



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 SEP 24 PM 2:36
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

Plan Number:

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Owen Andrews C/O Duncan Sanders-Fleming

PETITIONER'S ADDRESS: 77 Pemberton St., Cambridge, MA 02140

LOCATION OF PROPERTY: 96 Hammond St., Cambridge, MA

TYPE OF OCCUPANCY: residential 3-family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Change in number and position of some windows/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Existing windows replaced, moved, and additional windows added to the east side dormer as shown on the submitted east side elevation.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8

Section: 8.22.2.C

Original
Signature(s):

(Petitioner (s) / Owner)

Duncan Sanders-Fleming

(Print Name)

Address:

Tel. No.

617-710-1543

E-Mail Address:

fduncansf@yahoo.com

Date: August 27, 2020

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 96 Hammond Street LLC (Owen W. Andrews } co-managers
Eleanor T. Andrews }

(OWNER)

Address: 98 Hammond St, Cambridge MA 02138

State that I/We own the property located at 96 Hammond St, Cambridge MA
which is the subject of this zoning application.

The record title of this property is in the name of _____
96 Hammond Street LLC

*Pursuant to a deed of duly recorded in the date 18 Oct, 2019 Middlesex South
County Registry of Deeds at Book 73483, Page 589; or

Middlesex Registry District of Land Court, Certificate No. --

Book -- Page --.

Eleanor T. Andrews, manager
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

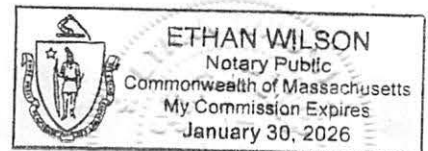
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Eleanor Andrews personally appeared before me,
this 29th of August, 2020, and made oath that the above statement is true.

Ethan Wilson Notary

My commission expires 01-30-26 (Notary Seal).



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

of weapons that would be used against them, and it was suggested that they should be given some information about the situation.

Student Name: _____ Date: _____

The record title of this property is as follows:

100-178964-Sub A-1

Midwestern Registry District of New York, Certificate No. _____
County Registry of Deeds at Book _____ Page _____ or _____
_____ at _____
_____ to a deed of gift recorded in the State of _____

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

[illegible]

(1962-00000) RELATIONS: POLY. UNMCD YR

IT IS REQUESTED THAT YOU ADVISE THE BUREAU OF THE RESULTS OF YOUR INVESTIGATION. YOUR COOPERATION IN THIS MATTER IS APPRECIATED.

(C) 2008 - G. HARRIS



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 96 Hammond 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:

N/A

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:

N/A

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:

There are windows on this dormer wall already, there would just be more of them in similar locations.

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:

There are windows on this dormer wall already, there would just be more of them in similar locations.

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:

There is no structure in the adjacent lot that is directly in front of these windows, nor is there likely to ever be as a new structure in that location would require a zoning variance.

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

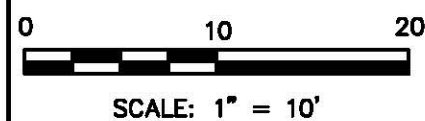
BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Owen Andrews**Present Use/Occupancy:** residential 3-family**Location:** 77 Pemberton St.**Zone:** Residence C-1 Zone**Phone:** 617-710-1543**Requested Use/Occupancy:** residential 3-family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		N/A	N/A	N/A	(max.)
<u>LOT AREA:</u>		N/A	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		N/A	N/A	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	N/A	
<u>SIZE OF LOT:</u>	WIDTH	N/A	N/A	N/A	
	DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	N/A	N/A	N/A	
	REAR	N/A	N/A	N/A	
	LEFT SIDE	five feet	N/A	7.5 feet minimum	
	RIGHT SIDE	N/A	N/A	N/A	
<u>SIZE OF BUILDING:</u>	HEIGHT	N/A	N/A	N/A	
	WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>		N/A	N/A	N/A	
<u>NO. OF PARKING SPACES:</u>		N/A	N/A	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<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.

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'.

The diagram illustrates the layout of the property line with various fences and bearings. It includes a north arrow pointing towards the top right. The property line is shown as a solid line with a bearing of S81°56'34"E and a distance of 116.23'. To the left of the property line, there is a 'BUILDING' and a 'PROPERTY LINE W/ BEARING DISTANCE'. To the right of the property line, there is a 'STOCKADE FENCE' and a 'PICKET FENCE'.



ZONING CHART #96		
NEWTON, MASSACHUSETTS		
ZONE: C-1	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	5,000s.f.	2,908±s.f.
LOT WIDTH	50.0'	29.57'
FRONT SETBACK	(H+L)/4	12.0'
SIDE SETBACK	(H+L)/4	1.6'
REAR SETBACK	(H+L)/4	N/A
OPEN SPACE	30.0%	53.2%

SHOWING EXISTING CONDITIONS AT
#96 HAMMOND STREET

SCALE: 1in.=10ft. DATE: AUGUST 19, 2020

PROJECT: 220155

VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET 1 OF 1

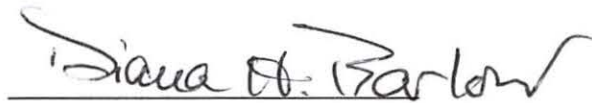
September 11, 2020

To: City of Cambridge

To Whom It May Concern:

I am a resident of 101 Hammond Street, diagonally across from 96 Hammond Street, which I understand is being renovated. While I'm not a direct abutter of the property, my front door and windows look out at the side of 96 Hammond, where I believe some changes to the windows are being planned. I fully support the changes to the windows and have no objections to any of the plans under discussion. If you need further information from me, please call me at 617-876-3932, or email me at dhbarlow@gmail.com.

Sincerely,

A handwritten signature in black ink that reads "Diana H. Barlow". The signature is written in a cursive style with a large, sweeping initial "D" and a checkmark-like flourish at the end.

Diana H. Barlow

September 2, 2020

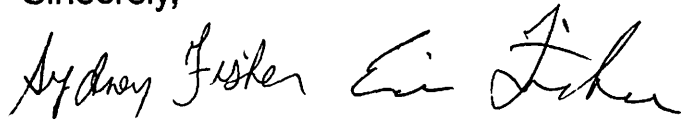
To Whom it May Concern,

We live at 100 Hammond Street, 2 doors away from 96 Hammond Street.

We've been asked by the owners to comment on renovations they have planned for the house. We've reviewed the proposed changes and think they're fine.

If you have any other questions, don't hesitate to contact us by phone at: 617-494-4755 or by e-mail at esjfish2@hotmail.com.

Sincerely,

Handwritten signatures of Sydney Fisher and Eric Fisher in cursive script.

Sydney and Eric Fisher

100 Hammond Street
Cambridge, MA. 02138

Eleanor T. Andrews
98 Hammond Street
Cambridge, Massachusetts 02138

September 2, 2020

To whom it may concern:

This note is to support the renovations being proposed for 96 Hammond Street, Cambridge, MA. I have seen the plans and I understand that there may be additional windows added to the third floor. I have no objections to the additional windows or to any other part of the proposed design.

I live next door at 98 Hammond Street. My house is set back so 96 Hammond overlooks my front lawn. The renovation calls for additional windows on the third floor, overlooking this lawn, which is about 30 feet wide. The neighbors at 100 Hammond are on the other side of the lawn and look across it to the building being renovated (they have also submitted a letter supporting the 96 Hammond plans, even though they are not technically abutters).

Please note that I have no intention of ever building any structure of any kind where the lawn is. I just bought the property two years ago, and the lawn is a major attraction for the house. The lawn is much too small to build any sort of dwelling or other structure on it, without significantly diminishing the value of the house I bought.

It may be worth noting that I am 50% owner of the LLC that owns 96 Hammond Street. I am also the only abutter on this side of the house; I am filing this letter so you have a record of all abutters.

If you need further information, please contact me at eleanor.t.andrews@gmail.com or 617-283-8883.

Thank you,

A handwritten signature in cursive script that reads "Eleanor Andrews".

Eleanor Andrews

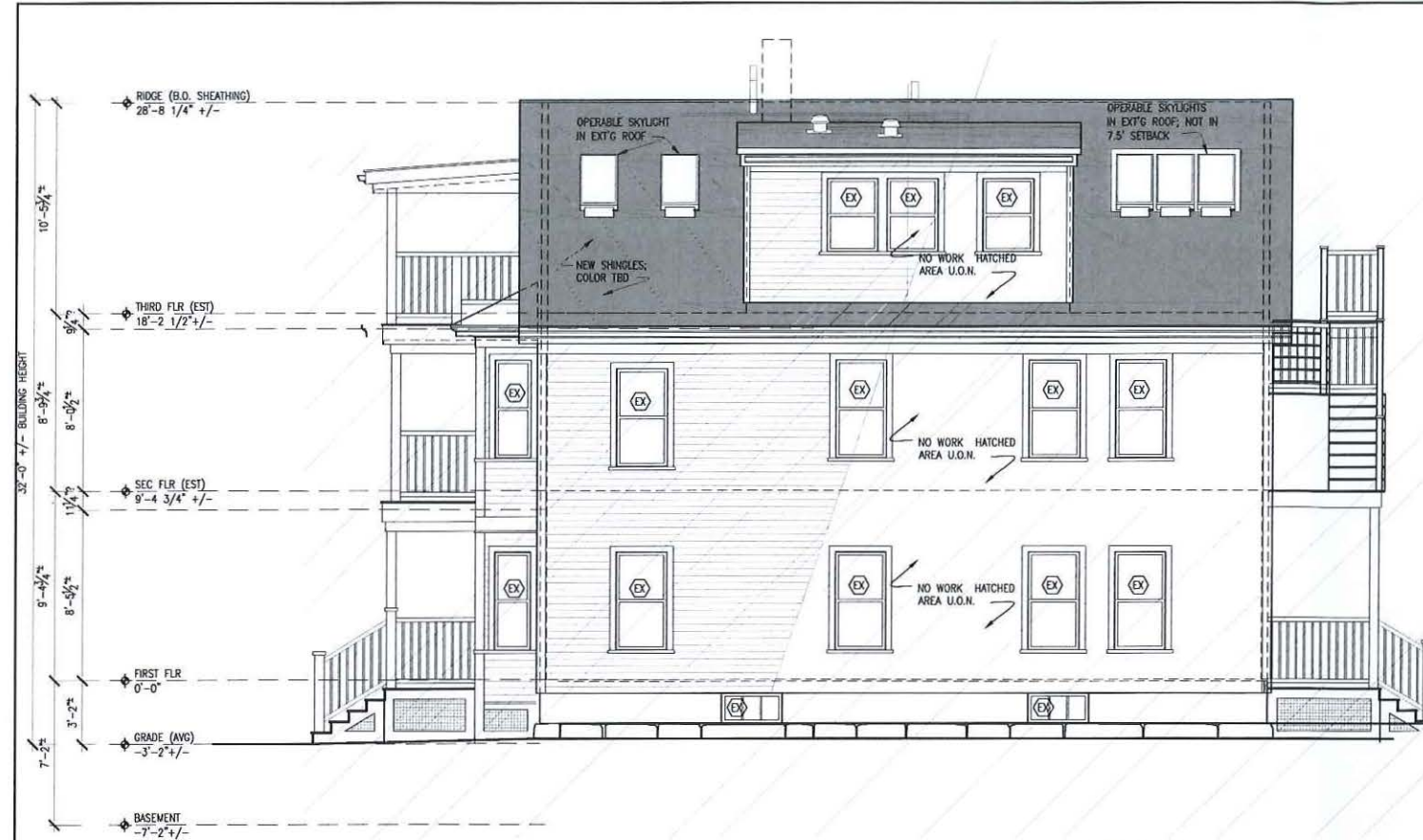


↑
#98

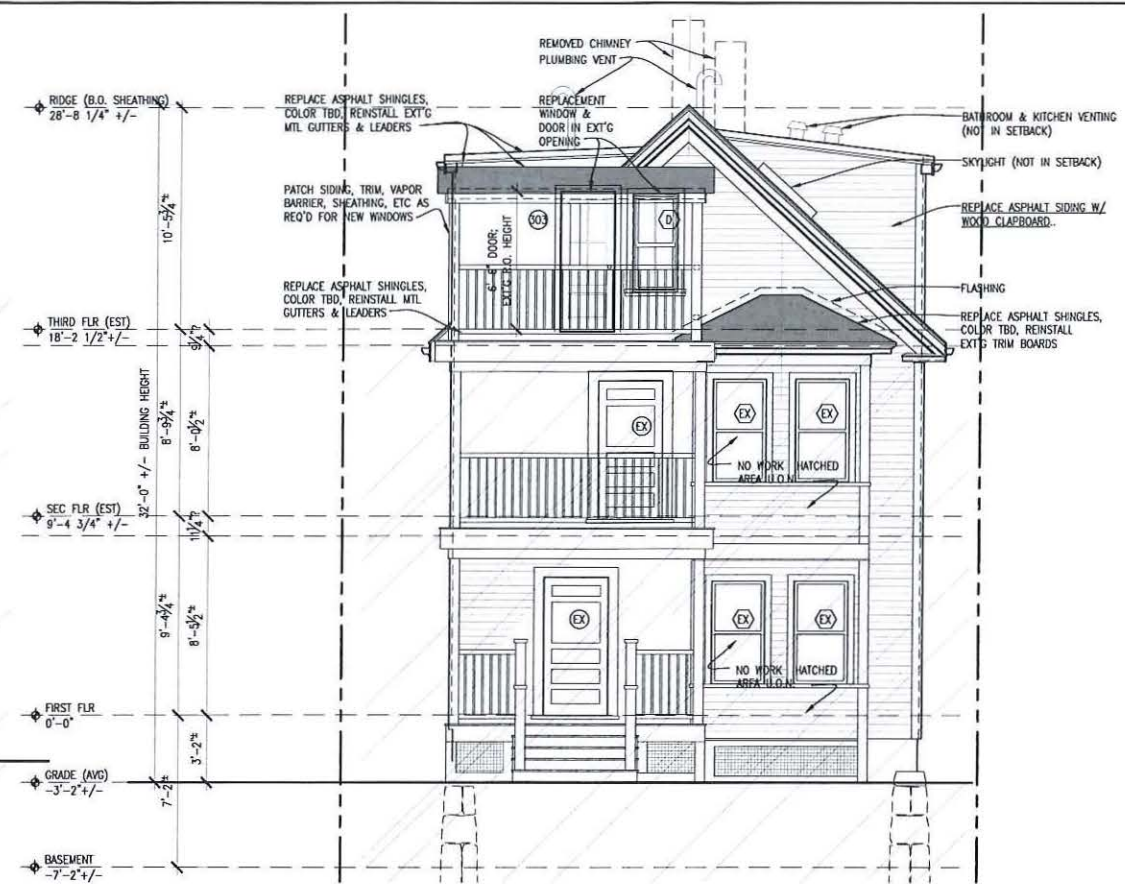
Hammond St.

#96 ↑

KEY	
DEMISING WALL	
NEW PARTITION	
NO WORK	
DROP CEILING	



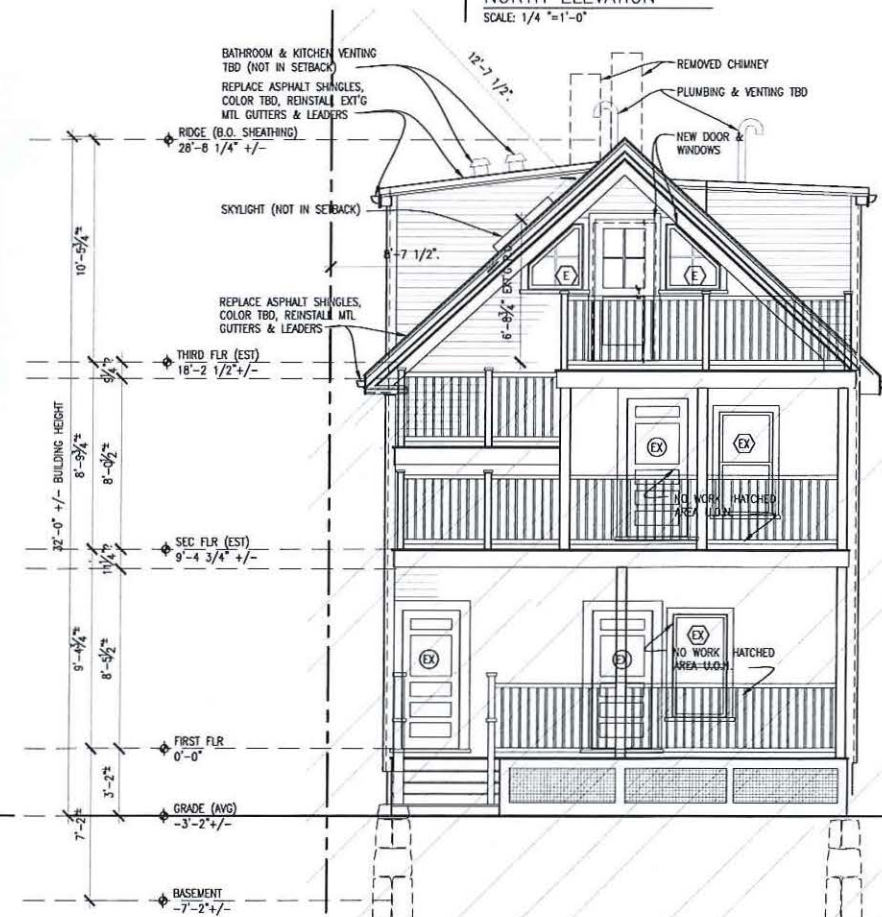
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PERMIT SET

KEY	
DEMISING WALL	
NEW PARTITION	
NO WORK	
DROP CEILING	

ALBERT, RIGHTER & TITTMANN
ARCHITECTS, INC.
250 WASHINGTON STREET, BOSTON, MA 02108
TEL: 617-451-5740 FAX: 617-451-3899
WWW.ARTARCHITECTS.COM



ANDREWS
CAMBRIDGE, MA

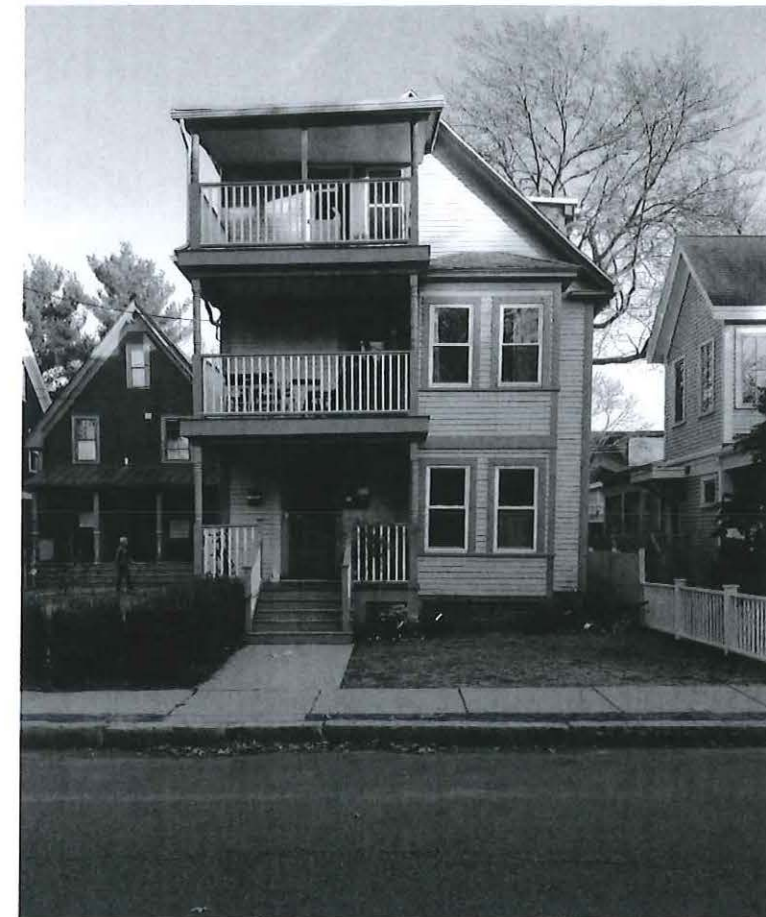
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ELEVATIONS	07/06/20	P.E.	CSK	ABT
	7/27/20	PERMIT	CSK	ABT
	9/14/20	VARIANCE	CSK	ABT
JOB NUMBER	2001			
SCALE	1/4" = 1'-0"			

A4.0

96 HAMMOND ST-
UNIT #3
INTERIOR FIT OUT & THIRD FLOOR
SHELL UPDATES & REPAIRS
96 HAMMOND ST, UNIT #3
CAMBRIDGE, MA

[illegible]

	REQUIRED	EXISTING
LAND AREA	5,000 SF MIN.	2906 SF
LIVING AREA	2,179.5 SF	2226 SF
FAR	0.75	0.77
LOT AREA/D.U.	1500 SF	969 SF
BUILDING HEIGHT	35 FEET MAX.	+/- 32 FEET
FRONT YARD SETBACK	10' MIN.	EXT'G
SIDE YARD SETBACK	7.5' MIN.	EXT'G
REAR YARD SETBACK	23' MIN.	EXT'G



1. NEW WORK TO COMPLY WITH 9TH ED. MA STATE BUILDING CODE

PERMIT SET

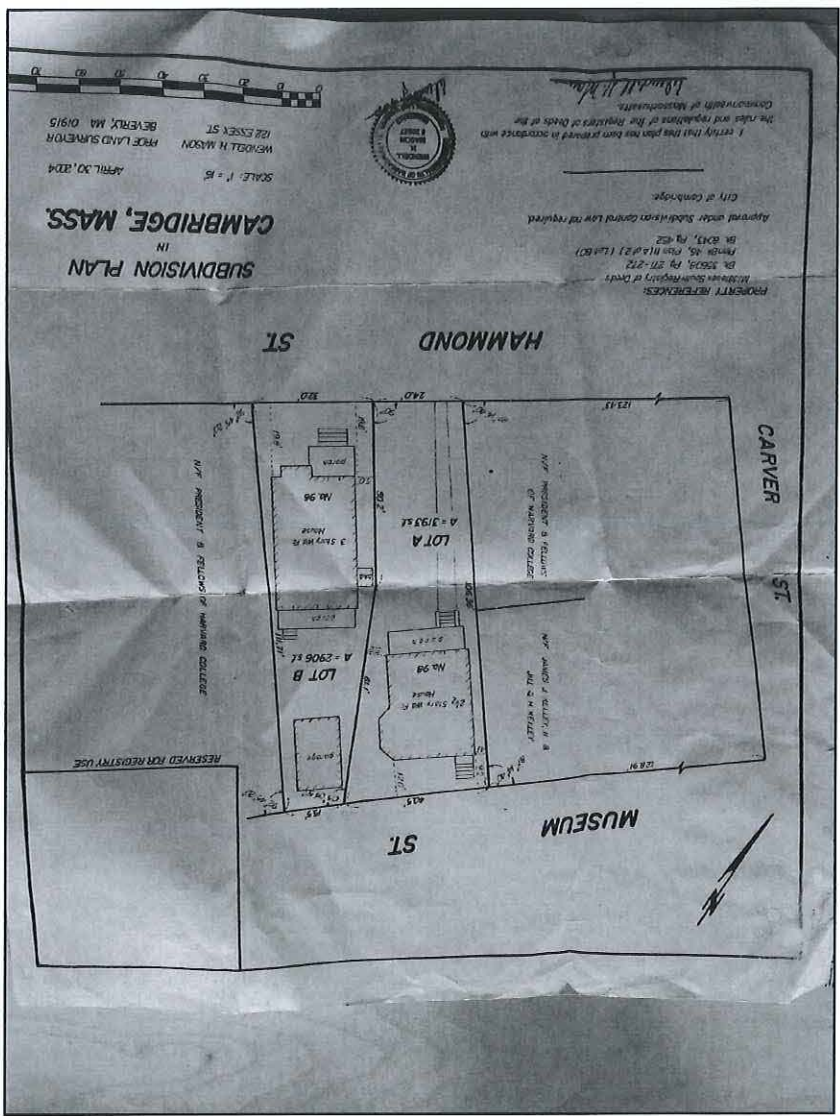
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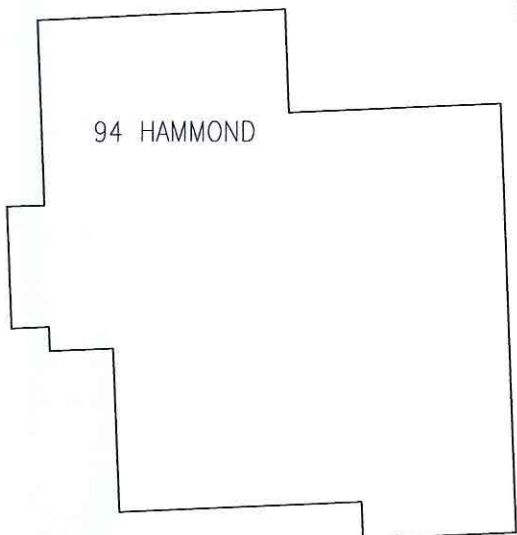
ANDREWS
CAMBRIDGE, MA

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TITLE PAGE		7/27/20	PERMIT	CSK	gBT
JOE NUMBER	SCALE				
2001	--				

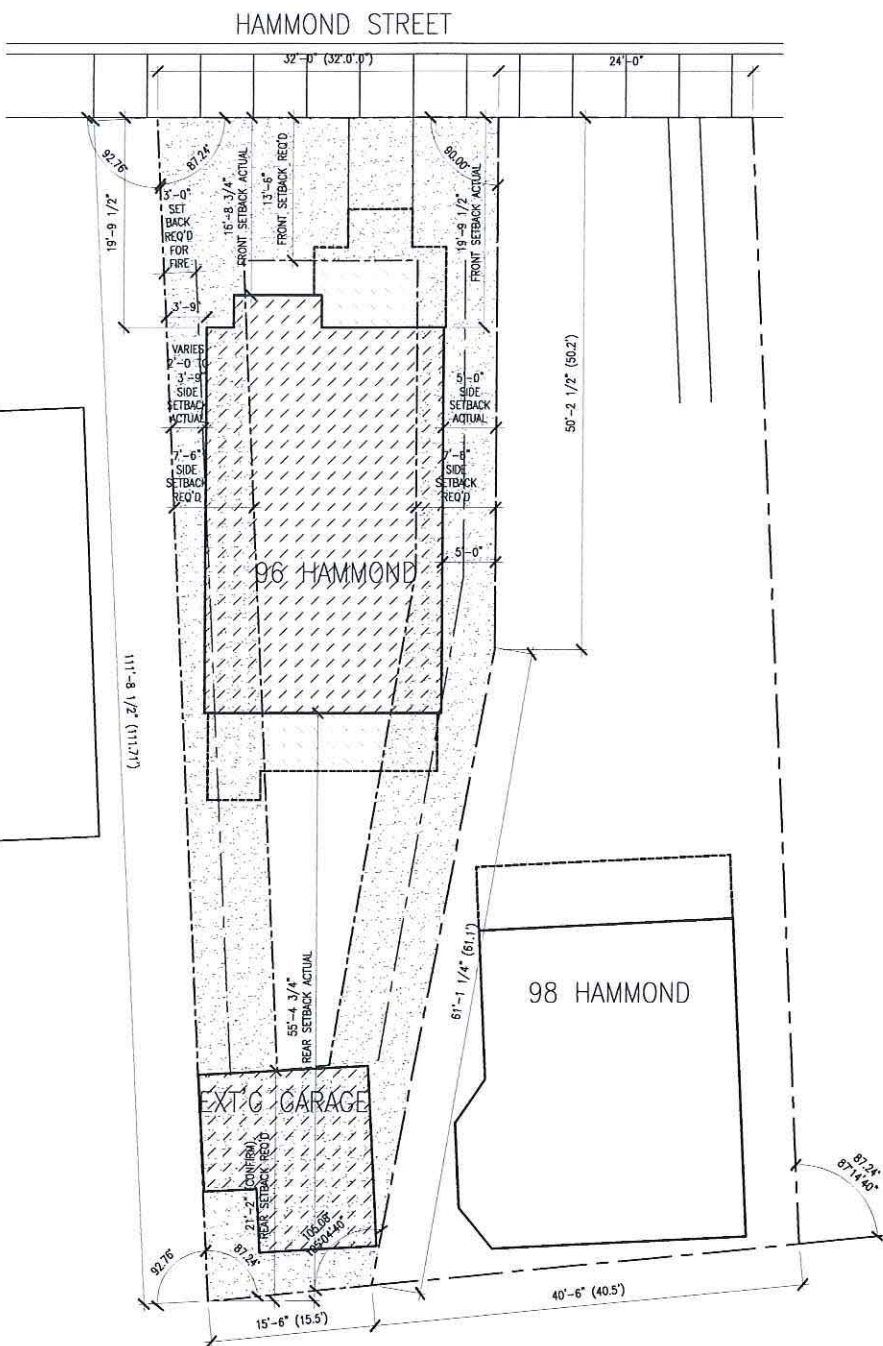
A1.0



2 SUBDIVISION PLAN
SCALE: N.T.S.



DRAWING BASED ON
SUBDIVISION PLAN DATED
APRIL 30, 2004 BY
WENDELL H. MASON
SURVEYOR



1 PLOT PLAN
SCALE: 1/8" = 1'-0"

PERMIT SET

KEY	
DEMISING WALL	
NEW PARTITION	
NO WORK	
DROP CEILING	

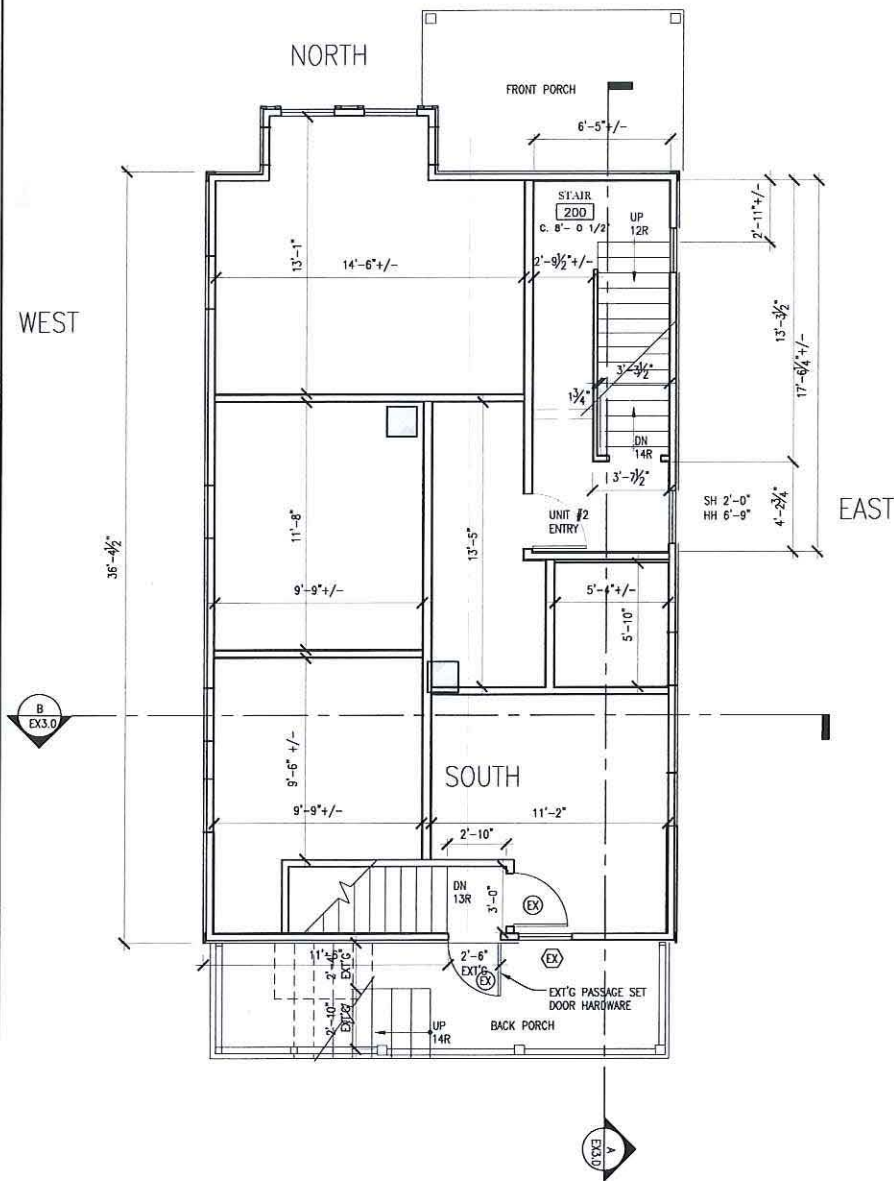
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PLOT PLAN	07/06/20	P.E.	CSK	ABT
	7/27/20	PERMIT	CSK	ABT
JOB NUMBER	2001	SCALE	1/8" = 1'-0"	

ANDREWS
CAMBRIDGE, MA

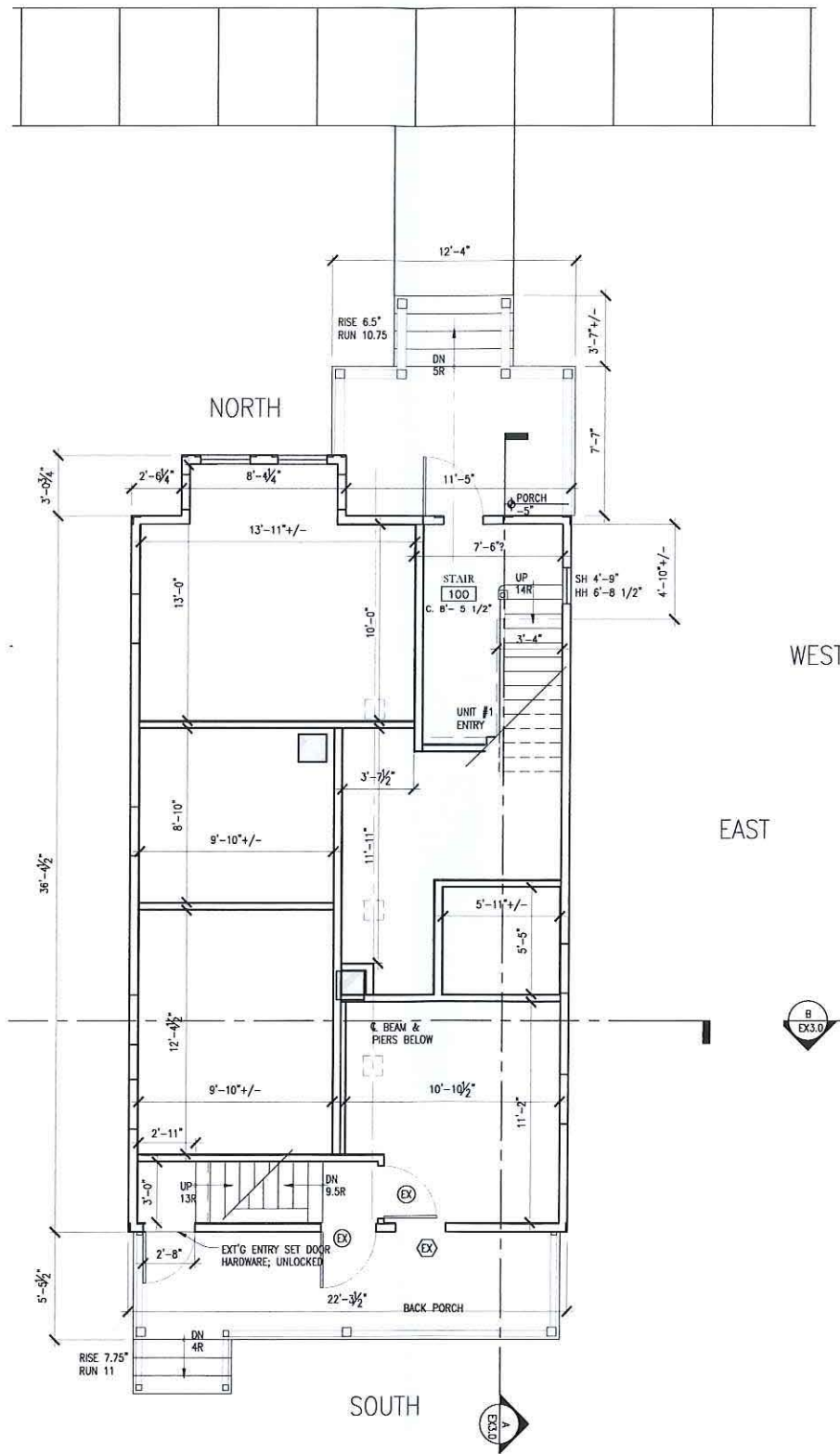


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ARCHITECTS, INC.
202 WASHINGTON STREET, BOSTON, MA 02108
TEL: 617-451-5740 FAX: 617-451-5209
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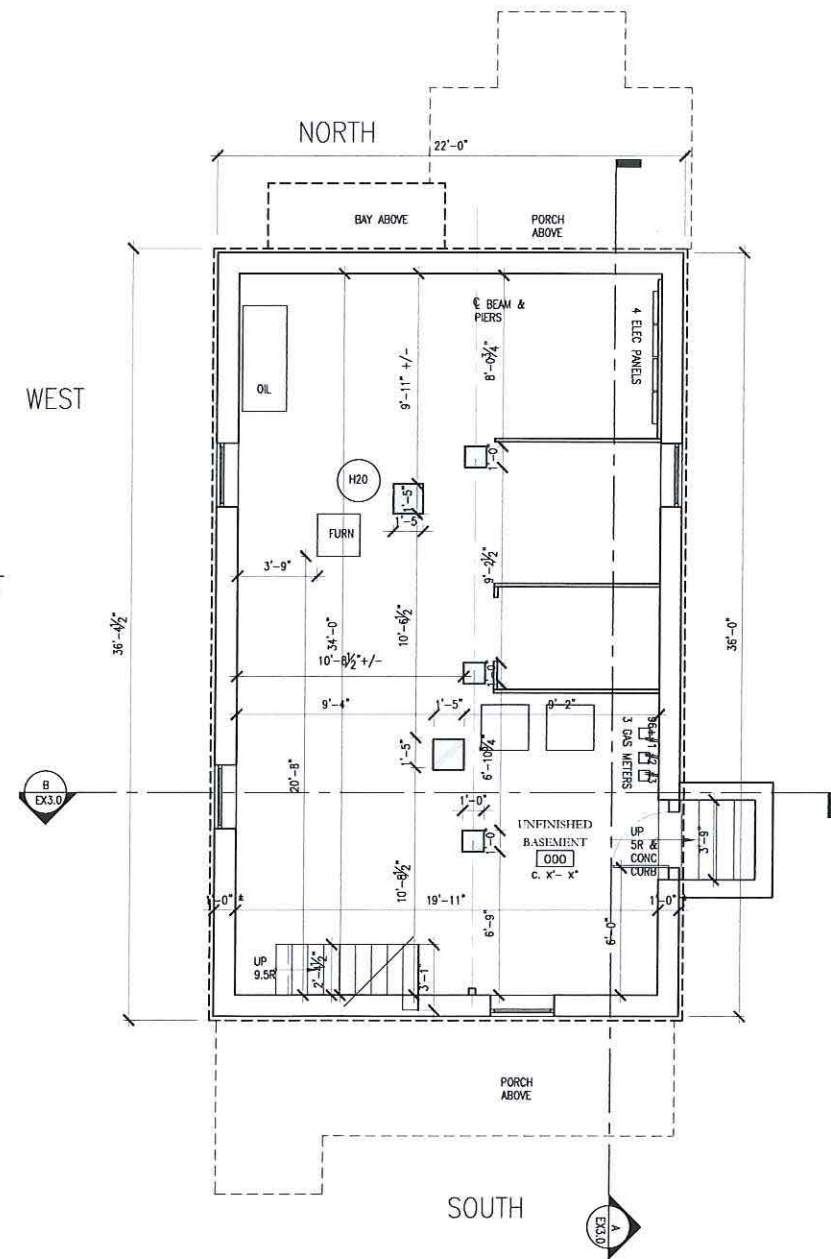
A1.1



3 EXT'G SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXT'G FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXT'G BASEMENT PLAN
SCALE: 1/4" = 1'-0"

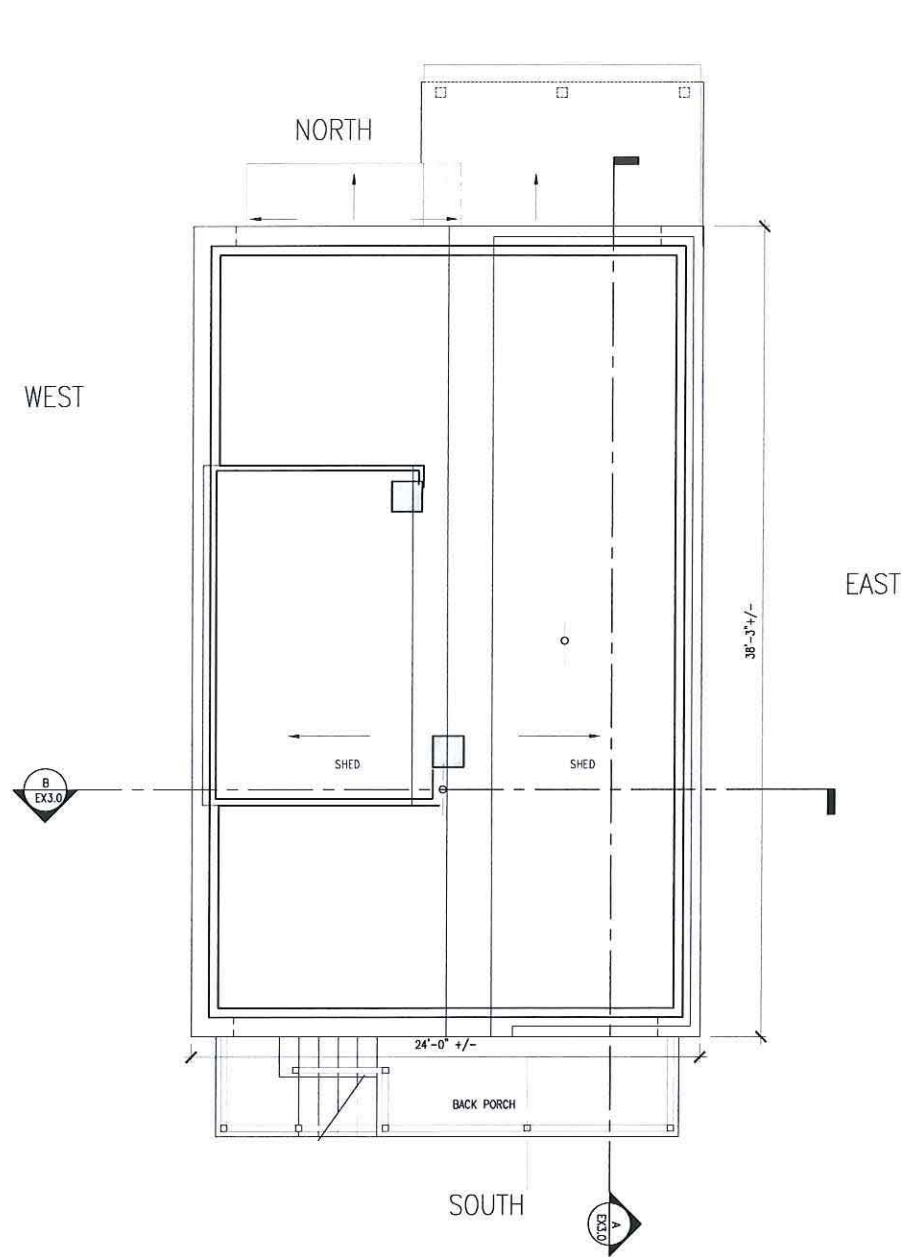
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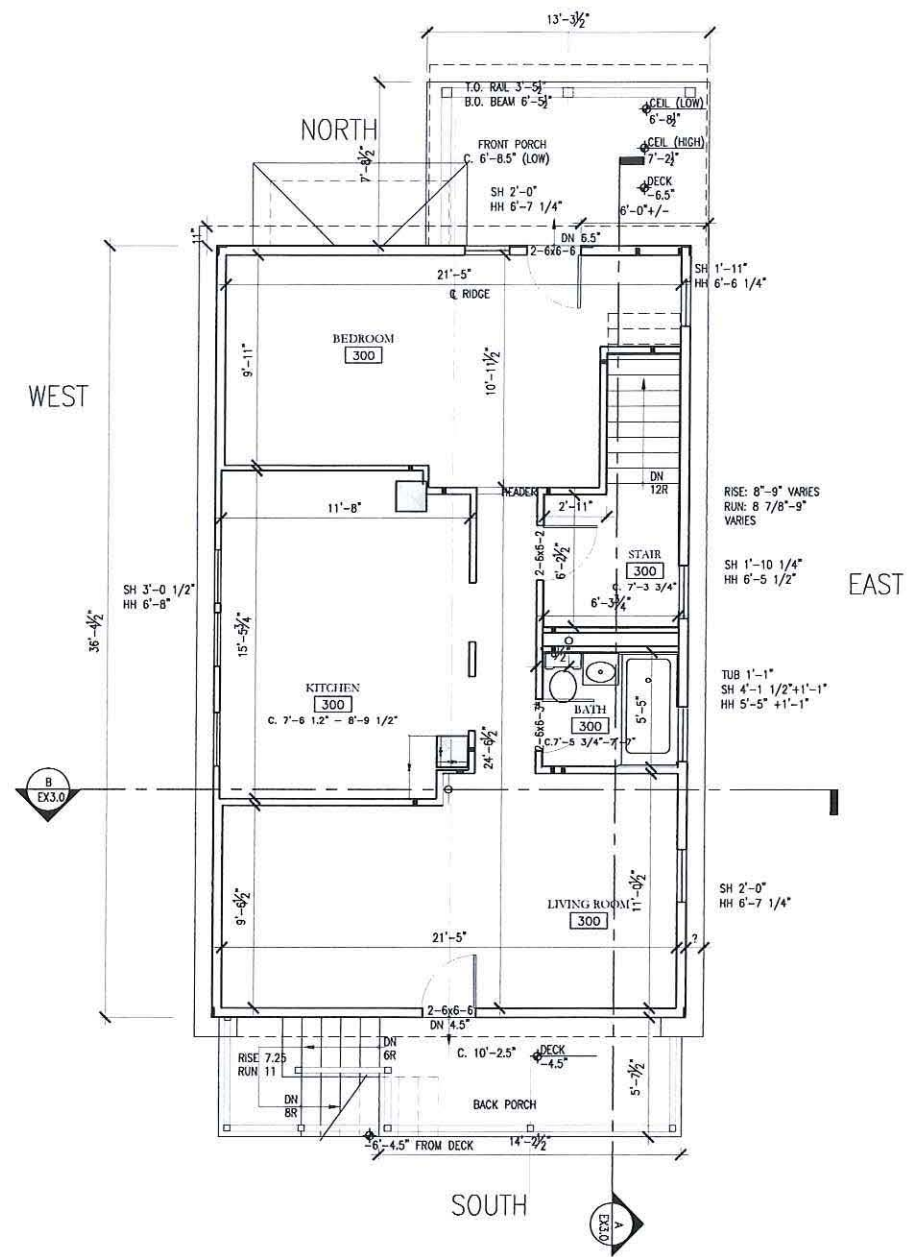
ANDREWS
CAMBRIDGE, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
EXISTING PLANS	02/12/20	EXT'G	CSK	JBT
	06/19/20	RFI	CSK	JBT
	7/27/20	PERMIT	CSK	JBT
JOB NUMBER	2001	SCALE	1/4" = 1'-0"	

EX2.0



2 EXT'G ROOF PLAN
SCALE: 1/4" = 1'-0"



1 EXT'G THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

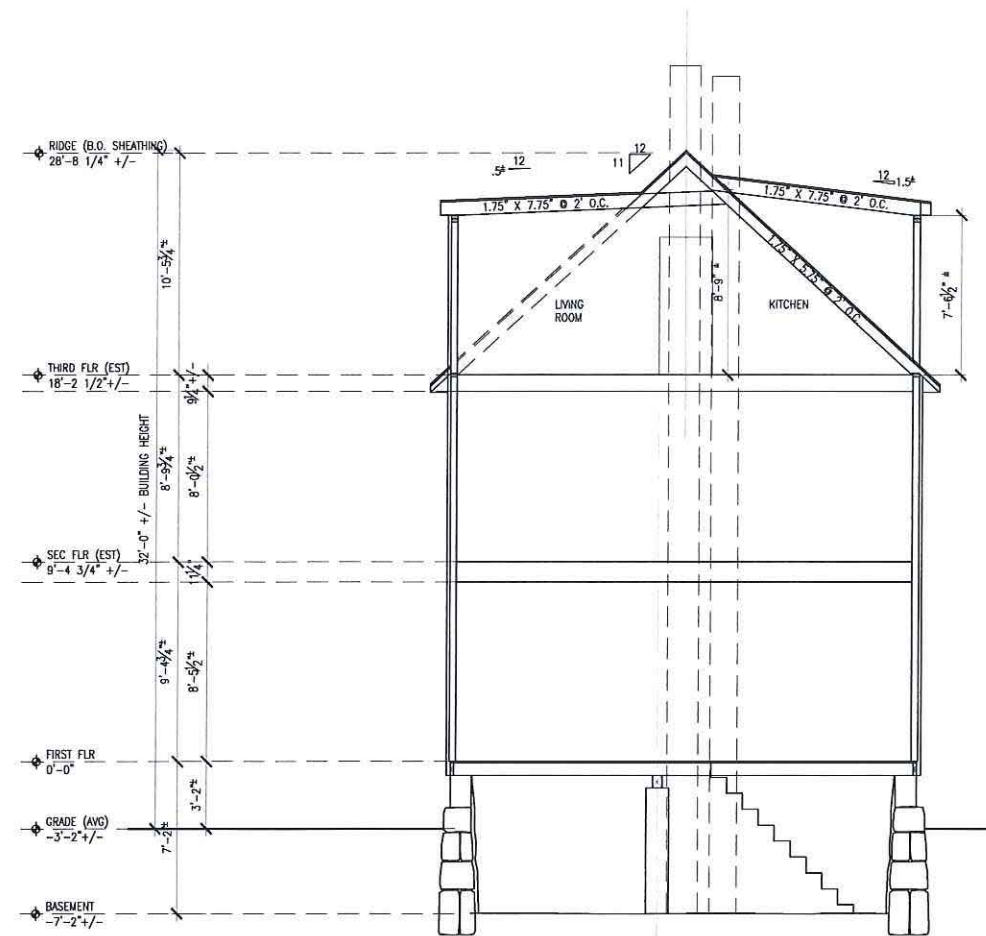
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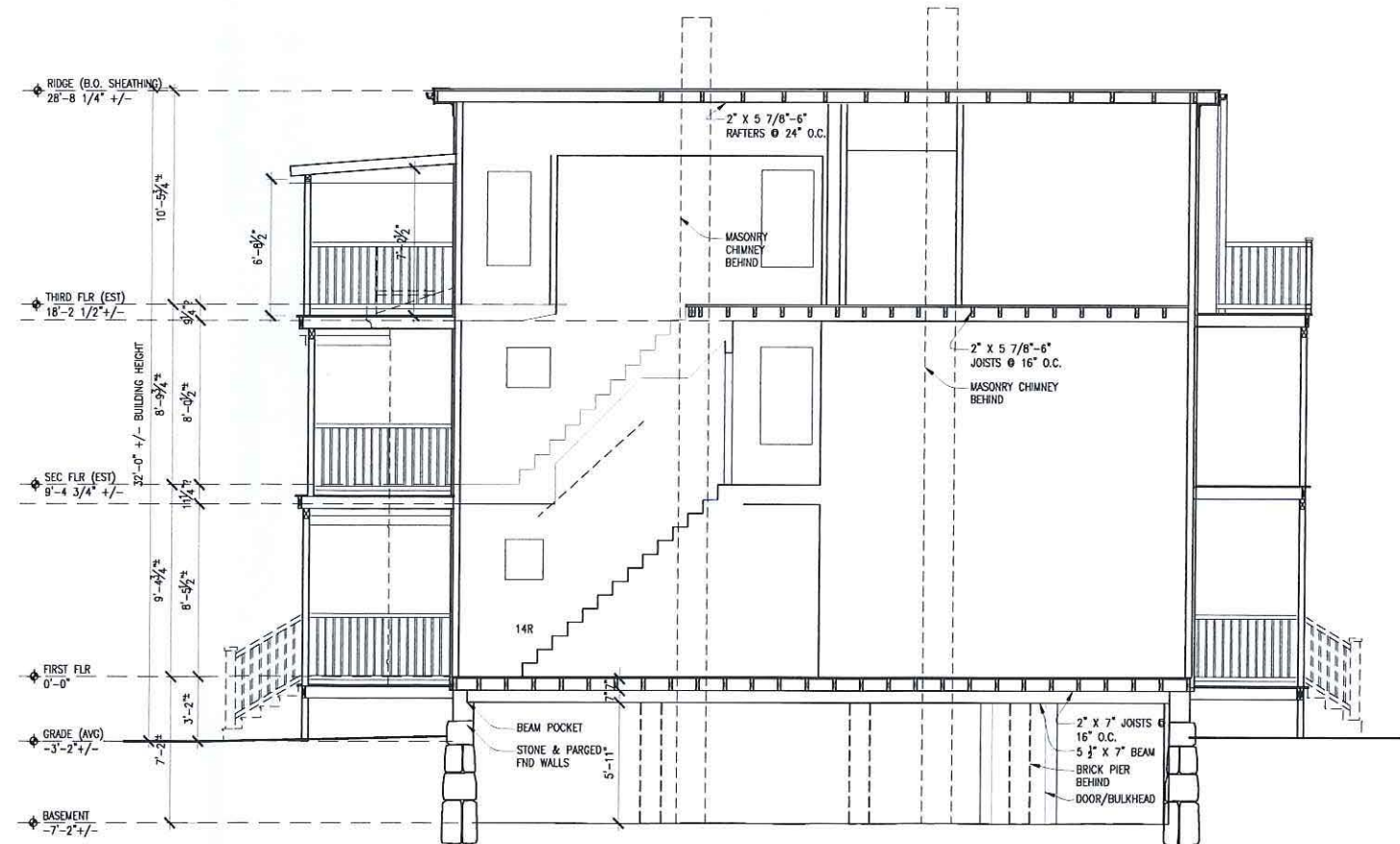
ANDREWS
CAMBRIDGE, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED	SCALE	
					JOB NUMBER	2001
EXISTING PLANS	02/12/20	EXTG	CSK	CSK	1/4" = 1'-0"	
	07/27/20	PERMIT	CSK	CSK		

EX2.1



B EXT'G SECTION
SCALE: 1/4" = 1'-0"



A EXT'G SECTION
SCALE: 1/4" = 1'-0"

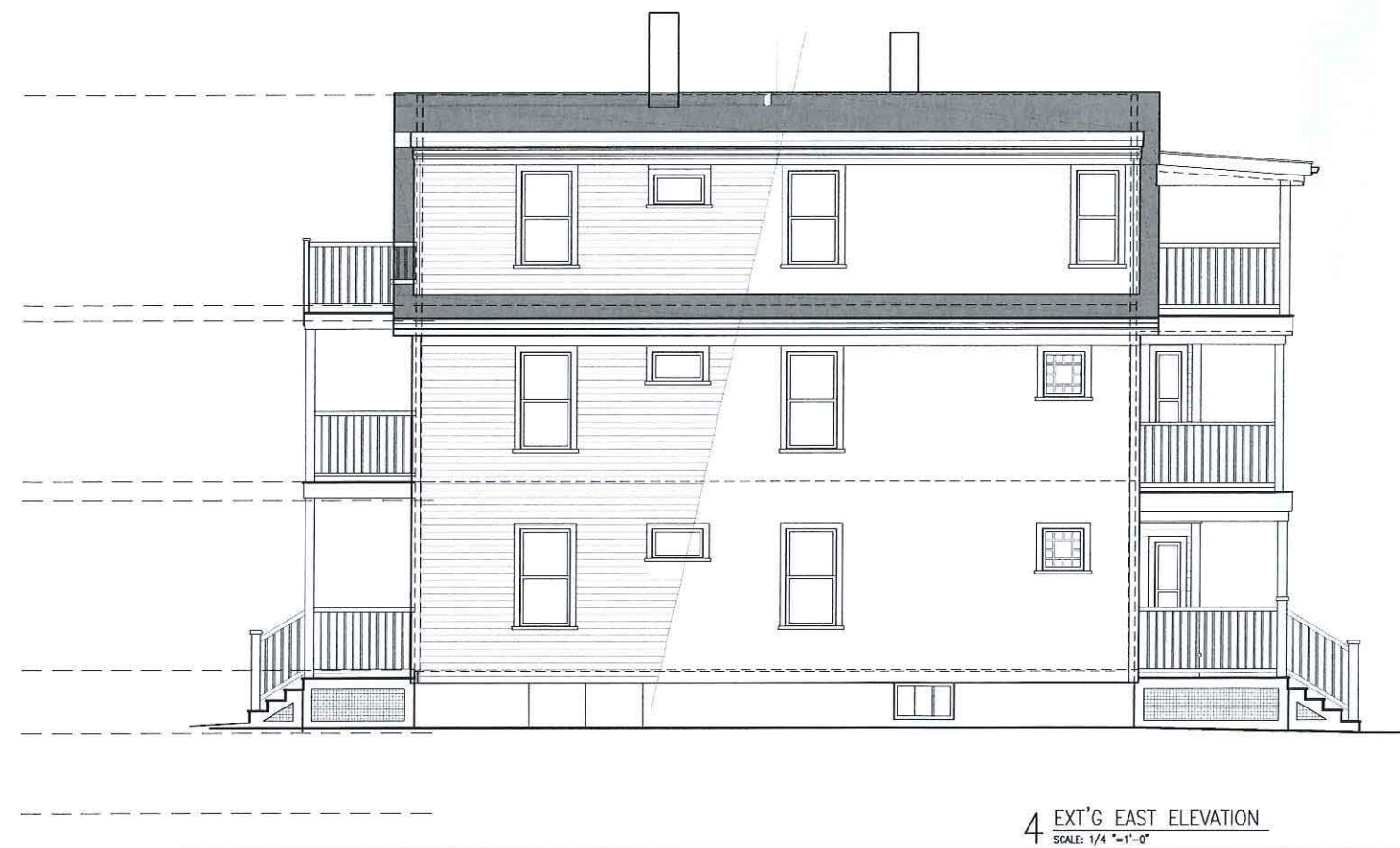
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292 WASHINGTON STREET, BOSTON, MA 02108
TEL: 617-451-2740 FAX: 617-451-2099
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TITLE	DATE	ISSUE	DRAWN	CHECKED	JOB
EXISTING SECTIONS	02/12/20	EXTS	CSK		JBT
	7/27/20	PERMIT	CSK		JBT
JOB NUMBER	SCALE				
2001	1/4" = 1'-0"				

EX3.0



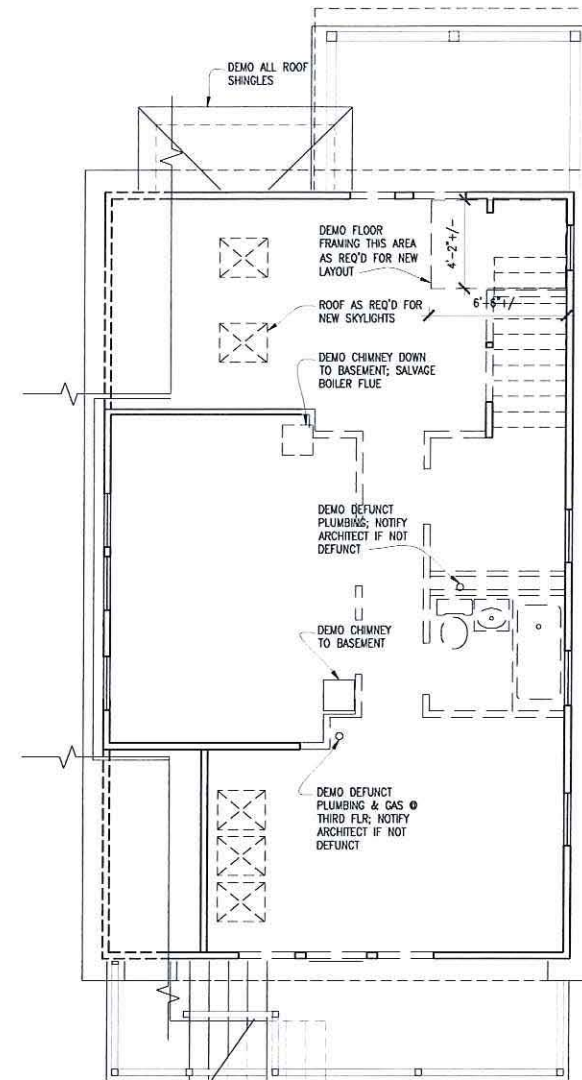
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CAMBRIDGE, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
EXISTING ELEVATIONS	04/17/20	EXTG	CSK	
	7/27/20	PERMIT	CSK	JBT
JOB NUMBER	2001	SCALE	1/4" = 1'-0"	

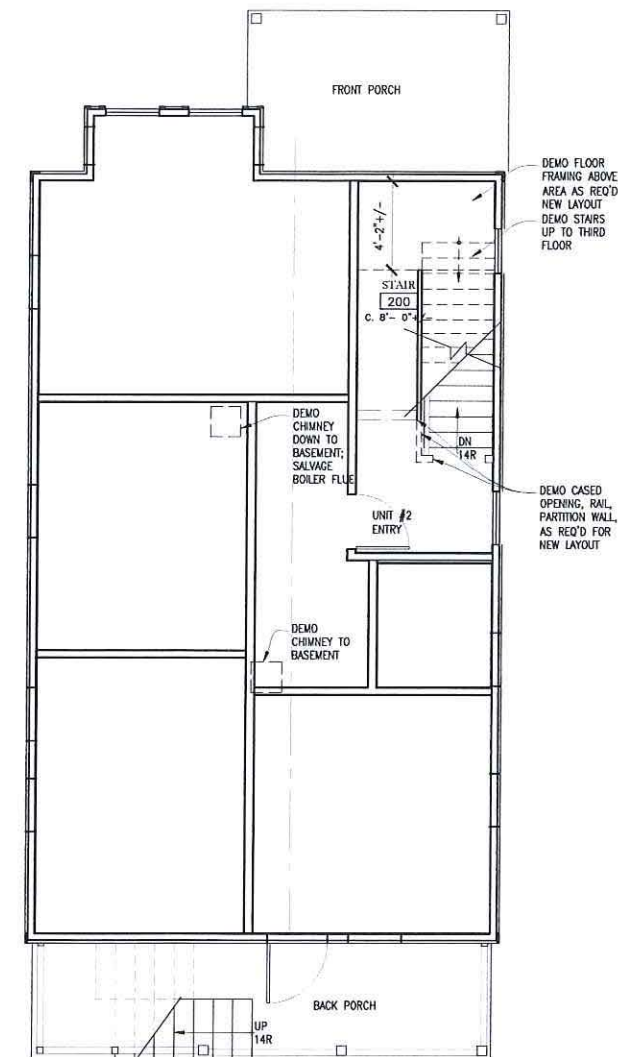
EX4.0



2 THIRD FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

- UNIT #3 THIRD FLOOR DEMO:**
- ROOF ABOVE AS REQ'D FOR NEW SKYLIGHTS
 - EXTERIOR WALLS (FRAMING, SHEATHING & CLAPBOARD) AS REQ'D FOR NEW WINDOWS & DOORS
 - WINDOWS & DOORS @ NORTH & SOUTH ELEVATION
 - STAIR DOWN
 - BATHROOM FIXTURES
 - DEFUNCT HVAC, RADIATORS, PLUMBING, UTILITIES, ELECTRICAL, ETC AT FLOOR, WALLS & CEILING
 - INTERIOR PARTITION FRAMING AS REQ'D FOR NEW LAYOUT
 - ROOF RAFTERS & SHEATHING AS REQ'D FOR NEW SKYLIGHTS
 - MASONRY CHIMNEY
 - POSSIBLE DEMO OF WOOD FINISH FLOOR

NOTIFY ARCHITECT OF ITEMS THAT AREN'T DEFUNCT & CAN'T BE DEMOLISHED



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

KEY	
DEMISING WALL	
NEW PARTITION	
NO WORK	
DROP CEILING	

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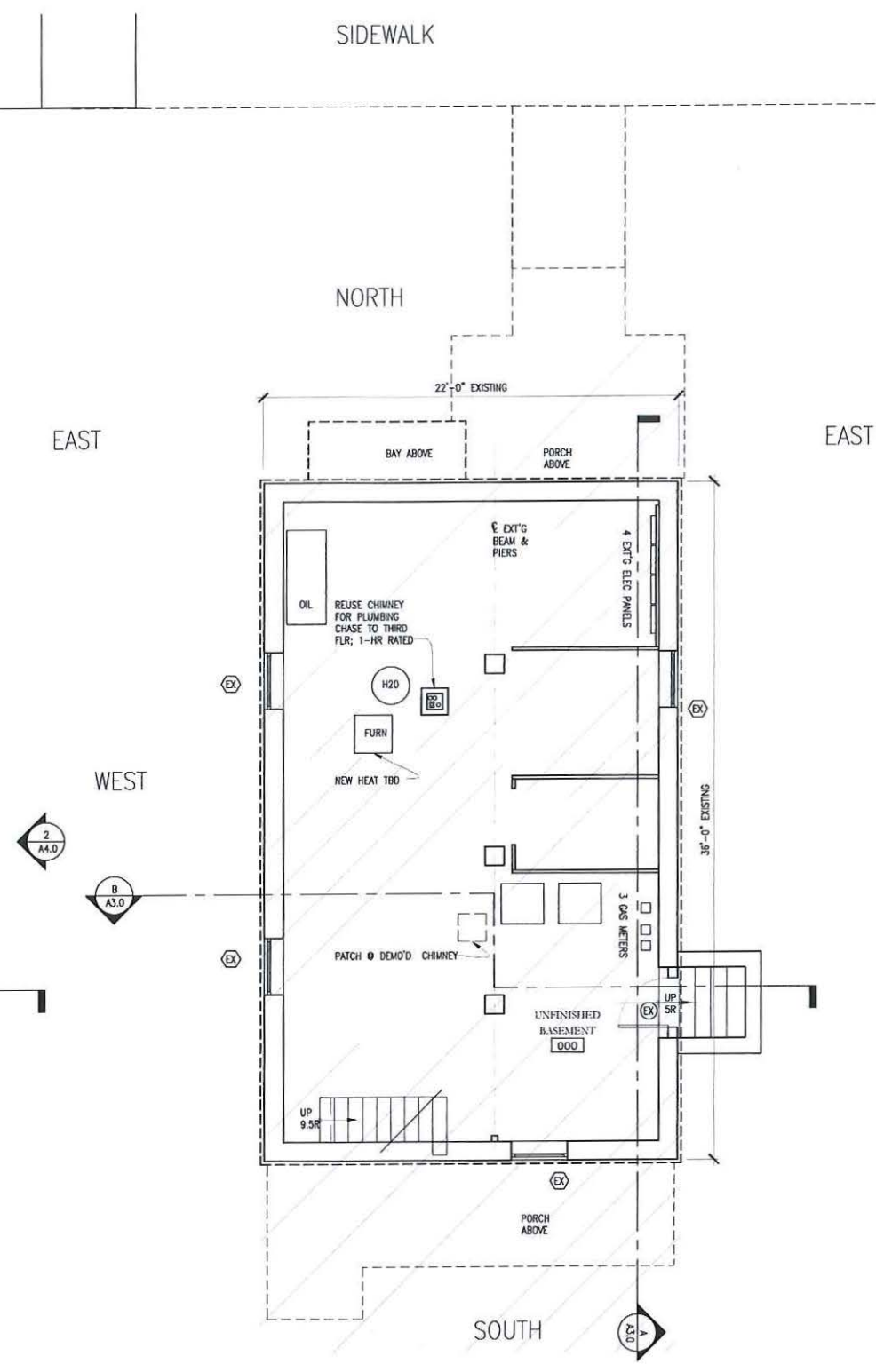
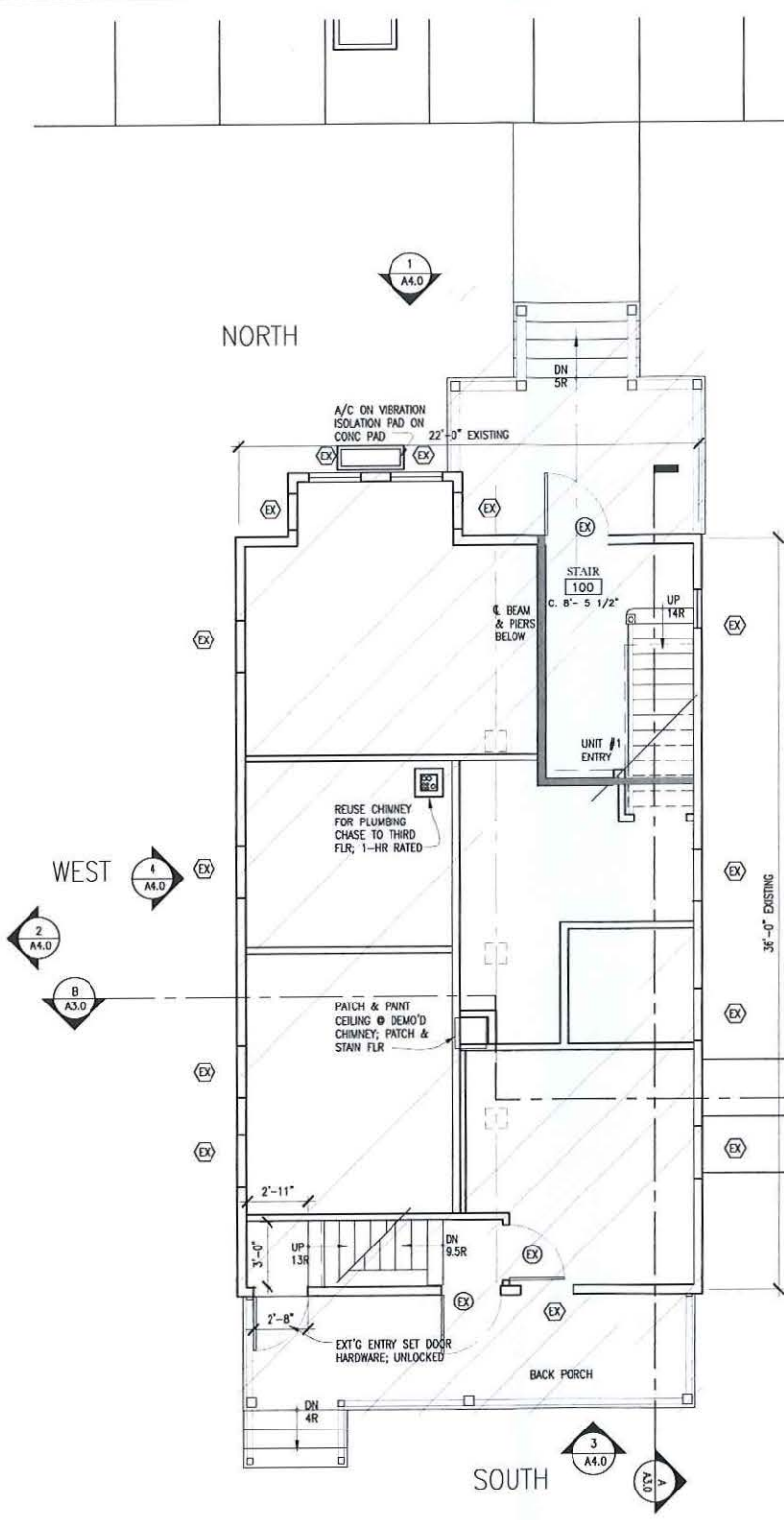
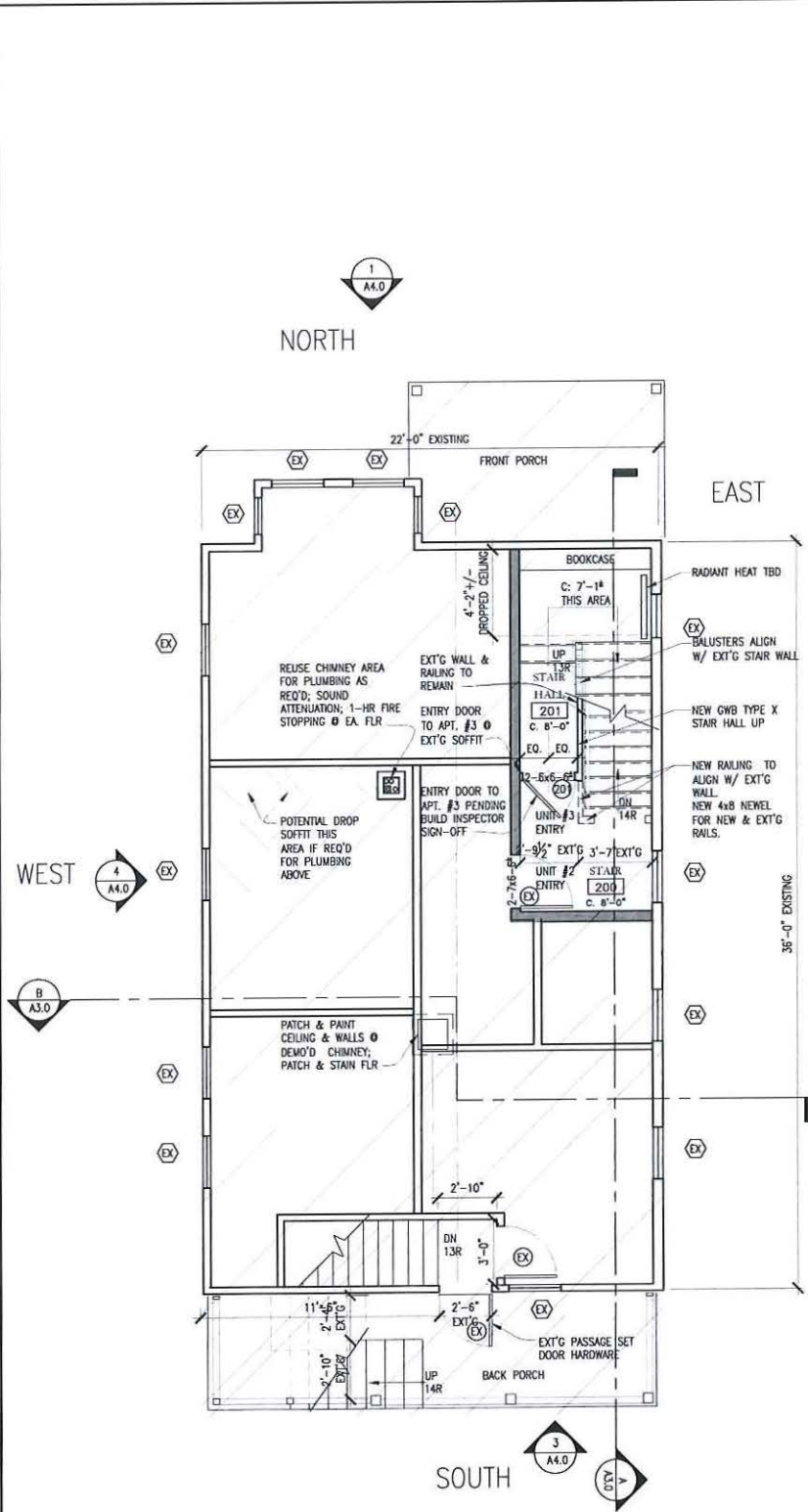


ANDREWS
CAMBRIDGE, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
DEMO PLANS	07/05/20	P.E.	CSK	ABT
	7/27/20	PERMIT	CSK	ABT
JOB NUMBER	2001			
SCALE	1/4" = 1'-0"			

D2.0

PERMIT SET



KEY

DEMISING WALL	
NEW PARTITION	
NO WORK	
DROP CEILING	

PERMIT SET

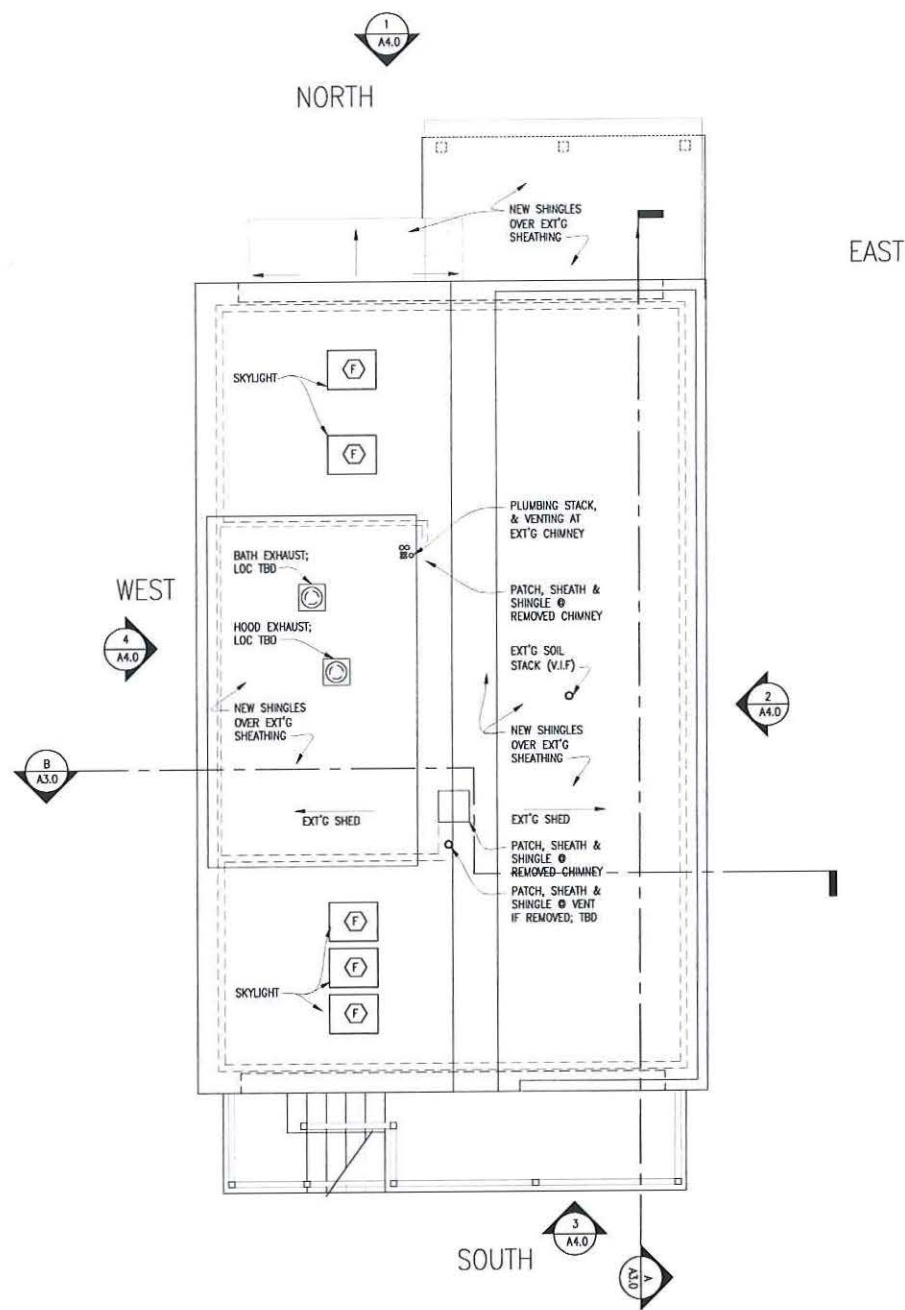
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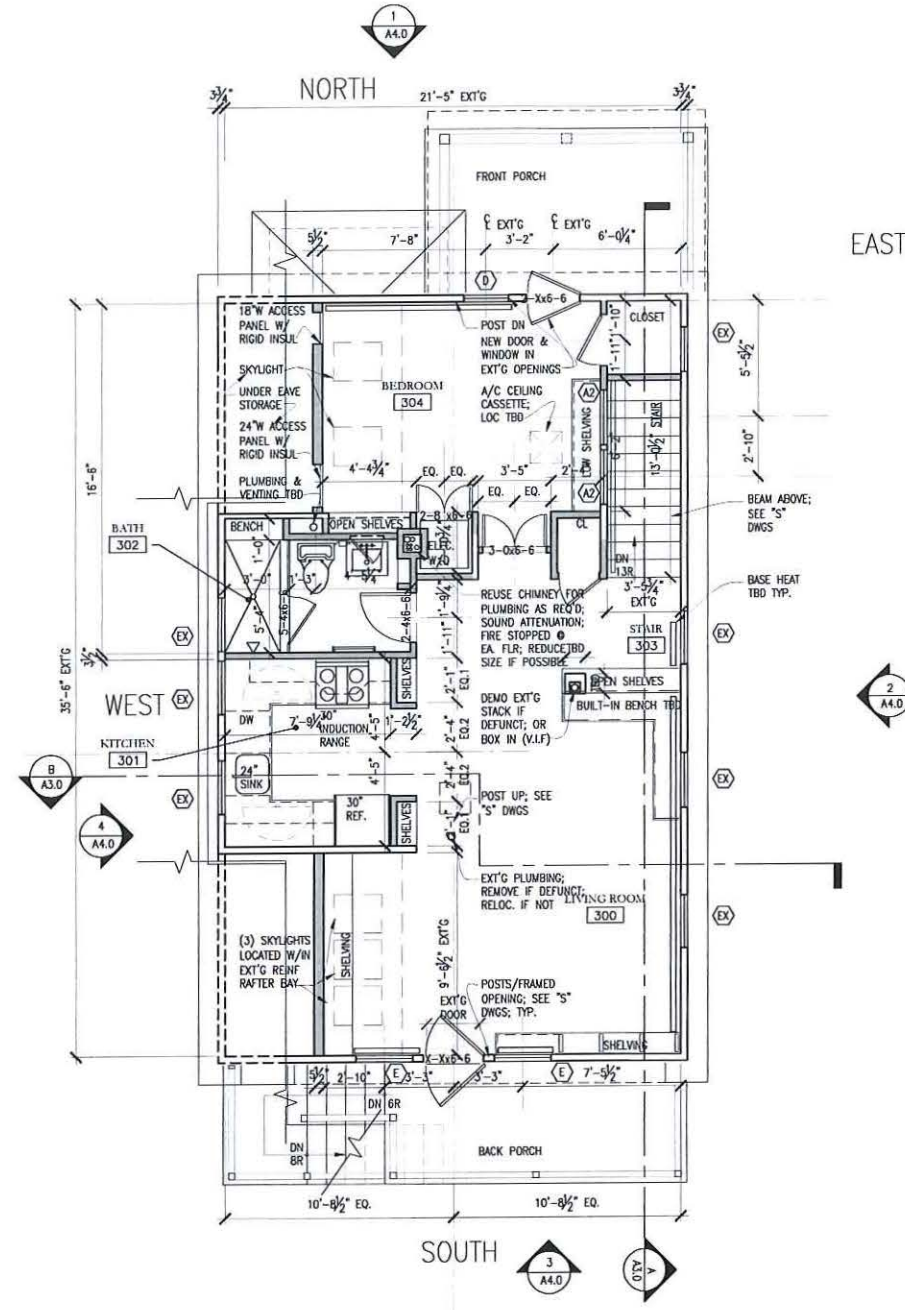
ANDREWS
CAMBRIDGE, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
PLANS	07/06/20	P.E.	CSX	
	7/27/20	PERMIT	CSX	JB
JOB NUMBER	2001	SCALE	1/4" = 1'-0"	

A2.0



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

PERMIT SET

KEY	
DEMISING WALL	
NEW PARTITION	
NO WORK	
DROP CEILING	

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ANDREWS
CAMBRIDGE, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED	DATE
PLANS	07/06/20	P.E.	CSK	CSK	JBT
	7/27/20	PERMIT	CSK	CSK	JBT
JOB NUMBER	2001	SCALE	1/4" = 1'-0"		

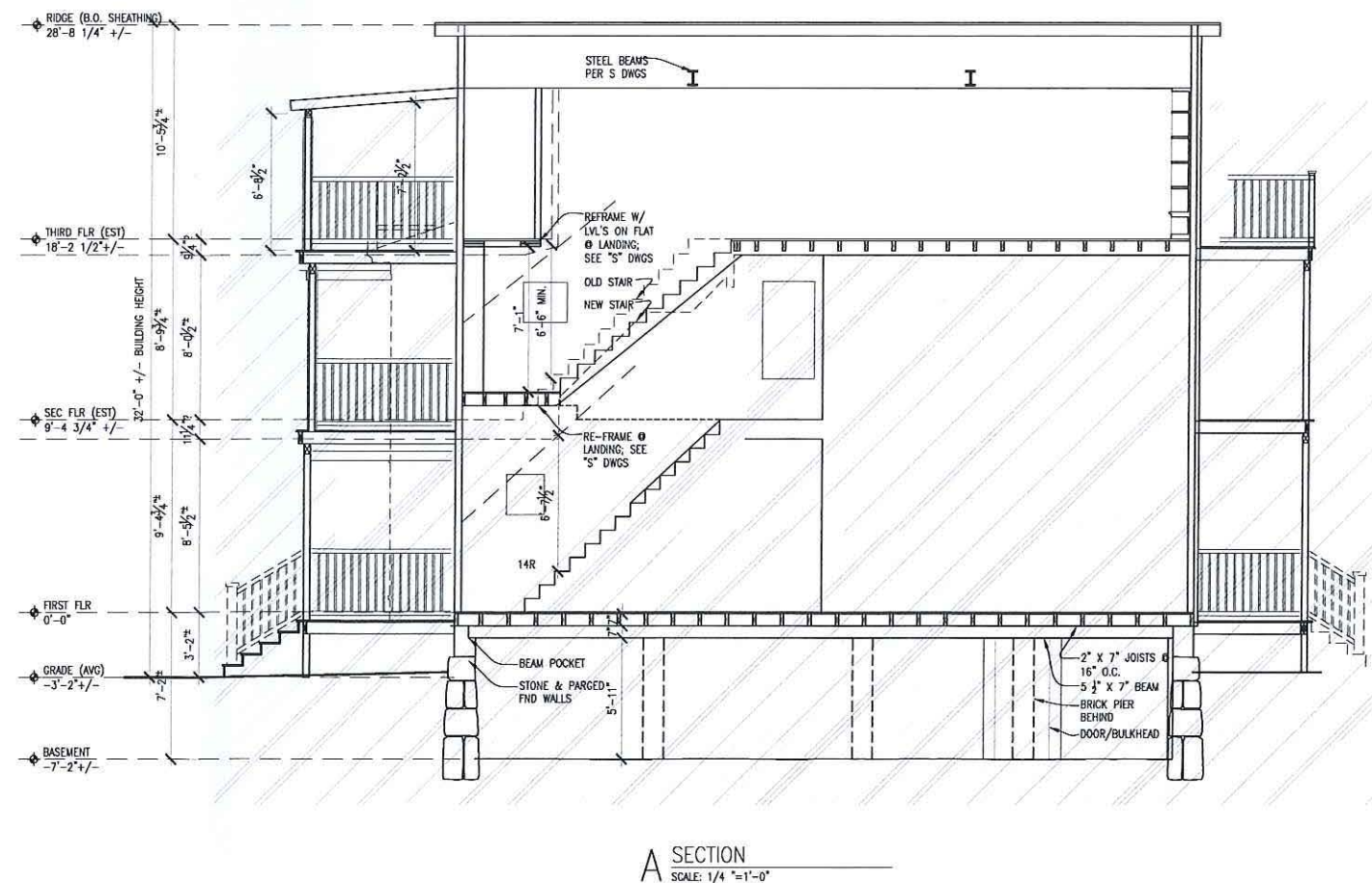
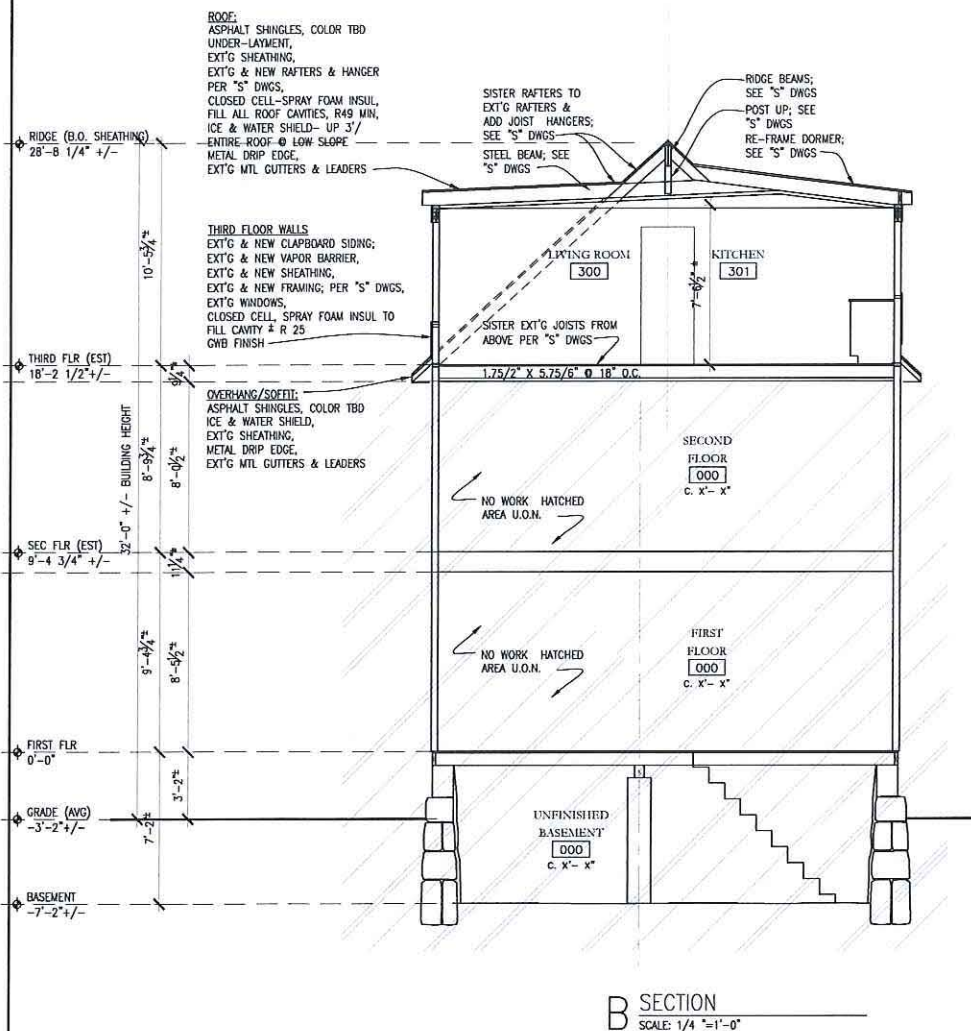
A2.1



ANDREWS
CAMBRIDGE, MA

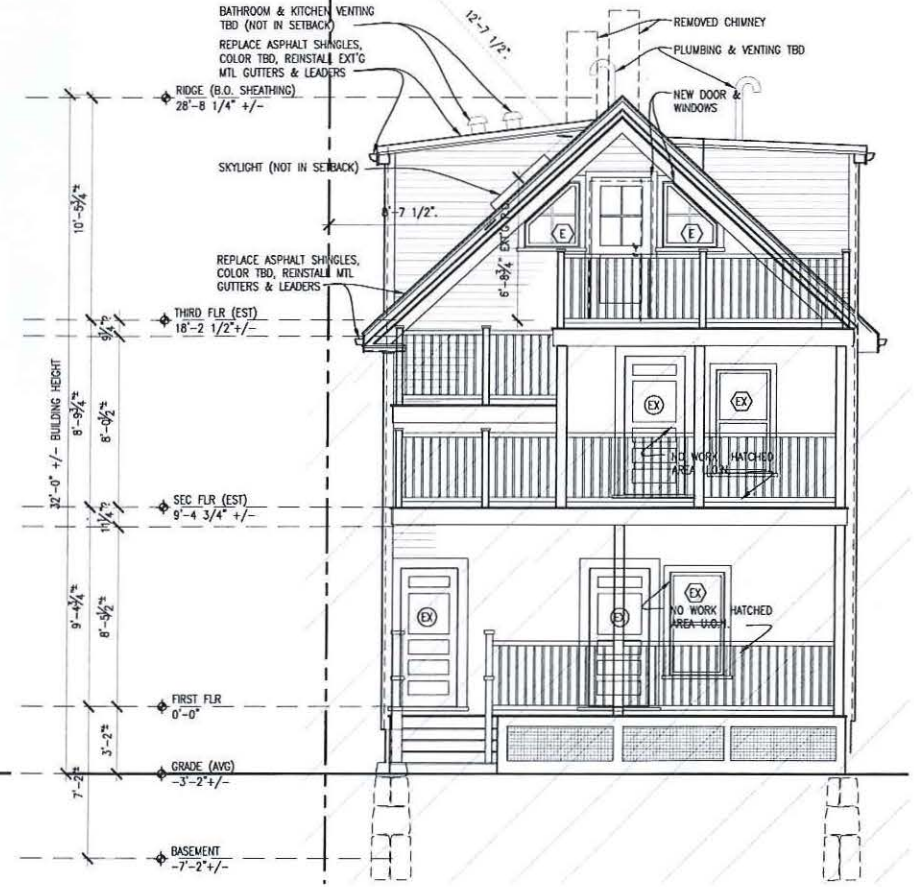
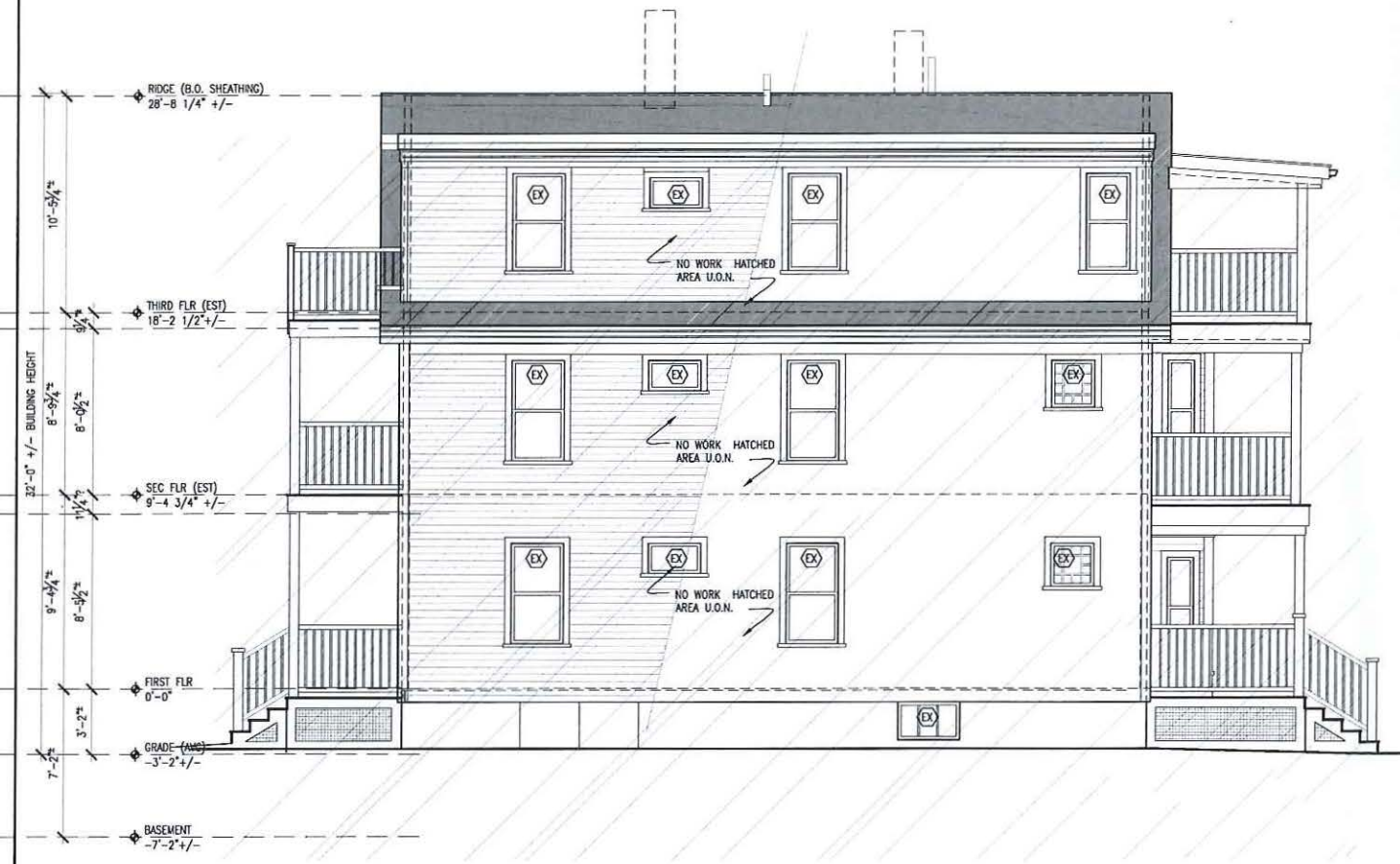
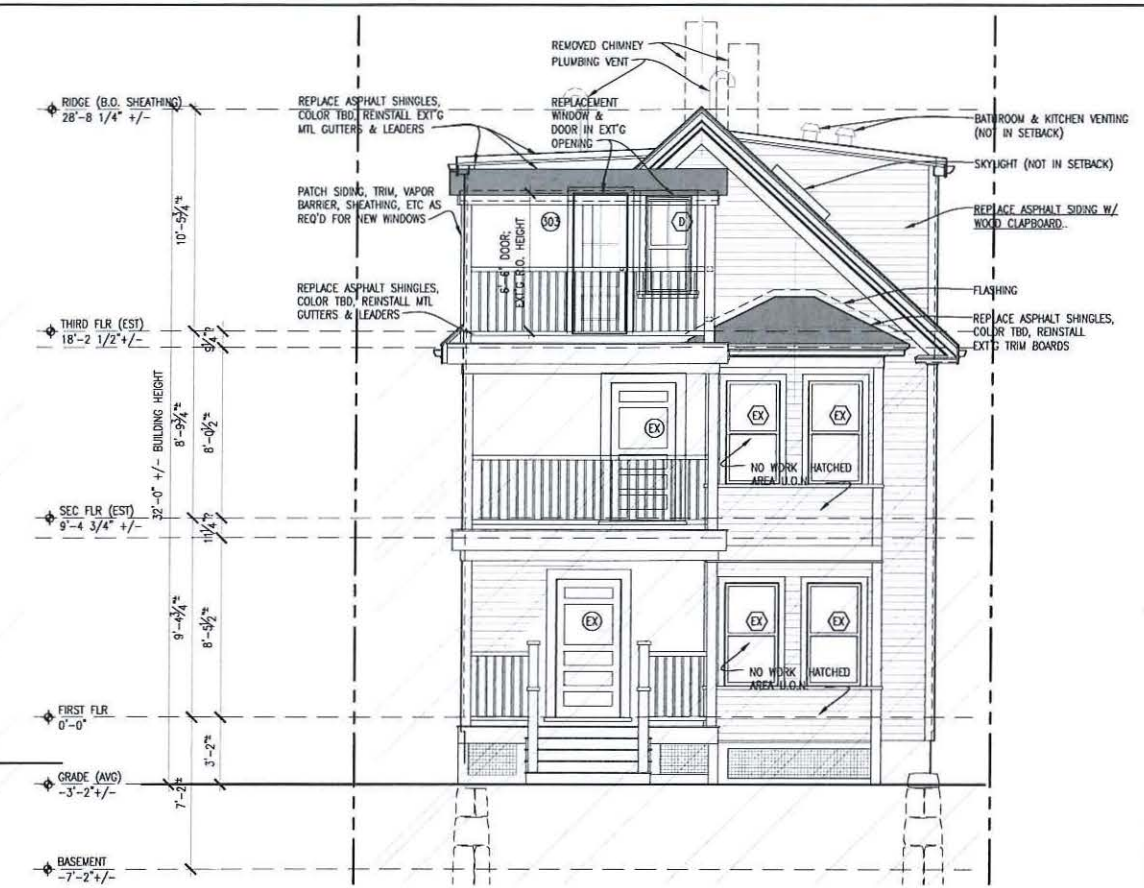
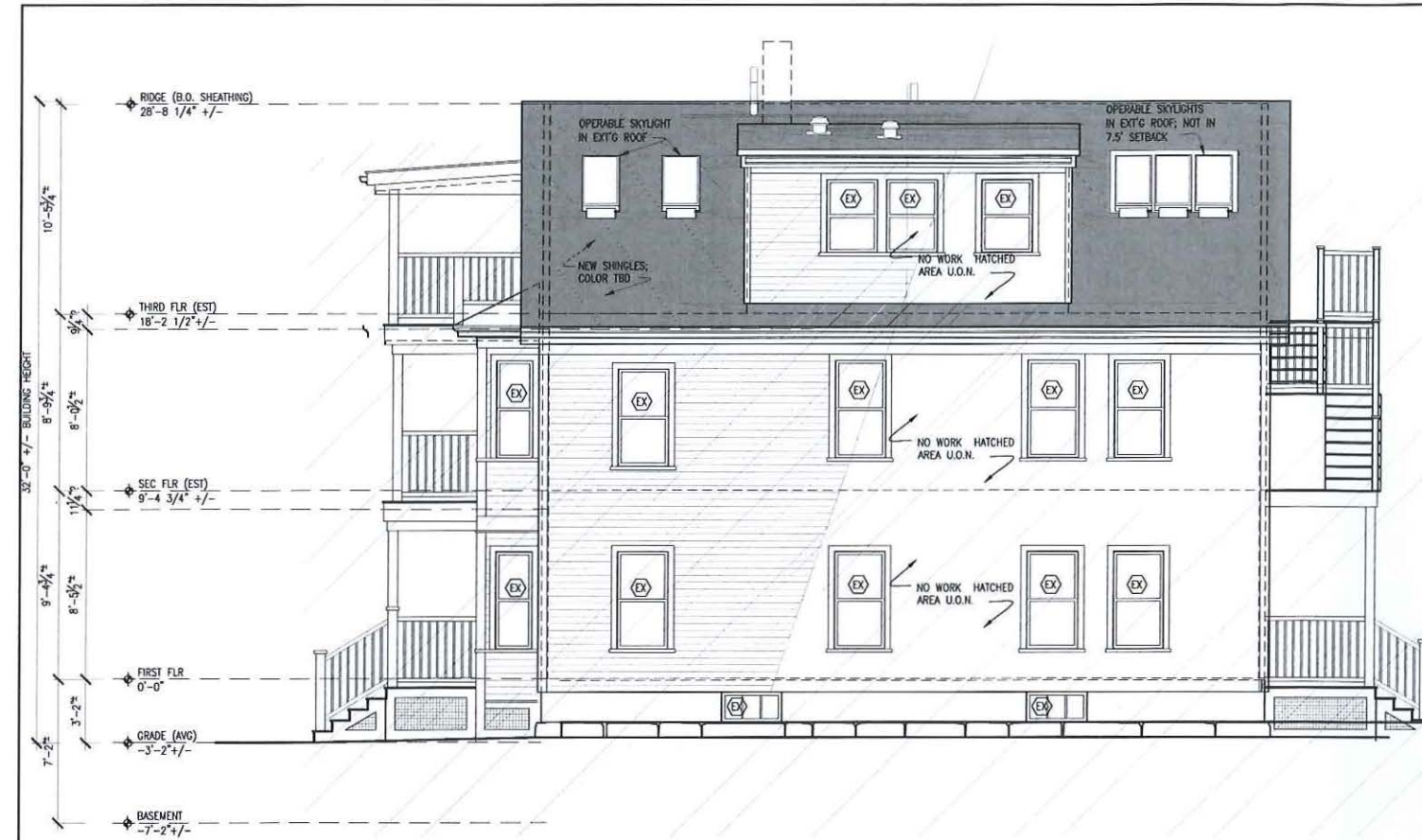
TITLE	DATE	ISSUE	DRAWN	CHECKED
SECTIONS	07/06/20	P.E.	CSK	ABT
	7/27/20	PERMIT	CSK	ABT
JOB NUMBER	2001			
SCALE	1/4" = 1'-0"			

A3.0



KEY	
DEMISING WALL	[Pattern]
NEW PARTITION	[Pattern]
NO WORK	[Pattern]
DROP CEILING	[Pattern]

PERMIT SET



KEY

DEMISING WALL	
NEW PARTITION	
NO WORK	
DROP CEILING	

ALBERT, RIGHTER & TITTMANN
ARCHITECTS, INC.
260 WASHINGTON STREET, BOSTON, MA 02108
Tel: 617-451-5740 Fax: 617-451-2999
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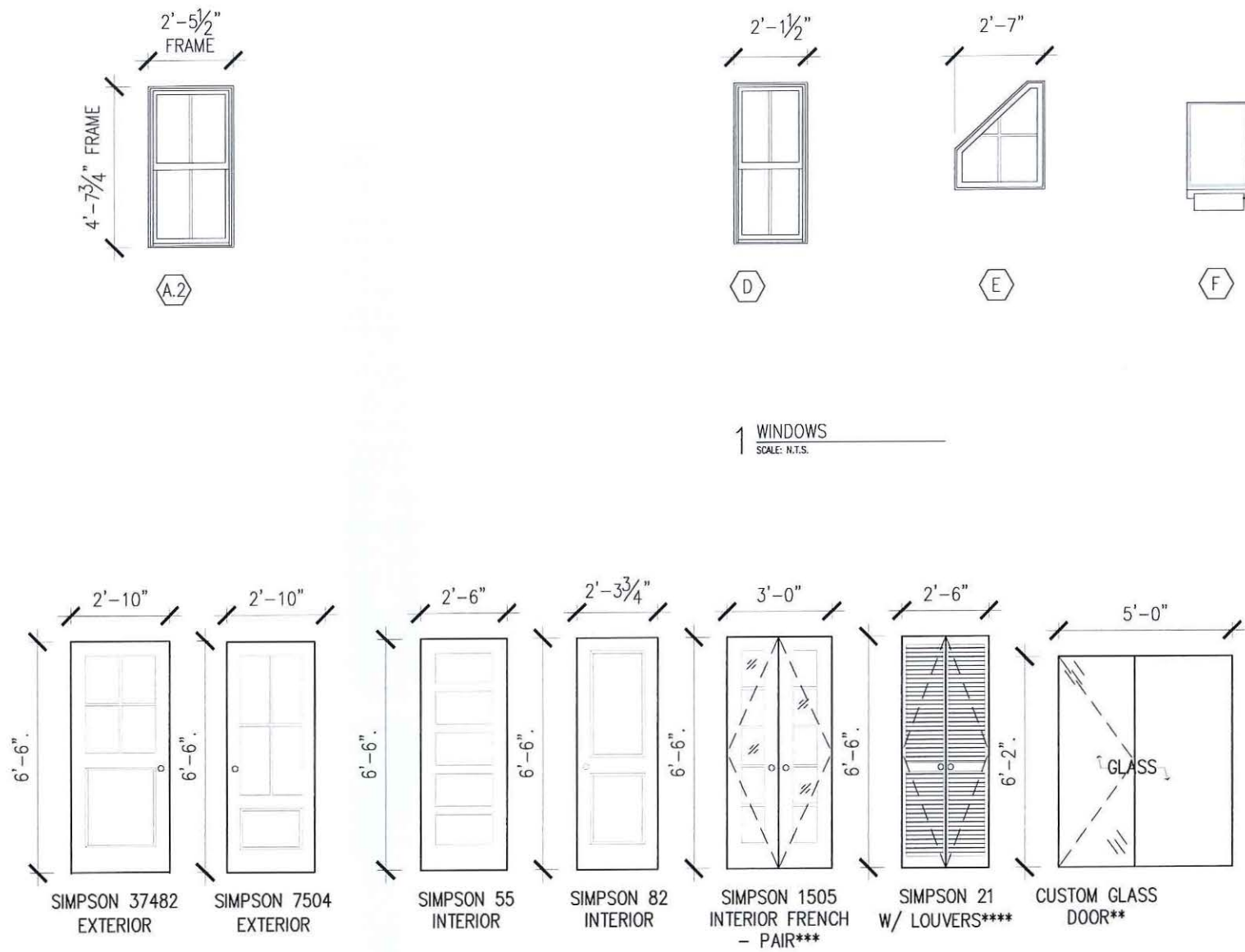


ANDREWS
CAMBRIDGE, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
ELEVATIONS	07/06/20	P.E.	CSK	JBT
	7/27/20	PERMIT	CSK	JBT
JOB NUMBER	2001	SCALE	1/4" = 1'-0"	

A4.0

PERMIT SET



1 WINDOWS
SCALE: N.T.S.

2 DOORS
SCALE: N.T.S.

WINDOWS & DOOR NOTE:
TEMPERED & OTHER RATINGS AS
REQ'D BY CODE PER GC

KEY	
DEMISING WALL	
NEW PARTITION	
NO WORK	
DROP CEILING	

PERMIT SET

ALBERT, RIGHTER & TITTMANN
ARCHITECTS, INC.
253 WASHINGTON STREET, BOSTON, MA 02108
Tel: 617-451-5710 Fax: 617-451-2009
WWW.ARTARCHITECTS.COM



ANDREWS
CAMBRIDGE, MA

TITLE	DATE	ISSUE	DRAWN	CHECKED
ELEVATIONS	07/06/20	P.E.	CSK	JBT
	7/27/20	PERMIT	CSK	JBT
JOB NUMBER	2001			
SCALE	1/4" = 1'-0"			

A5.0

GENERAL ELECTRICAL NOTES

- 1. ALL WORK TO CONFORM W/ ALL APPLICABLE ELECTRICAL AND BUILDING CODES.
- 2. MOUNTING HEIGHTS ARE TO CENTER OF BOX, UNO.
- 3. MOUNT RECEPTACLES @ 18" AFF. UNO.
- 4. MOUNT WALL SWITCHES @ 48" AFF. UNO.
- 5. MOUNT OUTLETS ABOVE COUNTERTOPS @ 44" AFF. UNO.
- 6. MOUNT WALL MOUNTED LIGHT FIXTURES @ 8'-0" AFF. UNO.

MECHANICAL NOTES

- 1. SEE MEP PLANS AND OTHER DRAWINGS AS NEEDED

ELECTRICAL SYMBOLS

- SMOKE DETECTOR
- DUPLEX RECEPTACLE
- DOUBLE DUPLEX (QUAD) RECEPTACLE
- DUPLEX GFCI
- DUPLEX GFCI
- SPLIT-WIRED DUPLEX RECEPT
- DED. OUTLET AS REQ'D FOR APPL.
- FLR MTD SINGLE RECEPTACLE
- FLR MTD DUPLEX RECEPTACLE
- TELEPHONE OUTLET
- DATA
- CABLE TV OUTLET
- FLUSH-MOUNTED JUNCTION BOX
- THERMOSTAT
- DOOR BELL
- SINGLE POLE WALL SWITCH
- THREE-WAY WALL SWITCH
- WALL BOX DIMMER
- THREE-WAY DIM WALL SWITCH
- DOOR CONTACT SWITCH
- MOTION DETECTOR
- RECESSED AUDIO SYSTEM WALL SPEAKER
- RECESSED INTERCOM SYSTEM WALL SPEAKER
- SPEAKER VOLUME CONTROL

TELEPHONE SYSTEM NOTES

- 1. WIRE TELEPHONE OUTLETS AS REQ'D WITH 6 PAIR WIRE
- 2. THE BOX TO BE LOCATED IN BASEMENT NEAR ELEC PANELS.
- 3. MOUNT JACKS @ 18" AFF. UNO.

TV/VIDEO NOTES

- 1. VIDEO AND ANTENNA WIRE TO BE RG-6 COAXIAL CABLE
- 2. EACH CABLE TV OUTLET TO BE HOME-RUN WIRED ADJ TO ELEC. PANEL IN BSM.
- 3. DO NOT SPICE WIRES. PROVIDE COUPLINGS OR ACCESS TO SPICE LOCATIONS AS REQ'D.
- 4. MOUNT OUTLETS @ 18" AFF. UNO.

LIGHTING SYMBOLS

- RECESSED DOWNLIGHT
- RECESSED ADJUSTABLE DOWNLIGHT
- WALL-MOUNTED FEATURE
- CILING-MOUNTED FEATURE
- PENDANT FEATURE
- RECESSED HEAT LAMP
- EXHAUST FAN/ LIGHT FEATURE
- 2x4 FLUORESCENT FEATURE
- UNDER CABINET STRIP FEATURE
- SURFACE MTD STRIP FEATURE
- 2 LAMP EXTERIOR FLOOD W/ PHOTOCELL
- EXIT SIGN
- CILING FAN
- TRACK LIGHTING
- FAN/LIGHT COMBO
- EXHAUST FAN

MECHANICAL SYMBOLS

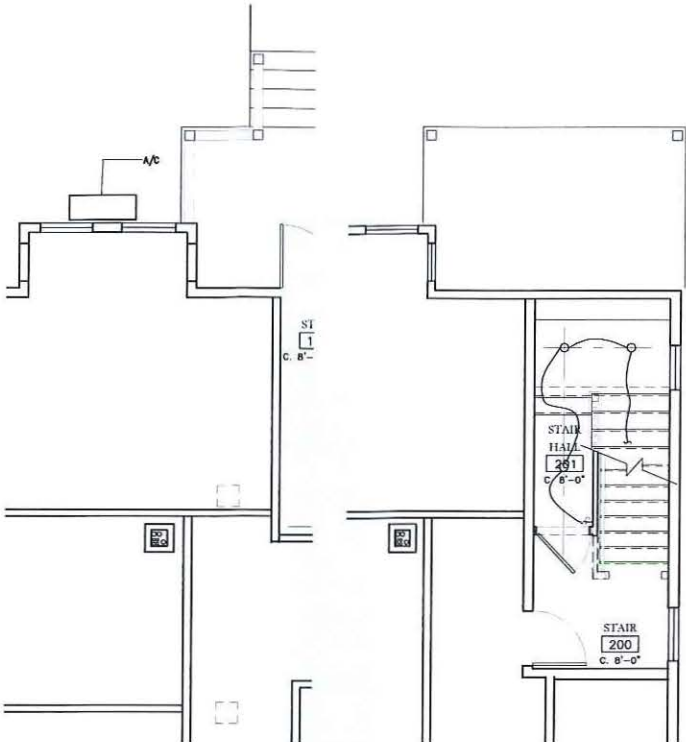
- EXHAUST FAN
- FLOOR SUPPLY REGISTER
- CILING SUPPLY REGISTER
- CILING RETURN REGISTER
- HIGH SIDE-WALL RETURN REGISTER
- MOTORISED APPLIANCE
- HOSE BIB

SEE LIGHT FIXTURE PLAN FOR QUANTITIES OF LIGHT FIXTURES
O/S INDICATES OWNER SELECTED. GC TO CONSULT W/ OWNER ON WHO IS TO SUPPLY

NOTE: G.C. TO FINALIZE LIGHT FIXTURE LIST W/ ARCHITECT/OWNER BEFORE PURCHASING

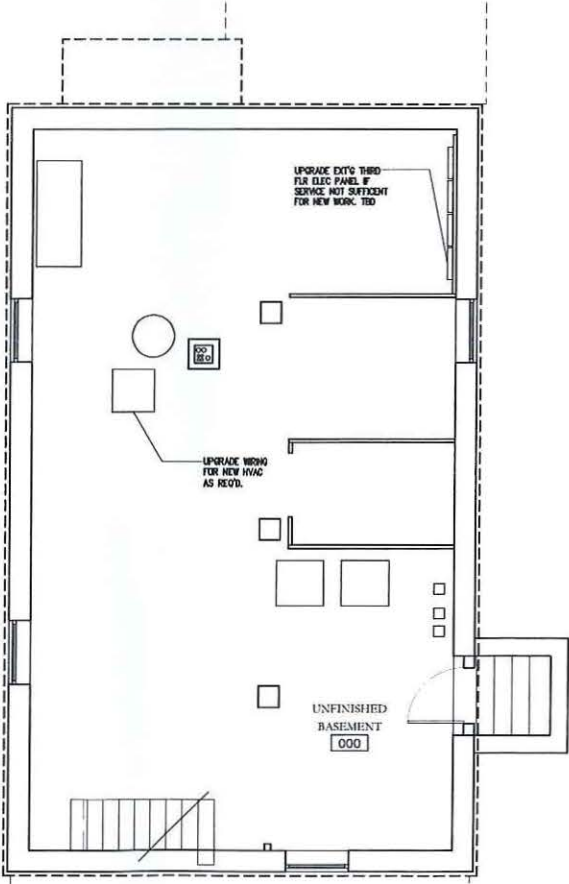
LIGHT FIXTURE SCHEDULE								
MARK	TYPE	MANUFACTURER	TRIM COLOR	TRIM	SIZE	LOCATION/ MTG. HEIGHT	LAMP	QTY - VF
○ A	RECESSED DOWNLIGHT	TBD	WHITE	TBD	TBD	CILING	LED	BY G.C.
○ A	RECESSED ADJUSTABLE DOWNLIGHT	TBD	WHITE	TBD	TBD	CILING	LED	BY G.C.
□ A	CILING MTD DOWNLIGHT	TBD	TBD	TBD	TBD	CILING	LED	BY G.C.
■ A	PENDANT	TBD	TBD	TBD	TBD	CILING	LED	BY G.C.
— A	STRIP LIGHT	TBD	TBD	TBD	TBD	CLOSET WALL/CILING	LED	BY G.C.
⊕ A	WALL MOUNTED SCONCE	TBD	TBD	TBD	TBD	WALL	LED	BY G.C.

5 ELECTRIC SCHEDULE & NOTES
SCALE: NTS

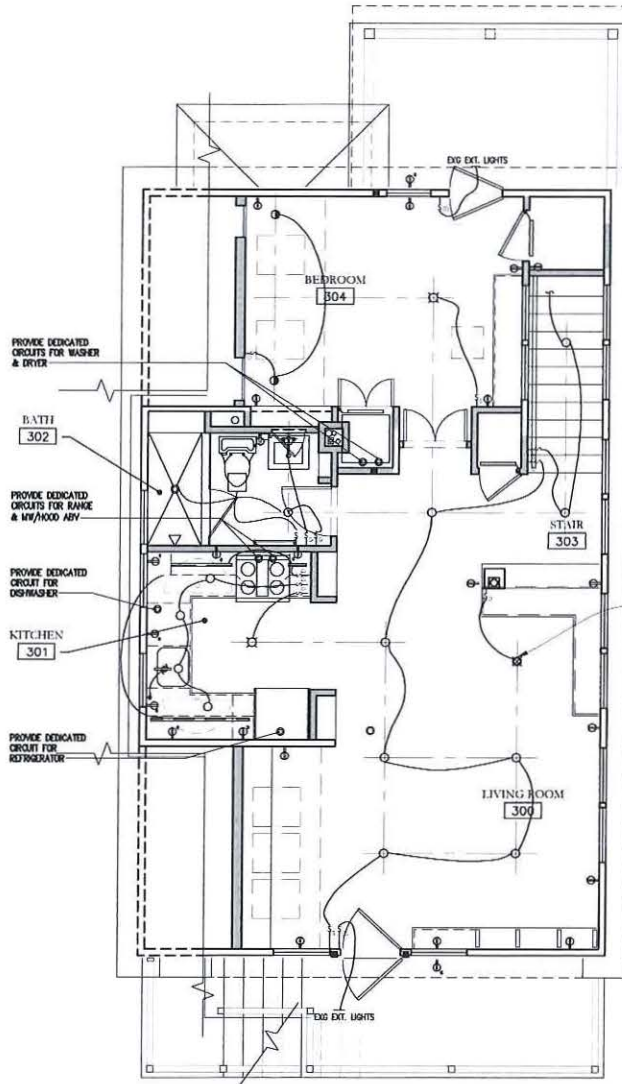


3 FIRST FLOOR ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

2 SECOND FLOOR ELECTRIC PLAN
SCALE: 1/4" = 1'-0"



4 BASEMENT ELECTRIC PLAN
SCALE: 1/4" = 1'-0"



1 THIRD FLOOR ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

KEY	
DEMISING WALL	
NEW PARTITION	
NO WORK	
DROP CEILING	

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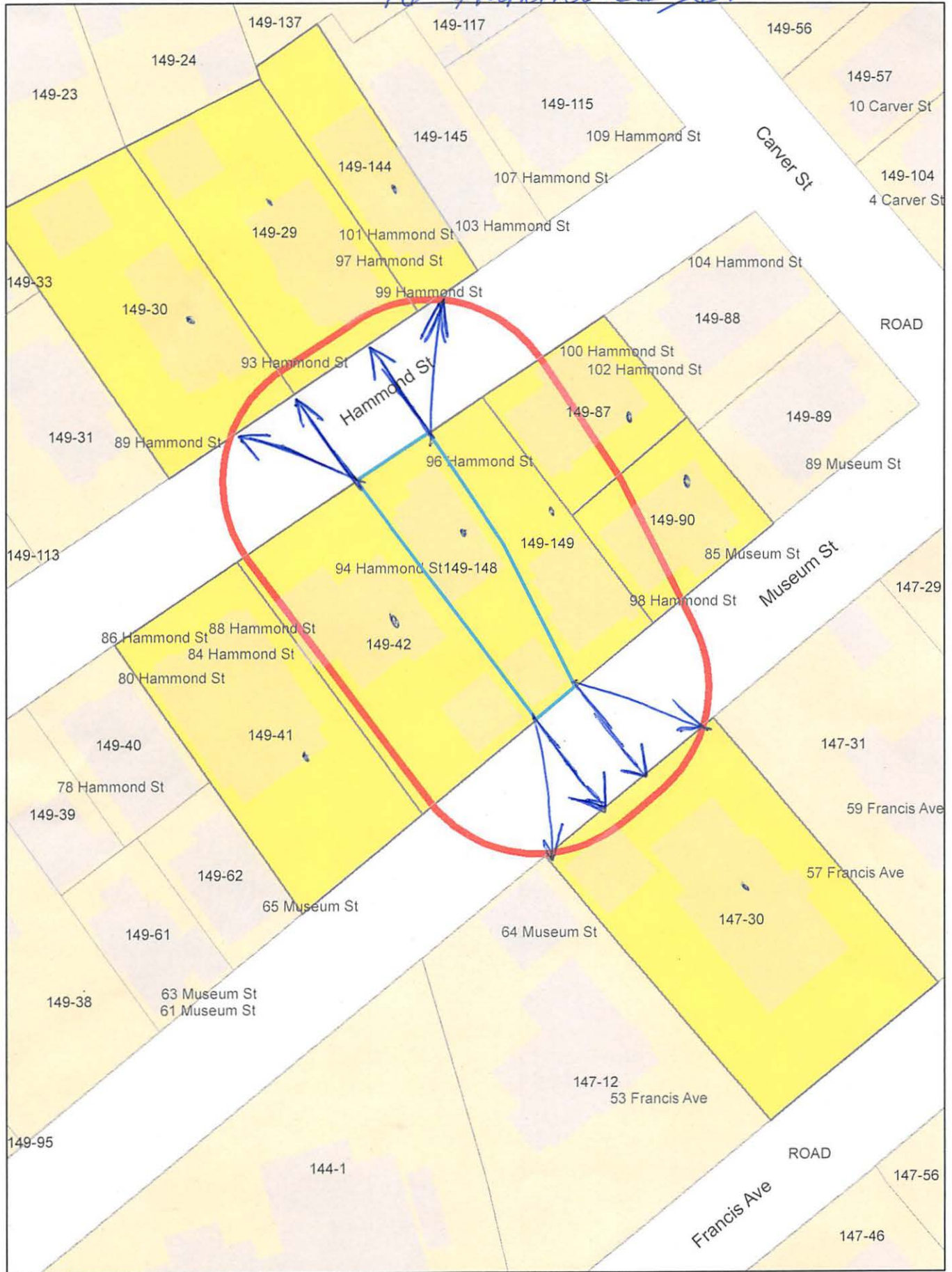
TITLE	DATE	ISSUE	DRAWN	CHECKED	JOB NUMBER	SCALE
ELECTRIC PLANS	07/06/20	P.E.	CSK	ABT	2001	1/4" = 1'-0"
	7/27/20	PERMIT	CSK	ABT		

E2.0

PERMIT SET

\$1.0

96 Hammond St.



96 Hammond St.

149-29
KEUTMANN, FRANCES
97-99 HAMMOND ST.
CAMBRIDGE, MA 02138

149-42
DELBANCO, THOMAS L. &
JILL BEHRENS DELBANCO
94 HAMMOND ST
CAMBRIDGE, MA 02138-3895

Petitioner
DUNCAN SANDERS-FLEMING
77 PEMBERTON STREET
CAMBRIDGE, MA 02140

149-90
KELLEY, JAMES J., II &
QUINN HARMON-KELLEY, TRUSTEES
708 STRAND ST
SANTA MONICA, CA 90405

149-87
FISHER, ERIC E. & SYDNEY A. FISHER
100 HAMMOND ST
CAMBRIDGE, MA 02140

149-148
96 HAMMOND STREET LLC
C/O OWEN W. ANDREWS &
ELEANOR T. ANDREWS
98 HAMMOND ST
CAMBRIDGE, MA 02138

149-149
ANDREWS, ELEANOR T.
98 HAMMOND ST
CAMBRIDGE, MA 02138

149-144
BARLOW, DIANA H.
101-103 HAMMOND ST., #1
CAMBRIDGE, MA 02138

149-41
WANG, ANDREW & CHIYUNG JENNY WANG
84-90 HAMMOND ST., #84
CAMBRIDGE, MA 02138

149-41
CHERENSON, DENA, EDWARD L. CHERENSON &
LUCILLE. CHERENSON
84-90 HAMMOND ST., #90
CAMBRIDGE, MA 02138

149-41
HUSSAIN, NAFEEES
86 HAMMOND ST, UNIT B
CAMBRIDGE, MA 02138

149-41
ALTSTEIN, JOEL, NAN M. LAIRD &
RICHARD HUGHES TRS.
C/O RICHARD HUGHES
37 MOORE ST
SOMERVILLE, MA 02144

149-41
LEIMAN, SARA A. & TOM IANCOVICI
84-90 HAMMOND ST 88A
CAMBRIDGE, MA 02138

149-30
GALEF, DEBORAH R.
93 HAMMOND ST
CAMBRIDGE, MA 02138

149-41
KOBREN, ARIEL & SHILPA KOBREN
84-90 HAMMOND ST UNIT 88B
CAMBRIDGE, MA 02138

149-144
ROWAN, PAMELA
103 HAMMOND STREET #2
CAMBRIDGE, MA 02138

147-30
MESERVEY, DIANA & TOM DINWOODIE
THE DINWOODIE-MESERVEY FAM LIV TRUST
57 FRANCIS AVE
CAMBRIDGE, MA 02138



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: Duncan Sanders Fleming Date: 10-22-2020
(Print)

Address: 96 Hammond St.

Case No. BZA-89477

Hearing Date: 11/5/20

Thank you,
Bza Members

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Duncan Sanders-Fleming PRESENT USE/OCCUPANCY: Resid. 3-family
 LOCATION: 96 Hammond St. ZONE: C-1
 PHONE: 617-710-1543 REQUESTED USE/OCCUPANCY: no change

	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS ¹
TOTAL GROSS FLOOR AREA:	<u>3,798</u>	<u>no change</u>	(max.)
LOT AREA:	<u>2,906</u>		<u>1,500</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:	<u>1.3/1</u>	<u>no change</u>	<u>.75</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>2,906/3 = 969</u>	<u>no change</u>	<u>178</u> (min.)
SIZE OF LOT:			
WIDTH	<u>32'</u>		<u>17800</u> (min.)
DEPTH	<u>111'</u>		
Setbacks in Feet:			
FRONT	<u>16.5</u>	<u>no change</u>	<u>at least 10'</u> (min.)
REAR	<u>not sure</u>		<u>> 20</u> (min.)
LEFT SIDE	<u>4.0 and greater</u>		<u>(H+L)/5, > 7.5</u> (min.)
RIGHT SIDE	<u>1.6 and greater</u>		<u>11</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>34' ?</u>	<u>✓</u>	<u>35'</u> (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA:	<u>1508 ÷ 2906 = .52</u>	<u>no change</u>	<u>30%</u> (min.)
NO. OF DWELLING UNITS:	<u>3</u>		(max.)
NO. OF PARKING SPACES:	<u>1</u>		(min./max.)
NO. OF LOADING AREAS:	<u>0</u>		(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>~ 25.5'</u>	<u>✓</u>	(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.

The nearest bldg. on the same lot is a zone-car garage.
There are no other buildings on the lot.

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'.