



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAR 11 PM 3:09

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

BZA Number: 110939

#### General Information

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

Special Permit: X

Variance: \_\_\_\_\_

Appeal: \_\_\_\_\_

PETITIONER: Daniel Pallin

PETITIONER'S ADDRESS: 52 Kinnaird St., Cambridge, MA 02139

LOCATION OF PROPERTY: 9 Oak St., Cambridge, MA

TYPE OF OCCUPANCY: 2-family plus basement  
accessory apartment

ZONING DISTRICT: Residence C-1 Zone

#### REASON FOR PETITION:

/Register pre-existing basement accessory apartment/

#### DESCRIPTION OF PETITIONER'S PROPOSAL:

I seek a Special Permit to register the pre-existing basement accessory dwelling, which has been used as such for decades. With this application, I am enclosing an advertisement from the MLS (Multiple Listing Service) used by real estate agents, showing that a basement accessory dwelling was present and in use as of 2001. At that time, 2001, the property was purchased by Brett and Larissa Nigro. They sold it to me, and have told me that back in 2001, the basement accessory dwelling had been used as such for so long that kitchen appliances were already very old, rusted, and worn-out. They've provided an affidavit regarding this, which is also included with this application.

#### SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000      Section: 4.22.1 (Accessory Apartment).

Article: 2.000      Section: 2.16 (Definition of Basement FAR).

Original  
Signature(s):

(Petitioner(s) / Owner)

Daniel Pallin, MD

(Print Name)

Address:

Tel. No.

6176715594

E-Mail Address:

DannyJPallin@gmail.com

Date: March 11, 2021

**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 Daniel Pallin

(OWNER)

Address: 52 Kinnaird St., Cambridge MA 02139

State that I/We own the property located at 9 Oak St., Cambridge MA 02139,  
which is the subject of this zoning application.

The record title of this property is in the name of Daniel Pallin

\*Pursuant to a deed of duly recorded in the date December 11, 2020 Middlesex South  
County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or  
Middlesex Registry District of Land Court, Certificate No. 274946  
Book 01566 Page 143.

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

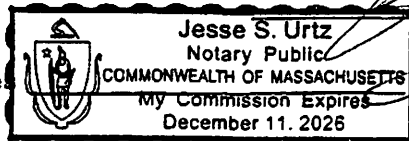
Jan 21, 2021

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

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name DANIEL PALLIN personally appeared before me,  
this 21<sup>ST</sup> of JANUARY, 2021, and made oath that the above statement is true.

My commission expires



(Notary Seal).

Notary

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

**REPORTING 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 9 Oak 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:**

I bought this property in December 2020. It is a two-family, with a pre-existing basement accessory apartment. The accessory apartment complies with zoning ordinance provisions 4.4.22.1 and 4.22.3.4, except that the prior owners never registered it.

Our only goal in this application is to comply with the rules by registering what has been in use for decades. Only the registration was missing -- all other aspects of the accessory dwelling's existence and use are compliant.

Included with this application is a real estate advertisement (MLS listing) from 2001, showing that the basement accessory apartment was present and in use at that time. Also included with this application is an affidavit from the people who sold me the property, stating that when they bought it in 2001, the appliances in the kitchen of the basement accessory apartment were already very old and worn, and had to be replaced.

The zoning ordinance provides for creation of new accessory dwellings in 4.4.22.1 and 4.22.3.4. These provisions were designed to encourage development of new apartments accessory to one- and two-family buildings. It is in the public interest to create more housing because housing is limited in Cambridge and rents are very expensive. This accessory dwelling complies with all applicable regulations, except for the fact that it was never registered. Even if we were proposing to construct a new accessory dwelling, it would be in the public interest for the reasons stated above.

Regarding the building and the lot, this is a 19th century property, whose lot size, setbacks, and floor area per lot area all predate current zoning rules by a century. We will not change anything in this regard.

**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:**

(1) The requested accessory apartment has been present and in use for at least 30 years. (2) The property has ample parking.

**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:**

(1) To the south of the property stands a busy U.S. Post Office. Its operation would not be affected. (2) To the north of the property stands a large empty parking area. Its operation would not be affected. (3) To the east of the property stands a private residence. The owners are supportive of this request, and use of their property would not change, since the requested Special Permit pertains only to the basement, and because the basement has been a dwelling unit for decades. (4) The western edge of the property fronts on Oak St. (5) The requested accessory apartment has been present and in use for decades. (6) The property has ample parking.

**D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

No nuisance or hazard to other Cantabrigians could foreseeably result from granting of this request.

**E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:**

The proposed use is not a change from the current use. This use does not impair the integrity of the neighborhood. Inman Square is dense and busy. More housing is needed, and improving this property while continue its longstanding use can only benefit the neighborhood.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements,**

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Daniel Pallin

**Location:** 52 Kinnaird St.

**Phone:** 6176715594

**Present Use/Occupancy:** 2-family plus basement accessory apartment

**Zone:** Residence C-1 Zone

**Requested Use/Occupancy:** 2-family plus basement accessory apartment

|  | <u>Existing Conditions</u>                       | <u>Requested Conditions</u> | <u>Ordinance Requirements</u>                    |        |
|--|--|-----------------------------|--|--------|
| <u>TOTAL GROSS FLOOR AREA:</u>                             | 2176   | No Change                   | N/A (Basement)                                   | (max.) |
| <u>LOT AREA:</u>   | 2294   | No change                   | 5000   | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup> | .94  | No Change                   | .75  |        |
| <u>LOT AREA OF EACH DWELLING UNIT</u>                      | 1147   | No change                   | 1500   |        |
| <u>SIZE OF LOT:</u> WIDTH                                  | 45   | No change                   | 50   |        |
| DEPTH  | 51   | No change                   | N/A  |        |
| <u>SETBACKS IN FEET:</u> FRONT                             | 12'10"   | Same                        | 10   |        |
| REAR   | 6'2"   | Same                        | 20   |        |
| LEFT SIDE  | 7'1.5"   | Same                        | 7'6"   |        |
| RIGHT SIDE   | 16'5.5"  | Same                        | 7'6"   |        |
| <u>SIZE OF BUILDING:</u> HEIGHT                            | 29   | No change                   | N/A  |        |
| WIDTH  | 43.5   | No change                   | N/A  |        |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>             | None   | No change                   | 30%  |        |
| <u>NO. OF DWELLING UNITS:</u>                              | 3 (two family with basement accessory apartment) | No change                   | 3 (two family with basement accessory apartment) |        |
| <u>NO. OF PARKING SPACES:</u>                              | 4  | 4                           | 2 (accessory apartment exempt)                   |        |
| <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.



## Pacheco, Maria

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**From:** benjamin wright <goodyoubin@yahoo.com>  
**Sent:** Sunday, March 28, 2021 7:15 PM  
**To:** Pacheco, Maria  
**Subject:** Opposition to 9 Oak street petition

Hi Maria,

Just want to express my opinion about 9 Oak St.

As a resident there, I know how congested it is. If 9 Oak street legalize its basement, it means more traffic jam on Cambridge street , Oak street and nearby streets.

Thanks for your consideration!

Youbin

[Sent from Yahoo Mail for iPhone](#)



# 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: \_\_\_\_\_

(Print)

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Case No. \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Thank you,  
Bza Members

Dear BZA:

The next few pages demonstrate that the pre-existing basement accessory dwelling has been used as such for many decades.

The first page to follow this note is a letter from the people who sold me the property in December 2020. Their letter attests that when they bought the property in 2001, the kitchen in the basement accessory dwelling was already old and worn, requiring replacement of appliances.

The next pages are a copy of the MLS listing from 2001, which advertised the presence of a complete basement accessory dwelling.

Thank you.

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**Larissa and Brett Nigro**

28 Horseshoe Road

Windham, NH 03087

Mobile phone: 617-201-4700

Email addresses: larissamnigro@gmail.com and BrettNigro@gmail.com

March 7, 2021

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Dear Board of Zoning Appeal,

Daniel Pallin has asked us to convey in writing what we have conveyed to him in telephone conversations and by email.

This pertains to 9 Oak St., Cambridge MA 02139.

We purchased this property in 2001. When we purchased it, the basement was fully finished, with a full bathroom and a kitchen including a gas stove.

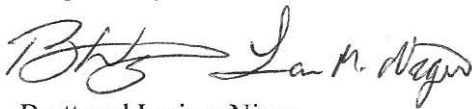
We do not know the year in which the basement was finished as an independent dwelling, and we don't think there is any way to know for sure. We can say that, in 2001, the kitchen appliances were old, and we had to replace appliances.

The basement dwelling was in use in the above described configuration by the prior owners as well.

We sold the property to Dr. Daniel Pallin in December 2020. Our understanding is that he hopes to register the basement as a legal accessory apartment.

Please let us know if we can provide any further information.

Respectfully,

A handwritten signature in black ink, appearing to read "Brett and Larissa Nigro". The signature is stylized and cursive.

Brett and Larissa Nigro

**MLS # 30490458 - Sold**  
**Multi Family - 2 Family**

**9-9A OAK ST.**  
**Cambridge, MA 02138**  
**Middlesex County**

List Price: **\$479,000**

Sale Price: **\$510,000**

Color:

Total Floors: **2**

Total Rooms: **10**

Total Units: **2**

Total Bedrooms: **4**

Total Rent: **\$0**

Total Bathrooms: **2f 0h**

Grade School:

Total Fireplaces: **0**

Middle School:

High School:

Directions:

**Remarks**

**NICELY REHABBED TWO FAMILY. PRIME INMAN SQUARE LOCATION. 2ND FLOOR LEASED AT 1700 UNTIL END OF AUGUST. FINISHED BASEMENT WITH FULL BATH AND KITCHEN.**

**Property Information**

Approx. Living Area: **1,812 Sq. Ft.** Approx. Acres: **0.05 (2,295 Sq. Ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **0 / 0**

Parking Spaces: **0**

Living Area Source: **Appraiser**

Heat/Cool Units: **0 / 0**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures:

**Annual Expenses**

Heating: **\$0**

Repair & Maintenance: **\$0**

Management: **\$0**

Gross Income: **\$0**

|                         |                           |                                  |                            |
|-------------------------|---------------------------|----------------------------------|----------------------------|
| Gas: <b>\$0</b>         | Trash Removal: <b>\$0</b> | Miscellaneous: <b>\$0</b>        | Gross Expenses: <b>\$0</b> |
| Electricity: <b>\$0</b> | Sewer: <b>\$0</b>         | Ann. Prop. Oper. Data: <b>No</b> | Net Income: <b>\$0</b>     |
| Water: <b>\$0</b>       | Insurance: <b>\$0</b>     | Annual Expense Source:           |                            |

#### Unit Descriptions

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##### Unit #1

Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **0** Floor: **0** Rent: **0** Lease: **No**

##### Unit #2

Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **0** Floor: **0** Rent: **0** Lease: **Yes**

#### Features

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Basement: **Yes**  
Beach: **No**  
Foundation Size: **IRREGULAR**  
Foundation Description: **Other (See Remarks)**  
Lot Description: **Other (See Remarks)**  
Sewer Utilities: **Private Sewerage**  
Water Utilities:  
Waterfront: **No**

#### Other Property Info

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Disclosure Declaration: **No**  
Exclusions:  
Lead Paint: **None**  
UFFI: **Unknown** Warranty Features:  
Year Built: **9999** Source: **Public Record**  
Year Built Description: **Unknown/Mixed**  
Year Round:  
Short Sale w/Lndr. App. Req: **Unknown**  
Lender Owned: **Undisclosed**

#### Tax Information

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Pin #:  
Assessed: **\$207,000**  
Tax: **\$1,914** Tax Year: **1999**  
Book: **99999** Page: **99**  
Cert:  
Zoning Code: **RES**  
Map: Block: Lot:

#### Office/Agent Information

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Listing Office: **Century 21 Avon** (617) 497-6555  
Listing Agent: **Hugh Leahy**  
Team Member(s):  
Sale Office: **Yu Realty Inc. (617) 928-0399**  
Sale Agent: **Hugh Leahy**  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only:  
Showing: Sub-Agent: **Call List Office**  
Showing: Buyer-Agent: **Call List Office**  
Showing: Facilitator:

#### Compensation

Sub-Agent: **2.5**  
Buyer Agent: **2.5**  
Facilitator:  
Compensation Based On:

Special Showing Instructions:

**Market Information**

Listing Date: **3/31/2001**

Listing Market Time: MLS# has been on for **3** day(s)

Days on Market: Property has been on the market for a total of **3** day(s)

Office Market Time: Office has listed this property for **3** day(s)

Expiration Date:

Cash Paid for Upgrades:

Original Price: **\$479,000**

Seller Concessions at Closing:

Off Market Date: **4/3/2001**

Financing: **FHA**

Sale Date: **7/31/2001**

Sale Price: **\$510,000**

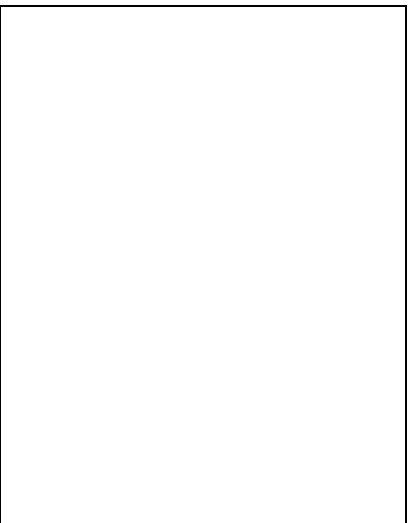
Offer Date: **4/3/2001** Days to Offer: **3**

**Market History for 9-9A OAK ST., Cambridge, MA 02138**

| MLS #  | Date      |   | DOM      | DTO      | Price            |
|--|-----------|---|----------|----------|------------------|
| 30490458   | 3/31/2001 | Listed for <b>\$479,000</b>               |          |          | \$479,000        |
| UAG  | 4/3/2001  | Status Changed to: <b>Under Agreement</b> |          |          |                  |
| SLD  | 8/1/2001  | Status Changed to: <b>Sold</b>            |          |          |                  |
| <b>Market History for Century 21 Avon (BB6335)</b> |           |   | <b>3</b> | <b>3</b> | <b>\$510,000</b> |
| <b>Market History for this property</b>            |           |   | <b>3</b> | <b>3</b> | <b>\$510,000</b> |

MLS # 30490458 - Sold  
9-9A OAK ST., Cambridge, MA 02138

Multi Family - 2 Family  
Sale Price: \$510,000





PROJECT:

9 OAK STREET, Cambridge, MA

Schedule of Drawings:

|              |                                     |
|--------------|-------------------------------------|
| Sheet 1 of 1 | Certified Plot Plan                 |
| A1.1         | Site Plan & Zoning Analysis         |
| AE2          | Existing Plans                      |
| AE4          | Existing Elevations                 |
| A1.2         | Area Plans                          |
| AD2          | Demolition Plans                    |
| A2           | Proposed Plans                      |
| A4           | Proposed Elevations                 |
| MA/S.101     | Proposed Structural Plans & Details |
| MA/S.102     | Proposed Structural Plans & Details |

OWNER :

Daniel Palin  
52 Kinnaird Street  
Cambridge, MA 02139

STRUCTURAL ENGINEERING:

SURFZONE ENGINEERING CONSULTANTS, LLC  
Farzam S. Maleki, P.E.  
Civil & Structural Consultants  
617-299-0722  
864-633-7865

ARCHICTECT:

BLANCHARD DESIGN STUDIO  
Chelsea Blanchard, Registered Architect  
599 East Broadway, Suite 105  
Boston, MA 02127  
617-861-7733

SURVEYOR:

MERRIMACK ENGINEERING CONSULTANTS, LLC  
Stephen Stapinsky  
60 Park Street  
Andover, MA 01810  
978-455-3555

DRAWING SET FOR :

PERMITTING

DATE:

02.19.2021



|     |                     |
|-----|---------------------|
| WSF | WOOD STOCKADE FENCE |
| WF  | WOOD FRAME          |



1. SEE CITY OF CAMBRIDGE PARCEL ID #83-91  
AND LAND COURT BOOK #1265 PAGE #10 AND  
CERTIFICATE OF TITLE 276960 LAND COURT  
PLAN 42897A, E.N.D.R.D. FOR SITE.



STEPHEN E. STAPINSKI, R.L.S.

2/3/21

DATE \_\_\_\_\_

*IN*

### SHOWING HOUSE LOCATION AND SETBACKS

PREPARED FOR

DANIEL PALIN

9 OAK STREET  
CAMBRIDGE, MASSACHUSETTS 02139

DATE: FEBRUARY 3, 2021

SCALE: 1"=20'



**MERRIMACK ENGINEERING SERVICES**

66 PARK STREET

ANDOVER, MASSACHUSETTS 01810

PHONE: (978) 475-3555  
EMAIL: MERRENG@AOL.COM

**SURFZONE ENGINEERING  
CONSULTANTS, LLC  
Farzam S. Maleki, P.E.  
Civil & Structural Consultants  
617-299-0722**

**Blanchard Design Studio**  
**Chelsea Blanchard, Registered Architect**  
**599 East Broadway, Suite 105**  
**Boston, MA 02127 | 617.861.7733**

**Merrimack Engineering Services**

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**DANIEL PALIN  
9 OAK STREET  
CAMBRIDGE, MA 02139**

Sheet  
1 of 1





6 EXISTING VIEW 3



5 EXISTING VIEW 2



4 EXISTING VIEW 1

**Zoning Analysis for 9 Oak St., Cambridge 02139** (also known as 9-9A Oak St.) Submitted by Chelsea Blanchard, registered architect

**Property Class:** TWO-FAM-RES      **Parcel ID:** 83-91      **Zoning District:** C-1      **State Class Code:** 104

**Pre-existing Structure:** two-family dwelling with basement accessory apartment. Year established: likely circa 1950, certainly years before 2000.

**Pre-existing Use:** two-family dwelling with basement accessory apartment. Year established: likely circa 1950, certainly years before 2000.

**Request:** Special Permit to register pre-existing basement accessory apartment, in compliance with Zoning Ordinance 4.22.1, 4.22.3.4, and 2.000.

**Proposed Structure:** Improved safety, improved finishes, unchanged gross floor area, no exterior work, no alteration of lot parameters.

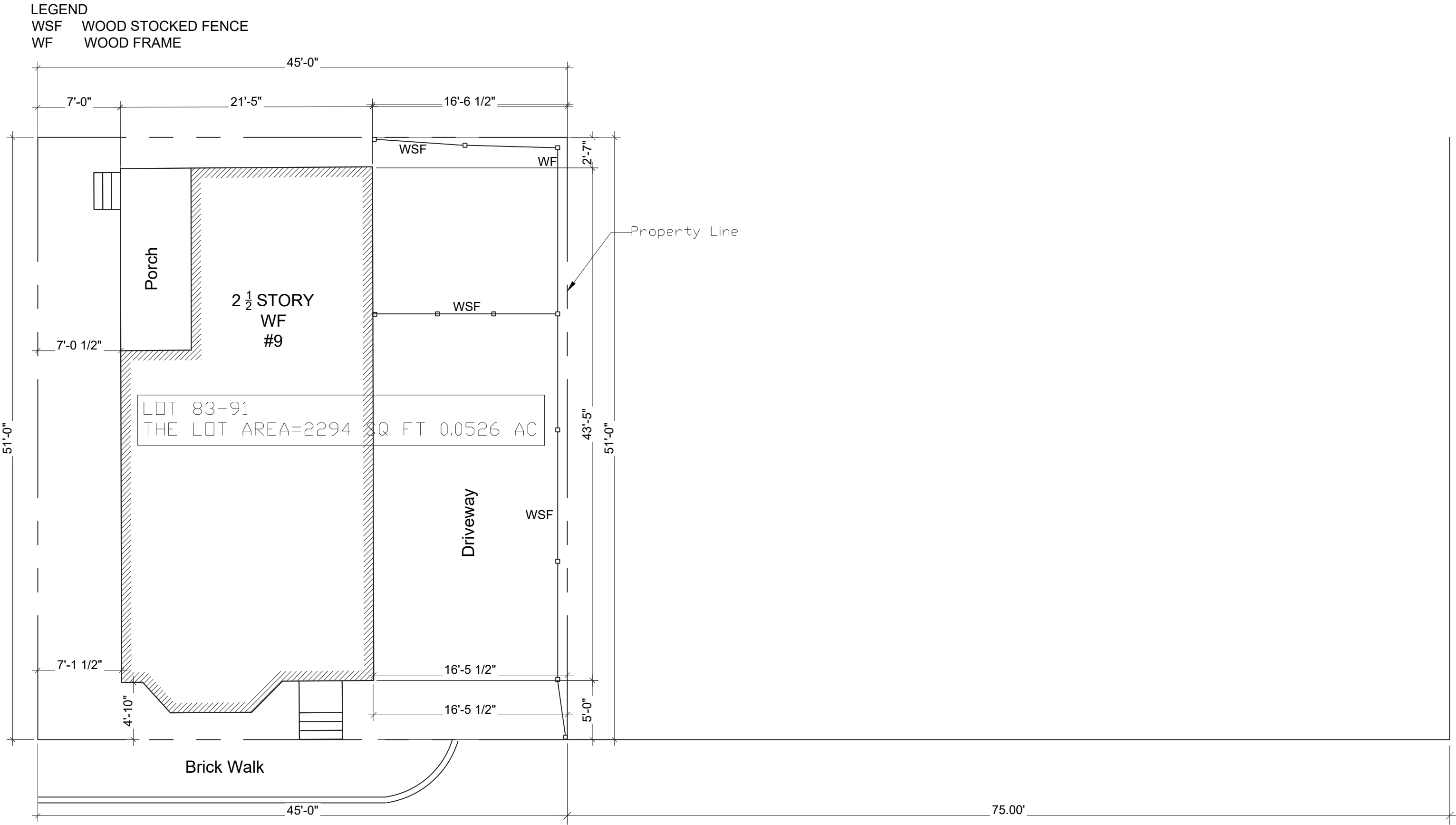
**Proposed Use:** No change.

**Pre-existing non-conformity:** The pre-existing basement accessory dwelling **complies** with zoning ordinance 4.22 (allowed Special Permit for accessory apartments) and 2.000 (basement not included in GFA). Prior to current ordinance draft, the basement accessory dwelling was nonconforming.

**New permissions requested for currently non-conforming items:** none.

| Quantitative Zoning Analysis             |  |                           |           |       |
|--|--|---------------------------|-----------|-------|
| Item                                     | Ordinance Requirement                                      | Pre-Existing              | Proposed  | Notes |
| Lot size                                 | 5,000 sqft   | 2,294                     | No change | 1     |
| Lot area per dwelling                    | 1,500 sqft   | 1,147                     | No change | 1, 2  |
| Number of dwellings                      | 2 plus basement accessory                                  | 2 plus basement accessory | No change | 2, 3  |
| Building coverage                        | 30% of lot area  | 42%                       | No change | 1, 2  |
| Building height                          | 35 ft  | 29' 6"                    | No change |       |
| Lot width/frontage                       | 50 ft  | 45                        | No change | 1     |
| Front setback                            | 20 ft  | 12' 10"                   | No change | 1     |
| Rear setback                             | 20 ft  | 6' 2"                     | No change | 1     |
| Left (north) setback                     | 7.5 ft   | 7' 1.5"                   | No change | 1     |
| South side setback                       | 7.5 ft   | 16' 5.5"                  | No change | 1     |
| Gross floor area                         | Special Permit Accessory Unit Min. Floor Area = 1,800 sqft | 2,176 sqft                | No Change | 2, 3  |
| Gross floor area ratio to lot size (FAR) | .75  | .94                       | No Change | 2, 3  |

- Current use established more than 100 years ago
- Basement excluded from floor area per ordinance
- Current use established in approximately 1950, but there are no records to provide exact year.



Cambridge Street

DESIGN/BUILD NOTES:

- ALL WORK RELATED TO PLUMBING, ELECTRICAL, FIRE ALARM, HVAC, AND FIRE PROTECTION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED ON A DESIGN/BUILD BASIS. ALL WORK SHALL COMPLY WITH ALL RELEVANT FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
- HVAC, ELECTRICAL, EMERGENCY LIGHTING, FIRE PROTECTION AND FIRE ALARM LAYOUTS WHERE SHOWN ARE FOR INFORMATION AND COORDINATION PURPOSES ONLY. INSTALLERS SHALL HAVE FULL RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE CODES AND SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE ARCHITECT FROM ANY AND ALL LIABILITY IN CONNECTION THEREIN. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.

ELECTRICAL NOTES:

- GC SHALL PROVIDE ALL CUTTING, CORING, PATCHING OF CHASES IN FLOORS OR WALLS AS REQUIRED. MAINTAIN REQUIRED FIRE PROTECTION.
- MOUNTING HEIGHTS FOR ELECTRICAL RECEPTACLES AND SWITCHES SHALL MATCH EXISTING BUILDING EQUIPMENT AND CODE. ELECTRICAL RECEPTACLES MAY BE NO LOWER THAN 18" A.F.F (CENTERLINE) MAXIMUM HEIGHT FOR CONTROLS IS 48" A.F.F.
- COVER PLATES FOR ANY DEVICES SHALL NOT BE INSTALLED UNTIL APPLICATION OF ALL FINISH MATERIALS HAS BEEN COMPLETED.
- ALL ELECTRICAL WORK SHALL BE COORDINATED WITH HVAC, CABINETWORK, PARTITION CONSTRUCTION AND ANY OTHER WORK WHERE SO REQUIRED/APPROPRIATE EVEN IF NOT SPECIFICALLY REQUESTED.
- ELECTRICAL CONTRACTOR WILL COORDINATE ANY CHANGES OR CHANGE REQUESTS IN ELECTRICAL POWER OR DEVICE REQUIREMENTS WITH OWNER AND ARCHITECT.
- WHERE REQUIRED TO PASS CABLES THROUGH THE STRUCTURE OR FLOOR, ALL SLEEVES AND CORES AROUND THE CABLES SHALL BE TIGHTLY PACKED WITH APPROVED FIRE-SAFE MATERIALS TO MAINTAIN SMOKE AND FIRE INTEGRITY BETWEEN FLOORS/WALLS.
- COMPLY WITH ALL MANUFACTURER REQUIREMENTS FOR ELECTRICAL, TELEPHONE, AND OTHER ASSOCIATED DEVICES.

APPLICABLE CODE:

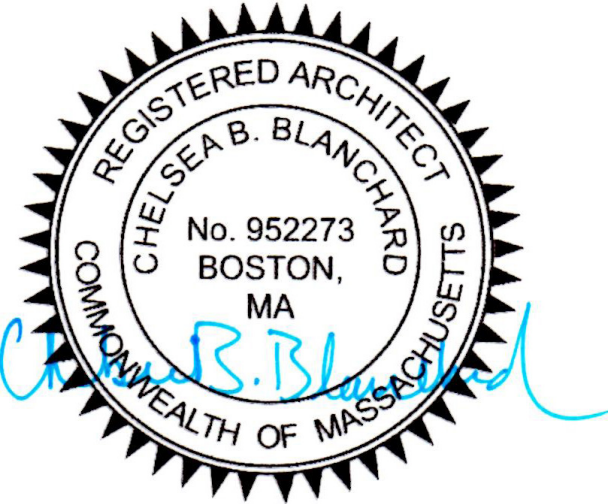
MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION AND 2015 INTERNATIONAL RESIDENTIAL CODE

GENERAL NOTES:

- ALL TYPICAL NOTES ON EACH DRAWING TO APPLY UNIFORMLY.



2 AERIAL MAP



Blanchard Design Studio  
Chelsea Blanchard, Registered Architect  
599 East Broadway, Suite 105  
Boston, MA 02127 | 617.861.7733

SUREZONE ENGINEERING  
CONSULTANTS, LLC  
Farzam S. Maleki, P.E.  
Civil & Structural Consultants  
617-299-0722

| DATE:   | DESCRIPTION:                              |
|---------|---|
| 1/30/21 | 2nd floor kitchen reconfig - attic stairs |
| 2/04/21 | 1st floor bathroom size - attic stairs    |
| 2/08/21 | 2nd floor bedroom size - attic bathroom   |

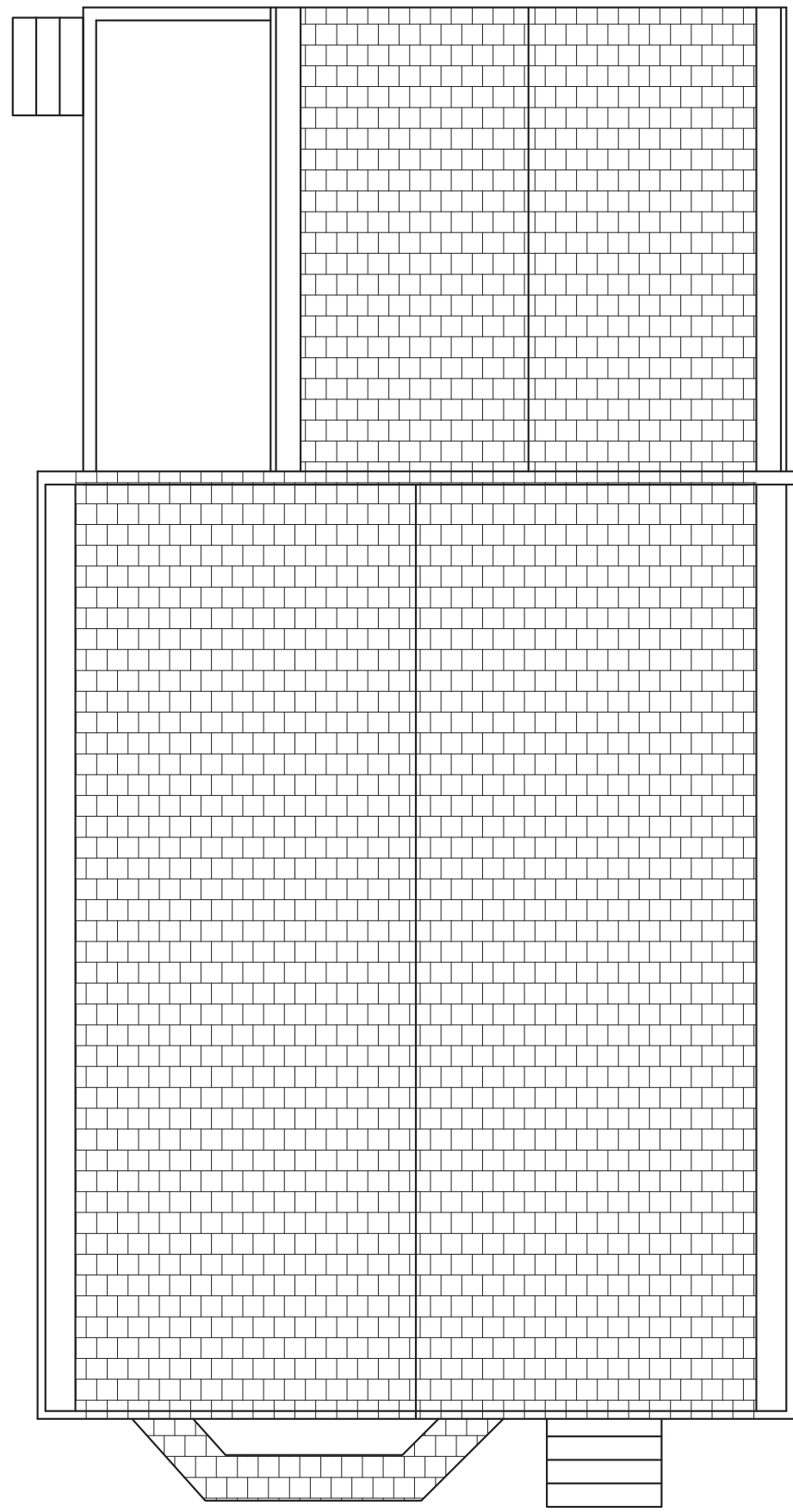
| CHECKED BY:CB | SCALE: AS NOTED |
|---------------|-----------------|
| DRAWN BY: FM  | DATE: 02.08.21  |

SITE PLAN & ZONING ANALYSIS  
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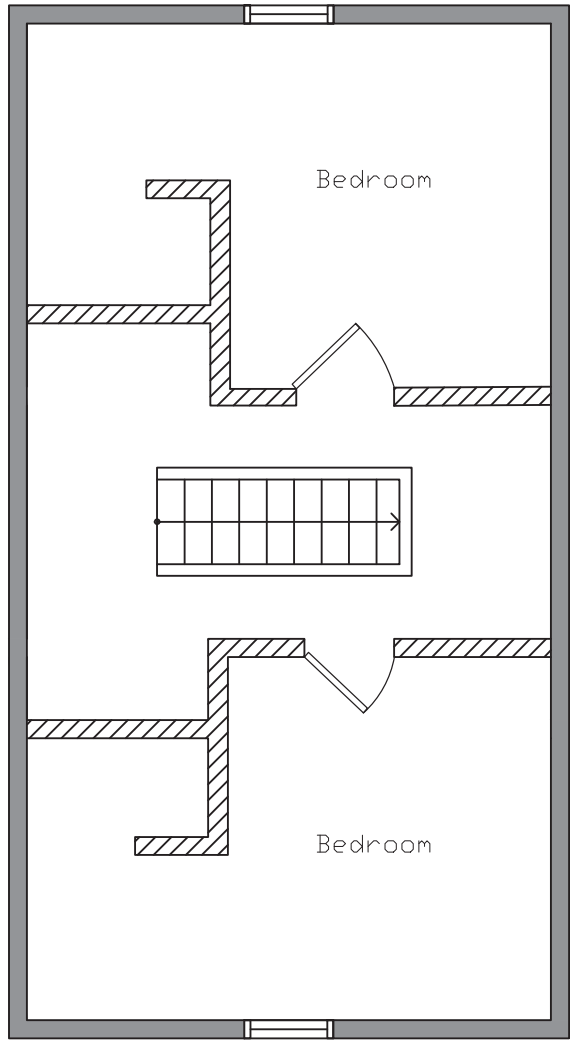
DANIEL PALIN  
9 OAK STREET  
CAMBRIDGE, MA 02139

A1.1

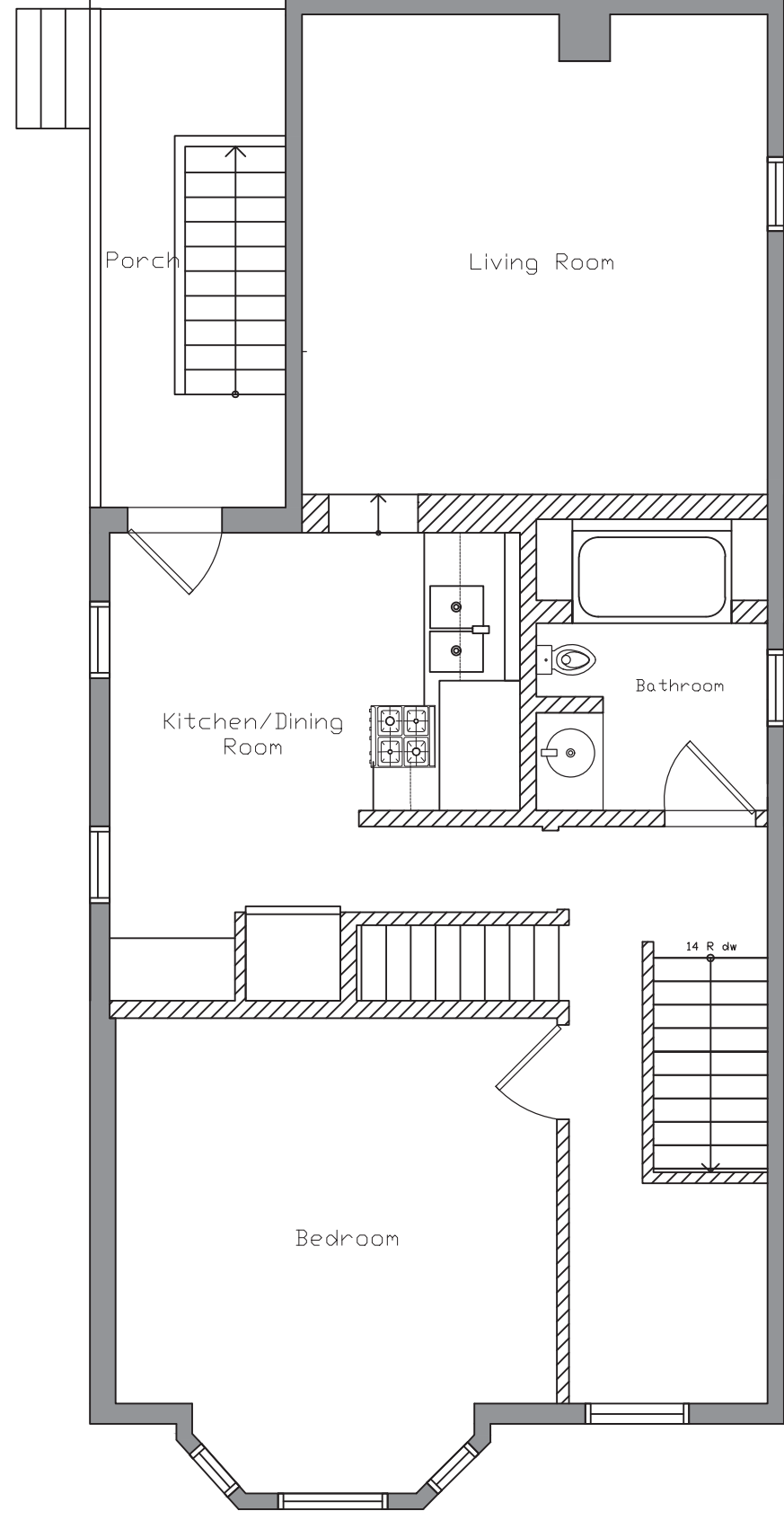




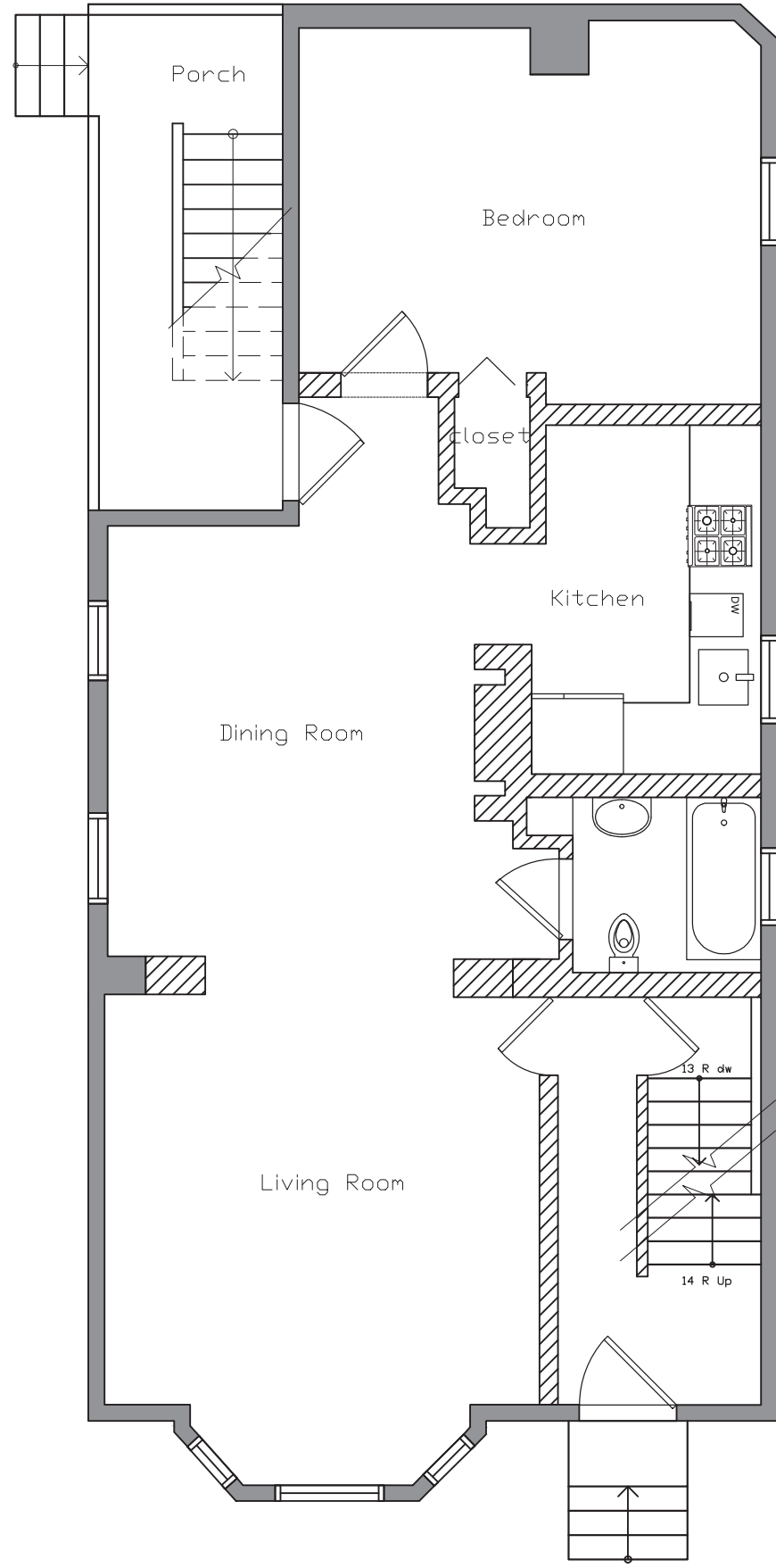
③ EXISTING ROOF PLAN  
3/16" = 1'-0"



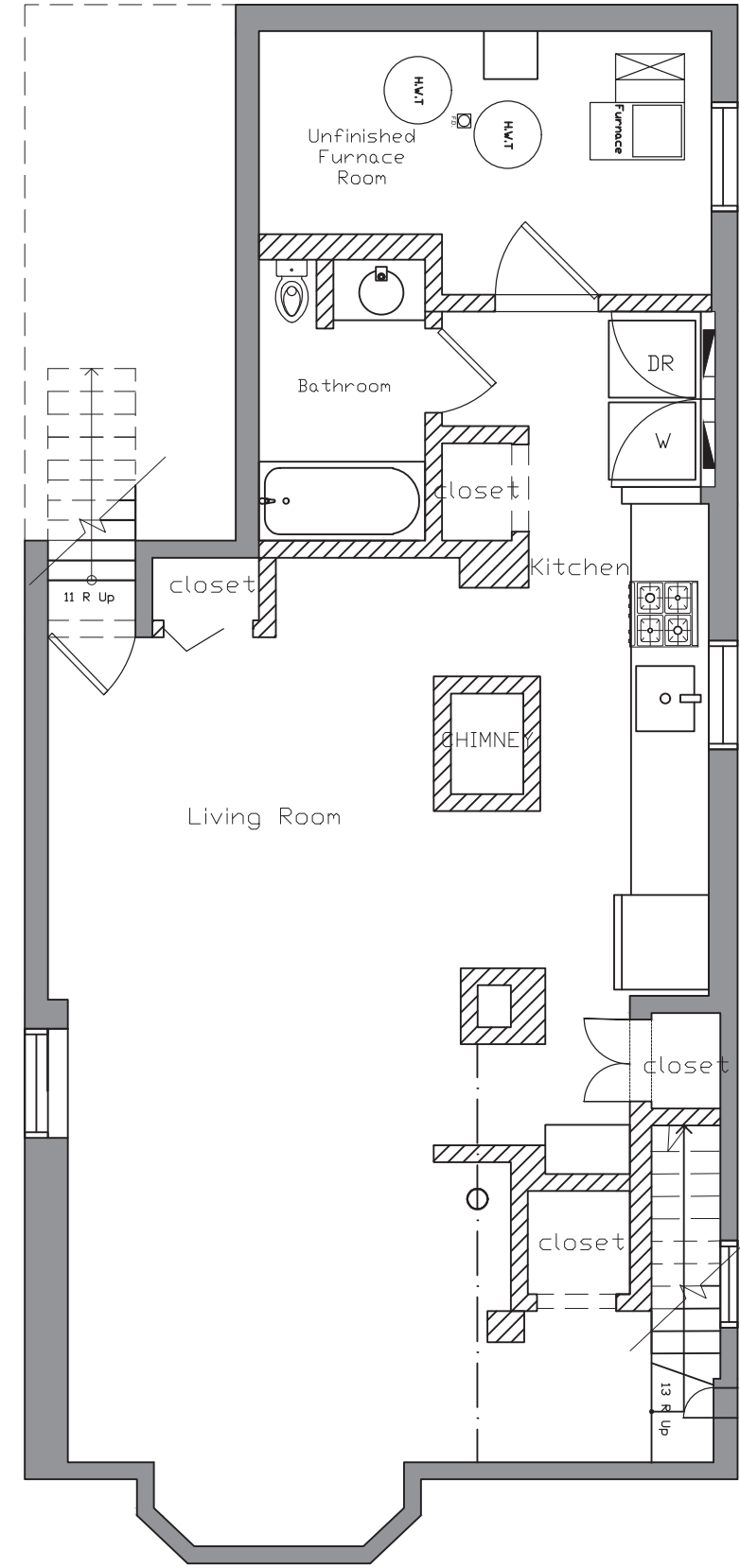
④ EXISTING ATTIC PLAN  
3/16" = 1'-0"



③ EXISTING SECOND FLOOR PLAN  
3/16" = 1'-0"



② EXISTING FIRST FLOOR PLAN  
3/16" = 1'-0"



① EXISTING BASEMENT PLAN  
3/16" = 1'-0"

**DESIGN/BUILD NOTES:**

- ALL WORK RELATED TO PLUMBING, ELECTRICAL, FIRE ALARM, HVAC, AND FIRE PROTECTION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED ON A DESIGN/BUILD BASIS. ALL WORK SHALL COMPLY WITH ALL RELEVANT FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
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**ELECTRICAL NOTES:**

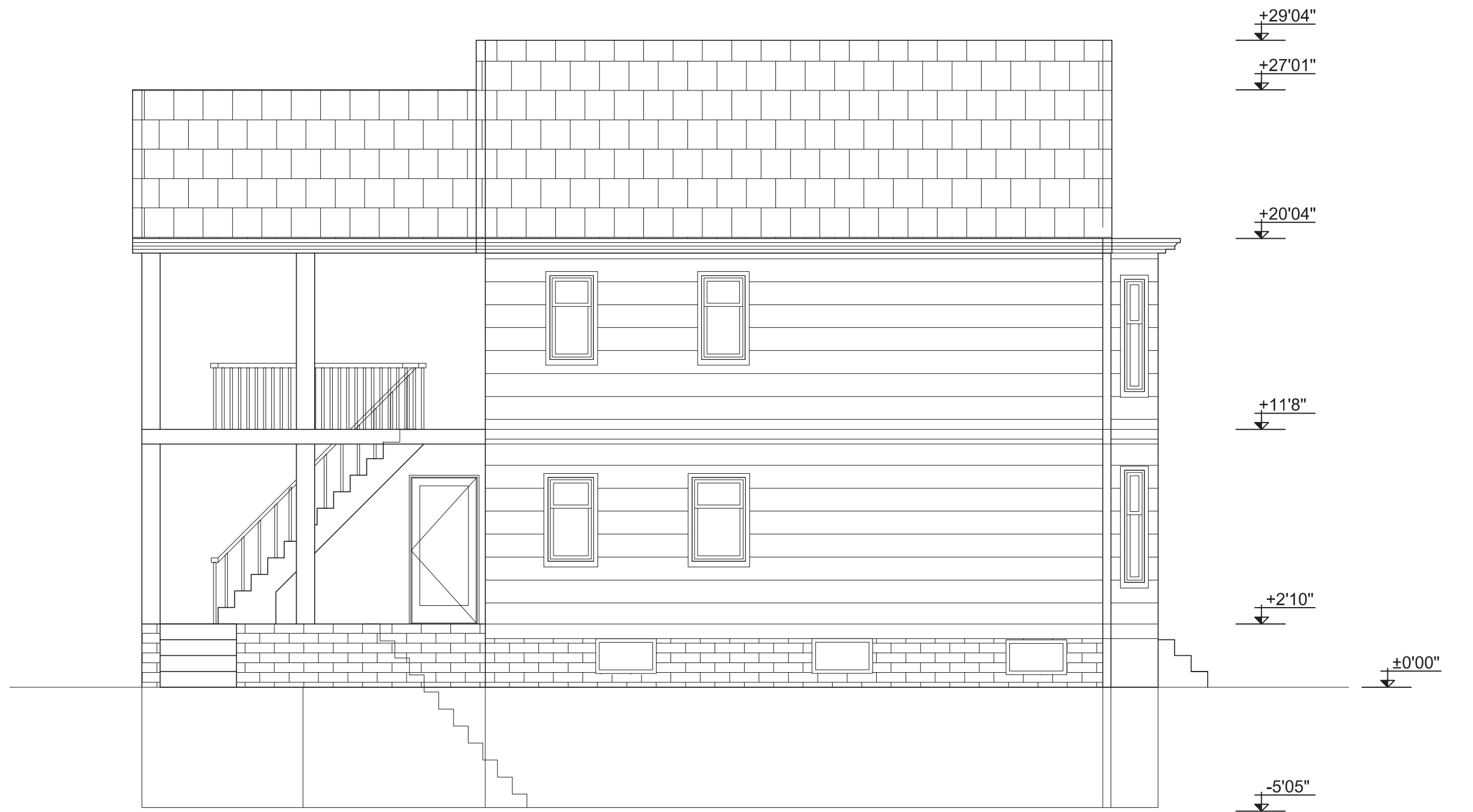
- GC SHALL PROVIDE ALL CUTTING, CORING, PATCHING OF CHASES IN FLOORS OR WALLS AS REQUIRED. MAINTAIN REQUIRED FIRE PROTECTION.
- MOUNTING HEIGHTS FOR ELECTRICAL RECEPTACLES AND SWITCHES SHALL MATCH EXISTING BUILDING EQUIPMENT AND CODE. ELECTRICAL RECEPTACLES MAY BE NO LOWER THAN 18" A.F.F. (CENTERLINE) MAXIMUM HEIGHT FOR CONTROLS IS 48" A.F.F.
- COVER PLATES FOR ANY DEVICES SHALL NOT BE INSTALLED UNTIL APPLICATION OF ALL FINISH MATERIALS HAS BEEN COMPLETED.
- ALL ELECTRICAL WORK SHALL BE COORDINATED WITH HVAC, CABINETWORK, PARTITION CONSTRUCTION AND ANY OTHER WORK WHERE SO REQUIRED/APPROPRIATE EVEN IF NOT SPECIFICALLY REQUESTED.
- ELECTRICAL CONTRACTOR WILL COORDINATE ANY CHANGES OR CHANGE REQUESTS IN ELECTRICAL POWER OR DEVICE REQUIREMENTS WITH OWNER AND ARCHITECT.
- WHERE REQUIRED TO PASS CABLES THROUGH THE STRUCTURE OR FLOOR, ALL SLEEVES AND CORES AROUND THE CABLES SHALL BE TIGHTLY PACKED WITH APPROVED FIRE-SAFE MATERIALS TO MAINTAIN SMOKE AND FIRE INTEGRITY BETWEEN FLOORS/WALLS.
- COMPLY WITH ALL MANUFACTURER REQUIREMENTS FOR ELECTRICAL, TELEPHONE, AND OTHER ASSOCIATED DEVICES.

**APPLICABLE CODE:**  
MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION AND 2015 INTERNATIONAL RESIDENTIAL CODE

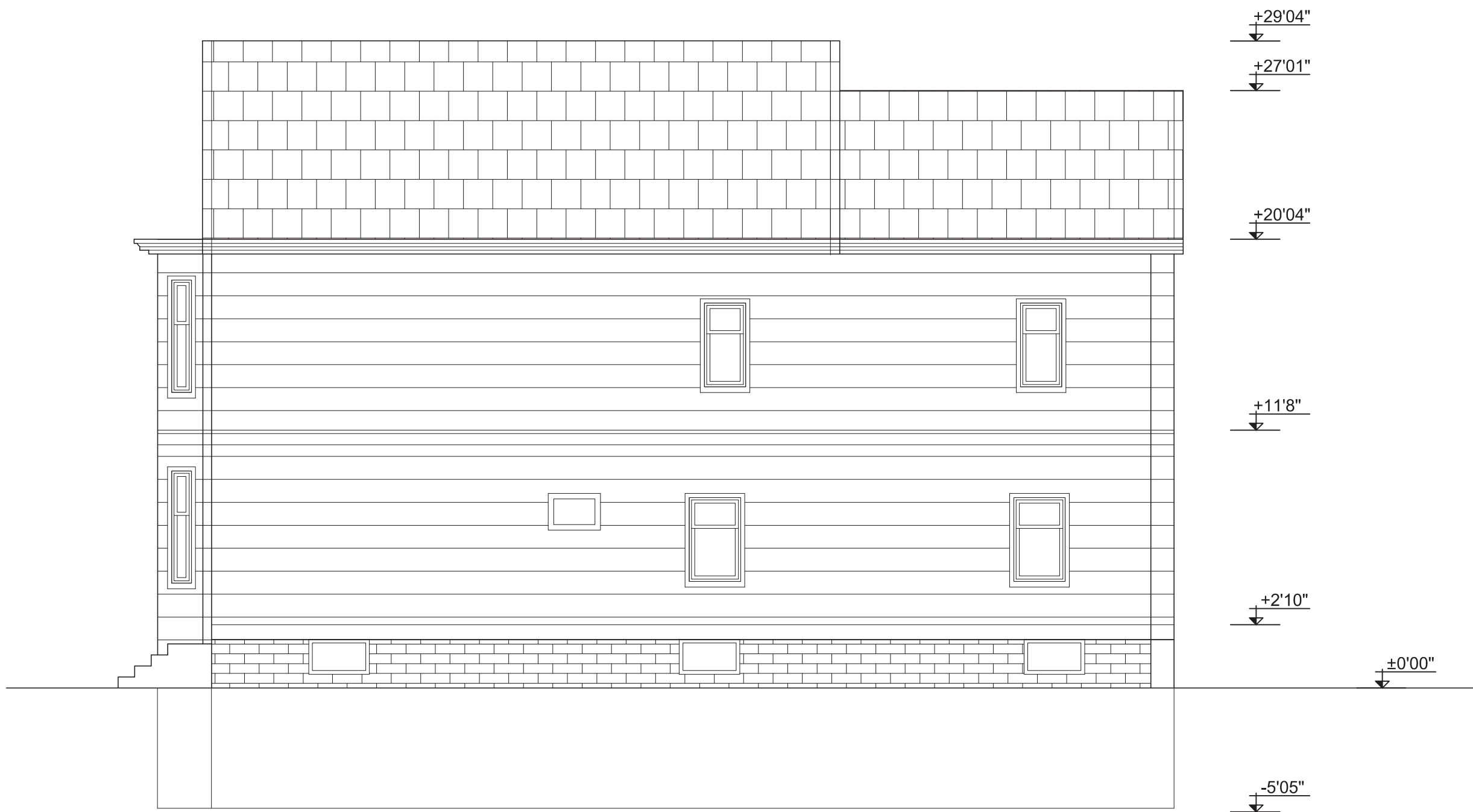
**GENERAL NOTES:**

- ALL TYPICAL NOTES ON EACH DRAWING TO APPLY UNIFORMLY.

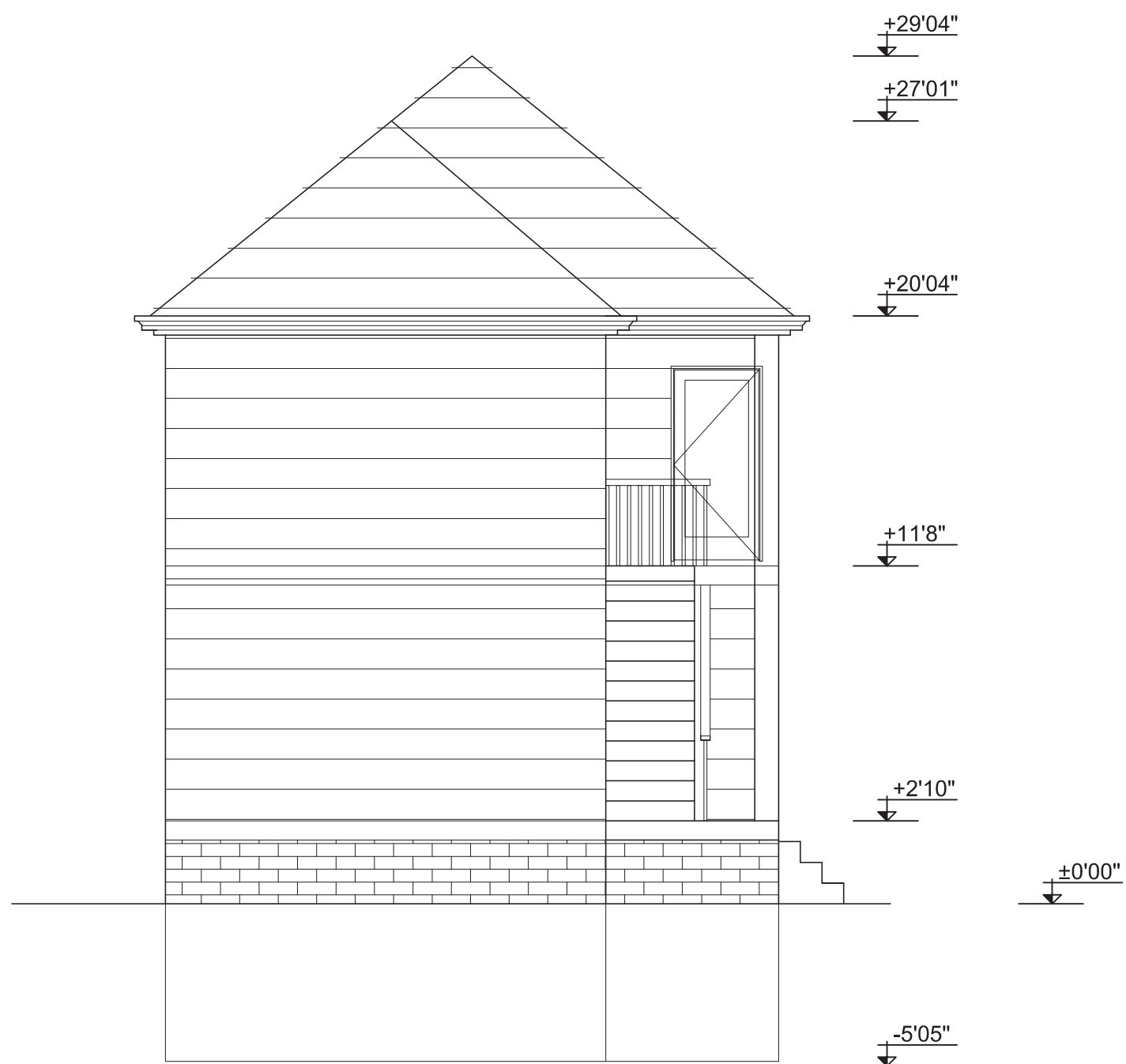




④ EXISTING SIDE 2 ELEVATION  
3/16" = 1'-0"



③ EXISTING SIDE 1 ELEVATION  
3/16" = 1'-0"



② EXISTING REAR ELEVATION  
3/16" = 1'-0"



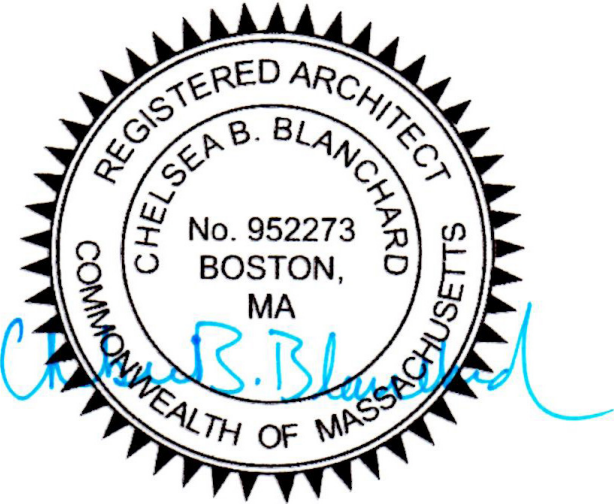
① EXISTING FRONT ELEVATION  
3/16" = 1'-0"

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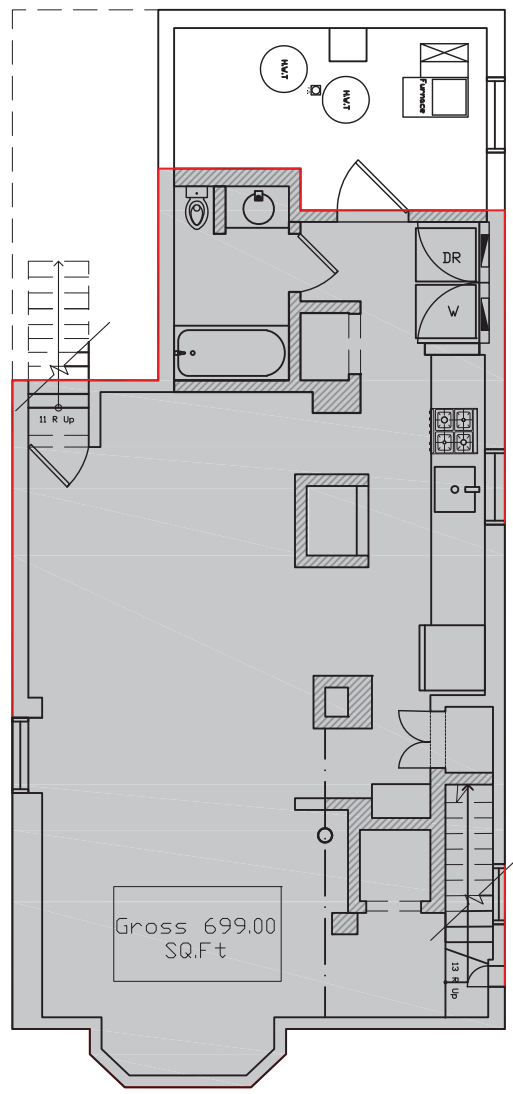
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2. MOUNTING HEIGHTS FOR ELECTRICAL RECEPTACLES AND SWITCHES SHALL MATCH EXISTING BUILDING EQUIPMENT AND CODE. ELECTRICAL RECEPTACLES MAY BE NO LOWER THAN 18" A.F.F (CENTERLINE) MAXIMUM HEIGHT FOR CONTROLS IS 48" A.F.F.  
3. COVER PLATES FOR ANY DEVICES SHALL NOT BE INSTALLED UNTIL APPLICATION OF ALL FINISH MATERIALS HAS BEEN COMPLETED.  
4. ALL ELECTRICAL WORK SHALL BE COORDINATED WITH HVAC, CABINETWORK, PARTITION CONSTRUCTION AND ANY OTHER WORK WHERE SO REQUIRED/APPROPRIATE EVEN IF NOT SPECIFICALLY REQUESTED.  
5. ELECTRICAL CONTRACTOR WILL COORDINATE ANY CHANGES OR CHANGE REQUESTS IN ELECTRICAL POWER OR DEVICE REQUIREMENTS WITH OWNER AND ARCHITECT.  
6. WHERE REQUIRED TO PASS CABLES THROUGH THE STRUCTURE OR FLOOR, ALL SLEEVES AND CORES AROUND THE CABLES SHALL BE TIGHTLY PACKED WITH APPROVED FIRE-SAFE MATERIALS TO MAINTAIN SMOKE AND FIRE INTEGRITY BETWEEN FLOORS/WALLS.  
7. COMPLY WITH ALL MANUFACTURER REQUIREMENTS FOR ELECTRICAL, TELEPHONE, AND OTHER ASSOCIATED DEVICES.

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MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION AND 2015 INTERNATIONAL RESIDENTIAL CODE

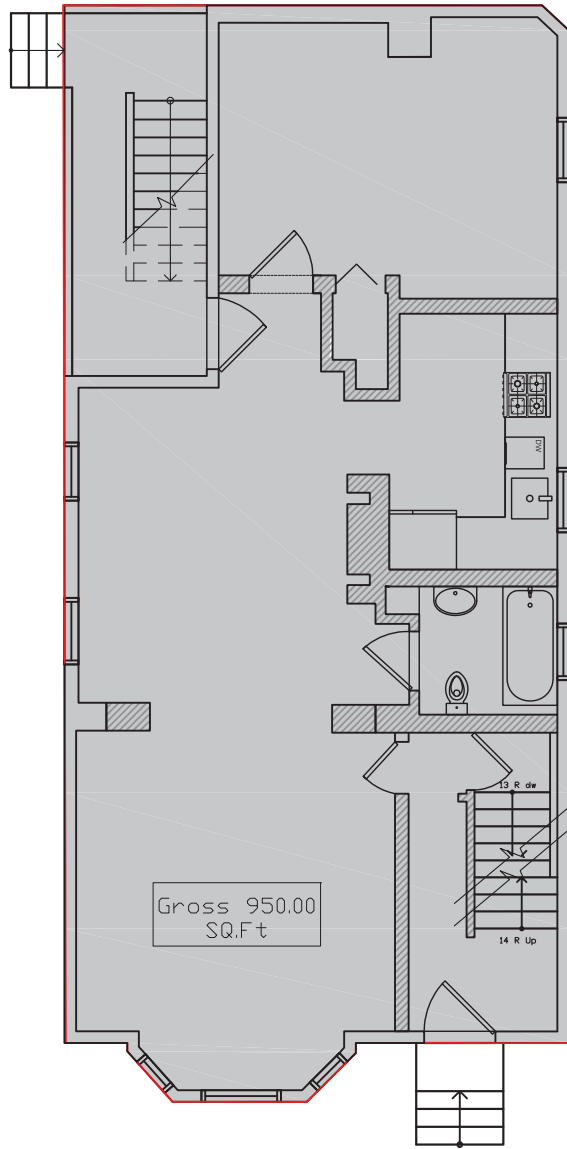
GENERAL NOTES:  
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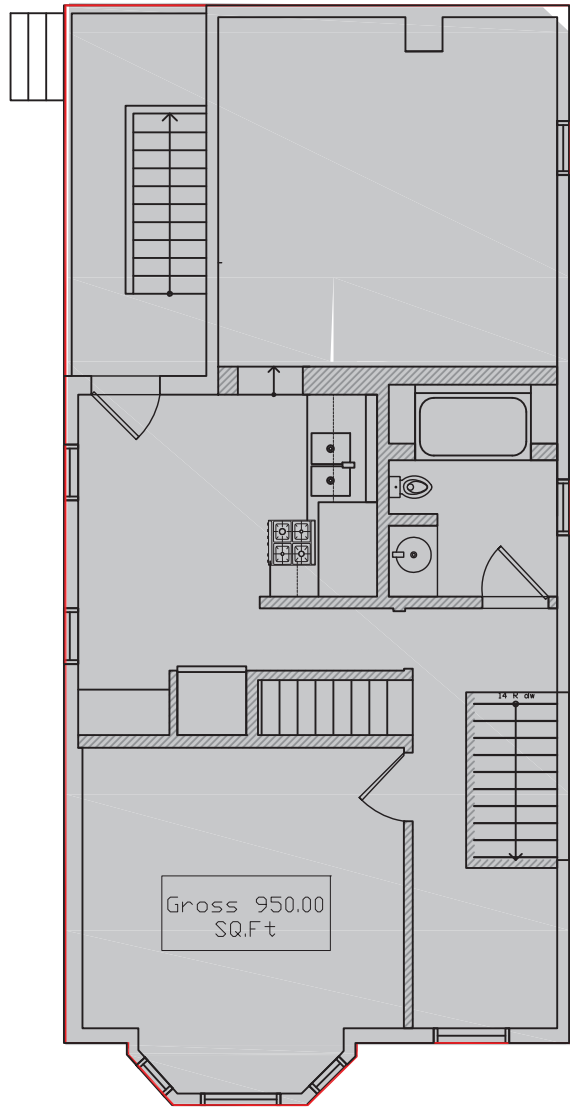




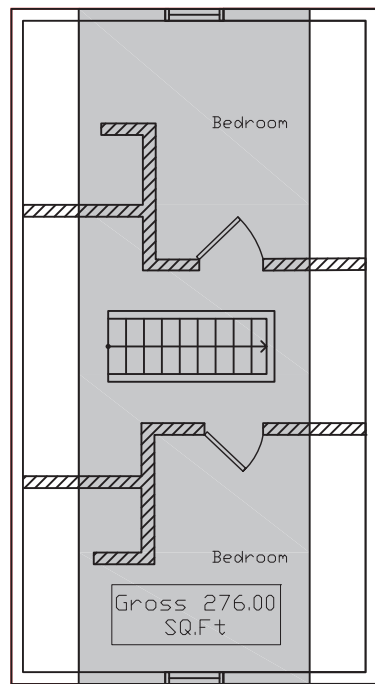
1 GROSS FLOOR AREA - EXISTING BASEMENT  
1/8" = 1'



2 GROSS FLOOR AREA - EXISTING 1st FLOOR  
1/8" = 1'

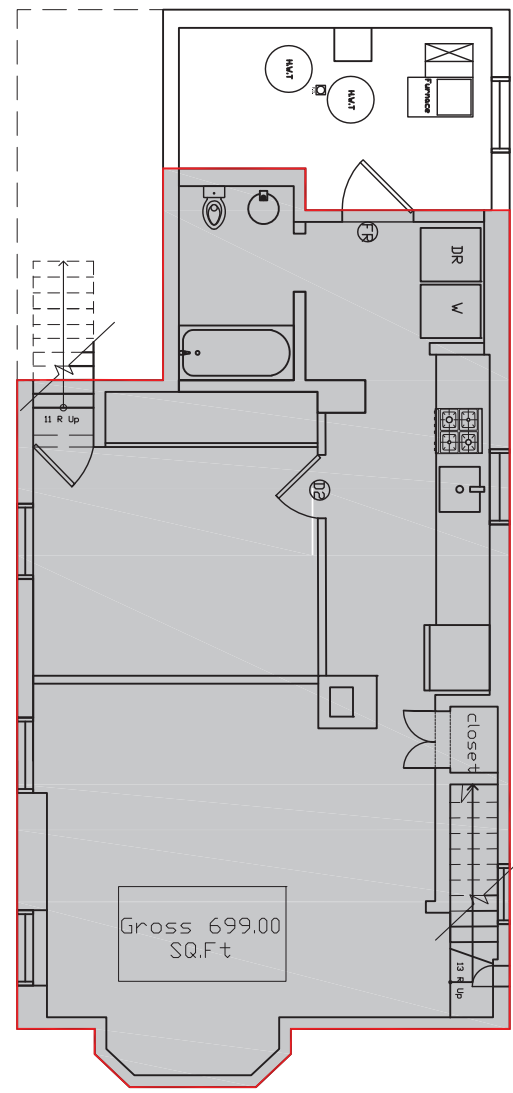


3 GROSS FLOOR AREA - EXISTING 2nd FLOOR  
1/8" = 1'

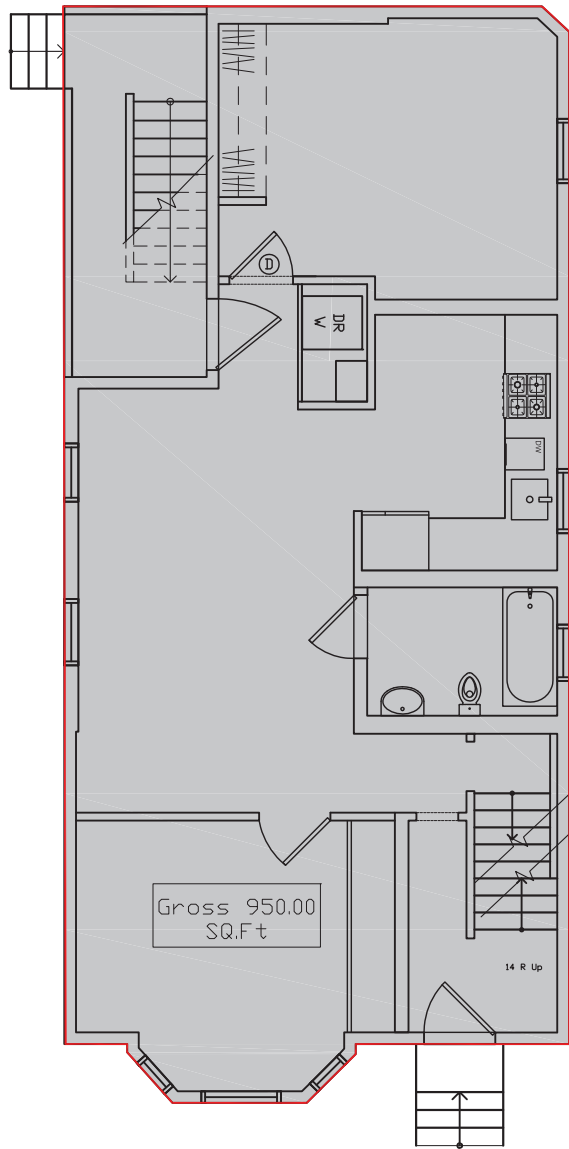


4 GROSS FLOOR AREA - EXISTING ATTIC  
1/8" = 1'

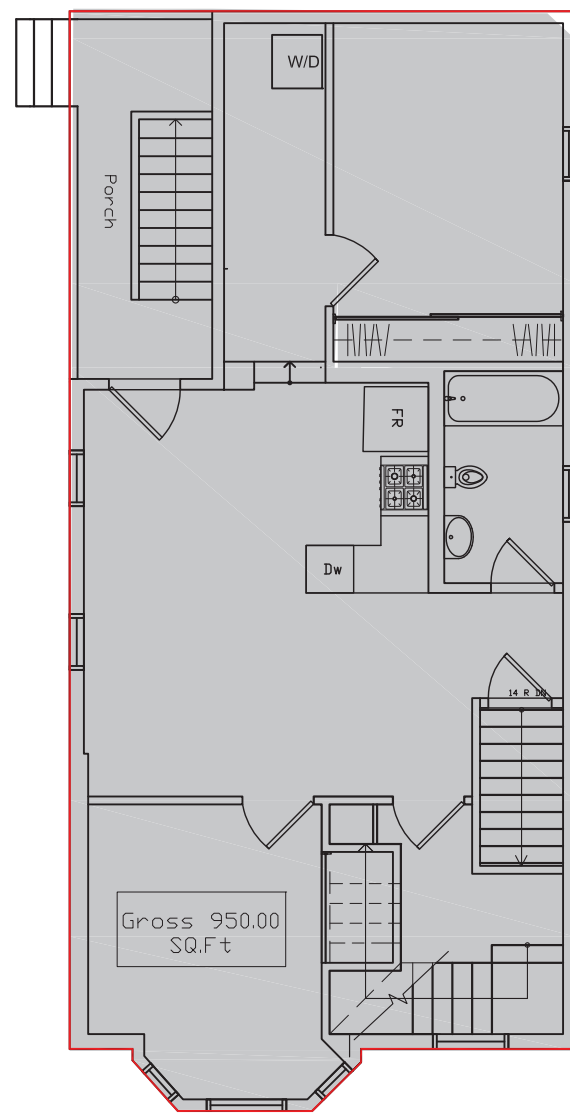
| GROSS AREA<br>EXISTING BUILDING |  |
|---------------------------------|--|
| BASEMENT                        | 699+/-SF<br>excluded<br>per<br>ordinance |
| 1ST FLOOR                       | 950+/- SF                                |
| 2ND FLOOR                       | 950+/- SF                                |
| ATTIC                           | 276+/- SF                                |
| TOTAL                           | 2,176+/-SF                               |



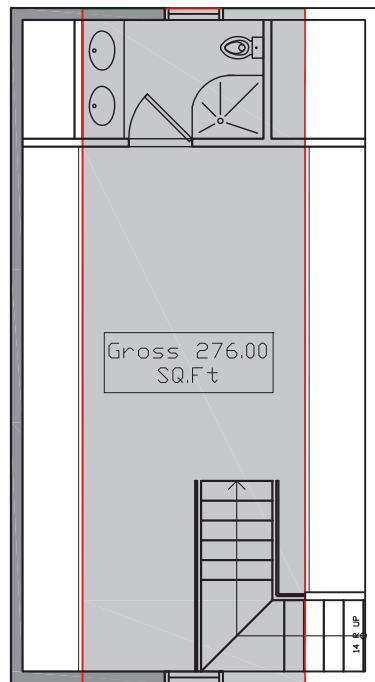
5 GROSS FLOOR AREA - PROPOSED BASEMENT  
1/8" = 1'



6 GROSS FLOOR AREA - PROPOSED 1st FLOOR  
1/8" = 1'



7 GROSS FLOOR AREA - PROPOSED 2nd FLOOR  
1/8" = 1'



8 GROSS FLOOR AREA - PROPOSED ATTIC FLOOR  
1/8" = 1'

| GROSS AREA<br>PROPOSED |   |
|------------------------|---|
| BASEMENT               | 699+/- SF<br>excluded<br>per<br>ordinance |
| 1ST FLOOR              | 950+/- SF                                 |
| 2ND FLOOR              | 950+/- SF                                 |
| ATTIC                  | 276+/- SF                                 |
| TOTAL                  | 2176+/-SF                                 |

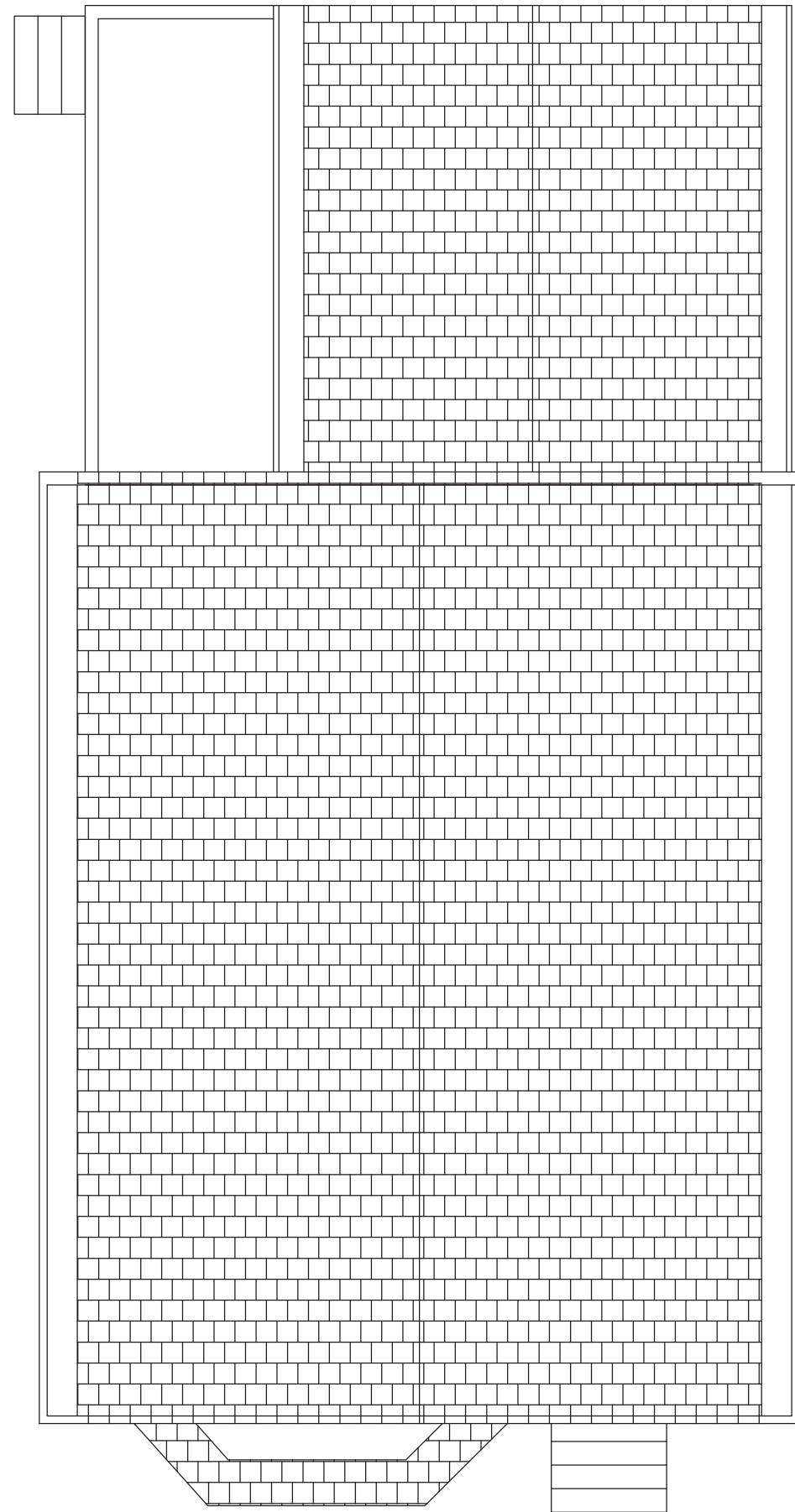
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**GENERAL NOTE ON AREA SQUARE FOOTAGE:**  
The total floor areas are offered for permitting purposes only. They are recorded based on site measuring and may have minor inaccuracies. These floor area dimensions are not to be used by any party promoting the sale of a unit or for any future condominium conversion. Blanchard Design Studio shall be held harmless if the dimensions are used for any purpose beyond permitting and submission to the Cambridge, MA Zoning Board of Appeals.

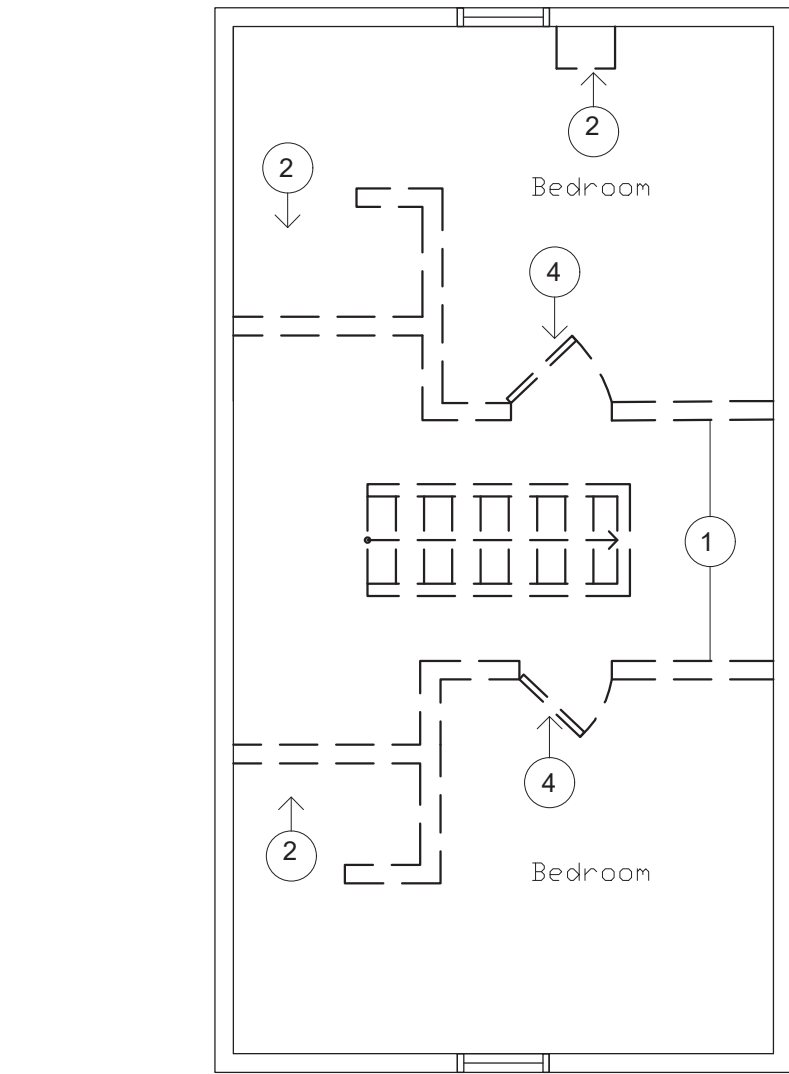


|  |  |   |  |
|--|--|---|--|
| Blanchard Design Studio<br>Chelsea Blanchard, Registered Architect<br>599 East Broadway, Suite 105<br>Boston, MA 02127   617.861.7733  | SUREZONE ENGINEERING<br>CONSULTANTS, LLC<br>Farzam S. Maleki, P.E.<br>Civil & Structural Consultants<br>617-299-0722 | DATE: 1/30/24                                       | DESCRIPTION: 2nd floor kitchen reconfig - attic stairs |
|  |  | 2/04/24   | 1st floor bathroom size - attic bathroom               |
| REVISION HISTORY   |  | CHECKED BY: CB                                      | SCALE: AS NOTED  |
| AREA PLANSdimen  |  | DRAWN BY: FM  | DATE: 02.08.21   |
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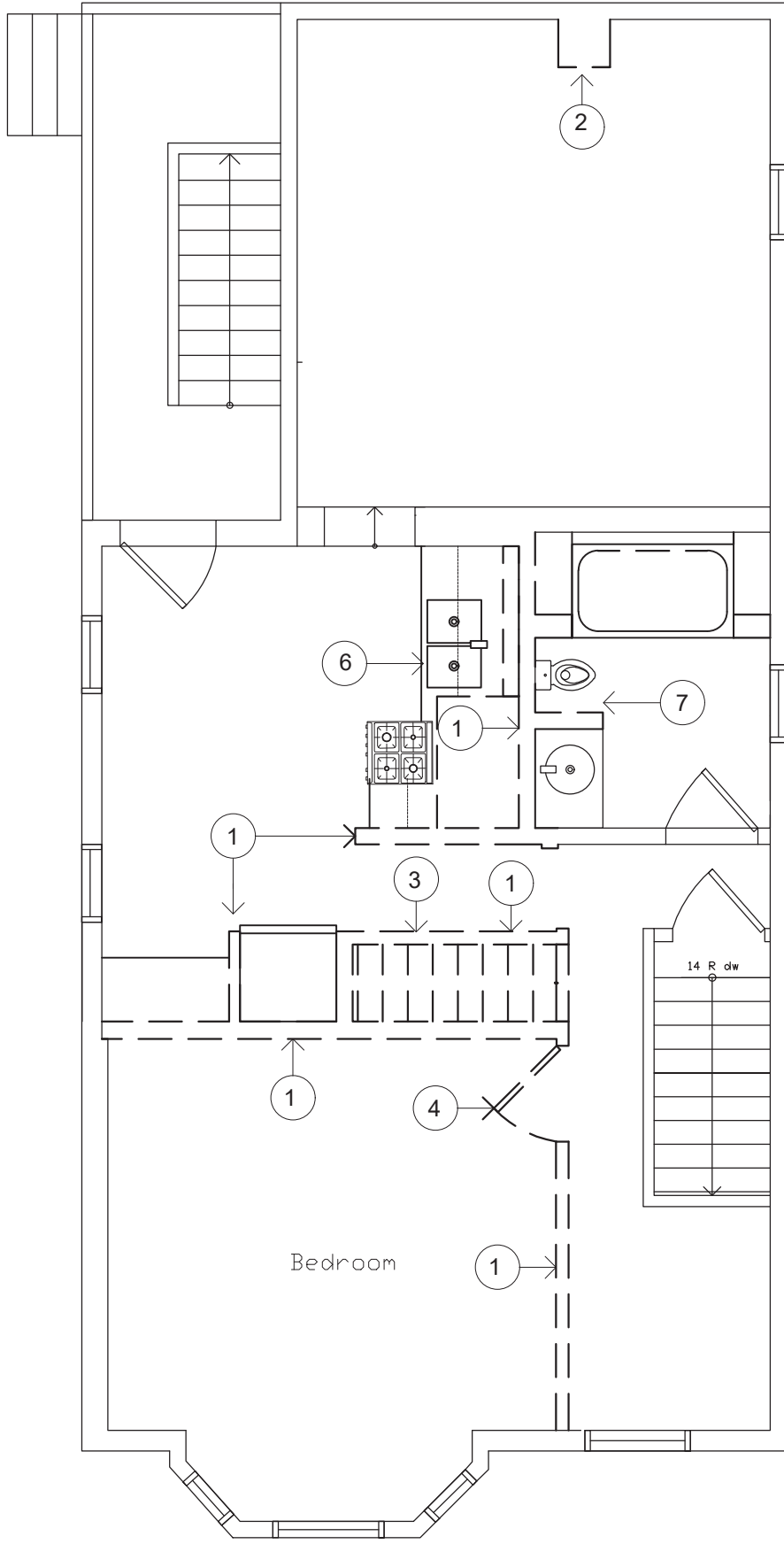




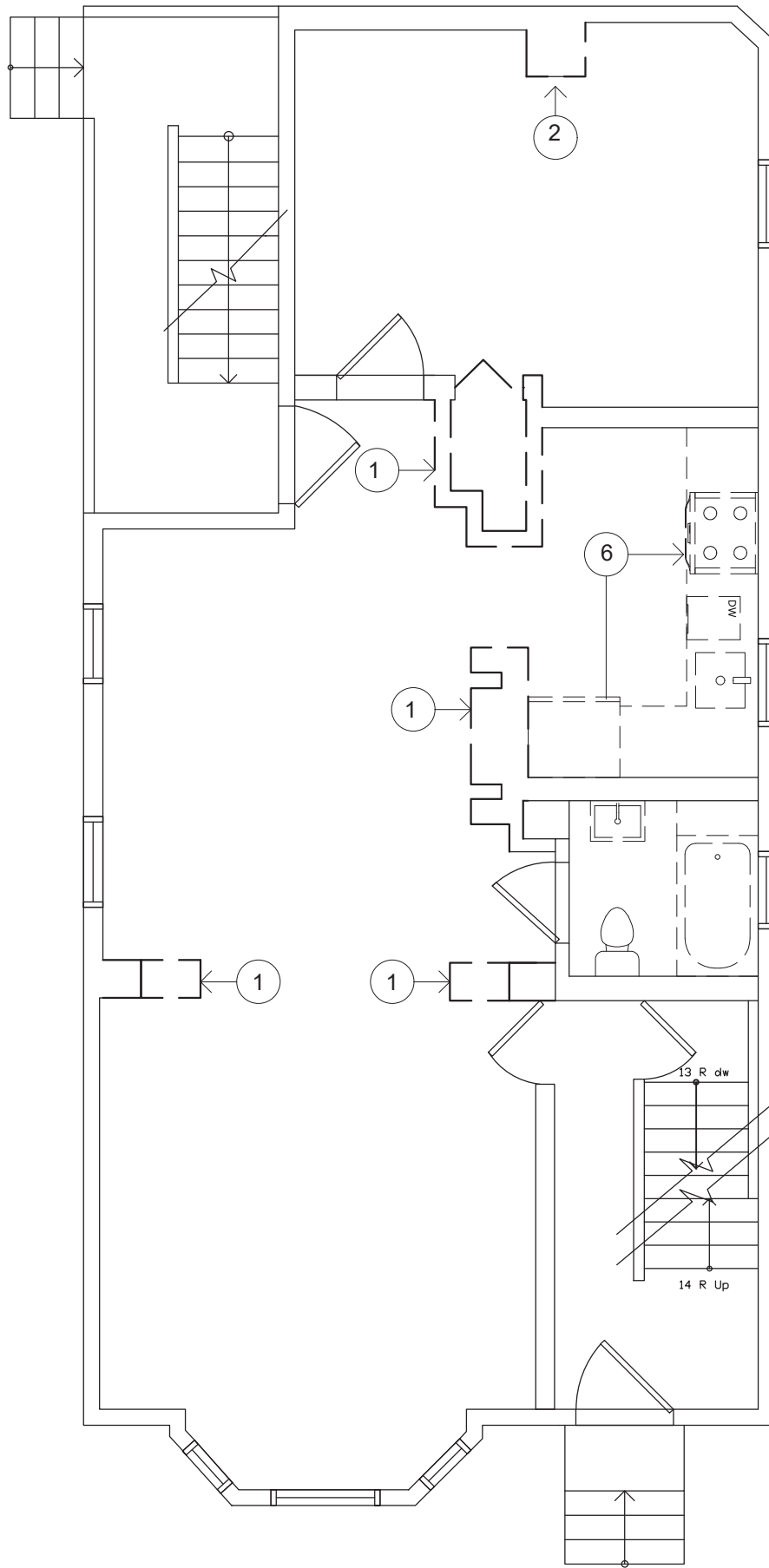
5 DEMO THIRD FLOOR PLAN  
3/16" = 1'-0"



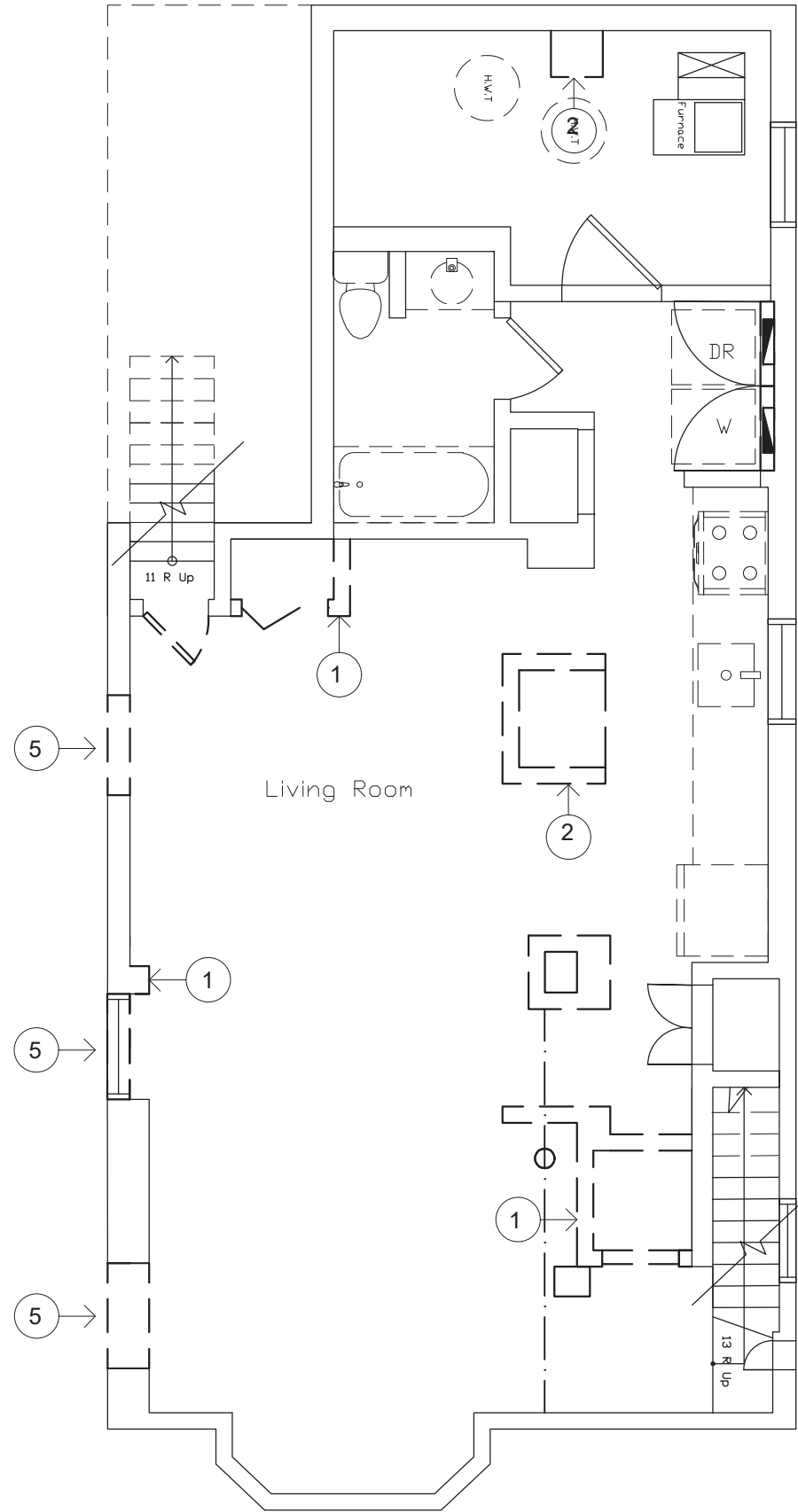
4 DEMO ATTIC FLOOR PLAN  
3/16" = 1'-0"



3 DEMO SECOND FLOOR PLAN  
3/16" = 1'-0"



2 DEMO FIRST FLOOR PLAN  
3/16" = 1'-0"



1 DEMO BASEMENT PLAN  
3/16" = 1'-0"

General Demolition Notes:

- Remove and dispose of all flooring
- Remove and dispose of all wall coverings that are not plaster or GWB.
- All roofing, siding, and windows to be removed and replaced.  
Decorative trim and brackets to be retained where possible.

Demolition Notes:

- Remove and dispose of wall.
- Remove and dispose of chimney from top to first floor.
- Remove and dispose of stair.
- Remove and dispose of doors.
- Remove and dispose of bricks that were installed to infill existing basement windows.
- Remove and dispose of appliances, plumbing fixtures, countertops, cabinets and mounted accessories.
- Remove and dispose of plumbing fixtures, vanity, and mounted accessories.

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APPLICABLE CODE:

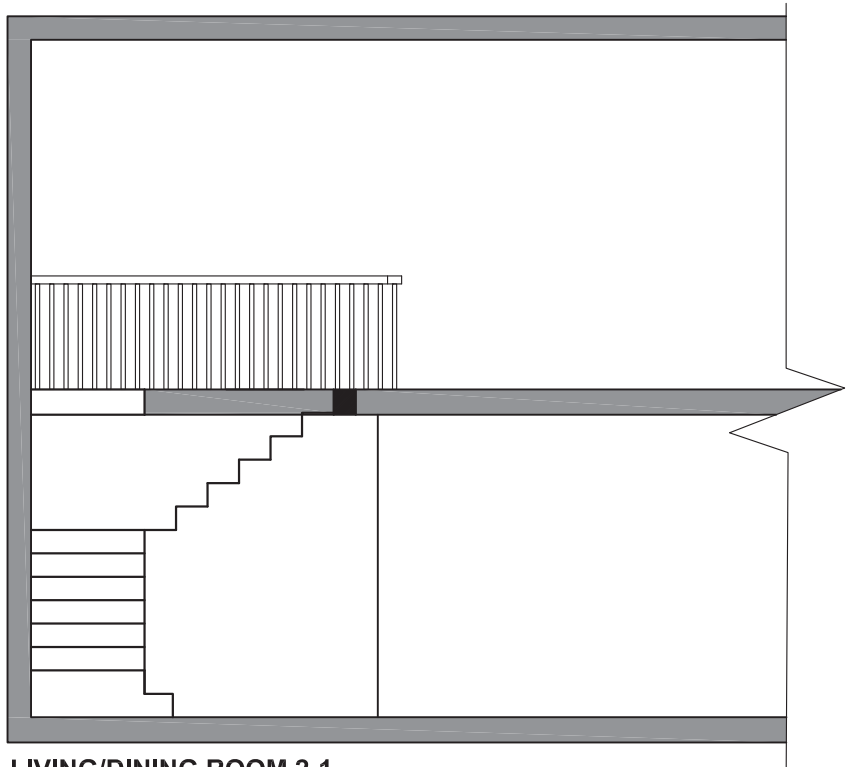
MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION AND 2015 INTERNATIONAL RESIDENTIAL CODE

GENERAL NOTES:

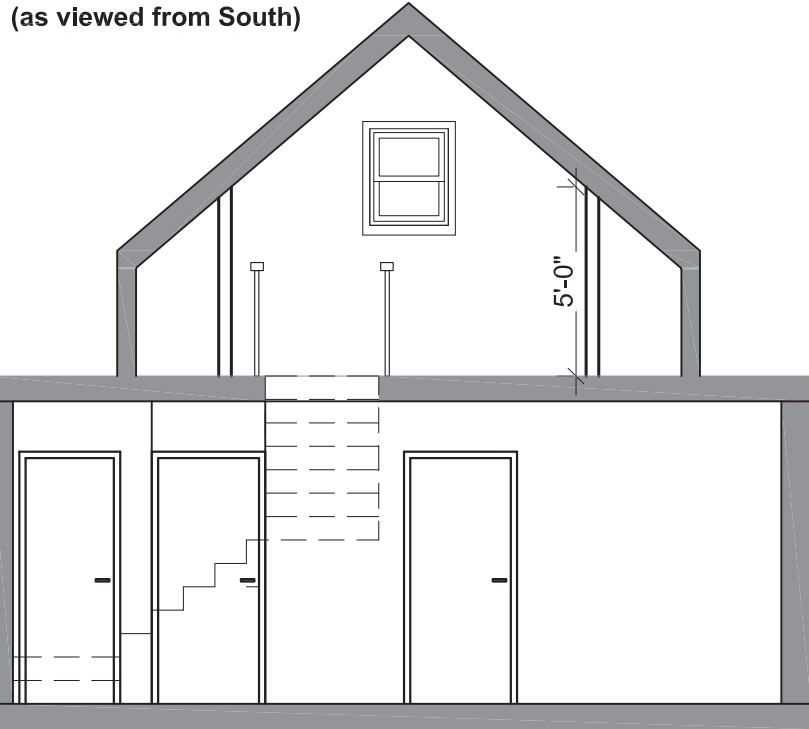
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**LIVING/DINING ROOM 2**  
(as viewed from South)



**STAIR SECTION (as viewed from the east)**

| FINISH SCHEDULE |                        |             |             |              |                |       |
|-----------------|------------------------|-------------|-------------|--------------|----------------|-------|
| ROOM NUMBER     | ROOM NAME              | WALL FINISH | BASE FINISH | FLOOR FINISH | CEILING FINISH | NOTES |
| 1               | BEDROOM 1.1            | PT          | WB          | WD           | GWB            |       |
| 2               | KITCHEN 1              | PT          | WB          | WD           | GWB            |       |
| 3               | LIVING/DINING ROOM 1-1 | PT          | WB          | WD           | GWB            |       |
| 4               | BATHROOM 1             | PT          | WB          | T            | GWB            |       |
| 5               | BEDROOM 1.2            | PT          | WB          | WD           | GWB            |       |
| 6               | BEDROOM 2.1            | PT          | WB          | WD           | GWB            |       |
| 7               | PANTRY                 | PT          | WB          | WD           | GWB            |       |
| 8               | KITCHEN 2              | PT          | WB          | WD           | GWB            |       |
| 9               | LIVING/DINING ROOM 2-1 | PT          | WB          | WD           | GWB            |       |
| 10              | BEDROOM 2.2            | PT          | WB          | WD           | GWB            |       |
| 11              | OFFICE                 | PT          | WB          | WD           | GWB            |       |
| 12              | BATHROOM 2             | PT          | WB          | T            | GWB            |       |
| 13              | BEDROOM 3.1            | PT          | WB          | WD           | GWB            |       |
| 14              | BATHROOM 3             | PT          | WB          | T            | GWB            |       |
| B1              | MECHANICAL             | ETR         | ETR         | ETR          | ETR            |       |
| B2              | BATHROOM B             | PT          | WB          | T            | GWB            |       |
| B3              | KITCHEN B              | PT          | WB          | WD           | GWB            |       |
| B4              | BEDROOM B              | PT          | WB          | WD           | GWB            |       |
| B5              | LIVING/DINING ROOM B   | PT          | WB          | WD           | GWB            |       |

| DOOR SCHEDULE              |          |      |        |       |     |        |            |        |             |       |  |
|----------------------------|----------|------|--------|-------|-----|--------|------------|--------|-------------|-------|--|
| LOCATION<br>DOOR<br>NUMBER | TYP<br>E | DOOR |        | FRAME |     |        | DIMENSIONS |        | HWDW<br>SET | NOTES |  |
|                            |          | MAT  | FINISH | TYPE  | MAT | FINISH | WIDTH      | HEIGHT |             |       |  |
| D-1                        | -        | -    | -      | -     | -   | -      | -          | -      |             | ETR   |  |
| D-2                        | SP       | WD   | PT     | PH    | WD  | PT     | 36"        | 80"    |             |       |  |
| D-3                        | SP       | WD   | PT     | PH    | WD  | PT     | 32"        | 80"    |             |       |  |
| BD                         | SP       | WD   | PT     | PH    | WD  | PT     | -          | -      |             | ETR   |  |
| FR                         | SP       | WD   | PT     | PH    | WD  | PT     | 36"        | 80"    |             | FR    |  |
| EXT1-2-3-4                 | -        | -    | -      | -     | -   | -      | -          | -      |             | ETR   |  |

| INTERIOR PARTITION SCHEDULE |                  |              |               |                 |                |                    |                    |                 |       |
|-----------------------------|------------------|--------------|---------------|-----------------|----------------|--------------------|--------------------|-----------------|-------|
| TYPE NO.                    | FRAMING MATERIAL | FRAMING      |               |                 | SHEATHING TYPE | SHEATHING          |                    | INSULATION TYPE | NOTES |
|                             |                  | FRAMING SIZE | FRAMING GAUGE | FRAMING SPACING |                | SHEATHING 1ST SIDE | SHEATHING 2ND SIDE |                 |       |
| 1                           | WD               | 2x4          | -             | 16" OC          | GWB            | 5/8"               | 5/8"               | -               |       |
| 2                           | WD               | 2x4          | -             | 16" OC          | M              | 5/8"               | -                  | -               |       |
| 3                           | PT / MTL         | 2x4 / 7/8"   | 20            | 16" OC          | M              | 5/8"               | -                  | MF              |       |

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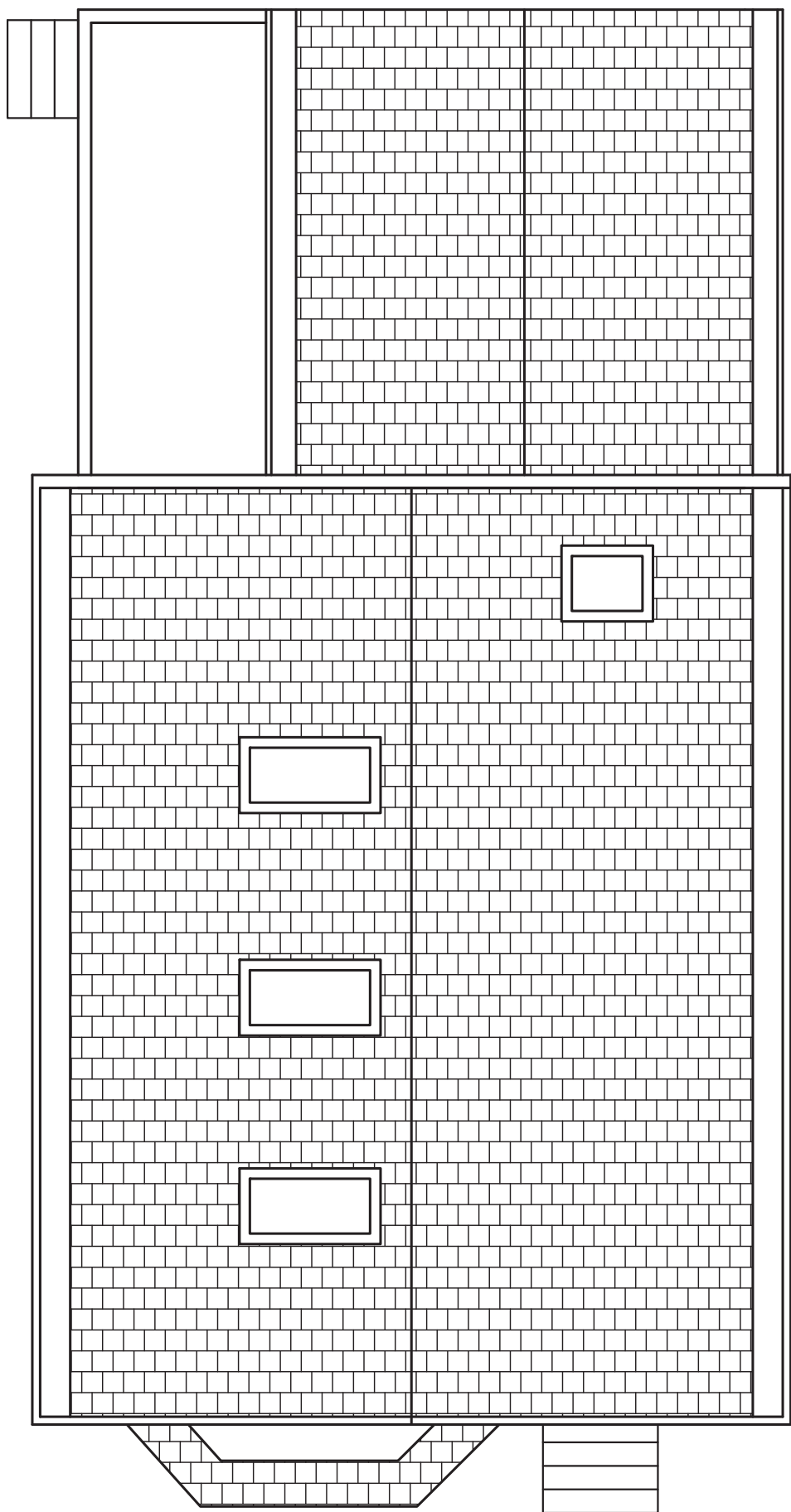
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  1. G-1 SHALL PROVIDE ALL CUTTING, CORING, PATCHING OF HOLES, CHASES IN FLOORS OR WALLS AS REQUIRED. MAINTAIN REQUIRED FIRE PROTECTION.
  2. MOUNTING HEIGHTS FOR ELECTRICAL RECEPTACLES AND SWITCHES SHALL MATCH EXISTING MOUNTING HEIGHTS. EXISTING ELECTRICAL RECEPTACLES MAY BE NO LOWER THAN 18" (1' 6") CEILING TO MAXIMUM HEIGHT FOR CONTROLS IS 48" A.F.F.
  3. COVER PLATES FOR ANY DEVICES SHALL NOT BE REMOVED UNTIL THE END OF THE PROJECT. FINISH MATERIALS HAS BEEN COMPLETED.
  4. ALL ELECTRICAL WORK SHALL BE COORDINATE WITH H.V. CABINETS, DUCTWORK, MECHANICAL CONSTRUCTION AND ANY OTHER WORK WHERE REQUIRED. REPAIRS SHALL BE EVEN IF NOT SPECIFICALLY REQUESTED.
  5. ELECTRICAL CONTRACTOR WILL COORDINATE ANY CHANGES OR ADDITIONS TO THE ELECTRICAL POWER OR DEVICE REQUIREMENTS WITH OWNER AND ARCHITECT.
  6. ALL ELECTRICAL WIRING SHALL BE PROTECTED THROUGH THE STRUCTURE OR FLOOR. ALL SLEEVES AND CONDUITS SHALL BE PROTECTED BY TIGHTLY PACKED WITH APPROVED FIRE-SAFE MATERIALS TO MAINTAIN SMOKE AND FIRE INTEGRITY BETWEEN FLOORS.
  7. COMPLY WITH ALL MANUFACTURER REQUIREMENTS FOR ELECTRICAL, TELEPHONE, AND OTHER ASSOCIATED DEVICES.

**APPLICABLE CODE:**  
MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH  
EDITION AND 2015 INTERNATIONAL RESIDENTIAL CODE

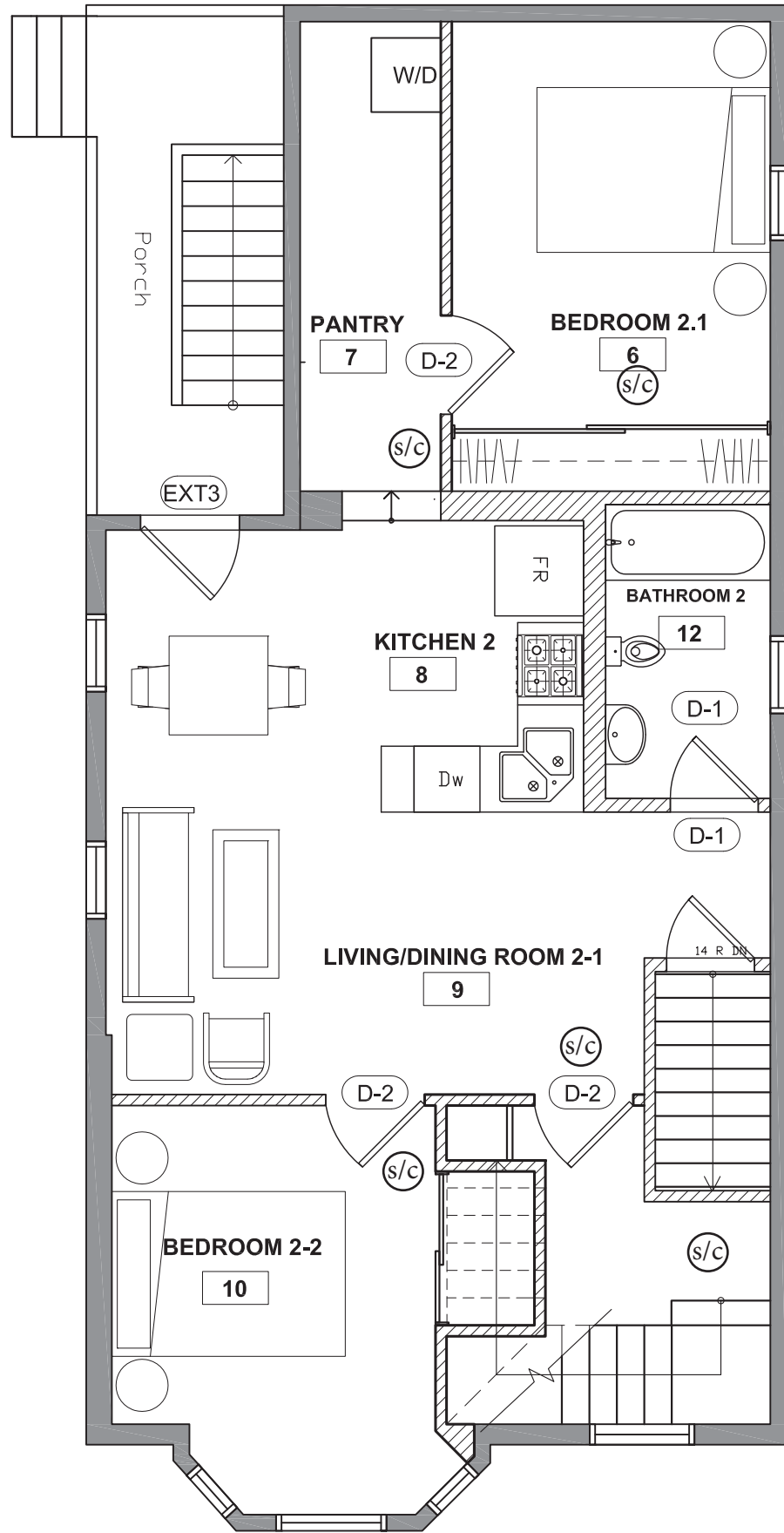
**GENERAL NOTES:**  
1. ALL TYPICAL NOTES ON EACH DRAWING TO APPLY  
UNIFORMLY.

④ PROPOSED ATTIC PLAN  
3/16" = 1'-0"

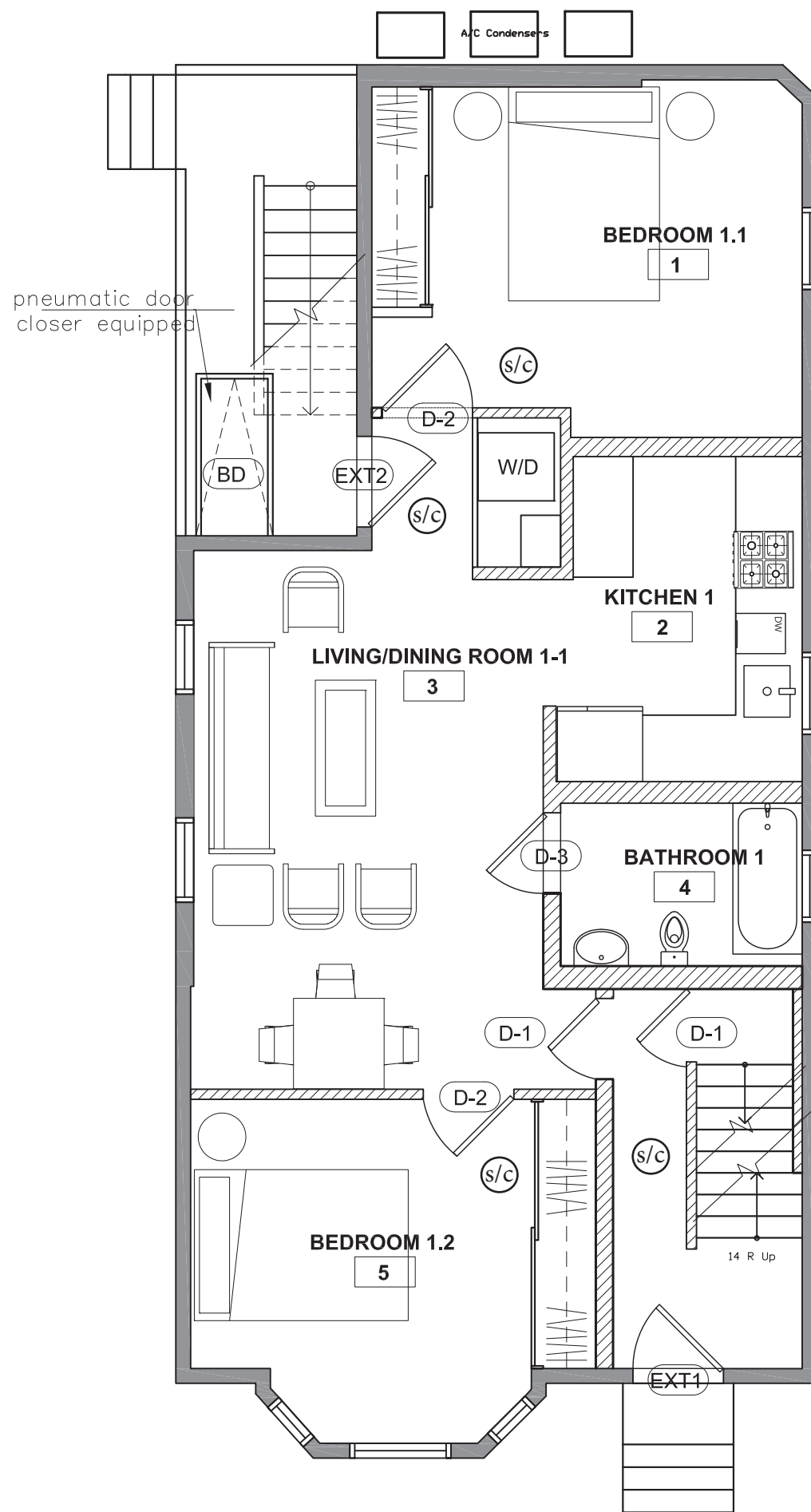
⑥ PROPOSED ATTIC STAIR SECTION  
3/16" = 1'-0"



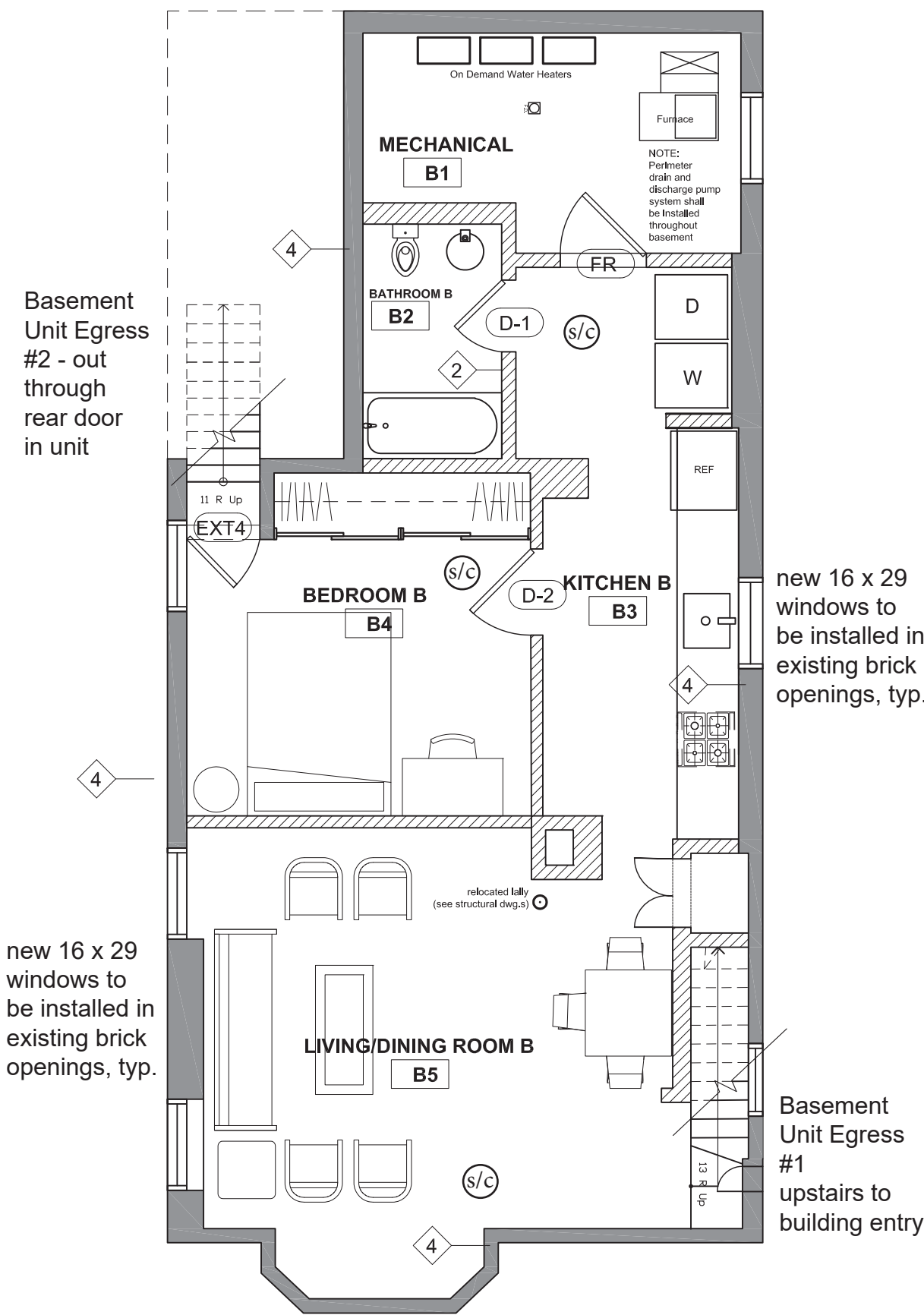
5 PROPOSED ROOF PLAN  
3/16" = 1'-0"



③ PROPOSED SECOND FLOOR PLAN  
3/16" = 1'-0"



② PROPOSED FIRST FLOOR PLAN  
3/16" = 1'-0"



① PROPOSED BASEMENT PLAN  
3/16" = 1'-0"



**Blanchard Design Studio**  
**Chelsea Blanchard, Registered Architect**  
**599 East Broadway, Suite 105**  
**Boston, MA 02127 | 617.861.7733**

**SURFZONE ENGINEERING  
CONSULTANTS, LLC**  
Farzam S. Maleki, P.E.  
Civil & Structural Consultant  
617-299-0722

| DATE:   | DESCRIPTION:                              |
|---------|---|
| 1/30/21 | 2nd floor kitchen reconfig - attic stairs |
| 2/04/21 | 1st floor bathroom size - attic stairs    |
| 2/08/21 | 2nd floor bedroom size - attic bathroom   |
|         |   |
|         |   |

## REVISION HISTORY

**CHECKED BY:CB**

**DRAWN BY: FM**

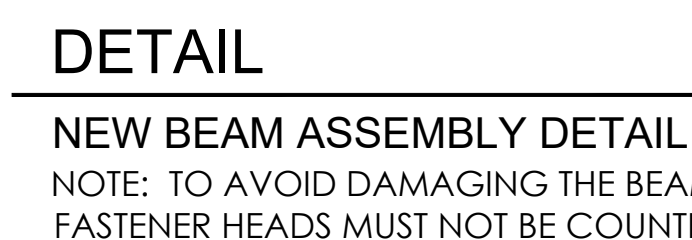
## PROPOSED PLANS

**DANIEL PALIN  
9 OAK STREET  
CAMBRIDGE, MA 02139**

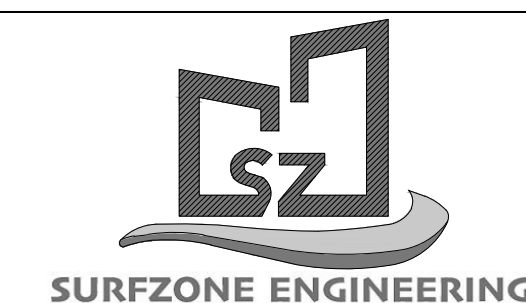
## A2

These drawings are the intellectual property of Chelsea Blanchard. The content of these documents may not be reproduced, distributed, or used without the permission of





- NOTES:**
1. STRUCTURAL DESIGN DATA:  
IBC 2015 DESIGN SPECIFICATIONS  
25 PSF DEAD LOAD (Deck load, Framing, Roof, M/E/P)  
45 PSF LIVE LOAD  
30 PSF SNOW LOAD  
SOIL:  $\phi=45^\circ$   
 $\gamma=150$  PSI  
REINFORCED CONCRETE:  $f'c = 3600$  psi
  2. UNLESS OTHERWISE NOTED, DETAILS SHOWN ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
  3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE START OF ANY WORK. ALL INCONSISTENCIES SHALL BE REPORTED TO THE DESIGNER AND/OR STRUCTURAL ENGINEER.
  4. "ALL NAILS SHALL MEET THE REQUIREMENTS OF ASTM F 1667". IT IS RECOMMENDED TO USE THREADED NAILS.
  5. G.C. TO COORDINATE AND IMPLEMENT THE DISCONNECTION OF ALL UTILITY LINES AND RECONNECTION OF TEMPORARY UTILITIES REQUIRED FOR WORK THROUGHOUT CONSTRUCTION. NO DEMOLITION WORK TO BEGIN PRIOR TO RESOLVING ALL UTILITY ISSUES.
  6. DO NOT REMOVE STRUCTURAL LOAD BEARING ELEMENTS UNLESS SPECIFICALLY DIRECTED BY ARCHITECT AND/OR ENGINEER. REMOVE SUCH ELEMENTS ONLY WHEN THE REPLACEMENTS STRUCTURAL ELEMENTS ARE READY FOR IMMEDIATE INSTALLATION. PROVIDE TEMPORARY SUPPORT AS DIRECTED BY ENGINEER AND/OR ARCHITECT WHEN REPLACING STRUCTURAL COMPONENTS.
  7. TAKE CARE TO PROTECT ANY COMPONENTS THAT ARE TO REMAIN.
  8. TAKE CARE WHEN REMOVING COMPONENTS TO LIMIT THE DAMAGE TO ADJACENT WORK.
  9. REFER TO AND COORDINATE ALL DEMOLITION WORK WITH THE PROPOSED PLANS AND ELEVATIONS.
  10. MAINTAIN A SAFE WORK ENVIRONMENT, DO NOT LEAVE EXPOSED NAILS, BROKEN GLASS, OR ANY TYPE OF DANGEROUS CONDITION THAT WOULD NOT BE CONSISTENT WITH NORMAL PROGRESSION OF NEW CONSTRUCTION
  11. FOR BEAM USE LVL - Versa-Lam® 2.1E 3100 OR SIMILAR.
- APPLICABLE CODE:  
MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION AND 2015 INTERNATIONAL RESIDENTIAL CODE



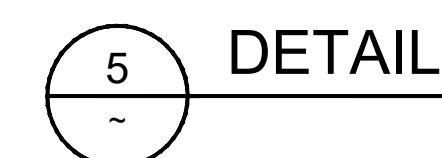
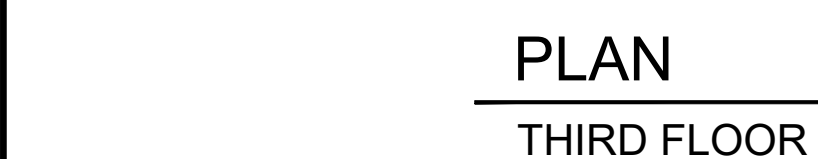
|             |               |
|-------------|---------------|
| ORDERED BY: | Daniel Pallin |
|-------------|---------------|

STRUCTURAL DESIGN  
RETROFT PLAN  
9 Oak St Cambridge, MA 02139

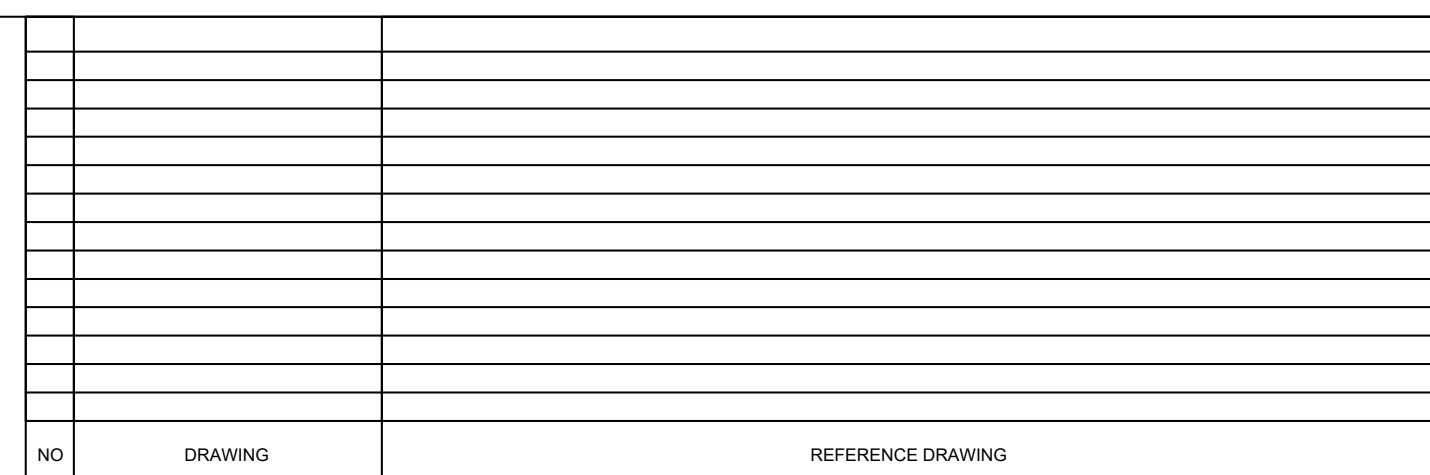
|                         |  |                       |                             |                   |                    |
|-------------------------|--|-----------------------|-----------------------------|-------------------|--------------------|
| DRAWN/DESIGN<br>HM   HM |  | DESIGN ENGINEER<br>FM | PROJECT NUMBER<br>S0320MA08 | SCALE<br>AS NOTED | DATE<br>02/19/2021 |
| DRAWING CHECK<br>-      |  | DESIGN CHECK<br>-     | DRAWING NUMBER<br>MA/ S-101 |                   |                    |
| PROJECT APPROVAL        |  |                       | REVISION<br>0               |                   |                    |

[illegible]





NOTE:  
ATTACHMENT PER TREAD AT EACH  
STRINGER OR LEDGER:  
3X TREADS - (2) #8 SCREWS>3-1/2" LONG

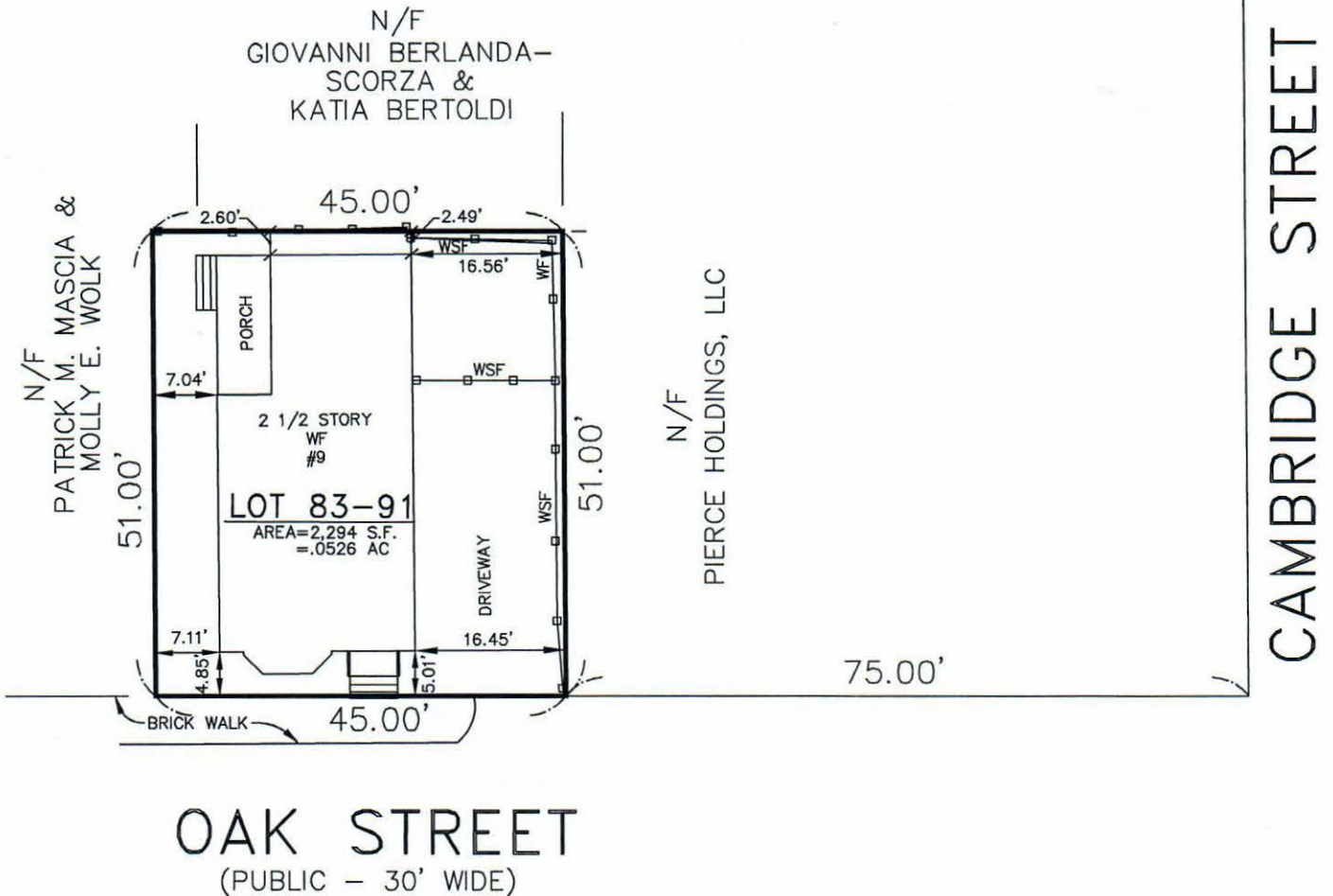


**SURFZONE ENGINEERING**

|                         |  |                       |   |                   |                    |
|-------------------------|--|-----------------------|---|-------------------|--------------------|
| DRAWN/DESIGN<br>HM   HM |  | DESIGN ENGINEER<br>FM | PROJECT NUMBER<br>S0320MA08                                     | SCALE<br>AS NOTED | DATE<br>02/19/2021 |
| DRAWING CHECK<br>-      |  | DESIGN CHECK<br>-     | <div>MA/ S-102</div> <div> <div>REVIS</div> <div>0</div> </div> |                   |                    |
| PROJECT APPROVAL        |  |                       |   |                   |                    |

# LEGEND

WSF WOOD STOCKADE FENCE  
WF WOOD FRAME



## NOTE

1. SEE CITY OF CAMBRIDGE PARCEL ID #83-91 AND LAND COURT BOOK #1265 PAGE #10 AND CERTIFICATE OF TITLE 276960 LAND COURT PLAN 42897A, E.N.D.R.D. FOR SITE.



STEPHEN E. STAPINSKI, R.L.S.

2/3/21  
DATE

## PLAN OF LAND

IN

## CAMBRIDGE, MASSACHUSETTS

SHOWING HOUSE LOCATION AND SETBACKS

PREPARED FOR

DANIEL PALIN

9 OAK STREET

CAMBRIDGE, MASSACHUSETTS 02139

DATE: FEBRUARY 3, 2021

SCALE: 1"=20'



## MERRIMACK ENGINEERING SERVICES

66 PARK STREET

ANDOVER, MASSACHUSETTS 01810

PHONE: (978) 475-3555

FAX: (978) 475-1448

EMAIL: MERRENG@AOL.COM







**These pictures show the condition of the pre-existing unregistered basement, as advertised for sale in November 2020.**

**This is the kitchen of the pre-existing unregistered basement.**



**These pictures show the condition of the pre-existing unregistered basement, as advertised for sale in November 2020.**

**This is the kitchen of the pre-existing unregistered basement.**





**These pictures show the condition of the pre-existing unregistered basement, as advertised for sale in November 2020.**

**This is the kitchen of the pre-existing unregistered basement.**





**This is the bathroom of the pre-existing unregistered basement.**



**These pictures show the condition of the pre-existing unregistered basement, as advertised for sale in November 2020.**

**This is the pre-existing unregistered basement.**



**These pictures show the condition of the pre-existing unregistered basement, as advertised for sale in November 2020.**

**This is the pre-existing unregistered basement.**





**These pictures show the condition of the pre-existing unregistered basement, as advertised for sale in November 2020.**

**This is the pre-existing unregistered basement.**





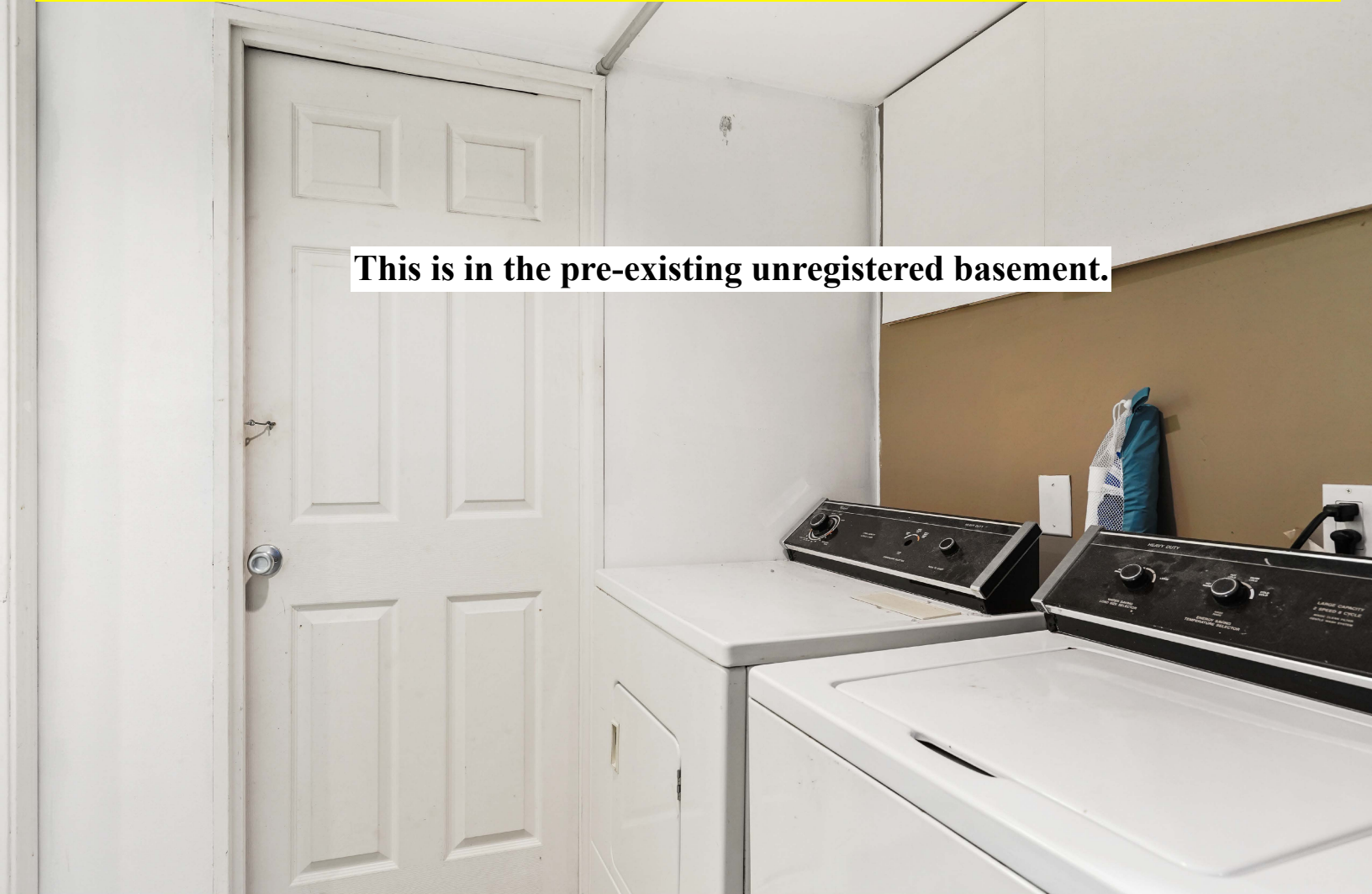
**These pictures show the condition of the pre-existing unregistered basement, as advertised for sale in November 2020.**

**This is the pre-existing unregistered basement.**



**These pictures show the condition of the pre-existing unregistered basement, as advertised for sale in November 2020.**

**This is in the pre-existing unregistered basement.**





**These pictures show the condition of the pre-existing unregistered basement, as advertised for sale in November 2020.**

**This is the pre-existing unregistered basement.**



**These pictures show the condition of the pre-existing unregistered basement, as advertised for sale in November 2020.**

**This is the pre-existing unregistered basement.**







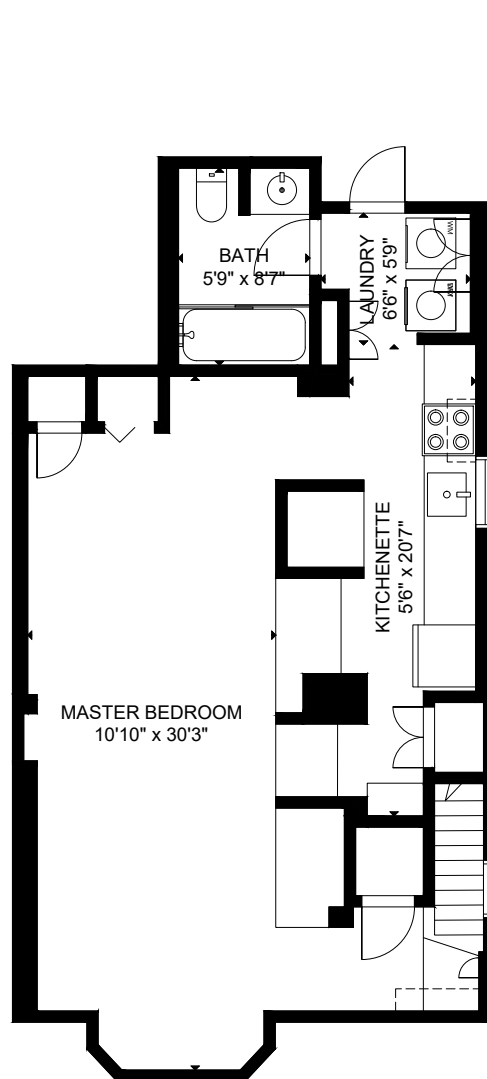




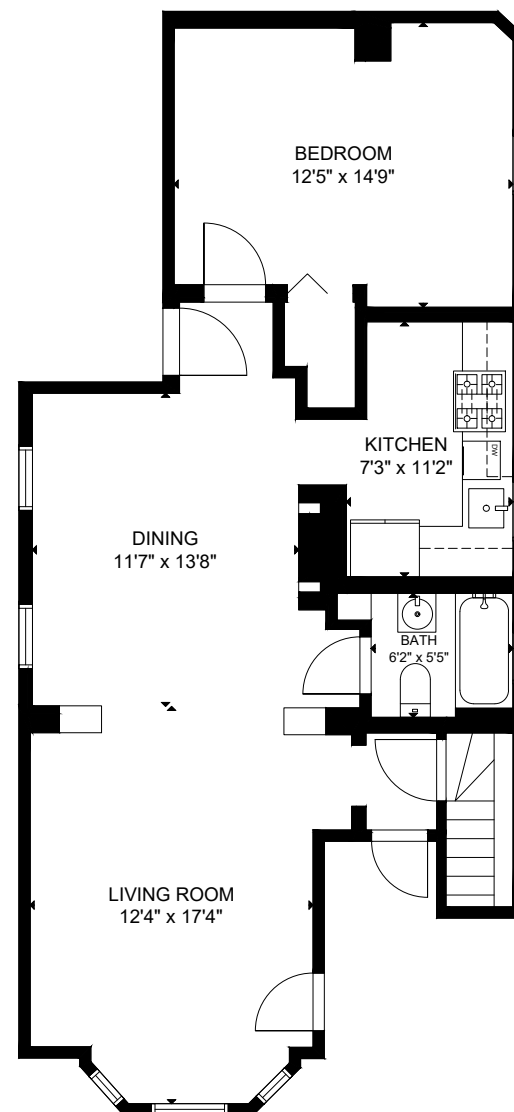






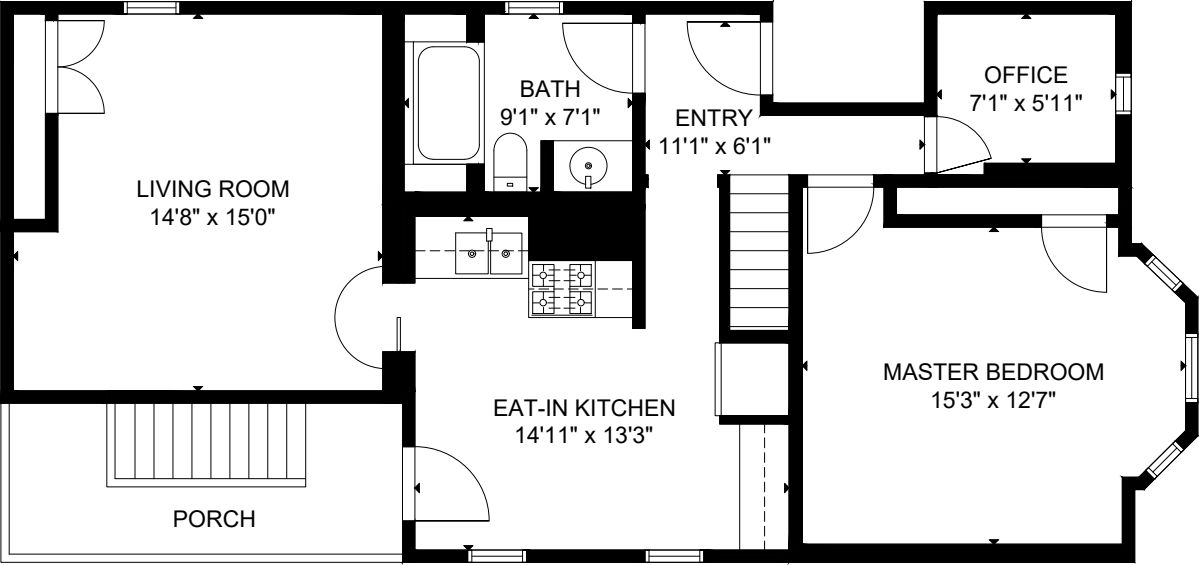


FLOOR 1

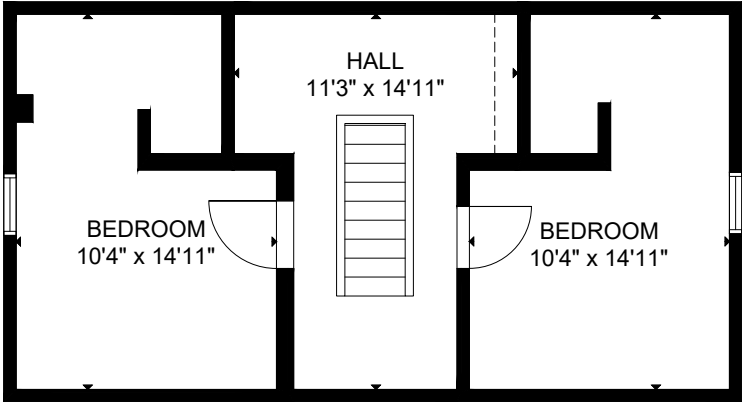


FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 1,441 sq ft  
 FLOOR 1: 661 sq ft, FLOOR 2: 780 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
TOTAL: 1,249 sq ft  
FLOOR 1: 825 sq ft, FLOOR 2: 424 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



























Patrick Mascia and Molly Wolf  
9 Oakland St.  
Cambridge, MA 02139

patrickmascia@gmail.com, wolf.molly.e@gmail.com  
(216) 410-1515, (978) 729-7468

To: Cambridge Board of Zoning Appeal

Dear Board of Zoning Appeal,

This regards 9 Oak St., Cambridge MA 02139.

We are the owners and residents of 9 Oakland St. in Cambridge. Our property extends from Oakland St. to Oak St. and abuts 9 Oak St. to the south. The property line includes the entire northern boundary of 9 Oak St.

Since Dr. Pallin purchased the home in December 2020, we have had the opportunity to meet him and his family. Dr. Pallin is investing in improvements to the property, which we are glad to see. He has also shared with us the various steps he is taking to ensure the neighborhood remains a healthy environment for families, which is very important to us.

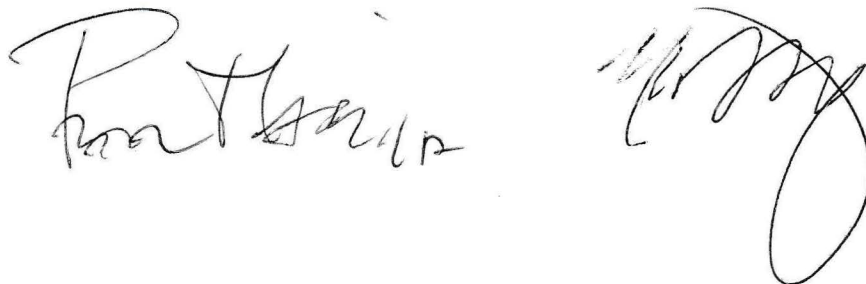
Dr. Pallin has made it clear to us that he will be accessible at all times and will promptly address any issues. He and his family live nearby in Cambridge, which helps.

We moved into our home in early 2019 and, since we have lived here, the presence of the accessory apartment at 9 Oak St. has never caused a nuisance to us. We support Dr. Pallin's application for a Special Permit to register 9 Oak Street's pre-existing basement accessory apartment.

Please contact us if additional information would be helpful to you, or if you require a notarized copy of this letter.

Yours truly,

Patrick Mascia and Molly Wolf

The block contains two handwritten signatures in black ink. The signature on the left is 'Patrick Mascia' and the signature on the right is 'Molly Wolf'.



---

**Larissa and Brett Nigro**

28 Horseshoe Road

Windham, NH 03087

Mobile phone: 617-201-4700

Email addresses: larissamnigro@gmail.com and BrettNigro@gmail.com

March 7, 2021

---

Dear Board of Zoning Appeal,

Daniel Pallin has asked us to convey in writing what we have conveyed to him in telephone conversations and by email.

This pertains to 9 Oak St., Cambridge MA 02139.

We purchased this property in 2001. When we purchased it, the basement was fully finished, with a full bathroom and a kitchen including a gas stove.

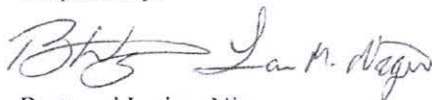
We do not know the year in which the basement was finished as an independent dwelling, and we don't think there is any way to know for sure. We can say that, in 2001, the kitchen appliances were old, and we had to replace appliances.

The basement dwelling was in use in the above described configuration by the prior owners as well.

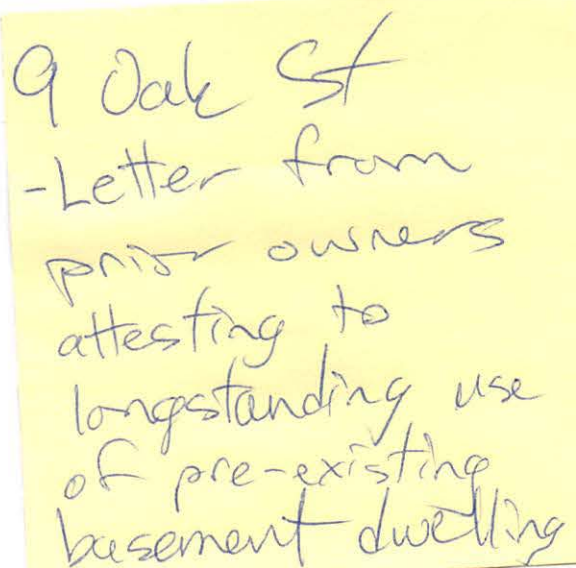
We sold the property to Dr. Daniel Pallin in December 2020. Our understanding is that he hopes to register the basement as a legal accessory apartment.

Please let us know if we can provide any further information.

Respectfully,



Brett and Larissa Nigro



9 Oak St  
- Letter from  
prior owners  
attesting to  
longstanding use  
of pre-existing  
basement dwelling



**Subject:** 9-9A OAK ST., Cambridge, MA

**Date:** Monday, January 11, 2021 at 3:04:20 PM Eastern Standard Time

**From:** Marla Mullen

**To:** dannyjpallin@gmail.com

I believe this is it ...

Marla Mullen  
Territory Real Estate  
marla@territory.com  
617.848.5407 ext 706

**MLS # 30490458 - Sold**  
**Multi Family - 2 Family**

**9-9A OAK ST.**  
**Cambridge, MA 02138**  
**Middlesex County**

List Price: **\$479,000**

Sale Price: **\$510,000**

Color:

Total Floors: **2**

Total Rooms: **10**

Total Units: **2**

Total Bedrooms: **4**

Total Rent: **\$0**

Total Bathrooms: **2f 0h**

Grade School:

Total Fireplaces: **0**

Middle School:

High School:

Directions:

**Remarks**

**NICELY REHABBED TWO FAMILY. PRIME INMAN SQUARE LOCATION. 2ND FLOOR LEASED AT 1700 UNTIL END OF AUGUST. FINISHED BASEMENT WITH FULL BATH AND KITCHEN.**

**Property Information**

Approx. Living Area: **1,812 Sq. Ft.** Approx. Acres: **0.05 (2,295 Sq. Ft.)** Garage Spaces: **0**

Living Area Includes: Heat/Cool Zones: **0 / 0**

Parking Spaces: **0**

Living Area Source: **Appraiser** Heat/Cool Units: **0 / 0**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures:

**Annual Expenses**

Heating: **\$0** Repair & Maintenance: **\$0** Management: **\$0** Gross Income: **\$0**

|                         |                           |                                  |                            |
|-------------------------|---------------------------|----------------------------------|----------------------------|
| Gas: <b>\$0</b>         | Trash Removal: <b>\$0</b> | Miscellaneous: <b>\$0</b>        | Gross Expenses: <b>\$0</b> |
| Electricity: <b>\$0</b> | Sewer: <b>\$0</b>         | Ann. Prop. Oper. Data: <b>No</b> | Net Income: <b>\$0</b>     |
| Water: <b>\$0</b>       | Insurance: <b>\$0</b>     | Annual Expense Source:           |                            |

#### Unit Descriptions

##### **Unit #1**

Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **0** Floor: **0** Rent: **0** Lease: **No**

##### **Unit #2**

Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **0** Floor: **0** Rent: **0** Lease: **Yes**

#### Features

Basement: **Yes**  
Beach: **No**  
Foundation Size: **IRREGULAR**  
Foundation Description: **Other (See Remarks)**  
Lot Description: **Other (See Remarks)**  
Sewer Utilities: **Private Sewerage**  
Water Utilities:  
Waterfront: **No**

#### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Lead Paint: **None**  
UFFI: **Unknown** Warranty Features:  
Year Built: **9999** Source: **Public Record**  
Year Built Description: **Unknown/Mixed**  
Year Round:  
Short Sale w/Lndr. App. Req: **Unknown**  
Lender Owned: **Undisclosed**

#### Tax Information

Pin #:  
Assessed: **\$207,000**  
Tax: **\$1,914** Tax Year: **1999**  
Book: **999999** Page: **99**  
Cert:  
Zoning Code: **RES**  
Map: Block: Lot:

#### Office/Agent Information

Listing Office: **Century 21 Avon (617) 497-6555**  
Listing Agent: **Hugh Leahy**  
Team Member(s):  
Sale Office: **Yu Realty Inc. (617) 928-0399**  
Sale Agent: **Hugh Leahy**  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only:  
Showing: Sub-Agent: **Call List Office**  
Showing: Buyer-Agent: **Call List Office**  
Showing: Facilitator:

#### **Compensation**

Sub-Agent: **2.5**  
Buyer Agent: **2.5**  
Facilitator:  
Compensation Based On:

Special Showing Instructions:

**Market Information**

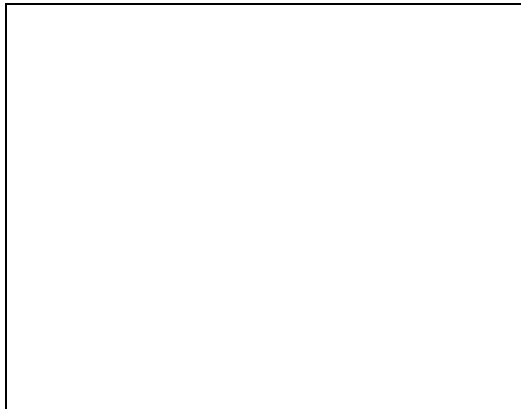
|  |   |
|--|---|
| Listing Date: <b>3/31/2001</b>   | Listing Market Time: MLS# has been on for <b>3</b> day(s)               |
| Days on Market: Property has been on the market for a total of <b>3</b> day(s) | Office Market Time: Office has listed this property for <b>3</b> day(s) |
| Expiration Date:   | Cash Paid for Upgrades:   |
| Original Price: <b>\$479,000</b>   | Seller Concessions at Closing:  |
| Off Market Date: <b>4/3/2001</b>   | Financing: <b>FHA</b>   |
| Sale Date: <b>7/31/2001</b>  |   |
| Sale Price: <b>\$510,000</b>   |   |
| Offer Date: <b>4/3/2001</b>  | Days to Offer: <b>3</b>   |

**Market History for 9-9A OAK ST., Cambridge, MA 02138**

| MLS #  | Date      |   | DOM      | DTO      | Price            |
|--|-----------|---|----------|----------|------------------|
| 30490458   | 3/31/2001 | Listed for <b>\$479,000</b>               |          |          | \$479,000        |
| UAG  | 4/3/2001  | Status Changed to: <b>Under Agreement</b> |          |          |                  |
| SLD  | 8/1/2001  | Status Changed to: <b>Sold</b>            |          |          |                  |
| <b>Market History for Century 21 Avon (BB6335)</b> |           |   | <b>3</b> | <b>3</b> | <b>\$510,000</b> |
| <b>Market History for this property</b>            |           |   | <b>3</b> | <b>3</b> | <b>\$510,000</b> |

**MLS # 30490458 - Sold**  
**9-9A OAK ST., Cambridge, MA 02138**

**Multi Family - 2 Family**  
**Sale Price: \$510,000**

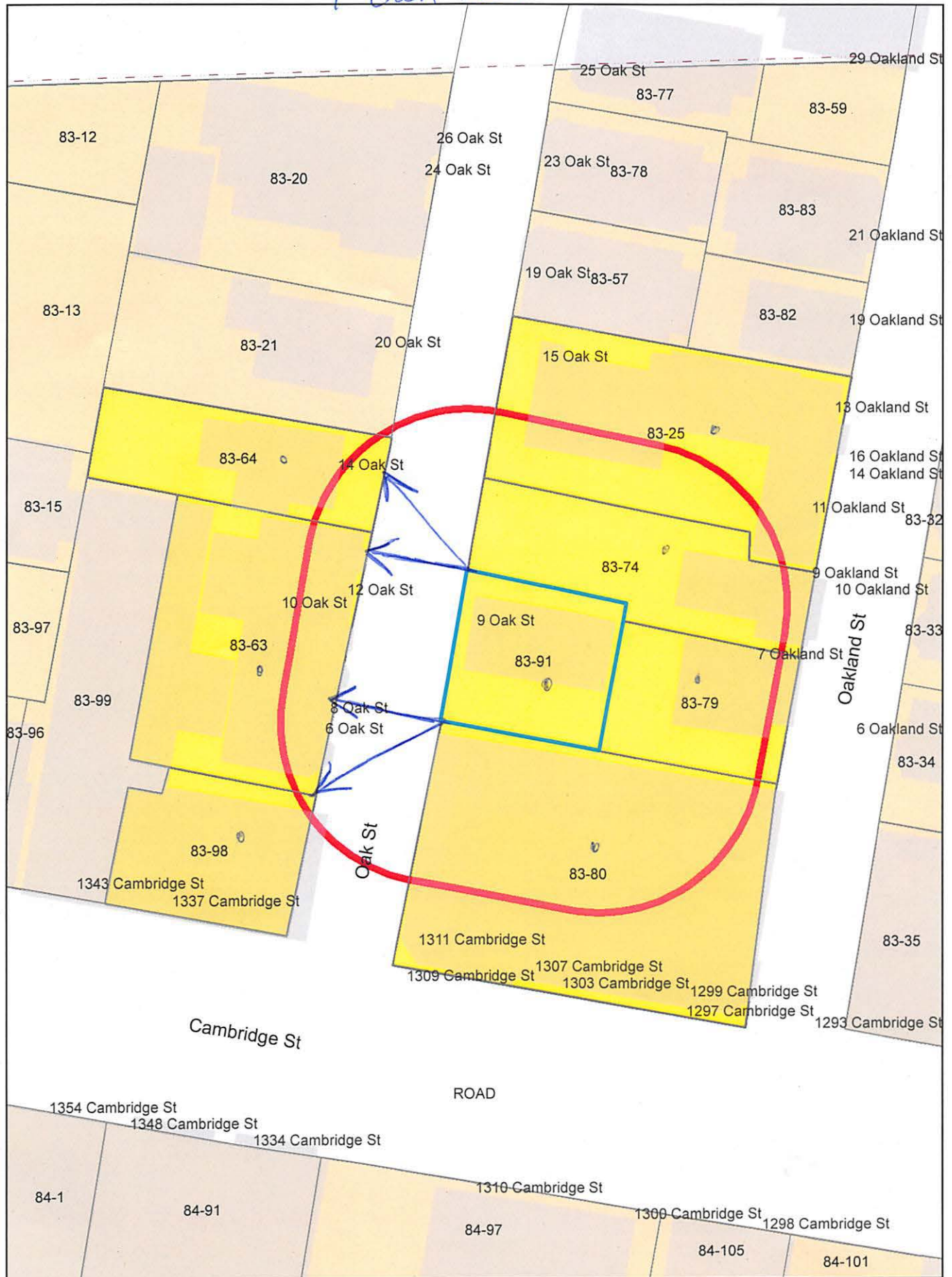




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9 Oak st.



9 Oak St.

Petitioner

83-80  
PIERCE HOLDINGS, LLC,  
7-61ST ST. P.I  
NEWBURY PORT, MA 01950

83-79  
BERLANDA-SCORZA, GIOVANNI & KATIA  
BERTOLDI  
7 OAKLAND ST  
CAMBRIDGE, MA 02139

83-91  
PALLIN DANIEL  
9 OAK ST  
CAMBRIDGE, MA 01239

83-63  
GOLDFINE, SETH  
8 OAK STREET  
CAMBRIDGE, MA 02139-1995

83-64  
BROWN, LINDA & BRYAN BROWN  
14 OAK ST  
CAMBRIDGE, MA 02141

83-63  
SLEMENDA, JANET M.  
12 OAK STREET  
CAMBRIDGE, MA 02139-1995

83-98  
PACHECO, ALVARO M.  
1335 CAMBRIDGE STREET  
CAMBRIDGE, MA 02140

83-63  
LESATELE, ELLA & TALANOA LESATELE  
10 OAK ST  
CAMBRIDGE, MA 02139

83-25  
YI, BYUNGDOO ALEXANDER & KIWON SHIN  
15 OAK ST  
CAMBRIDGE, MA 02139

83-25  
KELLY, MATTHEW J.,  
TRUSTEE MATTHEW J. KELLY REV TRUST  
13 OAKLAND ST  
CAMBRIDGE, MA 02139

83-25  
GROLEAU, ANDREW & EMILY GIANETTA  
11 OAKLAND ST  
CAMBRIDGE, MA 02138

83-74  
MASCIA, PATRICK M. & MOLLY E. WOLF  
9 OAKLAND ST  
CAMBRIDGE, MA 02139

83-63  
PHILIPPON, VALERIE,  
TRUSTEE THE VALERIE PHILIPPON LIVING TRUST  
6 OAK ST  
CAMBRIDGE, MA 02139

Dear BZA:

The next two pages are letters of support from abutters. This property only has two direct abutters, and both have provided letters of support.

Thank you.



Giovanni Berlanda-Scorza  
7 Oakland St.  
Cambridge, MA 02139

giovanni.berlanda@gmail.com  
(857) 445-3635

March 21, 2021

Dear Board of Zoning Appeal,

I write to you about 9 Oak St., Cambridge MA 02139.

My wife and I own and live at 7 Oakland St. Our property's western portion abuts the lot of 9 Oak St. The property line includes the entire eastern boundary of 9 Oak St.

I understand that 9 Oak St. is registered as a two-family building, but has had a basement accessory apartment for many decades.

We support Daniel Pallin's application for a Special Permit to register the basement accessory apartment.

Yours truly,

Giovanni Berlanda-Scorza

A handwritten signature in black ink that reads "Giovanni Berlanda-Scorza". The signature is written in a cursive, flowing style.

Patrick Mascia and Molly Wolf  
9 Oakland St.  
Cambridge, MA 02139

patrickmascia@gmail.com, wolf.molly.e@gmail.com  
(216) 410-1515, (978) 729-7468

To: Cambridge Board of Zoning Appeal

Dear Board of Zoning Appeal,

This regards 9 Oak St., Cambridge MA 02139.

We are the owners and residents of 9 Oakland St. in Cambridge. Our property extends from Oakland St. to Oak St. and abuts 9 Oak St. to the south. The property line includes the entire northern boundary of 9 Oak St.

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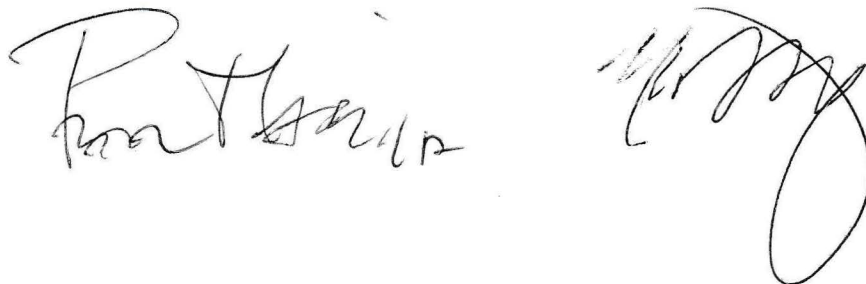
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We moved into our home in early 2019 and, since we have lived here, the presence of the accessory apartment at 9 Oak St. has never caused a nuisance to us. We support Dr. Pallin's application for a Special Permit to register 9 Oak Street's pre-existing basement accessory apartment.

Please contact us if additional information would be helpful to you, or if you require a notarized copy of this letter.

Yours truly,

Patrick Mascia and Molly Wolf

The block contains two handwritten signatures in black ink. The signature on the left is 'Patrick Mascia' and the signature on the right is 'Molly Wolf'.