



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 SEP 11 PM 2:21

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 241905**

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Fox & Prince 86, LLC C/O James J. Rafferty

**PETITIONER'S ADDRESS:** 907 Massachusetts Avenue, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 95 Irving St., Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family

**ZONING DISTRICT:** Residence A-2 Zone

**REASON FOR PETITION:**

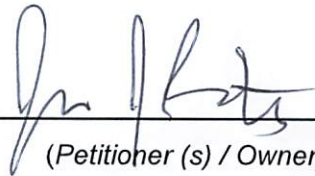
### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Petitioner seeks to make modifications to plan approved in BZA Case No. 207689. Proposed alterations include constructing a new exterior basement stair, enclosing portion of rear porch, and adding a bay window at the basement level.

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

Article: 5.000            Section: 5.31 Table of Dimensional Requirements  
Article: 8.000            Section: 8.22.2(d) Nonconforming Structure  
Article: 10.000          Section: 10.40 Special Permit

Original  
Signature(s):

  
\_\_\_\_\_  
(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner

(Print Name)

Address:

907 Massachusetts Avenue, Suite 300  
Cambridge, MA 02139

Tel. No.

617.492.4100

E-Mail Address:

jrafferty@adamsrafferty.com

**Date:** September 8, 2023

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Fox and Prince 86, LLC

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 95 Irving Street

the record title standing in the name of Fox and Prince 86, LLC

whose address is 95 Irving Street, Cambridge MA

(Street)

(City or Town)

(State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 80656 Page 448 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

(Authorized Agent)

=====

On this <sup>th</sup>12 day of January, 2023, before me, the undersigned notary public, personally appeared RACHEL GANTER proved to me through satisfactory evidence of identification, which were drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public

My commission expires: 9/14/2024



## **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 95 Irving 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:**

Section 8.22.29d) allows for the construction of the proposed changes upon the issuance of a Special Permit where, as in this case, the addition does not create any new nonconforming conditions. The proposed work is quite modest and will not result in any additional Gross Floor Area.

**B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:**

The proposed additions and modifications will not alter traffic patterns.

**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:**

None of the proposed work will have any impact on surrounding uses.

**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:**

The proposed building will be constructed in accordance with all requirements of the State Building Code.

**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 intensity and use of this dwelling will not be materially altered as a result of the modest alterations. Moreover, the proposed work amounts to little more than a 'tweaking' of the plans approved in BZA Case No. 207689.

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

**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** Fox & Prince 86, LLC  
**Location:** 95 Irving St., Cambridge, MA  
**Phone:** 617.492.4100

**Present Use/Occupancy:** Single Family  
**Zone:** Residence A-2 Zone  
**Requested Use/Occupancy:** Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		9,633 sf	no change	8,412 sf	(max.)
<u>LOT AREA:</u>		16,824 sf	no change	6,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.57	no change	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		16,824 sf	no change	4,500 sf	
<u>SIZE OF LOT:</u>	WIDTH	145.25'	no change	65'	
	DEPTH	135.5'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	16' 3"	no change	20'	
	REAR	37'7"	no change	34'	
	LEFT SIDE	55'6"	no change	15'	
	RIGHT SIDE	13'11"	no change	10'	
<u>SIZE OF BUILDING:</u>	HEIGHT	45'5"	45'6"	35'	
	WIDTH	60'8"	no change	N/a	
	LENGTH	78'4"	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		65.3%	no change	50%	
<u>NO. OF DWELLING UNITS:</u>		1	no change	1	
<u>NO. OF PARKING SPACES:</u>		2	no change	1	
<u>NO. OF LOADING AREAS:</u>		0	no change	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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.:

N/A

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'.



# 95 IRVING STREET

## BZA APPLICATION FOR SPECIAL PERMIT



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LEGEND / NOTES

DATE ISSUED: 8/29/23

95 IRVING STREET  
CAMBRIDGE, MA 02138

ROBERT A.M. STERN ARCHITECTS, LLP

ONE PARK AVENUE, NEW YORK, NY 10016  
TEL: (212) 967-5100 | FAX: (212) 967-5588

COVER

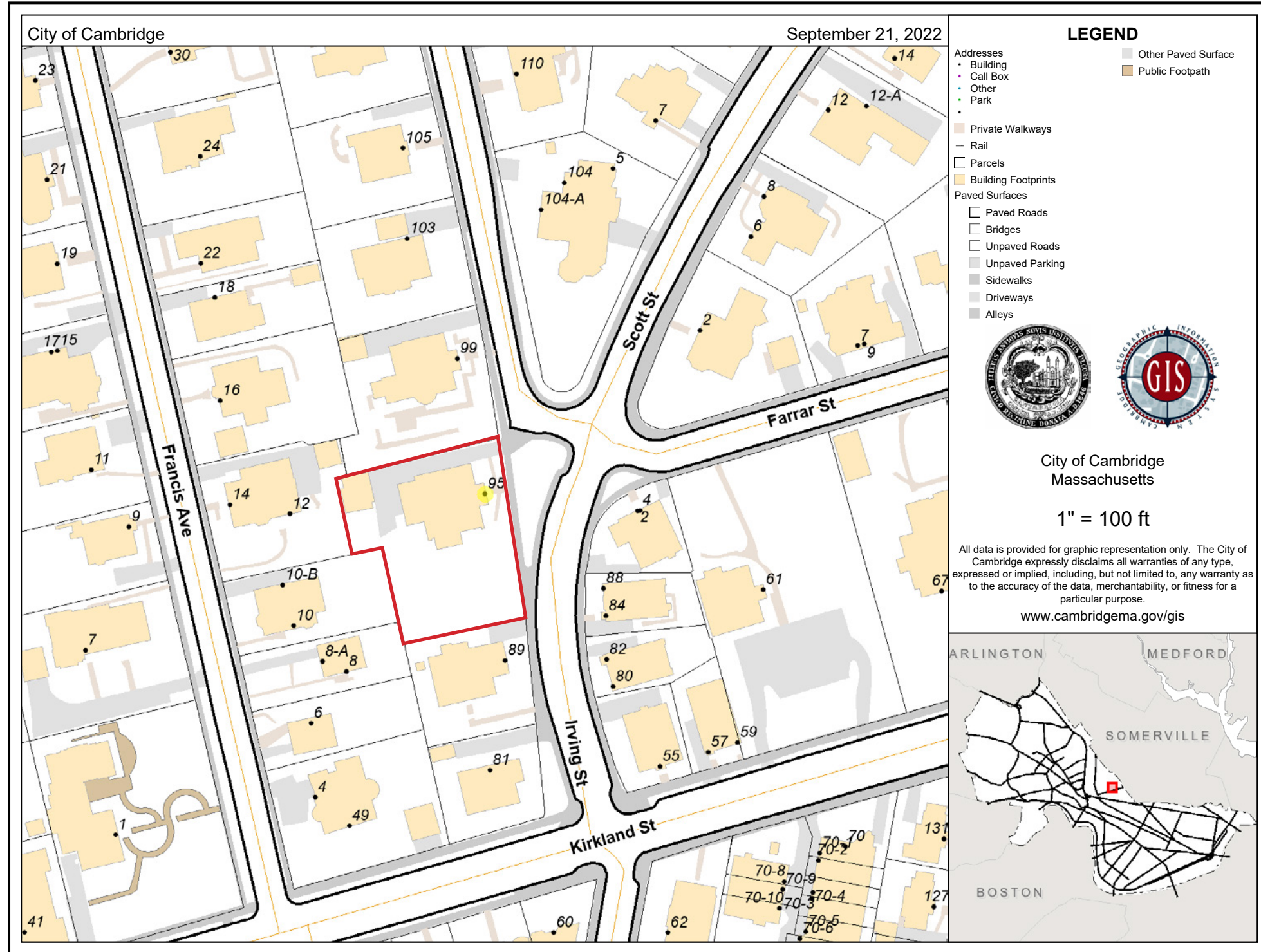
PROJECT NO:

CAD FILE NO:

DRAWING NO:

T-000





LEGEND / NOTES

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PLOT PLAN

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-000







VIEW FROM SIDEWALK ON IRVING STREET LOOKING SOUTH  
(2022 - PRE-CONSTRUCTION)



VIEW FROM SCOTT STREET AND IRVING STREET LOOKING WEST  
(2022 - PRE-CONSTRUCTION)



VIEW FROM SIDEWALK LOOKING WEST  
(2022 - PRE-CONSTRUCTION)



VIEW FROM SIDEWALK ON IRVING STREET LOOKING NORTHWEST  
(2022 - PRE-CONSTRUCTION)



VIEW FROM SIDE YARD LOOKING NORTHWEST  
(2022 - PRE-CONSTRUCTION)



VIEW FROM SIDE YARD LOOKING NORTHEAST  
(2022 - PRE-CONSTRUCTION)



VIEW FROM PATIO LOOKING NORTHEAST  
(2022 - PRE-CONSTRUCTION)



VIEW FROM THE DRIVEWAY LOOKING NORTHEAST  
(2022 - PRE-CONSTRUCTION)



VIEW OF GARAGE LOOKING NORTHWEST  
(2022 - PRE-CONSTRUCTION)

LEGEND / NOTES

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EXISTING CONDITIONS  
PHOTOGRAPHY (2022)

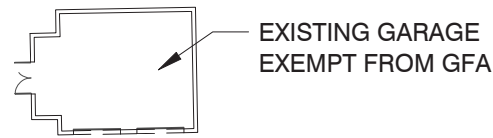
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CAD FILE NO:

DRAWING NO:

A-002





EXISTING GFA		
LEVEL	EXISTING AREA(SF)	EXISTING GFA (SF)
BASEMENT	2629	EXEMPT
FIRST FLOOR	3112	3112
SECOND FLOOR	2265	2265
THIRD FLOOR	2127	2127
FOURTH FLOOR	1065	1065
GARAGE	550	EXEMPT
<b>TOTAL (SF)</b>	<b>11748</b>	<b>8569</b>

LEGEND / NOTES

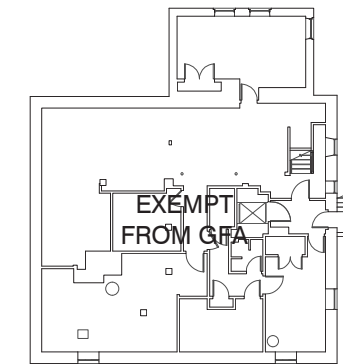
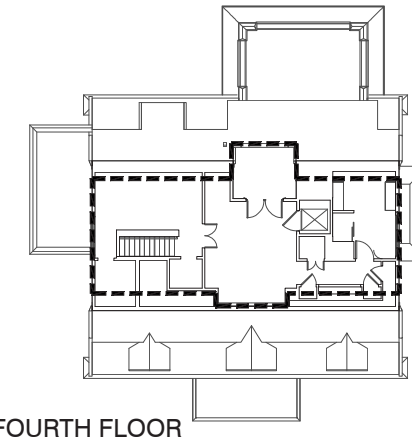
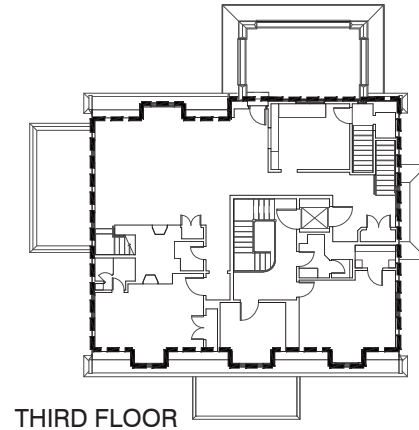
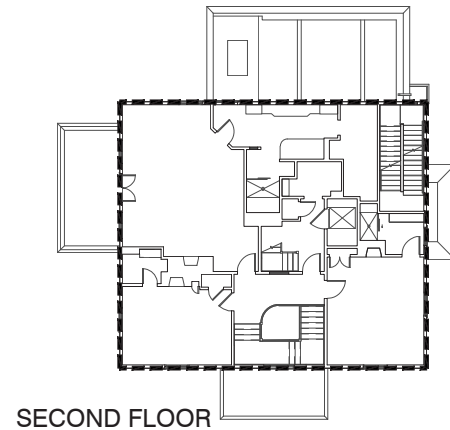
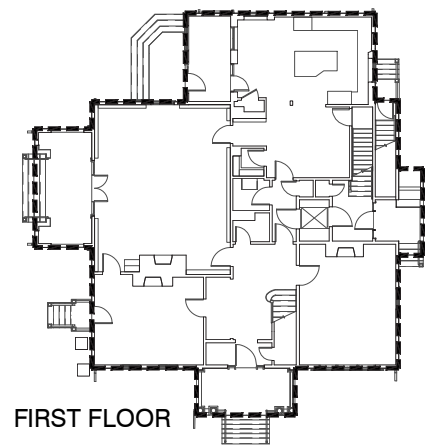
- GFA GROSS FLOOR AREA
- GFA BOUNDARY
- ADDED GFA

SUMMARY

LOT AREA: 16,824 SF  
 ALLOWABLE FAR: .5  
 ALLOWABLE GFA: 8,412 SF  
 EXISTING GFA: 8,569 SF  
 8,569 SF > 8,412 SF THEREFORE  
 NON-CONFORMING

PROPOSED GFA: 9,672 SF

9,672 SF - 8,569 SF = 1103 SF  
 ADDITIONAL GFA SUBJECT TO  
 SPECIAL PERMIT



FIRST FLOOR

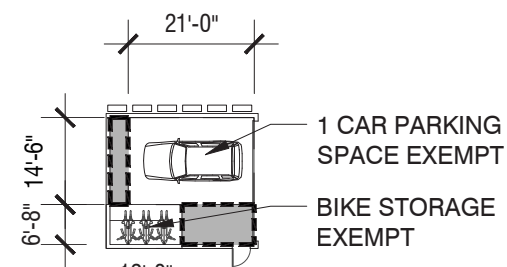
SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

BASEMENT

EXISTING FLOOR PLANS



PROPOSED GFA			
LEVEL	PROPOSED AREA(SF)	PROPOSED GFA (SF)	ADDED GFA (SF)
BASEMENT	3234	EXEMPT	
FIRST FLOOR	3600	3600	488
SECOND FLOOR	2807	2807	542
THIRD FLOOR	2063	2063	-64
FOURTH FLOOR	1039	1039	-26
GARAGE	570	124	124
<b>TOTAL (SF)</b>	<b>13313</b>	<b>9633</b>	<b>1064</b>

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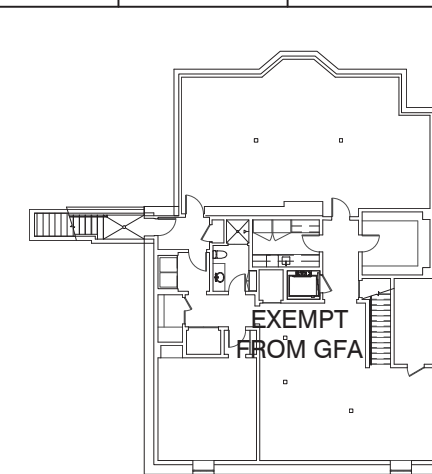
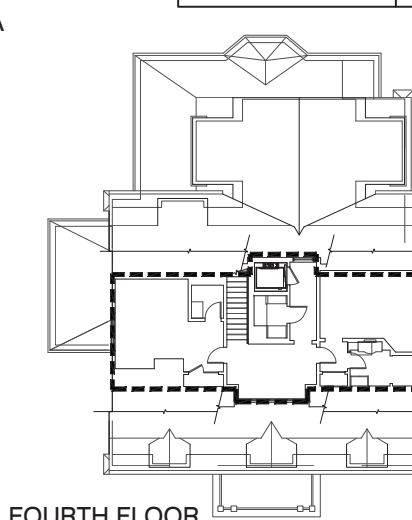
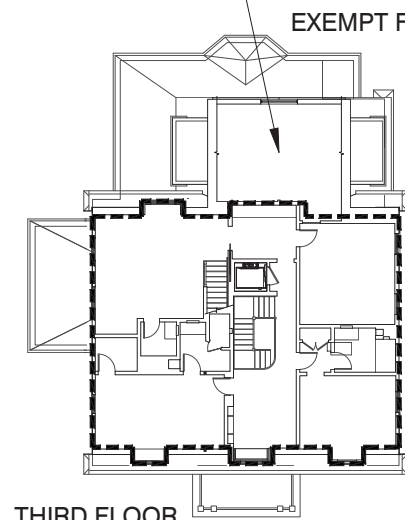
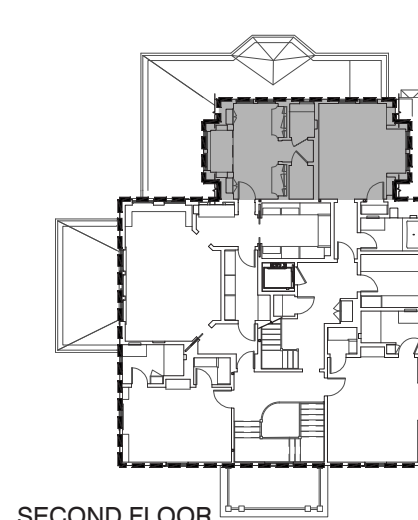
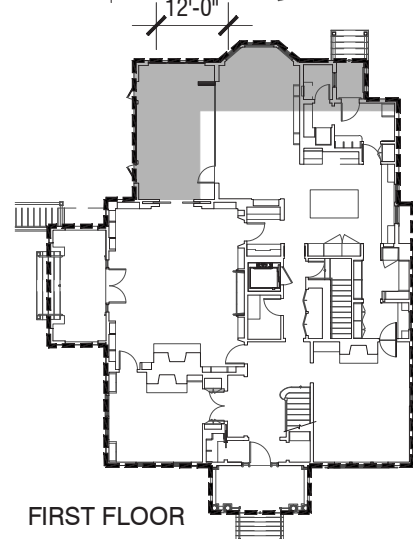
GROSS  
 FLOOR AREA

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-003



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR



BASEMENT

PROPOSED FLOOR PLANS

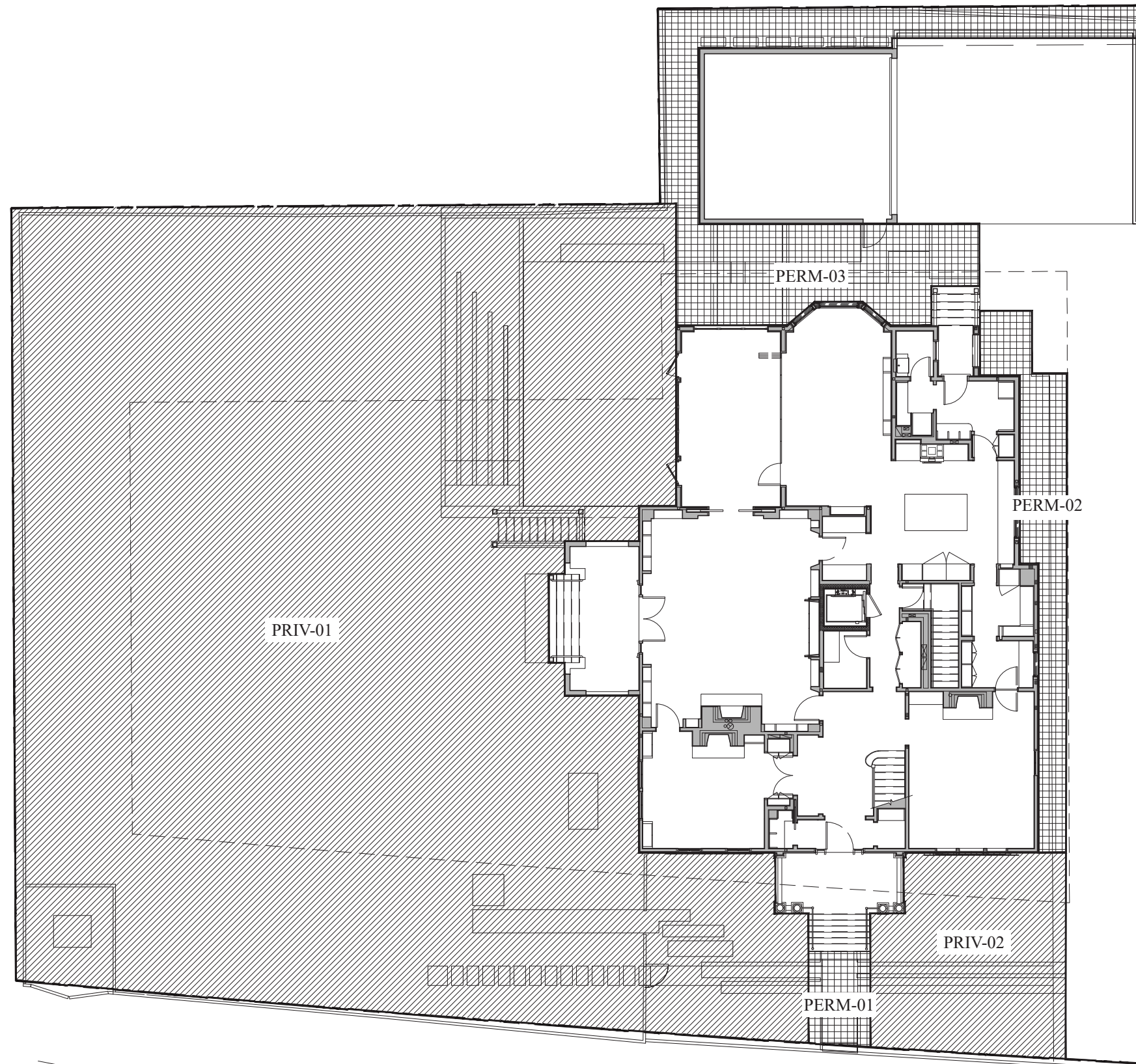




LEGEND / NOTES

-  PRIVATE OPEN SPACE
-  PERMEABLE (LESS THAN 15' X 15')

PROPOSED OPEN SPACE		
	LOT AREA	LOT AREA %
PRIV-01	8643 SF	
PRIV-02	609 SF	
TOTAL PRIVATE OPEN SPACE	9252 SF	84.2%
PERM-01	95 SF	
PERM-02	293 SF	
PERM-03	855 SF	
TOTAL PERMEABLE SPACE	1243 SF	7.4%
TOTAL	10985 SF	65.3%



PROPOSED OPEN SPACE DIAGRAM



DATE ISSUED: 12/13/22

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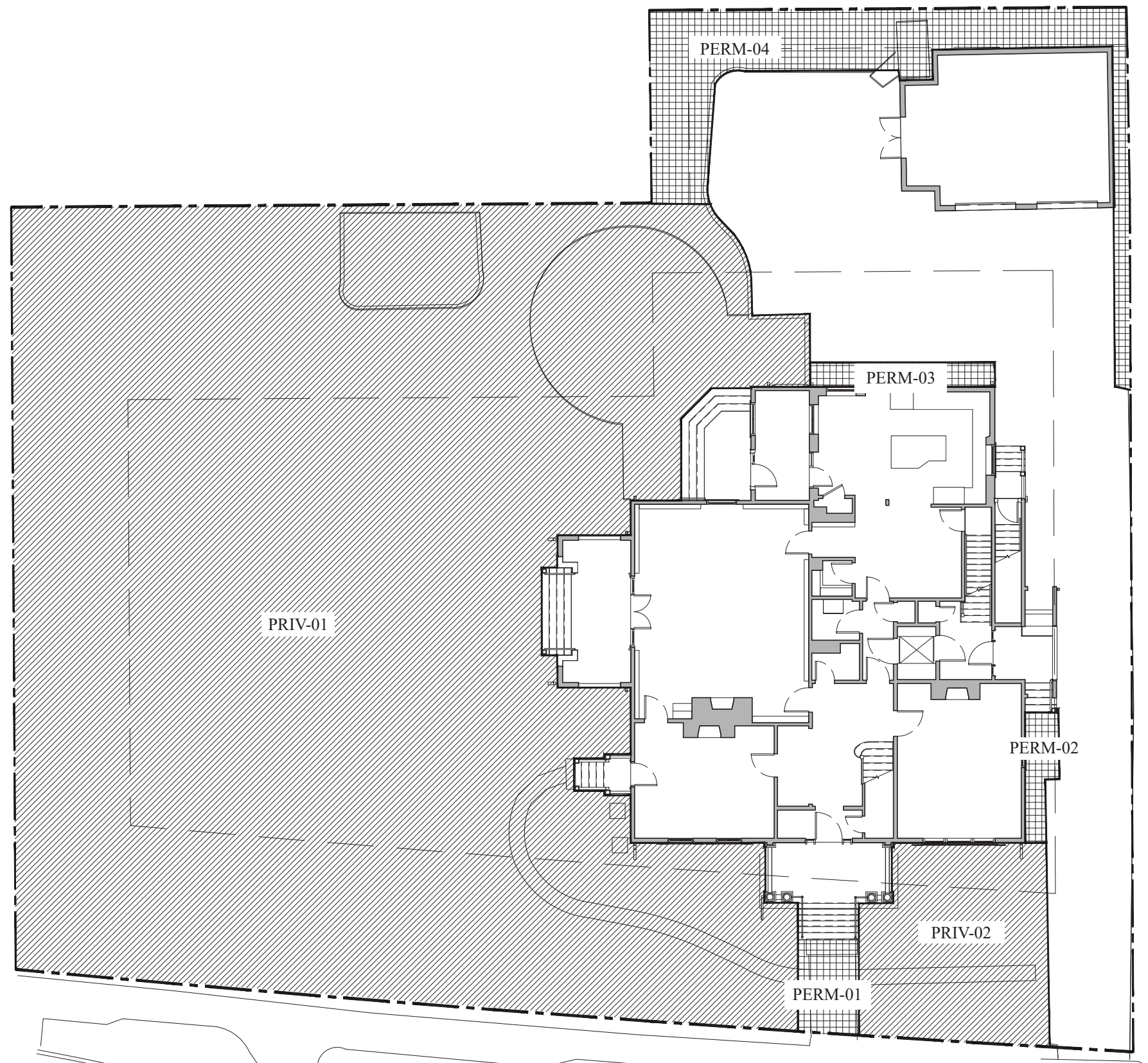
OPEN SPACE DIAGRAM -  
PROPOSED

PROJECT NO:

CAD FILE NO:



DRAWING NO:

A-004



EXISTING OPEN SPACE		
	LOT AREA	LOT AREA %
PRIV-01	8949 SF	
PRIV-02	600 SF	
TOTAL PRIVATE OPEN SPACE	9549 SF	56.8%
PERM-01	95 SF	
PERM-02	60 SF	
PERM-03	76 SF	
PERM-04	652 SF	
TOTAL PERMEABLE SPACE	883 SF	5.2%
TOTAL	10432 SF	62%

LEGEND / NOTES

-  PRIVATE OPEN SPACE
-  PERMEABLE (LESS THAN 15' X 15')

DATE ISSUED: 8/29/23

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CAMBRIDGE, MA 02138

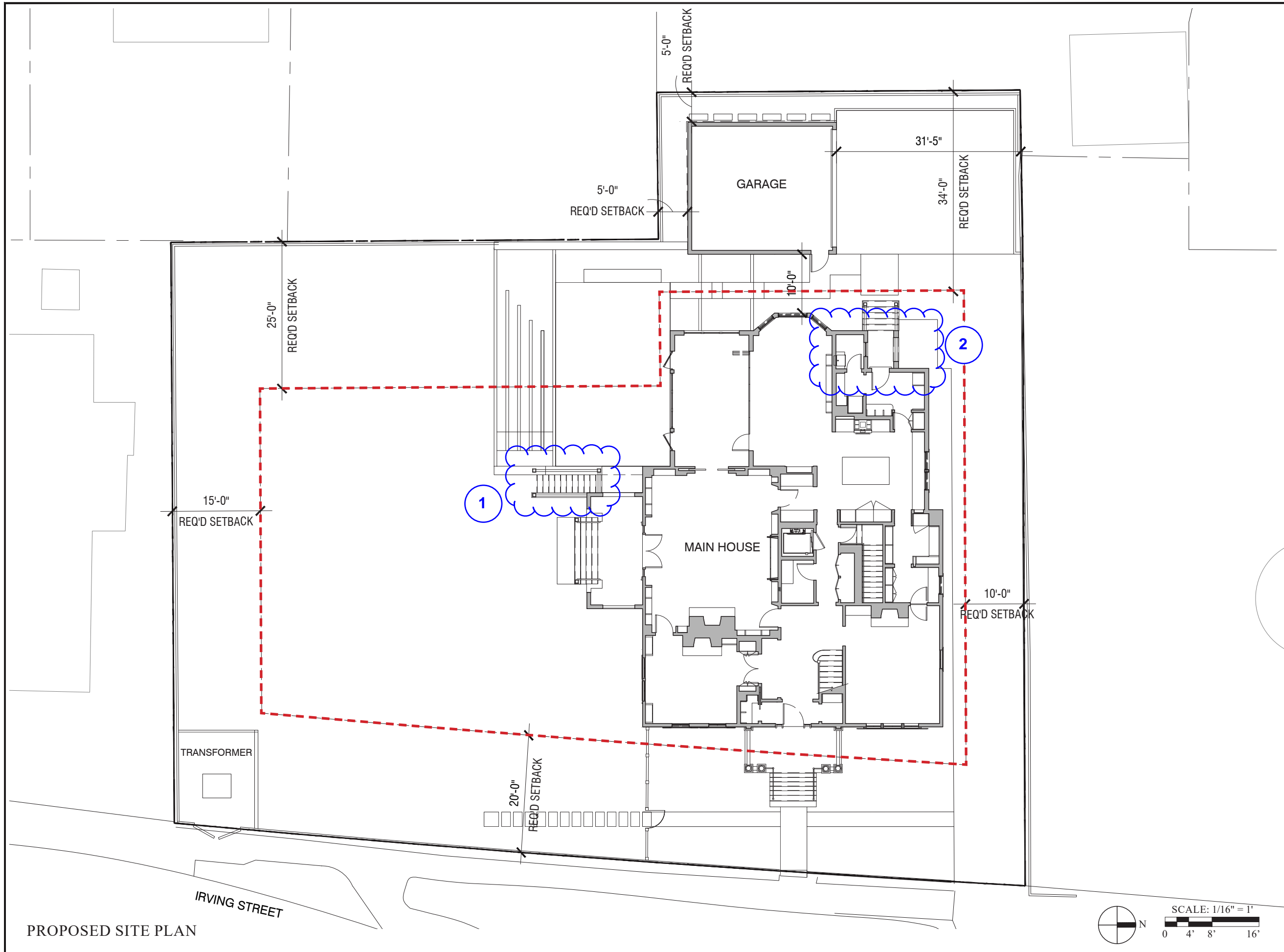
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OPEN SPACE DIAGRAM -  
PRE-CONSTRUCTION

PROJECT NO:  
CAD FILE NO:  
DRAWING NO:  
**A-005**

PRE-CONSTRUCTION OPEN SPACE DIAGRAM





PROPOSED SITE PLAN

LEGEND / NOTES

- 1 EXTERIOR STAIRCASE TO BASEMENT ADDED
- 2 BULKHEAD REMOVED; POWDER ROOM ADDED & PORCH MADE SMALLER

DATE ISSUED: 12/13/22

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PROPOSED  
SITE PLAN

PROJECT NO:

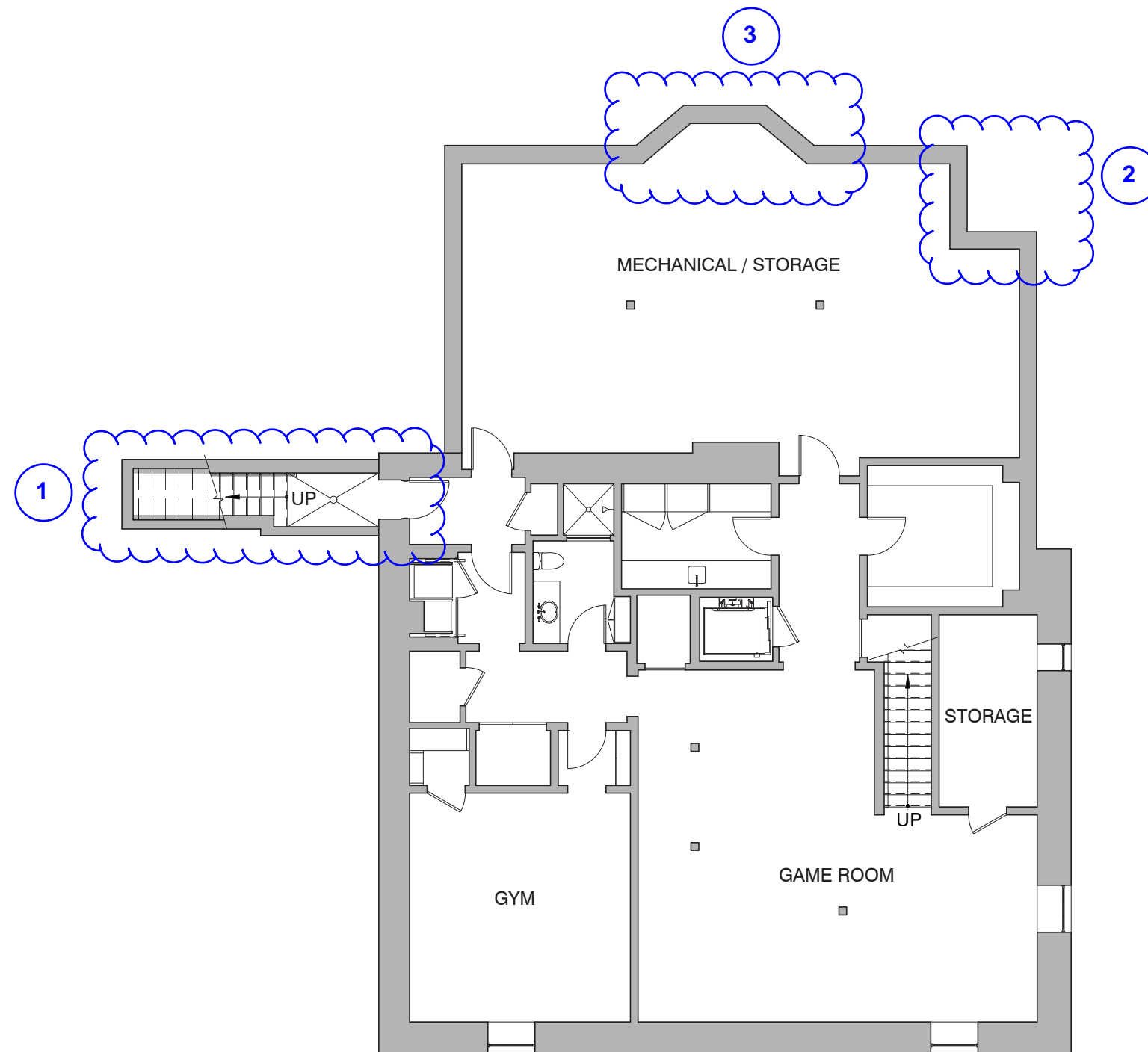
CAD FILE NO:

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A-100



PROPOSED BASEMENT PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

- 1** EXTERIOR STAIRCASE TO BASEMENT ADDED
- 2** BULKHEAD REMOVED
- 3** BAY WINDOW ADDED TO FOUNDATION PLAN

DATE ISSUED: 8/29/23

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PROPOSED  
 BASEMENT PLAN

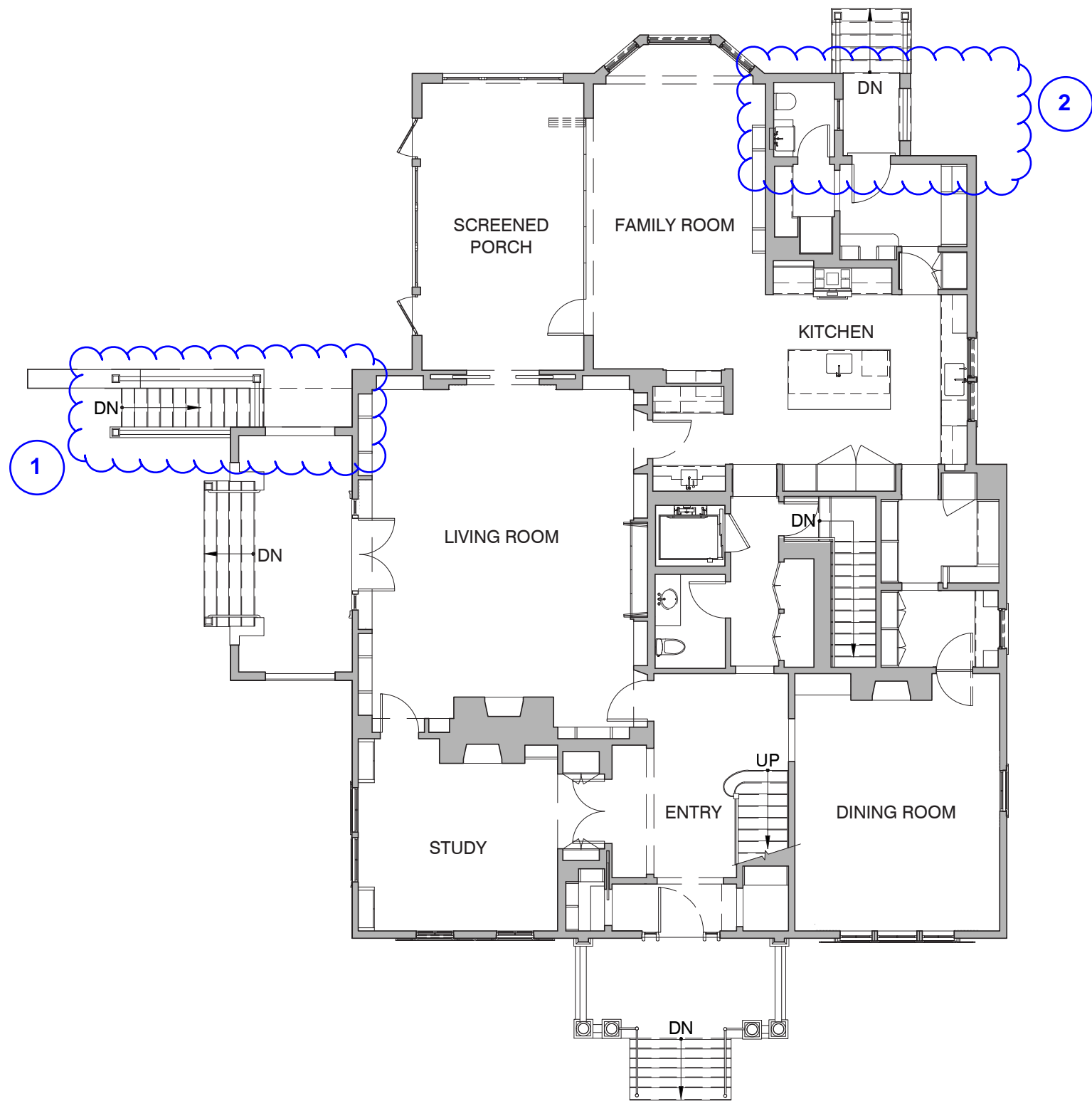
PROJECT NO:

CAD FILE NO:

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A-101

PROPOSED FIRST FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

- 1** EXTERIOR STAIRCASE TO BASEMENT ADDED
- 2** BULKHEAD REMOVED; POWDER ROOM ADDED & PORCH MADE SMALLER

DATE ISSUED: 8/29/23

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PROPOSED  
 FIRST FLOOR PLAN

PROJECT NO:

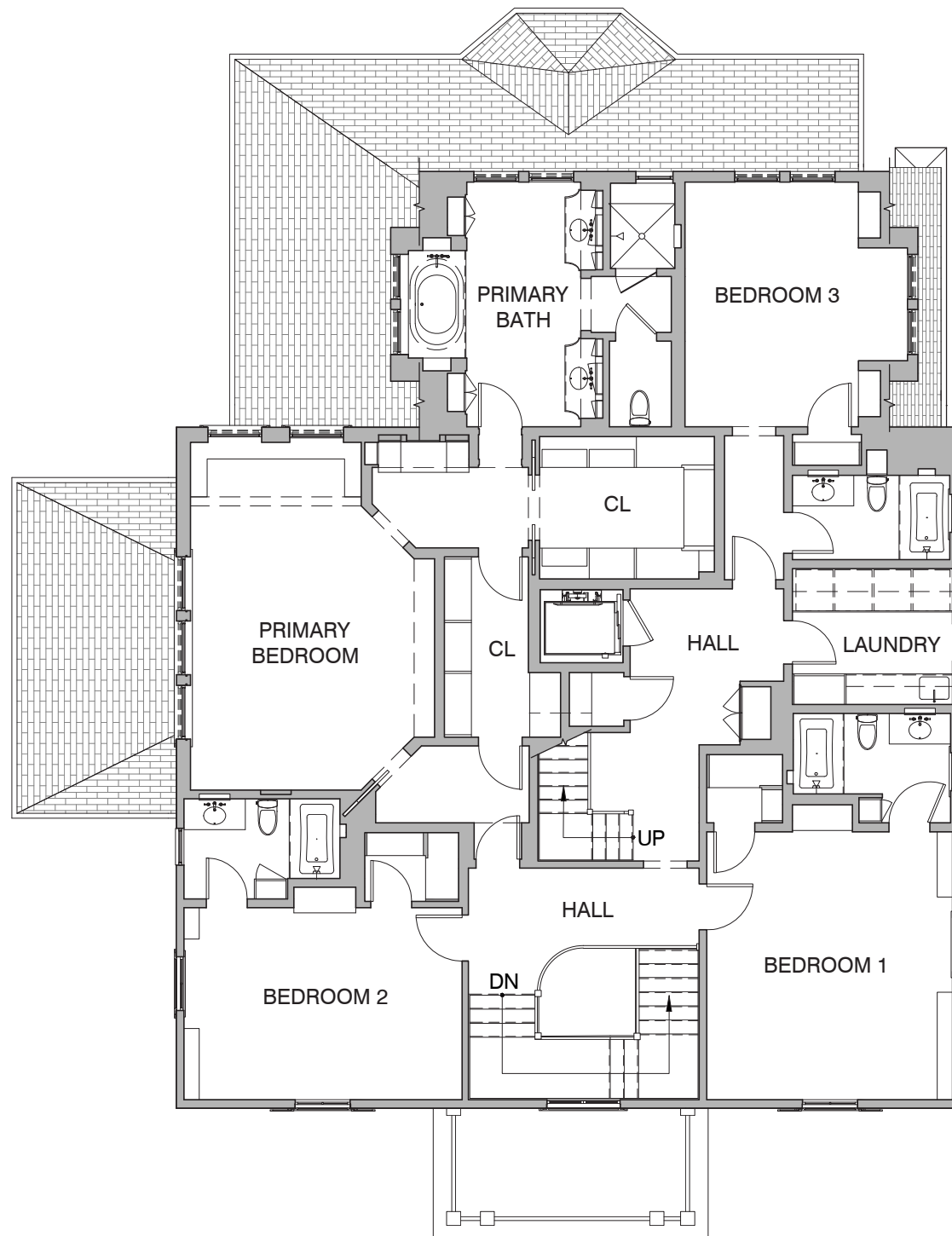
CAD FILE NO:

DRAWING NO:

A-102



PROPOSED SECOND FLOOR PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

LEGEND / NOTES

DATE ISSUED: 8/29/23

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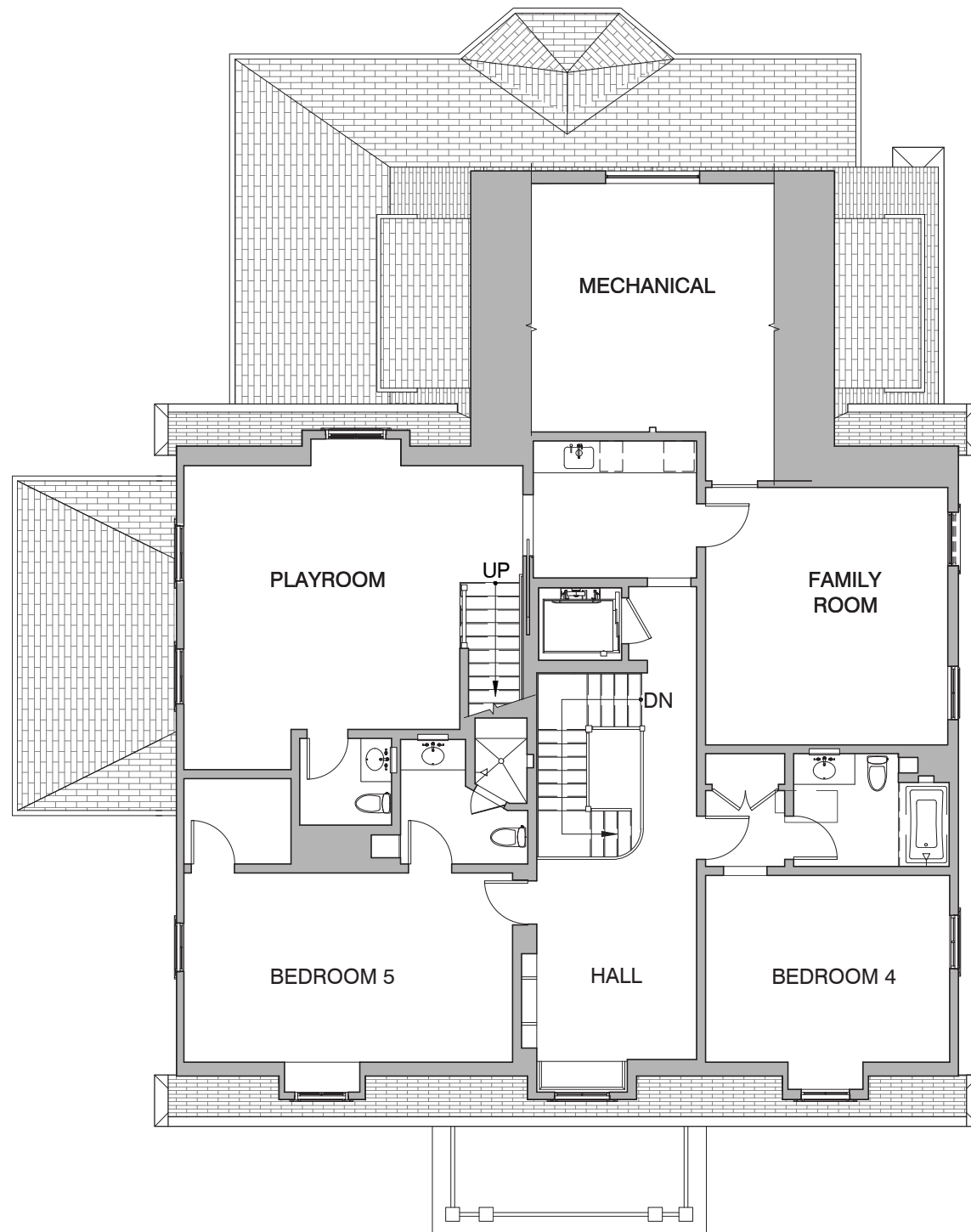
PROPOSED  
SECOND FLOOR PLAN

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-103



PROPOSED THIRD FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

DATE ISSUED: 8/29/23

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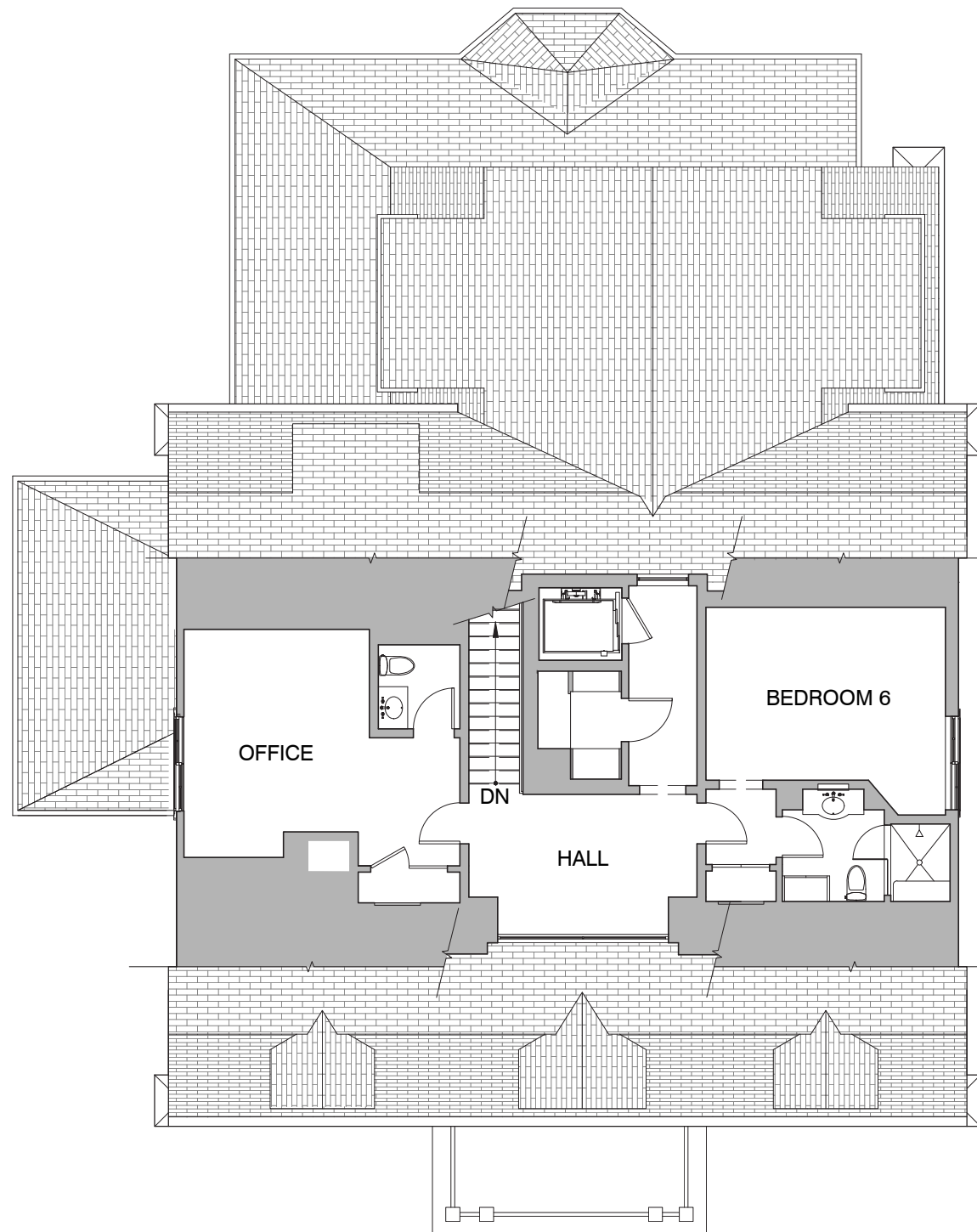
PROPOSED  
 THIRD FLOOR PLAN

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-104



PROPOSED FOURTH FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

DATE ISSUED: 8/29/23

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PROPOSED  
 FOURTH FLOOR PLAN

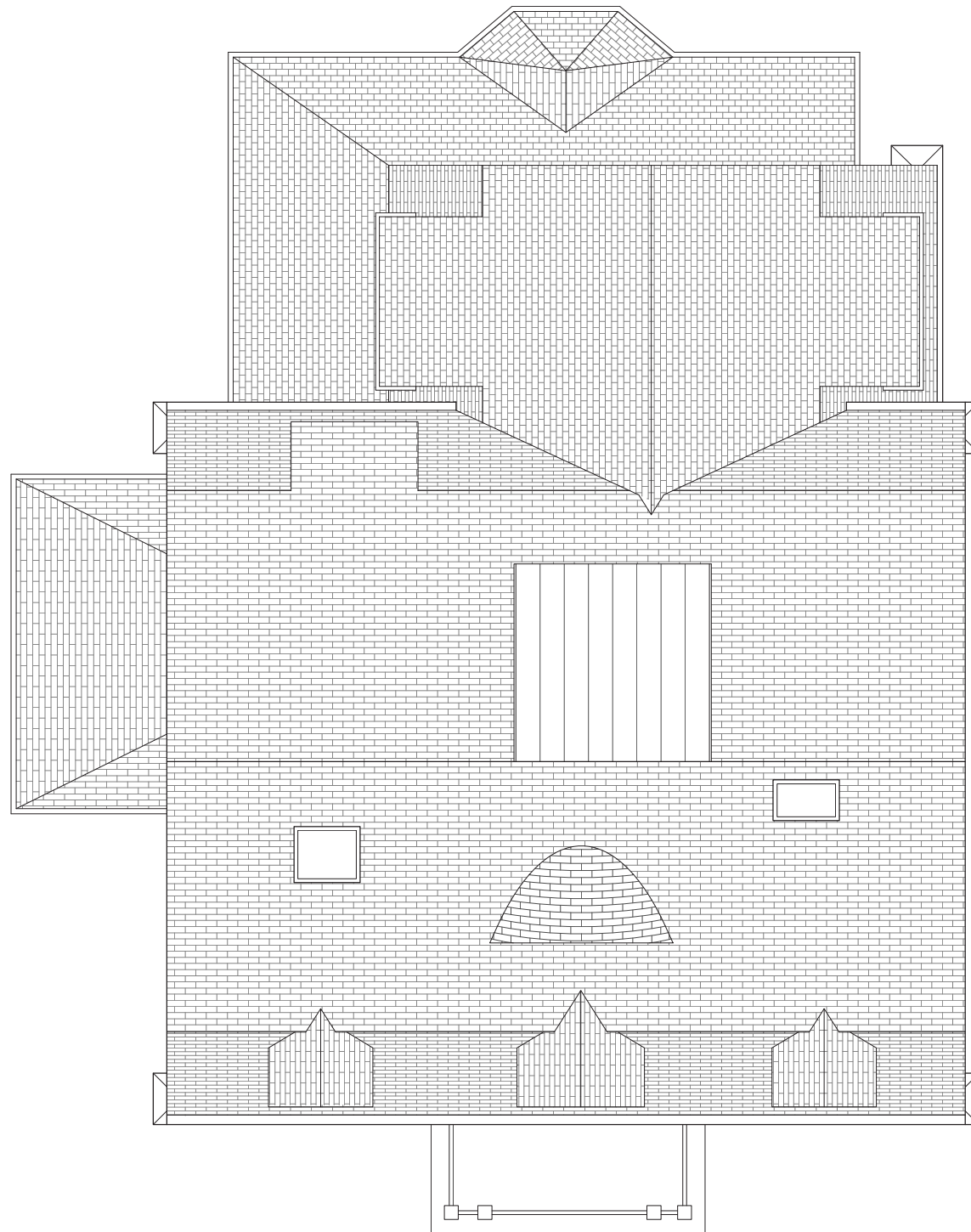
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CAD FILE NO:

DRAWING NO:

A-105

LEGEND / NOTES



PROPOSED ROOF PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

DATE ISSUED: 8/29/23

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PROPOSED  
ROOF PLAN

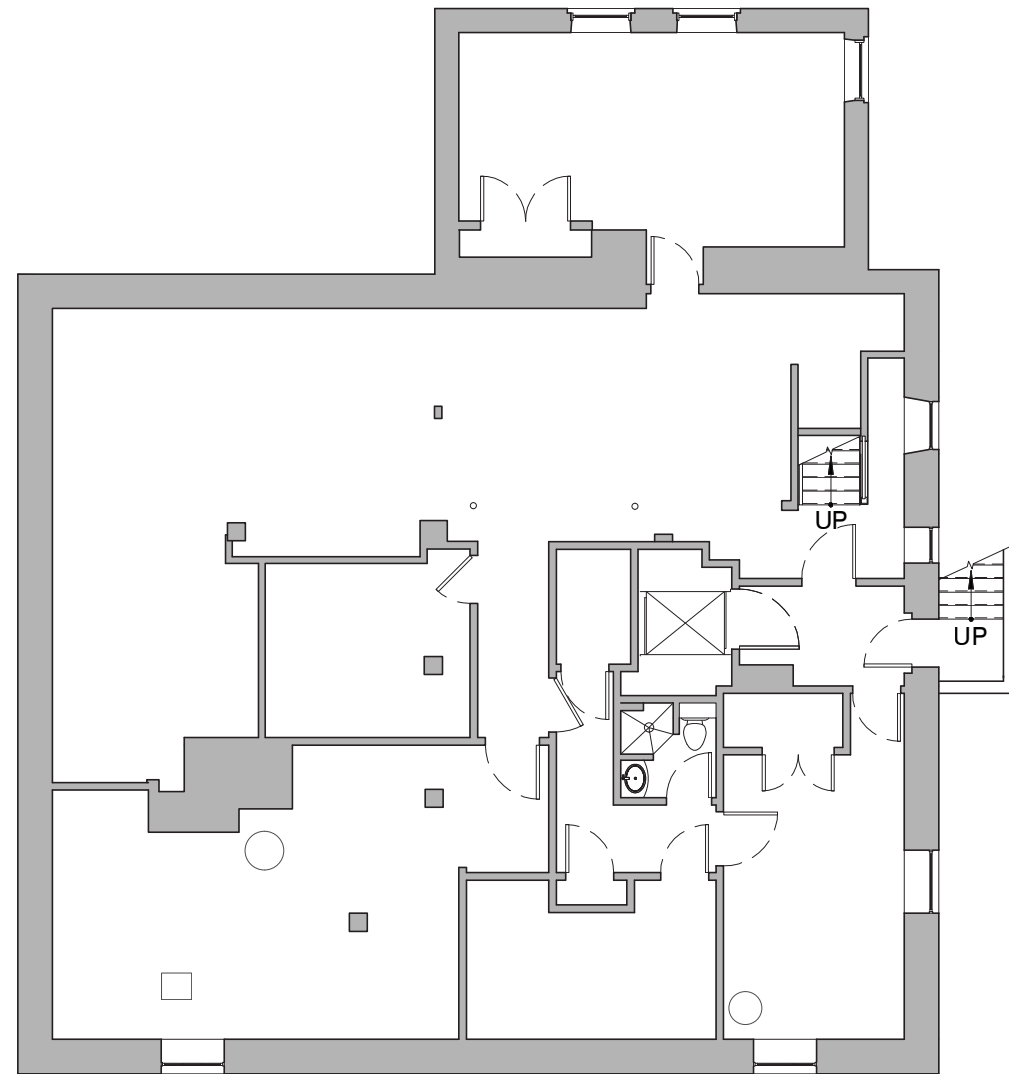
PROJECT NO:

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DRAWING NO:

A-106

LEGEND / NOTES



PRE-CONSTRUCTION BASEMENT PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

DATE ISSUED: 8/29/23

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PRE-CONSTRUCTION  
BASEMENT PLAN

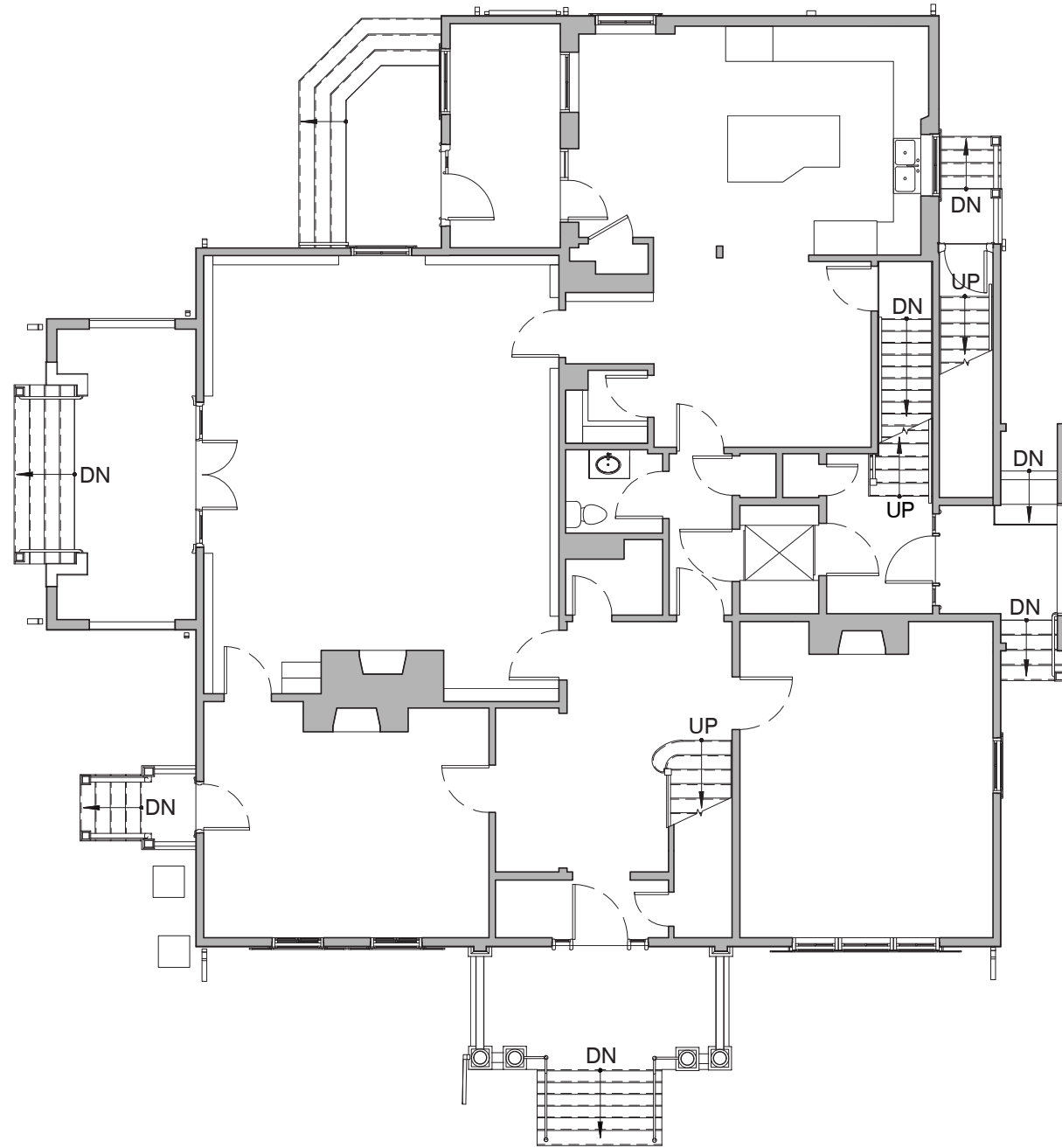
PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-107





PRE-CONSTRUCTION FIRST FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

DATE ISSUED: 8/29/23

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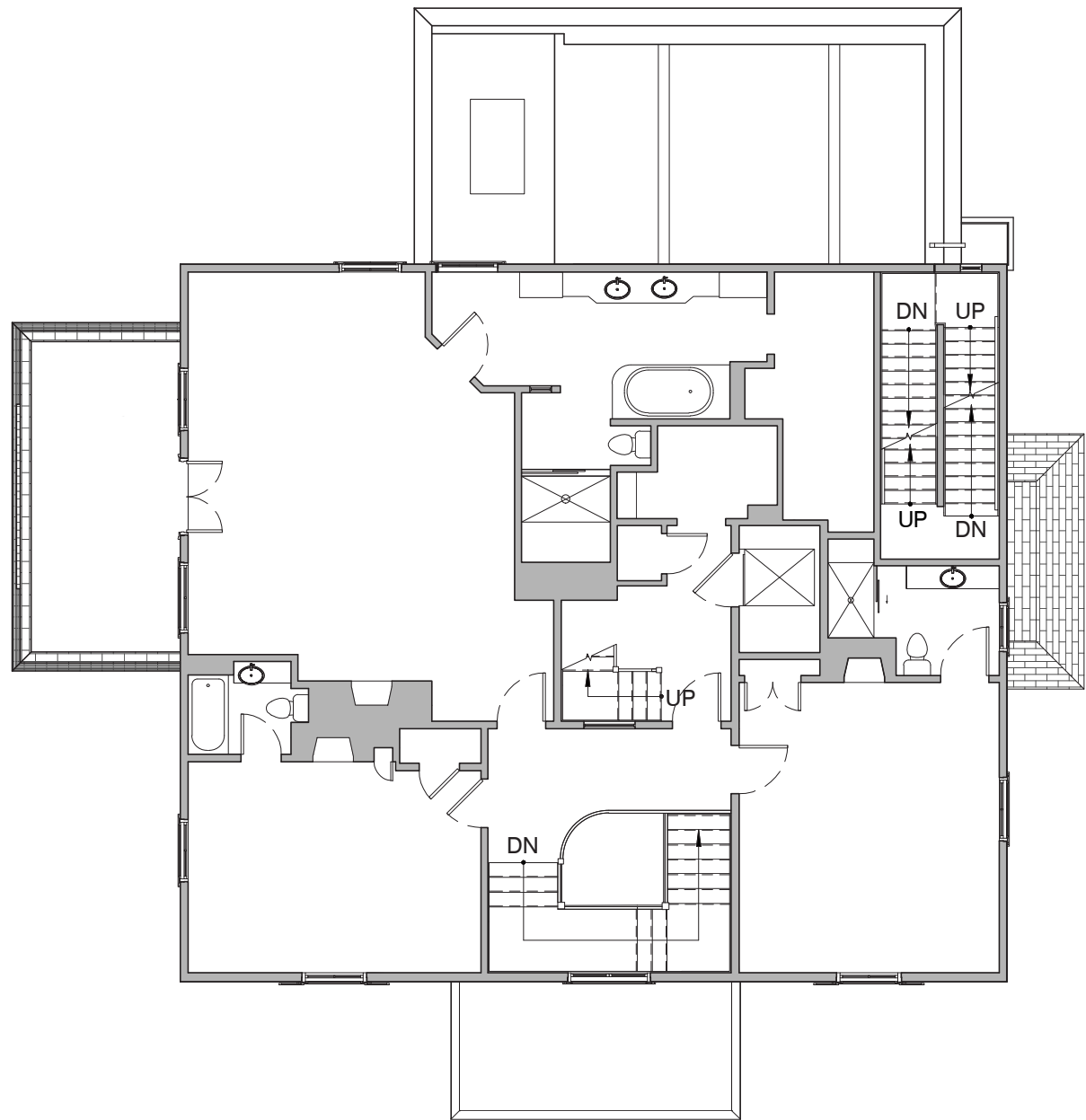
PRE-CONSTRUCTION  
 FIRST FLOOR PLAN

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-108



PRE-CONSTRUCTION SECOND FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

DATE ISSUED: 8/29/23

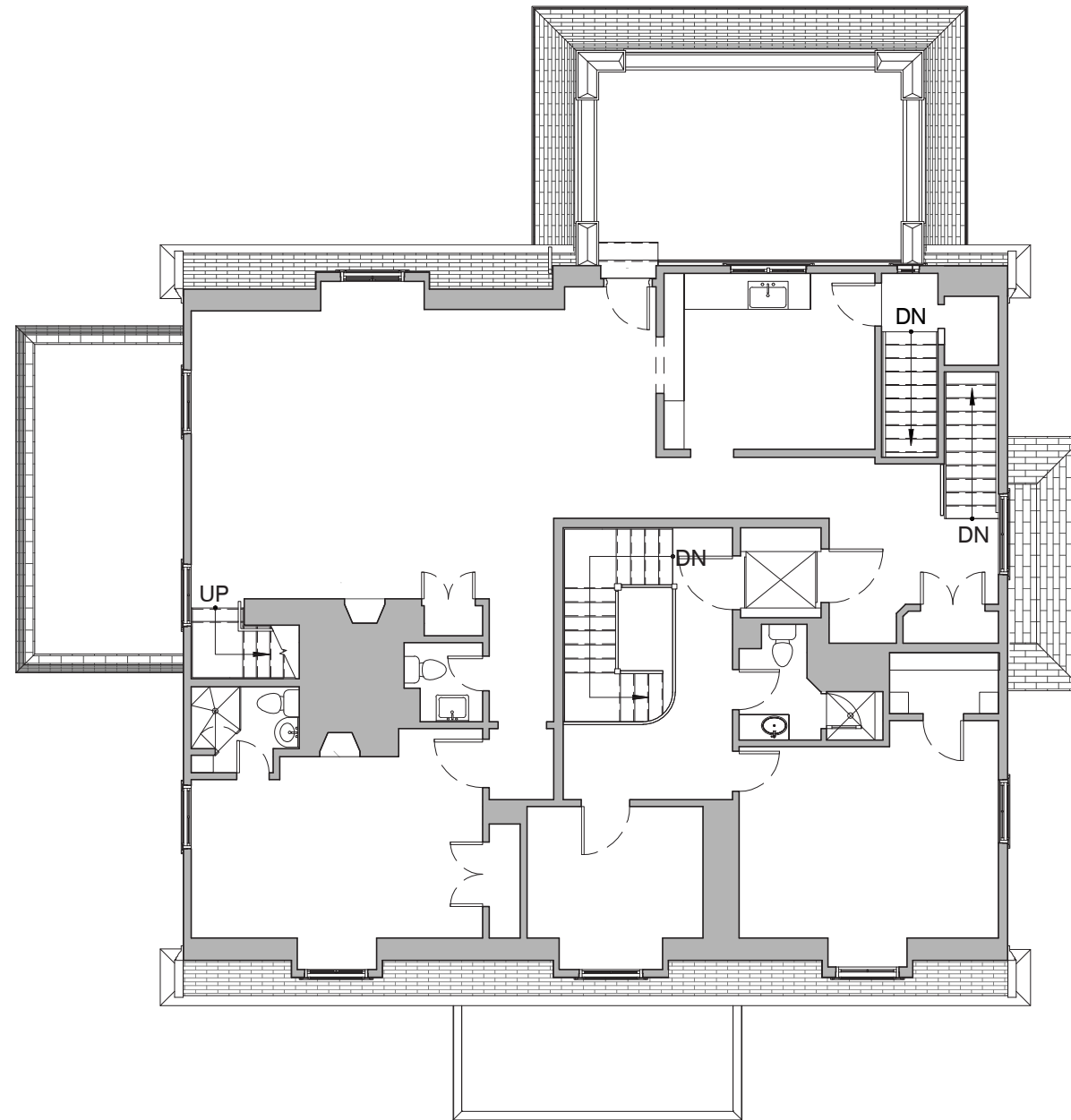
95 IRVING STREET  
 CAMBRIDGE, MA 02138

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PRE-CONSTRUCTION  
 SECOND FLOOR PLAN

PROJECT NO:  
 CAD FILE NO:  
 DRAWING NO:  
**A-109**

LEGEND / NOTES



PRE-CONSTRUCTION THIRD FLOOR PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

DATE ISSUED: 8/29/23

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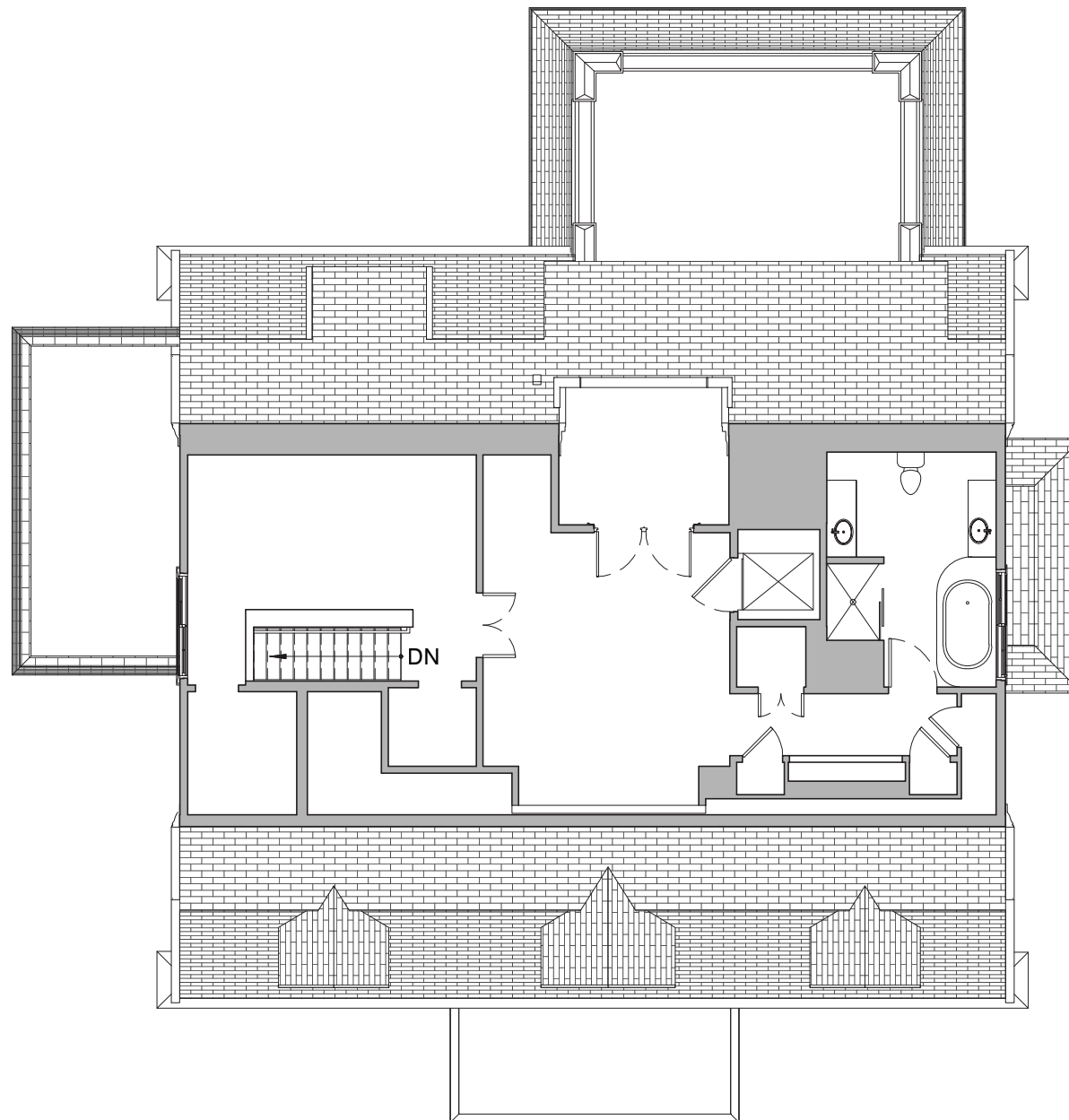
PRE-CONSTRUCTION  
THIRD FLOOR PLAN

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-110



PRE-CONSTRUCTION FOURTH FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

DATE ISSUED: 8/29/23

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PRE-CONSTRUCTION  
 FOURTH FLOOR PLAN

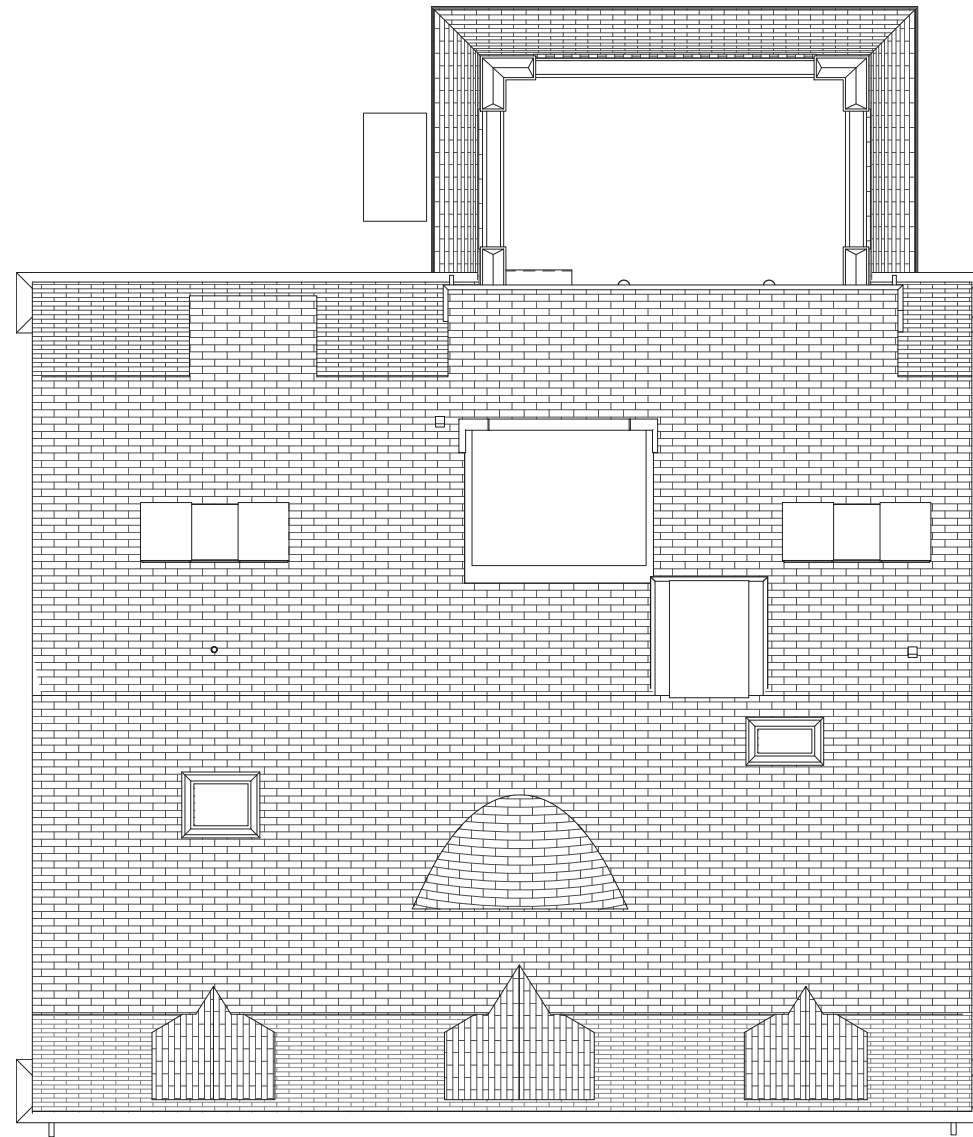
PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-111

LEGEND / NOTES



PRE-CONSTRUCTION ROOF PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

DATE ISSUED: 8/29/23

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PRE-CONSTRUCTION  
ROOF PLAN

PROJECT NO:

CAD FILE NO:

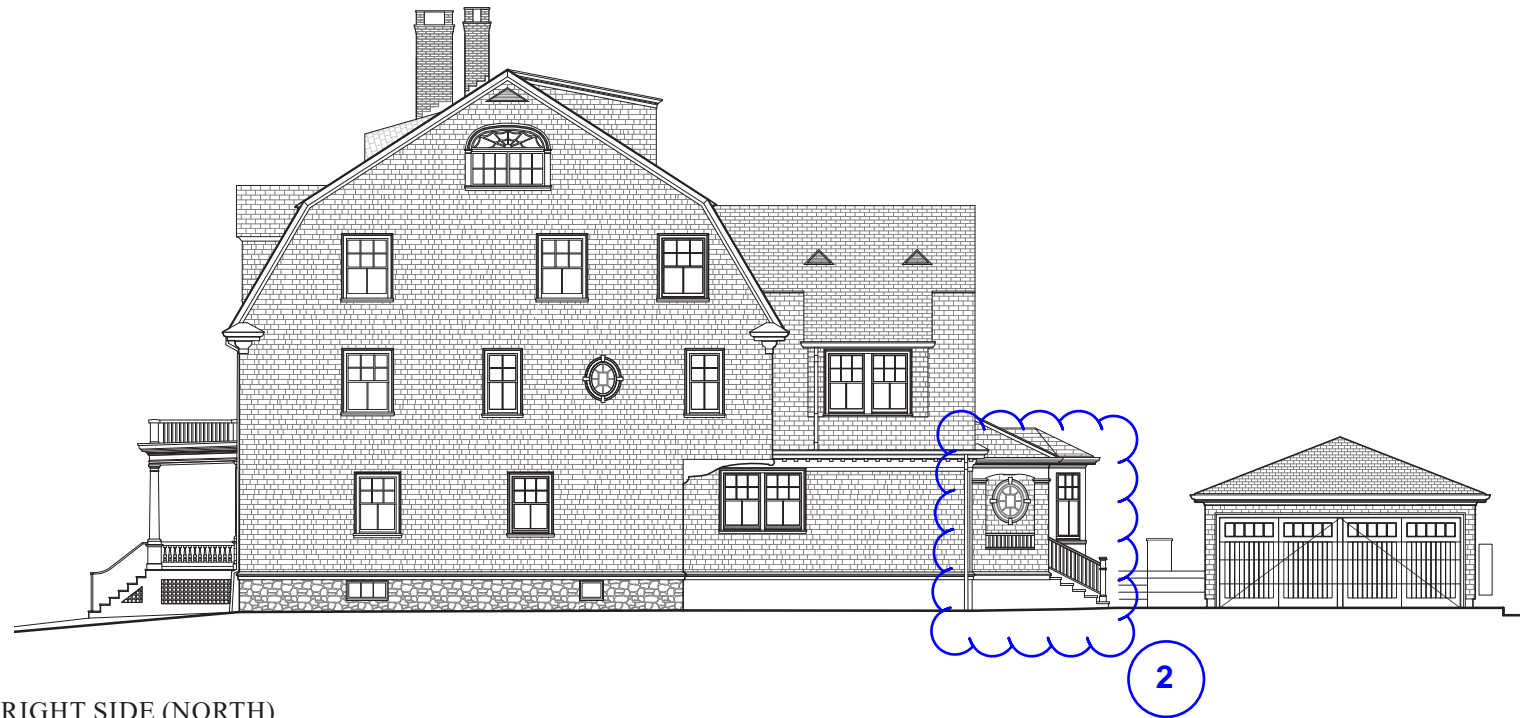
DRAWING NO:

A-112

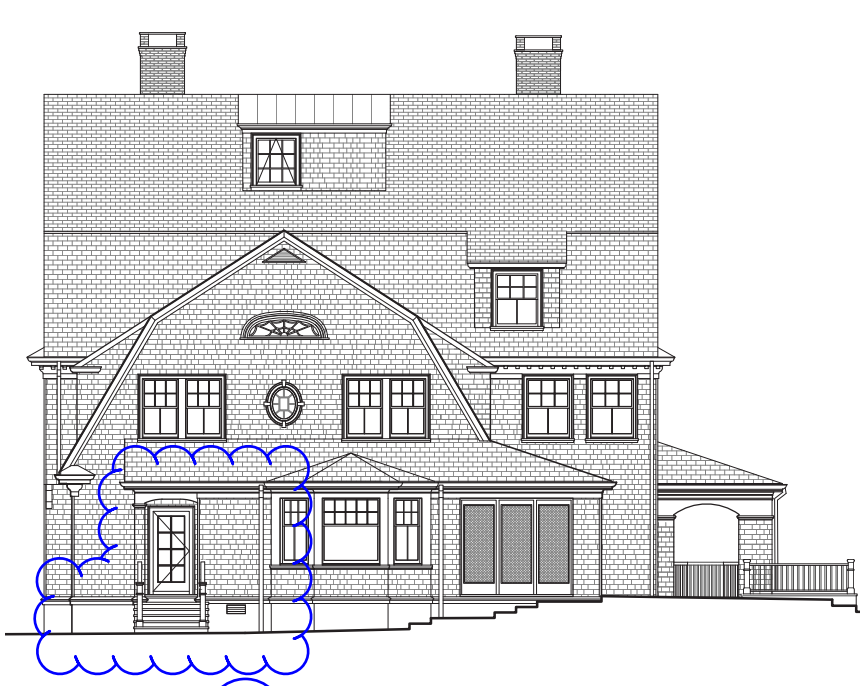




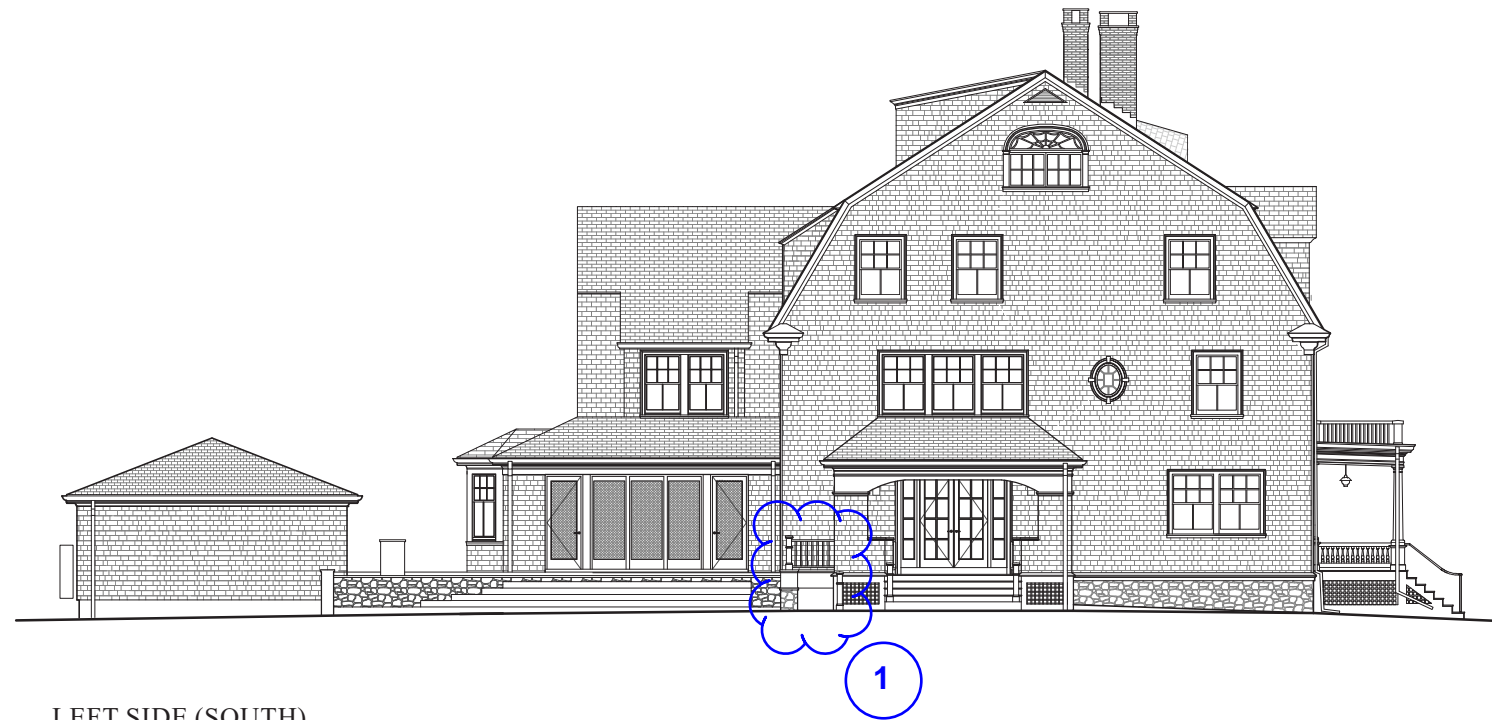
IRVING STREET (EAST)



RIGHT SIDE (NORTH)

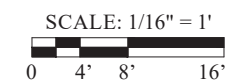


REAR (WEST) 2



LEFT SIDE (SOUTH) 1

PROPOSED EXTERIOR ELEVATIONS



LEGEND / NOTES

- 1 EXTERIOR STAIRCASE TO BASEMENT ADDED
- 2 BULKHEAD REMOVED; POWDER ROOM ADDED & PORCH MADE SMALLER

DATE ISSUED: 12/13/22

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PROPOSED  
EXTERIOR ELEVATIONS

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-200



IRVING STREET (EAST)



RIGHT SIDE (NORTH)

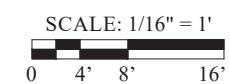


REAR (WEST)



LEFT SIDE (SOUTH)

PRE-CONSTRUCTION EXTERIOR ELEVATIONS



DATE ISSUED: 12/13/22

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PRE-CONSTRUCTION  
EXTERIOR ELEVATIONS

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-201



VIEW FROM IRVING STREET LOOKING WEST

DATE ISSUED: 8/29/23

95 IRVING STREET  
CAMBRIDGE, MA 02138

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PROPOSED RENDERING

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-400





VIEW FROM THE SOUTHEAST

DATE ISSUED: 8/29/23

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CAMBRIDGE, MA 02138

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PROPOSED RENDERING

PROJECT NO:

CAD FILE NO:

DRAWING NO:

**A-401**





VIEW FROM THE SOUTHWEST

DATE ISSUED: 8/29/23

95 IRVING STREET  
CAMBRIDGE, MA 02138

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PROPOSED RENDERING

PROJECT NO:

CAD FILE NO:

DRAWING NO:

**A-402**



# 95 IRVING STREET

## BZA APPLICATION FOR SPECIAL PERMIT



T-000	COVER
A-000	PLOT PLAN
A-001	SITE SURVEY
A-002	EXISTING CONDITIONS PHOTOGRAPHY (2022)
A-003	GROSS FLOOR AREA DIAGRAMS
A-004	OPEN SPACE DIAGRAM - PROPOSED
A-005	OPEN SPACE DIAGRAM - PRE-CONSTRUCTION
A-100	PROPOSED SITE PLAN
A-101	PROPOSED BASEMENT PLAN
A-102	PROPOSED FIRST FLOOR PLAN
A-103	PROPOSED SECOND FLOOR PLAN
A-104	PROPOSED THIRD FLOOR PLAN
A-105	PROPOSED FOURTH FLOOR PLAN
A-106	PROPOSED ROOF PLAN
A-107	BASEMENT PLAN COMPARISON
A-108	FIRST FLOOR PLAN COMPARISON
A-109	PRE-CONSTRUCTION BASEMENT PLAN
A-110	PRE-CONSTRUCTION FIRST FLOOR PLAN
A-111	PRE-CONSTRUCTION SECOND FLOOR PLAN
A-112	PRE-CONSTRUCTION THIRD FLOOR PLAN
A-113	PRE-CONSTRUCTION FOURTH FLOOR PLAN
A-114	PRE-CONSTRUCTION ROOF PLAN
A-200	PROPOSED EXTERIOR ELEVATIONS
A-201	EXTERIOR ELEVATIONS COMPARISON
A-202	EXTERIOR ELEVATIONS COMPARISON
A-203	PRE-CONSTRUCTION EXTERIOR ELEVATIONS
A-400	PROPOSED RENDERING
A-401	PROPOSED RENDERING
A-402	PROPOSED RENDERING

LEGEND / NOTES

DATE ISSUED: 9/05/23

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COVER

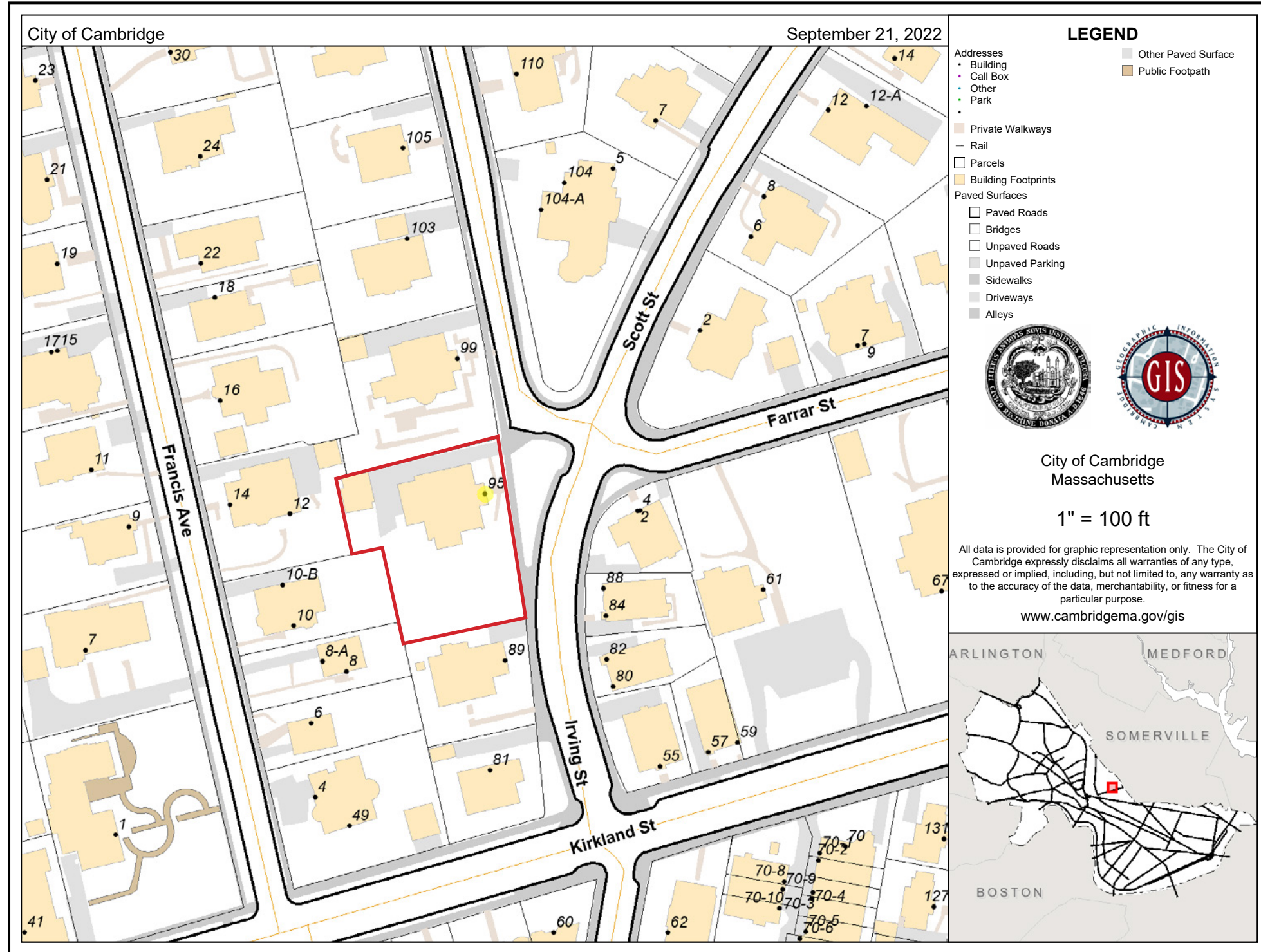
PROJECT NO:

CAD FILE NO:

DRAWING NO:

**T-000**





LEGEND / NOTES

DATE ISSUED: 9/05/23

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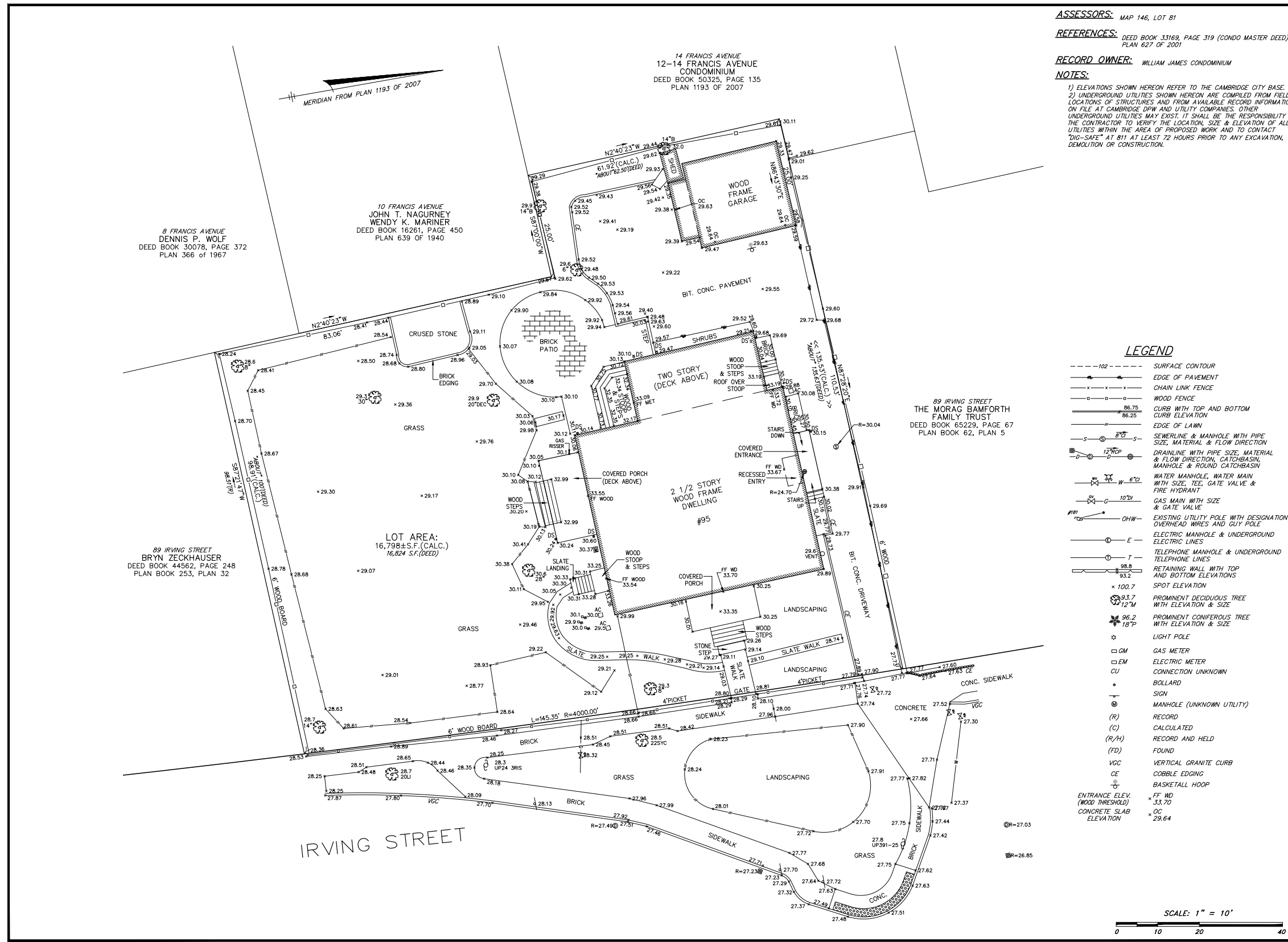
PLOT PLAN

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-000



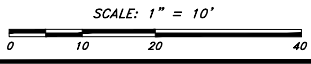
**ASSESSORS:** MAP 146, LOT 81  
**REFERENCES:** DEED BOOK 33169, PAGE 319 (CONDO MASTER DEED) PLAN 627 OF 2001  
**RECORD OWNER:** WILLIAM JAMES CONDOMINIUM  
**NOTES:**  
 1) ELEVATIONS SHOWN HEREON REFER TO THE CAMBRIDGE CITY BASE.  
 2) UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT CAMBRIDGE DPW AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

95  
 IRVING  
 STREET  
 Cambridge, Massachusetts

**HANCOCK ASSOCIATES**  
 Civil Engineers  
 Land Surveyors  
 Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923  
 VOICE (978) 777-3050, FAX (978) 774-7816  
 WWW.HANCOCKASSOCIATES.COM

- LEGEND**
- -102 --- SURFACE CONTOUR
  - EDGE OF PAVEMENT
  - x-x-x- CHAIN LINK FENCE
  - WOOD FENCE
  - 86.75 --- CURB WITH TOP AND BOTTOM CURB ELEVATION
  - 86.25 --- EDGE OF LAWN
  - S-S- SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
  - D-D- DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
  - W-W- WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
  - G-G- GAS MAIN WITH SIZE & GATE VALVE
  - OHW- EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
  - E- ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
  - T- TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
  - 98.8 --- RETAINING WALL WITH TOP AND BOTTOM ELEVATIONS
  - x 100.7 SPOT ELEVATION
  - 93.7 PROMINENT DECIDUOUS TREE WITH ELEVATION & SIZE
  - 96.2 PROMINENT CONIFEROUS TREE WITH ELEVATION & SIZE
  - ☆ LIGHT POLE
  - GM GAS METER
  - EM ELECTRIC METER
  - CU CONNECTION UNKNOWN
  - BOLLARD
  - SIGN
  - ⊙ MANHOLE (UNKNOWN UTILITY)
  - (R) RECORD
  - (C) CALCULATED
  - (R/H) RECORD AND HELD
  - (FD) FOUND
  - VGC VERTICAL GRANITE CURB
  - CE COBBLE EDGING
  - ⊕ BASKETBALL HOOP
  - ENTRANCE ELEV. (WOOD THRESHOLD) FF WD 33.70
  - CONCRETE SLAB ELEVATION CC 29.64



DATE ISSUED: 9/05/23

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SITE SURVEY  
 BY OTHERS - FOR REFERENCE

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1			5/1/2022	DRAWN BY: JMS
			SCALE: 1" = 10'	CHECK BY:

**EXISTING CONDITIONS PLAN OF LAND IN CAMBRIDGE, MA**

PL01 DATE: May 11, 2022 2:53 pm  
 P01c: F:\GIS\30 Projects\25982\Karter - Cambridge\Sur\25982.dwg

DWG: 25982SV.dwg  
 LAYOUT: EC  
 SHEET: 1 OF 1  
 PROJECT NO.: 25982

NOTE: PLAN NOT TO SCALE





VIEW FROM SIDEWALK ON IRVING STREET LOOKING SOUTH  
(2022 - PRE-CONSTRUCTION)



VIEW FROM SCOTT STREET AND IRVING STREET LOOKING WEST  
(2022 - PRE-CONSTRUCTION)



VIEW FROM SIDEWALK LOOKING WEST  
(2022 - PRE-CONSTRUCTION)



VIEW FROM SIDEWALK ON IRVING STREET LOOKING NORTHWEST  
(2022 - PRE-CONSTRUCTION)



VIEW FROM SIDE YARD LOOKING NORTHWEST  
(2022 - PRE-CONSTRUCTION)



VIEW FROM SIDE YARD LOOKING NORTHEAST  
(2022 - PRE-CONSTRUCTION)



VIEW FROM PATIO LOOKING NORTHEAST  
(2022 - PRE-CONSTRUCTION)



VIEW FROM THE DRIVEWAY LOOKING NORTHEAST  
(2022 - PRE-CONSTRUCTION)



VIEW OF GARAGE LOOKING NORTHWEST  
(2022 - PRE-CONSTRUCTION)

LEGEND / NOTES

DATE ISSUED: 9/05/23

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EXISTING CONDITIONS  
PHOTOGRAPHY (2022)

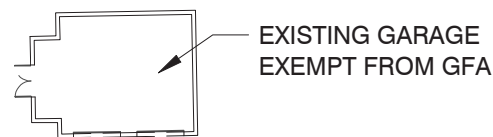
PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-002





EXISTING GFA		
LEVEL	EXISTING AREA(SF)	EXISTING GFA (SF)
BASEMENT	2629	EXEMPT
FIRST FLOOR	3112	3112
SECOND FLOOR	2265	2265
THIRD FLOOR	2127	2127
FOURTH FLOOR	1065	1065
GARAGE	550	EXEMPT
<b>TOTAL (SF)</b>	<b>11748</b>	<b>8569</b>

LEGEND / NOTES

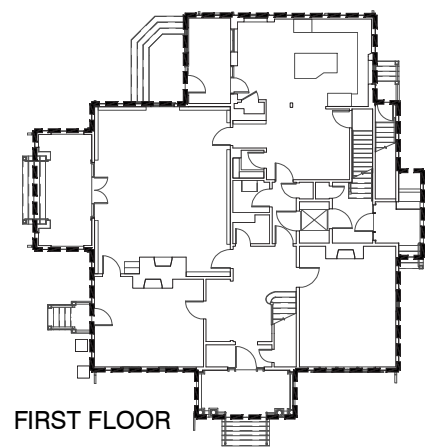
- GFA GROSS FLOOR AREA
- GFA BOUNDARY
- ADDED GFA

SUMMARY

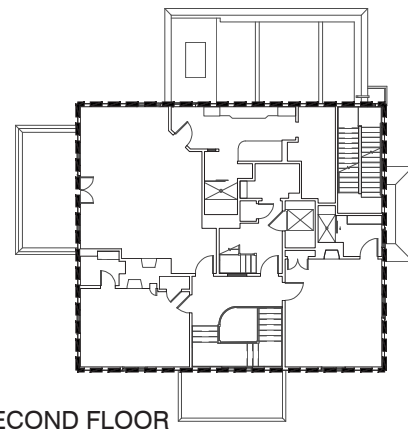
LOT AREA: 16,824 SF  
 ALLOWABLE FAR: .5  
 ALLOWABLE GFA: 8,412 SF  
 EXISTING GFA: 8,569 SF  
 8,569 SF > 8,412 SF THEREFORE  
 NON-CONFORMING

PROPOSED GFA: 9,672 SF

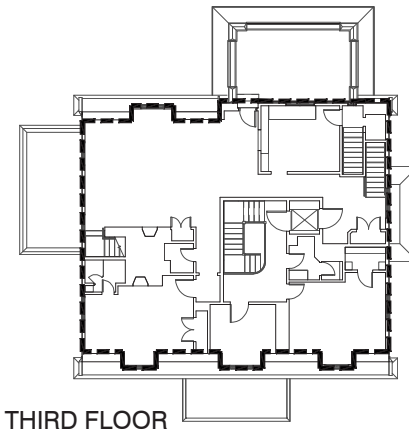
9,672 SF - 8,569 SF = 1103 SF  
 ADDITIONAL GFA SUBJECT TO  
 SPECIAL PERMIT



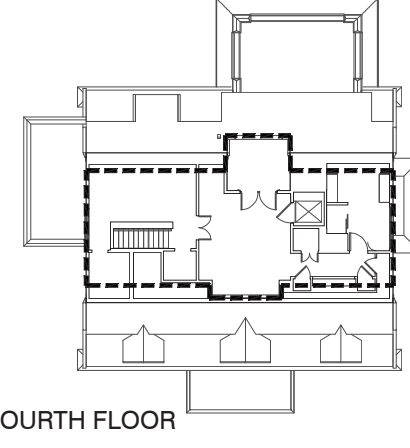
FIRST FLOOR



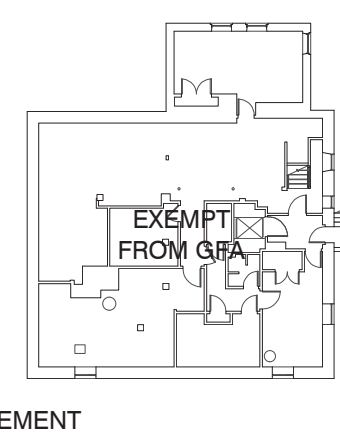
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



BASEMENT

EXISTING FLOOR PLANS

PROPOSED GFA			
LEVEL	PROPOSED AREA(SF)	PROPOSED GFA (SF)	ADDED GFA (SF)
BASEMENT	3234	EXEMPT	
FIRST FLOOR	3600	3600	488
SECOND FLOOR	2807	2807	542
THIRD FLOOR	2063	2063	-64
FOURTH FLOOR	1039	1039	-26
GARAGE	570	124	124
<b>TOTAL (SF)</b>	<b>13313</b>	<b>9633</b>	<b>1064</b>

DATE ISSUED: 9/05/23

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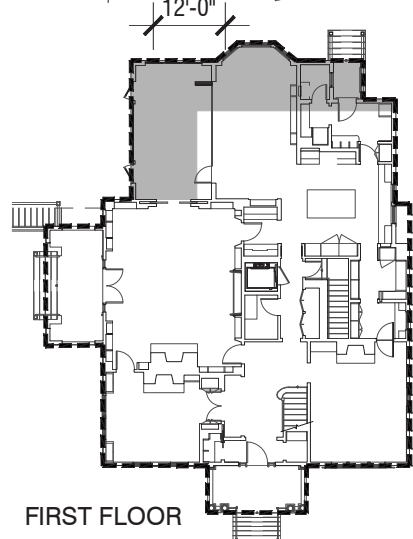
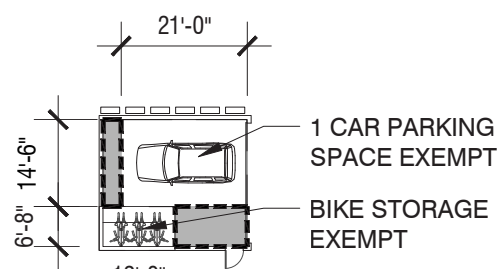
GROSS FLOOR  
 AREA DIAGRAMS

PROJECT NO:

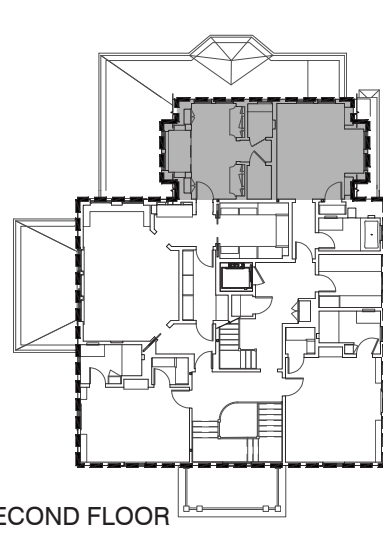
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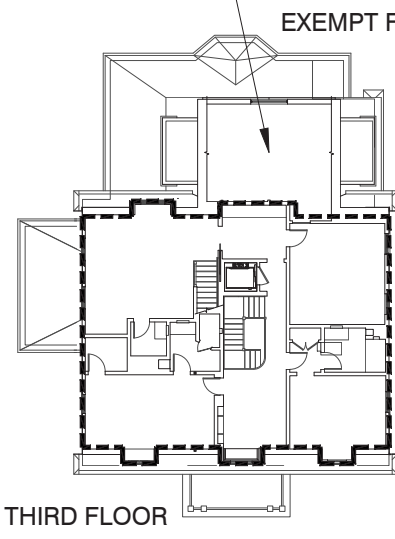
A-003



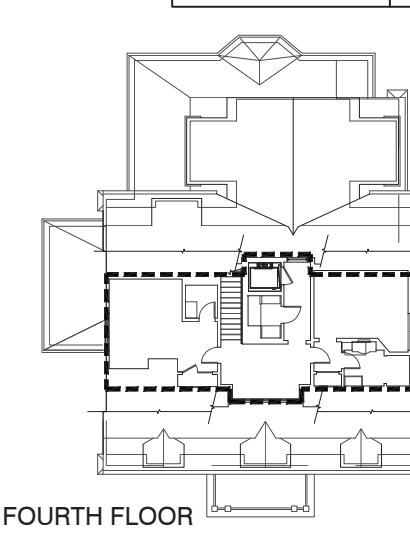
FIRST FLOOR



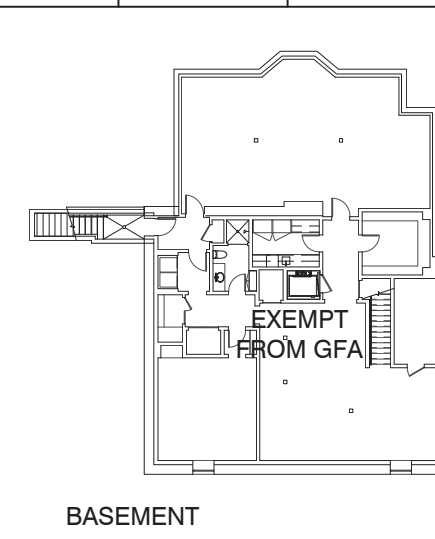
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR





BASEMENT

MECHANICAL SPACE  
 EXEMPT FROM GFA

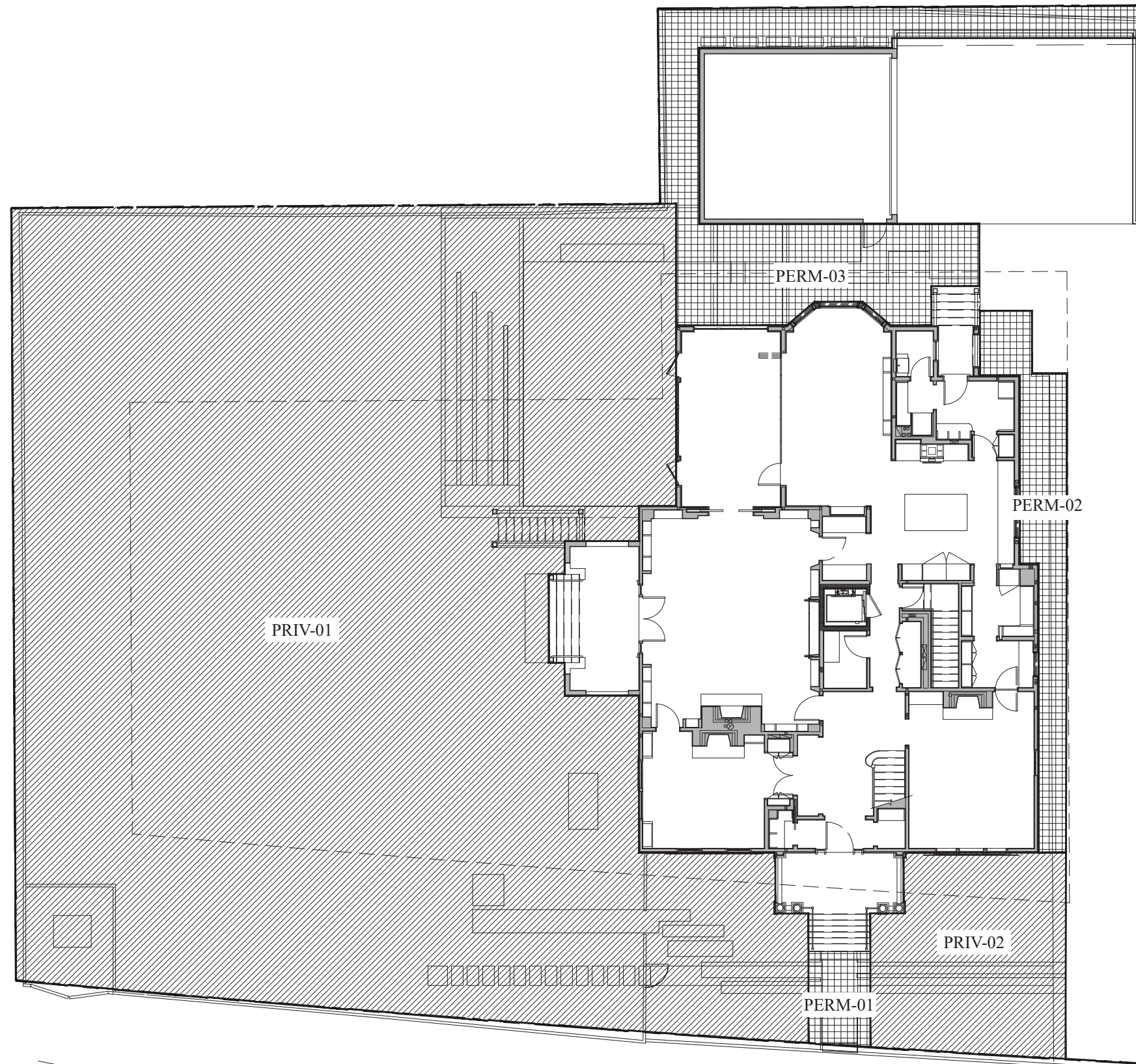


PROPOSED FLOOR PLANS

LEGEND / NOTES

-  PRIVATE OPEN SPACE
-  PERMEABLE (LESS THAN 15' X 15')

PROPOSED OPEN SPACE		
	LOT AREA	LOT AREA %
PRIV-01	8643 SF	
PRIV-02	609 SF	
TOTAL PRIVATE OPEN SPACE	9252 SF	84.2%
PERM-01	95 SF	
PERM-02	293 SF	
PERM-03	855 SF	
TOTAL PERMEABLE SPACE	1243 SF	7.4%
TOTAL	10985 SF	65.3%



PROPOSED OPEN SPACE DIAGRAM



DATE ISSUED: 9/05/23

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OPEN SPACE DIAGRAM -  
PROPOSED

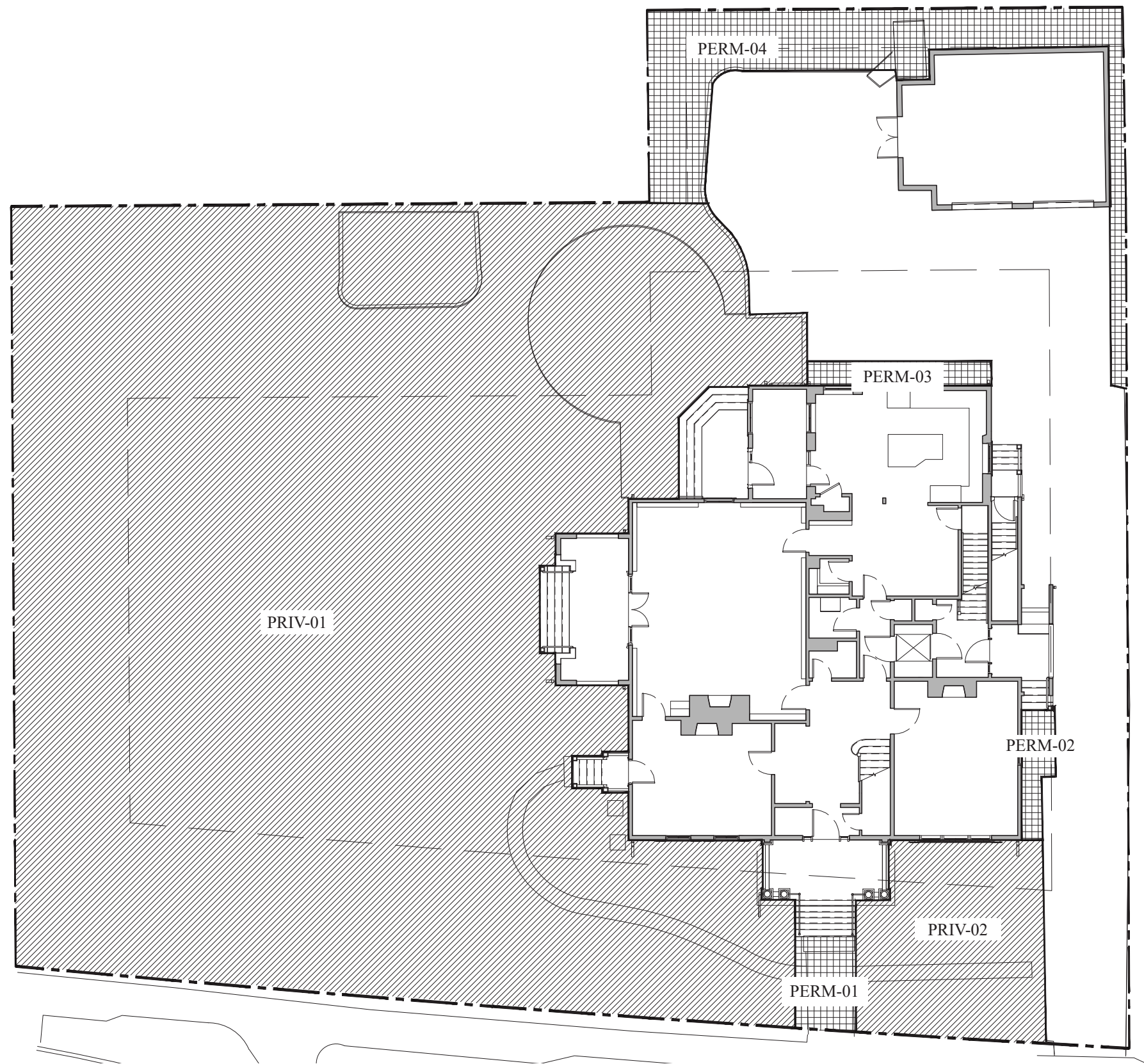
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CAD FILE NO:

DRAWING NO:



A-004





EXISTING OPEN SPACE		
	LOT AREA	LOT AREA %
PRIV-01	8949 SF	
PRIV-02	600 SF	
TOTAL PRIVATE OPEN SPACE	9549 SF	56.8%
PERM-01	95 SF	
PERM-02	60 SF	
PERM-03	76 SF	
PERM-04	652 SF	
TOTAL PERMEABLE SPACE	883 SF	5.2%
TOTAL	10432 SF	62%

LEGEND / NOTES

-  PRIVATE OPEN SPACE
-  PERMEABLE (LESS THAN 15' X 15')

DATE ISSUED: 9/05/23

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OPEN SPACE DIAGRAM -  
PRE-CONSTRUCTION

PROJECT NO:

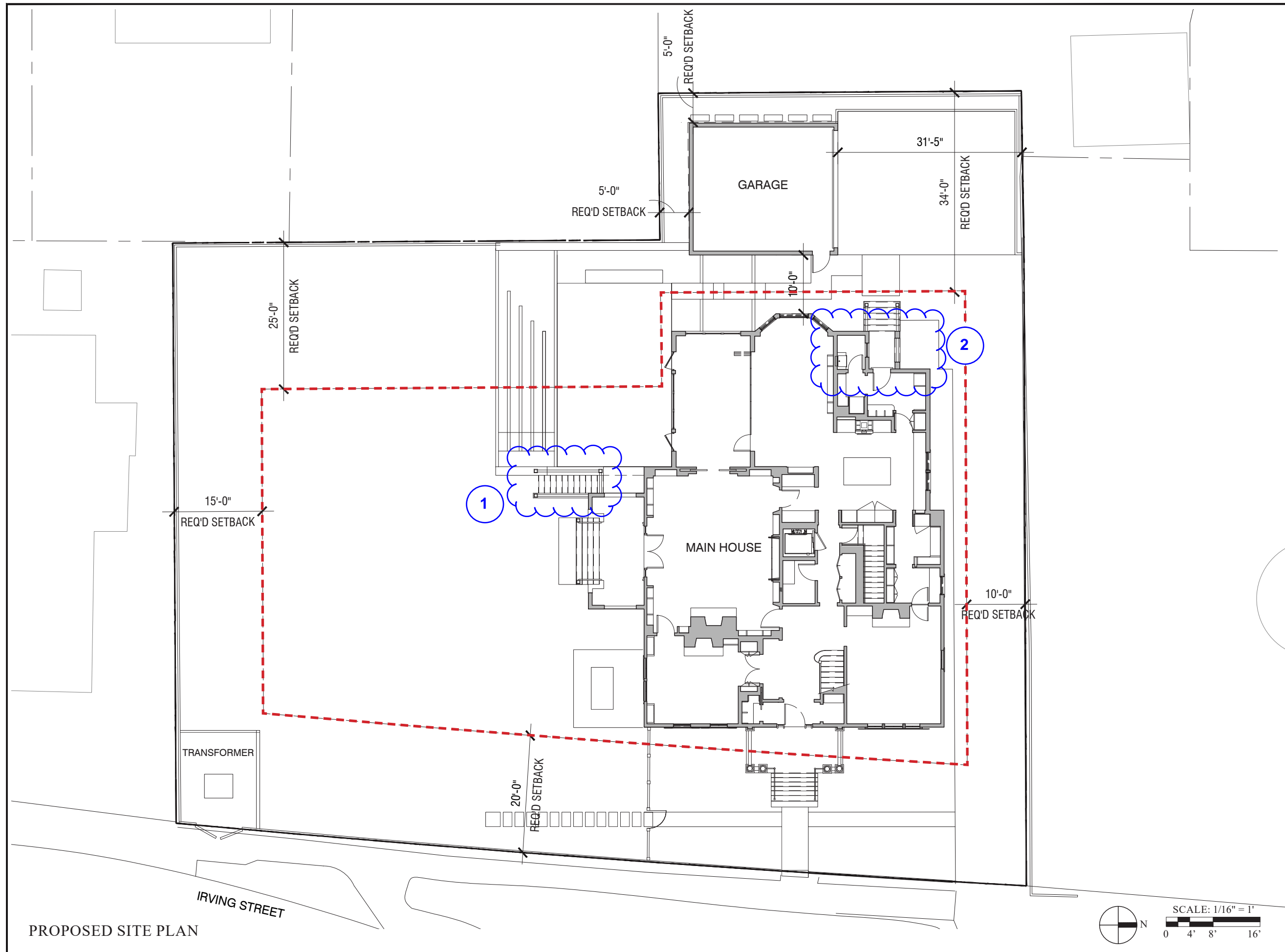
CAD FILE NO:

DRAWING NO:

A-005

PRE-CONSTRUCTION OPEN SPACE DIAGRAM





PROPOSED SITE PLAN

LEGEND / NOTES

- 1 EXTERIOR STAIRCASE TO BASEMENT ADDED
- 2 BULKHEAD REMOVED; POWDER ROOM ADDED & PORCH MADE SMALLER

DATE ISSUED: 9/05/23

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PROPOSED  
SITE PLAN

PROJECT NO:

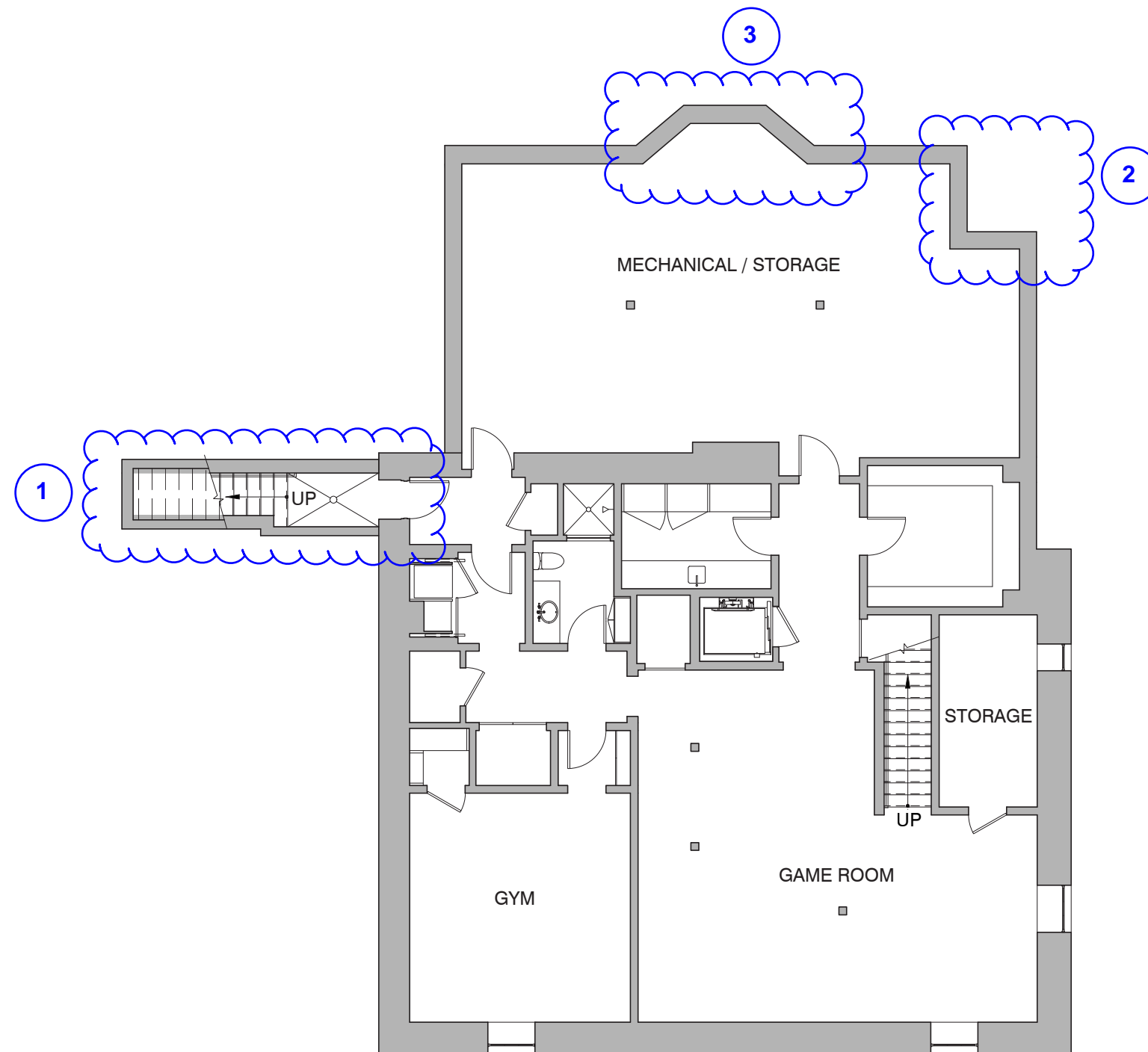
CAD FILE NO:

DRAWING NO:

A-100



PROPOSED BASEMENT PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

LEGEND / NOTES

- 1 EXTERIOR STAIRCASE TO BASEMENT ADDED
- 2 BULKHEAD REMOVED
- 3 BAY WINDOW ADDED TO FOUNDATION PLAN

DATE ISSUED: 9/05/23

95 IRVING STREET  
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PROPOSED  
BASEMENT PLAN

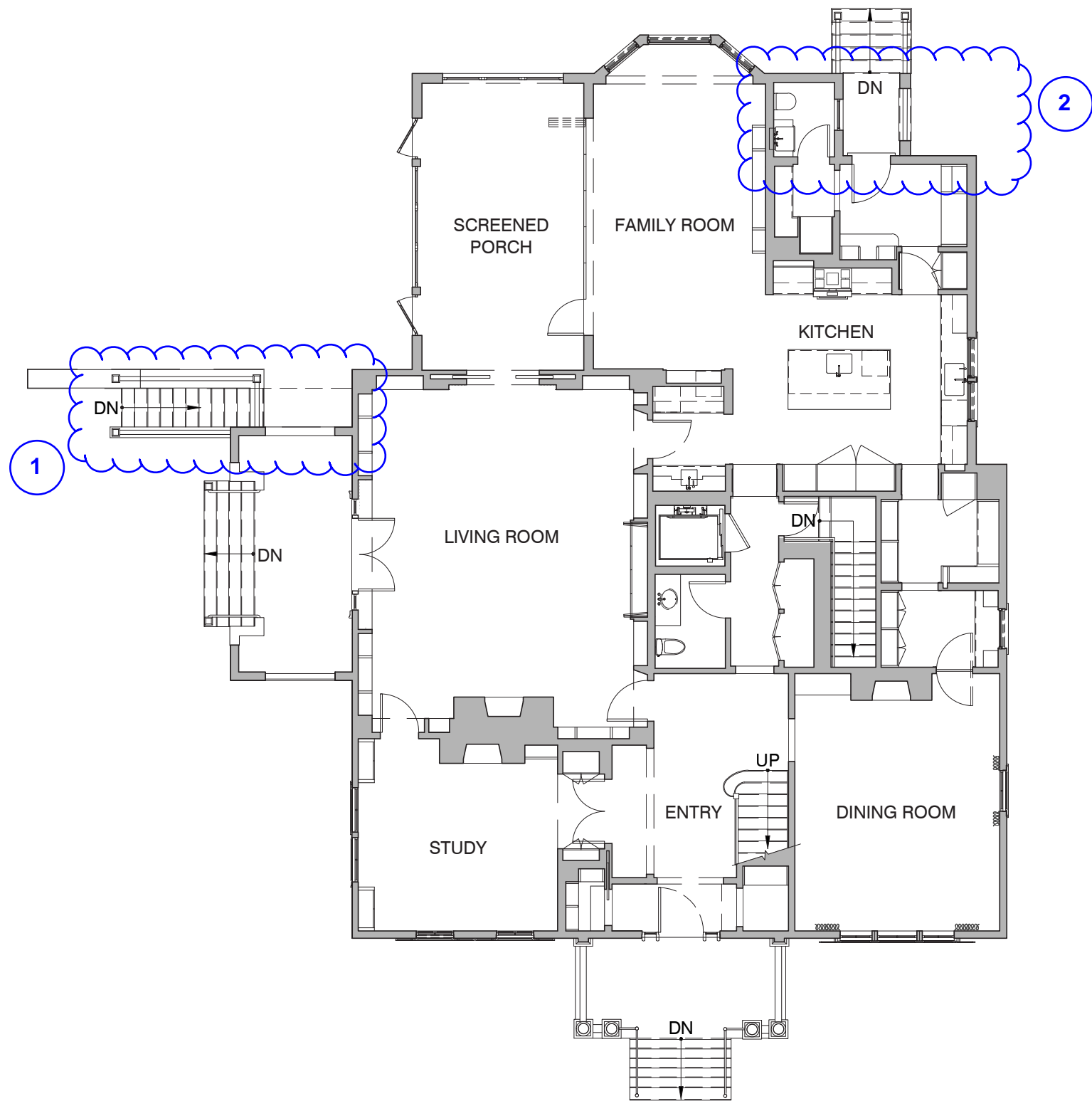
PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-101

PROPOSED FIRST FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

- 1** EXTERIOR STAIRCASE TO BASEMENT ADDED
- 2** BULKHEAD REMOVED; POWDER ROOM ADDED & PORCH MADE SMALLER

DATE ISSUED: 9/05/23

95 IRVING STREET  
 CAMBRIDGE, MA 02138

ROBERT A.M. STERN ARCHITECTS, LLP

ONE PARK AVENUE, NEW YORK, NY 10016  
 TEL: (212) 967-5100 | FAX: (212) 967-5588

PROPOSED  
 FIRST FLOOR PLAN

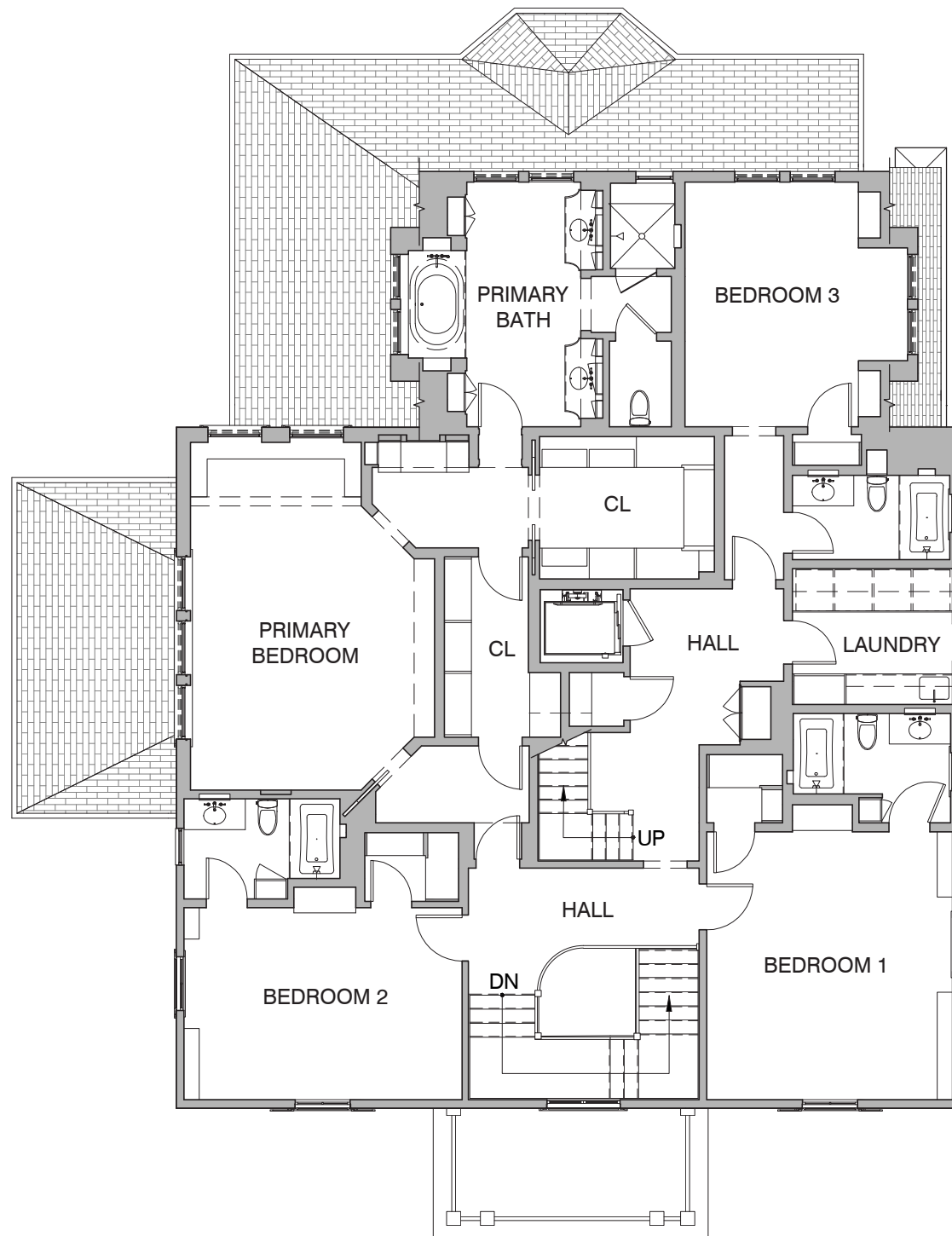
PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-102

PROPOSED SECOND FLOOR PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

LEGEND / NOTES

DATE ISSUED: 9/05/23

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PROPOSED  
SECOND FLOOR PLAN

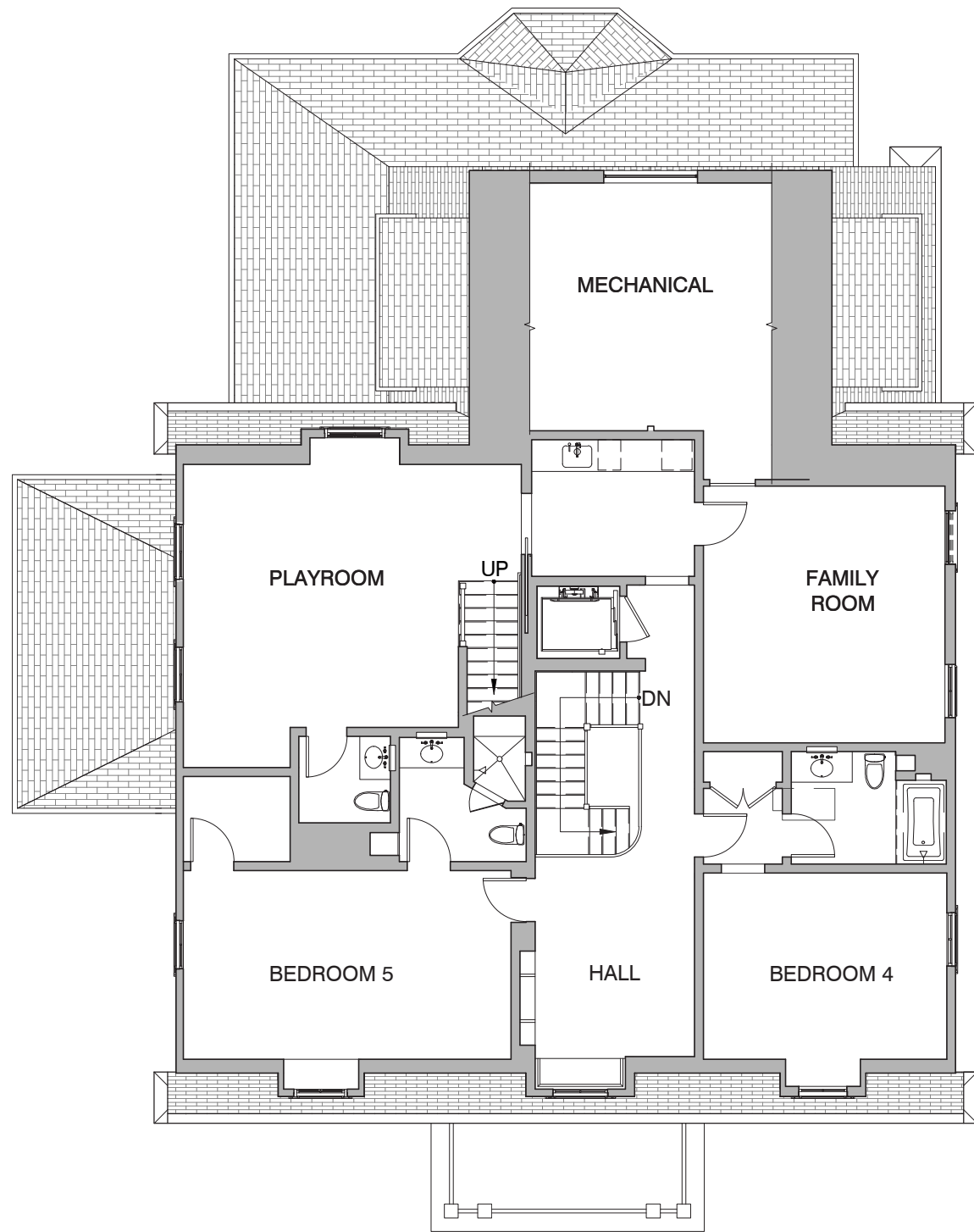
PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-103





PROPOSED THIRD FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

DATE ISSUED: 9/05/23

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 CAMBRIDGE, MA 02138

ROBERT A.M. STERN ARCHITECTS, LLP

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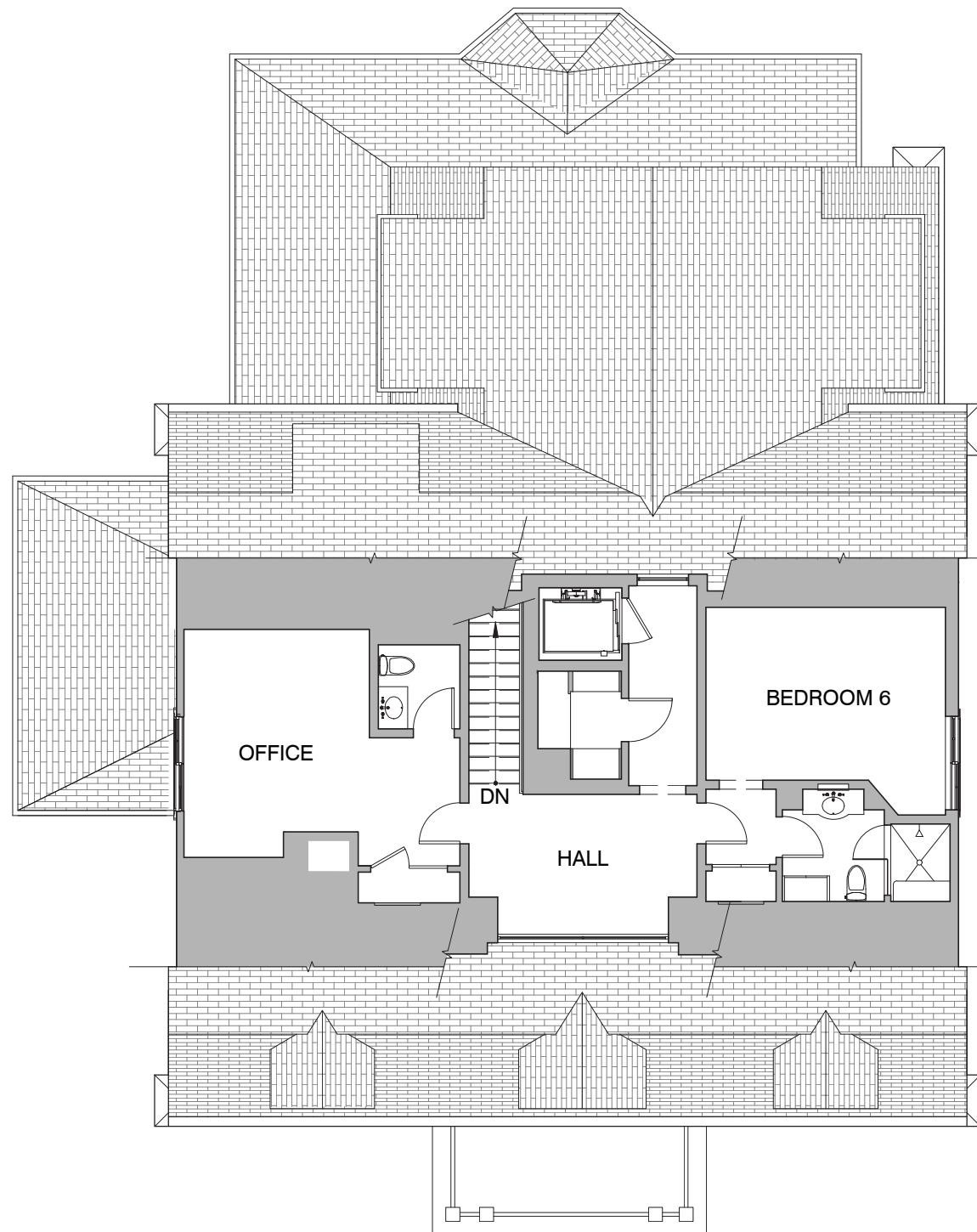
PROPOSED  
 THIRD FLOOR PLAN

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-104



PROPOSED FOURTH FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

DATE ISSUED: 9/05/23

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 TEL: (212) 967-5100 | FAX: (212) 967-5588

PROPOSED  
 FOURTH FLOOR PLAN

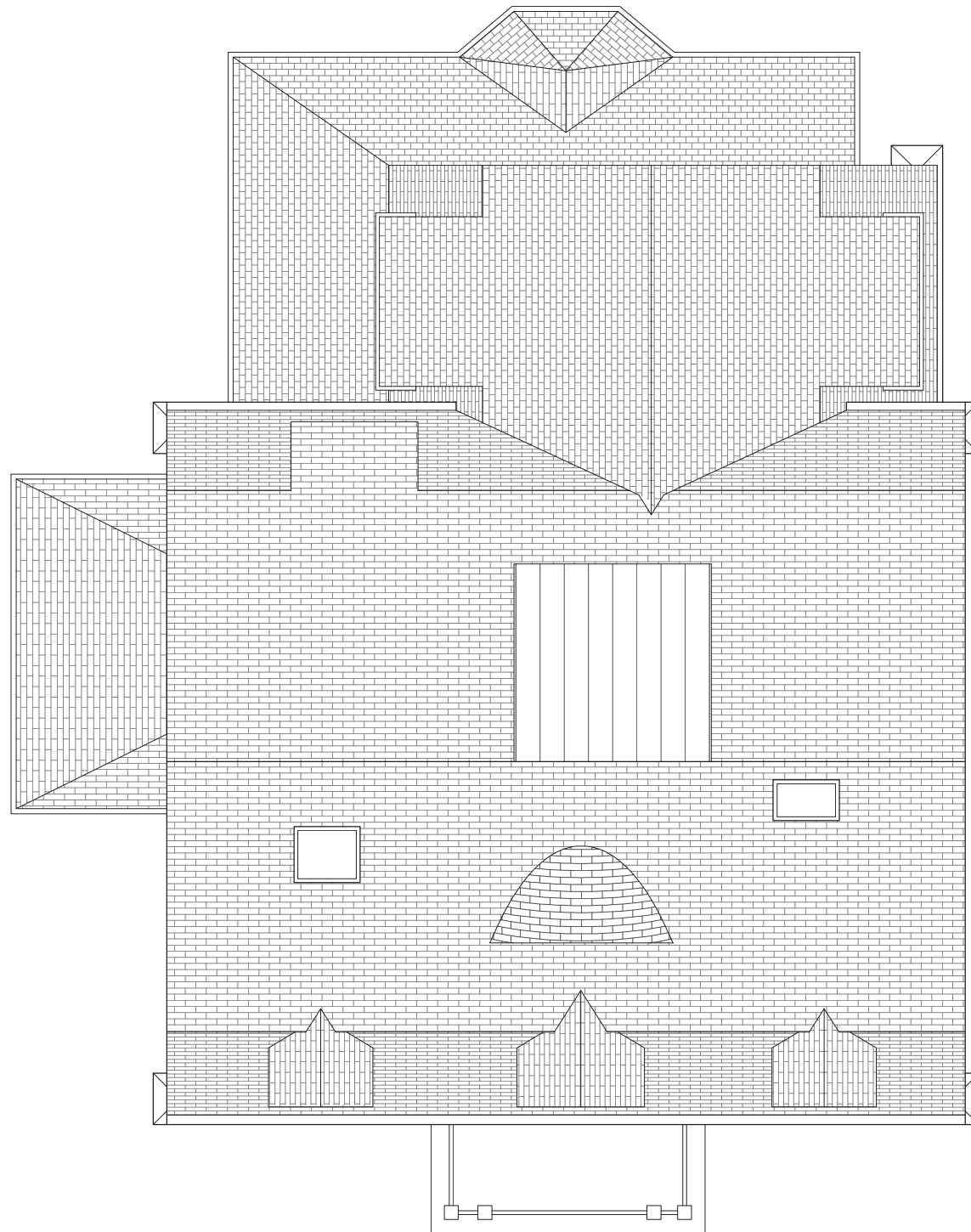
PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-105

LEGEND / NOTES



PROPOSED ROOF PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

DATE ISSUED: 9/05/23

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TEL: (212) 967-5100 | FAX: (212) 967-5588

PROPOSED  
ROOF PLAN

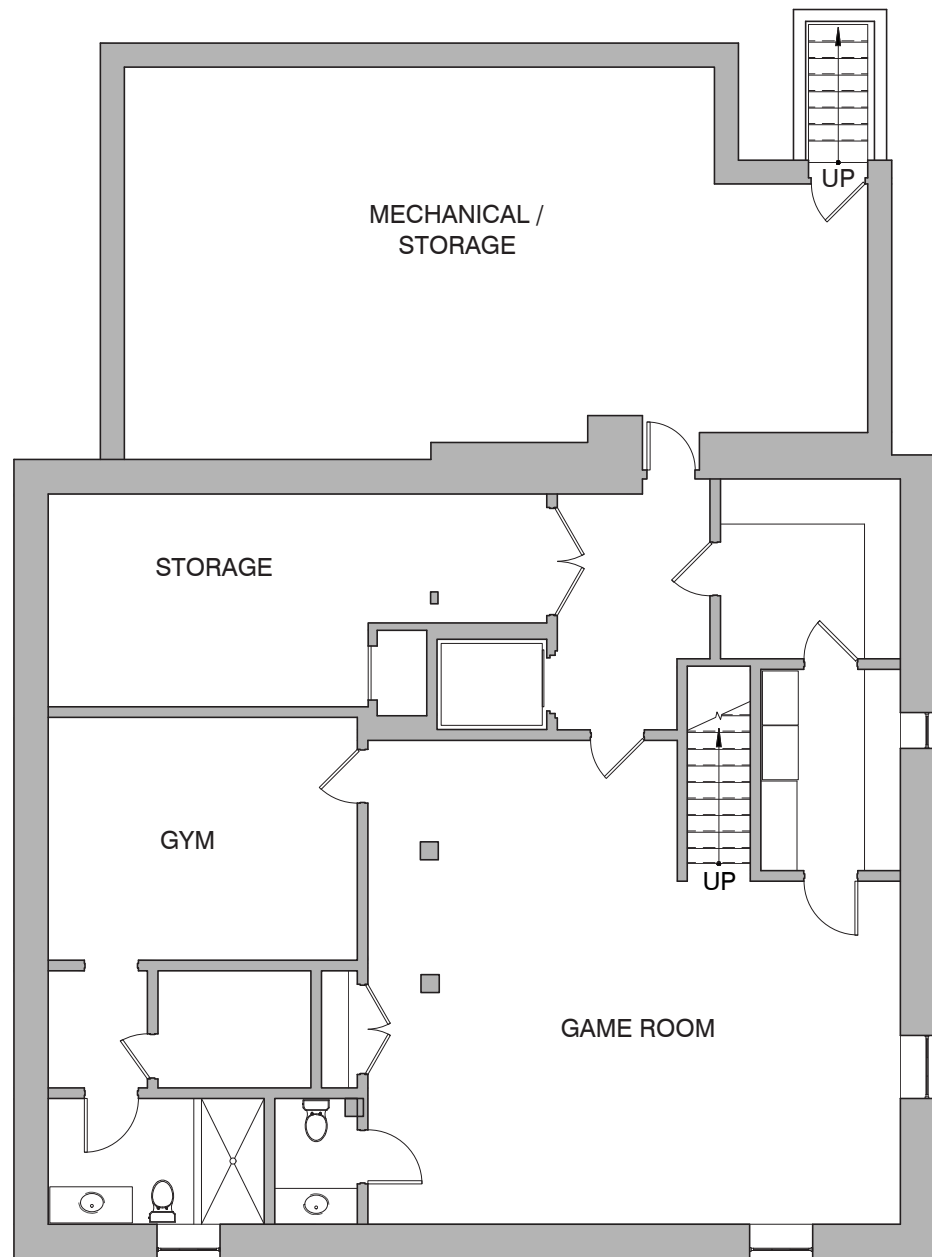
PROJECT NO:

CAD FILE NO:

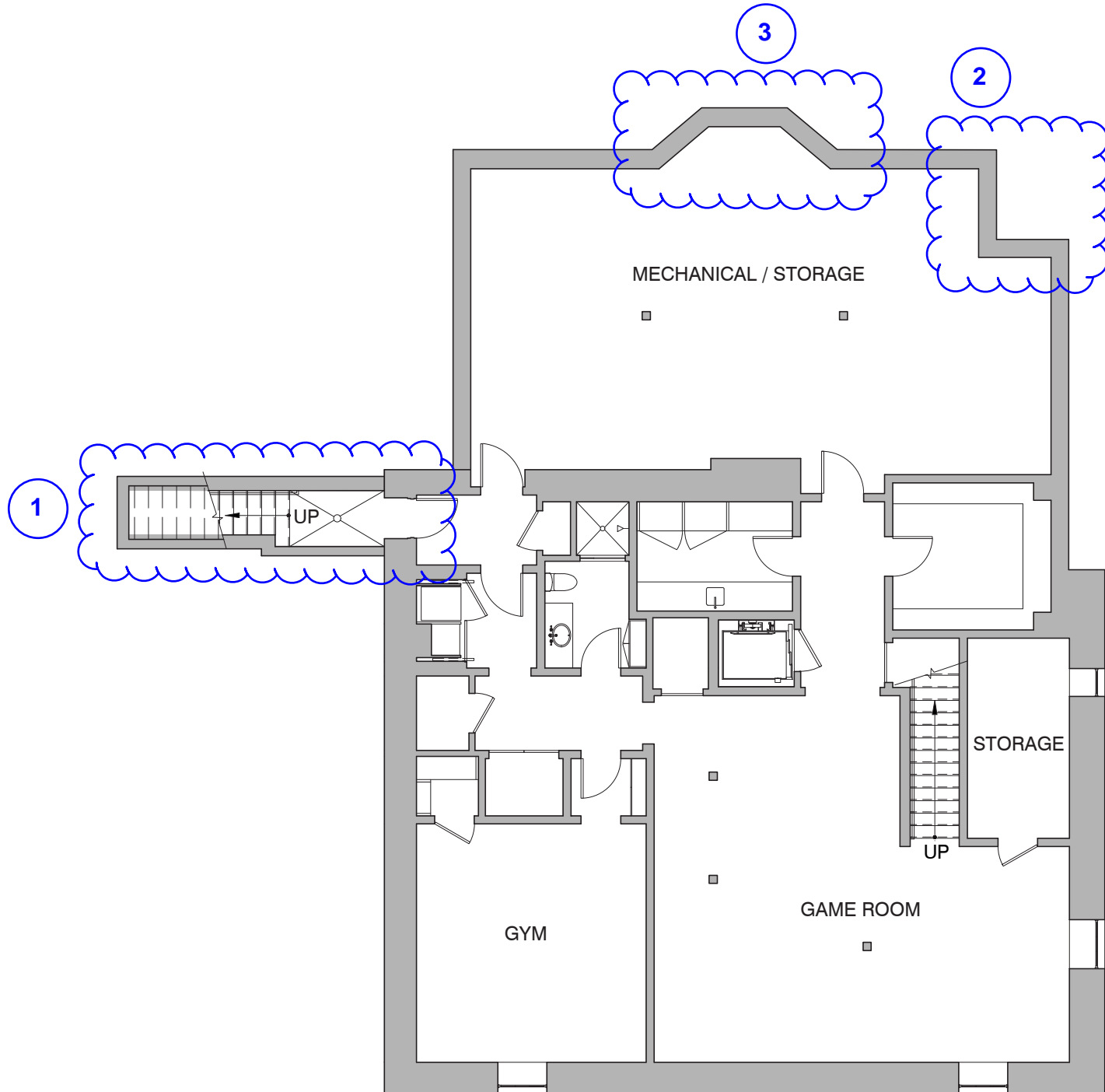
DRAWING NO:

A-106





PREVIOUSLY APPROVED BASEMENT PLAN  
BZA NUMBER 207689



PROPOSED BASEMENT PLAN



LEGEND / NOTES

- 1 EXTERIOR STAIRCASE TO BASEMENT ADDED
- 2 BULKHEAD REMOVED
- 3 BAY WINDOW ADDED TO FOUNDATION PLAN

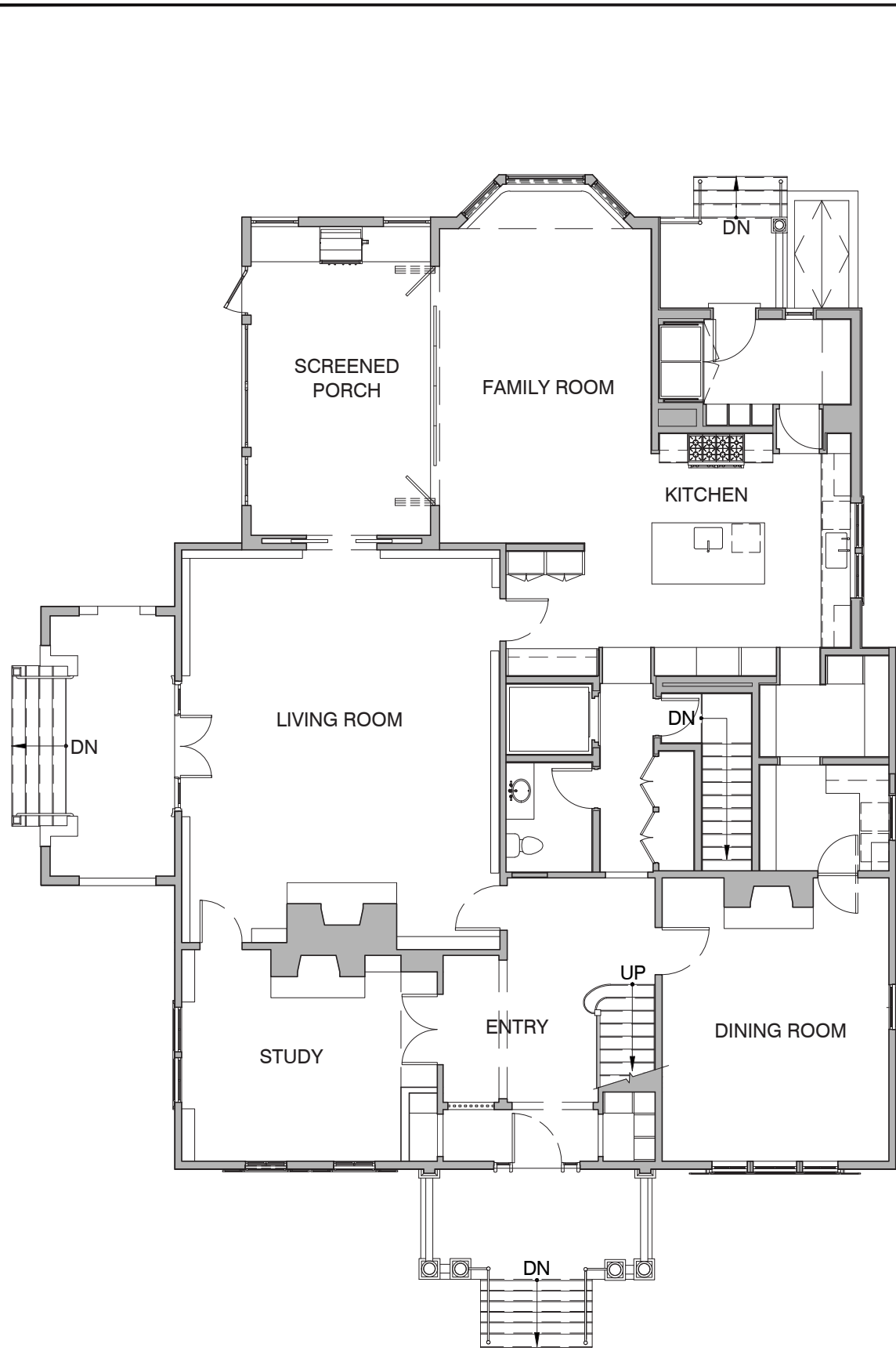
DATE ISSUED: 9/05/23

95 IRVING STREET  
CAMBRIDGE, MA 02138

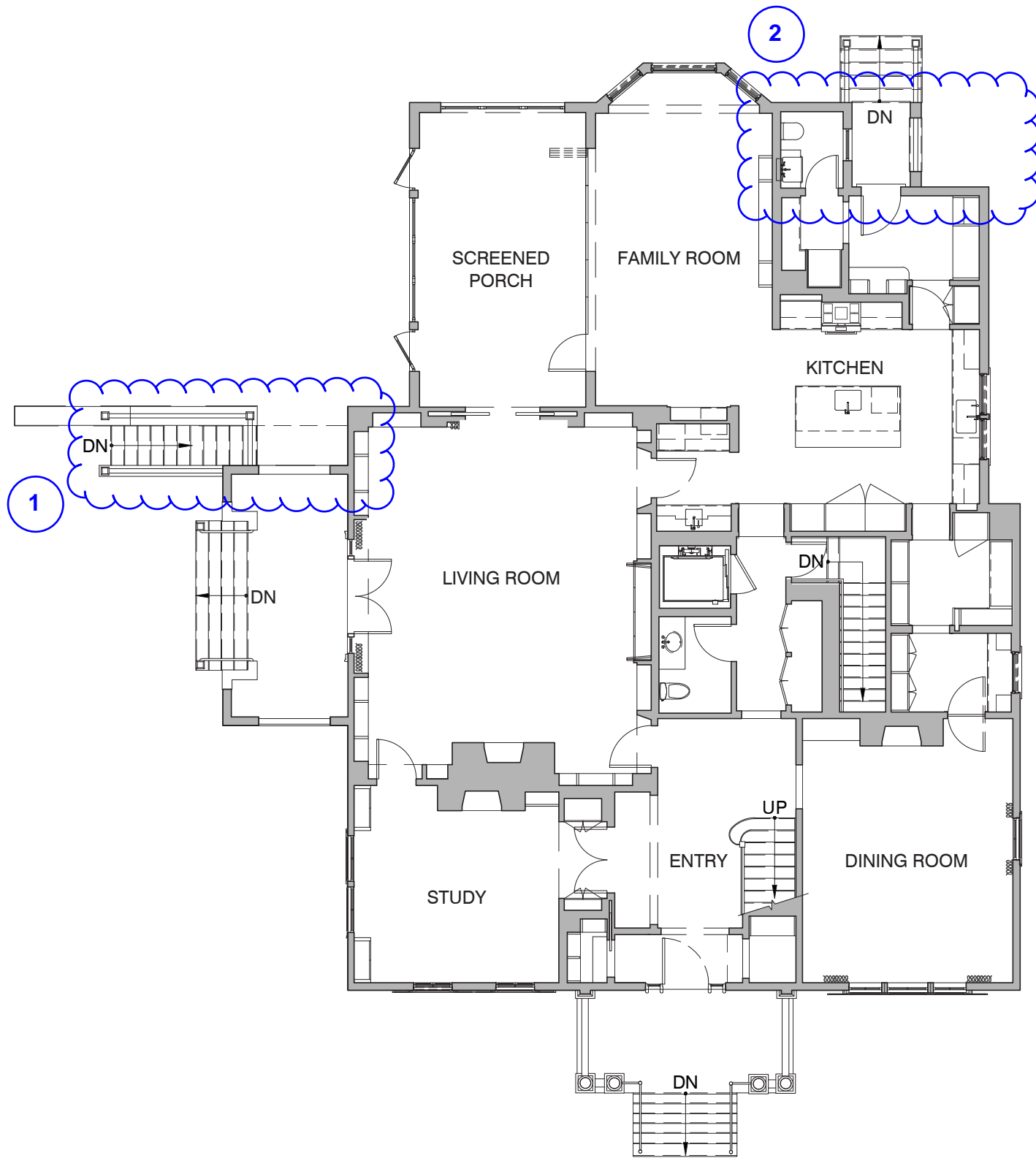
ROBERT A.M. STERN ARCHITECTS, LLP  
ONE PARK AVENUE, NEW YORK, NY 10016  
TEL: (212) 967-5100 | FAX: (212) 967-5588

BASEMENT PLAN  
COMPARISON

PROJECT NO:  
CAD FILE NO:  
DRAWING NO:  
**A-107**



PREVIOUSLY APPROVED FIRST FLOOR PLAN  
BZA NUMBER 207689



PROPOSED FIRST FLOOR PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

LEGEND / NOTES

- 1 EXTERIOR STAIRCASE TO BASEMENT ADDED
- 2 BULKHEAD REMOVED; POWDER ROOM ADDED & PORCH MADE SMALLER

DATE ISSUED: 9/05/23

95 IRVING STREET  
CAMBRIDGE, MA 02138

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ONE PARK AVENUE, NEW YORK, NY 10016  
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FIRST FLOOR PLAN  
COMPARISON

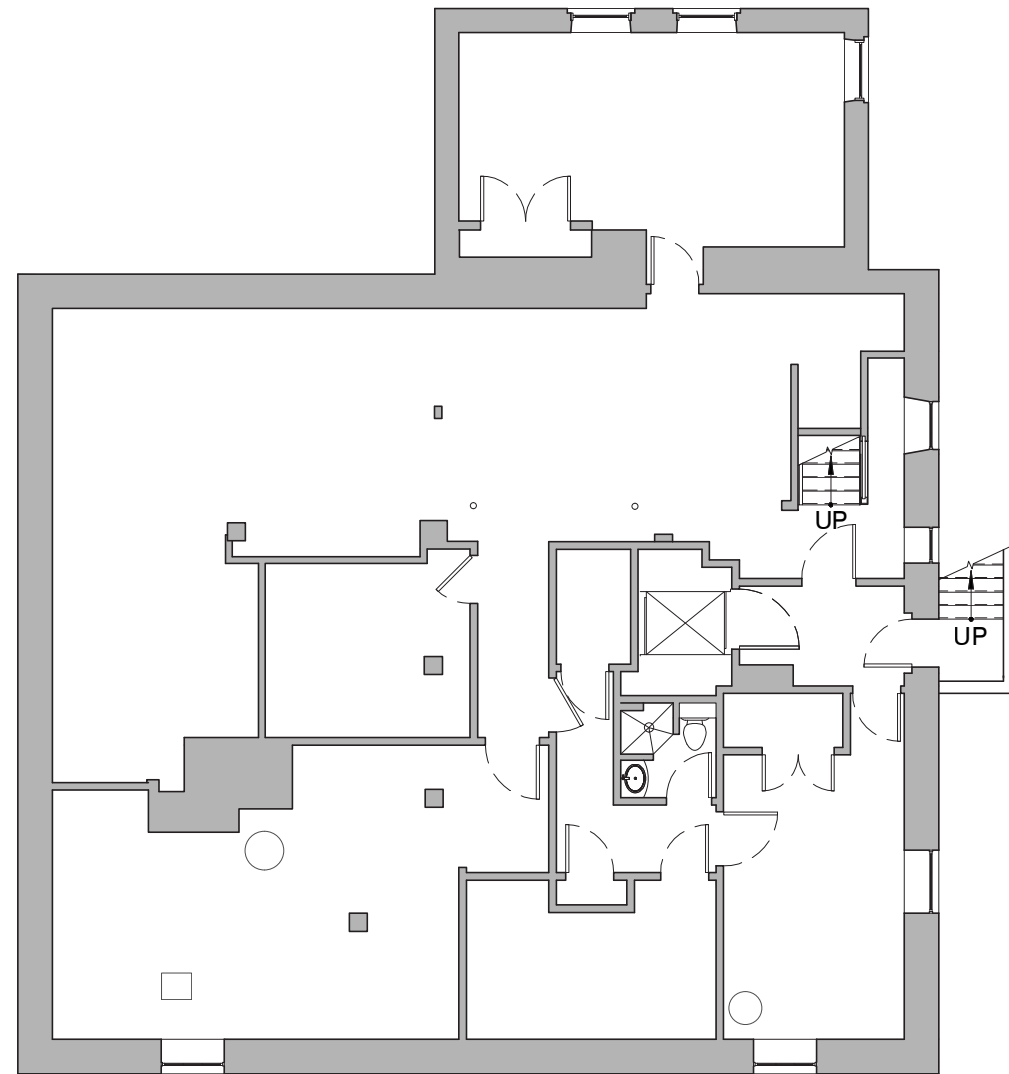
PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-108

LEGEND / NOTES



PRE-CONSTRUCTION BASEMENT PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

DATE ISSUED: 9/05/23

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PRE-CONSTRUCTION  
BASEMENT PLAN

PROJECT NO:

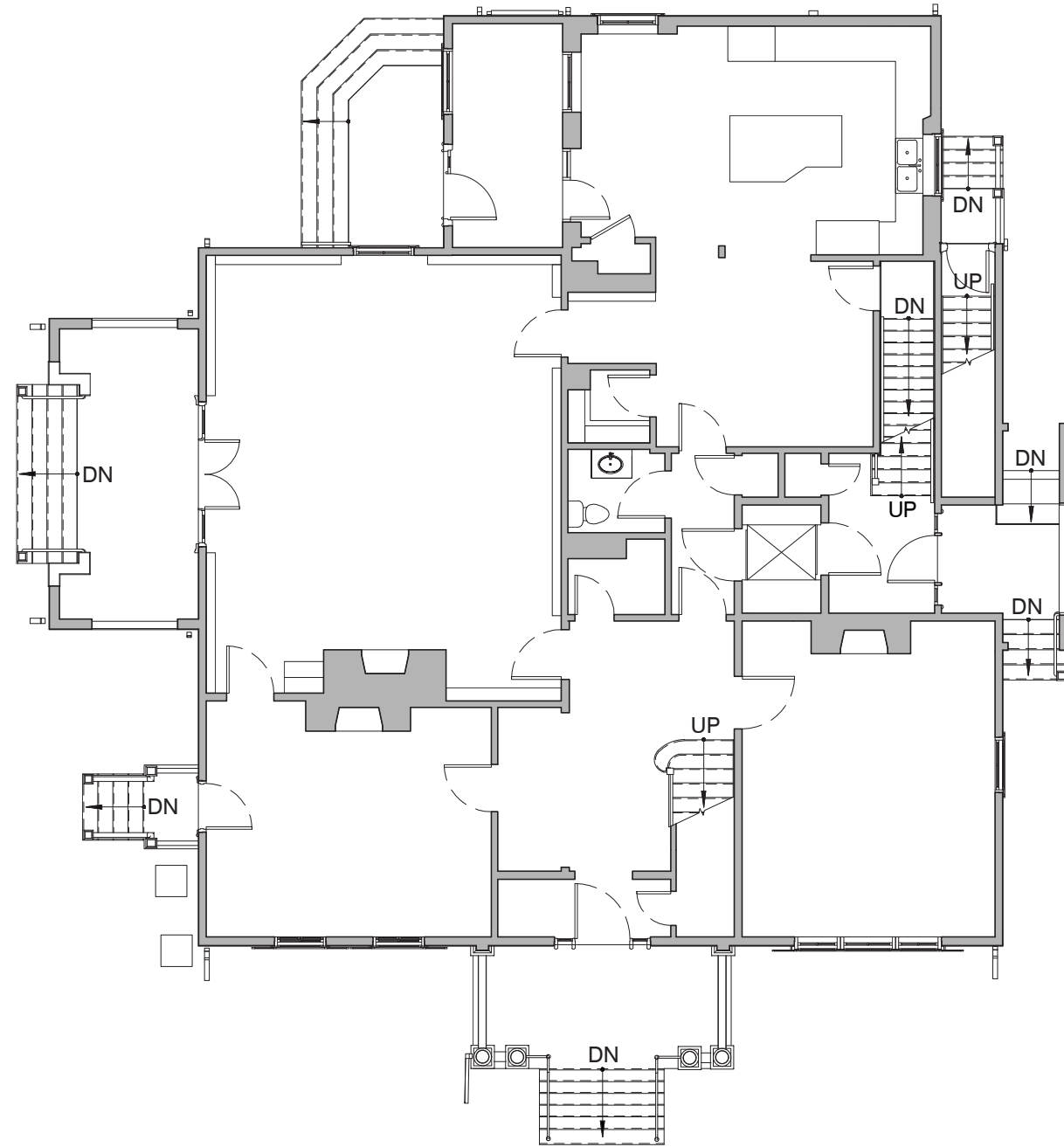
CAD FILE NO:

DRAWING NO:

A-109



LEGEND / NOTES



PRE-CONSTRUCTION FIRST FLOOR PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

DATE ISSUED: 9/05/23

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CAMBRIDGE, MA 02138

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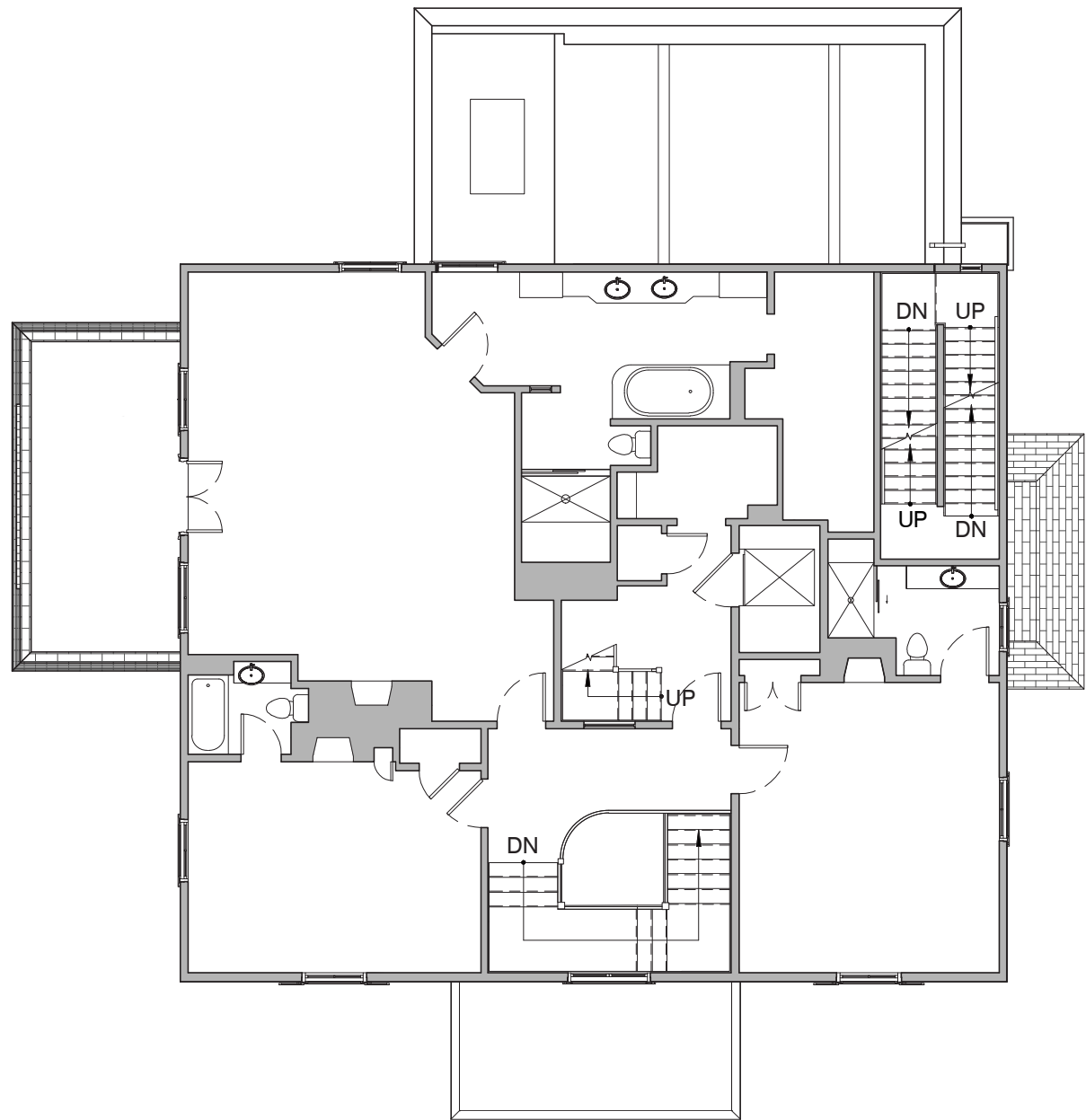
PRE-CONSTRUCTION  
FIRST FLOOR PLAN

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-110



PRE-CONSTRUCTION SECOND FLOOR PLAN



SCALE: 3/32" = 1'  
 0 2' 4' 8'

LEGEND / NOTES

DATE ISSUED: 9/05/23

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PRE-CONSTRUCTION  
 SECOND FLOOR PLAN

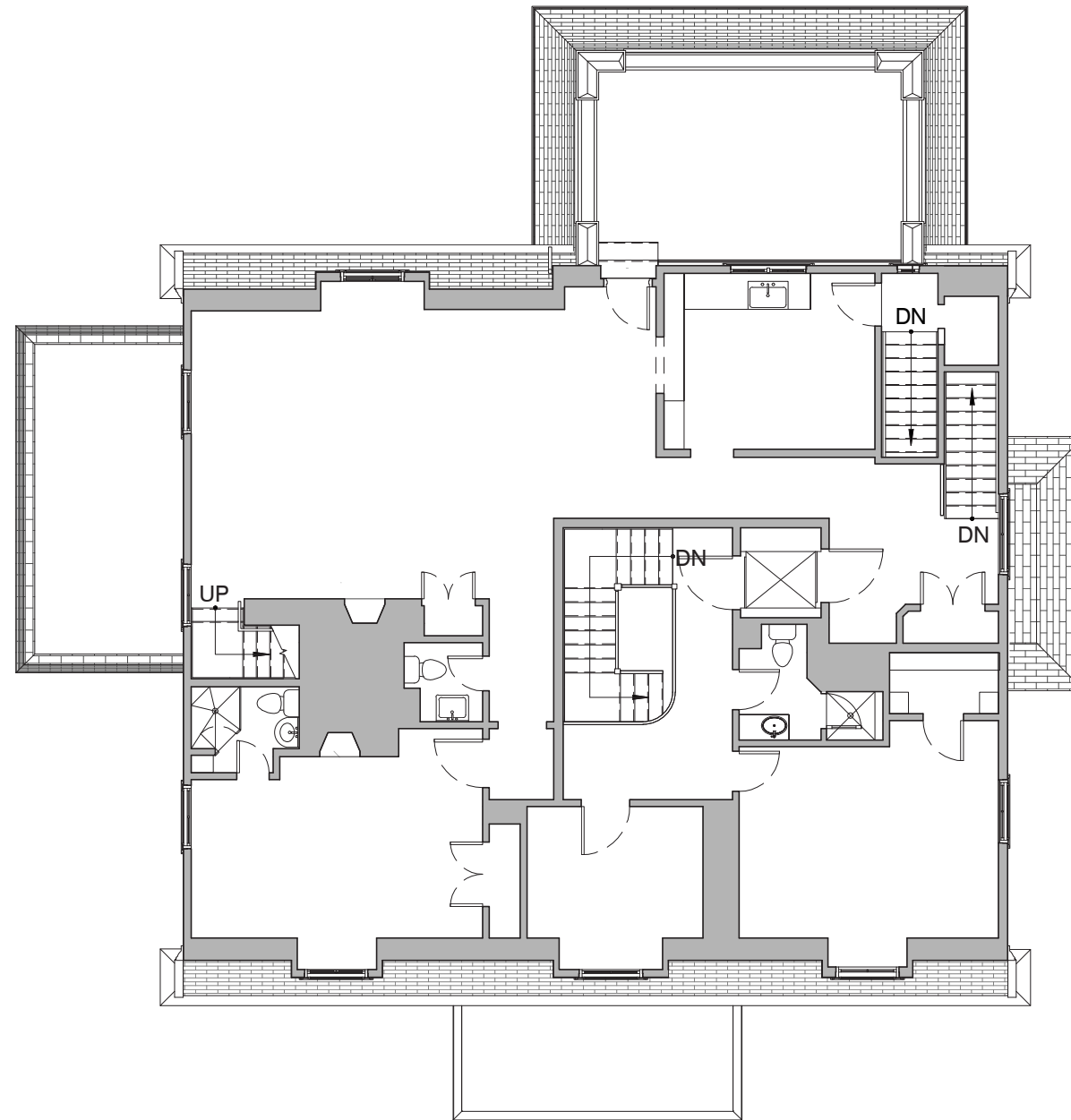
PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-111

LEGEND / NOTES



PRE-CONSTRUCTION THIRD FLOOR PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

DATE ISSUED: 9/05/23

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PRE-CONSTRUCTION  
THIRD FLOOR PLAN

PROJECT NO:

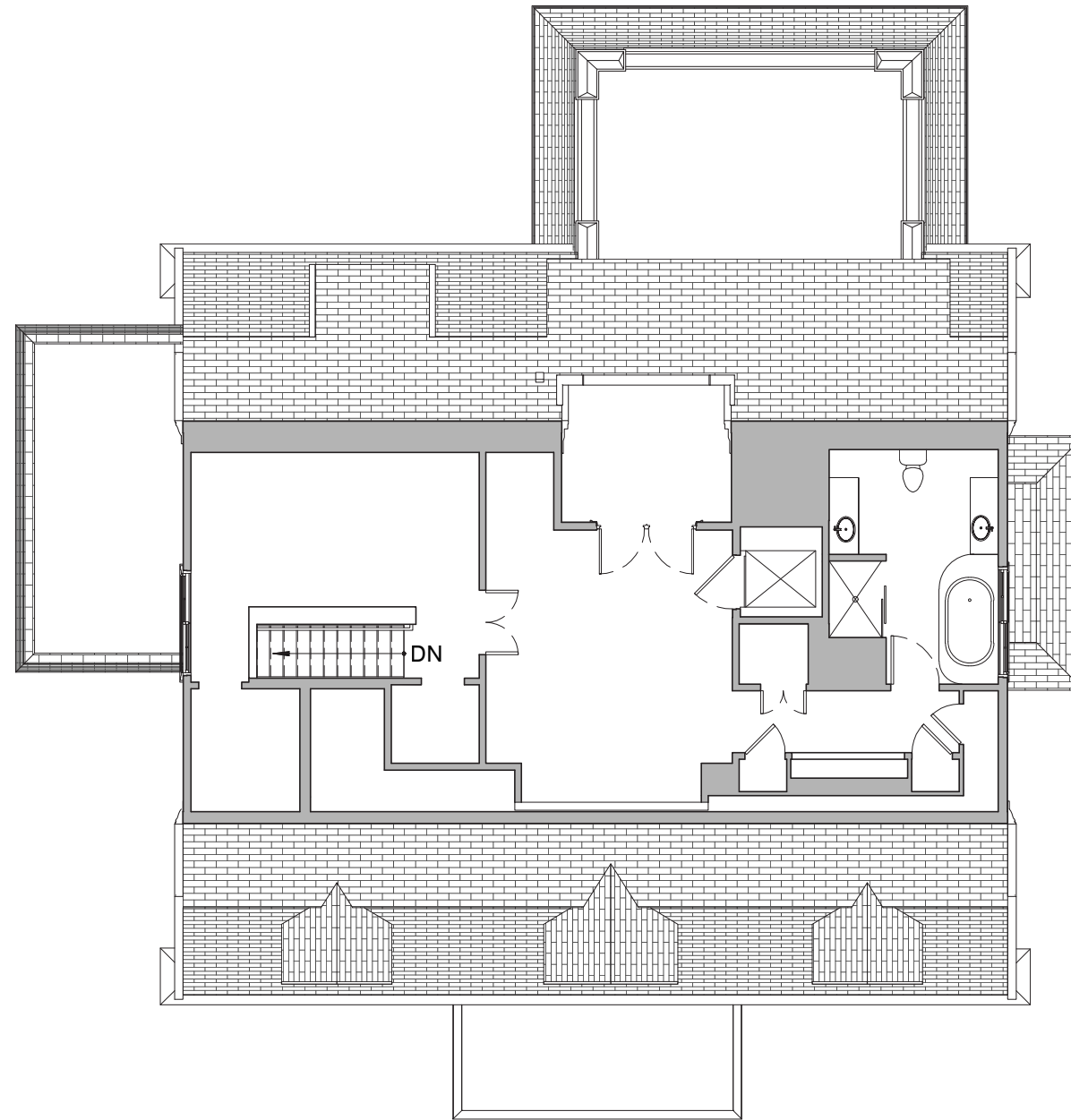
CAD FILE NO:

DRAWING NO:

A-112



LEGEND / NOTES



PRE-CONSTRUCTION FOURTH FLOOR PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

DATE ISSUED: 9/05/23

95 IRVING STREET  
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PRE-CONSTRUCTION  
FOURTH FLOOR PLAN

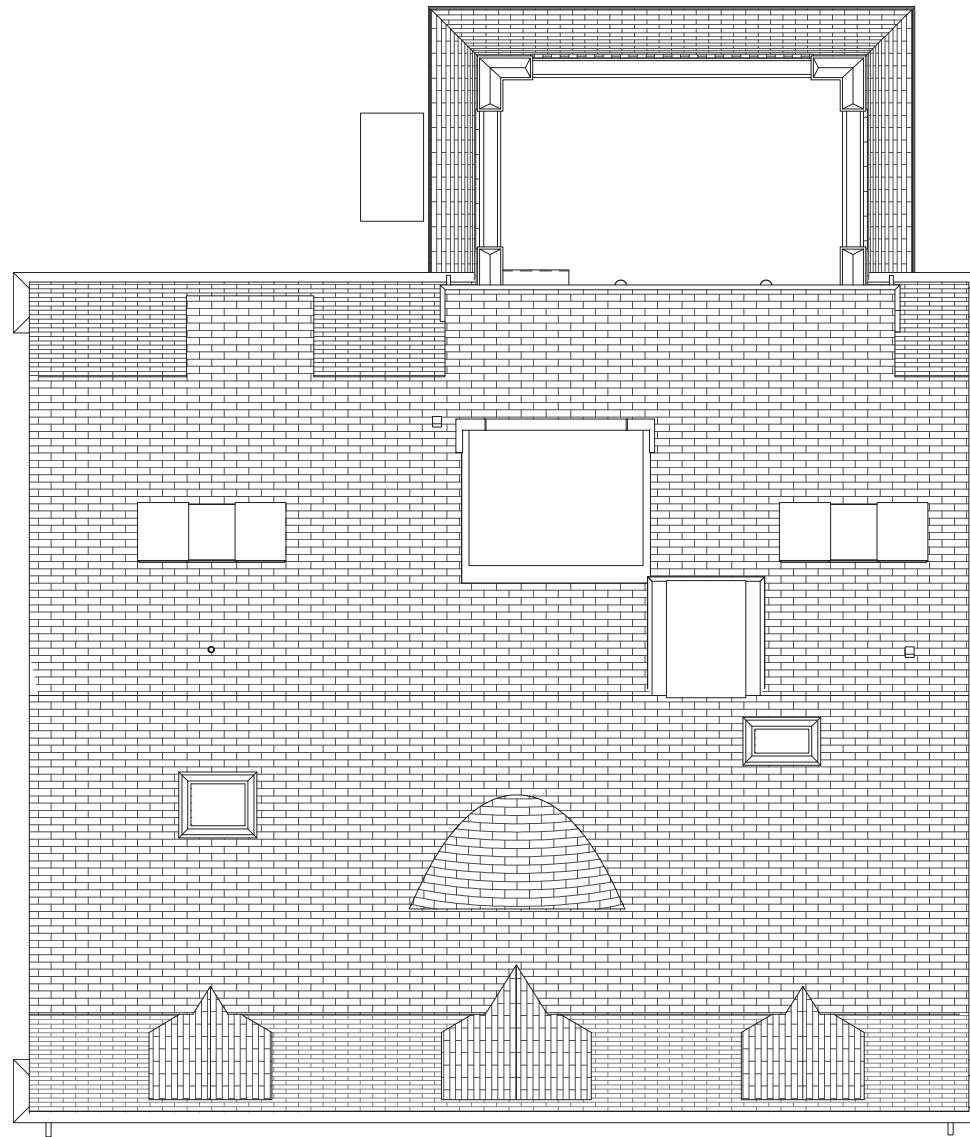
PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-113

LEGEND / NOTES



PRE-CONSTRUCTION ROOF PLAN



SCALE: 3/32" = 1'  
0 2' 4' 8'

DATE ISSUED: 9/05/23

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CAMBRIDGE, MA 02138

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PRE-CONSTRUCTION  
ROOF PLAN

PROJECT NO:

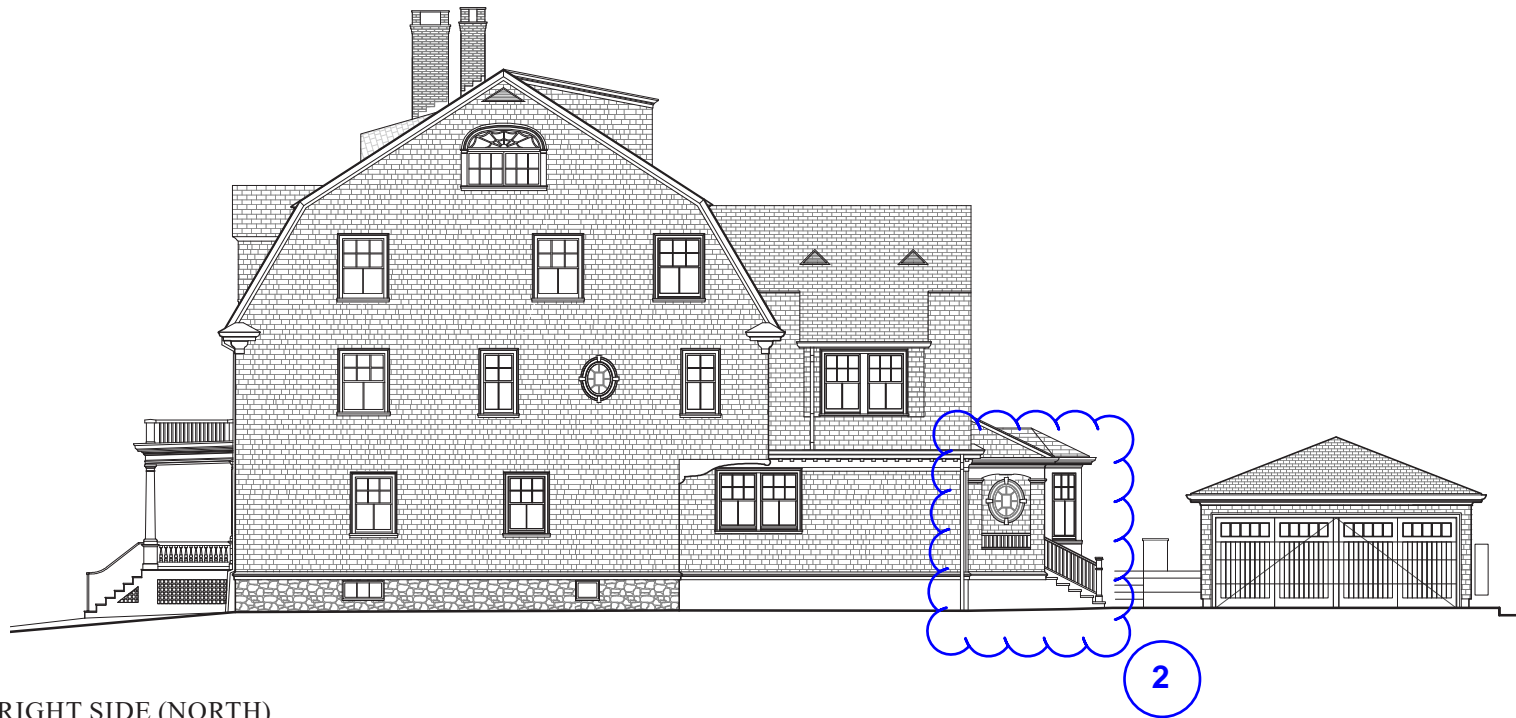
CAD FILE NO:

DRAWING NO:

A-114



IRVING STREET (EAST)



RIGHT SIDE (NORTH)



REAR (WEST)

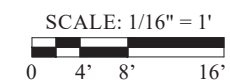
2



LEFT SIDE (SOUTH)

1

PROPOSED EXTERIOR ELEVATIONS



LEGEND / NOTES

- 1 EXTERIOR STAIRCASE TO BASEMENT ADDED
- 2 BULKHEAD REMOVED; POWDER ROOM ADDED & PORCH MADE SMALLER

DATE ISSUED: 9/05/23

95 IRVING STREET  
CAMBRIDGE, MA 02138

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PROPOSED  
EXTERIOR ELEVATIONS

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-200



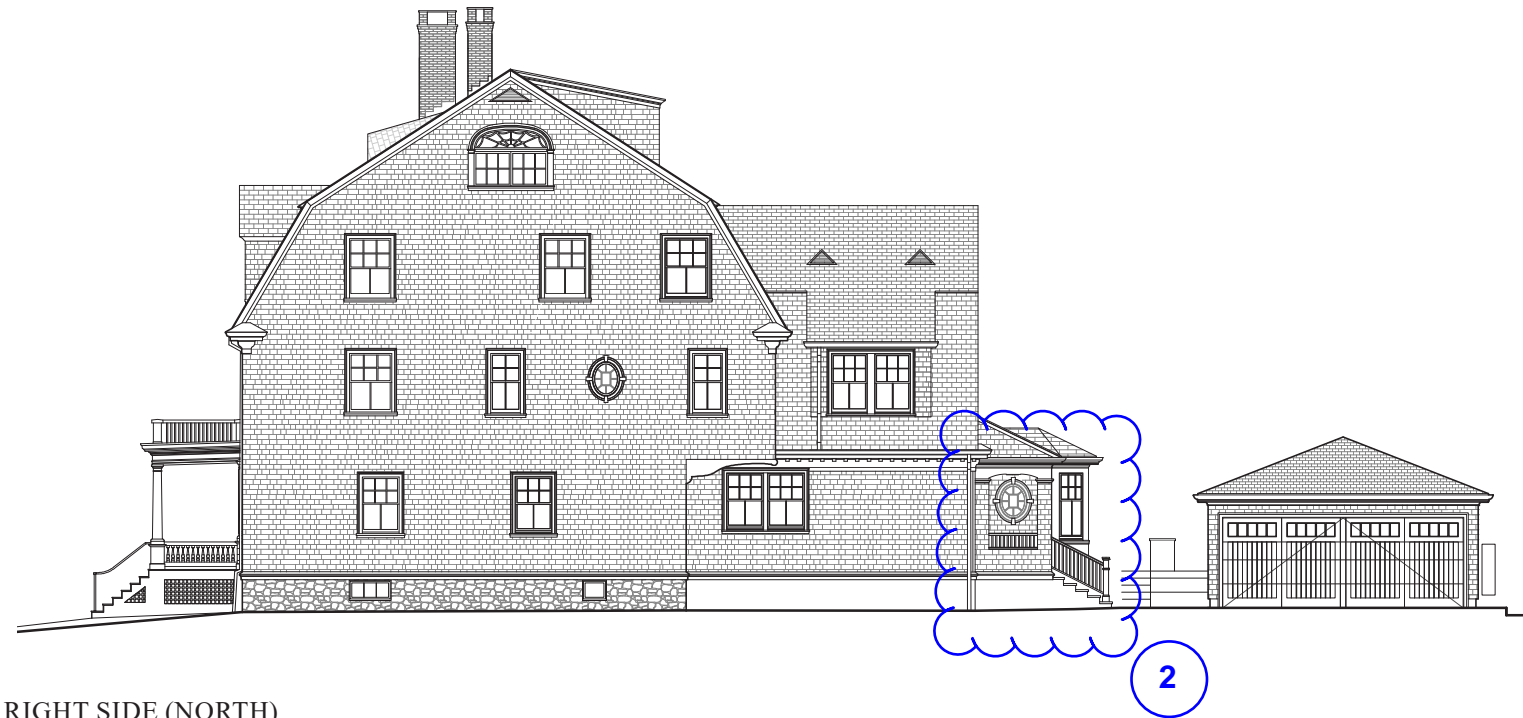
LEGEND / NOTES

2 BULKHEAD REMOVED;  
POWDER ROOM ADDED &  
PORCH MADE SMALLER



IRVING STREET (EAST)

PROPOSED EXTERIOR ELEVATIONS



RIGHT SIDE (NORTH)

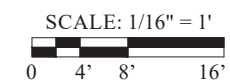


IRVING STREET (EAST)

PREVIOUSLY APPROVED EXTERIOR ELEVATIONS  
BZA NUMBER 207689



RIGHT SIDE (NORTH)



DATE ISSUED: 9/05/23

95 IRVING STREET  
CAMBRIDGE, MA 02138

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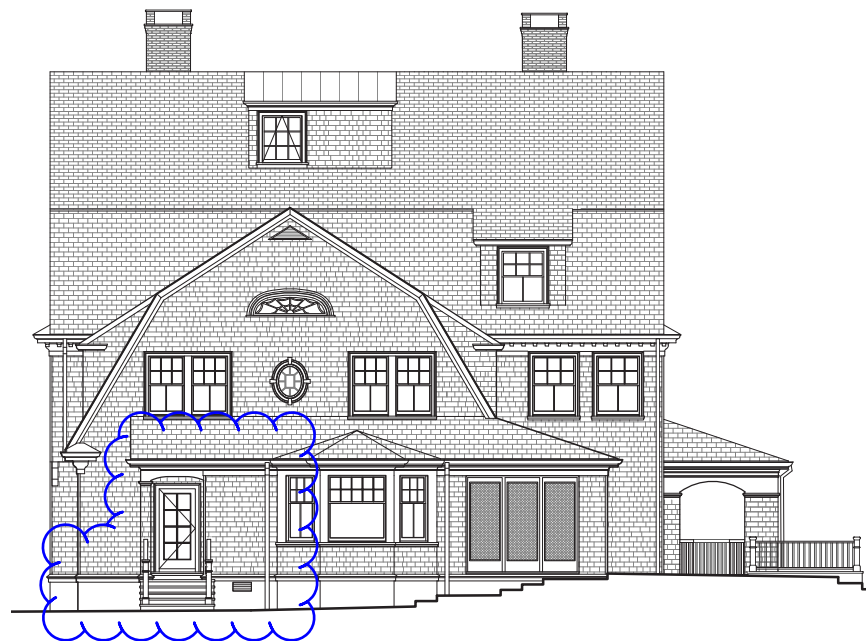
EXTERIOR ELEVATIONS  
COMPARISON

PROJECT NO:

CAD FILE NO:

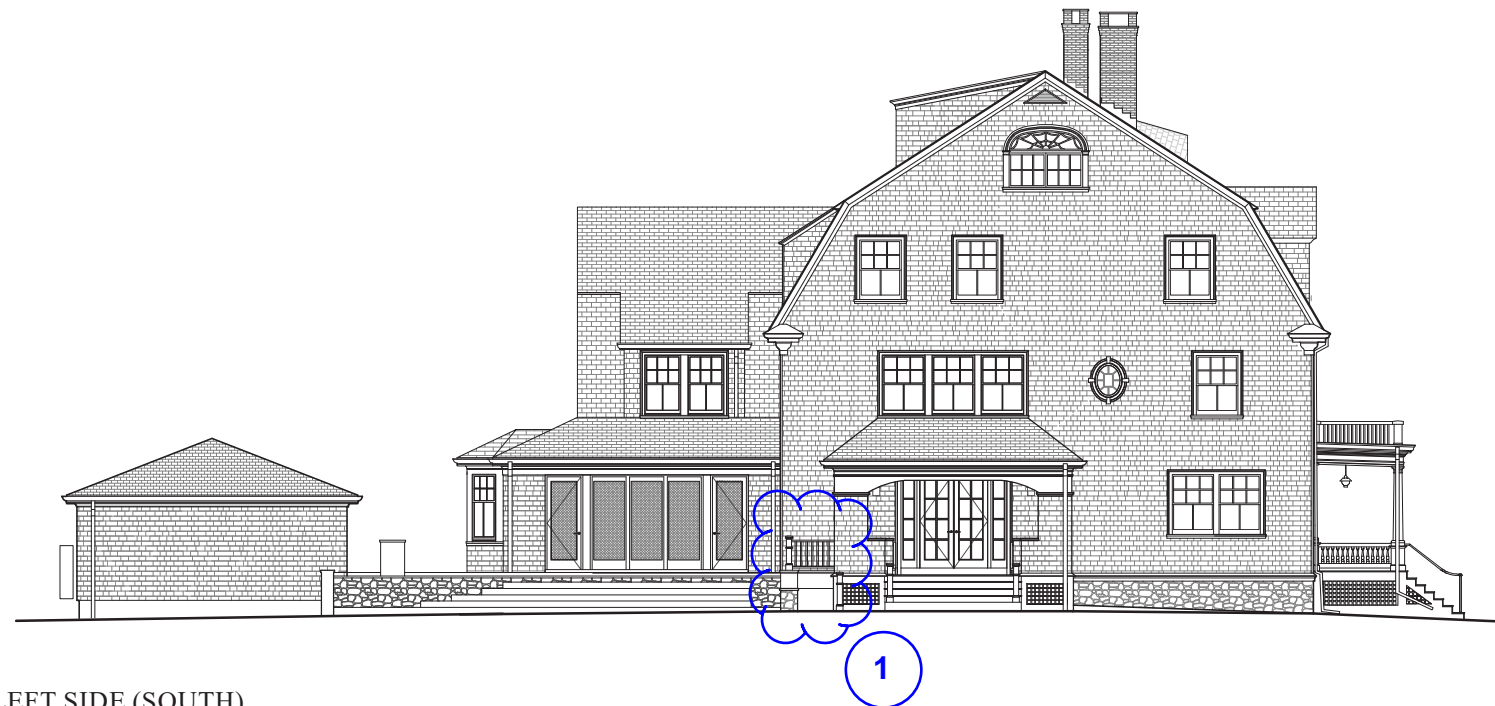
DRAWING NO:

A-201



REAR (WEST) **2**

PROPOSED EXTERIOR ELEVATIONS



LEFT SIDE (SOUTH) **1**



REAR (WEST)

PREVIOUSLY APPROVED EXTERIOR ELEVATIONS  
BZA NUMBER 207689



LEFT SIDE (SOUTH)

SCALE: 1/16" = 1'  
0 4' 8' 16'

LEGEND / NOTES

- 1** EXTERIOR STAIRCASE TO BASEMENT ADDED
- 2** BULKHEAD REMOVED; POWDER ROOM ADDED & PORCH MADE SMALLER

DATE ISSUED: 9/05/23

95 IRVING STREET  
CAMBRIDGE, MA 02138

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EXTERIOR ELEVATIONS  
COMPARISON

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-202



IRVING STREET (EAST)



RIGHT SIDE (NORTH)

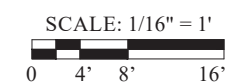


REAR (WEST)



LEFT SIDE (SOUTH)

PRE-CONSTRUCTION EXTERIOR ELEVATIONS



SCALE: 1/16" = 1'

DATE ISSUED: 9/05/23

95 IRVING STREET  
CAMBRIDGE, MA 02138

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PRE-CONSTRUCTION  
EXTERIOR ELEVATIONS

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-203





VIEW FROM IRVING STREET LOOKING WEST

DATE ISSUED: 9/05/23

95 IRVING STREET  
CAMBRIDGE, MA 02138

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PROPOSED RENDERING

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-400



VIEW FROM THE SOUTHEAST

DATE ISSUED: 9/05/23

95 IRVING STREET  
CAMBRIDGE, MA 02138

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PROPOSED RENDERING

PROJECT NO:

CAD FILE NO:

DRAWING NO:

A-401





VIEW FROM THE SOUTHWEST

DATE ISSUED: 9/05/23

95 IRVING STREET  
CAMBRIDGE, MA 02138

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PROPOSED RENDERING

PROJECT NO:

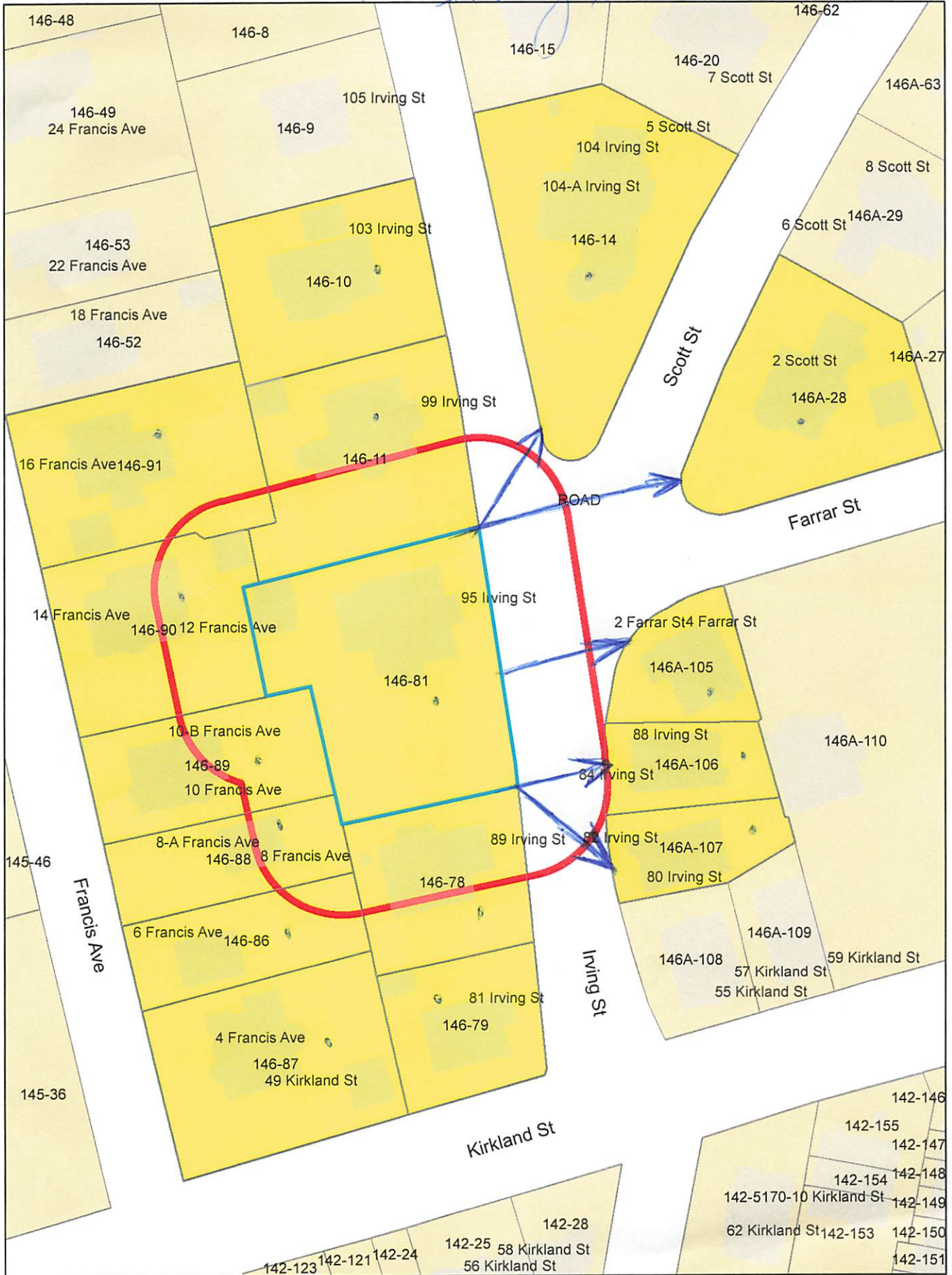
CAD FILE NO:

DRAWING NO:

**A-402**



95 Irving St.





95 Irving St.

Petitioner

146-79  
FIELD, MARTHA AMANDA  
81 IRVING ST  
CAMBRIDGE, MA 02138-2025

146-10  
KLARMAN, MICHAEL & LISA LANDSVERK  
103 IRVING ST  
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ.  
907 MASS AVENUE - SUITE 300  
CAMBRIDGE, MA 02139

146-78  
ZECKHAUSER, BRYN  
89 IRVING ST  
CAMBRIDGE, MA 02139

146-86  
WOLBACH, EMMA C.  
241 PLANTATION ROAD  
PALM BEACH, FL 33180

146-81  
FOX & PRINCE 86 LLC & IML 45 LLC  
2 TOWER LN - SUITE 305  
AVON, CT 06001

146-11  
BAMFORTH, MARK R. & MORAG BAMFORTH  
TRUSTEE, THE MORAG BAMFORTH FAM TRS  
99 IRVING ST  
CAMBRIDGE, MA 02138

146-14  
IRVING-SCOTT CORPORATION, THE  
104 IRVING ST  
CAMBRIDGE, MA 02138

146-89  
NAGURNEY, JOHN T. AND WENDY K. MARINER  
10 FRANCIS AVE  
CAMBRIDGE, MA 02138-2010

146A-28  
BENKLER, YOCHAI & DEBORAH SCHRAG  
2 SCOTT STREET  
CAMBRIDGE, MA 02138

146A-105  
DER HOVANESIAN, DIANA, A LIFE ESTATE  
2 FARRAR ST  
CAMBRIDGE, MA 02138-2008

146A-106  
HILDEBRAND, VERA INGRID  
86 IRVING ST.  
CAMBRIDGE, MA 02138-2026

146A-107  
FISHER, PHILIP J.  
82 IRVING ST  
CAMBRIDGE, MA 02138-2026

146-90  
STAFFORD, WALTER F. III & SUE P. STAFFORD  
12 FRANCIS AVE  
CAMBRIDGE, MA 02138

146-90  
14 FRANCIS ST LLC  
2233 FARDOWN AVE  
SALT LAKE CITY, UT 84121

146-87  
RIAL, NANCY E.  
4 FRANCIS AVE.  
CAMBRIDGE, MA 02138

146-88  
WOLF, DENNIS P.  
8 FRANCIS AVE  
CAMBRIDGE, MA 02138-2010

146-91  
16 FRANCIS AVE LLC  
187 GREEN ST  
JAMAICA PLAIN, MA 02130