CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 FEB 11 AM 10: 50
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1151091

General Information

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

Special Permit: ___X___ Variance: ___X___ Appeal: _____

PETITIONER: 103-109 School St Cambridge LLC C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, Boston, MA 02108

LOCATION OF PROPERTY: **103 School St , Cambridge, MA**

TYPE OF OCCUPANCY: 4 units/Boarding House **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Renovate and construct additional level, adding two units, to preexisting nonconforming structure, requiring relief from dimensional requirements.

Enlarge, relocate and add windows on exterior walls located within side setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.3 (Alteration to Non-Conforming Structure).
Article: 8.000 Section: 8.22.2.c (New, Relocated or Enlarged Windows).
Article: 10.000 Section: 10.30 (Variance).
Article: 10.000 Section: 10.40 (Special Permit).

Original Signature(s): _____

(Petitioner (s) / Owner)

_Sarah Like Rhatigan, Esq. on behalf of the Petitioner, 103-109 School St Cambridge LLC

_____

(Print Name)

Address: Trilogy Law LLC, 12 Marshall Street, Boston, MA 02108
Tel. No. 617-543-7009
E-Mail Address: sarah@trilogylaw.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, Jin Sun, Manager of 103-109 School St Cambridge LLC
(OWNER)

Address: 103 School Street, Cambridge, MA 02139

state that I/We own the property located at 103-109 School Street, Cambridge, Massachusetts, which is the subject of this zoning application.

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

103-109 School St Cambridge LLC

pursuant to a deed dated September 12, 2024 and duly recorded in Middlesex South District Registry of Deeds at Book 83238, Page 146.

Jackie Chen
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
April 27, 2029

103-109 School St Cambridge LLC

Jin Sun

By: Jin Sun
Its: Manager

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

NOTARY PUBLIC

Commonwealth of Massachusetts, County of Suffolk

The above-named Jin Sun, Manager of 103-109 School St Cambridge LLC personally appeared before me, this 30th of January, 2025, and made oath that the above statement is true.

Notary

My commission expires 04/27/2029 (Notary Seal).

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

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:

Petitioner seeks to substantial renovate and construct an addition of a fourth level to this pre-existing, legally non-conforming structure that has historically been used as a 4-unit boarding house. The building is in significant disrepair and requires extensive work. Construction costs will be substantial, and additional residential units are necessary to make the project financially feasible. Due to the currently non-conforming nature of the structure on the lot, specifically its size (which exceeds current allowable Floor Area Ratio, side and rear setbacks, and lacks the required open space), any addition will require a variance. Additionally, the property is affected by flood risk that impacts the basement level of the structure. Site constraints prevent the construction of passive floor barriers (which would be necessary meet flood regulations that might otherwise allow for the exempting the lower level area from GFA/FAR calculations).

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 following circumstances unique to this site contribute to the hardships described above: the narrow lot and size and location of the existing structure being located entirely within setbacks (front, rear and side), the current lower level of the building counting towards GFA, the site being located within an area affected by flood risk, and the deteriorated condition of the existing structure, requiring extensive rehabilitation.

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

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The construction of an additional floor to provide additional residential units will contribute to the City's needed housing stock with no detriment to the neighborhood. There will be no expansion of the footprint of the structure. The existing building is relatively low (at 27.2 ft), and adding the additional story of living space, plus the necessary roof structure, will bring the building height to 36.0 ft. There will be minimal impact in terms of shading effects on neighboring properties, as seen in the sun studies (see Plan set).

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

A variance may be granted to allow for a necessary rehabilitation and desirable expansion of this residential property to provide much needed housing on an already constrainted lot, without detriment to the neighborhood and should be granted.

***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

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 103 School 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:

As a necessary element of this substantial renovation and addition, Petitioner is seeking to replace old windows on the existing structure located on walls within setbacks. Modern window are larger than the existing ones. Also, planned renovations result in a reconfiguration of interior rooms requiring some relocating of existing window openings and a few additional windows being proposed, to provide necessary light and air to the new living areas.

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 requested window modifications and additions have no impact on traffic, access/egress and do not cause congestion hazards or any change to the established neighborhood character. These windows will be in keeping with customary residential construction in the district.

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 requested window modifications and additions will not negatively impact the neighboring uses as they propose slight enlargements to existing windows and a few new windows. The left side of the structure faces a parking lot.

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 requested window modifications and additions will not create nuisance or hazard or other detriment to health and safety, as they will meet building code requirements and be in keeping with modern residential construction in the district.

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 requested window modifications and additions will allow for a rational renovation and expansion of this residential apartment building to benefit the future inhabitants and without impairing the integrity of the district, and will further the purpose of allowing for necessary property improvements and the creation of new housing.

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

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 103-109 School St Cambridge LLC
Location: 103 School St , Cambridge, MA
Phone: 617-543-7009

Present Use/Occupancy: 4 units/Boarding House
Zone: Residence C-1 Zone
Requested Use/Occupancy: 6 units/Multi-family

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		6,354 sf		8,892 sf		2,979 sf (max)	(max.)
LOT AREA:		3,969 sf		3,969 sf		5,000 sf (min)	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		1.60		2.24		0.75	
LOT AREA OF EACH DWELLING UNIT		992 sf		661 sf		1,500 sf (min)	
SIZE OF LOT:	WIDTH	51.7 ft		51.7 ft		50.0 ft	
	DEPTH	78.5 ft		78.5 ft		n/a	
SETBACKS IN FEET:	FRONT	0.5 ft		0.5 ft		10.0 ft	
	REAR	16.4 ft		16.4 ft		20.0 ft	
	LEFT SIDE	3.7 ft		3.7 ft		7.5 ft	
	RIGHT SIDE	5.8 ft		5.8 ft		7.5 ft	
SIZE OF BUILDING:	HEIGHT	27.2 ft		36.0 ft		35.0 ft (max)	
	WIDTH	60.4 ft		60.4 ft		n/a	
	LENGTH	42.1 ft		42.1 ft		n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		25.6%		24.1%		30.0%	
NO. OF DWELLING UNITS:		4		6		2 (max)	
NO. OF PARKING SPACES:		0		0		0	
NO. OF LOADING AREAS:		0		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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.:

Standard multi-family residential construction is proposed.

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'.

March 5, 2025

Via Email and Courier

Ms. Maria Pacheco
Zoning Administrator
City of Cambridge Inspectional Services Department
831 Massachusetts Avenue
Cambridge, MA 02139

Re: BZA Case No. 1151091-BZA-2025
BZA Application: 103-109 School Street, Cambridge, MA

Dear Ms. Pacheco:

Enclosed please find for filing in connection with the BZA Application referenced above, the following updated materials:

- Letter to BZA requesting withdrawal without prejudice of Special Permit
- BZA Application – Page 1 – Revised – 03/05/2025
- BZA Dimensional Form – Revised – 03/05/2025
- Architectural Plans - Revised – 03/05/2025

Thank you for your assistance with this matter.

Sincerely,

Sarah Like Rhatigan, Esq.

Enclosures

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2025 MAR 5 A 12: 17
March 6 pk -MP

12 Marshall Street
Boston, MA 02108

p. 617-523-5000
c. 617-543-7009

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

CITY OF CAMBRIDGE INSPECTIONAL SERVICES

2025 ~~FEB 19~~ A 12: 17

march 6th - np

BZA Application Form

BZA Number: 1151091

REVISED 03/05/2025

General Information

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

Special Permit: X Variance: X Appeal: _____

BZA Application is hereby amended, withdrawing application for Special Permit and reducing the scope of work requiring a Variance, due to the Multi-family Housing Zoning Amendment, ordained Feb. 10, 2025.

PETITIONER: 103-109 School St Cambridge LLC C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, Boston, MA 02108

LOCATION OF PROPERTY: **103 School St , Cambridge, MA**

TYPE OF OCCUPANCY: 4 units/Boarding House **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Renovate and construct additional level, adding two units, to preexisting nonconforming structure, requiring relief from dimensional requirements.

~~Enlarge, relocate and add windows on exterior walls located within side setbacks~~. Not/applicable.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.3 (Alteration to Non-Conforming Structure).
~~Article: 8.000 Section: 8.22.2.c (New, Relocated or Enlarged Windows)~~.
Article: 10.000 Section: 10.30 (Variance).
~~Article: 10.000 Section: 10.40 (Special Permit)~~.

Original Signature(s): _____

(*Petitioner (s) / Owner*)

_Sarah Like Rhatigan, Esq. on behalf of the Petitioner, 103-109 School St Cambridge LLC

_____

(Print Name)

Address: Trilogy Law LLC, 12 Marshall Street, Boston, MA 02108
Tel. No. 617-543-7009
E-Mail Address: sarah@trilogylaw.com

Date: _____

REVISED
03/05/25

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2025 FEB 3? A 12: 17
March 6th MP

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 103-109 School St Cambridge LLC
Location: 103 School St , Cambridge, MA
Phone: 617-543-7009

Present Use/Occupancy: 4 units/Boarding House
Zone: Residence C-1 Zone
Requested Use/Occupancy: 8 units/Multi-family

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		6,354 sf		8,892 sf		N/A	(max.)
LOT AREA:		3,969 sf		3,969 sf		N/A	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		1.60		2.24		N/A	
LOT AREA OF EACH DWELLING UNIT		992 sf		661 sf		N/A	
SIZE OF LOT:	WIDTH	51.7 ft		51.7 ft		20. 0 ft	
	DEPTH	78.5 ft		78.5 ft		n/a	
SETBACKS IN FEET:	FRONT	0.5 ft		0.5 ft		5.0 ft (Sec. 50.40, FN (3))	
	REAR	16.4 ft		16.4 ft		5.0 ft	
	LEFT SIDE	3.7 ft		3.7 ft		3.7 ft (Sec. 50.40, FN (4)(c))	
	RIGHT SIDE	5.8 ft		5.8 ft		5.8 ft (Sec. 50.40, FN (4)(c))	
SIZE OF BUILDING:	HEIGHT	27.2 ft		38.0 ft		4 stories/45 ft	
	WIDTH	60.4 ft		60.4 ft		n/a	
	LENGTH	42.1 ft		42.1 ft		n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		22.9%		35.0%		30.0%/15.0%	
NO. OF DWELLING UNITS:		4		8		N/A	
NO. OF PARKING SPACES:		0		0		0	
NO. OF LOADING AREAS:		0		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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.:

Standard multi-family residential construction is proposed.

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'.

103-109 SCHOOL STREET

BZA SUBMISSION SET

2025.03.05

SAM & SUNNY ZUO

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

PROJECT NARRATIVE:

THIS PROJECT CONSISTS OF CONVERTING THE 4-UNIT APARTMENT BUILDING TO A 8-UNIT BUILDING BY ADDING A THIRD LEVEL.

EACH UNIT WILL CONTAIN 3 BEDROOMS, A BATHROOM, KITCHEN, LIVING ROOM, INFORMAL DINING SPACE, AND IN-UNIT LAUNDRY.

EXTERIOR WORK INCLUDES INCREASING THE HEIGHT OF THE BUILDING TO 38' FOR AN ADDITIONAL STORY AND NEW WINDOWS THROUGHOUT.

SKA

© 2024 SAM KACHMAR ARCHITECTS

(p)617-800-6223
SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

GENERAL CONTRACTOR:

TBD

STRUCTURAL ENGINEER:

TBD

CIVIL ENGINEER:

BOSTON SURVEY, INC.

P.O. Box 290220
Charlestown, MA 02129
mpp@bostonsurveyinc.com
TEL: 617-242-1313

ZONING ATTORNEY:

TRILOGY LAW LLC

Sarah Like Rhatigan, Esq.
12 Marshall Street
Boston, MA 02108
sarah@trilogylaw.com
Tel: 617-543-7009

BZA Sheet List

Sheet Number	Sheet Name	Count
BZA-000	BZA COVER	1
BZA-001	GENERAL NOTES	1
BZA-002	SITE AXONS	1
BZA-003	AREA PLANS	1
BZA-004	SITE PLANS	1
BZA-005	CERTIFIED PLOT PLAN	1
BZA-006	SITE DIAGRAM	1
BZA-007A	STREET VIEW 1	1
BZA-007B	STREET VIEW 2	1
BZA-008	SHADOW STUDY	1
BZA-100	LEVEL 0	1

BZA Sheet List

Sheet Number	Sheet Name	Count
BZA-101	LEVEL 1	1
BZA-102	LEVEL 2	1
BZA-103	LEVEL 3	1
BZA-104	ROOF PLAN	1
BZA-200	ELEVATION SOUTH	1
BZA-201	ELEVATION EAST	1
BZA-202	ELEVATION NORTH	1
BZA-203	ELEVATION WEST	1
BZA-300	SECTION A	1
BZA-301	SECTION B	1
		21

PROJECT #: **2410-0103**

BZA-001 GENERAL NOTES

ABBREVIATIONS

#	NUMBER OR POUND
&,+	AND
@	AT
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AVB	AIR AND VAPOR BARRIER
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BSMT	BASEMENT
BTWN	BETWEEN
CF	CUBIC FEET
CI	CUBIC INCHES
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR OR CLEARANCE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR, CORRUGATED
CTR	CENTER
D	DEPTH, DEEP
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DW	DISHWASHER
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRICAL
ELEV	ELEVATION (FACADE)
EOS	EDGE OF SLAB
EQ	EQUAL, EQUIPMENT, EQUIP
ETR	EXISTING TO REMAIN
EXG	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FAB	FABRICATE, FABRICATION
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FL	FLOOR
FOW	FACE OF WALL
FT	FEET, FOOT
GA	GAUGE
GALV	GALVANIZED
GL	GLASS, GLAZING, GLAZED
GWB	GYPSUM WALLBOARD, BACKING BOARD
GYP	GYPSUM
H	HIGH
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IN	INCH, INCHES
INCL	INCLUDE, INCLUDED
INT	INTERIOR
JT	JOINT

L	LENGTH
LAM	LAMINATE, LAMINATED
LB	POUND
LGMF	LIGHT GAGE METAL FRAMING
LT	LIGHT
LT WT	LIGHT WEIGHT
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPP	OPPOSITE
OSB	ORIENTED STRANDBOARD
OVHD	OVERHEAD
OZ	OUNCE (S)
PATT	PATTERN (ED)
PERF	PERFORATED
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNT	PAINT, PAINTED
PR	PAIR
PREFAB	PREFABRICATE, PREFABRICATED
QTY	QUANTITY
RAD	RADIUS
RBR	RUBBER
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATE, REFRIGERATOR
REINF	REINFORCE, REINFORCED
REQ	REQUIRE
REV	REVISION, REVISE, REVISED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SCHED	SCHEDULE
SF	SQUARE FEET
SI	SQUARE INCHES
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS, SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STL	STEEL
STOR	STORAGE
STR	STAIR
T.O.	TOP OF
U.O.	UNDERSIDE OF
UON	UNLESS OTHERWISE NOTED
WD	WOOD
WT	WEIGHT
X	INDICATES TIMES OR BY

MATERIALS

	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

SYMBOLS

VIEW # VIEW NAME SCALE:1/X" = 1'-0"	DRAWING TITLE		
SHEET; O.H. / SIM VIEW # SHEET	EXTERIOR ELEVATION KEY		
VIEW # SHEET	INTERIOR ELEVATION KEY		
O.H. / SIM VIEW # SHEET	BUILDING SECTION MARKER		
O.H. / SIM VIEW # SHEET	WALL SECTION MARKER		
O.H. / SIM VIEW # SHEET	DETAIL AREA MARKER		
O.H. / SIM VIEW # SHEET	DETAIL SECTION MARKER		
COLUMN	GRID LINE		
Name Elevation	VERTICAL ELEVATION KEY (ELEV)		
0' - 0"	SPOT ELEVATION W/ TARGET (PLAN)		
0' - 0"	SPOT ELEVATION NO TARGET (PLAN)		
REV #	REVISION CLOUD AND REVISION TAG		
ROOM NAME ROOM #	ROOM TAG	℄	CENTERLINE
AREA NAME AREA	AREA TAG	SHEET SHEET	MATCH LINE
DOOR #	DOOR TAG		HINGE SIDE OF DOOR
# TYPE	WINDOW TAG		ALIGN SURFACES
		ROOM NAME; ROOM #; FLOOR; BASE; WALL; CEILING	FINISH TAG

GENERAL NOTES

1. ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
2. DO NOT SCALE DRAWINGS
3. VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
4. TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
5. LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
6. ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
7. DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
8. TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
9. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
10. PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
11. VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
12. WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
13. FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
14. EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
15. WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
16. PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
17. PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
18. COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
19. APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
20. GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ." SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
21. FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
22. COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
23. PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
24. PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
25. LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
26. ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
27. ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
28. DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
29. ALL WOOD SHALL BE FSC CERTIFIED.
30. ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
31. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
32. CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.

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REGISTRATIONS:

NOT FOR CONSTRUCTION

GENERAL NOTES

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET, CAMBRIDGE, MA 02139

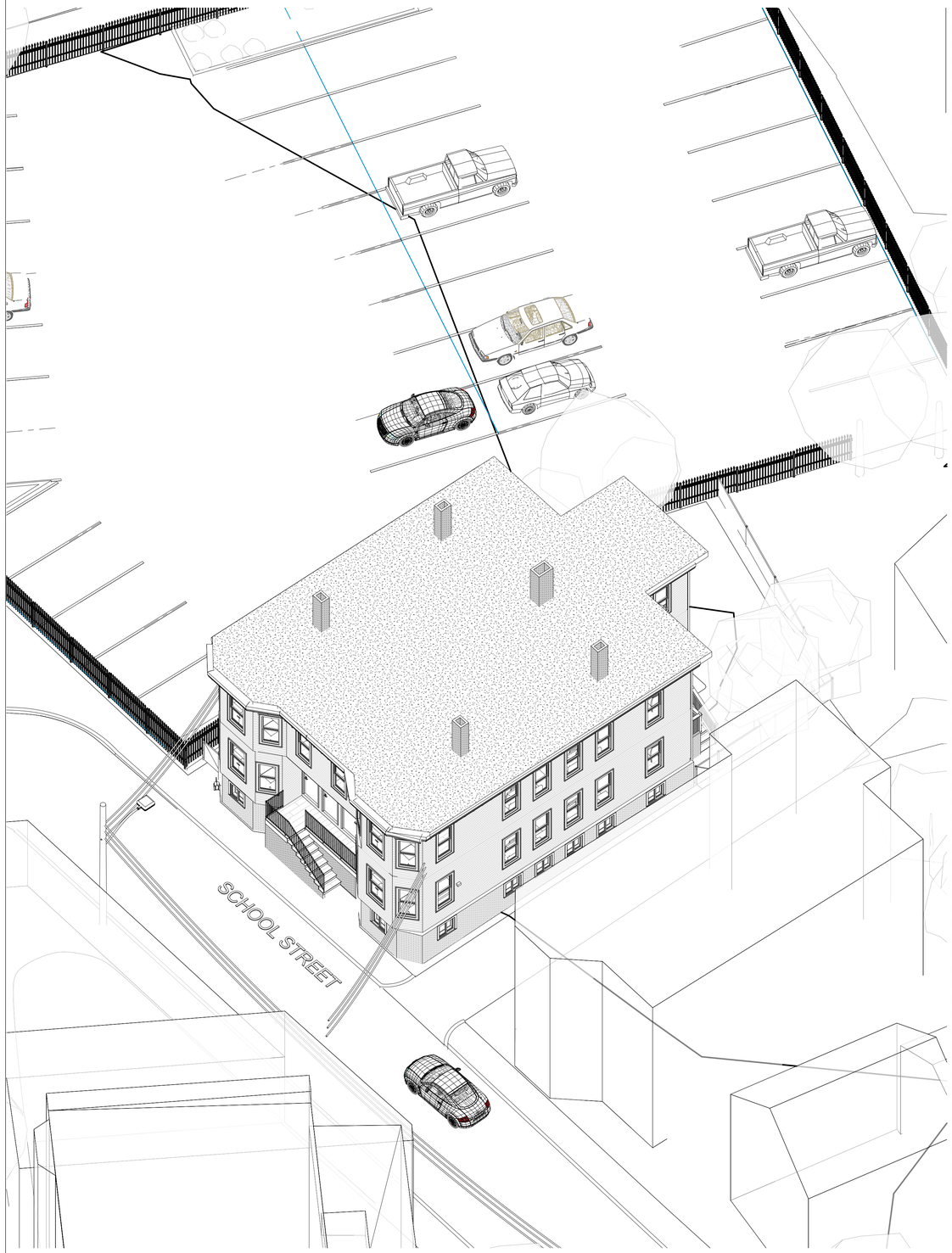
Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
Date	2025.03.05
Drawn by	Author
Checked by	Checker

BZA-001

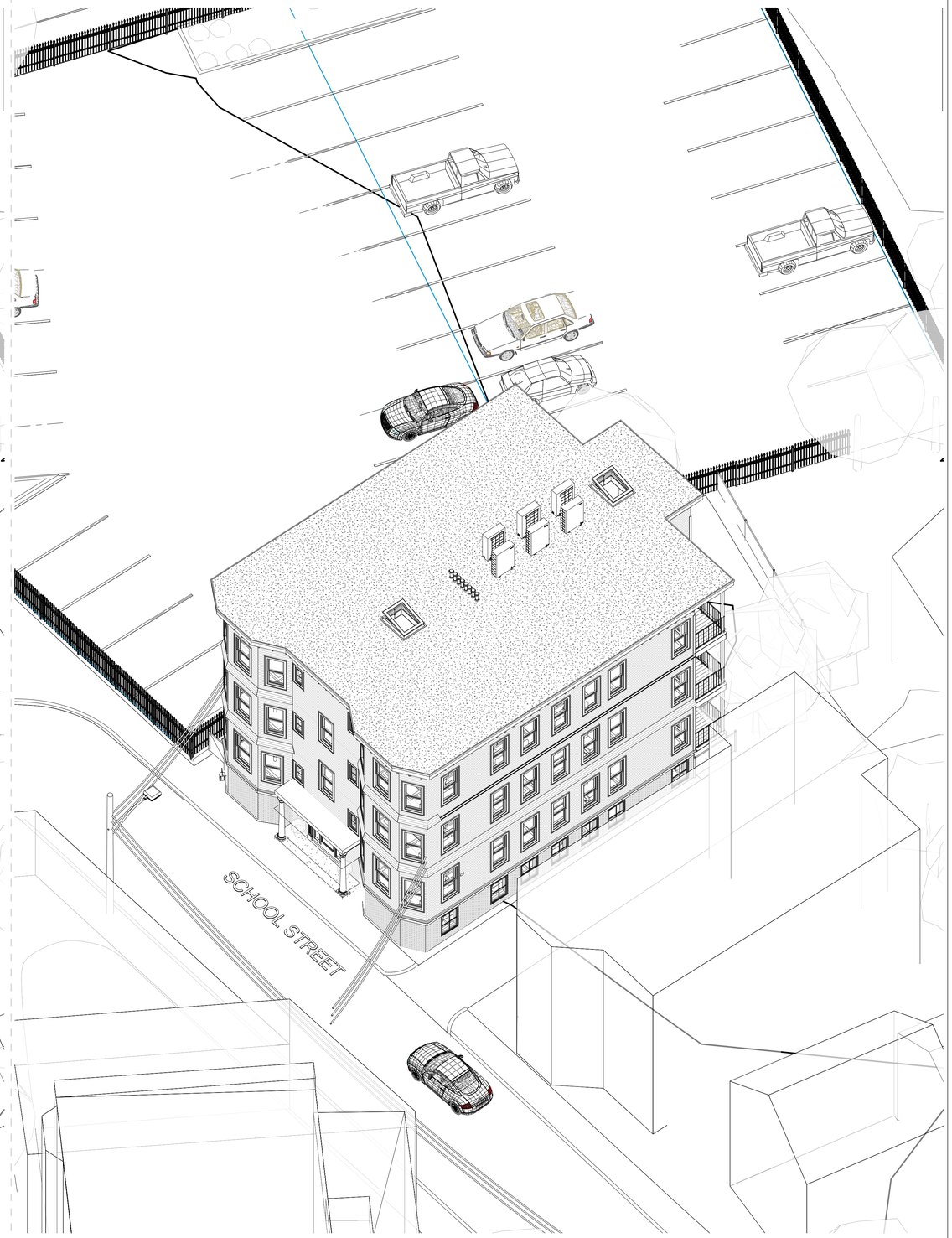
Scale	1 1/2" = 1'-0"

3/5/2025 10:15:16 AM

BZA-002 SITE AXONS



1 EXISTING - SITE AXON



2 PROPOSED - SITE AXON

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SITE AXONS

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

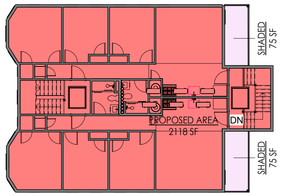
Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
Date	2025.03.05
Drawn by	Author
Checked by	Checker

BZA-002

Scale

3/5/2025 10:15:21 AM

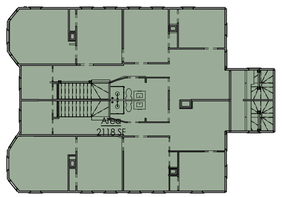
BZA-003 **AREA PLANS**



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

PROPOSED FAR

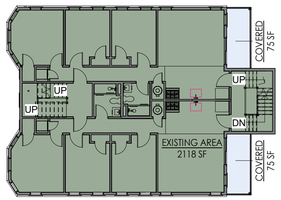
- PROPOSED AREA
- SHADED



3 EXISTING - LEVEL 2 AREA PLAN
1/16" = 1'-0"

EXISTING FAR

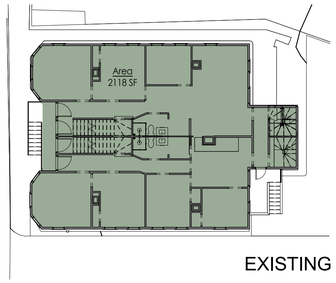
- Area



6 PROPOSED - LEVEL 2 AREA PLAN
1/16" = 1'-0"

PROPOSED FAR

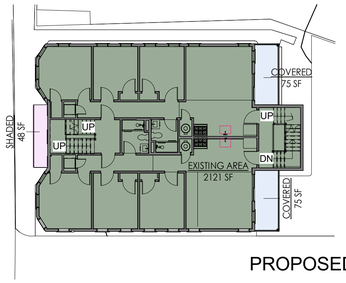
- COVERED
- EXISTING AREA



2 EXISTING - LEVEL 1 AREA PLAN
1/16" = 1'-0"

EXISTING FAR

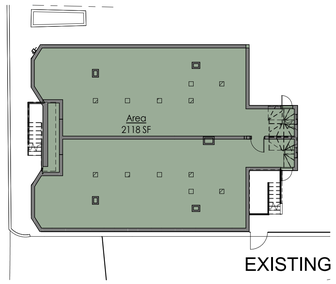
- Area



7 PROPOSED - LEVEL 1 AREA PLAN
1/16" = 1'-0"

PROPOSED FAR

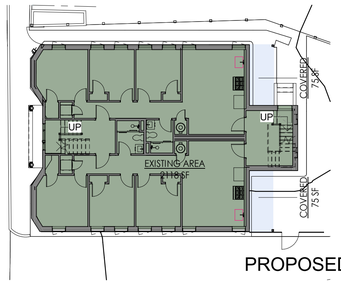
- COVERED
- EXISTING AREA
- SHADED



1 EXISTING - LEVEL 0 AREA PLAN
1/16" = 1'-0"

EXISTING FAR

- Area



8 PROPOSED - LEVEL 0 AREA PLAN
1/16" = 1'-0"

PROPOSED FAR

- COVERED
- EXISTING AREA

EXISTING ABOVE GRADE FAR:	**6,354 SF**
PROPOSED 3RD FLOOR FAR:	**2,118 SF**
REAR PORCH AREA:	**420 SF**
EXEMPT SHADED AREA:	**(608 SF)**
TOTAL PROPOSED FAR:	**8,892 SF**

ZONE DISTRICT - RESIDENCE C-1:
MULTI-UNIT DWELLING / ROOMING HOUSE

OPEN SPACE CALCULATIONS

LOT SIZE: 3,969 SQ FT

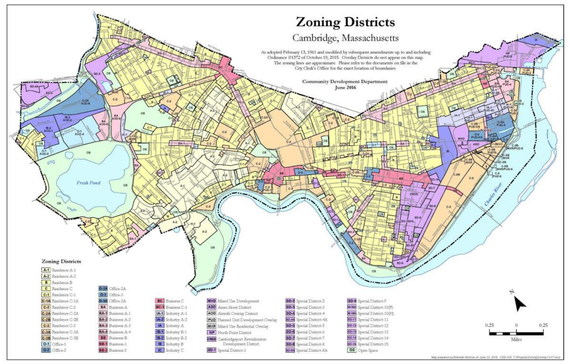
REQUIRED OPEN SPACE (MIN): **15% Private/15% Permeable**

EXISTING OPEN SPACE:
Existing Private Space 22.95%
Existing Permeable Space 22.95%

PROPOSED OPEN SPACE:
Proposed Private Space 35.05%
Proposed Permeable Space 22.42%

FAR CALCULATION

REQUIRED FAR:	**Not Applicable**
EXISTING FAR:	1.60
PROPOSED FAR:	2.24
PROPOSED INCREASE FAR:	***0.64***

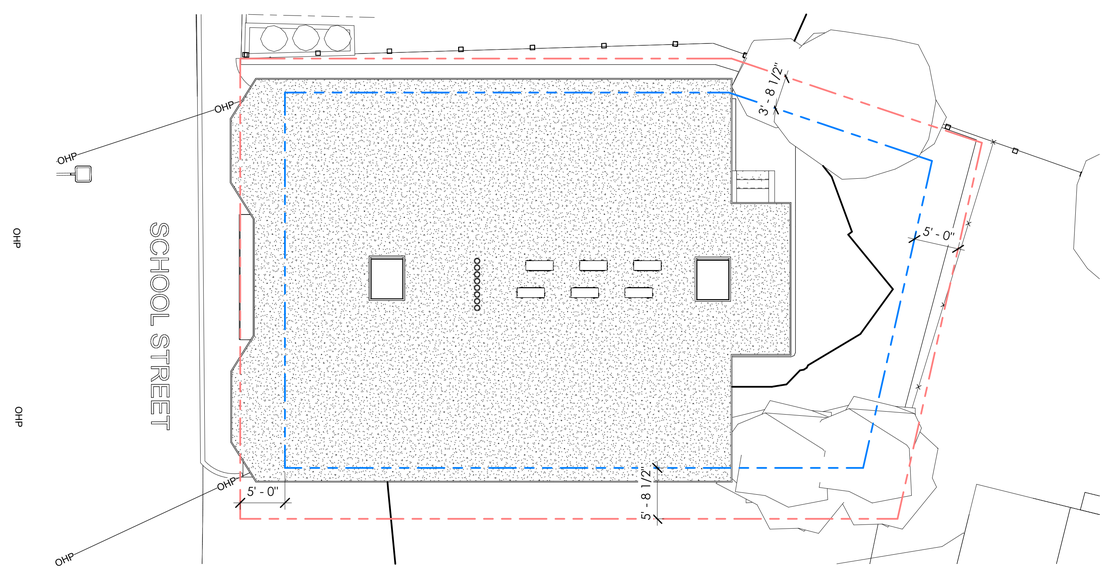


SET BACKS

REQUIRED FRONT YARD SETBACK:	**5.0' (AVG OF LOTS)**
EXISTING SETBACK:	0.5'
PROPOSED SETBACK:	0.5'
REQUIRED LEFT SIDE YARD SETBACK:	**3.7' MIN (EXISTING)**
EXISTING SETBACK:	3.7'
PROPOSED SETBACK:	3.7'
REQUIRED RIGHT SIDE YARD SETBACK:	**5.8' MIN (EXISTING)**
EXISTING SETBACK:	5.8'
PROPOSED SETBACK:	5.8'
REQUIRED REAR YARD SETBACK:	**5.0'**
EXISTING SETBACK:	16.4'
PROPOSED SETBACK:	16.4'

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT:	**45'**
EXISTING HEIGHT:	27.2'
PROPOSED HEIGHT:	38.0'
PROPOSED INCREASE IN BUILDING HEIGHT:	***10.8'***



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

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REGISTRATIONS:

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AREA PLANS

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

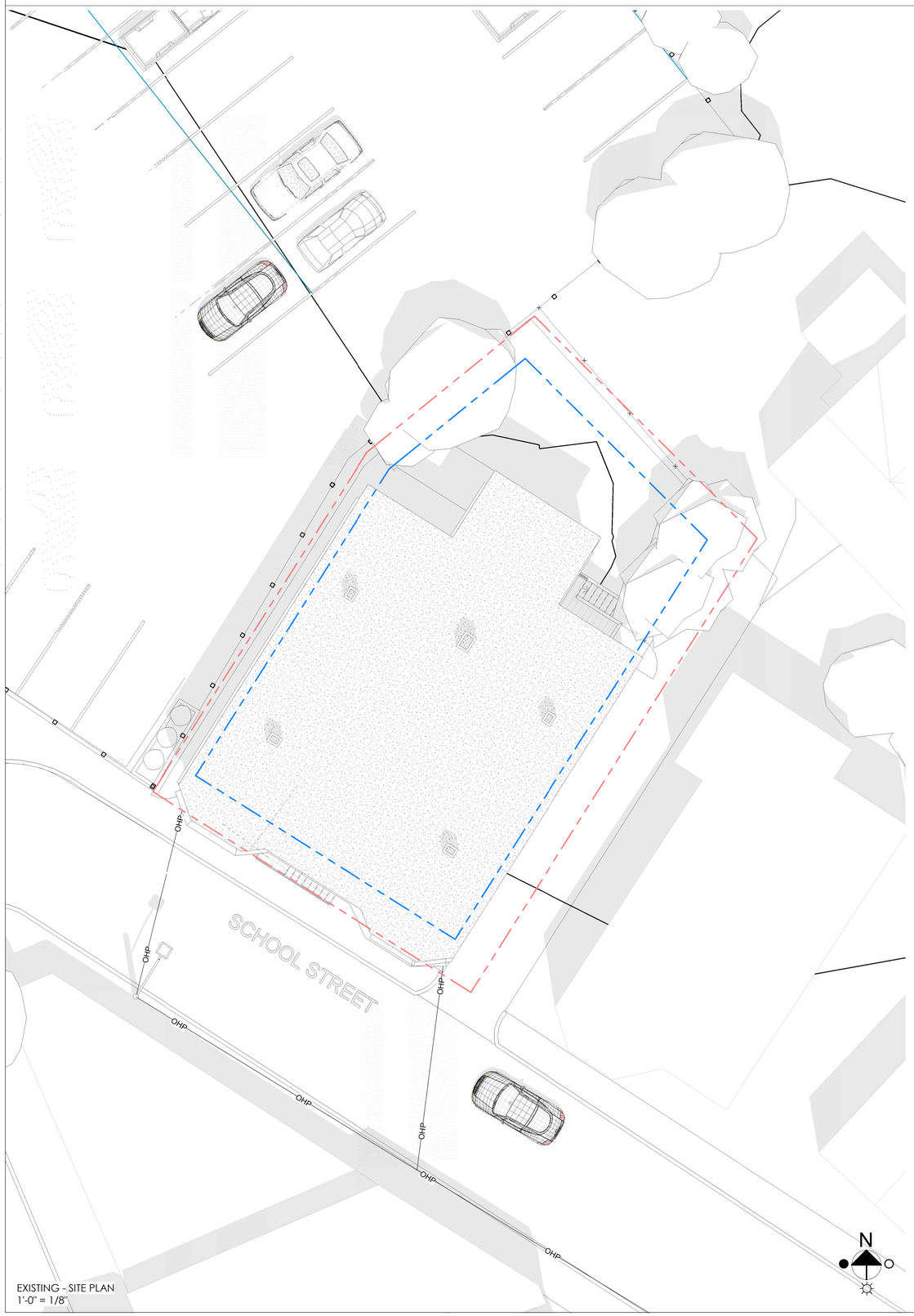
Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
Date	2025.03.05
Drawn by	Author
Checked by	Checker

BZA-003

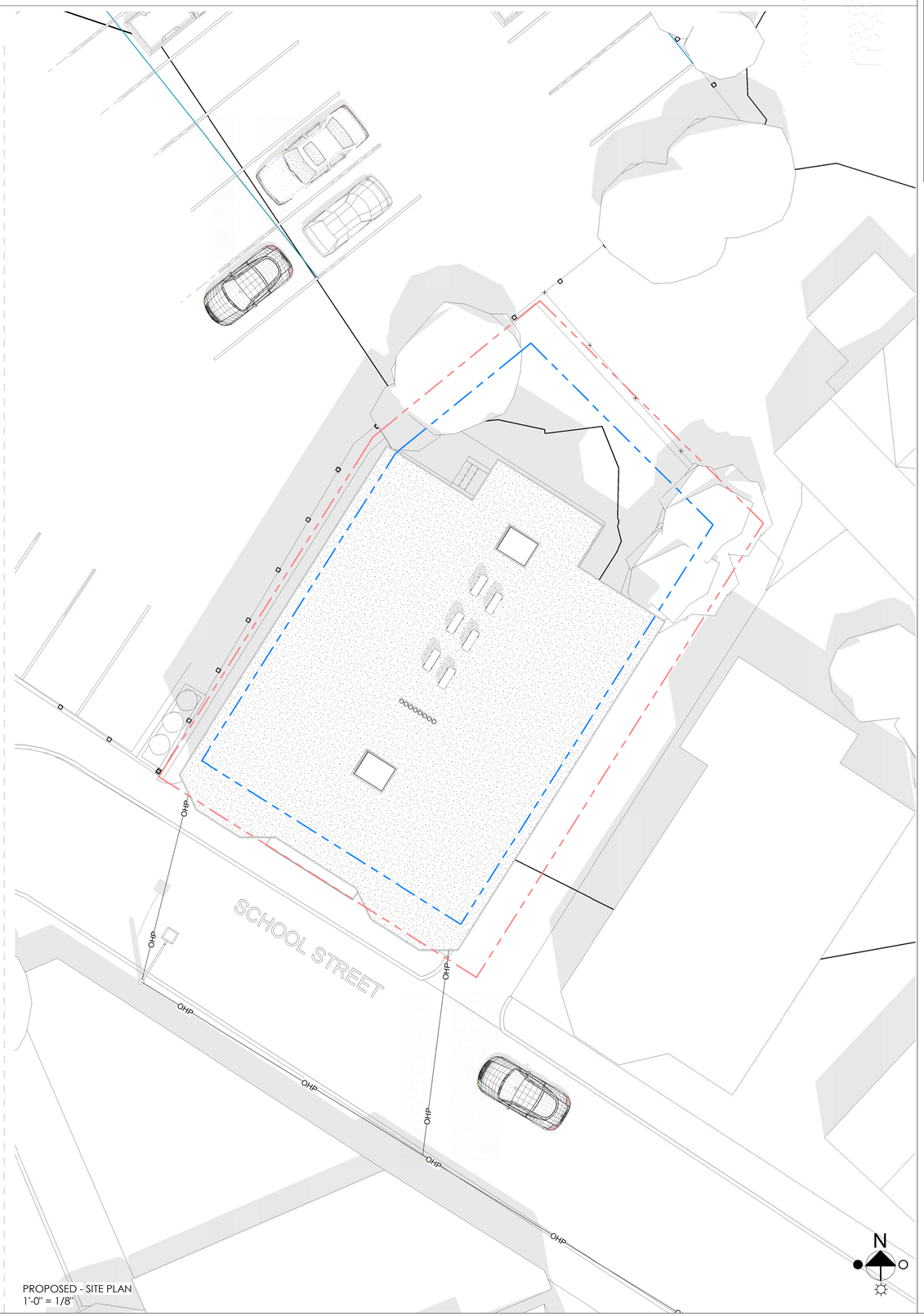
Scale	As indicated

3/5/2025 10:15:25 AM

BZA-004 **SITE PLANS**



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



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

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SITE PLANS

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
Date	2025.03.05
Drawn by	Author
Checked by	Checker

BZA-004

Scale	1/8" = 1'-0"

3/5/2025 10:15:52 AM

BZA-005 **CERTIFIED PLOT PLAN**

PREPARED FOR:
OWNER OF RECORD:
103-109 SCHOOL ST CAMBRIDGE LLC
34 SEVLAND ROAD
NEWTON, MA 02458

REFERENCES:
DEED: BK 83238, PG 146
PLAN: PL BK 42, PL 18
PL 1955 #1751
PL 1958 #497
LCC: 7661-B
32983-A
36165-A

NOTES:
MAP/LOT: 75-123
ZONING: C-1

SITE PLAN OF LAND

LOCATED AT

103-109 SCHOOL STREET
CAMBRIDGE, MA

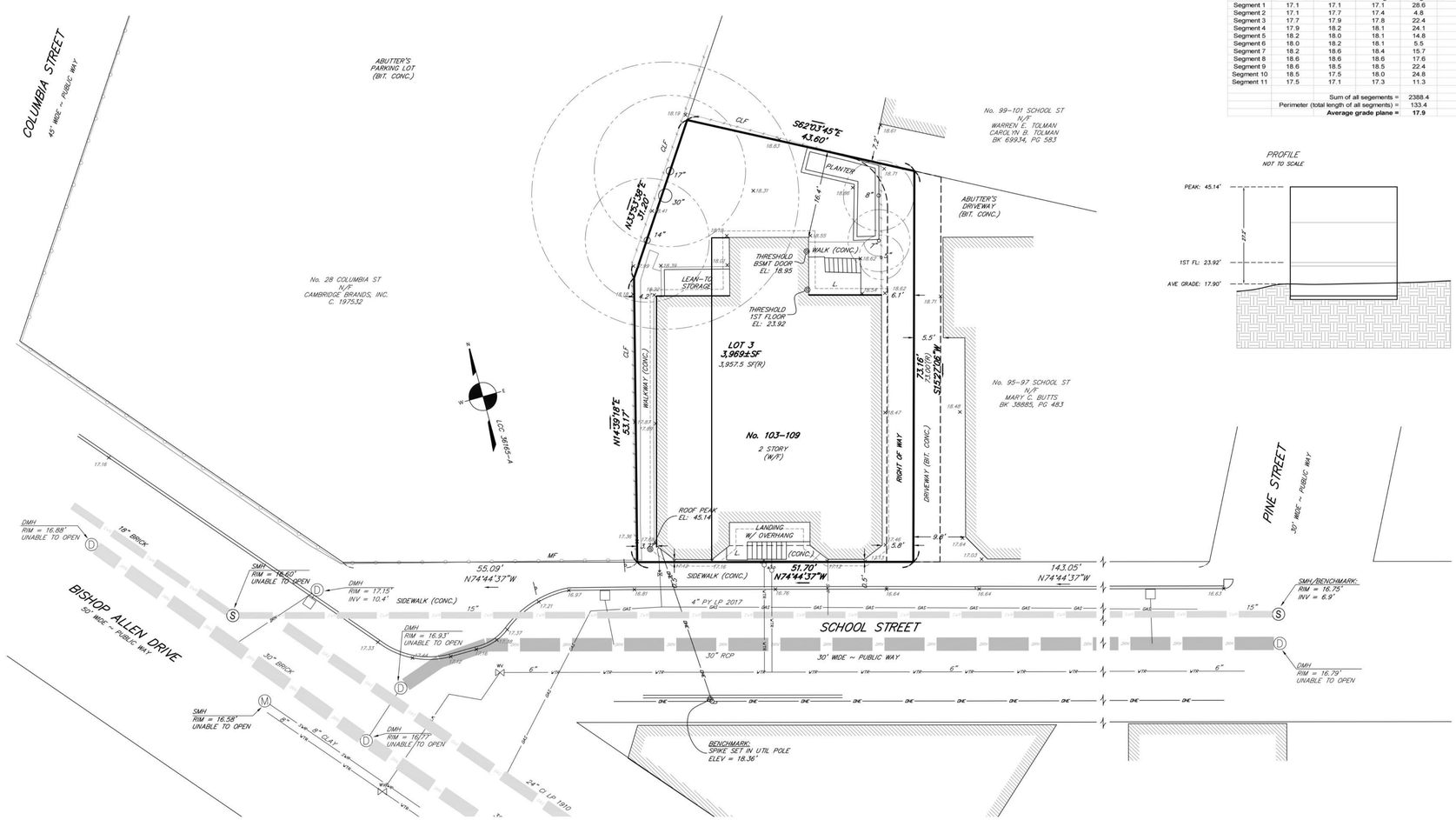
DATE: JANUARY 10, 2025 SCALE: 1.0 INCH = 10.0 FEET

0 10 20 30

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

LEGEND

BOUND	
IRON PIPE/ IRON ROD	
DRILL HOLE	
BENCHMARK	
GAS VALVE	
HYDRANT	
WATER SHUTOFF	
WATER VALVE	
CATCH BASIN	
DRAIN MANHOLE	
SEWER MANHOLE	
ELECTRIC MANHOLE	
TELEPHONE MANHOLE	
SIGN	
LIGHT POLE	
UTILITY POLE	
DRAIN LINE	DRN
SEWER LINE	SVR
GAS LINE	GAS
WATER LINE	WTR
OVERHEAD ELECTRIC LINE	OHE
CHAIN LINK FENCE	
INVERT	INV
POLY VINYL CHLORIDE	PVC
VITRIFIED CLAY	VC
REINFORCED CONCRETE PIPE	RCP
FOUND	FND
CONCRETE BOUND	CB
STONE BOUND	SB



	Elevation 1	Elevation 2	Average	Length	Average x Length
Segment 1	17.1	17.1	17.1	28.6	489.9
Segment 2	17.1	17.7	17.4	4.8	84.2
Segment 3	17.7	17.9	17.8	22.4	397.5
Segment 4	17.9	18.2	18.1	24.1	434.6
Segment 5	18.2	18.0	18.1	14.8	268.1
Segment 6	18.0	18.2	18.1	5.5	99.0
Segment 7	18.2	18.6	18.4	15.7	287.4
Segment 8	18.6	18.6	18.6	17.6	327.7
Segment 9	18.6	18.5	18.5	22.4	414.7
Segment 10	18.5	17.5	18.0	24.8	444.8
Segment 11	17.5	17.1	17.3	11.3	196.1
		Sum of all segements =		2388.4	
		Perimeter (total length of all segments) =		133.4	
		Average grade plane =		**17.9**	

PROFILE
NOT TO SCALE

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 19, 2024 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

VERTICAL DATUM
THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE BASE.

BENCHMARK
1) SPIKE SET IN UTILITY POLE
ELEVATION = 18.36'
2) RIM OF SEWER MANHOLE
ELEVATION = 16.75'

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE PRIOR TO ANY EXCAVATIONS.

FEMA
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0576E
EFFECTIVE DATE: 06/04/2010

FIELD:	MO
DRAFT:	RAP, SAP
CHECK:	GCC
DATE:	01/10/25
JOB #	24-00871

1 - PLOT PLAN
1 : 140

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CERTIFIED PLOT PLAN

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET, CAMBRIDGE, MA 02139

Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
Date	2025.03.05
Drawn by	Author
Checked by	Checker

BZA-005

Scale 1 : 140

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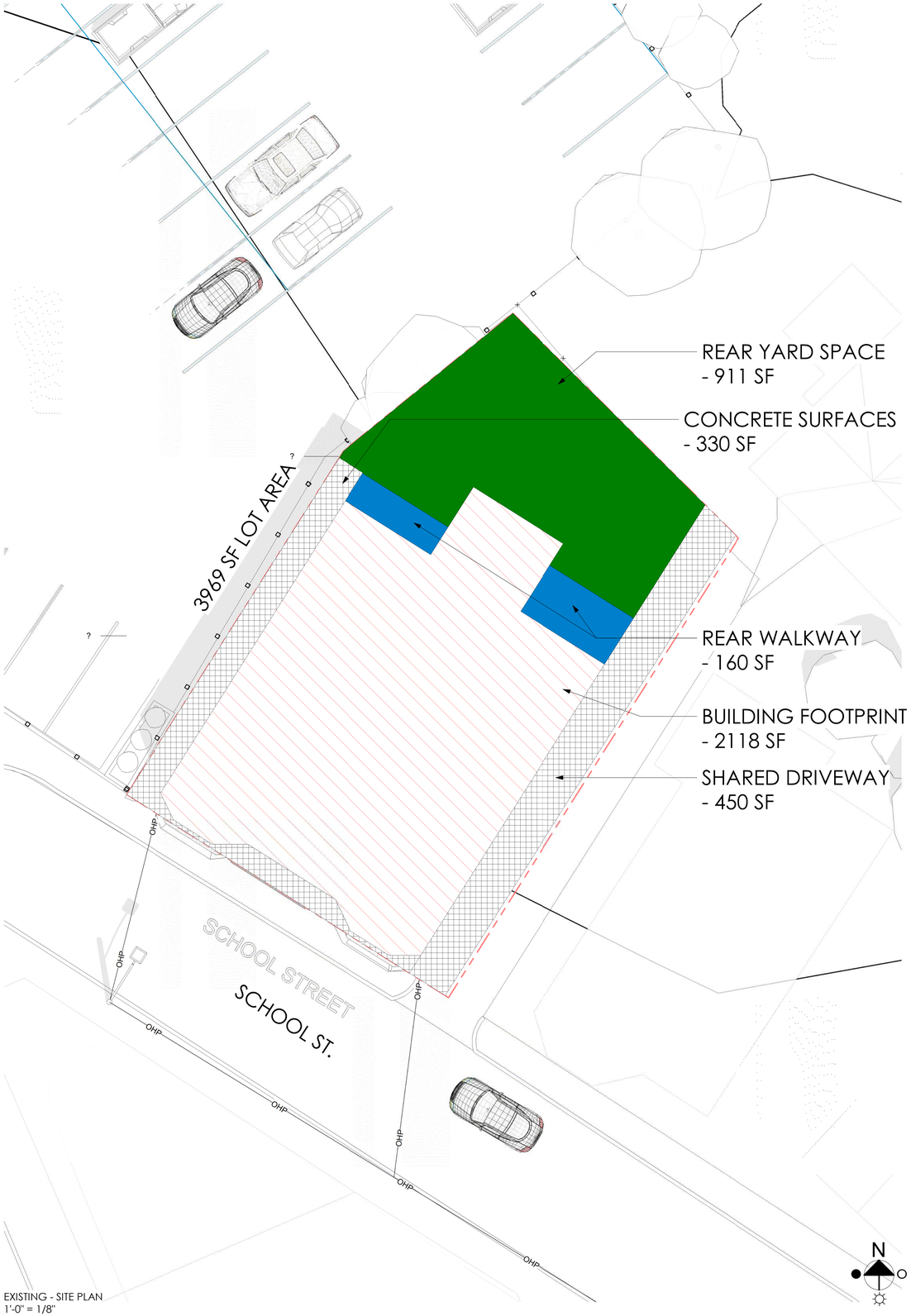
BZA-006 SITE DIAGRAM



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

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

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SITE DIAGRAM

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

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Project number	2410-0103
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Drawn by	Author
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BZA-006

Scale	1/8" = 1'-0"

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BZA-007A **STREET VIEW 1**

EXISTING STREET VIEW

PROPOSED STREET VIEW

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STREET VIEW 1

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
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Drawn by	Author
Checked by	Checker

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Scale

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BZA-007B **STREET VIEW 2**

EXISTING STREET VIEW

PROPOSED STREET VIEW

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STREET VIEW 2

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
Date	2025.03.05
Drawn by	Author
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BZA-007B

Scale

3/5/2025 10:16:08 AM

BZA-008 SHADOW STUDY

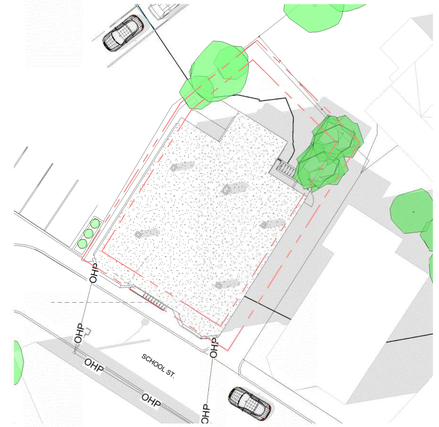
WINTER SOLSTICE

SUMMER SOLSTICE

AFTERNOON - 3 PM

1 EXISTING - SOLAR STUDY - WINTER SOLSTICE - 3 PM
3/64" = 1'-0"

2 PROPOSED - PROPOSED - SOLAR STUDY - WINTER SOLSTICE - 3 PM
3/64" = 1'-0"



7 EXISTING - EXISTING - SOLAR STUDY - SUMMER SOLSTICE - 3 PM
3/64" = 1'-0"

12 PROPOSED - PROPOSED - SOLAR STUDY - SUMMER SOLSTICE - 3 PM
3/64" = 1'-0"

NOON - 12 PM

5 EXISTING - EXISTING - SOLAR STUDY - WINTER SOLSTICE - 12 PM
3/64" = 1'-0"

3 PROPOSED - PROPOSED - SOLAR STUDY - WINTER SOLSTICE - 12 PM
3/64" = 1'-0"

9 EXISTING - EXISTING - SOLAR STUDY - SUMMER SOLSTICE - 12 PM
3/64" = 1'-0"

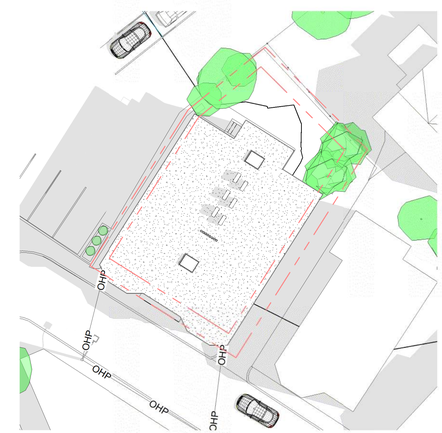
11 PROPOSED - PROPOSED - SOLAR STUDY - SUMMER SOLSTICE - 12 PM
3/64" = 1'-0"

MORNING - 9 AM

6 EXISTING - EXISTING - SOLAR STUDY - WINTER SOLSTICE - 9 AM
3/64" = 1'-0"

4 PROPOSED - PROPOSED - SOLAR STUDY - WINTER SOLSTICE - 9 AM
3/64" = 1'-0"

8 EXISTING - EXISTING - SOLAR STUDY - SUMMER SOLSTICE - 9 AM
3/64" = 1'-0"



10 PROPOSED - PROPOSED - SOLAR STUDY - SUMMER SOLSTICE - 9 AM
3/64" = 1'-0"

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SHADOW STUDY

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

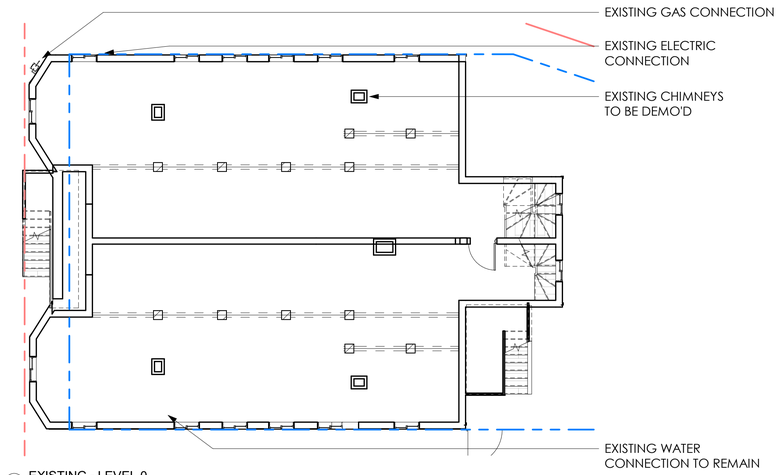
Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
Date	2025.03.05
Drawn by	Author
Checked by	Checker

BZA-008

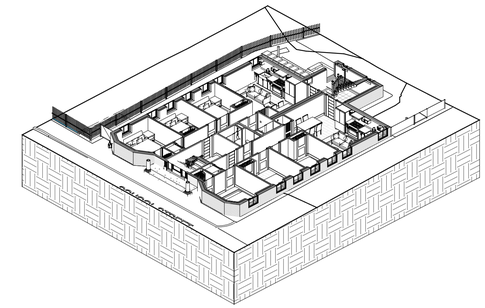
Scale	3/64" = 1'-0"

3/5/2025 10:16:36 AM

BZA-100 **LEVEL 0**



2 EXISTING - LEVEL 0
1/8" = 1'-0"



3 PROPOSED - LEVEL 0 AXON

1 PROPOSED - UNDERPINNED Copy 1
1/4" = 1'-0"

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LEVEL 0

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET, CAMBRIDGE, MA 02139

Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
Date	2025.03.05
Drawn by	Author
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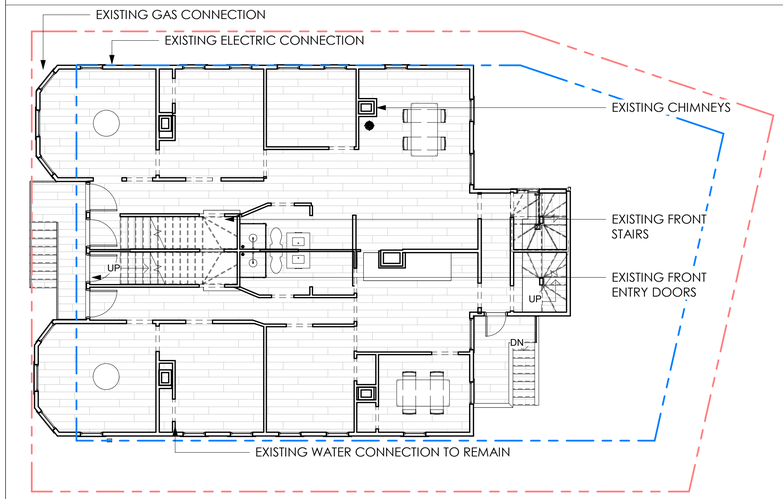
BZA-100

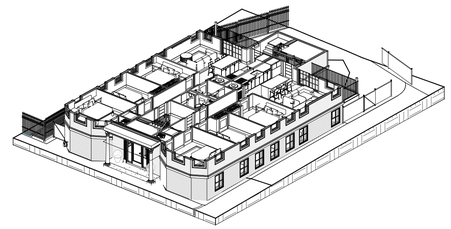
Scale	As indicated

3/5/2025 10:16:56 AM

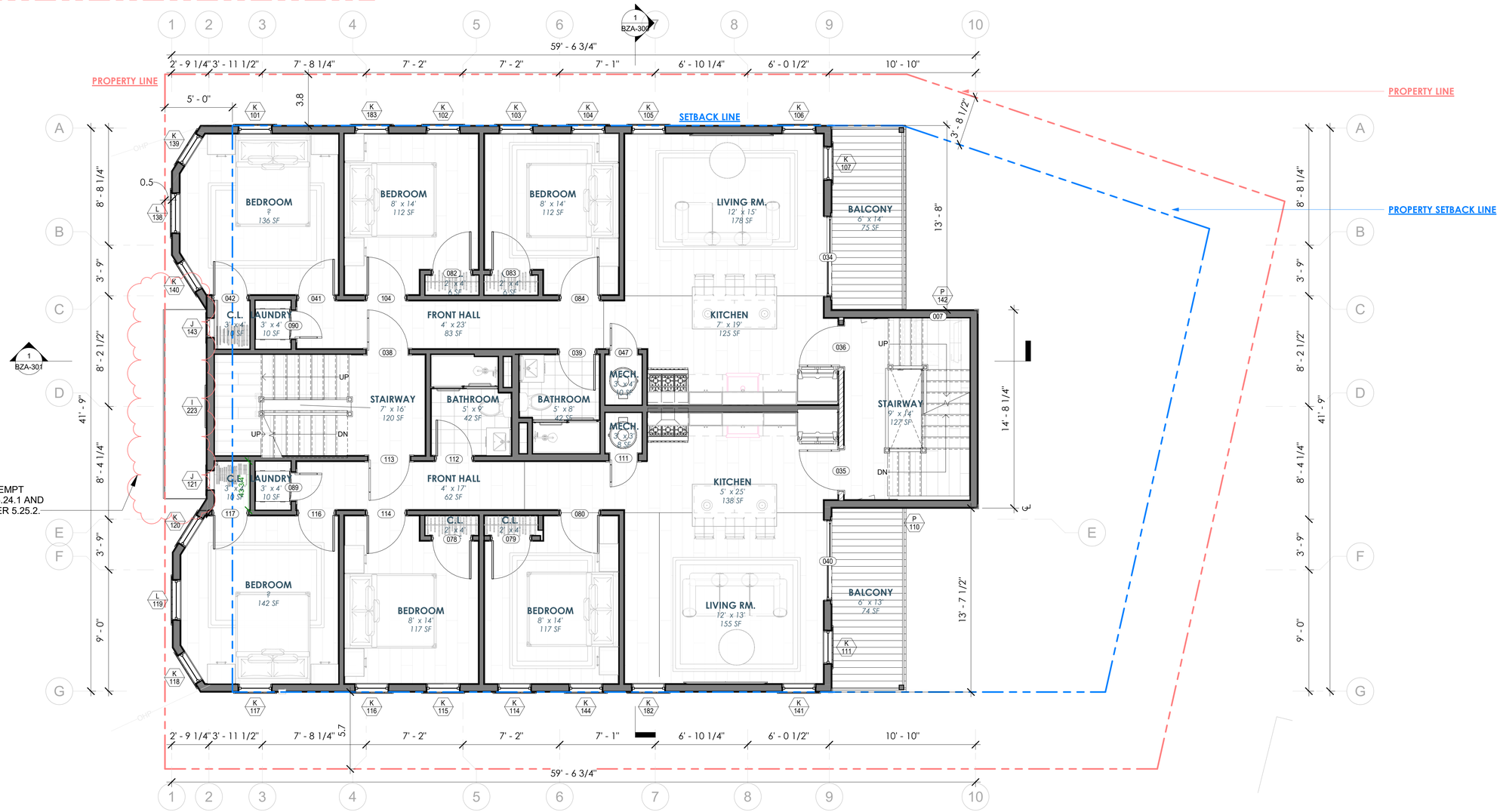
BZA-101 **LEVEL 1**



2 EXISTING - LEVEL 1
1/8" = 1'-0"



3 PROPOSED - LEVEL 1 AXON



1 PROPOSED - LEVEL 1
1/4" = 1'-0"

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LEVEL 1

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CAMBRIDGE, MA 02139

Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
Date	2025.03.05
Drawn by	Author
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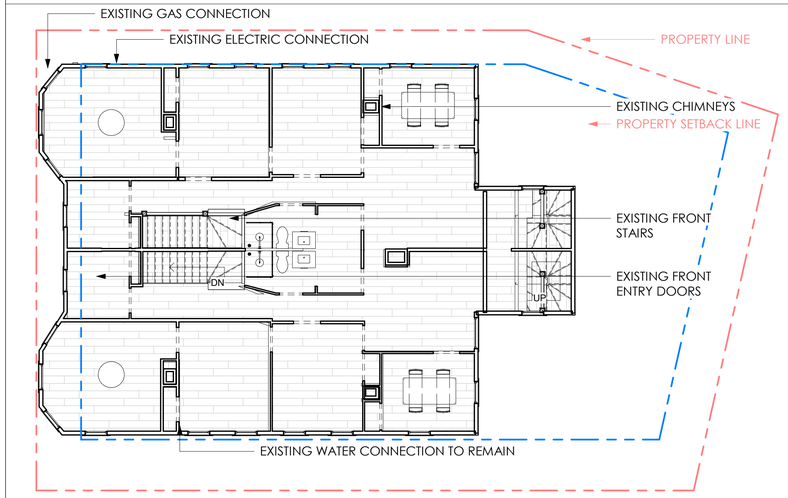
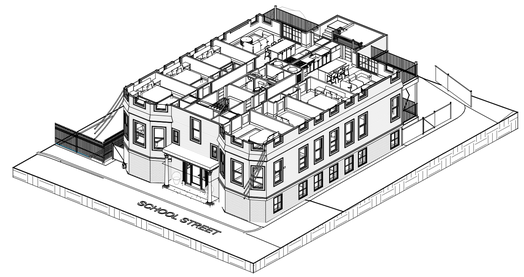
Scale	As indicated

3/5/2025 10:17:19 AM

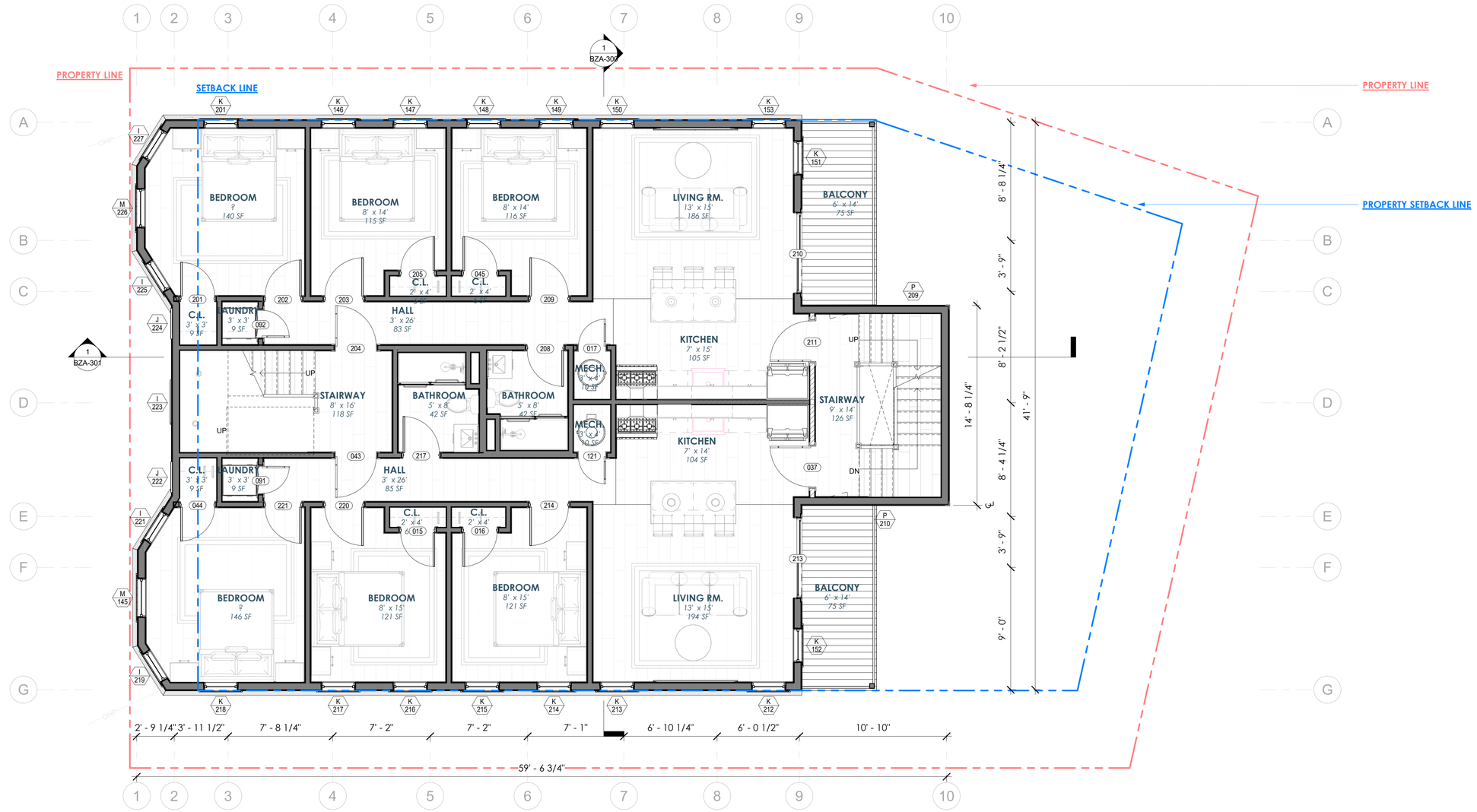
BZA-102 **LEVEL 2**



2 EXISTING - LEVEL 2
1/8" = 1'-0"



3 PROPOSED - LEVEL 2 AXON



1 PROPOSED - LEVEL 2
1/4" = 1'-0"

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LEVEL 2

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Project number	2410-0103
Date	2025.03.05
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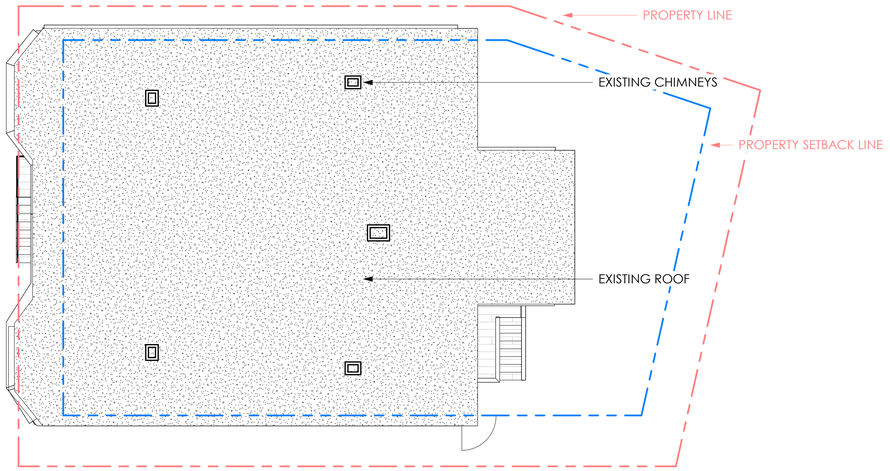
BZA-102

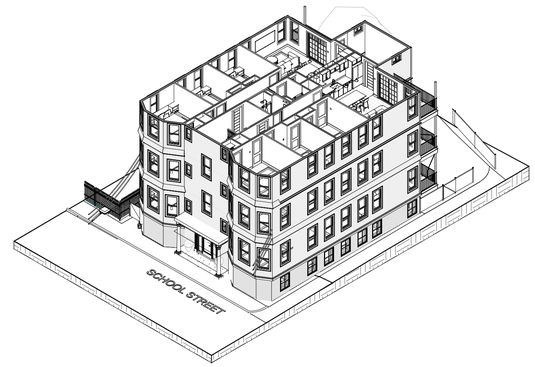
Scale	As indicated

3/5/2025 10:17:42 AM

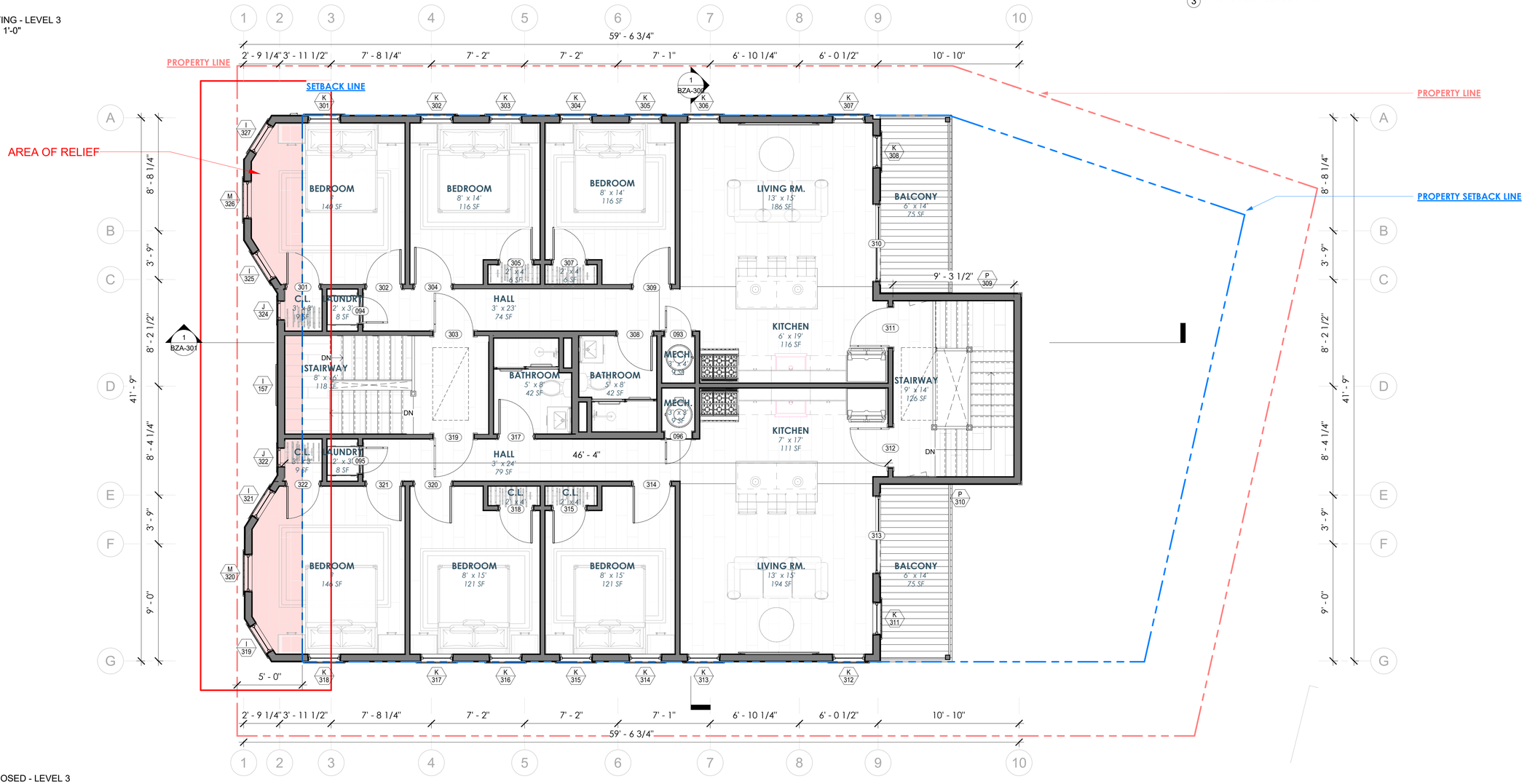
BZA-103 **LEVEL 3**



2 EXISTING - LEVEL 3
1/8" = 1'-0"



3 PROPOSED - LEVEL 3 AXON



1 PROPOSED - LEVEL 3
1/4" = 1'-0"

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Project number	2410-0103
Date	2025.03.05
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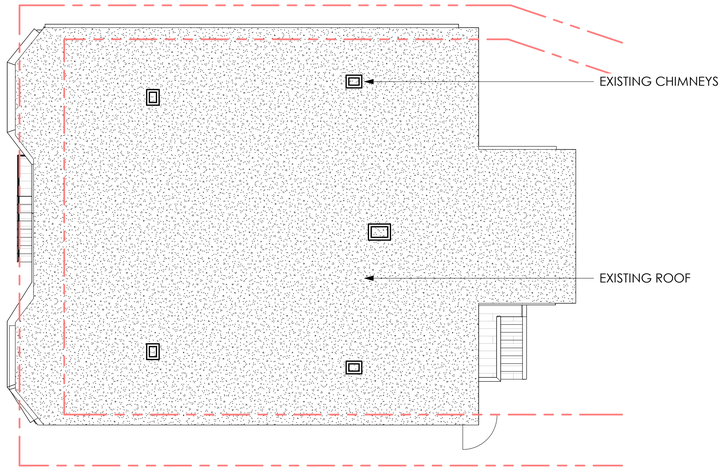
BZA-103

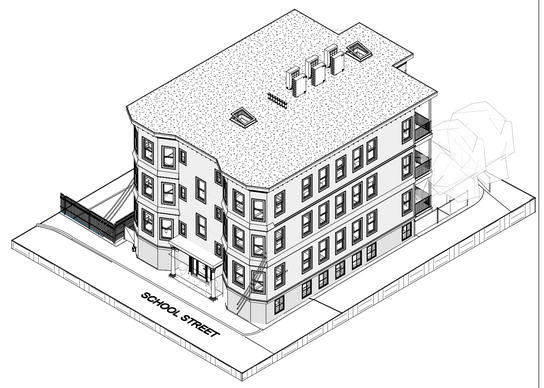
Scale	As indicated

3/5/2025 10:18:02 AM

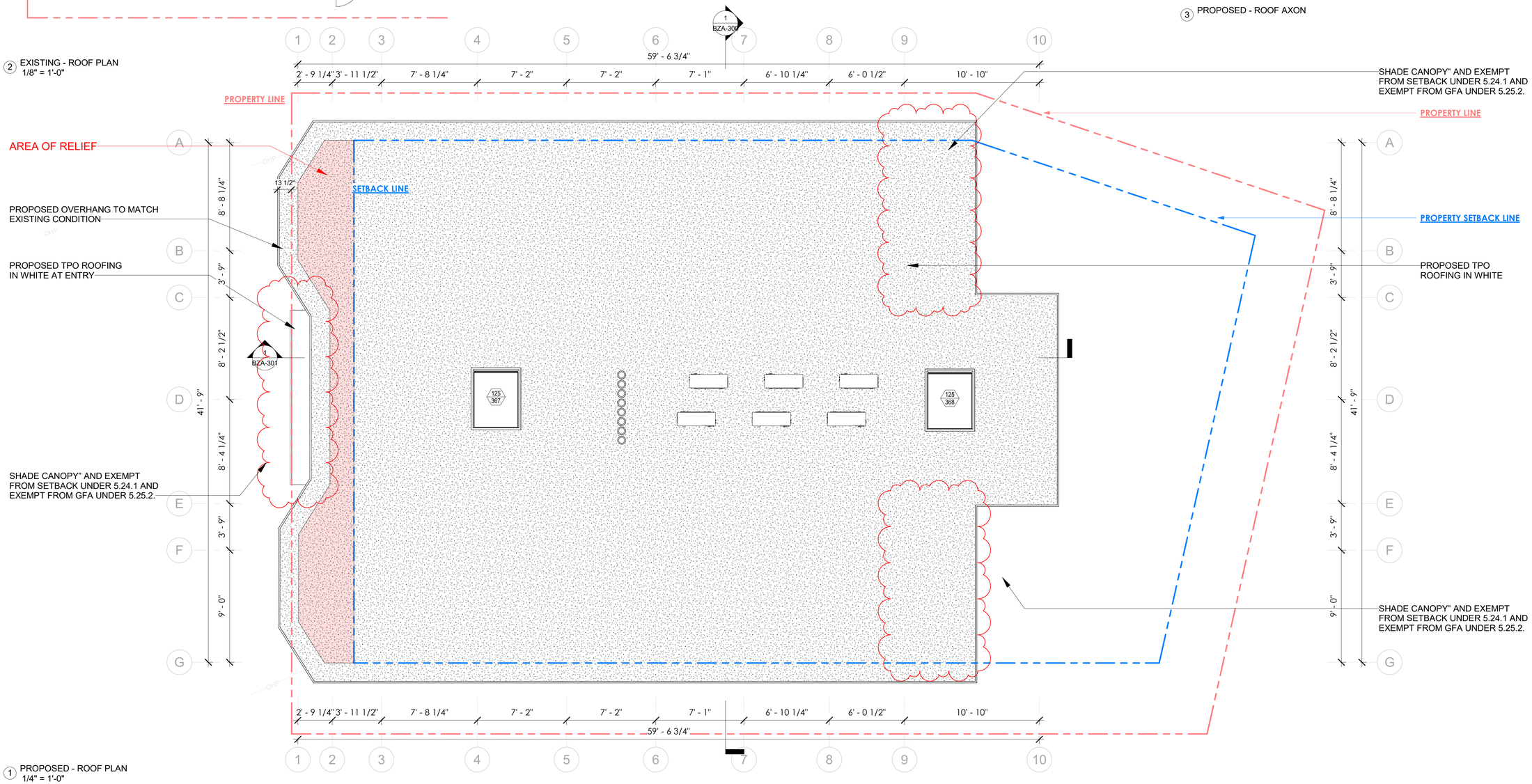
BZA-104 ROOF PLAN



② EXISTING - ROOF PLAN
1/8" = 1'-0"



③ PROPOSED - ROOF AXON



① PROPOSED - ROOF PLAN
1/4" = 1'-0"

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ROOF PLAN

SAM & SUNNY ZUO

103-109 SCHOOL STREET

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Project number	2410-0103
Date	2025.03.05
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Checked by	Checker

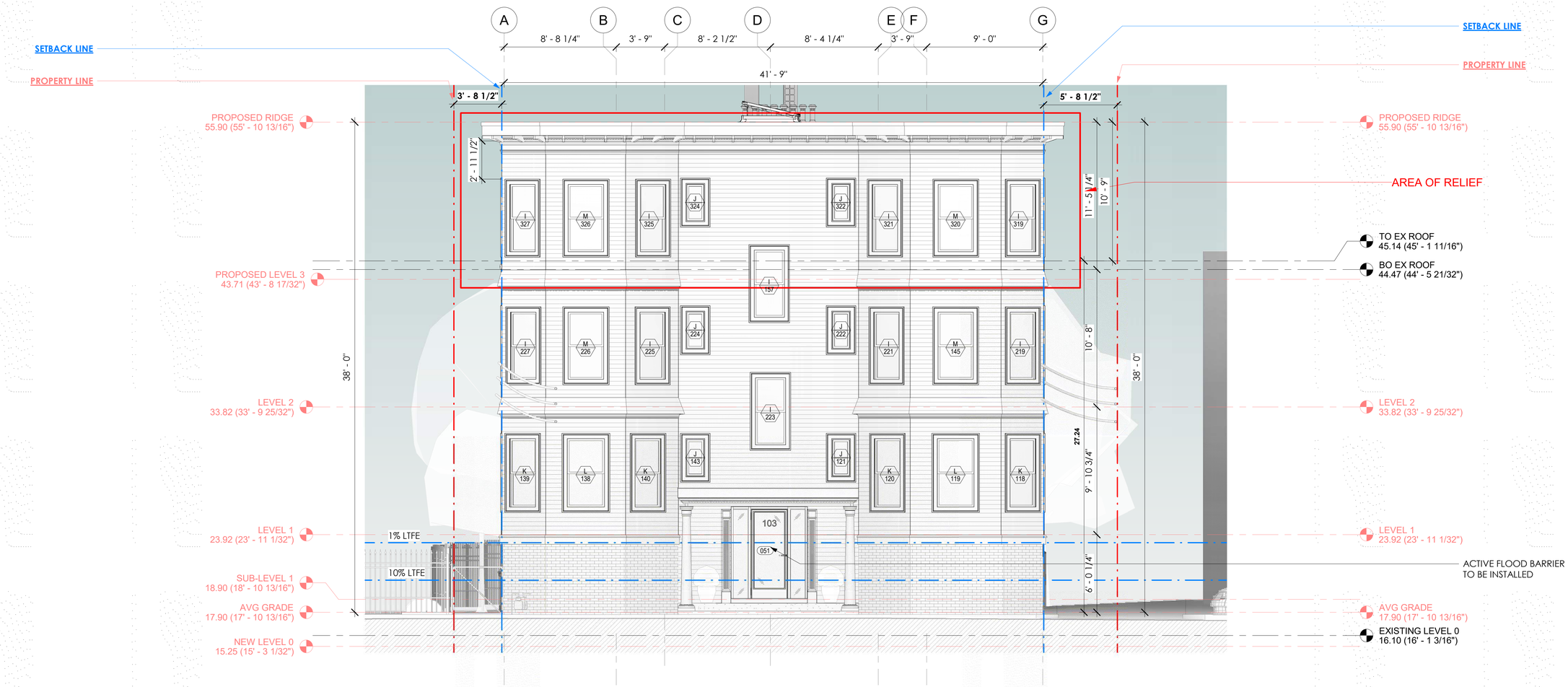
BZA-104

Scale	As indicated

3/5/2025 10:18:08 AM

BZA-200 ***ELEVATION SOUTH***

2 EXISTING - ELEVATION SOUTH
1/8" = 1'-0"



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

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ELEVATION SOUTH

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Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
Date	2025.03.05
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BZA-200

Scale	As indicated

3/5/2025 10:18:21 AM

BZA-201 ***ELEVATION EAST***

2 EXISTING - ELEVATION EAST
1/8" = 1'-0"

1 PROPOSED - ELEVATION EAST
1/4" = 1'-0"

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ELEVATION EAST

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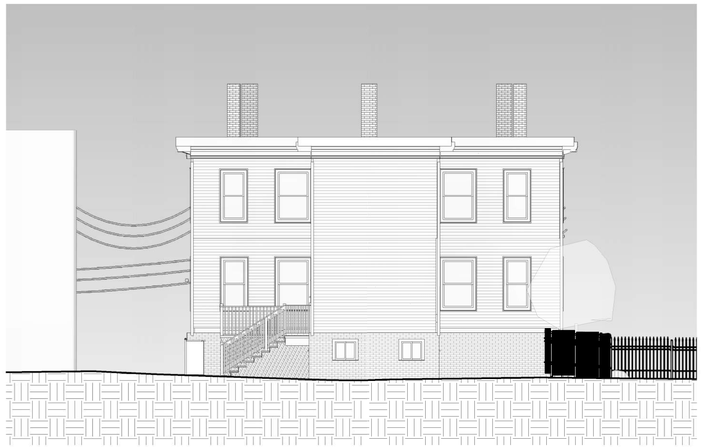
Project number	2410-0103
Date	2025.03.05
Drawn by	Author
Checked by	Checker

BZA-201

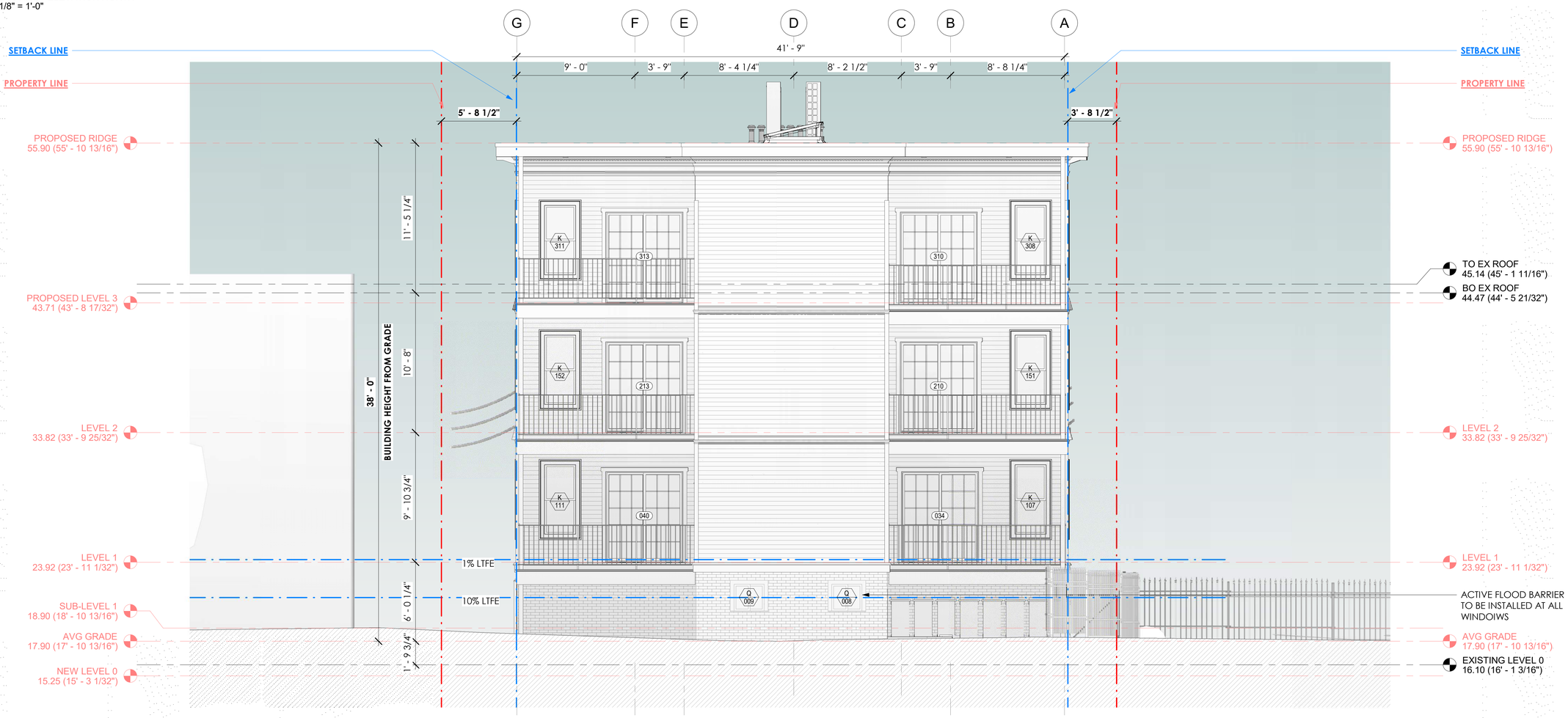
Scale	As indicated

3/5/2025 10:18:40 AM

BZA-202 **ELEVATION NORTH**



2 EXISTING - ELEVATION NORTH
1/8" = 1'-0"



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

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ELEVATION NORTH

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Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
Date	2025.03.05
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Checked by	Checker

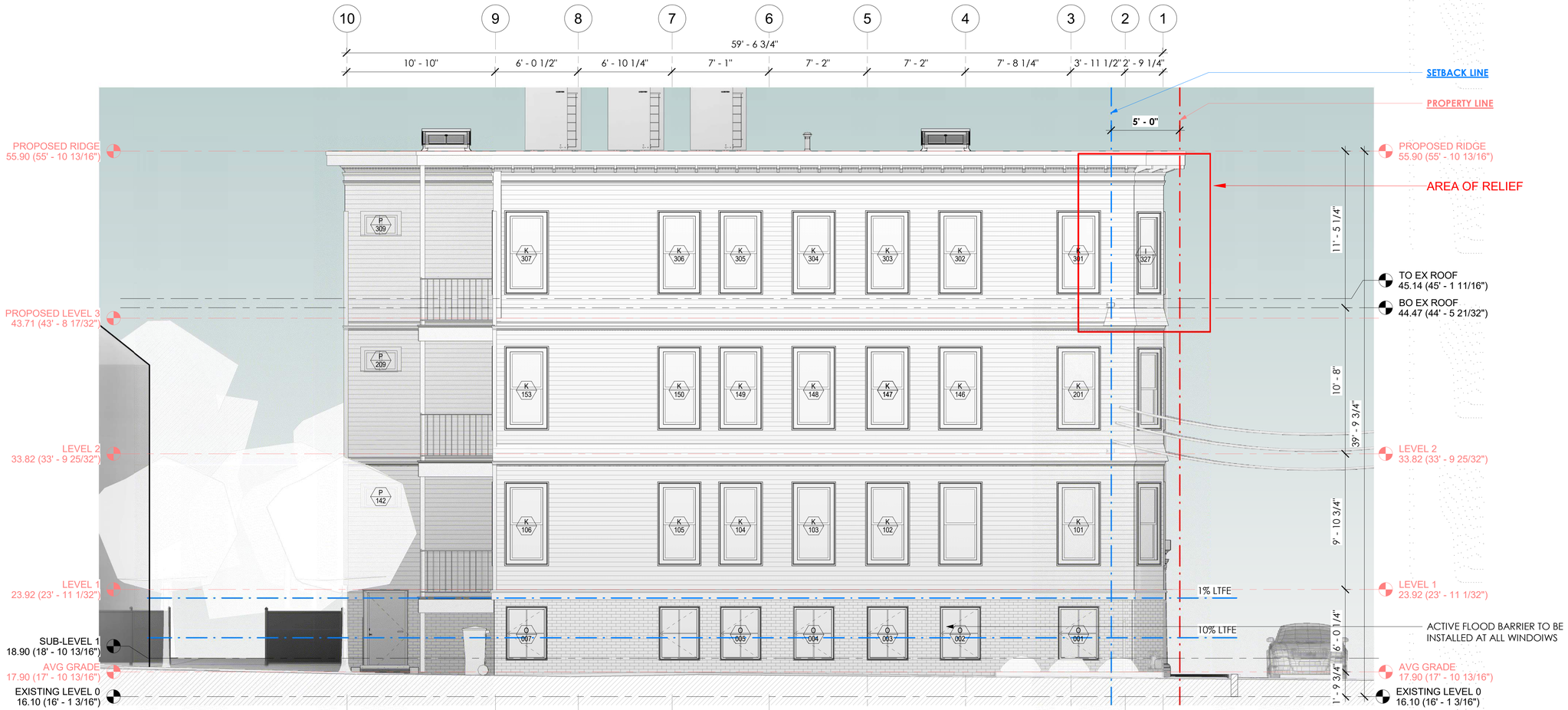
BZA-202

Scale	As indicated

3/5/2025 10:18:56 AM

BZA-203 **ELEVATION WEST**

2 EXISTING - ELEVATION WEST
1/8" = 1'-0"



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

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ELEVATION WEST

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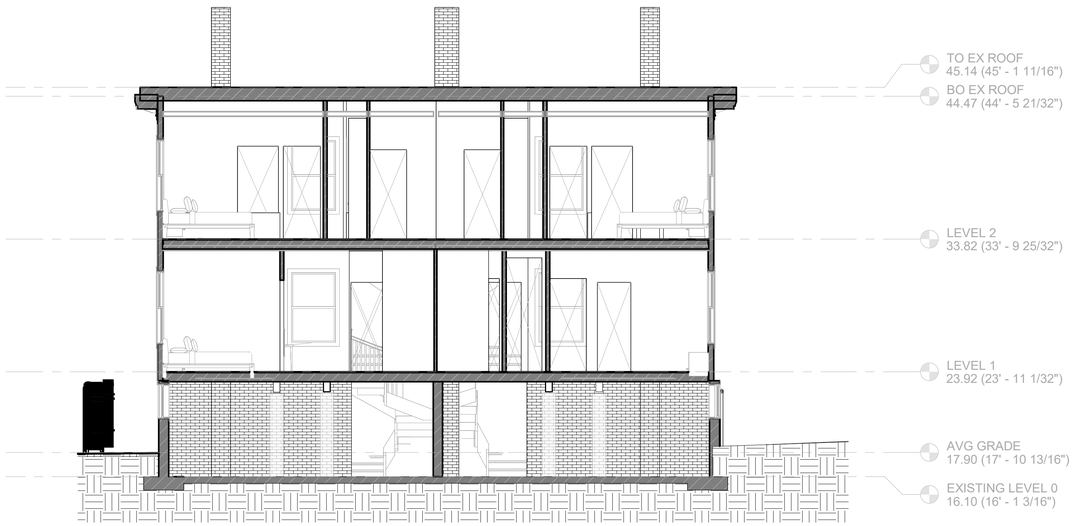
Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
Date	2025.03.05
Drawn by	Author
Checked by	Checker

BZA-203

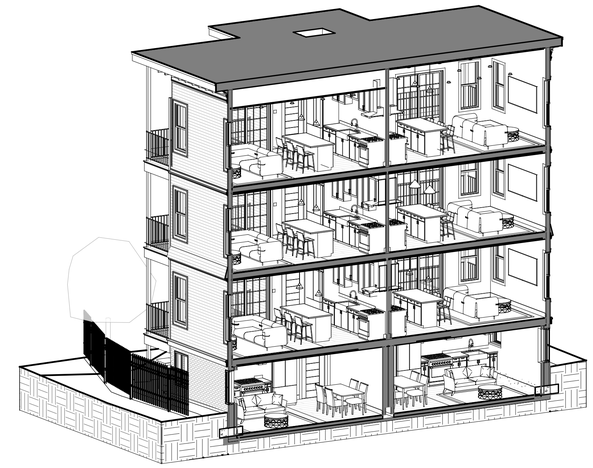
Scale	As indicated

3/5/2025 10:19:02 AM

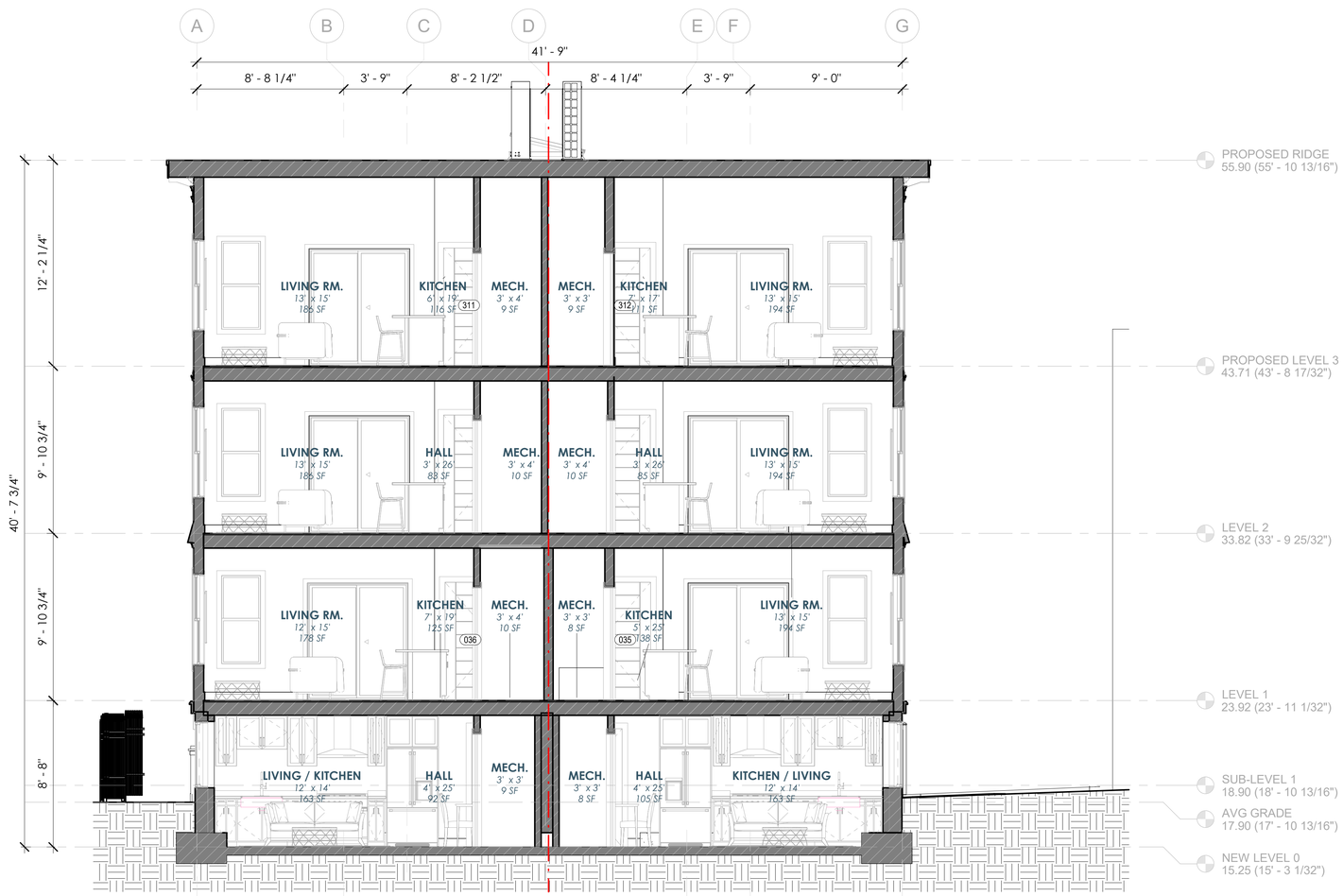
BZA-300 **SECTION A**



2 EXISTING - SECTION A
3/16" = 1'-0"



3 PROPOSED - SECTION A - AXON



1 PROPOSED - SECTION A
1/4" = 1'-0"

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SECTION A

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

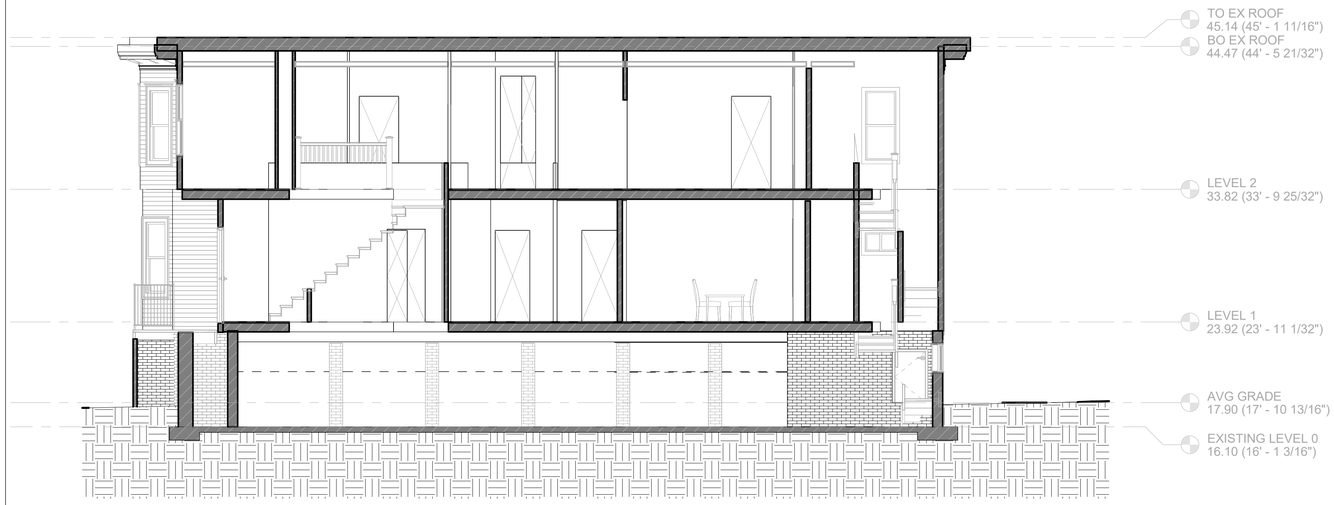
Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
Date	2025.03.05
Drawn by	Author
Checked by	Checker

BZA-300

Scale	As indicated

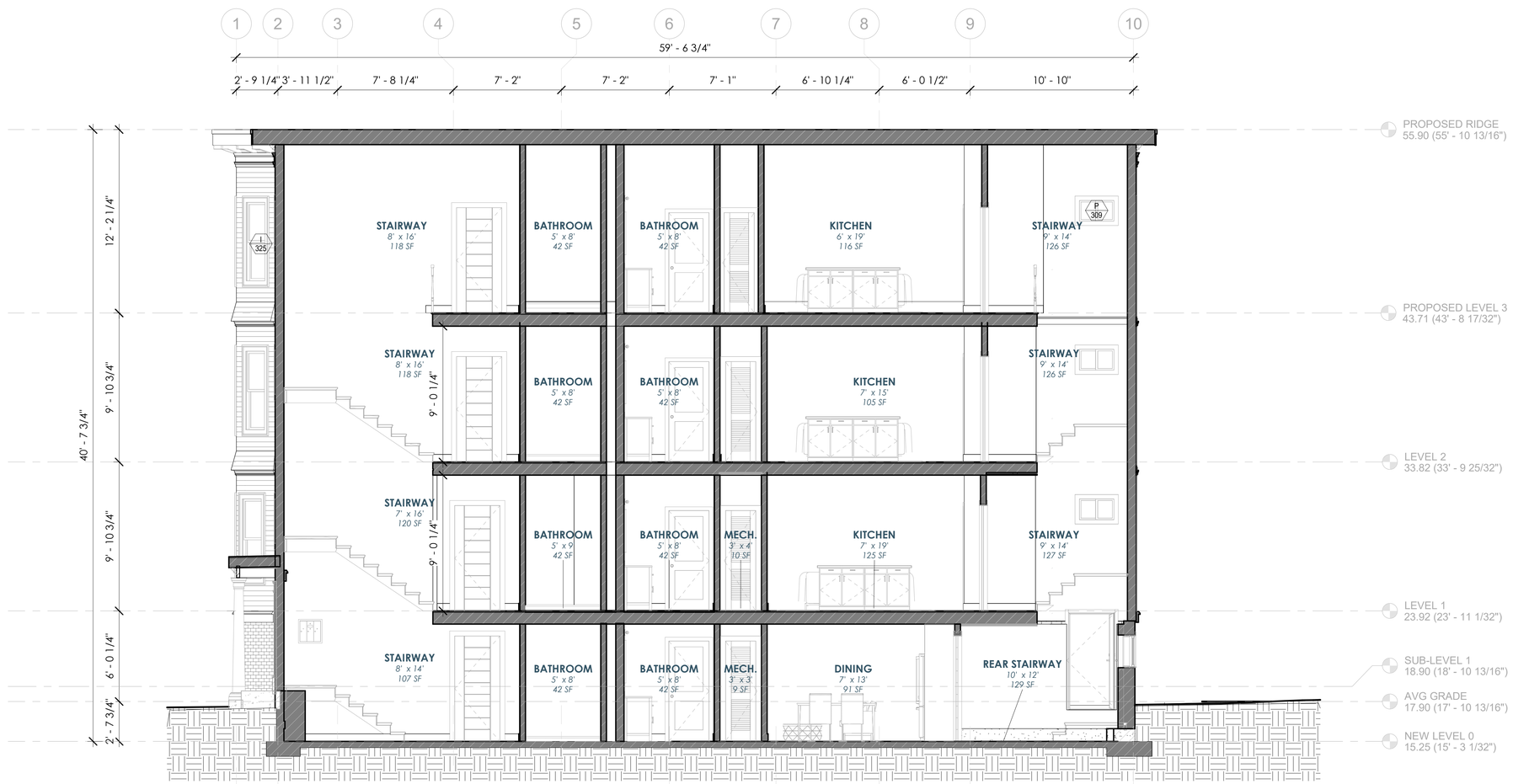
3/5/2025 10:19:05 AM

BZA-301 **SECTION B**



2 EXISTING - SECTION B
3/16" = 1'-0"

3 PROPOSED - SECTION B - AXON



1 PROPOSED - SECTION B
1/4" = 1'-0"

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SECTION B

SAM & SUNNY ZUO

103-109 SCHOOL STREET

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CAMBRIDGE, MA 02139

Project Status	DESIGN DEVELOPMENT
Project number	2410-0103
Date	2025.03.05
Drawn by	Author
Checked by	Checker

BZA-301

Scale	As indicated

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103-109 SCHOOL STREET

BZA SUBMISSION SET
2025.02.05

SAM & SUNNY ZUO

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

PROJECT NARRATIVE:

THIS PROJECT CONSISTS OF CONVERTING THE 4-UNIT APARTMENT BUILDING TO A 6-UNIT BUILDING BY ADDING A THIRD LEVEL.

EACH UNIT WILL CONTAIN 3 BEDROOMS, A BATHROOM, KITCHEN, LIVING ROOM, INFORMAL DINING SPACE, AND IN-UNIT LAUNDRY.

EXTERIOR WORK INCLUDES EXPANDING INCREASING THE HEIGHT OF THE BUILDING TO 36' FOR AN ADDITIONAL STORY AND NEW WINDOWS THROUGHOUT.

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GENERAL CONTRACTOR:

TBD

STRUCTURAL ENGINEER:

TBD

CIVIL ENGINEER:
BOSTON SURVEY, INC.
P.O. Box 290220
Charlestown, MA 02129
mpp@bostonsurveyinc.com
TEL: 617-242-1313

ZONING ATTORNEY:
TRILOGY LAW LLC
Sarah Like Rhatigan, Esq.
12 Marshall Street
Boston, MA 02108
sarah@trilogylaw.com
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BZA Sheet List

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BZA-002	SITE AXONS	1
BZA-003	AREA PLANS	1
BZA-004	STREET VIEW	1
BZA-005	SHADOW STUDY	1
BZA-100	LEVEL 0	1
BZA-101	LEVEL 1	1
BZA-102	LEVEL 2	1
BZA-103	LEVEL 3	1
BZA-104	ROOF PLAN	1
BZA-200	ELEVATION SOUTH	1
BZA-201	ELEVATION EAST	1
BZA-202	ELEVATION NORTH	1

BZA Sheet List

Sheet Number	Sheet Name	Count
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BZA-300	SITE PLANS	1
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BZA-606	HOUSE PAINT COLORS	1
BZA-607	HOUSE PAINT OPTION 1 - WHITE	1
BZA-608	HOUSE PAINT OPTION 2 - SANDSTONE	1
BZA-609	HOUSE PAINT OPTION 3 - MODERN BLACK	1
BZA-610	HOUSE PAINT OPTION 4 - YELLOW	1
BZA-611	HOUSE PAINT OPTION 5 - BLUE	1
		25

PROJECT #: **2410-0103**

BZA-001 GENERAL NOTES

ABBREVIATIONS

#	NUMBER OR POUND
&,+	AND
@	AT
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AVB	AIR AND VAPOR BARRIER
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BSMT	BASEMENT
BTWN	BETWEEN
CF	CUBIC FEET
CI	CUBIC INCHES
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR OR CLEARANCE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR, CORRUGATED
CTR	CENTER
D	DEPTH, DEEP
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL
DW	DISHWASHER
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION (GRADE)
ELEC	ELECTRICAL
ELEV	ELEVATION (FACADE)
EOS	EDGE OF SLAB
EQ	EQUAL, EQUIPMENT, EQUIP
ETR	EXISTING TO REMAIN
EXG	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FAB	FABRICATE, FABRICATION
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FL	FLOOR
FOW	FACE OF WALL
FT	FEET, FOOT
GA	GAUGE
GALV	GALVANIZED
GL	GLASS, GLAZING, GLAZED
GWB	GYPSUM WALLBOARD, BACKING BOARD
GYP	GYPSUM
H	HIGH
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IN	INCH, INCHES
INCL	INCLUDE, INCLUDED
INT	INTERIOR
JT	JOINT

L	LENGTH
LAM	LAMINATE, LAMINATED
LB	POUND
LGMF	LIGHT GAGE METAL FRAMING
LT	LIGHT
LT WT	LIGHT WEIGHT
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER
MECH	MECHANICAL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPP	OPPOSITE
OSB	ORIENTED STRANDBOARD
OVHD	OVERHEAD
OZ	OUNCE (S)
PATT	PATTERN (ED)
PERF	PERFORATED
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNT	PAINT, PAINTED
PR	PAIR
PREFAB	PREFABRICATE, PREFABRICATED
QTY	QUANTITY
RAD	RADIUS
RBR	RUBBER
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATE, REFRIGERATOR
REINF	REINFORCE, REINFORCED
REQ	REQUIRE
REV	REVISION, REVISE, REVISED
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SCHED	SCHEDULE
SF	SQUARE FEET
SI	SQUARE INCHES
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS, SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STL	STEEL
STOR	STORAGE
STR	STAIR
T.O.	TOP OF
U.O.	UNDERSIDE OF
UON	UNLESS OTHERWISE NOTED
WD	WOOD
WT	WEIGHT
X	INDICATES TIMES OR BY

MATERIALS

	EARTH
	CONCRETE
	GRAVEL
	SAND
	GYPSUM BOARD OR SHEATHING
	MASONRY - BRICK
	MASONRY - CONCRETE BLOCK
	WOOD - FINISH - END GRAIN
	WOOD - FINISH - FACE
	WOOD - ROUGH - BLOCKING (CONTINUOUS MEMBERS)
	WOOD - ROUGH - BLOCKING (INTERMEDIATE MEMBERS)
	INSULATION - RIGID
	INSULATION - BATT OR MINERAL WOOL
	ACOUSTIC TILE, PANEL, OR PLANK
	PLYWOOD
	CUT STONE
	PARTICLE BOARD OR FIBERBOARD

SYMBOLS

VIEW # VIEW NAME SCALE:1/X" = 1'-0"	DRAWING TITLE
SHEET; O.H. / SIM VIEW # SHEET	EXTERIOR ELEVATION KEY
VIEW # SHEET	INTERIOR ELEVATION KEY
O.H. / SIM VIEW # SHEET	BUILDING SECTION MARKER
O.H. / SIM VIEW # SHEET	WALL SECTION MARKER
O.H. / SIM VIEW # SHEET	DETAIL AREA MARKER
O.H. / SIM VIEW # SHEET	DETAIL SECTION MARKER
COLUMN	GRID LINE
Name Elevation	VERTICAL ELEVATION KEY (ELEV)
0' - 0"	SPOT ELEVATION W/ TARGET (PLAN)
0' - 0"	SPOT ELEVATION NO TARGET (PLAN)
REV #	REVISION CLOUD AND REVISION TAG

ROOM NAME ROOM #	ROOM TAG	℄	CENTERLINE
AREA NAME AREA	AREA TAG	SHEET SHEET	MATCH LINE
DOOR #	DOOR TAG		HINGE SIDE OF DOOR
# TYPE	WINDOW TAG		ALIGN SURFACES
		ROOM NAME; ROOM # / FLOOR / BASE / WALL / CEILING	FINISH TAG

GENERAL NOTES

1. ALL WORK SHALL BE CONSIDERED NEW, UNLESS OTHERWISE INDICATED.
2. DO NOT SCALE DRAWINGS
3. VERIFY DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
4. TO THE EXTENT PRACTICABLE, VERIFY DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO THE BID SUBMISSION. CONFLICTS, OMISSIONS AND DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE REPORTED IN WRITING TO THE ARCHITECT, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, PRIOR TO THE BID SUBMISSION. THE CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
5. LAYOUT ALL WORK WITHIN THE CONFINES OF EXISTING CONSTRUCTION AND RESOLVE DISCREPANCIES PRIOR TO INITIATION OF NEW WORK.
6. ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION THAT IS STARTED PRIOR TO PERMIT BEING ISSUED.
7. DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTION OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS SECTIONS OR DETAILS, UNLESS NOTED OTHERWISE.
8. TYPICAL OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONE TIME, WHEN THEY FIRST OCCUR.
9. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN PROJECT MANUAL, LARGE SCALE DRAWINGS, SMALL SCALE DRAWINGS AND DETAILS. THE CONTRACTOR SHALL NOT PROCEED WITH AFFECTED WORK UNTIL ARCHITECT PROVIDES CLARIFICATION.
10. PARTITIONS ARE DIMENSIONED FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO MASONRY ARE TO ACTUAL FINISHED FACE, UNLESS OTHERWISE NOTED.
11. VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING AND DISTRIBUTING ALL CONSTRUCTION DOCUMENT UPDATES TO ALL TRADES.
12. WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE STATE, FEDERAL AND CITY/COUNTY CODES. STATE AND FEDERAL CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCY IS NOTED, IMMEDIATELY INFORM THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.
13. FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS SHALL BE FORWARDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
14. EXECUTE INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
15. WORK AREA SHALL BE MAINTAINED, CLEAN AND FREE OF DEBRIS AT ALL TIMES.
16. PATCH ALL SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
17. PATCH, REPAIR AND FINISH ALL SURFACES IN AREAS OUTSIDE OF THE EXISTING SCOPE THAT ARE DISTURBED AS A RESULT OF THE WORK.
18. COORDINATE AND PROVIDE BLOCKING AND STRAPPING WITHIN PARTITIONS FOR MILLWORK AND OTHER WALL ATTACHED ITEMS.
19. APPLY, INSTALL, CONNECT, CLEAN AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
20. GLASS 18" OR LESS FROM FLOOR LINE OR ADJACENT TO A DOOR SWING SHALL BE SAFETY GLASS AS REQUIRED BY APPLICABLE CODE(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ." SAFETY GLASS, UNLESS OTHERWISE NOTED, TO COMPLY WITH BUILDING AND LIFE SAFETY CODES, INDUSTRY STANDARDS AND OTHER APPLICABLE FEDERAL AND STATE CODES.
21. FLASHING AT EXTERIOR WALLS SHALL BE INSTALLED WITH SEALED JOINTS, SEALED PENETRATIONS AND ENDS TURNED UP. IT SHALL BE FABRICATED AND INSTALLED TO ENSURE THAT MOISTURE IN WALLS WILL BE DIRECTED TO WICKS AND WEEP HOLES.
22. COORDINATE ALL DIMENSIONS CONCERNING DOORS/PANELS/WINDOWS, STAIRS AND THEIR OPENINGS WITH PRODUCT MANUFACTURERS PRIOR TO FABRICATION AND CONSTRUCTION.
23. PROVIDE WEATHERSTRIP AT EXTERIOR DOORS.
24. PROVIDE FLASHING AND/OR SEALANT AT OPENINGS IN ROOF OR WALLS TO ENSURE A WEATHERTIGHT BUILDING.
25. LOCATE THERMOSTATS ADJACENT TO SWITCH PLATES WHERE POSSIBLE. VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH BUILT-INS OR SYSTEMS FURNITURE OR DESIGN ELEMENTS.
26. ALIGN OUTLETS, WALL SWITCHES, TEL-DATA JACKS, ETC., INDICATED TO BE MOUNTED AT NEAR EQUIVALENT ELEVATIONS.
27. ALL DOORS SHALL BE LOCATED 6" OFF THE ADJACENT PARTITION, OR ONE MASONRY COURSE AT CMU PARTITIONS, UNLESS NOTED OTHERWISE.
28. DURING DEMOLITION AND CONSTRUCTION PROTECT ALL EXISTING FINISHES TO REMAIN.
29. ALL WOOD SHALL BE FSC CERTIFIED.
30. ALL WOOD FRAMING SIZES ARE BASED ON SPF-SS
31. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED (P.T.).
32. CORRECT ALL DEFECTS FOUND IN EXISTING BUILDING WHICH INTERFERE WITH NEW CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GWB.

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REGISTRATIONS:

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GENERAL NOTES

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET, CAMBRIDGE, MA 02139

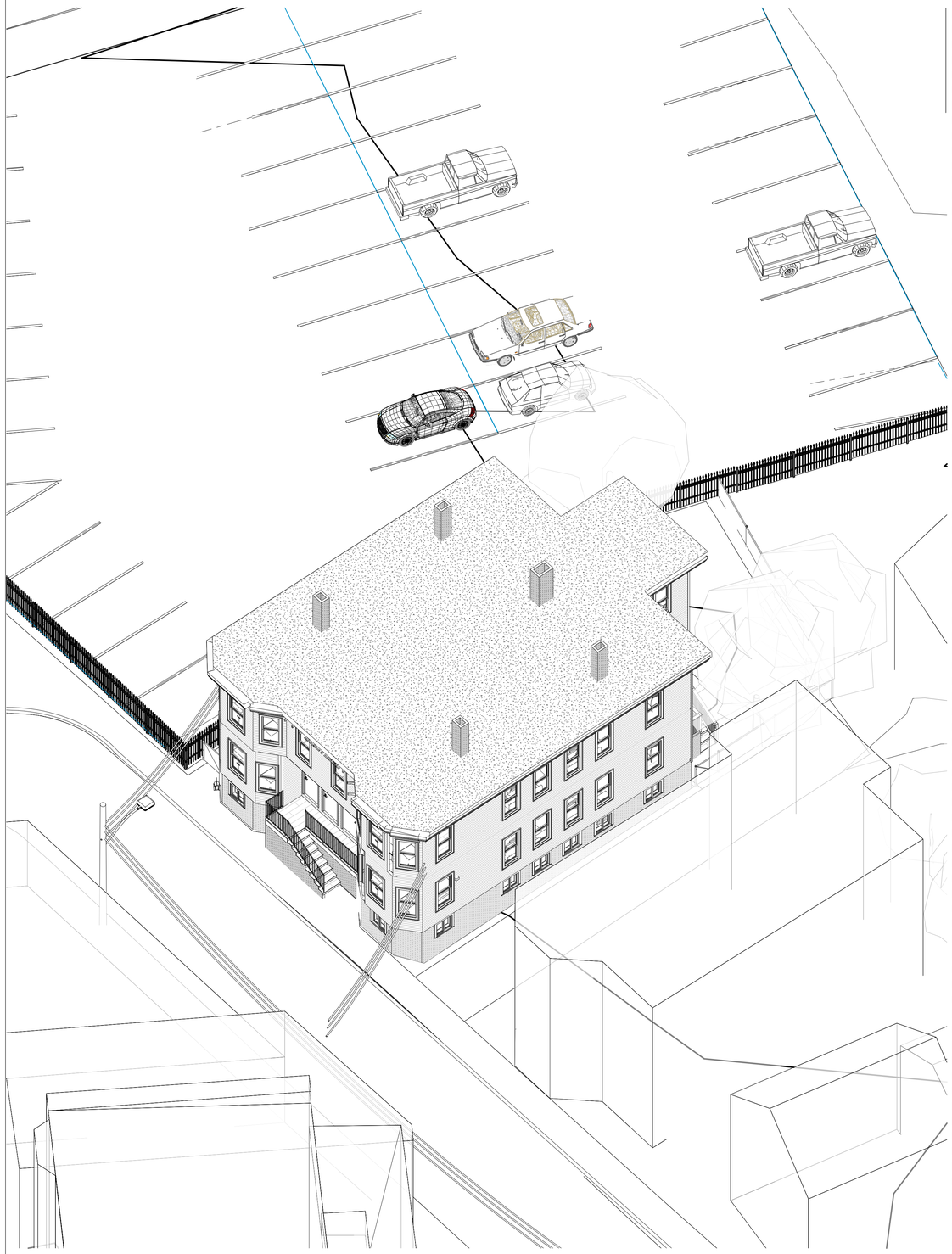
Project Status	SCHEMATIC DESIGN
Project number	2410-0103
Date	2025.02.05
Drawn by	Author
Checked by	Checker

BZA-001

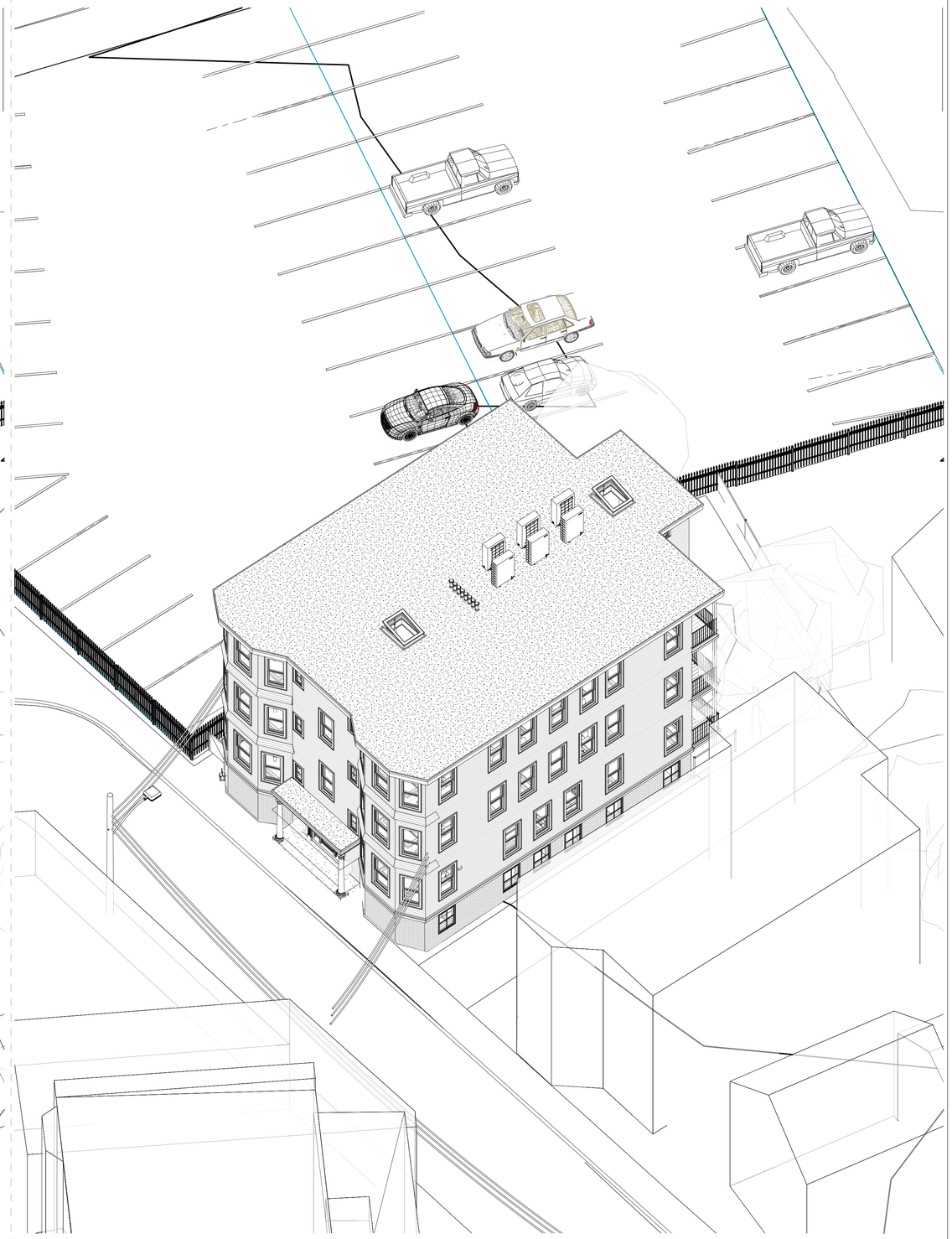
Scale 1 1/2" = 1'-0"

2/5/2025 3:06:56 PM

BZA-002 **SITE AXONS**



1 EXISTING - SITE AXON



2 PROPOSED - SITE AXON

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SITE AXONS

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

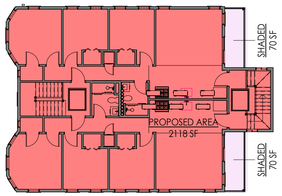
Project Status	SCHEMATIC DESIGN
Project number	2410-0103
Date	2025.02.05
Drawn by	Author
Checked by	Checker

BZA-002

Scale

2/5/2025 3:06:59 PM

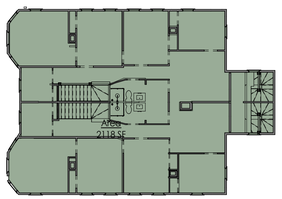
BZA-003 **AREA PLANS**



PROPOSED FAR

- PROPOSED AREA
- SHADED

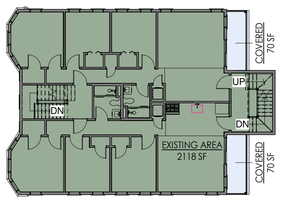
5 PROPOSED - LEVEL 3 AREA PLAN
1/16" = 1'-0"



EXISTING FAR

- Area

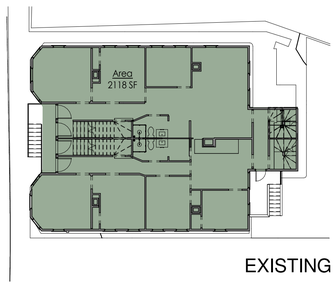
3 EXISTING - LEVEL 2 AREA PLAN
1/16" = 1'-0"



PROPOSED FAR

- COVERED
- EXISTING AREA

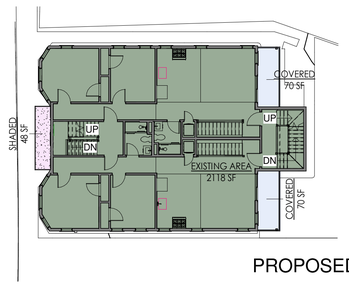
6 PROPOSED - LEVEL 2 AREA PLAN
1/16" = 1'-0"



EXISTING FAR

- Area

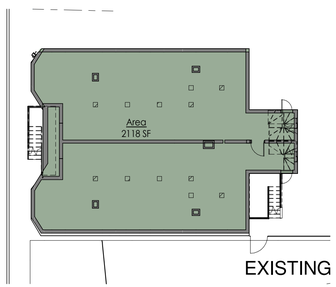
2 EXISTING - LEVEL 1 AREA PLAN
1/16" = 1'-0"



PROPOSED FAR

- COVERED
- EXISTING AREA
- SHADED

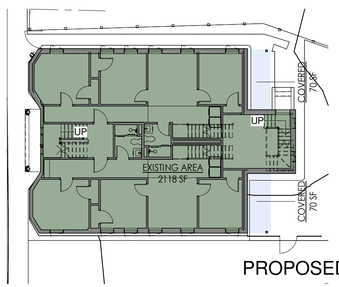
7 PROPOSED - LEVEL 1 AREA PLAN
1/16" = 1'-0"



EXISTING FAR

- Area

1 EXISTING - LEVEL 0 AREA PLAN
1/16" = 1'-0"



PROPOSED FAR

- COVERED
- EXISTING AREA

8 PROPOSED - LEVEL 0 AREA PLAN
1/16" = 1'-0"

EXISTING ABOVE GRADE FAR:	**6,354 SF**
PROPOSED 3RD FLOOR FAR:	**2,118 SF**
REAR PORCH AREA:	**420 SF**
EXEMPT SHADED AREA:	**(608 SF)**
TOTAL PROPOSED FAR:	**8,892 SF**

ZONE DISTRICT - RESIDENCE C-1:
MULTI-UNIT DWELLING / ROOMING HOUSE

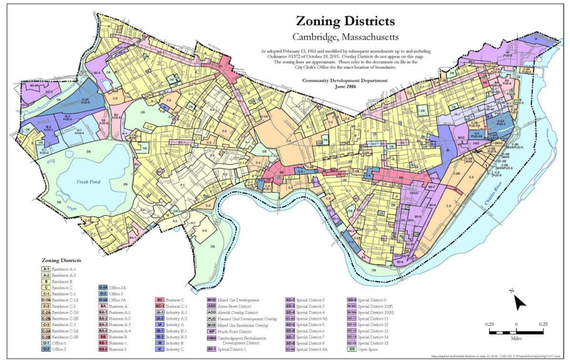
OPEN SPACE CALCULATIONS

LOT SIZE: 3,969 SQ FT

REQUIRED OPEN SPACE (MIN):	**30.00%**
EXISTING OPEN SPACE:	25.57%
PROPOSED OPEN SPACE:	24.11%
PROPOSED DECREASED OPEN:	***01.46%***

FAR CALCULATION

REQUIRED FAR:	**0.750**
EXISTING FAR:	1.60
PROPOSED FAR:	2.24
PROPOSED INCREASE FAR:	***0.64***

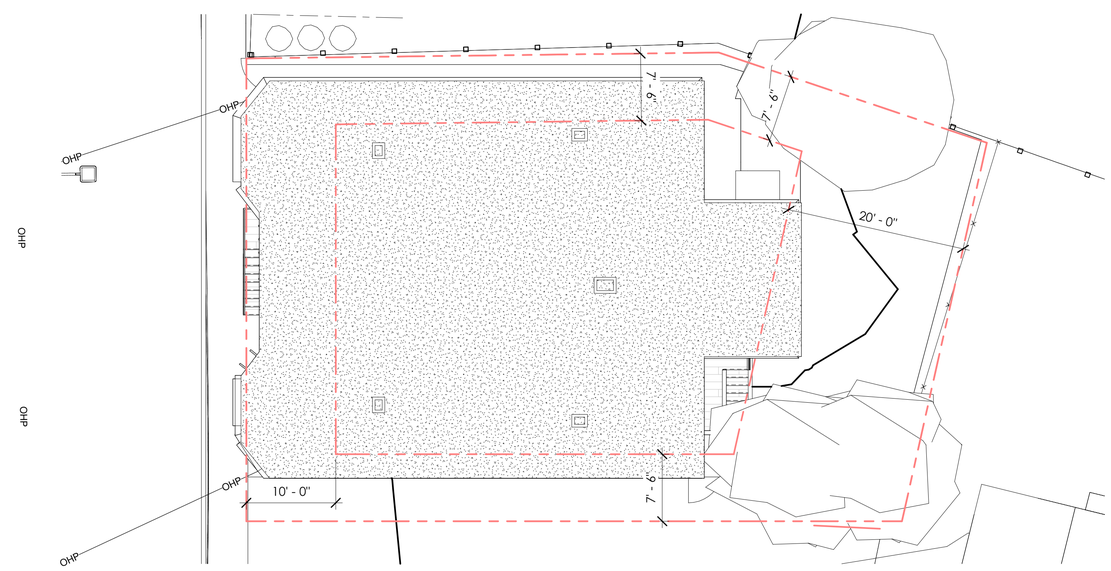


SET BACKS

REQUIRED FRONT YARD SETBACK:	**10.0'**
EXISTING SETBACK:	0.5'
PROPOSED SETBACK:	0.5'
REQUIRED LEFT SIDE YARD SETBACK:	**7.5' MIN**
EXISTING SETBACK:	3.7'
PROPOSED SETBACK:	3.7'
REQUIRED RIGHT SIDE YARD SETBACK:	**7.5' MIN**
EXISTING SETBACK:	5.8'
PROPOSED SETBACK:	5.8'
REQUIRED REAR YARD SETBACK:	**20'**
EXISTING SETBACK:	16.4'
PROPOSED SETBACK:	16.4'

BUILDING HEIGHT

REQUIRED BUILDING HEIGHT:	**35'**
EXISTING HEIGHT:	27.2'
PROPOSED HEIGHT:	36.0'
PROPOSED INCREASE IN BUILDING HEIGHT:	***8.8'***



4 EXISTING - AREA SITE PLAN
1/8" = 1'-0"

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AREA PLANS

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

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Date	2025.02.05
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BZA-004 ***STREET VIEW***

EXISTING STREET VIEW

PROPOSED STREET VIEW

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STREET VIEW

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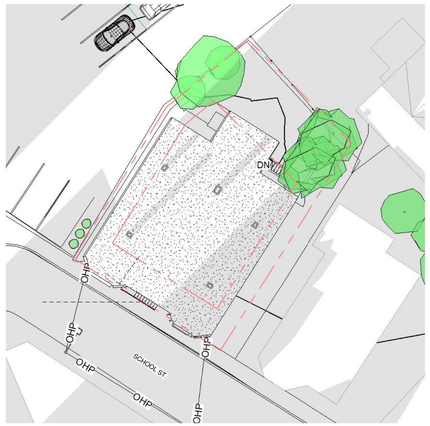
2/5/2025 3:07:02 PM

BZA-005 SHADOW STUDY

WINTER SOLSTICE

SUMMER SOLSTICE

AFTERNOON - 3 PM



1 EXISTING - SOLAR STUDY - WINTER SOLSTICE - 3 PM
3/64" = 1'-0"

2 PROPOSED - PROPOSED - SOLAR STUDY - WINTER SOLSTICE - 3 PM
3/64" = 1'-0"

7 EXISTING - EXISTING - SOLAR STUDY - SUMMER SOLSTICE - 3 PM
3/64" = 1'-0"

12 PROPOSED - PROPOSED - SOLAR STUDY - SUMMER SOLSTICE - 3 PM
3/64" = 1'-0"

NOON - 12 PM

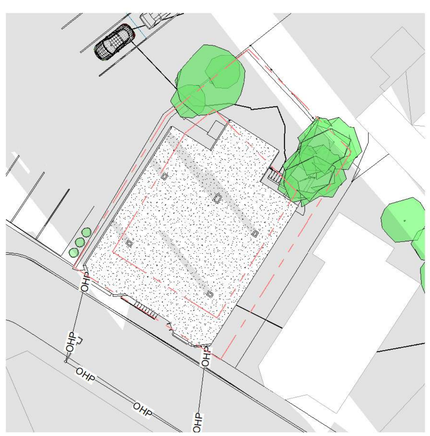
5 EXISTING - EXISTING - SOLAR STUDY - WINTER SOLSTICE - 12 PM
3/64" = 1'-0"

3 PROPOSED - PROPOSED - SOLAR STUDY - WINTER SOLSTICE - 12 PM
3/64" = 1'-0"

9 EXISTING - EXISTING - SOLAR STUDY - SUMMER SOLSTICE - 12 PM
3/64" = 1'-0"

11 PROPOSED - PROPOSED - SOLAR STUDY - SUMMER SOLSTICE - 12 PM
3/64" = 1'-0"

MORNING - 9 AM



6 EXISTING - EXISTING - SOLAR STUDY - WINTER SOLSTICE - 9 AM
3/64" = 1'-0"

4 PROPOSED - PROPOSED - SOLAR STUDY - WINTER SOLSTICE - 9 AM
3/64" = 1'-0"

8 EXISTING - EXISTING - SOLAR STUDY - SUMMER SOLSTICE - 9 AM
3/64" = 1'-0"

10 PROPOSED - PROPOSED - SOLAR STUDY - SUMMER SOLSTICE - 9 AM
3/64" = 1'-0"

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SHADOW STUDY

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

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BZA-005

Scale	3/64" = 1'-0"

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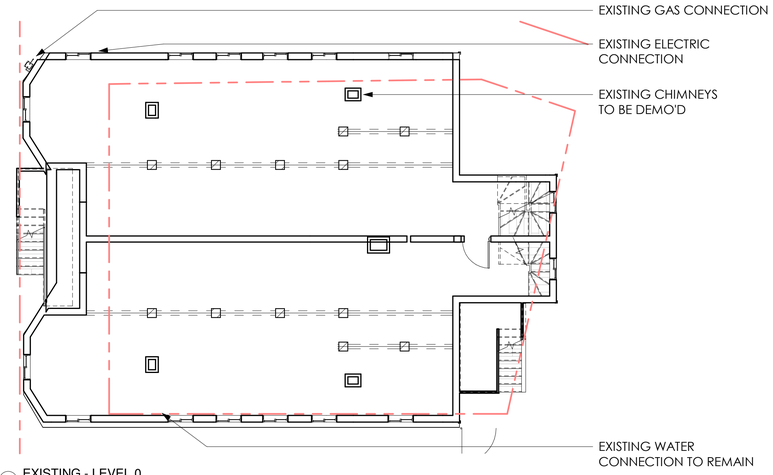
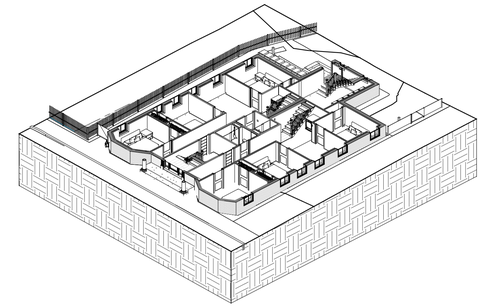
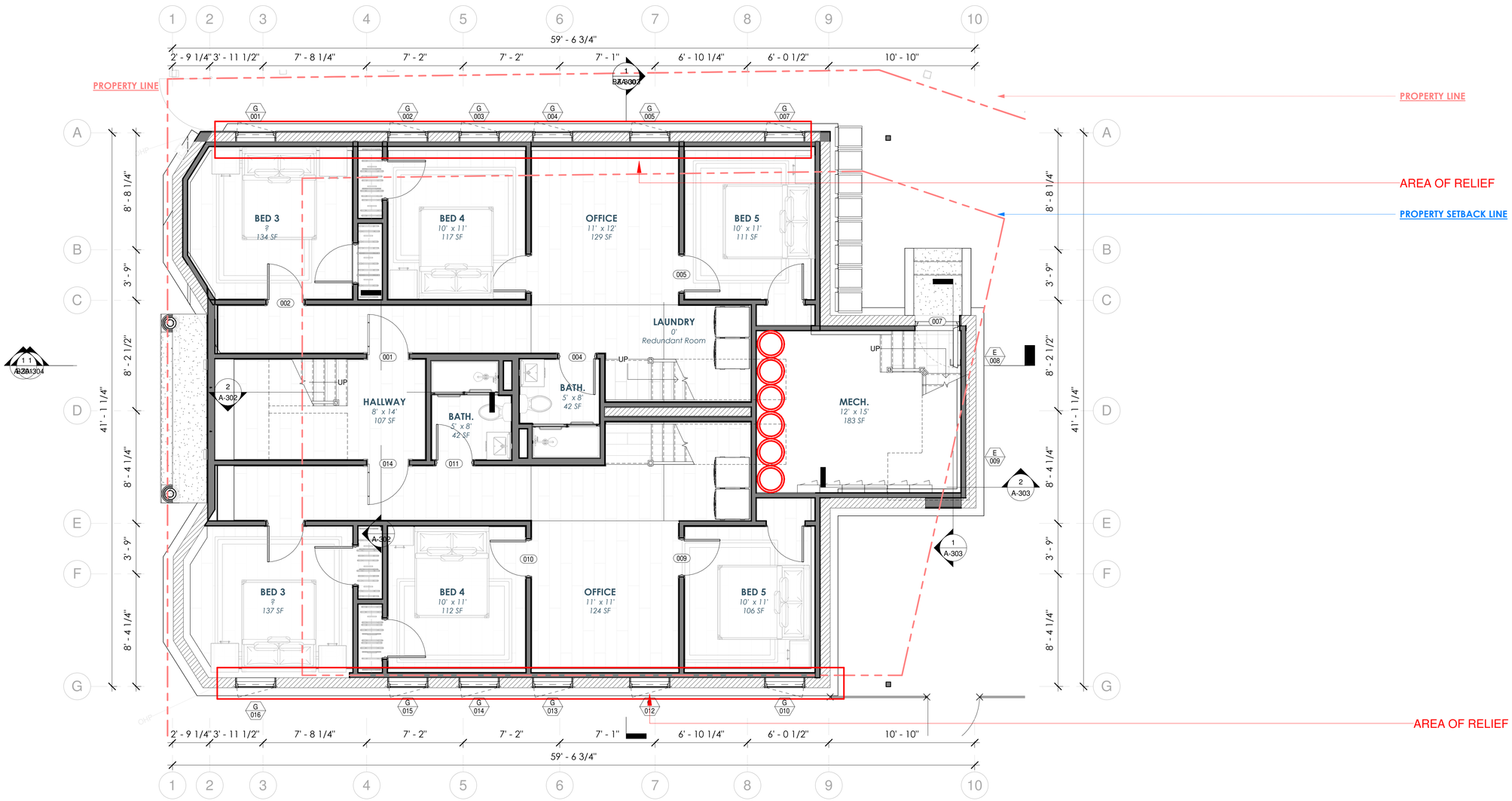
BZA-100 **LEVEL 0**



2 EXISTING - LEVEL 0
1/8" = 1'-0"



3 PROPOSED - LEVEL 0 AXON



1 PROPOSED - UNDERPINNED Copy 1
1/4" = 1'-0"

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LEVEL 0

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET, CAMBRIDGE, MA 02139

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Drawn by	Author
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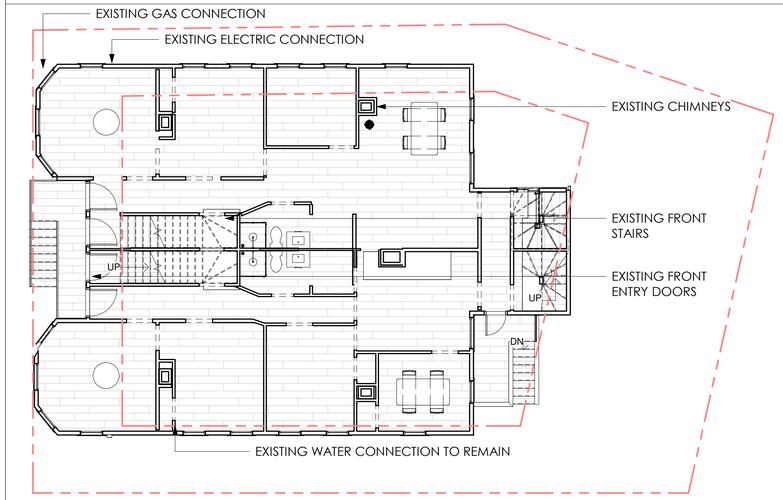
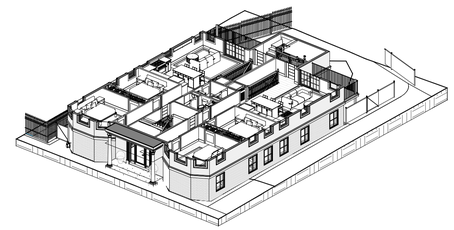
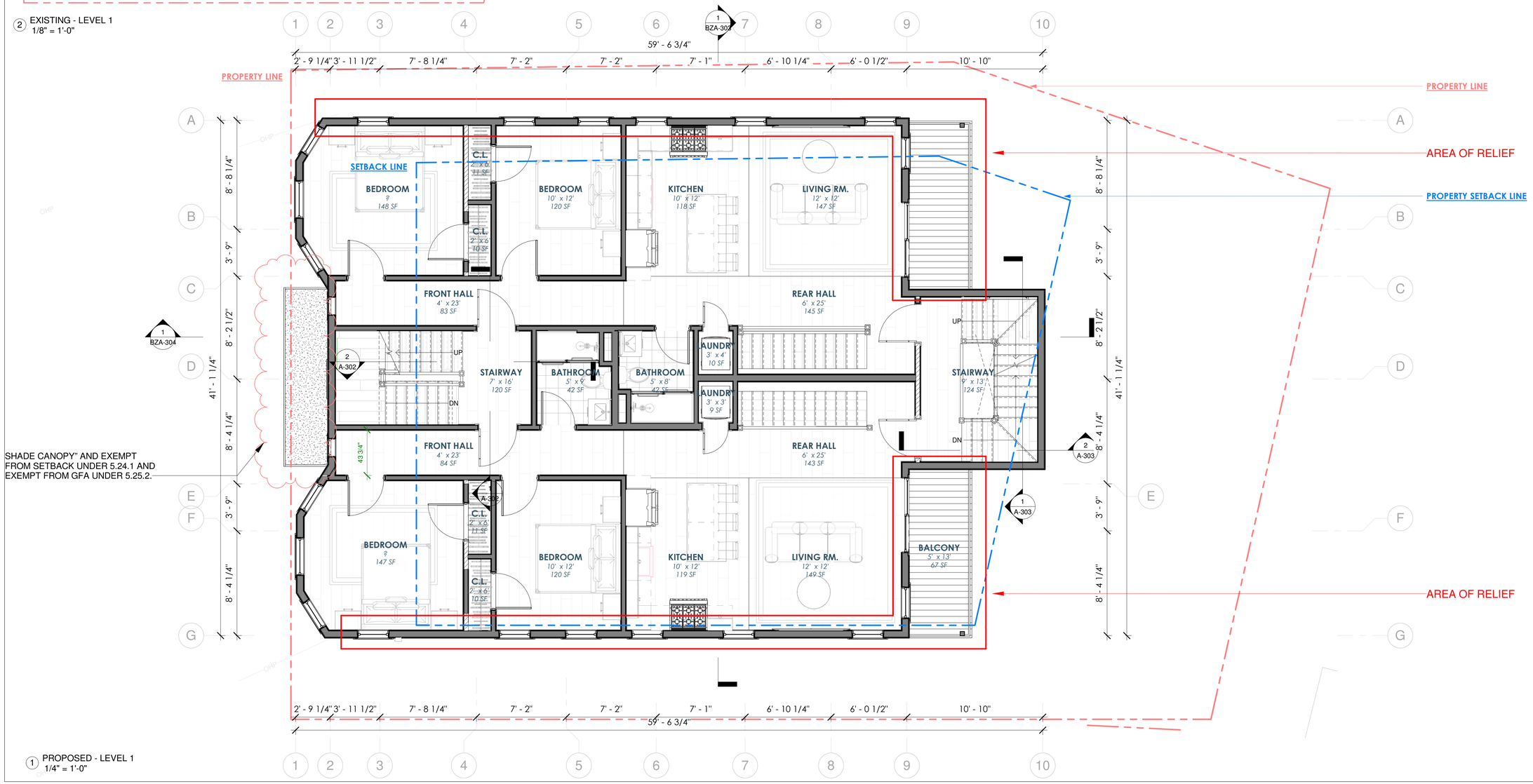
BZA-101 **LEVEL 1**



2 EXISTING - LEVEL 1
1/8" = 1'-0"



3 PROPOSED - LEVEL 1 AXON



1 PROPOSED - LEVEL 1
1/4" = 1'-0"

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LEVEL 1

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103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

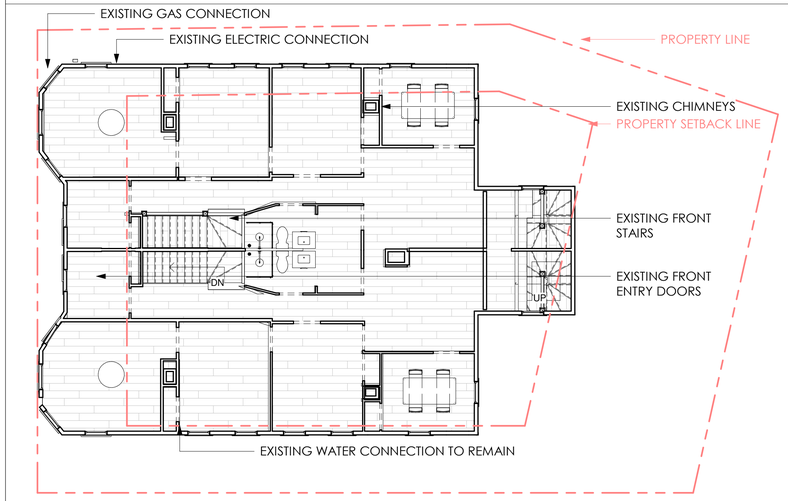
Project Status	SCHEMATIC DESIGN
Project number	2410-0103
Date	2025.02.05
Drawn by	Author
Checked by	Checker

BZA-101

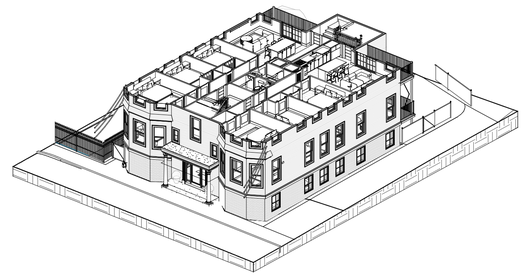
Scale	As indicated

2/5/2025 3:07:21 PM

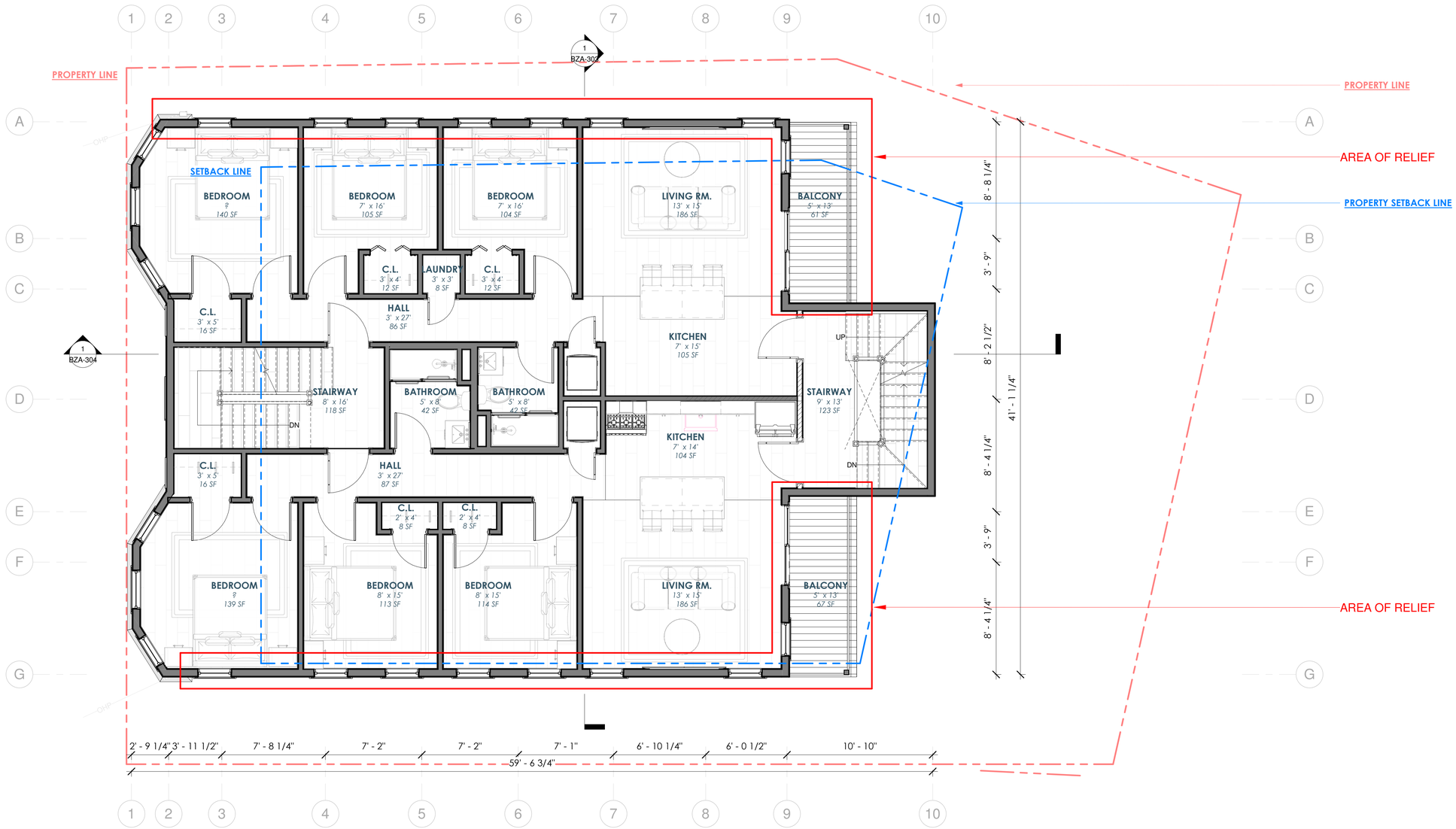
BZA-102 **LEVEL 2**



2 EXISTING - LEVEL 2
1/8" = 1'-0"



3 PROPOSED - LEVEL 2 AXON



1 PROPOSED - LEVEL 2
1/4" = 1'-0"

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REGISTRATIONS:

NOT FOR CONSTRUCTION

LEVEL 2

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET, CAMBRIDGE, MA 02139

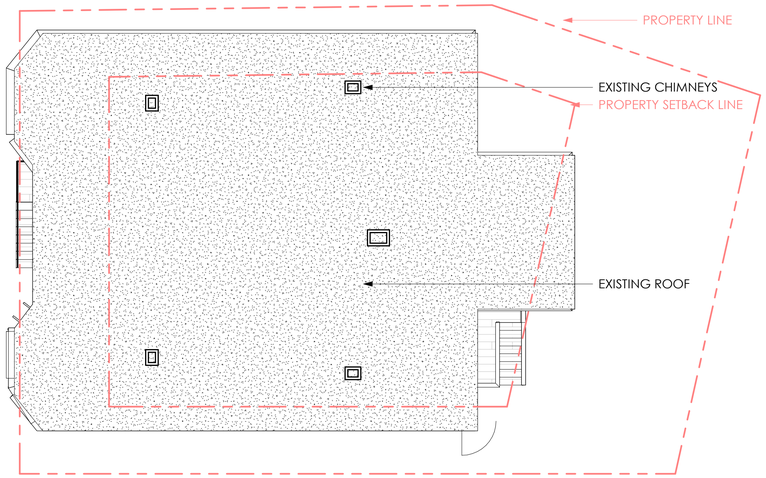
Project Status	SCHEMATIC DESIGN
Project number	2410-0103
Date	2025.02.05
Drawn by	Author
Checked by	Checker

BZA-102

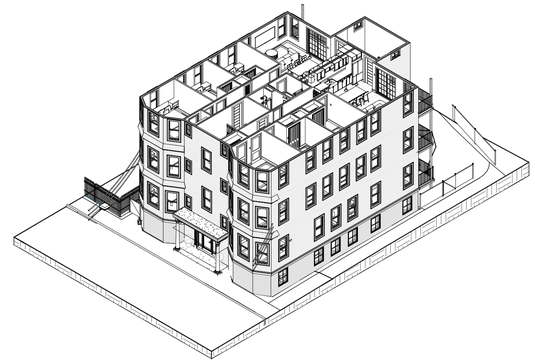
Scale	As indicated

2/5/2025 3:07:33 PM

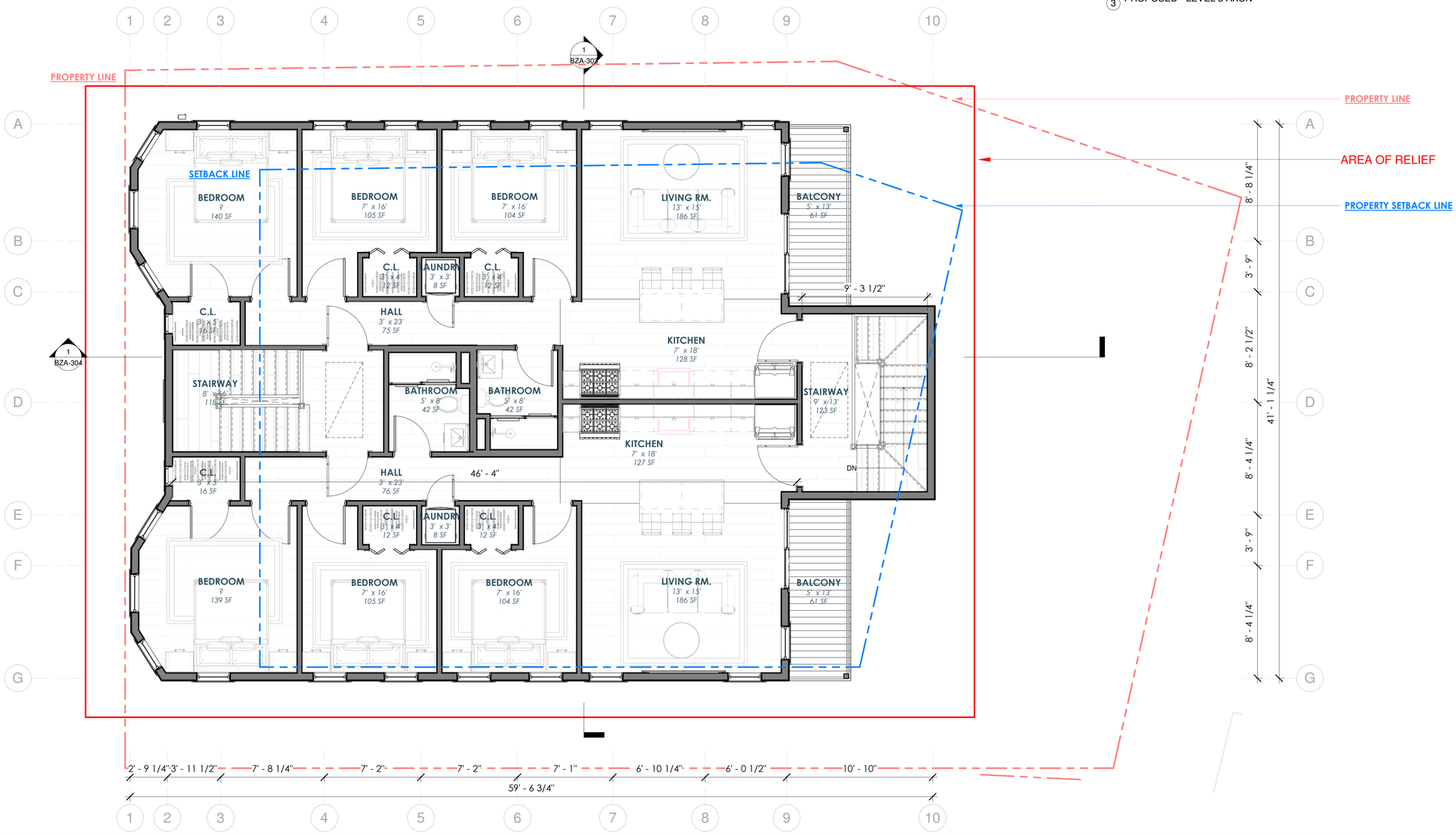
BZA-103 **LEVEL 3**



2 EXISTING - LEVEL 3
1/8" = 1'-0"



3 PROPOSED - LEVEL 3 AXON



1 PROPOSED - LEVEL 3
1/4" = 1'-0"

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REGISTRATIONS:

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LEVEL 3

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

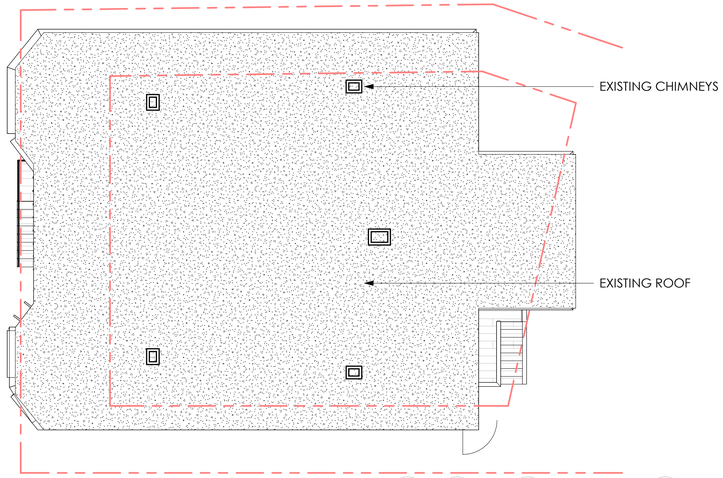
Project Status	SCHEMATIC DESIGN
Project number	2410-0103
Date	2025.02.05
Drawn by	Author
Checked by	Checker

BZA-103

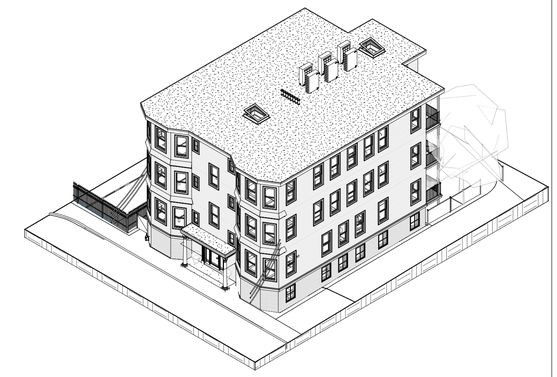
Scale	As indicated

2/5/2025 3:07:45 PM

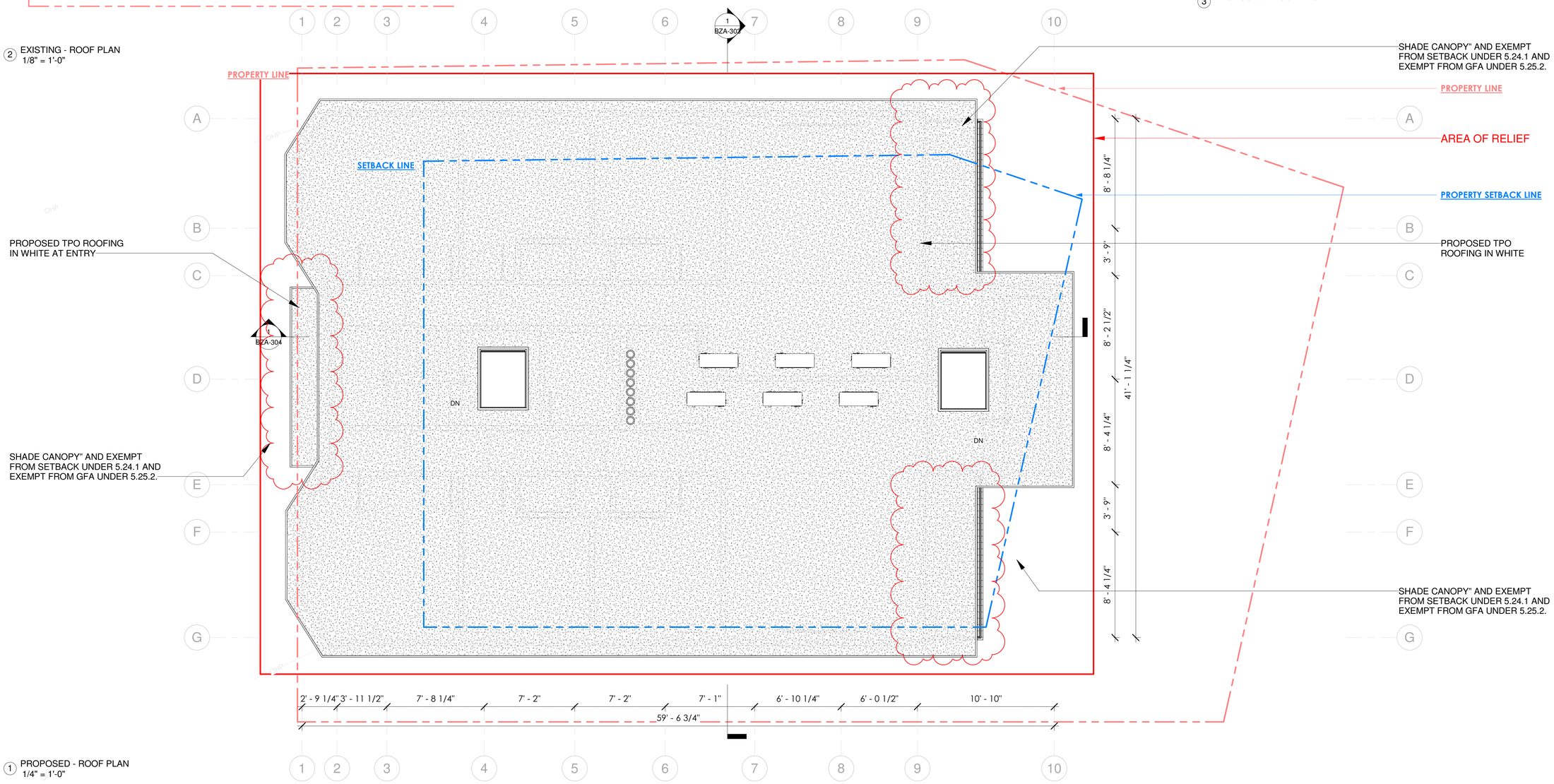
BZA-104 ROOF PLAN



2 EXISTING - ROOF PLAN
1/8" = 1'-0"



3 PROPOSED - ROOF AXON



1 PROPOSED - ROOF PLAN
1/4" = 1'-0"

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ROOF PLAN

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET, CAMBRIDGE, MA 02139

Project Status	SCHEMATIC DESIGN
Project number	2410-0103
Date	2025.02.05
Drawn by	Author
Checked by	Checker

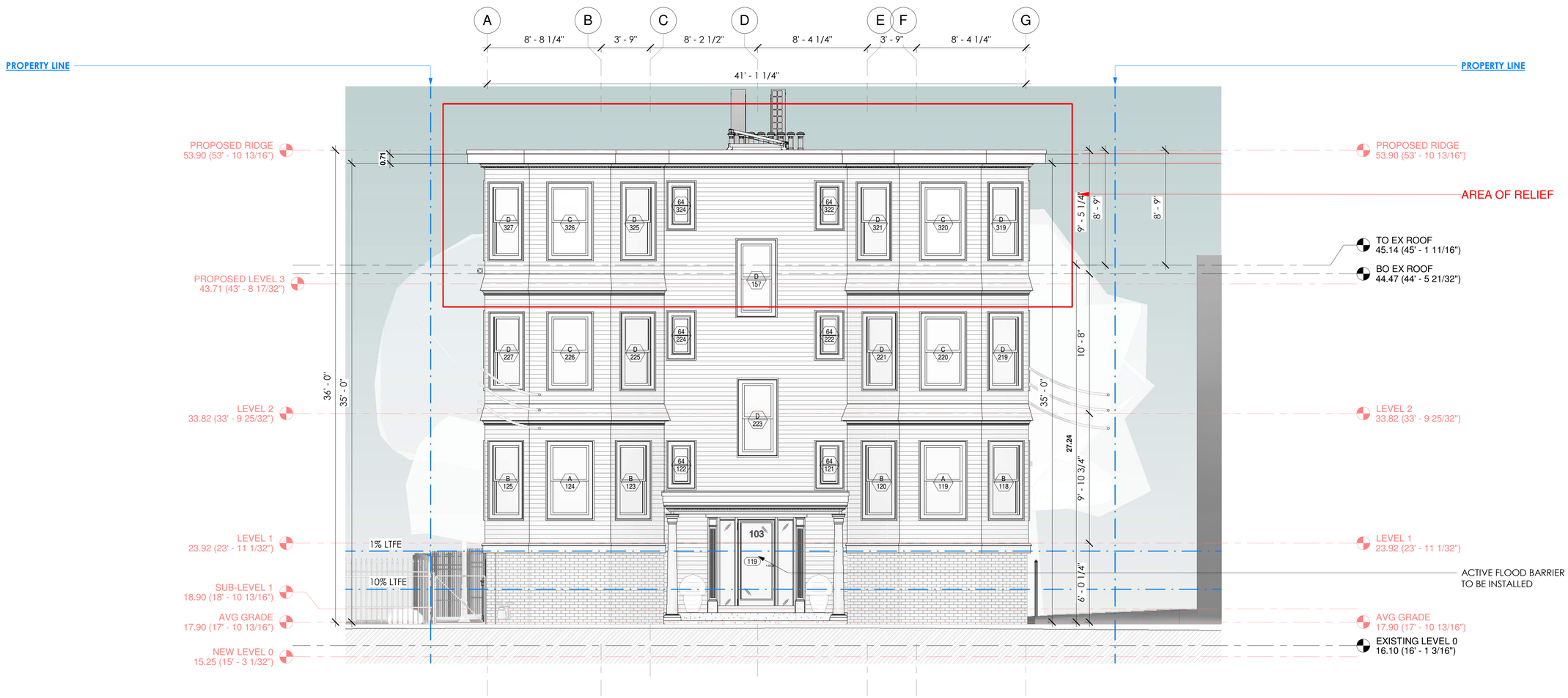
BZA-104

Scale	As indicated

2/5/2025 3:07:47 PM

BZA-200 ***ELEVATION SOUTH***

2 EXISTING - ELEVATION SOUTH
1/8" = 1'-0"



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

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REGISTRATIONS:

NOT FOR CONSTRUCTION

ELEVATION SOUTH

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

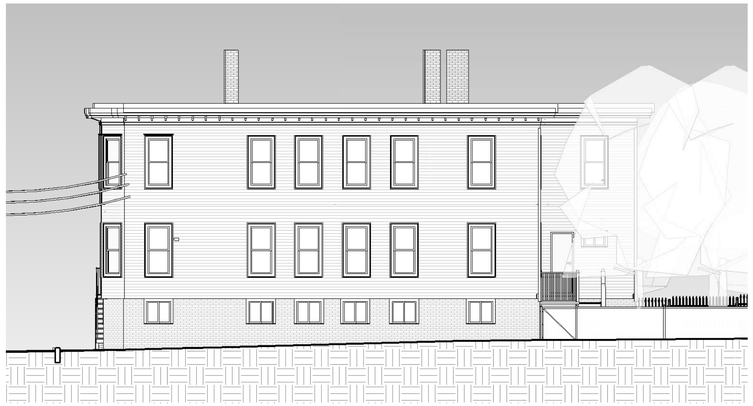
Project Status	SCHEMATIC DESIGN
Project number	2410-0103
Date	2025.02.05
Drawn by	Author
Checked by	Checker

BZA-200

Scale	As indicated

2/5/2025 3:07:50 PM

BZA-201 ***ELEVATION EAST***



2 EXISTING - ELEVATION EAST
1/8" = 1'-0"

1 PROPOSED - ELEVATION EAST
1/4" = 1'-0"

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ELEVATION EAST

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET, CAMBRIDGE, MA 02139

Project Status	SCHEMATIC DESIGN
Project number	2410-0103
Date	2025.02.05
Drawn by	Author
Checked by	Checker

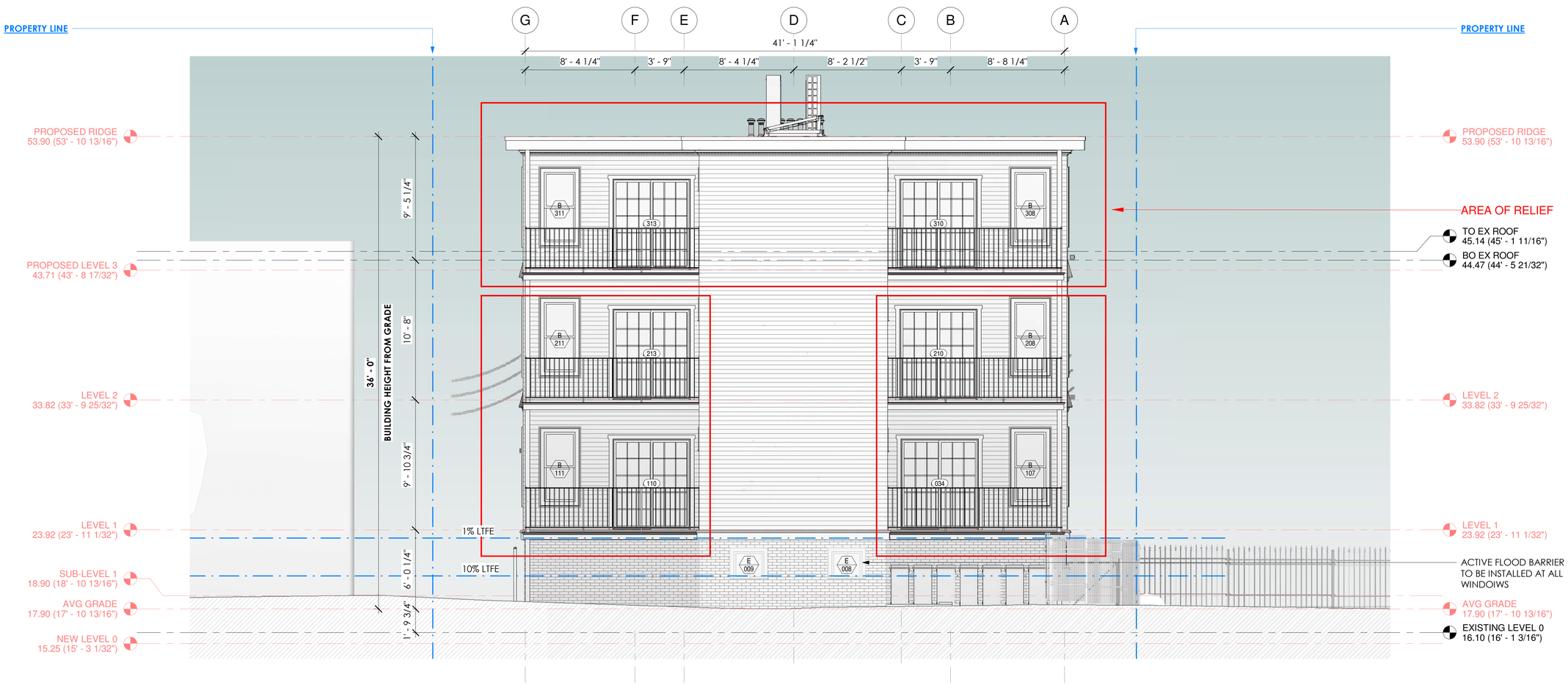
BZA-201

Scale	As indicated

2/5/2025 3:07:53 PM

BZA-202 ***ELEVATION NORTH***

② EXISTING - ELEVATION NORTH
1/8" = 1'-0"



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

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REGISTRATIONS:

NOT FOR CONSTRUCTION

ELEVATION NORTH

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103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

Project Status	SCHEMATIC DESIGN
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Date	2025.02.05
Drawn by	Author
Checked by	Checker

BZA-202

Scale	As indicated

2/5/2025 3:07:56 PM

BZA-203 **ELEVATION WEST**

2 EXISTING - ELEVATION WEST
1/8" = 1'-0"

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

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ELEVATION WEST

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

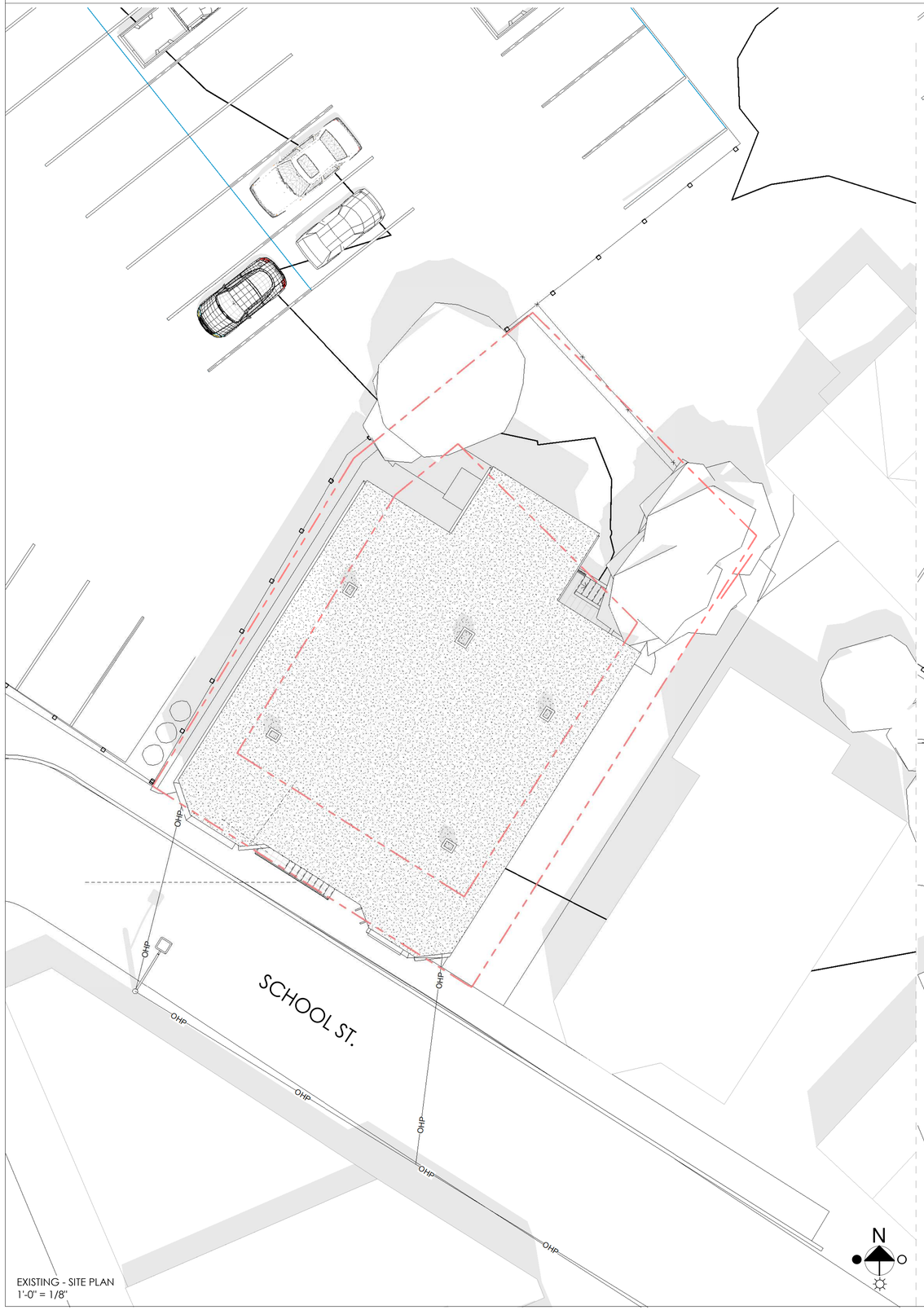
Project Status	SCHEMATIC DESIGN
Project number	2410-0103
Date	2025.02.05
Drawn by	Author
Checked by	Checker

BZA-203

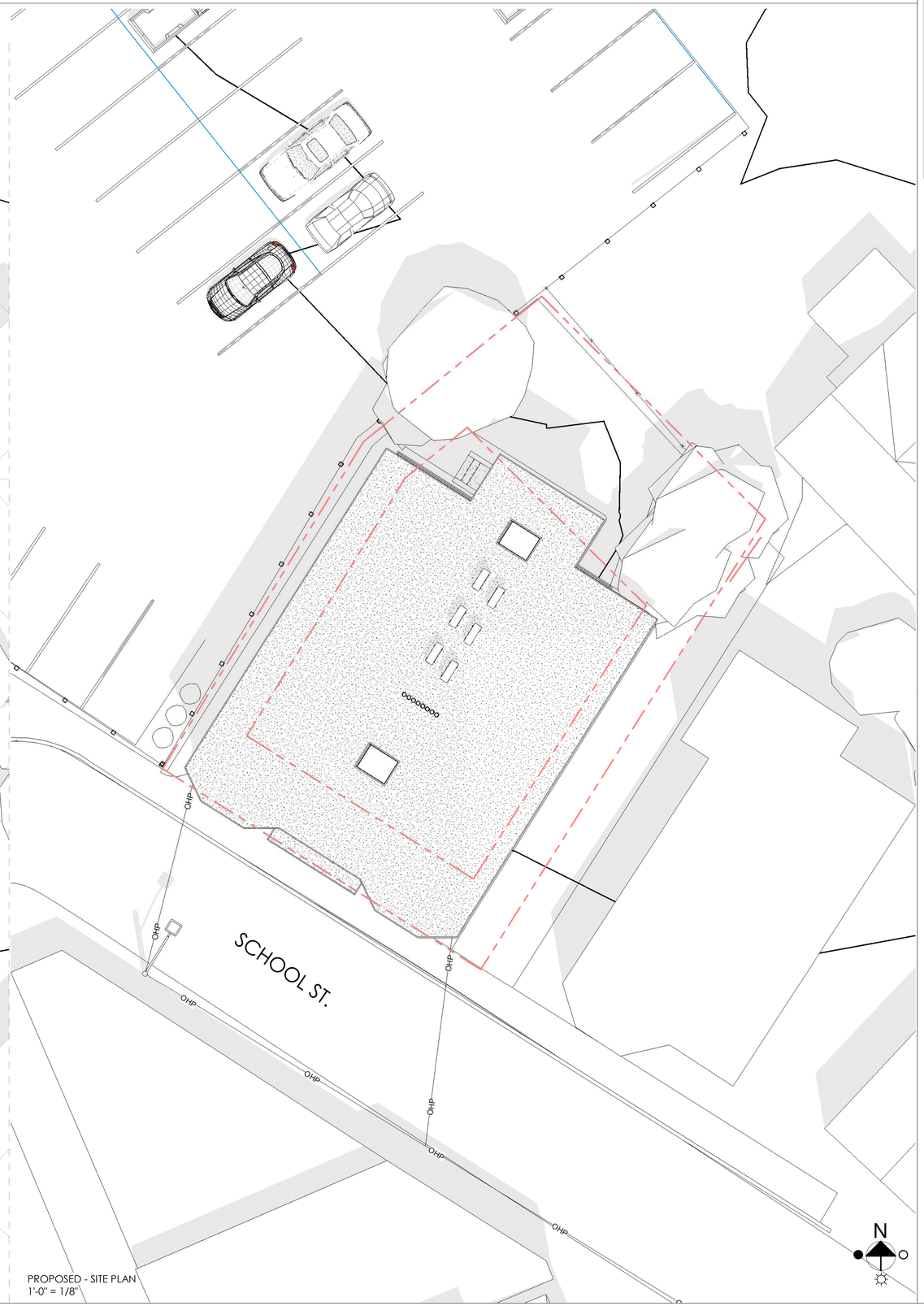
Scale	As indicated

2/5/2025 3:07:59 PM

BZA-300 **SITE PLANS**



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



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

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SITE PLANS

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

Project Status	SCHEMATIC DESIGN
Project number	2410-0103
Date	2025.02.05
Drawn by	Author
Checked by	Checker

BZA-300

Scale	1/8" = 1'-0"

2/5/2025 5:08:03 PM

BZA-301 **CERTIFIED PLOT PLAN**

PREPARED FOR:
OWNER OF RECORD:
103-109 SCHOOL ST CAMBRIDGE LLC
34 SEVLAND ROAD
NEWTON, MA 02458

REFERENCES:
DEED: BK 83238, PG 146
PLAN: PL BK 42, PL 18
PL 1955 #1751
PL 1958 #497
LCC: 7661-B
32983-A
36165-A

NOTES:
MAP/LOT: 75-123
ZONING: C-1

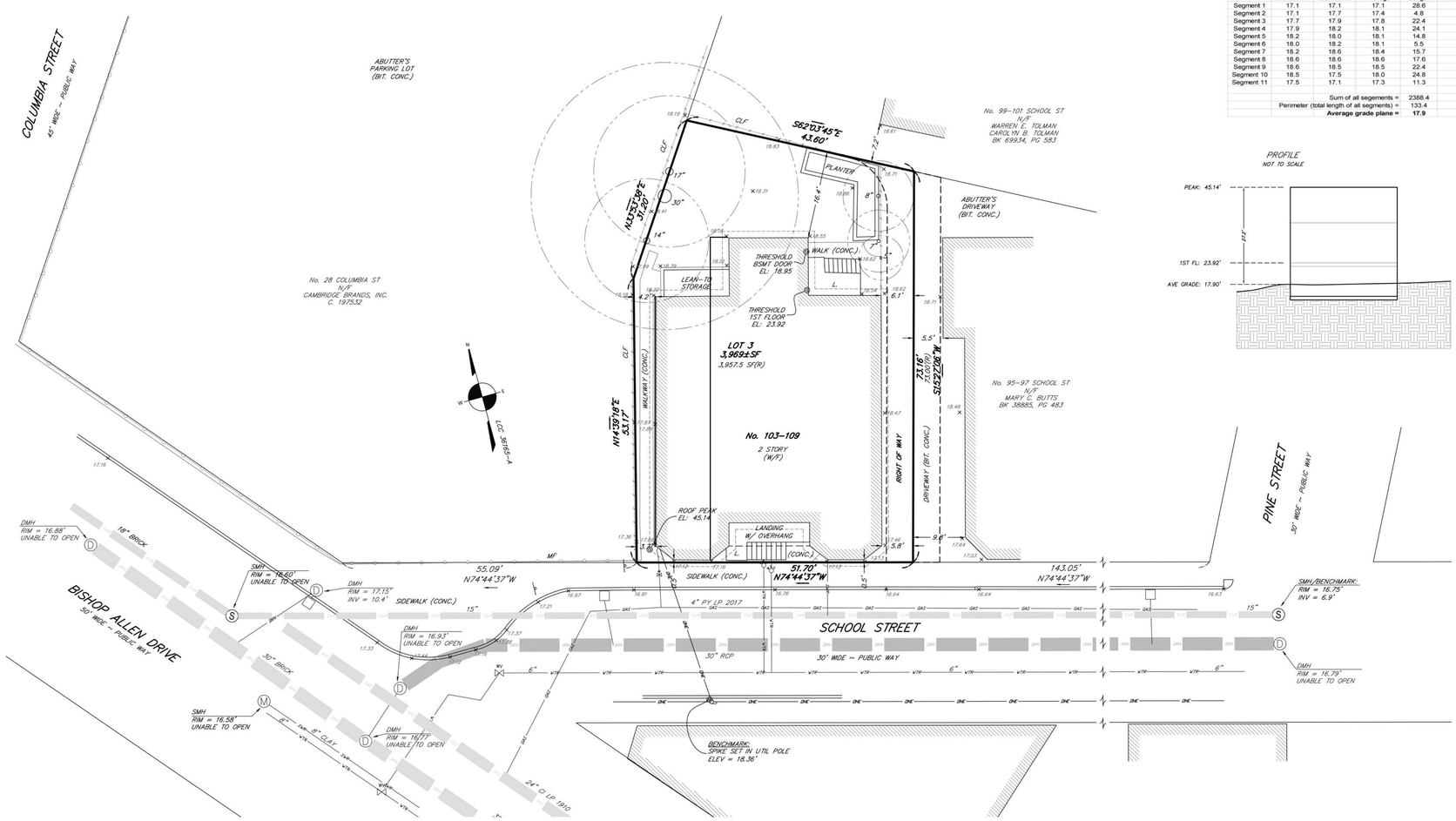
SITE PLAN OF LAND
LOCATED AT
103-109 SCHOOL STREET
CAMBRIDGE, MA
DATE: JANUARY 10, 2025 SCALE: 1.0 INCH = 10.0 FEET

0 10 20 30

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

LEGEND

BOUND	
IRON PIPE/ IRON ROD	
DRILL HOLE	
BENCHMARK	
GAS VALVE	
HYDRANT	
WATER SHUTOFF	
WATER VALVE	
CATCH BASIN	
DRAIN MANHOLE	
SEWER MANHOLE	
ELECTRIC MANHOLE	
TELEPHONE MANHOLE	
SIGN	
LIGHT POLE	
UTILITY POLE	
DRAIN LINE	DRN
SEWER LINE	SVR
GAS LINE	GAS
WATER LINE	WTR
OVERHEAD ELECTRIC LINE	OHE
CHAIN LINK FENCE	
INVERT	INV
POLY VINYL CHLORIDE	PVC
VITRIFIED CLAY	VC
REINFORCED CONCRETE PIPE	RCP
FOUND	FND
CONCRETE BOUND	CB
STONE BOUND	SB



	Elevation 1	Elevation 2	Average	Length	Average x Length
Segment 1	17.1	17.1	17.1	28.6	489.9
Segment 2	17.1	17.7	17.4	4.8	84.2
Segment 3	17.7	17.9	17.8	22.4	397.5
Segment 4	17.9	18.2	18.1	24.1	434.6
Segment 5	18.2	18.0	18.1	14.8	268.1
Segment 6	18.0	18.2	18.1	5.5	99.0
Segment 7	18.2	18.6	18.4	15.7	287.4
Segment 8	18.6	18.6	18.6	17.6	327.7
Segment 9	18.6	18.5	18.5	22.4	414.7
Segment 10	18.5	17.5	18.0	24.8	444.8
Segment 11	17.5	17.1	17.3	11.3	196.1
		Sum of all segements =		2388.4	
		Perimeter (total length of all segments) =		133.4	
		Average grade plane =		**17.9**	

PROFILE
NOT TO SCALE

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 19, 2024 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

VERTICAL DATUM
THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE BASE.

BENCHMARK
1) SPIKE SET IN UTILITY POLE
ELEVATION = 18.36'
2) RIM OF SEWER MANHOLE
ELEVATION = 16.75'

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE PRIOR TO ANY EXCAVATIONS.

FEMA
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0576E
EFFECTIVE DATE: 06/04/2010

FIELD:	MO
DRAFT:	RAP, SAP
CHECK:	GCC
DATE:	01/10/25
JOB #	24-00871

1 - PLOT PLAN
1 : 140

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REGISTRATIONS:

NOT FOR CONSTRUCTION

CERTIFIED PLOT PLAN

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET, CAMBRIDGE, MA 02139

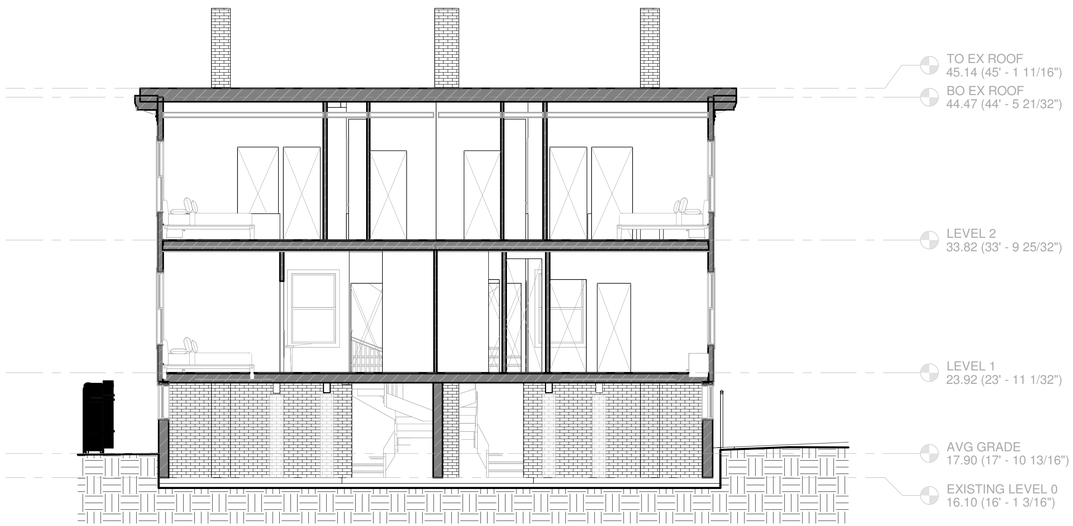
Project Status	SCHEMATIC DESIGN
Project number	2410-0103
Date	2025.02.05
Drawn by	Author
Checked by	Checker

BZA-301

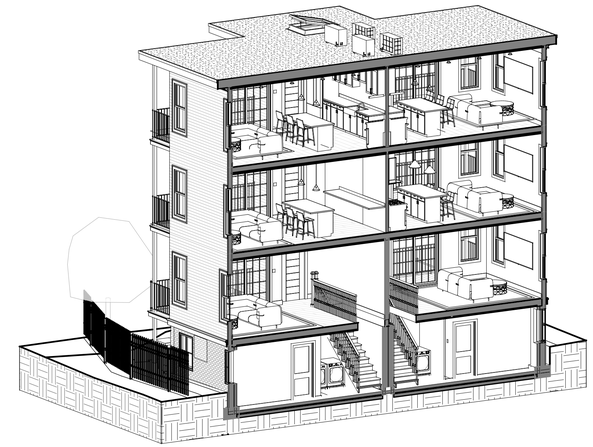
Scale 1 : 140

2/5/2025 3:08:05 PM

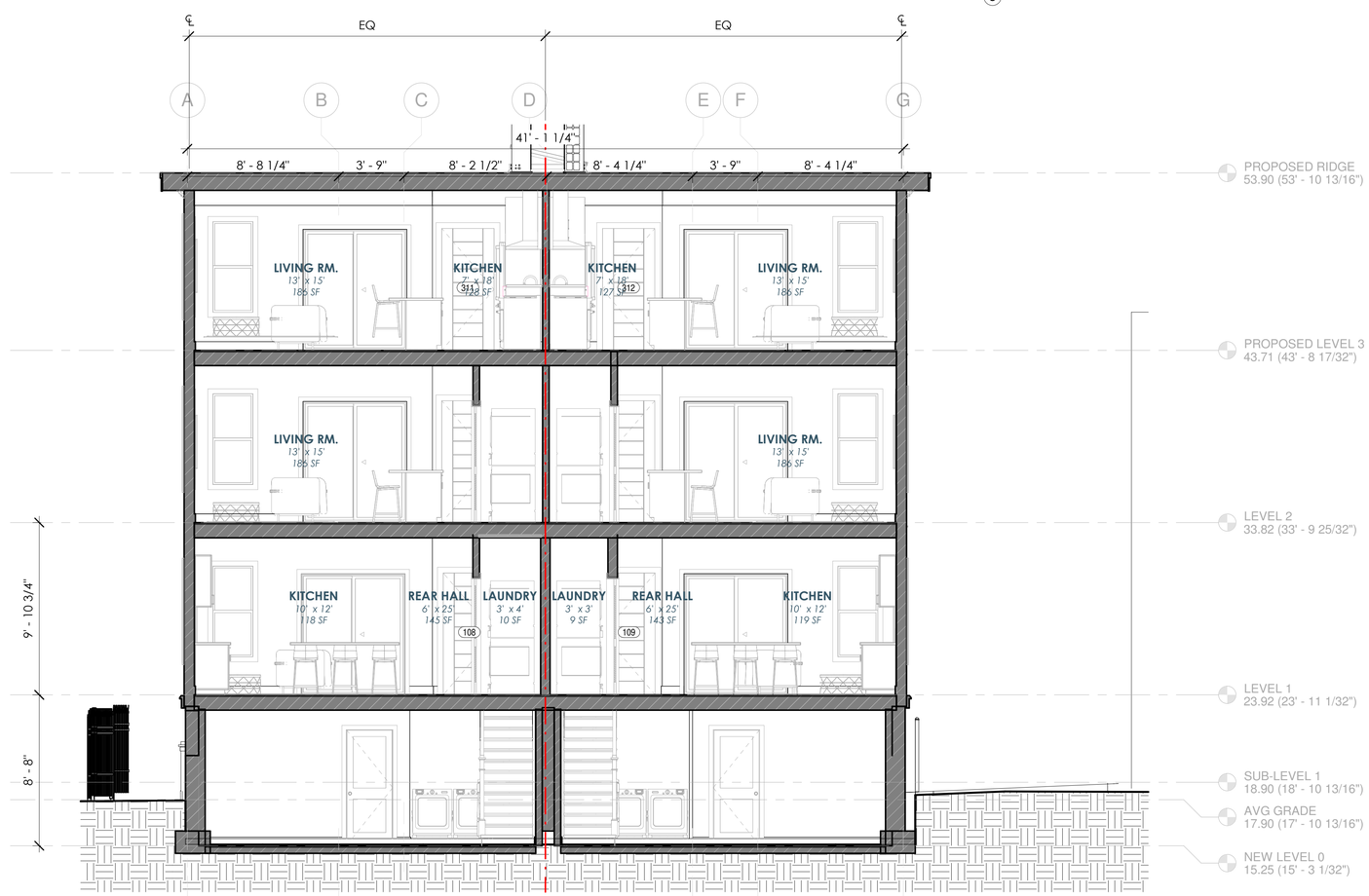
BZA-303 **SECTION A**



2 EXISTING - SECTION A
3/16" = 1'-0"



3 PROPOSED - SECTION A - AXON



1 PROPOSED - SECTION A
1/4" = 1'-0"

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SECTION A

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

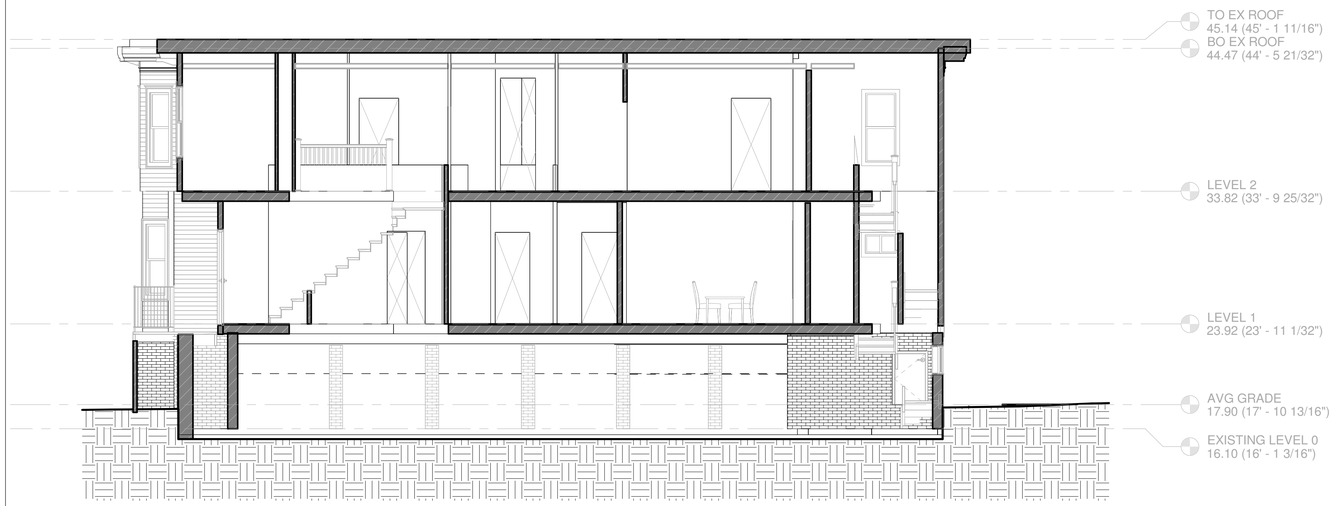
Project Status	SCHEMATIC DESIGN
Project number	2410-0103
Date	2025.02.05
Drawn by	Author
Checked by	Checker

BZA-303

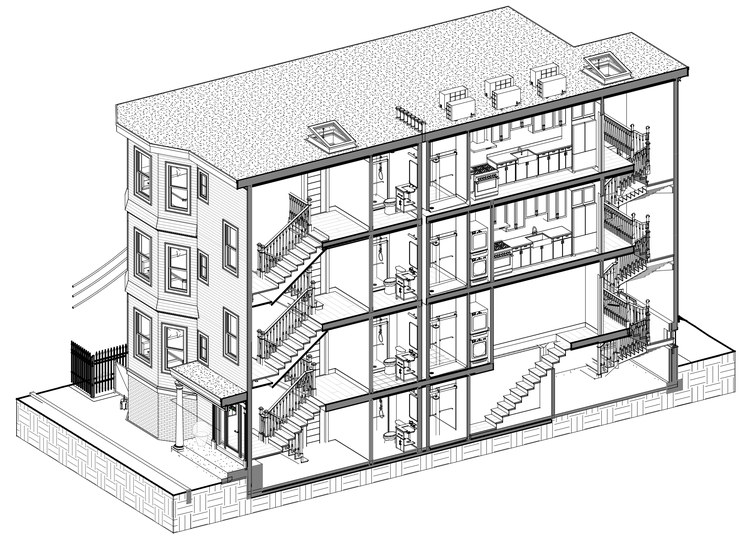
Scale	As indicated

2/5/2025 3:08:08 PM

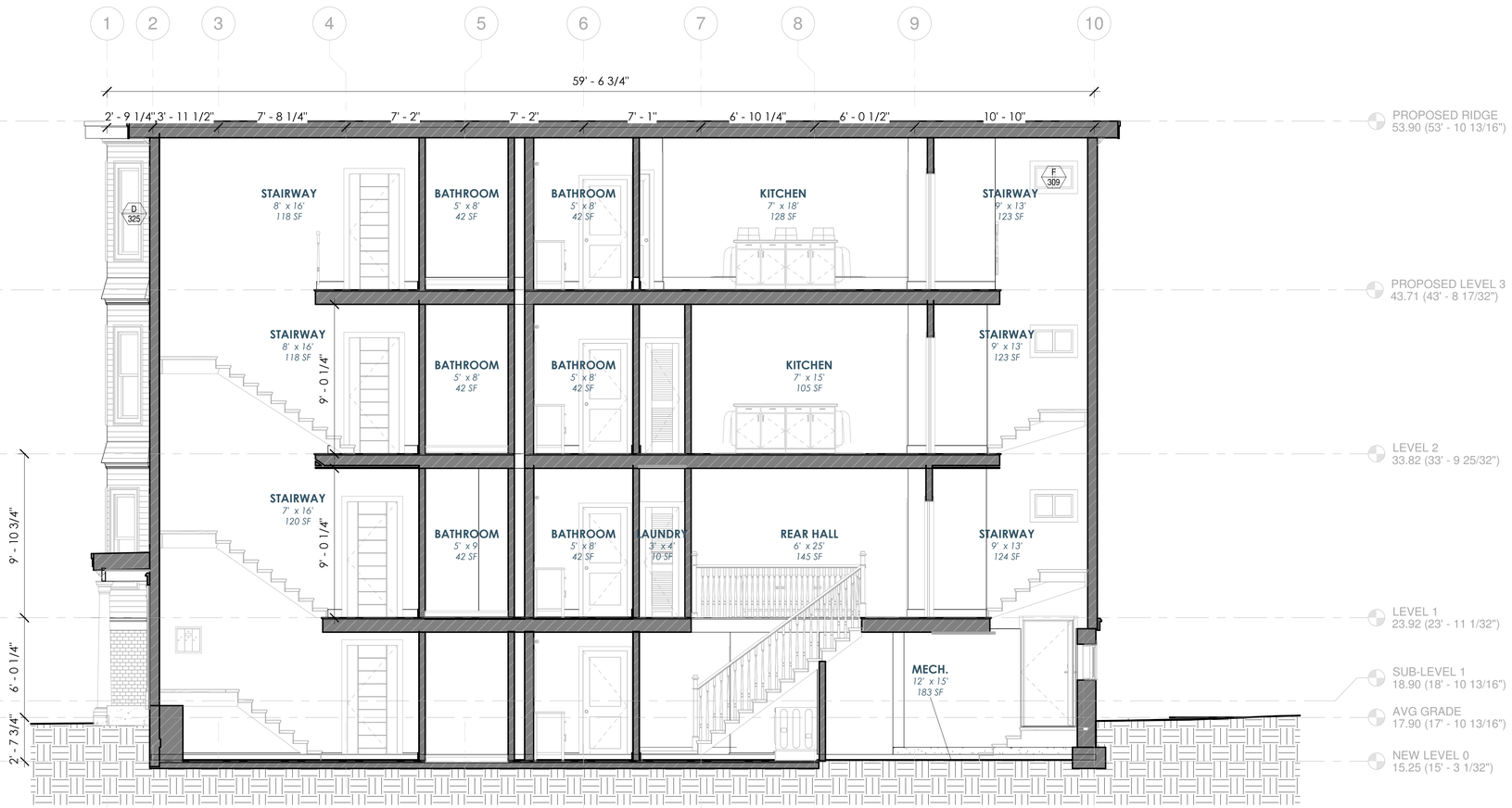
BZA-304 **SECTION B**



2 EXISTING - SECTION B
3/16" = 1'-0"



3 PROPOSED - SECTION B - AXON



1 PROPOSED - SECTION B
1/4" = 1'-0"

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SECTION B

SAM & SUNNY ZUO

103-109 SCHOOL STREET

103-109 SCHOOL STREET,
CAMBRIDGE, MA 02139

Project Status	SCHEMATIC DESIGN
Project number	2410-0103
Date	2025.02.05
Drawn by	Author
Checked by	Checker

BZA-304

Scale	As indicated

2/5/2025 3:08:12 PM

City of Cambridge, MA

search results

Parcel # : 75-123

Documents

- Building Photo (3)
- Online Property Database
- Comparable Sales
- Parcel Block Map

Assessment | Building Data | Sale History

Owner Name :	103-109 School St Cambridge ...
Location :	103 School St
Street Name :	School St
Street Number Index :	103
Street Number :	103
Map :	75
Lot :	123
Unit :	
GIS ID :	75-123
Total Assessed Building Value :	$383,400
Total Assessed Improvements :	$383,400
Total Assessed Land Value :	$282,600
Total Assessed Parcel Value :	$666,000
Total Assessed Bldg And Extra :	0
Total Assessed Land Outbldgs :	0
Use Description :	Boarding-Hse
Use Description 2 :	
Use Description 3 :	
Zone :	C1
Zone Description :	
Frontage :	
Assessed Land Value :	$282,600
Co_Owner Full Name :	
County :	

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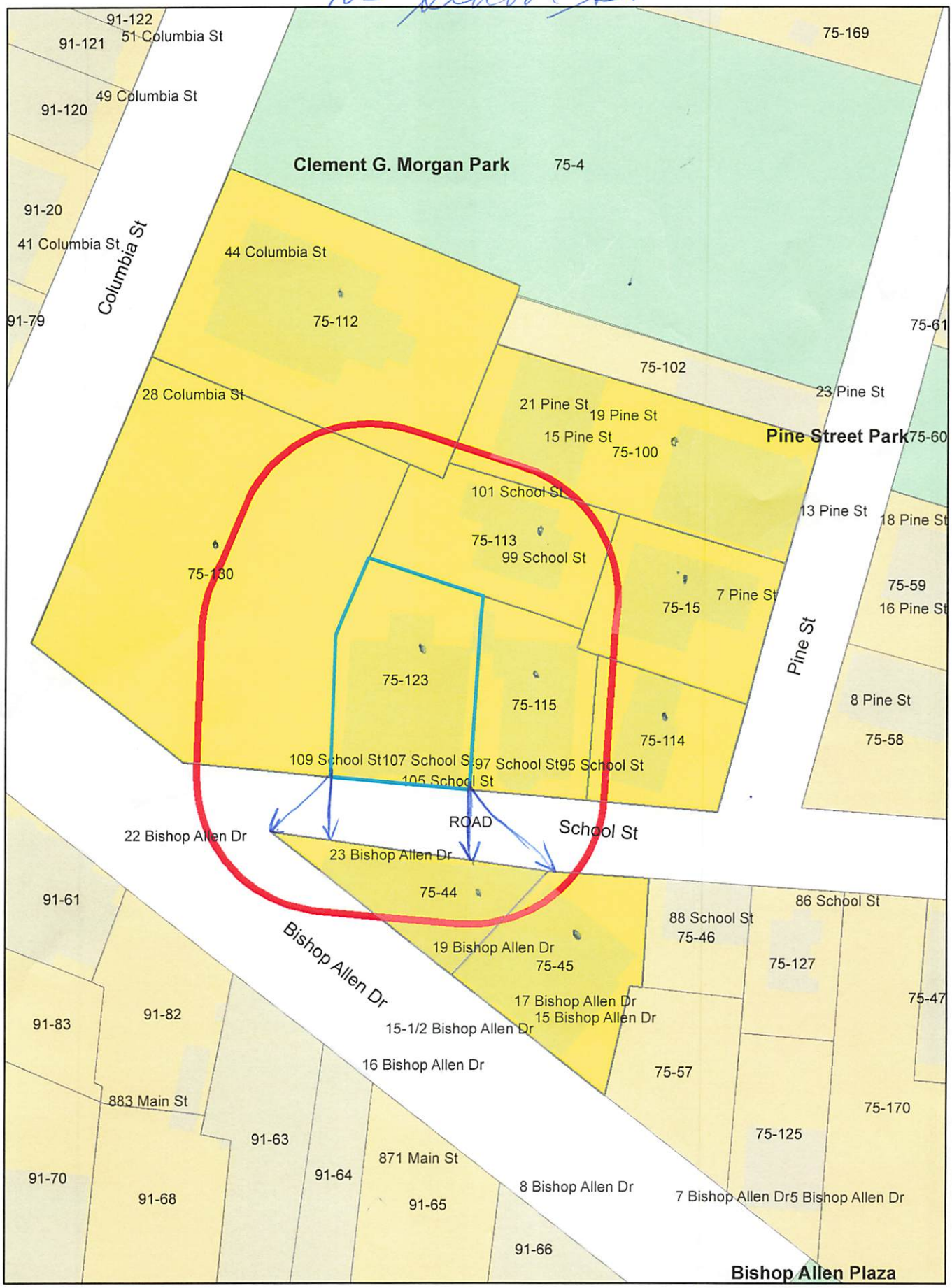
Powered by Esri

103 School St.



103 School St.

Petitioner

75-130
CAMBRIDGE BRANDS, INC.
810 MAIN ST.
CAMBRIDGE, MA 02139

75-113
TOLMAN, WARREN E. & CAROLYN B. TOLMAN
30 STONELEIGH CIR
WATERTOWN, MA 02472

TRILOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

75-115
BUTTS, MARY C
95 SCHOOL ST
CAMBRIDGE, MA 02139

75-112
SEAL PROPERTIES, LLC
PO BOX 398063
CAMBRIDGE, MA 02139

75-15
AMJ SOUZA LLC,
22 BROCKETT RD
WALLINGFORD, CT 06492

75-45
SOMMARIPA, EVA A. &
NICHOLAS C.R. SOMMARIPA
TRS OF THE GEORGE SOMMARIPA 1997 REV. TR.
105 JORDAN RD
S. DARTHMOUTH , MA 02748

75-114
POLLYDOODLE PROPERTIES LLC
86 BISHOPSGATE RD
NEWTON, MA 02459

75-15
HOWIE, LISA MARIE
7-9 PINE ST UNIT 7
CAMBRIDGE, MA 02139

75-44
KIMBERK, FREDERICK S.
TRS THE FREDERICK S. KIMBERK REV. TR
45 IRVING ST
CAMBRIDGE, MA 02138

75-123
103-109 SCHOOL ST CAMBRIDGE LLC
34 SEVLAND RD
NEWTON, MA 02458

75-100
11-21 PINE STREET REALTY, LLC
59 UNION SQUARE
SOMERVILLE, MA 02143

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: Steven Hoheb **Date:** /
(Print)

Address: 103 School St.

Case No. BZA-1151091

Hearing Date: 3/13/25

Thank you,
Bza Members

March 5, 2025

Via Email

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: BZA Case No. 1151091-BZA-2025
BZA Application: 103-109 School Street, Cambridge, MA

Dear Mr. Chairman and Members of the Board of Zoning Appeal:

The Petitioner respectfully requests that this Board (a) accept this withdrawal without prejudice of the Special Permit application set forth in the above-referenced matter; and (b) grant the minimal variance request necessary to allow for this project to proceed.

In further support of this request, please refer to the revised materials, including a revised BZA Application – Page 1, revised Dimensional Form, and revised Architectural Plans, filed with this letter.

After submitting this BZA application zoning relief, including a Variance and a Special Permit, Cambridge's City Council amended the applicable zoning (on Feb. 10, 2025). As a result, a Special permit is no longer needed, as window changes proposed on the sides of the structure as now "as of right" (pursuant to Sec. 5.40, Footnote (4)(c)), whereby the existing setbacks of the existing structure are now conforming). Thus, we request a withdrawal without prejudice of the Special Permit.

The new zoning also reduces the scope of the Variance request. The proposed vertical addition of a fourth-story is now permissible "as of right" under the newly amended zoning ordinance, except with respect to the portion of the addition that lies within the front 10 feet of the lot (see Architectural plans).

A strict enforcement of the zoning ordinance would require that the top floor be setback 10 feet from the front lot line, limiting stairwell, corridor and bedroom space at this level, and challenging the feasibility of the project. Where this additional massing, located atop the three-story structure that sits at the front of the lot, will have no negative impacts on neighboring properties, a Variance is justified and in the public interest. For these reasons, the Petitioner respectfully requests this Board grant the minimal variance relief necessary to allow for this project to proceed.

Thank you for your assistance with this matter.

Sincerely,

Sarah Like Rhatigan, Esq.

Enclosures

12 MARSHALL STREET
BOSTON, MA 02108

P. 617-523-5000
C. 617-543-7009