmail.com

Date : 7-16-19

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 Jenna Sirkin and Rene Chopra
(OWNER)

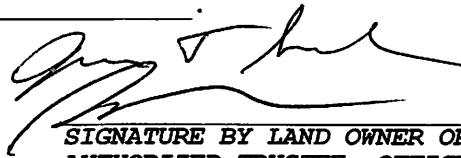
Address: 62 Clay Street Cambridge, MA

State that I/We own the property located at 62 Clay Street,
which is the subject of this zoning application.

The record title of this property is in the name of Jenna Sirkin and Rene Chopra

*Pursuant to a deed of duly recorded in the date 12/4/2015, Middlesex South
County Registry of Deeds at Book 66479, Page 454; 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 Jenna Sirkin & Rene Chopra personally appeared before me,
this 9th of July, 2019, and made oath that the above statement is true.

My commission expires May 16 2025

(Notary Seal)



Notary
JAYDEN DDHIR
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 16, 2025

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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the provisions of the Ordinance would involve a substantial hardship to Petitioner because the house is dated and requires significant upgrades to its systems and floor plan. Additionally, this lot suffers from subsurface flooding conditions that restrict the use of the basement area for an additional bedroom to accommodate Petitioner's growing family. The Petitioner has tenants on the first floor of the multi-family home, so the Petitioner needs to create space on the second and third floor to have a children's bedroom on the same floor as the master bedroom. One of the Petitioners also works from home full time in Cambridge and has an office on the second floor.

Granting the requested relief will provide for functional head height on the third floor allowing for a second bedroom and code compliant stairs.

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 but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owing to the non-conforming size of the dwelling that exceeds the allowable FAR and the soil condition such that even a modest increase in FAR for dormers would require relief. Further the dormer on the left side of the house will provide building code compliant access to the existing third floor bedrooms thereby making the house safer and more suitable for families.

C) **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

1) Substantial detriment to the public good for the following reasons:

The requested additions will not negatively impact the adjacent residential uses because the changes are modest in nature and are consistent with the other residential structures on the street that also utilize dormers.

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

The requested relief will not substantially derogate from the intent or purpose of the ordinance because the relief is modest in nature and if approved will increase Cambridge's housing stock of renovated family friendly properties.

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

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 62 Clay St 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:

With the requested relief the requirements of the ordinance will be satisfied.

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 congestion, hazard, or substantial change in the established neighborhood character will result from approval of the windows within the setback because the location of the windows will not negatively impact privacy for the direct abutters and will allow for the appropriate amount of light in air into the reconfigured dwelling.

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:

The continued operation of or the development of adjacent uses will not be adversely affected because there is no change to the two family use.

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 nuisance or hazard will be created nor will any detriment to the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City because the additional windows will allow the appropriate light and air into the reconfigured dwelling.

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 will not impair the integrity of the district and is consistent with the intent of the ordinance by allowing for the renovation and modernization of Cambridge's older housing stock.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Jenna Sirkin **PRESENT USE/OCCUPANCY:** multi-family
LOCATION: 62 Clay St Cambridge, MA **ZONE:** Residence B Zone
PHONE: 617-895-8580 **REQUESTED USE/OCCUPANCY:** multi-family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2305 sf	2509 sf	1487 sf	(max.)
<u>LOT AREA:</u>	2974 sf	2974 sf	5000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	.78	.85	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1487 sf	1487 sf	2500 sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	39'8"	39'8"	50' (min.)
	DEPTH	75'	75'	n/a
<u>SETBACKS IN FEET:</u>	FRONT	13'	13'	15' (min.)
	REAR	19'9"	19'9"	25' (min.)
	LEFT SIDE	13'8"	13'8"	7'6" (min.)
	RIGHT SIDE	3'11"	3'11"	7'6" (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	32'8"	34'11"	35' (max.)
	LENGTH	42'2"	42'2"	n/a
	WIDTH	22'1"	22'1"	n/a
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	.3	.3	.4	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>	0	0	n/a	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	n/a	n/a	n/a	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

[illegible]

62 clay st.

Petitioner

193-36
DELVECCHIO, BERNARD M. &
RACHEL H. DELVECCHIO, TRUSTEE
66 CLAY ST
CAMBRIDGE, MA 02140

193-67
COMERFORD, EDWARD M. &
MICHELLE COMERFORD-MORA
C/O ELLIS COLLEN
18 CLIFF AVE
SCITUATE, MA 02066

193-207
SIRKIN, JENNA TAUBE & RENE RAMPAL CHOPRA
62 CLAY ST
CAMBRIDGE, MA 02140

193-109
ROTHFEDER, JAMIE L. & MITHRA T. ROTHFEDE
55 CLAY ST., #55
CAMBRIDGE, MA 02140

193-109
PEPIN, FLORENTINE & PEDRAM JAVEDAN
57 CLAY ST., #57
CAMBRIDGE, MA 02138

193-111
RAYCROFT, JOSY T. & KATHERINE A. TOOKE
61 CLAY ST
CAMBRIDGE, MA 02140

193-112
TREMBLAY, PAUL L. & IRENE T. REEDER-TREMBLAY
TRUST OF PAUL L. TREMBLAY TRUST
65 CLAY ST
CAMBRIDGE, MA 02140

193-151
SIROIS, RAYMOND & PIERRETTE SIROIS
51 JACKSON ST
CAMBRIDGE, MA 02140

193-152
ARCIDIACONO, JOSEPH E. &
EMMA MENDEZ-ARCIDIACONO
49 JACKSON ST
CAMBRIDGE, MA 02140

193-178
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

193-178
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

193-178
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

193-190
DESROSIERS, BETTY J.
142 DUDLEY ST
CAMBRIDGE, MA 02140

193-196
GIRARD, THERESE,
TR. OF THE THERESE GIRARD FAM TRUST
72 CLAY ST
CAMBRIDGE, MA 02140

193-205
BAEHR, JOEL D. & ANN W. BAEHR
60 CLAY STREET
CAMBRIDGE, MA 02140

193-206
WINE, PAMELA R.
58 CLAY ST
CAMBRIDGE, MA 02140

193-180
LORY, STEPHEN & CLARISSA B. FOY
52 CLAY ST., UNIT #52
CAMBRIDGE, MA 02138

193-216
IDOC PROPERTIES, LLC
9 BEDFORD LANE
LINCOLN, MA 01773

193-191
E2 PROPERTY, LLC
95 AUCKLAND ST., #2
BOSTON, MA 02125

193-191
FREI, WALTER
57 JACKSON ST., #3
CAMBRIDGE, MA 02140

193-191
O'BERG, MELISSA A. & JAMES P. BYRNES
57 JACKSON ST., #2
CAMBRIDGE, MA 02140

193-109
GREIF, MATTHEW P.
53 CLAY ST
CAMBRIDGE, MA 02140

193-180
BROPHY, BENJAMIN W. & LISA M. DOWNING
50 CLAY ST.
CAMBRIDGE, MA 02140

SIRKIN/ CHOPRA RESIDENCE

BZA SUBMISSION SET
07/10/2019

JENNA SIRKIN
RAMPAL CHOPRA

62 CLAY ST. CAMBRIDGE
MA 02140



ARCHITECT:

SAM KACHMAR
ARCHITECTS



SAM KACHMAR
ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

CLIENT:

JENNA SIRKIN
RAMPAL CHOPRA

INTERIOR DESIGNER:

NONE

GENERAL CONTRACTOR:

J CONTRACTORS

STRUCTURAL ENGINEER:

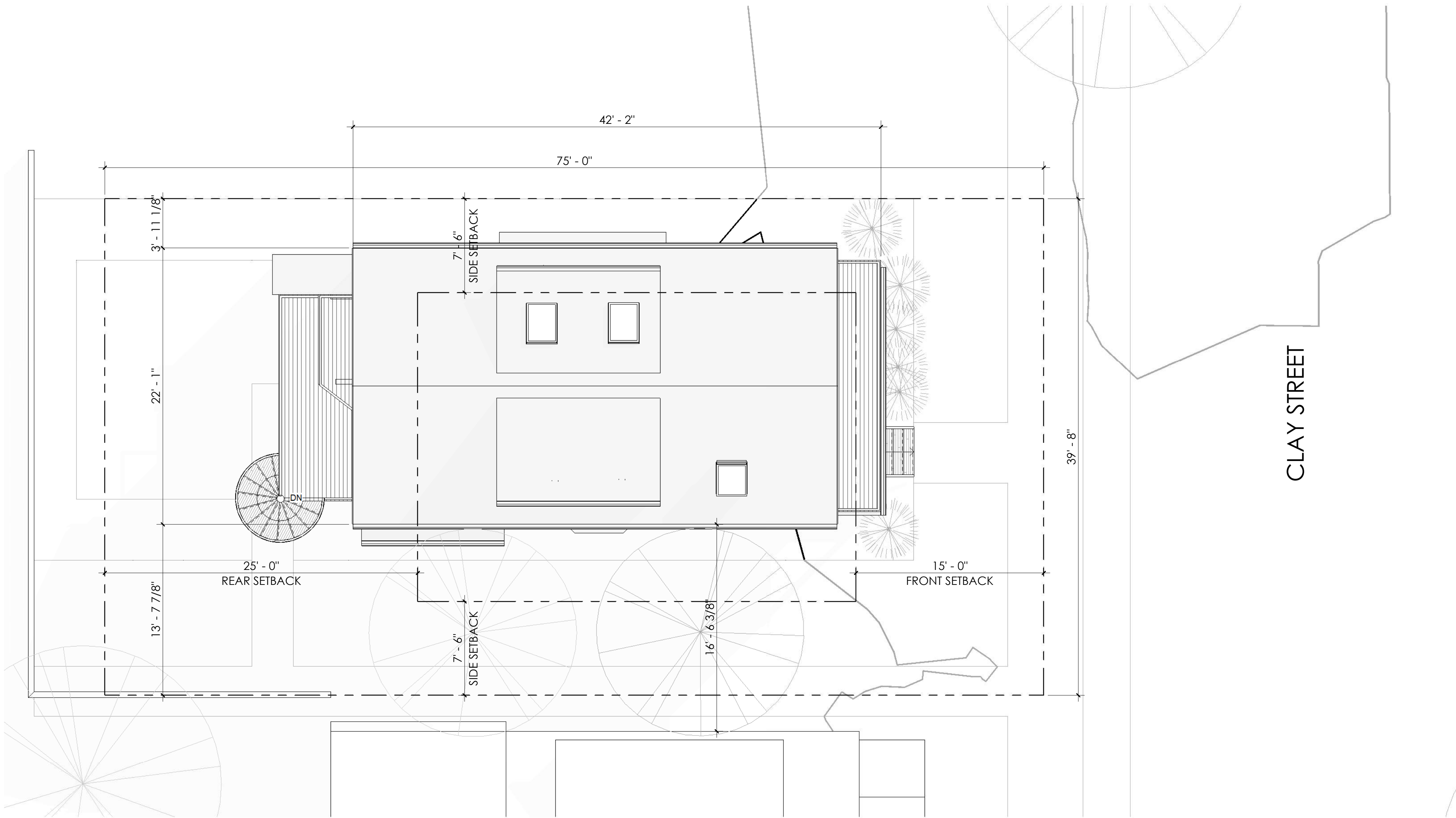
NONE

PROJECT NARRATIVE

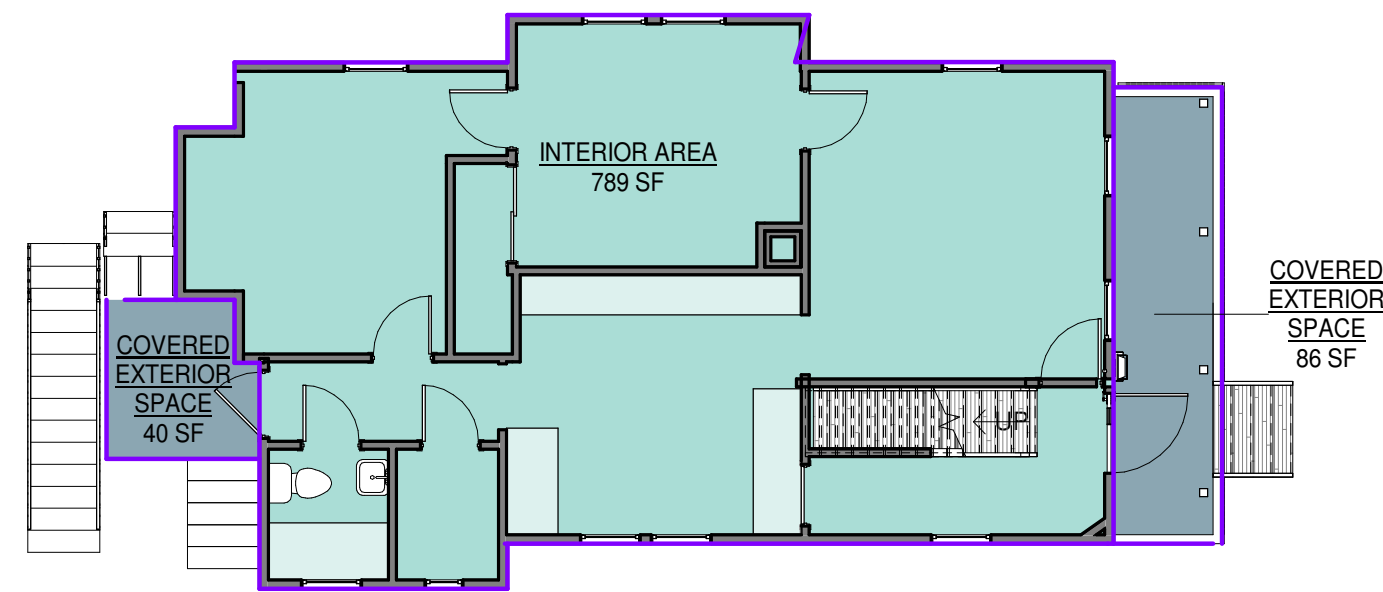
THE SCOPE OF THE SIRKIN/CHOPRA PROJECT IS TO RAISE THE ROOF BY 2' 3" TO A PROPOSED RIDGE HEIGHT OF 34' 11" AND WIDEN THE EXISTING THE DORMERS IN ORDER TO INCREASE LIVING SPACE ON LEVEL 3 FOR THE FAMILY. THE FIRST FLOOR COVERED PORCH WILL BE PARTIALLY ENCLOSED TO CREATE A MUDROOM. THE SECOND FLOOR SCOPE OF WORK IS ONLY THE ADDITION OF A WINDOW ON THE NORTH ELEVATION FOR DAYLIGHTING IN THE OFFICE THAT THE CLIENT WORKS FROM HOME IN AND THE REDESIGNED STAIRWELL TO THE THIRD FLOOR. THE THIRD FLOOR WILL BE REDESIGNED TO ACCOMIDATE A MASTER SUITE, CHILDRENS BEDROOM & BATHROOM, AND LAUNDRY & STORAGE. THE EXTERIOR SCOPE OF WORK INCLUDES ADDING A DECK ON THE THIRD FLOOR ON THE FRONT AND RECONFIGURING THE BACK PORCHES WITH A NEW SPIRAL STAIRCASE AND STORAGE SHED.

Sheet List			
Sheet Number	Sheet Name	Drawn By	Designed By
A-001	COVER	MNW	SKA
A-002	PLOT PLAN	MNW	SKA
A-003	SITE AXON - NORTH	MNW	SKA
A-100	LOWER LEVEL	MNW	SKA
A-101	1ST FLOOR PLAN	MNW	SKA
A-102	2ND FLOOR PLAN	MNW	SKA
A-103	3RD FLOOR PLAN	MNW	SKA
A-104	ROOF PLAN	MNW	SKA
A-200	EAST ELEVATION	MNW	SKA
A-201	NORTH ELEVATION	MNW	SKA
A-202	WEST ELEVATION	MNW	SKA
A-203	SOUTH ELEVATION	MNW	SKA
A-204	CLAY STREET ELEVATION	MNW	SKA
A-205	EXISTING & PROPOSED FRONT PERSPECTIVE	MNW	SKA
A-206	EXISTING & PROPOSED REAR PERSPECTIVE	MNW	SKA
A-207	EXISTING PHOTOS	MNW	SKA

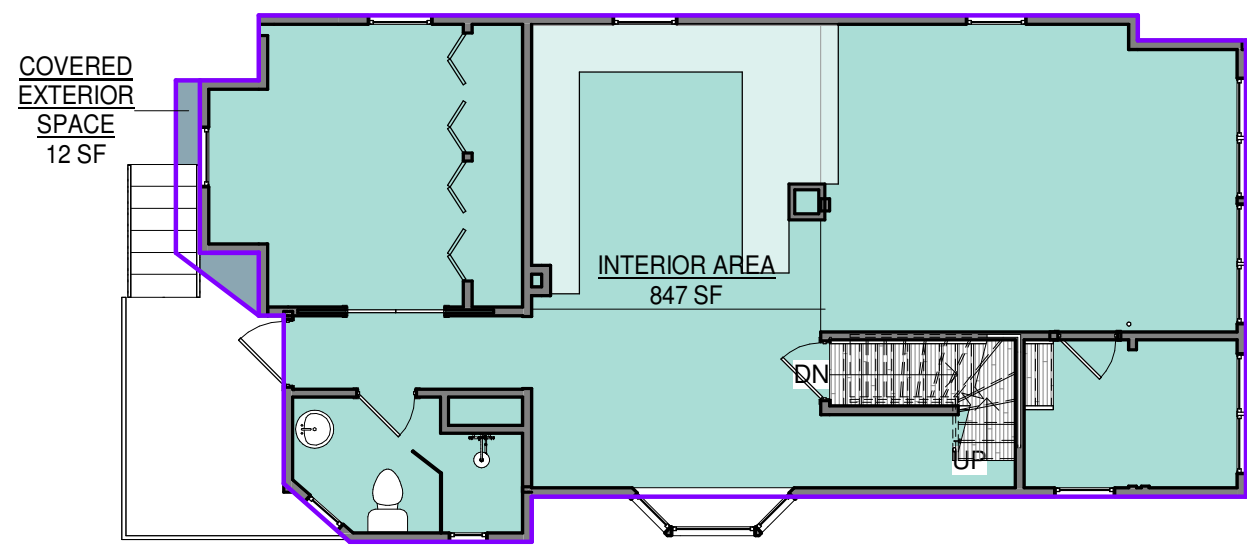
Grand total: 16



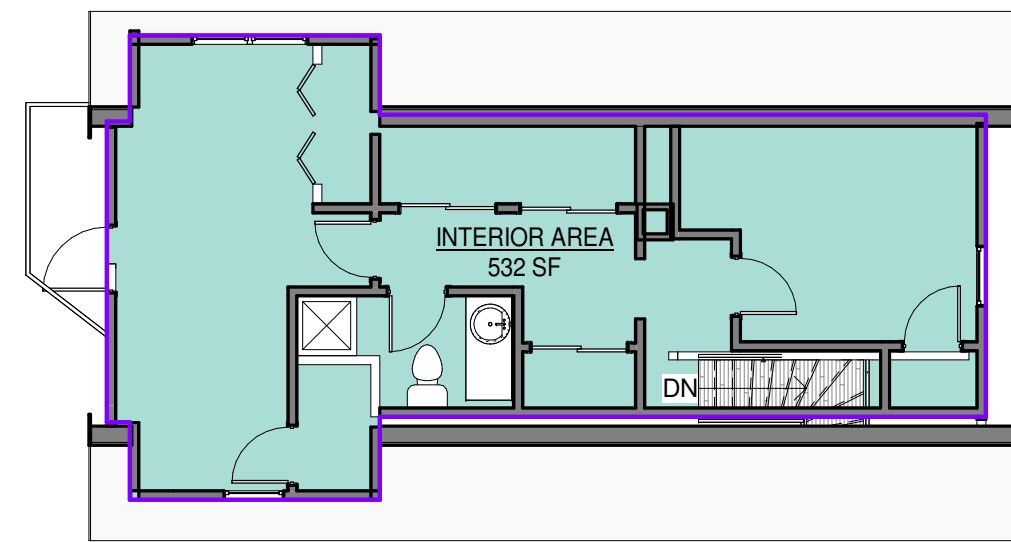
1 SITE PLAN
3/16" = 1'-0"



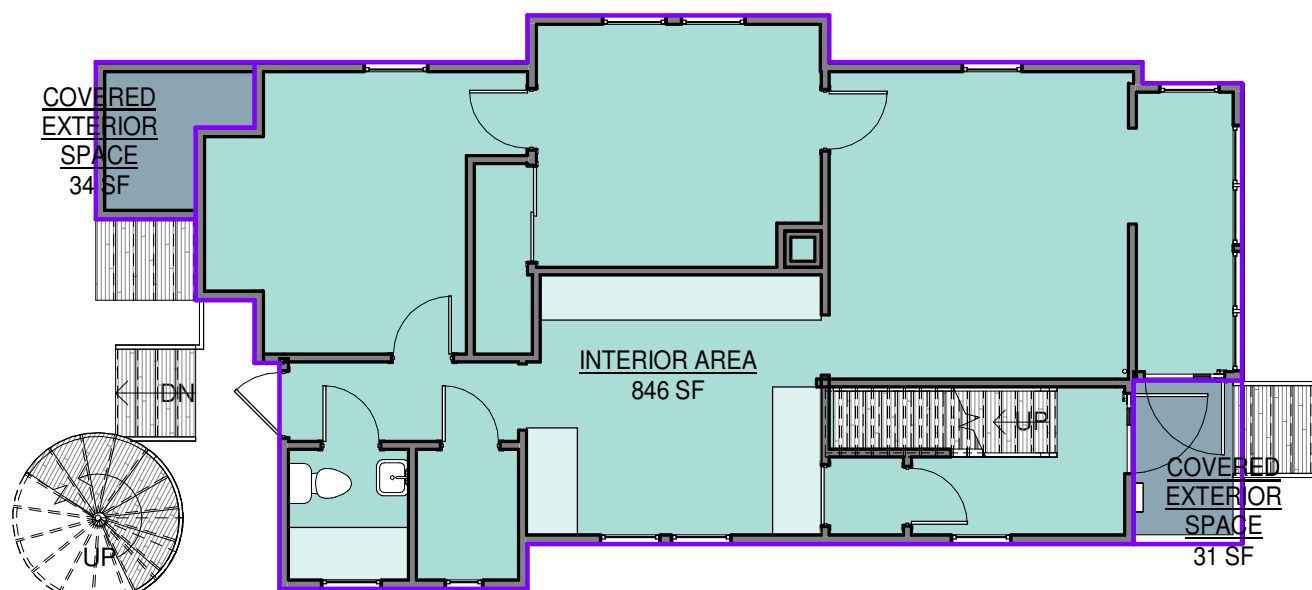
2 EXISTING LEVEL 1
1/8" = 1'-0"



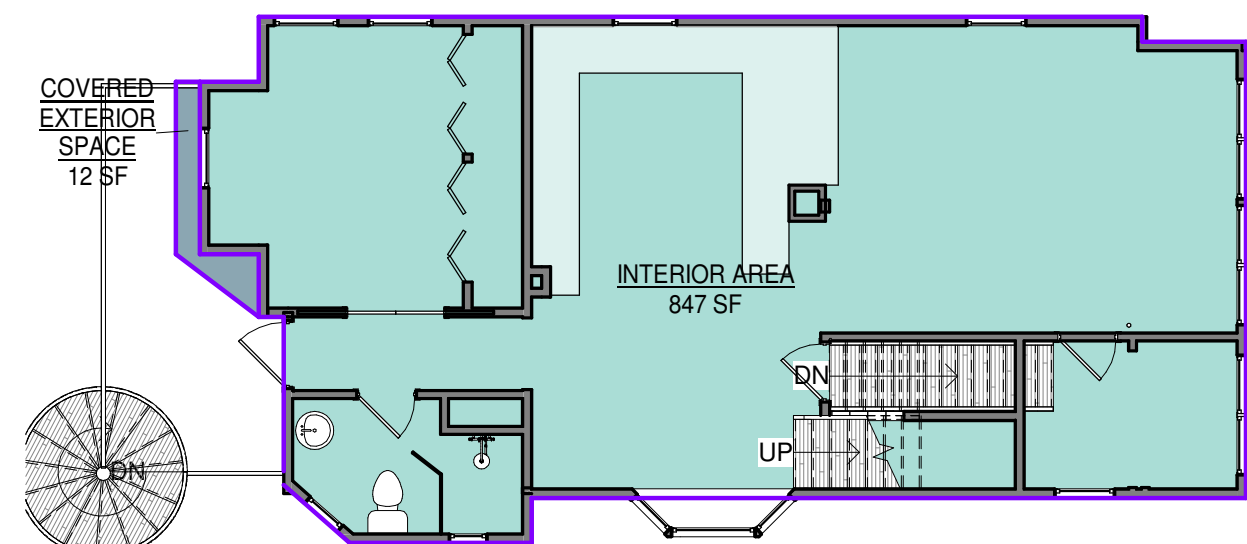
4 EXISTING LEVEL 2
1/8" = 1'-0"



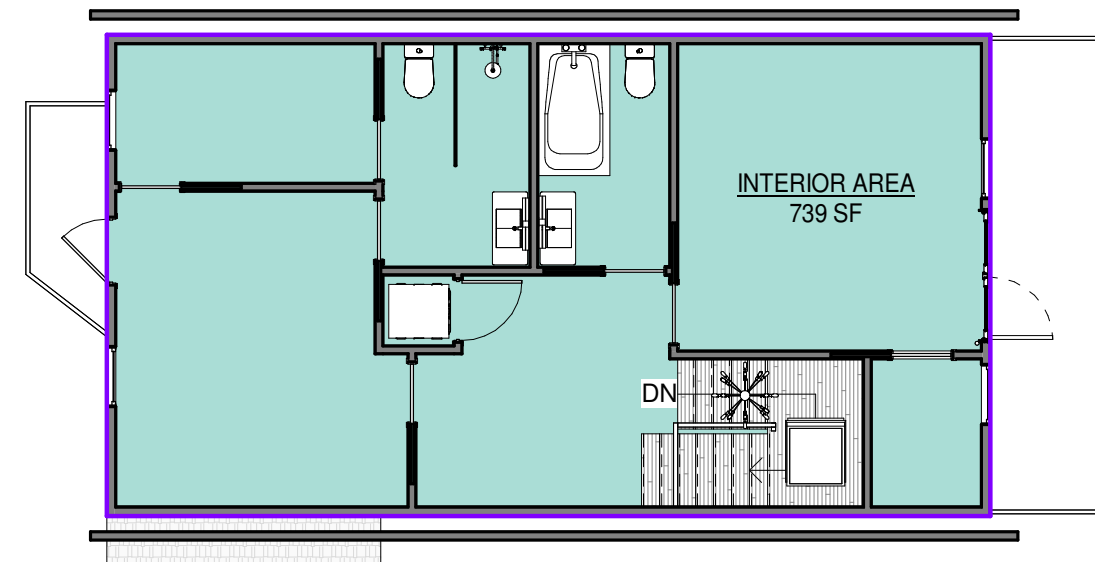
3 EXISTING LEVEL 3
1/8" = 1'-0"



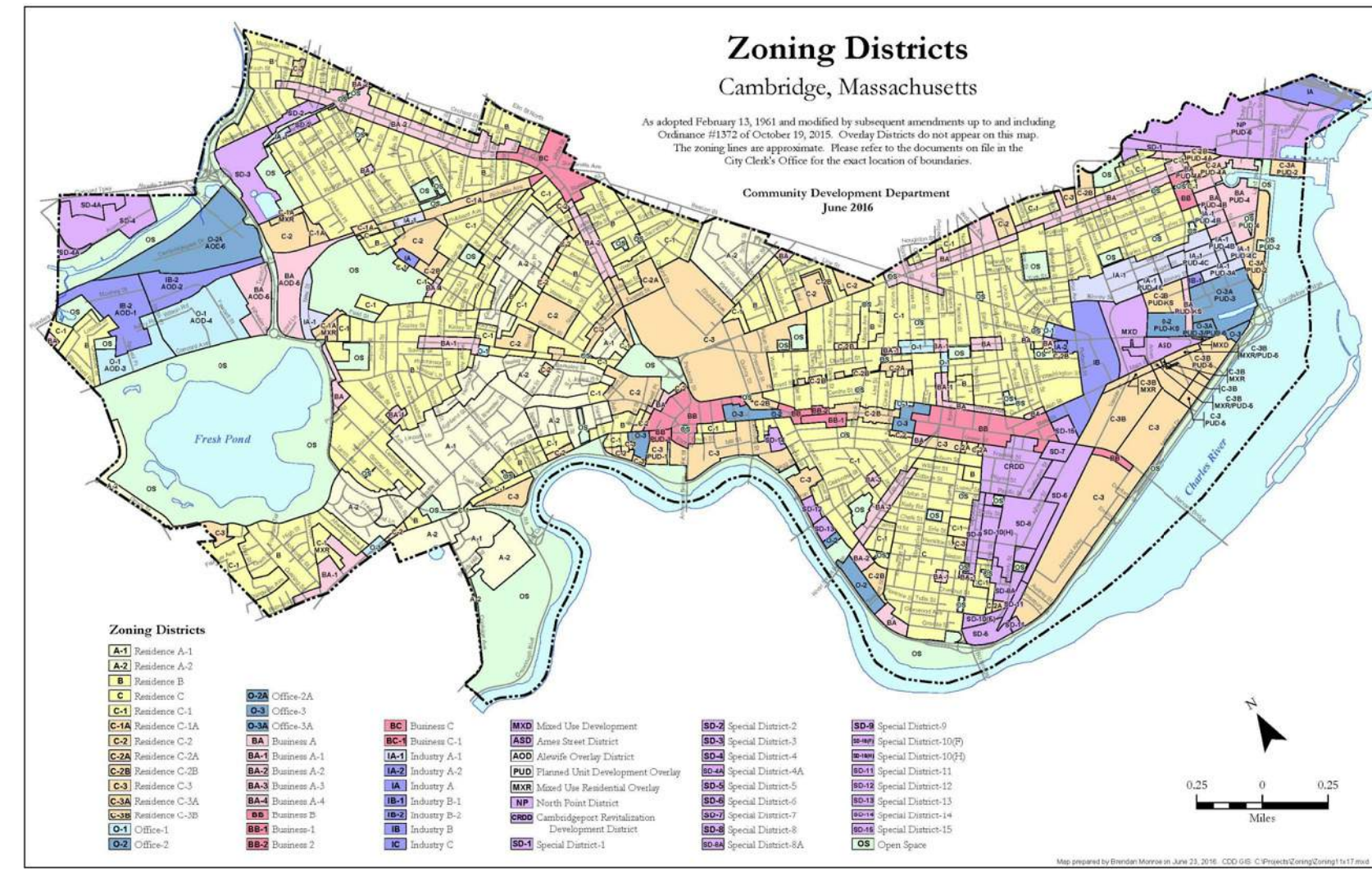
5 PROPOSED LEVEL 1
1/8" = 1'-0"



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



7 PROPOSED LEVEL 3
1/8" = 1'-0"



ZONE: RESIDENCE B
TWO-FAMILY OR SEMI- DETACHED DWELLINGS

MAXIMUM FAR: 0.50
MIN LOT SIZE = 5,000 SF
2,500 SF LOT PER DWELLING UNIT

FRONT YARD SETBACK: 15'
SIDE YARD SETBACK: 7.5'
REAR YARD SETBACK: 25'

35' MAXIMUM BUILDING HEIGHT

OPEN SPACE REQUIREMENT: 40%

EXISTING LOT SIZE: 2,974 SQ. FT.

EXISTING AREA SCHEDULE	
Name	Area
LEVEL 1	
COVERED EXTERIOR SPACE	126 SF
INTERIOR AREA	789 SF
LEVEL 2	
COVERED EXTERIOR SPACE	12 SF
INTERIOR AREA	847 SF
LEVEL 3	
INTERIOR AREA	532 SF
Grand total: 6	2305 SF

EXISTING HOUSE HEIGHT: 32' 8"
EXISTING FAR: 0.78

PROPOSED AREA SCHEDULE		
Level	Name	Area
Not Placed		
Not Placed	COVERED EXTERIOR SPACE	0 SF
Not Placed	INTERIOR AREA	0 SF
LEVEL 1		
LEVEL 1	COVERED EXTERIOR SPACE	65 SF
LEVEL 1	INTERIOR AREA	846 SF
LEVEL 2		
LEVEL 2	COVERED EXTERIOR SPACE	12 SF
LEVEL 2	INTERIOR AREA	847 SF
LEVEL 3		
LEVEL 3	INTERIOR AREA	739 SF
Grand total: 10		2509 SF

PROPOSED HOUSE HEIGHT: 34' 11"
PROPOSED FAR: 0.85



SAM KACHMAR
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(p)978-270-8441
kachmar@design.com
357 HURON AVE.
CAMBRIDGE MA, 02138



PLOT PLAN

JENNA SIRKIN RAMPAL CHOPRA

SIRKIN/ CHOPRA RESIDENCE

62 CLAY ST. CAMBRIDGE MA
02140

Project Status BZA SUBMISSION SET
Project number 16.32
Date 07/10/2019
Drawn by MNW
Checked by Checker

A-002

Scale As indicated

ABBREVIATIONS

#	NUMBER OR POUND	INT	INTERIOR
&,+	AND	JT	JOINT
@		L	LENGTH
ADJ	ADJUSTABLE	LAM	LAMINATE, LAMINATED
AFF	ABOVE FINISH FLOOR	LB	POUND
ALUM	ALUMINUM	LGMF	LIGHT GAGE METAL FRAMING
APPROX	APPROXIMATELY	LT	LIGHT
ARCH	ARCHITECTURAL	LT WT	LIGHT WEIGHT
AVB	AIR AND VAPOR BARRIER	MAX	MAXIMUM
BD	BOARD	MDF	MEDIUM DENSITY FIBER
BIT	BITUMINOUS	MECH	MECHANICAL
BLDG	BUILDING	MED	MEDIUM
BSMT	BASEMENT	MFR	MANUFACTURER
BTWN	BETWEEN	MIN	MINIMUM
CF	CUBIC FEET	MISC	MISCELLANEOUS
CI	CUBIC INCHES	MTD	MOUNTED
CJ	CONTROL JOINT	MTL	METAL
CL	CENTERLINE	N	NORTH
CLG	CEILING	N/A	NOT APPLICABLE
CLR	CLEAR OR CLEARANCE	NIC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CONT	CONTINUOUS	OD	OUTSIDE DIAMETER
CORR	CORRIDOR, CORRUGATED	OH	OPPOSITE HAND
CTR	CENTER	OPP	OPPOSITE
D	DEPTH, DEEP	OSB	ORIENTED STRANDBOARD
DBL	DOUBLE	OVHD	OVERHEAD
DEMO	DEMOLISH, DEMOLITION	OZ	OUNCE (S)
DIA	DIAMETER	PATT	PATTERN (ED)
DIM	DIMENSION	PERF	PERFORATED
DN	DOWN	PERP	PERPENDICULAR
DTL	DETAIL	PLAM	PLASTIC LAMINATE
DW	DISHWASHER	PLYWD	PLYWOOD
E	EAST	PNT	PAINT, PAINTED
EA	EACH	PR	PAIR
EJ	EXPANSION JOINT	PREFAB	PREFABRICATE, PREFABRICATED
EL	ELEVATION (GRADE)	QTY	QUANTITY
ELEC	ELECTRICAL	RAD	RADIUS
ELEV	ELEVATION (FACADE)	RBR	RUBBER
EOS	EDGE OF SLAB	RD	ROOF DRAIN
EQ	EQUAL, EQUIPMENT, EQUIP	REF	REFERENCE
ETR	EXISTING TO REMAIN	REFR	REFRIGERATE, REFRIGERATOR
EXG	EXISTING	REINF	REINFORCE, REINFORCED
EXP	EXPOSED	REQ	REQUIRE
EXT	EXTERIOR	REV	REVISION, REVISE, REVISED
FAB	FABRICATE, FABRICATION	RM	ROOM
FD	FLOOR DRAIN	RO	ROUGH OPENING
FF	FINISHED FLOOR	S	SOUTH
FL	FLOOR	SCHED	SCHEDULE
FOW	FACE OF WALL	SF	SQUARE FEET
FT	FEET, FOOT	SI	SQUARE INCHES
GA	GAUGE	SIM	SIMILAR
GALV	GALVANIZED	SPEC	SPECIFICATION
GL	GLASS, GLAZING, GLAZED	SQ	SQUARE
GWB	GYP SUM WALLBOARD, BACKING BOARD	SS, SST	STAINLESS STEEL
GYP	GYP SUM	STC	SOUND TRANSMISSION CLASS
H	HIGH	STL	STEEL
HDWD	HARDWOOD	STOR	STORAGE
HM	HOLLOW METAL	STR	STAIR
HORIZ	HORIZONTAL	T.O.	TOP OF
HVAC	HEATING, VENTILATING & AIR CONDITIONING	U.O.	UNDERSIDE OF
IN	INCH, INCHES	UON	UNLESS OTHERWISE NOTED
INCL	INCLUDE, INCLUDED	WD	WOOD
		WT	WEIGHT
		X	INDICATES TIMES OR BY

MATERIALS

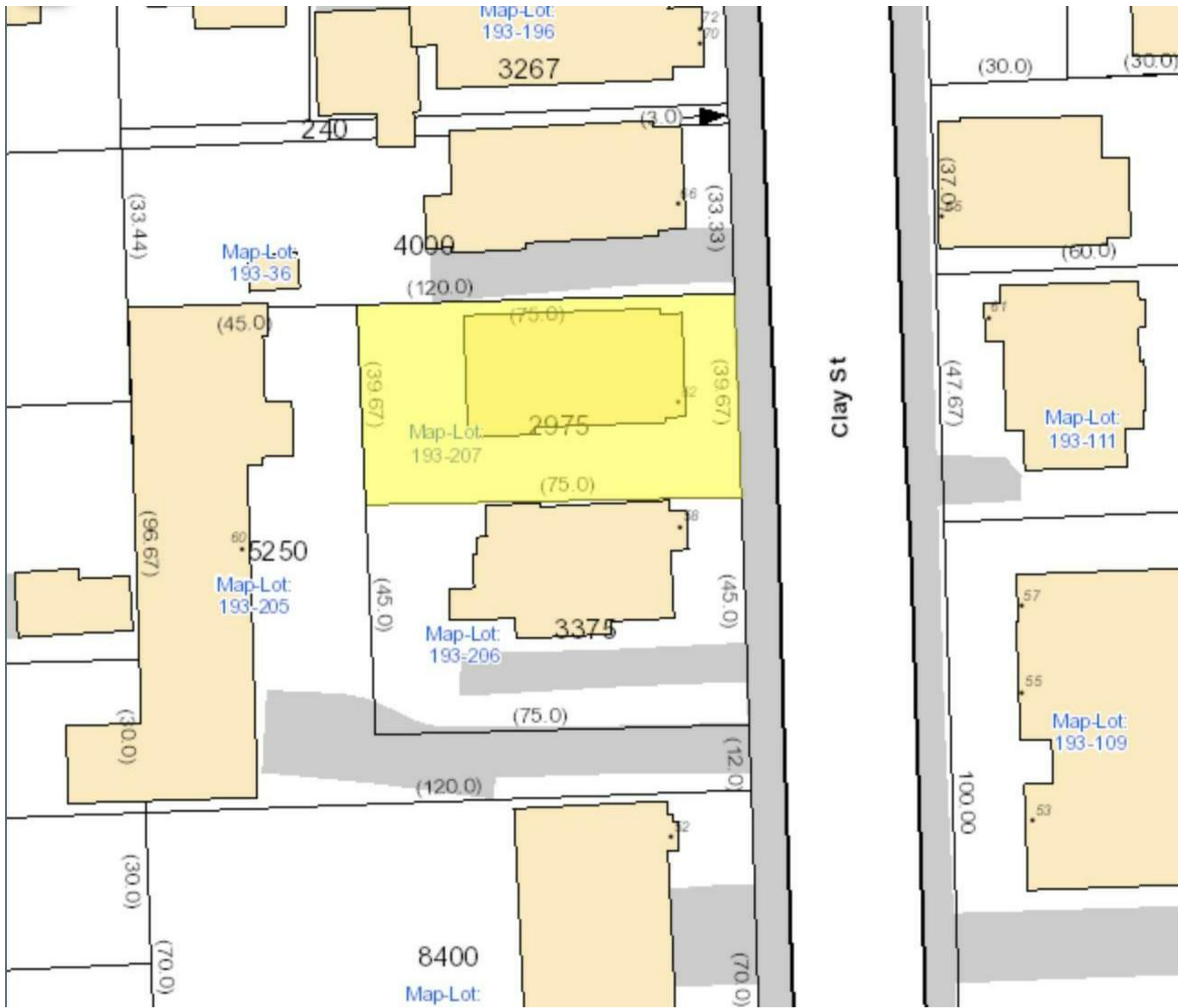
	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYP SUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

SYMBOLS

	DRAWING TITLE		
	EXTERIOR ELEVATION KEY		
	INTERIOR ELEVATION KEY		
	BUILDING SECTION MARKER		
	WALL SECTION MARKER		
	DETAIL AREA MARKER		
	DETAIL SECTION MARKER		
	GRID LINE		
	VERTICAL ELEVATION KEY (ELEV)		
	SPOT ELEVATION W/ TARGET (PLAN)		
	SPOT ELEVATION NO TARGET (PLAN)		
	REVISION CLOUD AND REVISION TAG		
	ROOM TAG		CENTERLINE
	AREA TAG		MATCH LINE
	DOOR TAG		HINGE SIDE OF DOOR
	WINDOW TAG		ALIGN SURFACES
			FINISH TAG

GENERAL NOTES

- ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
- DO NOT SCALE DRAWINGS
- VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
- LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
- ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
- DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
- TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
- IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
- PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
- VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
- WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
- FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
- EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
- PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
- COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
- APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING " " SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
- FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
- COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
- PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
- PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
- LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
- ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
- ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
- DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
- ALL WOOD SHALL BE FSC CERTIFIED.
- ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
- CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.



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GENERAL NOTES

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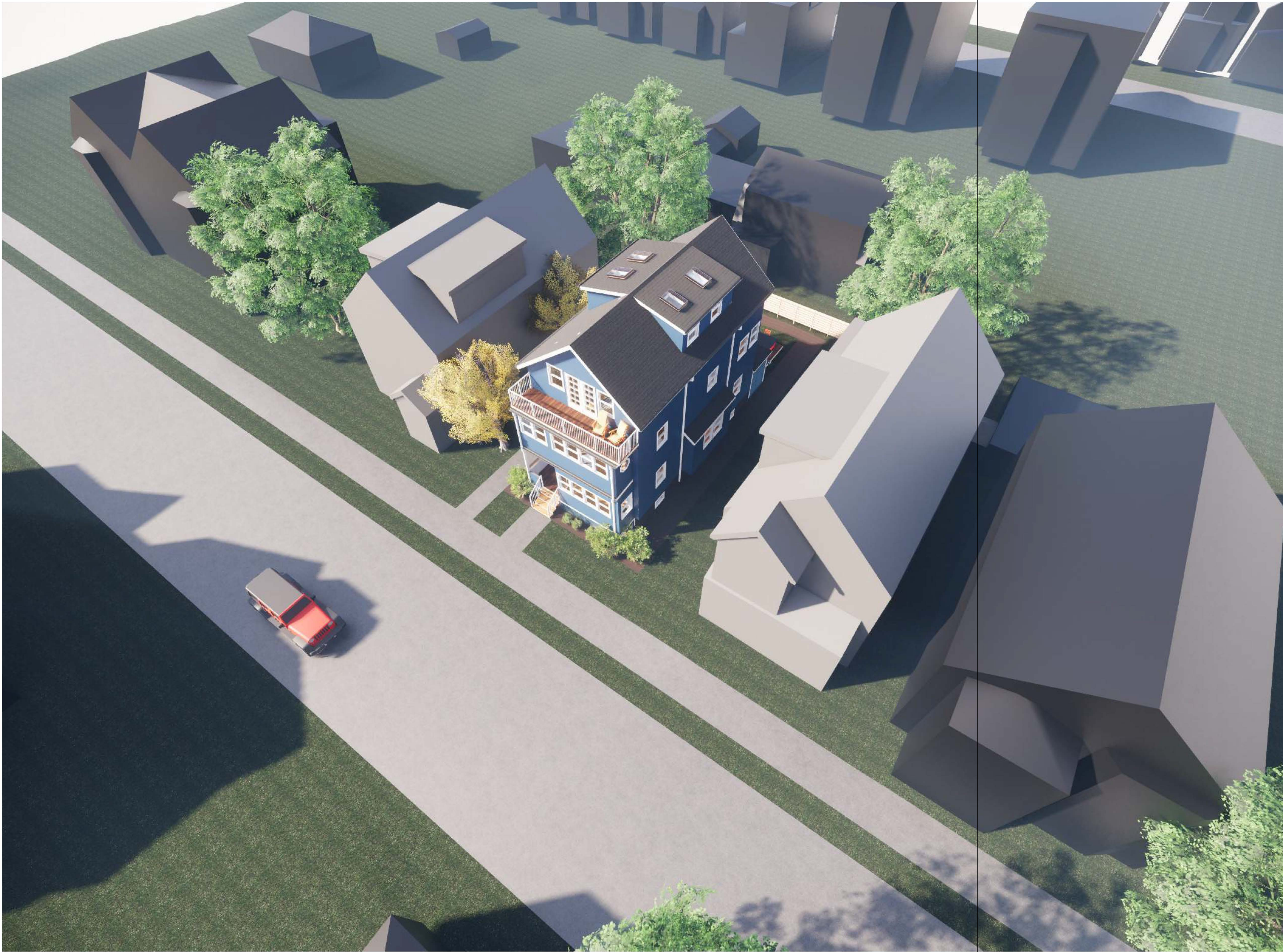
SIRKIN/ CHOPRA RESIDENCE

62 CLAY ST. CAMBRIDGE MA
02140

Project Status	BZA SUBMISSION SET
Project number	16.32
Date	07/10/2019
Drawn by	MNW
Checked by	Checker

A-002A

Scale 1 1/2" = 1'-0"



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SITE AXON - NORTH

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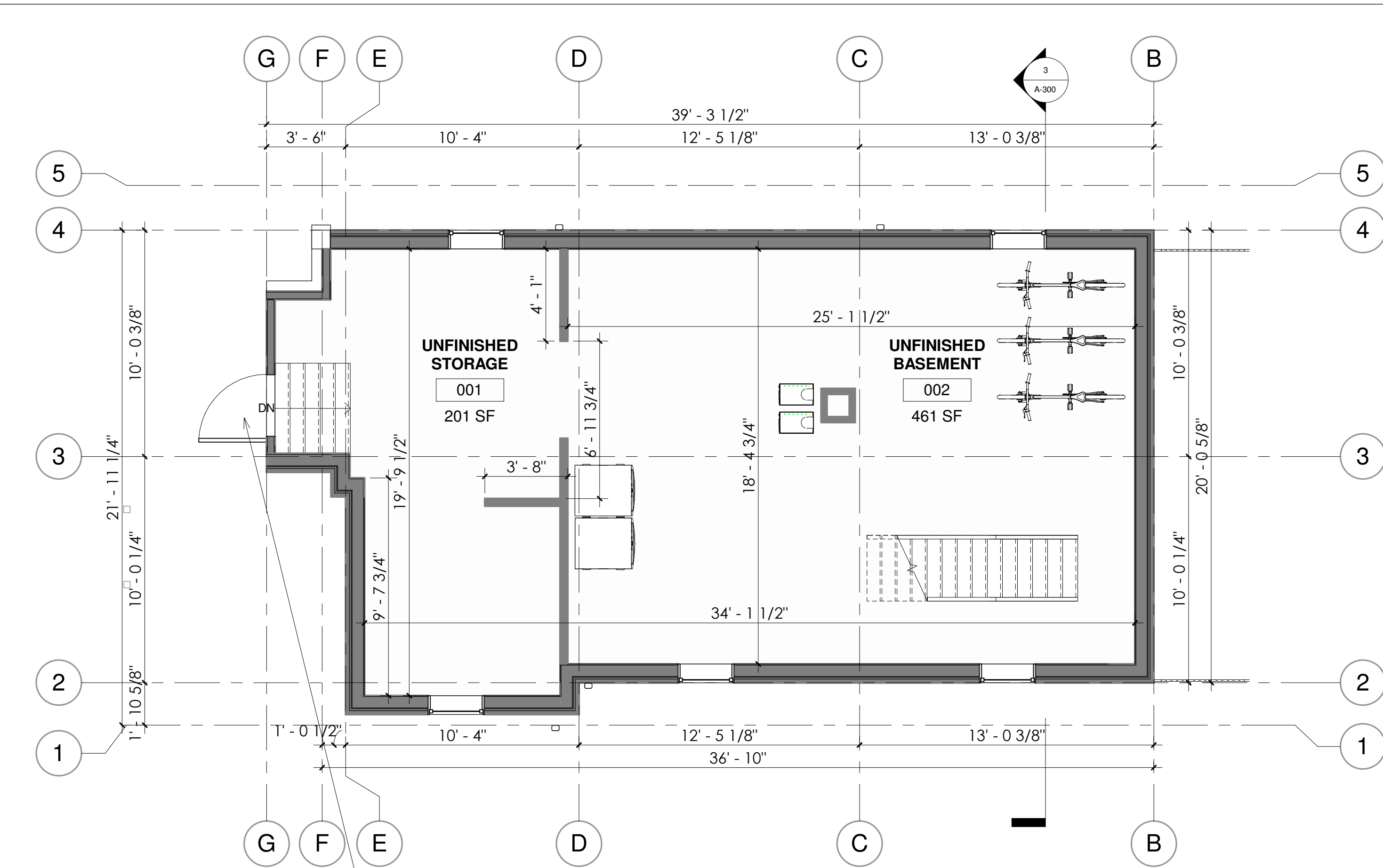
SIRKIN/ CHOPRA RESIDENCE

62 CLAY ST. CAMBRIDGE MA
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Project number	16.32
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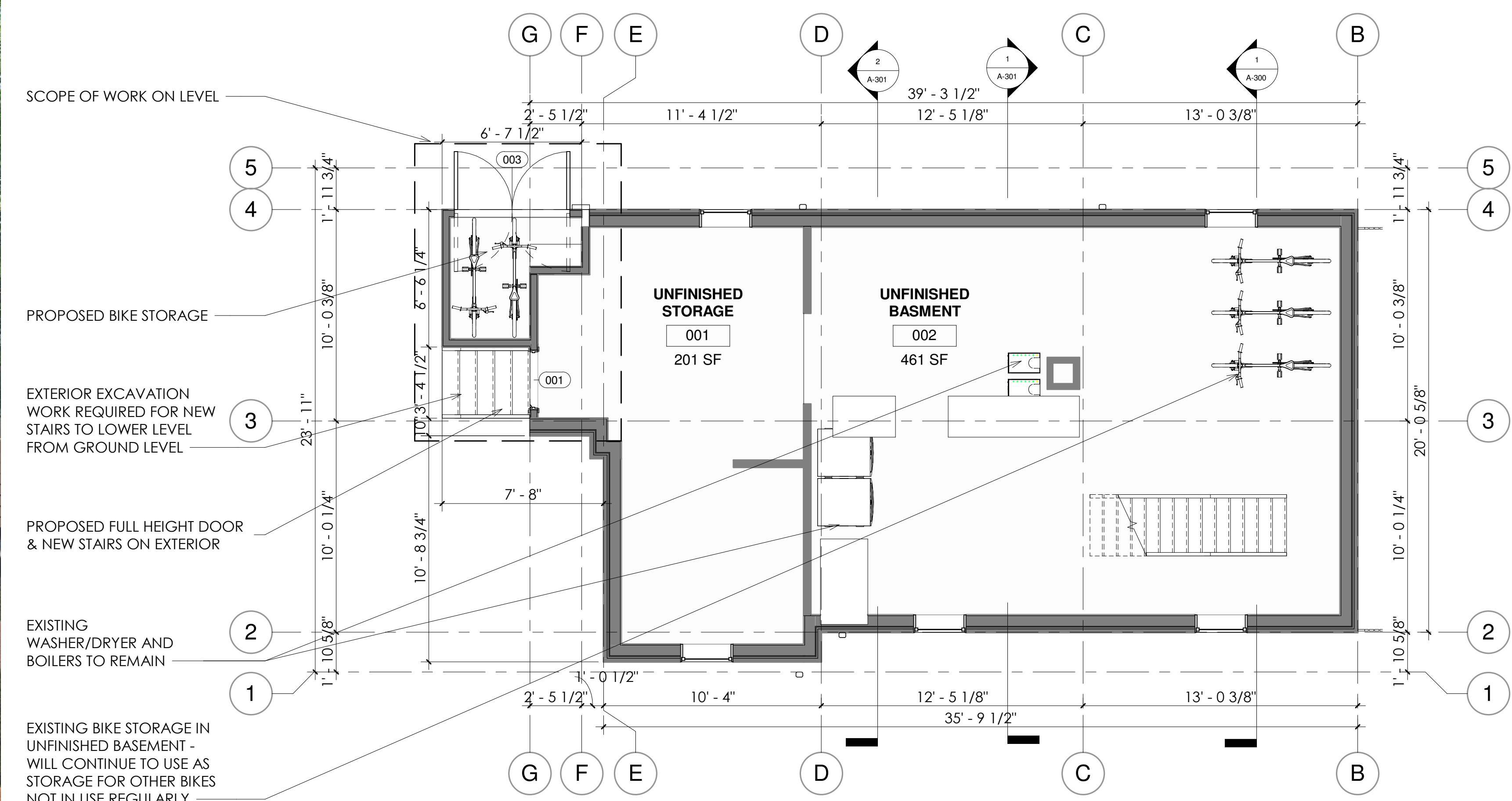
A-003

Scale



1 EXISTING LOWER LEVEL
1/4" = 1'-0"

EXISTING HALF HEIGHT DOOR FOR EXTERIOR ENTRY TO UNFINISHED BASEMENT - PROPOSED REPLACEMENT WITH FULL HEIGHT DOOR



2 PROPOSED LOWER LEVEL
1/4" = 1'-0"

SCOPE OF WORK ON LEVEL

PROPOSED BIKE STORAGE

EXTERIOR EXCAVATION WORK REQUIRED FOR NEW STAIRS TO LOWER LEVEL FROM GROUND LEVEL

PROPOSED FULL HEIGHT DOOR & NEW STAIRS ON EXTERIOR

EXISTING WASHER/DRYER AND BOILERS TO REMAIN

EXISTING BIKE STORAGE IN UNFINISHED BASEMENT - WILL CONTINUE TO USE AS STORAGE FOR OTHER BIKES NOT IN USE REGULARLY



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LOWER LEVEL

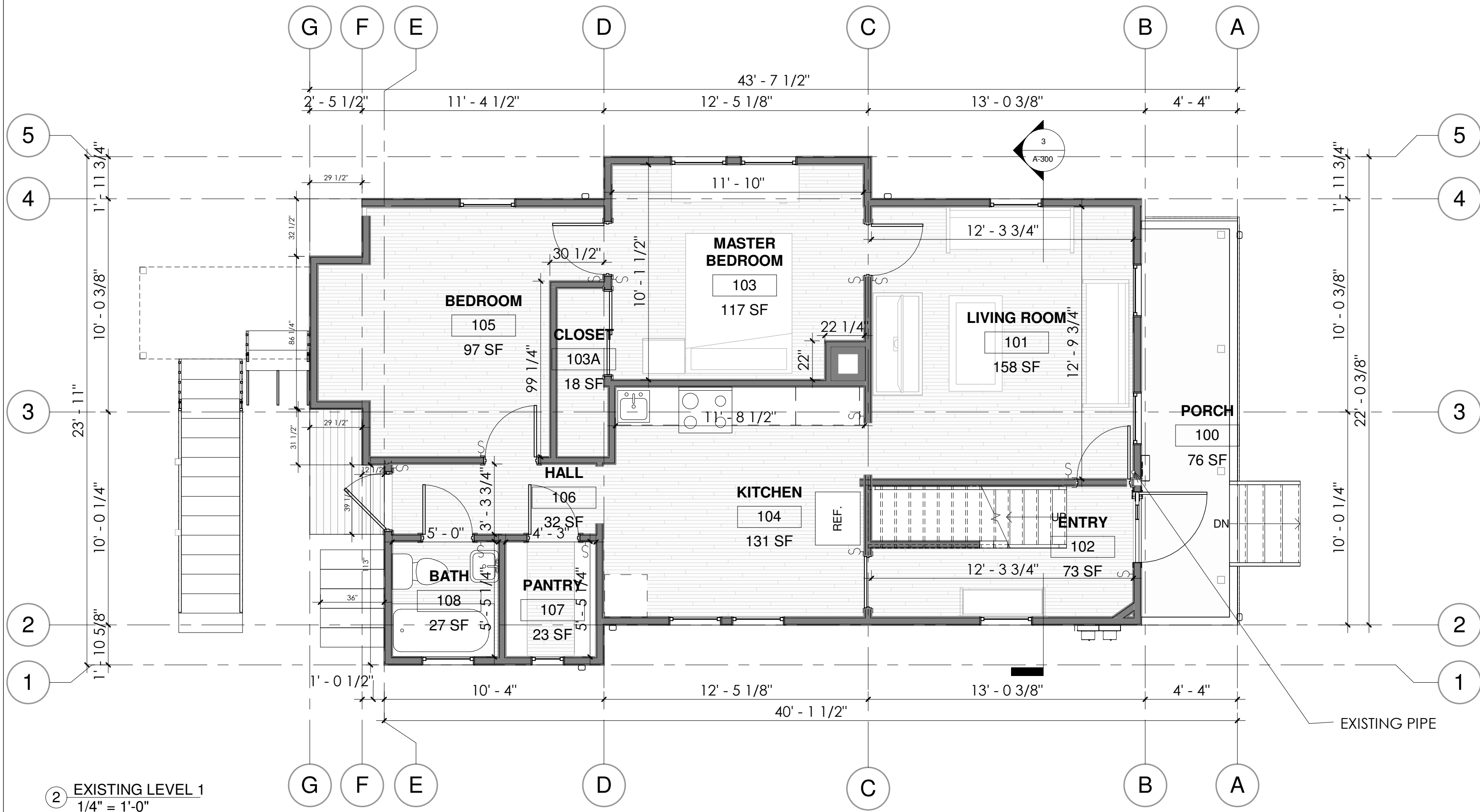
JENNA SIRKIN RAMPAL CHOPRA
SIRKIN/ CHOPRA RESIDENCE
62 CLAY ST. CAMBRIDGE MA
02140

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Project number	16.32
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A-100

Scale 1/4" = 1'-0"

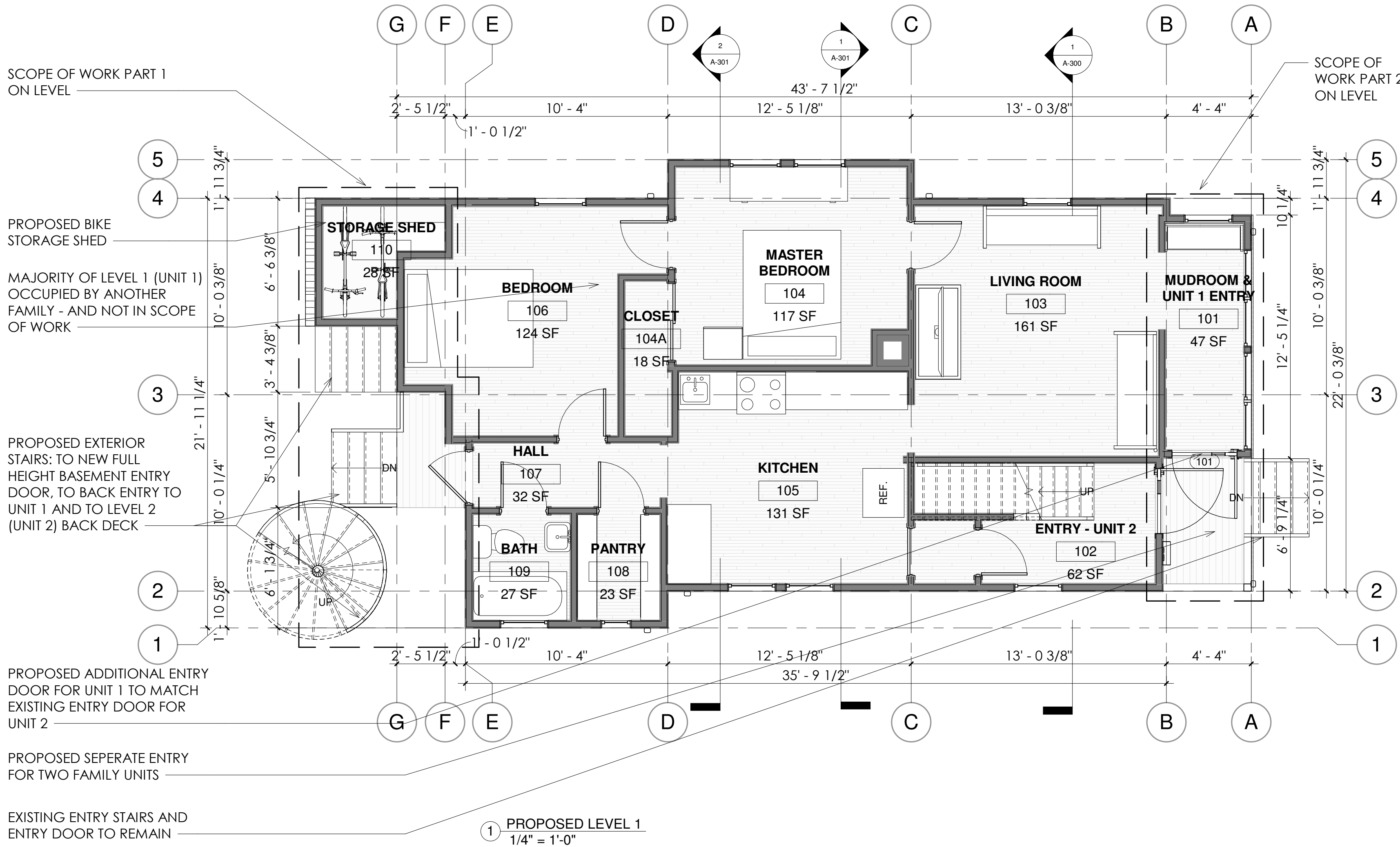
7/11/2019 5:34:1 PM



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1ST FLOOR PLAN



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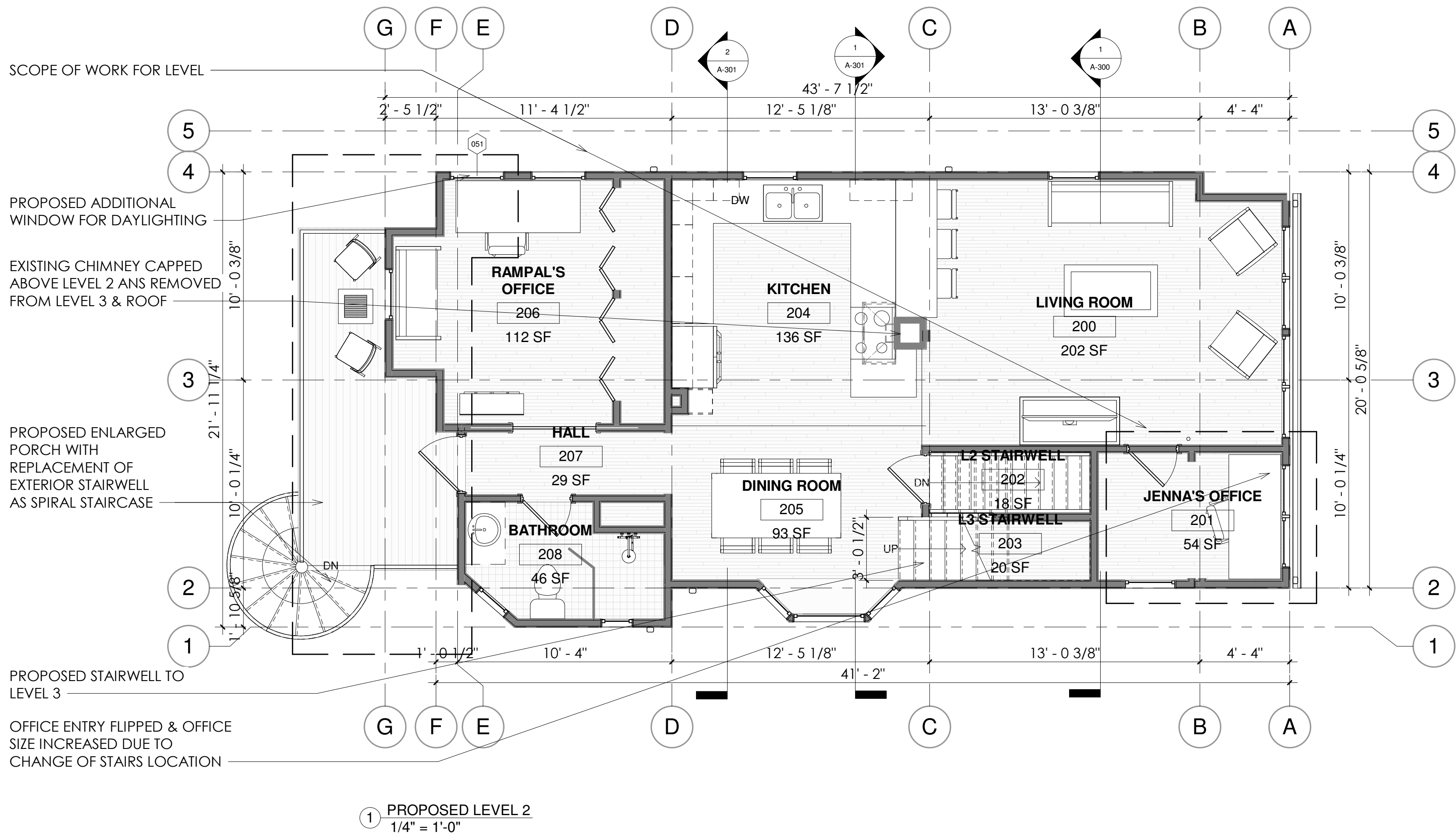
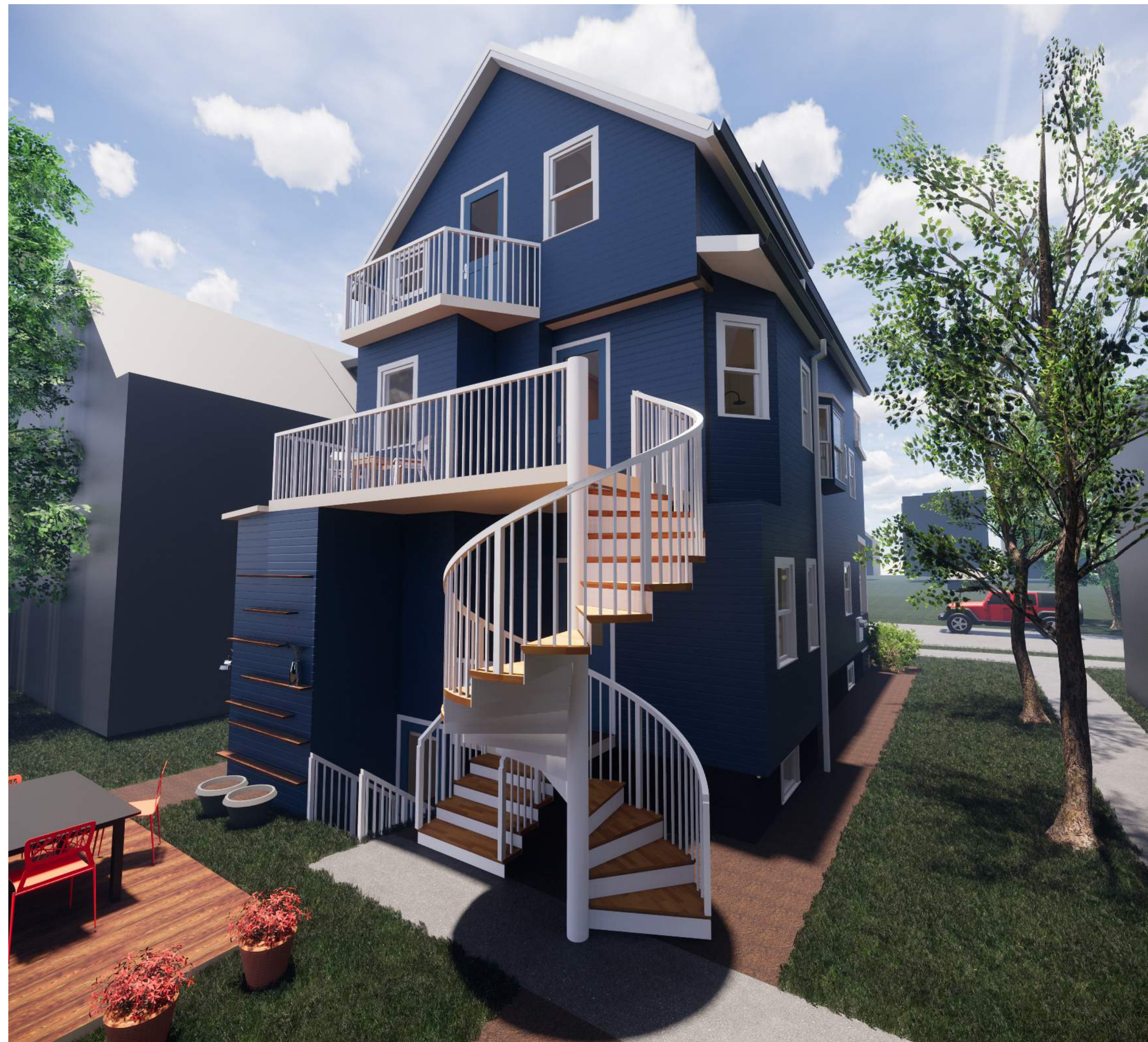
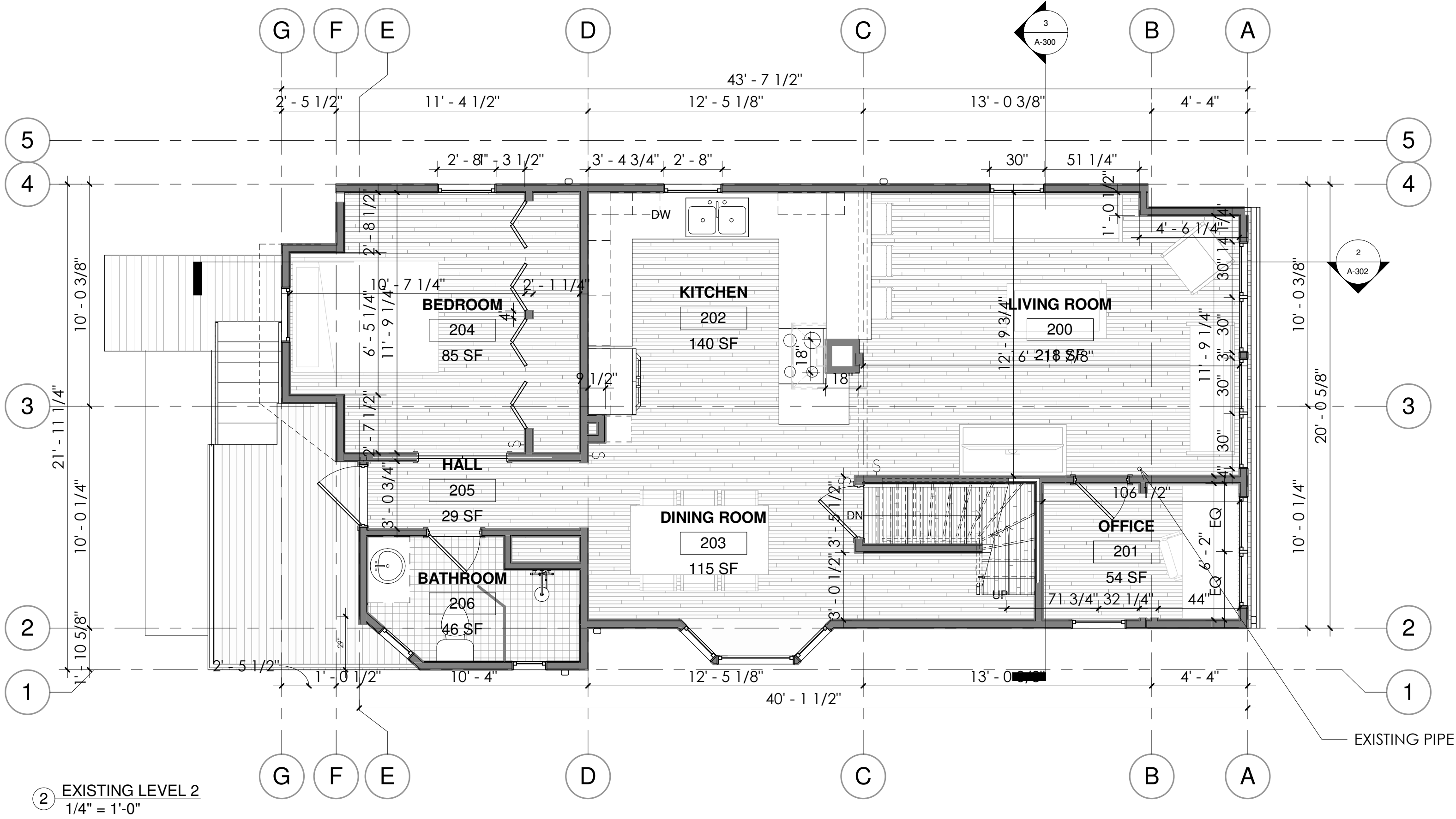
SIRKIN/ CHOPRA RESIDENCE

62 CLAY ST. CAMBRIDGE MA
02140

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Project number 16.32
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A-101

Scale 1/4" = 1'-0"



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2ND FLOOR PLAN

JENNA SIRKIN RAMPAL CHOPRA

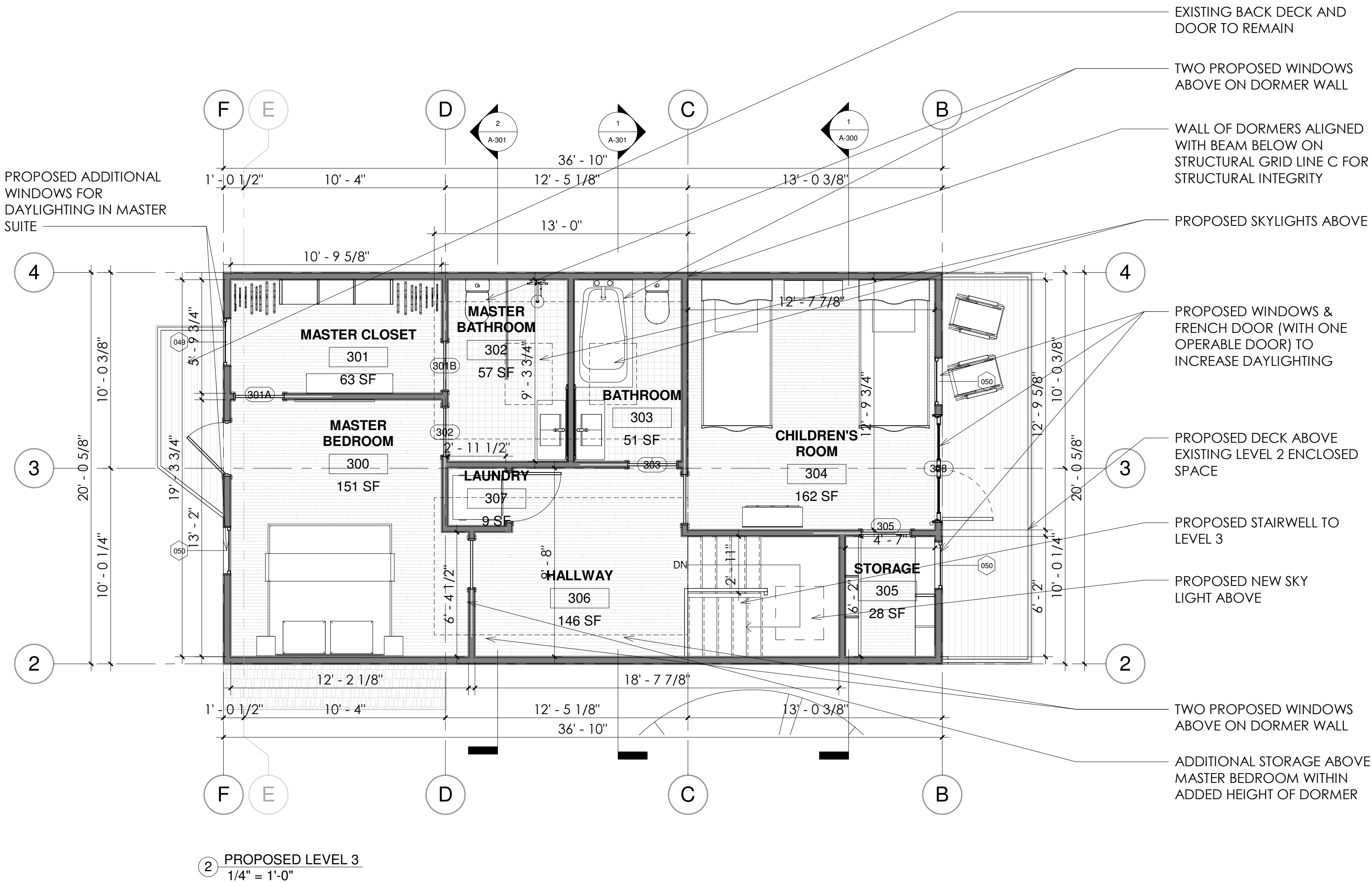
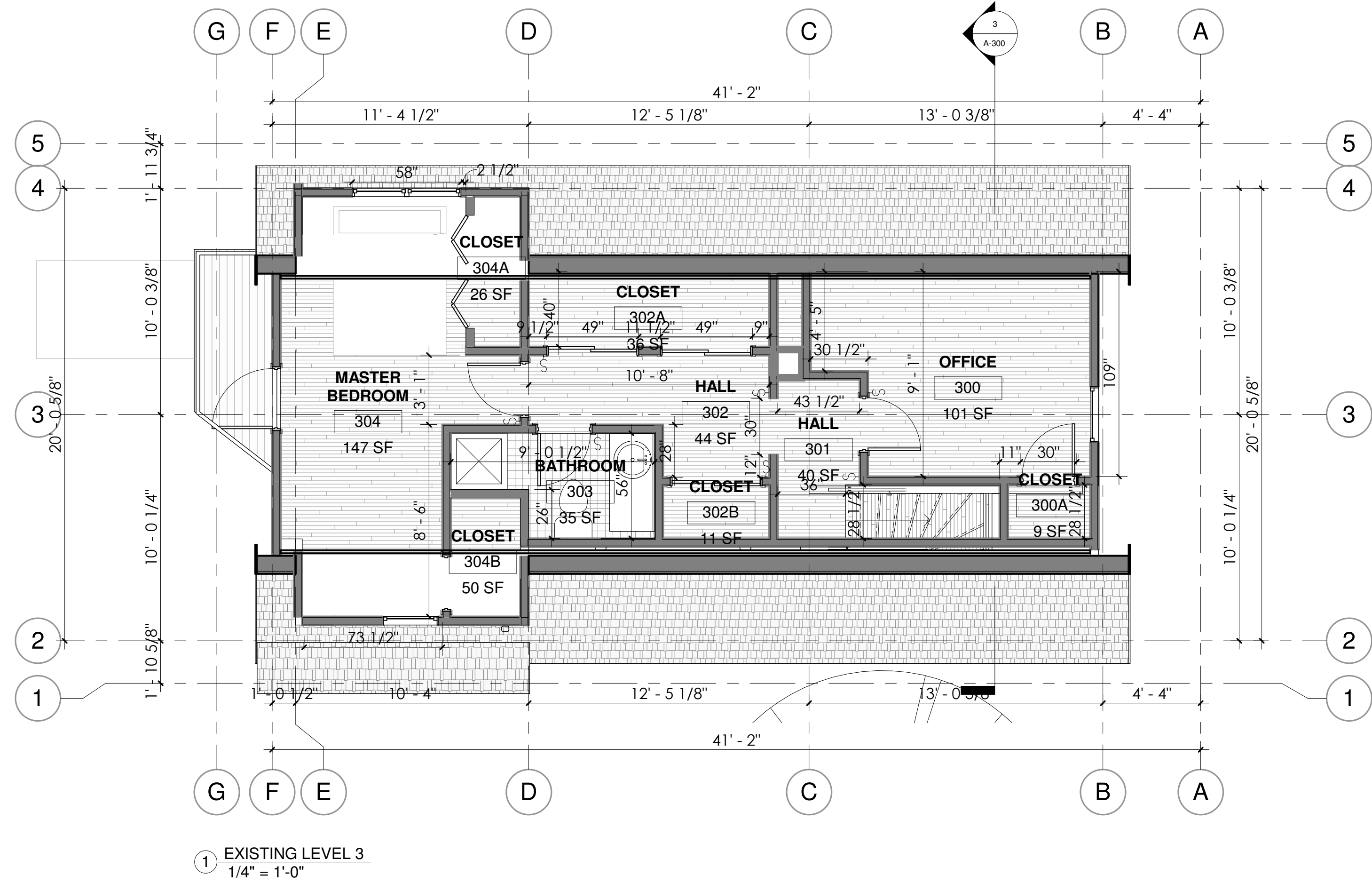
SIRKIN/ CHOPRA RESIDENCE

62 CLAY ST. CAMBRIDGE MA
02140

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Project number 16.32
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A-102

Scale 1/4" = 1'-0"



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3RD FLOOR PLAN

JENNA SIRKIN RAMPAL CHOPRA

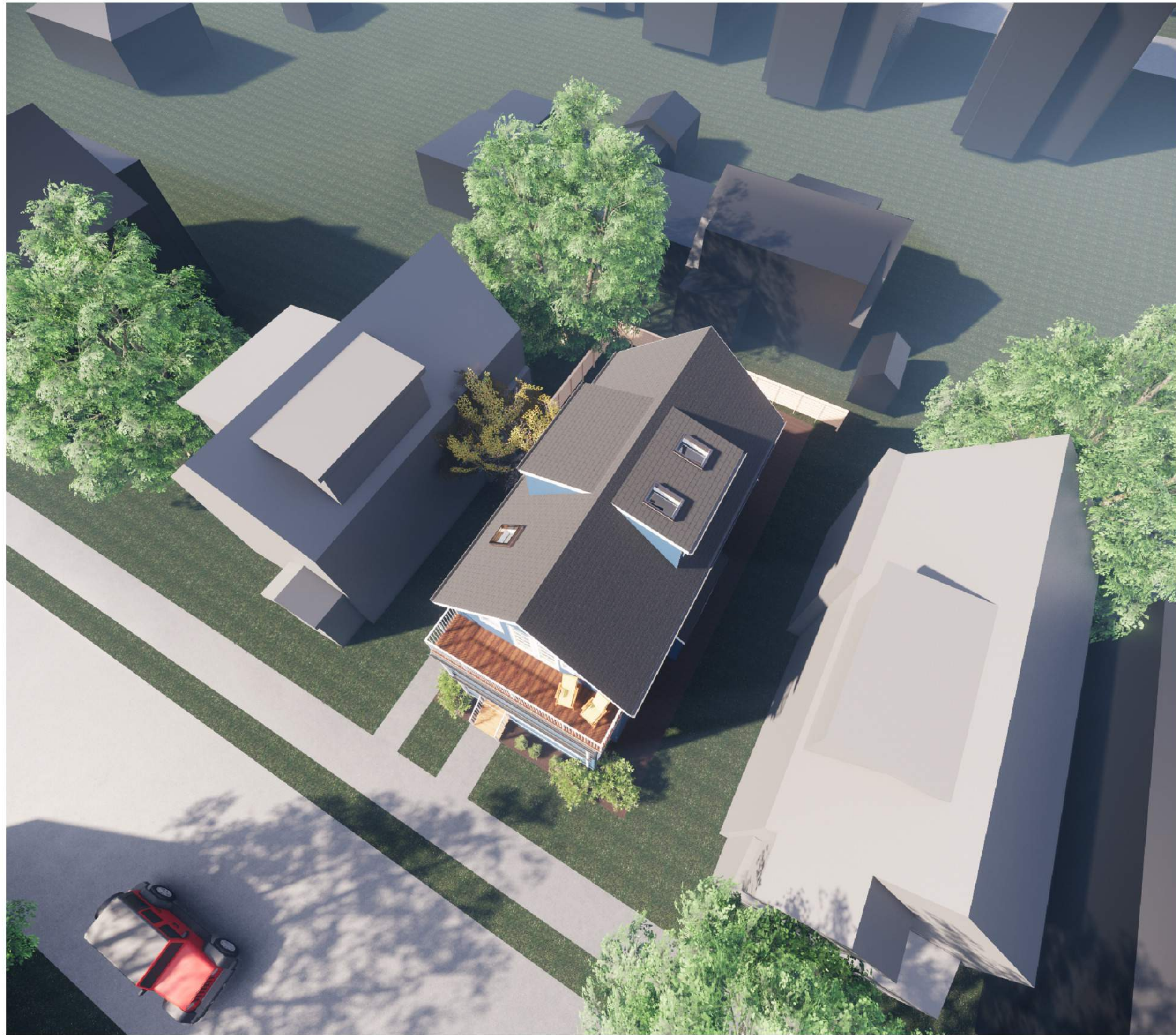
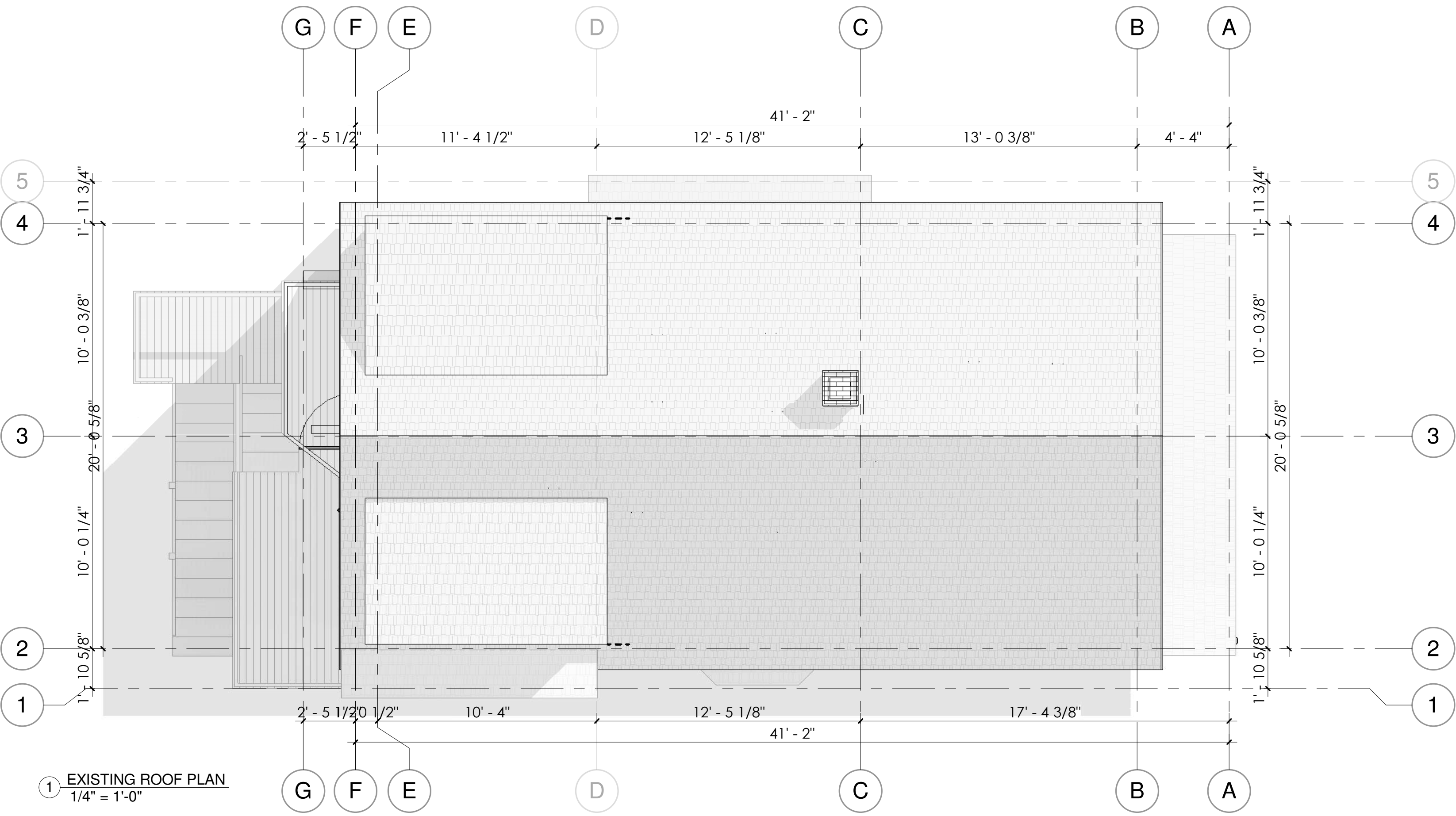
SIRKIN/ CHOPRA RESIDENCE

62 CLAY ST. CAMBRIDGE MA
02140

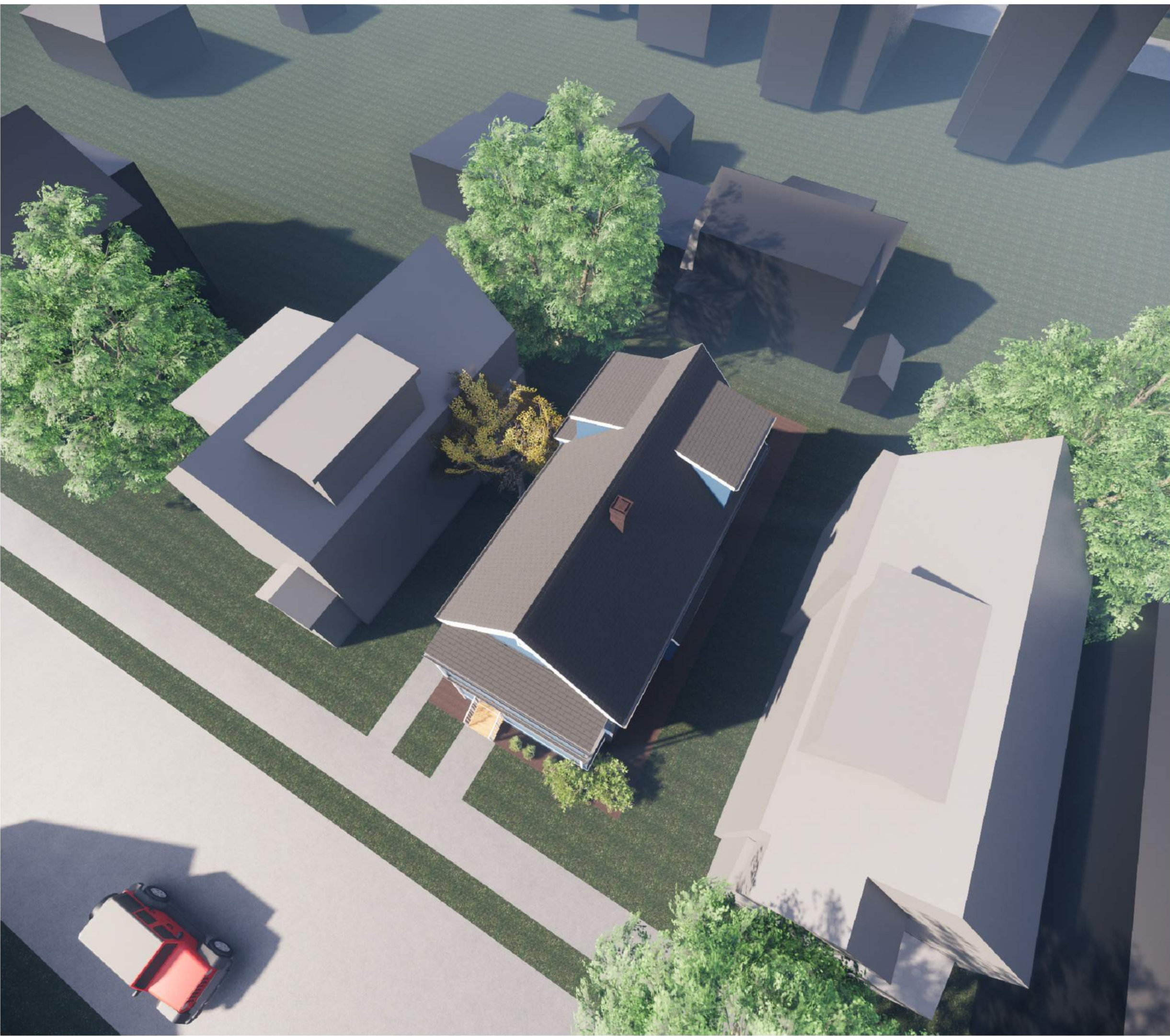
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A-103

Scale 1/4" = 1'-0"



PROPOSED ROOF PERSPECTIVE



EXISTING ROOF PERSPECTIVE

EXISTING CHIMNEY CAPPED AT
LEVEL 3 FLOOR (REMAINS ON
LOWER LEVEL, LEVEL 1 AND LEVEL 2)

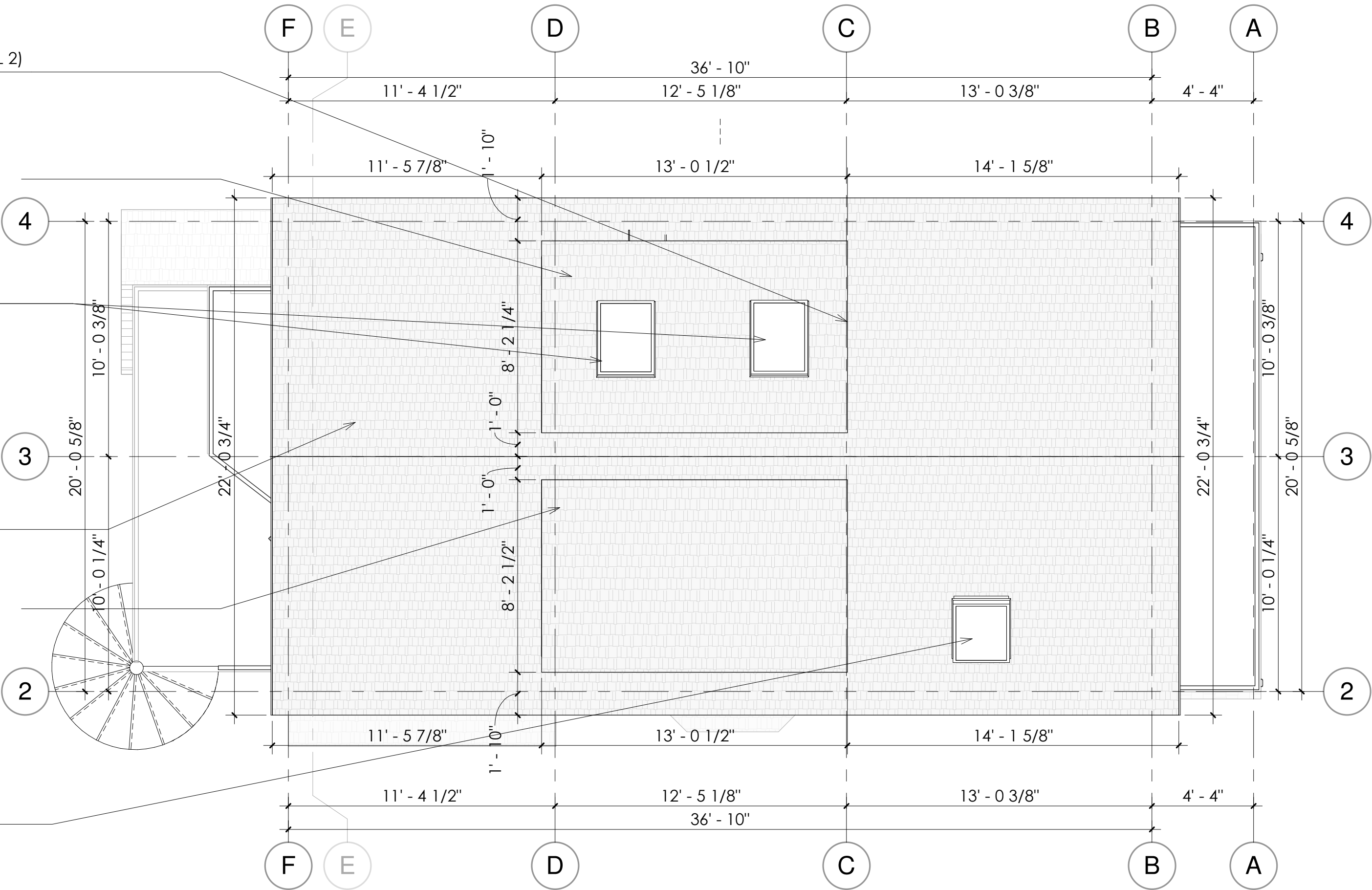
PROPOSED DORMER WITH 1'
SETBACK FROM RIDGE AND 1 10"
SETBACK EXISTING LEVEL 2
EXTERIOR WALL ACCORDING TO
CAMBRIDGE DORMER ZONING

PROPOSED
SKYLIGHTS

PROPOSED RAISE ROOF BY 2'
3" TO INCREASE HEAD
HEIGHT THROUGHOUT LEVEL
3 AND HAVE A NEW ROOF
RIDGE HIGHT OF 34' 11"

PROPOSED MATCHING DORMER
(1' SETBACK FROM RIDGE AND 1
10" SETBACK EXISTING LEVEL 2
EXTERIOR WALL)

PROPOSED SKYLIGHT
OVER STAIRS TO LEVEL 3



2 PROPOSED ROOF PLAN
1/4" = 1'-0"



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ROOF PLAN

JENNA SIRKIN RAMPAL CHOPRA

SIRKIN/ CHOPRA RESIDENCE

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Scale 1/4" = 1'-0"



1 EAST ELEVATION - EXISTING
1/4" = 1'-0"



PROPOSED REPLACE THE ROOF AND
RAISE THE RIDGE HEIGHT TO 34' 11"

PROPOSED SKYLIGHTS FOR MAXIMUM
DAYLIGHTING ON LEVEL 3

ROOF RAISED BY 2' 3" AND SLOPE
DECREASED FROM 12"/12" TO
10"/12" TO MAXIMIZE LIVABLE
SPACE ON LEVEL 3 FOR OWNER'S
FAMILY

PROPOSED MATCHING DORMERS
ALIGNED WITH STRUCTURAL BEAM
EXISTING ON LEVEL TWO AND
ADHERING TO CAMBRIDGE
DORMER SETBACKS

PROPOSED FRENCH DOORS
AND TWO WINDOWS TO
INCREASE DAYLIGHTING ON
LEVEL 3

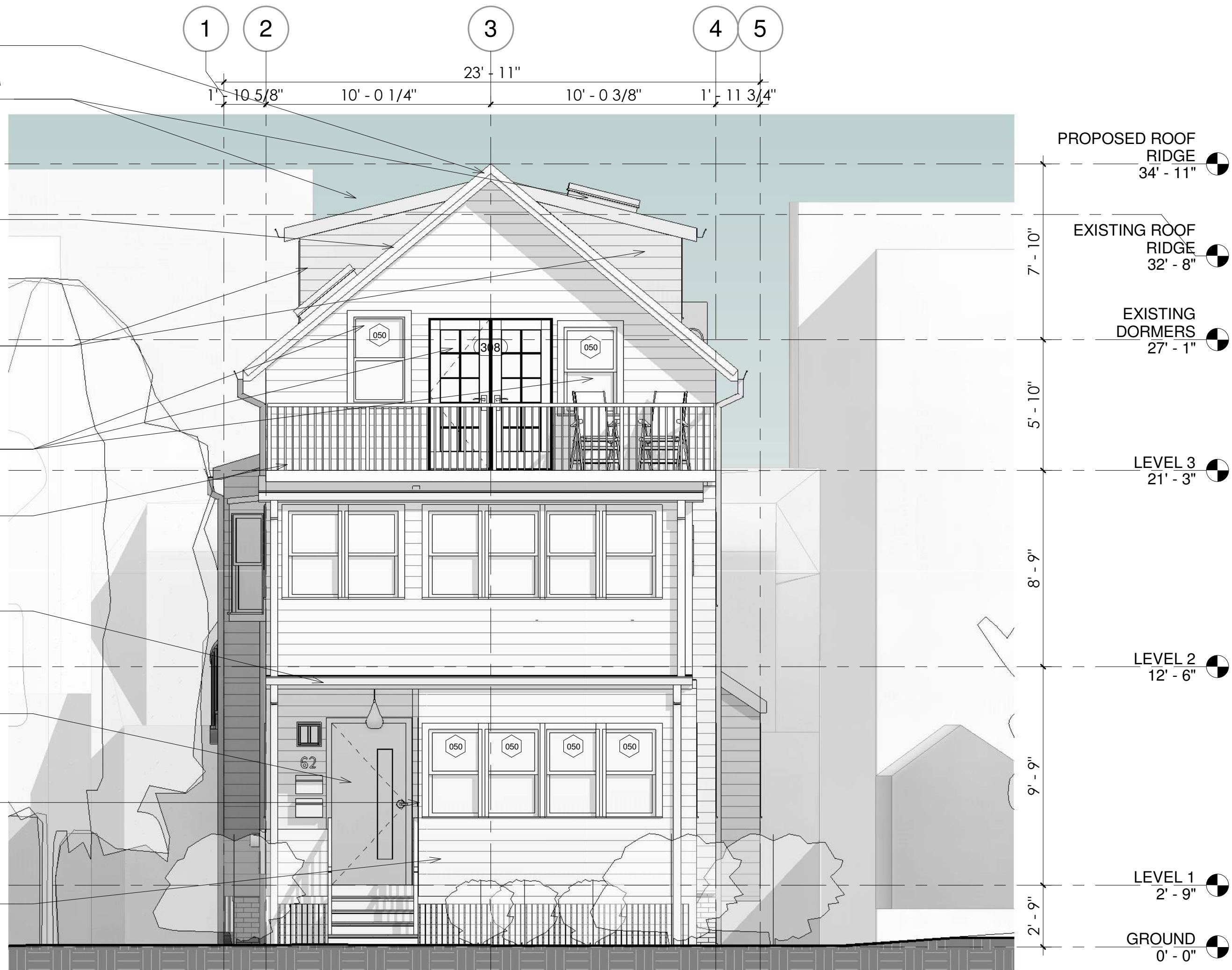
PROPOSED DECK ON EXISTING
LEVEL 2 ENCLOSED SPACE

LEVEL 2 REMAINS AS EXISTING
(ASIDE FROM NEW STAIRWELL TO
LEVEL 3)

EXISTING ENTRY STAIRWELL AND
DOOR TO REMAIN

PROPOSED ADDITIONAL ENTRY
DOOR FOR UNIT 1 - SEPERATES
UNIT ENTRY

REST OF FRONT PORCH PROPOSED
NEW ENCLOSURE FOR MUDROOM
FOR UNIT 1 WITH NEW WINDOWS



2 EAST ELEVATION - PROPOSED
1/4" = 1'-0"



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EAST ELEVATION

JENNA SIRKIN RAMPAL CHOPRA

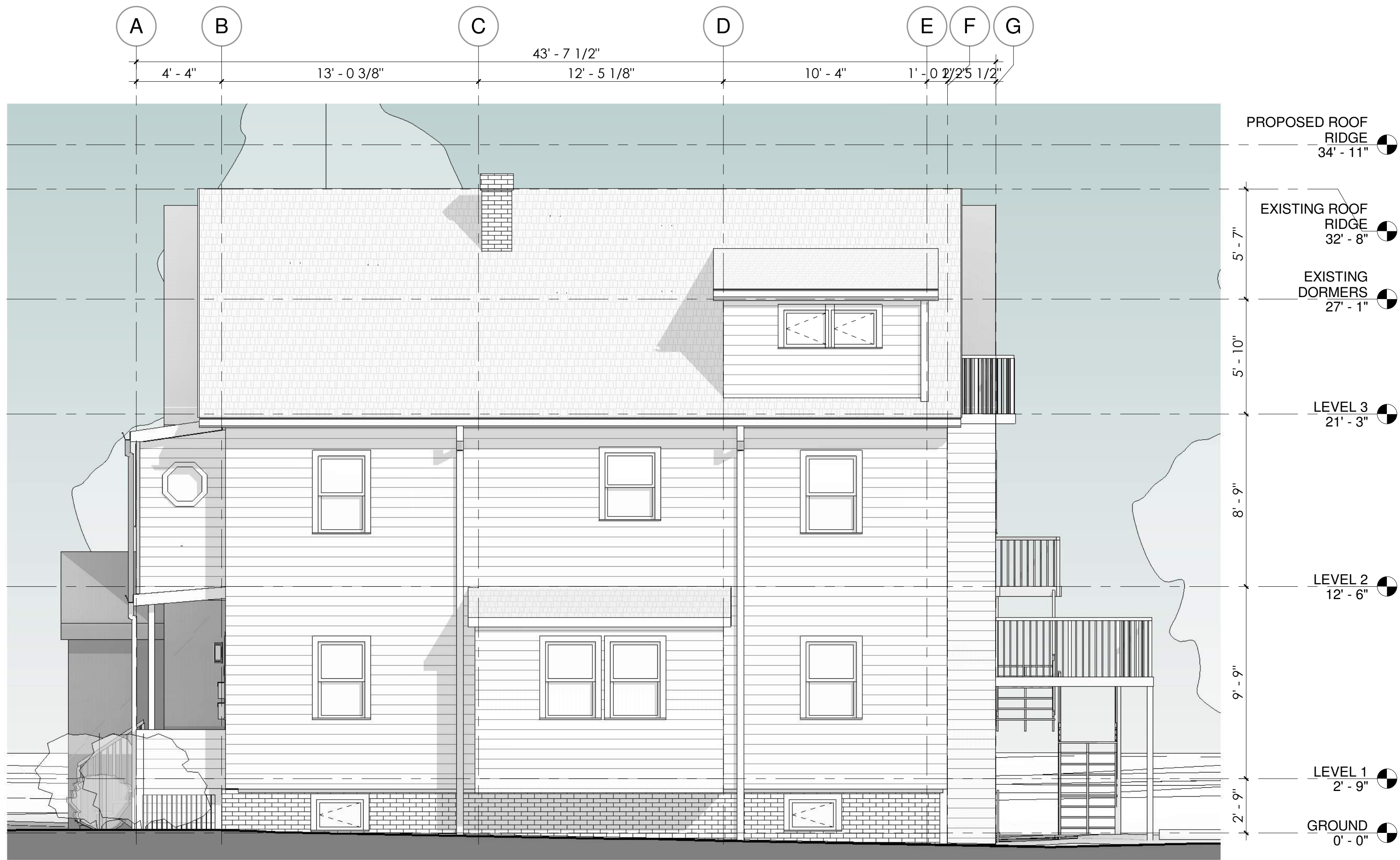
SIRKIN/ CHOPRA RESIDENCE

62 CLAY ST. CAMBRIDGE MA
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Project number 16.32
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A-200

Scale 1/4" = 1'-0"



① NORTH ELEVATION - EXISTING
1/4" = 1'-0"



- PROPOSED SKYLIGHTS FOR MAXIMUM DAYLIGHTING
- PROPOSED REPLACE THE ROOF AND RAISE THE RIDGE HEIGHT TO 34' 11"
- PROPOSED DORMER ALIGNED WITH STRUCTURAL BEAM EXISTING ON LEVEL 2 (GRID LINE C) AND ADHERING TO CAMBRIDGE DORMER SETBACKS
- PROPOSED DORMER WINDOWS TO ADHERE TO 50% OF DORMER FACE OPEN
- PROPOSED DECK ON EXISTING LEVEL 2 ENCLOSED SPACE
- PROPOSED ADDITIONAL WINDOW ON LEVEL 2 FOR ADDED DAYLIGHTING IN OFFICE
- MAJORITY OF LEVEL 1 AND LEVEL 2 NOT IN SCOPE OF WORK AND REMAINING AS EXISTING
- PART OF FRONT PORCH PROPOSED NEW ENCLOSURE FOR MUDROOM FOR UNIT 1 WITH NEW WINDOWS
- PROPOSED BIKE STORAGE IN WITH DIRECT ACCESS FOR COMMUTE BY BIKE



② NORTH ELEVATION - PROPOSED
1/4" = 1'-0"



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NORTH ELEVATION

JENNA SIRKIN RAMPAL CHOPRA

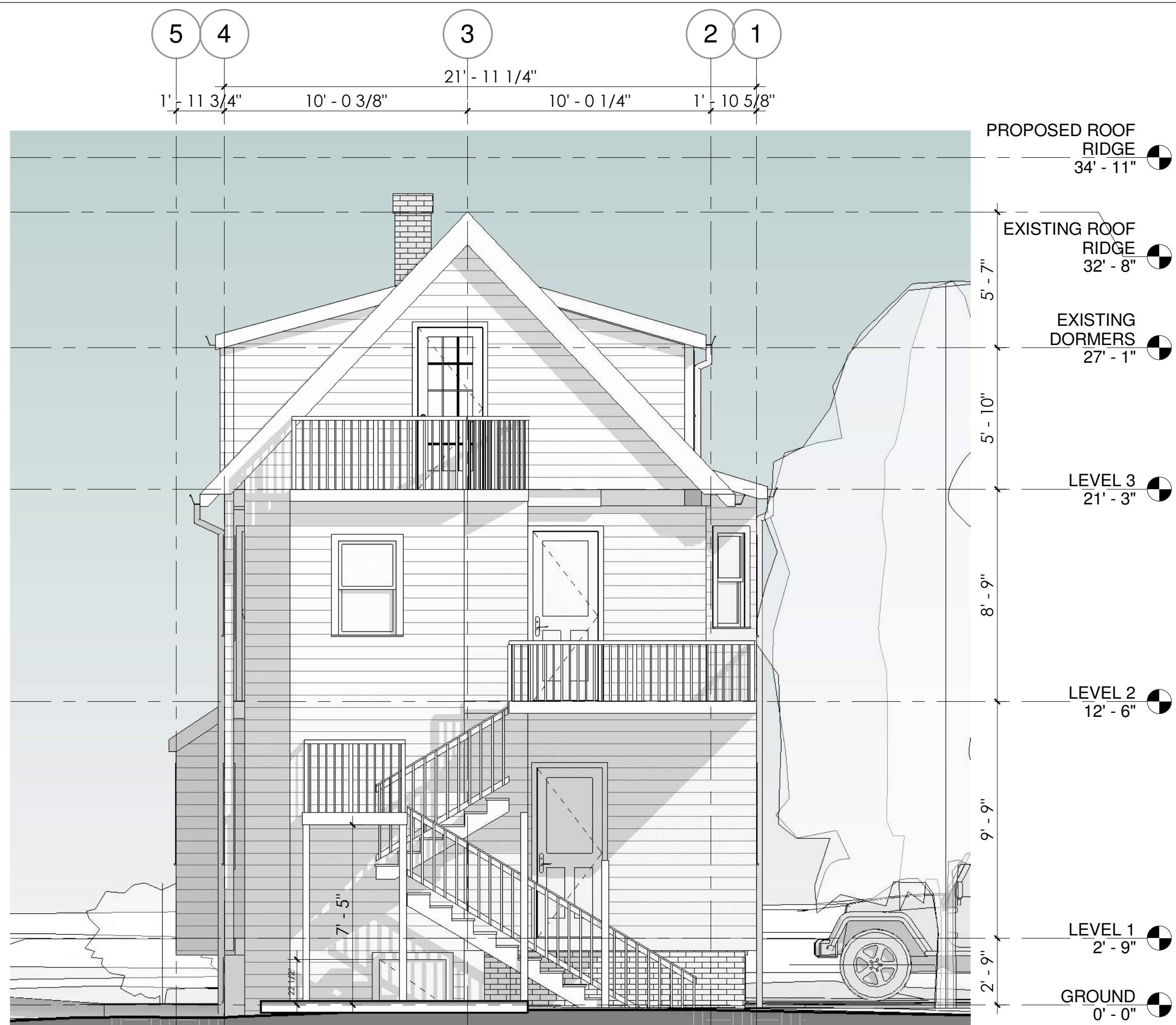
SIRKIN/ CHOPRA RESIDENCE

62 CLAY ST. CAMBRIDGE MA
02140

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Project number	16.32
Date	07/10/2019
Drawn by	MNW
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A-201

Scale 1/4" = 1'-0"



① WEST ELEVATION - EXISTING
1/4" = 1'-0"



PROPOSED SKYLIGHTS FOR MAXIMUM DAYLIGHTING ON LEVEL 3

PROPOSED REPLACE THE ROOF AND RAISE THE RIDGE HEIGHT TO 34' 11"

ROOF RAISED BY 2' 3" AND SLOPE DECREASED FROM 12"/12" TO 10"/12" TO MAXIMIZE LIVABLE SPACE ON LEVEL 3 FOR OWNER'S FAMILY

PROPOSED MATCHING DORMERS ALIGNED WITH STRUCTURAL BEAM EXISTING ON LEVEL TWO AND ADHERING TO CAMBRIDGE DORMER SETBACKS

PROPOSED ADDITIONAL WINDOWS ON LEVEL 3 FOR ADDED DAYLIGHTING IN MASTER SUITE

EXISTING LEVEL 3 DECK AND DOOR TO DECK TO REMAIN

MAJORITY OF LEVEL 1 AND LEVEL 2 NOT IN SCOPE OF WORK AND REMAINING AS EXISTING

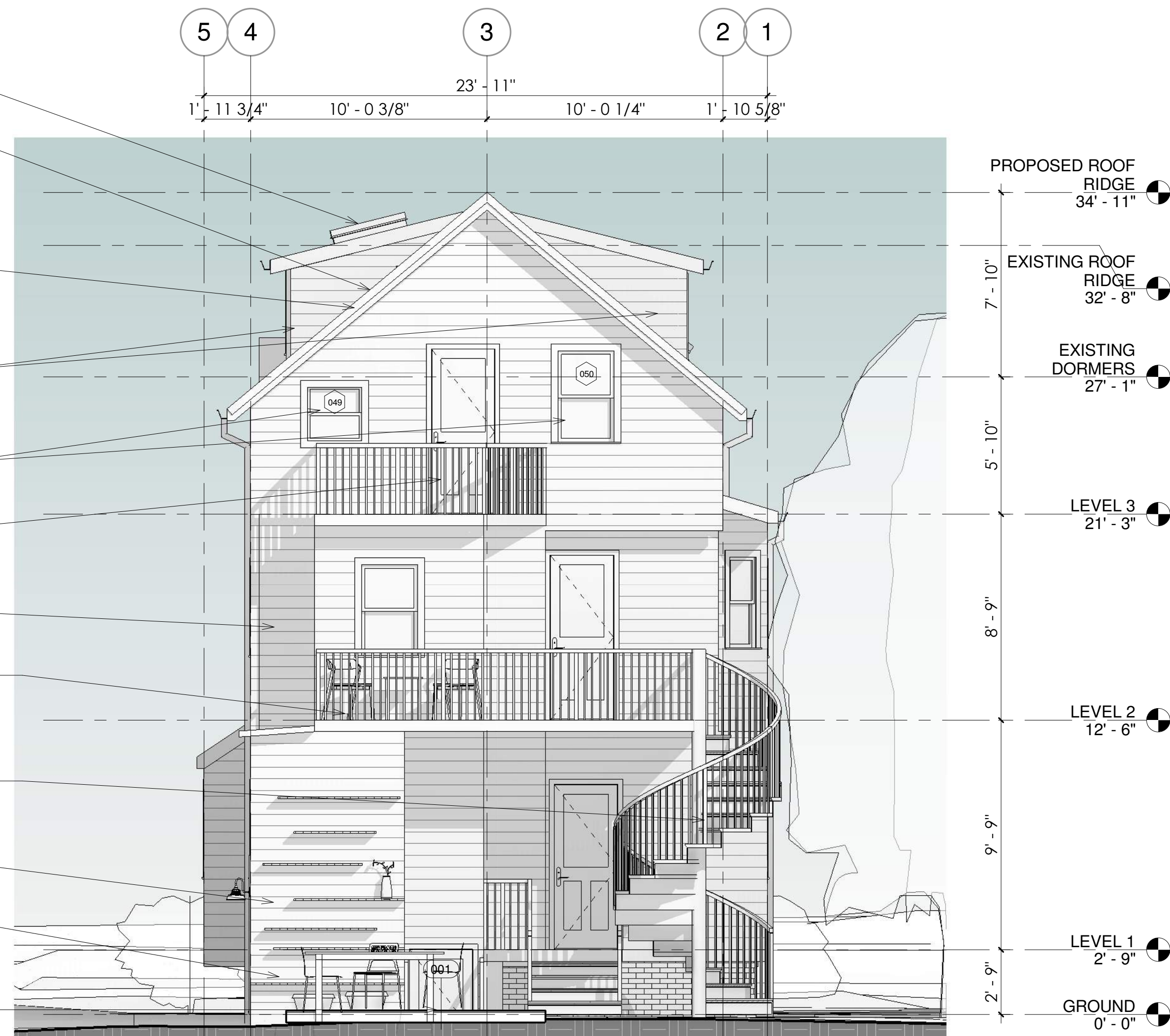
LEVEL 2 DECK PROPOSED ENLARGE SIZE WITH REMOVAL OF EXISTING STAIRS

PROPOSED NEW SPIRAL STAIRCASE TO MINIMIZE STAIRS FOOTPRINT AND MAXIMIZE DECK SPACE WITHIN EXISTING AND PROPOSED FAR

PROPOSED BIKE STORAGE IN WITH DIRECT ACCESS FOR COMMUTE BY BIKE

GARDEN STORAGE INCORPORATED INTO PROPOSED BIKE STORAGE

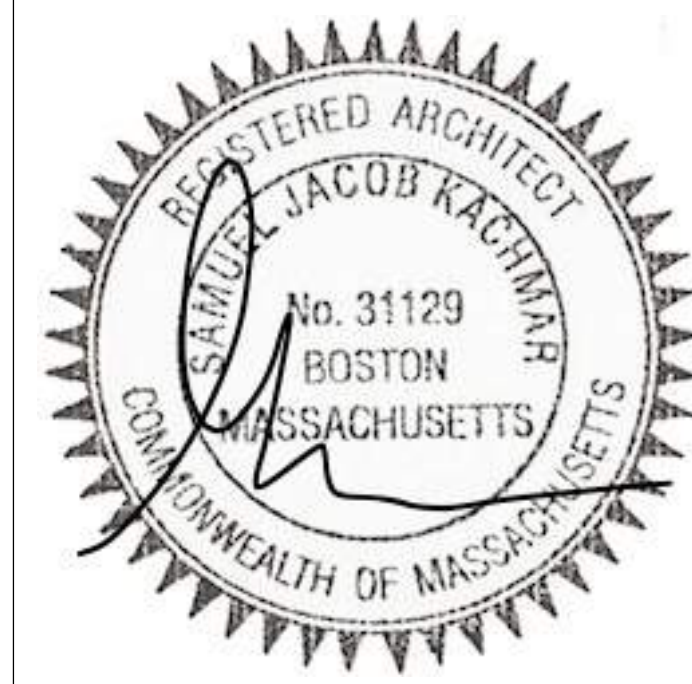
PROPOSED FULL HEIGHT ENTRY DOOR TO LOWER LEVEL AND NEW EXTERIOR STAIRS - EXTERIOR EXCAVATION NEEDED



② WEST ELEVATION - PROPOSED
1/4" = 1'-0"



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WEST ELEVATION

JENNA SIRKIN RAMPAL CHOPRA

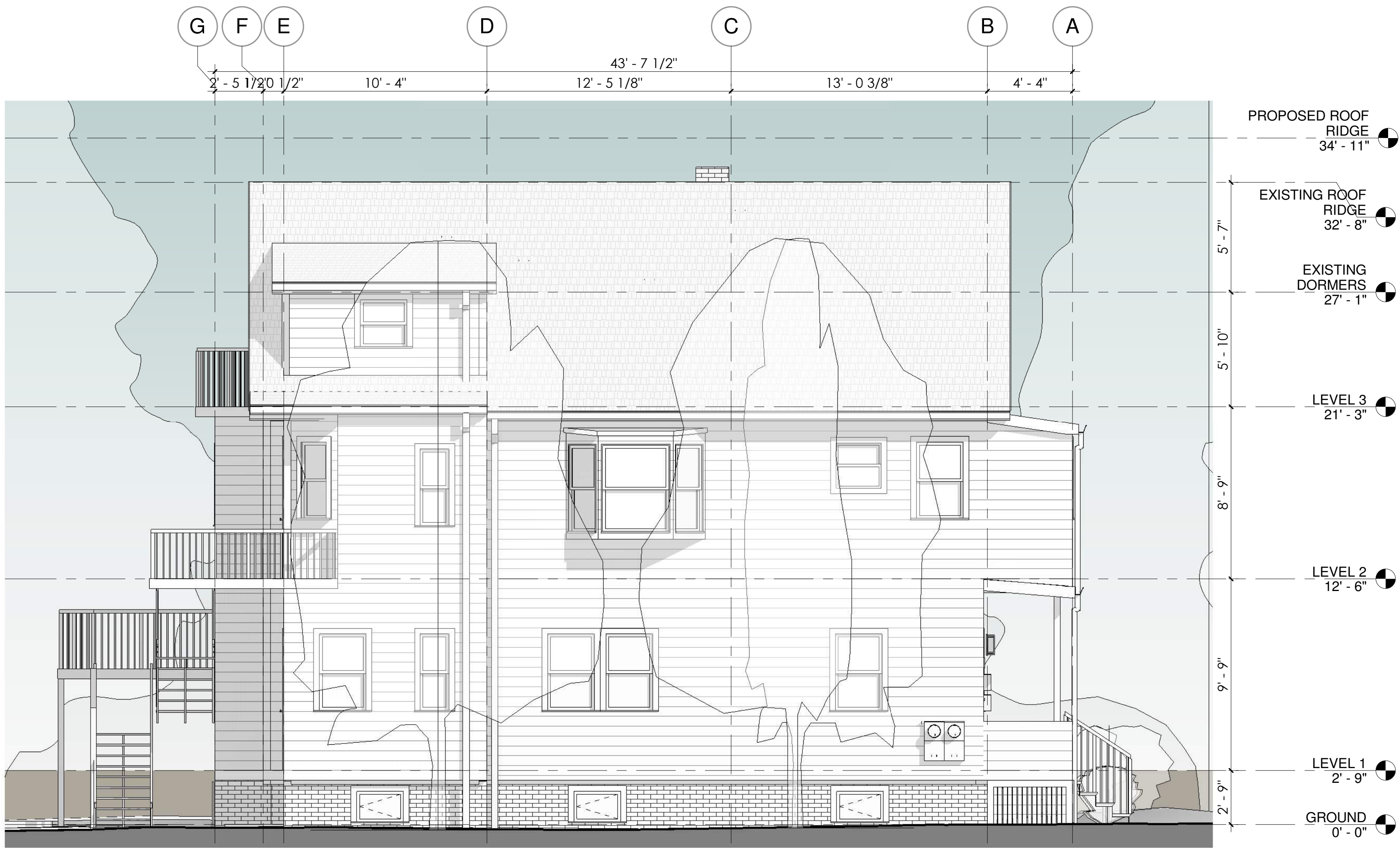
SIRKIN/ CHOPRA RESIDENCE

62 CLAY ST. CAMBRIDGE MA
02140

Project Status BZA SUBMISSION SET
Project number 16.32
Date 07/10/2019
Drawn by MNW
Checked by Checker

A-202

Scale 1/4" = 1'-0"



1 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"



- PROPOSED SKYLIGHT ABOVE NEW STAIR TO LEVEL 3
- PROPOSED REPLACE THE ROOF AND RAISE THE RIDGE HEIGHT TO 34' 11"
- PROPOSED DORMER ALIGNED WITH STRUCTURAL BEAM EXISTING ON LEVEL 2 (GRID LINE C) AND ADHERING TO CAMBRIDGE DORMER SETBACKS
- PROPOSED DORMER WINDOWS TO ADHERE TO 50% OF DORMER FACE OPEN
- LEVEL 3 DECK TO REMAIN AS EXISTING
- MAJORITY OF LEVEL 1 AND LEVEL 2 NOT IN SCOPE OF WORK AND REMAINING AS EXISTING
- LEVEL 2 DECK PROPOSED ENLARGE SIZE WITH REMOVAL OF EXISTING STAIRS
- PROPOSED NEW SPIRAL STAIRCASE TO MINIMIZE STAIRS FOOTPRINT AND MAXIMIZE DECK SPACE WITHIN EXISTING AND PROPOSED FAR
- PROPOSED BIKE STORAGE IN BACK
- REST OF FRONT PORCH PROPOSED NEW ENCLOSURE FOR MUDROOM FOR UNIT 1 WITH NEW WINDOWS
- PROPOSED ADDITIONAL ENTRY DOOR FOR UNIT 1 - SEPERATES UNIT ENTRY
- EXISTING ENTRY STAIRWELL AND DOOR TO REMAIN



2 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



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SOUTH ELEVATION

JENNA SIRKIN RAMPAL CHOPRA

SIRKIN/ CHOPRA RESIDENCE

62 CLAY ST. CAMBRIDGE MA
02140

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Scale 1/4" = 1'-0"



CLAY STREET EAST ELEVATION - EXISTING



CLAY STREET EAST ELEVATION - PROPOSED



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CLAY STREET ELEVATION

JENNA SIRKIN RAMPAL CHOPRA

SIRKIN/ CHOPRA RESIDENCE

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A-204

Scale



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EXISTING & PROPOSED
FRONT PERSPECTIVE

JENNA SIRKIN RAMPAL CHOPRA

SIRKIN/ CHOPRA RESIDENCE

62 CLAY ST. CAMBRIDGE MA
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Project number	16.32
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A-205

Scale



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EXISTING & PROPOSED
REAR PERSPECTIVE

JENNA SIRKIN RAMPAL CHOPRA

SIRKIN/ CHOPRA RESIDENCE

62 CLAY ST. CAMBRIDGE MA
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Project number	16.32
Date	07/10/2019
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A-206

Scale



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EXISTING PHOTOS

JENNA SIRKIN RAMPAL CHOPRA

SIRKIN/ CHOPRA RESIDENCE

62 CLAY ST. CAMBRIDGE MA
02140

Project Status	BZA SUBMISSION SET
Project number	16.32
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Drawn by	MNW
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A-207

Scale

MORTGAGE INSPECTION PLAN

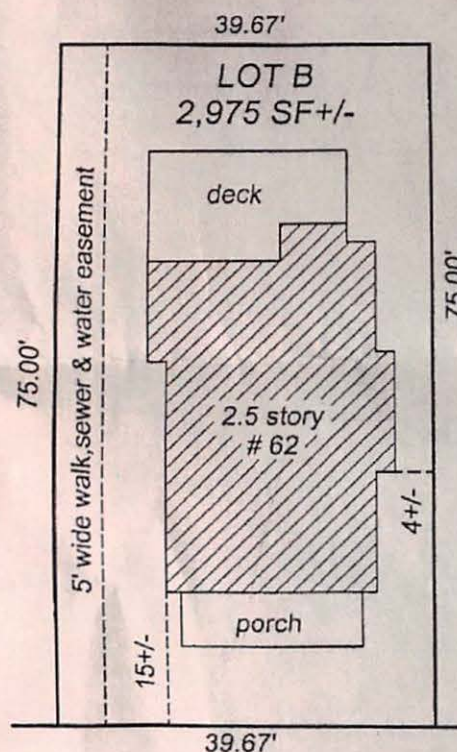
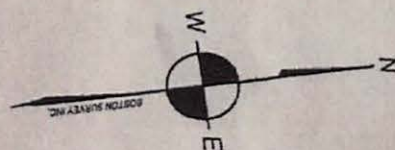
15-09850

LOCATION : 62 CLAY STREET
CITY, STATE : CAMBRIDGE, MA
APPLICANT : RENE RAMPAL CHOPRA & JENNA RAUBE SIRKIN
CERTIFIED TO: GUARANTEED RATE INC.
SCALE : 1" = 20'
PREPARED : NOV. 6, 2015



**BOSTON
SURVEY, INC.**

P.O. BOX 290220
CHARLESTOWN, MA 02129
T (617) 242-1313; F (617) 242-1616
WWW.BOSTONSURVEYINC.COM



CLAY STREET

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as

REFERENCES

DEED / REF : 63493 - 576
PLAN REF : 7753 - 160





CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

2019 JUL 16 AM 11:32
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017153-2019

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal : _____

PETITIONER : Jenna Taube Sirkin & Rene Rampal Chopra

PETITIONER'S ADDRESS : 62 Clay St. Cambridge, MA 02140

LOCATION OF PROPERTY : 62 Clay St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests variance relief to construct a dormer partially within the side yard setback and increase the floor area ratio. Petitioner requests a special permit to add windows within the setback

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Article 10.000 Section 10.30 (Variance).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) : _____

(Petitioner(s) / Owner)

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