



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

BZA APPLICATION FORM

Plan No: BZA-017105-2019

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : 44 Market Street LLC - C/O Stephan Dubouloz

PETITIONER'S ADDRESS : 50 Hancock Street Cambridge, MA 02139

LOCATION OF PROPERTY : 13 Gardner Rd Cambridge, MA

TYPE OF OCCUPANCY : Residential - Two Family ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

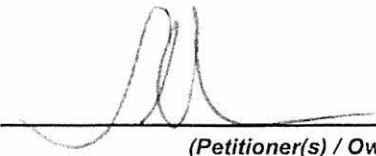
Petitioner requests Special Permits to:

- 1) Create new openings on a non-conforming facade and
- 2) Increase the Volume of the Existing Structure by more than 10%.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>8.000</u>	Section <u>8.22.1 (Alteration of a Non-Conforming Structure).</u>
Article <u>5.000</u>	Section <u>5.31 (Table of Dimensional Requirements).</u>
Article <u>10.000</u>	Section <u>10.40 (Special Permit).</u>
Article <u>8.000</u>	Section <u>8.22.2.C (Non-Conforming Structure).</u>

Original Signature(s) :


(Petitioner(s) / Owner)

Stephan Dubouloz
(Print Name)

Address : 50 Hancock Street
Cambridge, MA 02139

Tel. No. : 617 259 7232

E-Mail Address : stephan.dubouloz@natixis.com

Date : 04/17/2019

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 44 Market Street LLC c/o Stephan Dubouloz
(OWNER)

Address: 50 Hancock Street, Cambridge MA 02139

State that I/We own the property located at 13 Gardner Road,
which is the subject of this zoning application.

The record title of this property is in the name of 44 Market Street LLC

*Pursuant to a deed of duly recorded in the date 6/8/2018, Middlesex South
County Registry of Deeds at Book 71132, Page 13; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

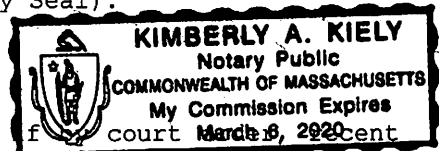
Commonwealth of Massachusetts, County of Suffolk

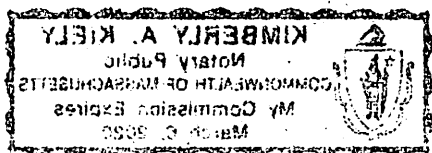
The above-name Stephan Dubouloz personally appeared before me,
this 2 of April, 2019, and made oath that the above statement is true.

[Signature] Notary

My commission expires March 6, 2020 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. 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 13 Gardner Rd 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:

Article 8 provides relief for new window and door openings to encourage the renovation and reuse of existing non-conforming buildings. The opening modifications requested are modest in scale and intended to minimize visual and privacy impacts on neighboring structures. Article 8 also provides relief for modest increases in volume and area to encourage reuse of non-conforming buildings.

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 development will not create a congestion hazard or substantial change because the driveway and curb cut will remain in their current location. The traffic generated by the proposed use will be equivalent to the existing use. The proposed use is consistent with existing uses in the neighborhood.

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 driveway curb cuts will remain as they exist allowing traffic patterns to remain the same. The proposed parking spaces will be in the same general location as the existing parking spaces maintaining existing relationships to adjacent uses. The proposed addition will conform to the Yard and Height requirements of the District. The new openings requested are modest in nature and have been designed to reduce the impact on neighboring structures.

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:

Open Space on the property will be increased to the benefit of the residents. Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. The proposed use as a two-family residence is consistent with the existing use and with other uses in the neighborhood. There will be no hazard or nuisance created by the requested relief.

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 addition, driveway and parking design are consistent with other uses in the neighborhood and the larger district. The proposed use is consistent with the uses in the neighborhood.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Boyes-Watson Architects **PRESENT USE/OCCUPANCY:** Two Family

LOCATION: 13 Gardner Rd Cambridge, MA **ZONE:** Residence C-1 Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** Two Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2457	2600	2700	(max.)
<u>LOT AREA:</u>	3600	No Change	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	.68	.72	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1800	1800	1500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	36'	50'	(min.)
	DEPTH	100'	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	11.1'	10'	(min.)
	REAR	46'	20'	(min.)
	LEFT SIDE	8.5'	7.5'	(min.)
	RIGHT SIDE	2.7'	7.5'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	32.8'	35'	(max.)
	LENGTH	44.2'	n/a	
	WIDTH	24.8'	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	10.6%	23.9%	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	No Change	2	(max.)
<u>NO. OF PARKING SPACES:</u>	4	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	24.7'	15.6'	10.0'	(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.

The lot contains a primary use 2 Family Dwelling with wood frame superstructure over a masonry and stone foundation The lot also contains a slab on grade Garage building for 4 cars, constructed of masonry and concrete.

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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2019 MAY -8 PM 3:28
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
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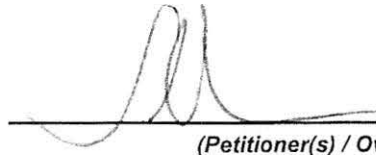
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(Petitioner(s) / Owner)

Stephan Dubouloz
(Print Name)

Address : 50 Hancock Street
Cambridge, MA 02139

Tel. No. : 617 259 7232

E-Mail Address : stephan.dubouloz@netixis.com

Date :

04/17/2019



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

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

Jurisdiction Advice

To the Owner of Property at 13 Gardner Road

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

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

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

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

CHC staff initials SLB

Date April 29, 2019

Received by Uploaded to Energov

Date April 29, 2019

Relationship to project BZA 017105-2019

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

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

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

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

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

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

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

July 2003

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

13 Gardner Rd .

Petitioner

87-12
COLUMBIA, LLC,
60 HIGHLAND RD
SOMERVILLE, MA 02144

87-13
SULLIVAN, CECIL D. & MARGARET A. NALLY
12 GARDNER RD
CAMBRIDGE, MA 02139

STEPHAN DUBOULOZ
50 HANCOCK STREET
CAMBRIDGE, MA 02139

87-14
FINKELSTEIN, BORIS & VALERIE TSODOKOV
6-10 GARDNER RD., UNIT #2
CAMBRIDGE, MA 02139

87-14
FULLER, MARY C.
6-10 GARDNER RD., #3
CAMBRIDGE, MA 02138

87-14
SNODGRASS, A. W. T.
6-10 GARDNER RD., #4
CAMBRIDGE, MA 02139

87-14
BADRA, ZAIM J. & MAY AZAR
6-10 GARDNER RD. UNIT #5
CAMBRIDGE, MA 02139

87-14
HERALD, NATALIE
6-10 GARDNER RD. UNIT #6
CAMBRIDGE, MA 02139

87-30
PALMER, GEOFFREY G. & ELIZABETH L. PALMER
236 PROSPECT ST
CAMBRIDGE, MA 02139

87-47
LOSMAN, JULIE-AUORE
11 GARDNER RD., #1
CAMBRIDGE, MA 02139

87-47
GUTIERREZ, SANDRA L.
11 GARDNER RD UNIT #2
CAMBRIDGE, MA 02139

87-47
MCMANUS, BRIAN C. & KELLY L. MCMANUS
11 GARDNER RD., #3
CAMBRIDGE, MA 02139

87-47
HSU, KEVIN S. & CHANDA PRESCOD-WEINSTEIN
11 GARDNER RD., #4
CAMBRIDGE, MA 02139

87-47
ACAR, ARTUG & LORIE SMITH
11 GARDNER RD., #5
CAMBRIDGE, MA 02139

87-47
WEINREB, GLENN S.
9-11 GARDNER RD., #6
CAMBRIDGE, MA 02139

87-48
HOU, PHILIP, TRUSTEE
C/O 44 MARKET ST LLC
50 HANCOCK ST
CAMBRIDGE, MA 02139

87-132
IARROBINO, ANTHONY A., JR. &
GAIL S. CHARPENTIER
19 MURDOCK ST
CAMBRIDGE, MA 02139

87-134
PEREZ, LEONIDAS & MARIA PEREZ LIFE ESTATE
230 PROSPECT ST
CAMBRIDGE, MA 02139

87-135
GIRIBET, GONZALO &
CHRISTINE DENISE PALMER, TRUSTEES
232 PROSPECT ST
CAMBRIDGE, MA 02139

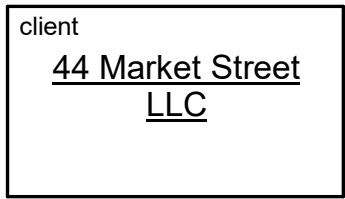
87-107
ASHER, JULIE
23 MURDOCK ST., #1
CAMBRIDGE, MA 02138

87-107
DUGGAL, SONALI & FERNANDO D. HIDALGO
23 MURDOCK ST., #2
CAMBRIDGE, MA 02138

87-152
LINDEN AVENUE LLC
30 MOONEY ST.
CAMBRIDGE, MA 02138

87-151
REILLY, JOHN F & LIESE REILLY
TRUSTEES OF THE REILLY TRUST
3 ASHWOOD RD
ACTON, MA 01720

87-14
CHEN, JIEJIN & CHUANG-CHUNG LEE
6-10 GARDNER RD., #1
CAMBRIDGE, MA 02139

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**BOYES-WATSON
ARCHITECTS**



thirty bow street
somerville, ma 02143

architects@boyeswatson.com
phone: (617) 629.6200
fax: (617) 629.8201

scale

ISSUED FOR PERMIT

Sheet no.
A000



12 GARDNER ROAD



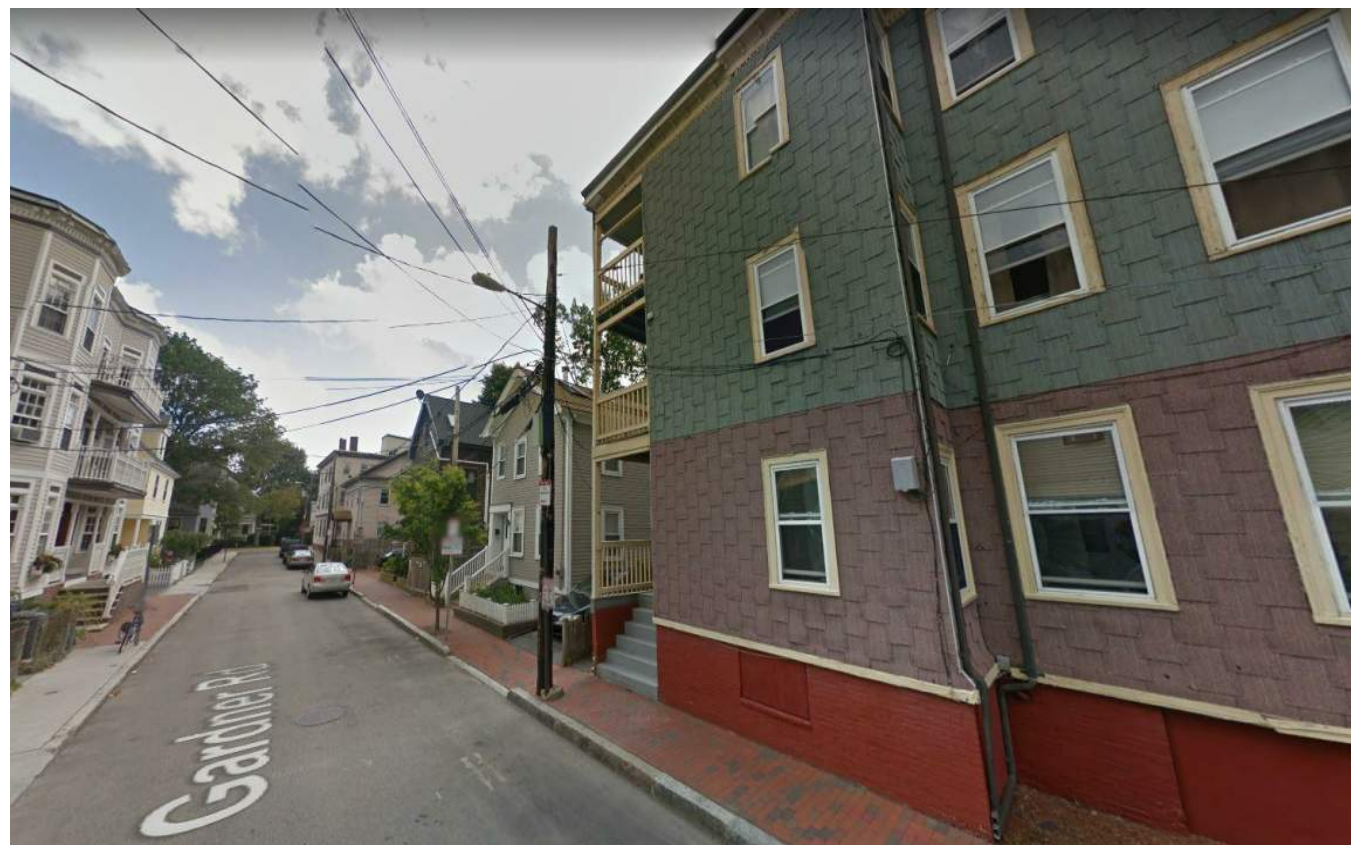
13 GARDNER ROAD



15 GARDNER ROAD



10 GARDNER ROAD



8, 10, 12 GARDNER ROAD



13, 9, 11 GARDNER ROAD



ARIAL VIEW FROM SOUTH



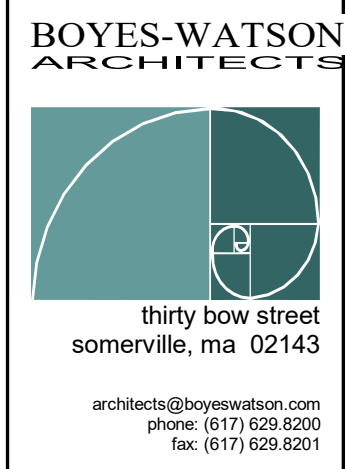
ARIAL VIEW FROM NORTHWEST

No.	Description	Date



client
44 Market Street
LLC

title	CONTEXT PHOTOS
	13 Gardner Road
project	



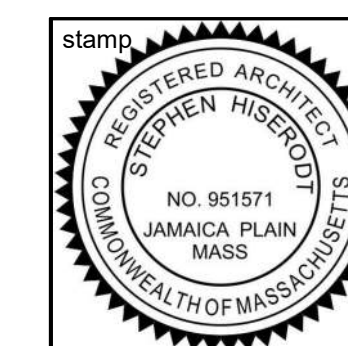
job number 19970

scale

date issued 11/02/18

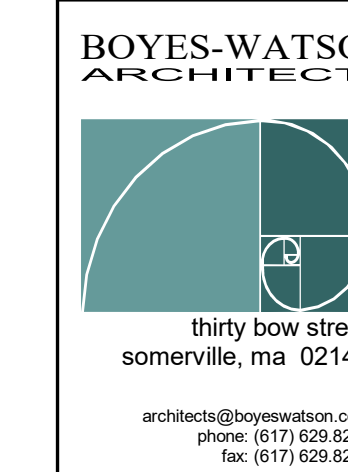
ISSUED FOR PERMIT

Sheet no.
A002

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client
44 Market Street
LLC

title	PROPERTY PHOTOS
project	13 Gardner Road



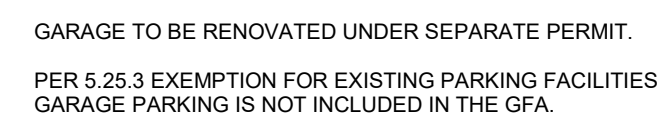
job number 199

scale

date issued 01/16/

ISSUED FOR PERM

Sheet no.
A003



38'-3"

4'-6 1/2"

5'-9"

20'-5"

4'-6"

19'-5 1/2"

24'-6 1/2"

GFA

945 SF

The diagram shows a building footprint with a blue interior area labeled 'GFA 624 SF'. The footprint is surrounded by setbacks indicated by dashed lines. The setbacks are labeled as follows:

- Top setbacks: 'LESS THAN 5'(NON-GFA)' (twice, for the left and right sides).
- Bottom setbacks: 'LESS THAN 5'(NON-GFA)' (twice, for the left and right sides).
- Left setbacks: '34' - 6 1/2"' (overall) and '2' - 0"' (at the bottom corner).
- Right setbacks: '3' - 0"' (at the top and bottom corners).
- Bottom setbacks: '3' - 0"' (at the left and right corners).
- Internal setbacks: '12' - 10"' (overall width of the setback area).

Floor plan of the second floor showing three main areas:

- GFA ADD 128 SF**: A small rectangular area at the top left, outlined in purple.
- GFA 479 SF**: A large central area, outlined in purple, containing a staircase labeled "UP" and "DN".
- GFA 467 SF**: A large rectangular area at the bottom, outlined in purple.

Dimensions and other features:

- Overall width: 14' - 1"
- Overall height: 9' - 1"
- Stairs: "UP" and "DN" stairs are located in the central area.
- Small utility area: A small area at the bottom left, outlined in purple, with dimensions 20' - 5" and 9' - 8 5/8".
- Overall height on the right: 19' - 5 1/2"
- Overall height on the right: 24' - 6 1/2"

Architectural floor plan of the second floor of the building. The plan shows three main areas: a top section labeled "GFA ADD 65 SF" in light blue, a middle section labeled "GFA 384 SF" in light blue, and a bottom section labeled "GFA 466 SF" in green. The total floor area is 915 SF. The plan includes various rooms, corridors, and a staircase. Dimensions are provided for the overall footprint (20' - 4 1/2" by 36' - 5") and individual sections. A note indicates that the area shown is "LESS THAN" the total area. The plan also shows a parking lot area at the bottom left and a parking lot area at the top right.

Architectural floor plan of the second floor. The plan shows two main areas: a light blue area labeled "GFA 317 SF" and a light green area labeled "GFA 263 SF". The total area is 580 SF. The plan includes various rooms, corridors, and a staircase labeled "DN". Dimensions are provided for various sections: 3'-9", 9'-7 1/4", 6'-3 1/4", 5'-0" LINE, 2'-0", 34'-2 1/2", 8'-9", 5'-11 3/4", 3'-11 3/4", 4'-4 3/4", 12'-7", 2'-0 1/2", and 6'-1 3/4". There are also labels for "ERV CLOSET MECH VENT" and "GFA ADJ 20 SF".

GFA - EXISTING	
Level	Area
1ST FLOOR	945 SF
2ND FLOOR	859 SF
3RD FLOOR	624 SF
	2,428 SF

GFA - PROPOSED	
Level	Area

UNIT 1	
1ST FLOOR	467 SF
1ST FLOOR	13 SF
2ND FLOOR	466 SF
3RD FLOOR	263 SF
3RD FLOOR	20 SF
1,228 SF	

UNIT 2	
1ST FLOOR	479 SF
1ST FLOOR	128 SF
2ND FLOOR	384 SF
2ND FLOOR	65 SF
3RD FLOOR	317 SF
	1,372 SF
	2,600 SF



client
44 Market Street
LLC

ZONING - GROSS FLOOR AREA PLANS

13 Gardner Road



job number	19970
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scale $1/8" = 1'-0"$

date issued	11/02/18
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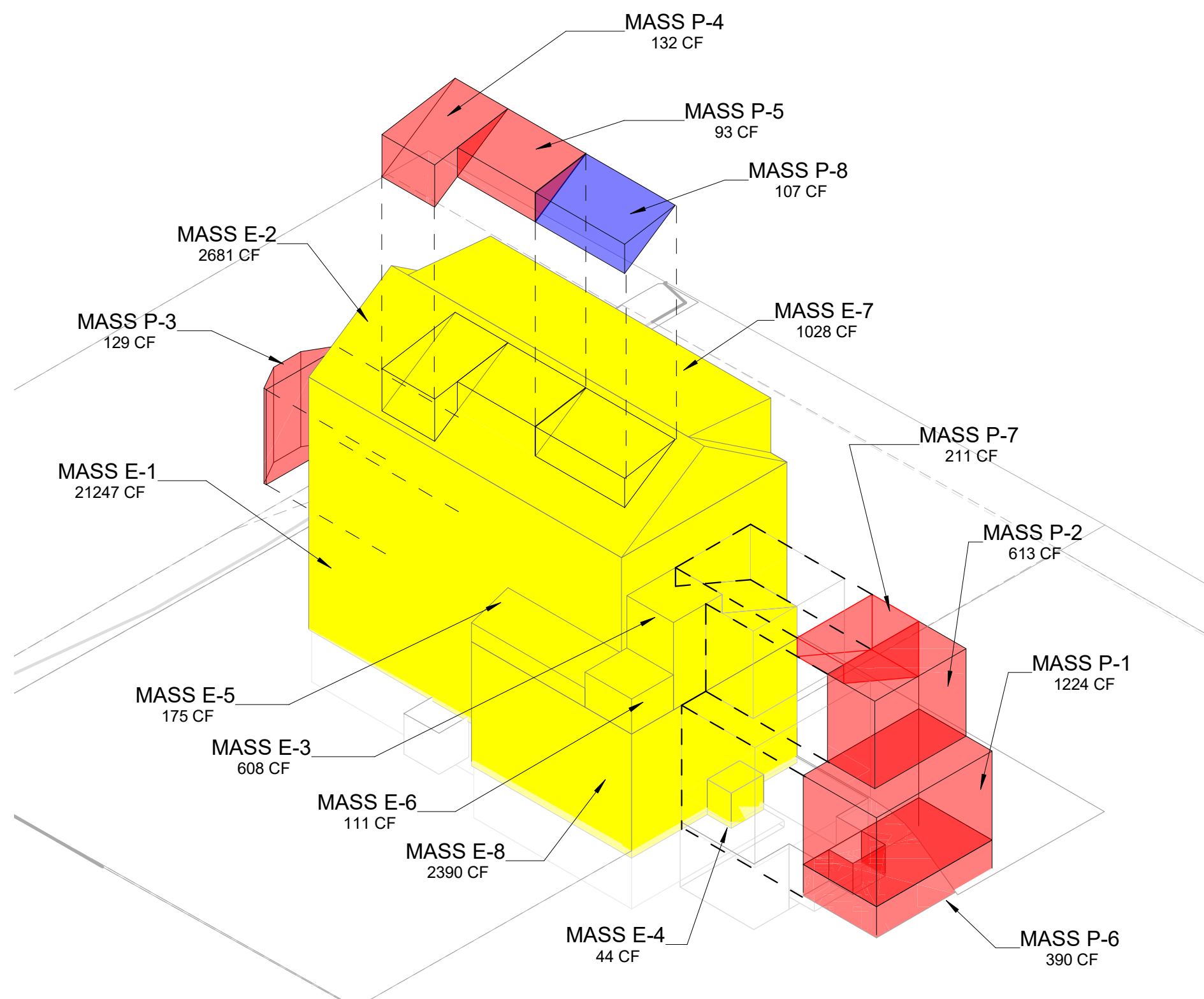
ISSUED FOR PERMIT

Sheet no.

A010

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DIMENSIONAL FORM				1/16/2019	
LOCATION: 13 Gardner Street		ZONE: C-1			
		PRESENT USE/OCCUPANCY: 2 Family			
		REQUESTED OCCUPANCY: 2 Family			
		EXISTING	ORDINANCE	PROPOSED	
LOT SIZE:					
C-1		3,600	5,000	3,600	
FLOOR AREA RATIO		0.67	0.75	0.72	COMP.
GROSS FLOOR AREA		2,428	2,700	2,600	
RESIDENCE		2,428	2,700	2,600	
GARAGE PARKING		700	NA	700	
GARAGE GFA		0	NA	0	
GFA INCREASE		NA	243	172	COMP.
% INCREASE		NA	10.0%	7.1%	
LOT AREA PER DWELLING UNIT		1,800.0	1,500.0	1,800.0	COMP.
NO. OF D.U.		2.0	2.0	2.0	COMP.
SIZE OF LOT:					
WIDTH		36	50	UNCHANGED	XNC
LENGTH		100	NA	UNCHANGED	
*NARROW LOT RULE APPLIES					
SIZE OF BLDG:					
BUILDING HEIGHT		32.0	35.0	UNCHANGED	COMP.
BUILDING LENGTH		44.2	NA	53.3	
BUILDING WIDTH		24.8	NA	UNCHANGED	
SETBACKS					
FRONT		11.1	10.0	UNCHANGED	COMP.
REAR		46.0	35.7	20.0	COMP.
LEFT SIDE		8.5	7.5	UNCHANGED	COMP.
RIGHT SIDE		2.7	7.5	UNCHANGED	XNC
DISTANCE BETWEEN STRUCTURES		24.7	10.0 ((H+H)/6)	15.60	COMP.
PRIVATE OPEN SPACE					
PRIVATE OPEN SPACE		10.6%	30.0%	23.7%	XNC
USABLE		0.0	540.0	0	
PERMEABLE		381.0	540.0	853	
NO. OF PARKING SPACES:		3	2	3	COMP.



3 VOLUME CALCULATION

VOLUME - EXISTING	
Mark	Gross Volume
MASS E-1	21247 CF
MASS E-2	2681 CF
MASS E-3	608 CF
MASS E-4	44 CF
MASS E-5	175 CF
MASS E-6	111 CF
MASS E-7	1028 CF
MASS E-8	2390 CF
MASS E-9	132 CF
MASS E-10	93 CF
MASS E-11	107 CF
MASS E-12	1224 CF
MASS E-13	390 CF
MASS E-14	211 CF
MASS E-15	613 CF
MASS E-16	1028 CF
MASS E-17	2390 CF
MASS E-18	107 CF
MASS E-19	1224 CF
MASS E-20	390 CF

VOLUME - PROPOSED	
Mark	Gross Volume
MASS P-1	1224 CF
MASS P-2	613 CF
MASS P-3	129 CF
MASS P-4	132 CF
MASS P-5	93 CF
MASS P-6	390 CF
MASS P-7	211 CF
MASS P-8	107 CF
MASS P-9	1028 CF
MASS P-10	1224 CF
MASS P-11	390 CF
MASS P-12	211 CF
MASS P-13	613 CF
MASS P-14	1028 CF
MASS P-15	2390 CF
MASS P-16	107 CF
MASS P-17	1224 CF
MASS P-18	390 CF
MASS P-19	211 CF
MASS P-20	613 CF
MASS P-21	1028 CF
MASS P-22	2390 CF
MASS P-23	107 CF
MASS P-24	1224 CF
MASS P-25	390 CF

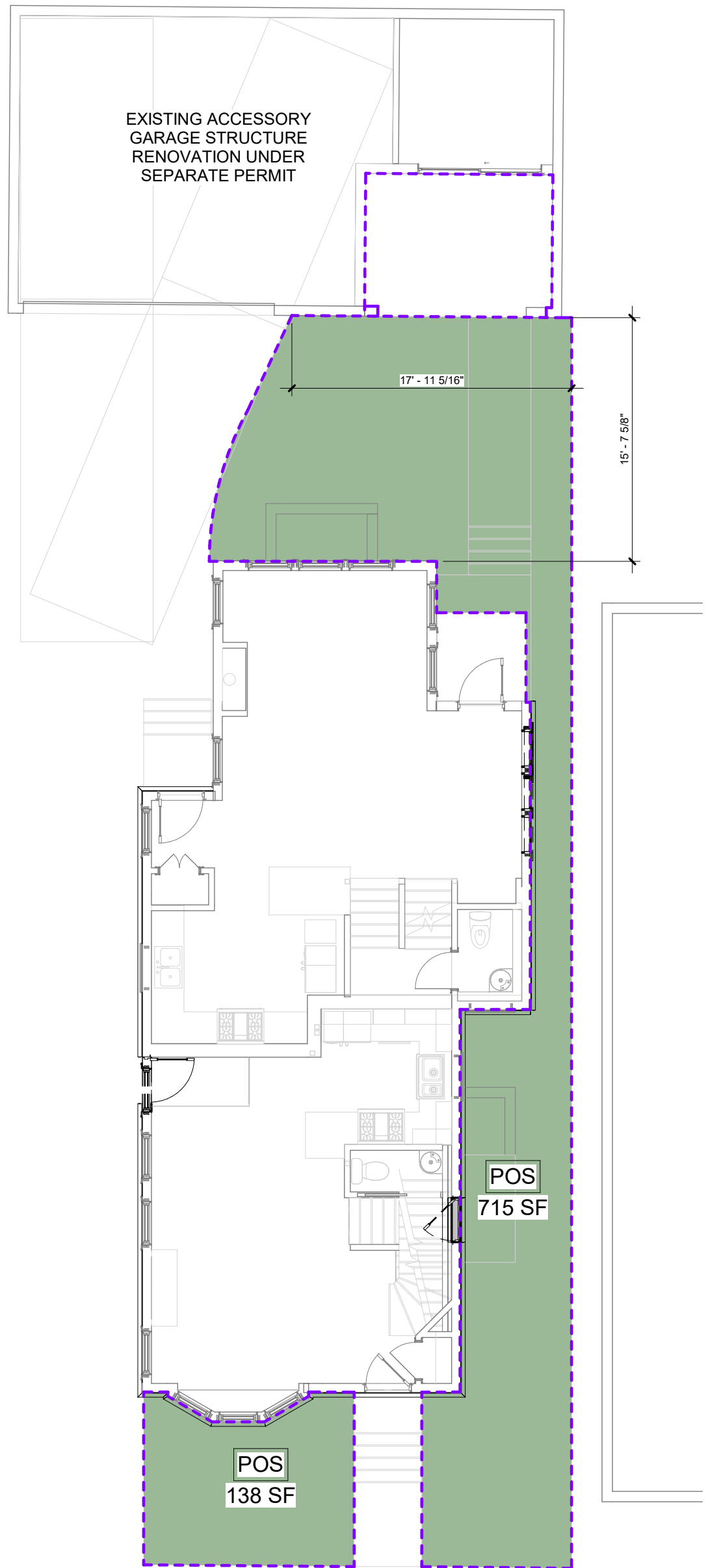
NEW VOLUME / EXISTING VOLUME = 2899 / 28284 = 10.3%

PROPOSED OPEN...	
Name	Area

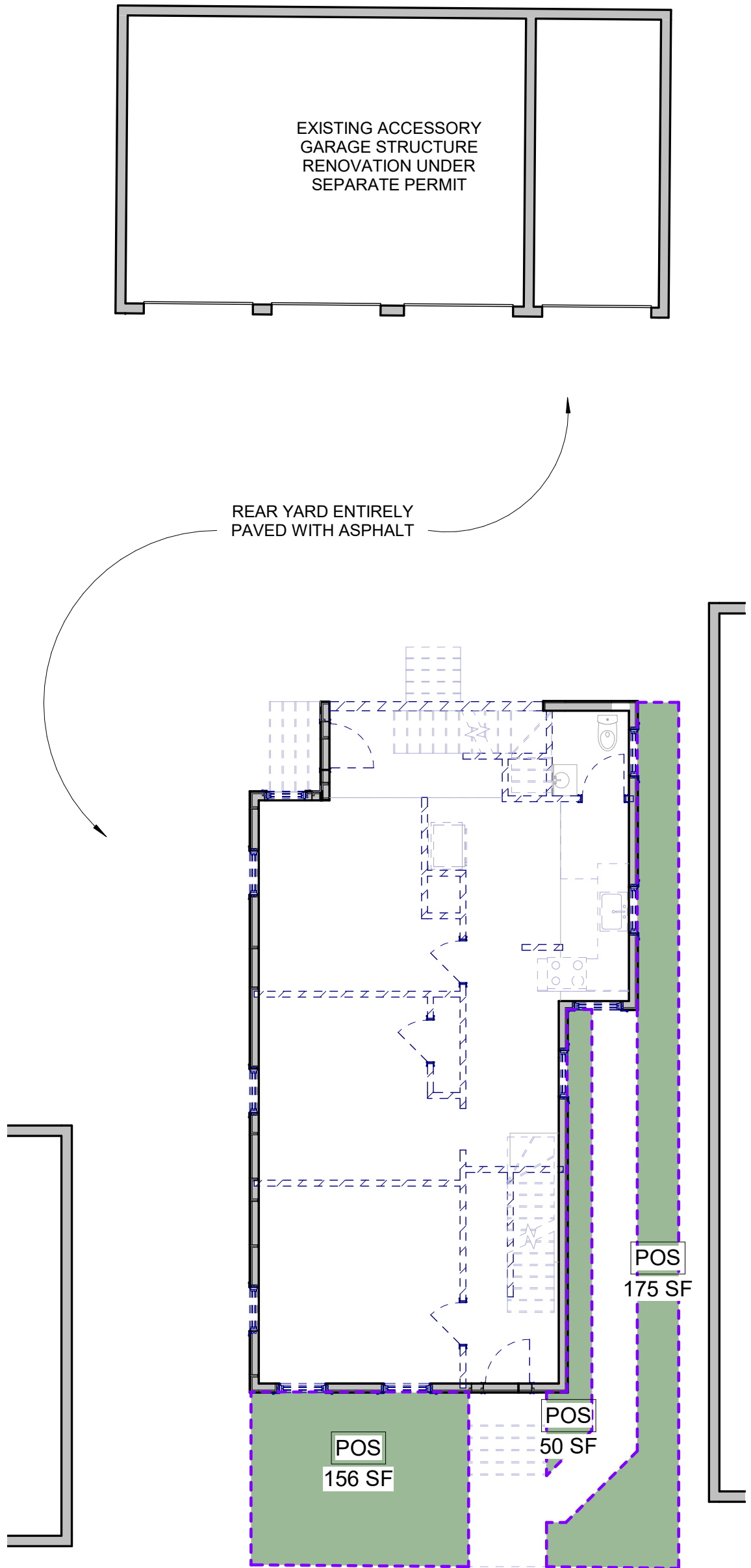
POS	
POS-1	715 SF
POS-2	138 SF
POS-3	853 SF

EXISTING OPEN...	
Name	Area

POS	
POS-1	156 SF
POS-2	50 SF
POS-3	175 SF
POS-4	381 SF



1 PROPOSED OPEN SPACE
1/8" = 1'-0"



2 EXISTING OPEN SPACE
1/8" = 1'-0"

Description		Date
1 ZONING REVISIONS		1-27-19



client
44 Market Street
LLC

title
ZONING - DIM. FORM AND OPEN SPACE DIAGRAMS
project
13 Gardner Road



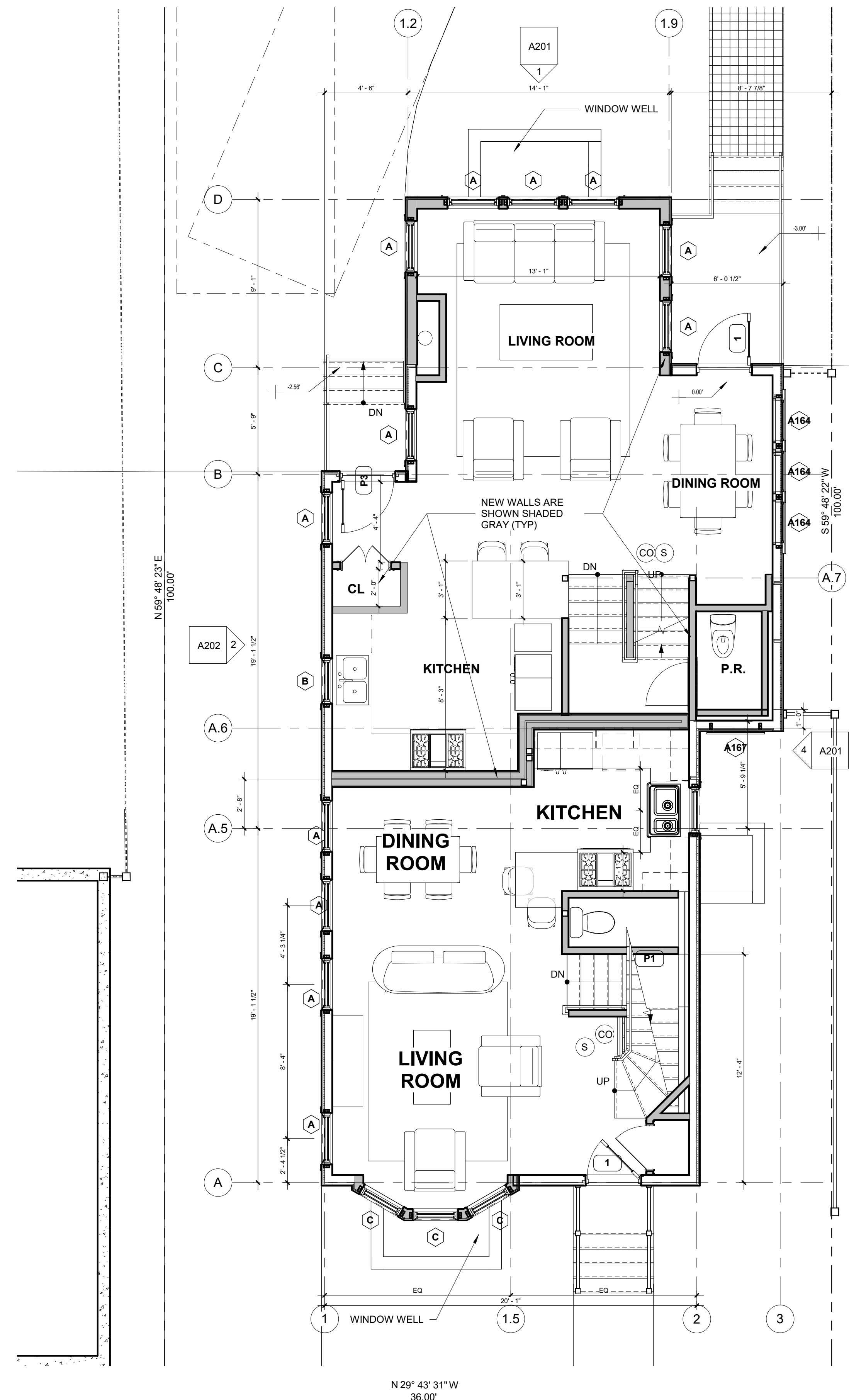
job number 19970

scale 1/8" = 1'-0"

date issued 11/02/18

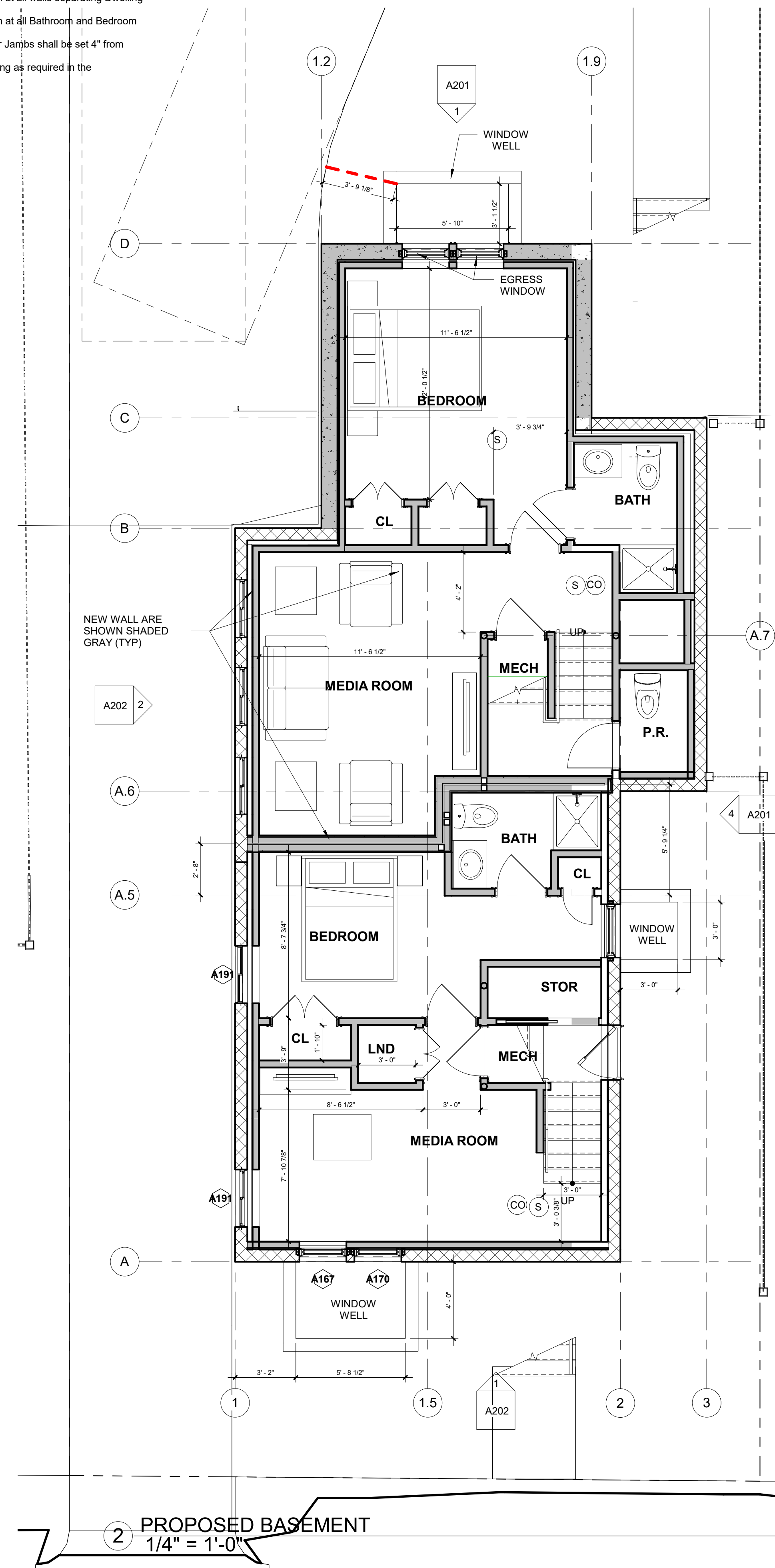
ISSUED FOR PERMIT

Sheet no.
A011



GENERAL FLOOR PLAN NOTES:

- A. Exterior dimensions are from face of stud, and center of openings.
- B. Interior dimensions are finish to finish.
- C. Install 3-1/2" Sound Attenuation Batt Insulation at all walls separating Dwelling Units from all other spaces.
- D. Install 3-1/2" Sound Attenuation Batt Insulation at all Bathroom and Bedroom walls.
- E. Unless otherwise noted the hinge side of Door Jambs shall be set 4" from adjacent walls.
- F. The G.C. shall coordinate location of all blocking as required in the Accessibility and Adaptability General Notes.

[illegible]

44 Market Street
LLC

PROPOSED FLOOR PLANS

13 Gardner Road



Job number	19970
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scale $1/4" = 1'-0"$

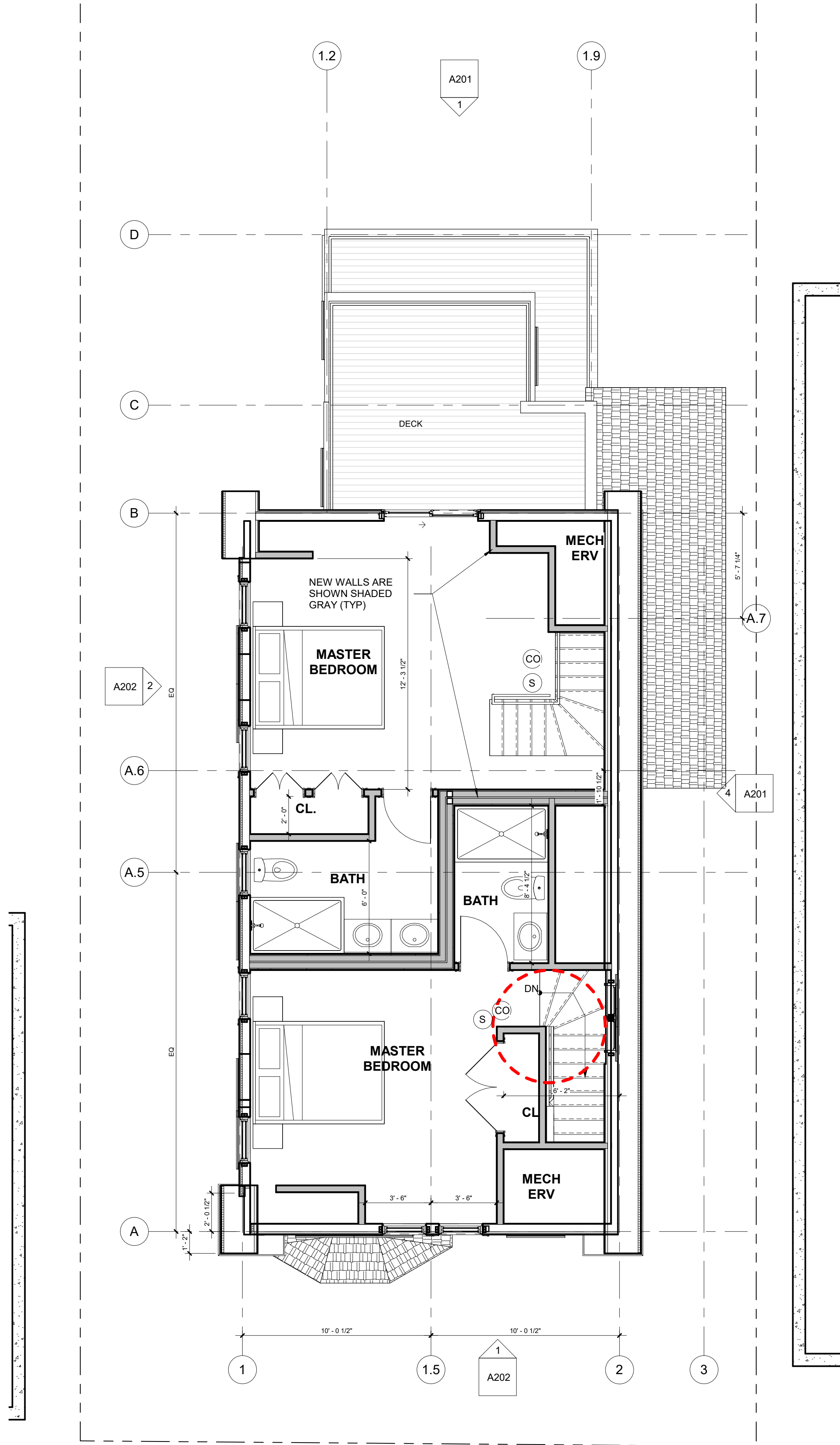
date issued	11/02/18
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ISSUED FOR PERMIT

Sheet no.

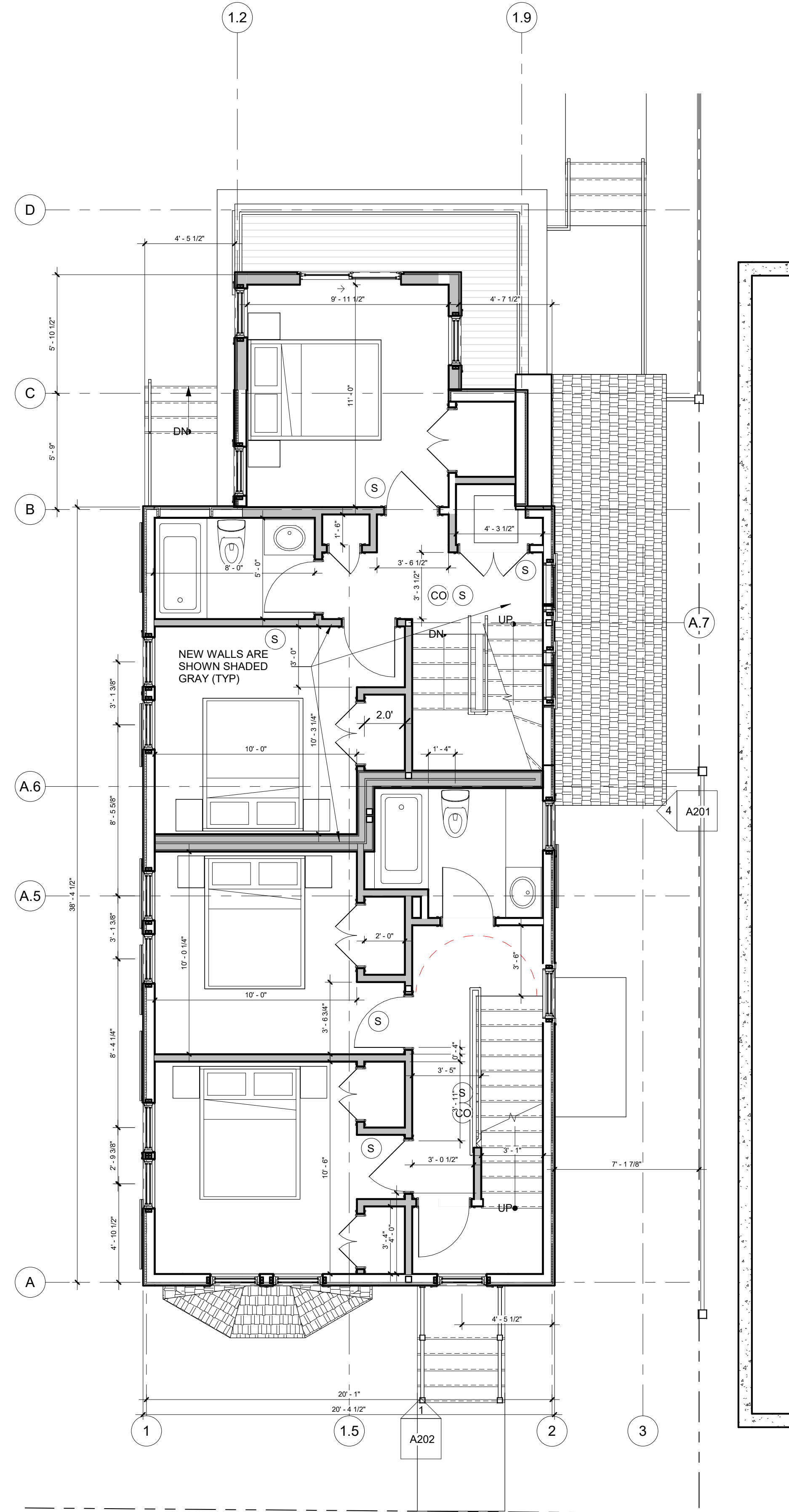
A102

4/10/2019 6:22:48 PM



2 PROPOSED 3RD FLOOR
1/4" = 1'-0"

- GENERAL FLOOR PLAN NOTES:**
- A. Exterior dimensions are from face of stud, and center of openings.
 - B. Interior dimensions are finish to finish.
 - C. Install 3-1/2" Sound Attenuation Batt Insulation at all walls separating Dwelling Units from all other spaces.
 - D. Install 3-1/2" Sound Attenuation Batt Insulation at all Bathroom and Bedroom walls.
 - E. Unless otherwise noted the hinge side of Door Jamb shall be set 4" from adjacent walls.
 - F. The G.C. shall coordinate location of all blocking as required in the Accessibility and Adaptability General Notes.



1 PROPOSED 2ND FLOOR
1/4" = 1'-0"

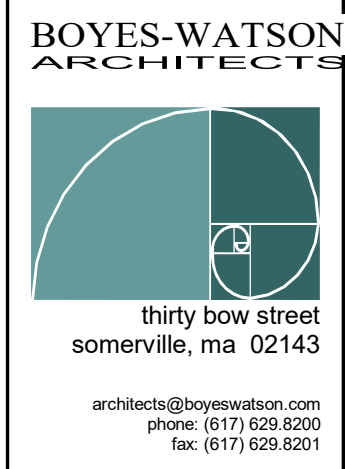
No.	Description	Date
1	ZONING REVISIONS	1-27-19



client
44 Market Street
LLC

title
PROPOSED FLOOR PLANS

project
13 Gardner Road



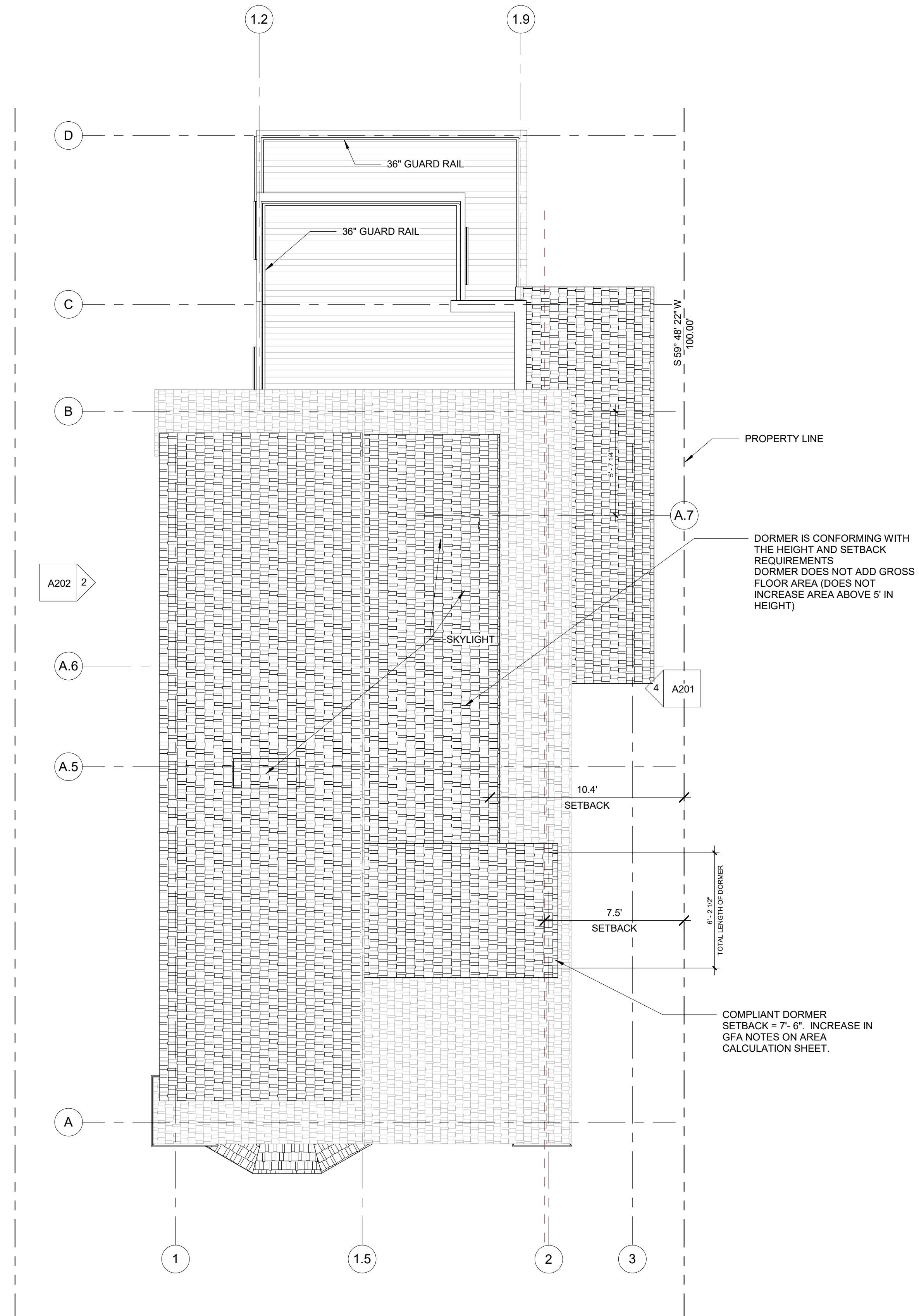
job number
19970

scale
1/4" = 1'-0"

date issued
11/02/18

ISSUED FOR PERMIT

Sheet no.
A103



① ROOF PLAN
1/4" = 1'-0"

[illegible]

client
44 Market Street
LLC

PROPOSED ROOF PLAN

13 Gardner Road



job number	19970
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scale 1/4" = 1'-0"

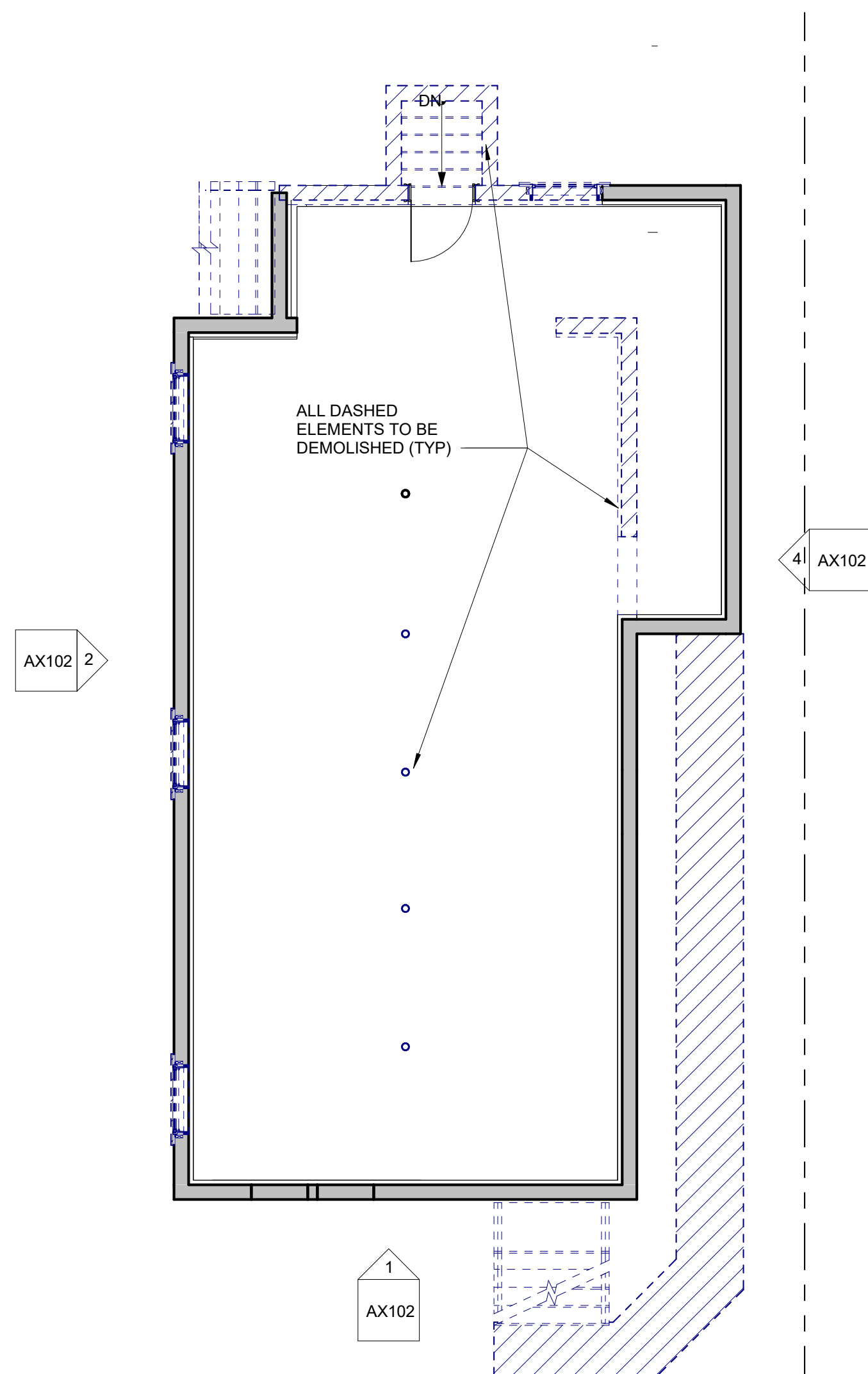
date issued	11/02/18
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ISSUED FOR PERMIT

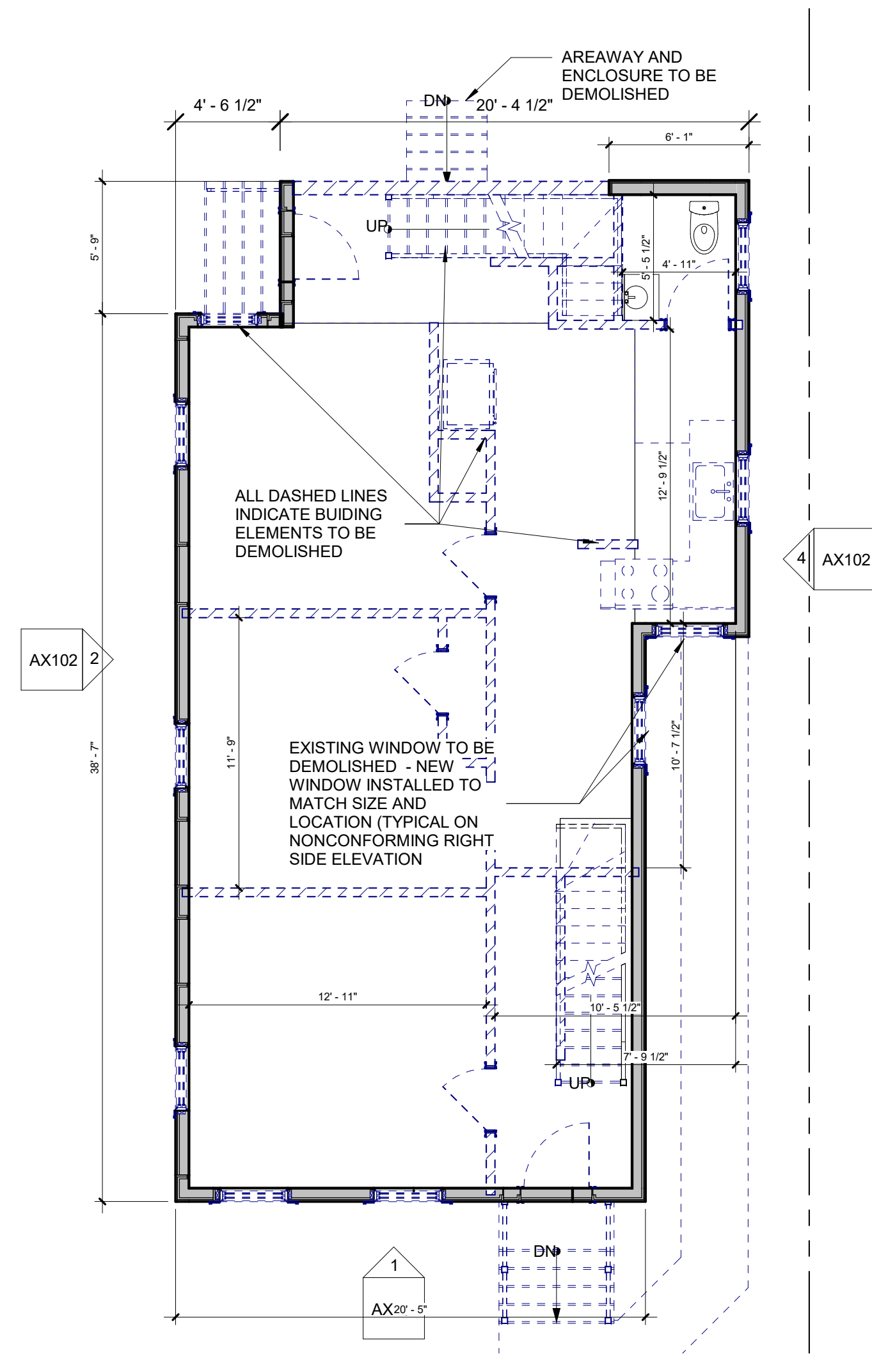
Sheet no.

A104

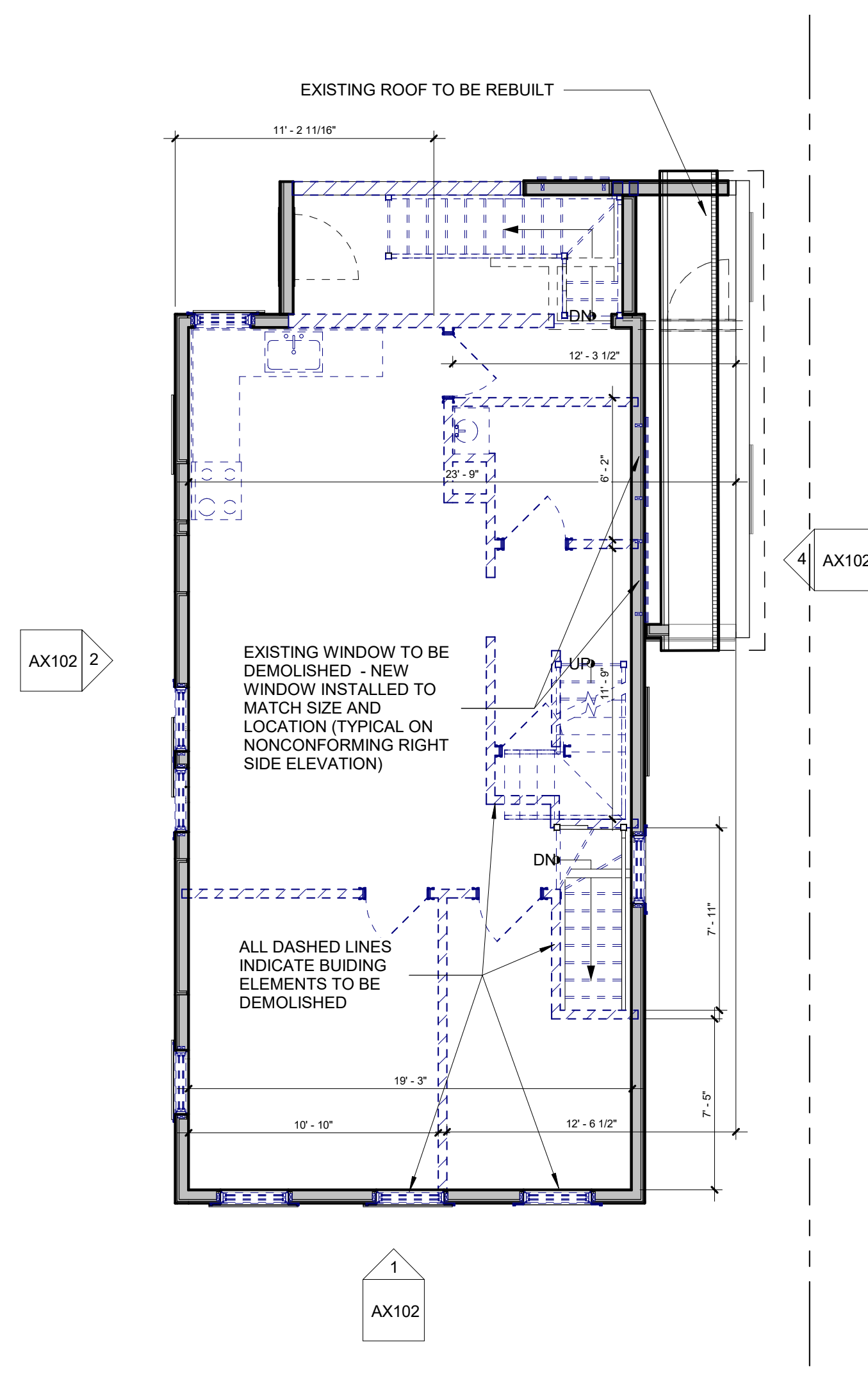
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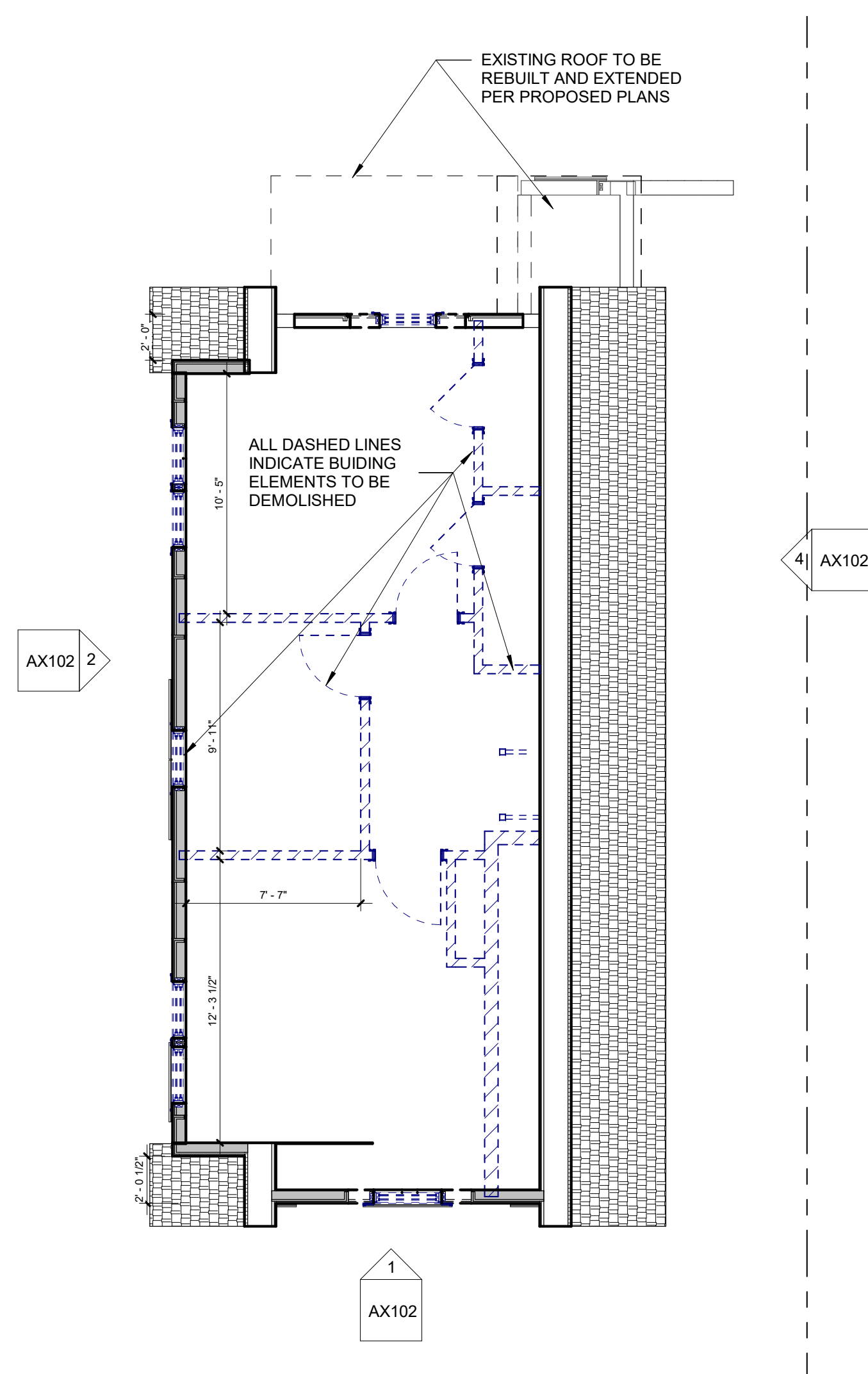
1 EXISTING BASEMENT
3/16" = 1'-0"



2 EXISTING 1ST FLOOR
3/16" = 1'-0"

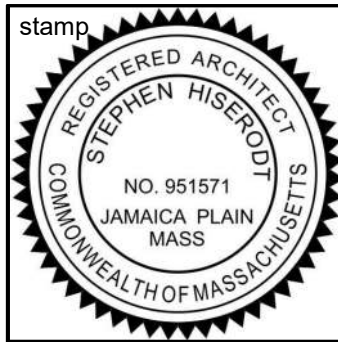


3 EXISTING 2ND FLOOR
3/16" = 1'-0"



4 EXISTING 3RD FLOOR
3/16" = 1'-0"

No.	Description	Date
1	ZONING REVISIONS	1-27-19



client
44 Market Street
LLC

title
EXISTING FLOOR PLANS

project
13 Gardner Road



job number
19970

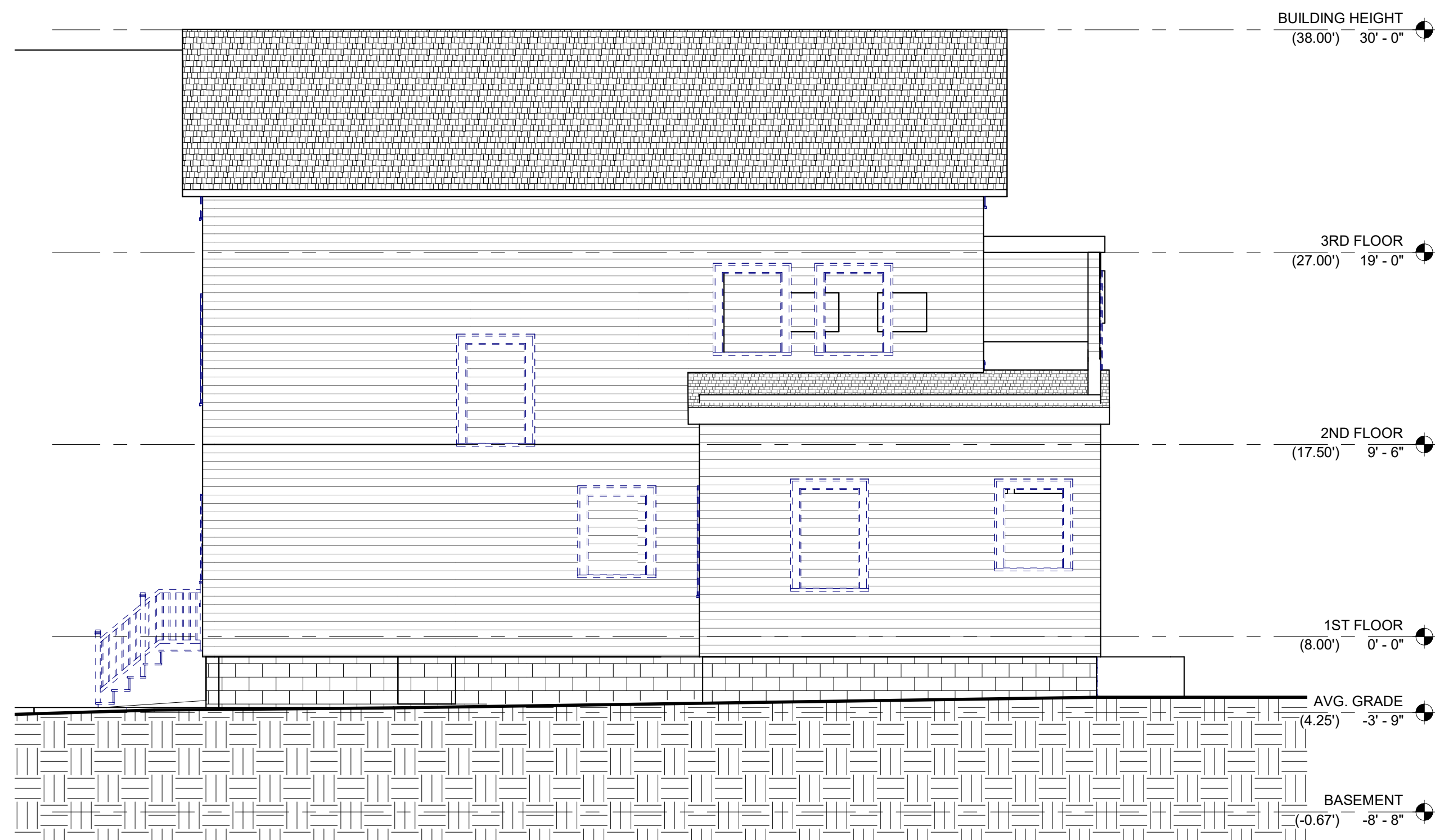
scale
3/16" = 1'-0"

date issued
11/02/18

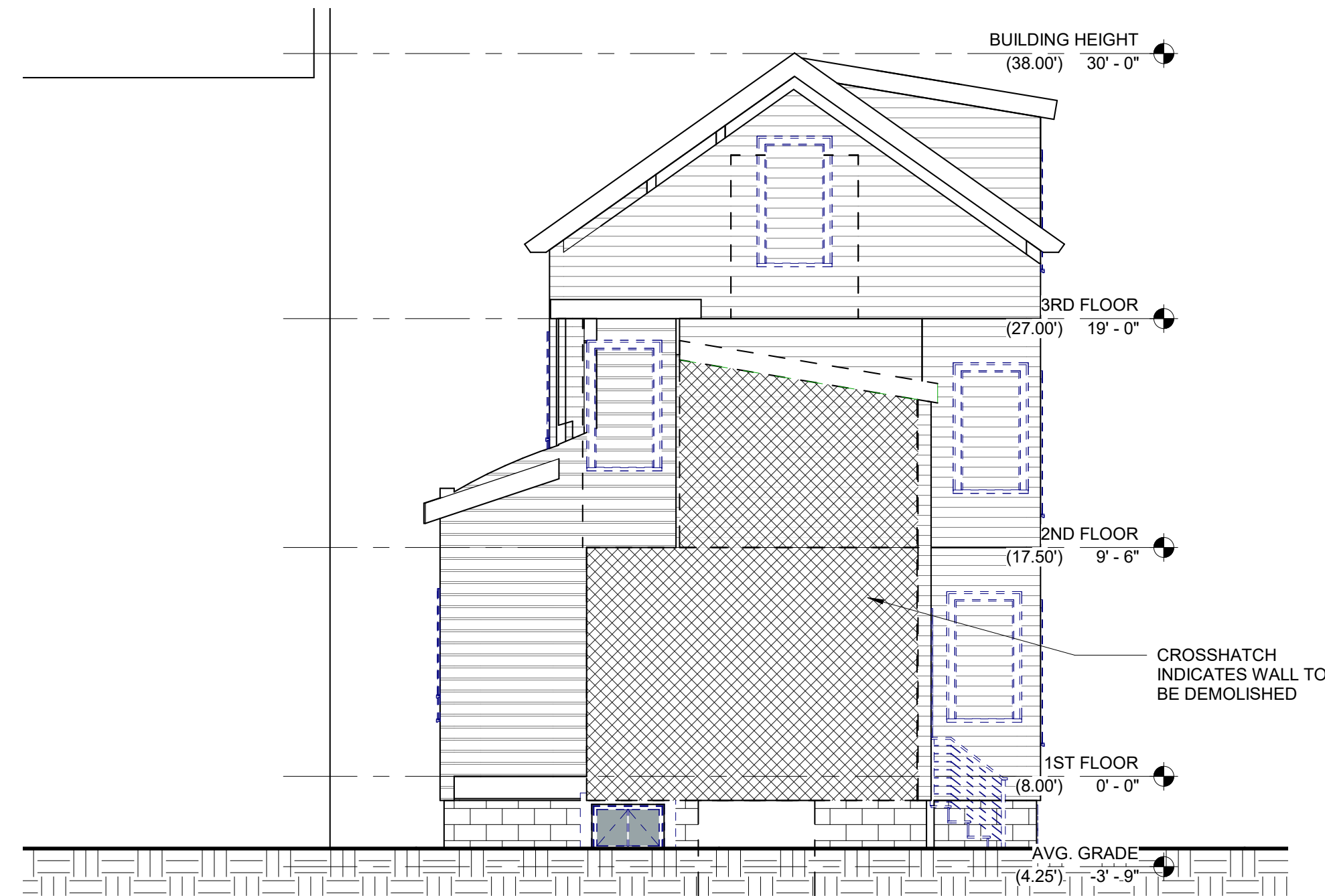
ISSUED FOR PERMIT

Sheet no.
AX101

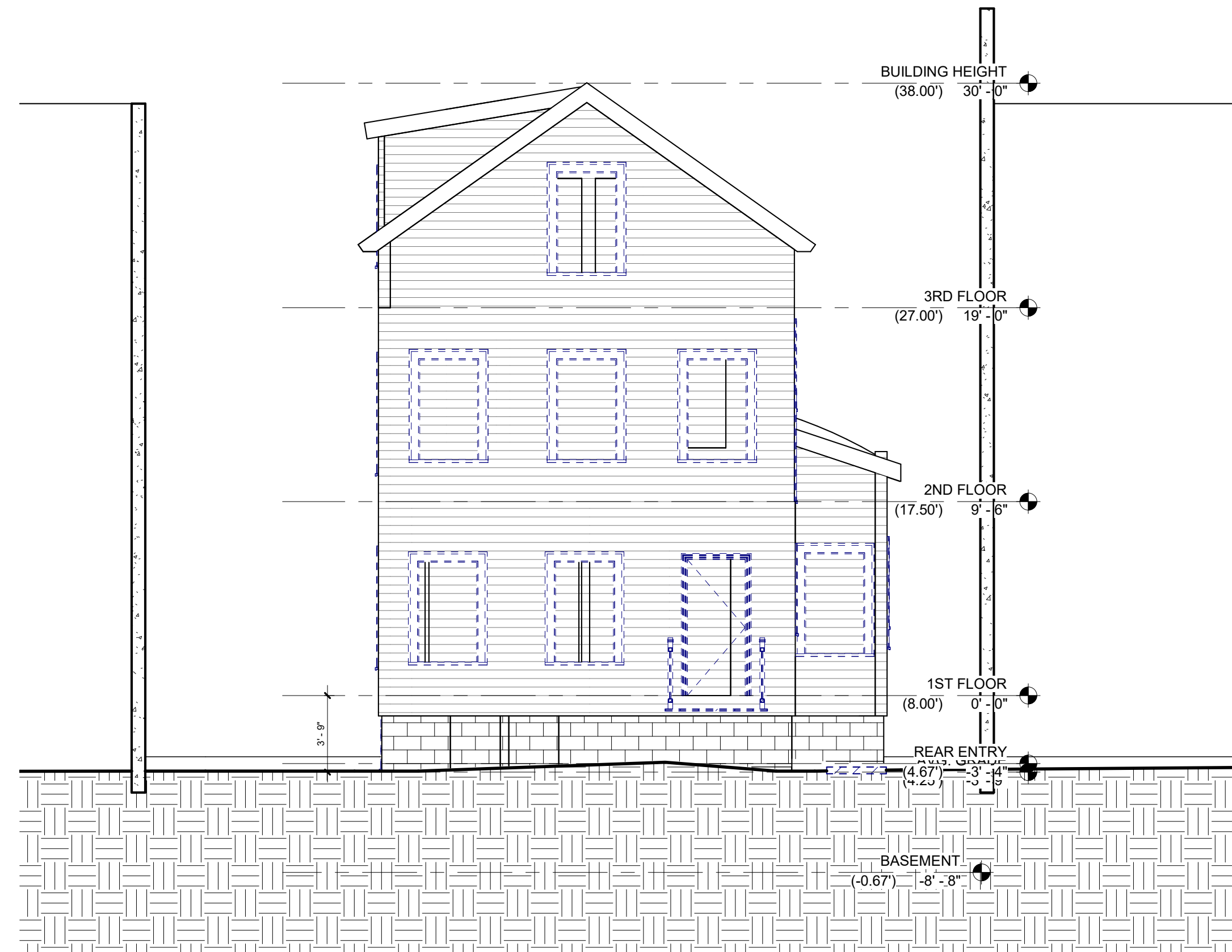
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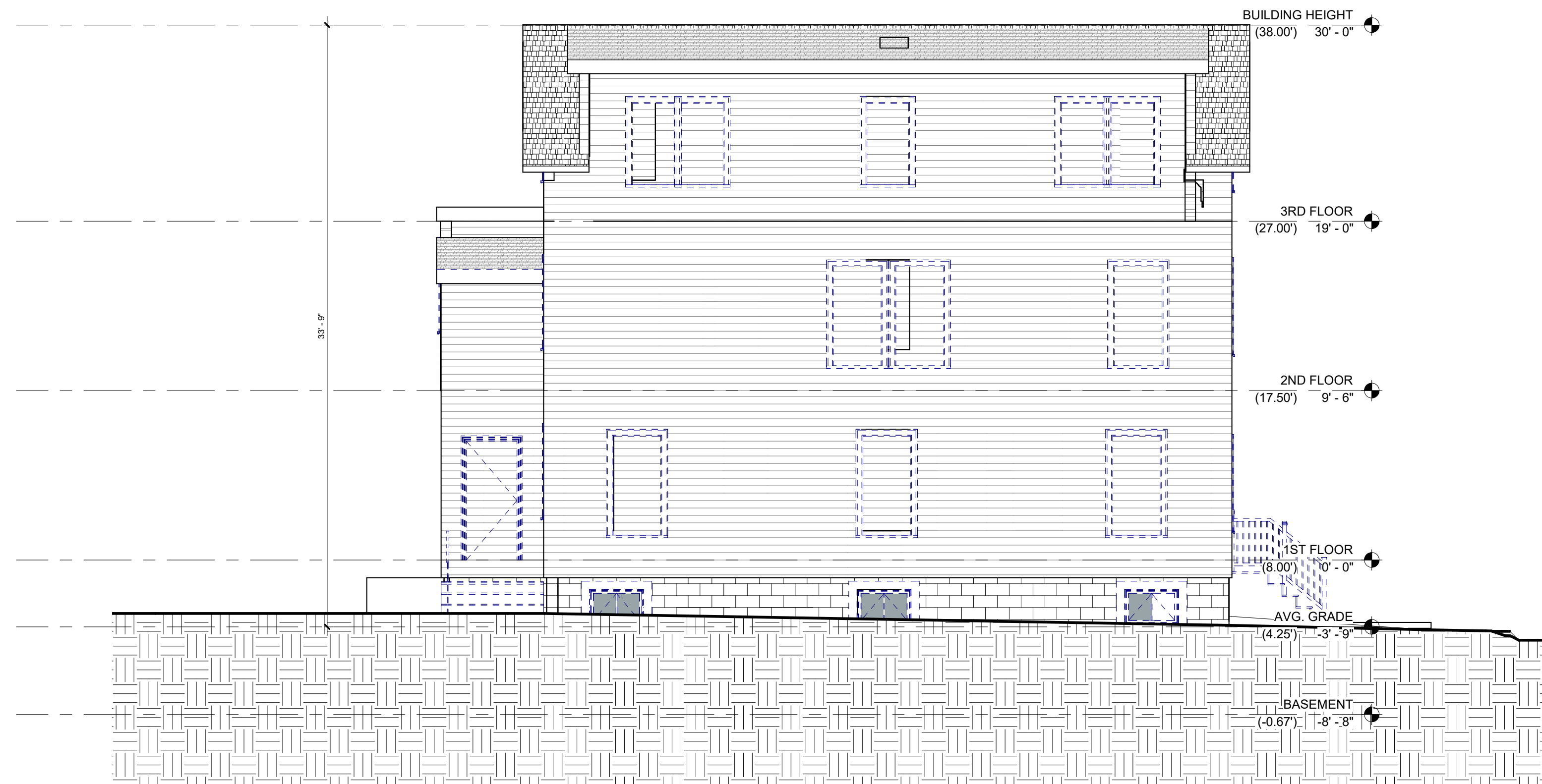
④ EXISTING RIGHT SIDE ELEVATION
3/16" = 1'-0"



③ EXISTING REAR ELEVATION
3/16" = 1'-0"

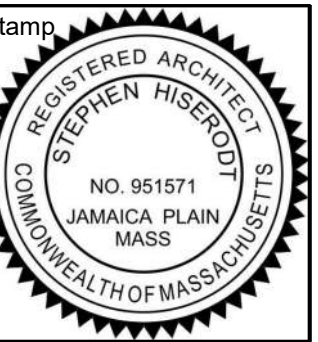


① EXISTING FRONT ELEVATION
3/16" = 1'-0"



② EXISTING LEFT SIDE ELEVATION
3/16" = 1'-0"

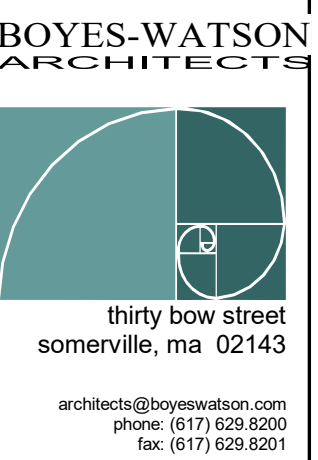
No.	Description	Date
1	ZONING REVISIONS	1-27-19



client
44 Market Street
LLC

EXISTING BUILDING ELEVATIONS

13 Gardner Road



job number 19970

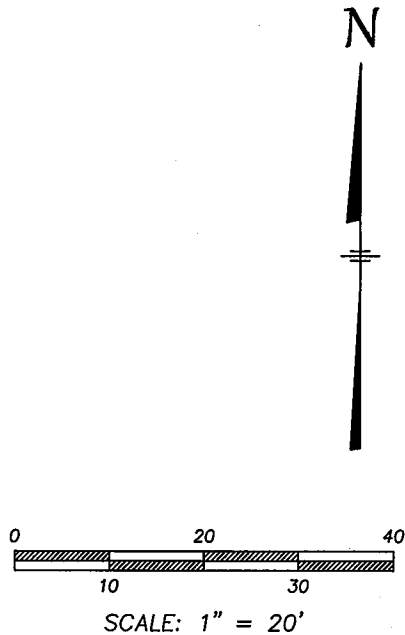
scale 3/16" = 1'-0"

date issued 11/02/18

ISSUED FOR PERMIT

Sheet no.

AX102



CURRENT OWNER: 13 GARDNER NOMINEE TRUST
TITLE REFERENCE: BK 70187 PG 354
PLAN REFERENCE: NO PLAN OF RECORD

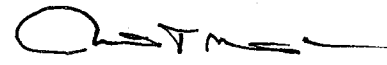
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

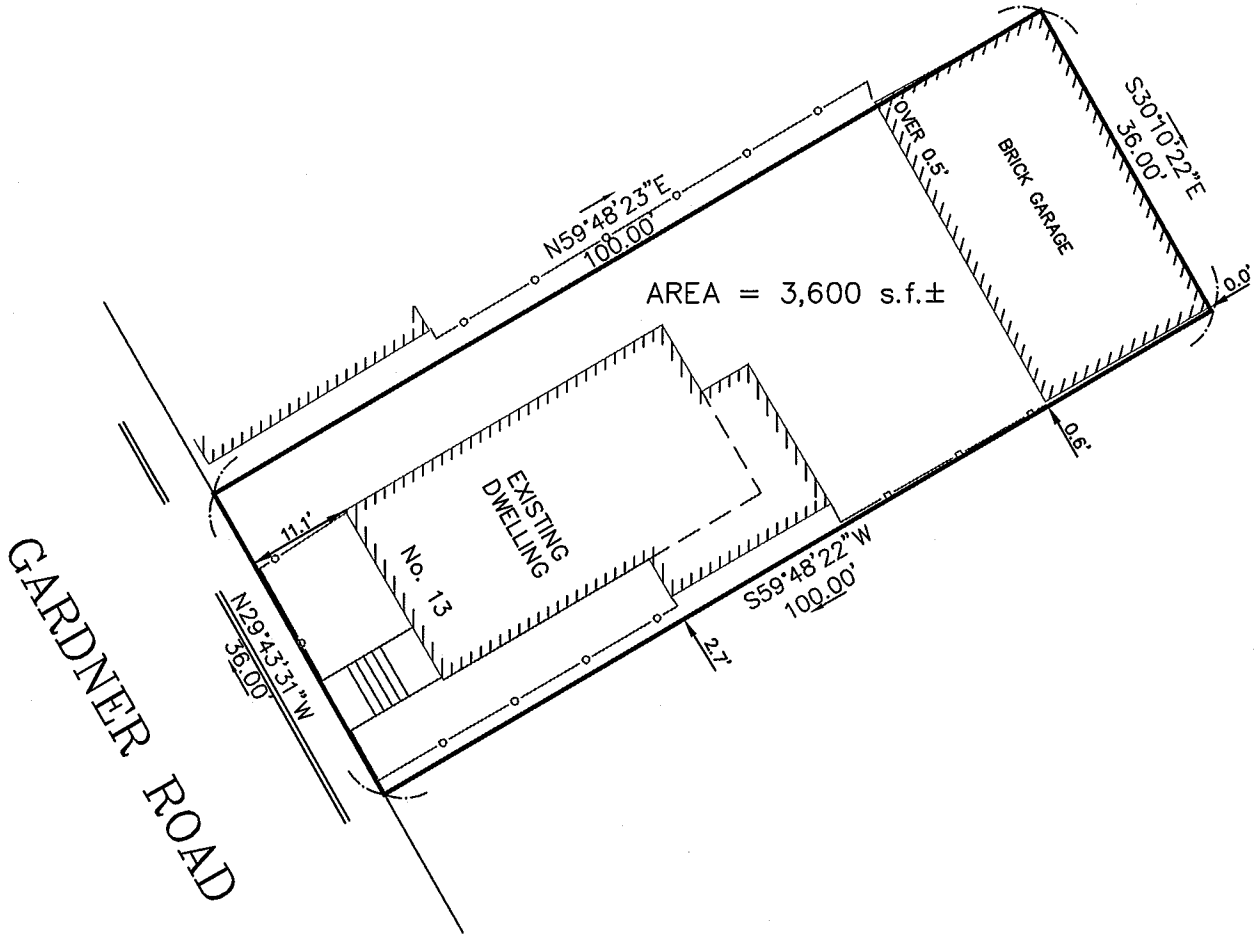
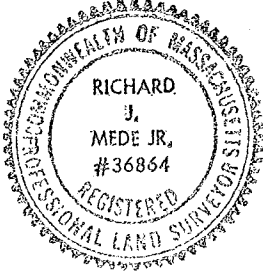
TO: STEPHEN HISERODT

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

THE FIELD WORK WAS COMPLETED ON: JUNE 15, 2018
DATE OF PLAN: JUNE 16, 2018


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

06/16/2018
DATE:



CERTIFIED PLOT PLAN
13 GARDNER ROAD
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:


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

PREPARED FOR:	STEPHEN HISERODT			
	DRAWN	CHECKED	FILE No.	
	CAV	RJM	20171	