



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

BZA APPLICATION FORM

Plan No: BZA-017075-2019

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : North America Development - C/O Jason Santana

PETITIONER'S ADDRESS : 93 Broadway Somerville, MA 02145

LOCATION OF PROPERTY : 6-8 Porter Pk Cambridge, MA 02140

TYPE OF OCCUPANCY : Two-family detached dwelling ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: Alterations of windows and doors.


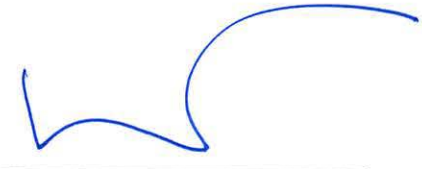
DESCRIPTION OF PETITIONER'S PROPOSAL :

The design proposes alterations to openings on exterior elevations within non-conforming yard setbacks (i.e. relocating windows and doors). Add two egress landing & steps.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).
Article 5.000 Section Table of Dimensional Requirements

Original Signature(s) :

 
(Petitioner(s) / Owner)

Jason Santana / Nulsen Smith

(Print Name)

Address : 93 Broadway
Somerville

Tel. No. : (617) 996-6728

E-Mail Address : info@northamericadevelopment.com

Date : Feb. 22, 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 Nulsen B. Smith
(OWNER)

Address: 274 Chestnut Hill Road, Chestnut Hill, MA, 02467

State that I/We own the property located at 6-8 Porter Park, Cambridge, MA 02140, which is the subject of this zoning application.

The record title of this property is in the name of Nulsen B. Smith

*Pursuant to a deed of duly recorded in the date October 9, 2018, Middlesex South County Registry of Deeds at Book 71726, Page 372-374; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

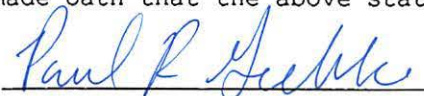


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Suffolk

The above-name Nulsen B. Smith personally appeared before me, this 20th of February, 2019, and made oath that the above statement is true.



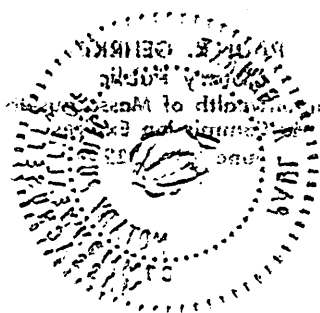
Notary

My commission expires June 24, 2022 (Notary Seal).



PAUL R. GEHRKE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 24, 2022

- 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:

Two secondary egress are required; because the existing lot is nonconforming, both units' second means of egress would be within the setback.

- 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 shape of the pre-existing nonconforming lot and building is unique to neighborhood.

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

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

No detriment to public good. The proposed egress do not substantially increase the pre-existing nonconformity.

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

Minimal relief is requested. The proposal of two unenclosed/uncovered steps & landing are to conform to state building code.

- * 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 6-8 Porter Pk Cambridge, MA 02140 (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:
- The proposed renovation will not increase the volume or area of the existing nonconforming residence.
- The proposed alterations to exterior openings will not further violate 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:
- Traffic will not increase and patterns will not change; two parking spaces currently exist, and they will remain as-is.
- 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 renovation will not increase the volume or area of the existing nonconforming residence.
- The proposed alterations to exterior openings will not further violate the dimensional requirements of Article 5.000.
- 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 existing two-family dwelling will not change in use. This type of use is allowed by right within the "Residence B" zoning 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 proposed renovation will not increase the volume or area of the existing nonconforming residence.
- The proposed alterations to exterior openings will not further violate the dimensional requirements of Article 5.000.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: NORTH AMERICA DEVELOPMENT PRESENT USE/OCCUPANCY: 2 Family Residential
 LOCATION: 6-8 Porter Pk Cambridge, MA 02140 ZONE: Residence B Zone
 PHONE: (617)996-6728 REQUESTED USE/OCCUPANCY: 2 Family Residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		1,927	1,927	1,063	(max.)
<u>LOT AREA:</u>		2,126	2,126	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.91	0.91	0.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		1,063	1,063	2,500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	45'-8"	45'-8"	50'-0"	(min.)
	DEPTH	49'-10"	49'-10"	100'-0"	
<u>SETBACKS IN FEET:</u>	FRONT	2'-6"	2'-6"	15'-0"	(min.)
	REAR	2'-2"	2'-2"	25'-0"	(min.)
	LEFT SIDE	3'-11"	1'-0"	7'-6" (Sum of 20	(min.)
	RIGHT SIDE	5'-2"	2'-2"	7'-6" (Sum of 20	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	33'-2"	33'-2"	35'-0"	(max.)
	LENGTH	34'-2"	34'-2"	60'-0"	
	WIDTH	31'-0"	31'-0"	30'-0"	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		46%	46%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		2	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>		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.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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MASSACHUSETTS
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831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
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2019 FEB 25 PM 2:49

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

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Article 5.000 Section Table of Dimensional Requirements

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[Signature]

(Petitioner(s) / Owner)

Jason Santana / Nulsen Smith

(Print Name)

Address : 93 Broadway

Somerville

Tel. No. : (617) 996-6728

E-Mail Address : info@northamericadevelopment.com

Date : Feb. 22, 2019

[illegible]

6-s Porter pk.

Petitioner

178-21
PORTER SQUARE HOTEL, LLC
1924 MASS AVE
CAMBRIDGE, MA 02140

178-22
ROSATI, ROBERT C.,
TR OF PEPPER II REALT
254 PROSPECT ST
CAMBRIDGE, MA 02139

NORTH AMERICA DEVELOPMENT
C/O JASON SANTANA
93 BROADWAY
SOMERVILLE, MA 02145

178-24
BARRETT, ELIZABETH A. & LAURA A. FIDELL
41-43 PORTER RD
CAMBRIDGE, MA 02140

178-25
EGGARS, COSTANZA M.
45-47 PORTER RD
CAMBRIDGE, MA 02140

178-26
SHAHID, ROBIN
7 COBURN DR
ASHLAND, MA 01721

178-64
HERRINGTON, PATRICIA L.
3 PORTER PARK
CAMBRIDGE, MA 02140

178-108
COLE, NANCY S. & CATHERINE BRADY
MARGARET ANN BRADY & ROBERT D. DALL
5 PORTER PK
CAMBRIDGE, MA 02140

178-109
MARSHALL, BRUCE E. &
ROSEMARY S. MARSHALL
36 CANDACE AVE
WALTHAM, MA 02154

178-110
HSIEH, LARRY & IAN HSIEH,
TRS. HSIEH REALTY TRUST
2-4 PORTER PK
CAMBRIDGE, MA 02140

178-111
DALEY, WENDY M.
67 PORTER RD. UNIT#1
CAMBRIDGE, MA 02140

178-111
DAY, CATHERINE
65-67 PORTER RD. UNIT#2
CAMBRIDGE, MA 02140

178-111
DURAND, KEVIN & ELIZABETH ROSS
65 PORTER RD, UNIT #3
CAMBRIDGE, MA 02138

178-118
CAMBRIDGE MASONIC HALL ASSOCIATION
1950 MASS AVE
CAMBRIDGE, MA 02140

178-23
REYBURN, ERIC N.
TRUSTEE OF PORTER ROAD REALTY TRUST
204 GARDEN ST.
CAMBRIDGE, MA 02138

FOR SPECIAL PERMIT

6-8 Porter Park

Cambridge, MA 02140



NOTES:
PROVIDE STC 60 AND IIC 60 RATING AT ALL UNIT SEPARATIONS.
MAINTAIN 1HR FIRE SEPARATION BETWEEN UNITS.
PROVIDE ADEQUATE SHORING AND BRACING OF WALLS DURING DEMOLITION.
PROVIDE MIN. R20 INSULATION AT ALL OPEN EXTERIOR WALLS AND MIN. R48 INSULATION AT ALL OPEN CEILING/ROOF AREAS.

SPECIAL PERMIT SET

LIST OF SYMBOLS

- EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED; REFER TO ADJ. DRAWINGS.
- EXISTING STRUCTURE OR PARTITION TO REMAIN.
- NEW STRUCTURE OR PARTITION.
- CARBON MONOXIDE DETECTOR
- SMOKE ALARM
- LIGHT FIXTURE (PENDANT/SURFACE MOUNTED)
- LIGHT FIXTURE (RECESSED)
- EXHAUST FAN
- WALL TYPE TAG

ABBREVIATIONS

- AFF ABOVE FINISHED FLOOR
- CJ CONTROL JOINT
- CLG CEILING
- CLR CLEAR
- CO CLEAN OUT
- COL COLUMN
- CONC CONCRETE
- CONT CONTINUOUS
- DN DOWN
- EXP EXPANSION JOINT
- ELEV ELEVATION
- ELF ELECTRICAL
- EQ EQUAL
- EXIST EXISTING
- FCH FURNISH CHANNEL
- FDR FLOOR DRAIN
- FIN FINISH
- FLR FLOOR
- GL GLASS
- GWB GYPSUM WALLBOARD
- HT HEIGHT
- HWWD HARDWOOD
- HVAC HEATING, VENTILATION AND AIR CONDITIONING
- INSUL INSULATION
- MAX MAXIMUM
- MAN MANUFACTURER
- MIN MINIMUM
- MNO MASONRY OPENING
- MTL METAL
- NIC NOT IN CONTRACT
- NTS NOT TO SCALE
- OC ON CENTER
- PLM PLASTIC LAMINATE
- PLYWD PLYWOOD
- PTD PAINTED
- REQD REQUIRED
- RL RAIN LEADER
- STL STEEL
- STR STRUCTURE/STRUCTURAL
- TYP TYPICAL
- UNO UNLESS NOTED OTHERWISE
- VCT VINYL COMPOSITION TILE
- WD WOOD
- W/ WITH
- WIND WINDOW

SITE LOCATION



DRAWING LIST

- G0.1 COVER SHEET
- G0.1 EXISTING PLOT PLAN
- G0.1 EXISTING FLOOR PLANS
- A0.1 PROPOSED FLOOR PLANS
- A0.1 PROPOSED EXTERIOR ELEVATIONS

CONTACT

ARCHITECT
Anderson Porter Design
875 Main Street
Cambridge, MA 02139
Dan Anderson
617-354-2501

OWNER/BUILDER
North America Development
95 Broadway
Somerville, MA 02145
Jason Santoro
617-996-6728

BUILDING CODE REVIEW (IRC 2015; 780 CMR 9TH EDITION, RESIDENTIAL CODE AMENDMENTS)

PROPERTY ADDRESS:	6-8 PORTER PARK CAMBRIDGE, MA 02140		
ZONING DISTRICT	RESIDENCE B		
LOT SIZE	±2,126 S.F.		
MAX F.A.R.	0.50		
PROJECT DESCRIPTION	RENOVATIONS TO EXISTING 2 FAMILY STRUCTURE - INTERIOR		
BUILDING AREAS	EXISTING	PROPOSED	
	FIRST FLOOR: 990 GSF SECOND FLOOR: 947 GSF TOTAL: 1,937 GSF	FIRST FLOOR: 990 GSF SECOND FLOOR: 947 GSF TOTAL: 1,937 GSF	*BASEMENT AREA EXCLUDED FROM F.A.R. PER ARTICLE 2 GROSS FLOOR AREA EXCLUSIONS §1.5
	ALLOWED/REQUIRED	EXISTING	PROPOSED
F.A.R.	0.50	0.91	0.91
MINIMUM LOT AREA	2,500 S.F.	±2,126 S.F.	±2,126 S.F.
MINIMUM SETBACK (FRONT YARD)	1.9'	2.9'	2.9'
MINIMUM SETBACK (SIDE YARD)	7.5' (SUM OF 20)	5.9' (SUM OF 9.1)	5.9' (SUM OF 9.1)
MINIMUM SETBACK (REAR YARD)	20'	2.2'	2.2'
MINIMUM HEIGHT	35'	33'-2"	33'-2"
MINIMUM OPEN SPACE RATIO	40%	44%	44%
MINIMUM LOT WIDTH	30'	40'-9"	40'-9"
GENERAL RANGE OF ALLOWED USES	SINGLE AND TWO-FAMILY DETACHED DWELLINGS, TOWNHOUSE DWELLINGS (BY SPECIAL PERMIT)	TWO-FAMILY DETACHED DWELLING	TWO-FAMILY DETACHED DWELLINGS
			EXISTING CONFORMING

REVISIONS		
No.	Description	Date
	PERMIT SET	1/2018

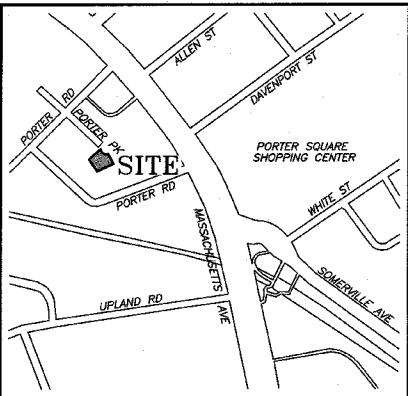
AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: 6-8 PORTER PARK

Address: 6-8 PORTER PARK
CAMBRIDGE, MA
02140

Title: COVER SHEET

Revised by: ANDERSON PORTER DESIGN	Drawn by: JAS
Proj. # 1841	Drawn by: JAS
Date: 02/11/2018	G0.1
Scale:	



VICINITY SKETCH
1"=400'

ZONING

RESIDENCE B DISTRICT (MULTIFAMILY DWELLINGS)	
LOT AREA	2,500 S.F.
LOT WIDTH	50' MIN
FRONT YARD	15' MIN
SIDE YARD	7.5' (SUM OF 20)
REAR YARD	25' MIN
OPEN SPACE OF LOT	40%
BUILDING HEIGHT	35' MAX
FLOOR AREA RATIO	0.5

PLAN REFERENCES

PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH COUNTY
REGISTRY OF DEEDS

1. PLAN BOOK 1928 PAGE 602

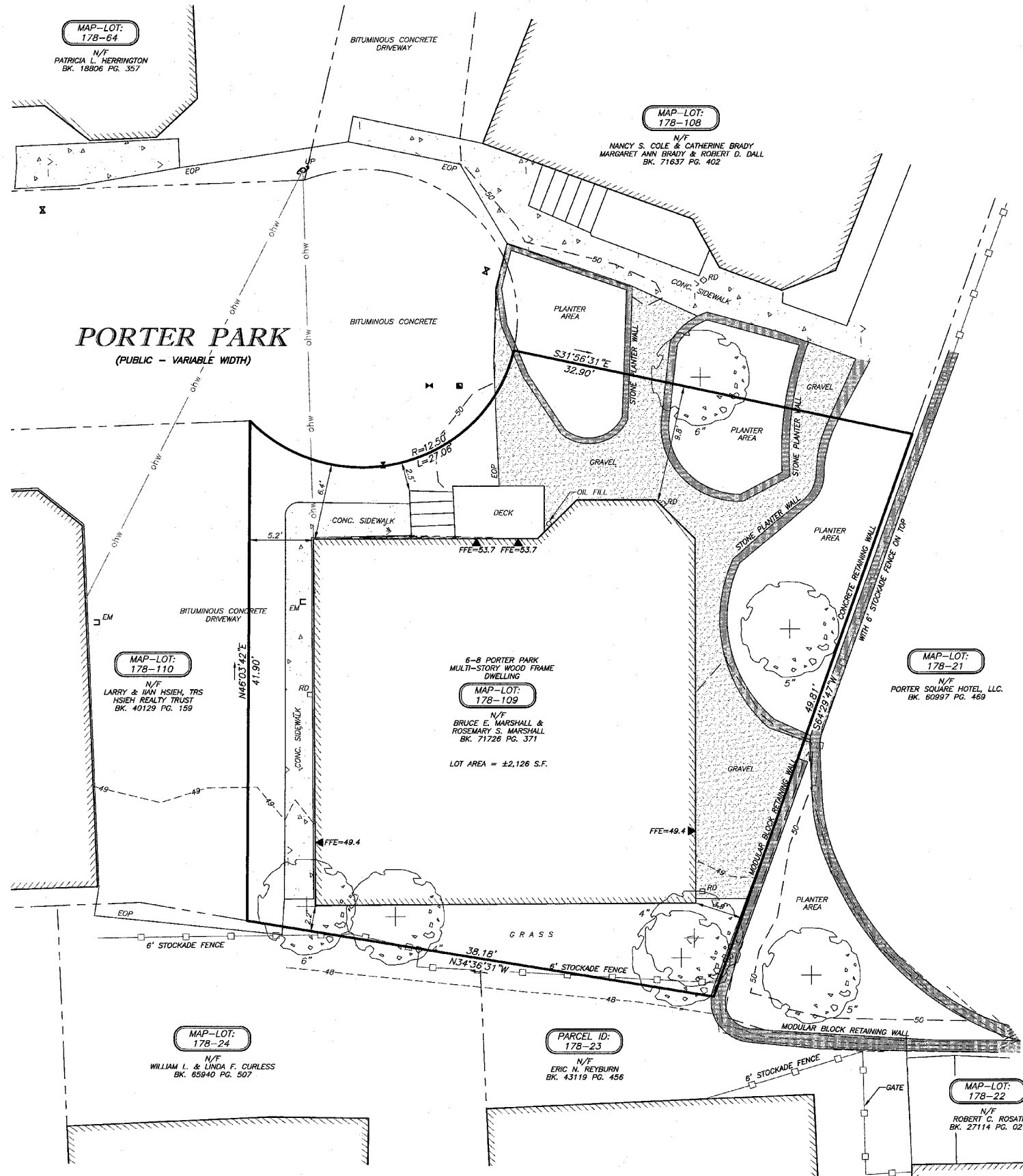
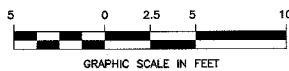
NOTES

1. UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
2. THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 10/05/2018.
3. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (NAD '83). THE VERTICAL DATUM IS CITY OF CAMBRIDGE VERTICAL DATUM. DATUM WAS ESTABLISHED USING RTK GPS METHODS.
4. THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
5. THE PARCEL SHOWN IS LOCATED IN ZONE X, AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS," PANEL 438 OF 656, MAP NUMBER 25017C0438E, EFFECTIVE DATE JUNE 4, 2010.
6. CONTOUR INTERVAL IS ONE FOOT (1').

DIG SAFE



BEFORE YOU DIG
CALL 811



LEGEND

---	PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	1' CONTOUR
---	5' CONTOUR
o/hw	OVERHEAD WIRES
---	STOCKADE FENCE
---	CHAIN LINK FENCE
---	CEMENT CONCRETE
---	PEASTONE GRAVEL
---	UTILITY POLE
---	WATER VALVE
---	GAS VALVE
---	ROOF DRAIN
---	ELECTRIC METER
---	HAND HOLE (ELECTRIC)
---	DOOR
---	DECIDUOUS TREE
---	EDGE OF PAVEMENT
---	FINISHED FLOOR ELEVATION

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY
PERFORMED ON OCTOBER 05, 2018



10/19/2018
DATE
PROFESSIONAL LAND SURVEYOR FOR
RJ O'CONNELL & ASSOCIATES, INC.

Record Owner:
MAP-LOT 178-109
BRUCE E. MARSHALL &
ROSEMARY S. MARSHALL
36 CANDACE AVENUE
WALTHAM, MA
02154-8218
BK 71726/ PG 371

Location:
6-8 PORTER PARK
CAMBRIDGE, MA

Drawn by: RJK
Checked by: KJK
Scale: 1"=5'
Date: 10/12/2018
Field Crew: AA/CMM
Field Book: BK. 29 PG. 59

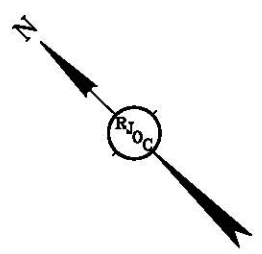
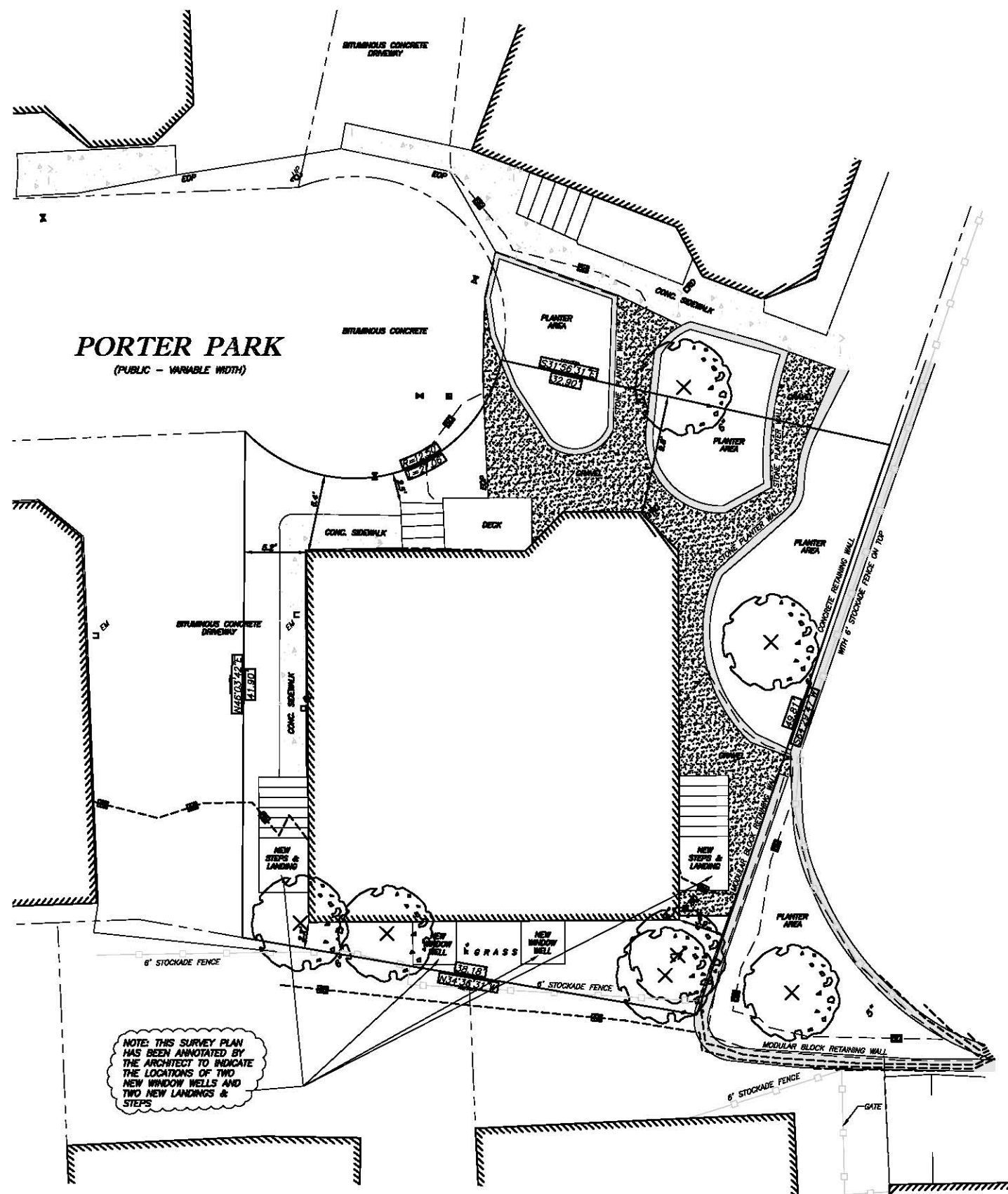
Prepared for:
**NORTHAMERICA
DEVELOPMENT**
93 BROADWAY
SOMERVILLE, MA 02145
PH: 617-996-6728

Prepared by:
**RJO'CONNELL
& ASSOCIATES, INC.**
CIVIL ENGINEERS, SURVEYORS
& LAND PLANNERS
80 MONTVALE AVE
STONEHAM, MA 02180
781-279-0180
www.rjoconnell.com

Project Name:
**6-8 PORTER PARK
CAMBRIDGE, MA**
Drawing Name:
PLOT PLAN

Drawing No.:
EX-1
Project No.:
18138

Copyright © 2018 by R.J. O'Connell & Associates, Inc.



NOTES:
PROVIDE STC 60 AND IIC 60 RATING AT ALL UNIT SEPARATIONS.
MAINTAIN 1 HR FIRE SEPARATION BETWEEN UNITS.
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PROVIDE MIN. R20 INSULATION AT ALL OPEN EXTERIOR WALLS AND MIN. R48 INSULATION AT ALL OPEN CEILING/ROOF AREAS.

SPECIAL PERMIT SET

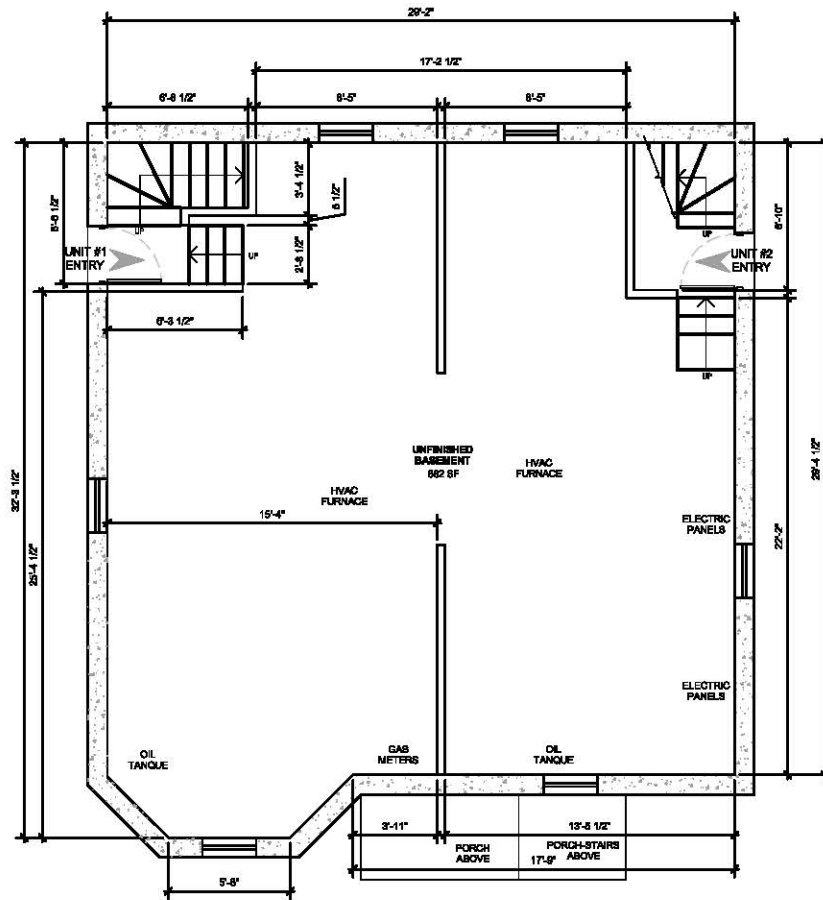
REVISIONS		
No.	Description	Date
1	PERMIT SET	11/09/18

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

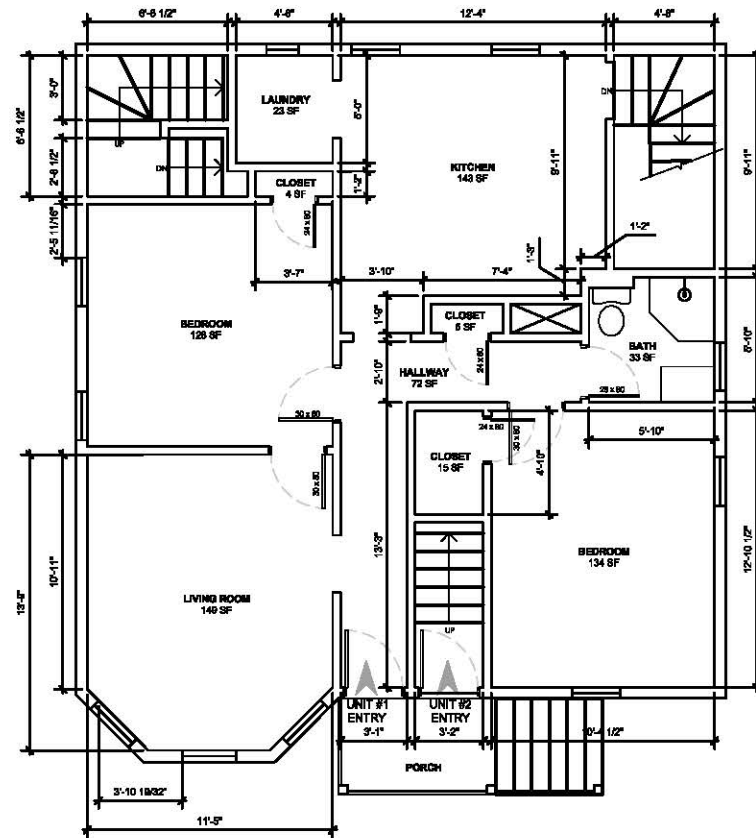
Project: 6-8 PORTER PARK
Address: 6-8 PORTER PARK
CAMBRIDGE, MA
02140
Title: PROPOSED PLOT PLAN

Drawing Issued To: ANDERSON PORTER DESIGN	
Proj. No. 1841	Drawing No.
Date: 02/11/2018	
Scale: NTS	
Drawn By:	

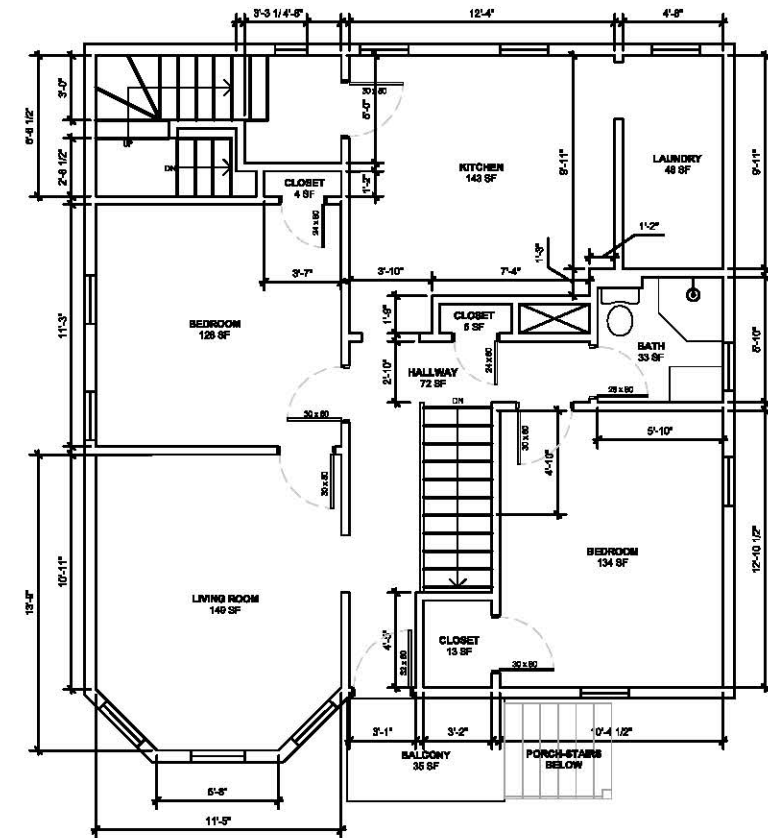
EX-1
(REV)



1 EXISTING BASEMENT FLOOR PLAN
Scale 1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
Scale 1/4" = 1'-0"



3 EXISTING SECOND FLOOR PLAN
Scale 1/4" = 1'-0"

NOTES:

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SPECIAL PERMIT SET

REVISIONS		
No.	Description	Date
1	PERMIT SET	11/20/18

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

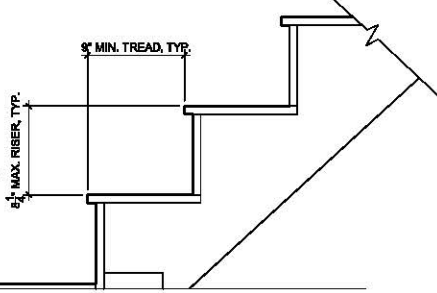
Project: 6-8 PORTER PARK
Address: 6-8 PORTER PARK
CAMBRIDGE, MA
02140

Title: EXISTING FLOOR PLANS

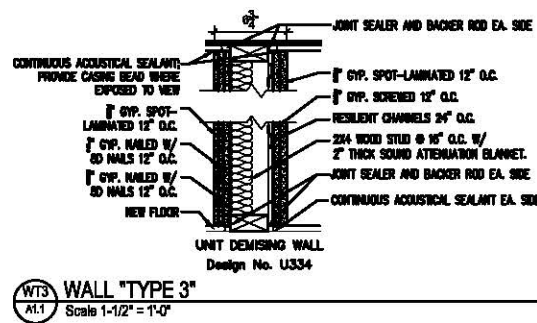
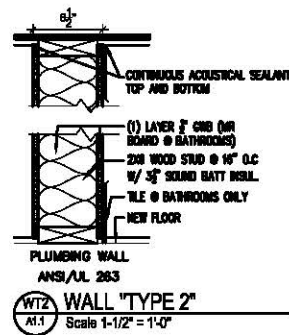
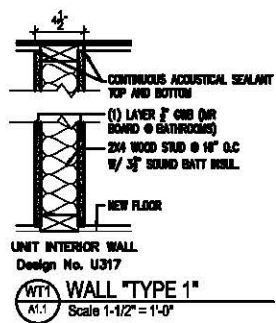
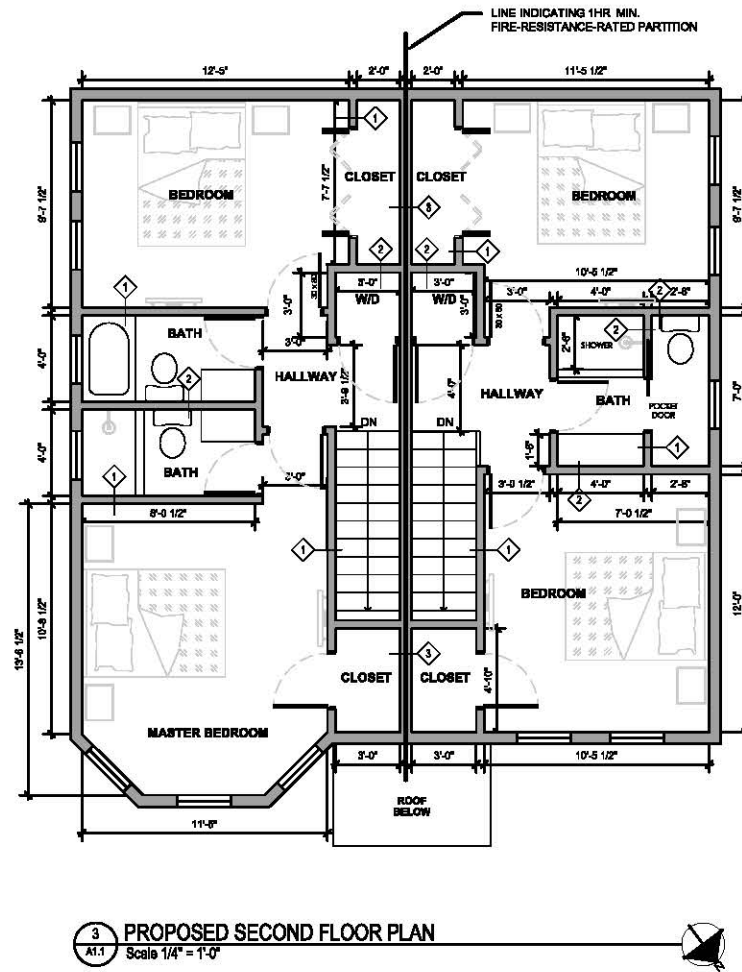
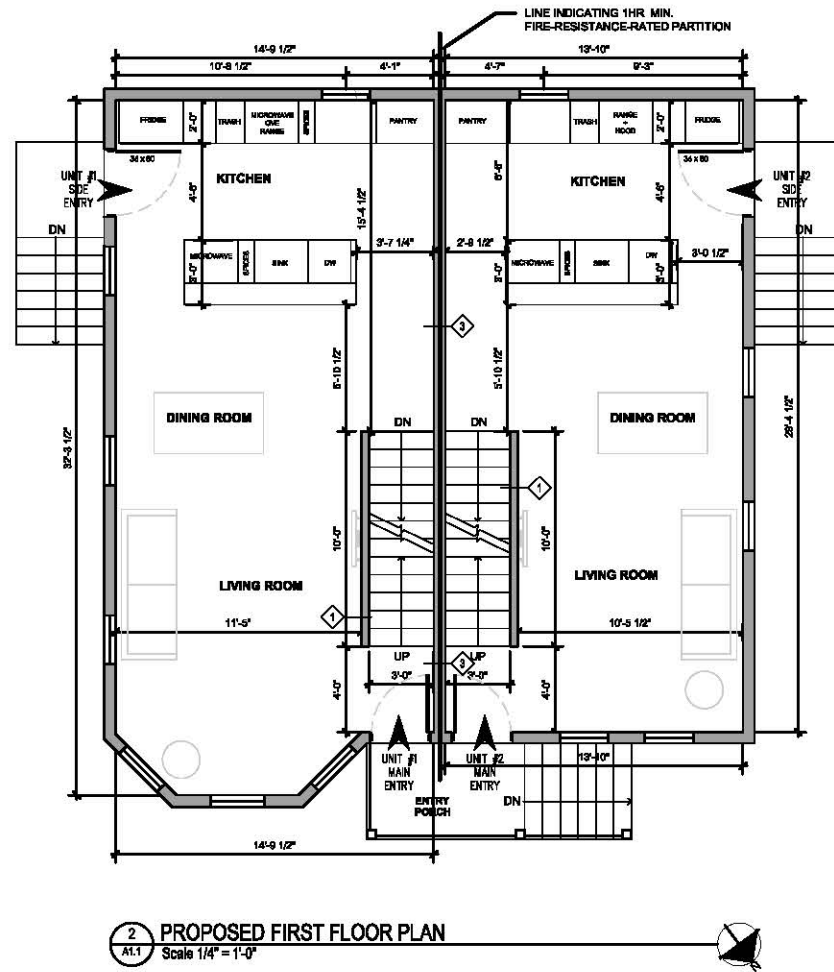
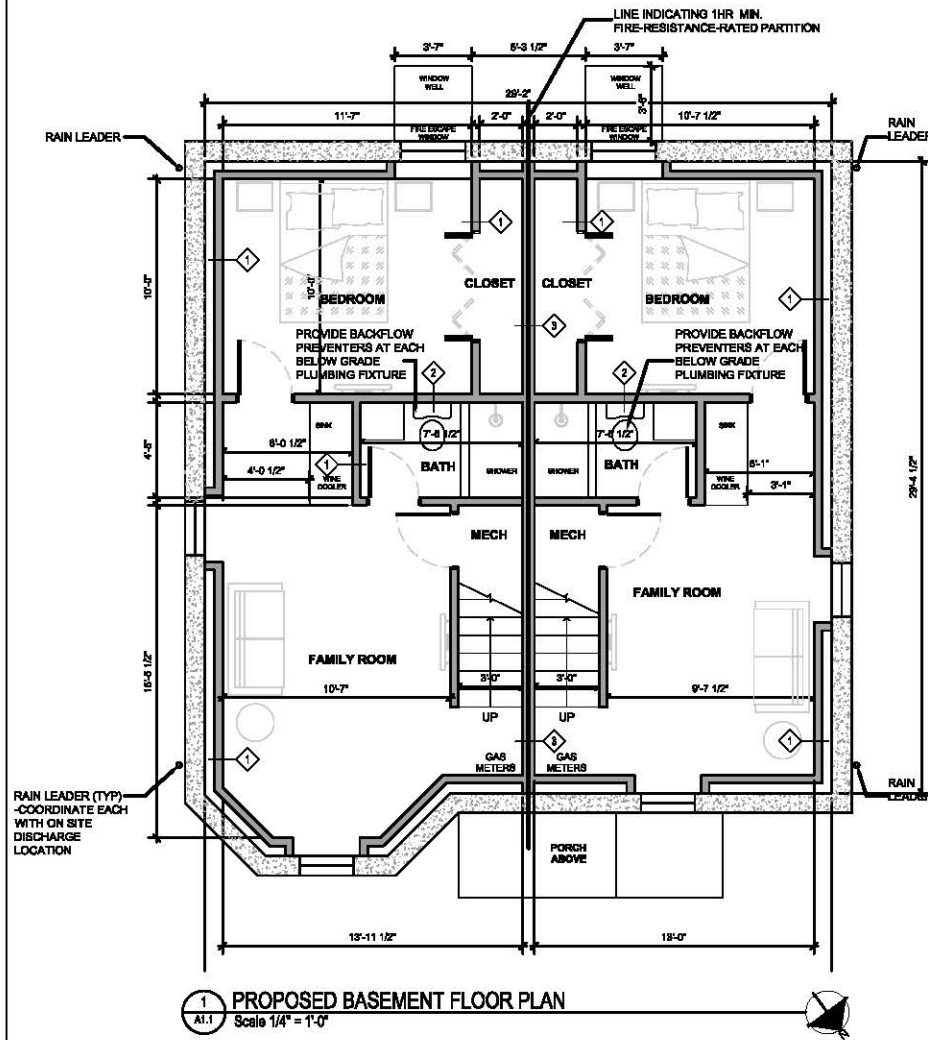
Drawing Issued For: ANDERSON PORTER DESIGN	
Proj. No. 1841	Drawing No.
Date: 02/11/2018	
Scale: 1/4" = 1'-0"	
Drawn By:	

AX1.1

- NOTE:
- ALL STAIR COMPONENTS TO BE CODE COMPLIANT.
 - STAIRS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
 - HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE OF THE STAIRWAY.
 - THE MINIMUM CLEAR WIDTH OF A STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS SHALL NOT BE LESS THAN 36" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
 - THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.
 - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH THREE OR MORE RISERS.



0 TYPICAL STAIRS
A1.1 Scale 1-1/2" = 1'-0"



- NOTES:
- PROVIDE STC 60 AND IIC 40 RATING AT ALL UNIT SEPARATIONS.
 - MAINTAIN 1HR FIRE SEPARATION BETWEEN UNITS.
 - PROVIDE ADEQUATE SHORING AND BRACING OF WALLS DURING DEMOLITION.
 - PROVIDE MIN. R20 INSULATION AT ALL OPEN EXTERIOR WALLS AND MIN. R48 INSULATION AT ALL OPEN CEILING/ROOF AREAS.

SPECIAL PERMIT SET

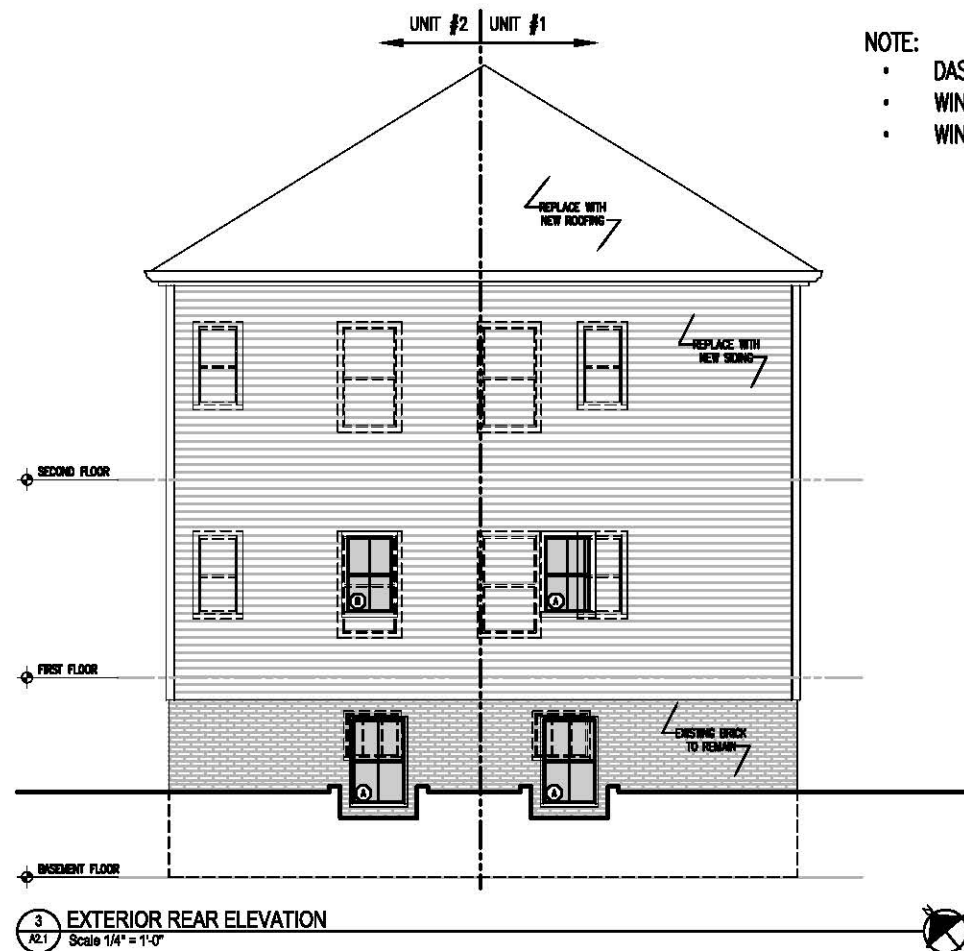
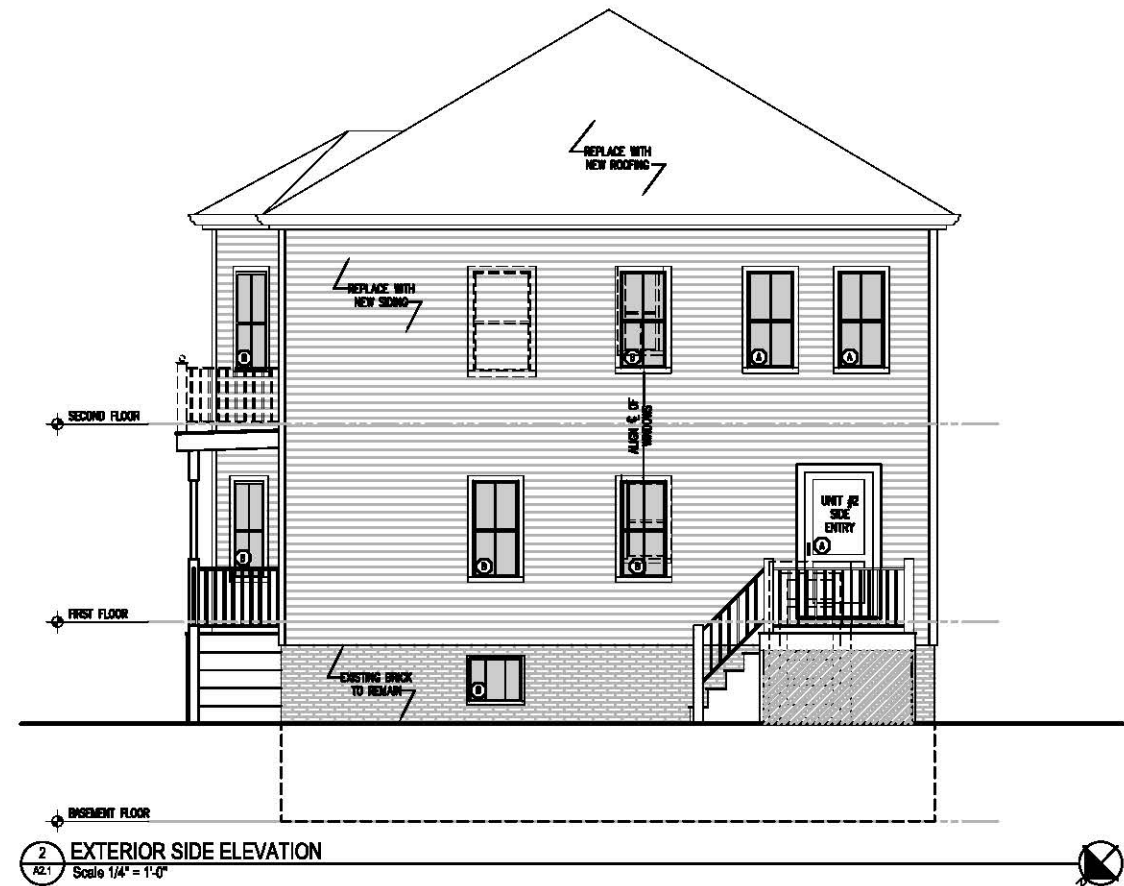
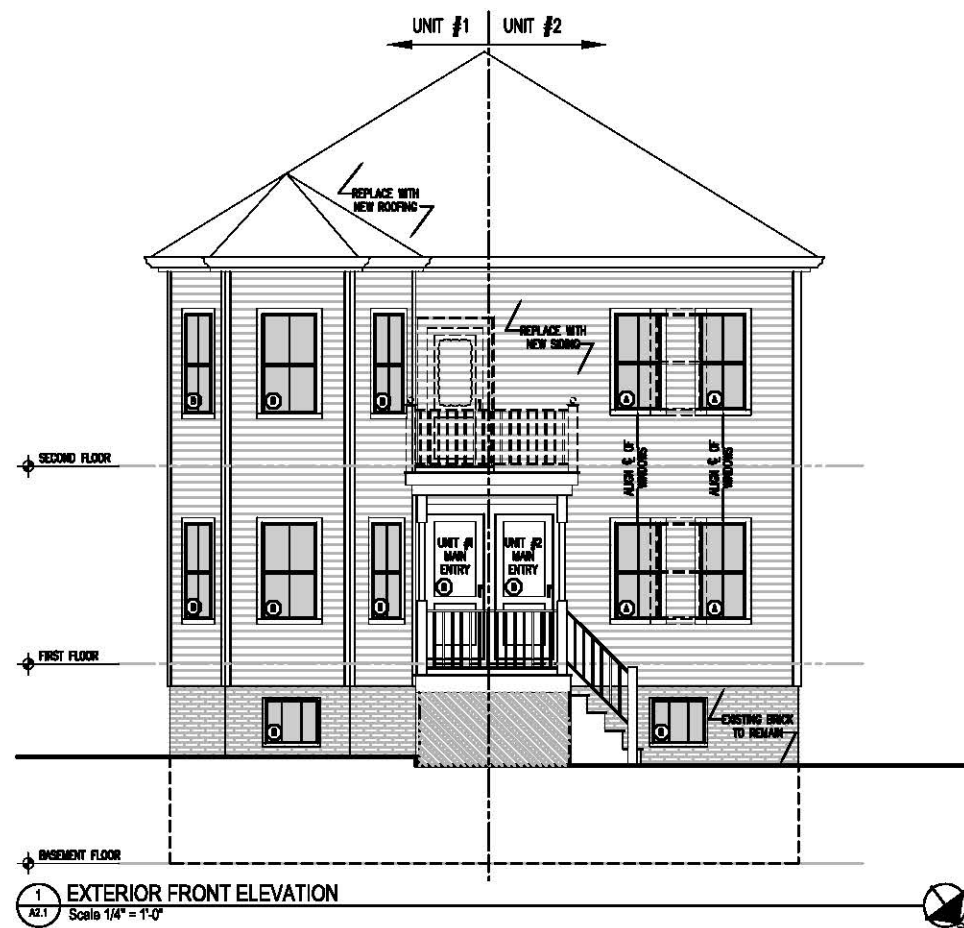
REVISIONS		
No.	Description	Date
1	PERMIT SET	11/20/18

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

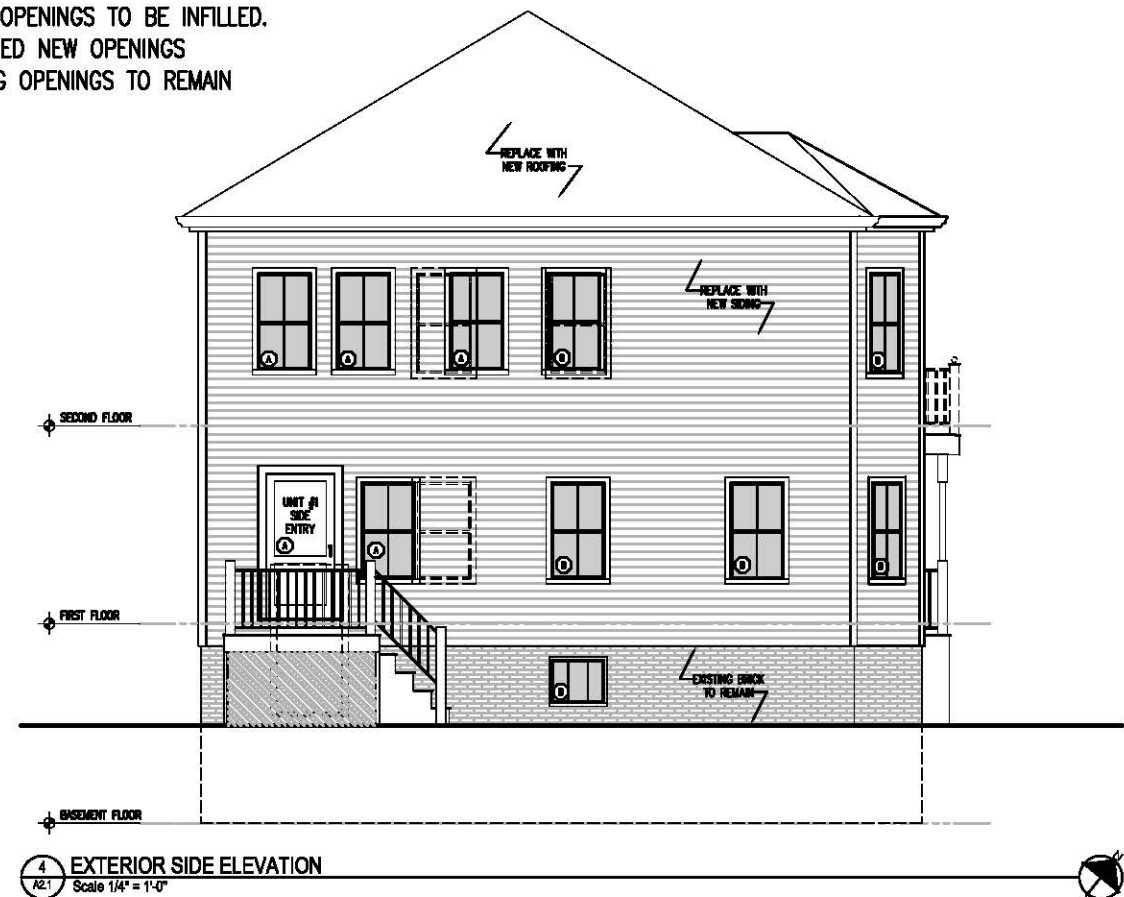
Project: 6-8 PORTER PARK
Address: 6-8 PORTER PARK
CAMBRIDGE, MA
02140

THE PROPOSED FLOOR PLANS

Drawing No. 1841	Design No.
Date: 02/11/2018	A1.1
Scale: AS NOTED	
Drawn By:	



- NOTE:
- DASHED LINES INDICATE EXISTING OPENINGS TO BE INFILLED.
 - WINDOWS LABELED "A" = PROPOSED NEW OPENINGS
 - WINDOWS LABELED "B" = EXISTING OPENINGS TO REMAIN



NOTES:

PROVIDE STC 60 AND IIC 40 RATING AT ALL UNIT SEPARATIONS.

MAINTAIN 1 HR FIRE SEPARATION BETWEEN UNITS.

PROVIDE ADEQUATE SHORING AND BRACING OF WALLS DURING DEMOLITION.

PROVIDE MIN. R20 INSULATION AT ALL OPEN EXTERIOR WALLS AND MIN. R48 INSULATION AT ALL OPEN CEILING/ROOF AREAS.

SPECIAL PERMIT SET

REVISIONS		
No.	Description	Date
1	PERMIT SET	11/09/18

AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

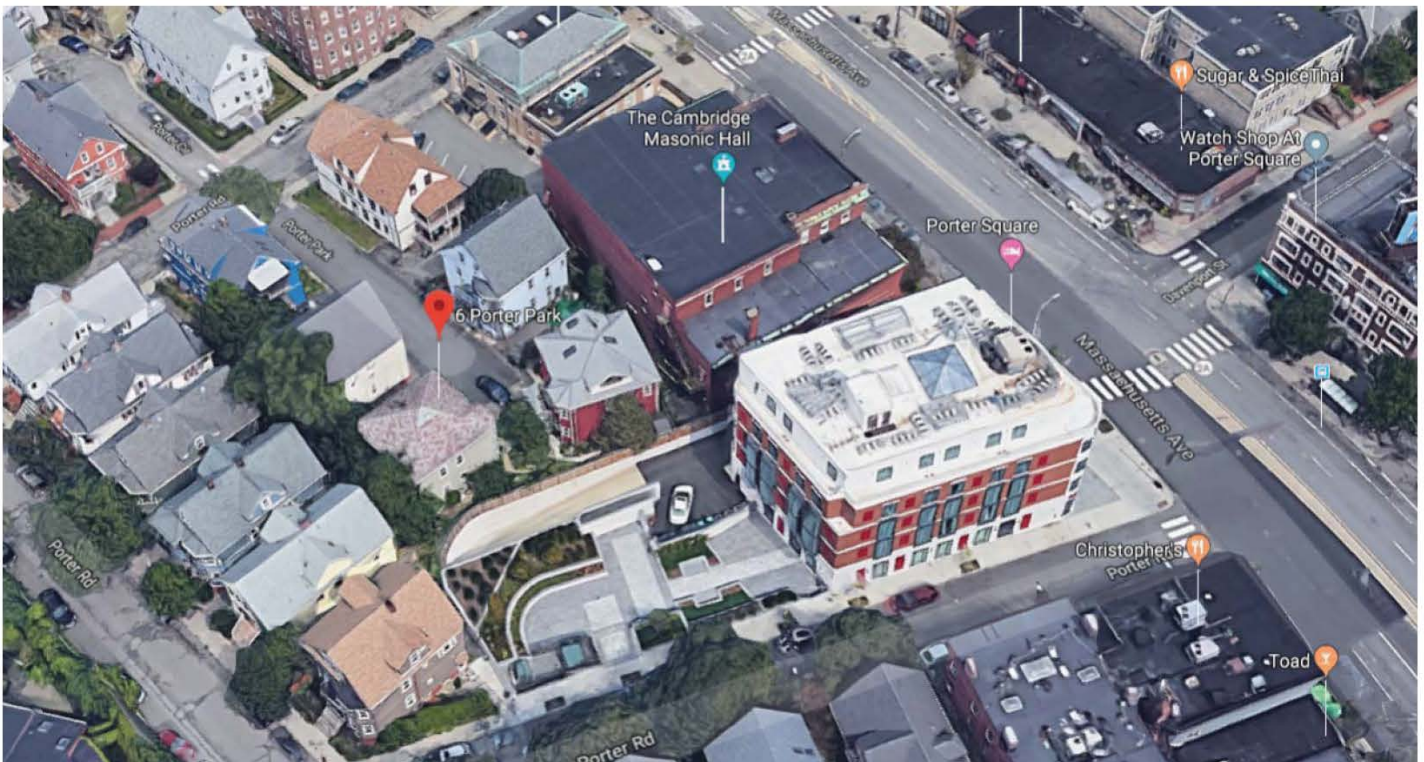
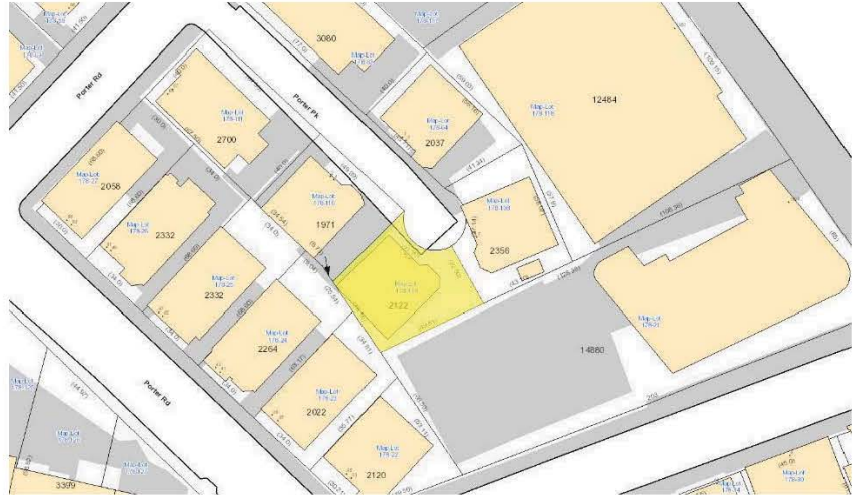
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Address: 6-8 PORTER PARK
CAMBRIDGE, MA
02140
Title: EXTERIOR ELEVATIONS

Drawing created by: ANDERSON PORTER DESIGN
Proj. No.: 1841
Date: 02/11/2018
Scale: 1/4" = 1'-0"
Client: [REDACTED]

A2.1

SPECIAL PERMIT APPLICATION
Project Address: 6-8 Porter Park, Cambridge, MA 02140
Applicant Name: North America Development

SITE CONTEXT MAPS



SPECIAL PERMIT APPLICATION
Project Address: 6-8 Porter Park, Cambridge, MA 02140
Applicant Name: North America Development

EXISTING CONDITIONS PHOTOGRAPHS



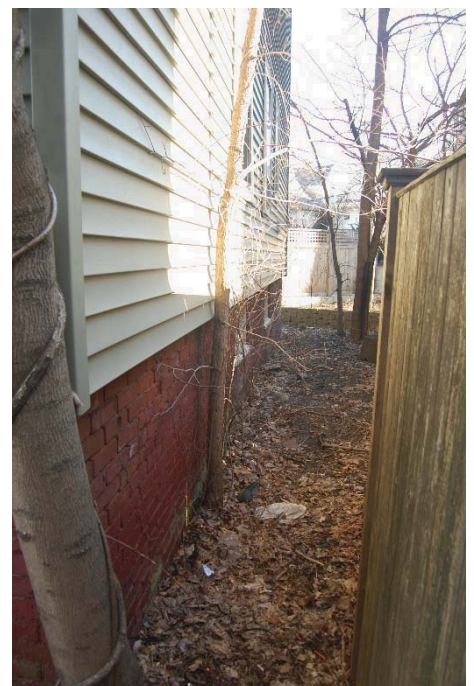
FRONT ELEVATION



'LEFT' ELEVATION



'RIGHT' ELEVATION



BACK ELEVATION

SPECIAL PERMIT APPLICATION
Project Address: 6-8 Porter Park, Cambridge, MA 02140
Applicant Name: North America Development

PROJECT NARRATIVE

PROJECT OVERVIEW

North America Development proposes to renovate an existing residence located at 6-8 Porter Park in Cambridge, MA.

A Special Permit is requested for the alteration of an existing nonconforming structureⁱ in a residence district.ⁱⁱ

COMPLIANCE WITH ZONING

The existing two-family residence is located within a “Residence B” zoning district; the building’s use will not change – it will remain as a two-family detached dwelling. The proposed renovation will not increase the volume or area of the existing residence.

As part of the renovation, the proposed design includes two necessary egress window-wells and two unenclosed steps for required egress doors. The window-wells will not project more than three and one half feet, and the unenclosed steps will not project more than ten feet beyond the line of the foundation wall and will not be over four feet above the average level of the adjoining ground. Therefore, a Special Permit is not requested for these extensions beyond the minimum yard regulations.ⁱⁱⁱ

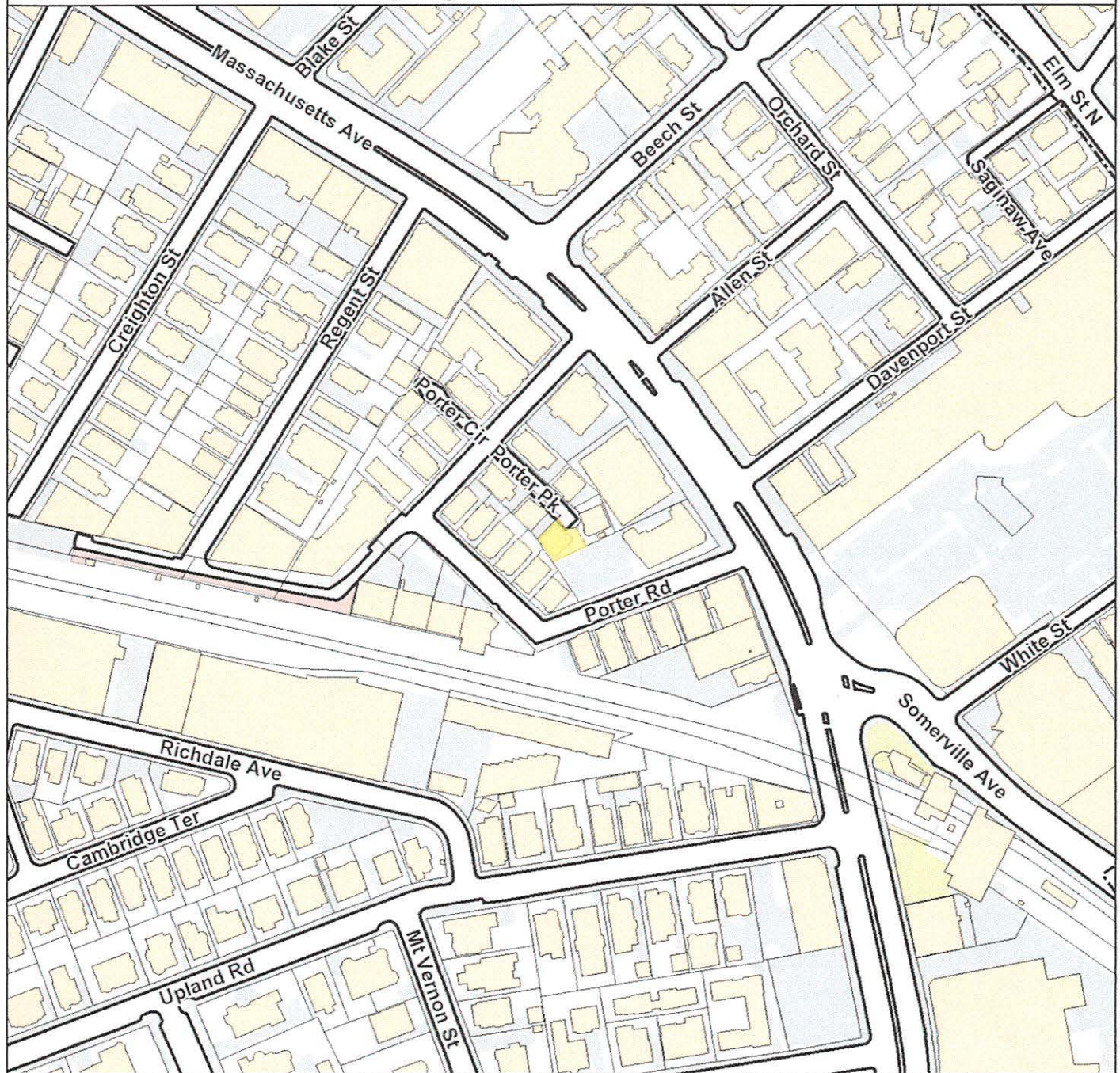
COMPLIANCE WITH CRITERIA SPECIFIC TO SPECIAL PERMIT BEING SOUGHT

The existing residence is a conforming use on a nonconforming lot. The design proposes alterations to existing openings of exterior elevations within nonconforming yard setbacks; the proposed alterations to exterior openings will not further violate the dimensional requirements of Article 5.000.

ⁱ Cambridge, Massachusetts, *Zoning Ordinance*, Article 5.000 (Development Standards), §5.31 (Table of Dimensional Requirements)

ⁱⁱ Cambridge, Massachusetts, *Zoning Ordinance*, Article 8.000 (Nonconformity), §8.22.2.C (Nonconformance)

ⁱⁱⁱ Cambridge, Massachusetts, *Zoning Ordinance*, Article 5.000 (Development Standards), §5.24.2 (Yards)



City of Cambridge
Massachusetts

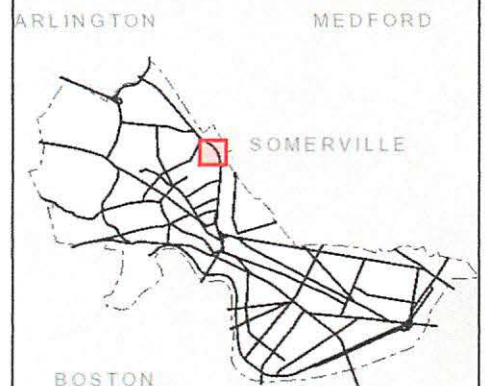
1" = 199 ft

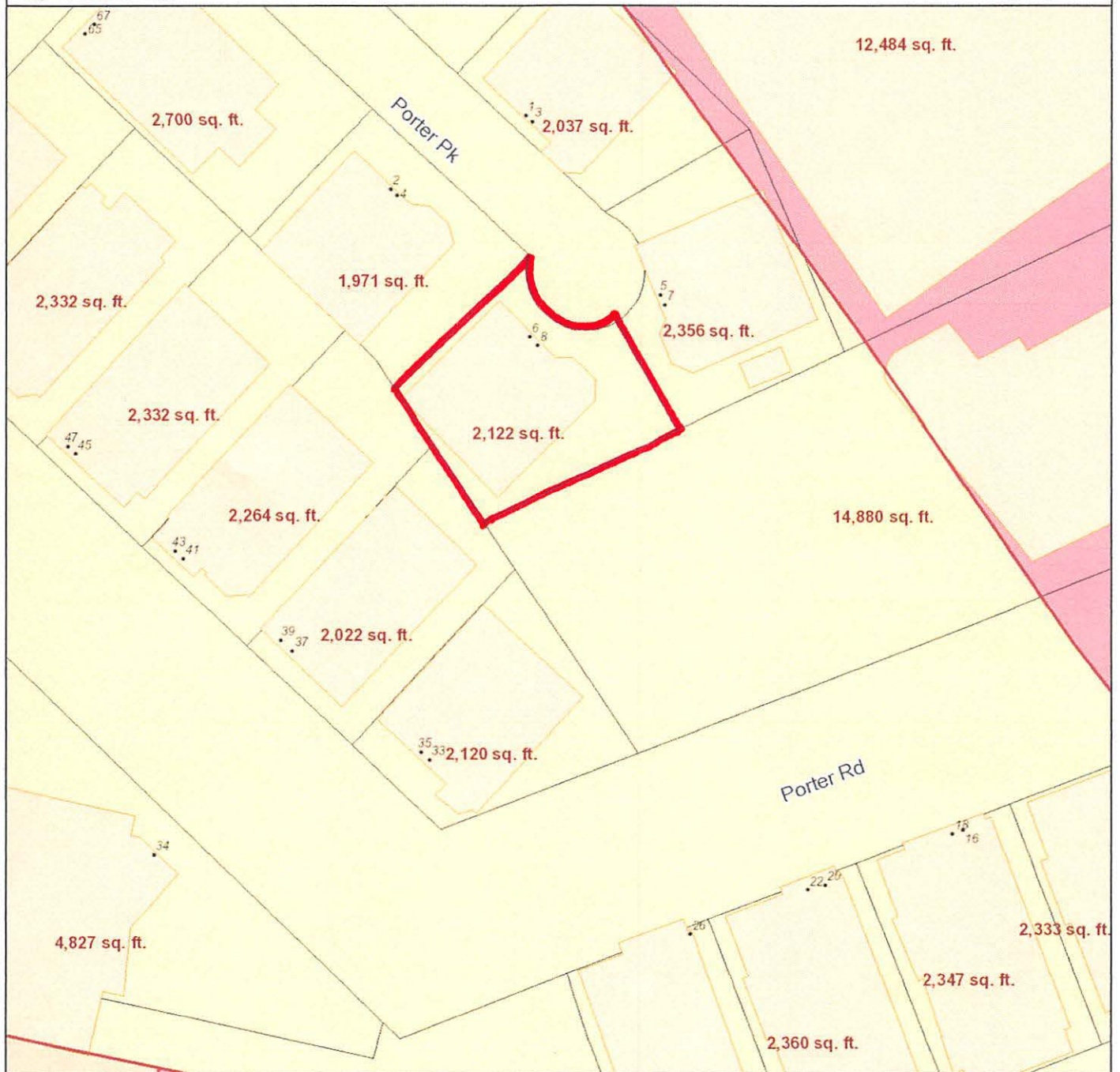
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- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath





City of Cambridge
Massachusetts

1" = 35 ft

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- Address
- Zoning Boundaries
- City Boundary
- Buildings
- Open Water
- River
- Pond
- Wetland
- Stream

- Zoning Districts
- Residence A-1
- Residence A-2
- Residence B
- Residence C
- Residence C-1
- Residence C-1A
- Residence C-2
- Residence C-2A
- Residence C-2B
- Residence C-3
- Residence C-3A
- Residence C-3B
- Office-1
- Office-2
- Office-2A
- Office-3
- Office-3A
- Business A
- Business A-1
- Business A-2
- Business A-3
- Business A-4
- Business B
- Business-1
- Business-2
- Business C
- Business C-1
- Industry A-1
- Industry A-2
- Industry A



