



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 SEP -5 PM 1:40
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 288233

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: 33 Thingvalla Ave PJD LLC C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 33 Thingvalla Ave., Cambridge, MA

TYPE OF OCCUPANCY: two family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Applicant seeks to construct rear addition to pre-existing nonconforming two family dwelling that exceeds 10% of the gross floor area of the structure. Applicant also seeks to construct new side porch and window well within existing nonconforming side yard setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2.d (Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner
(Print Name)

Address:

907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Tel. No.

617.492.4100

E-Mail Address:

jrafferty@adamsrafferty.com

Date: September 5, 2024

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

31-33 Thingvalla Ave PJD LLC

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 33 Thingvalla Avenue

the record title standing in the name of 31-33 Thingvalla Ave PJD LLC

whose address is 33 Thingvalla Ave, Cambridge MA 02138

(Street)

(City or Town)

(State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 1617 Page 20 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____



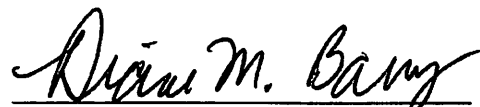
(Manager)

=====

On this 22 day of August, 2024, before me, the undersigned notary public, personally appeared Danny Resendes proved to me through satisfactory evidence of identification, which were Danny Resendes, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Diane M. Barry
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
1/15/2027


Notary Public

My commission expires: 1/15/2027

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 33 Thingvalla Ave , 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:

Section 8.22.2(d) allows for the construction of the proposed rear addition and side porches upon the issuance of a Special Permit when, as in this case, no new nonconforming conditions are being created.

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:

The proposed additions will not alter traffic patterns.

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 adjacent uses are all similarly sized single and two family dwellings.

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 proposed additions will be constructed in accordance with all the requirements of the State Building Code.

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 intensity and use of this two family dwelling will not be materially altered as a result of the proposed addition. As a result, there will not be any detrimental effect upon the neighborhood.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 33 Thingvalla Ave PJD LLC
Location: 33 Thingvalla Ave., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: two family
Zone: Residence C-1 Zone
Requested Use/Occupancy: two family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,725	3,870	3,977	(max.)
<u>LOT AREA:</u>		5,303	no change	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.51	0.73	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,651	no change	1,500	
<u>SIZE OF LOT:</u>	WIDTH	50'	no change	50'	
	DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	4.2'	no change	14.3'	
	REAR	29'	no change	21.5'	
	LEFT SIDE	19'	15.2'	12.3'	
	RIGHT SIDE	7.2'	no change	12.3'	
<u>SIZE OF BUILDING:</u>	HEIGHT	32'	35'	35'	
	WIDTH	45'2"	55'11"	N/A	
	LENGTH	25'1"	28'9"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		58%	36%	30%	
<u>NO. OF DWELLING UNITS:</u>		2	no change	2	
<u>NO. OF PARKING SPACES:</u>		2	no change	2	
<u>NO. OF LOADING AREAS:</u>		0	no change	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.:

N/A

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'.

ARCHITECTURAL DRAWING LIST		
Sheet Number	Sheet Name	Sheet Issue Date
0-Cover		
A-000	COVER SHEET	08/21/2024
1-Civil		
C-1	EXISTING CONDITIONS PLAN	06/03/2024
3-Architectural		
A-020	ZONING ANALYSIS	08/21/2024
A-022	GFA AREA PLANS	08/21/2024
A-023	UNIT AREAS	08/21/2024
EX-100	EXISTING CONDITIONS PHOTOS	08/21/2024
EX-101	EXISTING PLANS & ELEVATIONS	08/21/2024
A-100	BASEMENT & FIRST FLOOR PLAN	08/21/2024
A-101	SECOND, THIRD FLOOR & ROOF PLAN	08/21/2024
A-300	ELEVATIONS	08/21/2024
AV-1	PERSPECTIVES	08/21/2024



PROJECT:
33 THINGVALLA AVE RESIDENCES

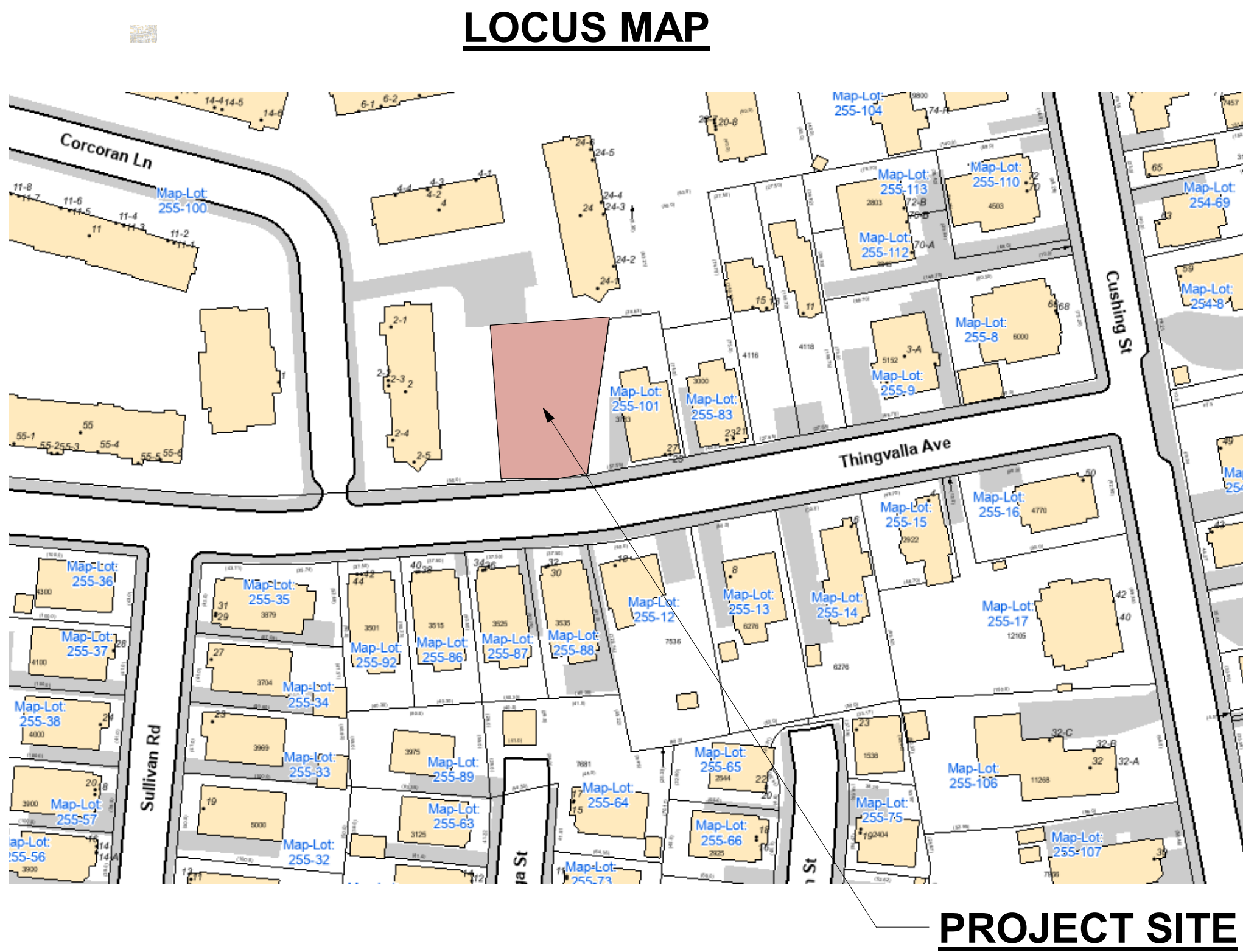
PROJECT ADDRESS:
33 THINGVALLA AVENUE
CAMBRIDGE MASSACHUSETTS

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143

OWNER
JD, LLC
ADDRESS:
190R MAIN ST. #8
WILMINGTON, MA 01887

CIVIL
D & A SURVEY ASSOCIATES, INC.
ADDRESS:
P.O. BOX 80
READING, MA 01867

BZA SET
08/21/2024




PROJECT NAME
33 THINGVALLA AVENUE

PROJECT ADDRESS
33 THINGVALLA AVE
CAMBRIDGE, MA

CLIENT

JD,LLC

ARCHITECT

ARCHITECTURE
KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

CONSULTANTS:

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SHALL RESULT IN THE FULLEST EXTENT
OF PROSECUTION UNDER LAW

REGISTRATION


Project number	24047
Date	08/21/2024
Drawn by	MB
Checked by	TC
Scale	1/4" = 1'-0"

REVISIONS

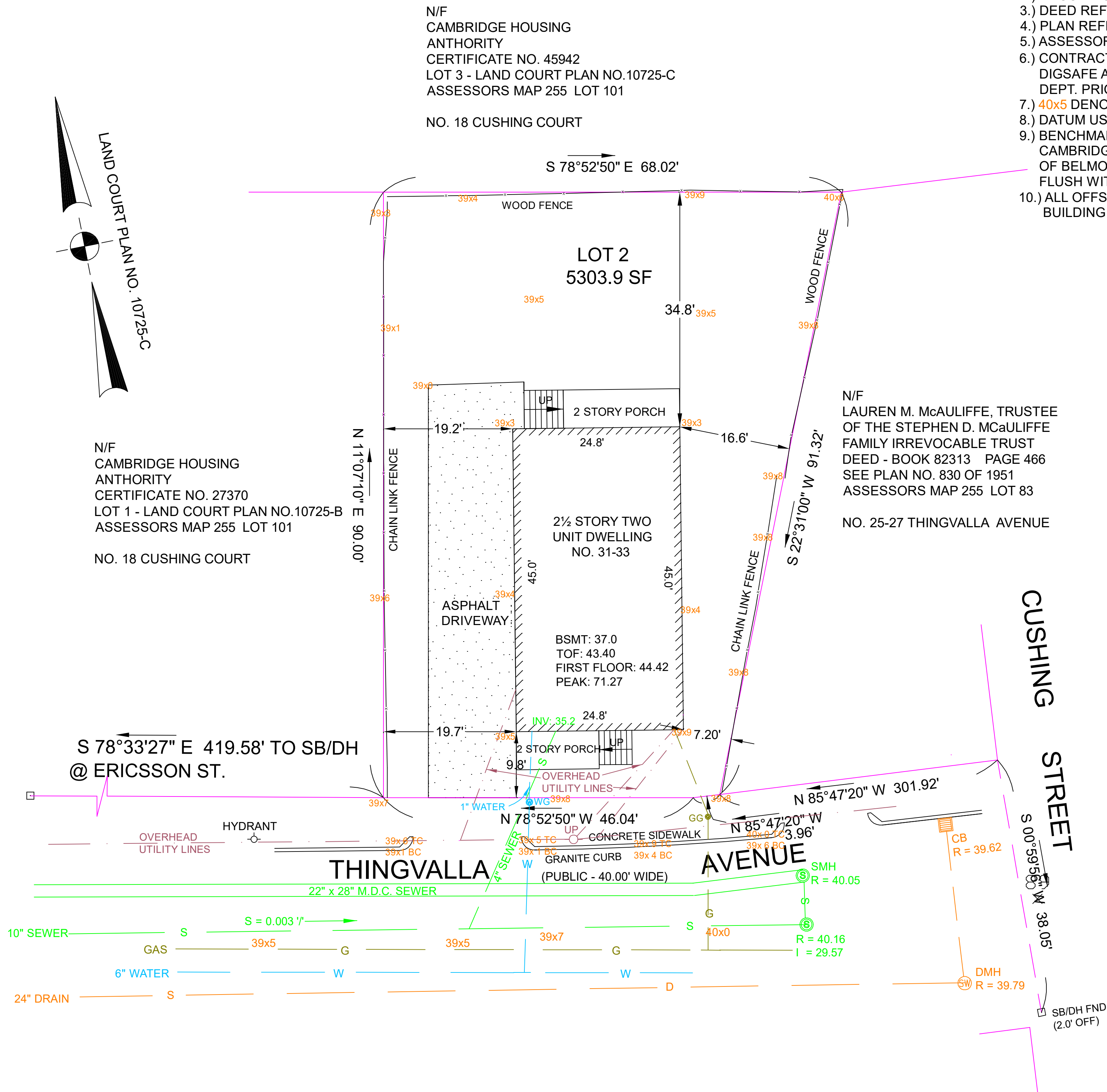
No.	Description	Date

COVER SHEET

A-000
33 THINGVALLA AVENUE

G:\240447_ID,LLC_33 Thingvalla\03_DRAWINGS\00_ARCH\01_SD\33 Thingvalla Ave.rvt 8/21/2024 5:19:38 PM

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY
- 2.) RECORD OWNERS: THERESA M. PITTS & GEORGE EDWARD PITTS, SR.
- 3.) DEED REFERENCE: CERTIFICATE NO. 204766
- 4.) PLAN REFERENCE: LOT 2 - LAND COURT PLAN NO. 10725-B
- 5.) ASSESSORS MAP 255 LOT 96
- 6.) CONTRACTOR SHALL VERIFY ALL UTILITIES AND NOTIFY DIGSAFE AND THE CITY OF SOMERVILLE WATER & SEWER DEPT. PRIOR TO ANY EXCAVATIONS.
- 7.) 40x5 DENOTES SPOT ELEVATION
- 8.) DATUM USED: SOMERVILLE CITY BASE
- 9.) BENCHMARK: DRILL HOLE FOUND IN THE CENTER OF A CAMBRIDGE-WATERTOWN BOUND IN THE SOUTH SIDEWALK OF BELMONT STREET, EAST OF BRIMMER STREET WHICH IS FLUSH WITH THE GROUND. ELEVATION= 52.78
- 10.) ALL OFFSET DISTANCES TO PROPERTY LINES SHOWN AND BUILDING DIMENSIONS ARE TO THE CONCRETE BLOCK FOUNDATION



EXISTING CONDITIONS
PLAN
IN
CAMBRIDGE, MA
31-33 THINGVALLA AVENUE



SCALE: 1" - 10'-0"

JUNE 3, 2024

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 80 READING, MA 01867
(781) 324 - 9566

ZONING CHART

ZONE : RESIDENCE C-1	REQUIRED (2 UNIT TOWNHOUSE)			EXISTING	PROPOSED	REMARKS
LOT AREA, MIN S.F.	5,000 S.F.			5,303 SF	± 5,303 SF	COMPLIES
LOT AREA, MIN S.F. / DU	1,500 S.F. / DU			2DU = 2,651 / DU	2DU = 2,651 / DU	COMPLIES
MAX. FAR/GFA MAX	0.75 (3,977 GFA S.F. MAX)			0.51 / 2,725 GFA SF	0.73 / 3,870 GFA SF	COMPLIES
MIN. LOT WIDTH	50'			50'	50'	COMPLIES
MIN. FRONT YARD	H + L (a)	35' + 51'	14.3'	4.2'	4.2'	PRE-EXISTING NON-CONFORMING
	4+2	4+2	(10'-0" MIN.)			
MIN SIDE YARDS	H + L (a)	35' + 51'	12.3' MIN.	7.2' RIGHT SIDE	7.2' RIGHT SIDE (EXIST.)	PRE-EXISTING NON-CONFORMING
	5+2	5+2	BOTH SIDES	19' LEFT SIDE	15.2' LEFT SIDE	COMPLIES
MIN REAR YARD	H + L (c)	35' + 51'	21.5'	29'	29'	COMPLIES
	4	4	(20'-0" MIN.)			
MAX HEIGHT	35'			32'	35'	COMPLIES
MIN RATIO OF PRIVATE OP. SP. TO LOT AREA	30% (1,591 S.F.)				36% (1,892 S.F.)	COMPLIES
	50 % AREA REQ. TO BE PRIVATE OPEN SPACE 796 SF MIN.				934 SF-PRIVATE OPEN SPACE	
PARKING	NONE				2 SPACES	COMPLIES

FOOTNOTES

- (a)Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.
- (b)Measured from the centerline of the street, but in no case may a building be nearer the street line than five (5) feet
- (c)In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line.

OPEN SPACE, PRIVATE

The part or parts of a lot or structure which are reserved for the use of occupants of a building which is used wholly, or in part, for residential purposes. This space shall have minimum dimensions as prescribed in the Ordinance, shall exclude parking areas, driveways and walkways, and shall be open and unobstructed to the sky. Trees, plantings, arbors, fences, flagpoles, sculpture, fountains and recreational and drying apparatus and similar objects shall not be considered obstructions when located within a private open space. Objects or structures intended exclusively for bicycle parking, designed and located in accordance with Section 6.100, which may be uncovered, partially covered or fully enclosed, shall not be considered obstructions provided that such objects or structures are not used for motor vehicle parking, general storage or any other use, and further provided that any such structure exceeding six feet (6') in height conforms to the requirements for an accessory building in Section 4.21. Beehives and apiaries conforming to the Standards for Urban Agriculture in Article 23.000 of this Zoning Ordinance shall not be considered obstructions provided that they are no more than six (6) feet in height. To the extent permitted in this Ordinance, balconies and roof areas may also be considered as Open Space, Private.

SECTION 5.22.1: PRIVATE OPEN SPACE:

An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs, of garages and buildings, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.

SECTION 5.22.3: SPECIAL REQUIREMENTS IN RESIDENCE A-1, A-2, B, C, AND C-1

At least fifty (50) percent of the required Private open space in these districts shall meet all of the requirements of Section 5.22.1 above. At least fifty (50) percent of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.

SECTION 4.21: ACCESSORY USES

- (c)Provisions of garage or parking space for occupants, employees, customers, or visitors shall be considered as an accessory use, provided that where accessory to residential uses in Residence A and B districts such garage or parking space shall be limited to the accommodation of three passenger vehicles, or two passenger vehicles for each dwelling unit, whichever is greater.
- (g) The area occupied by accessory uses shall be subject to the following limitations:
- (1)The total area of uses accessory to the principal use may not occupy more than twenty-five (25) percent of the gross floor area of the building in which the principal use is located or twenty-five (25) percent of the area of the dwelling unit when the accessory use is located in a residence.
- (2)The total area of uses or buildings accessory to the principal use except for parking facilities and driveways may not occupy more than fifteen (15) percent of the area of the lot.
- (3)The area limitations of this paragraph 4.21 g shall be applicable in all zoning districts except the Cambridge Center MXD District; however, if explicitly stated elsewhere in this Ordinance certain accessory uses in specified districts may exceed the foregoing area limitation.
- (h) In Residence A, B, C, and C-1 Districts an accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district.
- (k) An accessory building in Residence A, B, C, C-1, and Office-1 districts shall not exceed fifteen (15) feet in height above the ground level.

SECTION 5.13: GENERAL

In the case of multiple buildings on a lot, the minimum distance between such buildings shall not be less than the sum of the heights of the buildings divided by six, or ten feet, whichever is greater. In determining compliance with this section, portions of buildings exempted by Section 5.23 shall not be counted in computing building height.

SECTION 5.24.1: YARDS

Every part of a required yard shall be open to the sky and unobstructed. Awnings, arbors, fences, flagpoles, recreational and laundry drying equipment and similar objects shall not be considered obstructions when located within a required yard. Objects or structures intended exclusively for bicycle parking meeting the requirements of Article 6.000, which may be uncovered, partially covered or fully enclosed, shall not be considered obstructions provided that such objects or structures are not used for motor vehicle parking, general storage or any other use, and further provided that any such structure exceeding six feet (6') in height conforms to the requirements for an accessory building in Section 4.21. Beehives and apiaries extending no more than six (6) feet above a rooftop, in accordance with the Standards for Urban Agriculture in Article 23.000 of this Zoning Ordinance. In addition, objects or equipment located in a required yard that are necessary for or appurtenant to a Public Bicycle-Sharing Station shall not be considered obstructions. Open or lattice enclosed fire escapes for emergency use only are permitted to encroach on yard areas.

SECTION 5.24.2: YARDS

Projecting eaves, chimneys, bay windows, balconies, open fire escapes and like projections which do not project more than three and one half (3 1/2) feet and which are part of a building not more than thirty-five (35) feet in height, and unenclosed steps,unroofed porches and the like which do not project more than ten (10) feet beyond the line of the foundation wall and which are not over four (4) feet above the average level of the adjoining ground, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built.

SECTION 5.24.4: YARDS

Measurements for minimum yards which are determined by formula shall be made in the following manner:(1)"H" is the height of the building. "L" is the length of the wall measured parallel to the corresponding lot or street line. The front yard is measured from the street line, or building line where such has been established, except where otherwise indicated herein. For buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in footnotes a, b and c of Tables 5-1 and 5-2.(2)Where a building consists of various roof levels an average height, or "H", may be used in the required yard formula. Average height is determined by adding the products of the height of each roof level facing the given lot line, (H1, H2, etc.) times the length of each roof level (L1, L2, etc.) and dividing the sum by the sum of the length of the levels (L1, L2, etc.) (see formula below)

5.24.4

(3)Where a building presents a variety of vertical planes to any given lot or street line, no plane shall be closer to the street or building line or lot line than permitted by the application to such plane of the appropriate formula in the tables of dimensional requirements in Section 5.30. For all planes set forward of the setback line required by said tables for the building if it were constructed in a single vertical plane, other planes must be set behind the setback line so calculated. The result shall be that the sum of the products of the setback required for each plane times the facing area of each plane respectively shall be at least as great as the product of the setback required by the appropriate table for the building if it were constructed in a single vertical plane times the facing area of the building if viewed as a single plane. (see illustration below):

The product of (setback1 x facing area1) + (setback2 x facing area2) MUST EQUAL OR EXCEED the product of (single plane setback) x (single plane facing area)

SECTION 6.44.1 PARKING

Setbacks for on grade open parking facilities shall be provided as follows:

- (a) No on grade open parking space shall be located within ten (10) feet of that portion of a building wall containing windows of habitable or occupiable rooms at basement or first story. However, on grade open parking spaces serving one, two, or three family dwellings may be located within five (5) feet of that portion of such building wall.
- (b) Except for one, two, or three family dwellings existing at the time of the effective date of this Ordinance or amendment thereto, no on grade open parking space or driveway shall be located within five (5) feet of any side or rear property line.
- (c) No on grade open parking space shall be located within a required front yard setback

5.10 GENERAL REGULATIONS

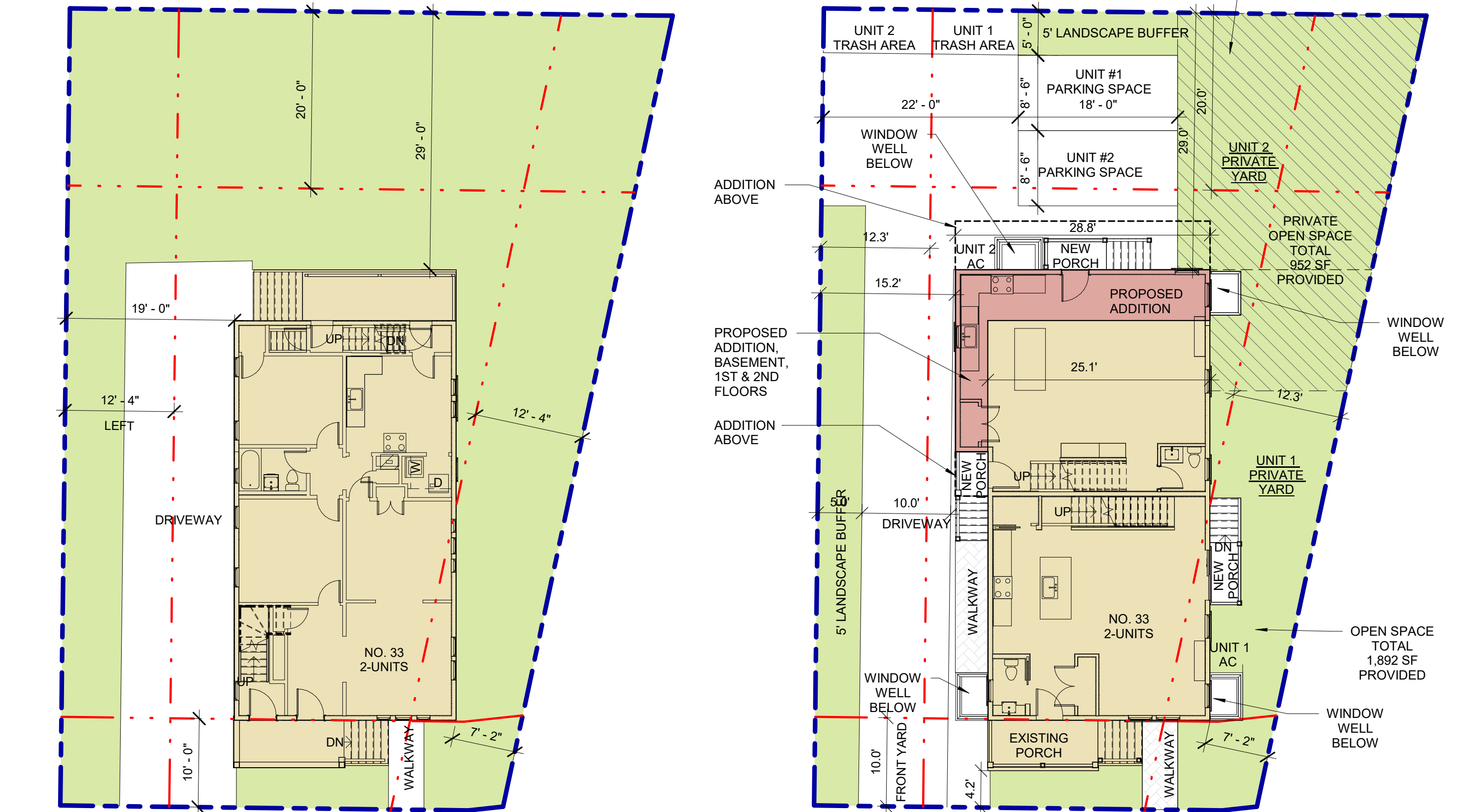
5.13In the case of multiple buildings on a lot, the minimum distance between such buildings shall not be less than the sum of the heights of the buildings divided by six, or ten feet, whichever is greater. In determining compliance with this section, portions of buildings exempted by Section 5.23 shall not be counted in computing building height.

SITE PLAN LEGEND

- EXISTING FOOTPRINT
- PROPOSED FOOTPRINT
- LANDSCAPE
- REQUIRED SETBACKS

NOTE:

THIS PLAN IS FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY. THE PREPARER OF THIS PLAN MAKES NO CLAIM TO ITS ACCURACY. THIS PLAN SHALL NOT BE USED OR RELIED UPON IN ANY CIRCUMSTANCE. A CERTIFIED LAND SURVEYOR SHALL PROVIDE AN OFFICIAL CERTIFIED PLOT PLAN.



2 EXISTING - SITE PLAN
3/32" = 1'-0"

1 PROPOSED SITE PLAN
3/32" = 1'-0"

PROJECT NAME

33 THINGVALLA AVENUE

PROJECT ADDRESS

33 THINGVALLA AVE
CAMBRIDGE, MA

CLIENT

JD,LLC

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682

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REGISTRATION

Project number 24047
Date 08/21/2024
Drawn by MB
Checked by TC
Scale As indicated

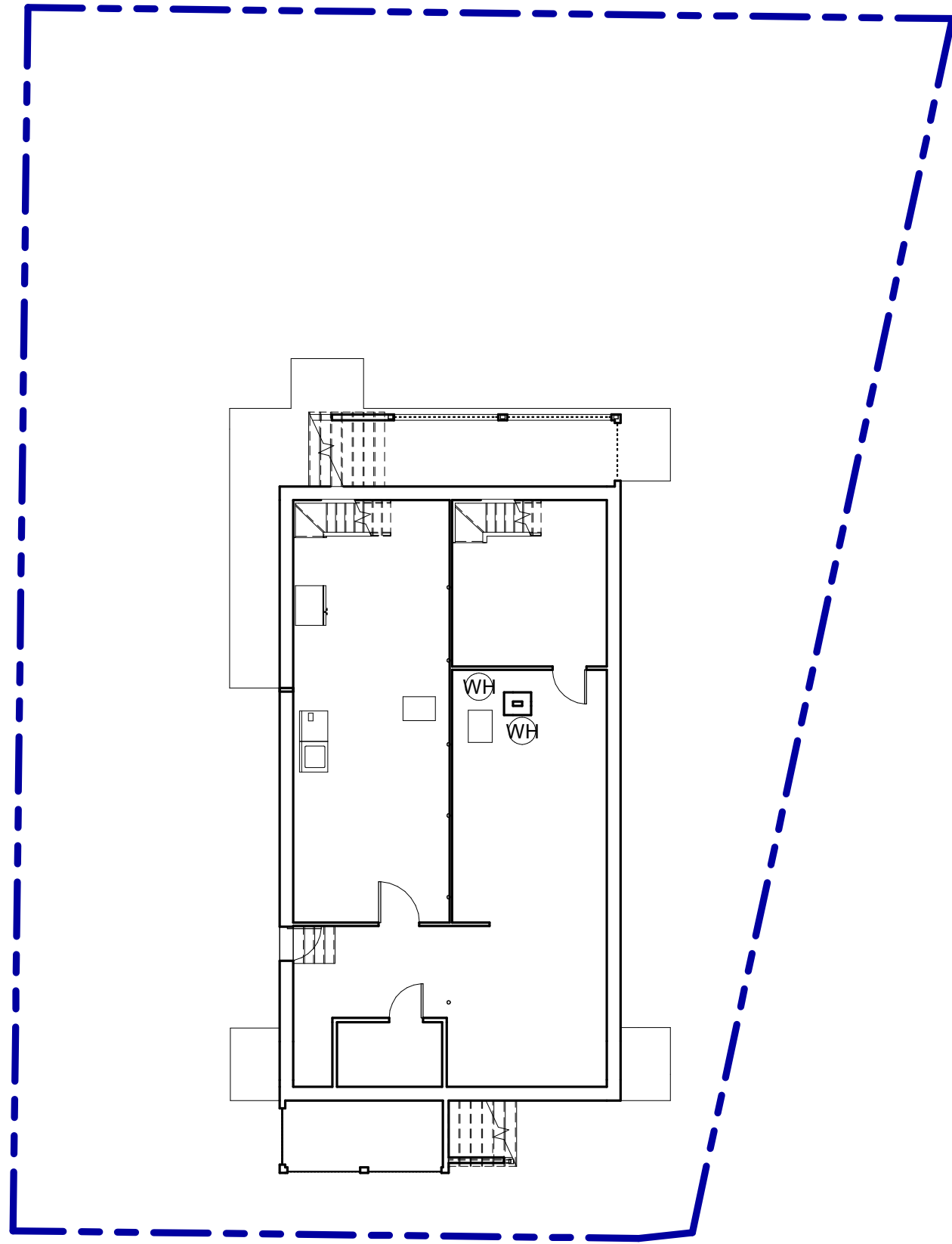
REVISIONS

No.	Description	Date

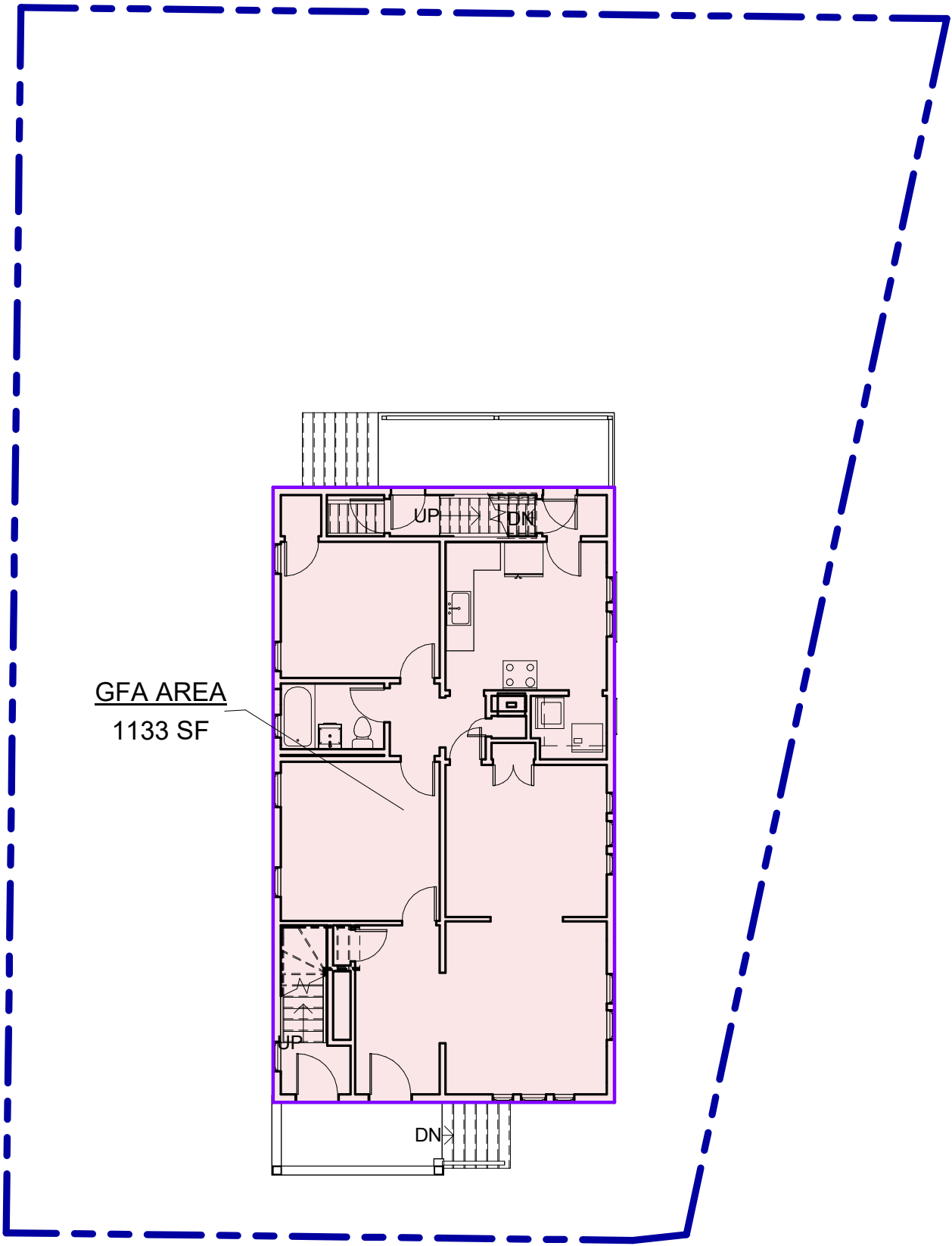
ZONING
ANALYSIS

A-020

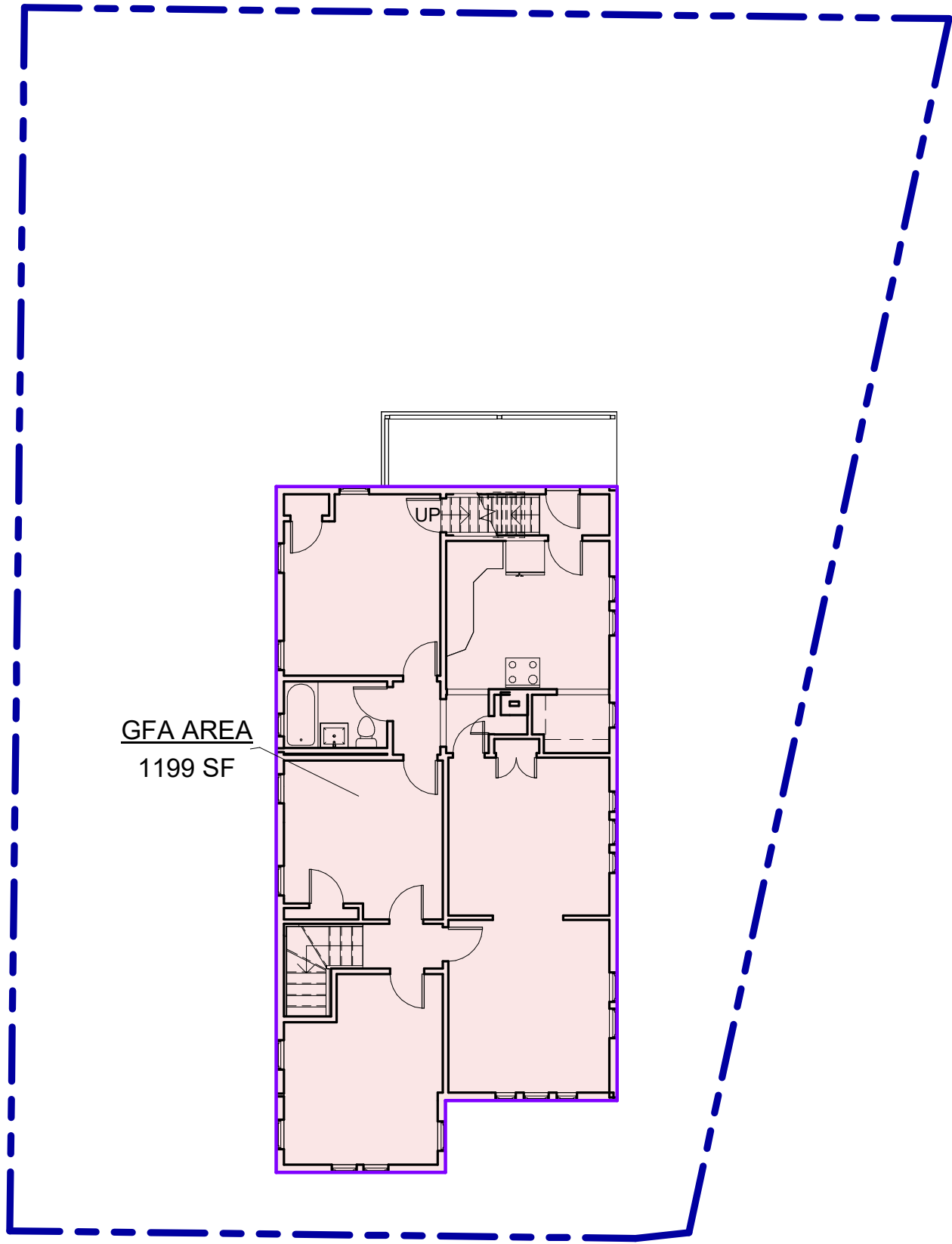
33 THINGVALLA AVENUE



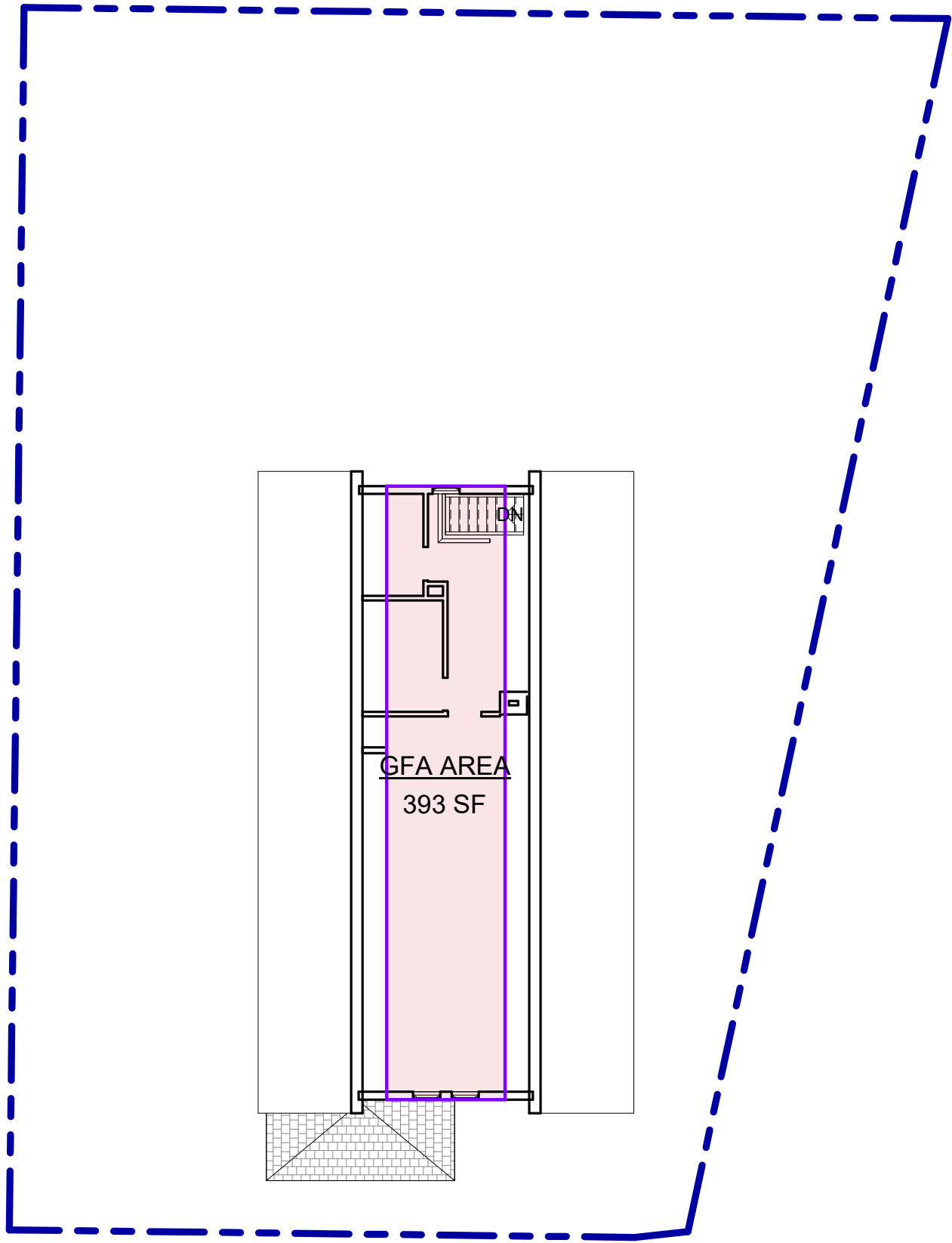
1 BASEMENT
3/32" = 1'-0"



2 1ST FLOOR
3/32" = 1'-0"



3 2ND FLOOR
3/32" = 1'-0"

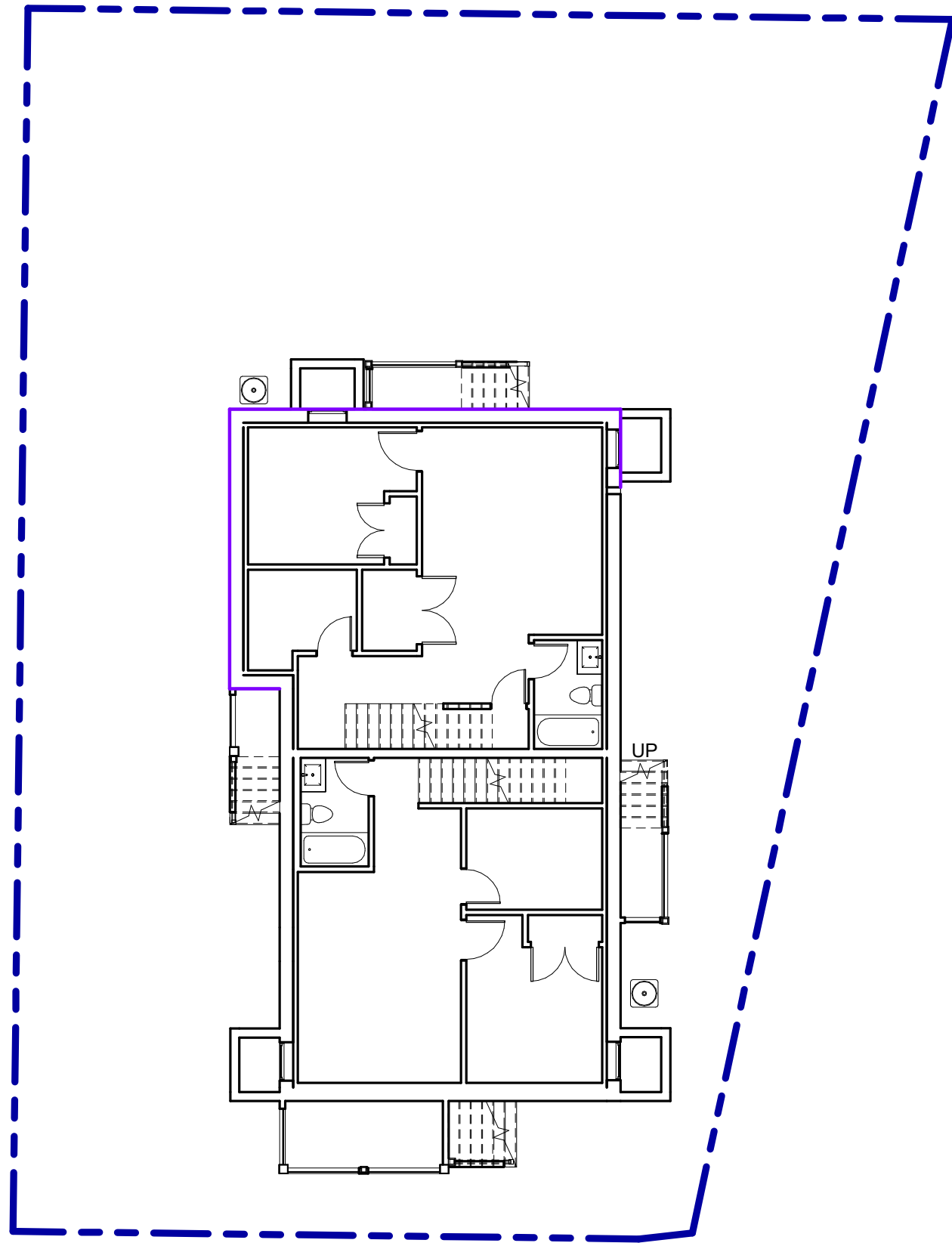


4 3RD FLOOR
3/32" = 1'-0"

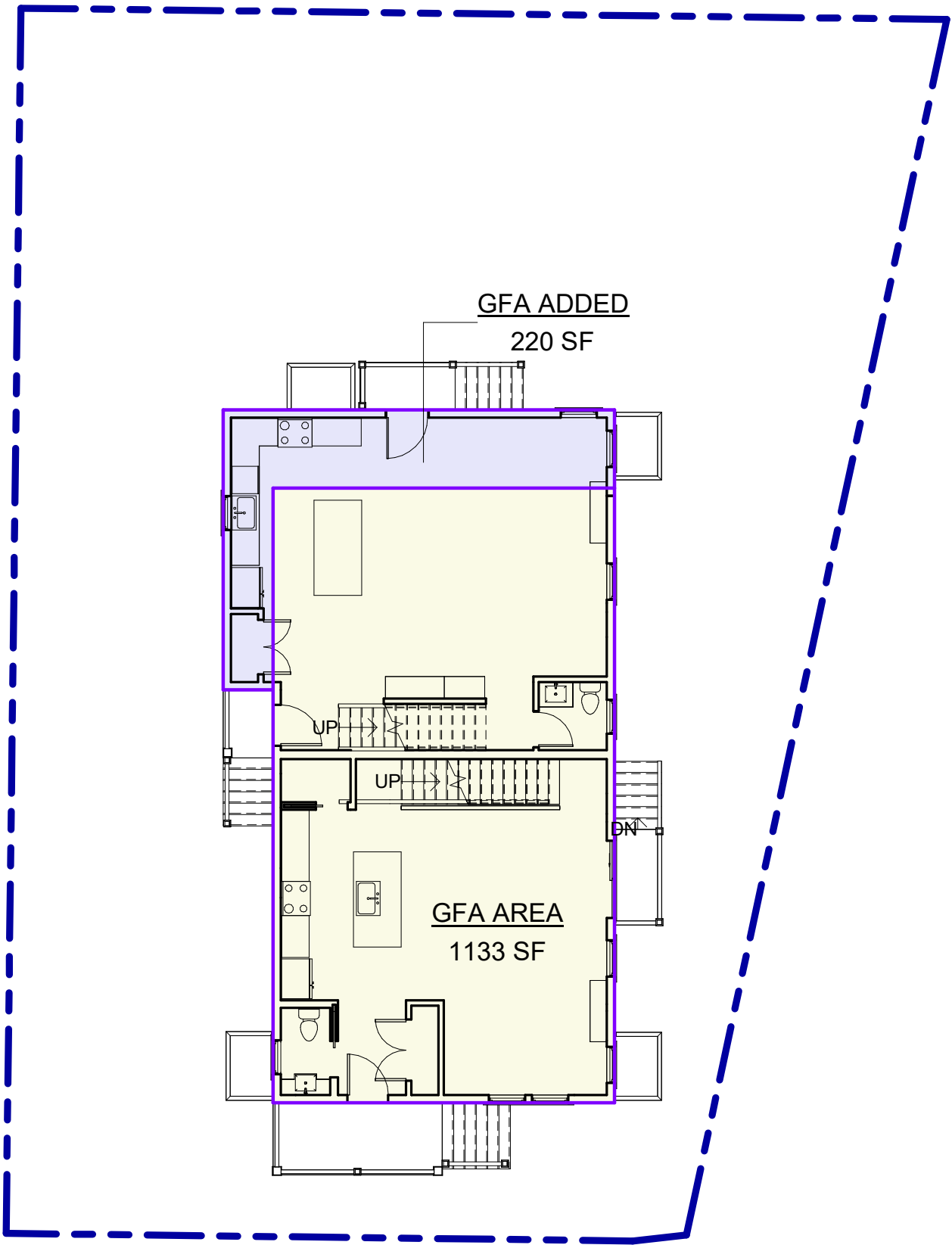
LOT SIZE= 5,303 SF
MAXIMUM FAR ALLOWED= 0.75 / 3,977 GFA SF
EXISTING FAR= 0.51 / 2,725 GFA SF
PROPOSED FAR= 0.73 / 3,870 GFA SF
ADDITION: 42% OF EXISTING GFA - (1,145 SF)

Area Schedule (EXISTING GFA)	
Level	Area
1ST FLOOR	1133 SF
2ND FLOOR	1199 SF
3RD FLOOR	393 SF
Grand total	2725 SF

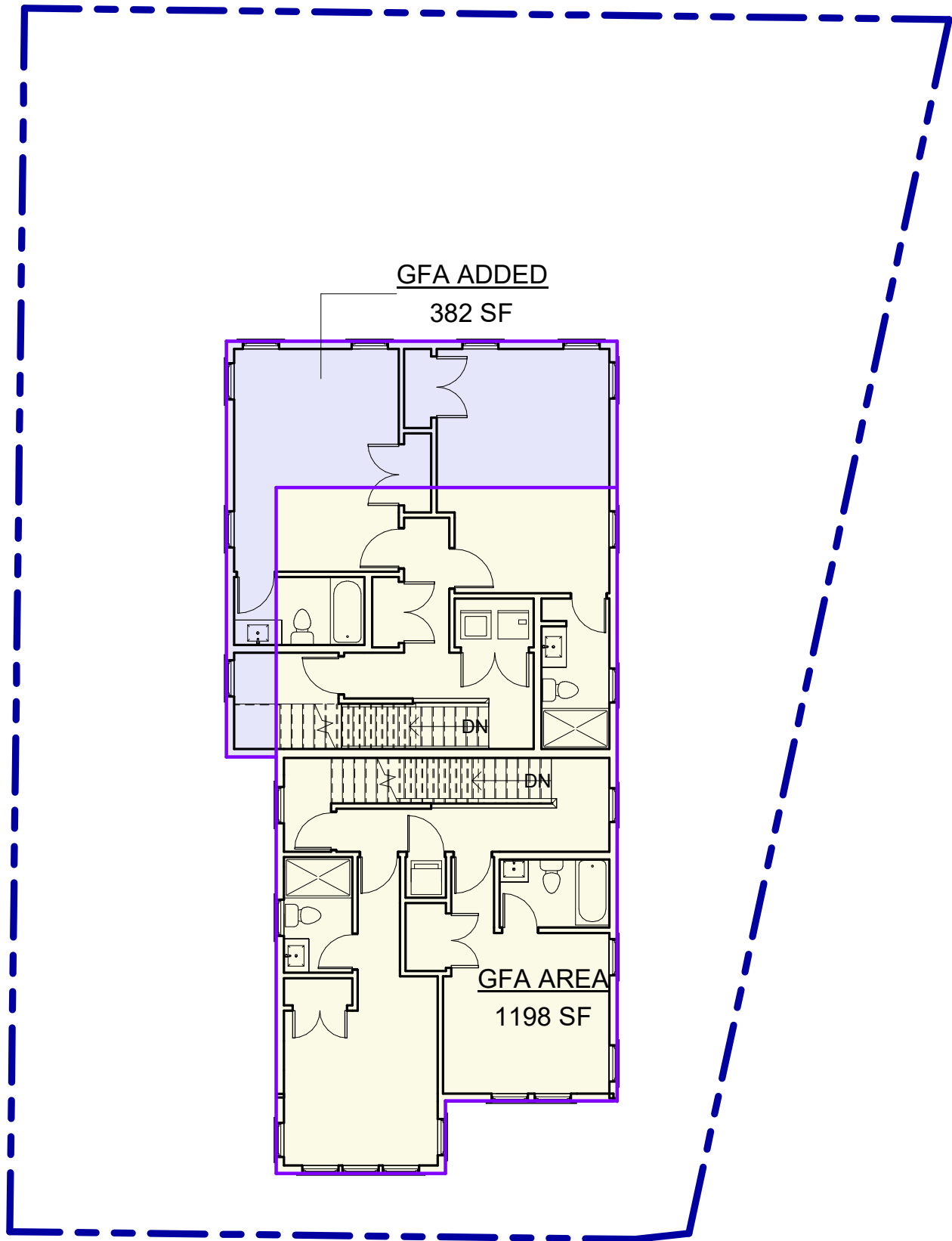
Area Schedule (PROPOSED GFA)	
Level	Area
1ST FLOOR	1133 SF
1ST FLOOR	220 SF
2ND FLOOR	1198 SF
2ND FLOOR	382 SF
3RD FLOOR	393 SF
3RD FLOOR	544 SF
Grand total	3870 SF



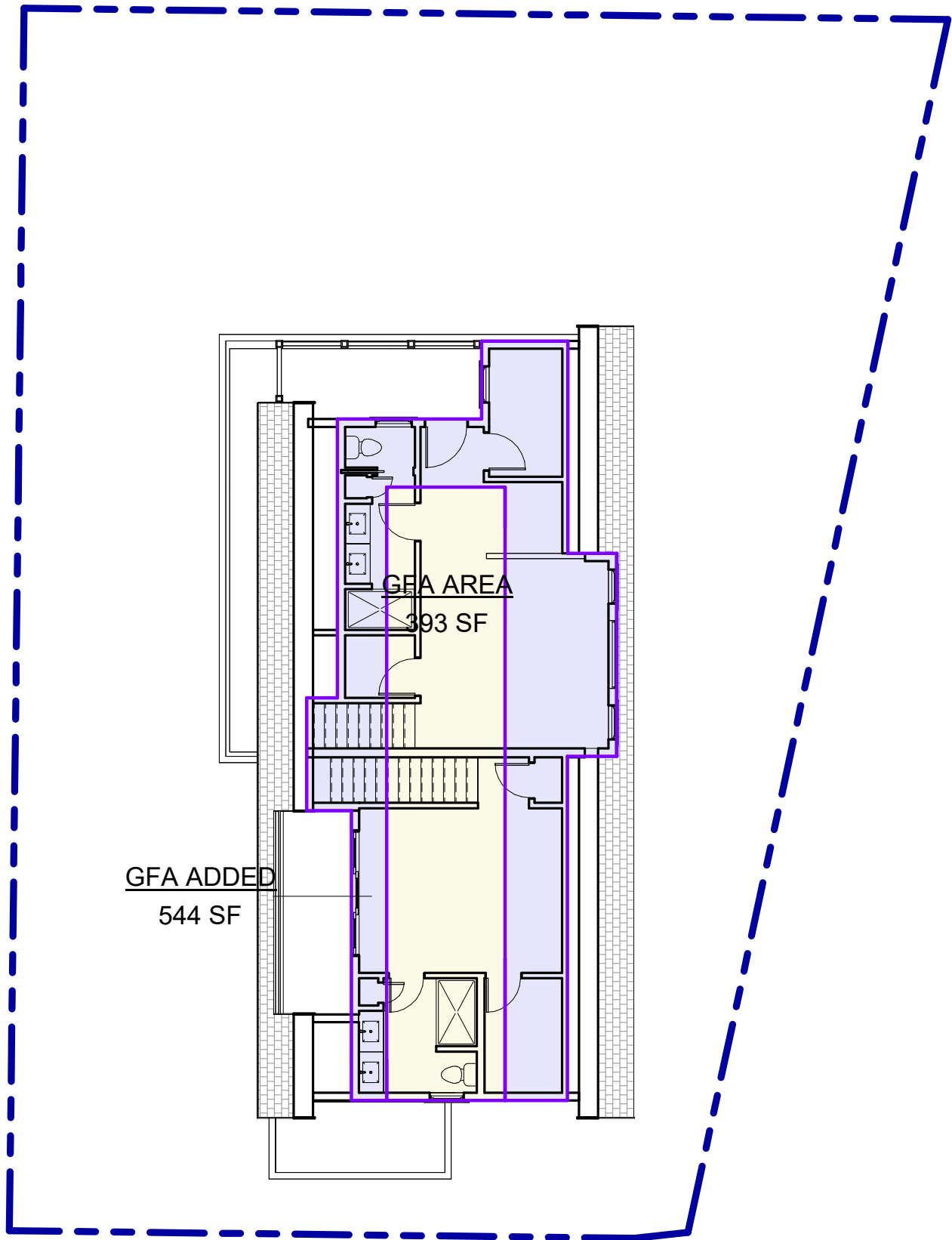
5 BASEMENT
3/32" = 1'-0"



6 1ST FLOOR
3/32" = 1'-0"



7 2ND FLOOR
3/32" = 1'-0"



8 3RD FLOOR
3/32" = 1'-0"

PROJECT NAME

33 THINGVALLA AVENUE

PROJECT ADDRESS

33 THINGVALLA AVE
CAMBRIDGE, MA

CLIENT

JD,LLC

ARCHITECT



KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

CONSULTANTS:

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REGISTRATION



Project number 24047
Date 08/21/2024
Drawn by TC/MB
Checked by TC
Scale 3/32" = 1'-0"

REVISIONS

No.	Description	Date

GFA AREA
PLANS

A-022

33 THINGVALLA AVENUE

PROJECT NAME

33 THINGVALLA AVENUE

PROJECT ADDRESS

33 THINGVALLA AVE
CAMBRIDGE, MA

CLIENT

JD,LLC

ARCHITECT



ARCHITECTURE

KHALSA DESIGN, INC.
17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682

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REGISTRATION



Project number	24047
Date	08/21/2024
Drawn by	TC
Checked by	TC
Scale	1/8" = 1'-0"

REVISIONS

No.	Description	Date

UNIT AREAS

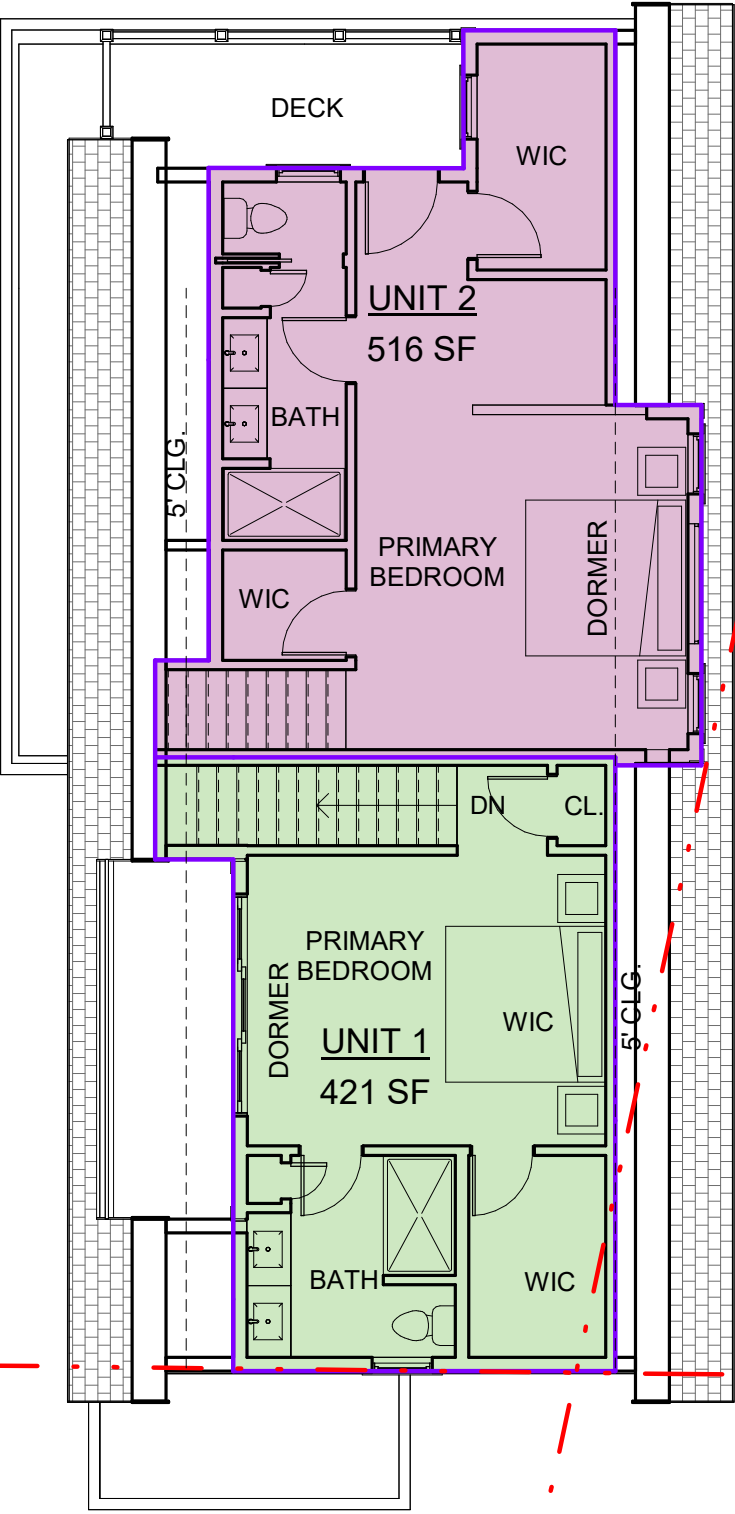
A-023

33 THINGVALLA AVENUE

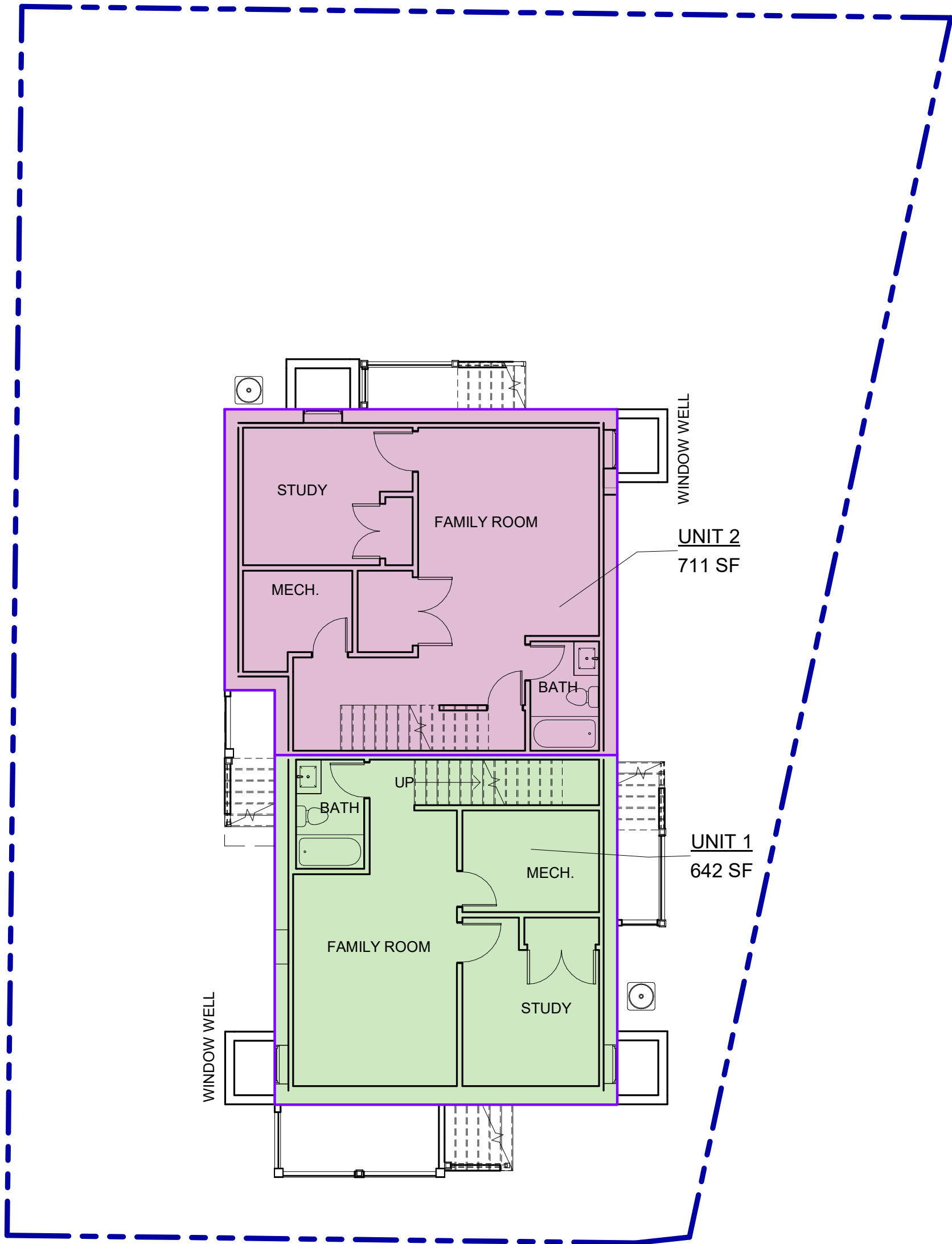
AREA SCHEDULE (UNIT AREA)		
Name	Level	Area

UNIT 1		
UNIT 1	BASEMENT	642 SF
UNIT 1	1ST FLOOR	642 SF
UNIT 1	2ND FLOOR	708 SF
UNIT 1	3RD FLOOR	421 SF
UNIT 1		2413 SF

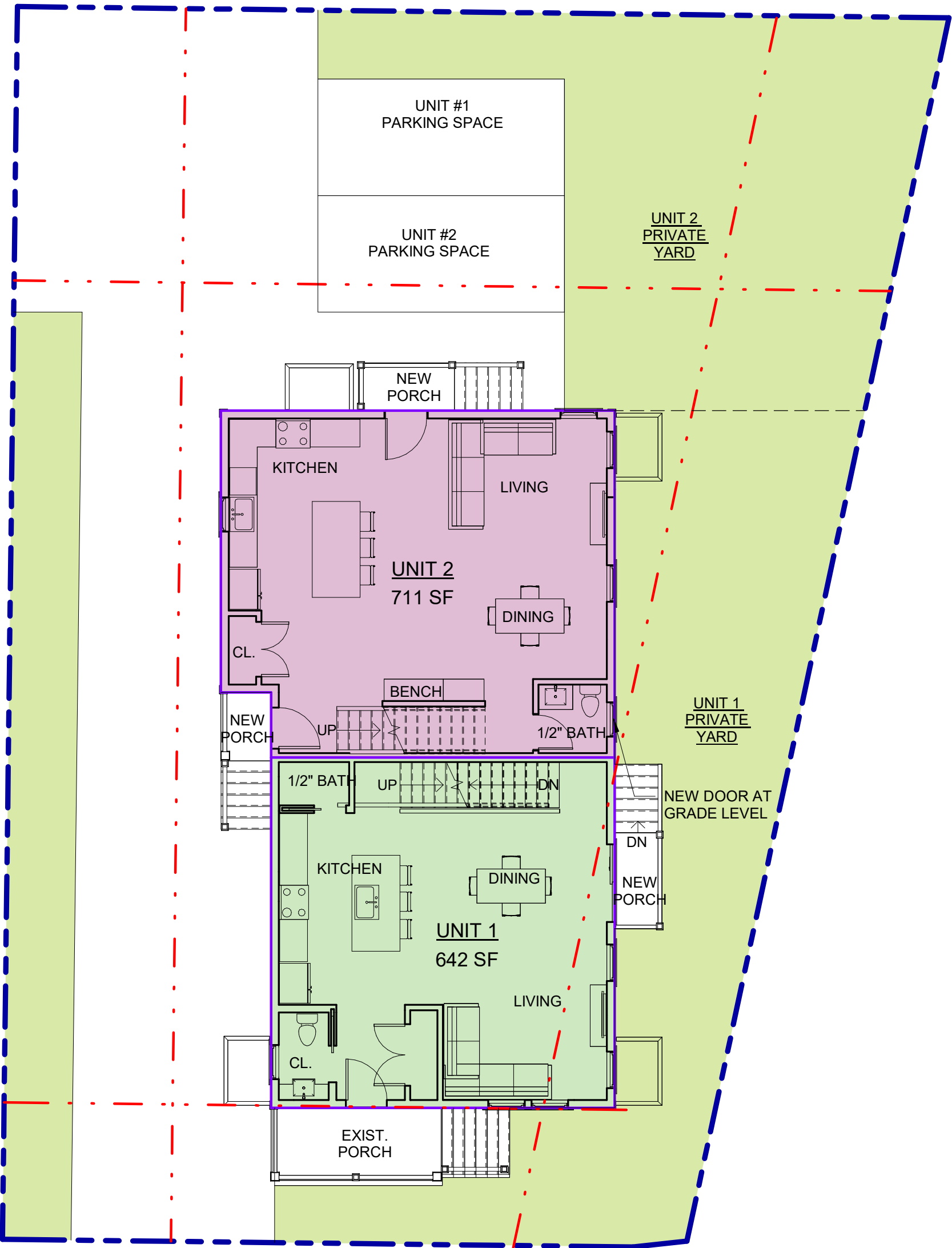
UNIT 2		
UNIT 2	BASEMENT	711 SF
UNIT 2	1ST FLOOR	711 SF
UNIT 2	2ND FLOOR	872 SF
UNIT 2	3RD FLOOR	516 SF
UNIT 2		2810 SF
UNIT 2		5223 SF



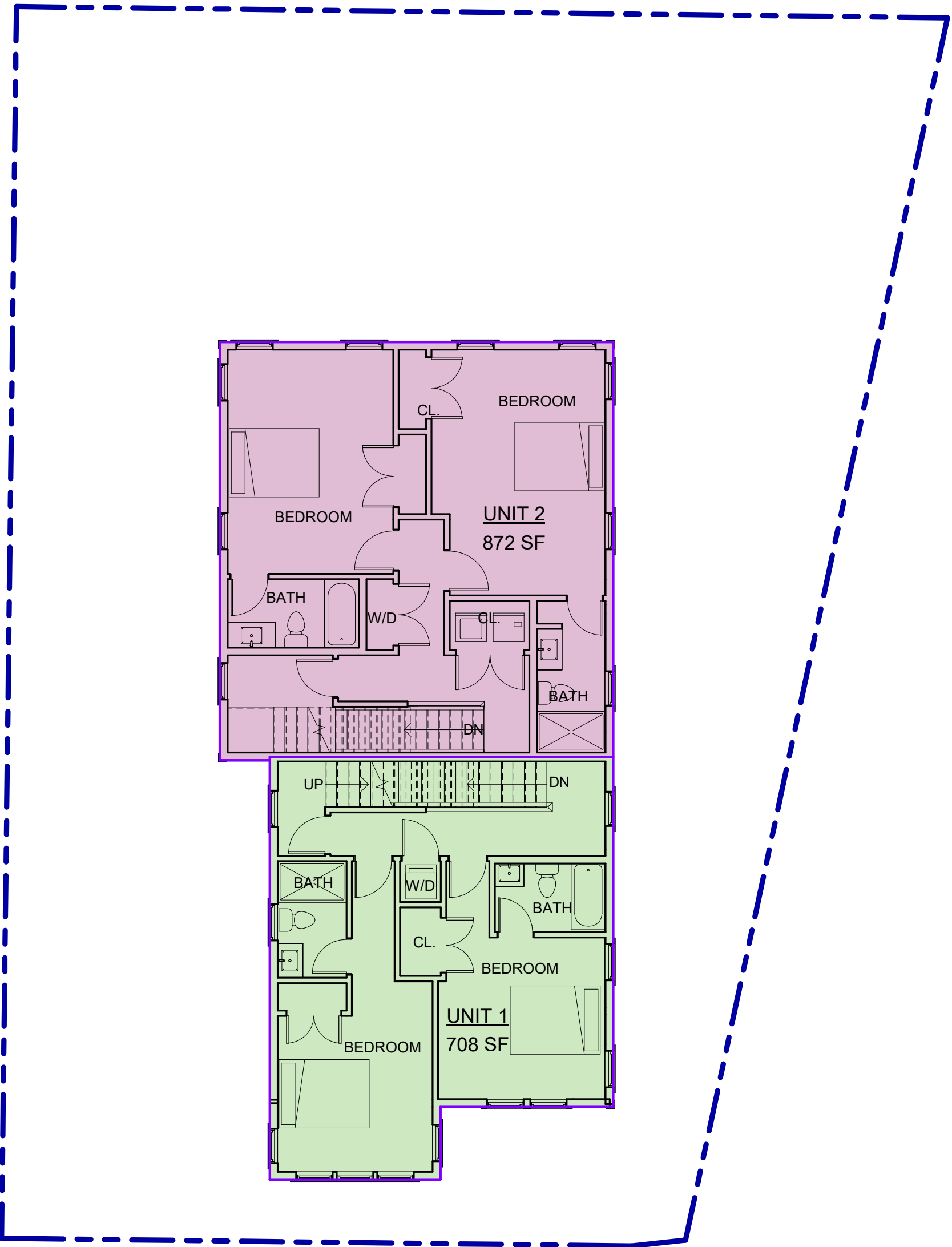
④ 3RD FLOOR
1/8" = 1'-0"



① BASEMENT
1/8" = 1'-0"



② 1ST FLOOR
1/8" = 1'-0"



③ 2ND FLOOR
1/8" = 1'-0"

FRONT/LEFT SIDE



FRONT/RIGHT SIDE



REAR/LEFT SIDE



REAR/RIGHT SIDE



PROJECT NAME

33 THINGVALLA AVENUE

PROJECT ADDRESS

33 THINGVALLA AVE
CAMBRIDGE, MA

CLIENT

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REGISTRATION



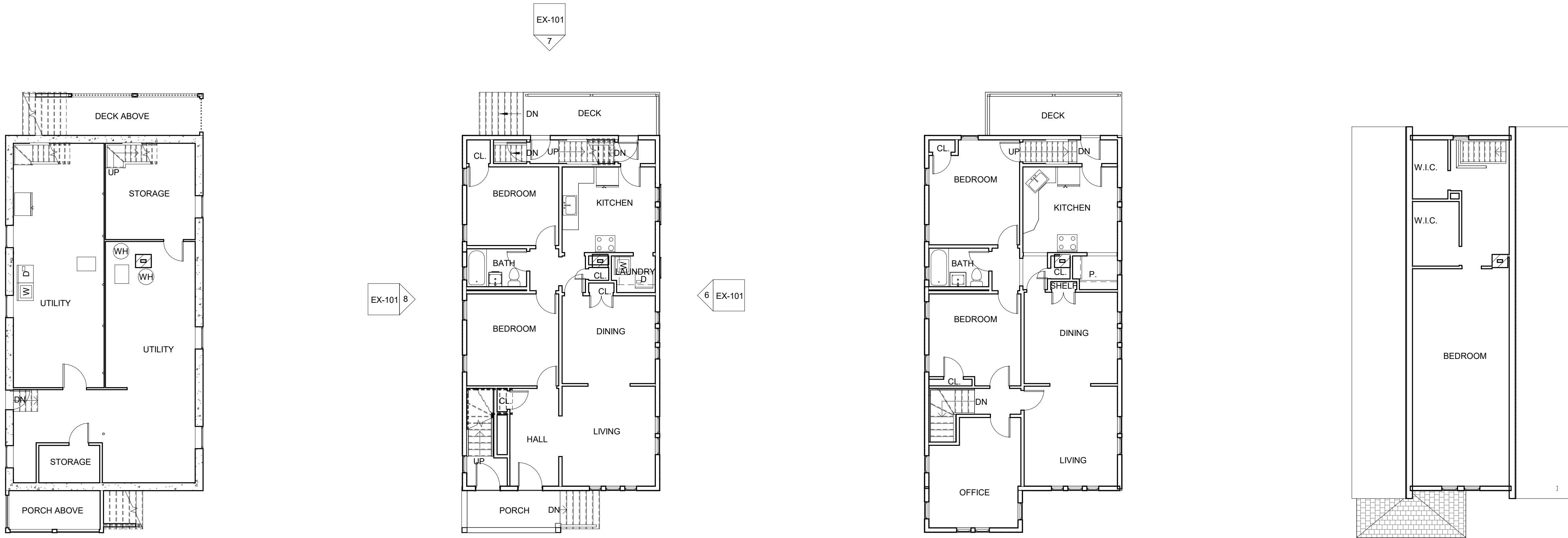
Project number	24047
Date	08/21/2024
Drawn by	MB
Checked by	TC
Scale	

REVISIONS		
No.	Description	Date

EXISTING
CONDITIONS
PHOTOS

EX-100

33 THINGVALLA AVENUE

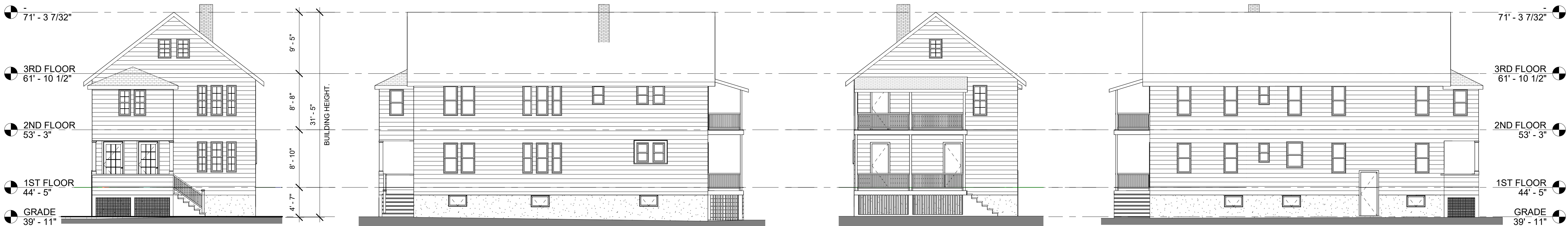


1 EXISTING - BASEMENT
1/8" = 1'-0"

2 EXISTING - 1ST FLOOR
1/8" = 1'-0"

3 EXISTING - 2ND FLOOR
1/8" = 1'-0"

4 EXISTING - 3RD FLOOR
1/8" = 1'-0"



5 EXISTING - FRONT ELEVATION
1/8" = 1'-0"

6 EXISTING - RIGHT ELEVATION
1/8" = 1'-0"

7 EXISTING - REAR ELEVATION
1/8" = 1'-0"

8 EXISTING - LEFT ELEVATION
1/8" = 1'-0"

PROJECT NAME

33 THINGVALLA AVENUE

PROJECT ADDRESS

33 THINGVALLA AVE
CAMBRIDGE, MA

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Project number 24047
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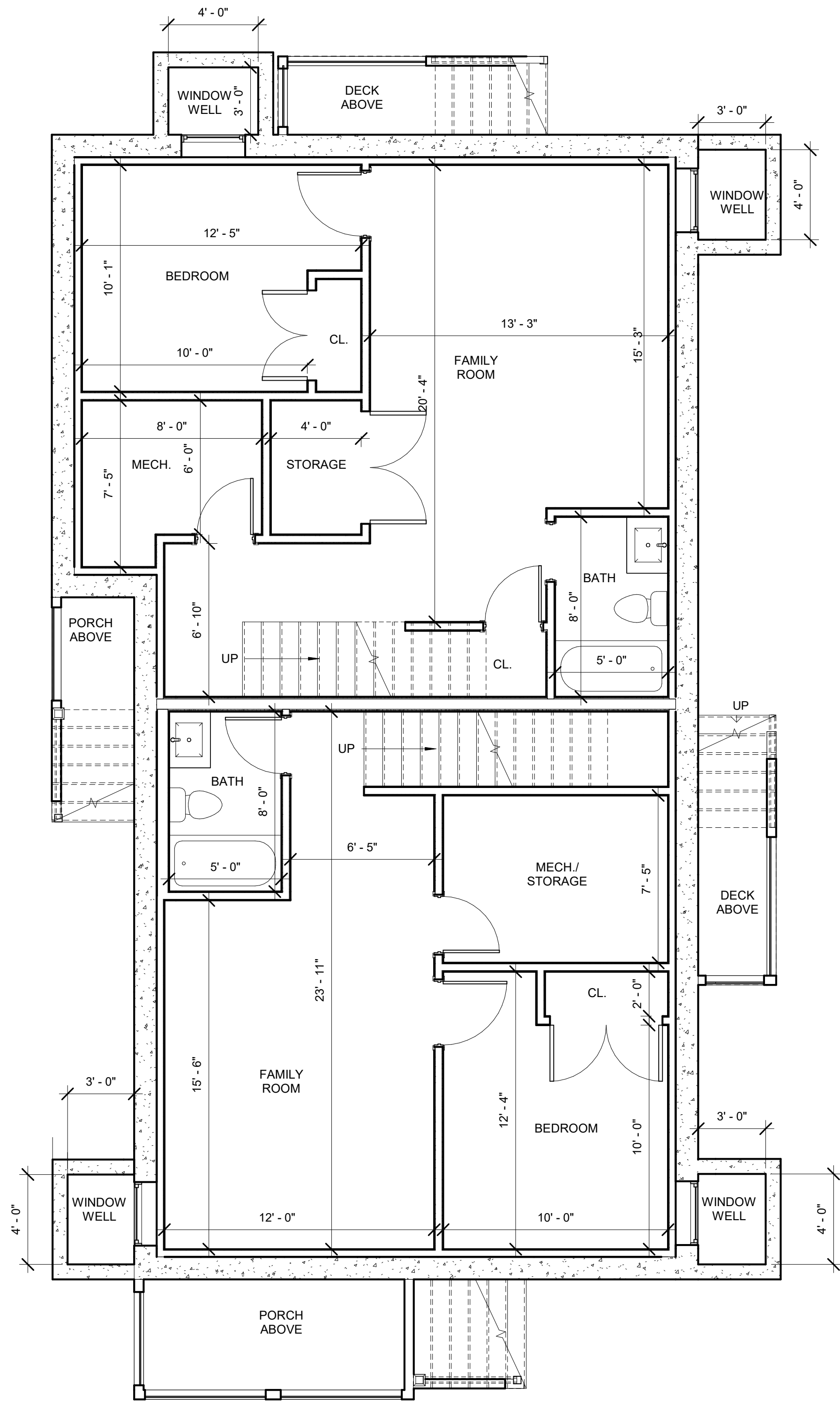
REVISIONS

No.	Description	Date

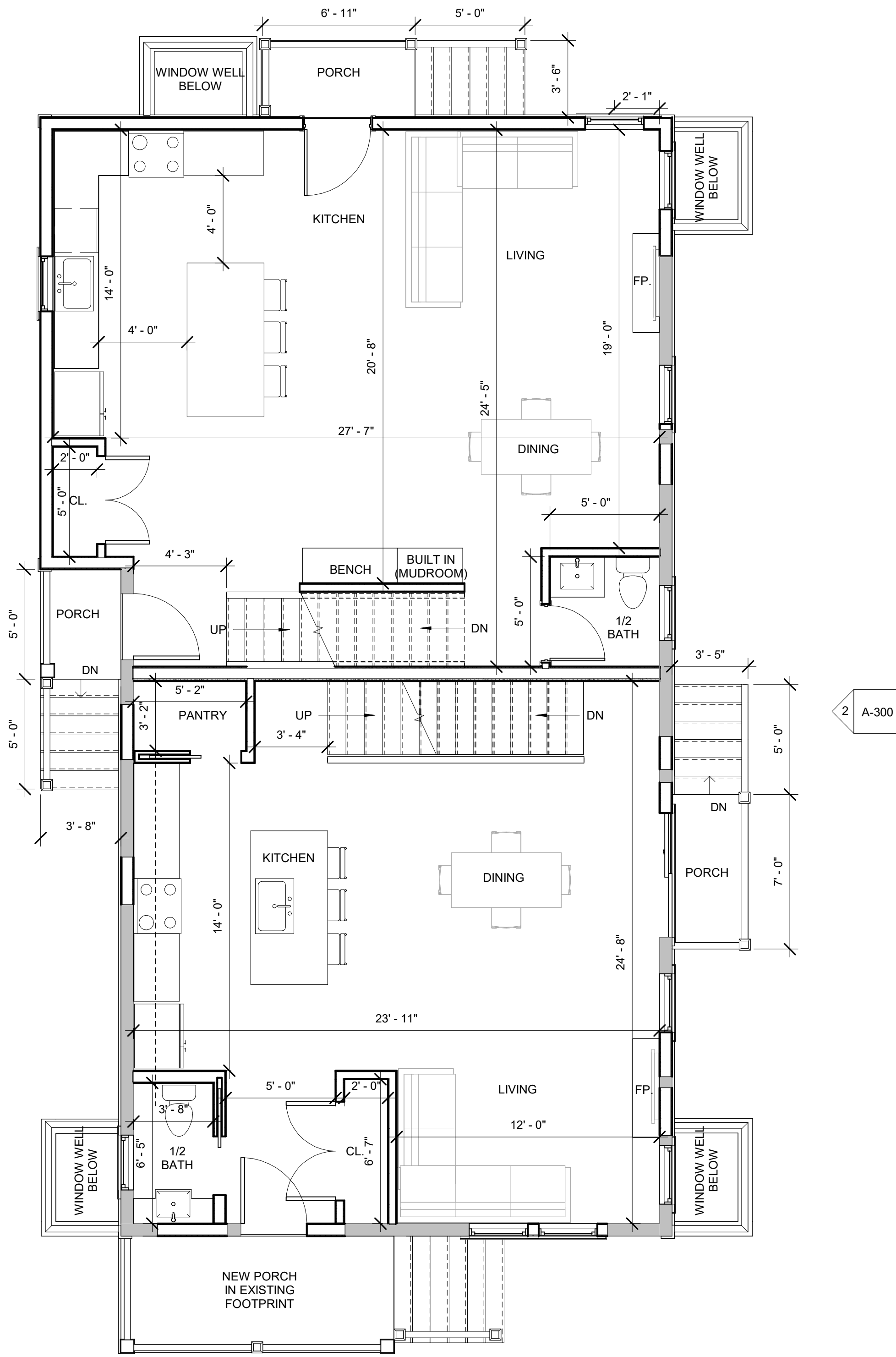
EXISTING PLANS
& ELEVATIONS

EX-101

33 THINGVALLA AVENUE



① BASEMENT
1/4" = 1'-0"



② 1ST FLOOR
1/4" = 1'-0"

PROJECT NAME

33 THINGVALLA
AVENUE

PROJECT ADDRESS

33 THINGVALLA AVE
CAMBRIDGE, MA

CLIENT

JD,LLC

ARCHITECT



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Project number 24047
Date 08/21/2024
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Scale 1/4" = 1'-0"

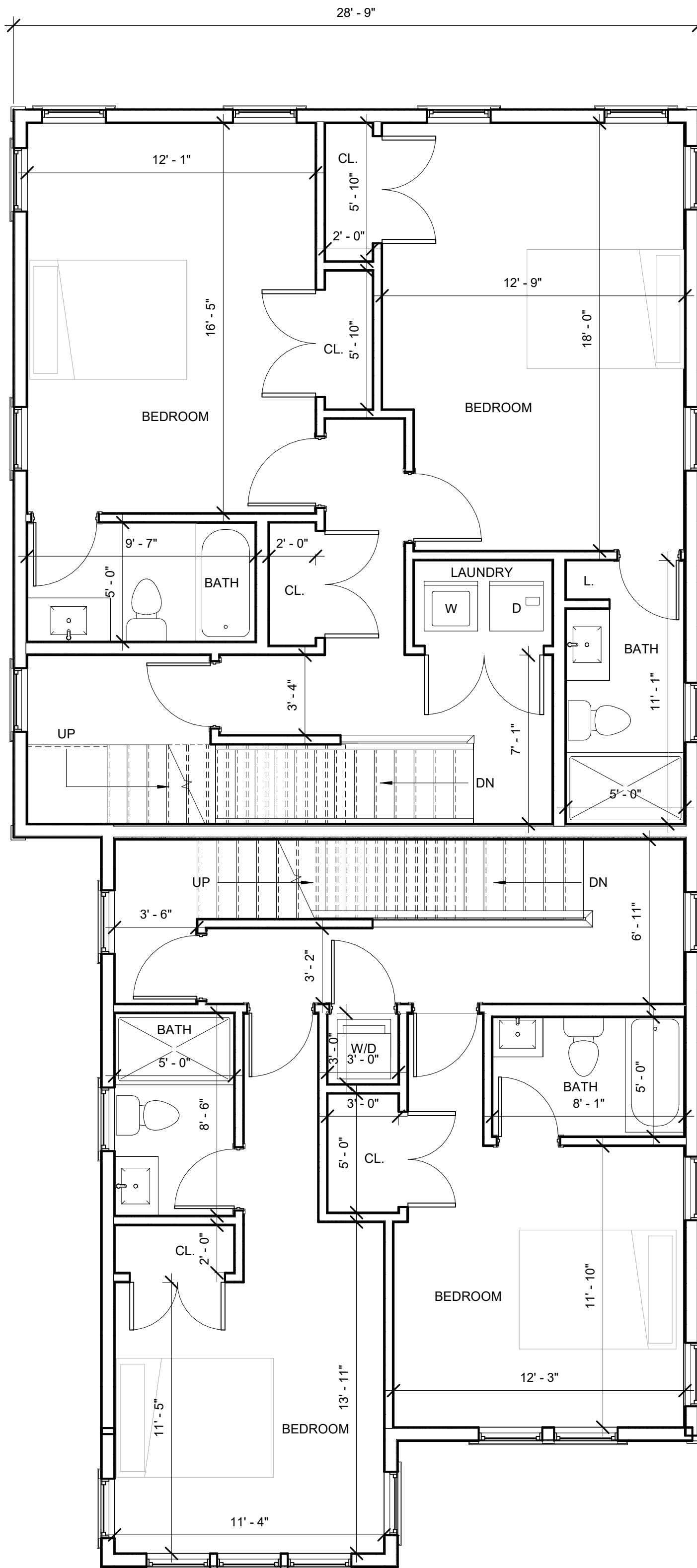
REVISIONS

No.	Description	Date

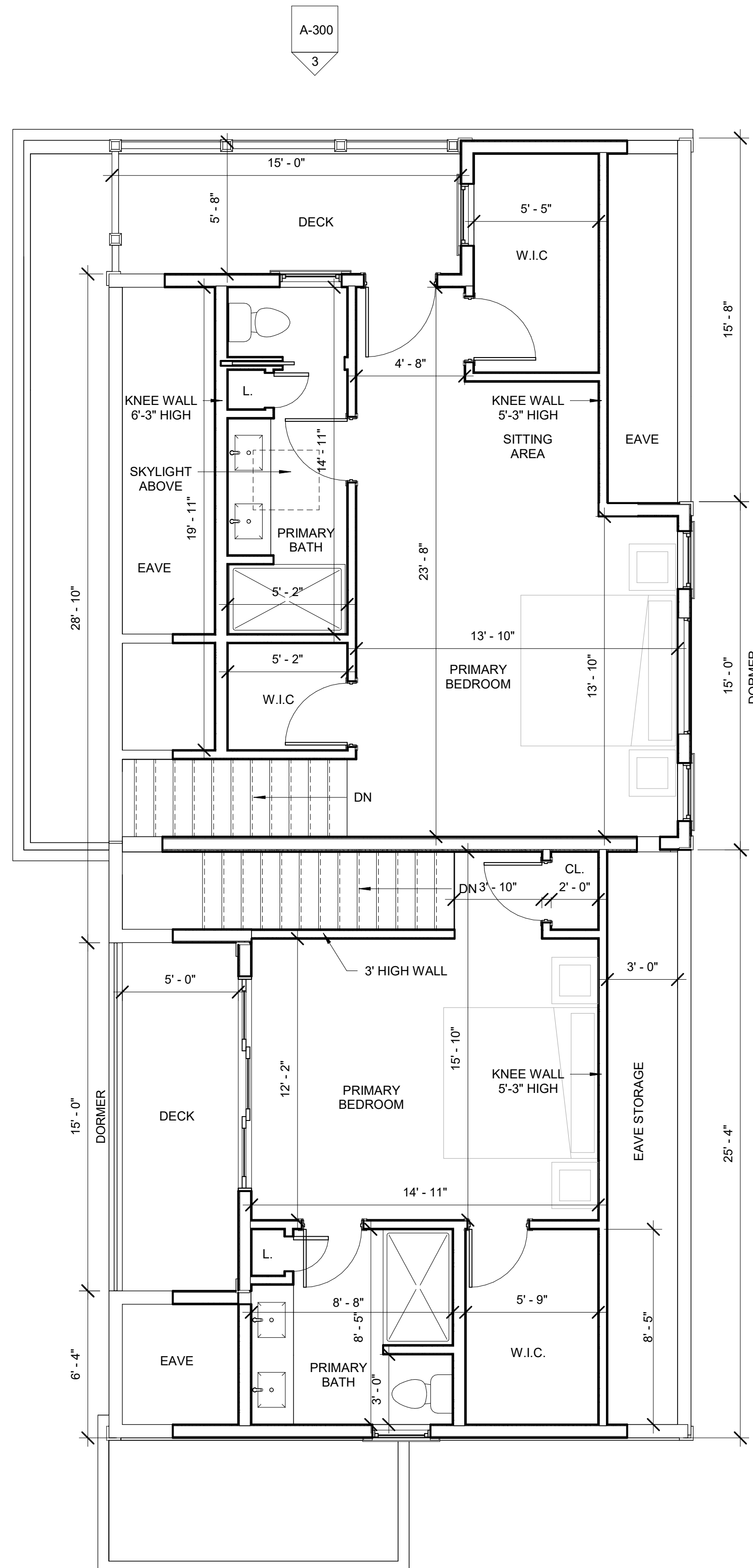
BASEMENT &
FIRST FLOOR
PLAN

A-100

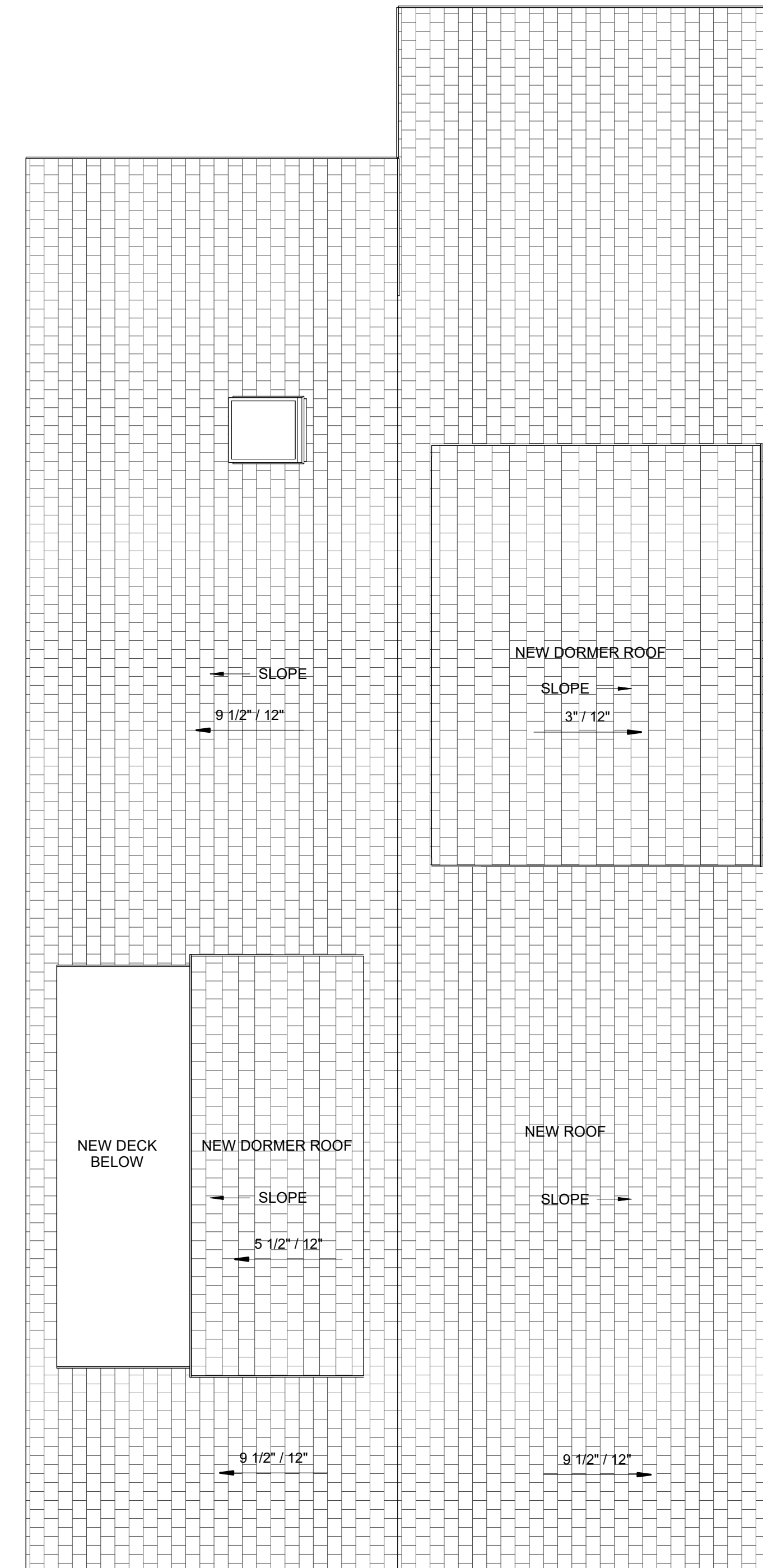
33 THINGVALLA AVENUE



① 2ND FLOOR
1/4" = 1'-0"



② 3RD FLOOR
1/4" = 1'-0"



③ - $1/4" = 1'-0"$

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REGISTRATION



Project number	24047
Date	08/21/2024
Drawn by	MB
Checked by	TC
Scale	1/4" = 1'-0"

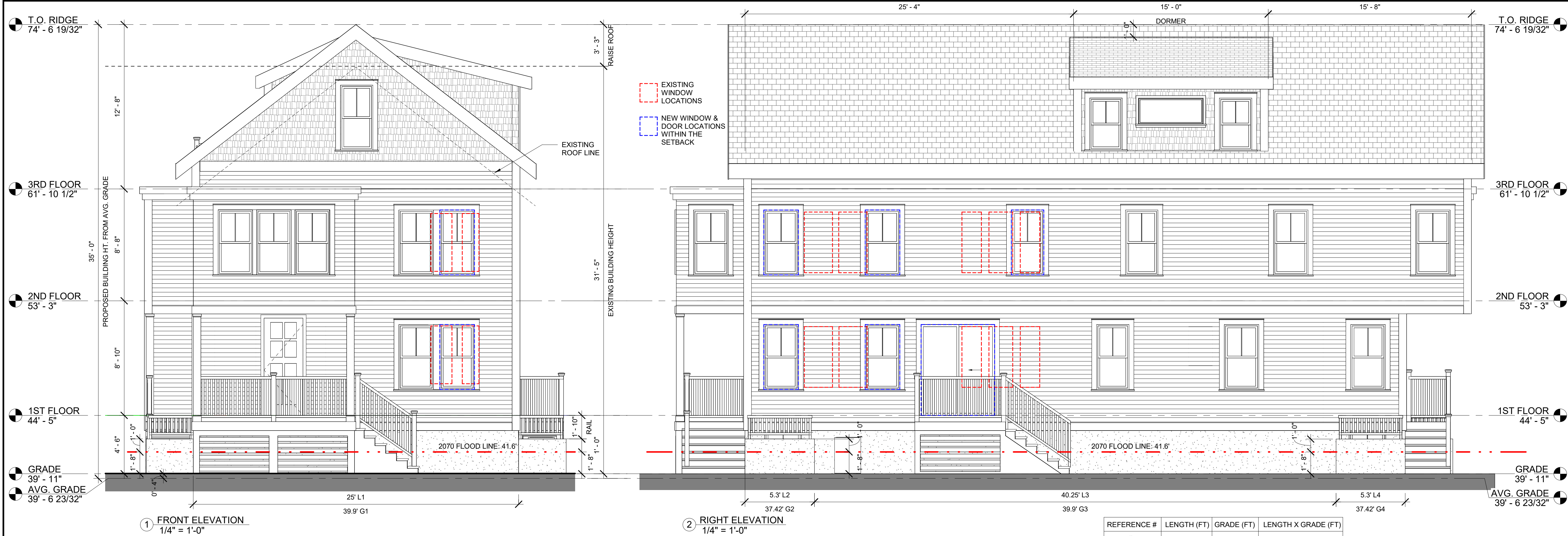
REVISIONS

[illegible]

SECOND, THIRD FLOOR & ROOF PLAN

A-101

33 THINGVALLA AVENUE



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

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

REFERENCE #	LENGTH (FT)	GRADE (FT)	LENGTH X GRADE (FT)
#1	25'	39.9'	997.5'
#2	5.3'	37.42'	198.326'
#3	40.25'	39.9'	1,605.975'
#4	5.3'	37.42'	198.326'
#5	18.9'	39.9'	754.11'
#6	5.3'	37.42'	198.326'
#7	4.5'	39.9'	179.55'
#8	45.58'	39.9'	1,818.7617'
#9	5.3'	37.42'	198.326'
TOTAL	155.43'		6,149.2007'
AVERAGE GRADE			39.56'



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

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

PROJECT NAME
33 THINGVALLA AVENUE

PROJECT ADDRESS
**33 THINGVALLA AVE
CAMBRIDGE, MA**

CLIENT
JD,LLC

ARCHITECT
KDI
ARCHITECTURE

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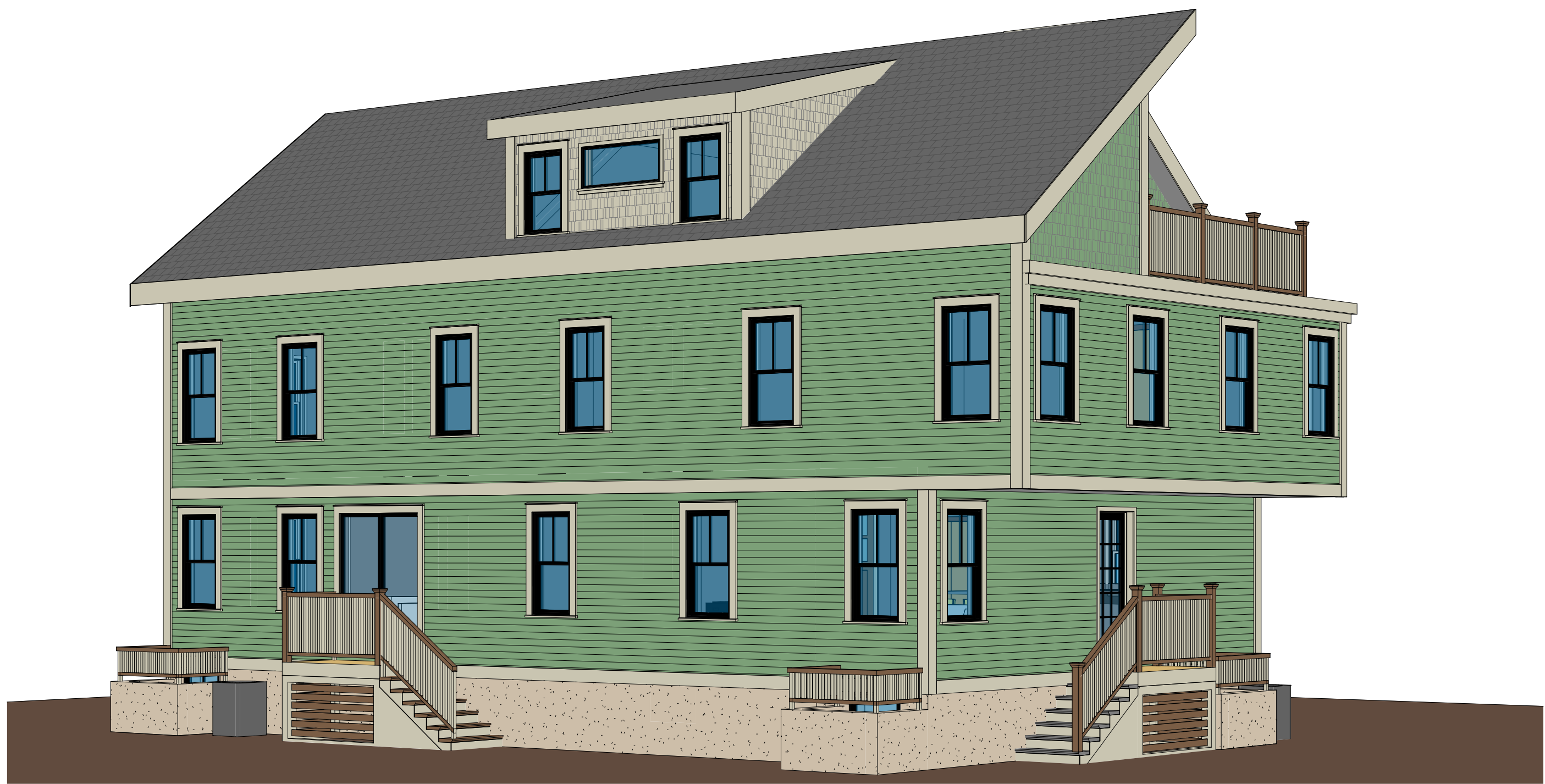
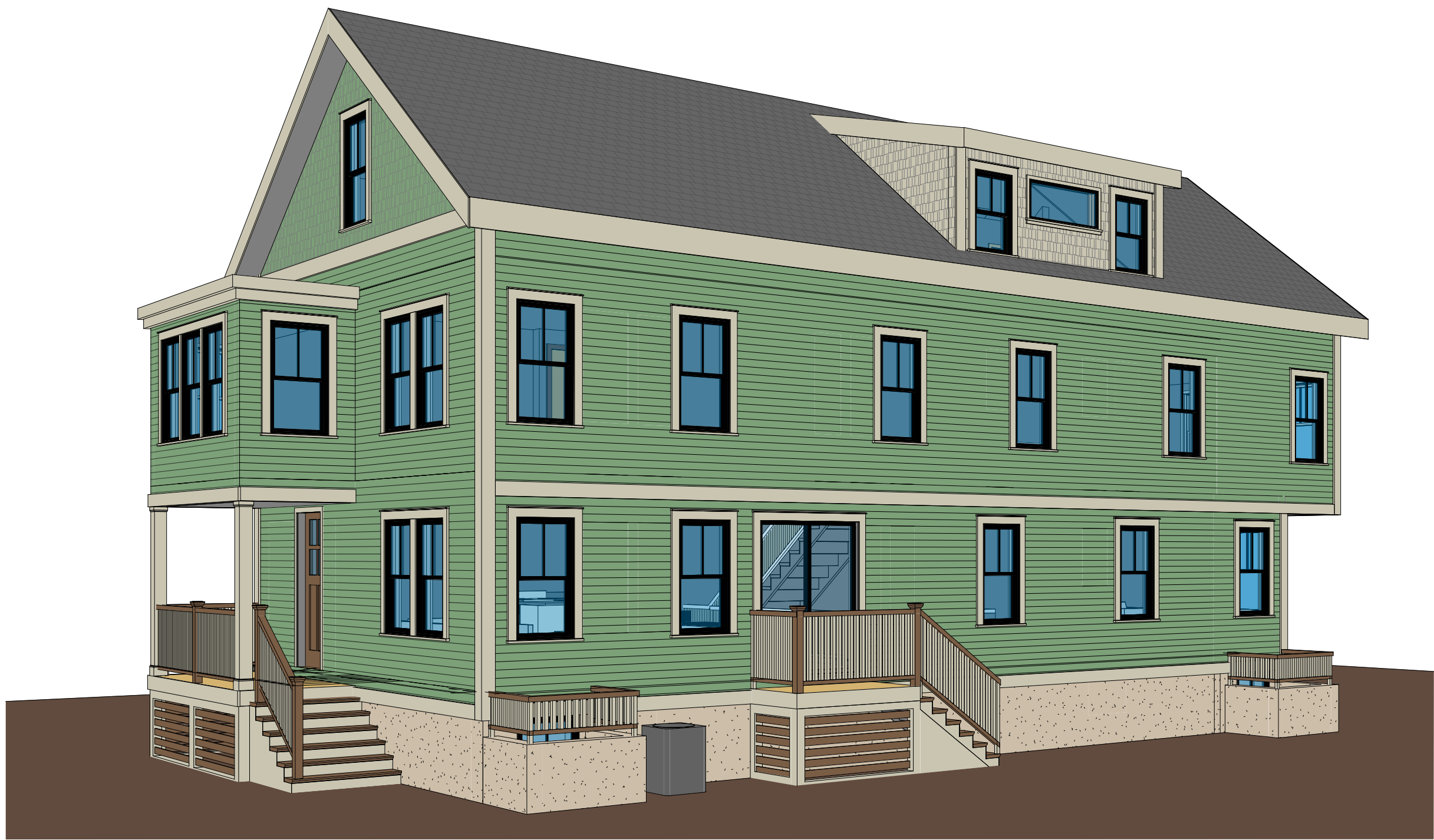
Project number 24047
Date 08/21/2024
Drawn by MB
Checked by TC
Scale 1/4" = 1'-0"

No.	Description	Date

ELEVATIONS

A-300

33 THINGVALLA AVENUE



PROJECT NAME

33 THINGVALLA AVENUE

PROJECT ADDRESS

33 THINGVALLA AVE
CAMBRIDGE, MA

CLIENT

JD,LLC

ARCHITECT



ARCHITECTURE

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REGISTRATION



Project number 24047
Date 08/21/2024
Drawn by MB
Checked by TC
Scale

REVISIONS

No.	Description	Date

PERSPECTIVES

AV-1

33 THINGVALLA AVENUE

This is a detailed street map of a residential neighborhood in Lowell, Massachusetts. The map shows a grid of streets including Lawn St, Corcoran Ln, Thingvalla Ave, Belmont St, Ericsson St, Sullivan Rd, Norumbega St, and Norman St. Numerous house numbers are labeled throughout the area. A red circle highlights a specific block bounded by Corcoran Ln, Thingvalla Ave, and Sullivan Rd. Within this highlighted area, a blue line with arrows indicates a path or route. The map also shows the location of Haggerty School and various other landmarks and street names.

33 Thingvalla Ave

Petitioner

255-83
TAYLOR, JUDITH
21-23 THINGVALLA AVE
CAMBRIDGE, MA 02138

255-86
CASO, RENEE A.
38 THINGVALLA AVE
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - SUITE 300
CAMBRIDGE, MA 02139

255-12
WALKER, BILLIE & ROSE WALKER
24 THINGVALLA AVE
CAMBRIDGE, MA 02138-4418

255-80
BELLE, GERI
10 ST. SAUVEUR CT
CAMBRIDGE, MA 02138

255-96
31-33 THINGVALLA AVE PJD LLC
190R MAIN ST STE 8
WILMINGTON, MA 01887

255-102
MORSE, ALEXANDER
15 THINGVALLA AVE
CAMBRIDGE, MA 02138

255-104
REIDY, MICHAEL JOHN & MARY BROWNE
74 CUSHING ST UNIT 1
CAMBRIDGE, MA 02138

255-104
COUNIHAN, CHRISTOPHER &
ELEANOR M. MARKS
74R CUSHING ST UNIT 2
CAMBRIDGE, MA 02138

255-113
LUMBROSO, LITAL & GAL LUMBROSO
72 CUSHING ST
CAMBRIDGE, MA 02138

255-101
MCAULIFFE, LAUREN M.
TRS STEPHEN D. MCAULIFFE FAM. IRV, TR.
27 THINGAVALLA AVE
CAMBRIDGE, MA 02138

255-87
LIU, CHANGFU & XIAO HONG CHEN
34-36 THINGVALLA AVE
CAMBRIDGE, MA 01238

255-100
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

255-88
TUCCINARDI, DONNA M. &
LEO N. TUCCINARDI TRS
144 LOVELL RD
WATERTOWN, MA 02472

255-103
DELANEY, SEAN F. &
INGRID H. NOWAK-DELANEY
11 THINGVALLA AVE.
CAMBRIDGE, MA 02138-4417