

**BZA APPLICATION FORM**

**GENERAL INFORMATION**

2019 SEP 27 10:10:11  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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

Special Permit: X Variance: X Appeal: \_\_\_\_\_

PETITIONER: MARIE DERAVIL - C/O CAMPBELL H. ELLSWORTH, ARCHITECT

PETITIONER'S ADDRESS: 267 NORFOLK ST, CAMBRIDGE, MA 02139

LOCATION OF PROPERTY: 194 HARVARD ST + 152 COLUMBIA ST, CAMBRIDGE, MA 02139

TYPE OF OCCUPANCY: MIXED USE ZONING DISTRICT: C1

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input checked="" type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

BECAUSE OF BASEMENT GROUNDWATER CONDITION, APPELANT WISHES TO DEMOLISH BUILDING AND REBUILD WITH CURRENT FOOTPRINT AND BZA APPROVED RESIDENTIAL UNITS.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section 5.31 (TABLE OF DIMENSIONAL REQUIREMENTS).

Article 6.000 Section 6.35.1 (REDUCTION OF PARKING).

Article 4.00 Section 4.35 COMMERCIAL USE IN RESIDENTIAL ZONE

Article 10.000 Section 10.40 (SPECIAL PERMIT). 1.30 (VARIANCE).

Applicants for a **Variance** must complete Pages 1-5  
 Applicants for a **Special Permit** must complete Pages 1-4 and 6  
 Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):   
 (Petitioner(s)/Owner)

CAMPBELL H. ELLSWORTH ( ARCHITECT FOR OWNER)  
 (Print Name)

Address: 267 NORFOLK ST.  
CAMBRIDGE, MA 02139

Tel. No.: 617-799-4462

E-Mail Address: CAMPBELL@ELLSWORTH-ASSOCIATES.COM

**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 Marie Deraville  
(OWNER)

Address: 156 Cherry St, Cambridge, MA 02139

State that I/We own the property located at 194 Harvard St + 152 Columbia St Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Marie Deraville

\*Pursuant to a deed of duly recorded in the date July 21, 2014, Middlesex South County Registry of Deeds at Book 63942, Page 311; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Marie C. Deraville  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Marie C. Deraville personally appeared before me, this 21 of May, 2019, and made oath that the above statement is true.

Louis J. Pierre: Notary

My commission expires December 20, 2024 (Notary Seal).

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

SECRET

The following information was obtained from a review of the files of the Department of State and is being furnished to you for your information.

On 10/15/54, the following information was received from the Department of State:

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**Project Summary:**

On October 11, 2018, the Owner of Camie's Bakery, Marie Deravil, was granted a Variance for the construction of a 2 story, 2 unit structure, on top of the existing structure that housed the family business at 194 Harvard Street. The Owner was also granted a Special Permit for a Reduction of Parking. After that BZA hearing and approval, a more extensive investigation of the building condition revealed several issues. Primary was the fact that there is an active water table just below the existing basement slab. The initial plans of digging down the basement space down to provide for a more usable basement storage area had to be reconsidered.

One option would have been to dig down below the water table and to install a waterproof foundation, with a 24 hours groundwater pumping to the storm drain. This proved both prohibitively expensive, and was rejected by the Cambridge DPW. In conversations with the DPW, they described that this area at Columbia and Harvard Streets is already underserved by the City stormwater system, and therefore highly susceptible to flooding in the near future. In order to work around the high water table, we discussed with the DPW the possibility of leaving the existing foundation, and raising the building to avoid the inevitable flooding of the 1<sup>st</sup> floor retail spaces. The DPW was supportive of this proposal.

Therefore we are proposing leaving the existing foundation in place, which has been determined by our structural engineer to be stable and suitable for reconstruction of the upper building and living units. However the removal of the building above grade triggers a new set of required zoning relief that is beyond what was granted by the BZA on October 11, 2018.

We are proposing to rebuild the existing structure, plus the residential units granted by the BZA on 10/11/18, with the new first floor level at approximately 24" above the current first floor sidewalk grade. This will ensure protection from inevitable future flooding. This new proposal will require the following zoning relief as follows:

- Variance for commercial use in the C-1 zone
- Variance for setbacks
- Variance for FAR, as per the earlier 10/11/18 BZA approval
- (SP) for parking relief, as per the earlier 10/11/18 BZA approval

In addition, the Owner will be applying to the Massachusetts Architectural Access Board (AAB) for a variance to create a handicap ramp that is not at the primary access points. That Variance is in process.

**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:

A literal enforcement of the Ordinance would involve a substantial hardship, since groundwater was found just below the surface of the existing basement slab. It is not financially possible to lower the basement level to provide adequate storage space. The solution is to raise the level of the first floor.

**B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:**

The hardship is owing to the building being constructed just above a high water table, and the fact that the area is prone and susceptible to flooding in the near future (according to the Cambridge DPW). The existing condition of the existing structure is poor, and modification will be more expensive than a reconstruction.

**C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

**1) Substantial detriment to the public good for the following reasons:**

Desirable relief may be granted without substantial detriment to the public good because the residential use is consistent with the multifamily properties along Columbia Street and the maintaining the ground floor retail use (Camie's Bakery) will continue to be an asset to community and activate the street-scape.

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

The requested relief will not nullify or substantially derogate from the intent or purpose of this Ordinance because the requested relief will result in the same building that was approved by the BZA on October 11, 2018. It was for that earlier application that the community was in great support of the project. The requested project will result in a fully upgraded building, as well as the much needed addition to the Cambridge housing stock.

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

**BZA APPLICATION FORM  
SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 194 HARVARD STREET (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:

With the requested Special Permit the requirements of the Ordinance can be satisfied.

**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:

Traffic generated or patterns of access or egress will not cause congestion, hazard or substantial change in the neighborhood character. All requested zoning relief replicates the project approved by the BZA on October 11, 2018, with the rebuilding of the existing retail, and the creation of 2 residential units above. The Columbia Street Corridor contains mixed use properties that enliven the street and add much needed neighborhood amenities to the Port Neighborhood.

**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

The continued operation or development of adjacent uses would not be adversely affected because the proposed uses replicated the previous commercial uses, as well as the previously approved residential, which will be of a scale and character consistent with the surrounding properties.

**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 will be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or citizens because the residential dwellings will conform to the setbacks and other dimensional regulations where possible.

**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 intent and purpose of the Ordinance is to promote the highest and best use of Land throughout the City. The proposed project will allow Camie's build a climatically resilient building, with a modest residential addition to the Cambridge housing stock.

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** MARIE DERAVILE **PRESENT USE/OCCUPANCY:** MIXED USE

**LOCATION:** 194 HARVARD ST + 152 COLUMBIA ST, CAMBRIDGE, MA **ZONE:** \_\_\_\_\_

**PHONE:** 617-799-4462 **REQUESTED USE/OCCUPANCY:** MIXED USE

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>7,710 SF</u>	<u>7,710 SF</u>	<u>3,273 SF</u> (max.)
<u>LOT AREA:</u>	<u>4,365 SF</u>	<u>4,365 SF</u>	<u>5,000 SF</u> (min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> <sup>2</sup>	<u>1.77</u>	<u>1.77</u>	<u>.75</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,182 SF</u>	<u>2,182 SF</u>	<u>1,500 SF</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>65'</u>	<u>65'</u>	<u>50'</u> (min.)
DEPTH	<u>64.5'</u>	<u>64.5'</u>	<u>N/A'</u>
<u>Setbacks in</u> <u>Feet:</u>			
FRONT	<u>0</u>	<u>0</u>	<u>10'</u> (min.)
REAR	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
LEFT SIDE	<u>7.3'</u>	<u>7.3'</u>	<u>7.5'</u> (min.)
RIGHT SIDE	<u>.4'</u>	<u>.4'</u>	<u>7.5'</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>31.17'</u>	<u>31.17'</u>	<u>35'</u> (max.)
LENGTH	<u>66'</u>	<u>66'</u>	<u>N/A</u>
WIDTH	<u>59'</u>	<u>59'</u>	<u>N/A</u>
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> <sup>3</sup>	<u>.13</u>	<u>.13</u>	<u>30%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>	<u>2</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>2</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u> (min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>0</u>	<u>0</u>	<u>N/A</u> (min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

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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'.



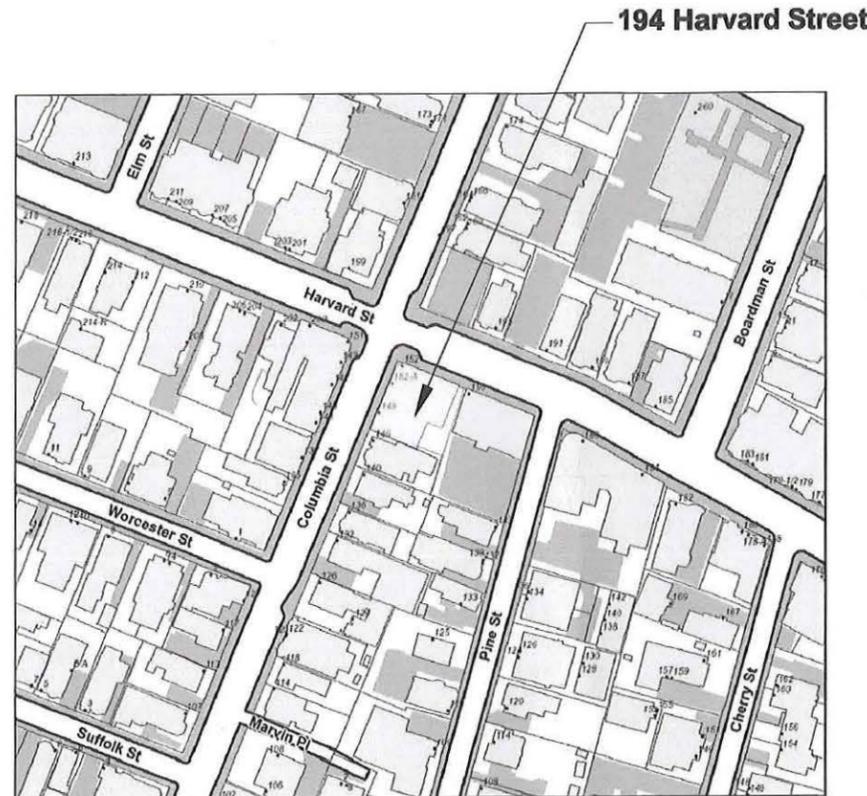
# 194 Harvard Street Cambridge, MA

## DRAWING LIST:

### ARCHITECTURAL

- T1.1 - Title Sheet
- Site 1.1 - Site Plan by Land Mapping, INC.
- Z1.1 - Zoning: G.F.A. Analysis
- EX1.1 - Existing Conditions - Plans
- A1.1 - Proposed Floor Plans
- A1.2 - Proposed Floor Plans
- A3.1 - Proposed Elevations

## LOCUS MAP:



PROJECT NAME:  
1556 Cambridge St

PROJECT ADDRESS:  
1556 Cambridge St  
Cambridge, MA

CLIENT:  
1556 Cambridge St



ARCHITECT:  
**ELLSWORTH  
ASSOCIATES, Inc.**

267 NORFOLK STREET  
CAMBRIDGE, MA 02139  
PH. 617-492-0709  
FAX. 617-714-5900

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REGISTRATION:



DATE: 03/27/2018

DRAWN BY: P.M.

CHECKED BY: C.E.

SCALE:

FILE: 194 Harvard Street

REVISIONS:

No.	Description	Date
1	R7A	04/01/19
2		
3		
4		
5		
6		

Title  
Sheet

T1.1

PROJECT NAME:  
194 Harvard Street

PROJECT ADDRESS:  
194 Harvard Street  
Cambridge, MA

CLIENT:  
Camie's Bakery



ARCHITECT:  
**ELLSWORTH ASSOCIATES, Inc.**

267 NORFOLK STREET  
CAMBRIDGE, MA 02139  
PH. 617-492-0709  
FAX. 617-714-5900

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CHECKED BY: C.E.

SCALE:

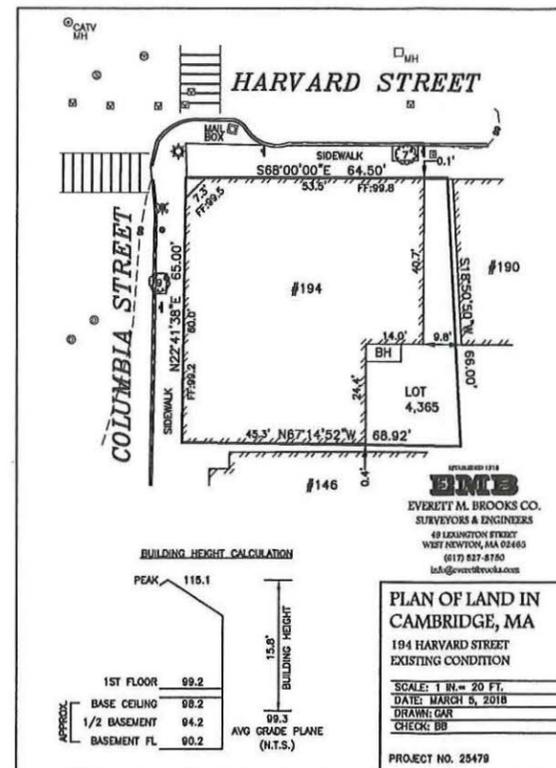
FILE: 194 Harvard St.

REVISIONS:

No.	Description	Date
1	BZA	04/11/19
2		
3		
4		
5		
6		

Site Plan

Site 1.1



PROPOSED G.F.A. ANALYSIS

PROJECT NAME:  
194 Harvard Street

PROJECT ADDRESS:  
194 Harvard Street  
Cambridge, MA

CLIENT:  
Camie's Bakery

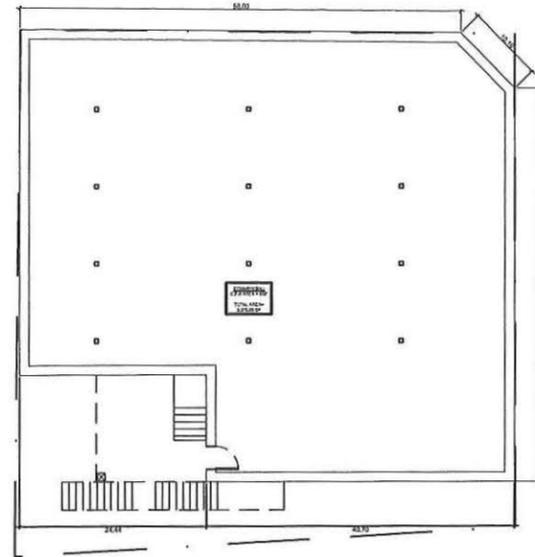


ARCHITECT:  
**ELLSWORTH ASSOCIATES, Inc.**

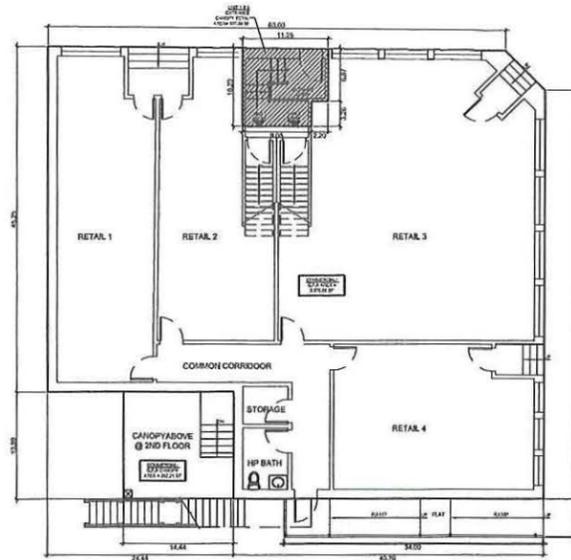
267 NORFOLK STREET  
CAMBRIDGE, MA 02139

PH. 617-492-0709  
FAX. 617-714-5900

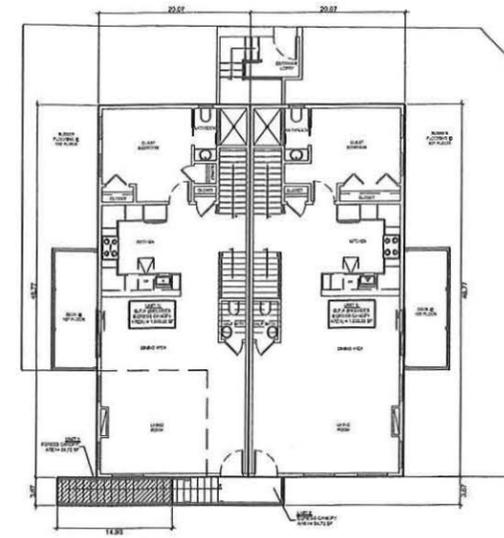
CONSULTANTS:



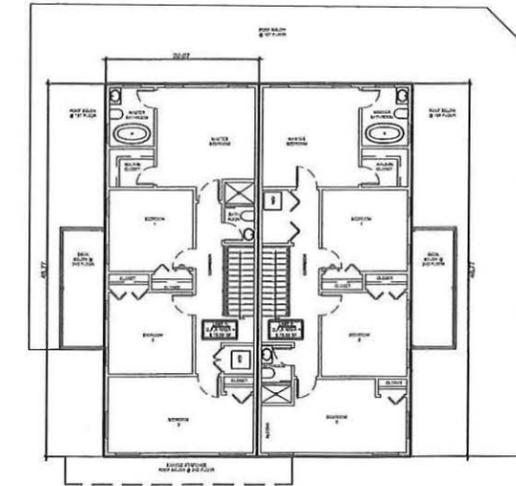
① **BASEMENT- 0 SF G.F.A.**  
SCALE: 3/32" = 1'-0"



② **FIRST FLOOR- 3,686 SF G.F.A.**  
SCALE: 3/32" = 1'-0"



③ **SECOND FLOOR- 2,067.10 SF G.F.A.**  
SCALE: 3/32" = 1'-0"



④ **THIRD FLOOR- 1,957.64 SF G.F.A.**  
SCALE: 3/32" = 1'-0"



PROPOSED G.F.A. CALCULATIONS

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REGISTRATION:



DATE: 04/01/2019  
DRAWN BY: P.M.  
CHECKED BY: C.E.  
SCALE: 3/32" = 1'-0"  
FILE: 194 Harvard St.

REVISIONS:

No.	Description	Date
1	BZA	4/01/19
2		
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4		
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**194 HARVARD ST: G.F.A. ANALYSIS**

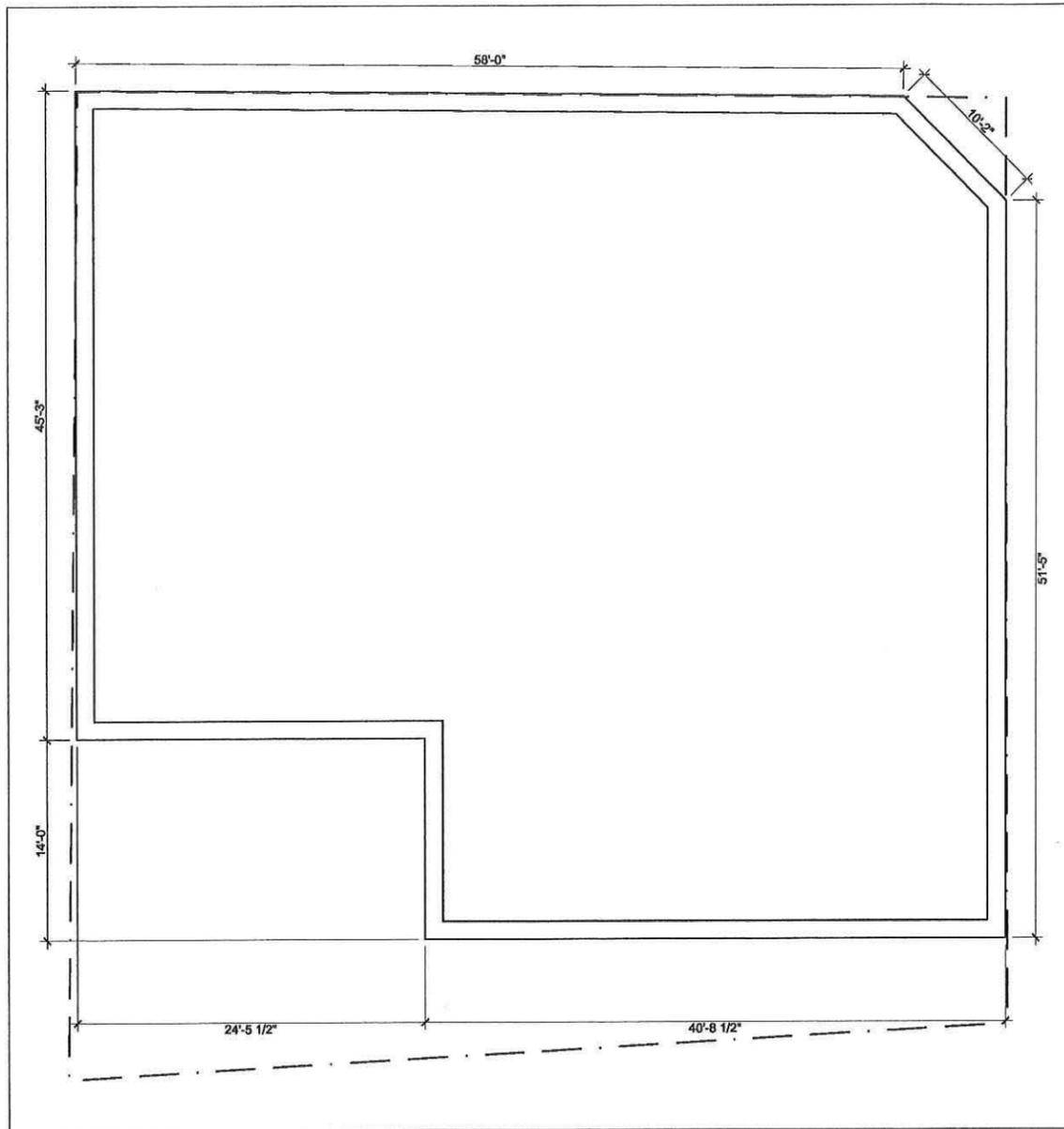
LOT SIZE	4,365.00
ZONE	C1
F.A.R.	0.75
ALLOWABLE G.F.A.	3,273.75
EXISTING G.F.A.	3,483.99
EXISTING F.A.R.	0.798
<b>TOTAL PROPOSED G.F.A.</b>	<b>7,710.74</b>
<b>TOTAL PROPOSED F.A.R.</b>	<b>1.77</b>

**194 HARVARD ST. G.F.A. CALCS.**

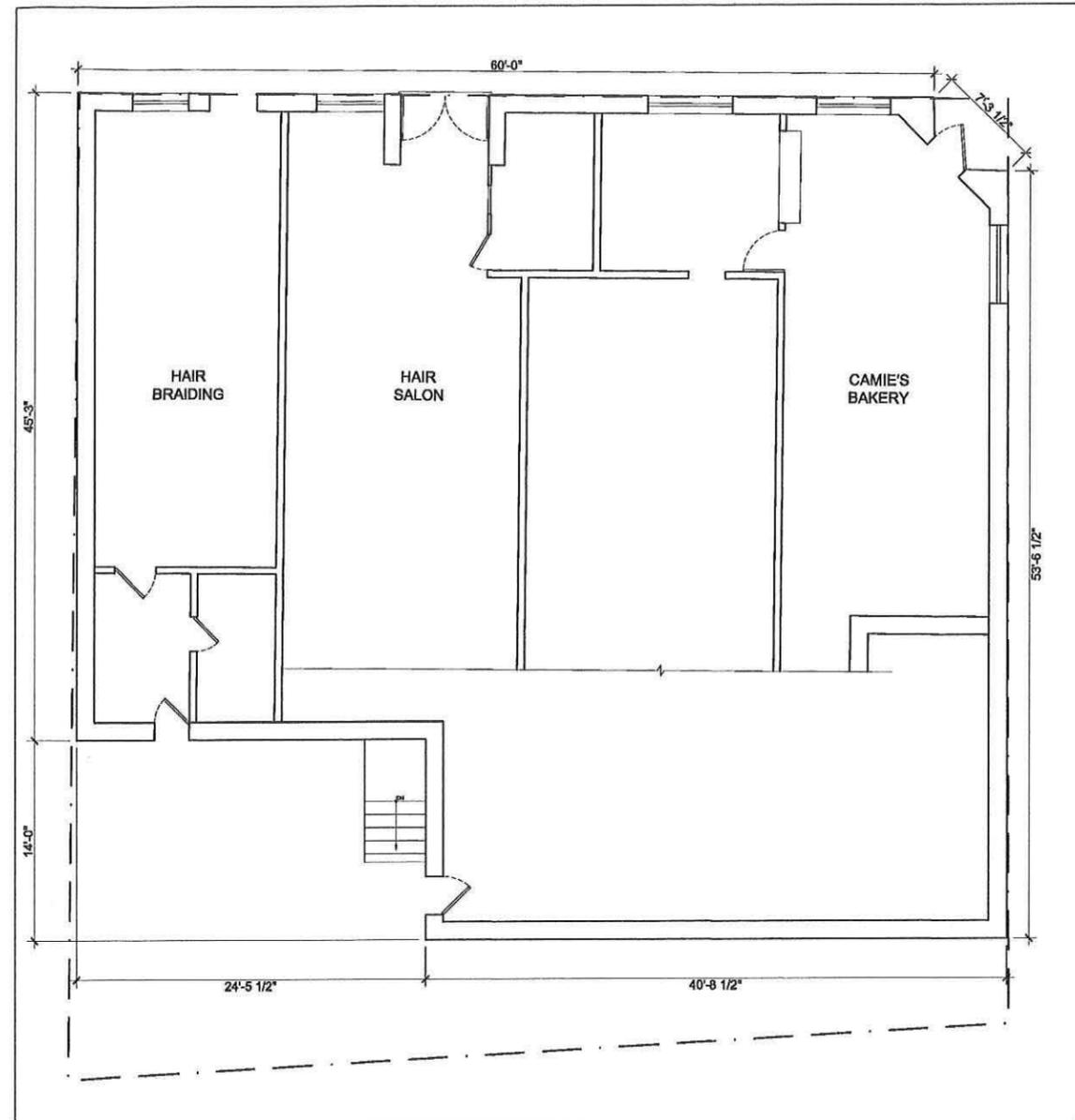
FLOORS	S.F.	COMMERCIAL		UNIT 1		UNIT 2		ENTIRE STRUCTURE			
		CANOPY	SUB. TOTAL	S.F.	ENTRANCE/EGRESS CANOPY	SUB. TOTAL	S.F.	ENTRANCE/EGRESS CANOPY	SUB. TOTAL	TOTAL SF	TOTAL G.F.A.
BASEMENT	3,483.99		3,483.99							3,483.99	-
FIRST FLOOR	3,376.66	202.01	3,578.67		53.67	53.67		53.67	53.67	3,686.00	3,686.00
SECOND FLOOR				978.82	54.73	1,033.55	978.82	54.73	1,033.55	2,067.10	2,067.10
THIRD FLOOR				978.82		978.82	978.82		978.82	1,957.64	1,957.64
<b>TOTAL</b>	<b>6,860.65</b>	<b>202.01</b>	<b>7,062.66</b>	<b>1,957.64</b>	<b>108.40</b>	<b>2,066.04</b>	<b>1,957.64</b>	<b>108.40</b>	<b>2,066.04</b>	<b>11,194.73</b>	<b>7,710.74</b>

G.F.A. Analysis

**Z1.1**



① **BASEMENT**  
SCALE: 3/16" = 1'-0"



② **FIRST FLOOR**  
SCALE: 3/16" = 1'-0"

PROJECT NAME:  
194 Harvard Street

PROJECT ADDRESS:  
194 Harvard Street  
Cambridge, MA

CLIENT:  
Camie's Bakery



ARCHITECT:  
**ELLSWORTH ASSOCIATES, Inc.**

267 NORFOLK STREET  
CAMBRIDGE, MA 02139  
PH. 617-492-0709  
FAX. 617-714-5900

CONSULTANTS:



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FILE: 194 HARVARD ST.

REVISIONS:

No.	Description	Date
1	BZA	04/01/19
2		
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Existing conditions  
Plans

Ex 1.1

PROJECT NAME:  
194 Harvard Street

PROJECT ADDRESS:  
194 Harvard Street  
Cambridge, MA

CLIENT:  
Camle's Bakery



ARCHITECT:  
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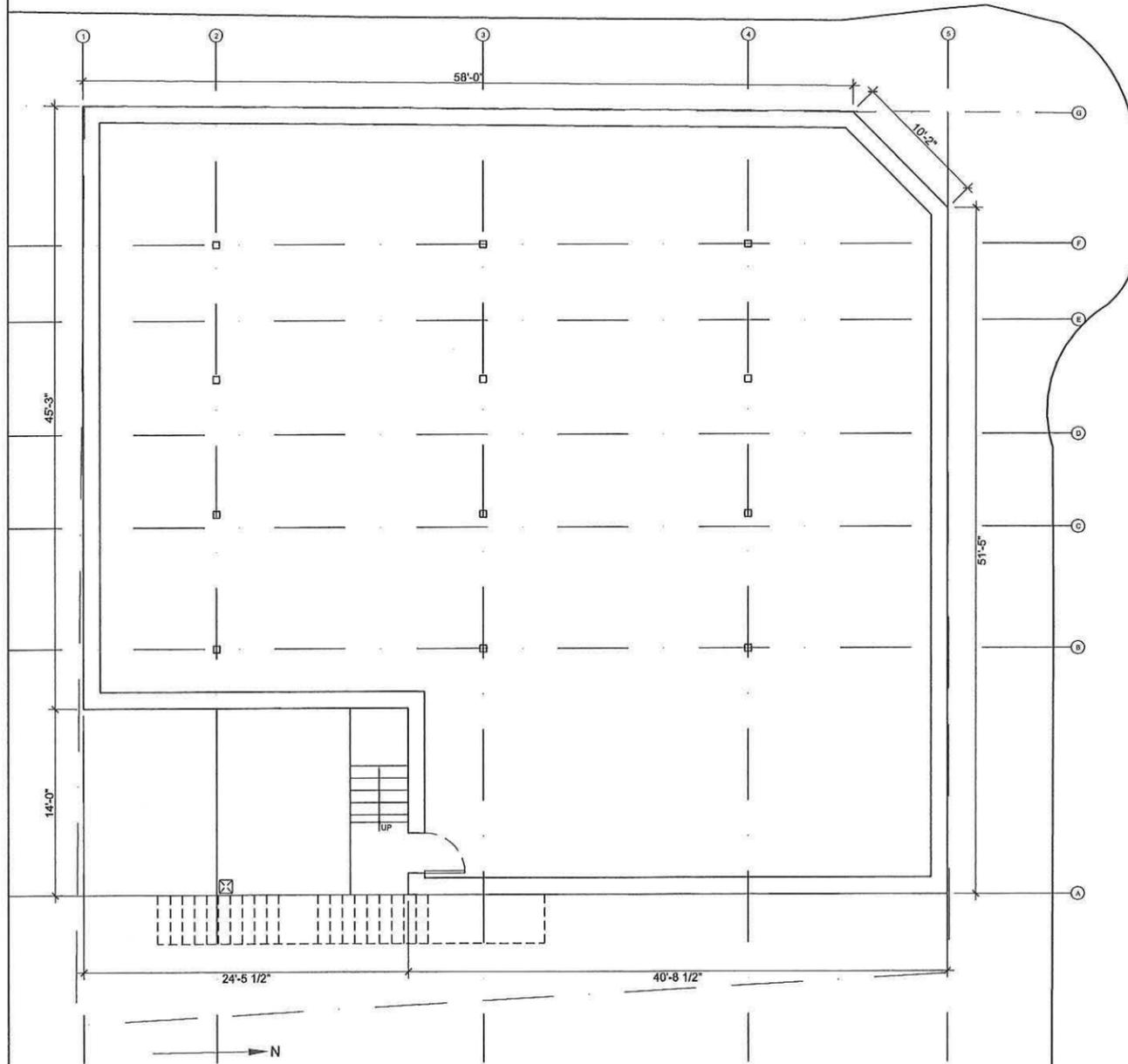
DATE: 04/01/2019  
DRAWN BY: I.P.  
CHECKED BY: C.E.  
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FILE: 194 HARVARD SL

REVISIONS:

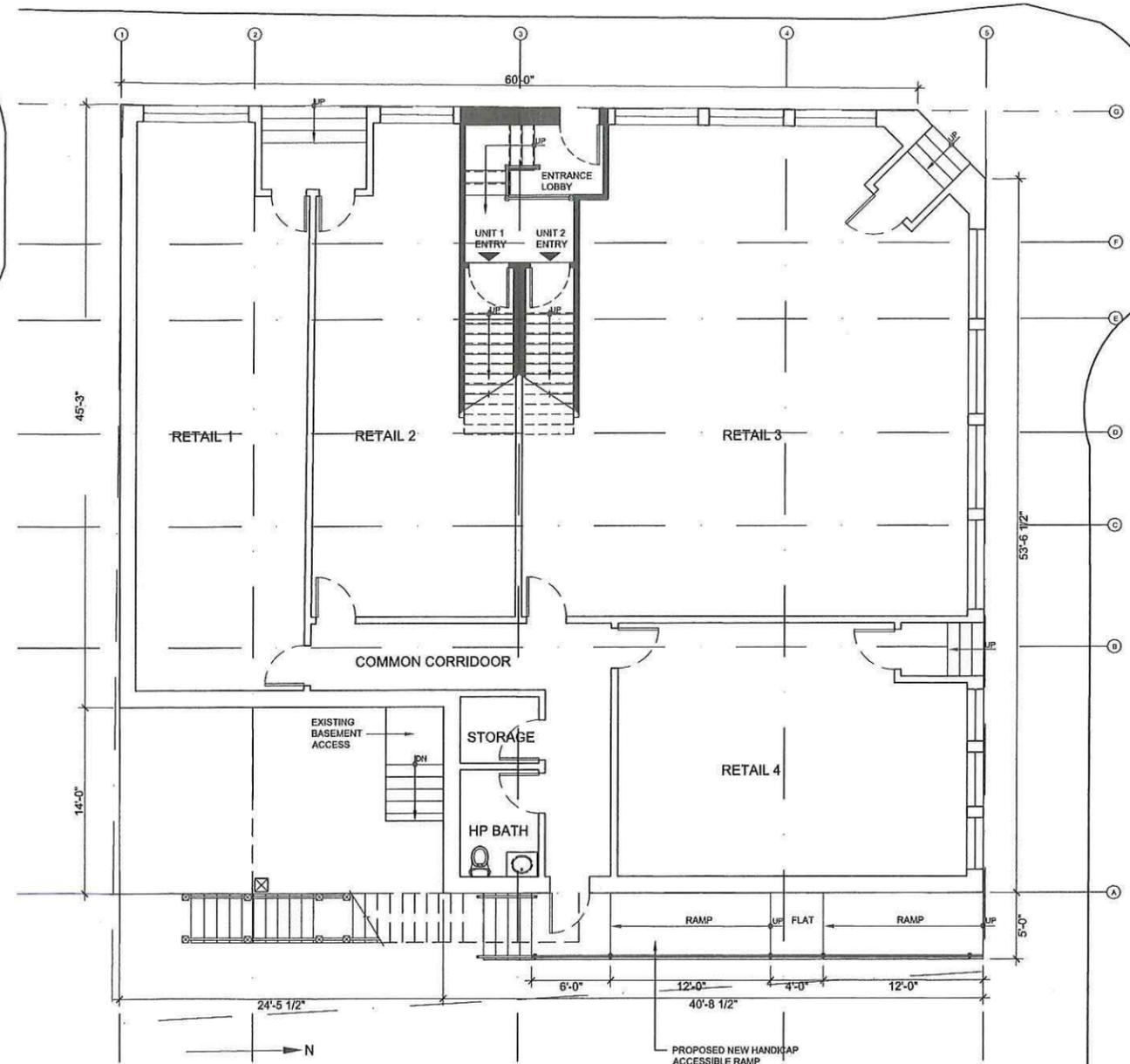
No.	Description	Date
1	BZA	4/01/19
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Proposed Plans

A 1.1



① **BASEMENT**  
SCALE: 3/16" = 1'-0"



② **FIRST FLOOR**  
SCALE: 3/16" = 1'-0"

PROJECT NAME:  
194 Harvard Street

PROJECT ADDRESS:  
194 Harvard Street  
Cambridge, MA

CLIENT:  
Camie's Bakery



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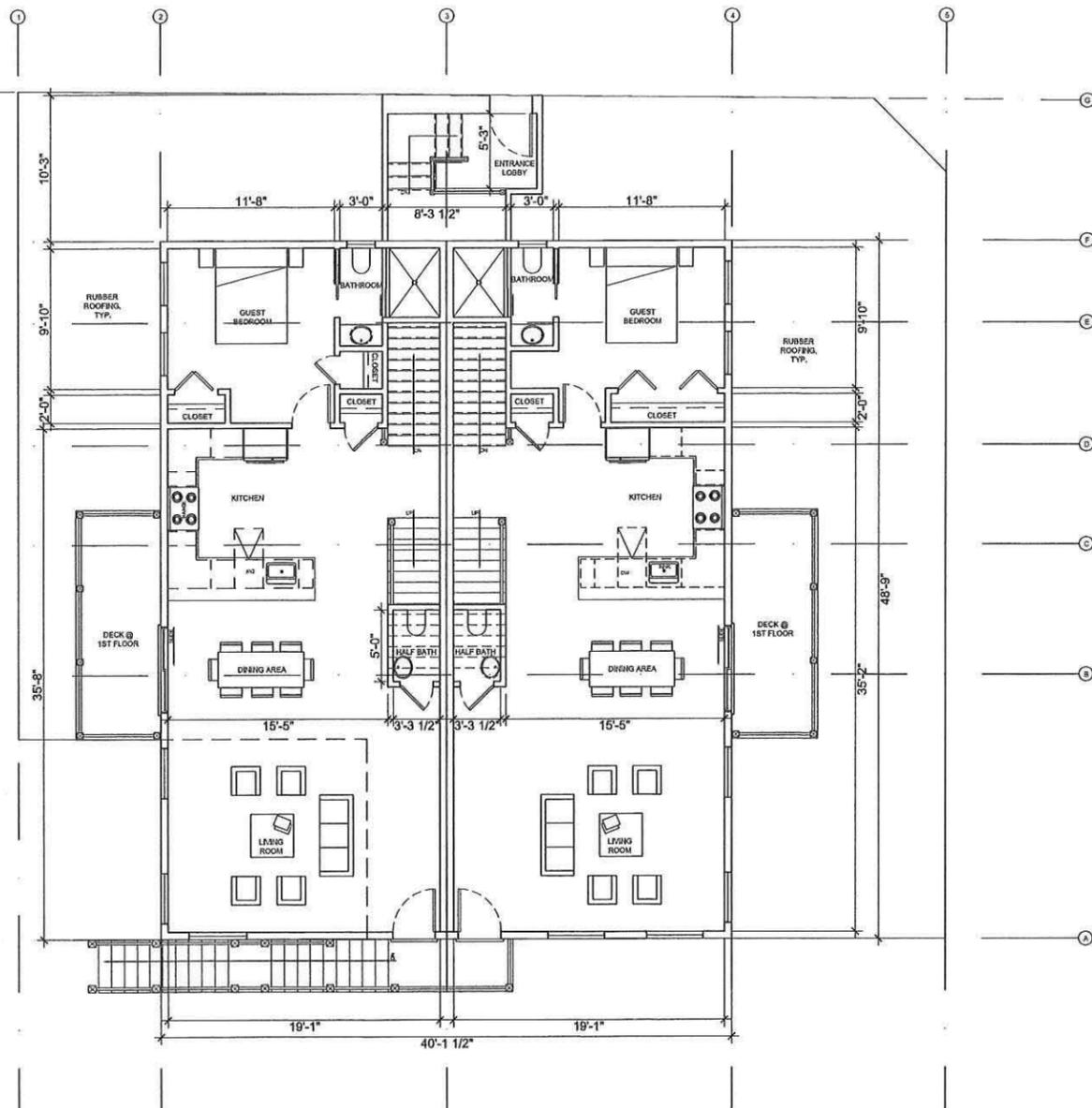
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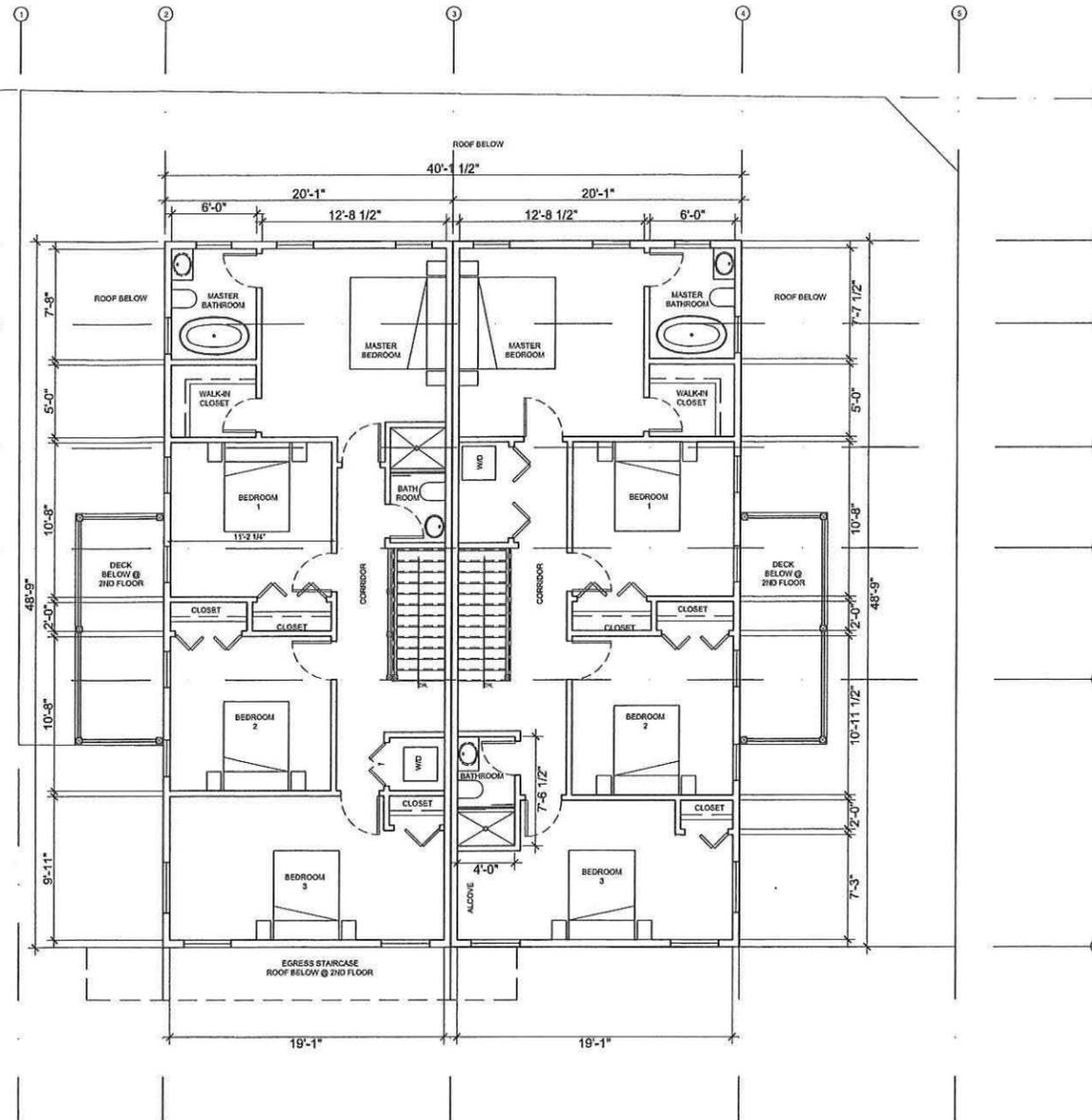
No.	Description	Date
1	BZA	4/01/19
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6		

Proposed Plans

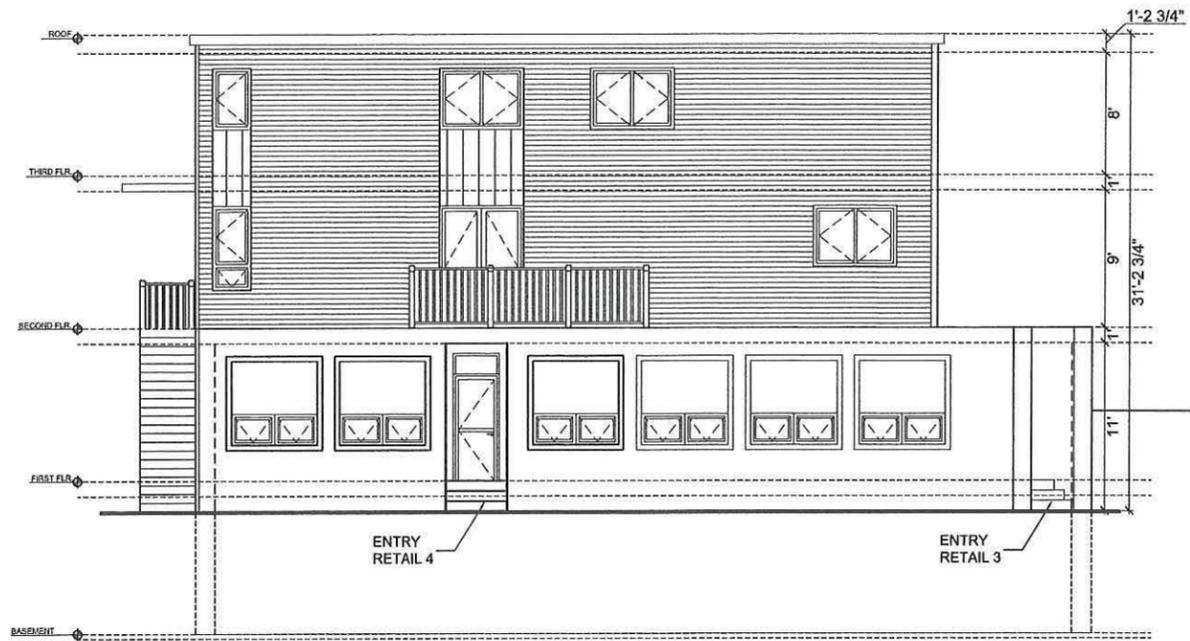
A 1.2



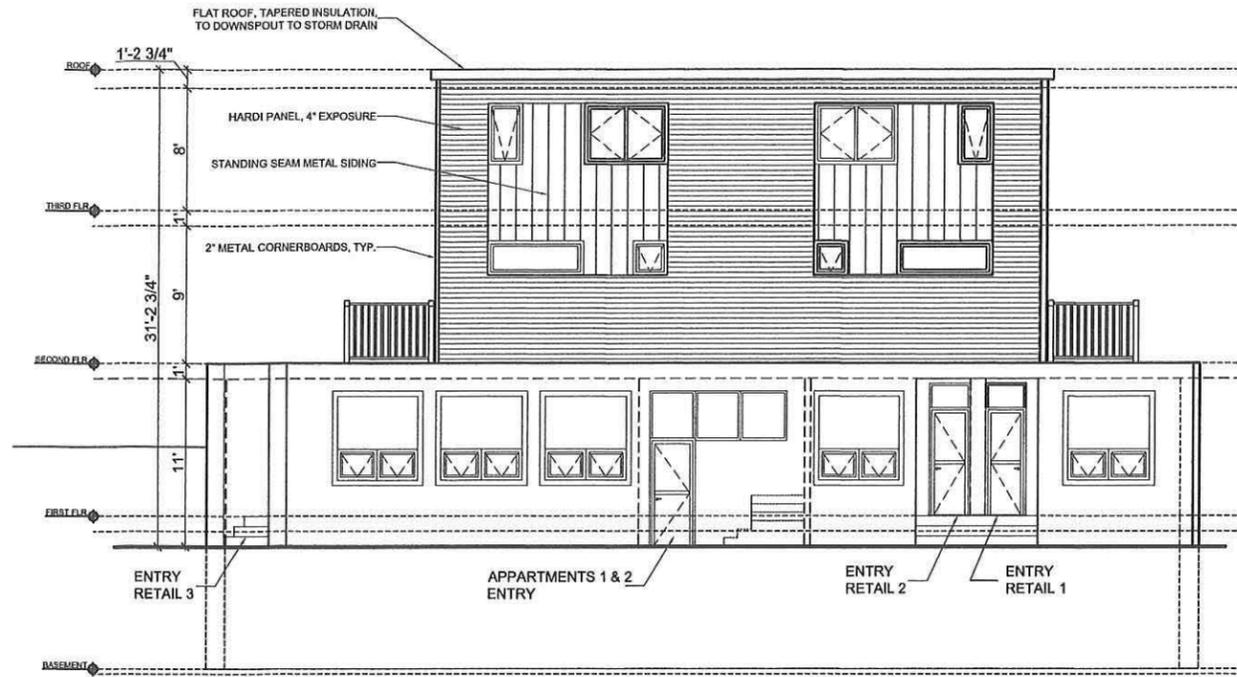
1 SECOND FLOOR  
SCALE: 3/16" = 1'-0"



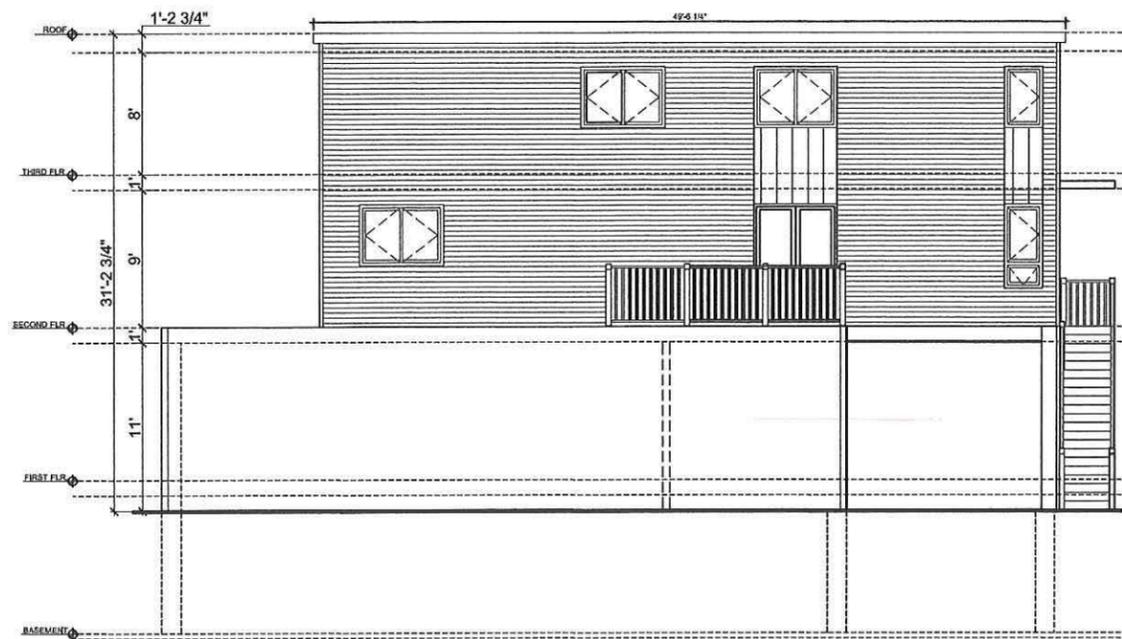
2 THIRD FLOOR  
SCALE: 3/16" = 1'-0"



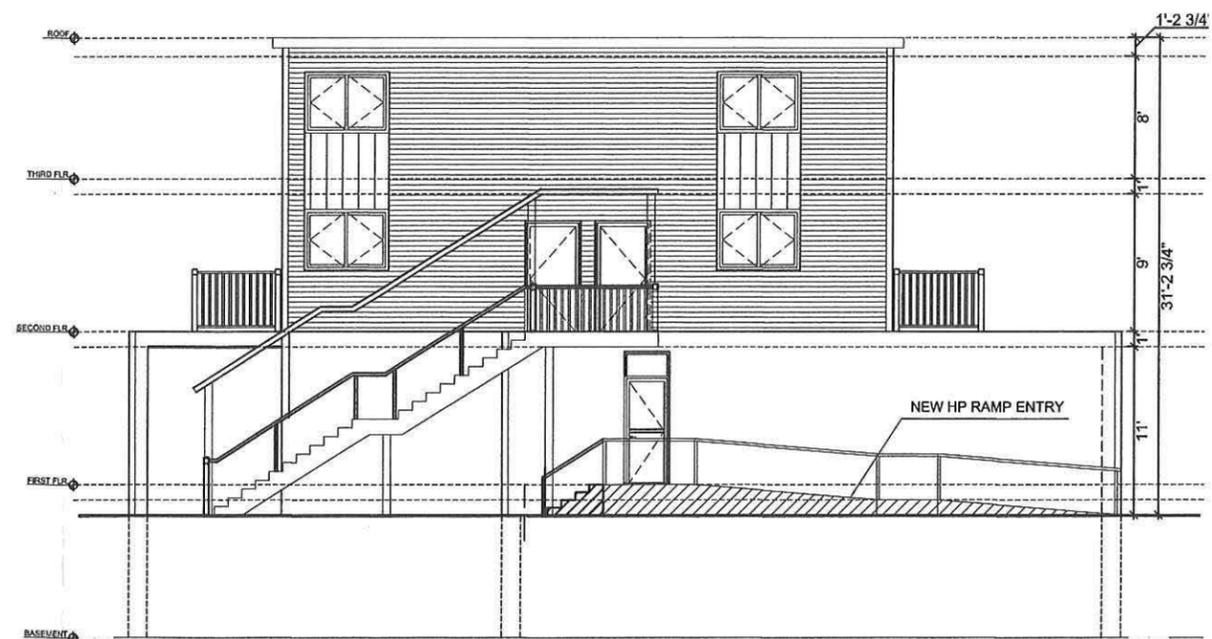
① NORTH ELEVATION - HARVARD STREET  
SCALE: 3/16" = 1'-0"



② WEST ELEVATION- COLUMBIA STREET  
SCALE: 3/16" = 1'-0"



③ SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



④ EAST ELEVATION  
SCALE: 3/16" = 1'-0"

PROJECT NAME:  
194 Harvard Street

PROJECT ADDRESS:  
194 Harvard Street  
Cambridge, MA

CLIENT:  
Camie's Bakery



ARCHITECT:  
**ELLSWORTH ASSOCIATES, Inc.**

267 NORFOLK STREET  
CAMBRIDGE, MA 02139  
PH. 617-492-0709  
FAX. 617-714-5900

CONSULTANTS:

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REGISTRATION:



DATE: 04/01/2019  
DRAWN BY: I.P.  
CHECKED BY: C.E.  
SCALE: 3/16" = 1'-0"  
FILE: 194 HARVARD ST.

REVISIONS:		
No.	Description	Date
1	BZA	4/01/19
2		
3		
4		
5		
6		

Proposed Elevations

A 3.1

✓  
194 Harvard St. BZA-016995-2014

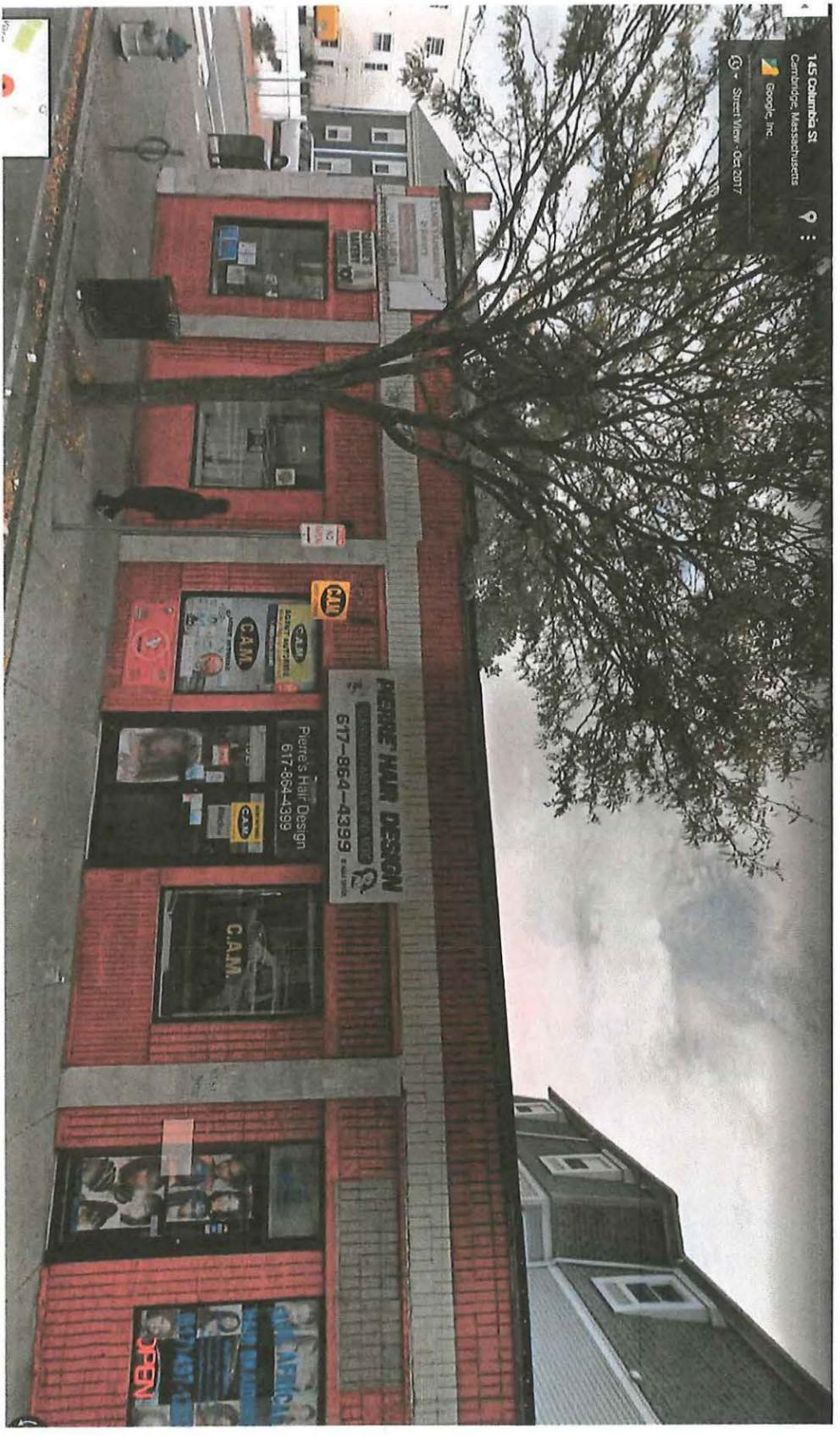


✓

194 Harvard St. BZA-016995-2018







145 Columbia St  
Cambridge, Massachusetts

Google, Inc.

Street View - Oct 2017

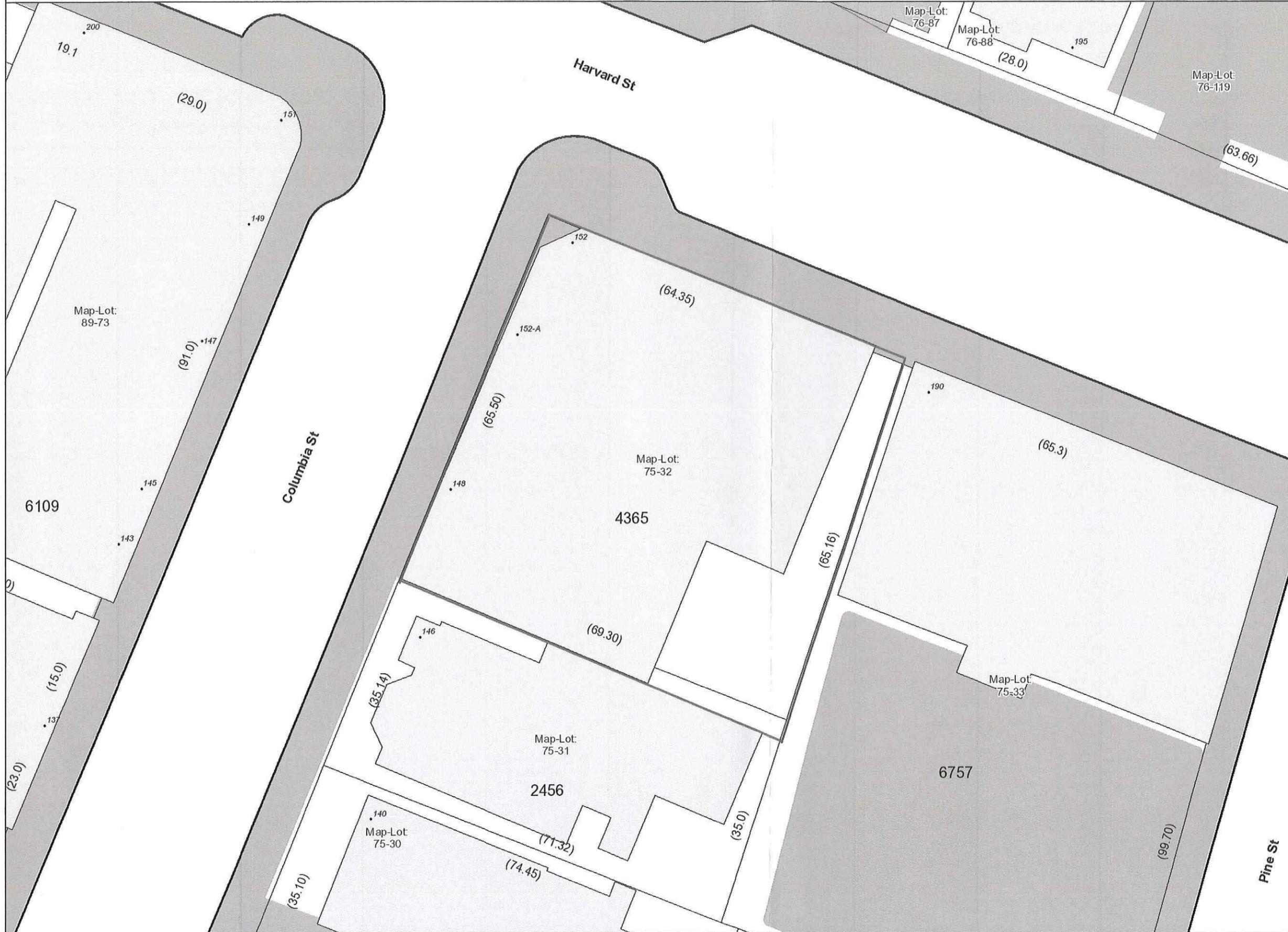
**PIERRE HAIR DESIGN**  
617-864-4399  
Pierre's Hair Design  
617-864-4399

**C.A.M.**  
C.A.M. logo and text

**C.A.M.**  
C.A.M. logo and text

**OPEN**  
C.A.M. logo and text





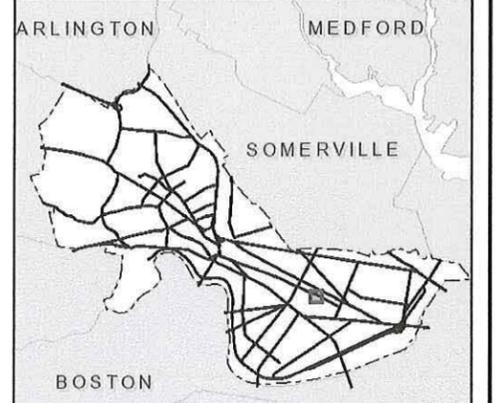
- LEGEND**
- Address
  - Rail
  - Building Footprints
  - Parcels
  - Paved Surfaces
    - Paved Roads
    - Bridges
    - Unpaved Roads
    - Unpaved Parking
    - Sidewalks
    - Driveways
    - Alleys
    - Other Paved Surface
    - Public Footpath



City of Cambridge Massachusetts 1" = 16 ft

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[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)





194 Harvard St.

Pettiover

75-32  
DERAVIL, MARIE C., JOSEPH NISSAGE DERAVIL &  
CITY OF CAMBRIDGE TAX TITLE  
42 TREMONT TERR  
IRVINGTON, NJ 07111

75-33  
CAMBRIDGE COMMUNITY OUTREACH  
TABERNACLE, INC.  
190 HARVARD ST  
CAMBRIDGE, MA 02138

ELLSWORTH ASSOCIATES, INC.  
C/O CAMPBELL ELLSWORTH, ARCHITECT  
267 NORFOLK STREET  
CAMBRIDGE, MA 02139

76-87  
ORTIZ, CARLOS JR.  
160 COLUMBIA ST  
CAMBRIDGE, MA 02139

76-88  
SAMA, REBECA & NICHOLAS S. SAMA  
195 HARVARD ST  
CAMBRIDGE, MA 02139

76-119  
TRIEBES, STEVEN ROBERT  
C/O SKYLINE REALTY  
10 MAGAZINE ST., #A  
CAMBRIDGE, MA 02139

88-55  
GAO, MEI Y.  
199 HARVARD ST  
CAMBRIDGE, MA 02139

89-73  
COLUMBIA, LLC,  
60 HIGHLAND RD  
SOMERVILLE, MA 02144

75-30  
RODRIGUEZ, BARBARA EQUEN  
140 COLUMBIA ST., #1  
CAMBRIDGE, MA 02139

75-30  
THADURI, BHARGAVI & ADITYA & THADURI  
140 COLUMBIA ST., #2  
CAMBRIDGE, MA 02139

75-31  
ALLIED MORTGAGE & SERVICES, INC.  
1018 COMMONWEALTH AVE. SUITE 5  
BOSTON, MA 02215

75-31  
SQUARE 2 GROUP LLC  
30 TAYLOR DR.  
READING, MA 01867

75-31  
WU, JIAQI & YUNYANG BAI  
146 COLUMBIA ST. UNIT 2  
CAMBRIDGE, MA 02139

75-34  
CHRISTIE, PATRICIA D. & FLOYD P. LOZANO  
143 PINE STREET  
CAMBRIDGE, MA 02139