

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAY 19 AM 10:00
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 173908

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Andrew Miller and Samantha Miller C/O Andrew Plumb

PETITIONER'S ADDRESS: 91 Harvey Street, Cambridge, MA 02140

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

TYPE OF OCCUPANCY: Two-Family

ZONING DISTRICT: Residence C Zone

REASON FOR PETITION:

/"Addition of window wells and sunken patio access to basement increase calculated building height and therefore increase the pre-existing non-conforming condition of the sideyard setbacks"/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Window wells and a sunken patio access to a new basement unit will be built. Doing so will increase the calculated building height and will increase the pre-existing non-conformity of the calculated site yard setbacks. A new cut will be sought for the new driveway and parking space.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.3 (Alterations of a pre-existing nonconforming structure)
Article: 10.000	Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

Andrew Plumb

(Print Name)

Address:

91 Harvey Street, Suite 1 Cambridge, MA 02140

Tel. No.

617-876-9300 ext. 13

E-Mail Address:

andrew@aamodtplumb.com

Date: 5.17.2022

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Andrew Miller and Samantha Miller
Location: 96 Henry St., Cambridge, MA
Phone: 617-876-9300 ext. 13

Present Use/Occupancy: Two-Family
Zone: Residence C Zone
Requested Use/Occupancy: Two-Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,240	2,240	3,000	(max.)
<u>LOT AREA:</u>		3,171	3,171	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.71	0.71	0.6	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,171	1,585.5	1,800	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	31.71	31.71	50	
	<u>DEPTH</u>	100	100	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	9.8 to front porch	9.8 to front porch	10	
	<u>REAR</u>	21	23.9	20	
	<u>LEFT SIDE</u>	7.1	6.9	11.29	
	<u>RIGHT SIDE</u>	0	0	11.29	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	34.25	34.83	35	
	<u>WIDTH</u>	63	63	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		48%	42%	36%	
<u>NO. OF DWELLING UNITS:</u>		2	2	1	
<u>NO. OF PARKING SPACES:</u>		0	1	1 per DU	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	5.83	

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.:

No other buildings are proposed on the same 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'.

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 Ordinance requirements for FAR, Open Space, Lot Size and Required Setbacks create pre-existing, non-conforming conditions on this property. A literal enforcement would prevent the home owners from making reasonable changes to the existing property that improve the quality of their home and support their growing family. The proposed changes are commonly carried out in comparable properties and it would be a substantial hardship for the Owners if they were prevented from doing so due to the size and shape of their lot.

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

The size of the existing lot is a pre-existing, non-conforming condition within this zoning district. Because of this, setbacks overlap with the existing building, and the FAR, SF per dwelling unit and Open Space requirements result in far more restrictive requirements than other comparable properties. If the lot were of the minimum size required by the ordinance, these hardships would not be present.

- 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 requested relief will have no detrimental impact on the public good because it increases the calculated building height but not the actual building height. There will be no actual change to the height of the building as understood and experienced by the public at large.

Being able to renovate this home as proposed will encourage long-term ownership, and will allow this family to continue to live in this neighborhood for generations to come.

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

The requested relief is consistent with the stated goals and spirit of the Ordinance. The requested relief would result in creating long term, high quality housing on a non-conforming lot.

***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 - OWNERSHIP INFORMATION

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

I/We Andrew Miller and Samantha Miller

(OWNER)

Address: 96 Henry Street

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

The record title of this property is in the name of _____

Miller, Andrew and Miller, Samantha

*Pursuant to a deed of duly recorded in the date 07/20/2021, Middlesex South
County Registry of Deeds at Book 78287, Page 93; or
Middlesex Registry District of Land Court, Certificate No. N/A
Book N/A Page N/A.

Andrew B. Miller 04/28/2022
Andrew B. Miller
**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

040
Commonwealth of ~~Massachusetts~~, County of Duval
Florida

Produced Identification: NY. Driver License

The above-name Andrew B. Miller personally appeared before me,
this 28 of April, 2022, and made oath that the above statement is true.

Darrell F Glover

Notary

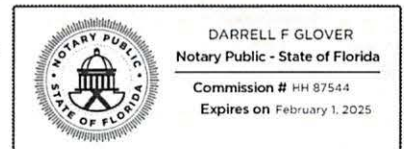
Darrell F Glover

My commission expires 02/01/2025 HH 87544 (Notary Seal).

Jurat

Notarized online using audio-video communication

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



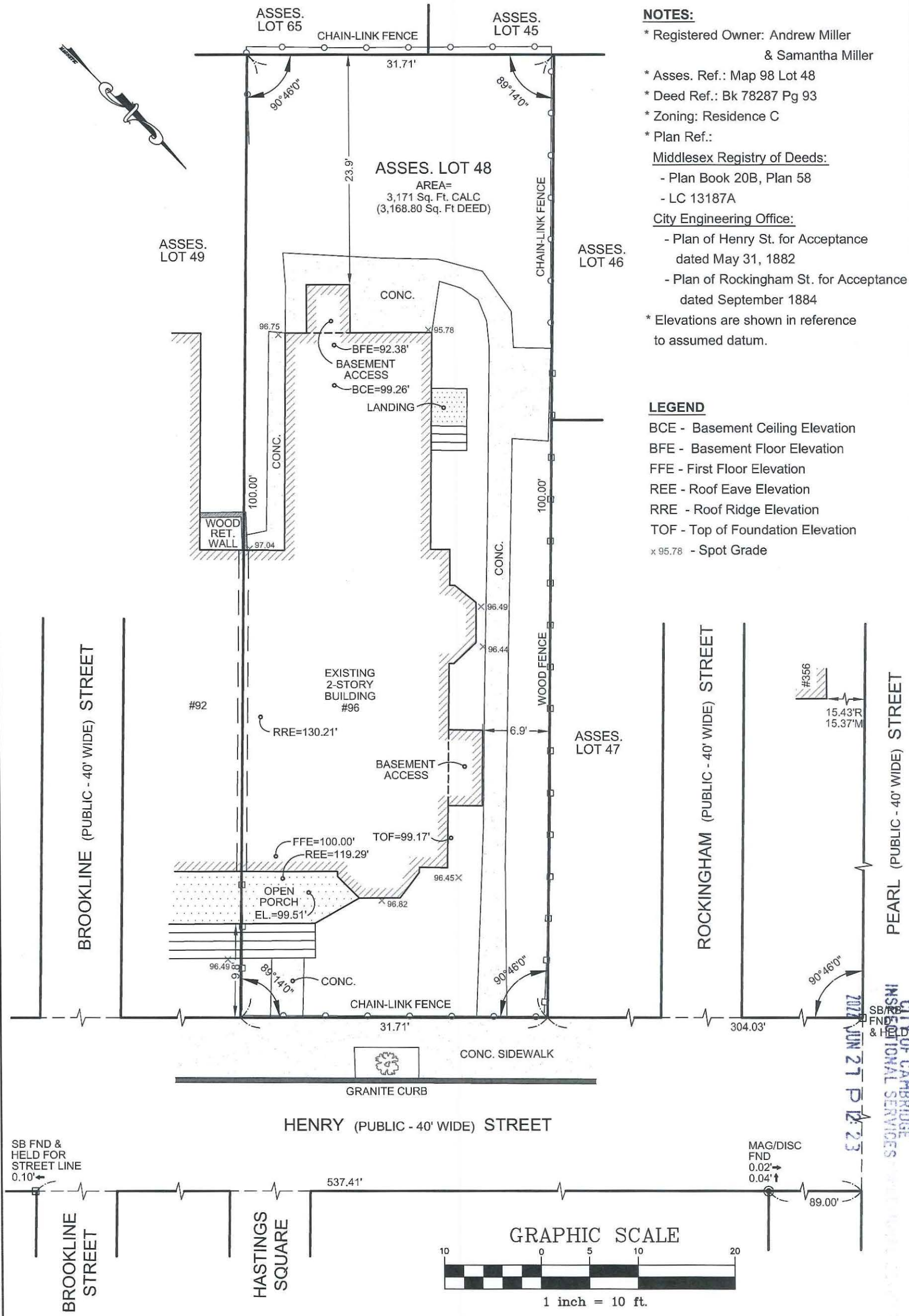
BZA Application Form**DIMENSIONAL INFORMATION**CITY OF CAMBRIDGE
INSPECTIONAL SERVICESApplicant: Andrew Miller and Samantha MillerPresent Use/Occupancy: Two-Family 27 P 12:23Location: 96 Henry St., Cambridge, MAZone: Residence C ZonePhone: 617-876-9300 ext. 13Requested Use/Occupancy: Two-Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
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<u>NO. OF DWELLING UNITS:</u>		2	2	1	
<u>NO. OF PARKING SPACES:</u>		0	1	1 per DU	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	5.83	

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NOTES:

- * Registered Owner: Andrew Miller & Samantha Miller
- * Asses. Ref.: Map 98 Lot 48
- * Deed Ref.: Bk 78287 Pg 93
- * Zoning: Residence C
- * Plan Ref.:
Middlesex Registry of Deeds:
 - Plan Book 20B, Plan 58
 - LC 13187ACity Engineering Office:
 - Plan of Henry St. for Acceptance dated May 31, 1882
 - Plan of Rockingham St. for Acceptance dated September 1884
- * Elevations are shown in reference to assumed datum.

LEGEND

BCE - Basement Ceiling Elevation
BFE - Basement Floor Elevation
FFE - First Floor Elevation
REE - Roof Eave Elevation
RRE - Roof Ridge Elevation
TOF - Top of Foundation Elevation
x 95.78 - Spot Grade

Neil J. Murphy Lic.#17460
Professional Land Surveyor

Plot Plan
96 Henry Street
Cambridge, MA 02139
Date: January 15, 2022

LAND MAPPING
10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

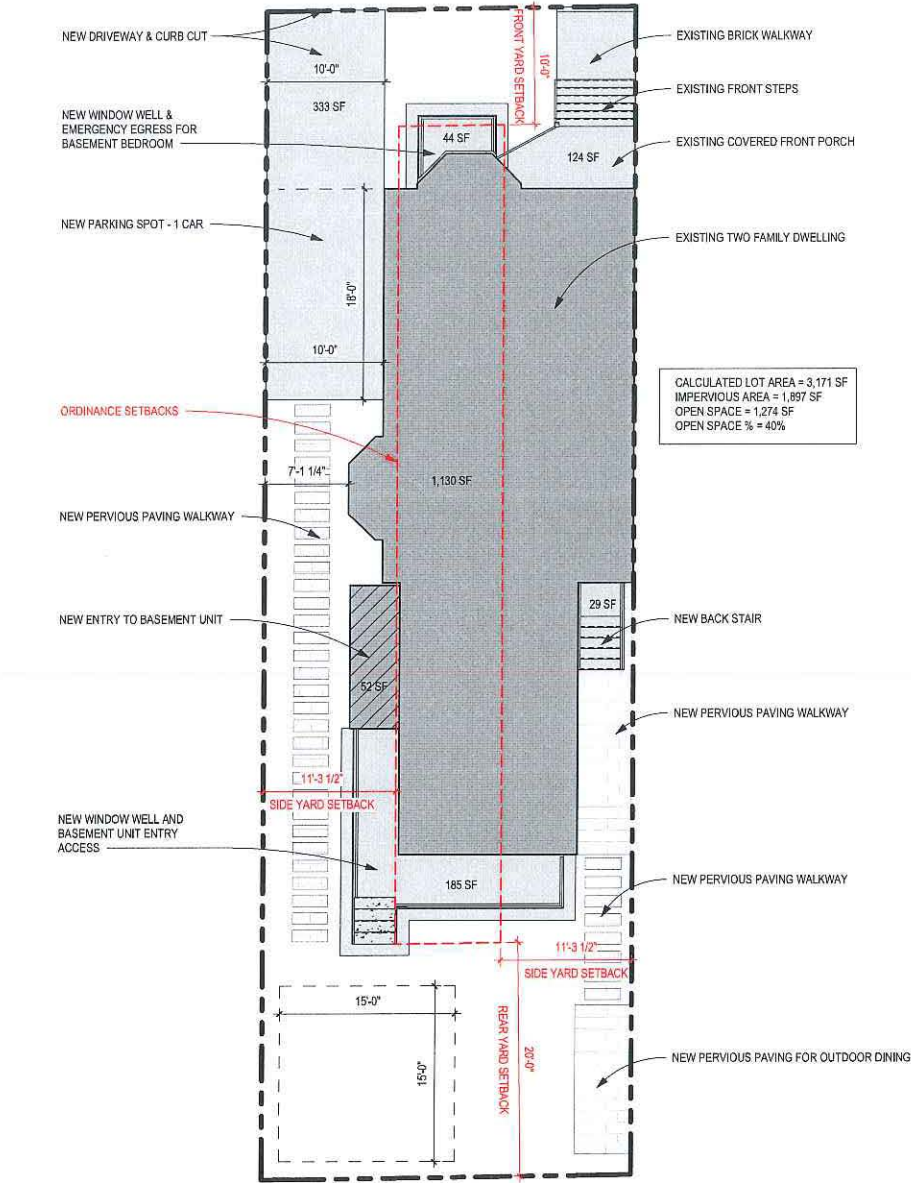
ZONING NOTES

PARCEL ID:	98-48
DISTRICT:	C
ZONING DESIGNATION:	MULTIFAMILY
ZONING OVERLAY:	N/A
PROPERTY SIZE:	3,171 SF CALC
GOVERINING CODE	IBC 2015

	ORDINANCE	EXISTING	PROPOSED
LOT SIZE	5,000 SF	3,171 SF	3,171 SF
LOT WIDTH	50'	31.71'	31.71'
FRONTAGE SETBACK	14'-1 1/2", NOT LESS THAN 10'	9.8'	9.8'
SIDE (LEFT) SETBACK	11'-3 1/2"	6.9'	7.1'
SIDE (RIGHT) SETBACK	11'-3 1/2"	0'	0'
REAR SETBACK	20'	23.9'	23.9'
OPEN SPACE TO LOT AREA:	36%	48%	40%
PARKING	1	0	1
BULDING HEIGHT	35'	34'-3"	34'-10"
F.A.R.	0.6	0.71	0.71

GROSS SQUARE FOOTAGE	
UNIT 1 - BASEMENT *	127 SF
UNIT 2 - BASEMENT *	1,030 SF
UNIT 1 - FIRST FLOOR	1,144 SF
UNIT 1 - SECOND FLOOR	1,096 SF
TOTAL GROSS SF:	2,240 SF

* EXCLUDED FROM GROSS SF CALCULATION



1 PROPOSED SITE PLAN
1/8" = 1'-0"

MILLER
RESIDENCE

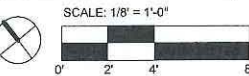
96 Henry St, Cambridge MA,
02139

Architect
Aamodt Plumb Architects, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Contractor
Aamodt Plumb Construction,
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Structural Engineering
Phelan Engineering
76 Carlisle Road
Westford, MA 01886
Tel: 978.256.4014

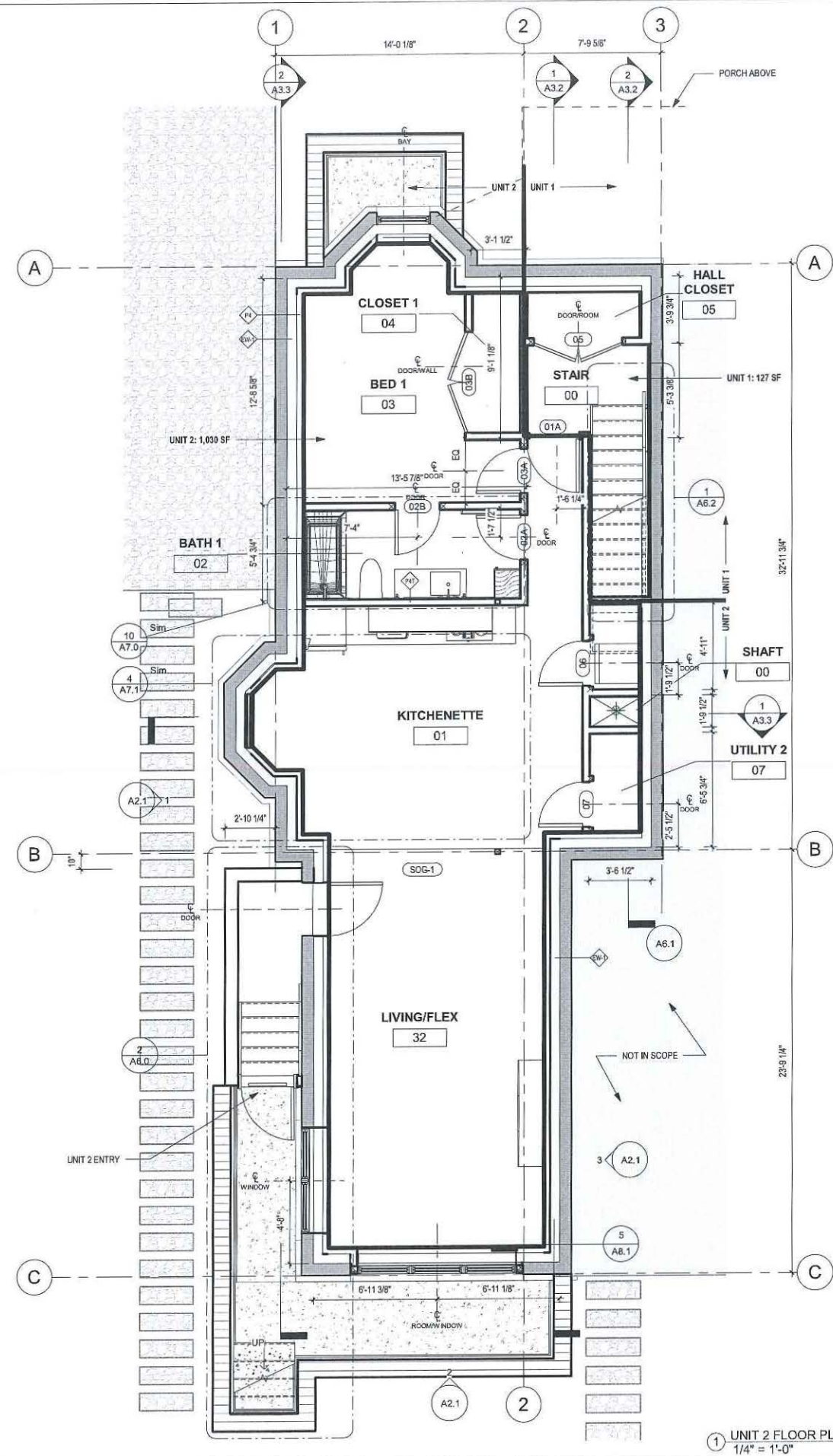
NOT FOR
CONSTRUCTION



NO. ISSUED FOR DATE

ZONING
ANALYSIS

Z0.1



REVISION LEGEND

EXISTING TO REMAIN, UNO
NEW CONSTRUCTION, UNO
PARTITIONED TO BE REMOVED
ITEM INDICATED ABOVE

KEYNOTE LEGEND

GENERAL FLOOR PLAN NOTES

1. PROVIDE HANDING ROD AND SHIELD ABOVE IN ALL CLOSETS
2. ASSUME ALL INTERIOR PARTITIONS ARE TYPE PWP, UNO
3. ALL DIMENSIONS TAKEN FROM F.O. FINISH - REFER TO INTERIOR ELEVATIONS FOR LOCATIONS OF TUB, ETC.
4. SEE ENLARGED PLANS & INTERIOR ELEVATIONS FOR FINISHING

HVAC SCOPE

1. CALCULATE AND DESIGN NEW HEATING AS REQUIRED
2. HVAC TO BE DESIGNED / BUILT BY CONTRACTOR
3. SEE HOPS & INT. ELEV. FOR GRILL LOCATIONS

PLUMBING SCOPE

1. PROVIDE FIXTURES AS NOTED AND CONNECT TO SYSTEMS

ELECTRICAL SCOPE

1. PROVIDE ELECTRICAL AS REQUIRED. PROVIDE OUTLETS PER CODE
2. ELECTRICAL IN PHASE 1 TO BE SEPARATED FROM MAIN HOUSE, INCLUDING SMOKE DETECTION SYSTEM

1 UNIT 2 FLOOR PLAN
1/4" = 1'-0"

MILLER RESIDENCE
96 Henry St, Cambridge MA, 02139

Architect
Aamodt Plumb Architects, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Contractor
Aamodt Plumb Construction
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Structural
Phelan Engineering
76 Carlele Road
Westford, MA 01886
Tel: 978.256.4014

NOT FOR CONSTRUCTION

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

NO. ISSUED FOR _____ DATE _____

UNIT 2 FLOOR PLANS

A1.0

MILLER
RESIDENCE

96 Henry St, Cambridge MA,
02139

Architect
Aamodt Plumb Architects, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Contractor
Aamodt Plumb Construction,
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Structural
Phelan Engineering
76 Carlisle Road
Westford, MA 01886
Tel: 978.256.4014

DRAWING LEGEND

- EXISTING TO REMAIN, UNO
- NEW CONSTRUCTION, UNO
- PARTITION ITEM TO BE REMOVED
- ITEM INDICATED ABOVE

GENERAL FLOOR PLAN NOTES

- 1. PROVIDE HANGING ROD AND SHIRL ABOVE IN ALL CLOSETS
- 2. ASSUME ALL EXTERIOR PARTITIONS ARE TYPE PAF, UNO.
- 3. ALL DIMENSIONS TAKEN FROM F.O. FINISH - REFER TO INTERIOR ELEVATIONS FOR LOCATIONS OF T.B.E. ETC.
- 4. SEE ENLARGED PLANS & INTERIOR ELEVATIONS FOR FINISHING.

HVAC SCOPE

- 1. CALCULATE AND DESIGN NEW HEATING AS REQUIRED
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PLUMBING SCOPE

- 1. PROVIDE FIXTURES AS NOTED AND CONNECT TO SYSTEMS

ELECTRICAL SCOPE

- 1. PROVIDE ELECTRICAL, AS REQUIRED. PROVIDE OUTLETS PER CODE.
- 2. ELECTRICAL IN PHASE 1 TO BE SEPARATED FROM UNH HOUSE, INCLUDING SMOKE DETECTION SYSTEM

KEYNOTE LEGEND

**NOT FOR
CONSTRUCTION**

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

2 UNIT 1 SECOND FLOOR PLAN
1/4" = 1'-0"

1 UNIT 1 FIRST FLOOR PLAN
1/4" = 1'-0"

NO. ISSUED FOR DATE

UNIT 1 FIRST AND
SECOND FLOOR
PLANS

A1.1

MILLER
RESIDENCE
96 Henry St, Cambridge MA,
02139

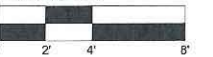
Architect
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Structural
Phelan Engineering
76 Carlisle Road
Westford, MA 01886
Tel: 978.266.4014

NOT FOR
CONSTRUCTION

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



- LEGEND:
- REPLACEMENT WINDOW
 - NEW WINDOW
 - EXISTING TO REMAIN

NO. ISSUED FOR DATE

EXTERIOR
ELEVATIONS

A2.1

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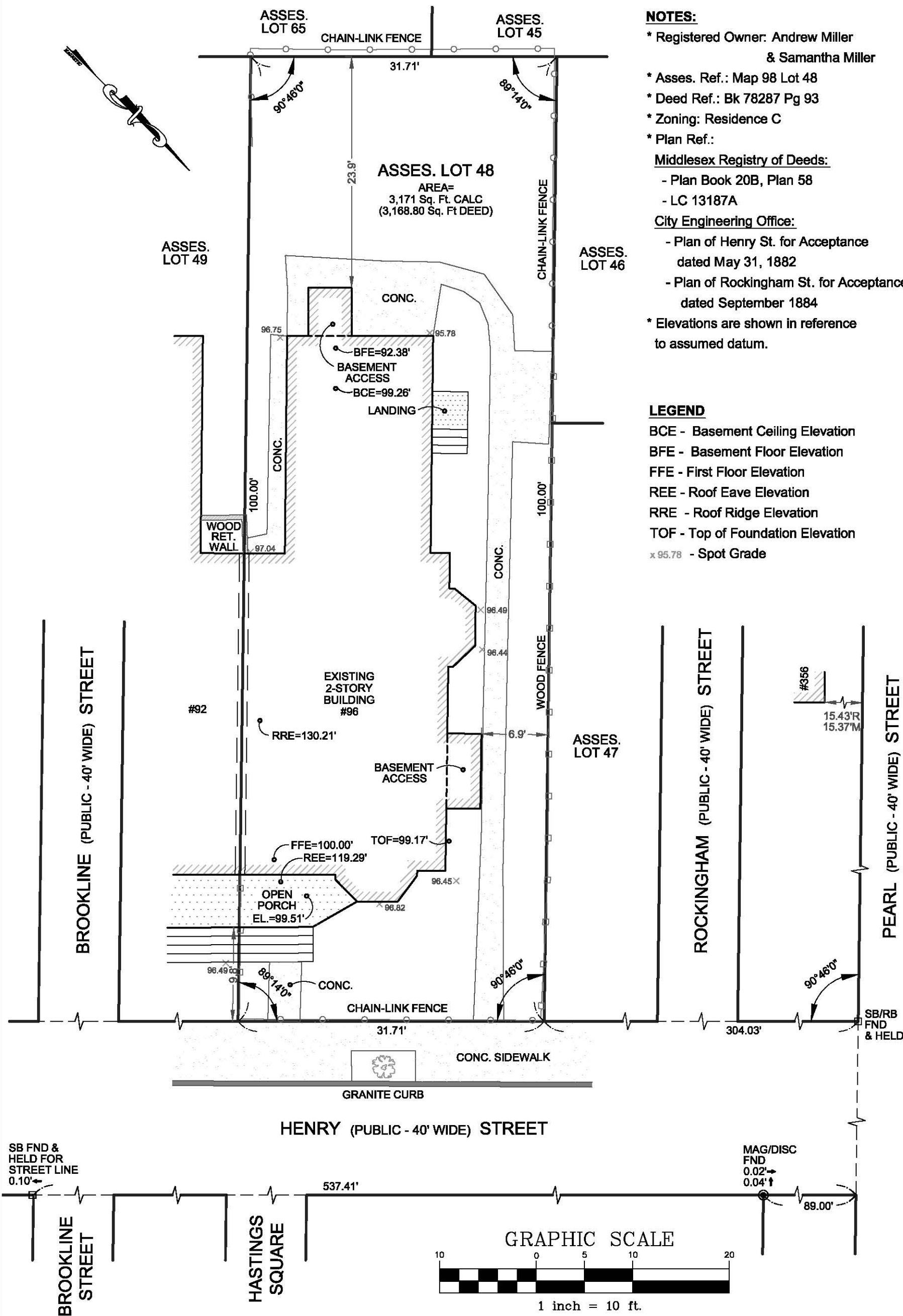
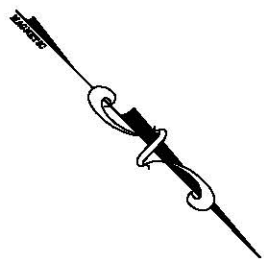
3 NORTH ELEVATION
1/4" = 1'-0"



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



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



NOTES:

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- * Deed Ref.: Bk 78287 Pg 93
- * Zoning: Residence C
- * Plan Ref.:
Middlesex Registry of Deeds:
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Plot Plan
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Date: January 15, 2022

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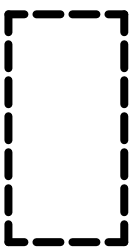
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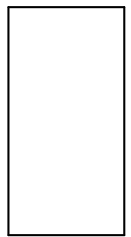
SCALE: 1/4" = 1'-0"



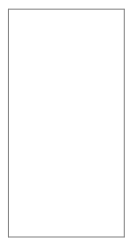
LEGEND:



REPLACEMENT WINDOW



NEW WINDOW



EXISTING TO REMAIN



③ NORTH ELEVATION
1/4" = 1'-0"



② SOUTH ELEVATION
1/4" = 1'-0"



① WEST ELEVATION
1/4" = 1'-0"

NO. ISSUED FOR DATE

EXTERIOR
ELEVATIONS

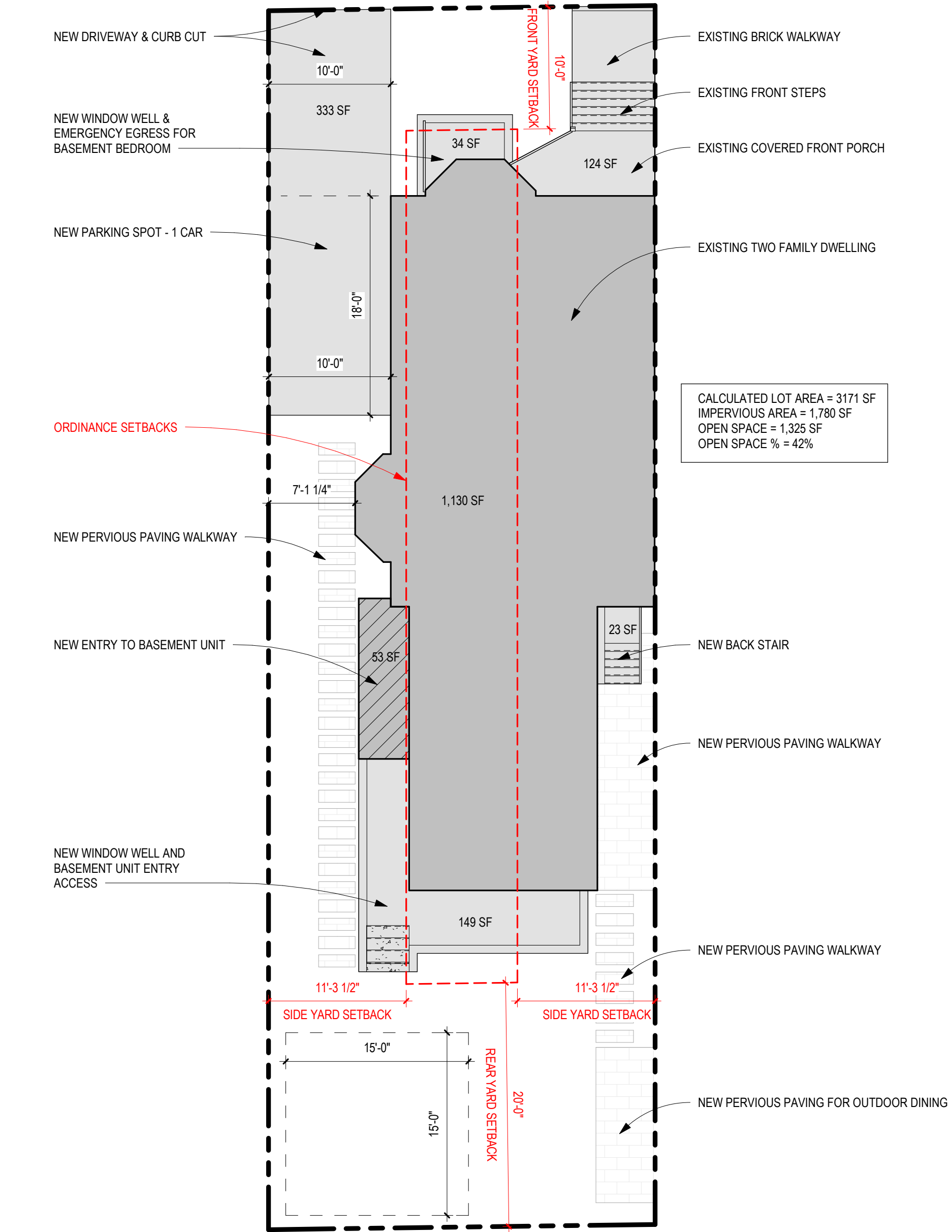
A2.1

ZONING NOTES	
PARCEL ID:	98-48
DISTRICT:	C
ZONING DESIGNATION:	MULTIFAMILY
ZONING OVERLAY:	N/A
PROPERTY SIZE:	3,171 SF CALC

	ORDINANCE	EXISTING	PROPOSED
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1 PROPOSED SITE PLAN
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MILLER RESIDENCE

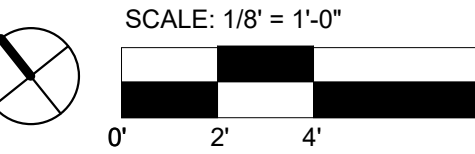
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Structural
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76 Carlisle Road
Westford, MA 01886
Tel: 978.256.4014

NOT FOR CONSTRUCTION



NO. ISSUED FOR DATE

ZONING ANALYSIS

Z0.1

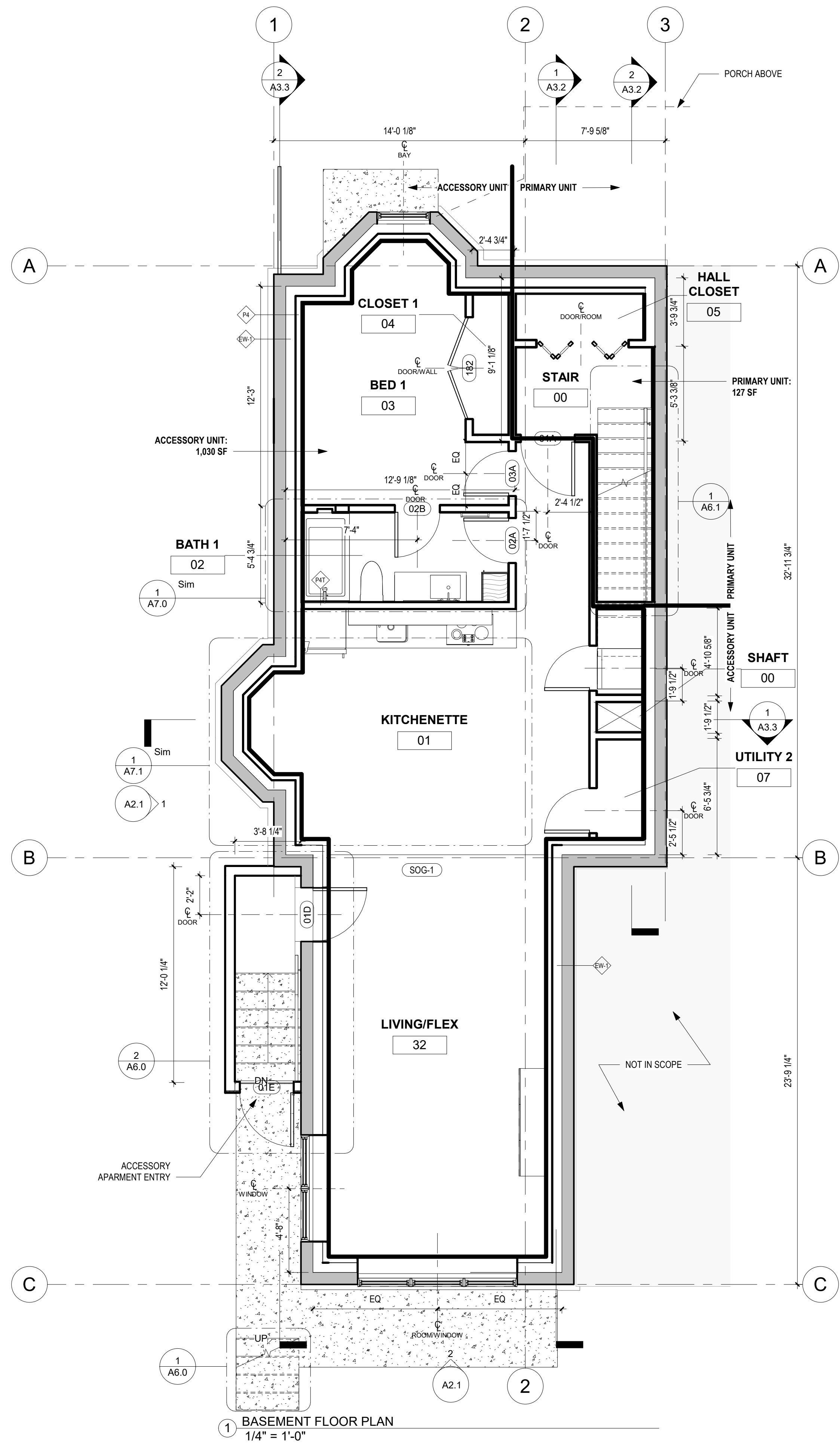
96 Henry St, Cambridge MA,
02139

Contractor
Aamodt Plumb Construction,
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

NO.	ISSUED FOR	DATE
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A1.0

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MILLER
RESIDENCE

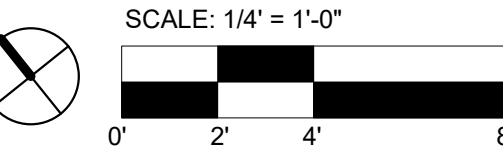
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CONSTRUCTION



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- ITEM INDICATED ABOVE

GENERAL FLOOR PLAN NOTES:

1. PROVIDE HANGING ROD AND SHELF ABOVE IN ALL CLOSETS
2. ASSUME ALL INTERIOR PARTITIONS ARE TYPE P4P, UNO.
3. ALL DIMENSIONS TAKEN FROM F.O. FINISH - REFER TO INTERIOR ELEVATIONS FOR LOCATIONS OF TILE, ETC.
4. SEE ENLARGED PLANS & INTERIOR ELEVATIONS FOR FINISHING

HVAC SCOPE:

1. CALCULATE AND DESIGN NEW HEATING AS REQUIRED
2. HVAC TO BE DESIGNED (BUILT BY CONTRACTOR)
3. SEE RCPS & INT. ELEV. FOR GRILL LOCATIONS

PLUMBING SCOPE:

1. PROVIDE FIXTURES AS NOTED AND CONNECT TO SYSTEMS

ELECTRICAL SCOPE:

1. PROVIDE ELECTRICAL AS REQUIRED. PROVIDE OUTLETS PER CODE
3. ELECTRICAL IN PHASE 1 TO BE SEPARATED FROM MAIN HOUSE, INCLUDING SMOKE DETECTION SYSTEM

KEYNOTE LEGEND

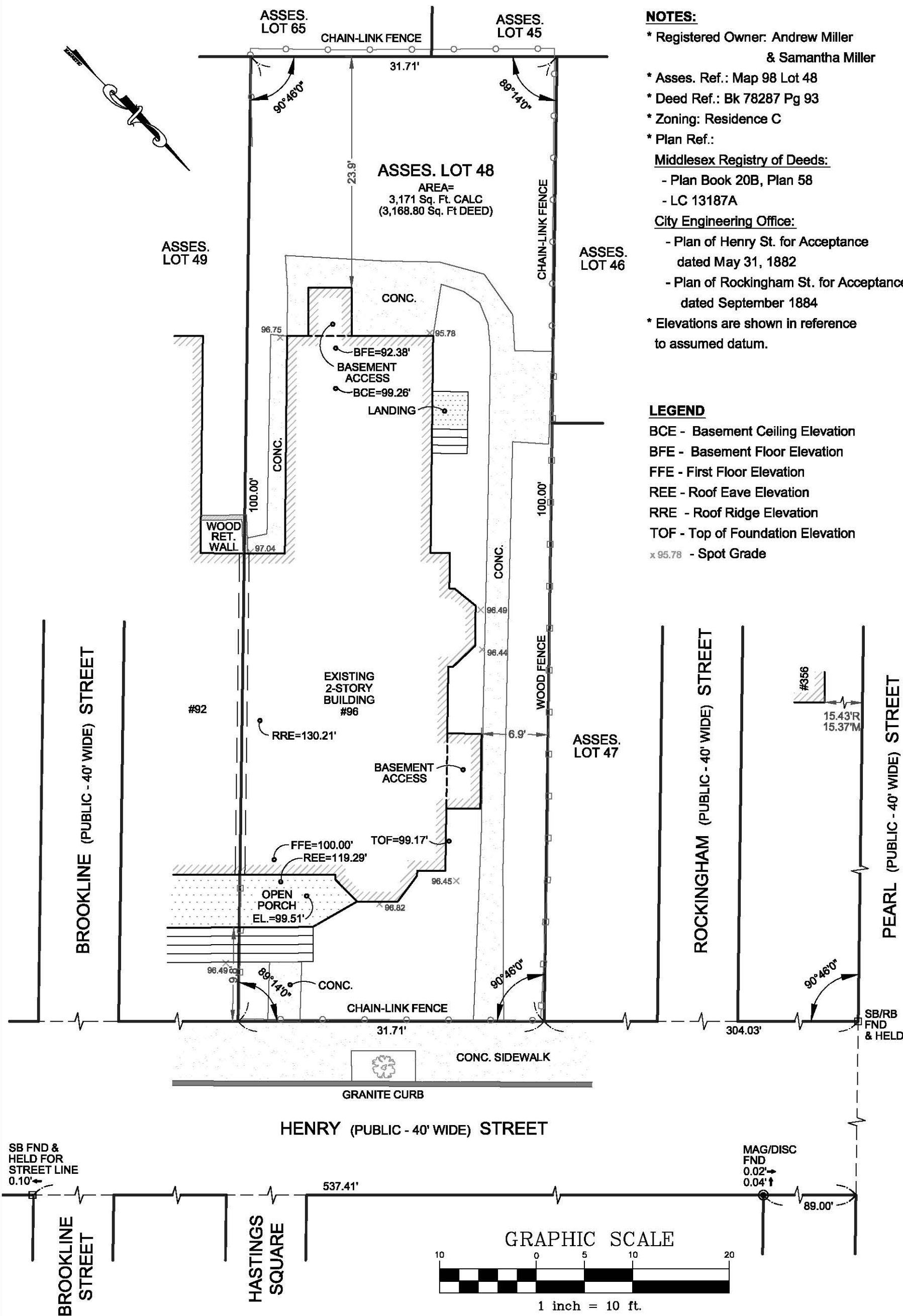
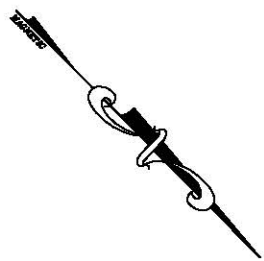
2 SECOND FLOOR PLAN
1/4" = 1'-0"

1 FIRST FLOOR PLAN
1/4" = 1'-0"

NO. ISSUED FOR DATE

UNIT 1
FIRST & SECOND
FLOOR PLANS

A1.1



NOTES:

- * Registered Owner: Andrew Miller & Samantha Miller
- * Asses. Ref.: Map 98 Lot 48
- * Deed Ref.: Bk 78287 Pg 93
- * Zoning: Residence C
- * Plan Ref.:
 - Middlesex Registry of Deeds:
 - Plan Book 20B, Plan 58
 - LC 13187A
 - City Engineering Office:
 - Plan of Henry St. for Acceptance dated May 31, 1882
 - Plan of Rockingham St. for Acceptance dated September 1884
- * Elevations are shown in reference to assumed datum.

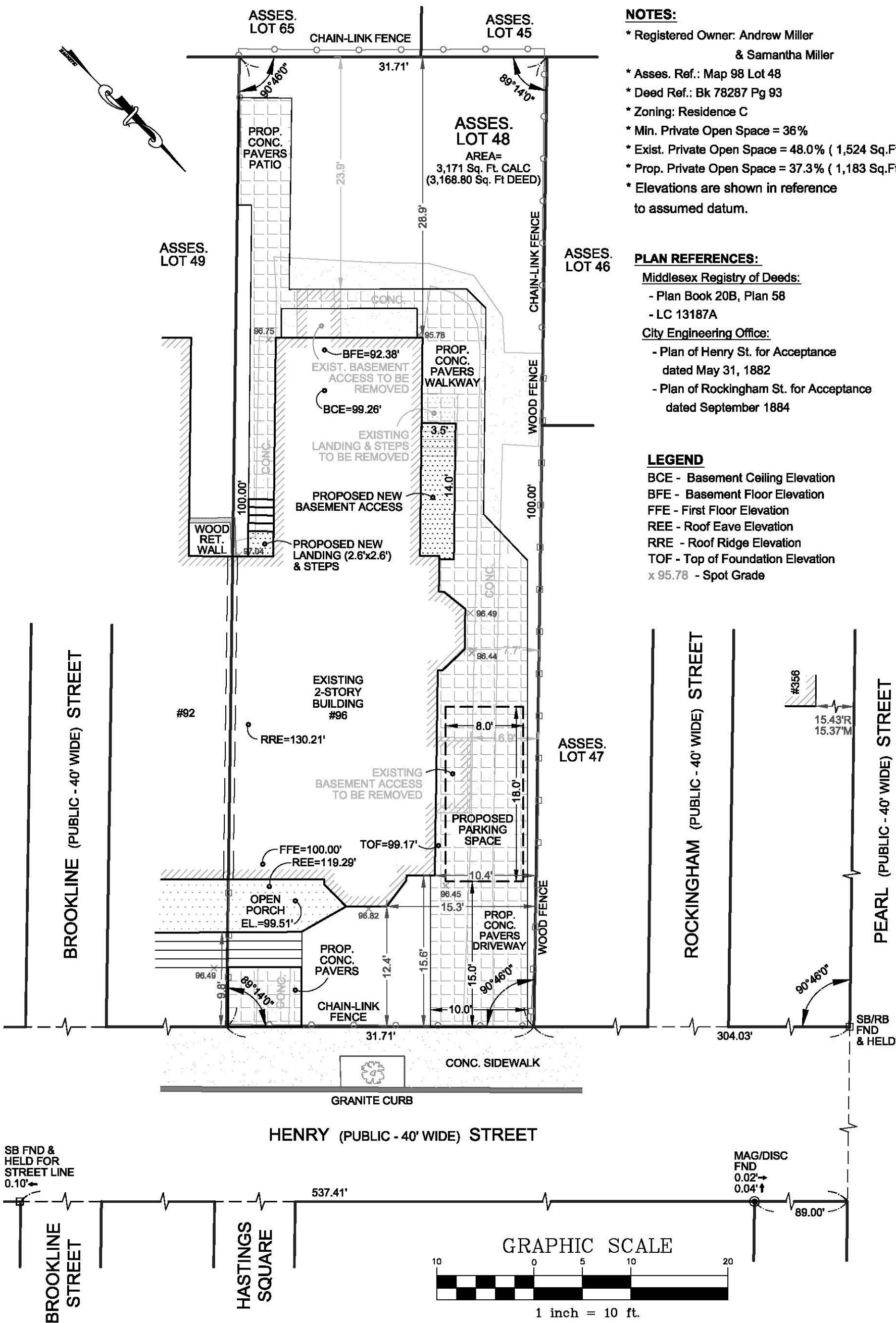
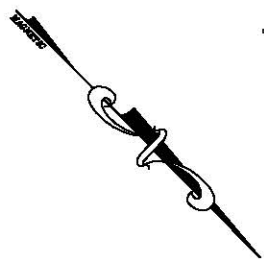
LEGEND

- BCE - Basement Ceiling Elevation
- BFE - Basement Floor Elevation
- FFE - First Floor Elevation
- REE - Roof Eave Elevation
- RRE - Roof Ridge Elevation
- TOF - Top of Foundation Elevation
- x 95.78 - Spot Grade

Neil J. Murphy Lic.#17460
Professional Land Surveyor

Plot Plan
96 Henry Street
Cambridge, MA 02139
Date: January 15, 2022

LAND
MAPPING
10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com



NOTES:

- * Registered Owner: Andrew Miller & Samantha Miller
- * Asses. Ref.: Map 98 Lot 48
- * Deed Ref.: Bk 78287 Pg 93
- * Zoning: Residence C
- * Min. Private Open Space = 36%
- * Exist. Private Open Space = 48.0% (1,524 Sq.Ft)
- * Prop. Private Open Space = 37.3% (1,183 Sq.Ft)
- * Elevations are shown in reference to assumed datum.

PLAN REFERENCES:

Middlesex Registry of Deeds:

- Plan Book 20B, Plan 58
- LC 13187A

City Engineering Office:

- Plan of Henry St. for Acceptance dated May 31, 1882
- Plan of Rockingham St. for Acceptance dated September 1884

LEGEND

- BCE - Basement Ceiling Elevation
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- x 95.78 - Spot Grade

BROOKLINE (PUBLIC - 40' WIDE) STREET

ROCKINGHAM (PUBLIC - 40' WIDE) STREET

PEARL (PUBLIC - 40' WIDE) STREET

HENRY (PUBLIC - 40' WIDE) STREET

Proposed Plot Plan

96 Henry Street
Cambridge, MA 02139
Date: January 20, 2022

Neil J. Murphy Lic.#17460
Professional Land Surveyor

LAND
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10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
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MILLER
RESIDENCE

96 Henry St, Cambridge MA,
02139

Architect
Aamodt Plumb Architects, LLC
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Contractor
Aamodt Plumb Construction,
91 Harvey Street, Suite 1
Cambridge, MA 02140
Tel: 617.876.9300

Structural
Pheian Engineering
76 Carlisle Road
Westford, MA 01886
Tel: 978.256.4014

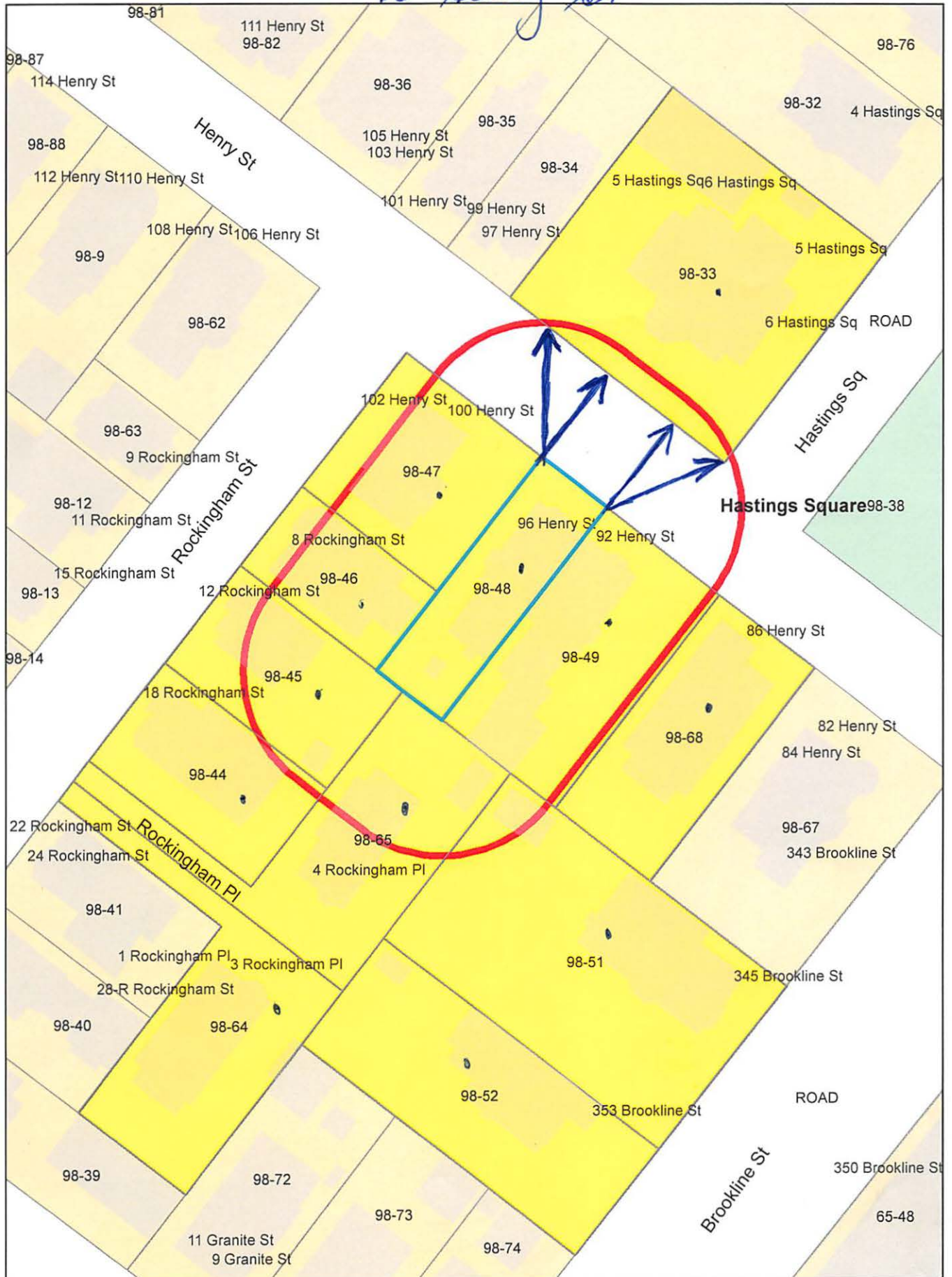
NOT FOR
CONSTRUCTION

NO. ISSUED FOR DATE

EXISTING
CONDITIONS
PHOTOS

Z0.2

96 Henry St.



96 Henry St.

ANDREW PLUMB
91 HARVEY STREET – SUITE 1
CAMBRIDGE, MA 02140

Petitioner

98-46
8 ROCKINGHAM STREET LLC,
C/O BLOCK PROPERTIES LLC,
1330 BOYLSTON ST., STE 600
CHESTNUT HILL, MA 02467

98-44
WEI, NANCY J. & JESSE L. WEI
18 ROCKINGHAM ST
CAMBRIDGE, MA 02139

98-47
ROBERTS, MARGARET A. A LIFE ESTATE
100 HENRY ST
CAMBRIDGE, MA 02139

98-52
JORDAN, KATHLEEN A.,
TR. THE KATHLEEN A. JORDAN 2017 FAM TR
353 BROOKLINE ST
CAMBRIDGE, MA 02139

98-64
DUWEL, AMY E. & J. CARL PALLAIS
1-3 ROCKINGHAM PL
CAMBRIDGE, MA 02139

98-65
SMITH, ST. JOHN, JR.
58 MOSSDALE RD
JAMAICA PLAIN, MA 02130

98-49
MILLER, STEVEN E. & SALLY BENBASSET
92 HENRY ST
CAMBRIDGE, MA 02139-4727

98-51
JONES, BENNETT AND DANIEL W. JONES
TRS. OF NEFER TRUST
345 BROOKLINE ST
CAMBRIDGE, MA 02139

98-68
ZERVAS, T. NICHOLAS
86 HENRY ST., UNIT #2
CAMBRIDGE, MA 02139

98-68
SOTO, PEPITA
265 MAIN ST
RIDGE FIELD PARK, NJ 07660

98-33
DELUCIA RUSSELL J & ROBIN L BRENNER
6 HASTINGS SQ
CAMBRIDGE, MA 02139

98-68
ASHLEY KATHERINE C & ADAM BIDWELL
86 HENRY ST - UNIT 3
CAMBRIDGE, MA 02139

98-48
MILLER ANDREW & SAMANTHA
96 HENRY ST
CAMBRIDGE, MA 02139

98-45
BRINKMAN, CAMILLA M. & DAVID R. BRINKMAN
12 ROCKINGHAM ST
CAMBRIDGE, MA 02139-4734

TO: Zoning Board & Other Involved Parties
FR: Sally Benbasset & Steven Miller
DT: June 15, 2022

We live in 92/94 Henry Street – the attached other half of the building that contains 96 Henry Street: super abutters!

We have lived here for over 45 years, raising our family and watching the neighborhood go through many changes.

We have been briefed by the new owners of 96 Henry of their plans for renovation. We have no objections to their proposed alterations. In fact, we believe the changes will make the entire building better.

And we welcome the inclusion of another young family into the neighborhood.

Sincerely,



Sally Benbasset
92/94 Henry St.



Steven Miller

96 Henry Street Renovation

Jennifer Longendyck
100 Henry Street
Cambridge, MA 02139

June 6, 2022

To Whom It May Concern,

I am writing in support of the home renovation project at 96 Henry st, Cambridge MA. As my next door neighbor in the area for many years, we have a long standing relationship with the Miller family and believe their project is being done responsibly and professionally as a positive addition to the neighborhood. I encourage the approval of the board.

Warm Regards,

Jen Longendyck

A handwritten signature in cursive script that reads "Jennifer Longendyck". The signature is written in dark ink and is positioned below the printed name "Jen Longendyck".

Lisa Ziegler-Chamblee
110 Henry Street
Cambridge, MA 02139

June 17, 2022

Cambridge Zoning Ordinance/Inspections Department
831 Massachusetts Avenue
Cambridge, MA 02139

To Whom It May Concern:

It has come to my attention that 96 Henry Street, a house several doors down from my own, will be under renovation. I have known Andrew Benbasett-Miller and his family, who will be residing at 96 Henry Street, since I was a child, growing up in Cambridge myself. I support the work they plant to do, including digging window wells and adding a side entrance at 96 Henry Street. We need more families in Cambridge who will be supportive to our city, our public schools and promote a diverse quality of life in Cambridge, just as Andrew and his family will do.

Thank you for your attention.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Lisa Ziegler-Chamblee', written in dark ink.

Lisa Ziegler-Chamblee



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: Aaron Troyansky Date: 6/13/22
(Print)

Address: 96 Henry St.

Case No. BZA-173908

Hearing Date: 6/30/22

Thank you,
Bza Members