



**CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100**

BZA APPLICATION FORM

Plan No: BZA-017054-2018

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : KHF Plymouth LLC - C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY : 35-37 Berkshire St Cambridge, MA 02141

TYPE OF OCCUPANCY : **ZONING DISTRICT :** Residence C-1 Zone

REASON FOR PETITION :

Other: Reconstruction

DESCRIPTION OF PETITIONER'S PROPOSAL :

This application seeks to reinstate the variance and special permit granted in BZA Case no. 013611-2017 which lapsed in November.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 6.000 Section 6.35.1 (Reduction in Required Parking).

Article 8.000 Section 8.22.2C (Windows).

Article 8.000 Section 8.22.3, 8.23 (Nonconforming Structure).

Article 10.000 Section 10.30 (Variance) & 10.40 (Special Permit).

Original Signature(s) :


(Petitioner(s) / Owner)

James J. Rafferty, Esq.

(Print Name)

Address : 907 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : December 21, 2018

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:

The petitioner's property was destroyed by fire.

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

The hardship is directly related to the destruction of the prior structure by fire and the size of the lot.

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

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

The public good will not suffer as a result of the reconstruction of this residential building in a neighborhood that suffered the loss of dozens of dwelling units.

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

The proposed building is not inconsistent with the multi-family uses prevalent in the zoning district, including the abutting structure that contains 32 dwelling units.

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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 35-37 Berkshire St Cambridge, MA 02141 (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:
- Article 8.22.2(c) permits the creation of windows on non-conforming walls when, as in this case, there are no further violations of the dimensional requirements of Article 5.000.
- 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:
- There will not be any change in traffic patterns as a result of adding windows.
- 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:
- Adjacent uses will not be affected since the use of the property as a residential building will not be changed.
- 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:
- Adding windows will benefit the health, safety and welfare of the occupants of this dwelling.
- 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 windows will not change the use of the property and are consistent with the residential uses in the district.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** three family
LOCATION: 35-37 Berkshire St Cambridge, MA 02141 **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** three family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		N/A	4,729 sf	2,135 sf	(max.)
<u>LOT AREA:</u>		2,847 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		n/a	1.66	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		949 sf	711 sf	1,500 sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	33.5'	no change	50'	(min.)
	DEPTH	85'	no change	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	2.3'	no change	22.08'	(min.)
	REAR	31.8'	32.2'	22.08'	(min.)
	LEFT SIDE	5.5'	5.9'	19.66'	(min.)
	RIGHT SIDE	1.4'	no change	17.66'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	n/a	28.4'	35'	(max.)
	LENGTH	n/a	50.5'	n/a	
	WIDTH	n/a	25.8'	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		28%	24.2%	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>		3	no change	1	(max.)
<u>NO. OF PARKING SPACES:</u>		3	no change	3	(min./max)
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	n/a	(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.

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'.



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BZA APPLICATION FORM

GENERAL INFORMATION

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-017054-2018

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Special Permit : √ **Variance :** √ **Appeal :**

PETITIONER: KHF Plymouth LLC - C/O James J. Rafferty, Esq.

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

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TYPE OF OCCUPANCY : **ZONING DISTRICT :** Residence C-1 Zone

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This application seeks to reinstate the variance and special permit granted in BZA Case no. 013611-2017 which lapsed in November.

SECTIONS OF ZONING ORDINANCE CITED :

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James J. Rafferty, Esq.

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Date : December 21, 2018



**CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100**



2017 00195804
Bk: 70325 Pg: 227 Doc: DECIS
Page: 1 of 3 12/01/2017 02:57 PM

2017 NOV -3 AM 10:45

CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-013611-2017

Residence C-1 Zone

LOCATION: 35-37 Berkshire St
Cambridge, MA 02141

PETITIONER: KHF Plymouth, LLC - C/O James J. Rafferty, Esq.

PETITION: Variance: Petitioner seeks to reconstruct nonconforming three family structure that was recently destroyed by fire and add an additional dwelling unit in the basement.

Special Permit: To allow for windows on a nonconforming wall and to provide three parking spaces for four dwelling units.

VIOLATION :

Article 5.000	Section 5.31 (Table of Dimensional Requirements).
Article 6.000	Section 6.35.1 (Reduction in Required Parking).
Article 8.000	Section 8.22.2.C (Windows).
Article 8.000	Section 8.22.3, 8.23 (Nonconforming Structure).
Article 10.000	Section 10.30 (Variance).
Article 10.000	Section 10.40 (Special Permit).

DATE OF PUBLIC NOTICE: June 29 & July 6, 2017

DATE OF PUBLIC HEARING: July 13, 2017; July 27, 2017; September 28, 2017;

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER - CHAIR
BRENDAN SULLIVAN - VICE-CHAIR
JANET O. GREEN
PATRICK TEDESCO
ANDREA A. HICKEY

✓
✓
✓
✓
✓

ASSOCIATE MEMBERS:

DOUGLAS MYERS
SLATER W. ANDERSON
ALISON HAMMER
JIM MONTEVERDE
GEORGE BEST
LAURA WERNICK

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner's property, the layout and other characteristics as well as the surrounding district.

Berk 68092 Page 273

Case No. BZA-013611-2017
Location: 35-37 Berkshire Street
Petitioner: KHF Plymouth, LLC – c/o James Rafferty, Esq.

On September 28, 2017, Petitioner's attorney James Rafferty appeared before the Board of Zoning Appeal requesting a variance in order to reconstruct the nonconforming three family structure destroyed by fire and to add an additional dwelling unit in the basement, and a special permit in order to allow for windows on a nonconforming wall and to provide three parking spaces for four dwelling units. The Petitioner requested relief from Article 5, Section 5.31, Article 6, Section 6.35.1, and Article 8, Sections 8.22.C and 8.22.3 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Mr. Rafferty stated that the Petitioner was withdrawing the variance request to add an additional dwelling unit and the special permit request to provide three parking spaces for four dwelling units. He stated that the Petitioner was also withdrawing the special permit request to allow for windows on a nonconforming wall based upon the determination by Inspectional Services staff that it was not required because the variance for the rebuild would include the windows.

Mr. Rafferty stated that the remaining proposal was to slightly enlarge the structure by in filling some gaps in the floor plan, which would accommodate code compliant stairs. He stated that the enlargement would be of 122 square feet.

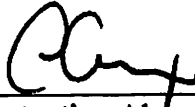
The Chair asked if anyone wished to be heard on the matter, no one indicated such.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that a literal enforcement of the provisions of the Ordinance would involve a substantial hardship; that the Board find that the hardship related to the structure being destroyed in a fire that affected the entire neighborhood; that the Board find that it was in the City's interest to have the structure rebuilt; that the Board find that an Ordinance complying rebuild would not be desirable in terms of the structure proposed; that the Board find that the hardship owed to the shape of the lot and its setbacks; that the Board find that relief could be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the Ordinance; that the Board find that rebuilding and updating the structures damaged by fire was desired by the City Council; and that the Board find that the relief sought was modest and allowed just over a hundred square feet in order to in fill two notches in the structure.

The Chair further moved that the Board specifically find that based upon all the information presented, there are circumstances involving a substantial hardship relating to this property within the meaning of M.G.L. c. 40A § 10 and that the Board grant the variance in order to reconstruct the nonconforming three family structure destroyed by fire based on the further finding that a literal enforcement of the provisions of the Ordinance would involve a substantial hardship to the Petitioner on the condition that the work proceed in accordance with plans prepared by Eco Builders Group, as initialed by the Chair at the hearing of September 28, 2017.

The five member Board voted unanimously in favor of granting the variance as conditioned (Alexander, Sullivan, Green, Hickey, and Tedesco). Therefore, the variance is granted as conditioned.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 11-3-17 by Marie Packard, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓.

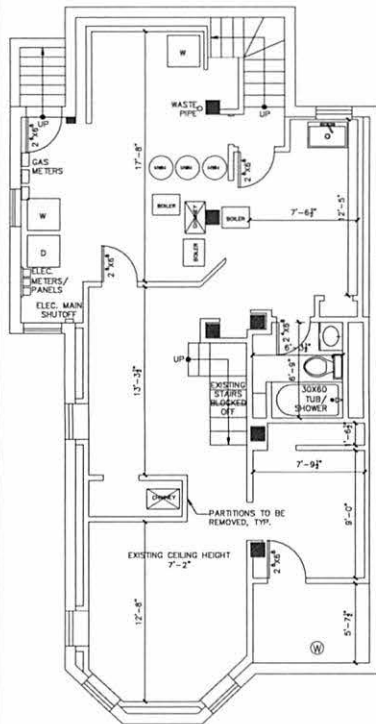
Appeal has been filed and dismissed or denied.

Date: NOVEMBER 30, 2017 Donna P. Lopez City Clerk.

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 12/14/2017 10:05:05 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
195804	DECISION		70325/227	12/01/2017	
Property-Street Address and/or Description					
35-37 BERKSHIRE ST					
Grantors					
CAMBRIDGE CITY, KHF PLYMOUTH LLC					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					



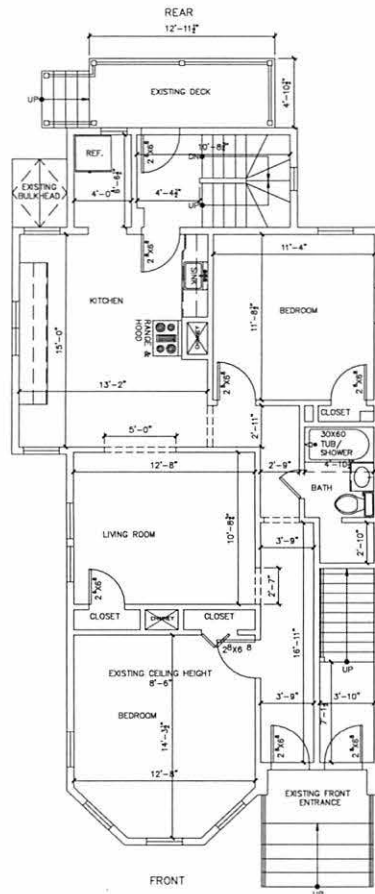
EXISTING BASEMENT FLOOR PLAN

SCALE 1/4"=1'-0"

NOTE= VERIFY ALL DIMENSIONS IN FIELD

— = WALLS

■ = EXISTING BRICK PIERS

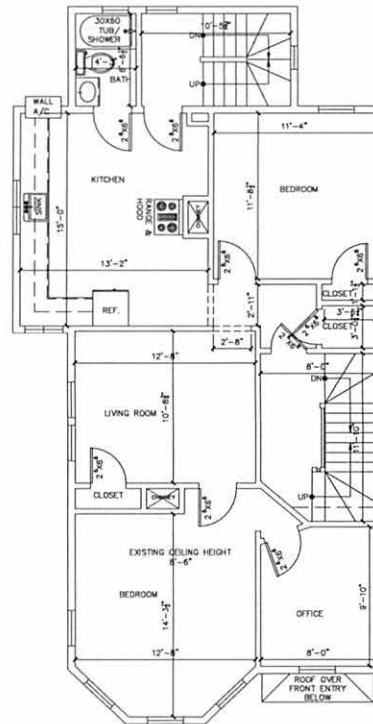


EXISTING FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

NOTE= VERIFY ALL DIMENSIONS IN FIELD

— = WALLS

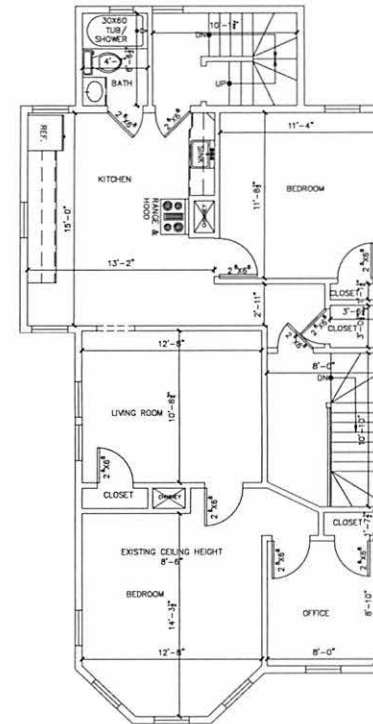


EXISTING SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

NOTE= VERIFY ALL DIMENSIONS IN FIELD

— = WALLS



EXISTING THIRD FLOOR PLAN

SCALE 1/4"=1'-0"

NOTE= VERIFY ALL DIMENSIONS IN FIELD

— = WALLS

KHF PLYMOUTH, LLC

35-37 BERKSHIRE STREET
CAMBRIDGE, MA

PROPOSED NEW
3 FAMILY

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-447-5831



Job Number: 20891.00

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

Date: 03-17-17

Revisions:
03-21-17
05-31-17R
06-14-17R
06-15-17R
04-17-18

EXISTING PLANS

Drawing

A-1

KHF PLYMOUTH, LLC

35-37 BERKSHIRE STREET
CAMBRIDGE, MA

PROPOSED NEW 3 FAMILY

General Notes :

Symbol



COSTA ARCHITECTS
481 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831



Job Number: 20891.00

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

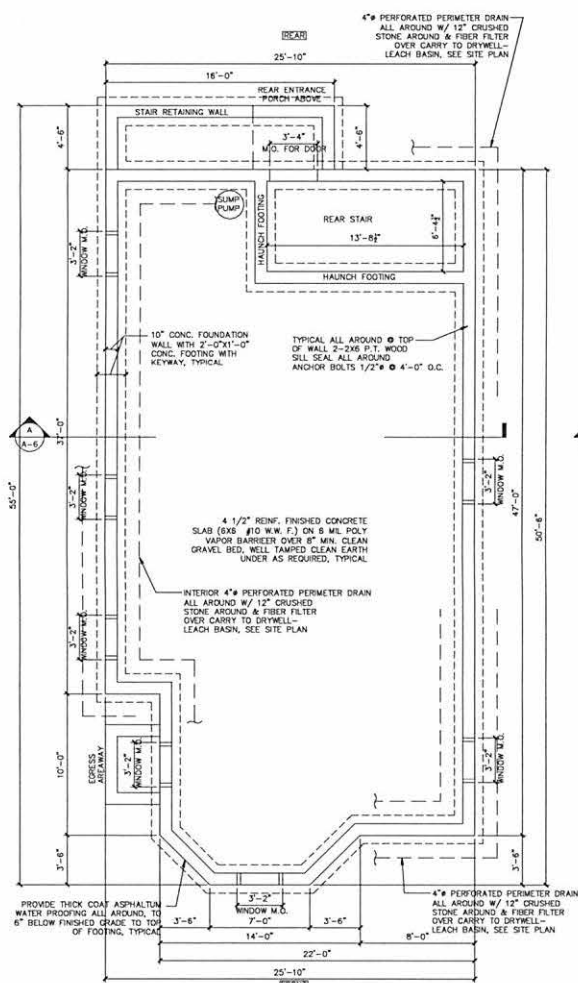
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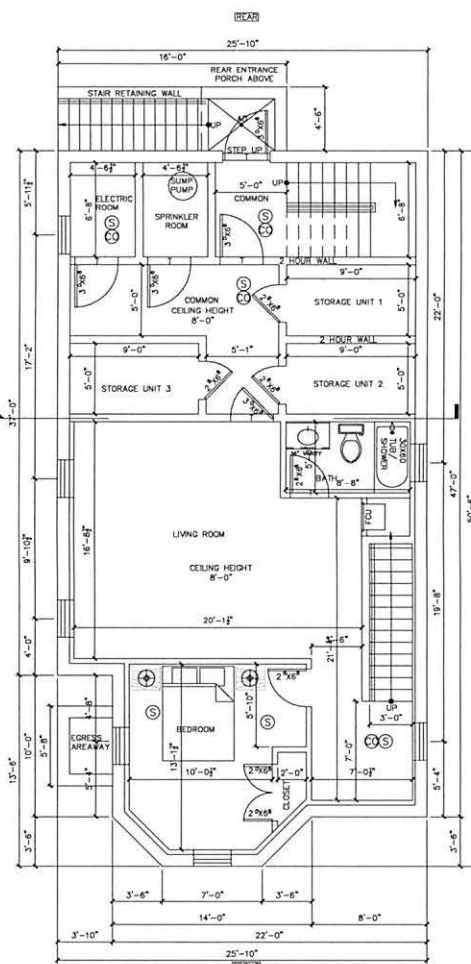
PROPOSED FOUNDATION,
BASEMENT, AND FIRST
FLOOR PLANS

Drawing

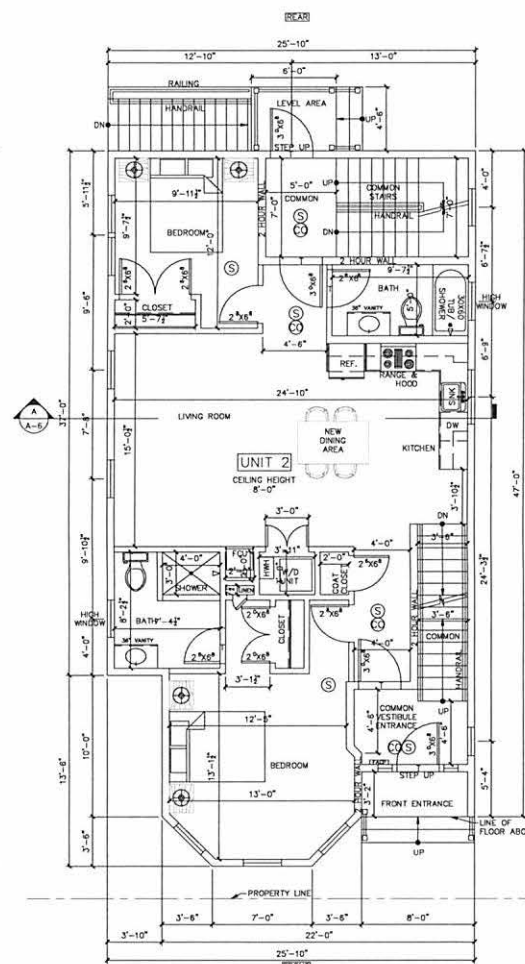
A-2



FOOTPRINT = 1,213 SQFT
M.O. SHOULD BE VERIFIED WITH EXACT WINDOW AND DOOR SIZES AS PER OWNER
FOR EXACT STRUCTURAL DESIGN AND LAYOUT SEE STRUCTURAL DRAWINGS
BY LUMBER COMPANY



1,213 SQFT GROSS
725 SQFT LIVING SPACE



1,187 SQFT GROSS
992 SQFT LIVING SPACE

KHF PLYMOUTH, LLC

35-37 BERKSHIRE STREET
CAMBRIDGE, MA

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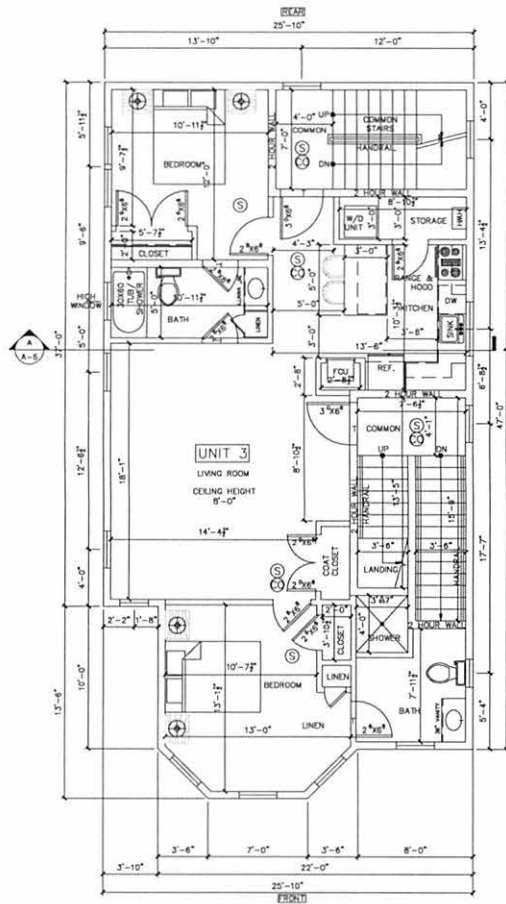
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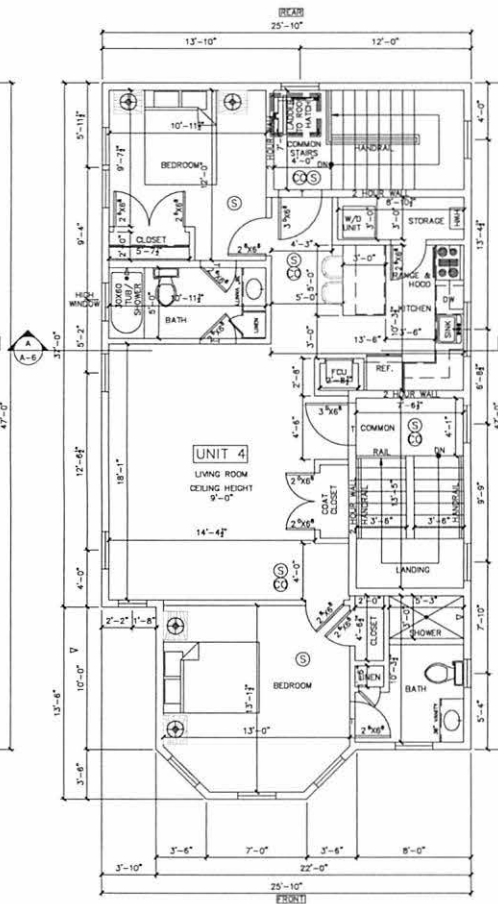
PROPOSED SECOND FLOOR,
THIRD FLOOR AND
ROOF PLANS

Drawing

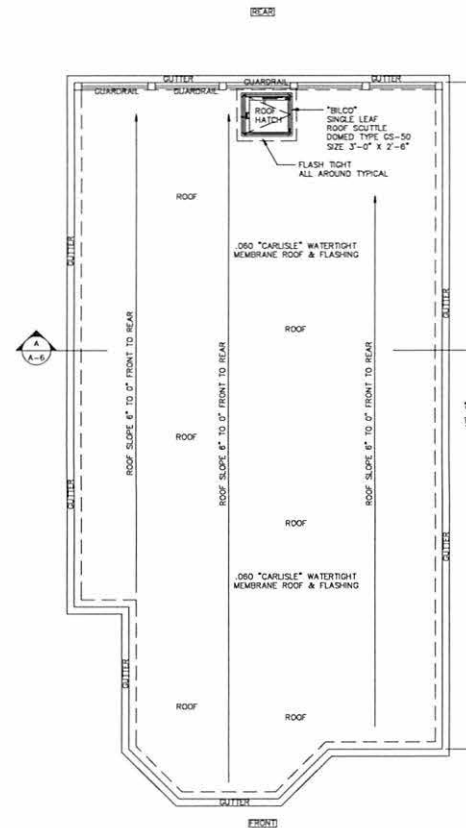
A-3



PROPOSED SECOND FLOOR PLAN
SCALE 1/4"=1'-0"
1,213 SQFT GROSS
987 SQFT LIVING SPACE



PROPOSED THIRD FLOOR PLAN
SCALE 1/4"=1'-0"
1,213 SQFT GROSS
987 SQFT LIVING SPACE



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

KHF PLYMOUTH, LLC

35-37 BERKSHIRE STREET
CAMBRIDGE, MA

PROPOSED NEW
3 FAMILY

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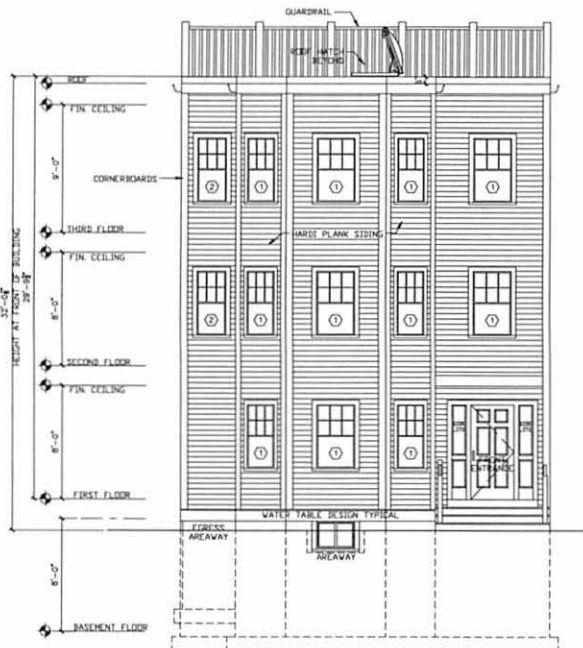
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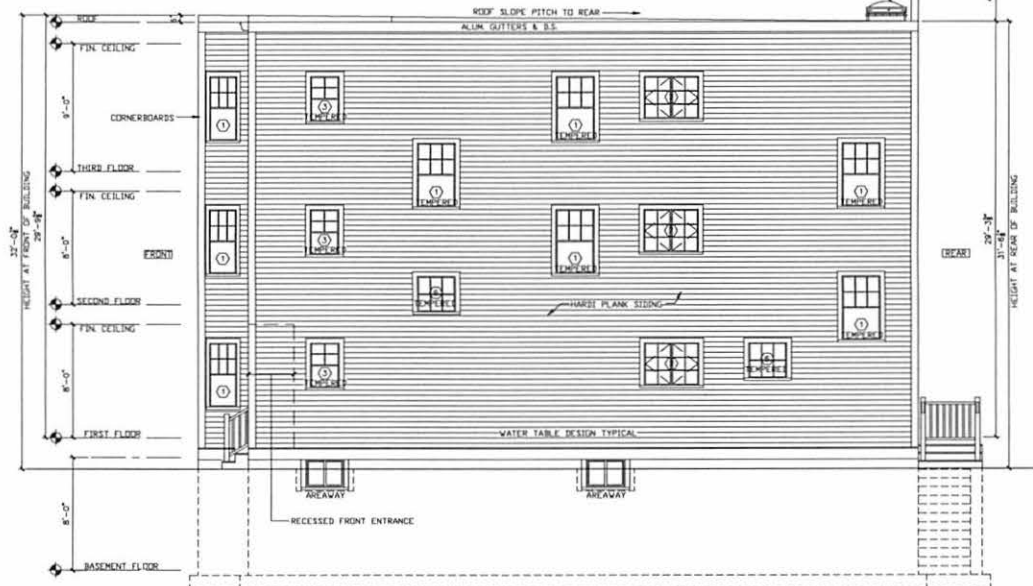
FRONT ELEVATION-
BERKSHIRE STREET
RIGHT SIDE ELEVATION

Drawing

A-4



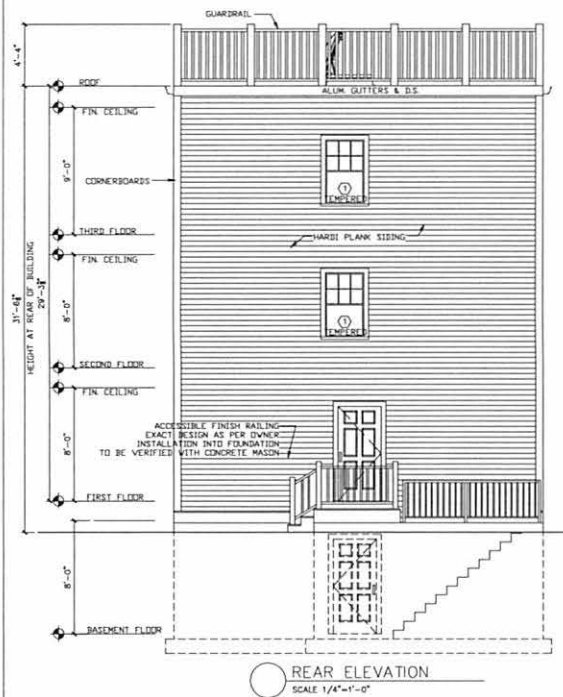
○ FRONT ELEVATION - BERKSHIRE STREET
SCALE 1/4"=1'-0"



○ RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"

WINDOW SCHEDULE		
SYMBOL	WINDOW SIZE	NOTES
①	2'-8"x4'-6"	DOUBLE HUNG WINDOW
②	2'-0"x4'-6"	DOUBLE HUNG WINDOW
③	2'-0"x3'-2"	DOUBLE HUNG WINDOW
④	2'-8"x3'-8"	DOUBLE HUNG WINDOW
⑤	2'-8"x2'-3"	AWNING WINDOW
⑥	2'-8"x2'-8"	CASEMENT WINDOW
⑦	3'-10"x3'-0"	CASEMENT WINDOW

GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENINGS OF WINDOWS AND DOORS AS PER THE SPECIFIC MANUFACTURER AS TO THE EXACT DIMENSIONS AND PLACEMENT WITHIN THE WALLS AND PARTITION- TYPICAL FOR ALL.



WINDOW SCHEDULE		
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PROPOSED NEW
3 FAMILY

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Job Number: 20891.00

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

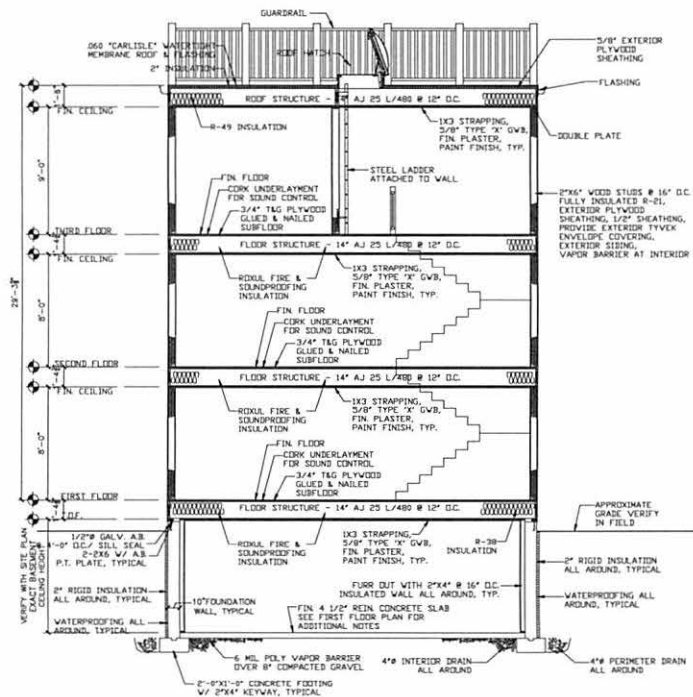
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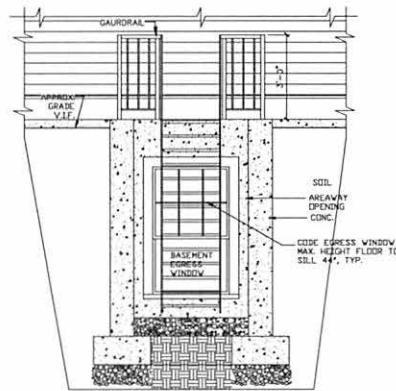
REAR ELEVATION,
LEFT SIDE ELEVATION

Drawing

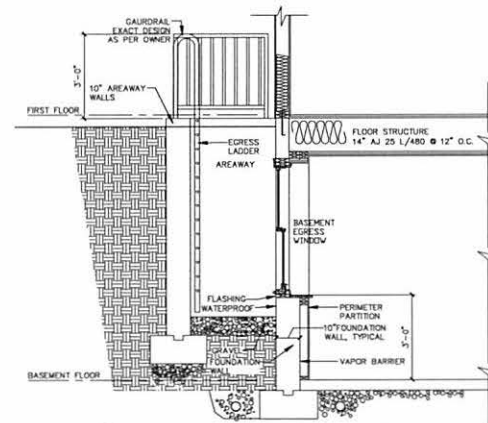
A-5



TYPICAL CROSS SECTION
SCALE 1/4\"=1'-0"



EGRESS AREAWAY SECTION
SCALE 1/2\"=1'-0"



TYPICAL AREAWAY SECTION DETAIL
SCALE 1/2\"=1'-0"

- * TYPICAL HEADER UNITS OVER WINDOWS & DOORS 2'-2\"X8\"W/2'-2\" PLYWOOD CORE GLUED & NAILLED OR 2'-2\"X12\" W/2'-1/2\" PLYWOOD CORE, OR PROVIDE LAMINATED VERSALAM DESIGN UNITS
 - * PROVIDE SIMPSON STRONG TIES CONNECTORS - HANGERS AT ALL JOINTS TYPICAL IE: RAFTERS TO RIDGES TO PLATES, TYPICAL
 - * EXACT MATERIALS, FINISHES/COLORS TO BE ALL AS DIRECTED BY OWNER, TYPICAL
 - * $f_b = 1500$ PSI MIN. ALLOWABLE STRESS IN EXTREME FIBER IN BENDING WOOD DIMENSIONAL LUMBER JOISTS & RAFTERS
 - * EXACT SIZES, LOCATIONS, DIMENSIONS OF L.V.'S, BEAMS, ETC. SHALL BE VERIFIED WITH THE PRE-ENGINEERING COMPANY, WITH THE GENERAL CONTRACTOR, PROVIDE SHOP DRAWINGS FOR REVIEW BEFORE CONSTRUCTION FOR VERIFICATION IE: BOSE-CASCADE STANDARDS, VERSALAM TYPICAL
- NOTE:
EXACT STRUCTURAL FRAMING DESIGN AND DIMENSIONS, IE: LAMINATED BEAMS, JOISTS, ETC. TO BE AS PRE-ENGINEERED COMPANY IE: BOSE-CASCADE OR SIMILAR COMPANY. GENERAL CONTRACTOR TO REFER TO STRUCTURAL FRAMING DRAWINGS PROVIDED BY PRE-ENGINEERED COMPANY REGARDING ALL STRUCTURAL/FRAMING NOTES, DESIGN, AND SPECIFICATIONS

KHF PLYMOUTH, LLC

35-37 BERKSHIRE STREET
CAMBRIDGE, MA

PROPOSED NEW
3 FAMILY

General Notes :

Symbol



681 MAIN STREET
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Job Number: 20891.00

Scale: AS NOTED

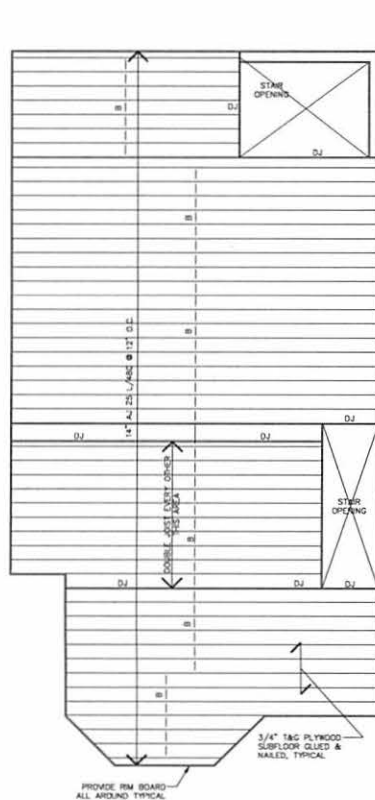
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Revisions: 03-21-17
05-31-17R
08-14-17R
09-15-17R
04-17-18

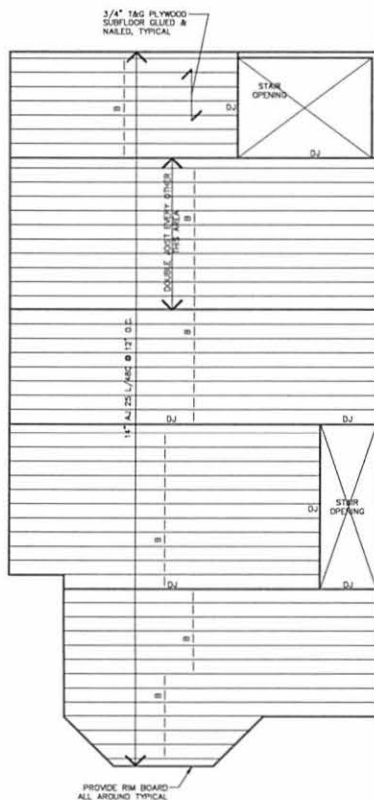
TYPICAL CROSS SECTION
EGRESS AREAWAY DETAILS

Drawing

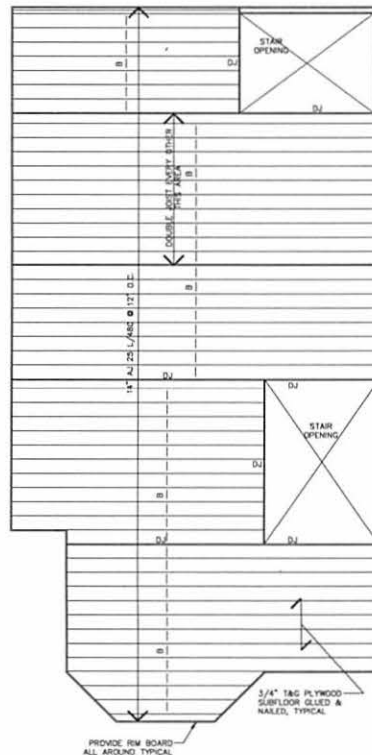
A-6



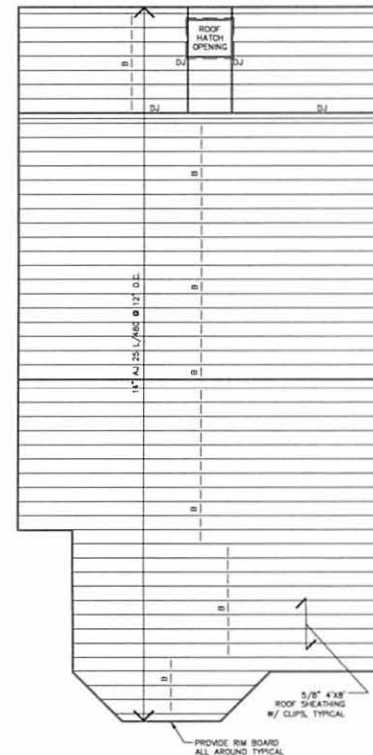
FIRST FLOOR FRAMING PLAN
 SCALE 1/4"=1'-0"
 ALL DIMENSIONS +/-
 SUGGESTED METHOD OF FLOOR FRAMING



SECOND FLOOR FRAMING PLAN
 SCALE 1/4"=1'-0"
 ALL DIMENSIONS +/-
 SUGGESTED METHOD OF FLOOR FRAMING



THIRD FLOOR FRAMING PLAN
 SCALE 1/4"=1'-0"
 ALL DIMENSIONS +/-
 SUGGESTED METHOD OF FLOOR FRAMING



ROOF FRAMING PLAN
 SCALE 1/4"=1'-0"
 ALL DIMENSIONS +/-
 SUGGESTED METHOD OF FLOOR FRAMING

- * TYPICAL HEADER UNITS OVER WINDOWS & DOORS 2'-2"x8"W/2'-2" PLYWOOD CORE GLUED & NAILED OR 2'-2"x10" W/2'-1/2" PLYWOOD CORE, OR PROVIDE LAMINATED VERSALAM DESIGN UNITS.
 - * PROVIDE SIMPSON STRONG TIES CONNECTORS - HANGERS AT ALL JOININGS TYPICAL I.E. RAFTERS TO RIDGES TO PLATES, TYPICAL.
 - * EXACT MATERIALS, FINISHES/COLORS TO BE AS DIRECTED BY OWNER, TYPICAL.
 - * $f_b = 1500$ PSI MIN. ALLOWABLE STRESS IN EXTREME FIBER IN BENDING WOOD DIMENSIONAL LUMBER JOISTS & RAFTERS
 - * EXACT SIZES, LOCATIONS, DIMENSIONS OF L.V.'S, BEAMS, ETC. SHALL BE VERIFIED WITH THE PRE-ENGINEERING COMPANY, WITH THE GENERAL CONTRACTOR, PROVIDE SHOP DRAWINGS FOR REVIEW BEFORE CONSTRUCTION FOR VERIFICATION I.E. BOISE-CASCADE STANDARDS, VERSALAM TYPICAL.
- NOTE:
 EXACT STRUCTURAL FRAMING DESIGN AND DIMENSIONS, I.E. LAMINATED BEAMS, JOISTS, ETC. TO BE AS PRE-ENGINEERED COMPANY I.E. BOISE-CASCADE OR SIMILAR COMPANY. GENERAL CONTRACTOR TO REFER TO STRUCTURAL FRAMING DRAWINGS PROVIDED BY PRE-ENGINEERED COMPANY REGARDING ALL STRUCTURAL FRAMING NOTES, DESIGN, AND SPECIFICATIONS

KHF PLYMOUTH, LLC

35-37 BERKSHIRE STREET
 CAMBRIDGE, MA

PROPOSED NEW
 3 FAMILY

General Notes :

Symbol



COBIA ARCHITECTS
 481 MAIN STREET
 WALTHAM, MA 02451
 TEL./FAX: 781-647-5831



Job Number: 20891.00

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

Date: 03-17-17

Revisions:
 03-21-17
 05-31-17R
 09-14-17R
 09-15-17R
 04-17-18

FRAMING PLANS

Drawing

A-7

35-37 Berkshire St

Pettibone

40-85
CAMARA, ALVARO & TERESA CAMARA
TRUSTEE OF CAMARA IRREVOCABLE TRUST
10 HAMLIN ST
CAMBRIDGE, MA 02141

40-86
SU, NANCY, ZHINAN XIA & DAVID XIA
29 BURKE LANE
WELLESLEY, MA 02481

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - 3RD FLOOR
CAMBRIDGE, MA 02139

40-97-98
DELL'OLIO, RICHARD, ANDREW, LINDA, CARON
C/O 25-27 BERKSHIRE LLC
228 WESTERN AVE
CAMBRIDGE, MA 02139

40-96
KHF PLYMOUTH LLC
1551 CENTRAL ST
STOUGHTON, MA 02072

40-99
31 PLYMOUTH ST. LLC
90 SPENCER AVE
CHELSEA, MA 02150

40-102
PUZYN, STEPHEN & LORRAINE PUZYN
49 PLYMOUTH ST
CAMBRIDGE, MA 02141

40-143
BAIROS, JOAO DE ANDRADE
59 PLYMOUTH ST
CAMBRIDGE, MA 02141

40-172
GALVIN, DANIEL P., JR.
12 RIVER PARK ST
NEEDHAM, MA 02194

40-174
SULLIVAN, ANNA E., A LIFE ESTATE
41 PLYMOUTH ST
CAMBRIDGE, MA 02141

40-182
CICCARELLI, JOHN A. & ANNE MARIE CICCARELLI
37 PLYMOUTH ST.
CAMBRIDGE, MA 02141

40-243
JAS CONSOLIDATED PROPERTIES LLC
C/O JAS CORPORATION
1035 CAMBRIDGE ST., #12
CAMBRIDGE, MA 02141

40-141
JEFFREY, CHRISTINA
C/O 28 BERKSHIRE STREET LLC
30 KATHERINE RD
WATERTOWN, MA 02472

40-141
AL-RAWL, AHLAM, HASSAN, DUAA, &
ALI MOHAMMAD
CITY OF CAMBRIDGE TAX TITLE
28 BERKSHIRE ST., UNIT #2
CAMBRIDGE, MA 02141

40-141
KING, MICHAEL ANTHONY
38 VAN HORN ST.
WEST SPRINGFIELD, MA 01089

40-140
ELLSWORTH, KRISSY M., RANDAL N. ELLSWORTH
& SILVIA E. ELLSWORTH
30 BERKSHIRE ST., UNIT #1
CAMBRIDGE, MA 02139

40-140
WORKMAN, MICHAEL WHEELER
30 BERKSHIRE ST., #3
CAMBRIDGE, MA 02141

40-140
WICHT, DENYCE
218 THORNDIKE ST., #203
CAMBRIDGE, MA 02141