



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: 2 James Way, Cambridge, MA 02141

Zoning District: RES C-1

Applicant Name: Brady-Built, Inc.

Applicant Address: 160 Southbridge St, Auburn, MA 01501

Contact Information: 508-798-2600 info@bradyrooms.com 508-798-3058

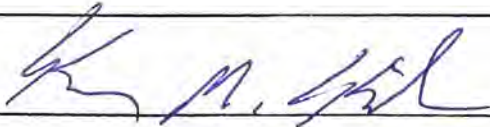
Telephone # Email Address Fax #

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.D

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

Cover Sheet, Narrative, Dimensional Form, Ownership Certificate, 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: 2 James Way, Cambridge, MA

Application Date: 10/06/20

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

I hereby authorize the following Applicant: Brady-Built, Inc

at the following address: 160 Southbridge St, Auburn, MA 01501

to apply for a special permit for: Addition

on premises located at: 2 James Way, Cambridge, MA 02141

for which the record title stands in the name of: Ramesh Raskar

whose address is: 2 James Way, Cambridge, MA 02141

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 50170 Page: 538

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:

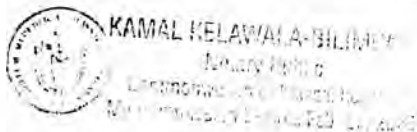
Commonwealth of Massachusetts, County of Middlesex

The above named Ramesh N Raskar personally appeared before me,

on the month, day and year Oct 6th 2020 and made oath that the above statement is true.

Notary: Kamal P. Kelawate

My Commission expires: 02/27/2026



DIMENSIONAL FORM

Project Address: 2 James Way, Cambridge, MA

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	4062	5000	4062	
Lot Width (ft)	38	50	38	
Total Gross Floor Area (sq ft)	1296	3046	1657	
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio	0.32	0.75	0.46	
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units	1	3	1	
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)	27.9	35.0	27.9	
Front Yard Setback (ft) JW	49.6	10.0	49.6	
Fr. Yard Setback CMA (ft)	39.0	10.0	35.2	
Side Yard Setback JW (ft)	0.0	8.4	8.8	
Side Yard Setback (ft) CMA	45.8	10.4	26.4	
Open Space (% of Lot Area)	80.5%	30.0%	68.1%	
Private Open Space	80.5%	30.0%	68.1%	
Permeable Open Space	100%	50.0%	100%	
Other Open Space (Specify)				
Off-Street Parking Spaces	1	1	1	
Long-Term Bicycle Parking	0	0	0	
Short-Term Bicycle Parking	0	0	0	
Loading Bays	N/A	N/A	N/A	

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

JW = James Way / CMA = Cardinal Medeiros Avenues

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).

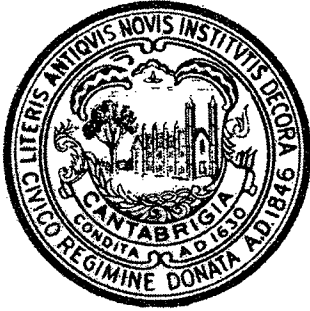
Fee Calculation

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:

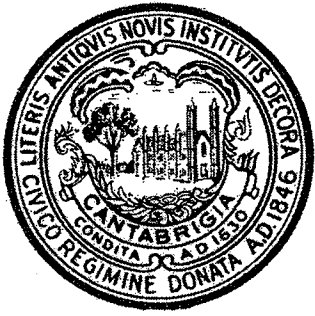
Project Address:

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:

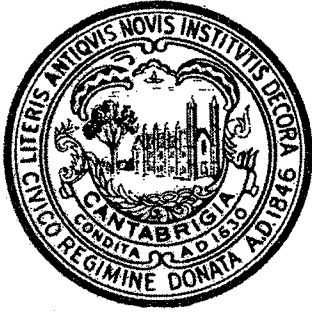
Project Address:

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:

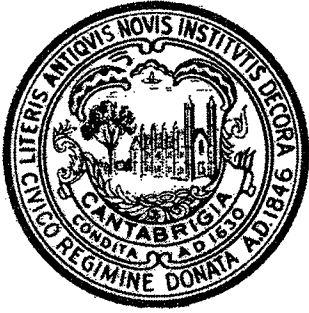
Project Address:

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:

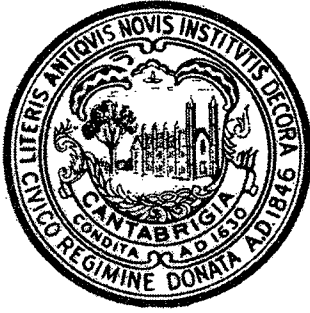
Project Address:

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

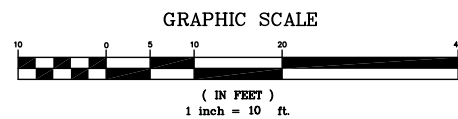
EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
U	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

ZONING LEGEND			
ZONING DISTRICT: RESIDENCE C-1			
	REQUIRED	EXISTING	PROPOSED
MIN. AREA	5,000 S.F.	4,062± S.F.	4,062± S.F.
MIN. YARD FRONT (JAMES WAY)(A)	13.0'	49.6'	49.6'
FRONT (CARDINAL MED. AVE.)(A)	13.7'	39.0'	39.0'
SIDE (JAMES WAY)	10.9'	0.0'	0.0'
SIDE (CARDINAL MED. AVE.)	10.4'	45.8'	45.8'
MAX. BLDG. HEIGHT	35'	27.9'±	27.9'±
MIN. OPEN SPACE	30%	80.5%	80.5%
MIN. LOT WIDTH	50'	38.0'	38.0'
MAX. F.A.R.	0.75	-	-
MIN. AREA PER DWELLING UNIT	1,500 S.F.	4,062± S.F.	4,062± S.F.

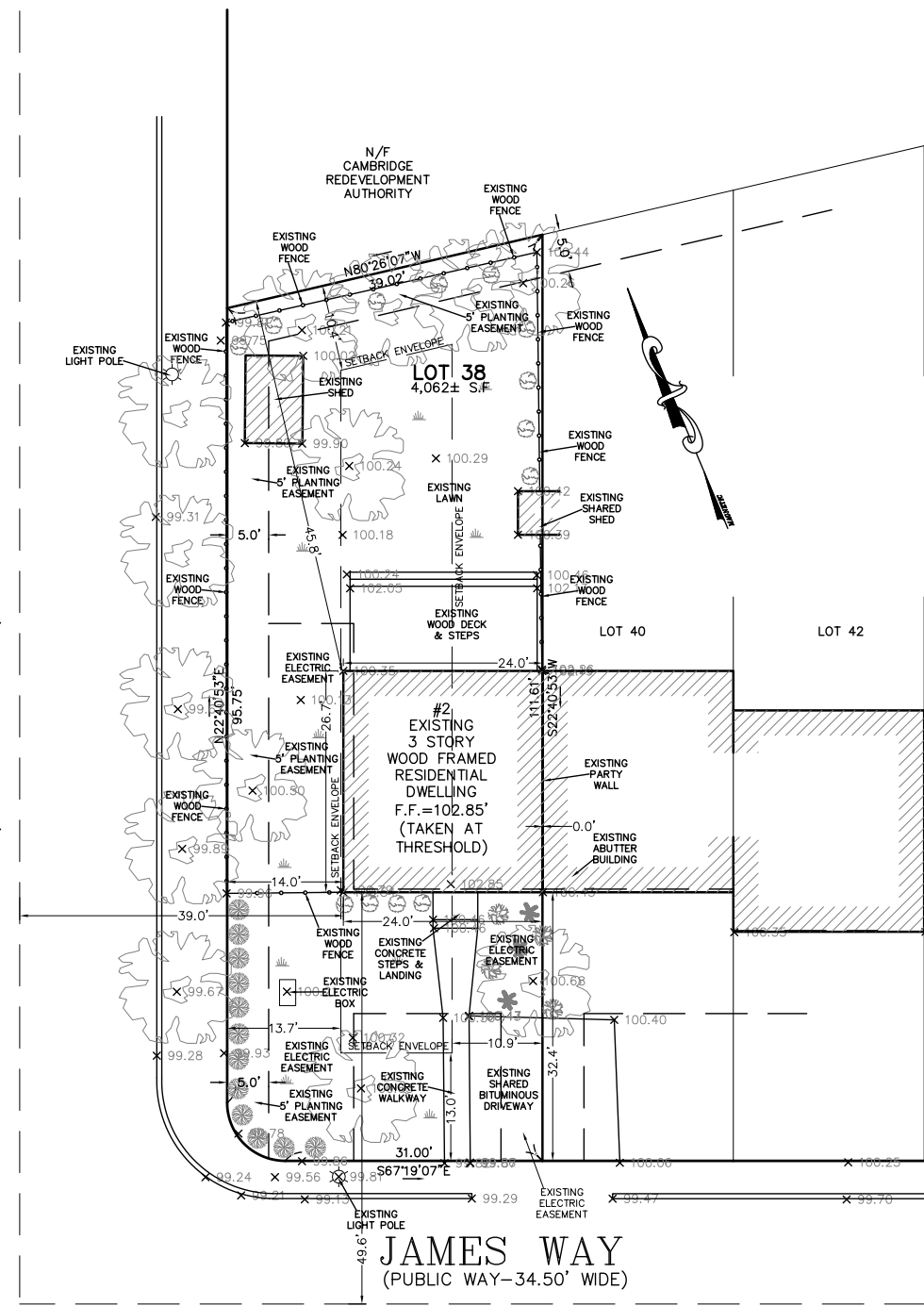
(A) MEASURED FROM THE CENTERLINE OF THE STREET, BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET.

(N) IN A RESIDENCE C-1 DISTRICT, NO BUILDING PLANE (EXCLUDING PROJECTIONS AS PERMITTED BY (SECTION 5.24.2) MAY BE NEARER THAN SEVEN FEET, SIX INCHES (7'6") TO A SIDE LOT LINE.

- FRONT = $H+L/4$
- SIDE = $H+L/5$

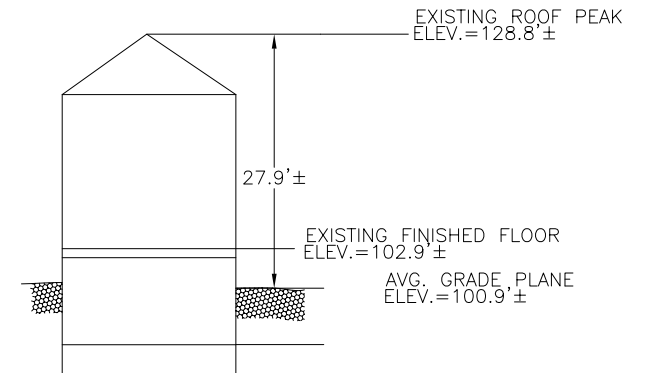


CARDINAL MEDEIROS AVENUE
(PUBLIC WAY—50' WIDE)



NOTES:

- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 9/5/2018.
- DEED REFERENCE BOOK 50170 PAGE 538, PLAN REFERENCE PLAN #1050 OF 1983 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
- THIS PLAN IS NOT INTENDED TO BE RECORDED.
- I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 2010.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
- FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
- ZONING DISTRICT = RESIDENCE C-1

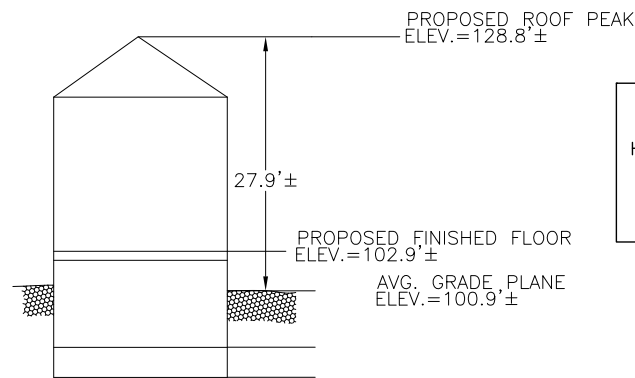


EXISTING PROFILE
NOT TO SCALE

SCALE	1"=10'
DATE	10/11/2018
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	2 JAMES WAY CAMBRIDGE MASSACHUSETTS
DRAWN BY	PLOT PLAN OF LAND
CHKD BY	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
APPD BY	697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com

SHEET NO.
1

EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊕	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
W	WATER VALVE
□	CATCH BASIN
○	FENCE
-205	CONTOUR LINE (MJR)
-195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE



PROPOSED PROFILE
NOT TO SCALE

PROPOSED SIDE YARD SET BACK (JAMES WAY)
 $H+L/5 = 12.9'(\text{PROPOSED ADDITION HEIGHT}) + 29.0'$
 $(\text{PROPOSED ADDITION LENGTH}) = 41.9'$
 $41.9'/5 = 8.4'$

IN A RESIDENCE C, C-1, C-2, C-2A, C-2B, C-3, OR C-3A DISTRICT IF A BUILDING IS HEREAFTER ERRECTED ON A LOT ADJACENT TO A BUILDING HAVING A BLANK WALL DIRECTLY ON THE SIDE LOT LINE, THE NEW BUILDING MAY BE SO DESIGNED AND ERRECTED THAT IT WILL BE FLUSH WITH THAT PORTION OF THE BLANK WALL OF THE FORMER BUILDING WHICH EXTENDS ALONG THE LOT LINE; OTHERWISE, HOWEVER, NOT LESS THAN THE REQUIRED SIDE YARD SHALL BE PROVIDED; IN ANY CASE THE REQUIRED SIDE YARD SHALL BE PROVIDED FOR THE REMAINDER OF THE FULL LOT DEPTH IN CASE A SIDE WALL CONTAINS WINDOWS OR IN CASE ANY PART OF A SIDE BLANK WALL OF AN EXISTING BUILDING SHALL BE SET BACK FROM THE SIDE LOT LINE, THEN A BUILDING HEREAFTER ERRECTED ON THE LOT ADJACENT TO SUCH AN EXISTING BUILDING SHALL BE SET BACK FROM THE SIDE LOT LINE IN ACCORDANCE WITH THE PROVISIONS THEREOF.

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 9/5/2018.
2. DEED REFERENCE BOOK 50170 PAGE 538, PLAN REFERENCE PLAN #1050 OF 1983 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = RESIDENCE C-1
9. NO TREES WILL BE REMOVED FOR THE PROPOSED CONSTRUCTION.

ZONING LEGEND			
ZONING DISTRICT: RESIDENCE C-1			
	REQUIRED	EXISTING	PROPOSED
MIN. AREA	5,000 S.F.	4,062± S.F.	4,062± S.F.
MIN. YARD FRONT (JAMES WAY)(A)	10.0'	49.6'	49.6'
FRONT (CARDINAL MED. AVE.)(A)	10.0'	39.0'	35.2'
SIDE (JAMES WAY)	8.4'	0.0'	8.8'
SIDE (CARDINAL MED. AVE.)	10.4'	45.8'	26.4'
MAX. BLDG. HEIGHT	35'	27.9'±	27.9'±
MIN. OPEN SPACE - PRIVATE	30%	75.1% ±	68.1%
MIN. LOT WIDTH	50'	38.0'	38.0'
MAX. F.A.R.	0.75	-	-
MIN. AREA PER DWELLING UNIT	1,500 S.F.	4,062± S.F.	4,062± S.F.
MIN. OPEN SPACE - PERMEABLE	-	68.5% ±	63.4%

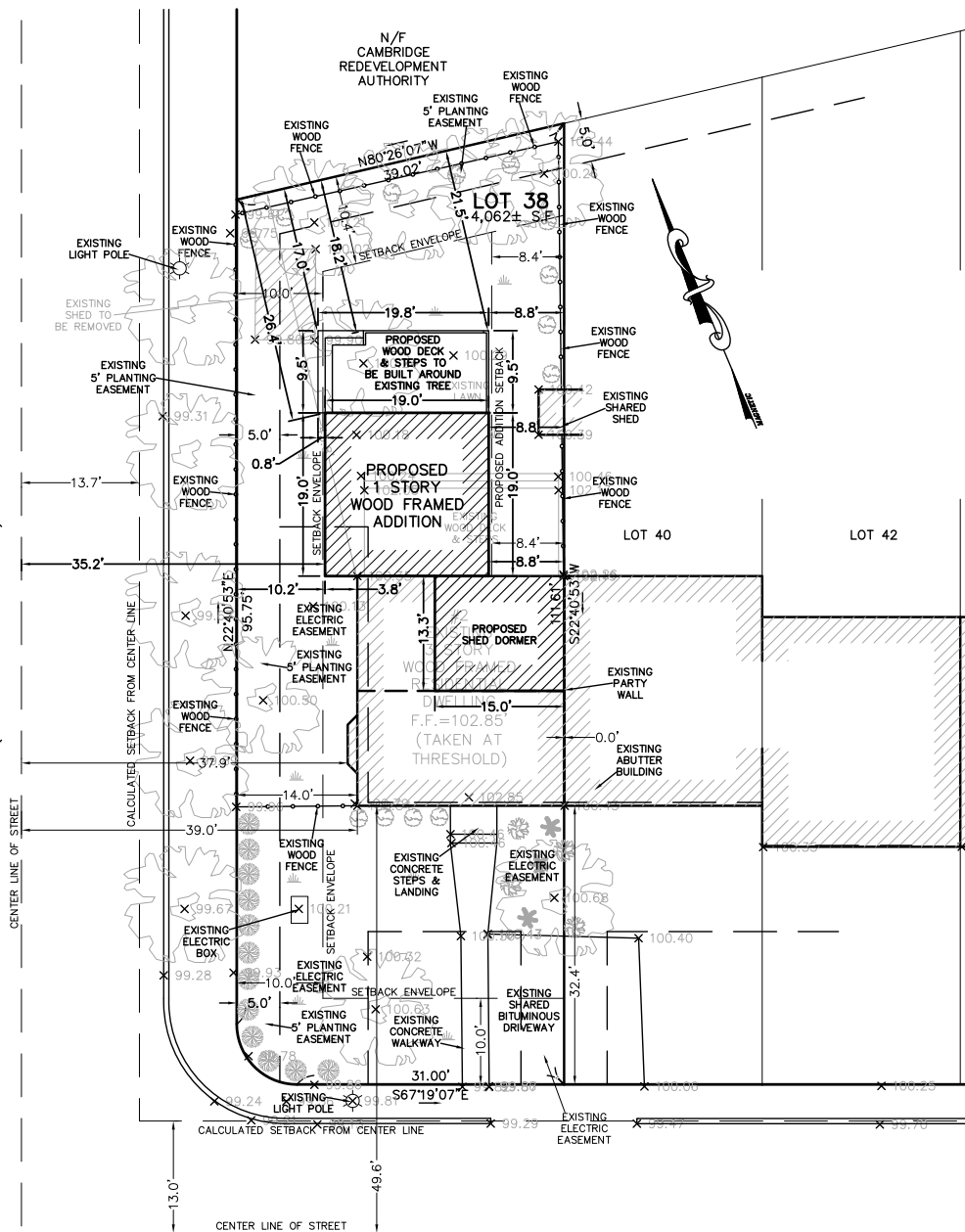
(A) MEASURED FROM THE CENTERLINE OF THE STREET, BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET.

(N) IN A RESIDENCE C-1 DISTRICT, NO BUILDING PLANE (EXCLUDING PROJECTIONS AS PERMITTED BY (SECTION 5.24.2) MAY BE NEARER THAN SEVEN FEET, SIX INCHES (7'6") TO A SIDE LOT LINE.

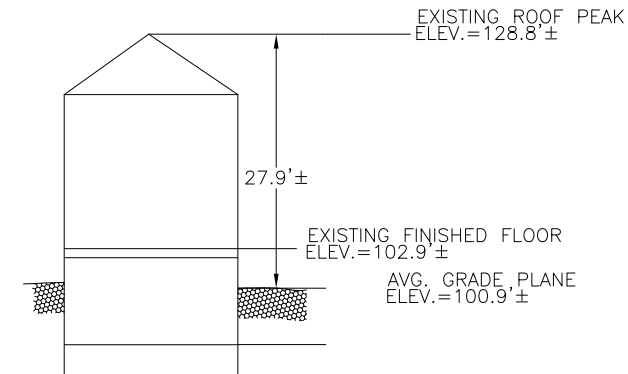
5.24.2 = PROJECTING EAVES, CHIMNEYS, BAY WINDOWS, BALCONIES, OPEN FIRE ESCAPES AND LIKE PROJECTIONS WHICH DO NOT PROJECT MORE THAN THREE AND ONE HALF (3 1/2) FEET AND WHICH ARE PART OF A BUILDING NOT MORE THAN THIRTY-FIVE (35) FEET IN HEIGHT, AND UNENCLOSED STEPS, UNROOFED PORCHES AND THE LIKE WHICH DO NOT PROJECT MORE THAN TEN (10) FEET BEYOND THE LINE OF THE FOUNDATION WALL AND WHICH ARE NOT OVER FOUR (4) FEET ABOVE THE AVERAGE LEVEL OF THE ADJOINING GROUND, MAY EXTEND BEYOND THE MINIMUM YARD REGULATIONS OTHERWISE PROVIDED FOR THE DISTRICT IN WHICH THE STRUCTURE IS BUILT.

1. FRONT = $H+L/4$
2. SIDE = $H+L/5$
3. FRONT SET BACK (JAMES WAY) = $H+L/4$
 $H+L/4 = 27.9' + 24.0' = 51.9'/4 = 13.0'$
 13.0' OFFSET FROM CENTER LINE OF STREET FALLS INSIDE 10.0' OF PROPERTY LINE/FALLS OUTSIDE OF THE PROPERTY LINE THEREFOR:
 FRONT SET BACK (JAMES WAY) = 10.0' FROM INSIDE THE PROPERTY LINE.
4. FRONT SET BACK (CARDINAL MEDEIROS) = $H+L/4$
 $H+L/4 = 27.9' + 26.7' = 54.6'/4 = 13.7'$
 13.7' OFFSET FROM CENTER LINE OF STREET FALLS INSIDE 10.0' OF PROPERTY LINE/FALLS OUTSIDE OF THE PROPERTY LINE THEREFOR:
 FRONT SET BACK (CARDINAL MEDEIROS) = 10.0' FROM INSIDE THE PROPERTY LINE.

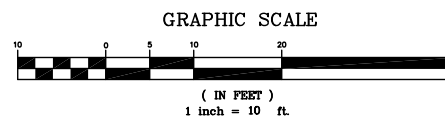
CARDINAL MEDEIROS AVENUE
(PUBLIC WAY-50' WIDE)



JAMES WAY
(PUBLIC WAY-34.50' WIDE)



EXISTING PROFILE
NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
 COPYRIGHT 2019 PETER NOLAN & ASSOCIATES LLC
 All Rights Reserved
 NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL RENDER IT INVALID AND UNUSABLE.

SCALE	1"=10'		
DATE	05/19/2020	REV	DATE
SHEET	1	REVISION	BY
PLAN NO.	1 OF 1	2 JAMES WAY CAMBRIDGE MASSACHUSETTS	
CLIENT:		PROPOSED PLOT PLAN OF LAND	
DRAWN BY		SHEET NO. 1	
CHKD BY	PJN	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS	
APPD BY	PJN	697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	



160 Southbridge St
Auburn, MA 015024
www.sunroomsbybrady.com
info@bradyrooms.com
508-798-2600

Project Narrative

2 James Way, Cambridge, MA 02141

The applicant proposes to add a sunroom addition and shed dormer to the existing family townhouse located at 2 James Way, Cambridge, MA 02141 (Map 30, Lot 147). This townhouse is located in a Residential C-1 district, and it was originally permitted in 1982 under case number PB22. A special permit is being applied for because the zoning ordinance 11.15.b requires a Major Amendment.

General Information and Dimensional Requirements

2 James Way is a single-family 1,296 sq. ft. townhouse consisting of 6 total rooms: 3 bedrooms, 1 kitchen, and 2 full baths. This residence is located on a corner lot at the intersection of James Way and Cardinal Medeiros Ave. The townhouse shares one party wall with the adjacent townhouse, 4 James Way, on the east side. 4 James Way is a townhouse from the same development permitted in 1982. The west side of the house is a fenced yard adjacent to Cardinal Medeiros Avenue. The north side of the house is a fenced yard adjacent to the parking lot of St. Anthony of Padua Catholic Church. The south side of the townhouse is the front yard facing James Way.

The applicant is proposing to add a wood-framed single story an addition to the north side of the house with the dimension of 19.0' x 19.0' along with a 13.5' x 15.0' shed dormer on the third story of the existing structure. The exterior and style of the additions will complement the existing townhouse.

The first floor gable-style sunroom addition will connect to the townhouse through an interior opening. 2 James Way is a corner unit, and the back and sides of the house are shielded from public view by fences. The sunroom addition will have a height of 11.9'. The third-floor shed dormer will also be added to the north side of the townhouse. A skylight will be installed in the southern facing roof of the house. The skylight will only serve let in natural sunlight and will not offer views to other neighbors' homes. The proposed 1st-story sunroom addition and the 3rd floor shed dormer will not be directly facing any neighbors' houses. The proposed set back values and other dimensions meet the zoning ordinances.

The proposed change in the private open space for this project is within the zoning requirements. The open space and private open space were calculated using the overall lot area and subtracting the existing house, the proposed sunroom addition, a portion of the driveway on the locus lot, the walkway at the front, a portion of the existing shared shed on the locus lot. The proposed private open space is 68.1%. Additionally, there is an ample area greater than 15' x 15' at the rear of the house between the rear lot line and the end of the proposed deck. This is a flat area with less than a 10% slope.

The zoning code states that the permeable open space must be greater than 50% of the private open space. The space accounted for in the private open space is entirely permeable open space since the existing home, proposed addition, shared shed, walkway and driveway were already excluded from the calculation of the private open space.

The Roof Dormer

The roof dormer as designed, lines-up with the back wall of the house for two main reasons. First, the front wall is lined-up with the house wall for structural reasons. Stepping it back would require major remodeling of the second floor of the house and extensive reconstruction of the ceiling to add the necessary support. While not recommended, it has been allowed already on other units in this development by amendment to the special permit. Secondly, Brady-Built is proposing to keep the soffit intact to create a better styling that is keeping with the theme of the other units in the development.

As designed, the height down from the ridge is 3-½ inches for one main reason. The code requires the roof to have a minimum of 7' to the ceiling of the room and at least some pitch. The dormer is designed to have the require 7' ceiling height the entire length of the dormer and has the minimum pitch allowed at ½ inch per foot. This is also keeping in theme with other dormers allowed in this development.

As designed, the dormer is more than the required 3'6 setback from the end of the house roof and is more then ½ the length of the entire building roof. There are no windows designed on the sides of the dormer, but the front wall has larger windows to match the architecture of other dormers in this development.

Parking Spaces & Tree Preservation

The number of parking spaces will not be altered by this project. Currently, there is one parking space in front of the townhouse.

This project has been planned so that no trees will need to be cut down to complete this project. There is an existing tree where the proposed deck is being built. In this situation, the deck is being designed to be built around the tree. Furthermore, the sunroom addition is proposed to be installed on helical screws. The advantage of using helical screws is that they require much less digging and a very minimal footprint, which results in minimal disruption of the soil. In the event that a large root is detected during installation, any helical screw can be moved slightly left or right to avoid damage to the tree's root system. Every precaution will be taken to insure the tree's health and survival.

Flood Analysis

While no part the 2 James Way lot sits in a flood zone, the Cambridge Flood Viewer was utilized to determine the flood threat that exists to 2 James Way in present day, in 2030, and in 2070 due to a 10-Year Storm or a 100-Year Storm. The Flood Viewer takes into account precipitation flooding,

storm surge flooding and predicted sea levels rises. At present day conditions and in 2030, a 10-year storm is predicted not to cause flooding, but a 100-year storm will cause minor flooding in the front of the townhouse in near the NW side of the property. Taking into account this worst-case scenario storm, Brady-Built has taken steps to modify this structure to withstand such an event. Firstly, the structure is not at grade and does not have a basement area. The floor is located 2 feet 2.5 inches above grade. Secondly, the room is going to be installed on helical screws rather than a traditional foundation. These are made of heat galvanized metal with a plastic coating. The screws penetrate well below the frost line to solid material. Therefore, they are not affected by water or frost and can support more weight than a traditional pylon. Please see attached plans for details.

As detailed more specifically in the attached drawings and in the dimensional table, this proposed addition project conforms to the zoning requirements. This project is only applying for an amendment to the original special permit.

Compliance with Zoning

2 James Way, Cambridge, MA 02141 is in Zoning District Res C-1. It is a single-family townhouse.

	Existing	Required	Proposed	Compliant
Minimum Lot Area (sq ft)	4062 (from City of Cambridge database)	5000	4062	Yes
Lot Width (ft)	38	50	38	Yes
Total Gross Floor Area	1296 (from City of Cambridge database)	3046 ¹	1860 ^{2c}	Yes
Total Floor Area Ratio	0.32 ³	0.75	0.46 ⁴	Yes
Total Dwelling Units	1	3	1	Yes
Max. Building Height	35'	27.9'	27.9'	Yes
Min Front Yard Setback (James Way)	10.0'	49.6'	49.6'	Yes
Min Front Yard Setback (Cardinal Medeiros Ave)	10.0'	39.0'	35.2'	Yes
Side Yard Setback (James Way)	8.4'	0.0' (sharing party wall with east side neighbor)	8.8'	Yes
Side Yard Setback (Cardinal Medeiros Ave)	10.4'	45.8'	26.4'	Yes
Min. Open Space	80.5%	30%	68.1%	Yes
Private Open Space	80.5%	30%	68.1%	Yes
Permeable Open Space	100%	50%	100%	Yes

1. Total Gross Floor Area Allowed (Max Gross Floor Area)

$$\text{FAR} \times \text{Lot size} = 0.75 \times 4062 \text{ sq ft} = 3046 \text{ sq ft.}$$

2. Proposed Gross Floor Area Calculation

a. Existing Gross Floor Area = 1296 (From City of Cambridge database)

b. Total Addition Gross Floor Area = 361 sq ft + 202.5 sq ft = 563.5 sq ft

First Floor Addition Gross Floor Area = 19 ft x 19 ft = 361 sq ft

Shed Dormer Addition Gross Floor Area = 13.5 ft x 15 ft = 202.5 sq ft

c. Proposed Gross Floor Area = 563.5 sq ft + 1296 sq ft = 1860 sq ft

3. Existing Floor Area Ratio (FAR) Calculation

Lot Area = 4062 sq ft.

Existing Gross Floor Area = 1296 sq ft

Existing FAR = Existing Floor Area / Lot Area = 1296 sq ft / 4062 sq ft = 0.32

4. Proposed Floor Area Ratio (FAR) Calculation

Lot Area = 4062 sq ft.

Proposed Gross Floor Area = 1860 sq ft

Proposed FAR = Proposed Floor Area / Lot Area = 1860 sq ft / 4062 sq ft = 0.46

5. Minimum Front Yard Set Back Calculation for James Way = $(H + L) / 4$

Roof Height (H) = 27.9'

Width (L) = 26.7'

$(27.9' + 24.0') / 4 = 13.0'$

6. Minimum Front Yard Set Back Calculation for Cardinal Medeiros Ave = $(H + L) / 4$

Roof Height (H) = 27.9'

Width (L) = 26.7'

$(27.9' + 25.7') / 4 = 13.7'$

7. Minimum Front Yard Set Back Calculation for James Way = $(H + L) / 5$

Proposed Addition Roof Height (H) = 12.9'

Proposed Addition Width (L) = 29.0'

$(12.9' + 29.0') / 5 = 8.4'$

Review of Compliance with Special Permit Criteria (10.43) “Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location of 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:

10.43.a it appears that requirements of this Ordinance cannot or will not be met”

The proposed project will be compliant because it meets all requirements of the Ordinance along with the special permit being applied for currently.

10.43.b Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character”

This project will not impact the traffic or access patterns because there is no change to (1) number of dwelling units (2) the number of parking spaces, and (3) the number of families occupying the townhouse.

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”

This project will not negatively affect the continued use of adjacent properties.

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 citizen of the city”

The project is a residential project for a single family. It will not cause nuisance or hazard to the health of the occupant or the citizens of the City.

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”

2 James Way is a corner unit. The addition is at the north side (side/rear) of the house. Fences obscure the view of the first-story addition from neighboring homes. The shed dormer is in alignment with the design existing townhouse and faces away from the neighboring townhouse.

10.43.f For new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.

The townhouse will be still be used for residential purposes. It is consistent with the Urban Design Objectives set forth in Section 19.30.

Traffic Study - This project will not impact the traffic or access patterns because there will be no change to (1) number of dwelling units (2) the number of parking spaces, and (3) the number of families occupying the townhouse.

Tree Study – No trees will cut down during this project.

Sewer Service Infrastructure Narrative – the proposed addition is a family room and expansion of a bedroom. No additional waste-water should be generated from the proposed project.

Water Service Infrastructure Narrative – the proposed addition is a family room and expansion of a bedroom. No additional waste-water should be generated from the proposed project.

LEED Checklist and Narrative – The proposed project is considerably less than 25,000 sq ft.

Parking Analysis – There is currently 1 parking space and that will remain unchanged. The townhouse will still occupy only a single family.

Review of Compliance with Approval for Townhouses and Multifamily Dwellings (10.47.4) “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:

10.47.4(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.”

Key features of the landscape are not being changed. No trees are being removed or cut-down. No slopes to the land are being changed.

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."

The proposed additions are facing away from existing neighboring homes, and no changes to the existing fencing is being made. The styling of the proposed sunroom addition and dormer are within the styling of the existing structure.

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."

There are no changes being to the landscaping of the property. No trees are being cut down. There are no changes to the front yards. The existing fences are not being changed.

10.47.4(4) Parking areas, internal roadways and access/egress points should be safe and convenient"

No changes are being made to parking spaces or access/egres points. There are no internal roadways associated with this project that are being affected.

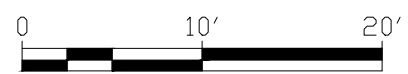
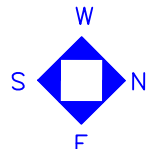
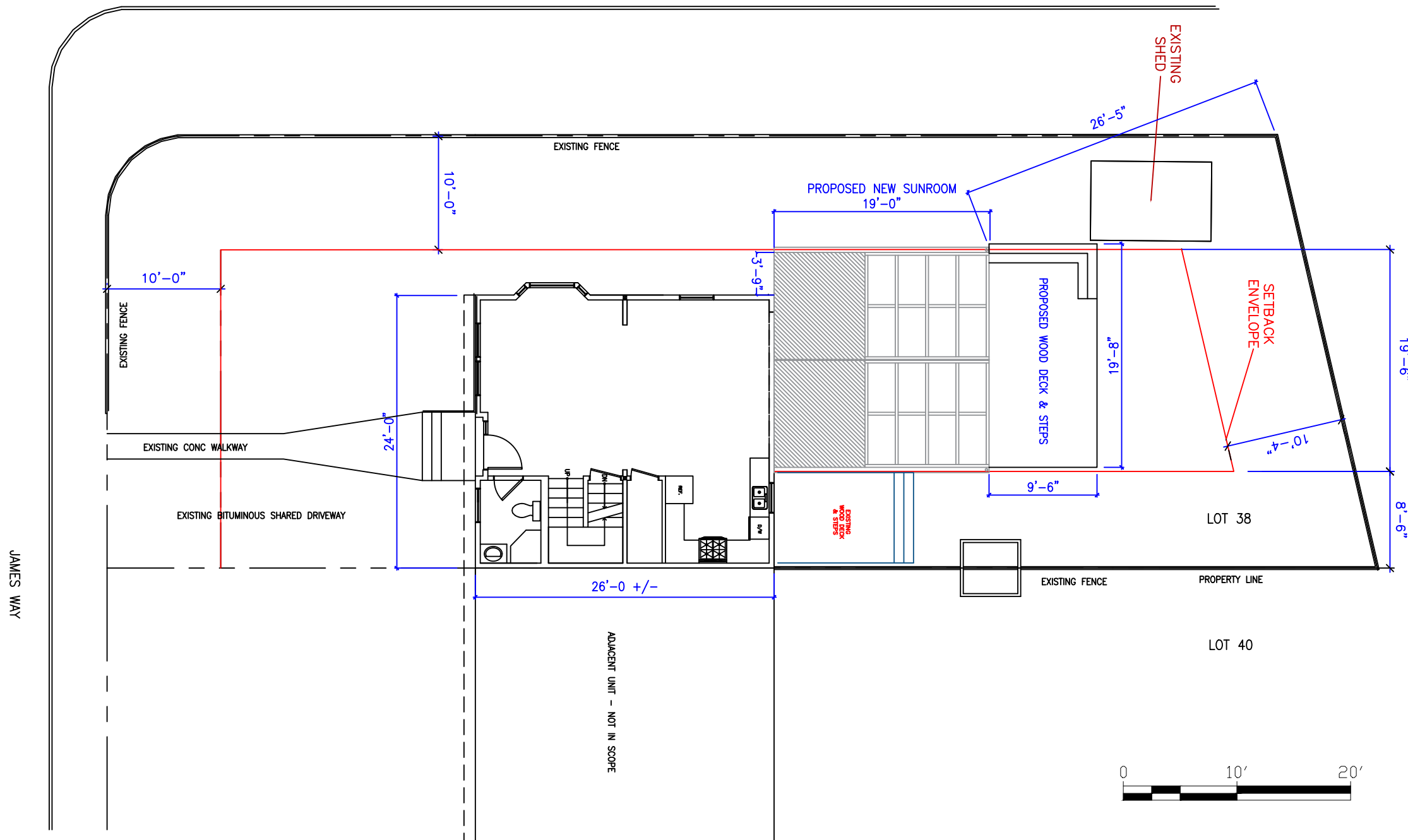
10.47.4(5) Parking area landscaping should minimize the intrusion of onsite parking so that it does not substantially detract from the use and enjoyment of either the proposed development or neighboring properties"

No changes are being made to the front of the house where the driveway is located.

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."

No changes are being to trash collection areas or any utility boxes.

CARDINAL MEDEIROS AVE



Brady-Built, Inc.
160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600

General Notes

No.	Revision/Issue	Date
2	Annotations	9.17.20
1	Setback	8.20.20

PROJECT LOCATION:

RAMESH RASKAR
2 JAMES WAY
CAMBRIDGE, MA
02139

DRAWING TITLE

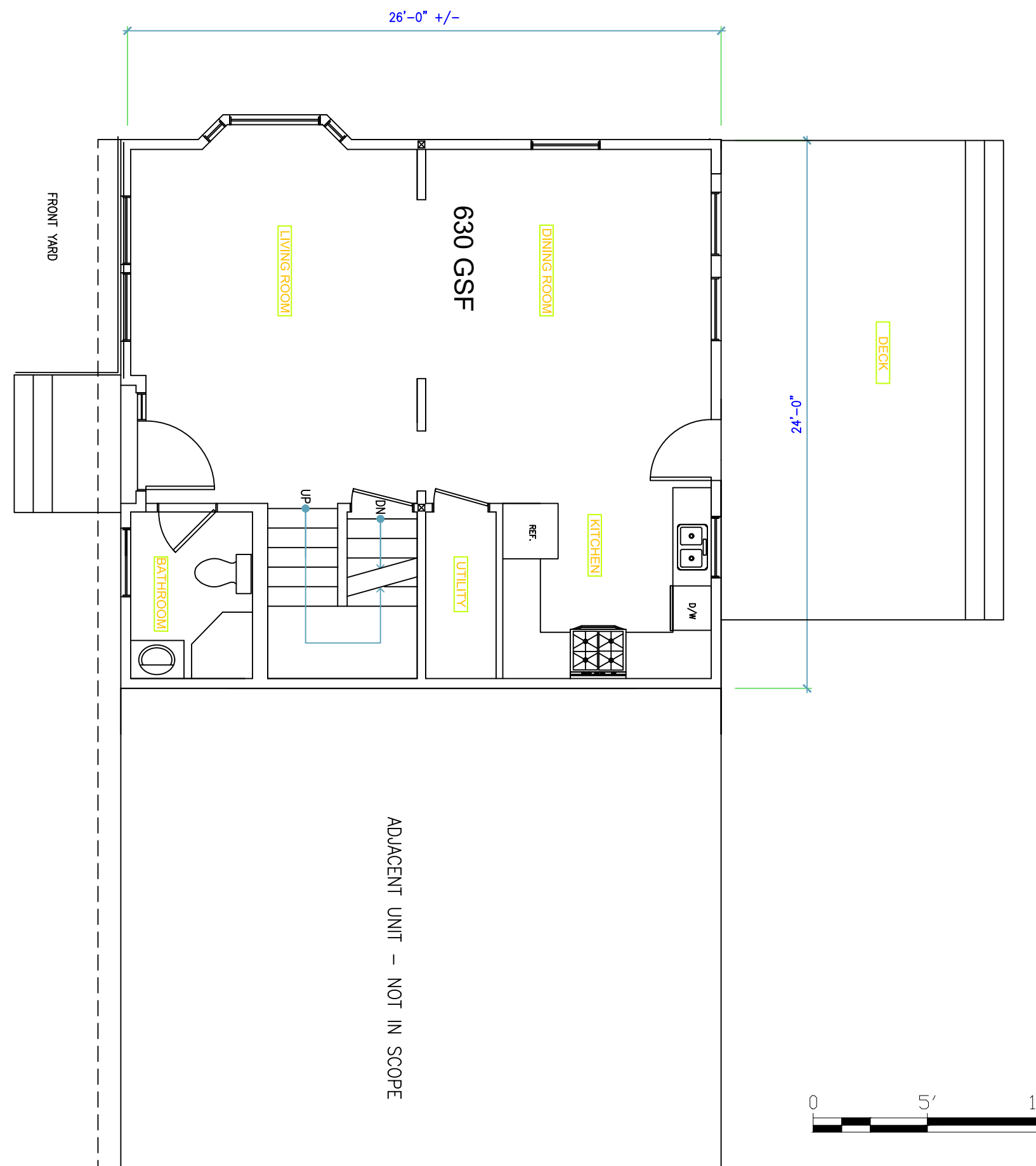
LOT PLAN WITH
PROPOSED
ADDITION

Project	RASKAR	Sheet	
Date	6/20/2020	1 of 7	
Scale	3/32"=1'		



Brady-Built, Inc.
 160 Southbridge St.
 Auburn, MA 01501
 Tel: 508-798-2600

General Notes



No.	Revision/Issue	Date
1	Rotate, fix deck	9.17.20

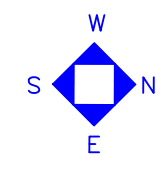
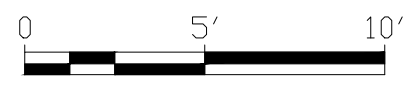
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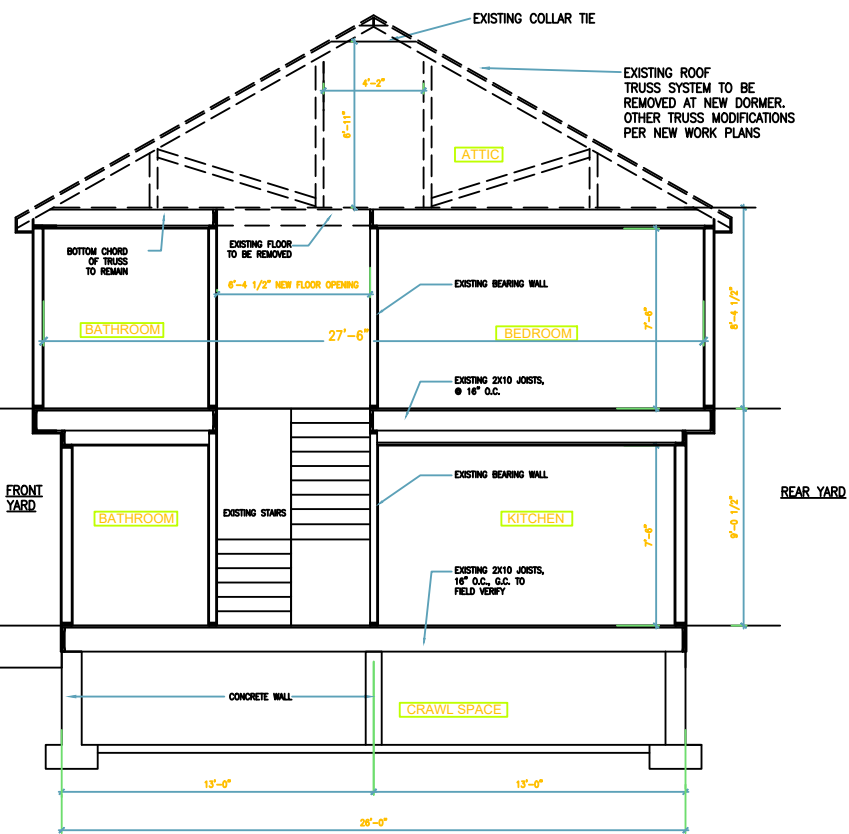
RAMESH RASKAR
 2 JAMES WAY
 CAMBRIDGE, MA
 02139

DRAWING TITLE

EXISTING FIRST
 FLOOR PLAN

Project	RASKAR	Sheet	
Date	6/20/2020	2 of 7	
Scale	3/16"=1'		





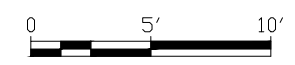
EXISTING BUILDING SECTION



REAR ELEVATION



FRONT ELEVATION



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General Notes

No.	Revision/Issue	Date
1	Remove elev. annotations	9.17.20

PROJECT LOCATION:

RAMESH RASKAR
2 JAMES WAY
CAMBRIDGE, MA
02139

DRAWING TITLE
EXISTING ELEVATIONS

Project	RASKAR	Sheet	
Date	6/20/2020	3 of 7	
Scale	1/8" = 1'		



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 Auburn, MA 01501
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General Notes

No.	Revision/Issue	Date
1	Add deck	9.17.20

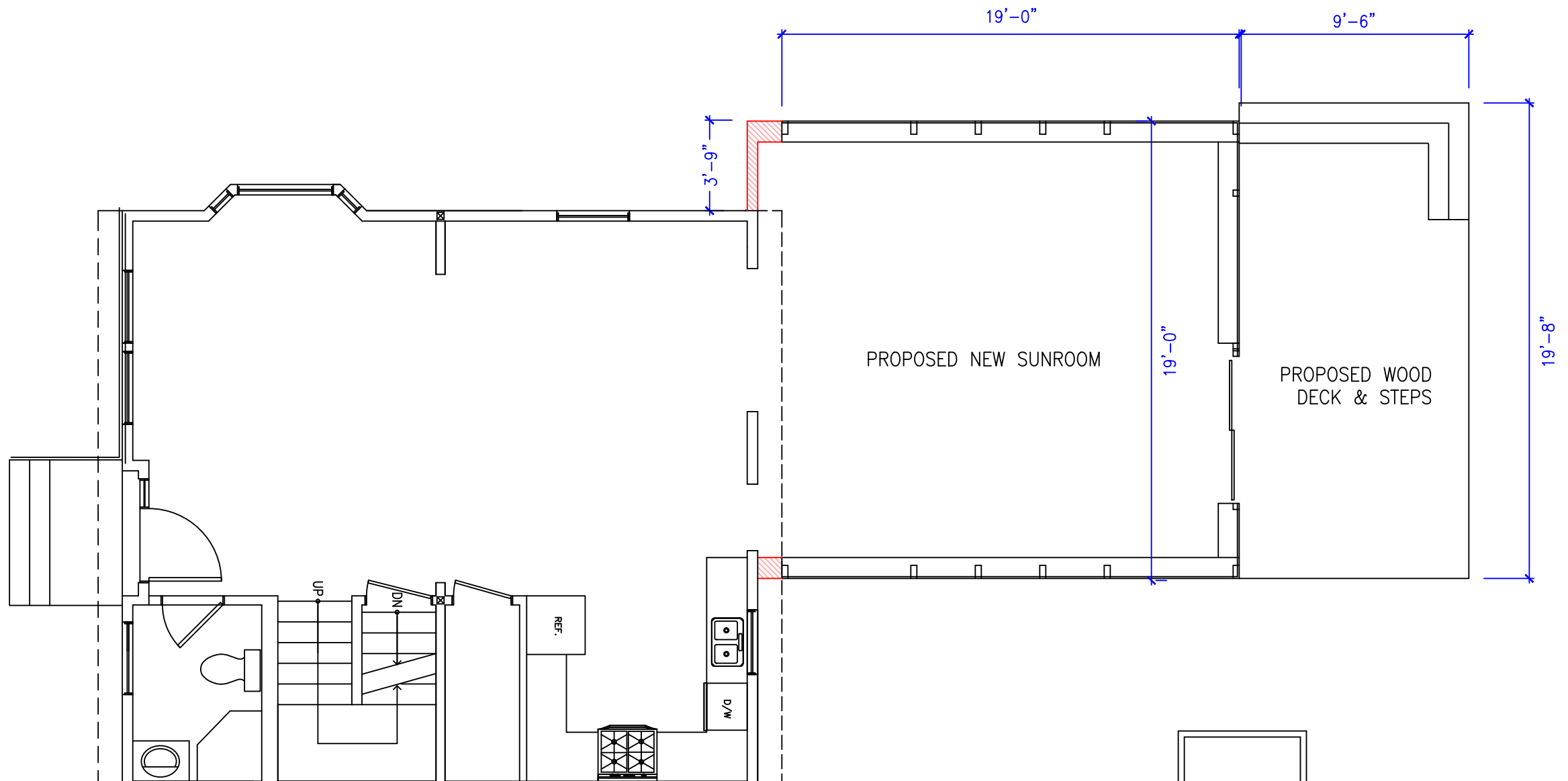
PROJECT LOCATION:

RAMESH RASKAR
 2 JAMES WAY
 CAMBRIDGE, MA
 02139

DRAWING TITLE

PROPOSED FIRST
 FLOOR PLAN

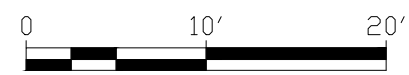
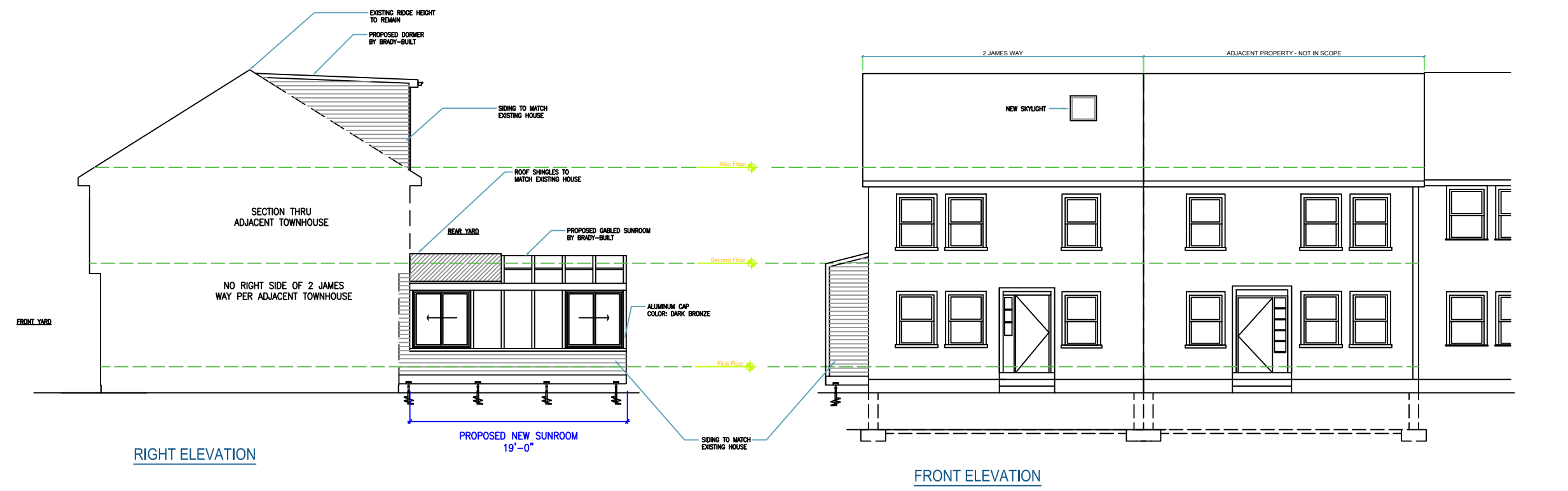
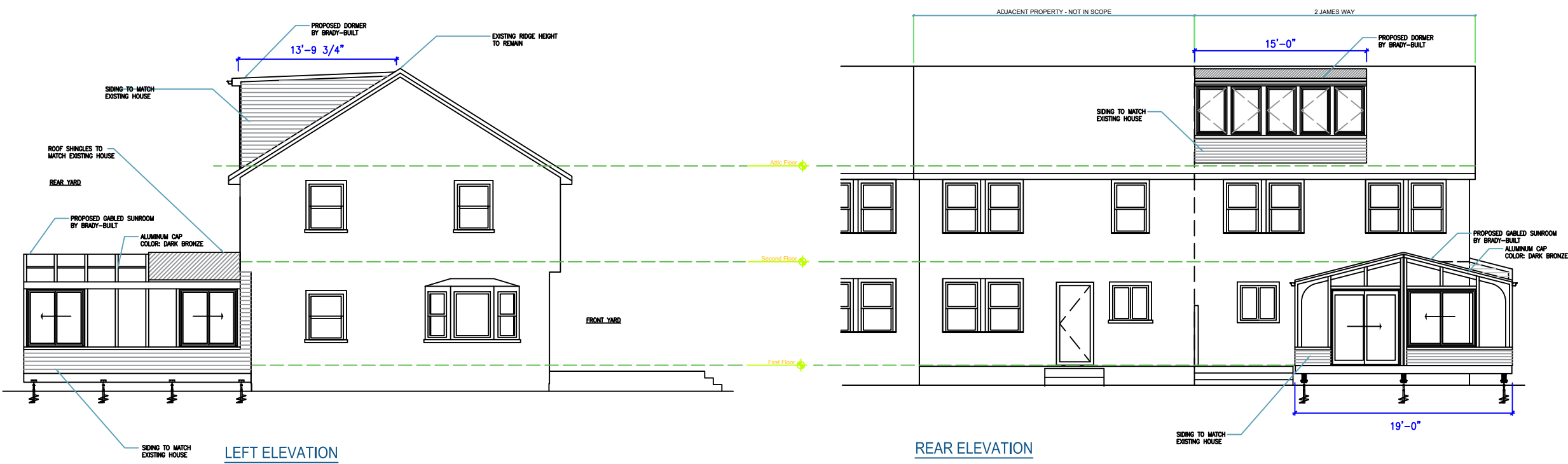
Project	RASKAR	Sheet	4 of 7
Date	6/20/2020		
Scale	3/16"=1'		





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Tel: 508-798-2600

General Notes



No.	Annotations	Date
1	Annotations	9.17.20
	Revision/Issue	

PROJECT LOCATION:

RAMESH RASKAR
2 JAMES WAY
CAMBRIDGE, MA
02139

DRAWING TITLE

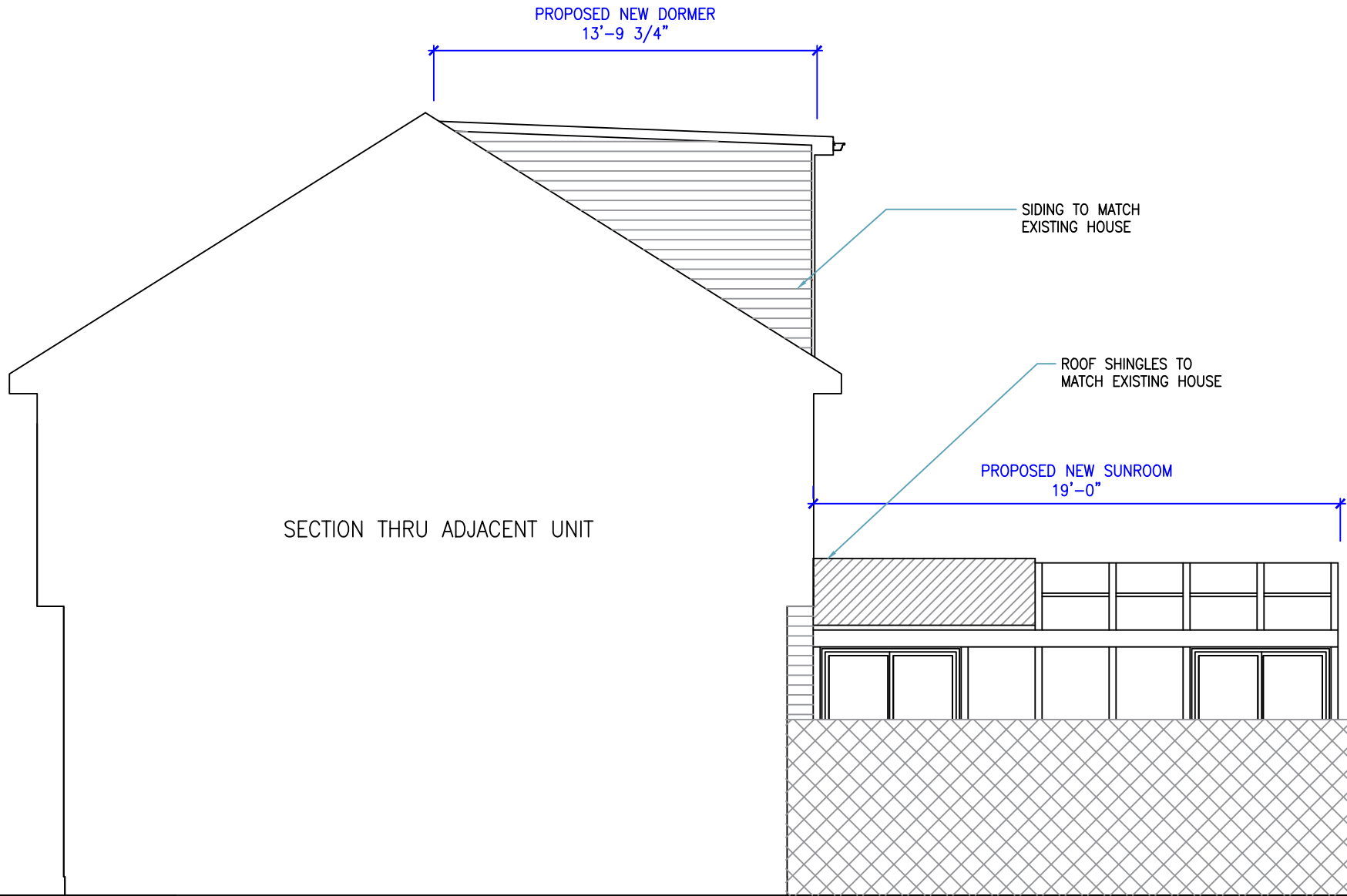
PROPOSED
ELEVATIONS

Project	RASKAR	Sheet
Date	6/20/2020	5 of 7
Scale	3/32"=1'	

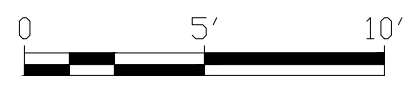


Brady-Built, Inc.
 160 Southbridge St.
 Auburn, MA 01501
 Tel: 508-798-2600

General Notes



EXISTING FENCE



No.	Revision/Issue	Date
1	Annotations	9.17.20

PROJECT LOCATION:

RAMESH RASKAR
 2 JAMES WAY
 CAMBRIDGE, MA
 02139

DRAWING TITLE

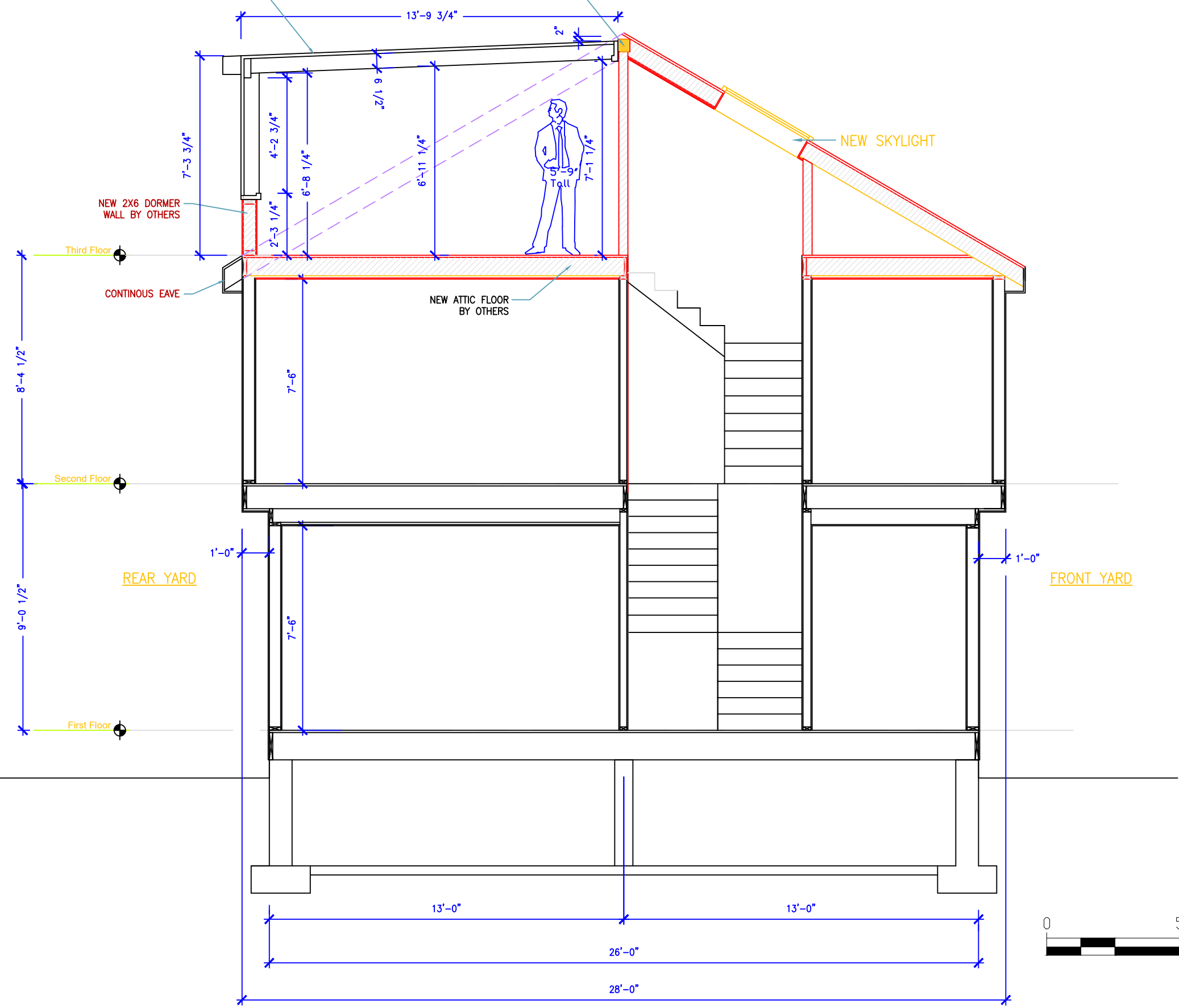
PROPOSED RIGHT
 ELEVATION FROM
 ADJACENT UNIT

Project	RASKAR	Sheet	
Date	6/20/2020		6 of 7
Scale	3/16"=1'		

PROPOSED ROOF & WALL STRUCTURE BY BRADY-BUILT

NEW LVL RIDGE BEAM BY OTHERS

1/2" = 12'



Brady-Built, Inc.
160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600

General Notes

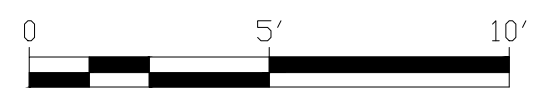
No.	Revision/Issue	Date

PROJECT LOCATION:

RAMESH RASKAR
2 JAMES WAY
CAMBRIDGE, MA
02139

DRAWING TITLE
PROPOSED SECTION THRU DORMER

Project	RASKAR	Sheet	7 of 7
Date	6/20/2020	Scale	1/4" = 1'

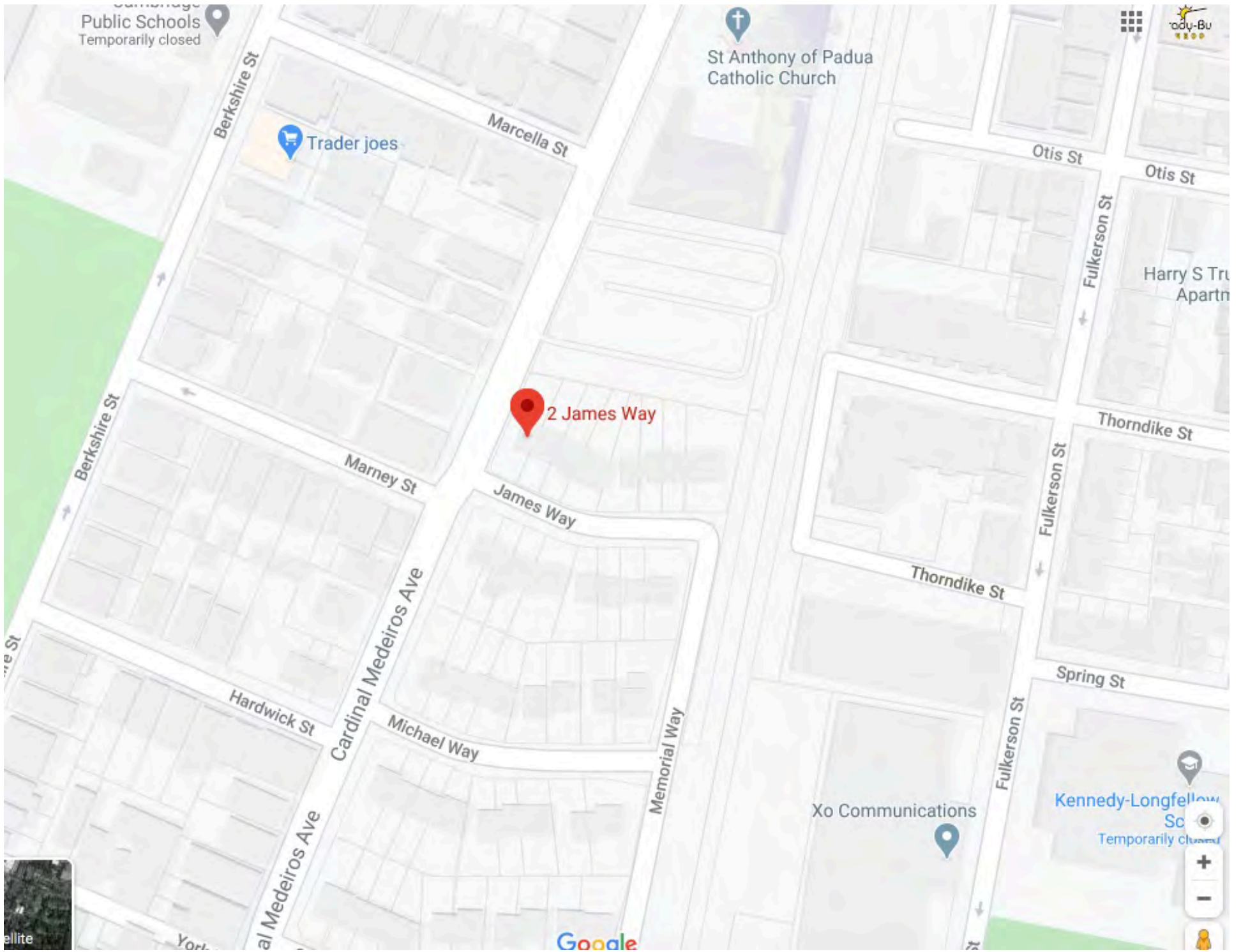


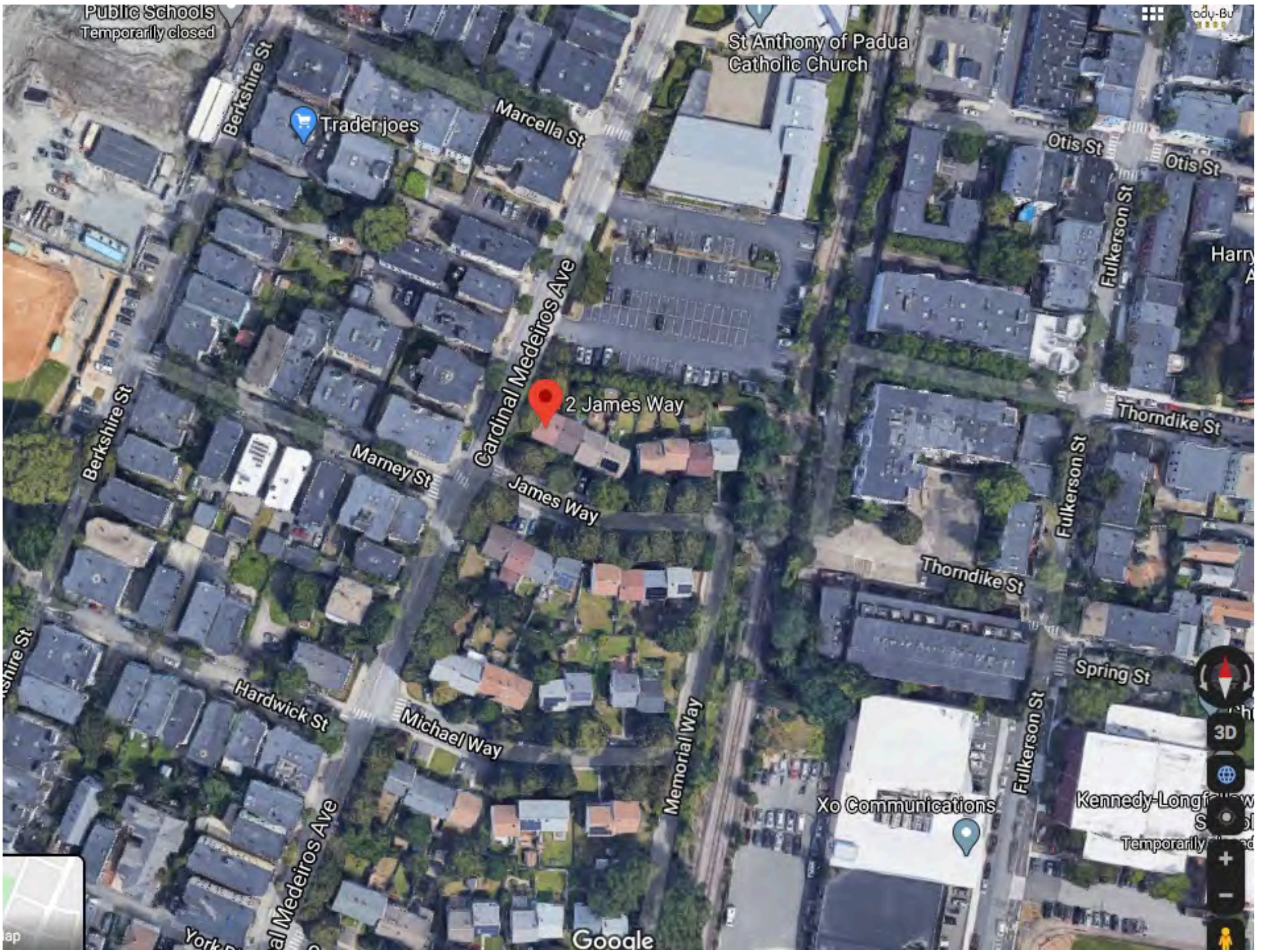


Front View of 2 James Way



Rear View of 2 James Way







160 Southbridge St
Auburn, MA 015024
www.sunroomsbybrady.com
info@bradyrooms.com
508-798-2600

Dear Neighbor:

The Raskar family would like to add a sunroom addition and shed dormer to their existing family townhouse located at 2 James Way, Cambridge, MA 02141 (Map 30, Lot 147).

The sunroom addition is a wood-framed single story addition to the north side of the house with the dimension of 19.0' x 19.0'. The first floor gable-style sunroom addition will connect to the townhouse through an interior opening. 2 James Way is a corner unit, and the back and sides of the house are shielded from public view by fences. The shed dormer is a 13.5' x 15.0' addition will also be facing north on the third story of the existing structure. The proposed 1st-story sunroom addition and the 3rd floor shed dormer will not be directly facing any neighbors' houses. The exterior and style of the additions will complement the existing townhouse.

A special permit from the Community Development Department is required for the proposed addition because the townhouse was originally permitted under special case permit PB22. The proposed set back values and other dimensions meet the zoning ordinances. The number of parking spaces will not be altered by this project. Currently there is one parking space in front of the townhouse. The landscaped front and side yards represent the permeable open space for this lot. The proposed change in the permeable space for this project is within the zoning requirements. The fences will remain unchanged. No trees will need to be cut down to complete this project.

Brady-Built would like to invite you to view the plans for the project at www.sunroomsbybrady.com/cambridge-community-outreach. Please use access code **6542** to access the content of the webpage. We are also hosting a virtual meeting by Zoom on Wednesday, August 19th at 6:30 (<https://zoom.us>; Meeting ID: 854 750 6994; Passcode: 888587) to give you the opportunity to learn more about the proposed project.

Sincerely,

Nate Cospier
Head Sunroom Designer
Brady-Built, Inc.

Summary of Community Outreach

A letter regarding the proposed sunroom addition project at 2 James Way was sent by certified mail to all neighbors that were identified by the Cambridge Community Development Department as abutters on July 24, 2020. The letter was also posted on the Cambridge Community Development Department's website.

The letter detailed the project at 2 James Way and invited the abutters to learn more about the project by two methods. Brady-Built invited each abutter to view the plans for the project at www.sunroomsbybrady.com/cambridge-community-outreach using access code **6542** to view the content of the webpage. The webpage also included a phone number, email address and webform to send questions, comments or concerns to the design team at Brady-Built. Brady-Built also hosted a virtual meeting by Zoom on Wednesday, August 19th at 6:30 (<https://zoom.us>; Meeting ID: 854 750 6994; Passcode: 888587) to give each abutter the opportunity to learn more about the proposed project.

Using data gathered at Google Analytics, it was found that the webpage was accessed 37 times by 13 unique users within the time period of July 24, 2020 – August 19, 2020. No webform submissions, email messages, or phone calls regarding the proposed project at 2 James Way were received. One abutter attended the virtual meeting held on August 19, 2020. His questions were answered, and he did not indicate that he had any concerns or reservations regarding the proposed project.

Three statements of the support of the proposed project were received during the July 24, 2020 – August 19, 2020 time frame.

Dear Kevin and Ramesh, We are Paul Blainey and Christina Mork residing at 8 James Way, Cambridge, MA 02141. We support the sunroom and dormer extension of Ramesh Raskar residing at 2 James Way, Cambridge, MA 02141. Thank you, Paul & Christina

Hi Kevin, Thank you for sharing the plans for improving the property at 2 James Way with the neighbors who would be impacted with the construction. I reside at 5 James Way, Cambridge and fully support this sunroom and dormer extension home improvement project. I have no reservations about the enhancement to Ramesh Raskar's home at 2 James Way. If there is anything further that I can do in support of my neighbors' construction project, please let me know. Kind regards, Gayle

I represent Elsie S. Pelletrino residing at 4 James Way, Cambridge, MA 02141. She supports the sunroom and dormer extension of Ramesh Raskar residing at 2 James Way, Cambridge, MA 02141. Thank you, Chase Liu

In summary, the community outreach was completed as instructed by the Cambridge Community Development Department. No abutters indicated any reservations or concerns regarding the proposed project at 2 James Way.