



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JUL 21 PM 12:14
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 185241

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Rebecca Krauss O'Hara

PETITIONER'S ADDRESS: 6 Hawthorne Park, Cambridge, MA 02138

LOCATION OF PROPERTY: 6 Hawthorne Pk, Unit 2, Cambridge, MA

TYPE OF OCCUPANCY: 2 Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Dormer/

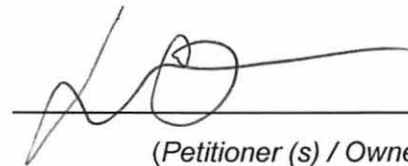
DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to add dormers to an existing two family thereby exceeding the allowed Floor Area Ratio, and locate exterior stairs and window alterations and additions within the 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 (Alteration to Pre-Existing Nonconforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) / Owner)

Rebecca Krauss O'Hara
(Print Name)

Address:

Tel. No.

E-Mail Address:

6 Hawthorne Park Cambridge
413-883-4903

rebeccaohara119@gmail.com

Date: 7/20/22

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 Rebecca Krauss O'Hara
(OWNER)

Address: 6 Hawthorne Park Cambridge MA 02138

State that I/We own the property located at 6 Hawthorne Park,
which is the subject of this zoning application.

The record title of this property is in the name of Rebecca Krauss

*Pursuant to a deed of duly recorded in the date 12/20/17, Middlesex South
County Registry of Deeds at Book 70417 Page 82; or

Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

[Signature]
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

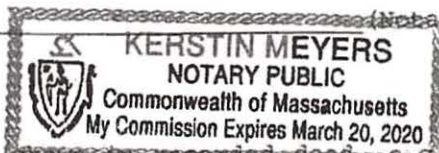
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Rebecca Krauss O'Hara personally appeared before me,
this 08 of October, 2019, and made oath that the above statement is true.

[Signature] Notary

My commission expires _____ (Notary Seal).



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

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 6 Hawthorne Pk , Unit 2 , 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 proposed alteration to the principal structure upon the issuance of a Special Permit where, as in this case, the existing structure does not presently comply with setbacks (specifically side and rear yards) and the allowable Floor Area Ratio. The proposed alterations will not increase any other nonconformities.

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 alterations will not impact traffic or egress. As nearly all of the surrounding homes have similar dormers, and the abutting neighbor has a similar exterior stair in the side yard, the proposed alterations will conform with the neighborhood character.

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 proposed alterations will not impact adjacent uses as the residence will be used in the same manner as it is currently.

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 alterations will only positively impact the health, safety, and welfare of the occupants with life safety improvements.

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

The proposed alterations will be in keeping with the character and use of the district, and will only provide benefit of upgrading the housing stock to modern standards of living.

***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: Rebecca Krauss O'Hara

Location: 6 Hawthorne Pk., Unit 2, Cambridge, MA

Phone: 413-883-4903

Present Use/Occupancy: 2 Family

Zone: Residence B Zone

Requested Use/Occupancy: 2 Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4124	4332	1890	(max.)
<u>LOT AREA:</u>		3780	3780	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.09	1.15	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1890	1890	2500	
<u>SIZE OF LOT:</u>	WIDTH	45	45	50	
	DEPTH	84	84	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	5.4	5.4	15	
	REAR	19.2	19.2	25	
	LEFT SIDE	12.1	12.1	7.5/20	
	RIGHT SIDE	6.3	6.3	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	31.66	31.66	35	
	WIDTH	59.5	59.5	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		30+%	30+%	40%	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		0	0	2	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

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'.



ZVZ STUDIO LLC
architecture
interior design
planning

137 Robbins Rd,
Arlington, MA 02476
T 603 828 7266



Addition at:
6 Hawthorne Park
Cambridge, MA 02138

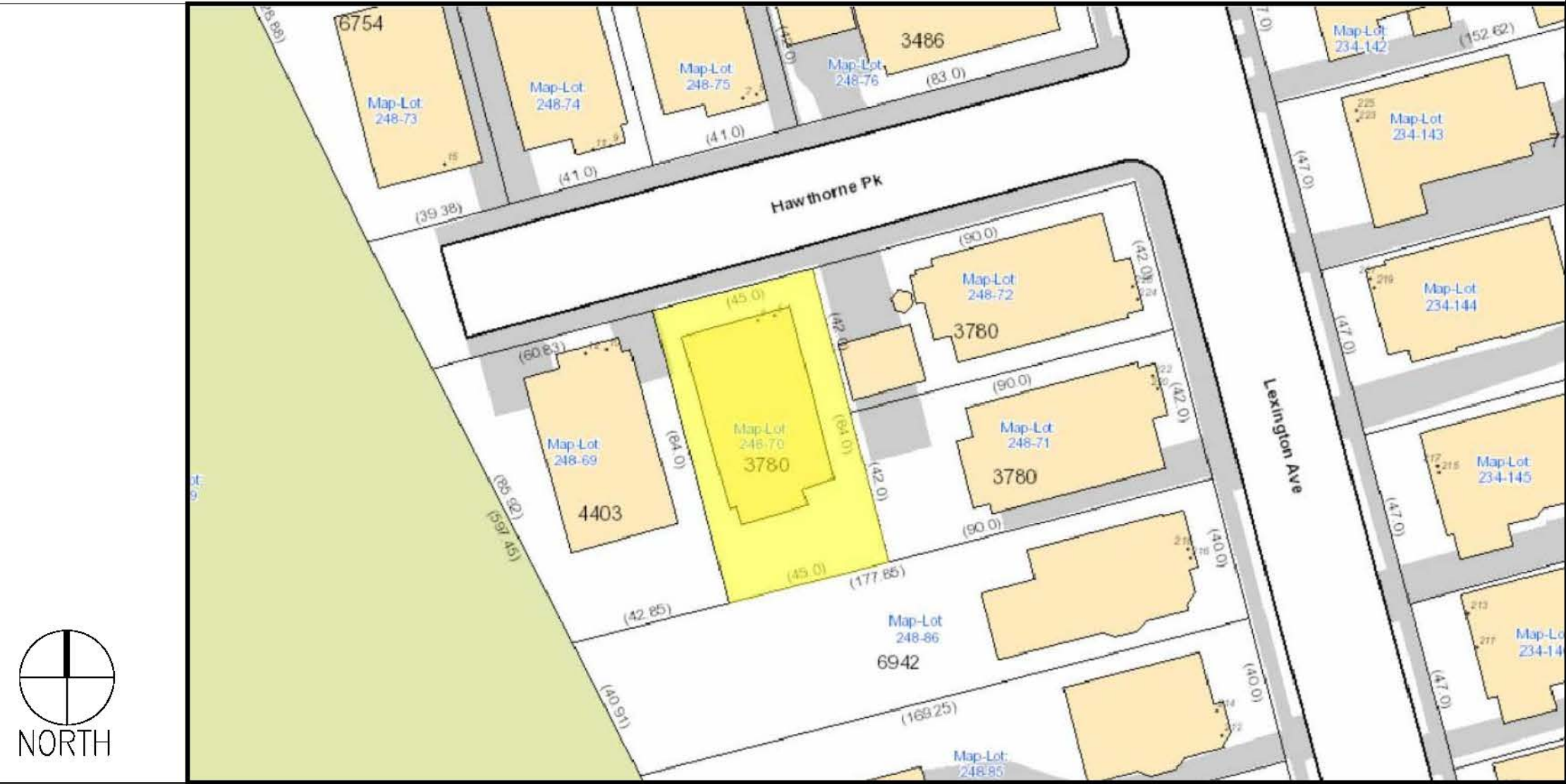
FOR PERMIT
JULY 29, 2022

Addition at: 6 Hawthorne Park
Cambridge, MA 02138

Title:

COVER, NOTES, DRAWING LIST

SITE MAP:



GENERAL NOTES:

1. THE CONTRACTOR SHALL ADHERE TO ALL CODES HAVING JURISDICTION IN CONSTRUCTION OF THE PROJECT.
2. GC TO ASSUME RESPONSIBILITY FOR CORRECTNESS OF WORK AND ADEQUACY OF WORK. BE RESPONSIBLE FOR AND PAY ALL DAMAGES CAUSED BY WORK OR WORKMEN.
3. THE GC SHALL OBTAIN AND PAY FOR ALL PERMITS AND ARRANGE FOR INSPECTIONS AND APPROVALS FROM THE GOVERNING AUTHORITIES.
4. ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN. ALL PLUMBING SHALL BE DONE BY LICENSED PLUMBER.
5. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. PROMPTLY NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY, AND BEFORE PROCEEDING WITH THE WORK.
6. THESE DRAWINGS ONLY SHOW DESIGN INTENT. CONTRACTOR TO COORDINATE DIMENSIONS, PLUMBING AND ELECTRICAL SYSTEMS REQUIRED TO COMPLETE WORK.
7. A STRUCTURAL ENGINEER SHALL VERIFY THE STRUCTURAL INTEGRITY OF EXISTING AND NEW STRUCTURAL WORK.

ABBREVIATIONS

AFF ABOVE FINISH FLOOR
CIRC CIRCULAR
DEMO DEMOLITION
DIA DIAMETER
EA EACH
EXIST EXISTING
FIN FINISH
FLR FLOOR
FOUND FOUNDATION
GC GENERAL CONTRACTOR
GWB GYPSUM WALL BOARD
MANUF MANUFACTURER
NIC NOT IN CONTRACT
PTD PAINTED
REQ'D REQUIRED
RM ROOM
SCHED SCHEDULE
SS STAINLESS STEEL
STRUCT STRUCTURE
TBD TO BE DETERMINED
TYP TYPICAL
U.N.O. UNLESS NOTED OTHERWISE
WD WOOD

DRAWING LIST

A0.0	COVER, NOTES, DRAWING LIST
D1.0	DEMOLITION & SITE PLAN
A1.0	NEW WORK FLOOR PLANS, DOOR & SKYLIGHT TYPES
A1.1	CEILING PLANS & SECTIONS
A1.2	ELEVATIONS & WINDOW TYPES

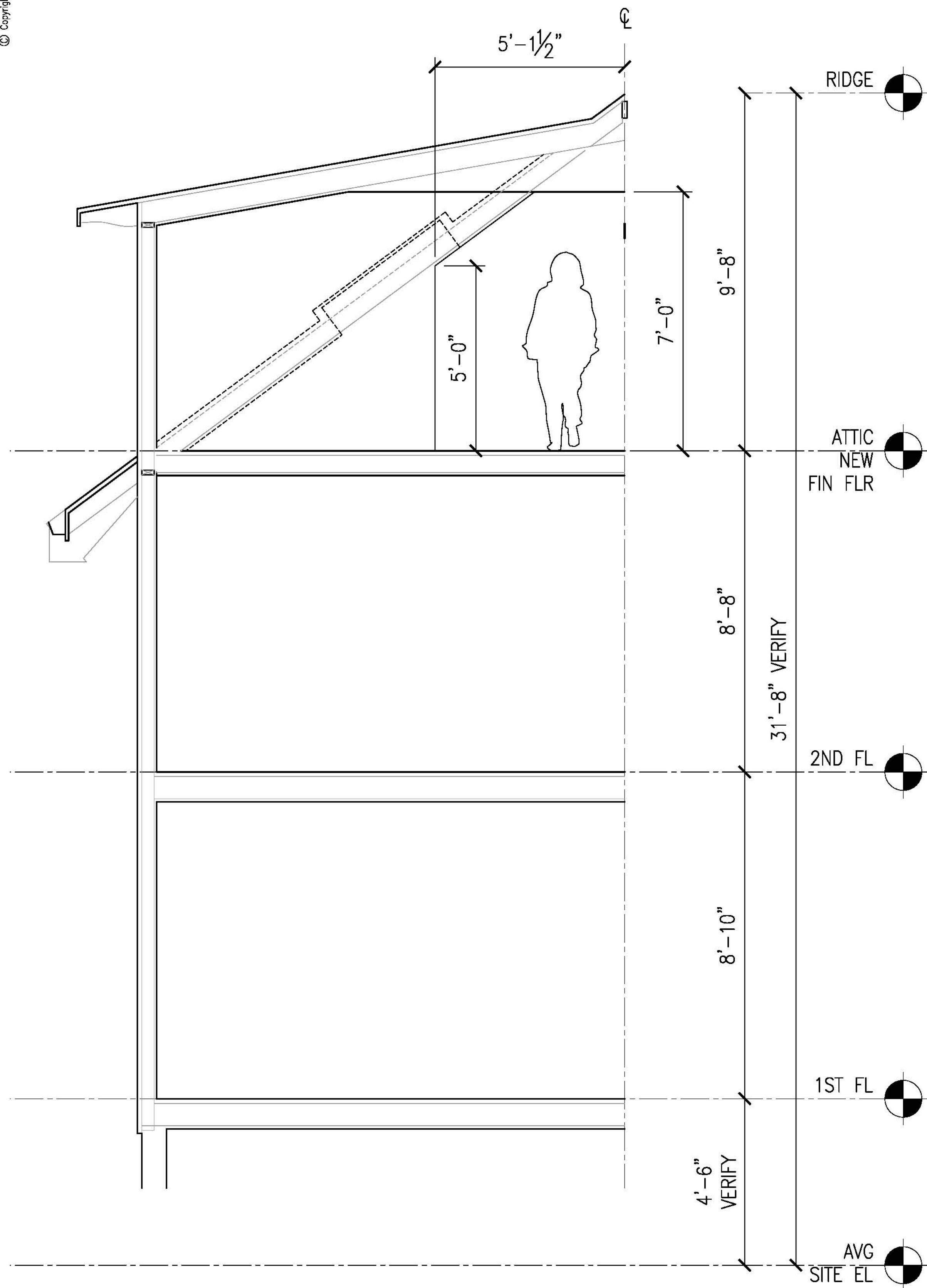
Revisions: Date:

PERMIT



Stamp

Date: JULY 29, 2022
Scale: AS NOTED
Proj. # XXX
Dwg by: MVZ
Checked: MVZ
Drawing #: A0.0

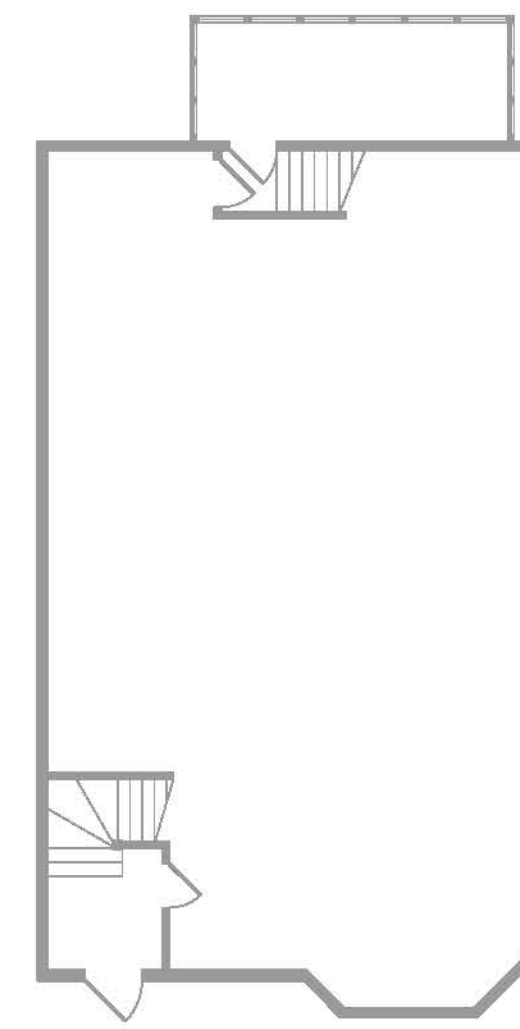


9

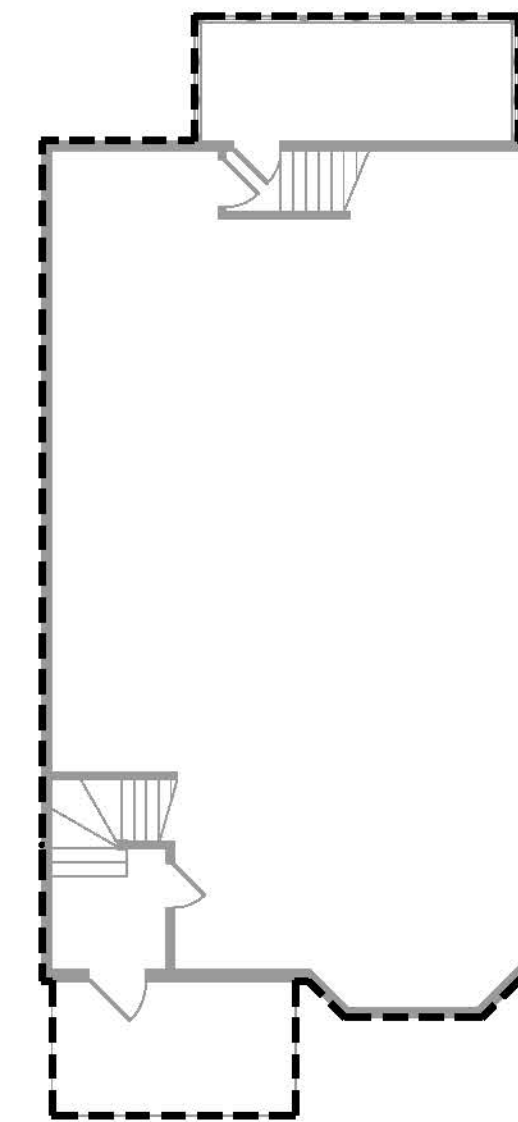
CROSS SECTION 2-2

SCALE: 1/4"=1'-0"

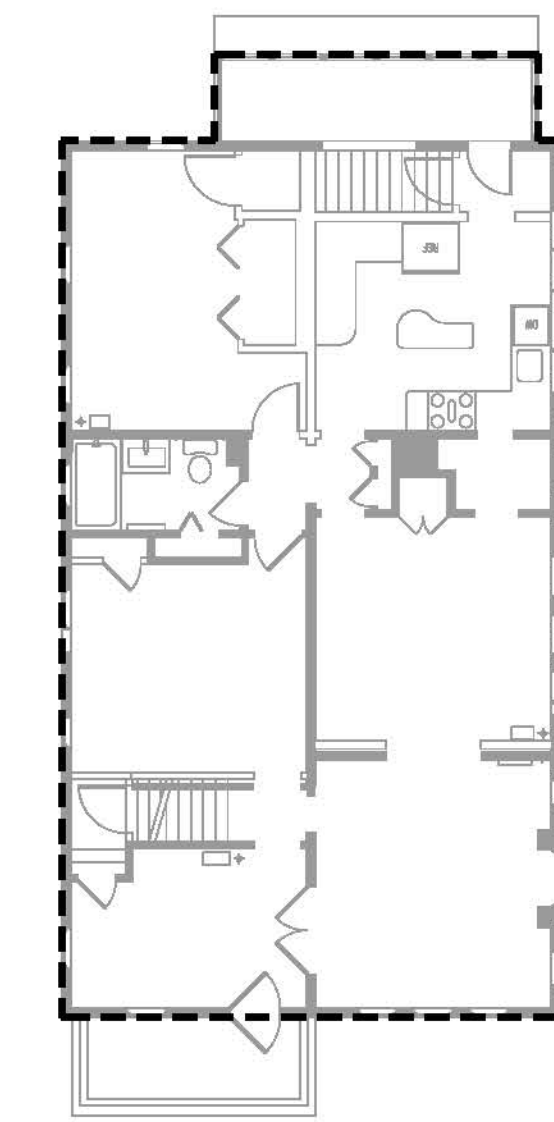
EXISTING CONDITION 3222sf



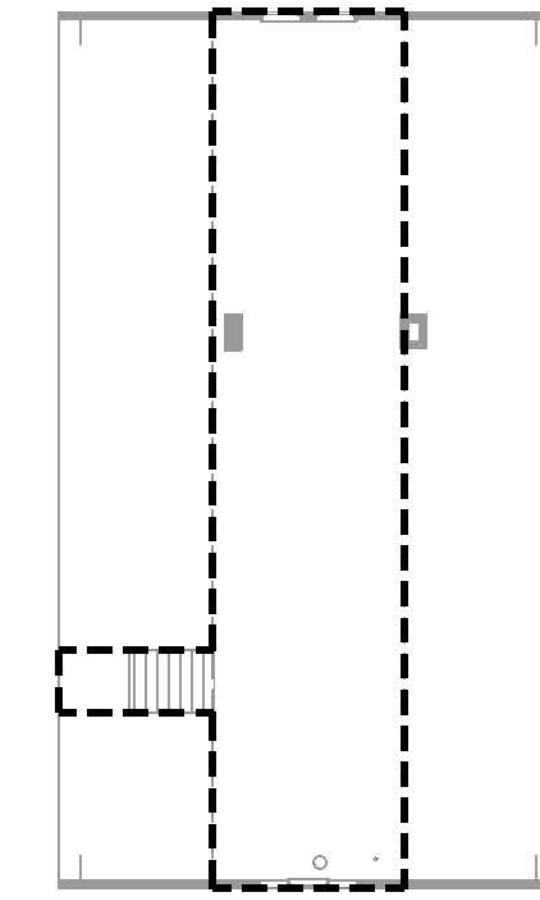
Basement
-mechanical space
-Ceiling ht= 6'-11"



1424sf
1ST FLOOR



1304sf
2ND FLOOR

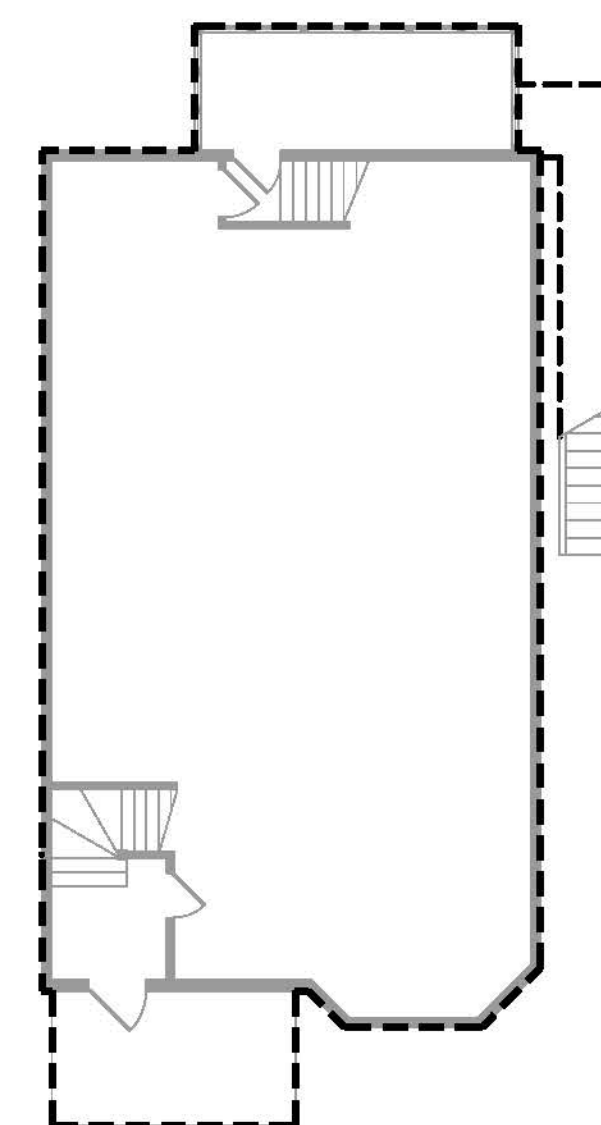


494sf
3RD FLOOR

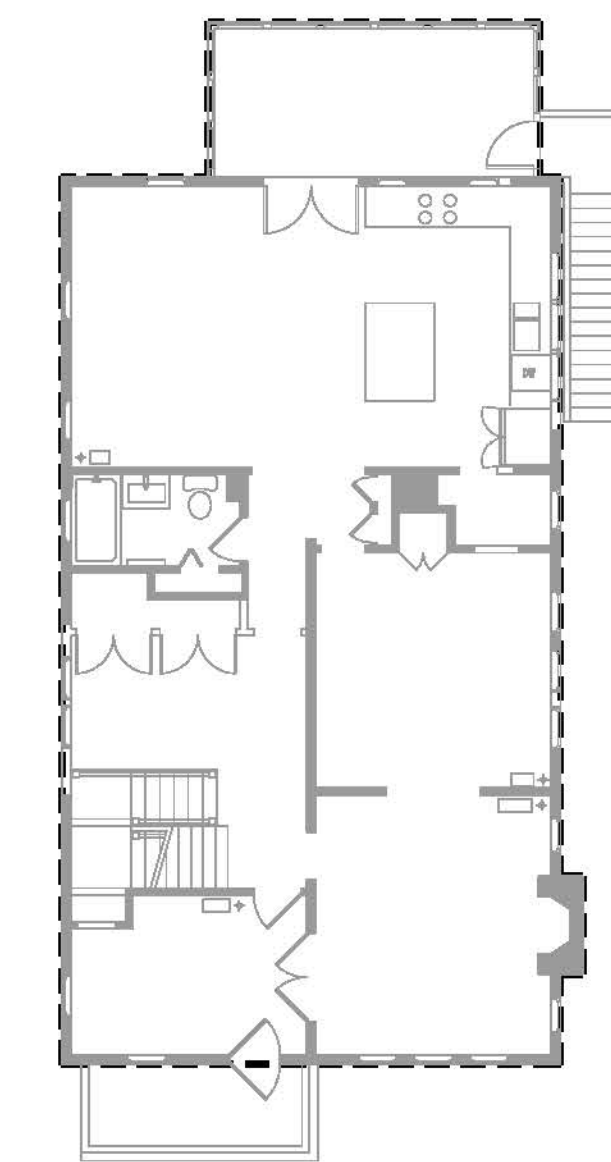
REQUESTED CONDITION 3510sf



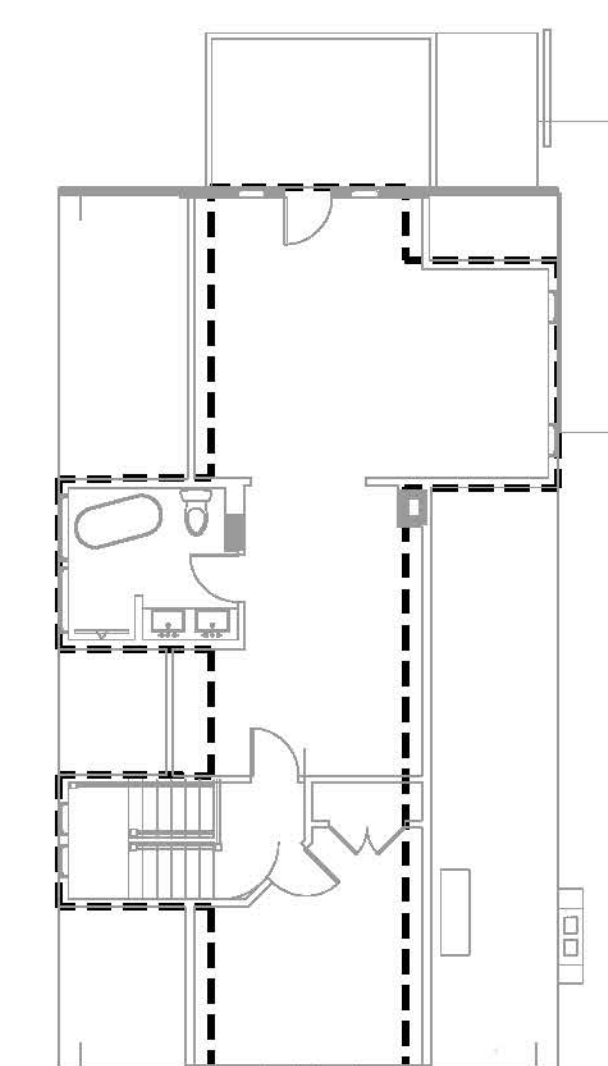
Basement



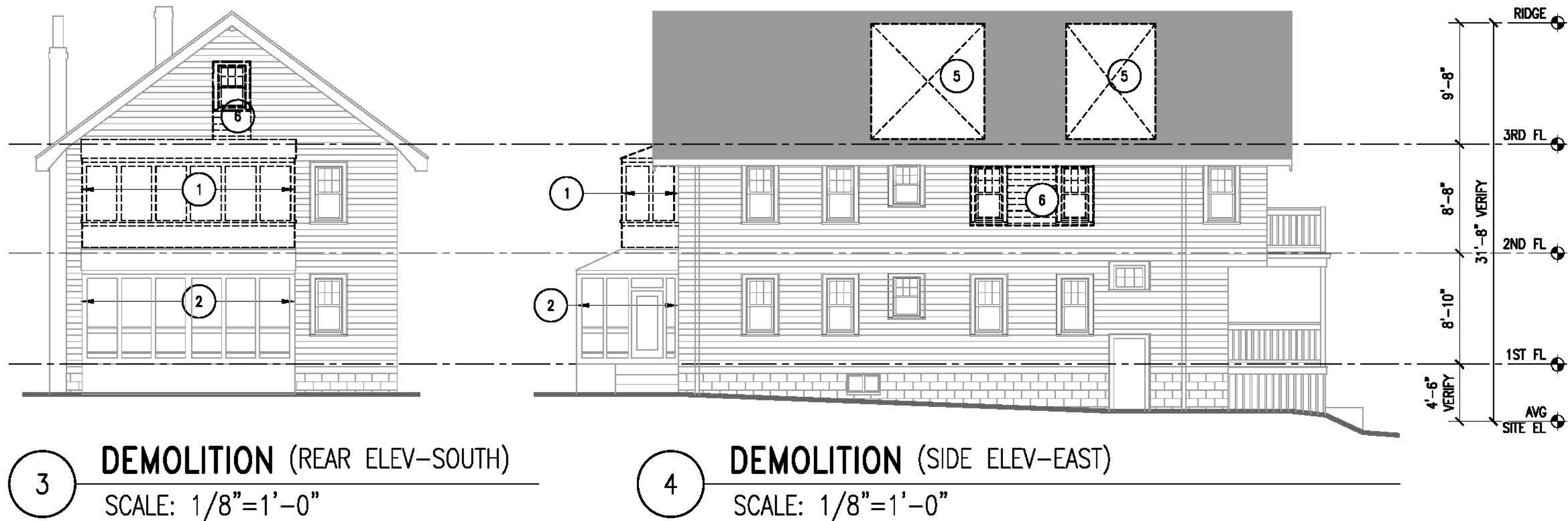
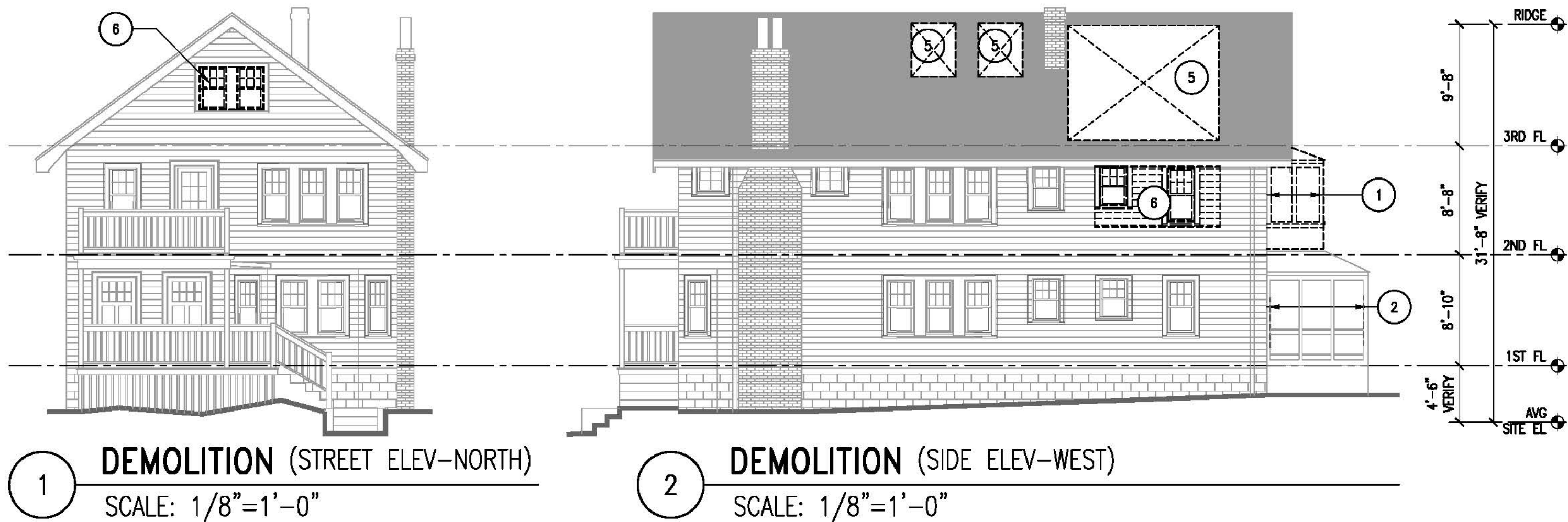
1424sf
1ST FLOOR



1381sf
2ND FLOOR



705sf
3RD FLOOR



LEGEND

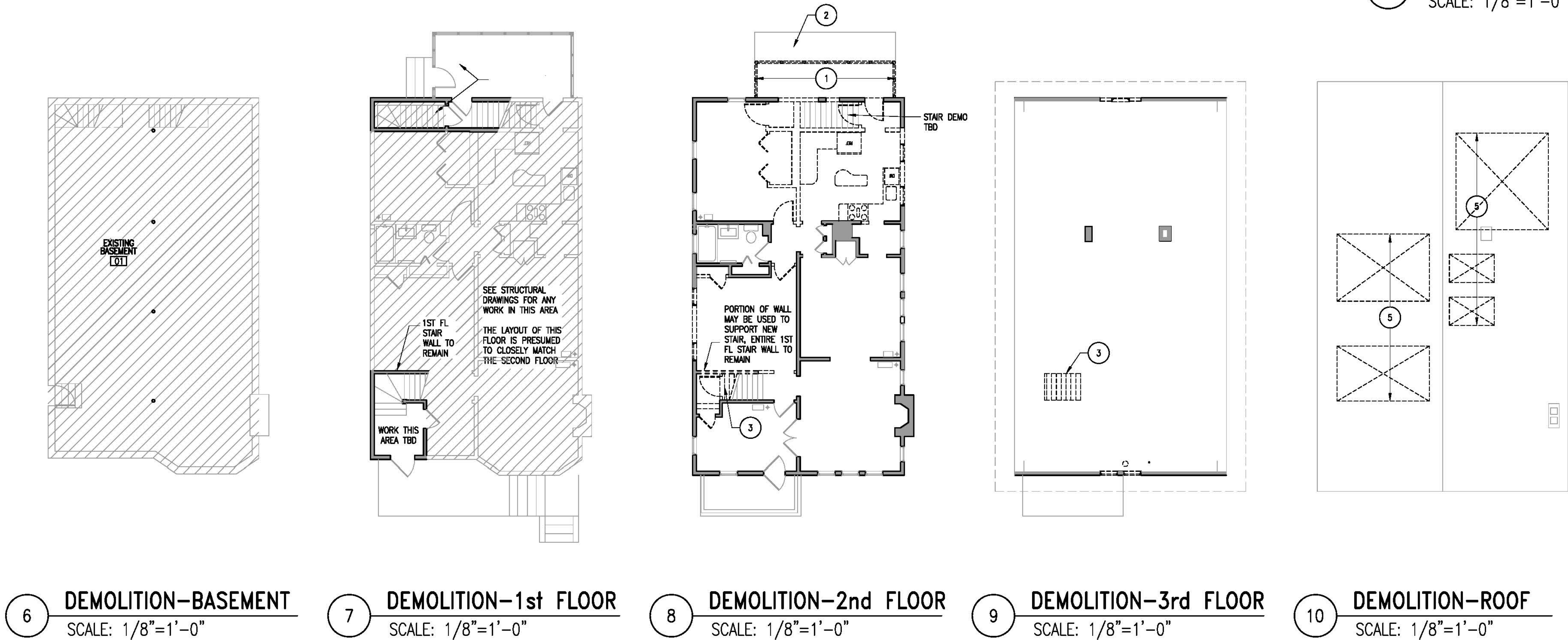
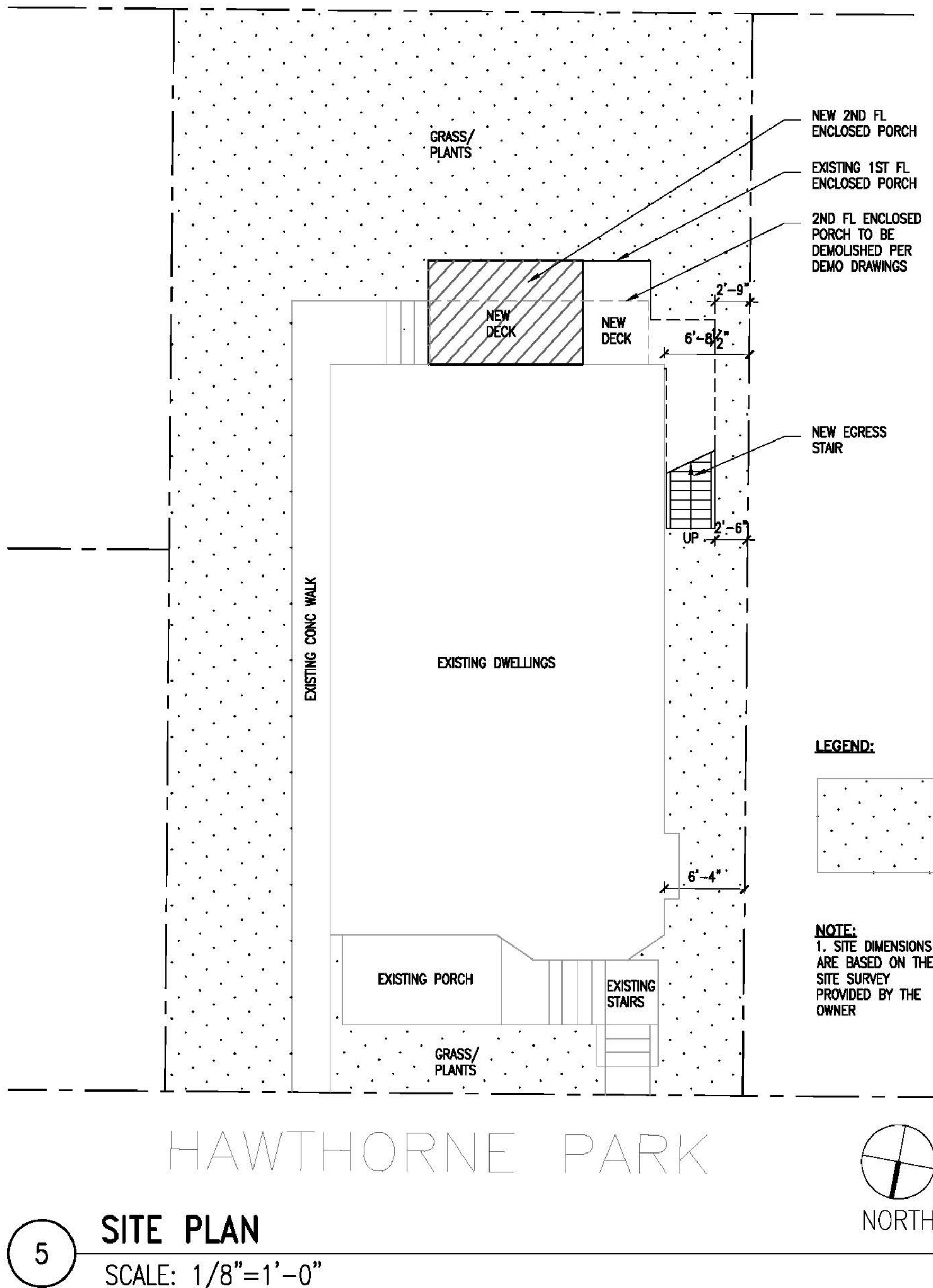
- AREA TO REMAIN (GREY)
- WALL TO REMAIN
- INDICATES WALL TO BE REMOVED, PREP SURFACES TO RECEIVE NEW FINISHES.
- INDICATES ITEM/ OBJECT TO BE REMOVED
- INDICATES ITEM/ OBJECT TO REMAIN
- DEMOLITION KEYNOTE

GENERAL NOTES

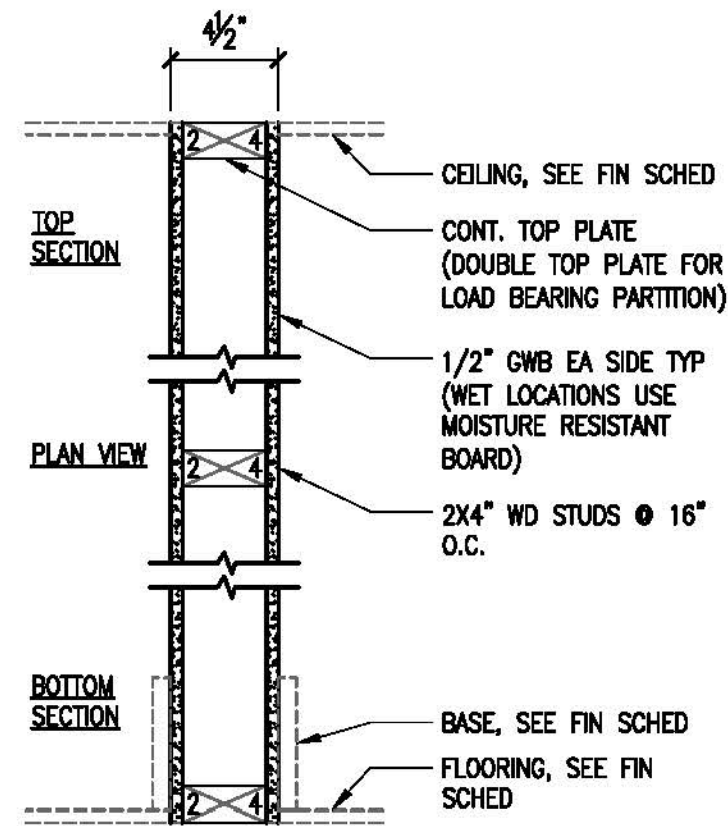
- NO WALLS SHALL BE DEMOLISHED UNTIL ADEQUATE STRUCTURAL SUPPORT IS PROVIDED FOR EXISTING CONDITION.
- WHERE PLUMBING, ELECTRICAL IS TO BE REMOVED, GC SHALL CAP END RUNS.

DEMOLITION KEY NOTES

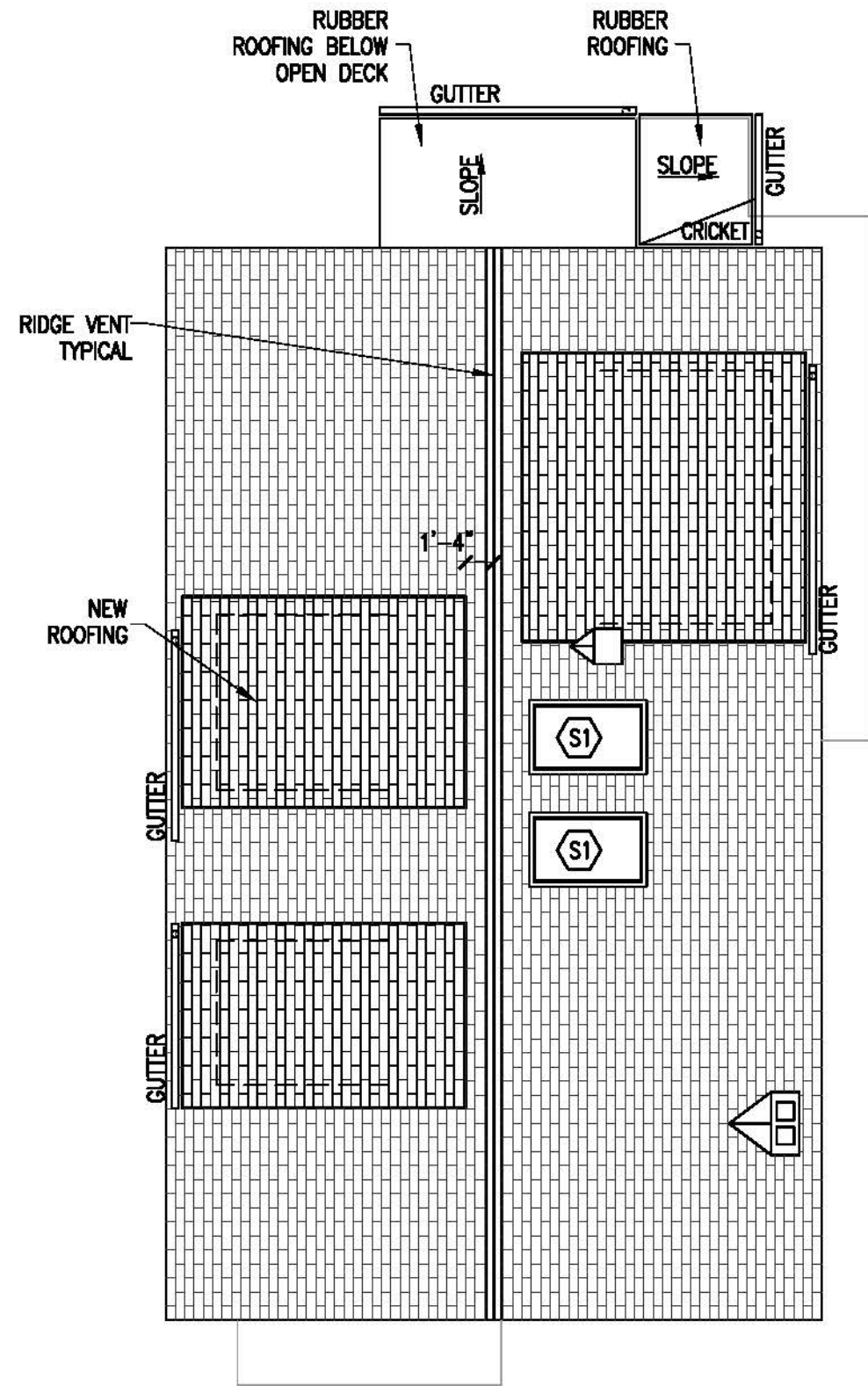
- REMOVE ENTIRE 2ND FLOOR PORTION OF PORCH.
- REMOVAL OF 1ST FLOOR PORTION OF PORCH TO BE DETERMINED BASED ON STRUCTURAL REQUIREMENTS FOR NEW 2ND FL PORCH.
- REMOVE STAIR TO THE ATTIC. REMOVE PORTION OF WALL ABOVE 2ND FLOOR LEVEL. REMOVE PORTION OF CEILING ONLY TO EXTENT REQUIRED FOR NEW STAIR CONSTRUCTION TO ATTIC. MAIN STAIR & WALL FROM 1ST TO 2ND FLOOR TO REMAIN.
- REMOVE PORTION OF STAIR TO THE ATTIC, INCLUDING DOOR & PORTION OF WALL & CEILING AS REQUIRED FOR NEW STAIR CONSTRUCTION TO ATTIC. MAIN STAIR FROM 1ST TO 2ND FLOOR TO REMAIN.
- REMOVE PORTION OF ROOF INDICATED. SUPPORT/REINFORCE STRUCTURE AS REQUIRED PRIOR TO DEMOLITION & PER STRUCTURAL DRAWINGS.
- REMOVE PORTION OF EXTERIOR WALL & WINDOWS INDICATED.



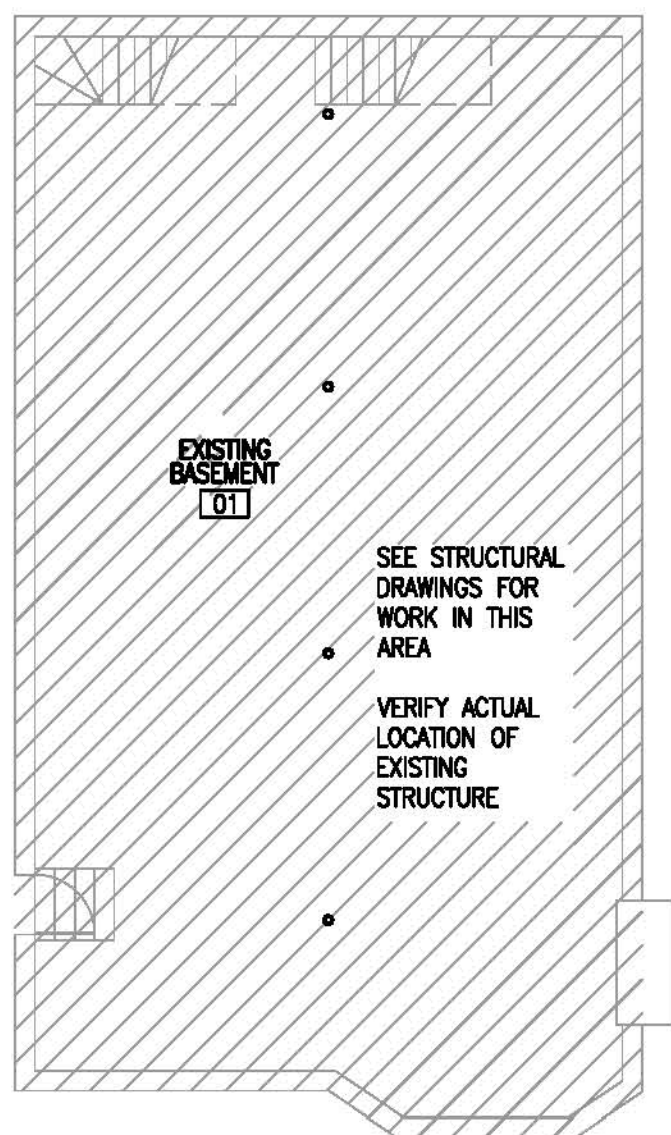




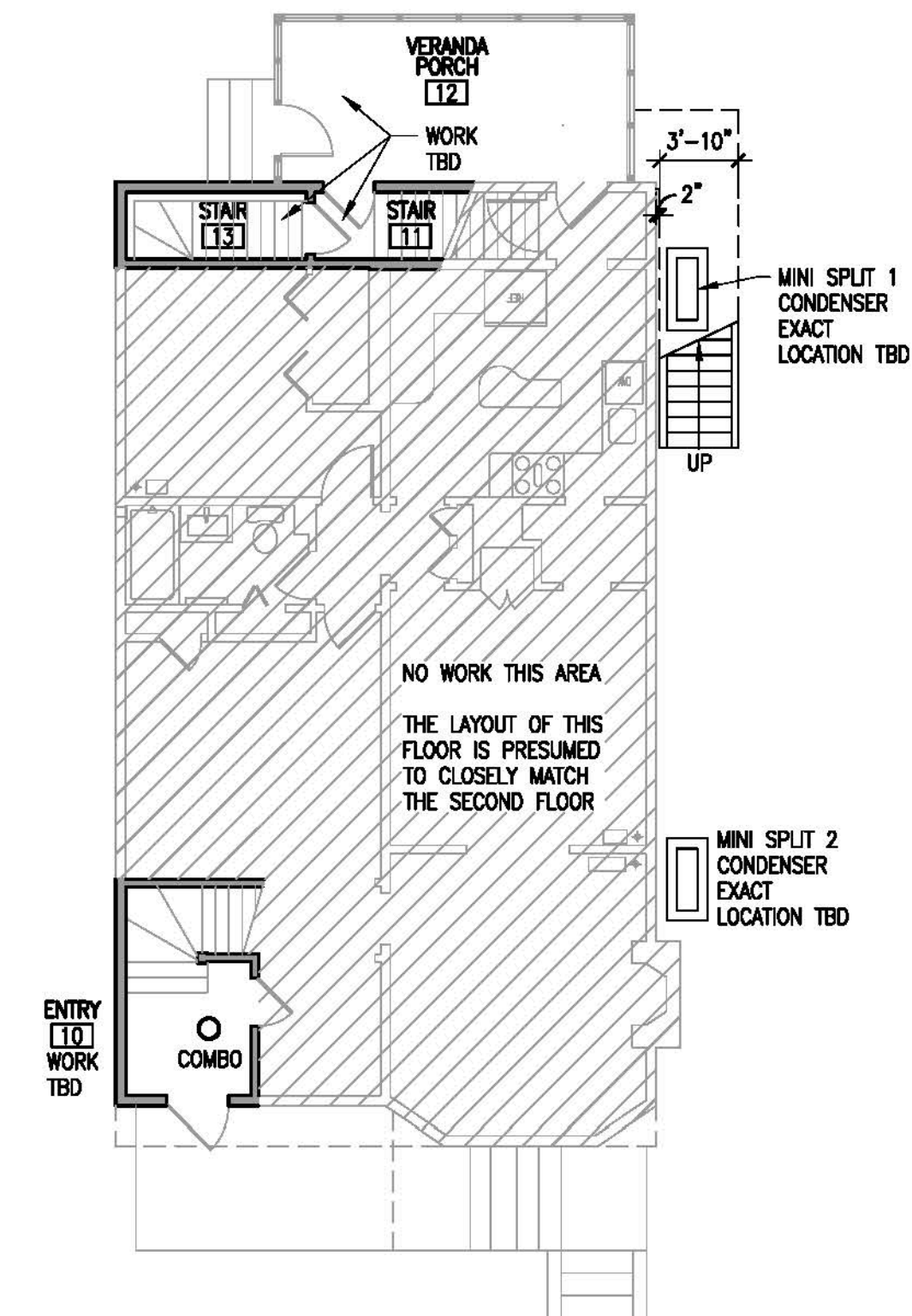
1 TYPICAL INTERIOR PARTITION DETAIL
SCALE: 1 1/2"=1'-0"



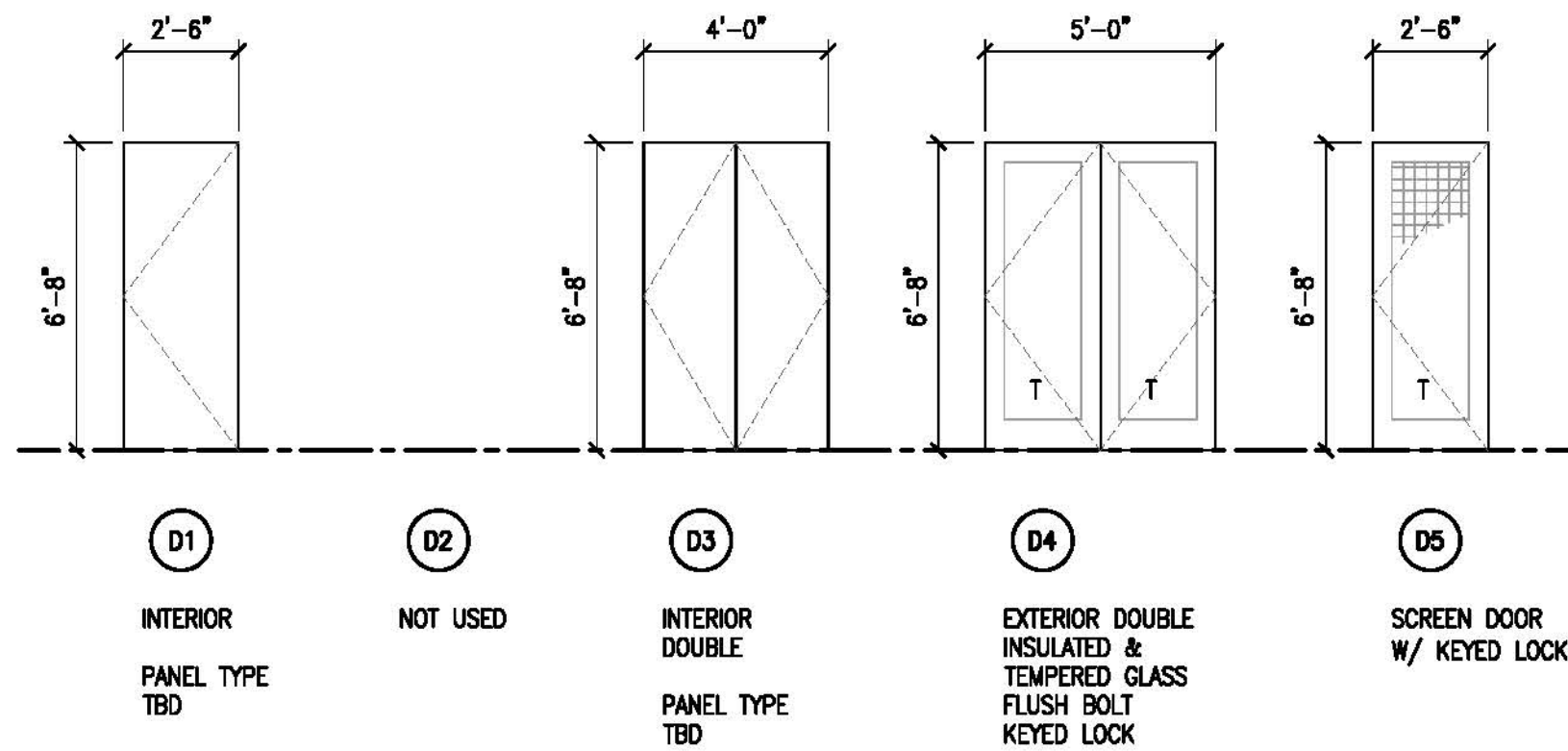
2 NEW WORK-ROOF
SCALE: 1/8"=1'-0"



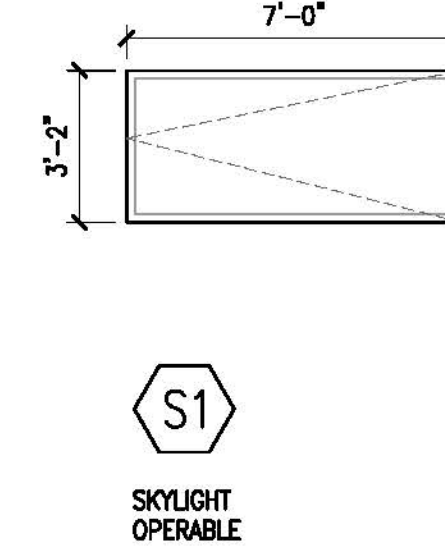
5 NEW WORK- BASEMENT
SCALE: 1/8"=1'-0"



6 NEW WORK-1st FLOOR PLAN
SCALE: 1/8"=1'-0"



3 DOOR TYPES
SCALE: 1/4"=1'-0"



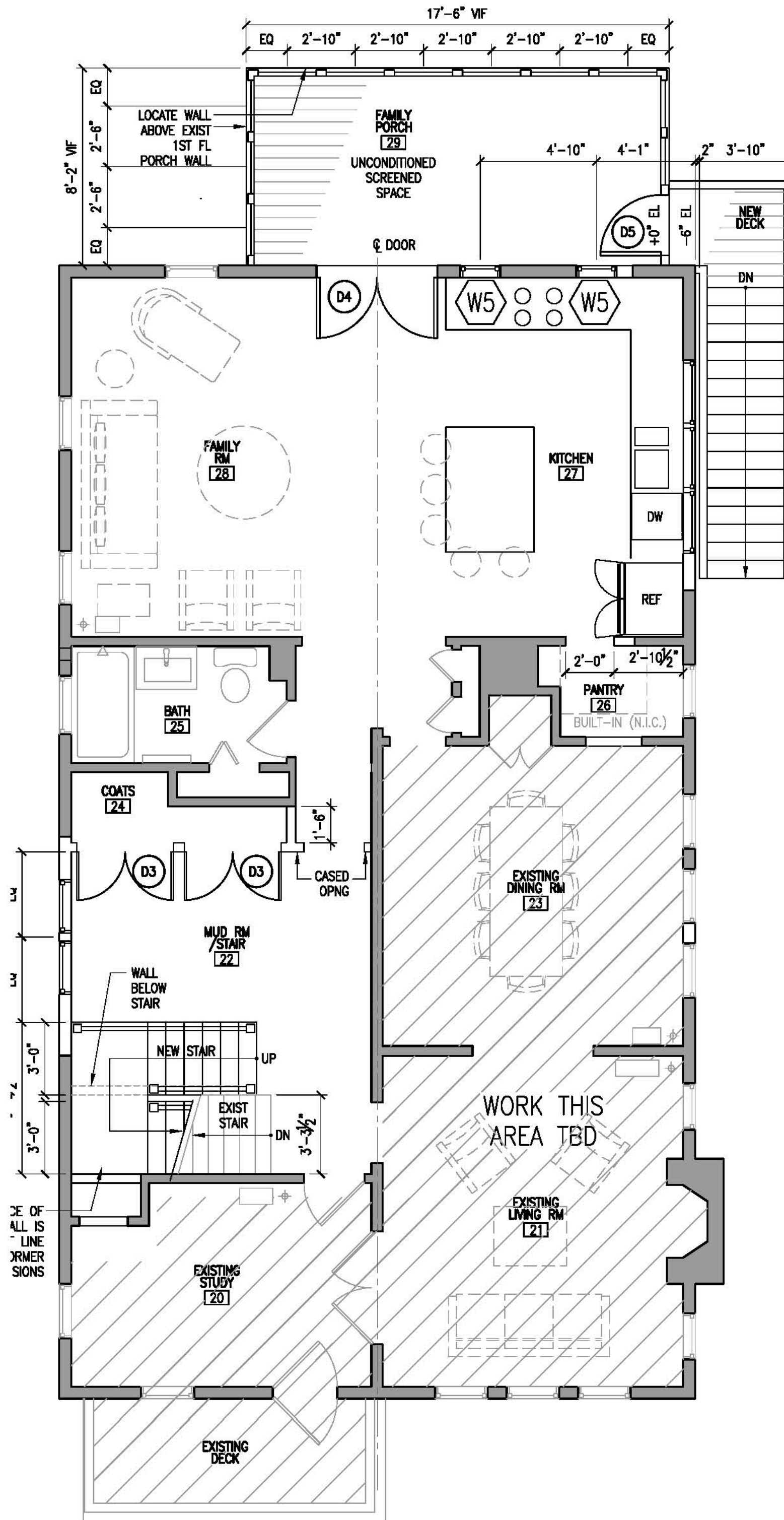
4 SKYLIGHT TYPES
SCALE: 1/4"=1'-0"

PLAN NOTES

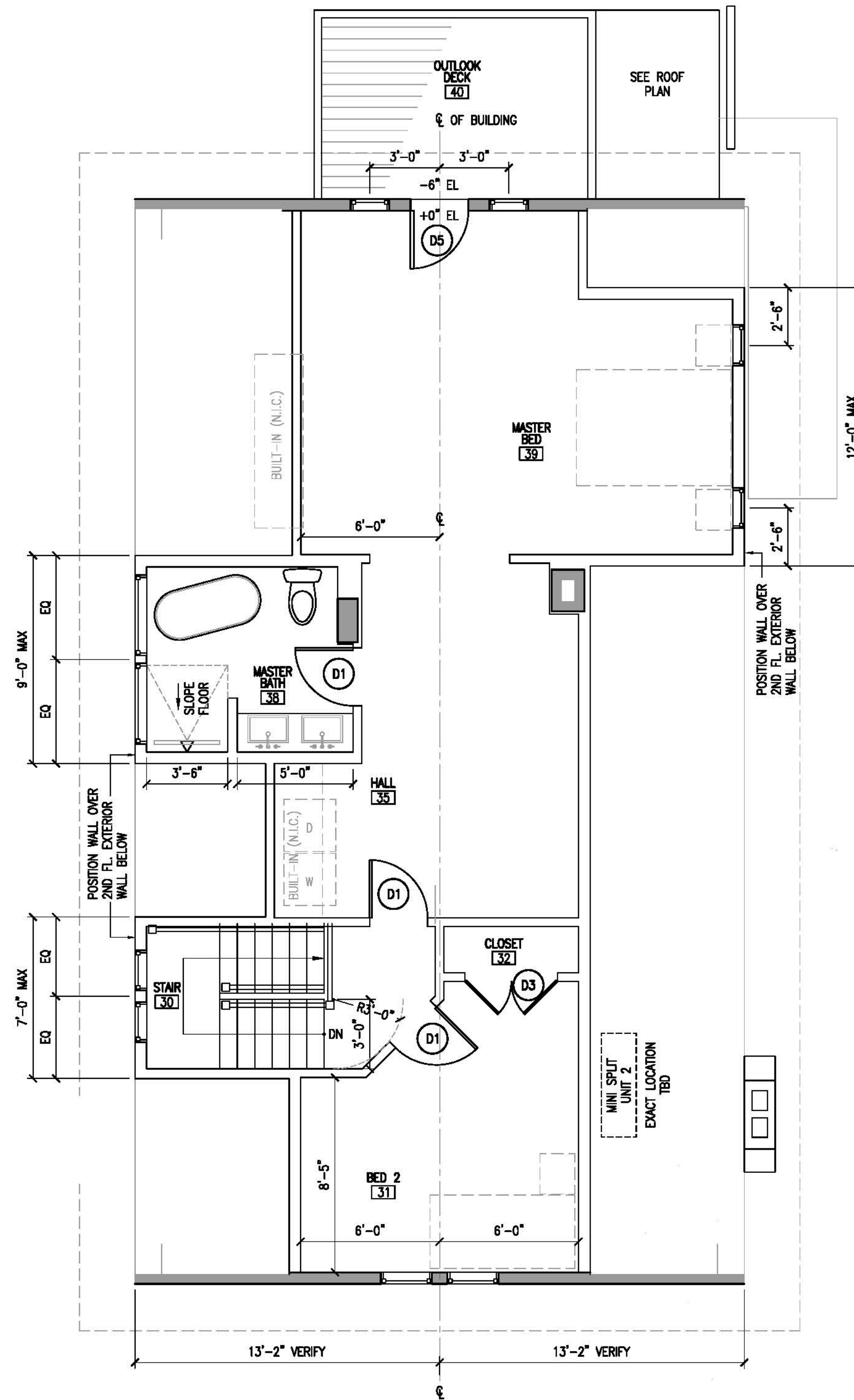
1. ALL DIMENSIONS ARE TO FINISH FACE OF WALL
2. ALL STUDS TO BE PLACED 16" O.C. UNLESS NOTED OTHERWISE
3. ROOM FINISH TBD BY OWNER
4. PROVIDE SOLID WOOD BLOCKING FOR ALL SHELVING, WALL MOUNTED HANDRAILS, CLOSET POLES, COUNTER TOPS, FIXTURES, & AS REQ'D
5. FLOORING SHALL EXTEND UNDER ALL MILLWORK (TYP)
6. REFER TO INTERIOR ELEVATIONS FOR WALL FINISHES
7. TILE: TILE LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION, FLOOR TILE TO HAVE CRACK SUPPRESSION MEMBRANE

LEGEND

- EXISTING WALL
NEW WALL CONSTRUCTION



7 NEW WORK-2nd FLOOR PLAN
SCALE: 1/4"=1'-0"



8 NEW WORK-3rd FLOOR PLAN
SCALE: 1/4"=1'-0"



ZVZ STUDIO LLC
architecture
interior design
planning

137 Robbins Rd,
Arlington, MA 02476
T 603 828 7266

Addition at: 6 Hawthorne Park
Cambridge, MA 02138

NEW WORK FLOOR PLANS
DOOR & SKYLIGHT TYPES

Revisions: Date:

PERMIT



Stamp

Date: JULY 29, 2022

Scale: AS NOTED

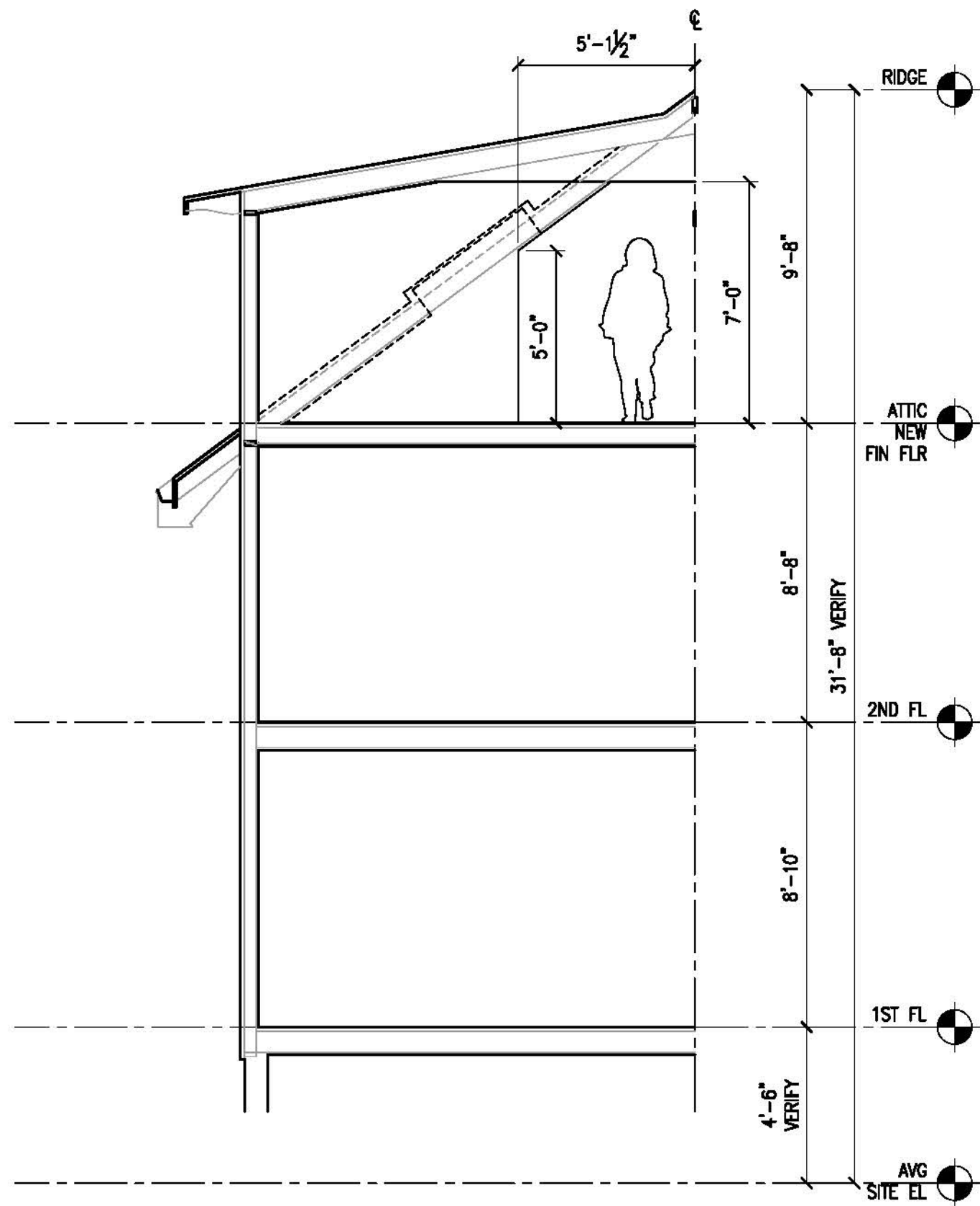
Proj. # XXX

Dwg by: MWZ

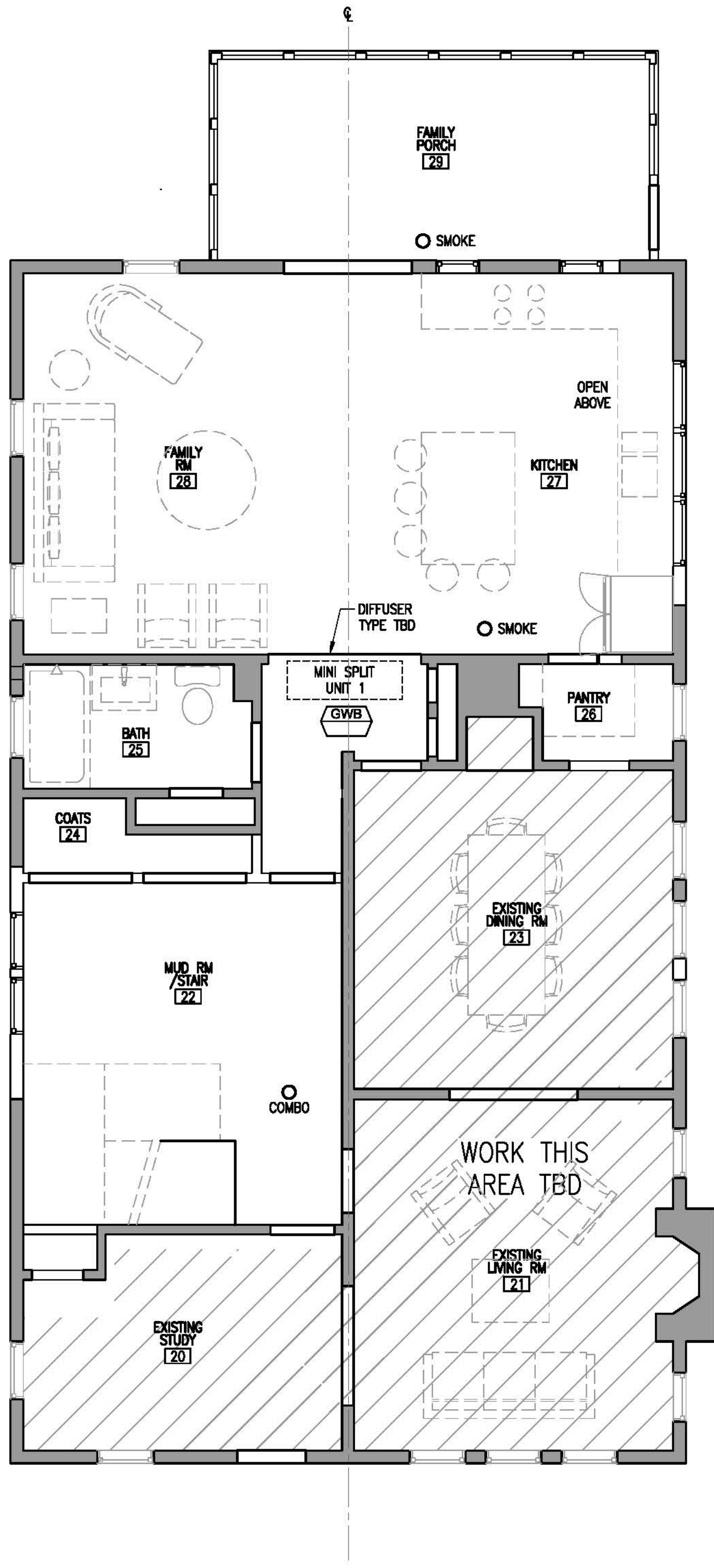
Checked: MWZ

Drawing #:

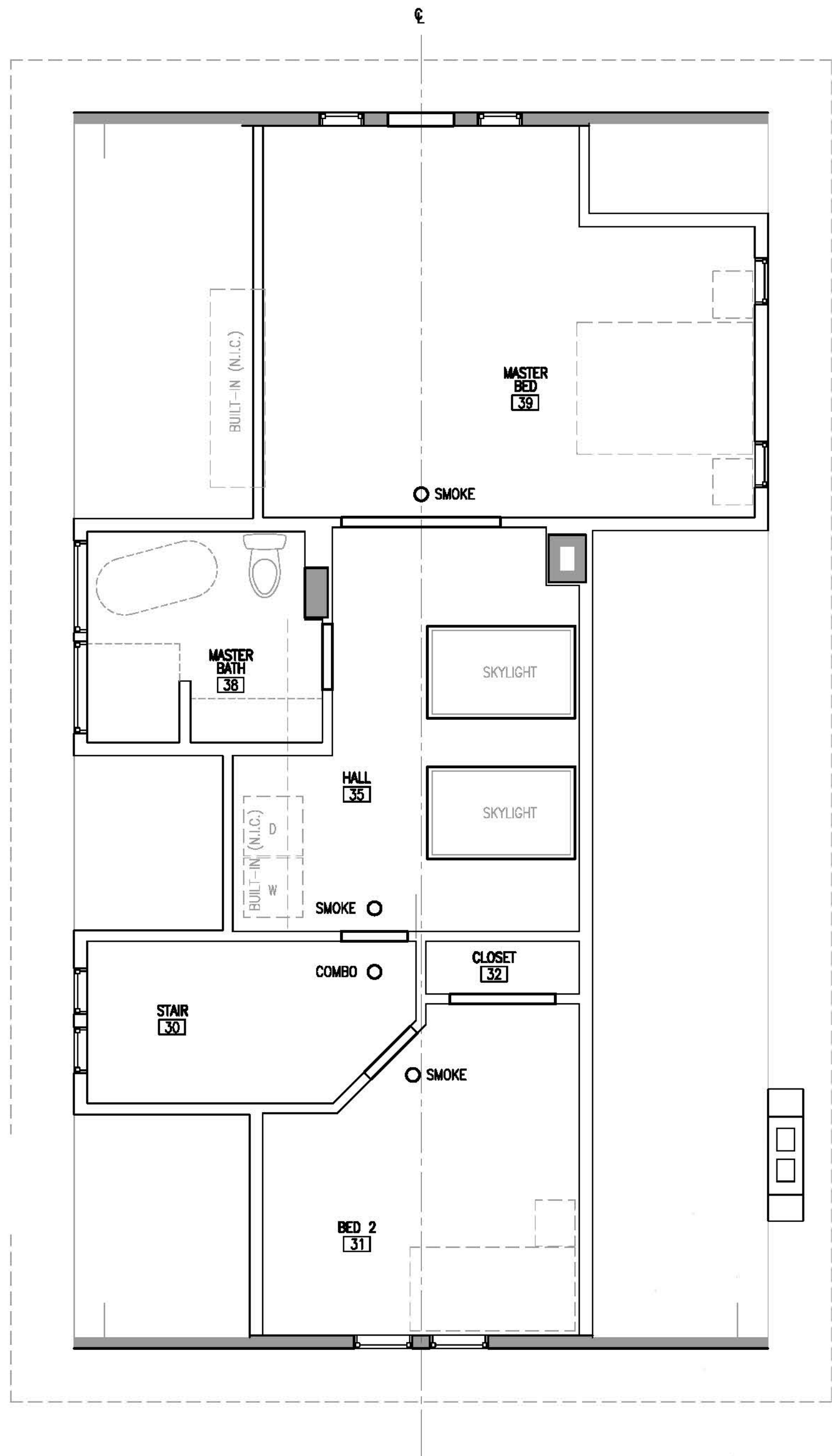
A1.0



3 CROSS SECTION 2-2
SCALE: 1/4"=1'-0"



2 NEW WORK-2nd CEILING
SCALE: 1/4"=1'-0"



1 NEW WORK-3rd CEILING
SCALE: 1/4"=1'-0"

CEILING LEGEND	
○	RECESSED LIGHT
□ CO	CO DETECTOR
○ COMBO	COMBINATION SMOKE & CO
○ SMOKE	SMOKE DETECTOR, HARDWIRED/ INTERCONNECTED/ PHOTOELECTRIC SEE CAMBRIDGE REQUIREMENTS

Revisions:	Date:

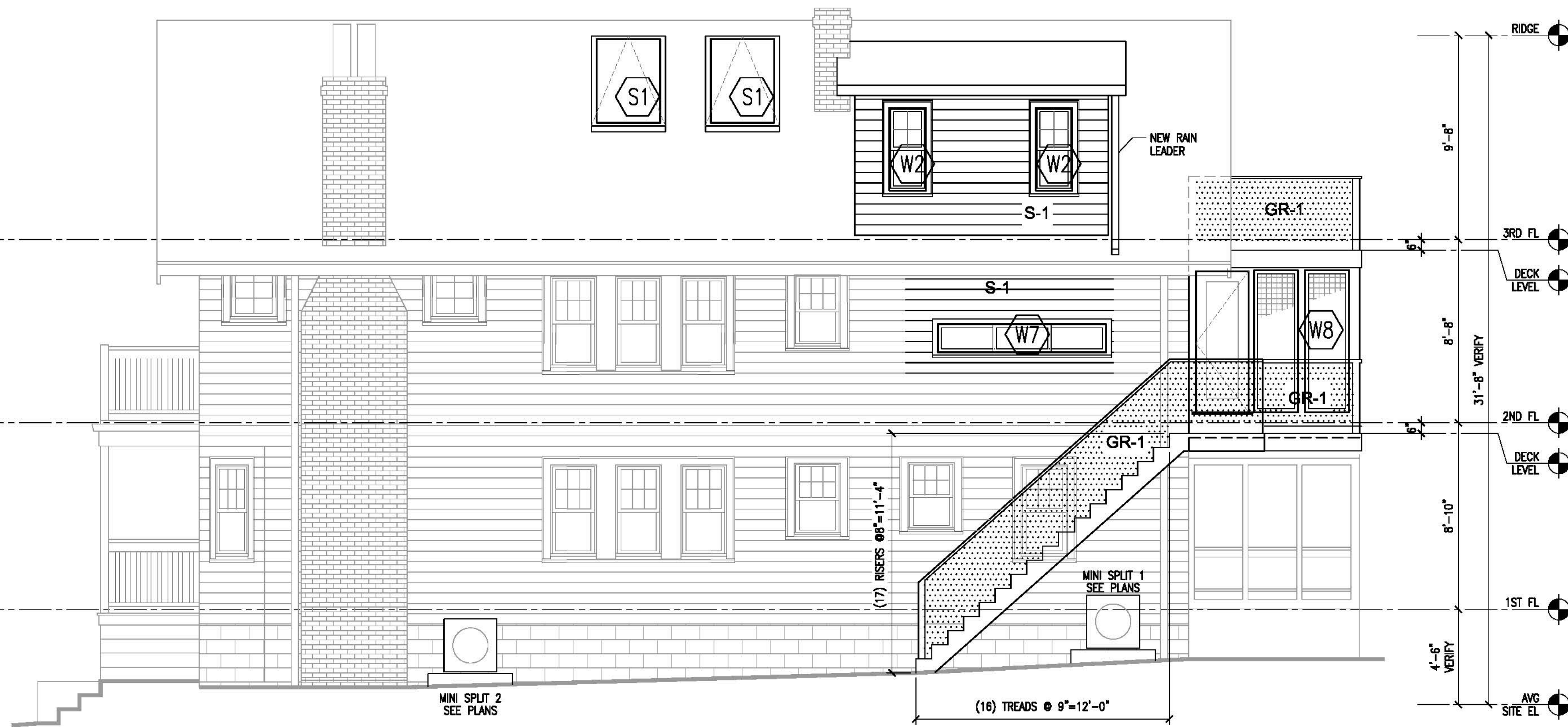
PERMIT



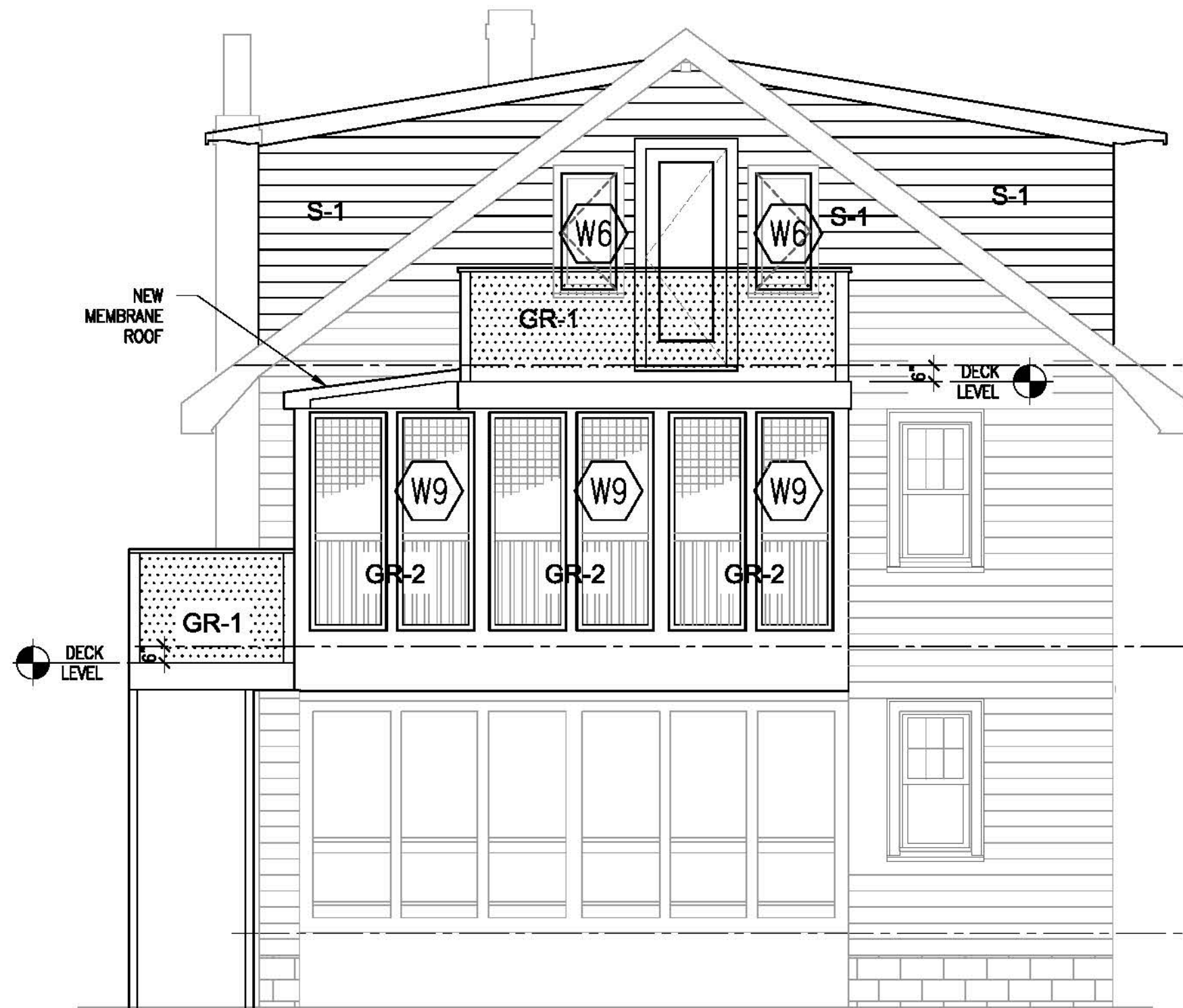
Stamp	
Date:	JULY 29, 2022
Scale:	AS NOTED
Proj. #	XXX
Dwg by:	MVZ
Checked:	MVZ
Drawing #:	A1.1



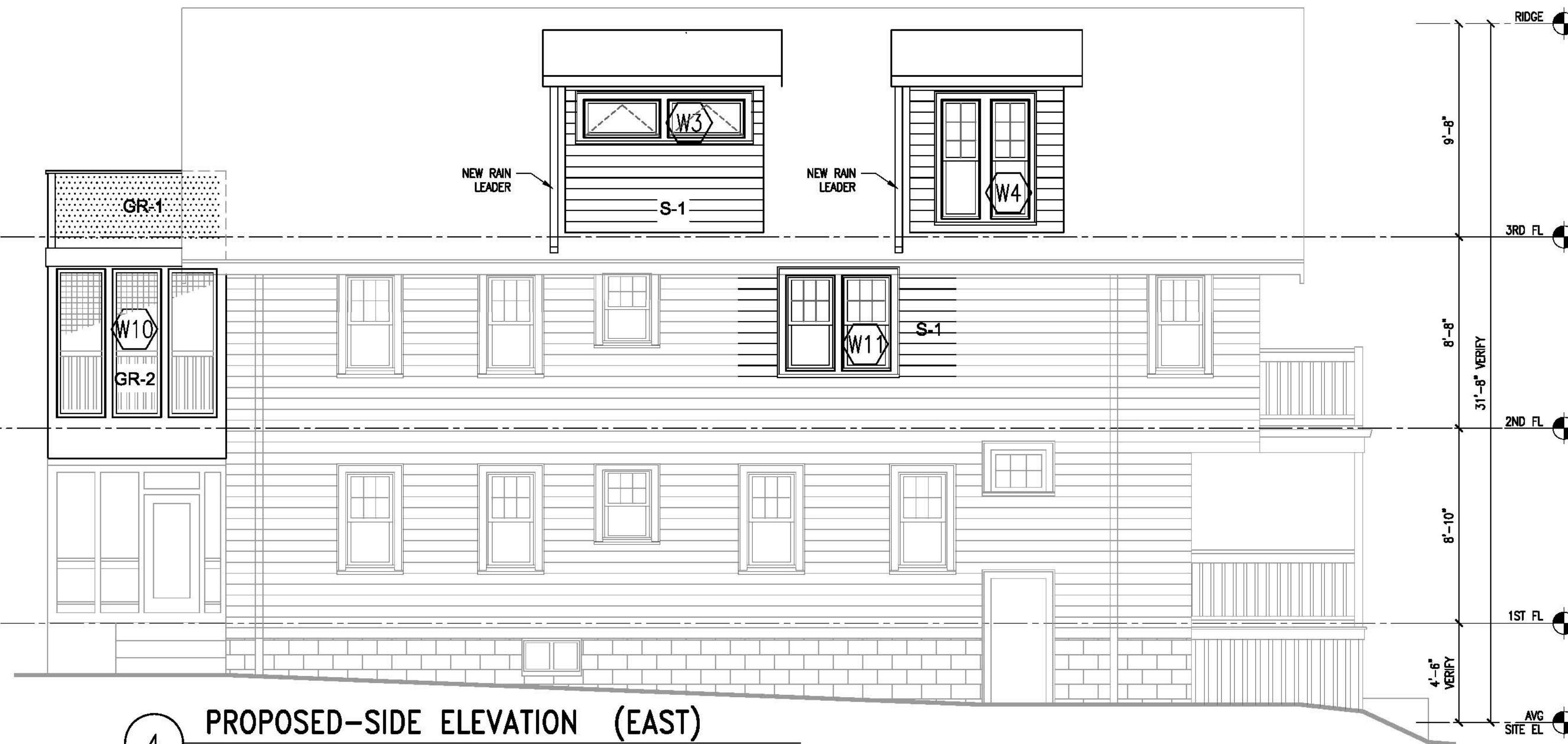
1 PROPOSED-STREET ELEVATION (NORTH)
SCALE: 1/4"=1'-0"



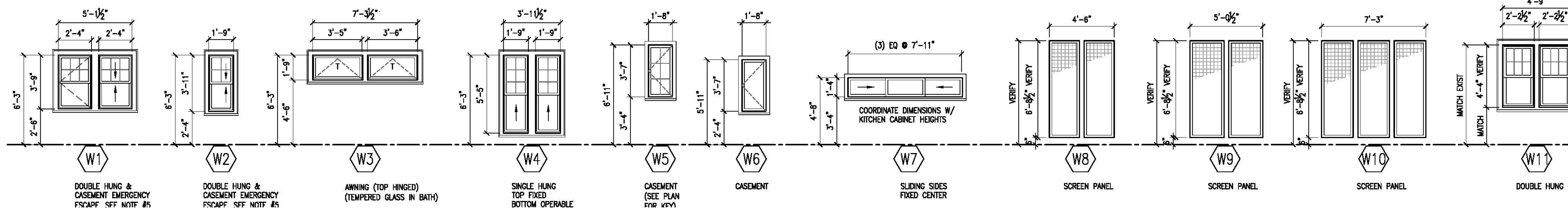
2 PROPOSED-SIDE ELEVATION (WEST)
SCALE: 1/4"=1'-0"



3 PROPOSED-REAR ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



4 PROPOSED-SIDE ELEVATION (EAST)
SCALE: 1/4"=1'-0"



S-1	HORIZONTAL SIDING WOOD, PAINTED MATCH EXISTING
GR-1	42" HT GUARDRAIL TBD
GR-2	INTERIOR PORCH GUARDRAIL TBD

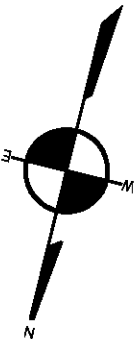
- WINDOW NOTES:
- ALL WINDOWS ARE DOUBLE GLAZED
 - TAPE, FLASH & SEAL ALL JOINTS & SEAMS AT R.O. PER WINDOW MANUF RECOMMENDATIONS.
 - ALL NEW WINDOWS TO HAVE U VALUE= OR < .35
 - WINDOW TYPES ARE OPERABLE (UNLESS INDICATED FIXED), ALL WINDOWS DEPICTED AS VIEWED FROM EXTERIOR
 - EMERGENCY ESCAPE & RESCUE OPENING, MIN. 20" CLEAR HEIGHT BY 20" CLEAR WIDTH, IF SINGLE OR DOUBLE HUNG, 20"x24" IN EITHER DIRECTION PER EXCEPTION 780 CMR, R310.2.1

WINDOW TYPES
SCALE: 1/4"=1'-0"

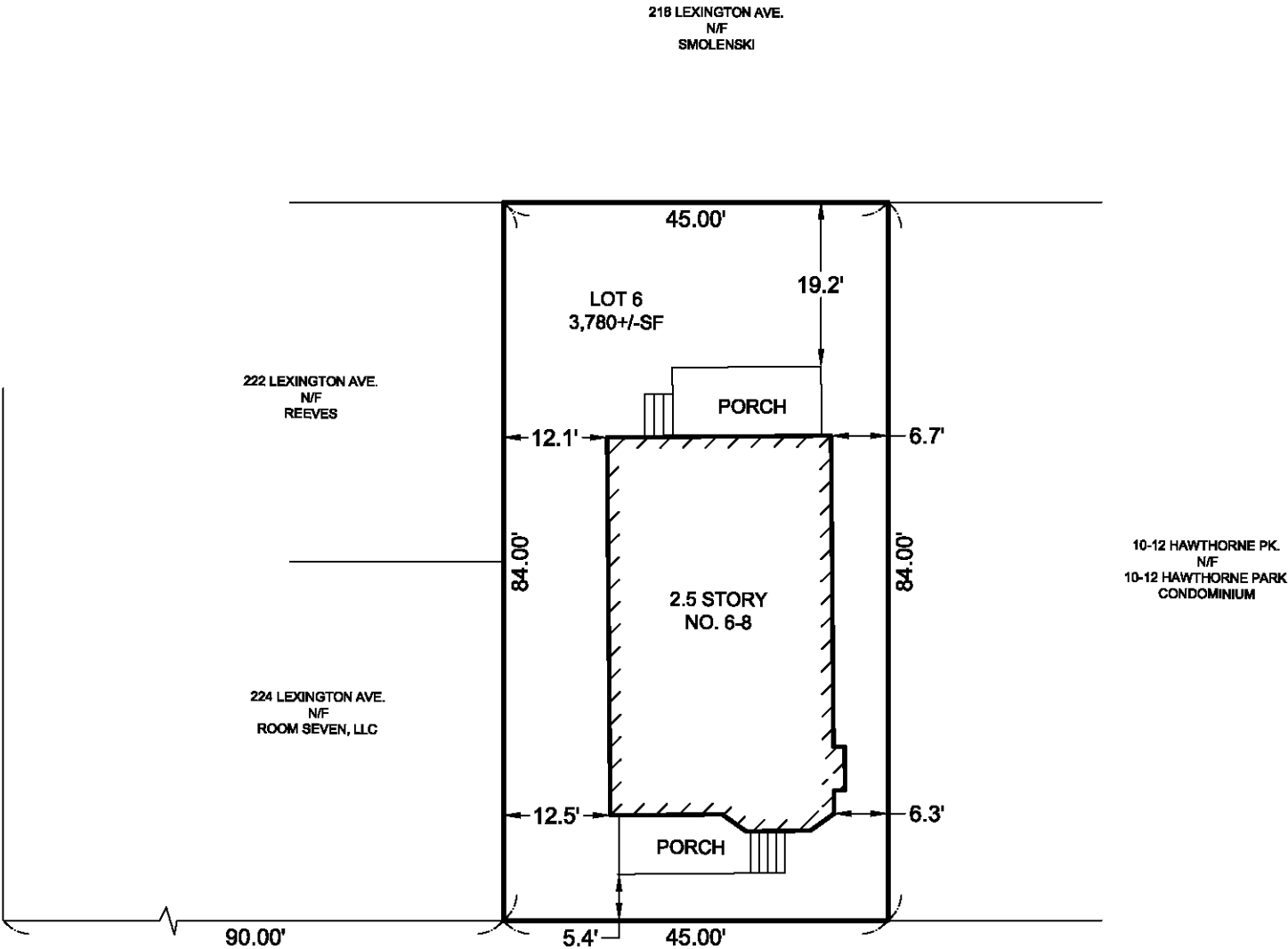
PLAN OF LAND

LOCATED AT
6-8 HAWTHORNE PARK
CAMBRIDGE, MA

SCALE: 1 INCH = 20 FEET



LEXINGTON AVENUE
(PUBLIC 45' WIDE)



REFERENCES

MASTER DEED: BOOK 424391, PAGE 138
PLANS: PLAN BOOK 391, PLAN 41; 5436-F1

NOTES

THIS PLAN WAS MADE FROM AN
INSTRUMENT SURVEY ON THE GROUND IN OCTOBER OF 2019 AND
ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

THIS PLAN WAS PREPARED IN
CONFORMITY WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

DATE: OCTOBER 16, 2019

HAWTHORNE PARK
(PUBLIC 40' WIDE)

MASSACHUSETTS
SURVEY
CONSULTANTS

14 SUMNER STREET
GLOUCESTER, MA 01830
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM



Hawthorne Park, north side



11



7 & 9



3 & 5

Hawthorne Park, south side



224 & 226 Lexington Ave
(side on Hawthorne Park)



10 & 12

Lexington Ave, west side



216 & 218

220 & 222

224 & 226

6 Hawthorne Park



North/West



West/South



East



South

Crista Martin & Lora DeSalvo
8 Hawthorne Park
Cambridge, MA 02138

November 15, 2019

Board of Zoning Appeal
City of Cambridge
831 Mass Ave
Cambridge, MA 02138

To Whom It May Concern:

We are the co-owners of the structure known as 6-8 Hawthorne Park in Cambridge, MA with Rebecca Krauss O'Hara (case BZA-017204-2109). We own and occupy the condominium on the first floor of the building.

We write to share our support of Rebecca's intent to renovate her portion of the house. She has been very thoughtful and forthright about sharing her plans, as well as asking for our input on ways she can work to mitigate the impact of the renovations on our quality of life.

Rebecca and her husband, John, are outstanding condominium "partners" to us and we are confident this work will be well-managed.

Sincerely,

Crista Martin & Lora DeSalvo

December 5, 2019

We, Alison Nash and Shawn Reeves, are an abutter to 6 Hawthorne Park, to the east. We own and reside at 220-222 Lexington Ave.

We find acceptable the modest exterior additions shown in planning documents of Oct 25, 2019, being, from our visual perspective, dormers, and enclosure of porch.

Shawn Reeves and Alison Nash

A handwritten signature in black ink, appearing to read "Shawn Reeves", with a long horizontal flourish extending to the right.

Crista Martin & Lora De Salvo
8 Hawthorne Park
Cambridge, MA 02138
cristamartin08@gmail.com

July 30, 2022

To Whom It May Concern:

This letter comes in support of the application by Rebecca and John O'Hara for a construction permit on their property at 6 Hawthorne Park in Cambridge. We are the first floor residents of the building shared with the OHaras.

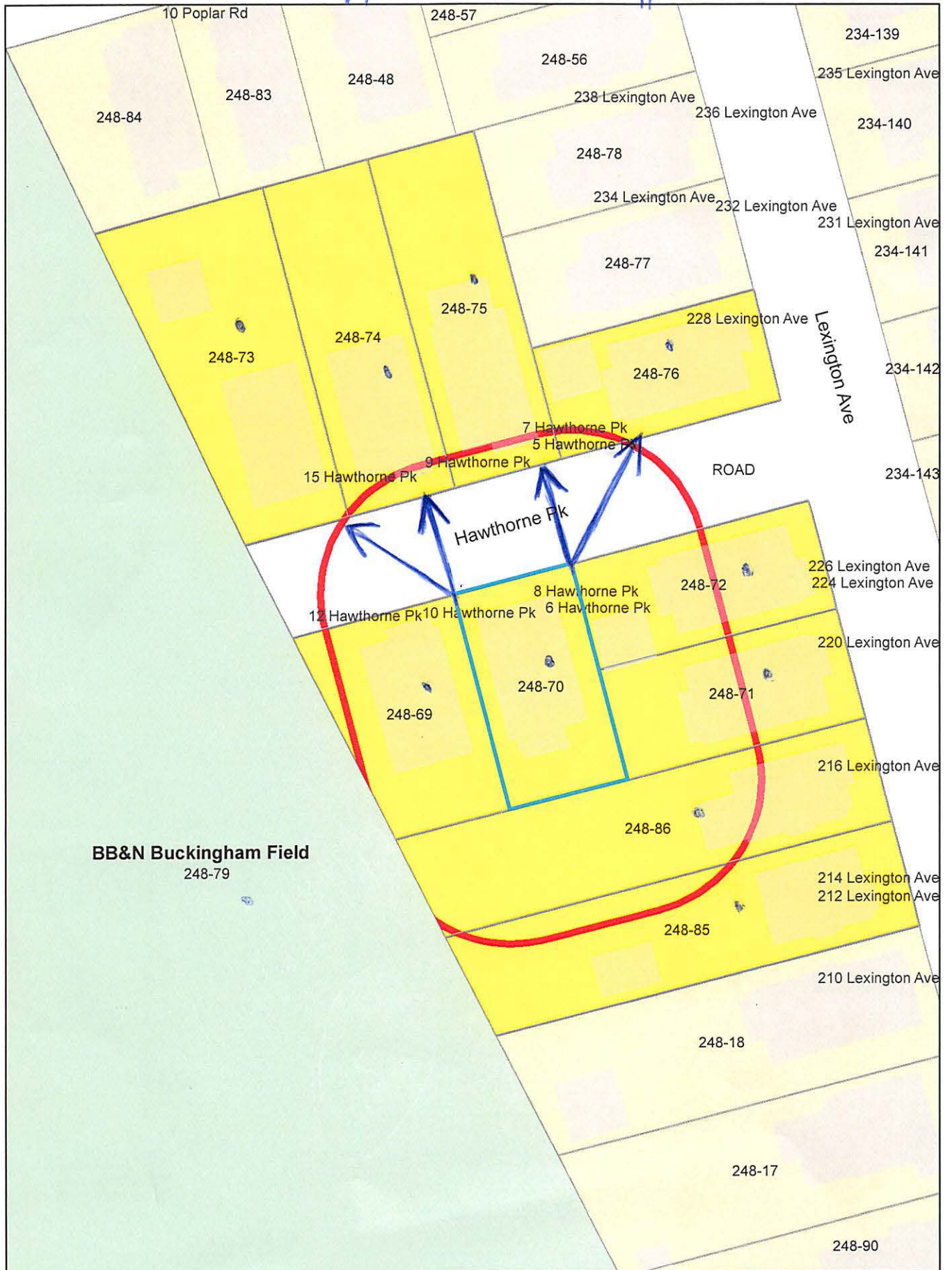
While we recognize that any construction comes with challenges, Rebecca and John have prepared thoughtfully for the impact this work will have on our building and our neighborhood. They originally planned to do this work roughly two years ago, but were delayed by COVID and its subsequent impacts.

We are in support of their speedy approval to allow them to complete long-desired renovations.

With best wishes,

Crista & Lora

6 Hawthorne Pk #2



6 Hawthorne pk #2

Petitioner

248-70
MARTIN, CRISTA & LORA DESALVO
8 HAWTHORNE PK., #1
CAMBRIDGE, MA 02138

248-71
REEVES SHAWN C. & ALISON G. NASH
220-222 LEXINGTON AVE
CAMBRIDGE, MA 02138

248-70
KRAUSS, REBECCA
6-8 HAWTHORNE PK UNIT #2
CAMBRIDGE, MA 02138

248-73
DENNEY, EDWARD B. & JENNIFER MILES
15 HAWTHORNE PK
CAMBRIDGE, MA 02138

248-69
CHASMAN, DANIEL
12 HAWTHORNE PK
CAMBRIDGE, MA 02138

248-75
RUSSELL, SHEILA T. &
EILEEN M. STRUZZIERY, TRUSTEES
5 HAWTHORNE PK
CAMBRIDGE, MA 02138

248-79
BUCKINGHAM BROWNE AND NICHOLS SCHOOL
80 GERRYS LANDING ROAD
CAMBRIDGE, MA 02138

248-85
WOOD, JAMES D. & CLAIRE D. MESSUD
212-214 LEXINGTON AVE
CAMBRIDGE, MA 02138

248-86
SMOLENSKI, THOMAS M. & NISHA SMOLENSKI
218 LEXINGTON AVE
CAMBRIDGE, MA 02138

248-74
JOSLIN, RICHARD S.,
TRUSTEE THE RICHARD S. JOSLIN REV LIV TR.
9-11 HAWTHORNE PK., #1
CAMBRIDGE, MA 02138

248-74
LUDEN, ERIC & JEANNE SYBYLLA SMITH
9-11 HAWTHORNE PK., #2
CAMBRIDGE, MA 02138

248-69
CHEN JENNIFER T MONTLAKE SIMON
10 HAWTHORNE PARK
CAMBRIDGE, MA 02138

248-72
KOSAN, ALAN & DOROTHY DIANE KOSAN
224-226 LEXINGTON AVE. 2
CAMBRIDGE, MA 02138

248-76
MARGARET T. CROWLEY TRUSTEE
232 LEXINGTON AVE
CAMBRIDGE, MA 02138

248-72
MILTENBERGER, MICHAEL RYAN ALEXANDRIA
NICOLE MILTENBERGER
224-226 LEXINGTON AVE. 1
CAMBRIDGE, MA 02138

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Rebecca O'Hara PRESENT USE/OCCUPANCY: Two-Family

LOCATION: 6 Hawthorne Park ZONE: Residence B

PHONE: _____ REQUESTED USE/OCCUPANCY: Two-Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹
TOTAL GROSS FLOOR AREA:	<u>3,222</u>	<u>3,510</u>	<u>1,890</u> (max.)
LOT AREA:	<u>3,780</u>	<u>3,780</u>	<u>5,000</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>0.85</u>	<u>0.93</u>	<u>0.5</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1,890</u>	<u>1,890</u>	<u>2,500</u> (min.)
SIZE OF LOT:			
WIDTH	<u>45</u>	<u>45</u>	<u>50</u> (min.)
DEPTH	<u>84</u>	<u>84</u>	
Setbacks in Feet:			
FRONT	<u>5.4</u>	<u>5.4</u>	<u>15</u> (min.)
REAR	<u>19.2</u>	<u>19.2</u>	<u>25</u> (min.)
LEFT SIDE	<u>12.1</u>	<u>12.1</u>	<u>7.5</u> (min.)
RIGHT SIDE	<u>6.3</u>	<u>6.3</u>	<u>7.5</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>31.66</u>	<u>31.66</u>	<u>35</u> (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>30+%</u>	<u>30+%</u>	<u>40%</u> (min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>2</u>	<u>2</u> (max.)
NO. OF PARKING SPACES:	<u>0</u>	<u>0</u>	<u>2</u> (min./max)
NO. OF LOADING AREAS:	<u>0</u>	<u>0</u>	<u>0</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u> (min.)

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

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'.