



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAY 28 PM 2:14
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1157751

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Paul Blainey & Christina Mork C/O Damon Sidel, RA, AIA, principal and owner of Mix Design and Development LLC

PETITIONER'S ADDRESS: 8 James Way, Cambridge, MA 02141

LOCATION OF PROPERTY: 8 James Way, Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

First floor rear addition for kitchen extension--proposed design that was seeking a Special Permit amendment to PB22 through the Planning Board--violates side setback per the Multifamily Housing Petition approved in February.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000	Section: 8.20 (Nonconformance).
Article: 10.000	Section: 10.30 (Variances).

Original
Signature(s):

Paul Blainey Christina Mork
(Petitioner (s) / Owner)

Paul Blainey Christina Mork
(Print Name)

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We Paul Blainey & Christina Mork

(OWNER)

Address: 8 James Way, Cambridge, MA

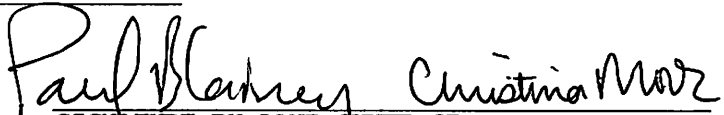
State that I/We own the property located at 8 James Way, Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Mork Christina, Blainey Paul

*Pursuant to a deed of duly recorded in the date 06/01/2012, Middlesex South
County Registry of Deeds at Book 59216, Page 4443; or

Middlesex Registry District of Land Court, Certificate No. _____


Book _____ Page _____.


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

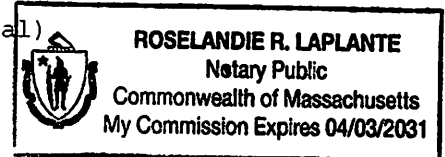
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name ^{Paul}Christina N. Mork + Blainey personally appeared before me,
this 20th of August, 2024, and made oath that the above statement is true.
September

 Notary

My commission expires 04/03/2031 (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 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:
- The design was created and submitted to the Planning Board for a Special Permit amendment to PB22 well prior to the approval of the New Multifamily Housing Zoning Petition. Substantial time and resources were put into this design and approval process, with the project being scheduled for a Planning Board hearing on February 25, 2025 and the Site Notification Panel posted just prior to the approval of the new Multifamily Housing Zoning Petition. If a variance is not granted, the petitioner will have to commission substantial redesign work incurring additional delay and financial burden to conform with the new zoning for a significant design component--the first-floor addition--that was conforming to the prior zoning at the time of the PB22 Special Permit amendment application.
- 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 Linden Park townhouse development was designed with each townhouse offset from their abutting neighbors to create the impression of multiple distinct houses. Any extension, front or back, will have a different impact depending on which unit is modified. At 8 James Way, the abutting unit already extends past the rear of the house by about 2' on the first floor and an additional 1' on the second floor, reducing the horizontal projection of the proposed 4' first floor rear extension. The new zoning eliminates the ability to retain the offset characteristic of the original townhouse development's design intent. Additionally, a 5ft side setback in combination with the narrow width of the units and lots overly restricts the floor plan when adding an extension.
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:
- The proposed modifications do not change the use of or parking on the property. The rear extension is modest in size and not visible from the public ways. The third-floor extension is within the existing footprint of the house.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- The proposed modifications conform to the neighborhood and intent of the zoning to enable development of existing units. The specific variance request follows general townhouse design with an abutting wall, the extension of which is in a similar nature to the existing staggering of units and smaller than existing extensions added to other units in the development.

***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: Paul Blainey & Christina Mork
Location: 8 James Way., Cambridge, MA
Phone: 650-906-5476

Present Use/Occupancy: Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1347		2053		2464	(max.)
<u>LOT AREA:</u>		3285		3285		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.41		0.63		n/a	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3285		3285		n/a	
<u>SIZE OF LOT:</u>	WIDTH	36		36		n/a	
	DEPTH	120.45		120.45		n/a	
<u>SETBACKS IN FEET:</u>	FRONT	22.9		22.9		10	
	REAR	65.4		59.4		5	
	LEFT SIDE	7.7 / 3.7		7.7 / 3.7		5	
	RIGHT SIDE	0		0		0 / 5	
<u>SIZE OF BUILDING:</u>	HEIGHT	26.8		33.9		45	
	WIDTH	28.6		31.0		n/a	
	LENGTH	24.3		24.3		n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		66		61		30	
<u>NO. OF DWELLING UNITS:</u>		1		1		3+	
<u>NO. OF PARKING SPACES:</u>		1		1		n/a	
<u>NO. OF LOADING AREAS:</u>		0		0		n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		16.4		13.4		10	

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.:

Two existing wood-framed sheds are on the lot used for storage. One is approximately 3' x 5' and the other is approximately 9.5' x 8.75'

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'.

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 6/26/2023.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.

3. THIS PLAN IS NOT INTENDED TO BE RECORDED

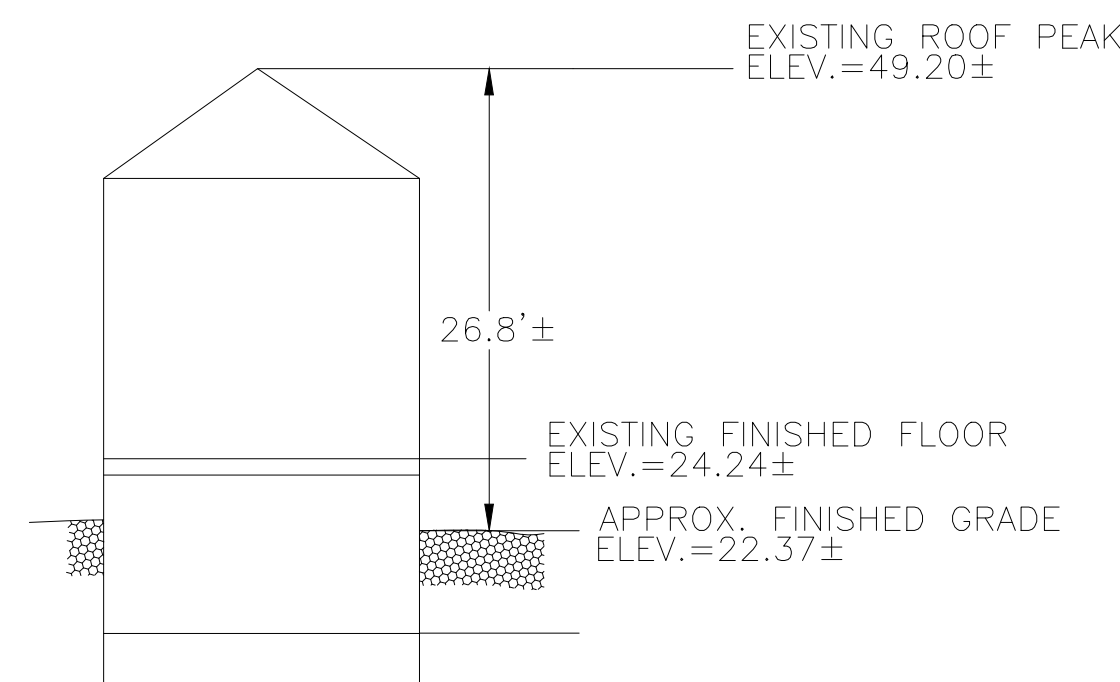
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

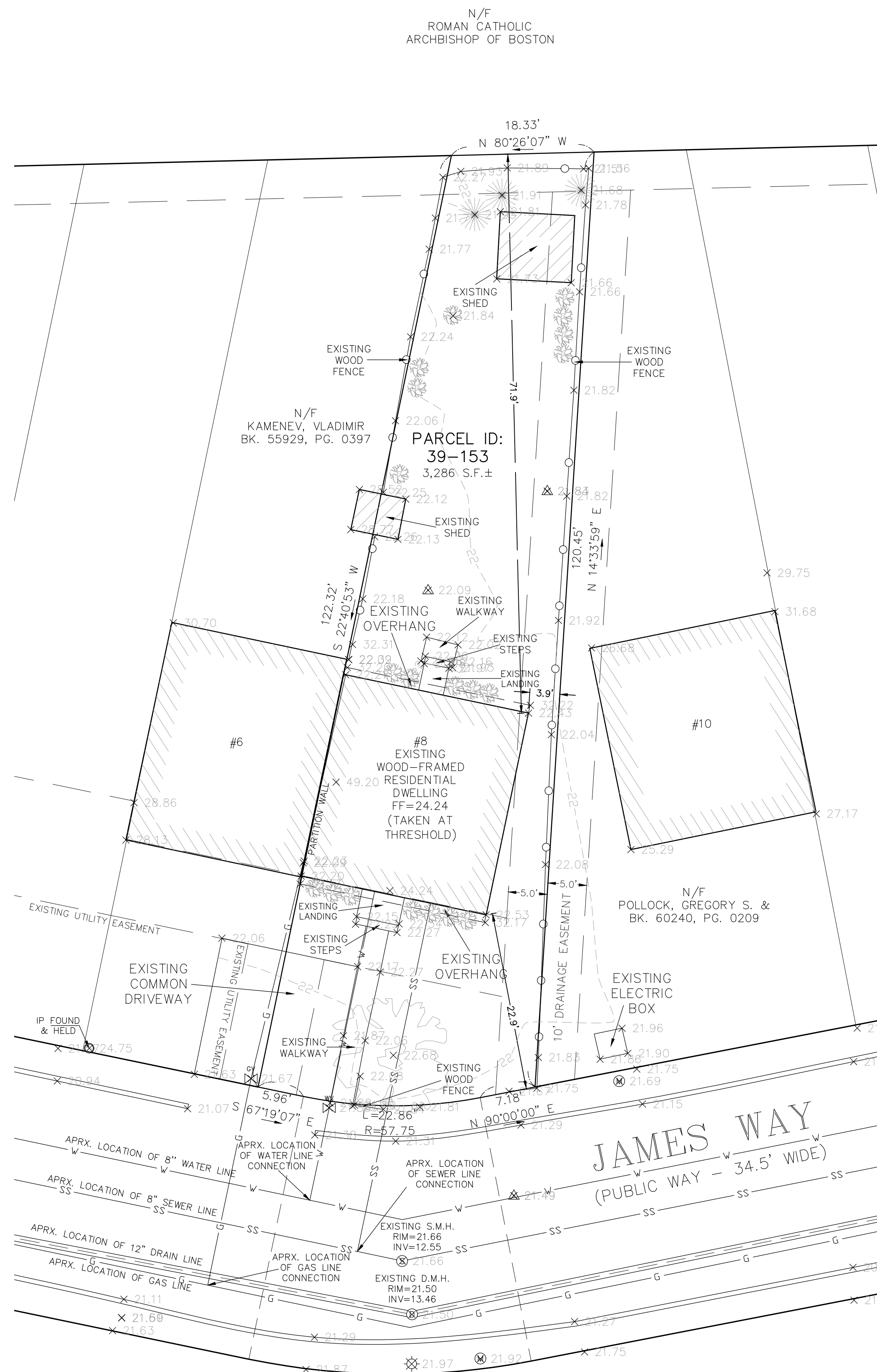
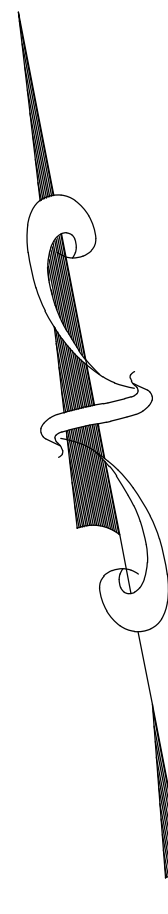
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.



EXISTING PROFILE
NOT TO SCALE



	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (M/R)
	CONTOUR LINE (M/R)

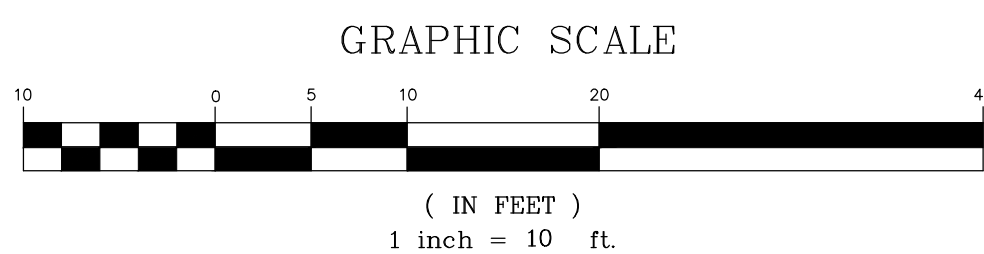
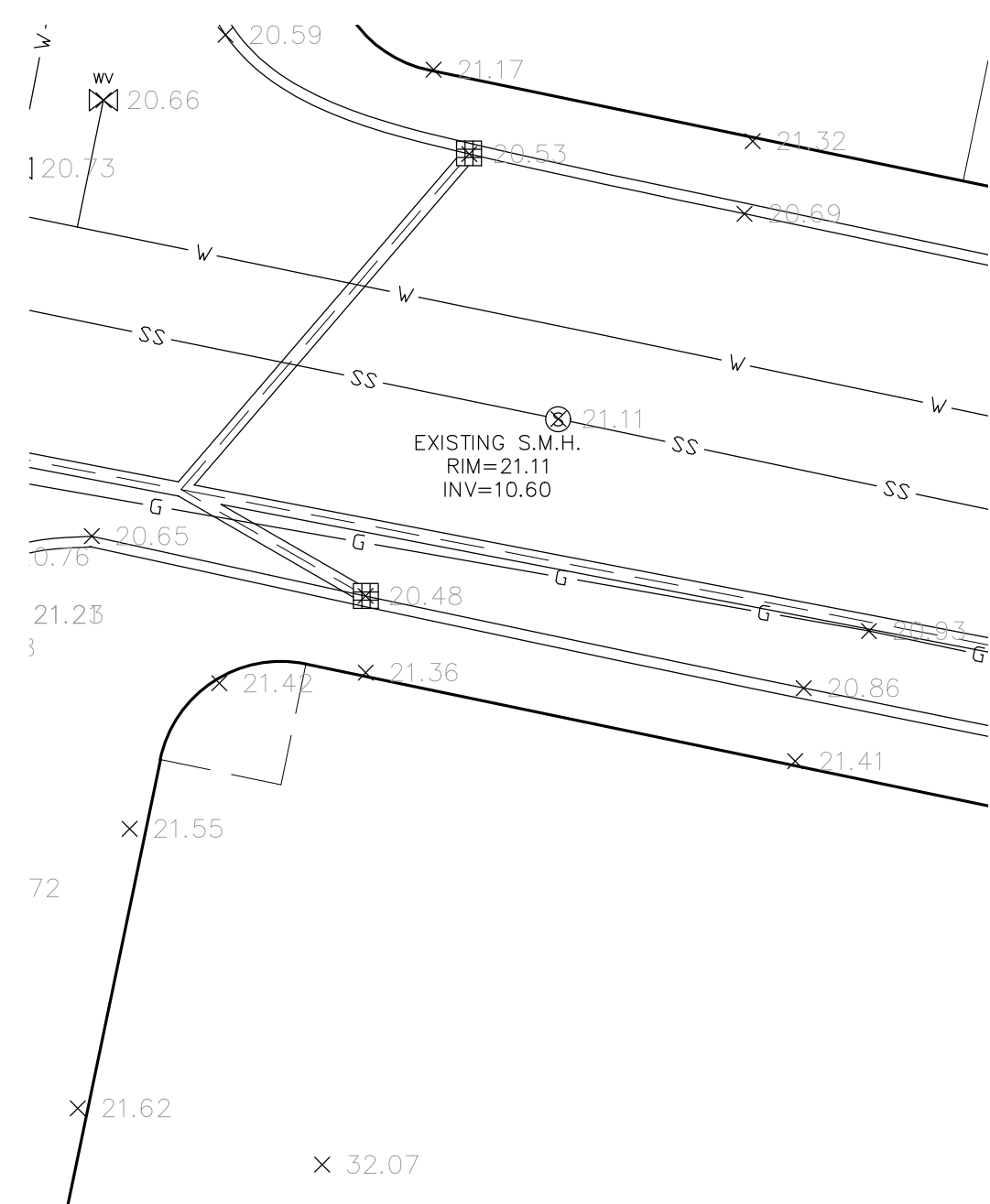
FLOOD ELEVATION (CAMBRIDGE FLOOD VIEWER 2023)
CAMBRIDGE CITY BASE (FT-CBB) DATUM

Address: 8 James Way

Ground Elevation Min:	20.9 ft-CCB
Ground Elevation Max:	22.4 ft-CCB
2070 - 1% - SLR/SS	23.3
2070 - 1% - Precip	22
2070 - 10% - SLR/SS	N/A
2070 - 10% - Precip	N/A
2030 - 1% - Precip	21.7
2030 - 10% - Precip	N/A
Present Day - 1% - Precip	21.4
Present Day - 10% - Precip	N/A
FEMA 500-Year	N/A
FEMA 100-Year	N/A
1% - LTFE	23.3
10% - LTFE	N/A

Selected Map-Lot: 39-153

Selected Address: 8 James Way



Spruhan
Engineering, P.C.

80 JEWETT ST, (SUITE 2,
NEWTON, MA 02458

Tel: 617-816-0722
Email: edmond@spruhaneng.com

8 JAMES WAY
CAMBRIDGE
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

[illegible]

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

DATE:	7/19/2023
DRAWN BY:	S.G.S
CHECKED BY:	C.C.
APPROVED BY:	E.S

EXISTING
CONDITION PLAN

SHEET 1 OF 1

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 3/20/2024 4:08:11 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
111068	DEED		59216/443	06/01/2012	530000.00
Property-Street Address and/or Description					
8 JAMES WAY					
Grantors					
LUQUE CARLOS E MONTERO, ELLIOTT DEANN R					
Grantees					
MORK CHRISTINA, BLAINEY PAUL					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

JOHN F. FITZGERALD, ESQUIRE
99 WALNUT STREET
SAUGUS, MA 01906
(781) 231-2400



2012 00111068
Bk: 59216 Pg: 443 Doc: DEED
Page: 1 of 3 06/01/2012 01:49 PM

0633

QUITCLAIM DEED

PROPERTY ADDRESS: 8 James Way, Cambridge, MA 02141

CARLOS E. MONTERO LUQUE, being unmarried of 8 James Way, Cambridge, MA
and DeANN R. ELLIOTT, being unmarried, of 5 Wyman Road, Cambridge, MA

In consideration of FIVE HUNDRED THIRTY THOUSAND AND 00/100 (\$530,000.00)
DOLLARS PAID

Grant to CHRISTINA MORK and PAUL BLAINEY, Husband and Wife as Tenants by
the Entirety, of 8 James Way, Cambridge, MA

With QUITCLAIM COVENANTS

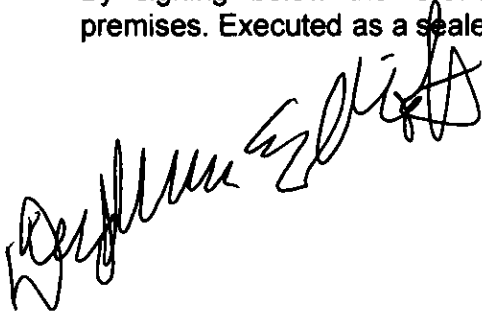
A certain parcel of land with the buildings thereon known as and numbered 8 James Way,
Cambridge, Middlesex County Massachusetts, more particularly described as follows:

LOT 44 on a Plan entitled "Subdivision Plan, Linden Park Homes, Cambridge,
Massachusetts", dated September 14, 1982, prepared by Charles F. Arnold, Registered
Land Surveyor, recorded with Middlesex South District Registry of Deeds, Book 15225,
Page End, as Plan No. 1050 of 1983.

Said premises are subject to rights, restrictions and easement as set forth in a deed dated
March 24, 1998 and recorded with Middlesex County (Southern District) Registry of
Deeds on March 30, 1998 in Book 28370, Page 585, to which deed reference may also be
had for title.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 06/01/2012 01:49 PM
Ctn# 168662 00270 Doc# 00111068
Fee: \$2,416.80 Cons: \$530,000.00

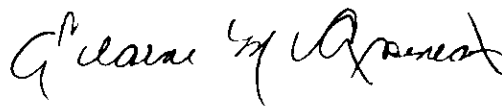
By signing below the Grantors hereby release any rights of homestead in the premises. Executed as a sealed instrument this 17 day of May, 2012.



DeAnn R. Elliott

COMMONWEALTH OF MASSACHUSETTS

On this 17TH day of May, 2012, before me, the undersigned notary public, personally appeared DeAnn R. Elliott, proved to me through satisfactory evidence of identification, which was US PASSPORT to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.



Notary Public

My Commission Expires: 12/1/2017



Elaine M. Arseneault
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 1, 2017

By signing below the Grantors hereby release any rights of homestead in the premises. Executed as a sealed instrument this day of May, 2012.



Carlos E. Montero Luque

COMMONWEALTH OF MASSACHUSETTS

On this 18th day of May, 2012, before me, the undersigned notary public, personally appeared Carlos E. Montero Luque, proved to me through satisfactory evidence of identification, which was *drivers license*, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of (his) (her) knowledge and belief.

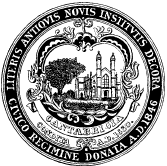
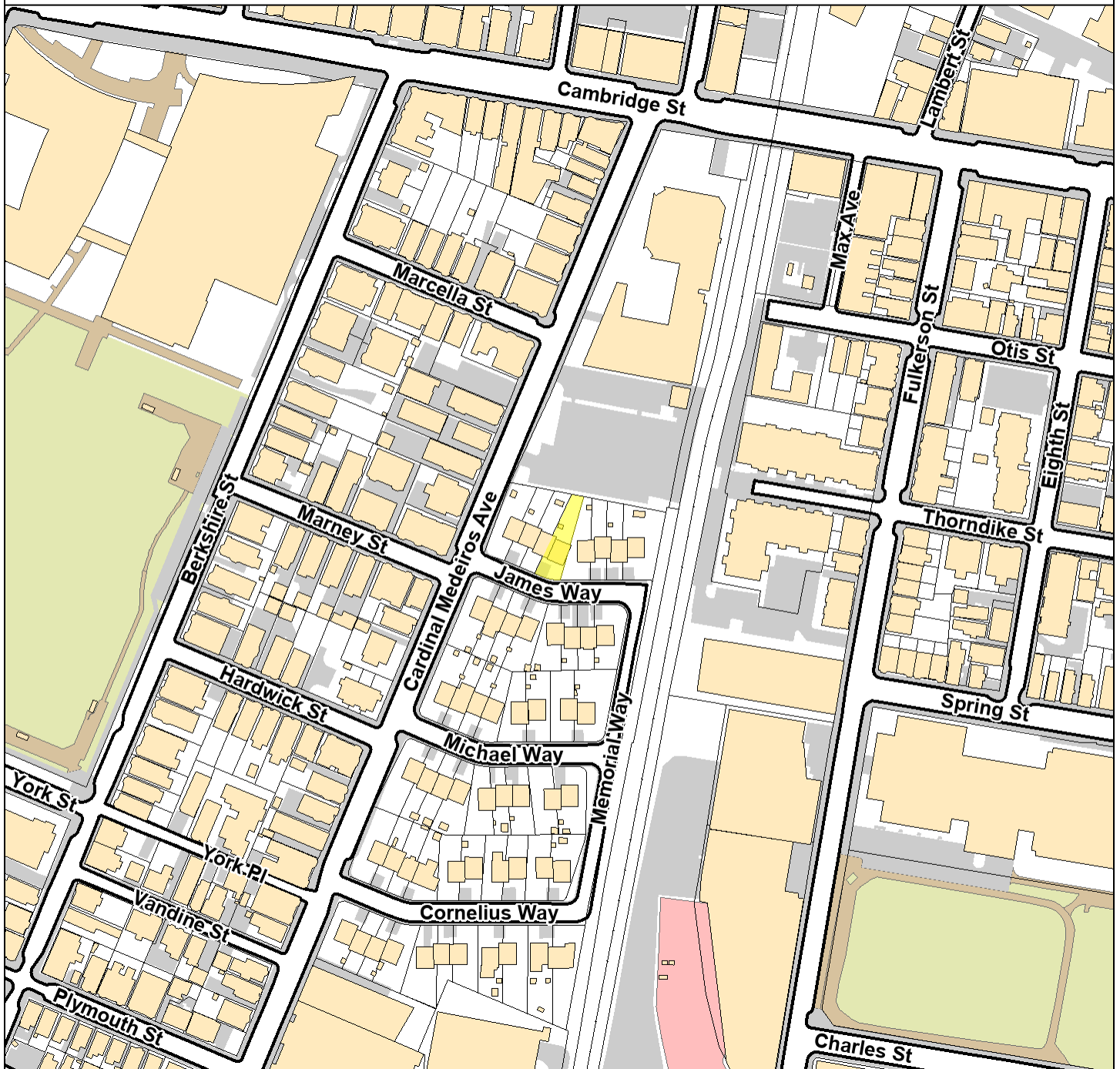


Notary Public

My Commission Expires: December 20, 2013



PAUL ALBERT ROCHE
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
DECEMBER 20, 2013



City of Cambridge
Massachusetts

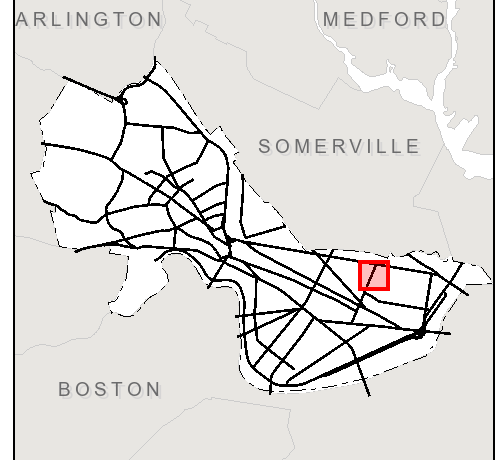
1" = 208 ft

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www.cambridgema.gov/gis



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





Project Address: 8 James Way

Date: 2/28/2025 rev 4/7/2025

Table of Contents

BZA Application Forms

- Check List
- General Information Form
- Ownership Information
- Dimensional Information
- Supporting Statement for a Variance

Project Narrative

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Compliance with Zoning	1
Additional Considerations	1-2
Summary of Community Engagement	2

Project Plans and Illustrations

	Existing Condition Plan site survey
	Cambridge Block Map 39
A0.00	Cover w/ Drawing List
A0.01	Site Plans, Zoning Summary, Site Locus Map, Existing Conditions Photo
A0.02	Existing and Proposed 3D Massing Diagrams
A1.00	Basement Plans
A1.01	1st Floor Plans
A1.02	2nd Floor Plans
A1.03	3rd Floor Plans
A1.04	Proposed Roof Plan (Green Roof compliance information n/a)
A2.00	Existing Elevations
A2.01	Proposed Elevations w/ Proposed Materials

Project Address: 8 James Way

Date: 2/28/2025

Project Overview

The design has two additions.

1. The first addition is a one story 4 ft deep by 18 ft wide kitchen extension on the rear of the house. Adjacent to this first addition, the design proposes adding a small patio to improve access from the dining room to the backyard.
2. The second addition is to rebuild the roof to add habitable area in the attic that will include a principal bedroom, a full bathroom, and a guest room that will function mostly as a home office. This is

Compliance with Zoning

Addition #1 was designed prior to the approval of the “Multifamily Housing Zoning Petition” in February 2025 so as to conform to all zoning requirements and criteria for modifications to a townhouse development. The zoning amendment makes the proposed addition violate the new 5 ft side setback as it extends beyond the abutting neighbor.

Addition #2 extends vertically the existing nonconforming side yard setback per *5.30 District Dimensional Requirements* and the recent amendment, but does not make the site more nonconforming. The existing house is the end unit townhouse and has an open side yard. While the development generally requires 0 ft side yard setbacks as is typical with townhouses, this end unit has an open side yard. Since the property line runs at an angle to the side of the house, the setback varies from 7.7 ft to 3.7 ft, violating the 5 ft required. Rebuilding the roof higher extends this existing nonconformance, but does not make the site more nonconforming and is by-right per the recent amendment.

Other Considerations

The modification proposes no significant changes to the landscape other than the construction of a modest building addition and a patio stepping down into the backyard. No trees will be removed and the applicant does not propose regrading the site.

The proposed kitchen extension is modest in scale and is offset from the open side yard where the neighbor has open space as well. The extension will be only a bit taller than the existing 6 ft high privacy fence on the abutter’s side. Its solid walls will be clad with siding to match the existing building. The third floor addition is within the existing footprint of the building and implements a gambrel roof with dormers. A gambrel roof is in keeping with the vernacular of the area and retains an eave line above the second floor in keeping with all the two-story townhouses in the development. The dormers diverge from the City’s “Design Guidelines for Roof Dormers” only in width in order to maximize roof area for photovoltaic panels. The proposed dormers are not quite 17 ft wide, exceeding the 15’ - 0” / 50% maximum in the guideline by less than 2 ft.



Project Address: 8 James Way

Date: 2/28/2025

The proposed expansions will reduce the open space in the private backyard very modestly, but meets all dimensional requirements of the district and does not impact open space that is visible from the public street.

The modifications propose no changes to the location of parking spaces and access / egress routes.

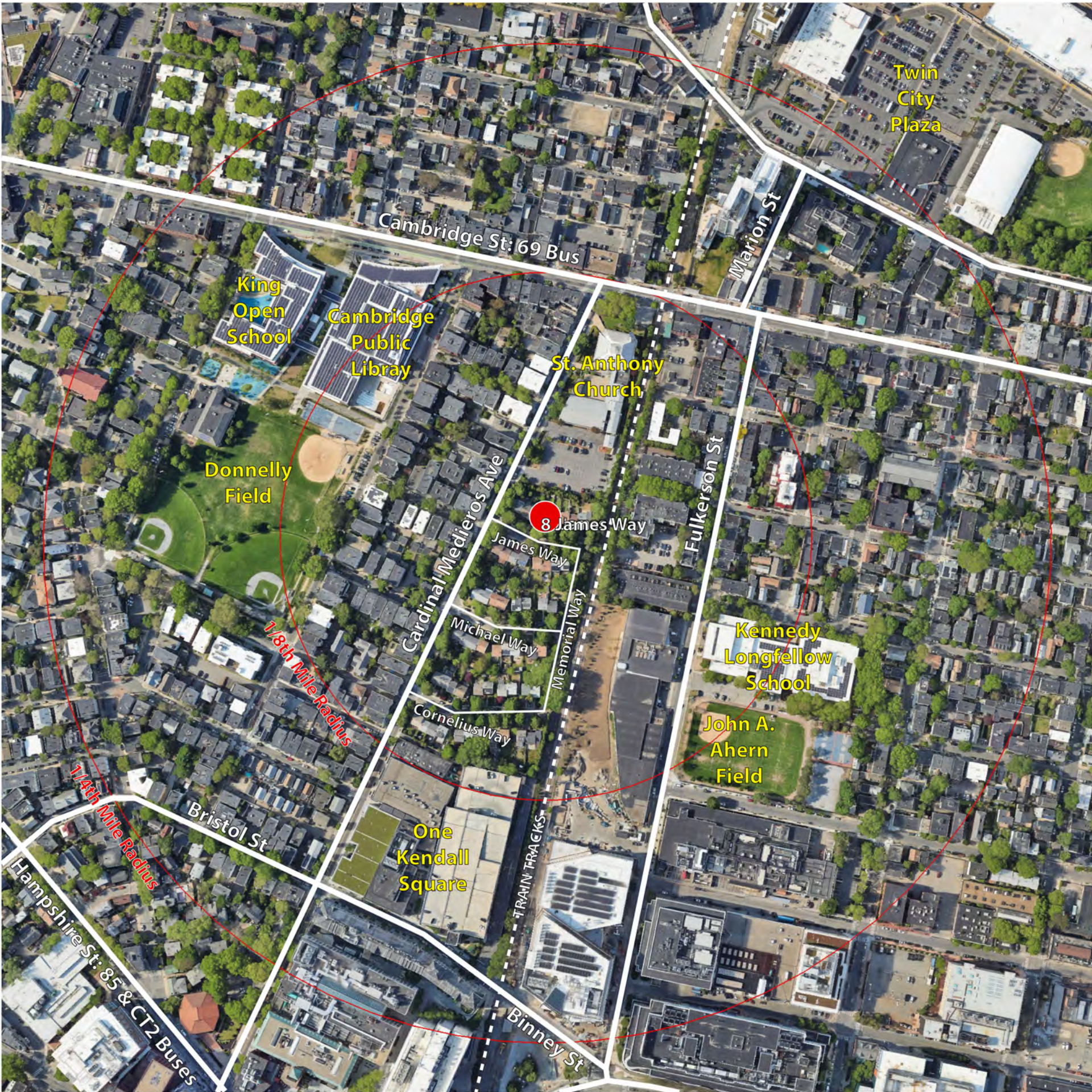
The modification proposes no changes to the parking area landscaping.

The modifications propose no changes to the existing service facilities.

The modifications propose no change to the use as a single-family residence.

Summary of Community Engagement

The Owners of 8 James Way have reached out to many of their neighbors and have letters of support from the owners of #2, #10, and #12. Their abutter at #6 does not live there and was not able to be reached.



AERIAL PHOTO

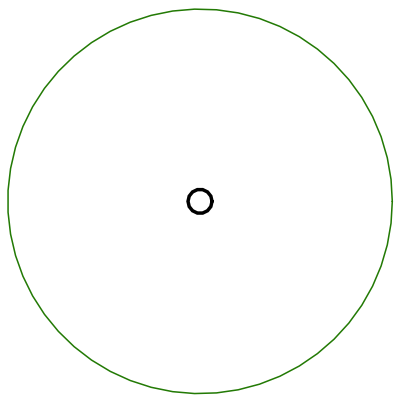
ZONING	1. Min. Open Space Ratio	2. Max. Stories Above Grade	3. Max. Building Height in feet	4. Min. Front Yard Setback in feet	5. Min. Side or Rear Yard Setback in feet		
					Right	Left	Rear
C-1 Multifamily Dwellings	30%	4	45	10	5	5	5
Existing	65%	2	26.8	22.9	3.7	0'	65.4
Proposed	63%	2.5	35.0	22.9	3.7	0'	49.4
	A-	A+	A+	A	(E) NC	(E) A ¹	A-

1. This is a townhouse that directly abuts a building on the left side and is allowed per 5.40.4.a. The proposed first floor rear addition extends beyond the abutting neighbor by 3 ft, which creates a violation of the side yard setback per this rule.

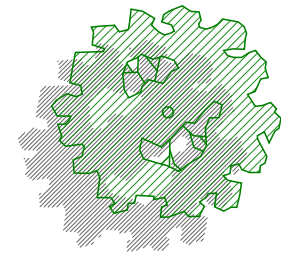
A = Allowable
NC = Nonconforming
(E) = Existing
(N) = New
+ = Increase
- = Decrease

SITE PLAN LEGEND

PROPERTY LINE
SETBACK LINE
NEIGHBORING PROPERTY LINES
FENCE



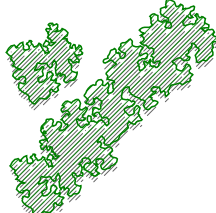
LARGE TREE



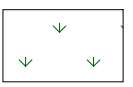
SMALL TREE



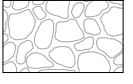
LARGE SHRUB



HEDGES & MEDIUM SHRUBS



GRASS & SMALLER PLANTINGS



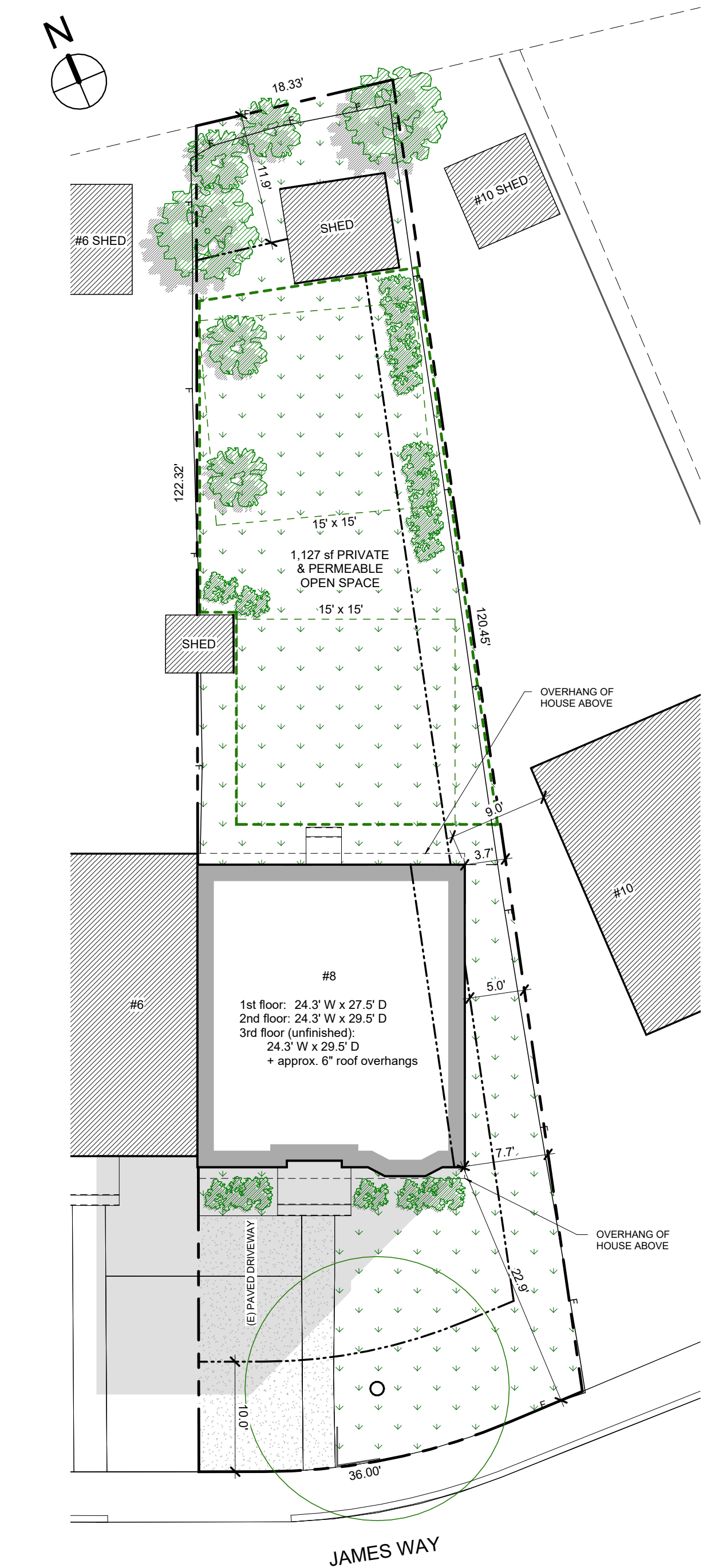
FLAGSTONE



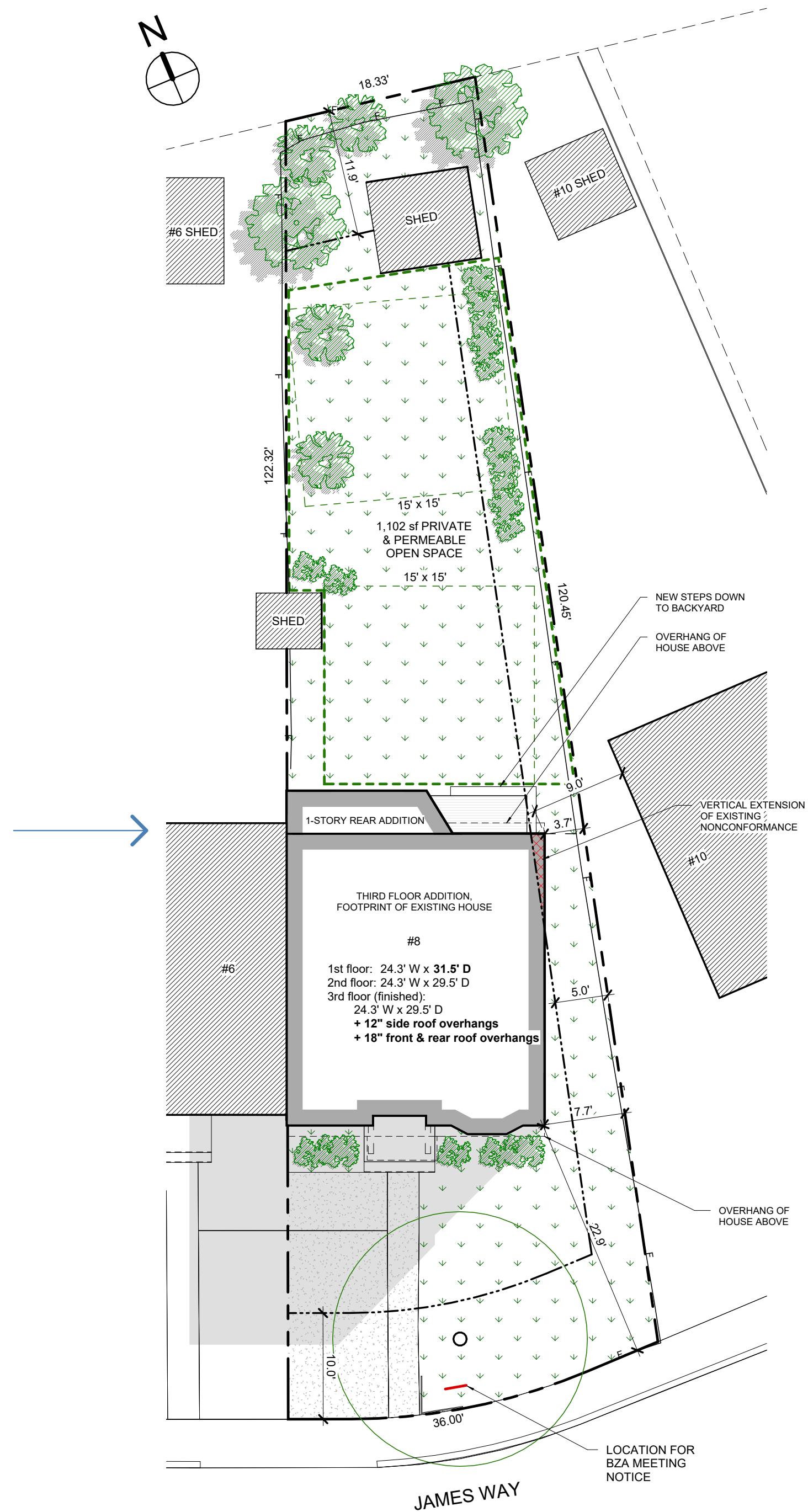
PAVERS

SITE PLAN NOTES:

- DIMENSIONS WERE TAKEN ON-SITE TO EXISTING ELEMENTS AND DOES NOT REPRESENT A CERTIFIED SITE SURVEY.
- THE PROPERTY LINE SHOWN IS BASED ON THE ASSESSOR'S MAP DIMENSIONS. THE LOCATION IS BASED ON THE SIDEWALK AND FENCE LINE LOCATIONS.
- SMALLER PLANTINGS NOT DEPICTED.



1 EXISTING SITE PLAN
1" = 10'-0"



2 PROPOSED SITE PLAN
1" = 10'-0"



10 Grand View Ave
Somerville, MA 02143
617-863-6491
dsidel@mixdesigndevelop.com
www.mixdesigndevelop.com

GENERAL DESIGN / BUILD NOTES:

- GENERAL CONTRACTOR SHALL BE LICENSED TO PRACTICE IN THE STATE WHERE THE WORK IS BEING PERFORMED. ALL SUBCONTRACTORS SHALL BE SIMILARLY LICENSED AS REQUIRED BY THE STATE.
- ANY MODIFICATIONS TO THE DESIGN BY GENERAL CONTRACTOR OR SUBCONTRACTORS SHALL BE REVIEWED BY THE OWNER AND ARCHITECT PRIOR TO IMPLEMENTATION.
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APPLICABLE CODE:

MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION AND ALL CODES INCORPORATED AND REFERENCED THEREIN

No.	Description	Date

BLAINEY-MORK
8 JAMES WAY
CAMBRIDGE, MA

SITE PLAN & ZONING
SUMMARY

Project number	202307
Date	4/25/2025

A0.01

Scale	As indicated
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ACROSS THE STREET NEIGHBORS



ASSESSOR'S PHOTO



FROM JAMES WAY



FROM THE BACKYARD



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Somerville, MA 02143
617-863-6491
dsidel@mixdesigndevelop.com
www.mixdesigndevelop.com

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No.	Description	Date

BLAINEY-MORK
8 JAMES WAY
CAMBRIDGE, MA

EXIST. CONDITIONS
PHOTOS

Project number	202307
Date	4/25/2025

A0.02

Scale	12" = 1'-0"
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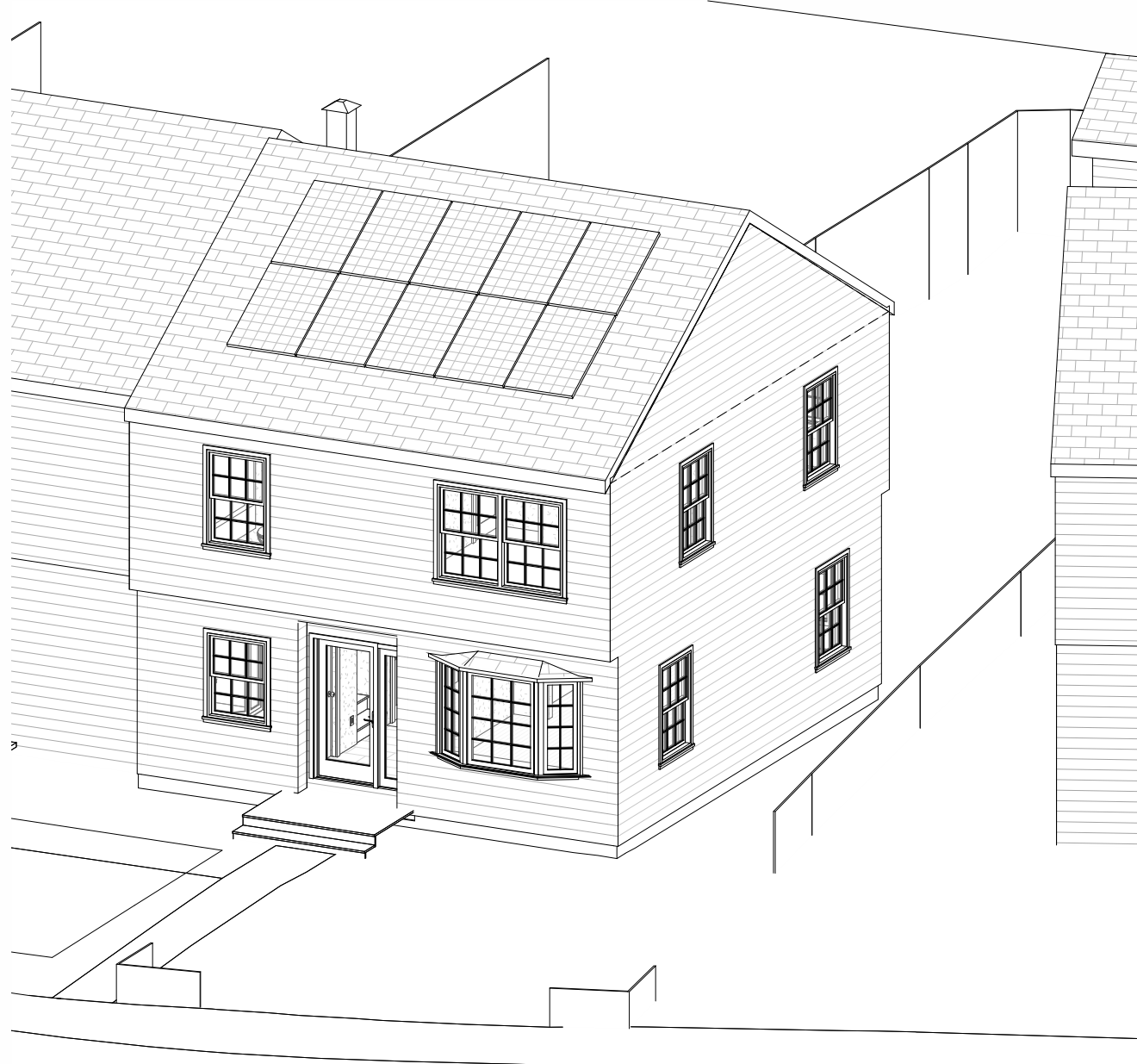
6 3D - PERSPECTIVE, RIGHT



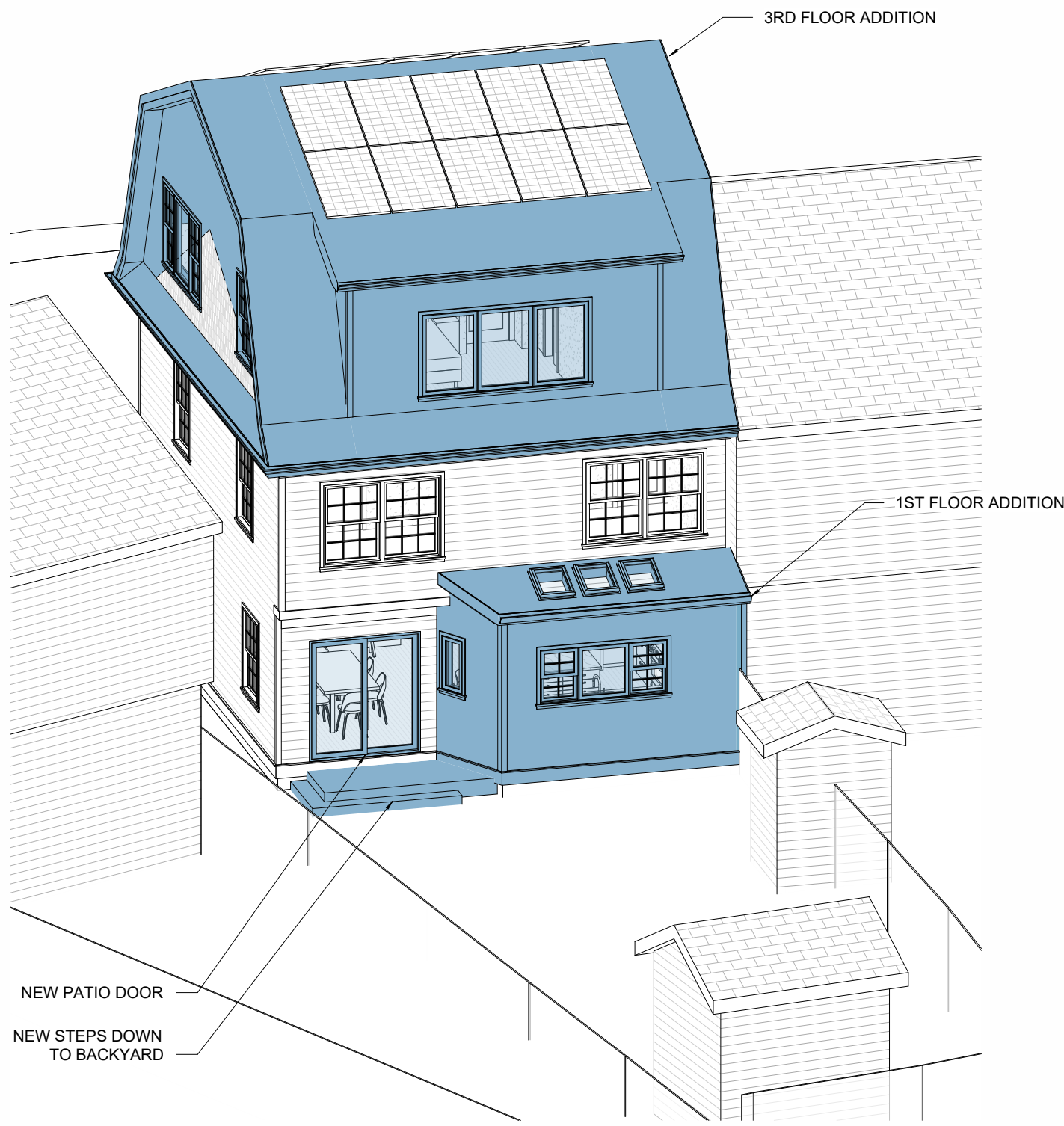
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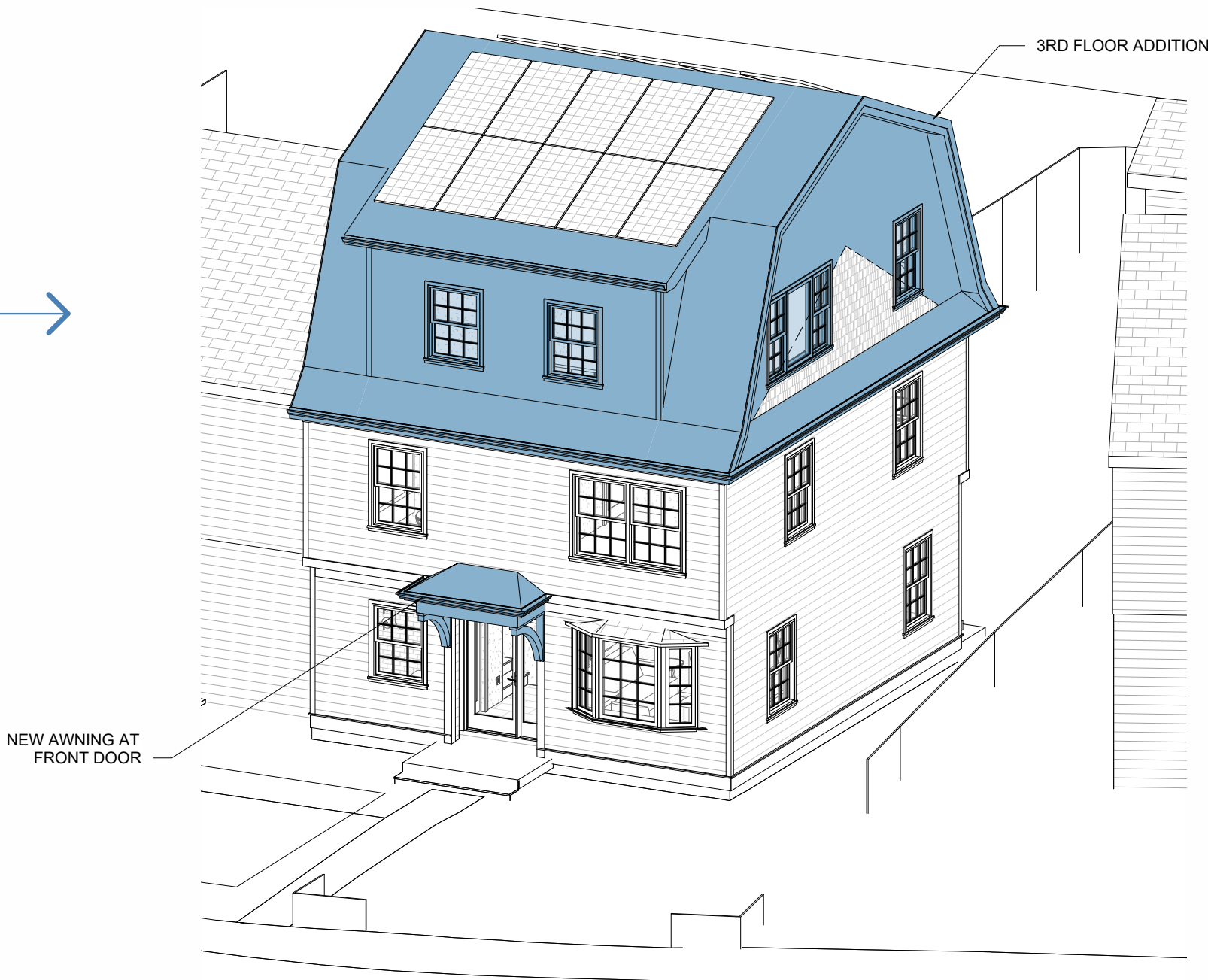
3 3D EXISTING REAR



1 3D EXISTING FRONT



4 3D PROPOSED REAR



2 3D PROPOSED FRONT



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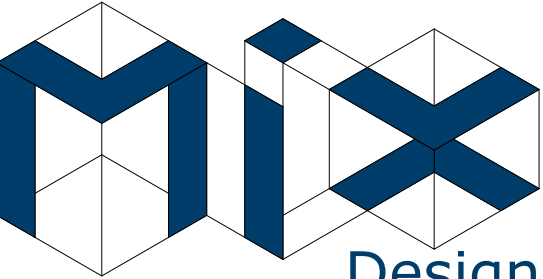
BLAINEY-MORK
8 JAMES WAY
CAMBRIDGE, MA

3D VIEWS

Project number 202307
Date 4/25/2025

A0.03

Scale



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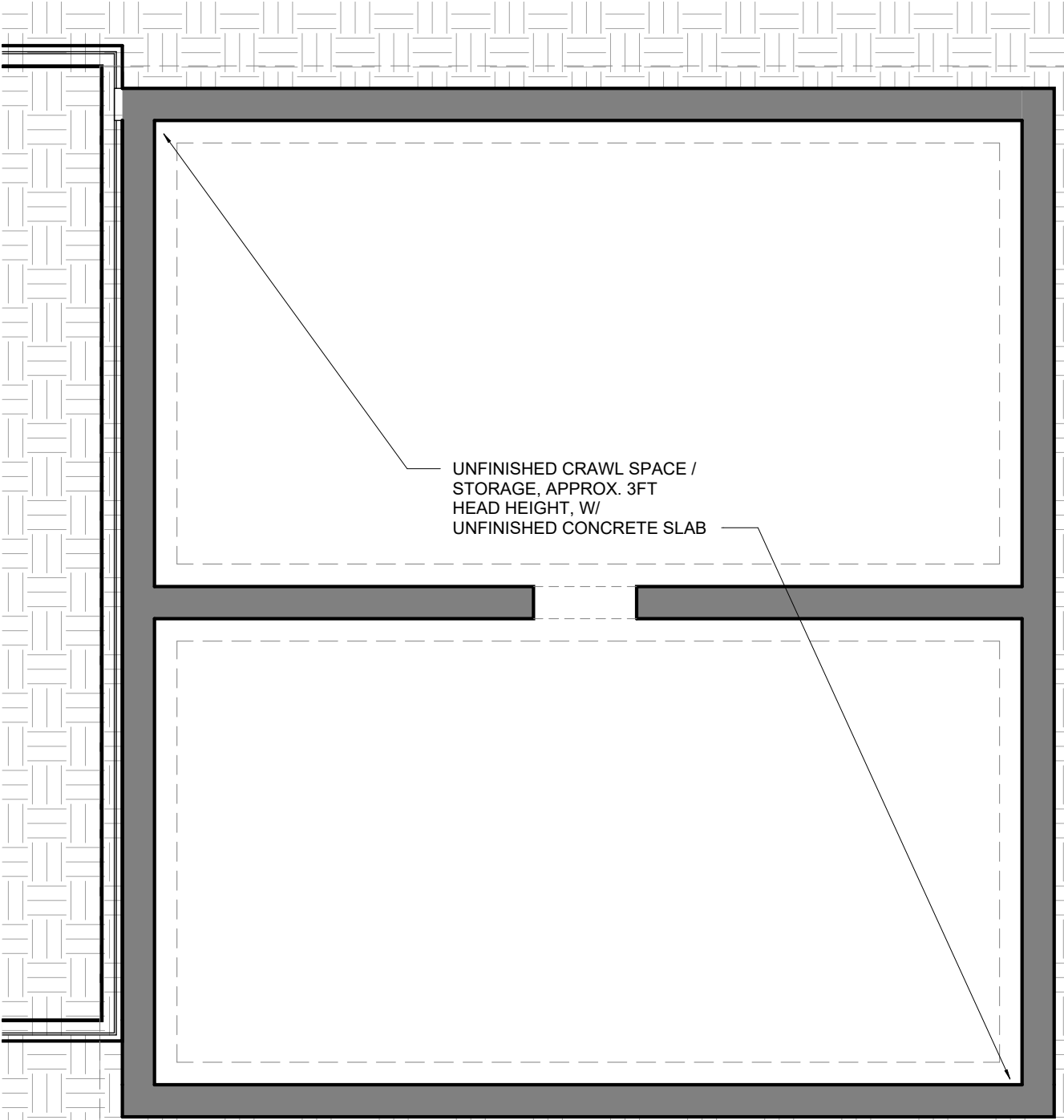
BLAINEY-MORK
8 JAMES WAY
CAMBRIDGE, MA

BASEMENT PLANS

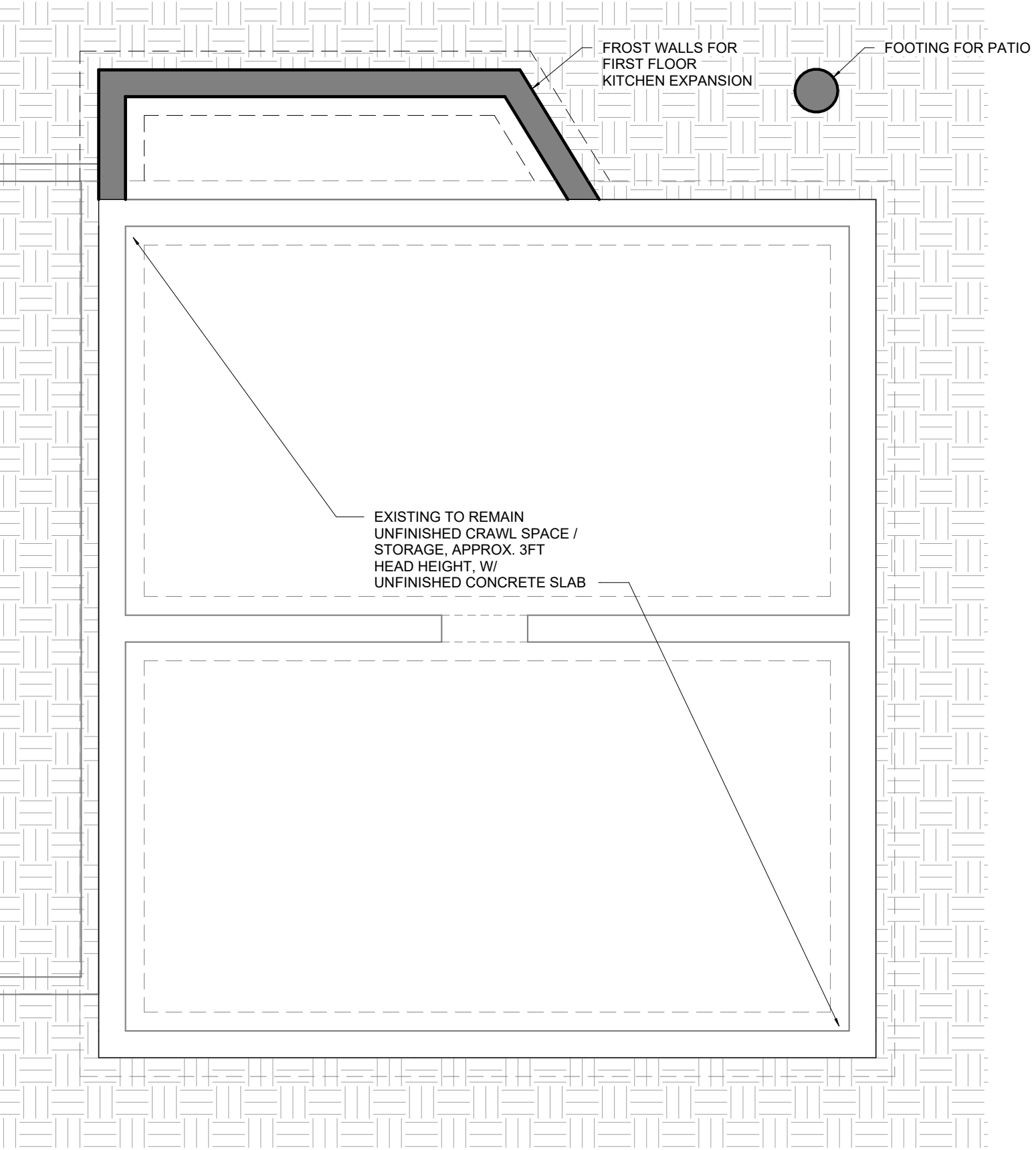
Project number	202307
Date	4/25/2025

A1.00

Scale	1/4" = 1'-0"
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1 EXISTING TO REMAIN BASEMENT CRAWL SPACE
1/4" = 1'-0"



2 BASEMENT CRAWL SPACE
1/4" = 1'-0"



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MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION AND ALL CODES INCORPORATED AND REFERENCED THEREIN

No.	Description	Date

BLAINEY-MORK
8 JAMES WAY
CAMBRIDGE, MA

1ST FLOOR PLANS

Project number	202307
Date	4/25/2025

A1.01

Scale	As indicated
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DOOR SCHEDULE				
DOOR LABEL	TYPE	DIMENSIONS		NOTES
		WIDTH	HEIGHT	
11a	S1	40"	80"	P
11d	(none)	30"	80"	(none)
31a	P1	30"	80"	PK+PPV+EP
32a	P1	30"	80"	PK+FP+EP Cavity Slider pocket door kit, soft close & open
34a	P1	30"	80"	PK+PPV+EP
35a	S1	30"	80"	PV
35b	BP2	72"	80"	FP
EXT1	S1	54"	80"	KE1 36" door + 18" sidelight
EXT2	SP	72"	80"	(none) Sliding Patio 2-Panel

DOOR TYPE SCHEDULE	
TYPE	DESCRIPTION
BP2	BY-PASS, 2-PANEL
P1	POCKET, SINGLE
S1	SWING, SINGLE
SP	SLIDING PATIO

DOOR HARDWARE SCHEDULE	
NAME	DESCRIPTION
FP	FINGER PULL
KE1	KEYED ENTRY, STYLE 1
P	PASSAGE
PK+FP+EP	POCKET KIT + FINGER PULL + EDGE PULL
PK+PPV+EP	POCKET KIT + POCKET PRIVACY + EDGE PULL
PV	PRIVACY

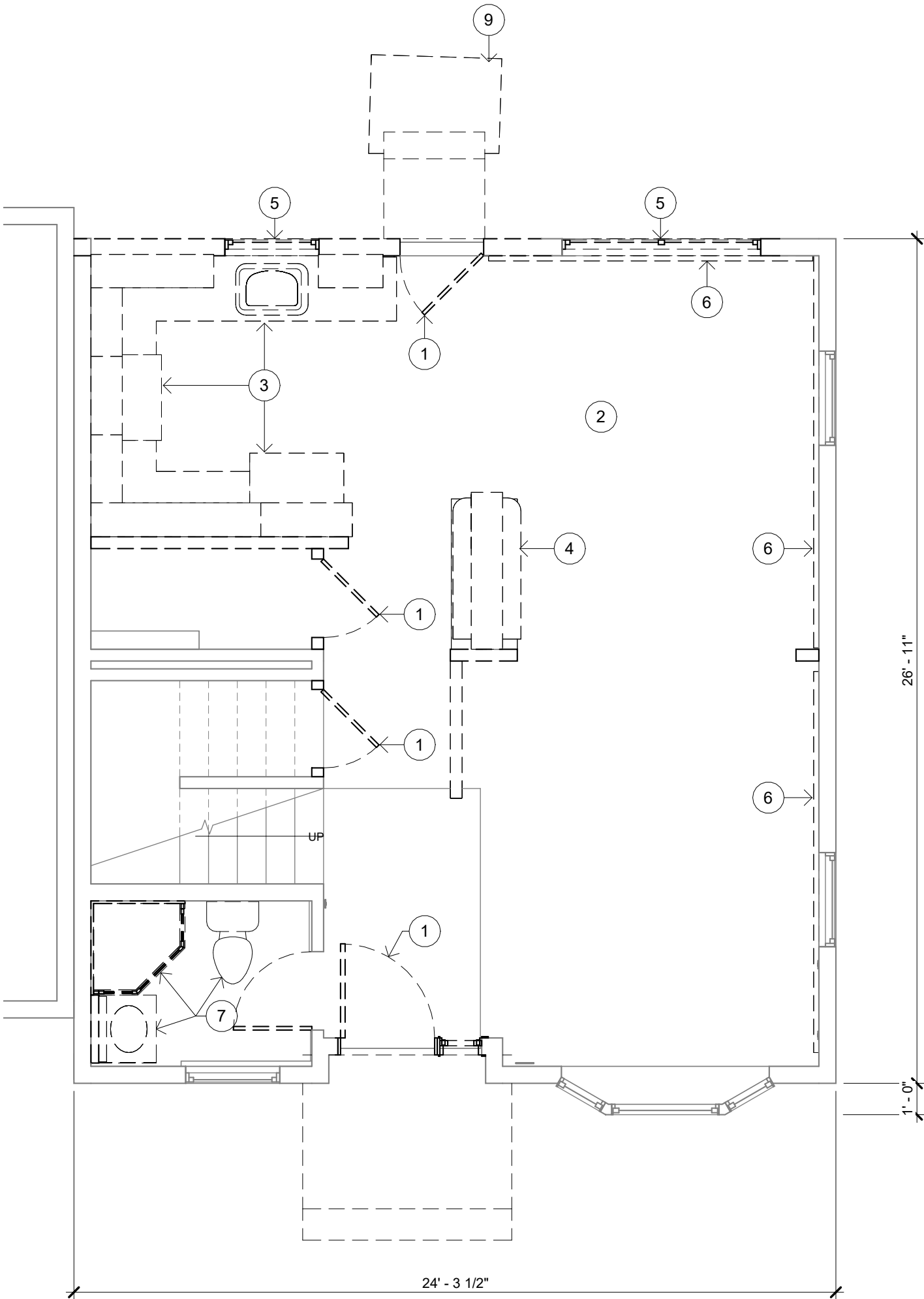
DEMOLITION NOTES

REMOVE AND DISPOSE OF WALL

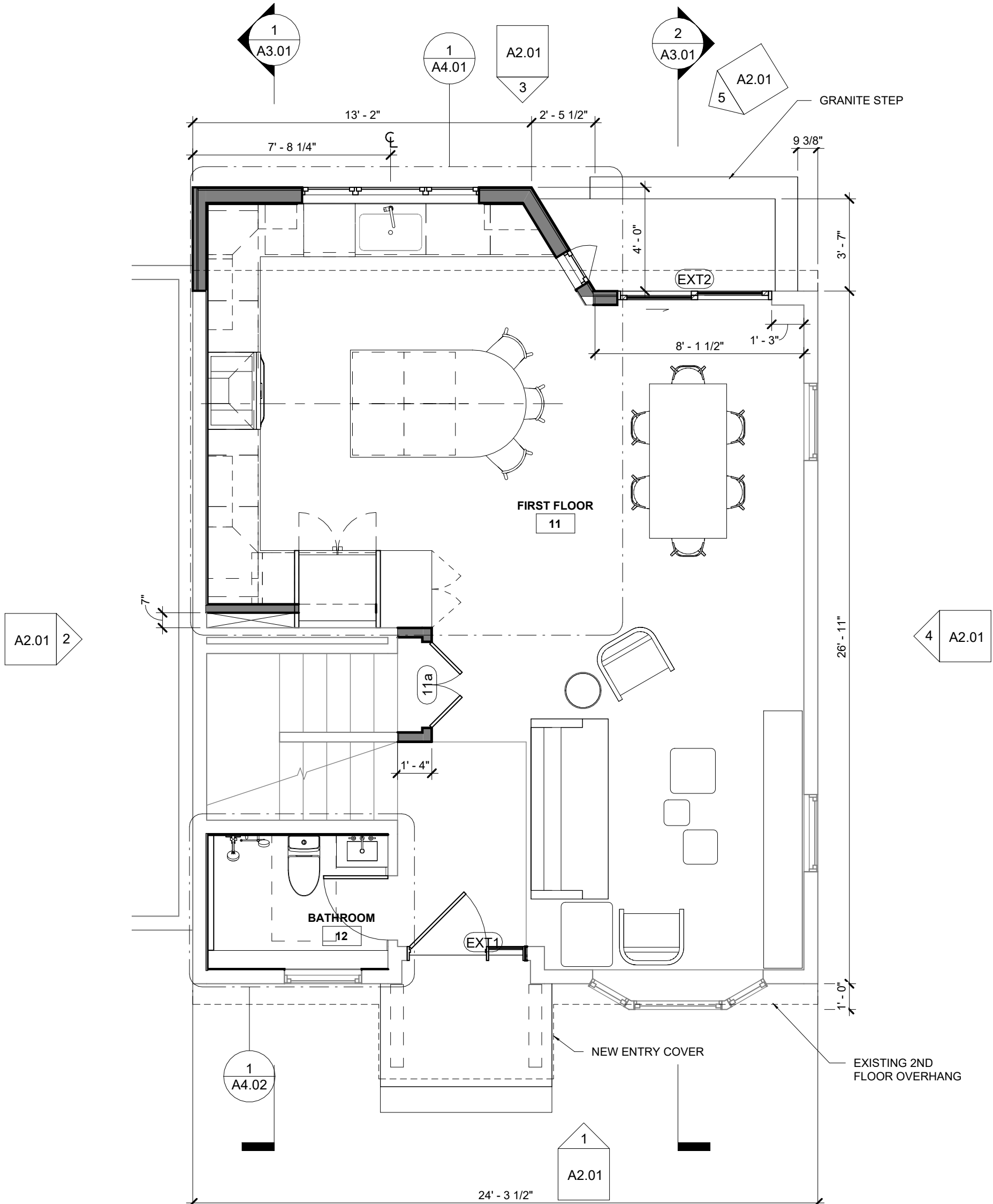
- REMOVE AND DISPOSE OF DOOR.
- REMOVE AND DISPOSE OF FLOOR FINISH.
- REMOVE AND DISPOSE OF CABINETS, COUNTERTOP, AND PLUMBING FIXTURES. STORE DISHWASHER, REMOVE AND DISPOSE OF OTHER APPLIANCES.
- REMOVE AND DISPOSE OF ISLAND.
- REMOVE AND DISPOSE OF WINDOW.
- REMOVE AND DISPOSE OF BASEBOARD HEAT.
- REMOVE AND DISPOSE OF VANITY, PLUMBING FIXTURES, AND WALL FINISH.
- REMOVE AND DISPOSE OF PORTION OF WALL FOR NEW DOOR OR OPENING. SEE CONSTRUCTION PLAN AND DOOR SCHEDULE.
- REMOVE AND DISPOSE OF EXTERIOR LANDING AND STAIR.

FIRST FLOOR PLAN NOTES

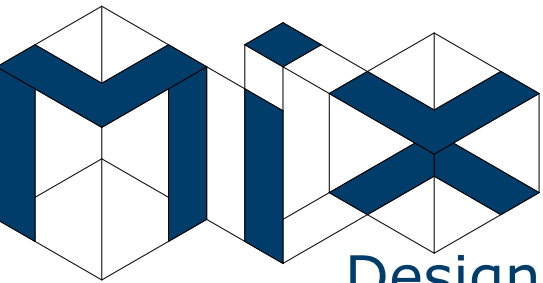
- DUCTED HEAT PUMP, SUPPLY AND RETURN REGISTER LOCATION TBD BY HVAC W/ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
- INSTALL SOUND ATTENUATING INSULATION IN WALL CAVITIES AROUND THE BATHROOM.
- WOOD FLOORING IN THE NEW KITCHEN & DINING ROOM TO MATCH EXISTING.
- TILE FLOOR IN NEW POWDER ROOM.
- BOARD AND PLASTER WALLS, PAINTED THROUGHOUT FIRST FLOOR.
- PATCH AND FINISH EXISTING FLOORING IN LIVING ROOM AND HALLWAY.
- WOOD BASEBOARD, WINDOW, AND DOOR CASINGS, PAINTED, TYP.



2 EXISTING / DEMO 1ST FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"



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No.	Description	Date

BLAINEY-MORK
8 JAMES WAY
CAMBRIDGE, MA

2ND FLOOR PLANS

Project number	202307
Date	4/25/2025

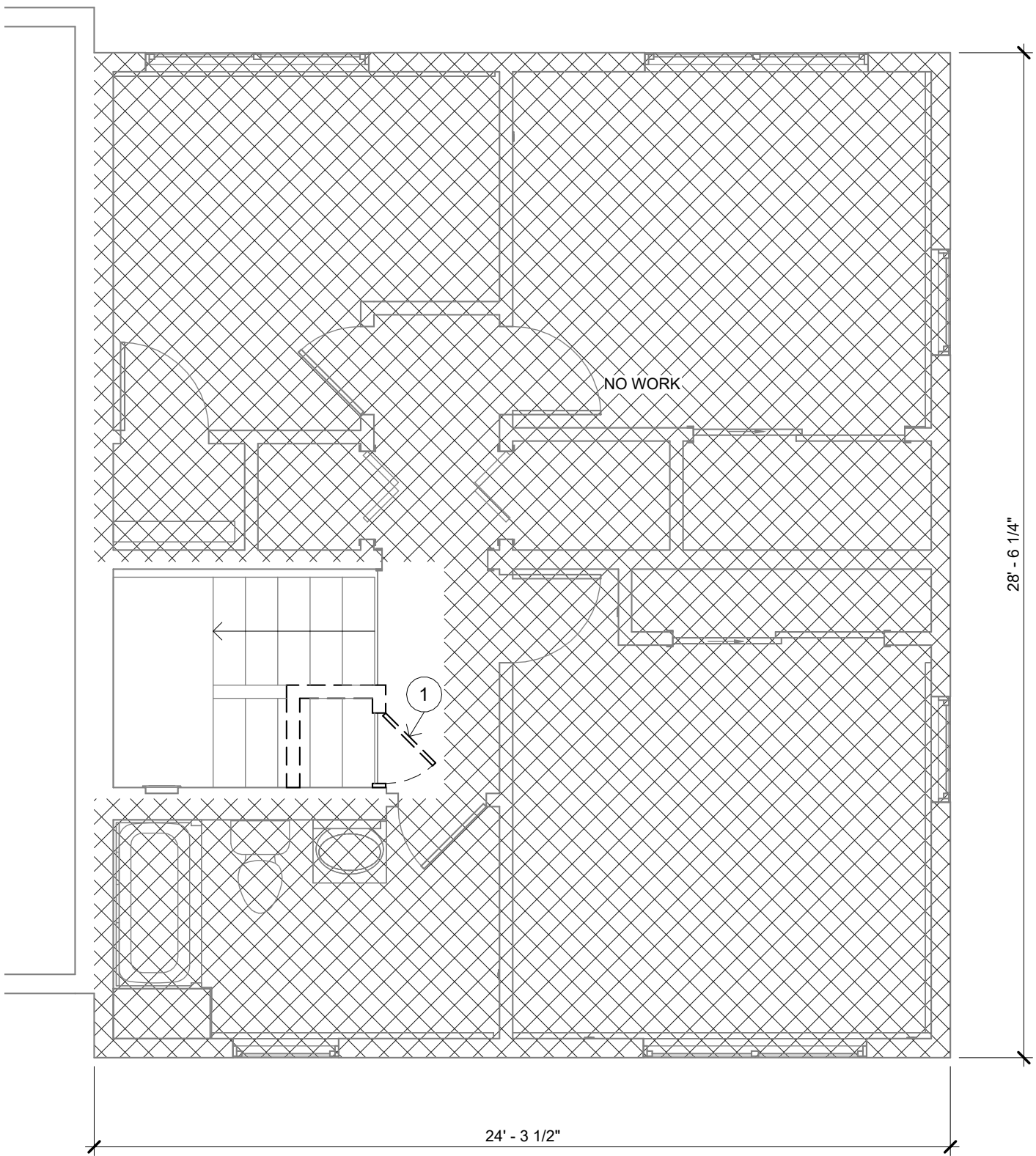
A1.02

Scale	As indicated
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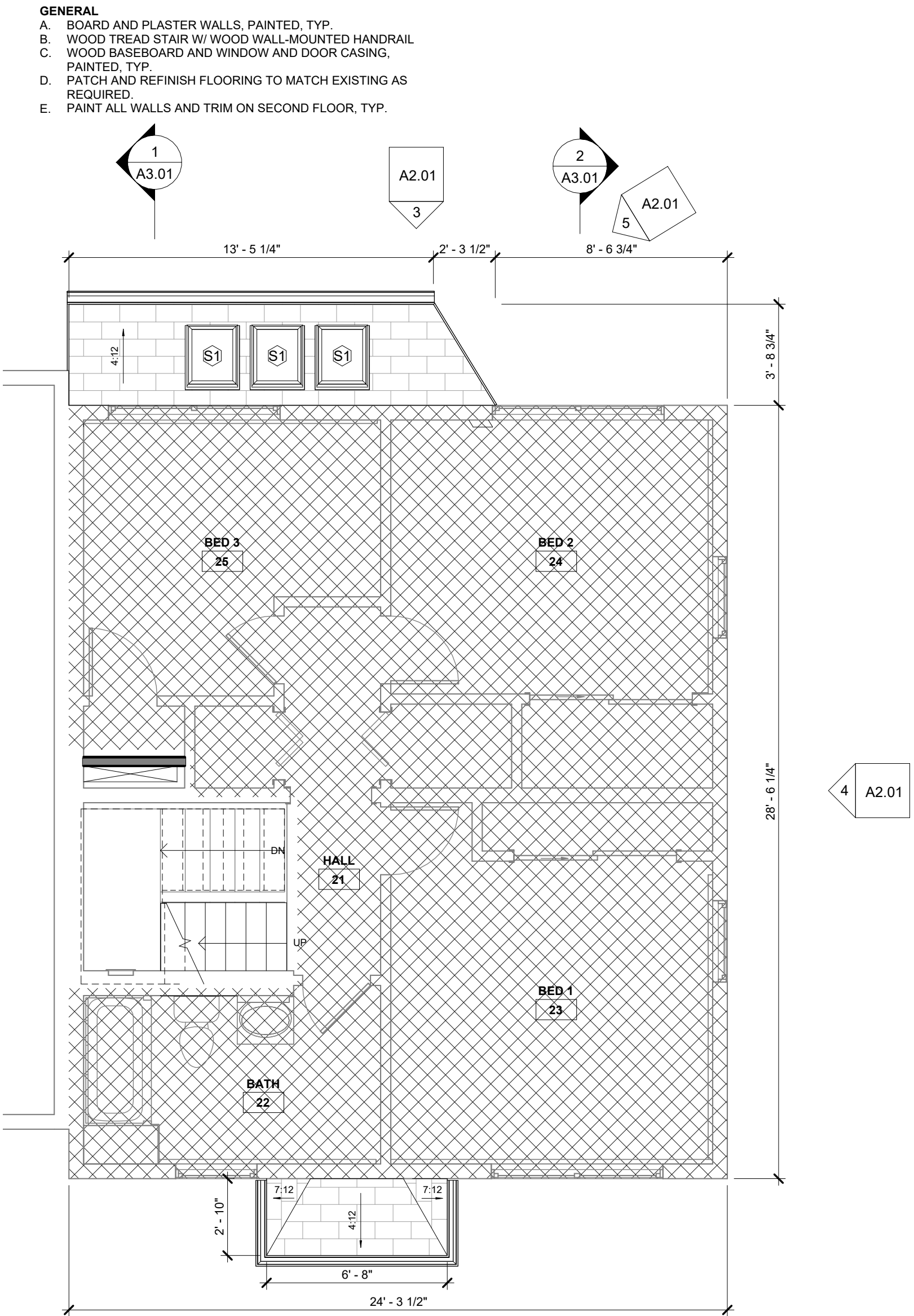
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1 EXISTING / DEMO 2ND FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"



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BLAINEY-MORK
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3RD FLOOR PLANS

Project number	202307
Date	4/25/2025

A1.03

Scale	1/4" = 1'-0"
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11d	(none)	30"	80"	(none)
31a	P1	30"	80"	PK+PPV+EP
32a	P1	30"	80"	PK+FP+EP
34a	P1	30"	80"	PK+PPV+EP
35a	S1	30"	80"	PV
35b	BP2	72"	80"	FP
EXT1	S1	54"	80"	KE1
EXT2	SP	72"	80"	(none)

DOOR TYPE SCHEDULE	
TYPE	DESCRIPTION
BP2	BY-PASS, 2-PANEL
P1	POCKET, SINGLE
S1	SWING, SINGLE
SP	SLIDING PATIO

DOOR HARDWARE SCHEDULE	
NAME	DESCRIPTION
FP	FINGER PULL
KE1	KEYED ENTRY, STYLE 1
P	PASSAGE
PK+FP+EP	POCKET KIT + FINGER PULL + EDGE PULL
PK+PPV+EP	POCKET KIT + POCKET PRIVACY + EDGE PULL
PV	PRIVACY

- THIRD FLOOR PLAN NOTES - GENERAL**
- DUCTED HEAT PUMP, SUPPLY AND RETURN REGISTER LOCATION TBD BY HVAC W/ ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
 - INSTALL SOUND ATTENUATING INSULATION IN WALL CAVITIES AROUND THE BATHROOM.
 - BOARD AND PLASTER WALLS, PAINTED, UNLESS OTHERWISE NOTED
 - BOARD AND PLASTER CEILING, PAINTED, UNLESS OTHERWISE NOTED
 - HARDWOOD FLOORING, STYLE AND FINISH TBD, UNLESS OTHERWISE NOTED
 - WOOD BASEBOARD, WINDOW, AND DOOR CASINGS, PAINTED, TYP.

PRINCIPAL BEDROOM - 31
SEE GENERAL NOTES

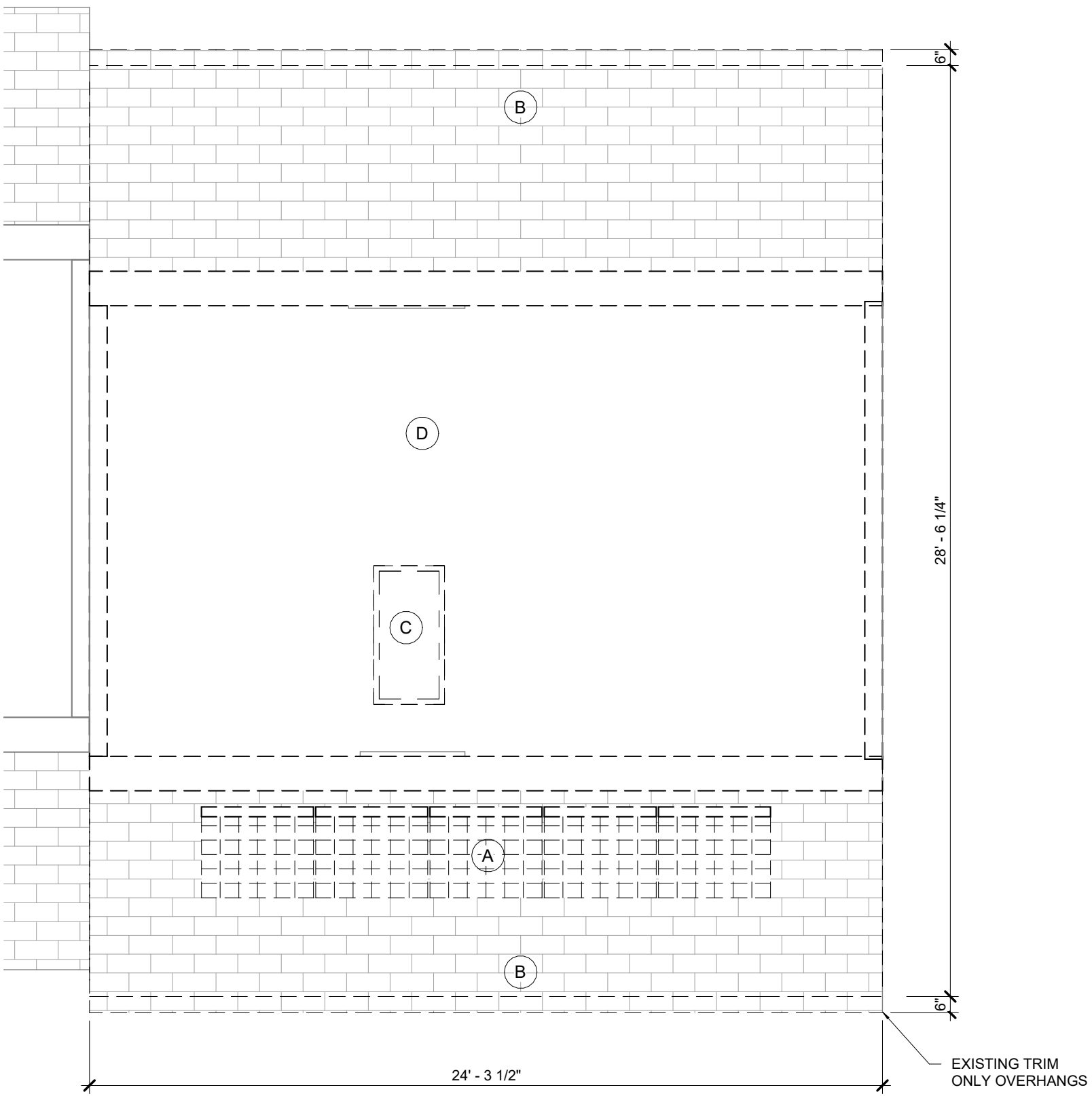
CLOSET - 32
SEE GENERAL NOTES
1. FIT-OUT OF CLOSET TBD

HALL - 33
SEE GENERAL NOTES
1. WOOD STAIRS, STYLE AND FINISH TBD

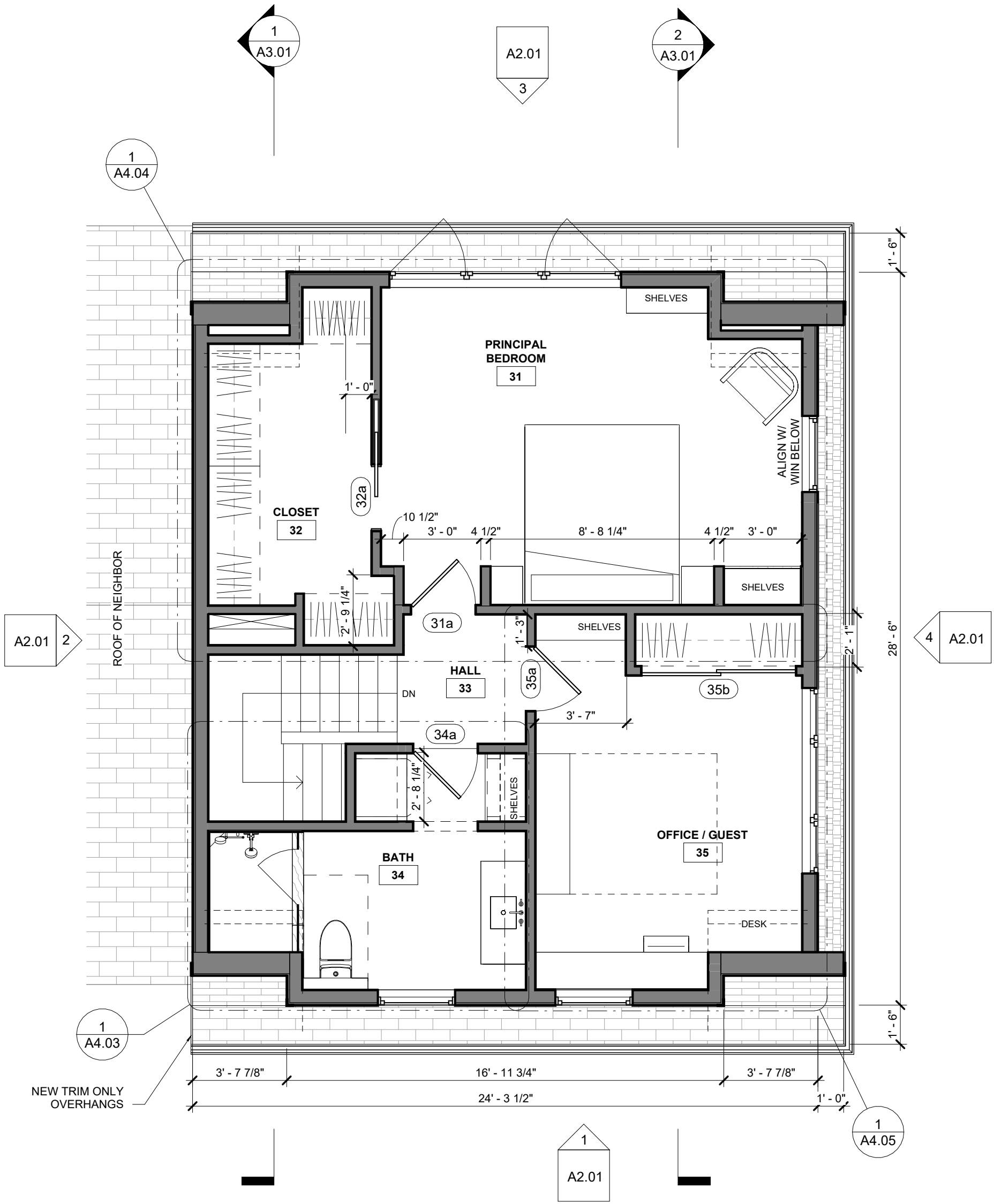
- BATH - 34**
SEE GENERAL NOTES
- PORCELAIN TILE FLOOR
 - TILE WALL @ SHOWER
 - 3" CURB W/ STONE CAP @ SHOWER
 - ONE-PIECE TOILET
 - SINGLE VANITY WITH STONE COUNTER, WOOD BASE CABINET, WALL-MOUNTED MIRROR
 - ELECTRIC RADIANT FLOOR UNDER TILE W/ PROGRAMMABLE THERMOSTAT

OFFICE/GUEST - 35
SEE GENERAL NOTES

- THIRD FLOOR NOTES**
- REMOVE AND STORE SOLAR PANELS FOR REUSE
 - REMOVE AND DISPOSE OF ROOFING AND ROOF STRUCTURE.
 - REMOVE AND DISPOSE OF ATTIC STAIRS.
 - REMOVE AND DISPOSE OF ATTIC FLOORING, FLOOR STRUCTURE, AND SECOND FLOOR CEILING



1 EXISTING / DEMO 3RD FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED 3RD FLOOR PLAN
1/4" = 1'-0"



10 Grand View Ave
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617-863-6491
dsidel@mixdesigndevelop.com
www.mixdesigndevelop.com

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APPLICABLE CODE:
MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION AND ALL CODES INCORPORATED AND REFERENCED THEREIN

No.	Description	Date

BLAINEY-MORK
8 JAMES WAY
CAMBRIDGE, MA

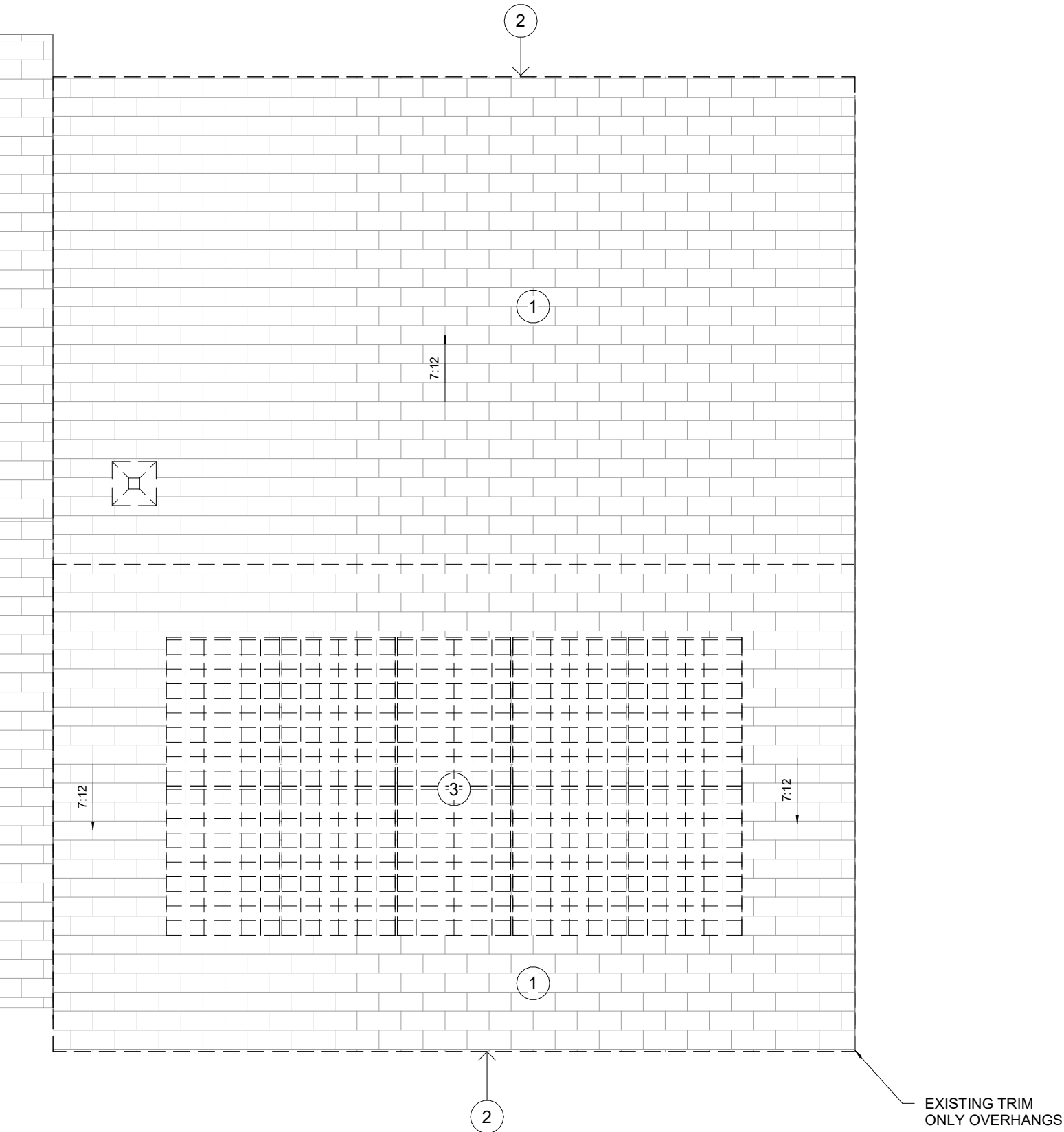
ROOF PLAN

Project number	202307
Date	4/25/2025

A1.04

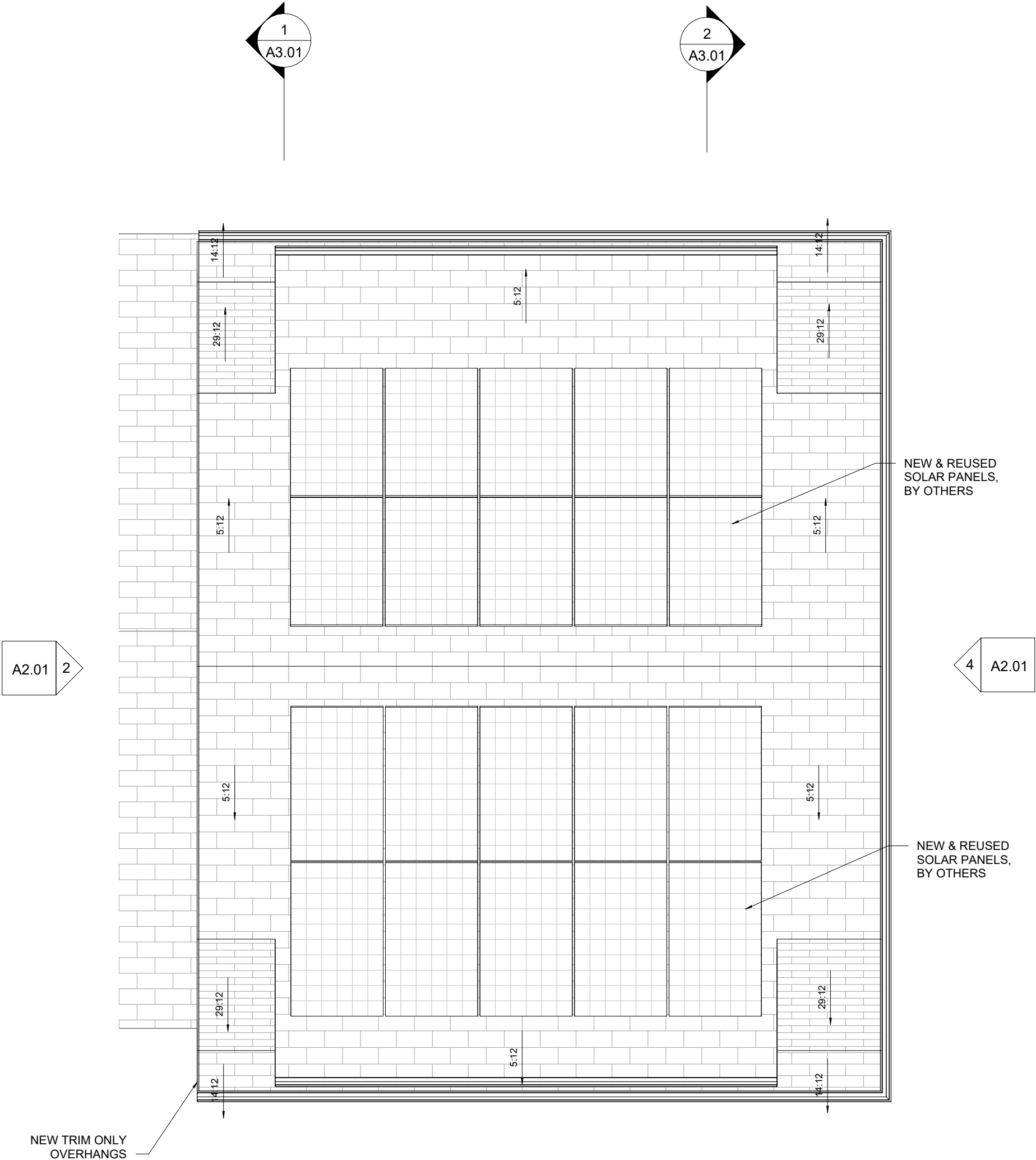
Scale	1/4" = 1'-0"
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- ROOF DEMO NOTES**
- REMOVE AND DISPOSE OF ROOF.
 - REMOVE AND STORE GUTTERS FOR REUSE AS POSSIBLE.
 - REMOVE AND STORE SOLAR PANELS FOR REUSE.



2 DEMO ROOF
1/4" = 1'-0"

- ROOF PLAN NOTES**
- ASSUME 2x10 ROOF FRAMING, FILLED CAVITIES BETWEEN RAFTERS W/ CLOSED CELL SPRAY FOAM INSULATION, 5/8" STRUCTURAL SHEATHING, 4-1/2" RIGID BOARD INSULATION W/ STAGGERED SEAMS, 1/2" PROTECTION BOARD, HOT-ROOF APPROPRIATE WATERPROOFING MEMBRANE, ARCHITECTURAL ASPHALT SHINGLES APPROPRIATE FOR HOT-ROOF INSTALLATION.
 - ASSUME ACCOYA FASCIA BOARDS, PAINTED TO MATCH EXISTING.
 - ALUMINUM K-STYLE GUTTERS W/ ALUMINUM RECTANGULAR DOWNSPOUTS



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



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No.	Description	Date

BLAINEY-MORK
8 JAMES WAY
CAMBRIDGE, MA

EXISTING BUILDING
ELEVATIONS

Project number	202307
Date	4/25/2025

A2.00

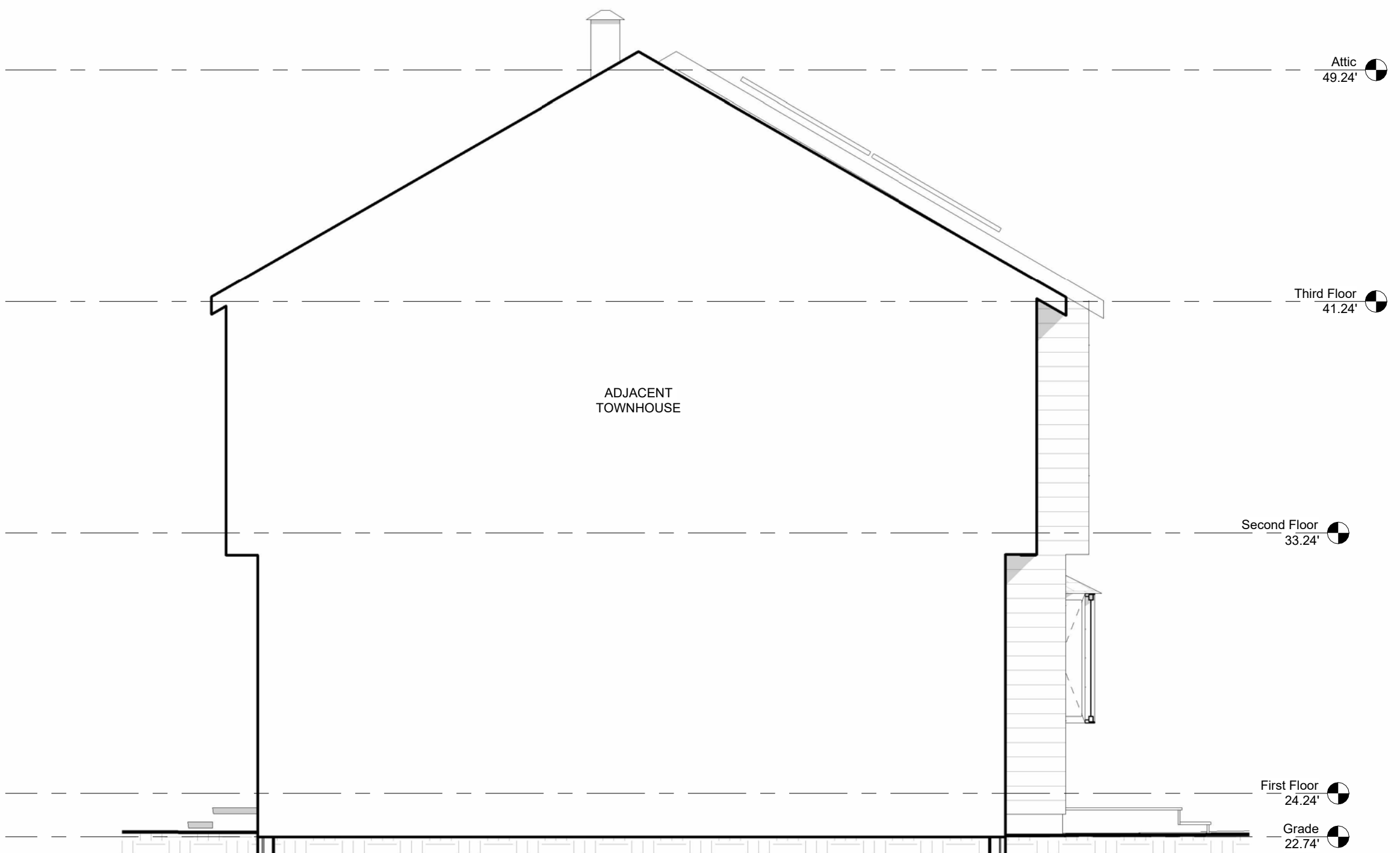
Scale	1/4" = 1'-0"
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④ EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



③ EXISTING REAR ELEVATION
1/4" = 1'-0"



② EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



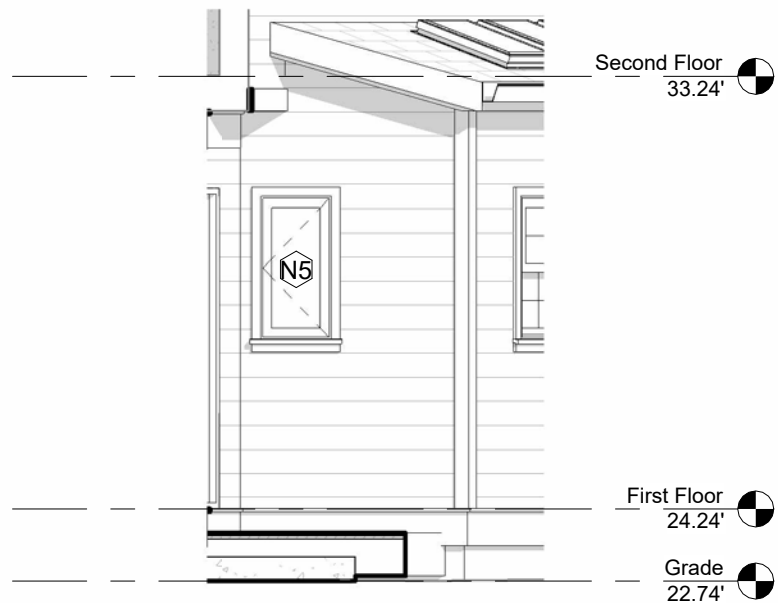
① EXISTING FRONT BUILDING ELEVATION
1/4" = 1'-0"

EXISTING WINDOWS TO BE REPLACED				
WINDOW LABEL	TYPE	NOMINAL DIMENSIONS		
		WIDTH	HEIGHT	SILL HEIGHT
E1	DH	36"	54"	24"
E2	DH2	76"	54"	24"
E3	DH	36"	48"	30"
E4	BAY	79 1/2"	54"	24"

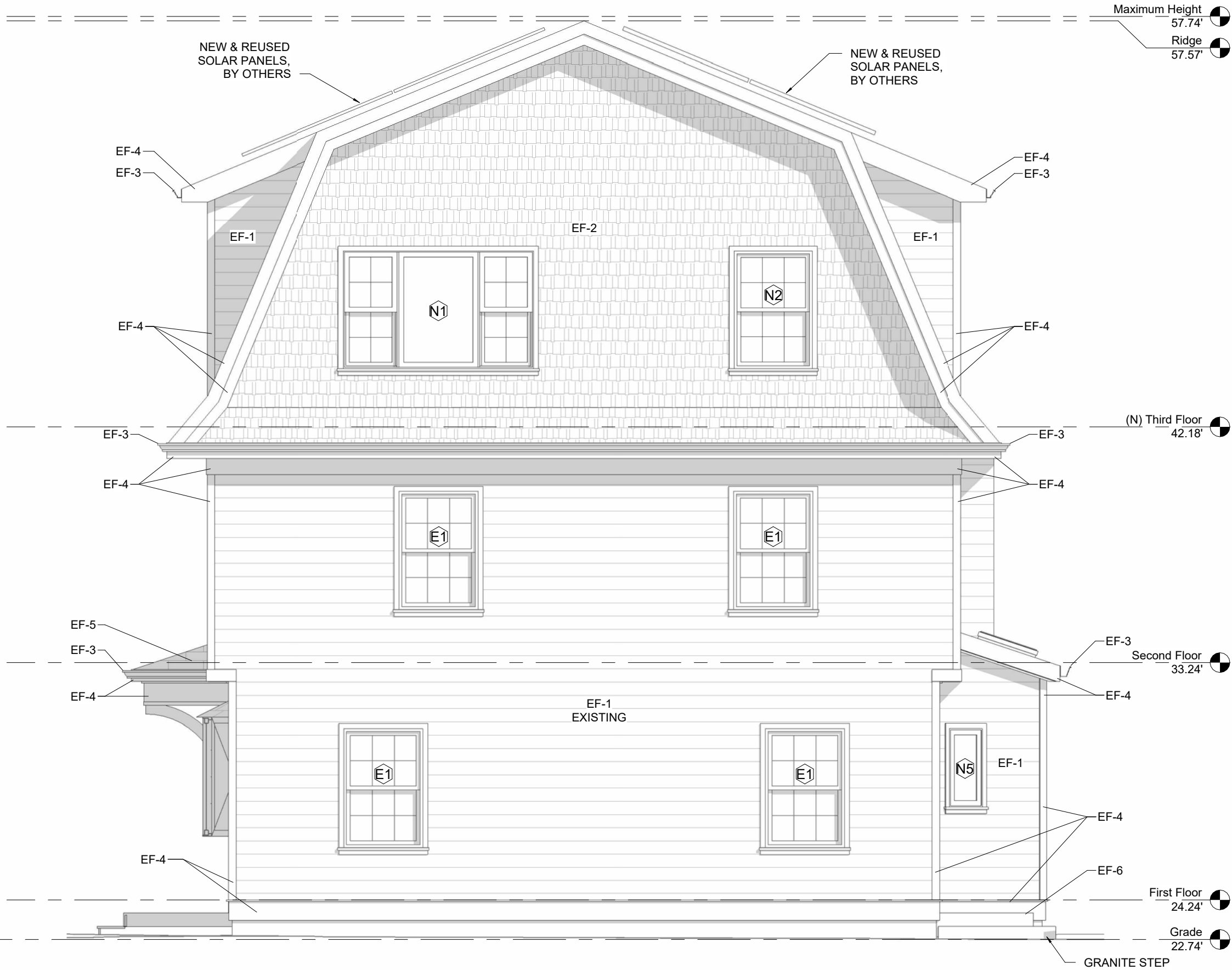
NEW WINDOWS				
WINDOW LABEL	TYPE	NOMINAL DIMENSIONS		
		WIDTH	HEIGHT	SILL HEIGHT
N1	DH3	86 1/2"	53 1/2"	26 1/2"
N2	DH	35 1/2"	53 1/2"	26 1/2"
N3	C3	108"	54"	24"
N4	DH3	82 1/2"	35 1/2"	42 1/2"
N5	C	17 1/2"	35 1/2"	42 1/2"
N6	DH	36"	48"	32"
S1	SK	22 3/8"	28 3/8"	

DH - DOUBLE-HUNG, SINGLE
DH2 - DOUBLE-HUNG, DOUBLE
DH3 - PICTURE W/ (2) FLANKING DOUBLE-HUNG
BAY - BAY
C - CASEMENT
C3 - PICTURE W/ (2) FLANKING CASEMENTS
SK - SKYLIGHT

- GENERAL NOTES:
A. ALL WINDOW SIZES TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO ORDERING.
B. PROVIDE SUBMITTAL TO ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ORDERING.

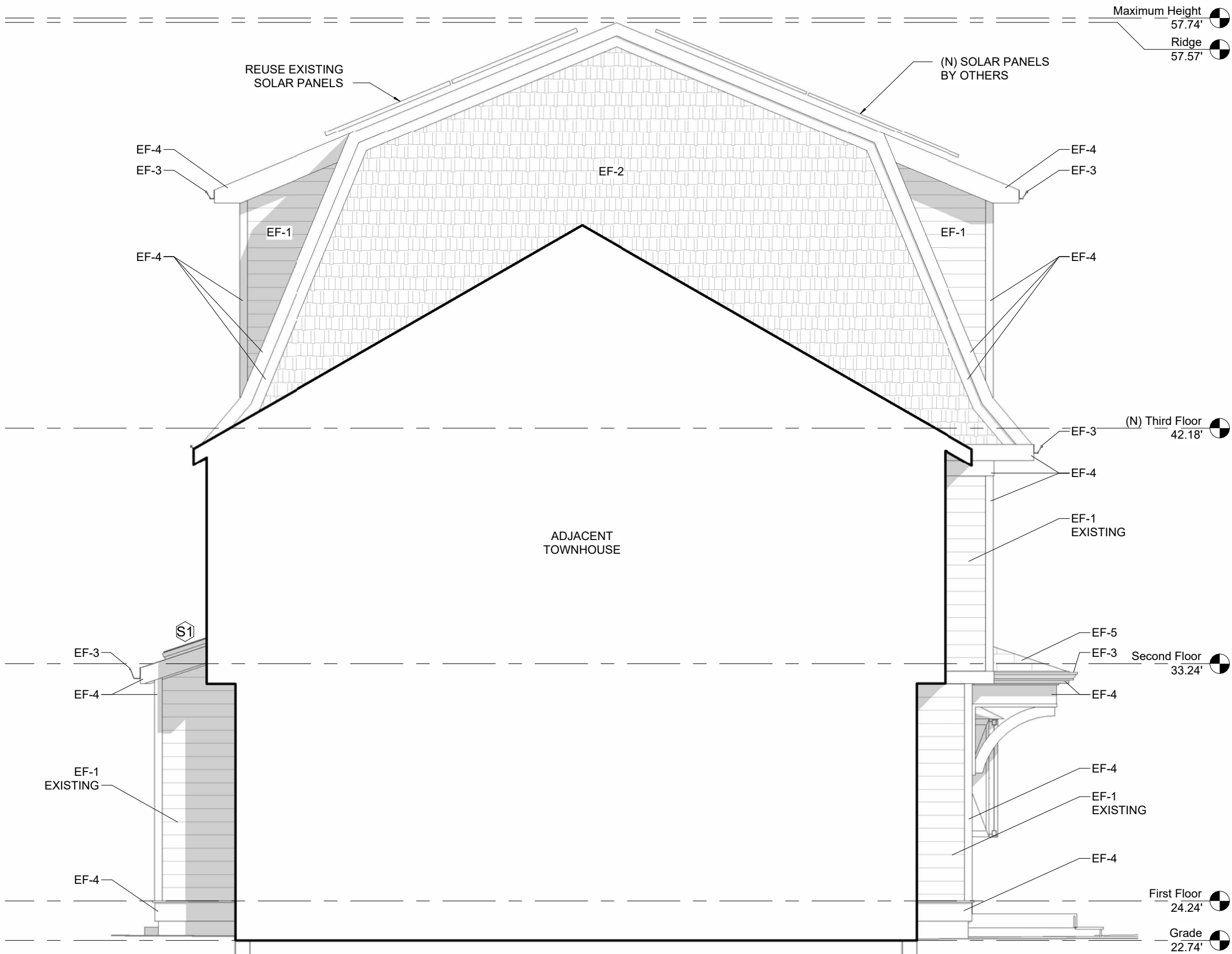


5 PROPOSED REAR ADDITION ELEVATION
1/4" = 1'-0"

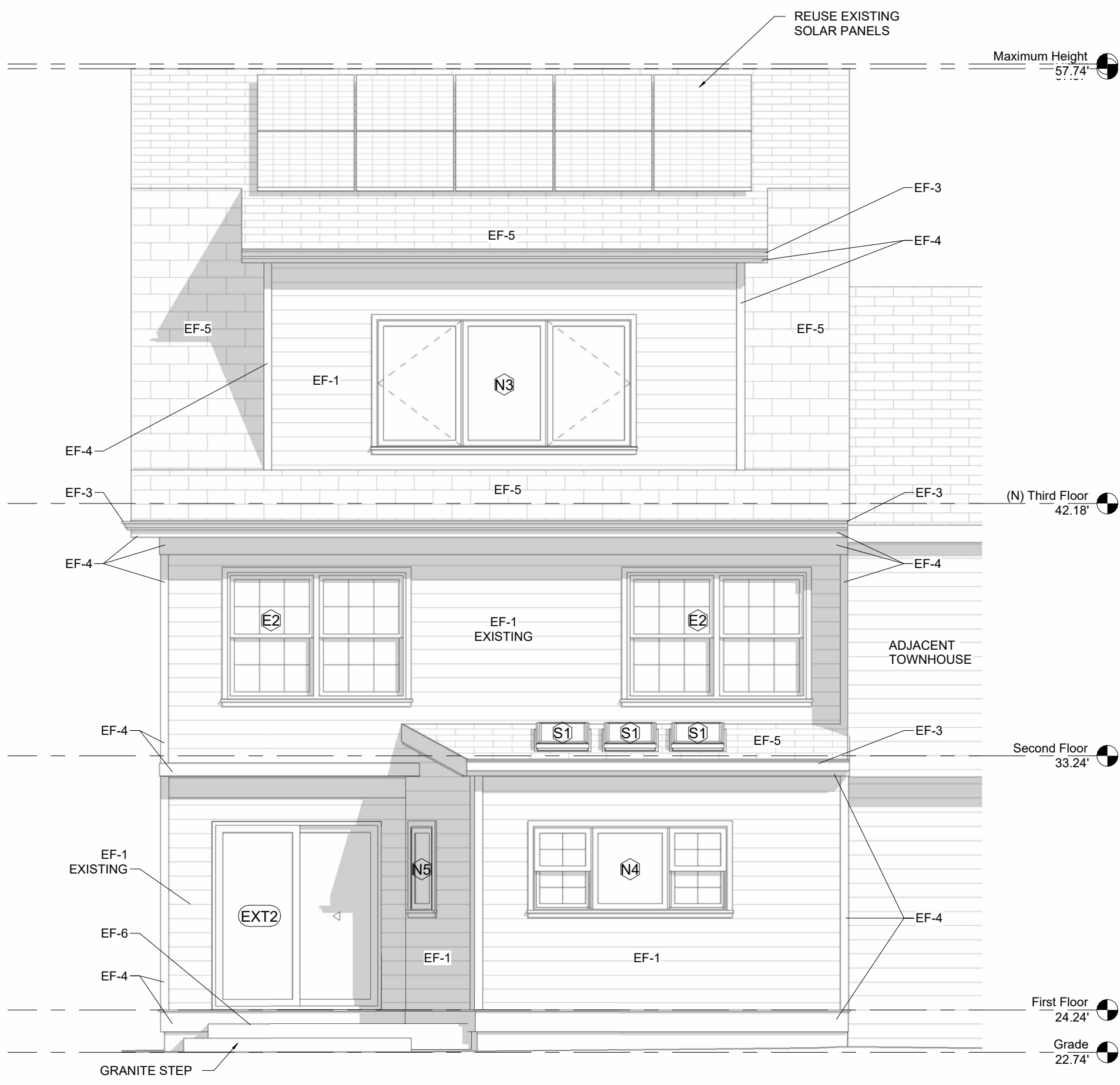


4 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

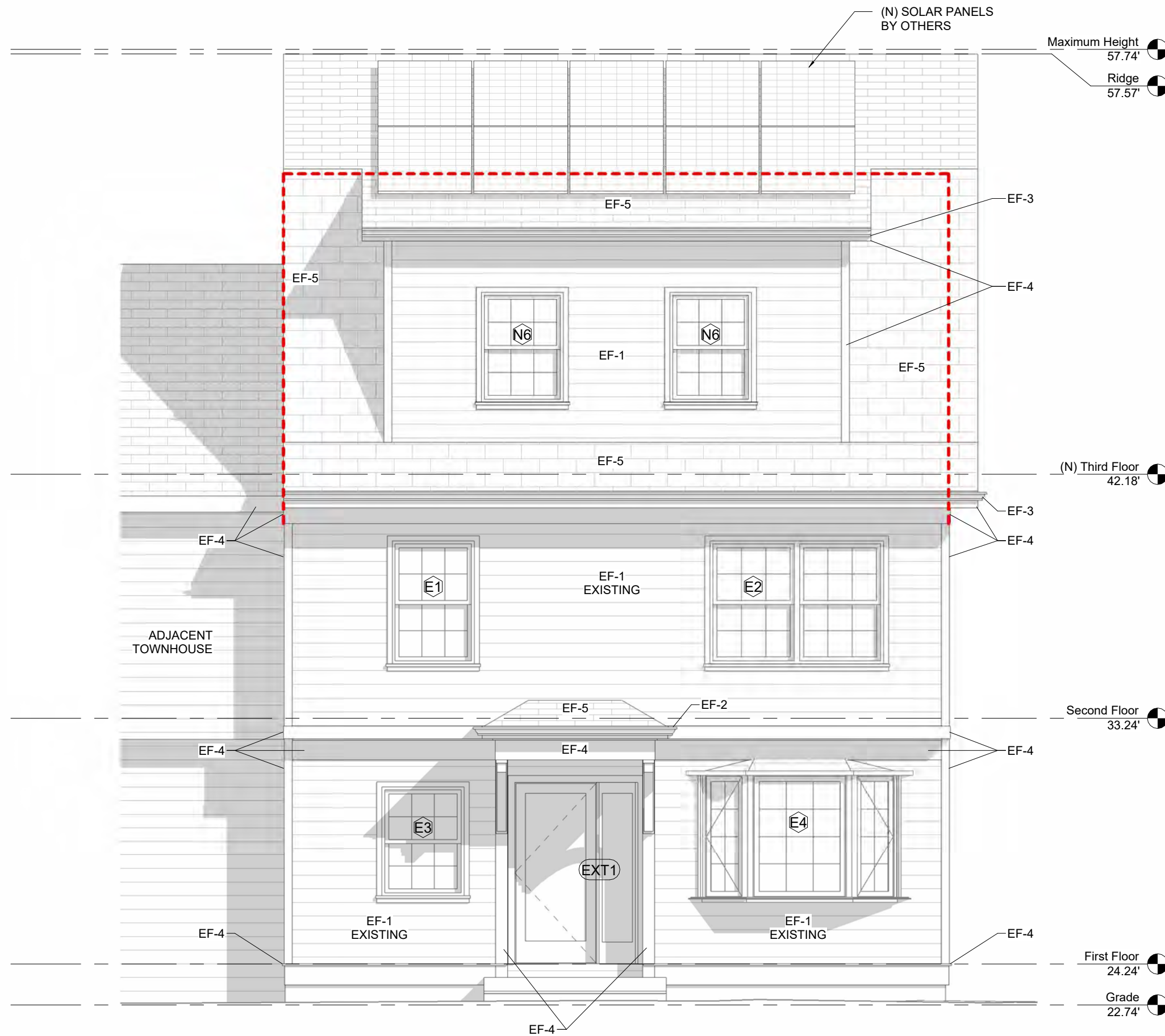
- GENERAL EXTERIOR NOTES
A. MATCH EXISTING EVERLAST COMPOSITE SIDING ON ADDITIONS AND PATCH INTO EXISTING WHERE REQUIRED
- EXTERIOR FINISHES (EF-#)
1. SIDING, TO MATCH EXISTING
2. SIDING, SHINGLES
3. ALUMINUM GUTTER & DOWNSPOUT, TO MATCH EXISTING
4. TRIM, SKIRTSBOARD & WATER TABLE, FASCIA, CORNER BOARDS, TO MATCH EXISTING
5. ASPHALT SHINGLES
6. COMPOSITE DECKING



2 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT BUILDING ELEVATION
1/4" = 1'-0"

Mix

Design and Development

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MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION AND ALL CODES INCORPORATED AND REFERENCED THEREIN

No.	Description	Date

BLAINEY-MORK
8 JAMES WAY
CAMBRIDGE, MA

PROPOSED BUILDING
ELEVATIONS

Project number	202307
Date	4/25/2025

A2.01

Scale	As indicated
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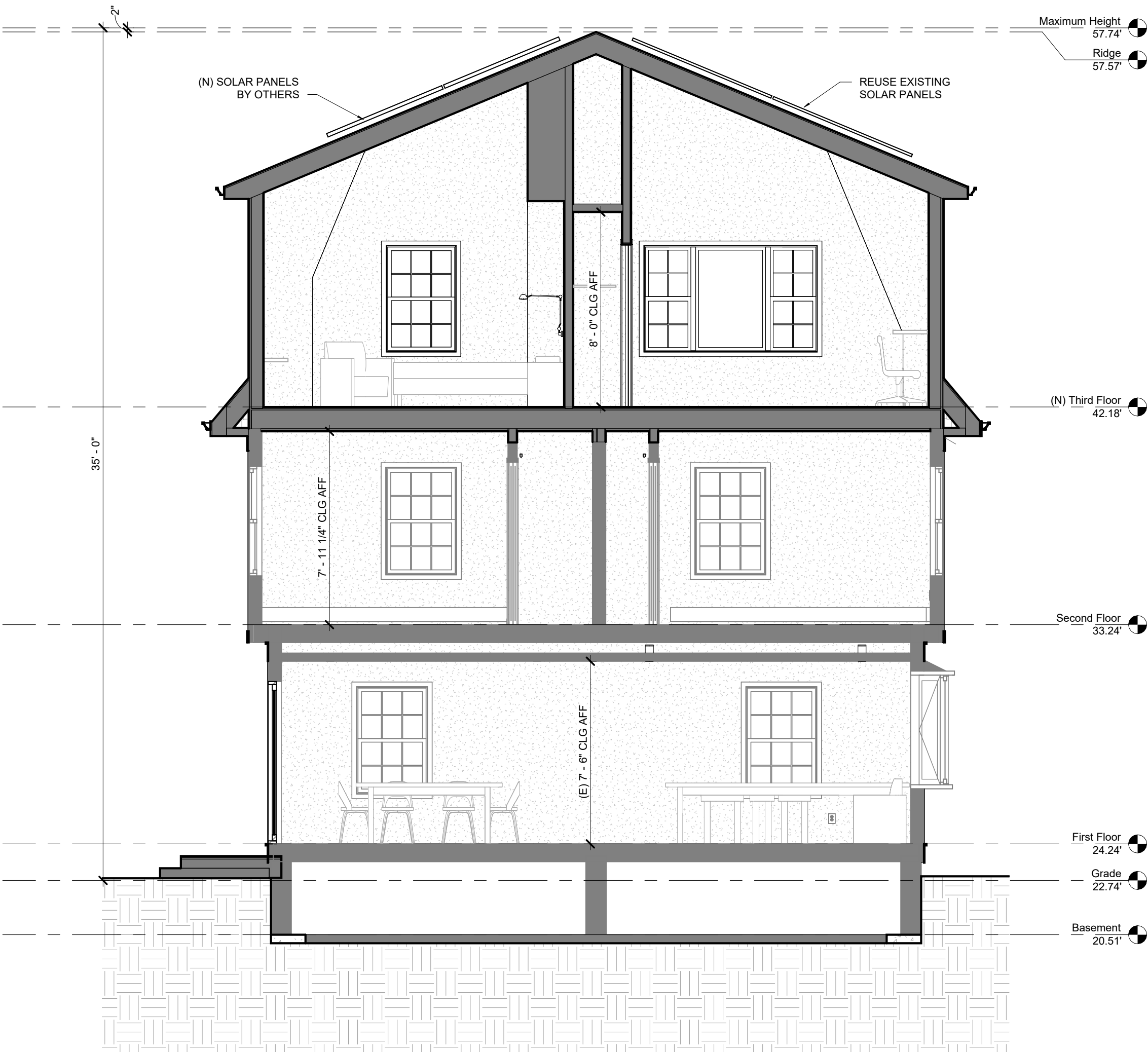
BLAINEY-MORK
8 JAMES WAY
CAMBRIDGE, MA

BUILDING SECTIONS

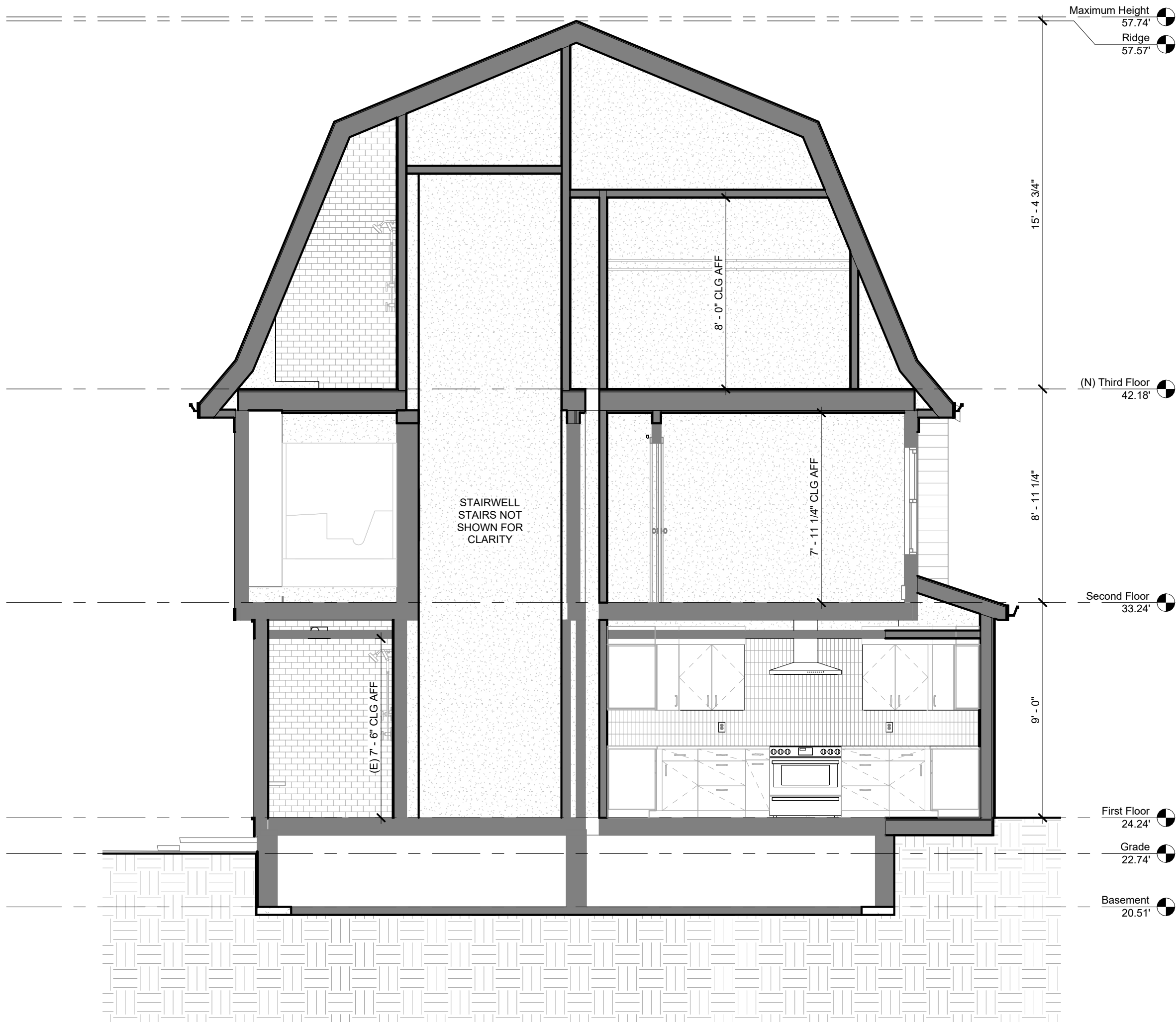
Project number	202307
Date	4/25/2025

A3.01

Scale	1/4" = 1'-0"
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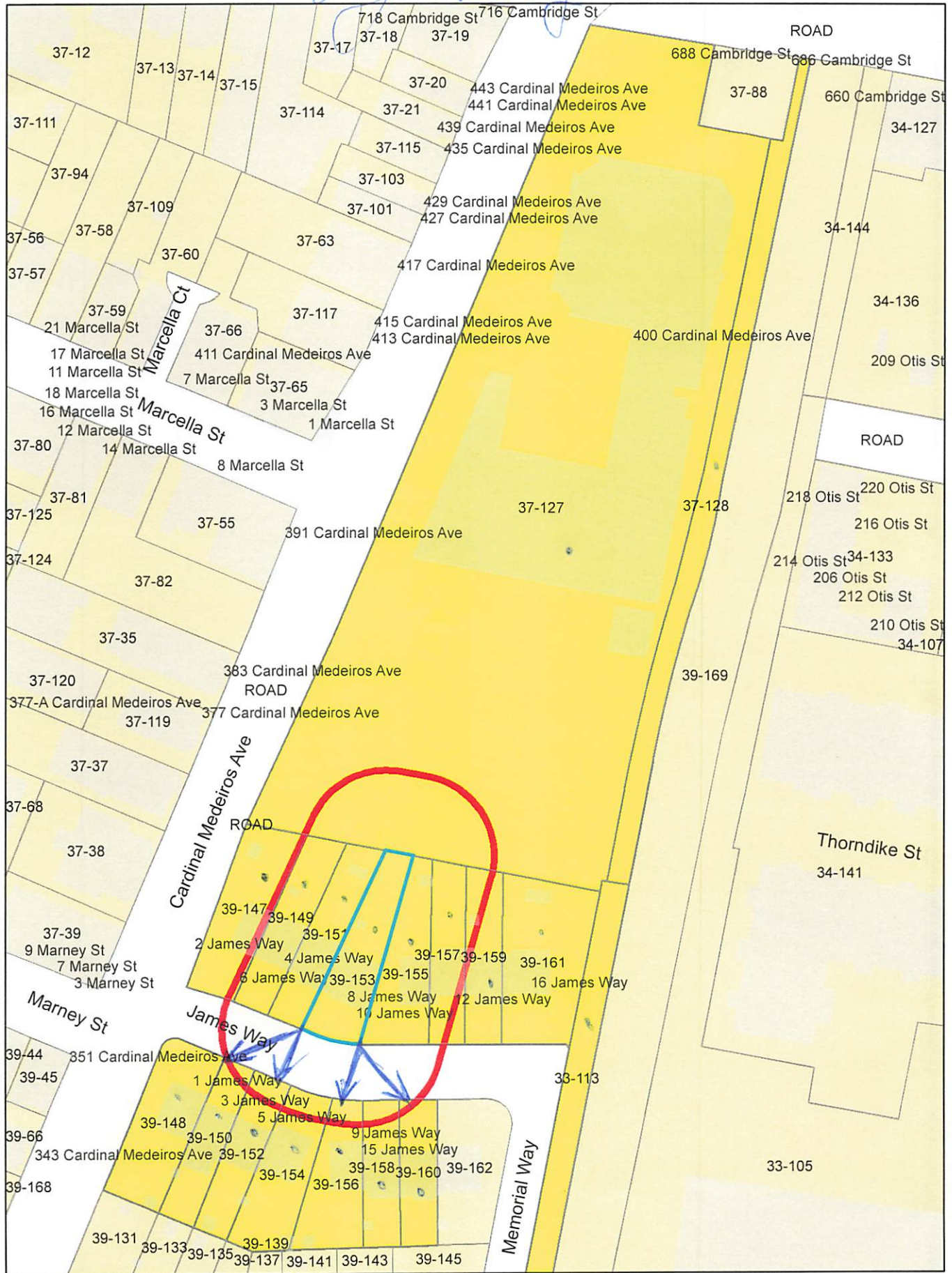


2 BUILDING SECTION THROUGH DORMERS
1/4" = 1'-0"



1 BUILDING SECTION THROUGH GAMBREL
1/4" = 1'-0"

8 James Way



8 James Way

Petitioner's

39-147
RASKAR, RAMESH H.
2 JAMES WAY
CAMBRIDGE, MA 02141

39-152
SHERMAN, GAYLE E.
5 JAMES WAY
CAMBRIDGE, MA 02141

39-153
MORK, CHRISTINA & PAUL BLAINEY
8 JAMES WAY
CAMBRIDGE, MA 02141

39-151
KAMENEV, VLADIMIR
6 JAMES WAY
CAMBRIDGE, MA 02141

39-156
BORNSTEIN, STEVEN J.
9 JAMES WAY
CAMBRIDGE, MA 02141

DAMON SIDEL, RA, AIA
10 GRAND VIEW AVENUE
SOMERVILLE, MA 02143

39-160
KAO, CHARLTON & THERESA KAO
13 JAMES WAY
CAMBRIDGE, MA 02141

39-158
CULLEN, ANNE E.
11 JAMES WAY
CAMBRIDGE, MA 02141

39-159
HUANG, EVEREST & REGINA CHEUNG
14 JAMES WAY.
CAMBRIDGE, MA 02141

39-155
POLLOCK, GREGORY S. &
EMILY BRAUNSTEIN POLLOCK
10 JAMES WAY
CAMBRIDGE, MA 02141

37-127
ROMAN CATHOLIC ARCHBISHOP OF
BOSTON CORPORATION SOLE
66 BROOKS DRIVE
BRAINTREE, MA 02184

39-149
PELLETRINO ELSIE S
A LIFE EST LIU CHASE TRS
4 JAMES WAY
CAMBRIDGE, MA 02141

39-157
UNNI, UPASANA
TRS BENJAMIN RHYS DAVIES TRS
12 JAMES WAY
CAMBRIDGE, MA 02141

39-161
ZHANG LAN
16 JAMES WAY
CAMBRIDGE, MA 02141

39-148
FISHMAN JOEL S & LESLEY R WATTS TRS
1 JAMES WAY
CAMBRIDGE, MA 02141

39-150
SUN, XICHUN & HONGHUA CHEN
3 JAMES WAY
CAMBRIDGE, MA 02141

39-154
ALA'ILIMA, TITIIMAEA &
JULIE ANNE ALA'ILIMA
7 JAMES WAY
CAMBRIDGE, MA 02141

33-113 / 37-128
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

33-113 / 37-128
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER



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: Paul Blaney Date: 11/1
(Print)

Address: 8 James Way

Case No. BZA-1154751

Hearing Date: 6/12/28

Thank you,
Bza Members



Notice of Public Hearing

The City of New York is holding a public hearing on the proposed rezoning of the property located at 1234 5th Avenue, New York, NY 10020, from its current zoning of R10 to R10C. The rezoning is proposed by the City Planning Commission and is subject to the approval of the City Council.

The rezoning is necessary to allow for the development of the property in accordance with the City's Comprehensive Zoning Resolution. The rezoning will allow for the construction of a new building on the property, which will be used for residential purposes.

The public hearing will be held on the 15th day of June, 2024, at 2:00 PM, at the City Planning Commission, 115 West 42nd Street, New York, NY 10018. The hearing will be open to the public and anyone interested in the proposed rezoning is invited to attend and provide comments.

For more information, please call 311 or visit the City Planning Commission website at www.cityplanning.com.

Notice of Public Hearing

A Petition has been presented to the Board of Zoning Appeals (BZA) on the following matter: If you wish to register your views in favor of or in opposition to the petition, you are invited to attend the public hearing held on the date and at the location stated below. The Board of Zoning Appeals is located at 831 Massachusetts Avenue, Cambridge, MA 02139. If you wish to register your views, please call 349-6100 or 349-6112. If you wish to register your views, please call 349-6100 or 349-6112. If you wish to register your views, please call 349-6100 or 349-6112.

Notice of the public can participate or view the hearing virtually using the Zoom Webinar
Link: <https://www.zoom.us/j/8250551555>
On join by phone: Dial 1 800 438 8866 or 1 301 715 8585 - Press 12 - Press 8250551555

VIRTUAL HEARING - 11:00AM - 12:00 PM
Date: May 12, 2023
Time: 11:00 AM - 12:00 PM
Platform: Zoom
If you are unable to attend the public hearing, you may submit your comments in writing to the Board of Zoning Appeals, 831 Massachusetts Avenue, Cambridge, MA 02139. Please submit your comments by May 11, 2023.

LOCATION: 831 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02139
PETITIONER: PAUL BLANNEY & CHRISTINA MORRIS - C/O BLANNEY MORRIS ARCHITECT
JOINING DISTRICT: RESIDENCE C-1 ZONE
PETITION: 1. Change: First floor rear addition (within side setback).
VIOLATIONS: 801 A.006, Sec. 5.11 (Table of Dimensional Requirements), 801 A.006, Sec. 8.2.1 (New Construction) & 801 A.006, Sec. 18.30 (Variations).

Copies of the application are on file at the City Clerk's Office, City Hall, 775 Massachusetts Avenue, and at the Inspectional Services Department, Lombard Building, 831 Massachusetts Avenue, Cambridge, Massachusetts. Address written comments to the Board of Zoning Appeals, 831 Massachusetts Avenue, Cambridge, MA 02139. For more information please call 349-6100. TTY: 349-6112