

PB#112



CITY OF CAMBRIDGE, MASSACHUSETTS  
**PLANNING BOARD**

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

SPECIAL PERMIT APPLICATION

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for a Special Permit in accordance with Section \_\_\_\_\_ of the Zoning Ordinance

Applicant: DUBAN Mrs. AZTRUK (name) W 864 2239 (617) 617 5761 554 (phone)

221 STARBUCK ST # 3 CAMBRIDGE MA 02141 (address)

Signature of Authorized Representative

*[Signature]*  
\*\*\* Section 5.53

Multi-Family, Townhouse, Parkway Overlay District, Harvard Square Overlay District, Elderly Congregate Housing, Flood Plain Overlay District, Other

RECEIVED BY  
OFFICE OF CITY CLERK  
FEB 6 PM 2:49  
CAMBRIDGE MA.

Location of Premises: 84 HILWORTHY ST

Zoning District: B

Maps, Plans submitted: Plot Plans w/propose

BUILDING AND EXISTING BUILDING

Reports, Documents submitted: \_\_\_\_\_

Documents, Plans referenced: \_\_\_\_\_

12-12-95

Date of Application

Signature of Applicant

This application has been reviewed and is hereby certified complete.

January 25 1996  
Date

*[Signature]*  
For the Cambridge Planning Board

Revised 6/82

\*\*\* Please be complete; list all special permits and variances needed.

Special Permit Application No. \_\_\_\_\_

Dimensional Form

Allowed/Required	Existing	Proposed	Granted
Floor Area Ratio (Floor Area)	(1372.9)	(3389)	( )
Max. Height	35 / 30	50	( )
Max. Angle Above Cornice Line			
Min. Lot Size	2500/4000	4347	
Min. Lot Area per d.u.	4	4	
Max. No. d.u.	3	2	
Min. lot width	50'	50'	
Min. yard setbacks	15'	15'	
Front	15'	15'	
Side L	2.5'	2.5'	
R	10.5'	7.5'	
Rear	25'	25'	
Ratio Usable Open Space (Area)	20%	20%	
Off-Street Parking Minimum No. Spaces	1/level	1	
Maximum No. Spaces	X1A	X1A	
No. Handicapped Spaces	X1A	X1A	
Bicycle Spaces	X1A	X1A	
No. Loading Bays	X1A	X1A	

Granted

Proposed

Existing

Allowed/Required

OWNERSHIP CERTIFICATE FOR PLANNING BOARD RECORD

To be completed by OWNER, signed, and returned to Office of the Planning Board:

I hereby authorize: Duncan McARTHUR  
(Petitioner)

Address: 221 CHURCH ST City OR Town: CAMBRIDGE MA

to apply for a special permit for Single Family Detached premises:  
(Type of Development)

Located at: 84 HOLBROOK ST CAMBRIDGE  
(Street & Number) (Plat and Lot number(s)) (City)

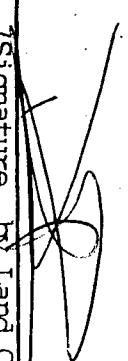
for which the record title stands in the name of: \_\_\_\_\_

Duncan McARTHUR, Nancy GRIMES  
whose address is: SAME AS ABOVE  
(Street) (City or Town) (State)

by a deed duly recorded in the MIDDLESEX County Registry of Deeds

in Book: 23907 Page: 50 Registry District of \_\_\_\_\_

the Land Court Certificate No: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

  
(Signature, by Land Owner  
(If authorized representative  
please identify as such)

Commonwealth of Massachusetts County of Middlesex

Then personally appeared the above-named Duncan McARTHUR

and made oath that the above statement is true.

**PETER STONEMAN**  
NOTARY PUBLIC  
My Commission Expires May 9, 1997

Before me  Notary

My commission expires \_\_\_\_\_ (Date)  
NOTARY SEAL

# MACCOCO

MACARTHUR CONSTRUCTION COMPANY, INC.  
241 FIFTH STREET  
CAMBRIDGE MASSACHUSETTS 02142  
617 864 2234

11 April 1996

Community Development Department  
57 Inman Street  
Cambridge MA 01239

R.E. Changes made to 84 Holworthy Street rear house proposal

To Board Members,

Please find attached the following:

- A list of current changes made to the original proposal
- Three letters from abutters approving the style of the proposed building
- Copies of the new Site Plan and East and South Elevations of the proposed new structure

Sincerely,

  
Duncan MacArthur

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57 Inman Street  
Cambridge MA 01239

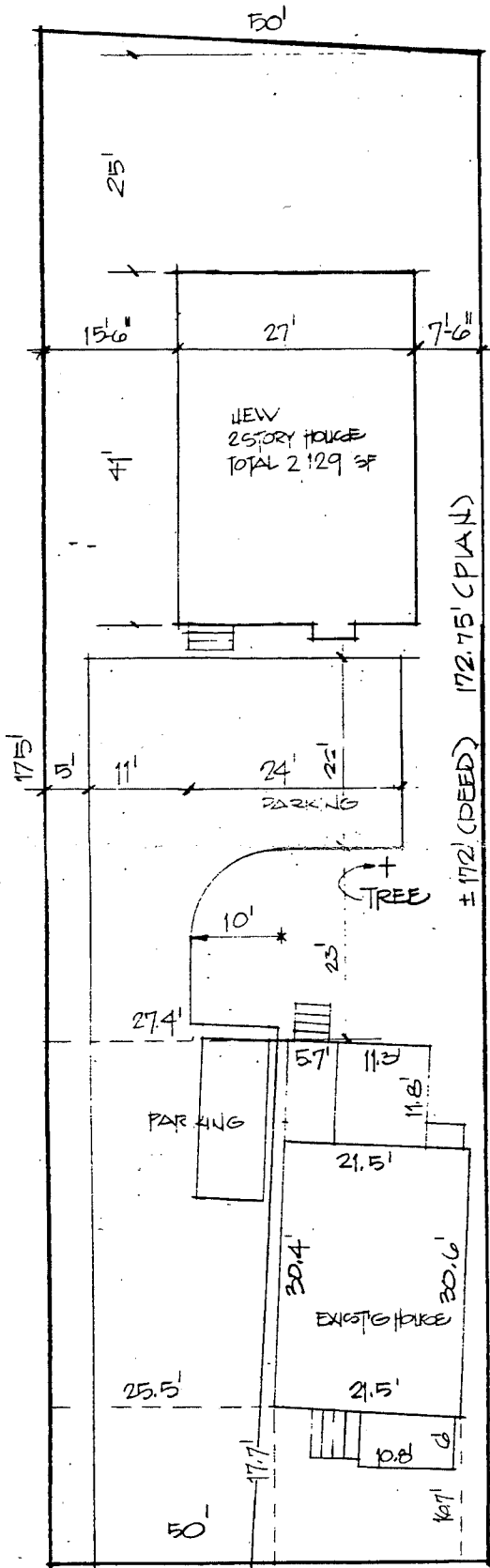
R.E. Changes made to 84 Holworthy Street rear house proposal

To Board Members,

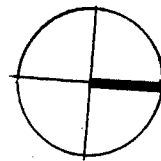
Following are changes made to the original proposal presented during the public hearing on March 2, 1996:

- Increased rear set back from 25" to 35".
- Removed parking from the middle of the lot and placed <sup>it</sup> towards the front of the lot.
- Removed the third floor living area in its entirety to reduce the overall height of the building. This also reduces the living area by 189 square feet.
- Lowered eve height 1 1/2' to reduce the visual impact of the building. This brings the eve height in line with the eve on the front house which is 22'. The shallow pitch of the roof allows it only to be visible if standing 140' away, assuming no change in grade.
- Added cupola that is only visible from 80' away, assuming no change in grade.





84 HOLWORTHY STREET  
 AREA - 8694 SF.



DESIGN ■

DUNCAN MACARTHUR

241 FIFTH ST. CAMBRIDGE, MA. 02142 TEL. 864 2234

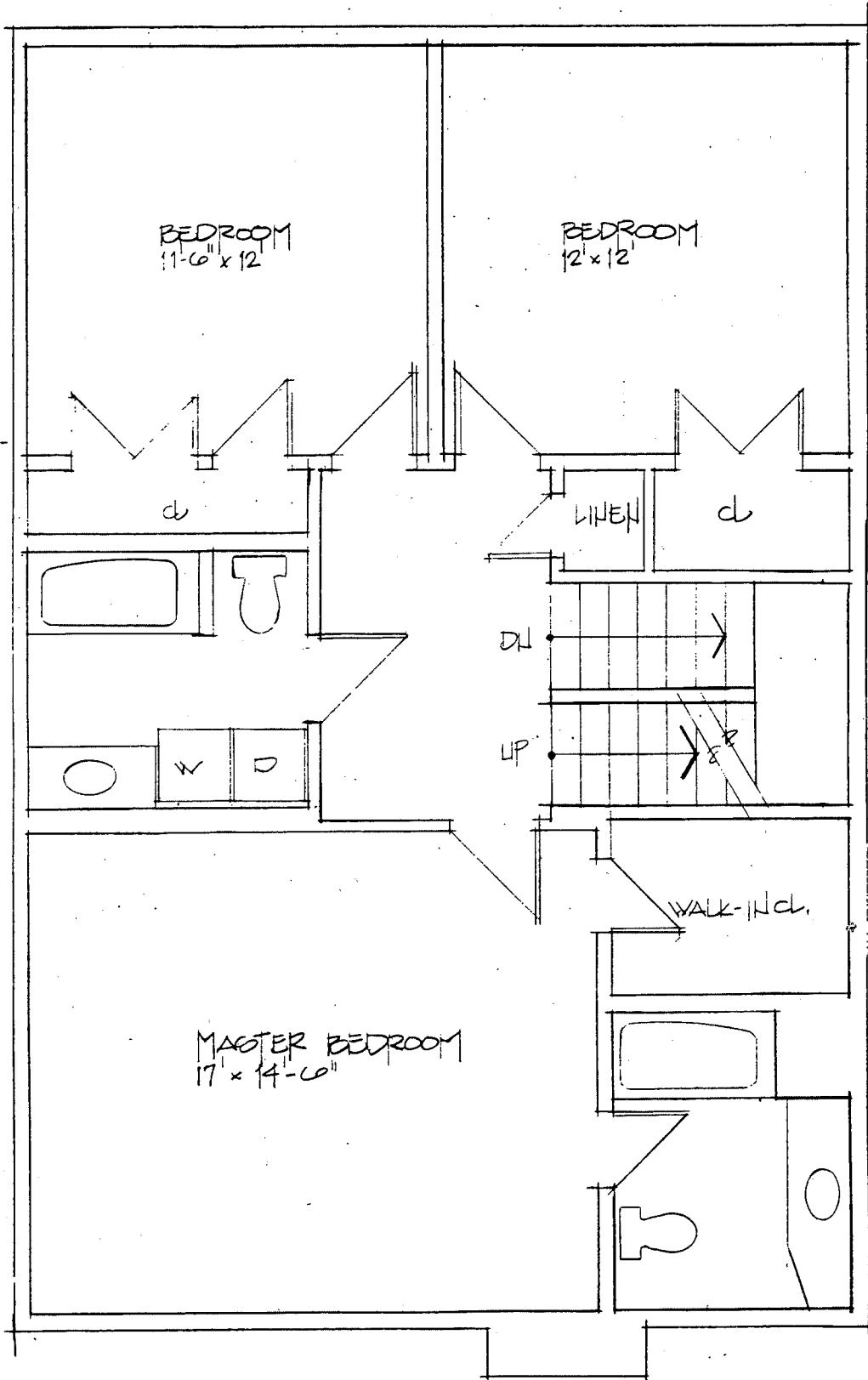
SIVANA T. M. SAWAYA

1990 COMMONWEALTH AVE. #4 BRINGTON, MA. 02135 TEL. 787 9293

84 HOLWORTHY ST  
 CAMBRIDGE

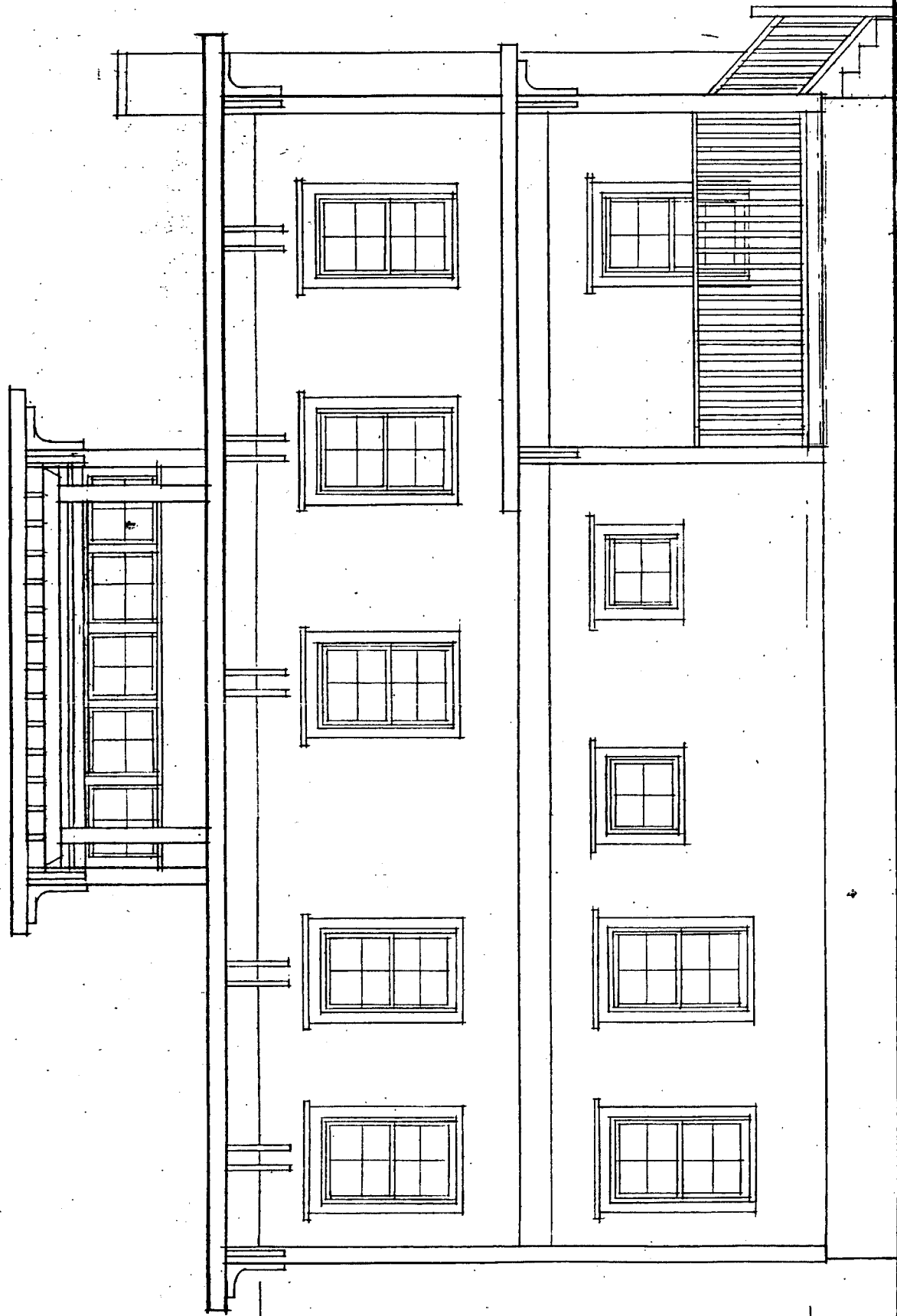
SCALE: 1" = 10'-0"

SITE PLAN



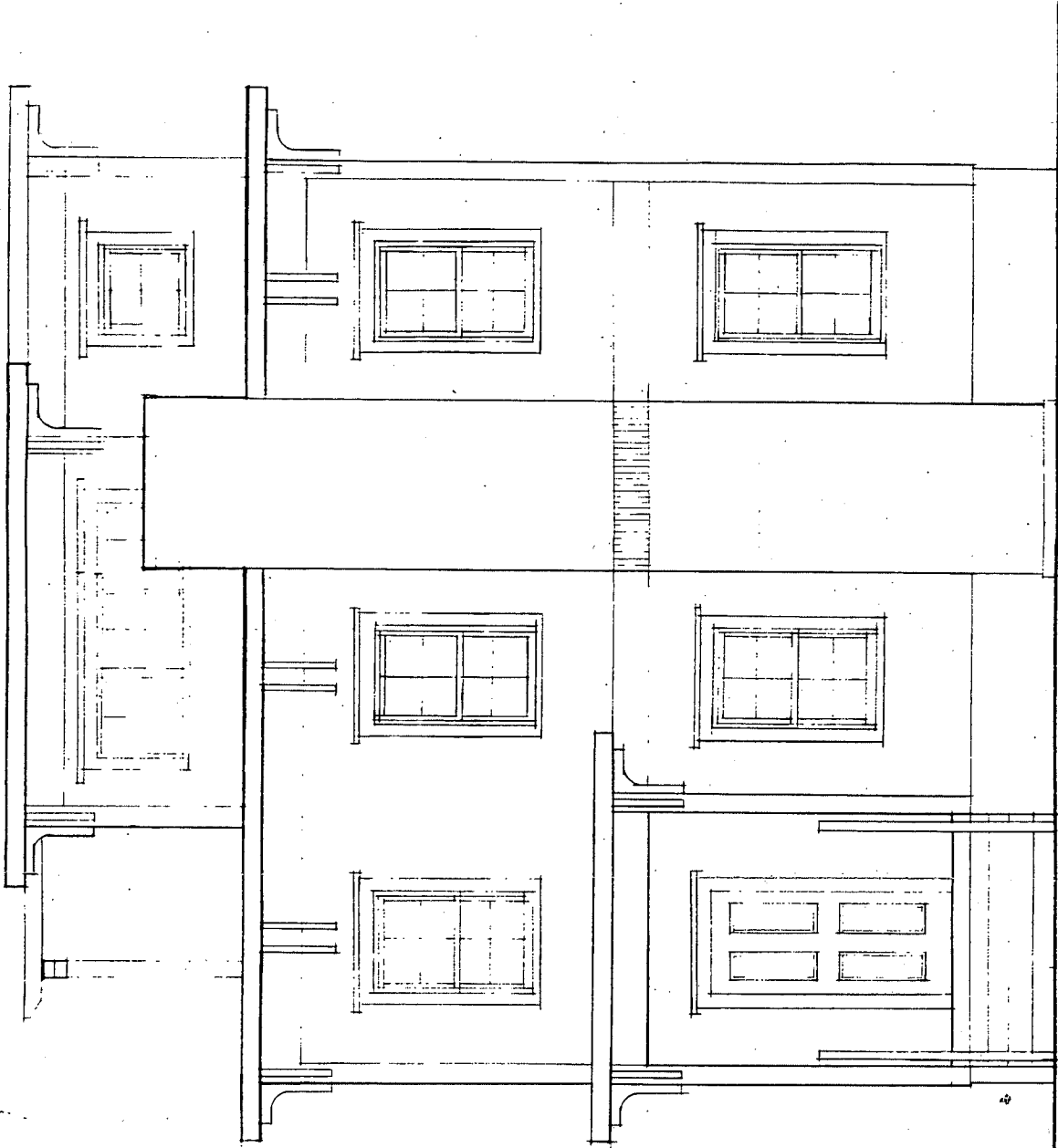
○ SECOND FLOOR





NORTH ELEVATION





THIRD FLR.  
EL. + 22'-0"

SECOND FLR.  
EL. + 19'-0"

FIRST FLR.  
EL. + 9'-0"

GRADE

EAST ELEVATION

