

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: 227 Concord Ave Nominee Trust

PETITIONER'S ADDRESS: 227 Concord ave Cambridge, MA 02138

LOCATION OF PROPERTY: 221-225 & 227 Concord Ave. Cambridge MA 02138

TYPE OF OCCUPANCY: Retail / 4 & 1 Unit res ZONING DISTRICT: BA-1 / C-1

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

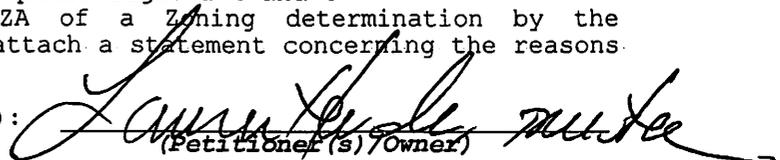
Seeking a special permit to exempt basements from the calculation of GFA for 221-225
227 Concord ave. Also seeking relief for (4) windows within 10' of on-grade parking
on the first floor of 227 Concord ave.

SECTIONS OF ZONING ORDINANCE CITED:

Article 2 Section Definition of Gross Floor Area; Exemptions, Item (16):
Article _____ Section (ordinance #1379)
Article 6 Section 6.44.1(a)

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):



LAUREN MARGER
(Print Name)

Address: PO Box 381092
CAMBRIDGE MA 02238

Tel. No.: 0173061336

E-Mail Address: laurenmarger@gmail.com

Date: 2-6-18

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 Lauren Harder, trustee
(OWNER)
Address: PO Box 381092, Cambridge MA 02139

State that I/We own the property located at 221-225 & 227 Concord ave, which is the subject of this zoning application.

The record title of this property is in the name of 227 Concord Ave Nominee Trust

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Lauren Harder, trustee
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

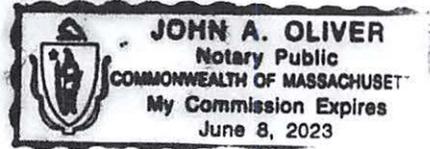
Commonwealth of Massachusetts, County of Middlesex

The above name Lauren Harder personally appeared before me, this 7th of February, 2018, and made oath that the above statement is true.

John Oliver Notary

My commission expires: 6/8/23 (Notary Seal)..

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



STATE OF MASSACHUSETTS

IN SENATE, January 10, 1917.

REPORT OF THE COMMISSIONER OF THE BUREAU OF PUBLIC HEALTH, MADE AT THE ANNUAL MEETING OF THE BOARD OF HEALTH, HELD AT BOSTON, MASSACHUSETTS, ON JANUARY 10, 1917.

BOSTON: STATE PRINTING OFFICE, 1917.

RECEIVED

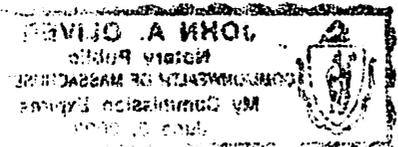
STATE OF MASSACHUSETTS

COMMISSIONER OF THE BUREAU OF PUBLIC HEALTH

REPORT OF THE COMMISSIONER OF THE BUREAU OF PUBLIC HEALTH, MADE AT THE ANNUAL MEETING OF THE BOARD OF HEALTH, HELD AT BOSTON, MASSACHUSETTS, ON JANUARY 10, 1917.

BOSTON: STATE PRINTING OFFICE, 1917.

RECEIVED



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 227 Concord ave (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:

Ordinance #1379 indicates that the area of basements in any structure may be exempt from being considered gross floor area by issuance of a special permit, provided the permit granting authority finds that the uses occupying such exempted GFA support the character of the neighborhood or district.

- 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. There will be no change in the number of off street parking spaces, so there will be no change in patterns of access or egress.
2. There will be no additional traffic generated by the residential use

- 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 increase in the height of the basement and the exemption from GFA and kitchen windows will not impact the adjacent uses.

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

The uses are consistent with the current patterns of use in the neighborhood.

- 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 exemption of the basements from GFA will not have any above grade impacts and is consistent with the ordinance.

DIMENSIONAL INFORMATION

APPLICANT: 227 Concord Nominee Trust PRESENT USE/OCCUPANCY: n/a
 LOCATION: 227 Concord ave Cambridge, MA 02138 ZONE: BA-1 / C-1
 PHONE: 617-306-1336 REQUESTED USE/OCCUPANCY: 4 unit residence

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>8814</u>	<u>No change</u>	<u>9246</u>	(max.)
<u>LOT AREA:</u>	<u>12062</u>	<u>No change</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>.731</u>	<u>No change</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2010</u>	<u>No change</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>96.75'</u>	<u>No change</u>	<u>50'</u>	(min.)
DEPTH	<u>125.1'</u>	<u>No change</u>	<u>n/a</u>	
<u>Setbacks in Front Feet:</u>				
FRONT	<u>72.0'</u>	<u>No change</u>	<u>10'</u>	(min.)
Rear				
FRONT	<u>26.45'</u>	<u>No change</u>	<u>26.2'</u>	(min.)
LEFT SIDE	<u>7.9'</u>	<u>No change</u>	<u>7.6'</u>	(min.)
RIGHT SIDE	<u>7.8'</u>	<u>No change</u>	<u>7.6'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>34.1'</u>	<u>No change</u>	<u>35'</u>	(max.)
LENGTH	<u>88.2'</u>	<u>No change</u>	<u>n/a</u>	
WIDTH	<u>25.5'</u>	<u>No change</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>.398</u>	<u>No change</u>	<u>.30</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>6 on site</u>	<u>No change</u>	<u>8</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>6 on site</u>	<u>No change</u>	<u>6</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>No change</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>10.7'</u>	<u>No change</u>	<u>10'</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.; woodframe, concrete, brick, steel, etc.

On the same lot:

221 Concord ave: Renovated Retail building

229 Concord ave: Renovated Single Family

Note: "Existing Conditions" above = As Permitted. +

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
 2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
 3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA APPLICATION FORM

GENERAL INFORMATION

2018 FEB -7 PM 12:54

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

Special Permit: X

Variance: _____

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: 227 Concord Ave Nominee Trust

PETITIONER'S ADDRESS: 227 Concord ave Cambridge, MA 02138

LOCATION OF PROPERTY: 221-225 & 227 Concord Ave. Cambridge MA 02138

TYPE OF OCCUPANCY: Retail / 4 & 1 Unit res ZONING DISTRICT: BA-1 / C-1

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Seeking a special permit to exempt basements from the calculation of GFA for 221-225
227 Concord ave. Also seeking relief for (4) windows within 10' of on-grade parking
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 for the appeal

Original Signature(s):

Lauren Harder, trustee
(Petitioner(s)/Owner)

LAUREN HARDER
(Print Name)

Address: PO Box 381092
CAMBRIDGE MA 02238

Tel. No.: 617 3061330

E-Mail Address: laurenharder@gmail.com

Date: 2-6-18



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 221-225 & 227 Concord Ave.

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structures are fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
CHC review of relocation of 227 Concord Ave and partial demolition of 221-225 Concord Ave is complete. No further CHC review required for this plan.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date February 7, 2018

Received by Uploaded to Energov Date February 7, 2018

Relationship to project BZA 15560-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

221-225-4227 Concord Ave
BZA-015-560-2018







221-2754227 Concord Ave

Petitioner

229-56
HAWK, TIMOTHY B. & OLIVIA W. LAMBROS
38 KELLEY ST
CAMBRIDGE, MA 02139

229-57
STIRATELLI, ROBERT G. & ALLISON S. BARD
44 KELLEY ST
CAMBRIDGE, MA 02138

LAUREN HARDER, TR.
P.O. BOX 381092
CAMBRIDGE, MA 02238

229-67
231 CONCORD AVENUE REAL ESTATE HOLDING
COMPANY LLC,
231 CONCORD AVE. UNIT 2
CAMBRIDGE, MA 02138

229-110
GALABURDA, ALBERT M. &
SUSANA E. CAMPOSA
THE GALABURDA/CAMPOSANO REV TRS
243-245 CONCORD AVE., #1
CAMBRIDGE, MA 02138

BOYES-WATSON ARCHITECTS
C/O HEATHER DAVIES
30 BOW STREET
SOMERVILLE, MA 02143

229-110
ROXBURGH, DAVID J.
243-245 CONCORD AVE., UNIT #3
CAMBRIDGE, MA 02138

229-110
ARYEE, MARTIN & SARAH JOHNSTONE
243 CONCORD AVE., #4
CAMBRIDGE, MA 02138

229-110
MORRIS, CARL N.
243 CONCORD AVE., #5
CAMBRIDGE, MA 02138

229-110
HASTY, CHRISTOPHER
243 CONCORD AVE., UNIT #6
CAMBRIDGE, MA 02138

229-110
SIMPSON, WILLIAM JAMES
243-245 CONCORD AVE., #7
CAMBRIDGE, MA 02138

229-110
TRICHAKIS, NIKOS
243-245 CONCORD AVE., UNIT #8
CAMBRIDGE, MA 02138

229-110
LERNER, JENNIFER
243 CONCORD AVE., #9
CAMBRIDGE, MA 02138

229-110
KHOSHBIN, SHAHRAM
243 CONCORD AVE., UNIT #10
CAMBRIDGE, MA 02138

229-110
LANGE, NICHOLAS T.,
TRUSTEE THE NICHOLAS T. LANGE REV TR.
243-245 CONCORD AVE., #11
CAMBRIDGE, MA 02138

229-110
DITELLA, RAFAEL M.
243 CONCORD AVE #12-#13
CAMBRIDGE, MA 02138

229-67
VANVALKENBURGH, MICHAEL R. &
CAROL A. VAN VALKENBURGH
231 CONCORD AVE., UNIT #1
CAMBRIDGE, MA 02138

229-110
WĚSTAD, ODD ARNE
243 CONCORD AVE., #14
CAMBRIDGE, MA 02138

229-110
OLVECZKY, BENEC P.
C/O ALFORD, WILLIAM
245 CONCORD AVE., UNIT #15
CAMBRIDGE, MA 02138

229-110
ARMITAGE, DAVID R. & JOYCE E. CHAPLIN
243-245 CONCORD AVE. #16
CAMBRIDGE, MA 02138

229-110
WARE, JAMES H. & JANICE WARE
245 CONCORD AVE., #17
CAMBRIDGE, MA 02138

229-110
MONIUS, ANNE E.
243-245 CONCORD AVE., UNIT #18
CAMBRIDGE, MA 02138

229-110
HUTCHINSON, JOHN & LIZZI HUTCHINSON
PIERCE HALL 315
29 OXFORD ST
CAMBRIDGE, MA 02138

229-110
PERALTA, ERNEST
245 CONCORD AVE., #20
CAMBRIDGE, MA 02138

229-110
GEWIRTZ, HENRY
243-245 CONCORD AVE
CAMBRIDGE, MA 02139

229-110
MITTEN, DAVID GORDON
245 CONCORD AVE., #22
CAMBRIDGE, MA 02138

229-110
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

229-111
KEEFER, ESTELLA L. & DAVID G. KEEFER
26 ROBERT C. KELLEY
CAMBRIDGE, MA 02138

229-111
KEEFER, DAVID G. & ESTELLA L. KEEFER
28 ROBERT C. KELLEY ST
CAMBRIDGE, MA 02138

229-149
RUBIN, KATE
34 KELLEY ST
CAMBRIDGE, MA 02138

221-225 & 227 Concord Ave

229-149
THAL, RICHARD W. & CAROLINE T. CHAUNCEY
34-36 R. C. KELLEY ST., #36
CAMBRIDGE, MA 02138

229-150
AUSTIN, JONATHAN & LAURA SHEFFIELD
219 CONCORD AVE
CAMBRIDGE, MA 02140

229-152
SLAUGHTER, RANDOLPH
213-215 CONCORD AVE
CAMBRIDGE, MA 02138

229-158
BERMAN, DONALD L. & MEREDITH A. MOSS
32 ROBERT C. KELLEY ST.
CAMBRIDGE, MA 02138

229-159
WALDEN HURON LLC &
SOMERVISTA /CONCORD 1 TRUSTEE OF 219 CONCORD
AVE NOMINEE TR
30 BOW ST
SOMERVILLE, MA 02143

229-160
WALDEN HURON LLC & SOMERVISTA/CONCORD 1 LLC,
TRUSTEE OF 227 CONCORD AVE NOMINEE
30 BOW ST.
SOMERVILLE, MA 02143

230-47
NULSEN, PAUL E.J. & SUSAN NULSEN
234 CONCORD AVE., UNIT #1
CAMBRIDGE, MA 02138

230-47
KACHROO, GAYTRI
236 CONCORD AVE#2
CAMBRIDGE, MA 02139

230-47
LEOPOLD, PETER E. & LESLIE A. NYSTUEN
236 CONCORD AVE., UNIT #3
CAMBRIDGE, MA 02138

230-69
MIRABILAS, LLC
C/O NCP MANAGEMENT CO.
PO BOX 590179
NEWTON, MA 02459

230-70
PATTI, LINO JOSEPHINE PATTI
2500 E LAS OLAS BLVD
FT LAUDERDALE, FL 33301

230-71
RYECROFT LLC
PO BOX 590179
NEWTON CENTRE, MA 02459

229-110
ZIBLATT, DANIEL F
C/O GUPTA, RAJIV
243 CONCORD AVE, #2
CAMBRIDGE, MA 02138

221-227 CONCORD AVE, CAMBRIDGE MA SPECIAL PERMIT SET

LIST OF DRAWINGS:

- 00 COVER SHEET & SITE PLAN
- 01 EXISTING PLOT PLAN
- 01b AS-BUILT PLOT PLAN
- 02 GFA CALCULATIONS
- 03 227 CONCORD AVE PLANS
- 04 227 CONCORD AVE ELEVATIONS
- 05 221-225 CONCORD AVE PLANS
- 06 221-225 CONCORD AVE ELEVATIONS

DIMENSIONAL INFORMATION

NOTE: ALL "EXISTING CONDITIONS" IN DIM FORM = AS PERMITTED.

APPLICANT: 227 Concord Nominee Trust PRESENT USE/OCCUPANCY: n/a
 LOCATION: 221-227 Concord ave Cambridge, MA 02138 ZONE: BA-1 / C-1
 PHONE: 617-306-1336 REQUESTED USE/OCCUPANCY: Res & Retail

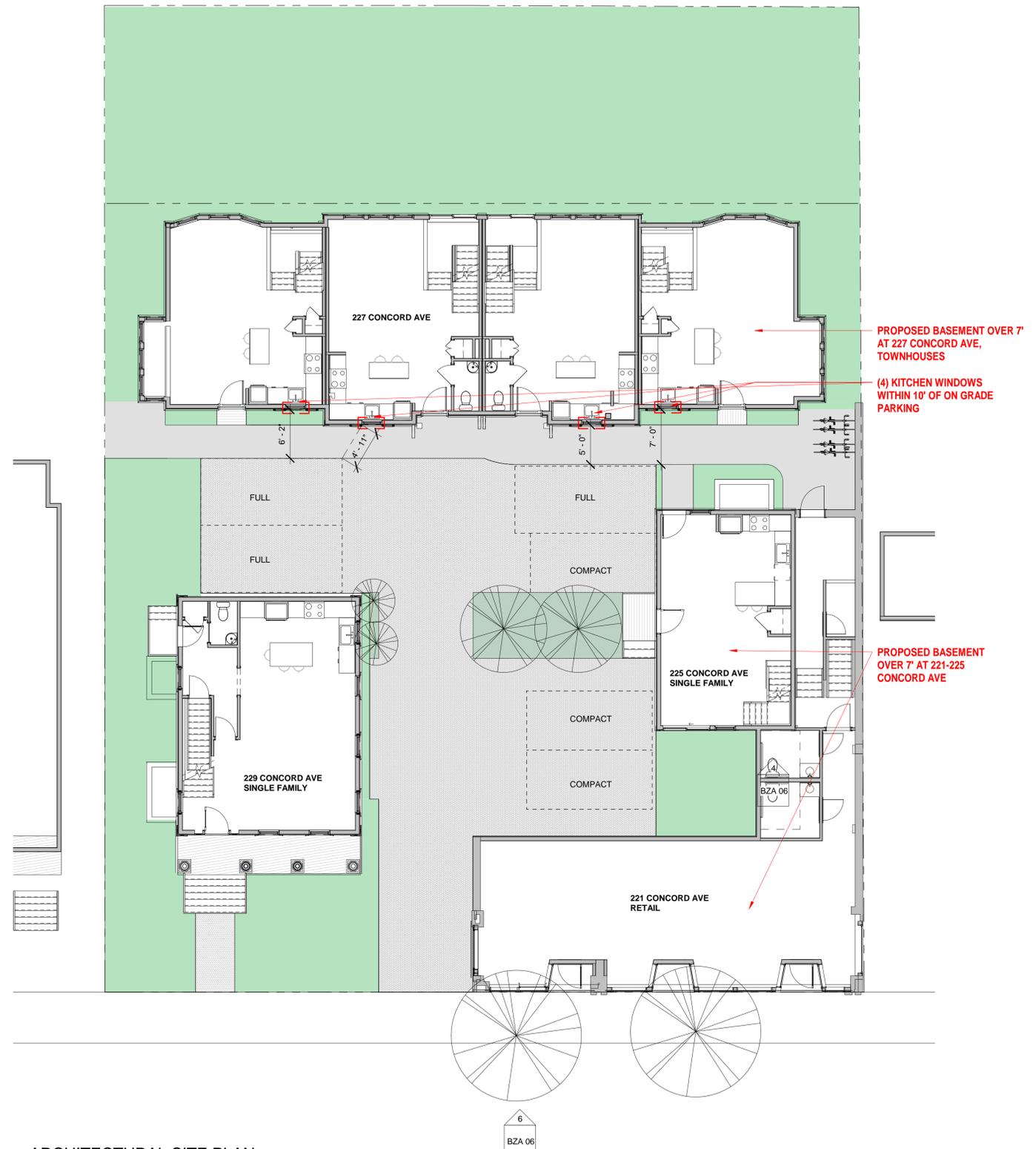
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LOT AREA:	12062	No change	5000 (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	.731	No change	.75 (max.)
LOT AREA FOR EACH DWELLING UNIT:	2010	No change	1500 (min.)
SIZE OF LOT:			
WIDTH	96.75'	No change	50' (min.)
DEPTH	125.1'	No change	n/a
Setbacks in Front Feet:			
FRONT	72.0'	No change	10' (min.)
Rear			
FRONT	26.45'	No change	26.2' (min.)
LEFT SIDE	7.9'	No change	7.6' (min.)
RIGHT SIDE	7.8'	No change	7.6' (min.)
SIZE OF BLDG.:			
HEIGHT	34.1'	No change	35' (max.)
LENGTH	88.2'	No change	n/a
WIDTH	25.5'	No change	n/a
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	.398	No change	.30 (min.)
NO. OF DWELLING UNITS:	6 on site	No change	8 (max.)
NO. OF PARKING SPACES:	6 on site	No change	6 (min./max)
NO. OF LOADING AREAS:	n/a	No change	n/a (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	10.7'	No change	10' (min.)

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

On the same lot:
 229 Concord ave: Renovated Single Family

Note: "Existing Conditions" above = As Permitted.

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'.



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

No.	Description	Date

stamp

client
 227 CONCORD
 NOMINEE TRUST
 CAMBRIDGE, MA

title
SITE PLAN
 project
221-227 CONCORD AVE CAMBRIDGE, MA

BOYES-WATSON ARCHITECTS

 thirty bow street
 somerville, ma 02143
 architects@boyes-watson.com
 phone: (617) 625-8200
 fax: (617) 625-8201

job number 19180

scale 1/8" = 1'-0"

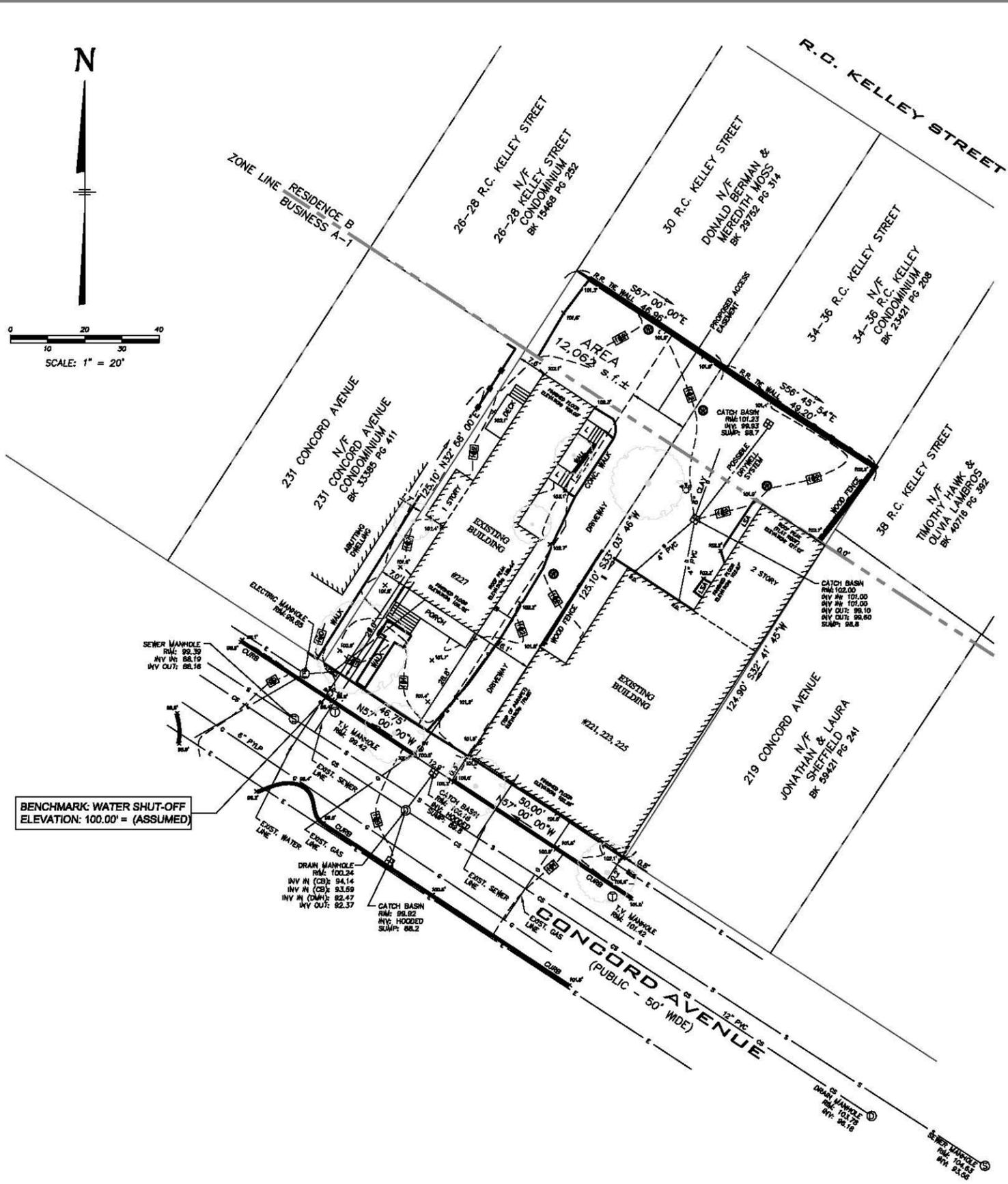
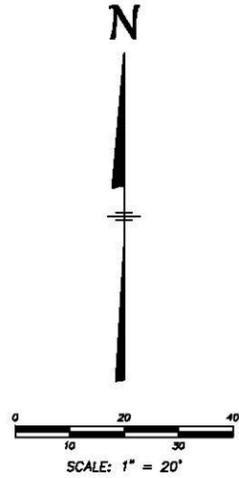
date issued 02/07/18

sheet no.

BZA 00

LEGEND:

	UNDERGROUND COMBINED SEWER/DRAIN LINE
	UNDERGROUND DRAIN LINE
	UNDERGROUND SEWER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	UNDERGROUND STEAM LINE
	UNDERGROUND COMMUNICATION LINE
	UNDERGROUND ELECTRIC LINE
	EXISTING CONTOUR
	OVERHEAD WIRES
	DRAIN MANHOLE
	CATCH BASIN
	SEWER MANHOLE
	UTILITY POLE
	LIGHT POLE
	GAS VALVE
	WATER VALVE
	FIRE HYDRANT
	MONITOR WELL
	ROOF DRAIN
	CLEAN OUT
	UNABLE TO MEASURE
	ELECTRIC HANDHOLE



NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH ANY PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH ANY EXCAVATION WORK.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES.

ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK.

CALL DIGSAFE: 1-800-322-4844

CURRENT OWNER: 221-225 CONCORD AVENUE, WALDEN HURON LLC.
227 CONCORD AVENUE, WALDEN HURON LLC.

TITLE REFERENCE: BOOK 66063 PAGE 239 221-225 CONCORD AVENUE.
BOOK 66063 PAGE 267 227 CONCORD AVENUE.

PLAN REFERENCE: PLAN No. 487 OF 1975
PLAN No. 801 OF 1981
PLAN No. 758 OF 2001
PLAN No. 1236 OF 1996

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: LAUREN HARDER

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MARCH 11, 2016
DATE OF PLAN: MARCH 15, 2016

RICHARD J. MEDE, JR. P.L.S. DATE:

**TOPOGRAPHIC
PLAN OF LAND
221-227 CONCORD AVENUE
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)**

PREPARED BY:

**MEDFORD
ENGINEERING
& SURVEY**
ANGILO B. VERIZIANO ASSOCIATES
18 HALL STREET, MEDFORD, MA 02155
781-386-4466 Fax: 781-386-0082

DATE	DESCRIPTION OF REVISION	CHECKED BY	DATE	SCALE	FILE No.
		RJM	03/15/2016	1" = 20'	19327
		KKG			

PREPARED FOR:
LAUREN HARDER

SHEET 1 OF 1

CURRENT OWNER: 221-225 CONCORD AVENUE, WALDEN HURON LLC.
 227 CONCORD AVENUE, WALDEN HURON LLC.

TITLE REFERENCE: BOOK 66063 PAGE 239 221-225 CONCORD AVENUE.
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SURVEYOR'S CERTIFICATION:

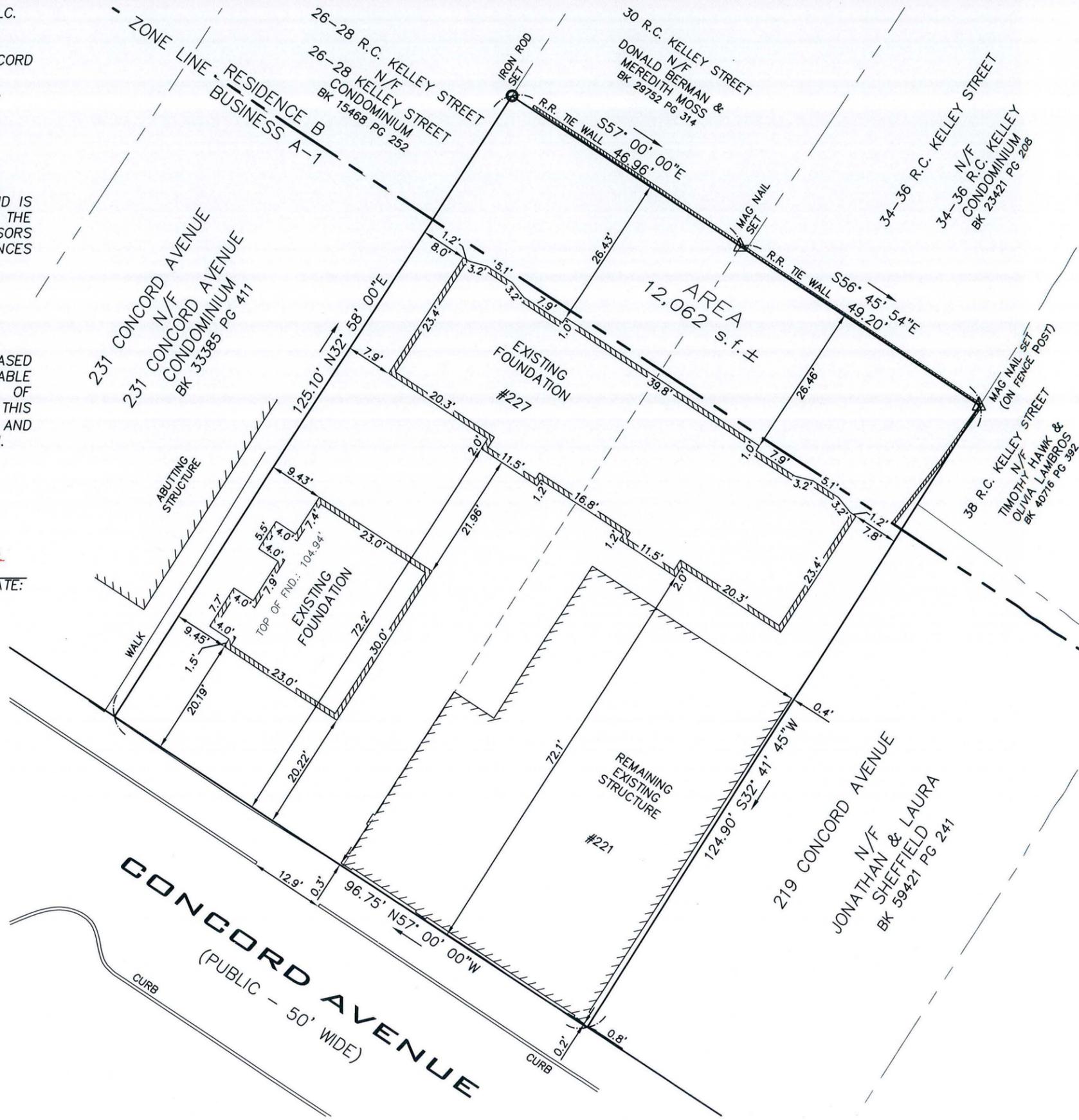
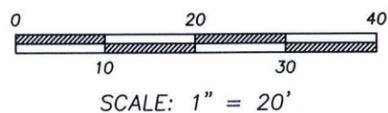
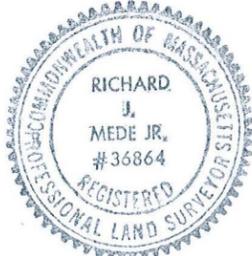
TO: LAUREN HARDER

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: NOVEMBER 22, 2017
 DATE OF PLAN: NOVEMBER 27, 2017


 RICHARD J. MEDE, JR. P.L.S.

11/27/2017
 DATE:



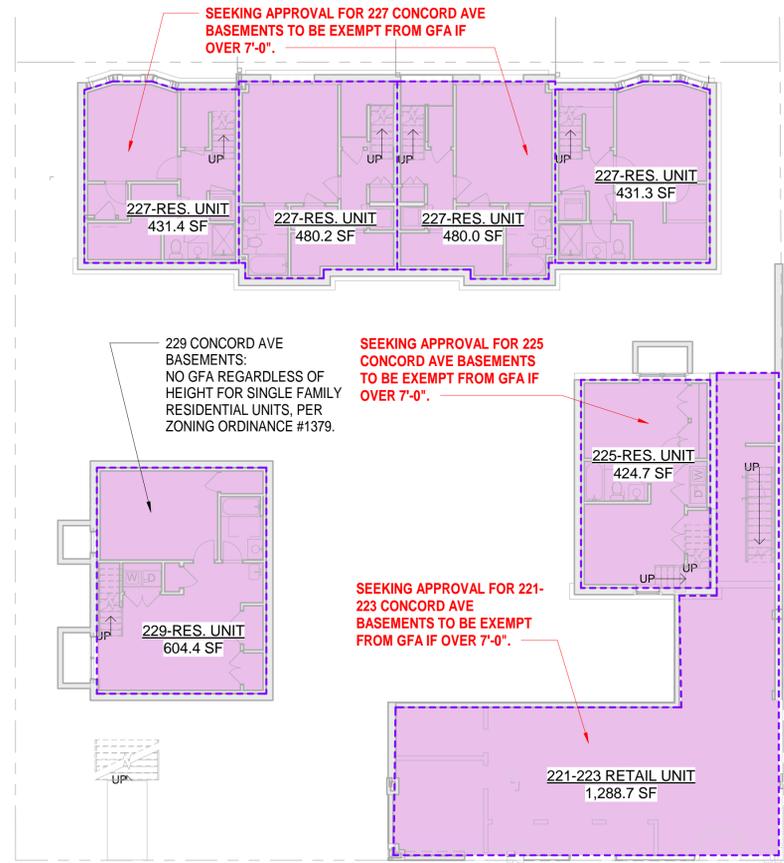
**FOUNDATION AS-BUILT
 PLAN OF LAND
 221-229 CONCORD AVENUE
 CAMBRIDGE, MA.
 (MIDDLESEX COUNTY)**

PREPARED BY:

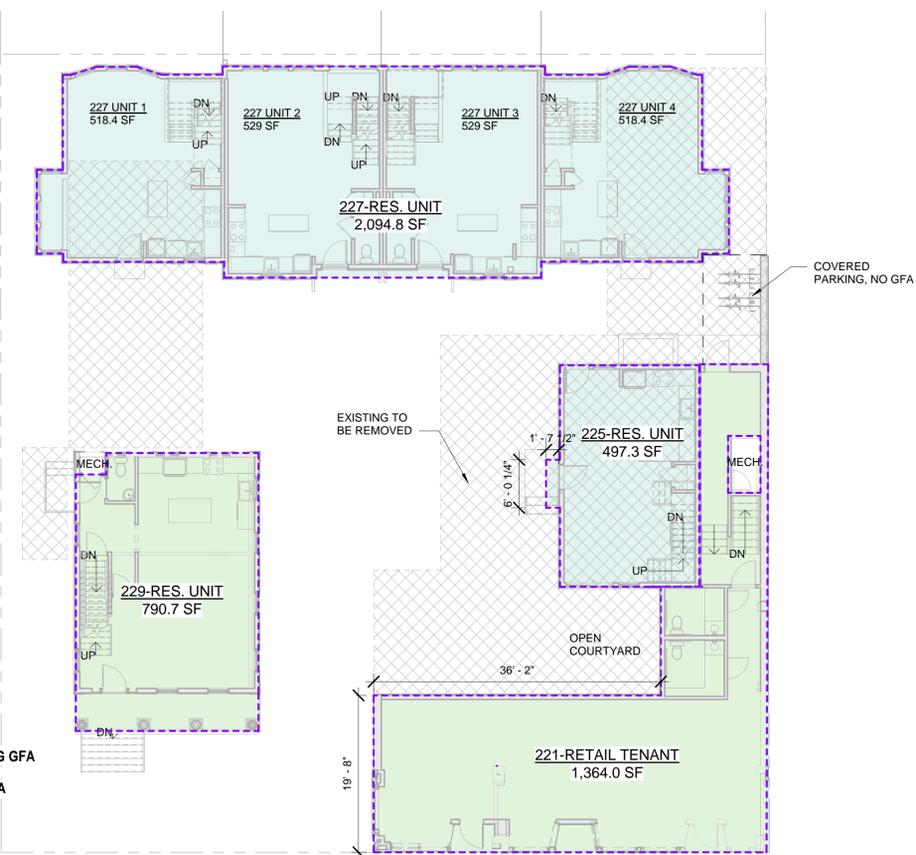
**MEDFORD
 ENGINEERING
 & SURVEY**
 ANGELO B. VENEZIANO ASSOCIATES
 15 HALL STREET, MEDFORD, MA 02155
 781-396-4466 fax: 781-396-8052

PREPARED FOR:
 LAUREN HARDER

DRAWN	CHECKED	FILE No.
KKG	RJM	19327



1 AREA PLAN - BASEMENT
3/32" = 1'-0"



2 AREA PLAN - FIRST FLOOR
3/32" = 1'-0"

GFA CALCULATION RULES & NOTES:

- GFA CALCULATIONS ARE TAKEN 6" FROM INTERIOR FACE OF WALL (EQUAL TO EXTERIOR FACE OF STUD WALL) PER CAMBRIDGE ZONING ORDINANCE 22.43.1.
- GFA CALCULATIONS TAKEN TO EXISTING EXTERIOR FACE OF BRICK WALL AT EXISTING BUILDING #1.
- ALL BASEMENT SLABS TO BE 6'-11" BELOW UNDERSIDE OF JOISTS FOR NO GFA.
- BUILDING #3 TOWNHOUSES TO HAVE MECHANICAL SPACE IN ATTIC FOR NO GFA.
- A DWELLING IN A BUSINESS A-1 ZONE TRANSITIONS TO ZONING RESTRICTIONS OF A RESIDENTIAL C-1 ZONE PER THE CAMBRIDGE ZONING ORDINANCE 5.28.1b.

ALLOWABLE GFA CALCULATIONS:

PROPOSED RETAIL: 1364 x 1.0=	1365 SF
BA-1 ZONE: 96.8' x 100' = 9680	
9680 - 1364 = 8316	
8316 x .75 =	6237 SF
RES B ZONE: 96.8' x 25.1' = 2430	
2430 x .5 =	1215 SF
TOTAL RESIDENTIAL ALLOWED: (BA-1 + RES B ZONE) 6149 + 1215 =	7452 SF
TOTAL PROPOSED RESIDENTIAL:	7450 SF

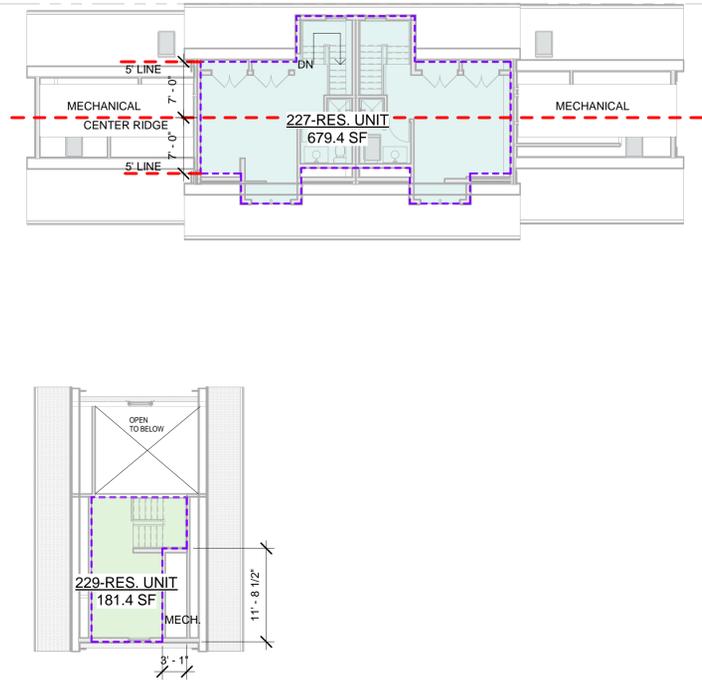
Area Schedule (GFA)

221-RETAIL TENANT	
EXISTING GFA	
1ST FLOOR	1,364.0 SF
	1,364.0 SF
225-RES. UNIT	
New GFA	
1ST FLOOR	497.3 SF
2ND FLOOR	497.0 SF
	994.3 SF
227-RES. UNIT	
New GFA	
1ST FLOOR	2,094.8 SF
2ND FLOOR	2,019.9 SF
3RD FLOOR	679.4 SF
	4,794.1 SF
229-RES. UNIT	
EXISTING GFA	
1ST FLOOR	790.7 SF
2ND FLOOR	689.5 SF
3RD FLOOR	181.4 SF
	1,661.6 SF
TOTAL GFA	8,814.0 SF

TOTAL RESIDENTIAL: 7,450 SF



3 AREA PLAN - SECOND FLOOR
3/32" = 1'-0"



4 AREA PLAN - THIRD FLOOR
3/32" = 1'-0"

No.	Description	Date
1		

stamp

client
227 CONCORD
NOMINEE TRUST
CAMBRIDGE, MA

ZONING COMPLIANCE
 221-227 CONCORD AVE CAMBRIDGE, MA



job number 19180

scale 3/32" = 1'-0"

date issued 02/07/18

221-227
CONCORD
Sheet no.

BZA 02

