



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 16 James Way, Cambridge, MA, 02141

Zoning District: RES C-1

Applicant Name: Deqiang Yu

Applicant Address: 16 James Way, Cambridge, MA, 02141

Contact Information: 6174175118      denyu@comcast.net      None  
Telephone #      Email Address      Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

11.15.b

List all submitted materials (include document titles and volume numbers where applicable) below.

Cover Sheet, Narrative, Ownership Certificate, Dimensional Form, Plans, Elevations

Signature of Applicant: \_\_\_\_\_

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

\_\_\_\_\_ Date

\_\_\_\_\_ Signature of CDD Staff

**OWNERSHIP CERTIFICATE**

**Project Address:** 16 James Way, Cambridge, MA

**Application Date:** 12JUL19

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant:

DEQIANG YU (myself)

at the following address:

16 JAMES WAY CAMBRIDGE MA

to apply for a special permit for:

ADDITION

on premises located at:

16 JAMES WAY CAMBRIDGE MA

for which the record title stands in the name of:

DEQIANG YU AND LAN ZHANG

whose address is:

16 JAMES WAY CAMBRIDGE MA

by a deed duly recorded in the:

Registry of Deeds of County:

MIDDLESEX Book: 72136

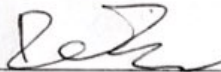
Page: 278

OR Registry District of the Land Court,

Certificate No.:

Book:

Page:



Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of \_\_\_\_\_

The above named \_\_\_\_\_ personally appeared before me,

on the month, day and year \_\_\_\_\_ and made oath that the above statement is true.

Notary: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

**DIMENSIONAL FORM**

**Project Address:**

**Application Date:**

	<b>Existing</b>	<b>Allowed or Required (max/min)</b>	<b>Proposed</b>	<b>Permitted</b>
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

*Use space below and/or attached pages for additional notes:*

**FEE SCHEDULE**

---

**Project Address:**

**Application Date:**

---

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

**Fee Calculation**

---

New or Substantially Rehabilitated Gross Floor Area (SF): × \$0.10 =

---

Flood Plain Special Permit Enter \$1,000.00 if applicable:

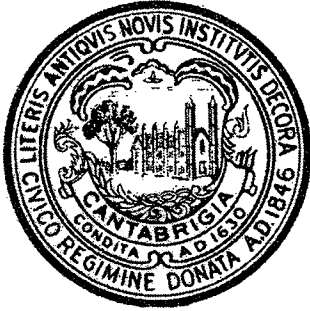
---

Other Special Permit Enter \$150.00 if no other fee is applicable:

---

**TOTAL SPECIAL PERMIT FEE** **Enter Larger of the Above Amounts:**

---



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TRAFFIC, PARKING & TRANSPORTATION

City Department/Office:

---

Project Address:

---

Applicant Name:

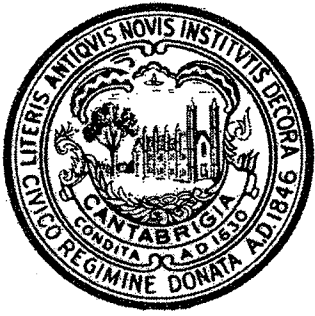
---

For the purpose of fulfilling the requirements of Section 19.20 and/or 6.35.1 and/or 5.28.2 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) Certified Traffic Study. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

---

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS

City Department/Office:

---

Project Address:

---

Applicant Name:

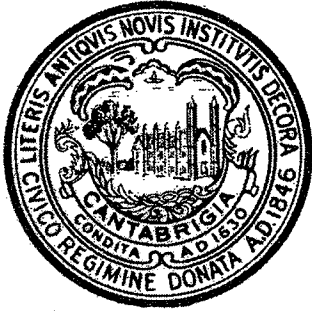
---

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

---

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TREE ARBORIST

City Department/Office:

---

Project Address:

---

Applicant Name:

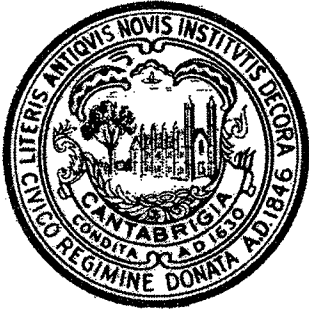
---

For the purpose of fulfilling the requirements of Section 4.26, 19.20 or 11.10 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a MultiFamily, Project Review or Townhouse Special Permit for the above referenced development project: a Tree Study which shall include (a) Tree Survey, (b) Tree Protection Plan and if applicable, (c) Mitigation Plan, twenty one days before the Special Permit application to Community Development.

---

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE WATER DEPARTMENT

City Department/Office:

---

Project Address:

---

Applicant Name:

---

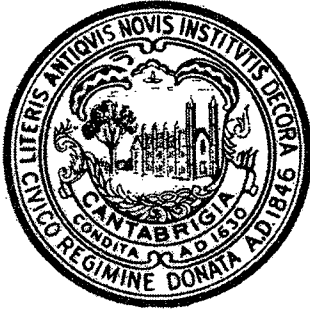
For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

---

Signature of City Department/Office Representative

Date





CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE LEED SPECIALIST

City Department/Office:

---

Project Address:

---

Applicant Name:

---

For the purpose of fulfilling the requirements of Section 22.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) completed LEED Project Checklist for the appropriate LEED building standard, accompanying narrative and affidavit. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

---

Signature of City Department/Office Representative

Date

NOTE:

1) THIS PLAN IS NOT TO BE CONSIDERED AN ALTA/ACSM LAND TITLE SURVEY, NOR IS IT TO BE USED FOR RETRACEMENT OF PROPERTY LINES.  
 2) ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.

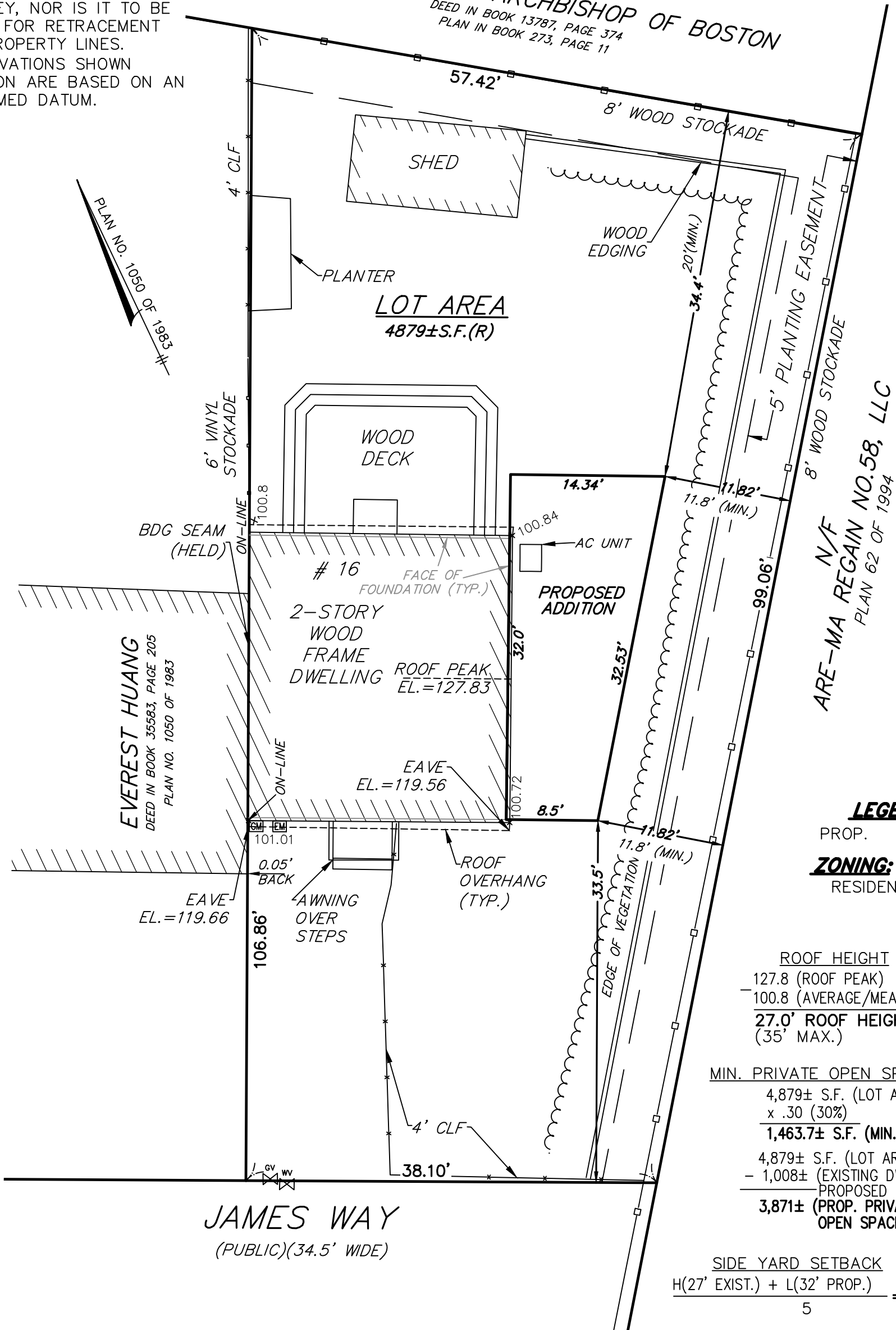
**ASSESSORS:**

MAP 39, LOT 161

**REFERENCES:**

DEED BOOK 72136, PAGE 278  
 PLAN NO. 1050 OF 1983

ROMAN CATHOLIC ARCHBISHOP OF BOSTON  
 DEED IN BOOK 13787, PAGE 374  
 PLAN IN BOOK 273, PAGE 11



**LEGEND:**

PROP. PROPOSED

**ZONING:**

RESIDENTIAL C-1

ROOF HEIGHT

127.8 (ROOF PEAK)  
 - 100.8 (AVERAGE/MEAN GRADE)  
**27.0' ROOF HEIGHT**  
 (35' MAX.)

MIN. PRIVATE OPEN SPACE

4,879± S.F. (LOT AREA)  
 x .30 (30%)  
**1,463.7± S.F. (MIN.)**  
 4,879± S.F. (LOT AREA)  
 - 1,008± (EXISTING DWELLING &  
 PROPOSED ADDTION)  
**3,871± (PROP. PRIVATE  
 OPEN SPACE)**

SIDE YARD SETBACK

$\frac{H(27' \text{ EXIST.}) + L(32' \text{ PROP.})}{5} = 11.8'$

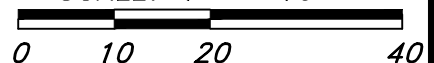
**PROPOSED PLOT PLAN**  
 OF LAND

16 JAMES WAY, CAMBRIDGE, MA 02141  
 PREPARED FOR: DEQIANG YU

**HANCOCK**

Survey Associates, Inc.  
 121 EAST BERKELEY ST., BOSTON, MA 02118  
 VOICE (617) 357-8145, FAX (617) 357-9495

SCALE: 1" = 10'



CHK. BY:  
 JAE

DATE:  
 4/12/19

JOB  
 NO.  
**22364**

16 James Way, Cambridge, MA, 02141

Project Narrative

19 June 2019

General Narrative



Figure 1: 16 James Way Front Elevation with the Proposed Addition

The Applicant proposes to add addition to the existing single family townhouse located at 16 James Way, Cambridge, MA 02141 (Map39, Lot 161). Such townhouse structure is located in a RES C-1 district and it was originally permitted in 1982 under case number PB22. The concerned section of the zoning ordinance for this application is 11.15.b, Modification of a special permit shall require a Major Amendment.

Currently the townhouse structure is a 1258 sqft. 2 bedrooms, 1.5 bathroom, 2 floors townhouse. The townhouse is a corner unit. It shares party wall with the adjacent neighborhood – 14 James Way on the west (left side). 14 James Way is a townhouse from the same townhouse development permitted in 1982. The east (right side) of the townhouse is the fenced yard adjacent to a street belonging to ARE-MA REGAIN NO.58, LLC currently not in use. The north (back) of the townhouse is the fenced yard adjacent to the parking lot of Roman Catholic Archbishop of Boston. The South (front) of the townhouse is the front yard facing street James Way.

Refer to Figure 1. The Applicant proposes to extend the existing townhouse at the right side on the open space in the fenced yard for his son and his parents. It includes the crawl space, the first floor, the second floor and a dormer. The exterior and style of the addition will be in alignment with the existing townhouse. The addition will connect to the existing townhouse through an interior door. The existing townhouse is a corner unit. The addition is hided at the corner. It does not directly face to any neighbors' houses. The back and sides of the addition are shielded from public view. The proposed set back values and other dimensions meet the Zoning Ordinance.

The number of parking space will not change under this project. Currently, there is one parking space in front of the townhouse. There are landscaped backyard, front yard and right side yard that serve as the permeable open spaces for the property. The proposed permeable open space under this project meets the regulatory requirements. There is also no removal of any existing tree planned. The fences are unchanged.

As detailed more specifically in the attached drawings and dimensional table, this proposed project conforms to the requirements of the Ordinance and only needs to seek amendment to the original special permit per Ordinance Section 11.15.b.

**Review of the Zoning Requirements for Granting Requested Relief**

The provisions of the Ordinance set forth in the table below apply to the requested Special Permits for the project.

Applicable Zoning Requirements for Issuance of Special Permit	Review Results of the Project	Compliance (Yes/No)
<p>10.43, Special Permits will normally be granted where provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because: a) It appears that requirements of this Ordinance cannot or will not be met, or</p>	<p>With the requested Special Permits, the Project will meet all requirements of the Ordinance.</p>	<p>Yes</p>
<p>10.43 b) Traffic generated and or patterns of access or egress would cause congestion, hazard or substantial change in established neighborhood character.</p>	<p>This Project will have no additional impact to the traffic nor the vehicular access pattern. The number of dwelling unit remains as one (no change) and the number of parking space also remains as one (no change). The townhouse structure will continue to be occupied by a single family.</p>	<p>Yes</p>
<p>10.43 c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use or</p>	<p>The Project will not adversely affect continued operation or future development of adjacent uses, which will remain as residential.</p>	<p>Yes</p>
<p>10.43 d) Nuisance or hazard would 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 or</p>	<p>The Project will not create any nuisance or hazard or be a detriment to the health, safety and or welfare of the occupants of the Project nor the citizens of the City, as the project will be residential in nature for a single family. This Project is consistent with Cambridge's goals of health, safety and welfare as set forth in Section 19.30 (Citywide Urban Design Objectives) of the Ordinance to foster development which is responsive to the existing or anticipated patterns of development.</p>	<p>Yes</p>



<p>10.43 e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance and</p>	<p>The Project will not impair the integrity of the district in which it is located or the adjoining district. The Project will not derogate from the intent and purpose of the Ordinance as the proposed residential use is allowed in this district, the project requires the exterior is in alignment of the existing townhouse, and the extension is hided at the corner that does not facing the neighbors' houses. The back and sides of the addition are shielded from public view.</p>	<p>Yes</p>
<p>10.43 f) The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.</p>	<p>The Project does not alter the existing residential use of the townhouse structure and is consistent with the Urban Design Objectives set forth in Section 19.30.</p>	<p>Yes</p>
<p>10.47.4 Criteria for approval of townhouses and multifamily dwellings. In reviewing applications for townhouse developments and multifamily dwelling, the special permit granting authority shall consider and address the following site plan criteria as applicable: (1) Key features of the natural landscape should be preserved to the maximum extent feasible. Tree removal should be minimized and other natural features of the site, such as slopes, should be maintained.</p>	<p>There is also no removal of any existing tree planned. There are landscaped backyard, front yard and right side yard that serve as the permeable open spaces for the property. The proposed permeable open space under this project meets the regulatory requirements. The fences are unchanged. Other natural features of the site, such as slopes will be maintained.</p>	<p>Yes</p>
<p>10.47.4 (2) New buildings should be related sensitively to the existing built environment. The location, orientation and massing of structures in the development should avoid overwhelming the existing buildings in the vicinity of the development. Visual and functional disruptions should be avoided.</p>	<p>The style, color, materials and height of the addition are the same with those of the existing townhouse. The addition is at the corner. It does not directly face any of the neighbors' houses.</p>	<p>Yes</p>
<p>10.47.4 (3) The location, arrangement, and landscaping of open space should provide some visual benefits to abutters and passersby as well as functional benefits to occupants of the development.</p>	<p>There is no change in the front yard. The change in the back yard that no neighbor can see is minimal. The bushes at the side are remained. The new addition and the repainted existing townhouse will be a beautiful view.</p>	<p>Yes</p>
<p>10.47.4 (4) Parking areas, internal roadways and access/egress points should be safe and convenient.</p>	<p>There is no change for the parking areas, and the existing roadways and access/egress points. The addition has an interior door to the existing townhouse, and has doors to the front yard and the back yard.</p>	<p>Yes</p>

10.47.4 (5) Parking area landscaping should minimize the intrusion of onsite parking so that it does not substantially detract from the use and enjoyment of either the proposed development or neighboring properties.	There is no change for the parking area and the parking area landscaping.	Yes
10.47.4 (6) Service facilities such as trash collection apparatus and utility boxes should be located so that they are convenient for resident, yet unobtrusive.	There is no change for the trash collection apparatus and the existing utility boxes. They are convenient for resident, yet unobtrusive.	Yes
19.30 Citywide Urban Design Objectives (summarized) New projects should be responsive to the existing or anticipated pattern of development.	The project maintains the characteristics of lower-scale neighborhoods, is in consistency with established street cape, is compatibility with adjacent uses (residential) and is in consideration of nearby historic buildings.	Yes
Development should be pedestrian and bicycle-friendly, with a positive relationship to its surroundings.	The project has no change in the side walk, road, its surroundings, and parking space. It inhabits ground floor spaces, and has windows on ground floor.	Yes
The building and site design should mitigate adverse environmental impacts of a development upon its neighbors.	The existing townhouse is a corner unit. The addition is at the corner that does not directly face any of the neighbors' houses. The addition has no adverse environment impacts upon its neighbors which may include location/impact of mechanical equipment, location/impact of loading and trash handling, storm water management, shadow impacts, retaining walls, if provided, building scale and wall treatment, outdoor lighting, and tree protection (requires plan approved by City Arborist)	Yes
Projects should not overburden the City infrastructure services, including neighborhood roads, city water supply system, and sewer system.	The project will pursue efficient design (LEED standards). Solar panel will be installed on the roof of the addition. Water and wastewater service and storm water management will be properly handled.	Yes
New construction should reinforce and enhance the complex urban aspects of Cambridge as it has developed historically.	The project does not change the residential use.	Yes
Expansion of the inventory of housing in the city is encouraged.	The project is an expansion of the inventory of housing.	Yes
Enhancement and expansion of open space amenities in the city should be incorporate into new development in the	The open space of the project is 80% of the Lot Area. There is no change for the front yard. The project has no impact on side	Yes

city.	walk.	
-------	-------	--

**Community Outreach**

The applicant has met with the abutters and neighbors of the Townhouse development, including the immediate neighbor on the left side.

**Conclusion**

As described above, the Project seeks amount of modification that is appropriate to the site, the existing townhouse and the neighborhood it is situated. Accordingly, for the reason set forth in this application, the Applicant respectfully requests that the board find that the Project satisfies all applicable requirements of the Ordinance in connection with the granting of the requested Special Permit.





**ZONING ANALYSIS REPORT**  
**-COMPLIANCE CALCULATIONS & GRAPHICS**

**FOR PROPOSED 16 JAMES WAY, CAMBRIDGE, MA ADDITION PROJECT**

**11JUL19**

**CONTENT**

- 1. ZONING COMPLIANCE TABLE AND NOTES
- 2. PLOT PLAN
- 3. FLOOR PLAN
- 4. ELEVATIONS
- 5. MAP and SATELLITE MAP
- 6. PHOTO





Property Address: 16 James Way, Cambridge, MA, 02141

Zoning District: RES C-1

Occupancy Type: Single Family Residence

Style: Townhouse

	Allowed	Existing	Proposed	Difference	Status	Reference Zoning Ordinance Article
Min. Lot Area (SF)	5000	4879 per the City of Cambridge Property Database	4879	No Change	Complies	11.14, 5.21.1, 8.22.1
Total Gross Floor Area (SF) <sup>1,2</sup>	3659 <sup>1</sup>	1258 per the City of Cambridge Property Database	2210 <sup>2</sup>	952 <sup>2</sup>	Complies	Table 5-1, 8.22.1.F
Floor Area Ratio (F.A.R.)(%) <sup>3,4</sup>	0.75	0.26 <sup>3</sup>	0.45 <sup>4</sup>	0.19	Complies	Table 5-1, 11.15.2
Min. Lot Width (FT)	50	Various <sup>5</sup>	Various	No Change	Complies	Table 5-1, 5.21.1
Min. Front Yard Set Back (FT) <sup>5</sup>	15.08 <sup>5</sup>	33.5	33.5	No Change	Complies	Table 5-1

Min. Side Yard Set Back (FT) (Left Side)	N.A.	0	Town House Style Sharing the Wall with the Left Side Neighbor	0	Non Change	Complies	11.14, 5.31.3.C
Min. Side Yard Set Back (FT) (Right Side) <sup>5</sup>	12 <sup>6</sup>	20.32		12	8.32	Complies	Table 5-1, 11.14, 5.31.3.C
Min. Rear Yard Set Back (FT) <sup>7</sup>	20.7 <sup>7</sup>	40'		34.94'	5.06'	Complies	Table 5-1, 5.31.2.C
Dwelling Unit <sup>8</sup>	3 <sup>8</sup>	1		1	No Change	Complies	Table 5-1
Height (FT)	35	27		28	1	Complies	Table 5-1
Ratio of Private Open Space to Lot Area (%) <sup>9</sup>	30	87 <sup>9</sup>		80 <sup>10</sup>	7	Complies	Table 5-1

NOTES:

**1. Total Gross Floor Area Allowed Calculation**

Lot Area = 4879 sqft

Zoning District = RES C-1

RES C-1 FAR=0.75

Total Gross Floor Area Allowed (Max. Gross Floor Area) = FAR x Lot Area

$$= 0.75 \times 4879 \text{ sqft}$$

$$= 3659 \text{ sqft}$$

### 2. Proposed Gross Floor Area Calculation

Existing Gross Floor Area = 1258 sqft (per City of Cambridge Property Database)

Addition Gross Floor Area = First Floor + Second Floor + Attic with Domer

$$= 353 + 353 + 246$$

$$= 952 \text{ sqft}$$

Proposed Gross Floor Area = Existing Gross Floor Area + Addition Gross Floor Area

$$= 1258 \text{ sqft} + 952 \text{ sqft}$$

$$= 2210 \text{ sqft}$$

### 3. Existing Floor Area Ratio Calculation

Lot Area = 4879 sqft

Existing Gross Floor Area = 1258 sqft

Existing F.A.R. = Existing Gross Floor Area / Lot Area = 1258 sqft / 4879 sqft = 26%

4. Proposed Floor Area Ratio Calculation

Lot Area = 4879 sqft

Proposed Gross Floor Area = 2210 sqft

Proposed F.A.R.=Proposed Gross Floor Area/Lot Area = 2210 sqft / 4879 sqft = 45%

5. Min. Front Yard Set Back Calculation

Roof Height (H) = 28' per the Plot Plan made by Hancock Survey Associates, Inc

Width (L) = Width of the Existing Town House + Width of the Addition

$$= 24' + 8.32' = 32.32'$$

Min. Front Yard Set Back Allowed =  $(H+L)/4 = (28'+32.32')/4=15.08'$

6. Min. Side Yard Set Back (FT) (Right Side) Calculation

Roof Height (H) = 27' for the existing building per the Plot Plan made by Hancock Survey Associates, Inc; 28' for the addition

Width (L) = 32'



Min. Front Yard Set Back Allowed =  $(H+L)/5 = (28'+32')/5=12'$

7. Min. Rear Yard Set Back Calculation

Average Depth of Lot =  $(106.86' + 99.06')/2=102.96'$

Per 5.31.2.C, Min. Rear Yard = 20' + 1' Per Every 4' Over 100' = 20' + 1x2.96'/4=20.74'

5.31.2.C CAPS Max. Value for Min. Rear Yard at 30'

Min. Rear Yard Allowed = 20' +  $[(102.96'-100')/4] \times 1=20.7'$

8. Dwelling Unit Calculation

Existing/Proposed Lot Size = 4879 sqft (No Change)

Min. Lot Area for Each Dwelling Unit Per Table 5-1 = 1500 sqft

Max. No. of Dwelling Unit Allowed for Lot = 4879/1500=3.25

Existing/Proposed Dwelling Unit in Lot = 1 (No Change), which is less than the Max. Allowed.

9. Existing Ratio of Private Open Space to Lot Area

Existing/Proposed Lot Size = 4879 sqft (No Change)

Existing Private Open Space = Existing Lot Area – Lot Area Occupied by the Existing Building

$$= 4879 \text{ sqft} - 24' \times 26'$$

$$= 4255 \text{ sqft}$$

Existing Ratio of Private Open Space to Lot Area =  $4255/4879=87\%$

10. Proposed Ratio of Private Open Space to Lot Area

Existing/Proposed Lot Size = 4879 sqft (No Change)

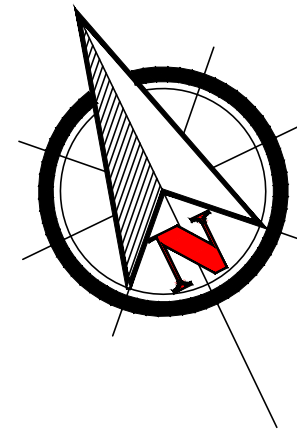
Proposed Private Open Space = Existing Lot Area – (Lot Area Occupied by the Existing Building + Lot Area Occupied by the Addition)

$$= 4879 \text{ sqft} - [24' \times 26' + 353]$$

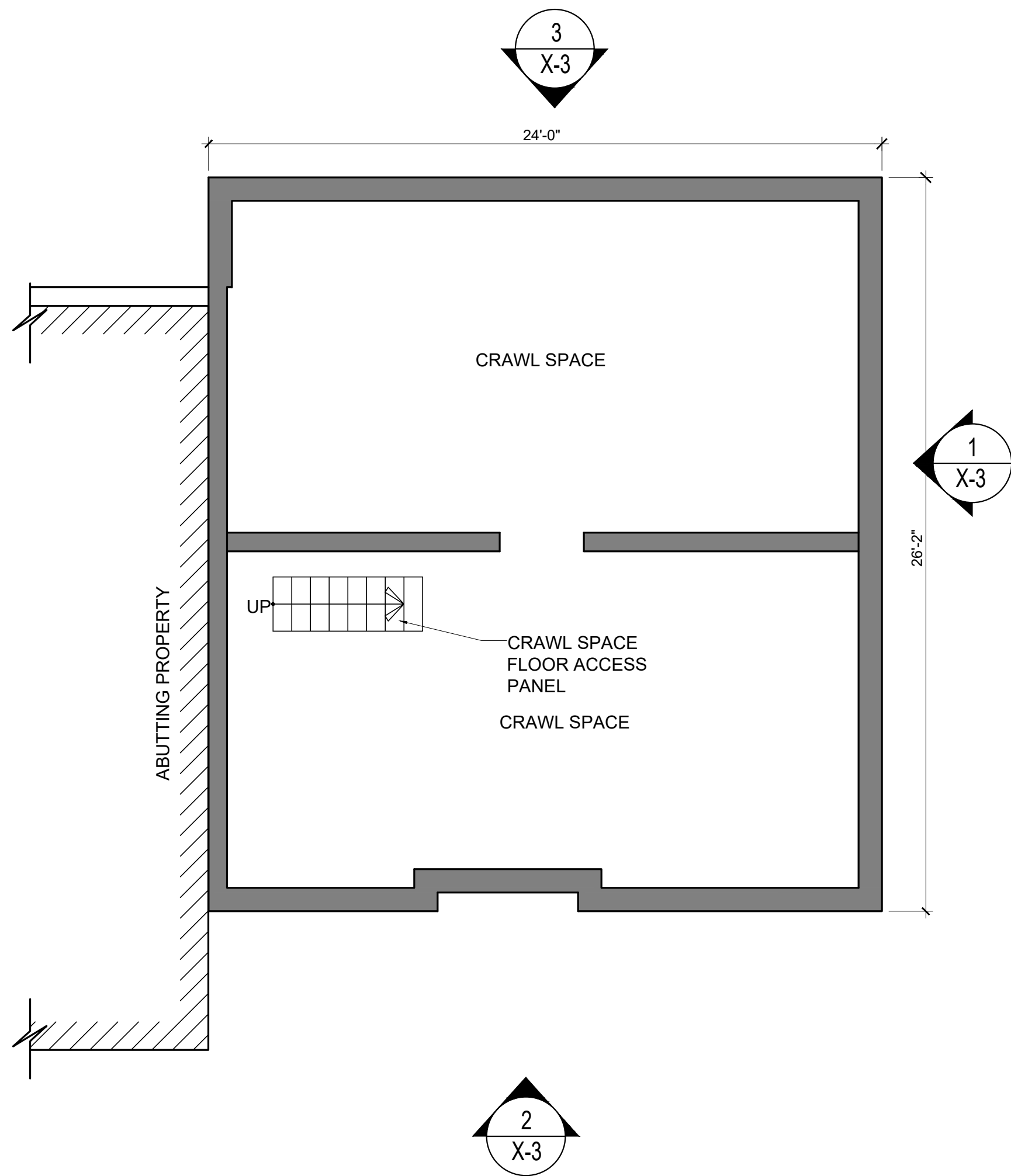
$$= 3902 \text{ sqft}$$

Proposed Ratio of Private Open Space to Lot Area =  $3902/4879=80\%$

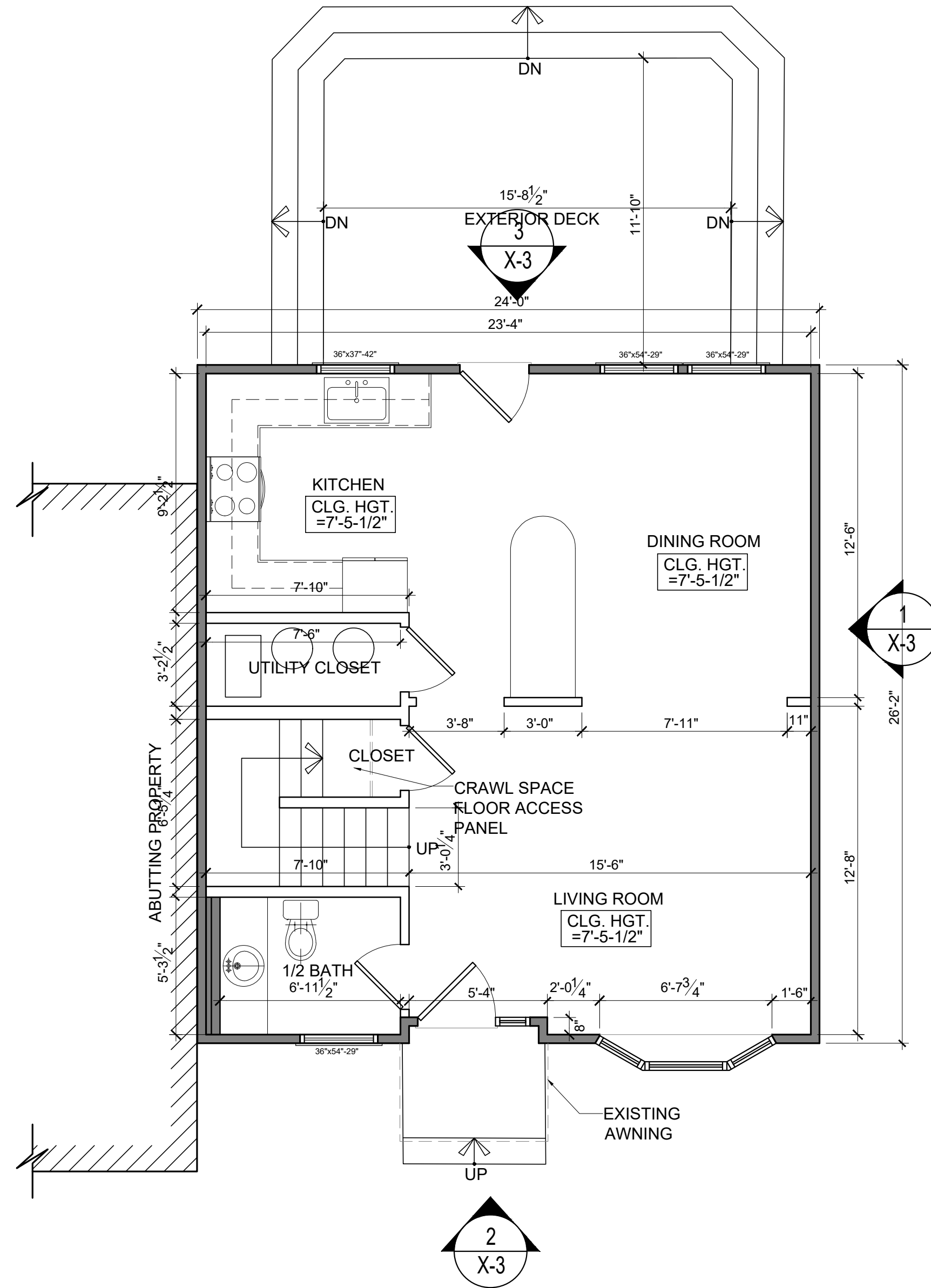
- ⊙ SMOKE DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR
- ⊙ WINDOW TYPES
- ⊙ DOOR TYPES
- ⊙ WALL TYPES
- ⊙ ELEVATION TAGS



FIRST FLOOR:	628 SQ.FT.
SECOND FLOOR:	628 SQ.FT.
TOTAL GROSS SF:	1,256 GROSS SQ.FT.



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



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

General Notes

No.	Revision/Issue	Date







Firm Name and Address

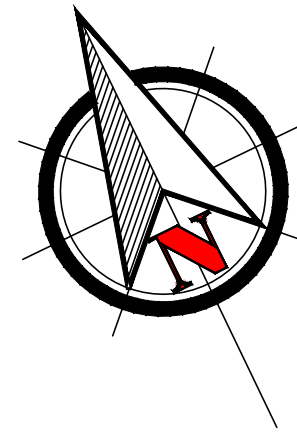
**JC ARCHITECT**  
 730 HANCOCK STREET  
 QUINCY, MA 02170  
 TEL: (617) 642-2882  
 EMAIL: JIM.CHEN5408@GMAIL.COM

Project Name and Address

**SINGLE FAMILY  
 ADDITION &  
 ALTERATION**  
 16 JAMES WAY  
 CAMBRIDGE, MA

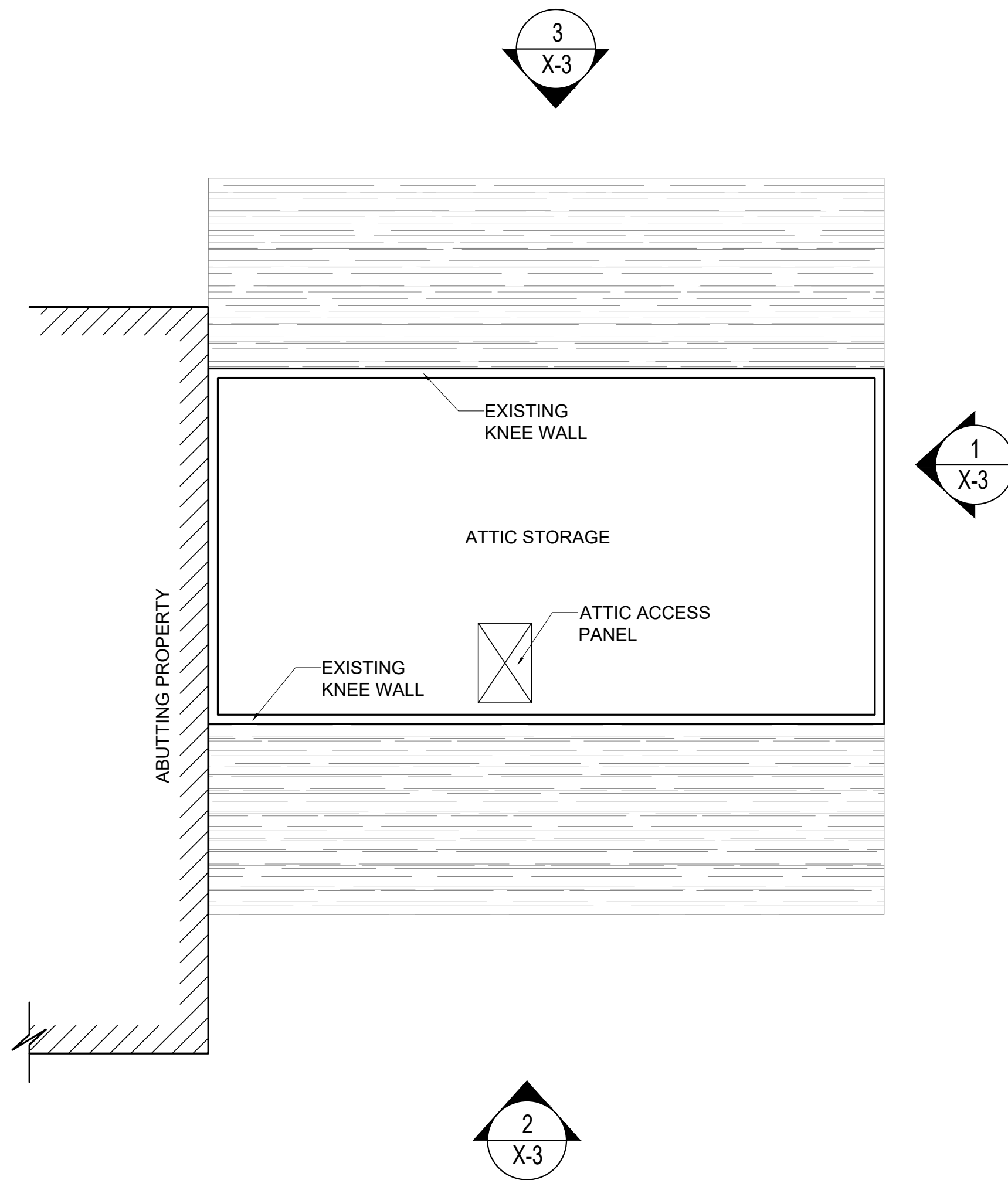
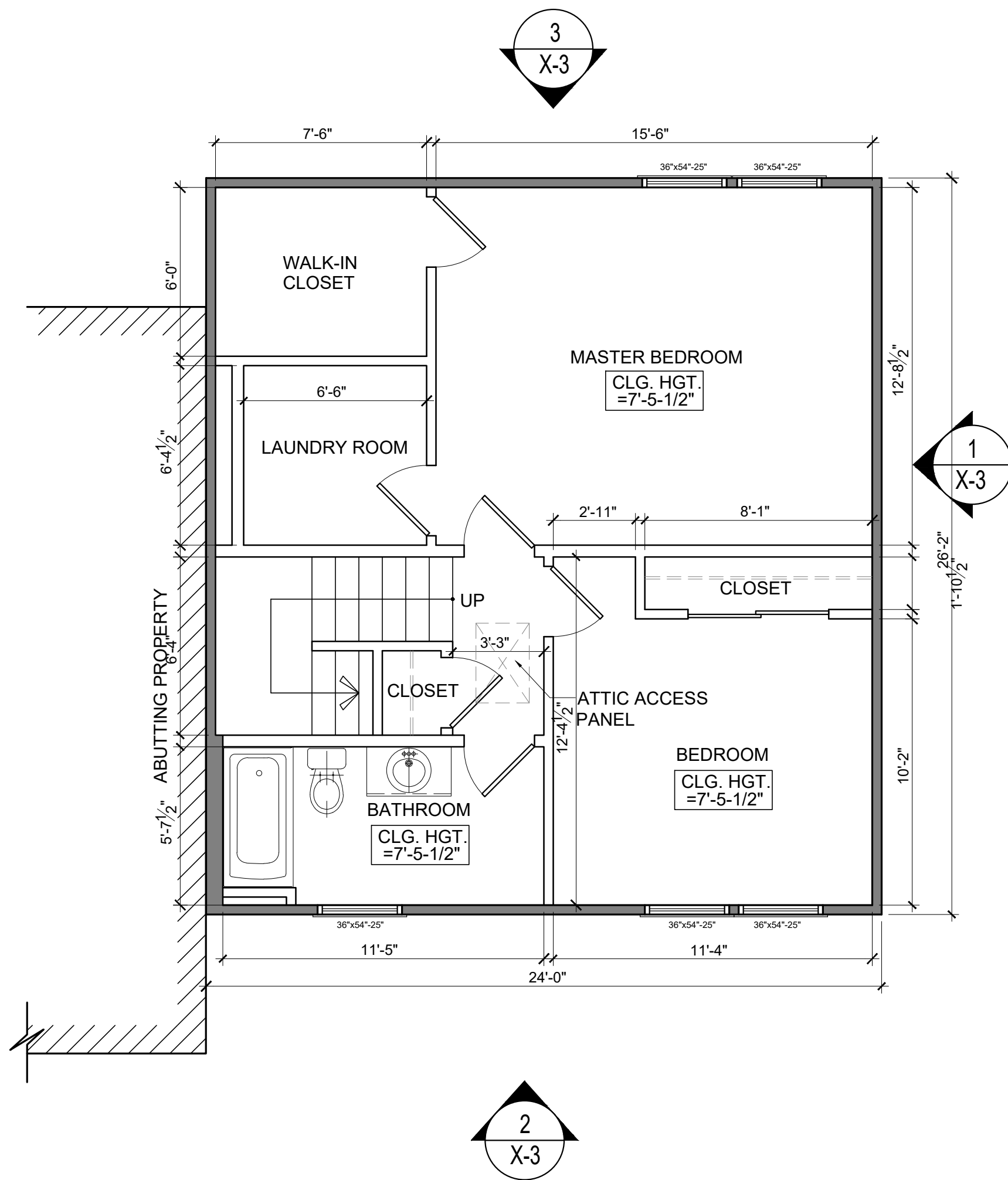
Project	1964	Sheet	<b>X-1</b>
Date	07/01/2019	Scale	
Scale	As Noted		

-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  WINDOW TYPES
-  DOOR TYPES
-  WALL TYPES
-  ELEVATION TAGS



FIRST FLOOR:	628 SQ.FT.
SECOND FLOOR:	628 SQ.FT.
TOTAL GROSS SF:	1,256 GROSS SQ.FT.

General Notes



No.	Revision/Issue	Date

Firm Name and Address



730 HANCOCK STREET  
QUINCY, MA 02170  
TEL: (617) 642-2882  
EMAIL: JIM.CHEN5408@GMAIL.COM

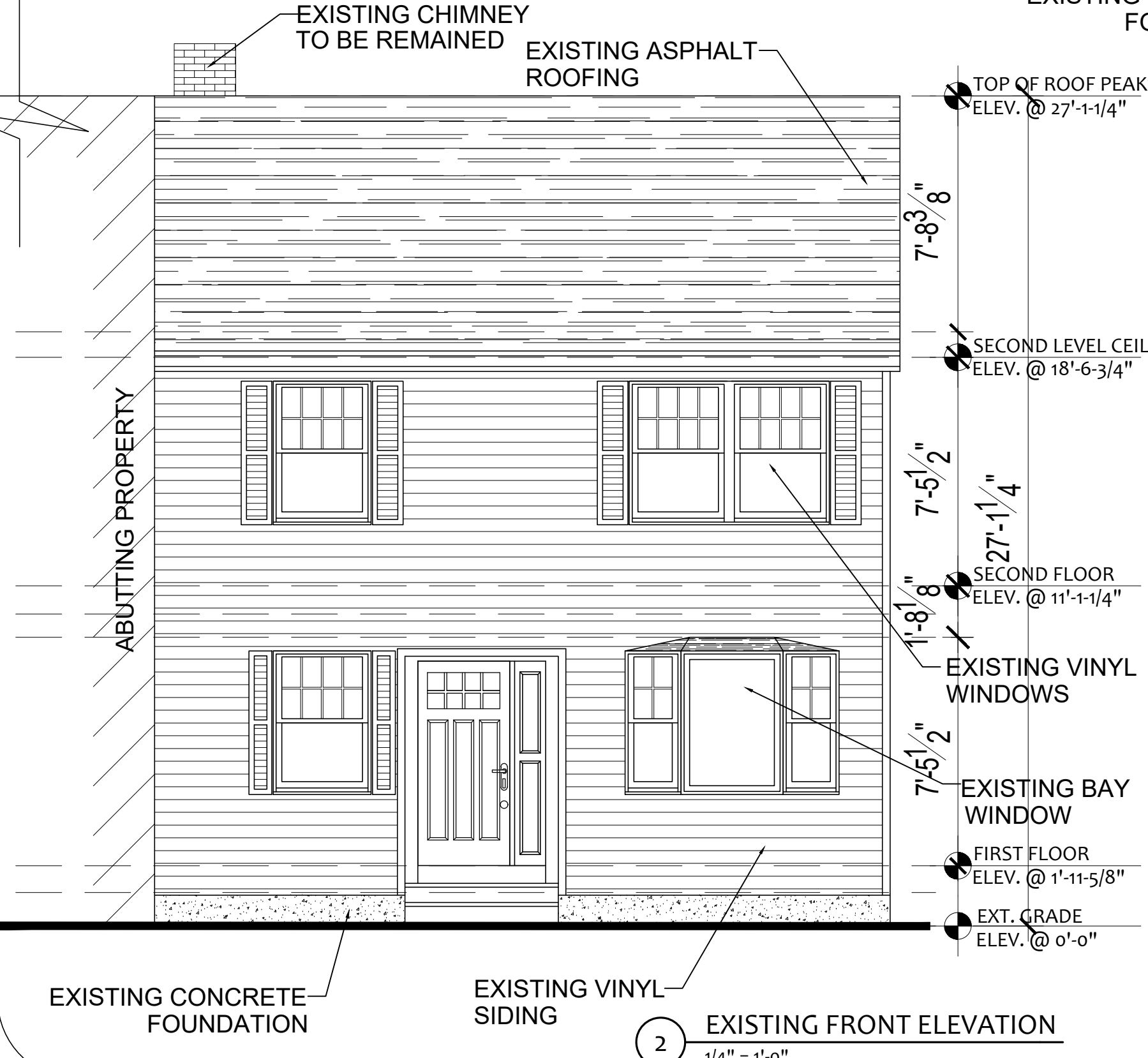
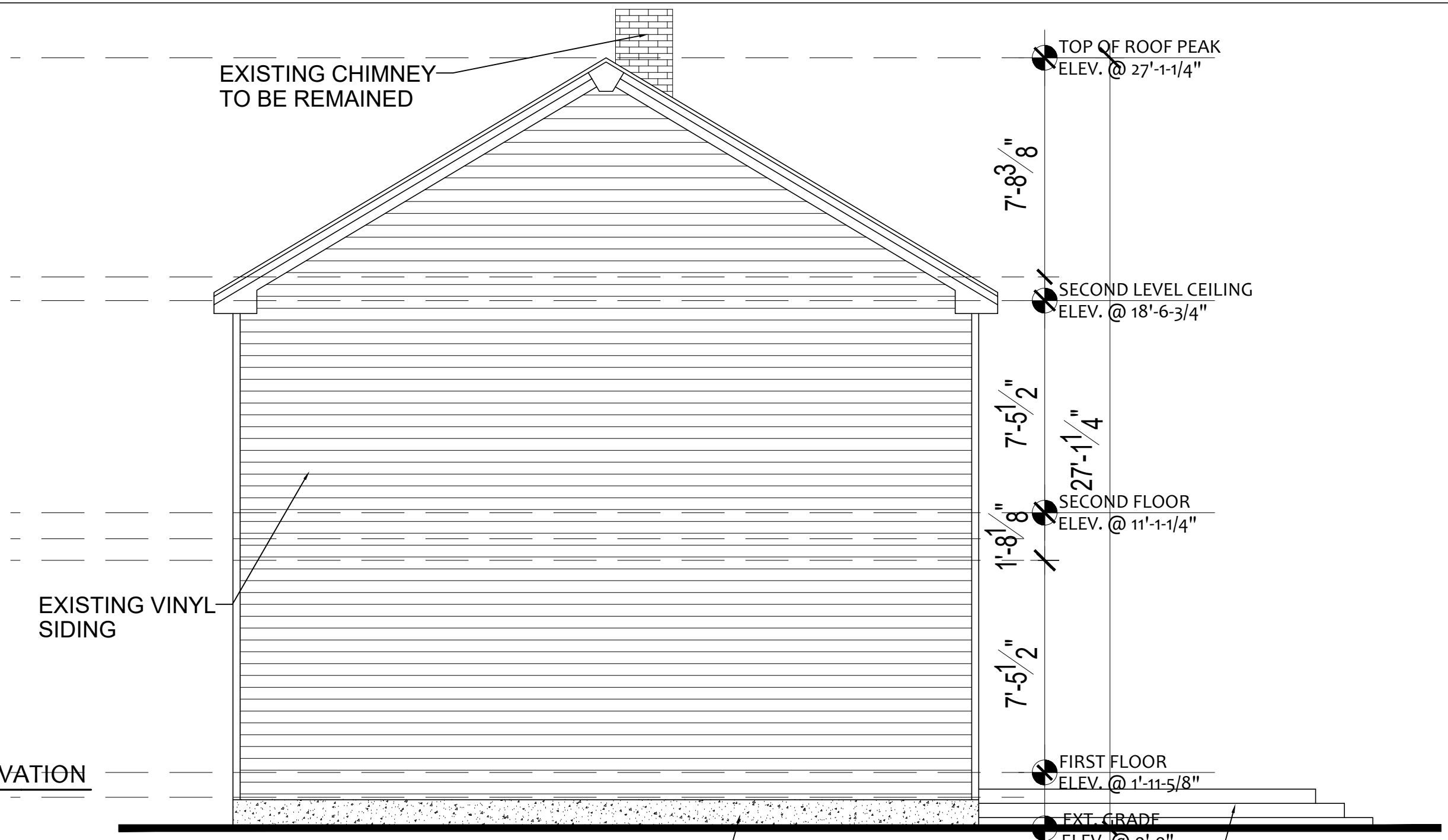
Project Name and Address

**SINGLE FAMILY  
ADDITION &  
ALTERATION**  
16 JAMES WAY  
CAMBRIDGE, MA

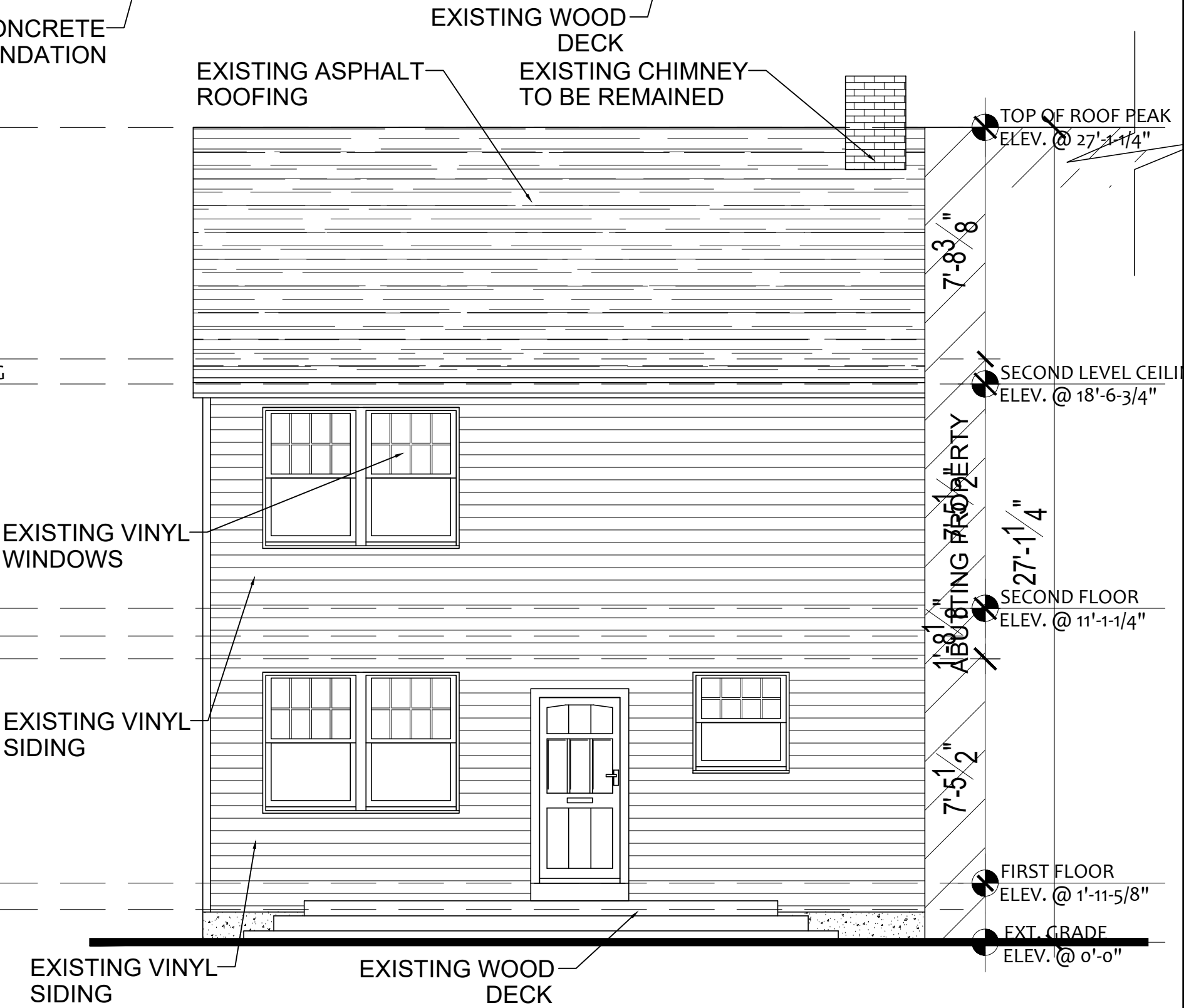
Project	1964	Sheet	<b>X-2</b>
Date	07/01/2019	Scale	
		As Noted	



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



2 EXISTING FRONT ELEVATION  
1/4" = 1'-0"



3 EXISTING REAR ELEVATION  
1/4" = 1'-0"

General Notes

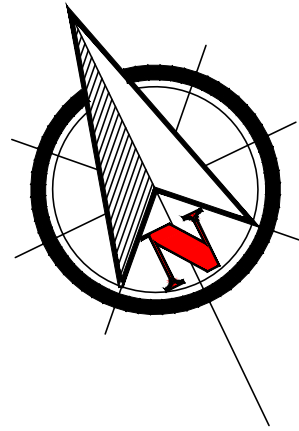
No.	Revision/Issue	Date

Firm Name and Address  
  
 730 HANCOCK STREET  
 QUINCY, MA 02170  
 TEL: (617) 642-2882  
 EMAIL: JIM.CHEN5408@GMAIL.COM

Project Name and Address  
**SINGLE FAMILY  
 ADDITION &  
 ALTERATION**  
 16 JAMES WAY  
 CAMBRIDGE, MA

Project	1964	Sheet	<b>X-3</b>
Date	07/01/2019	Scale	
As Noted			

- Ⓢ SMOKE DETECTOR
- ⓐ CARBON MONOXIDE DETECTOR
- ⓓ WINDOW TYPES
- Ⓟ DOOR TYPES
- ≡ WALL TYPES
- Ⓛ ELEVATION TAGS



	EXISTING AREA	ADDITION AREA	TOTAL FLOOR AREA
FIRST FLOOR:	629 SQ.FT.	353 SQ.FT.	982 SQ.FT.
SECOND FLOOR:	629 SQ.FT.	353 SQ.FT.	982 SQ.FT.
THIRD FLOOR:	0 SQ.FT.	246 SQ.FT.	246 SQ.FT.
<b>TOTAL GROSS SF:</b>	<b>1,258 GROSS SQ.FT.</b>	<b>952 GROSS SQ.FT.</b>	<b>2,210 GROSS SQ.FT.</b>

General Notes

16 JAMES WAY, CAMBRIDGE - ZONING CALCULATION

Total Gross Floor Area Allowed Calculation

Lot Area = 4,879 sq.ft.  
 Zoning District = RES C-1  
 RES C-1 MAX. FAR=0.75  
 Total Gross Floor Area Allowed (Max. Gross Floor Area) = FAR x Lot Area  
 = 0.75 x 4879 sq.ft.  
 = **3,659 sq.ft. (MAX)**

Proposed Gross Floor Area Calculation

Existing Gross Floor Area = 1,258 sq.ft. (per City of Cambridge Property Database)  
 Addition Gross Floor Area = First Floor + Second Floor + Attic with Dormer  
 = 353 sq.ft. + 353 sq.ft. + 246 sq.ft.  
 = 952 sq.ft.  
 Proposed Gross Floor Area = Existing Gross Floor Area + Addition Gross Floor Area  
 = 1,258 sq.ft. + 952 sq.ft.  
 = **2,210 sq.ft.**

Existing Floor Area Ratio Calculation

Lot Area = 4,879 sq.ft.  
 Existing Gross Floor Area = 1,258 sq.ft.  
 Existing F.A.R.=Existing Gross Floor Area/Lot Area = 1,258 sq.ft. / 4,879 sq.ft. = **0.26**

Proposed Floor Area Ratio Calculation

Lot Area = 4,879 sq.ft.  
 Proposed Gross Floor Area = 2,210 sq.ft.  
 Proposed F.A.R.= Gross Floor Area/Lot Area = 2,210 sq.ft. / 4,879 sq.ft. = **0.45**

Min. Front Yard Set Back Calculation

Roof Height (H) = 28' per the Plot Plan made by Hancock Survey Associates, Inc  
 Width (L) = Width of the Existing Town House + Width of the Addition  
 = 24' + 8.32' = 32.32'  
 Min. Front Yard Set Back Allowed = (H+L)/4 = (28'+32.32')/4 = **15.08'** **33.5' PROVIDED**

Min. Side Yard Set Back (FT) (Right Side) Calculation

Roof Height (H) = 27' per the Plot Plan made by Hancock Survey Associates, Inc  
 Width (L) = 32'  
 Min. Front Yard Set Back Allowed = (H+L)/5 = (28'+32')/5 = **12'** **12' PROVIDED**

Min. Rear Yard Set Back Calculation

Average Depth of Lot = (106.86' + 99.06')/2 = 102.96'  
 Per 5.31.2.C, Min. Rear Yard = 20' + 1' Per Every 4' Over 100' = 20' +  
 1x2.96'/4 = 20.74'  
 5.31.2.C CAPS Max. Value for Min. Rear Yard at 30'  
 Min. Rear Yard Allowed = 20' + [(102.96'-100')/4]x1 = **20.7'** **34.94' PROVIDED**

Dwelling Unit Calculation

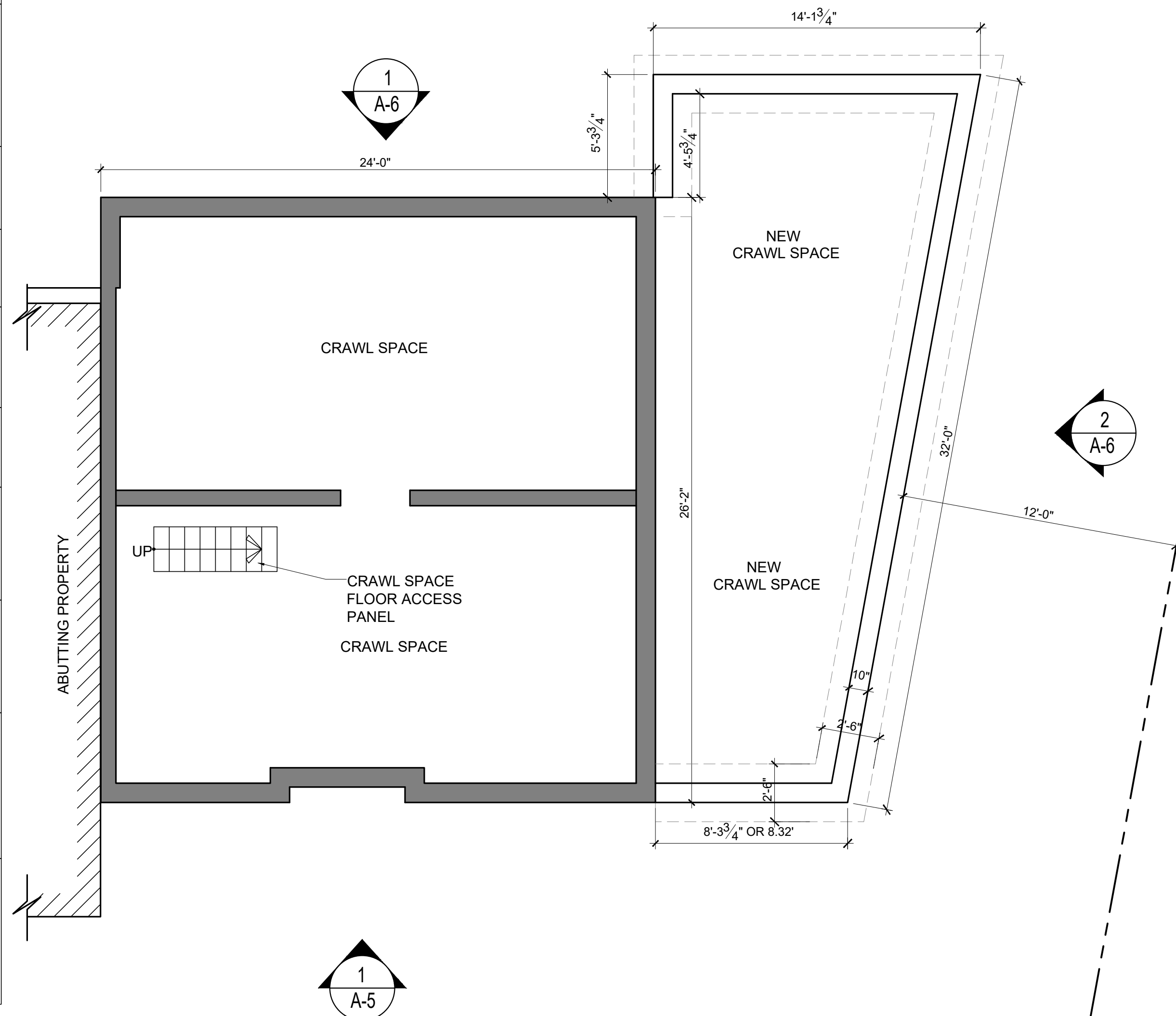
Existing/Proposed Lot Size = 4,879 sq.ft. (No Change)  
 Min. Lot Area for Each Dwelling Unit Per Table 5-1 = 1m500 sq.ft.  
 Max. No. of Dwelling Unit Allowed for Lot = 4,879 / 1,500 = 3.25  
 Existing/Proposed Dwelling Unit in Lot = 1 (No Change), which is less than the Max. Allowed.

Existing Ratio of Private Open Space to Lot Area

Existing/Proposed Lot Size = 4,879 sq.ft. (No Change)  
 Existing Private Open Space = Existing Lot Area - Lot Area Occupied by the Existing Building  
 = 4,879 sq.ft. - 24'x26'  
 = 4,255 sq.ft.  
 Existing Ratio of Private Open Space to Lot Area = 4,255 / 4,879 = **87%**

Proposed Ratio of Private Open Space to Lot Area

Existing/Proposed Lot Size = 4,879 sq.ft. (No Change)  
 Proposed Private Open Space = Existing Lot Area - (Lot Area Occupied by the Existing Building + Lot Area Occupied by the Addition)  
 = 4,879 sq.ft. - [24'x26' + 353 sq.ft.]  
 = 3,902 sq.ft.  
 Proposed Ratio of Private Open Space to Lot Area = 3,902 / 4,879 = **80%**



1 PROPOSED CRAWL SPACE/FOUNDATION PLAN  
 1/4" = 1'-0"

No.	Revision/Issue	Date

Firm Name and Address

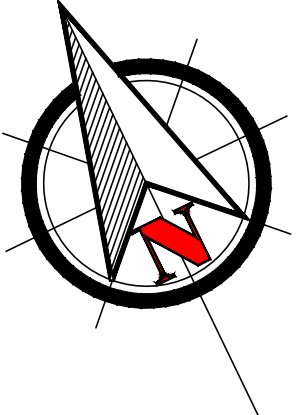
730 HANCOCK STREET  
 QUINCY, MA 02170  
 TEL: (617) 642-2882  
 EMAIL: JIM.CHEN5408@GMAIL.COM

Project Name and Address

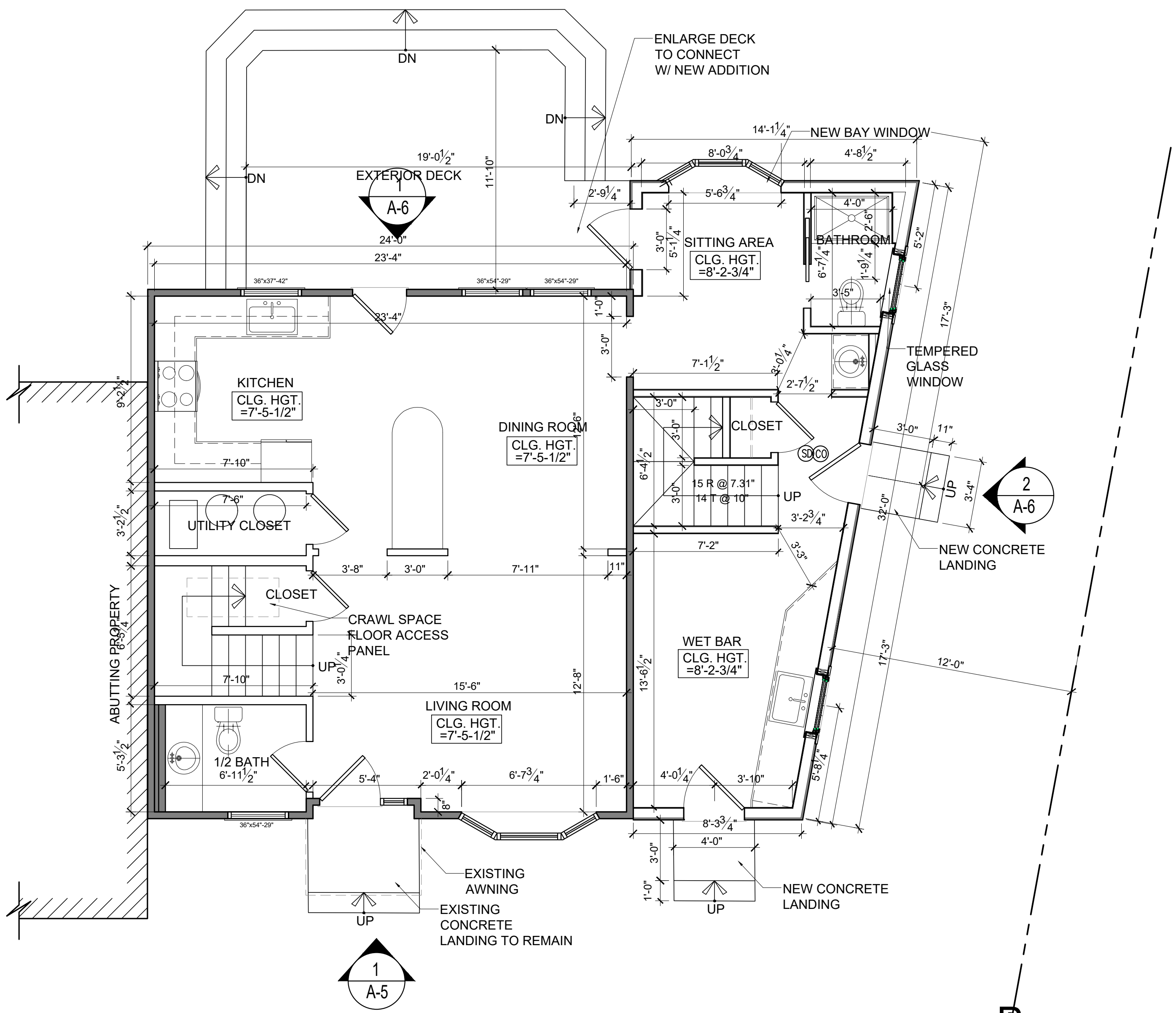
**SINGLE FAMILY  
 ADDITION &  
 ALTERATION**  
 16 JAMES WAY  
 CAMBRIDGE, MA

Project	1964	Sheet	<b>A-1</b>
Date	07/01/2019	Scale	
Scale	As Noted		

- Ⓢ SMOKE DETECTOR
- Ⓞ CARBON MONOXIDE DETECTOR
- Ⓛ WINDOW TYPES
- ⑤ DOOR TYPES
- ≡ WALL TYPES
- ① A-502 ELEVATION TAGS



	EXISTING AREA	ADDITION AREA	TOTAL FLOOR AREA
FIRST FLOOR:	629 SQ.FT.	353 SQ.FT.	982 SQ.FT.
SECOND FLOOR:	629 SQ.FT.	353 SQ.FT.	982 SQ.FT.
THIRD FLOOR:	0 SQ.FT.	246 SQ.FT.	246 SQ.FT.
<b>TOTAL GROSS SF:</b>	<b>1,258 GROSS SQ.FT.</b>	<b>952 GROSS SQ.FT.</b>	<b>2,210 GROSS SQ.FT.</b>



1 PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

General Notes

No.	Revision/Issue	Date

Firm Name and Address

**JC ARCHITECT**  
730 HANCOCK STREET  
QUINCY, MA 02170  
TEL: (617) 642-2882  
EMAIL: JIM.CHEN5408@GMAIL.COM

Project Name and Address

**SINGLE FAMILY  
ADDITION &  
ALTERATION**  
16 JAMES WAY  
CAMBRIDGE, MA

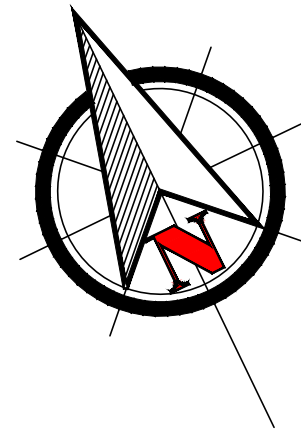
Project: 1964	Sheet:
Date: 07/01/2019	Scale: As Noted

A-2

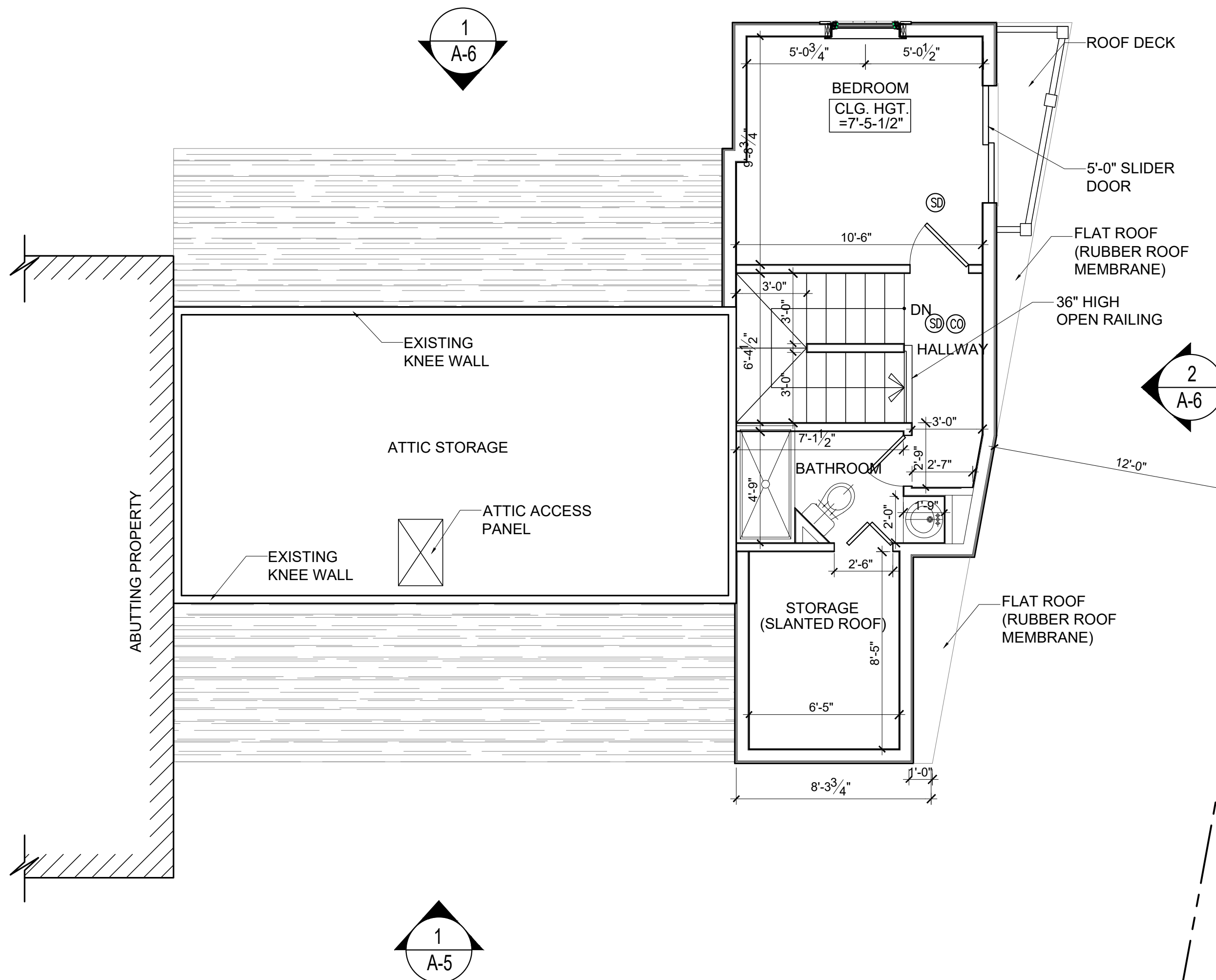




- Ⓢ SMOKE DETECTOR
- Ⓞ CARBON MONOXIDE DETECTOR
- Ⓛ WINDOW TYPES
- ⑤ DOOR TYPES
- ▬ WALL TYPES
- ①  
A-502 ELEVATION TAGS



	EXISTING AREA	ADDITION AREA	TOTAL FLOOR AREA
FIRST FLOOR:	629 SQ.FT.	353 SQ.FT.	982 SQ.FT.
SECOND FLOOR:	629 SQ.FT.	353 SQ.FT.	982 SQ.FT.
THIRD FLOOR:	0 SQ.FT.	246 SQ.FT.	246 SQ.FT.
<b>TOTAL GROSS SF:</b>	<b>1,258 GROSS SQ.FT.</b>	<b>952 GROSS SQ.FT.</b>	<b>2,210 GROSS SQ.FT.</b>



2 PROPOSED THIRD FLOOR PLAN  
1/4" = 1'-0"

General Notes

No.	Revision/Issue	Date

Firm Name and Address

730 HANCOCK STREET  
QUINCY, MA 02170  
TEL: (617) 642-2882  
EMAIL: JIM.CHEN5408@GMAIL.COM

Project Name and Address

**SINGLE FAMILY  
ADDITION &  
ALTERATION**  
16 JAMES WAY  
CAMBRIDGE, MA

Project	1964	Sheet	<b>A-4</b>
Date	07/01/2019	Scale	
Scale	As Noted		



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

General Notes

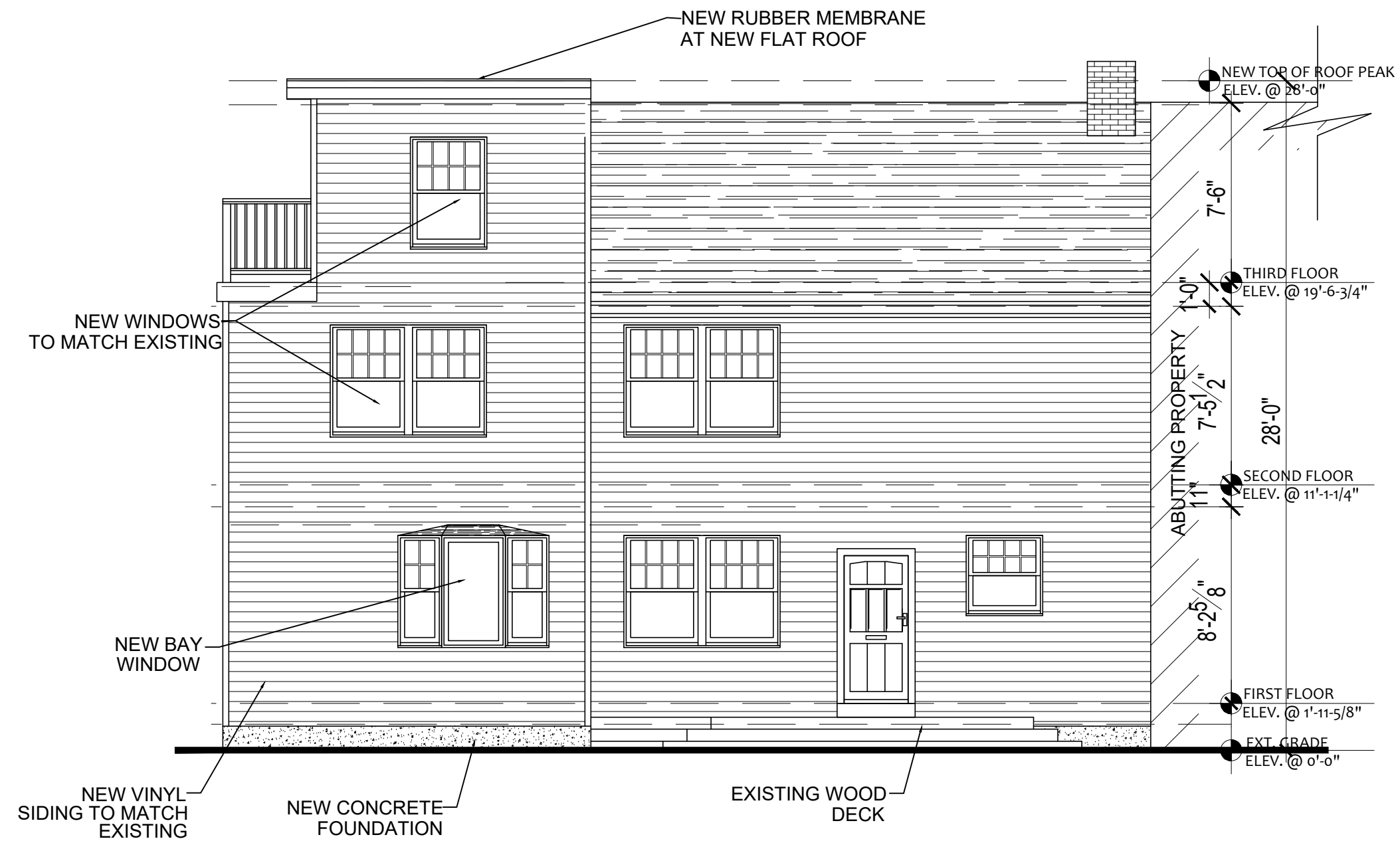
No.	Revision/Issue	Date

Firm Name and Address  
  
 730 HANCOCK STREET  
 QUINCY, MA 02170  
 TEL: (617) 642-2882  
 EMAIL: JIM.CHEN5408@GMAIL.COM

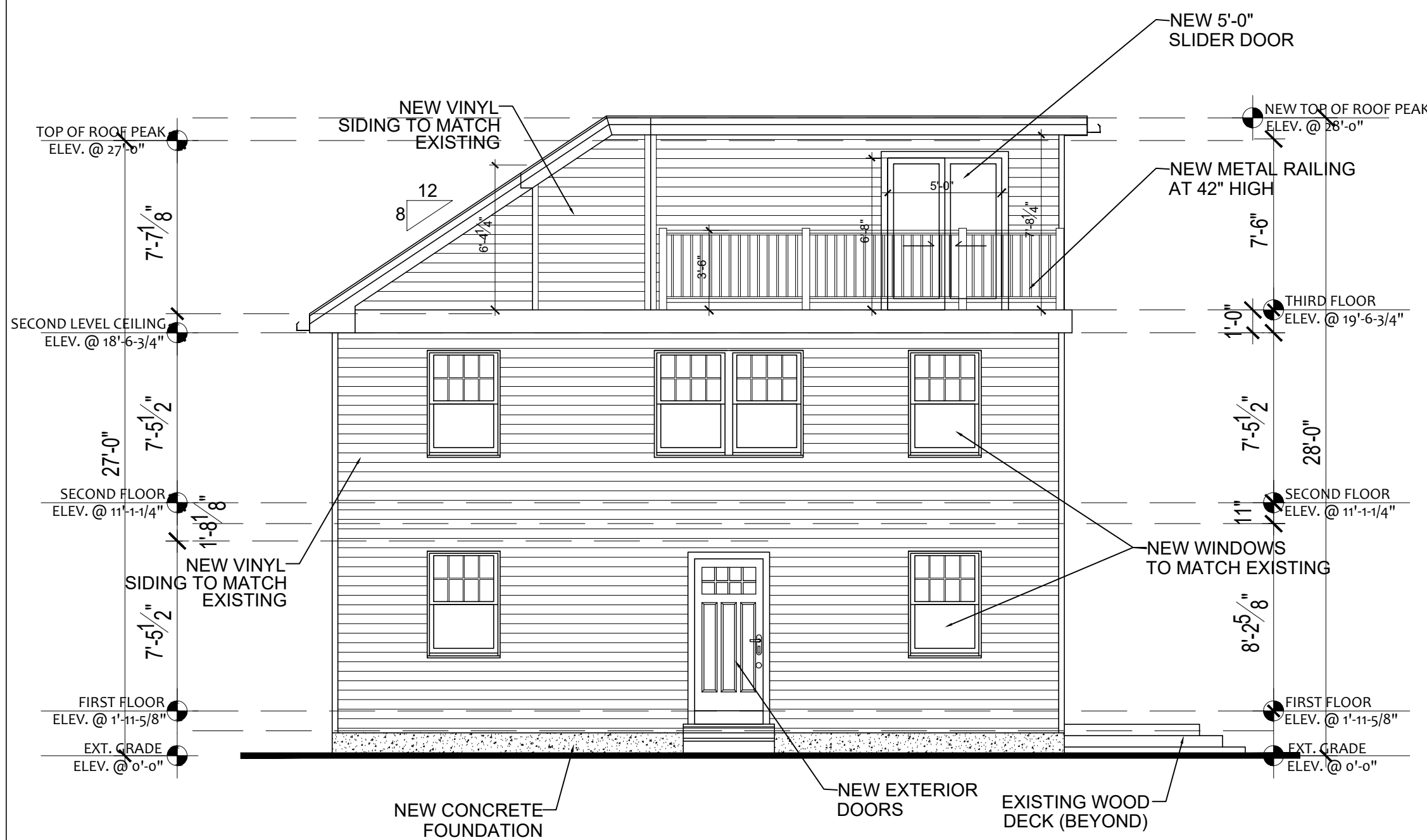
Project Name and Address  
**SINGLE FAMILY  
 ADDITION &  
 ALTERATION**  
 16 JAMES WAY  
 CAMBRIDGE, MA

Project	1964	Sheet	<b>A-5</b>
Date	07/01/2019	Scale	
Scale	As Noted		

General Notes



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



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

No.	Revision/Issue	Date

Firm Name and Address

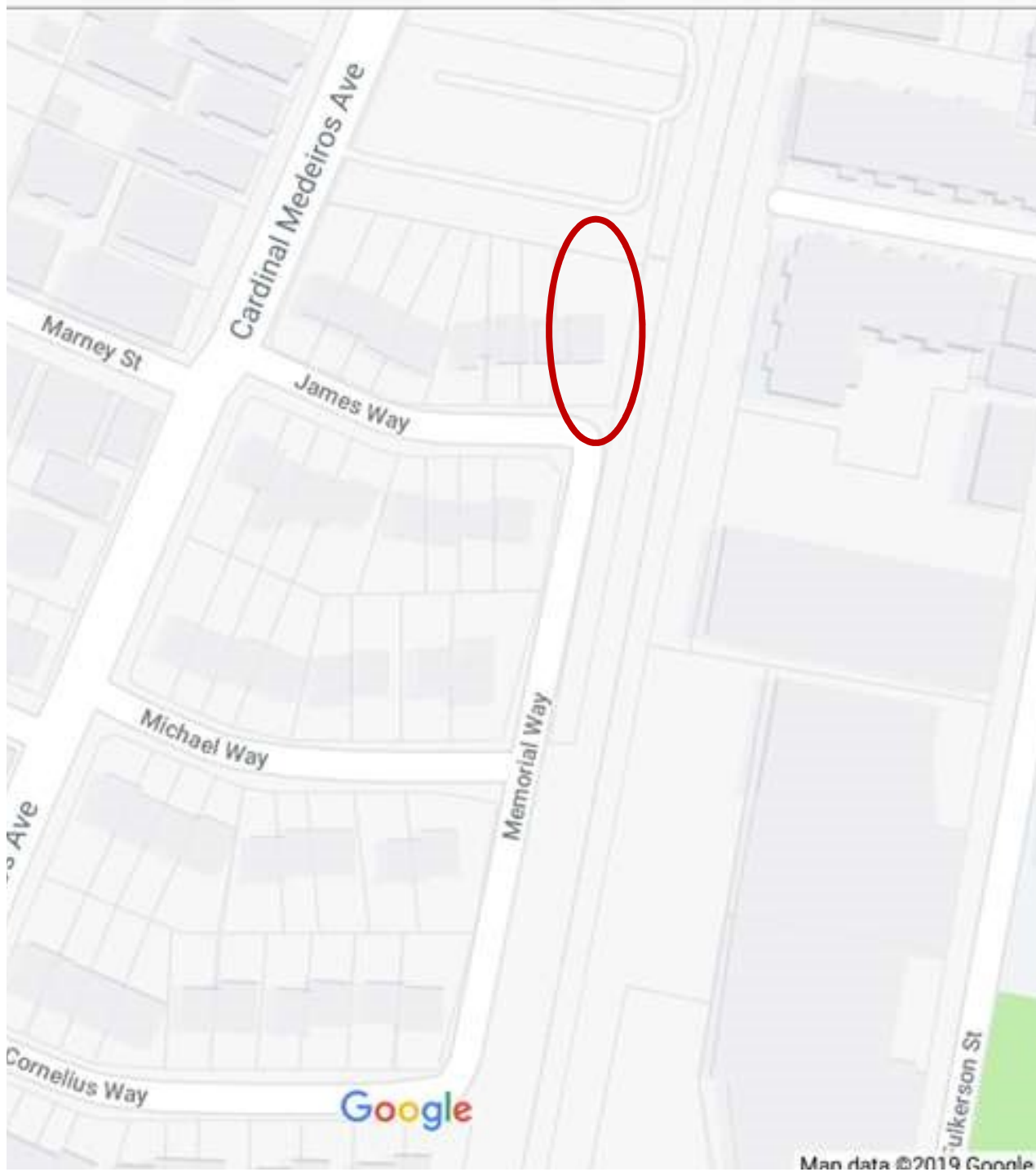


730 HANCOCK STREET  
QUINCY, MA 02170  
TEL: (617) 642-2882  
EMAIL: JIM.CHEN5408@GMAIL.COM

Project Name and Address

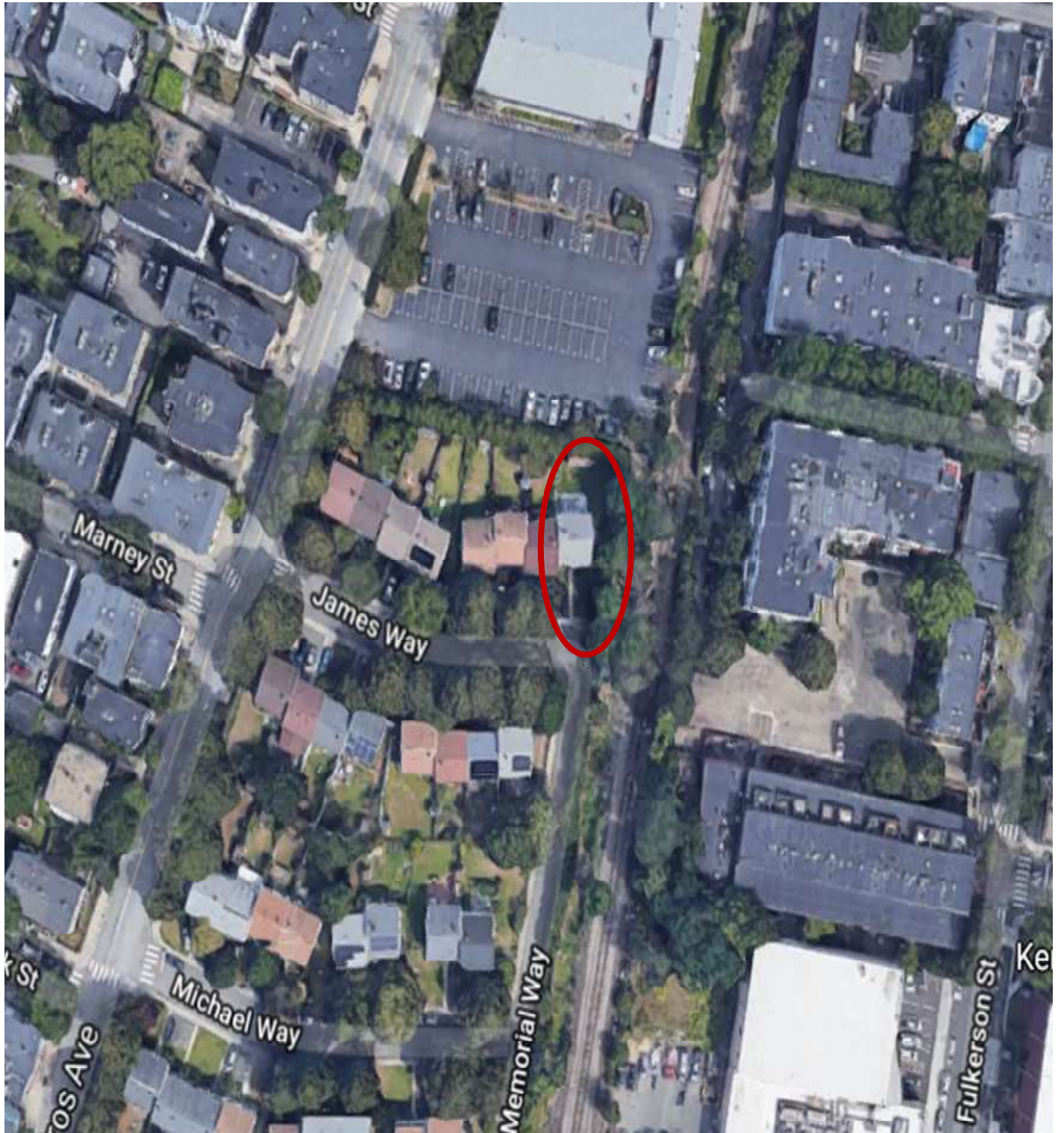
**SINGLE FAMILY  
ADDITION &  
ALTERATION**  
16 JAMES WAY  
CAMBRIDGE, MA

Project	1964	Sheet	<b>A-6</b>
Date	07/01/2019		
Scale	As Noted		



16 James Way Cambridge MA Map





16 James Way Cambridge MA Satellite Map



**16 James Way Cambridge MA Existing Condition Photograph-Front View**





**16 James Way Cambridge MA Existing Condition Photograph-Back View**

July 16, 2019

Dear Neighbor,

We live at 16 James Way, and we are the home owners. 16 James Way is a corner unit. We would like to add an addition connected to the right hand side of our home. The addition fully complies with the Zoning Ordinance requirements, does not require additional parking space, does not change the road, and does not cut any tree. The addition does not face neighbors' homes. The addition will be built in the same style and color with the existing home.

A special permit from the Community Development Department is required for the addition because the existing home was originally permitted in 1982 under special permit case number PB22. This project was designed to satisfy all applicable requirements of the Ordinance in connection with the granting of the requested special permit.

We would like to invite you to meet with us and our Architect to review our plans and discuss any questions you may have. We will be holding a meeting on Aug 5, 2019 at 6:00PM at 16 James Way, Cambridge, MA.

Regards,

Deqiang Yu

6174175118

# Summary of the Pre-application Meeting

## 16 James Way Addition

The flyer of the pre-application meeting for 16 James Way Addition was mailed to all the neighbors identified by the Cambridge Community Development Department on July, 19, 2019. It was also posted on the Community Development Department website.

On July, 29, 2019, Roman Catholic Archbishop of Boston Corporation (lot 37-126) located at the northern side of 16 James Way called the owner and confirmed they would support the project, they did not have any concern, and they would not attend the pre-application meeting.

Per the flyer of the pre-application meeting, the pre-application meeting was held by the home owners and the architect of the 16 James Way Addition project at 16 James Way, Cambridge, MA at 6:00PM on Aug, 05, 2019. The owner of 14 James Way (lot 39-159) located at the western side of 16 James Way attended the pre-application meeting. The owner of the 16 James Way Addition project presented the plot plan, the floor plan, the elevation, the setbacks, and the compliance to zoning requirements. The owner of the 16 James Way Addition project also explained the project would not change the road and the utilities, would not cut trees, and would not require additional parking space. The owner of 14 James Way confirmed they would support the project with no concern. The other neighbors on the mailing labels provided by CDD did not attend the pre-application meeting and did not provide any concern on the project.

On conclusion, the pre-application meeting was completed per the CDD guidance, there was not a concern or issue from the neighbors, and the neighbors located at the northern side and the western side of 16 James Way support the project.

Deqiang Yu (Applicant and Owner of 16 James Way Addition)



Aug. 5, 2019