

**BZA APPLICATION FORM  
DIMENSIONAL FORM**

APPLICANT: David Appleby PRESENT USE/OCCUPANCY: Residential  
 LOCATION: 68 Spring Street ZONE: C-1  
 PHONE: 203-613-6006 REQUESTED USE/OCCUPANCY: Residential

|  | <u>EXISTING<br/>CONDITIONS</u> | <u>REQUESTED<br/>CONDITIONS</u> | <u>ORDINANCE<br/>REQUIREMENTS<sup>1</sup></u> |
|--|--------------------------------|---------------------------------|---|
| <u>TOTAL GROSS FLOOR AREA:</u>                                 | <u>1,994</u>                   | <u>2,316</u>                    | <u>2,625 (max.)</u>                           |
| <u>LOT AREA:</u>   | <u>3,500</u>                   | <u>3,500</u>                    | <u>5,000 (min.)</u>                           |
| <u>RATIO OF GROSS FLOOR AREA<br/>TO LOT AREA:<sup>2</sup></u>  | <u>0.57</u>                    | <u>0.66</u>                     | <u>0.75 (max.)</u>                            |
| <u>LOT AREA FOR EACH<br/>DWELLING UNIT:</u>                    | <u>1,050</u>                   | <u>1,050</u>                    | <u>1,500 (min.)</u>                           |
| <u>SIZE OF LOT:</u>  | <u>WIDTH:</u>                  | <u>35'</u>                      | <u>35'</u>                                    |
|  | <u>DEPTH:</u>                  | <u>100'</u>                     | <u>100'</u>                                   |
| <u>SET-BACKS:</u>  | <u>FRONT:</u>                  | <u>7.6'</u>                     | <u>10'</u> (min.)                             |
| (in feet)  | <u>REAR:</u>                   | <u>37'</u>                      | <u>20'</u> (min.)                             |
|  | <u>LEFT SIDE:</u>              | <u>12.9'</u>                    | <u>h + 1/4</u> (min.)                         |
|  | <u>RIGHT SIDE:</u>             | <u>1'</u>                       | <u>h + 1/4</u> (min.)                         |
| <u>SIZE OF BUILDING:</u>                                       | <u>HEIGHT:</u>                 | <u>29'-6"</u>                   | <u>32'-3 1/4'</u>                             |
|  | <u>LENGTH:</u>                 | <u>54'-7"</u>                   | <u>54'-7"</u>                                 |
|  | <u>WIDTH:</u>                  | <u>20'-4 1/2"</u>               | <u>20'-4 1/2"</u>                             |
| <u>RATIO OF USABLE OPEN<br/>SPACE TO LOT AREA:<sup>3</sup></u> | <u>36%</u>                     | <u>36%</u>                      | <u>30% (min.)</u>                             |
| <u>NO. OF DWELLING UNITS:</u>                                  | <u>2</u>                       | <u>2</u>                        | <u>1.6 (max.)</u>                             |
| <u>NO. OF PARKING SPACES:</u>                                  | <u>3 tandem</u>                | <u>3 tandem</u>                 | <u>2 (min)/max</u>                            |
| <u>NO. OF LOADING AREAS:</u>                                   | <u>N/A</u>                     | <u>N/A</u>                      | <u>N/A (min.)</u>                             |
| <u>DISTANCE TO NEAREST BLDG.:</u>                              | <u>2'-0"</u>                   | <u>2'-0"</u>                    | <u>(min.)</u>                                 |
| <u>SIZE OF BLDGS. ADJACENT<br/>ON SAME LOT:</u>                | <u>N/A</u>                     | <u>N/A</u>                      | <u>N/A</u>                                    |


Describe, where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; woodframe, concrete, brick, steel, etc.

Expansion of the attic and the addition at the first and second floors is proposed to be woodframe construction like the existing.

<sup>1</sup> See Cambridge Zoning Ordinance Article 5.000, Section 5.30 (District of Dimensional Regulations).

<sup>2</sup> Total Gross Floor Area (including basement 7'3" in height and attic areas greater than 5') divided by Lot Area.

<sup>3</sup> Open space shall not include parking areas, walkways or driveway and shall have a minimum dimension of 15'.

**NEW ENGLAND LAND SURVEY**  
**Professional Land Surveying**  
 **710 MAIN STREET**  
**N.Oxford, MA 01537**  
**PHONE: (508) 987-0025**  
**FAX: (508) 234-7723**  
**REGISTRY SOUTH MIDDLESEX**

**CERTIFIED PLOT PLAN**

**NAME** VICTORIA PACHECO  
**LOCATION** 68 SPRING STREET  
CAMBRIDGE, MA  
**SCALE** 1"=20' **DATE** 12/10/2018

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FIRM:

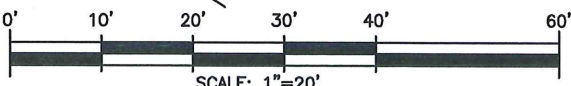
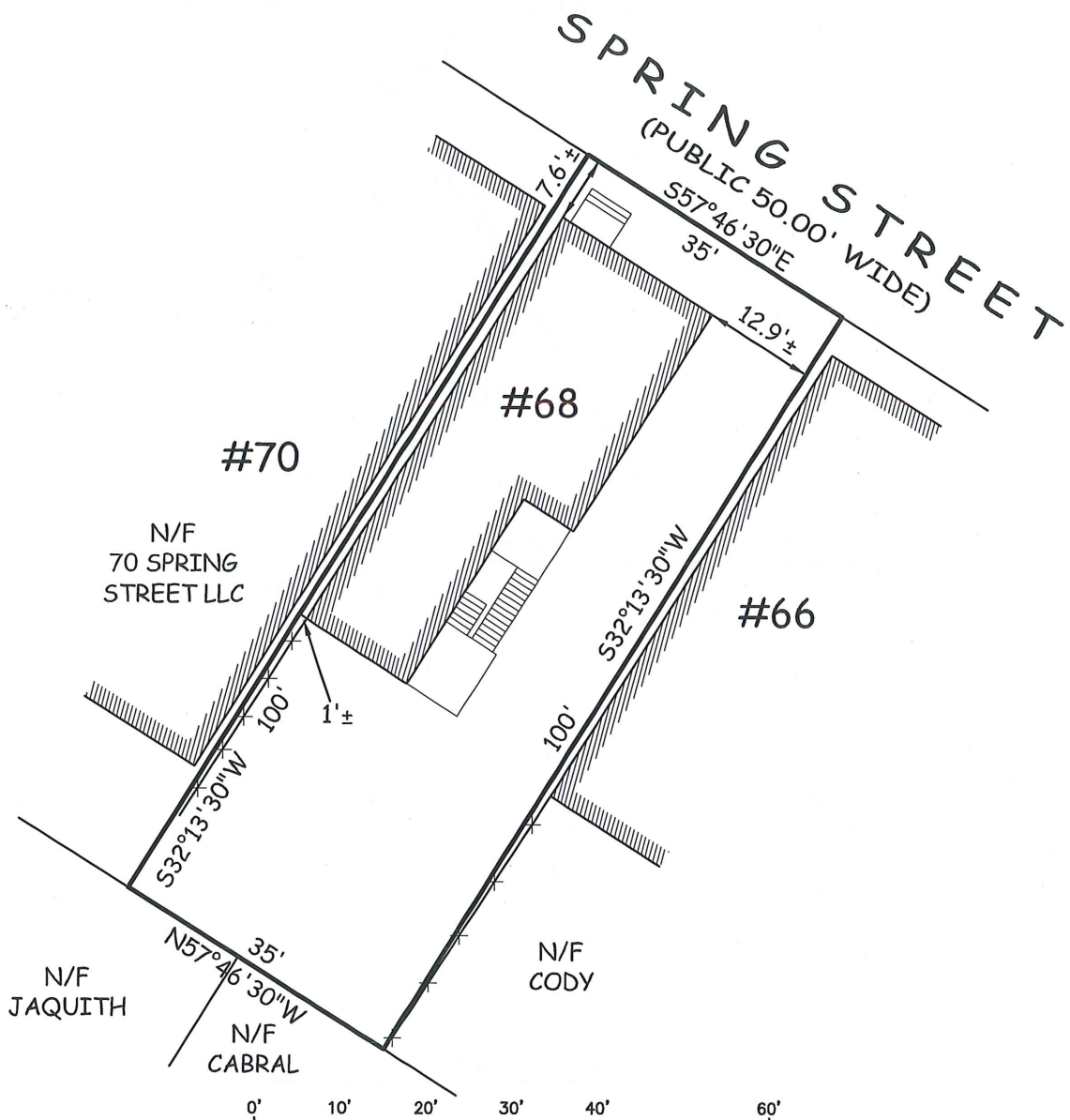
25017C0577E DTD: 06/04/2010

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



**DEED REFERENCE:** 19376/221  
**PLAN REFERENCE:** N/A

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.



REQUESTED BY:  
 DRAWN BY: MJC  
 CHECKED BY: GES

SCALE: 1"=20'

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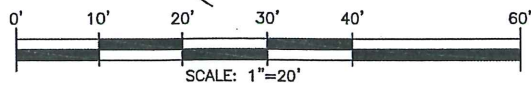
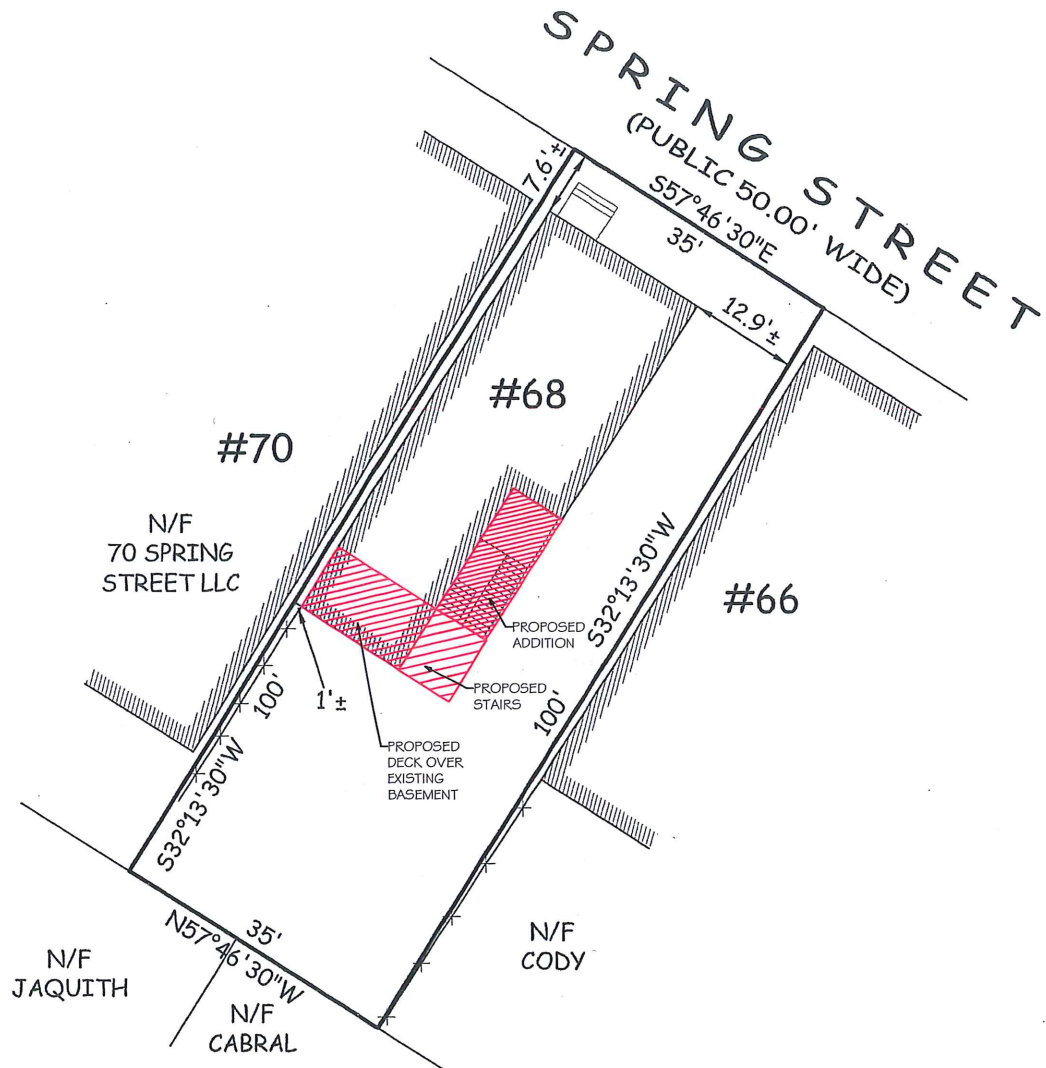
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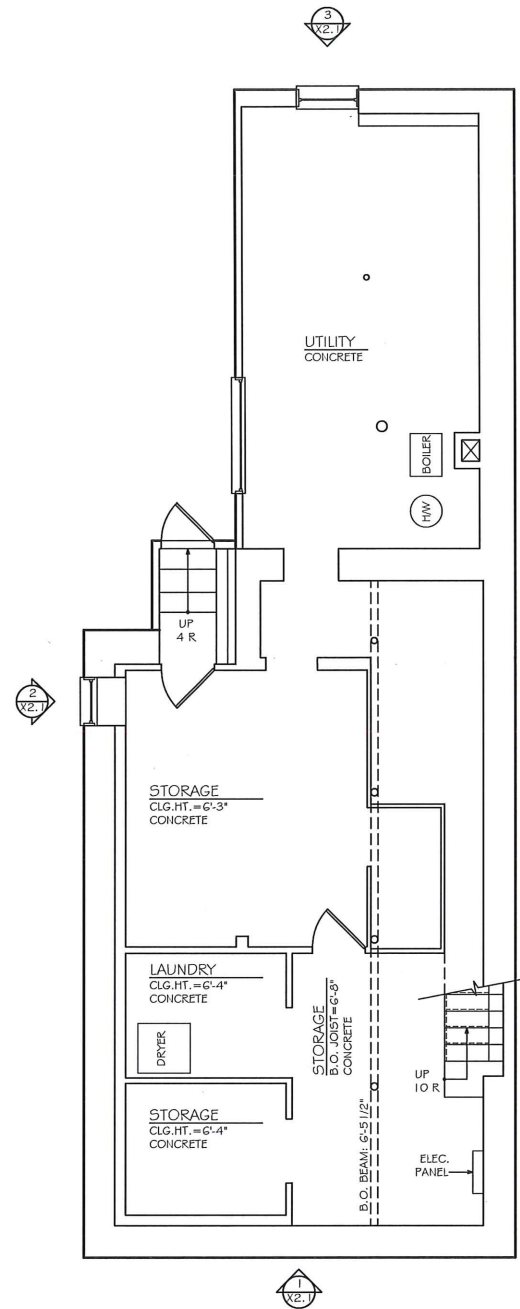
DEED REFERENCE: 19376/221

PLAN REFERENCE: N/A

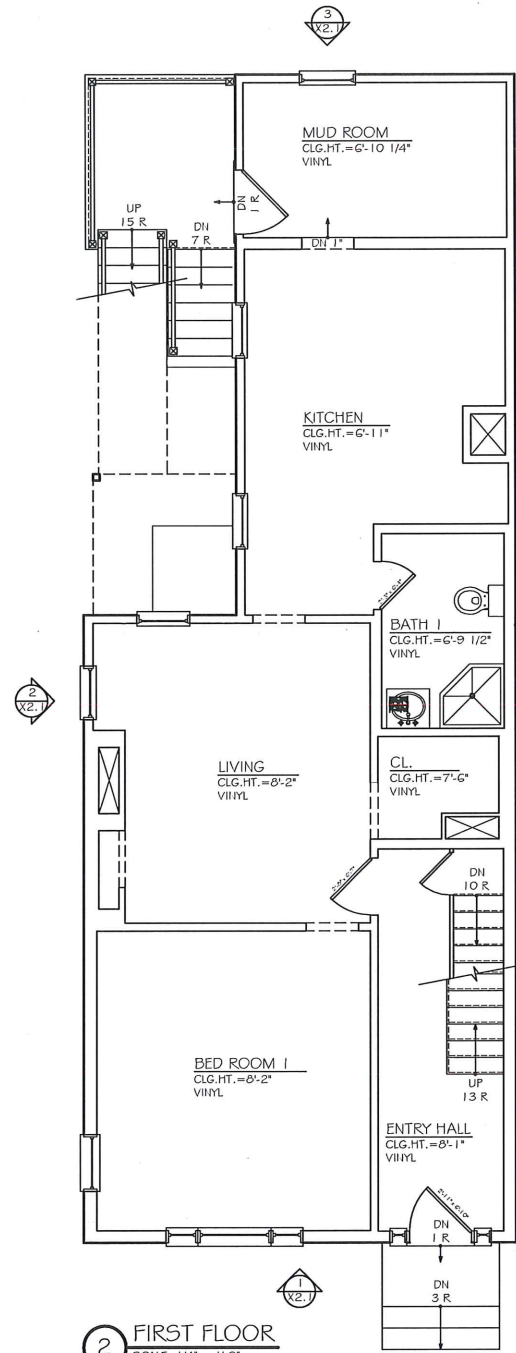
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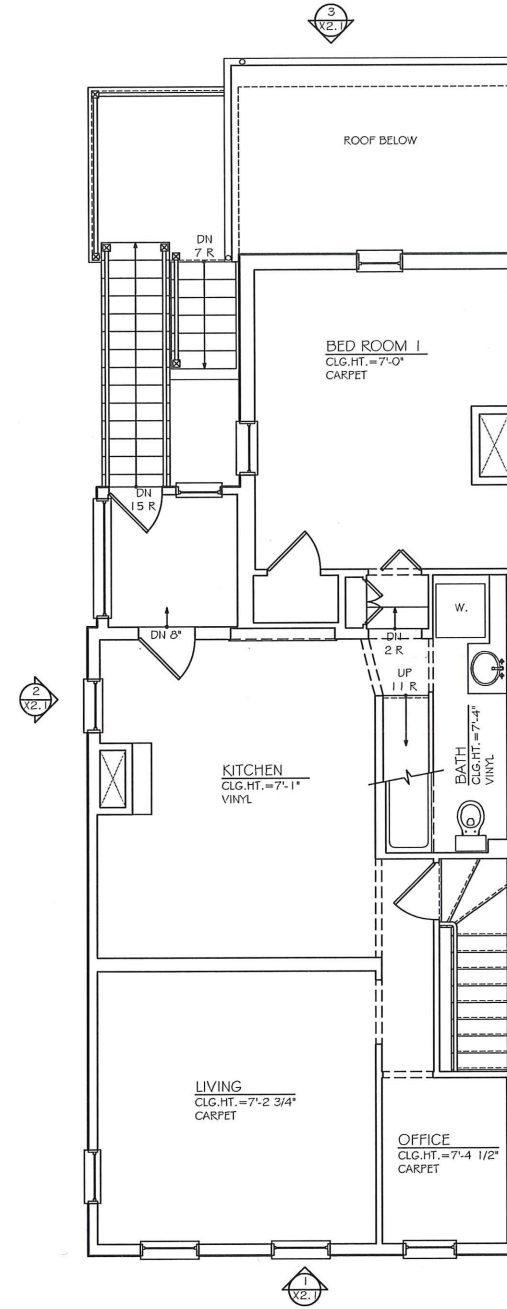
REQUESTED BY:  
DRAWN BY: MJC  
CHECKED BY: GES



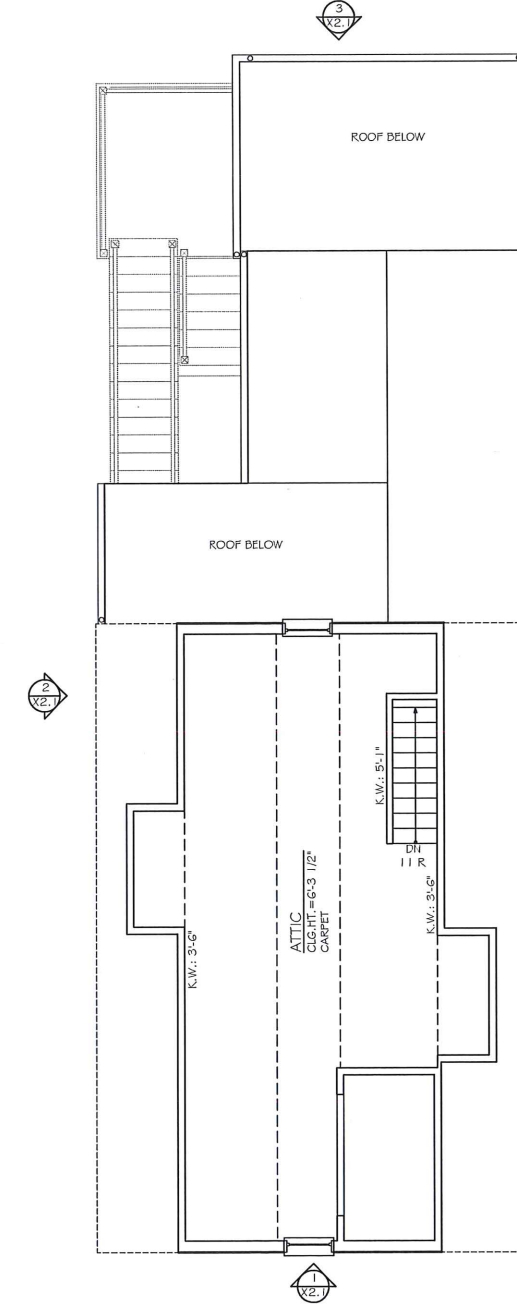
1 BASEMENT  
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR  
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR  
SCALE: 1/4" = 1'-0"



4 ATTIC  
SCALE: 1/4" = 1'-0"

Proposed Renovations  
**Appleby**  
 68 Spring Street, Cambridge, MA  
 SV DESIGN 128 Driggs Street Beverly, Massachusetts 01915 1-978-927-3745 www.applebydesign.com

EXISTING CONDITIONS PLANS

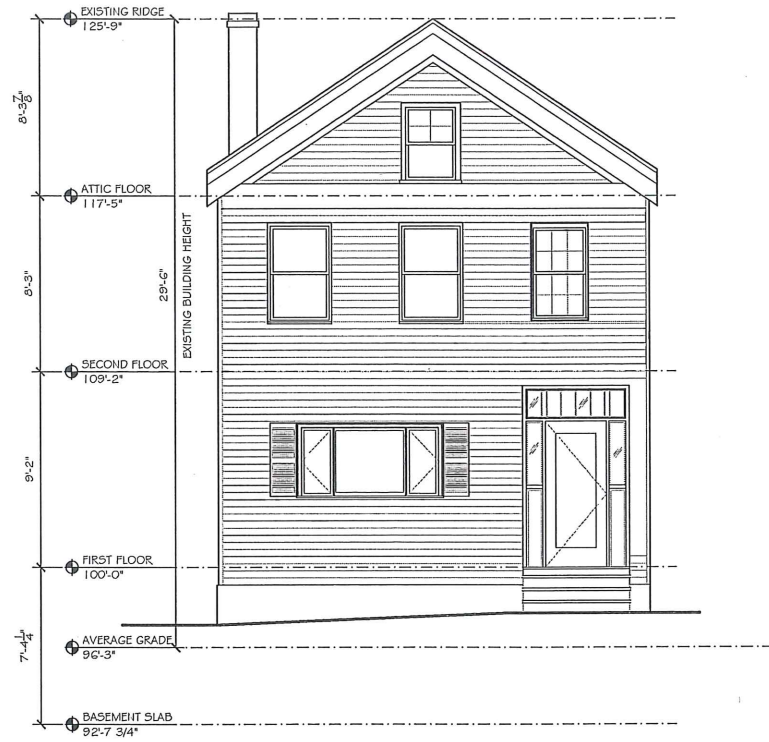
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|-----------|-------|-------------|
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| X         | X     | X           |
| X         | X     | X           |

Scale: As Noted  
 Drawn By: X.L. Langis  
 Checked By:  
 Date: 2.21.19  
 Project #:

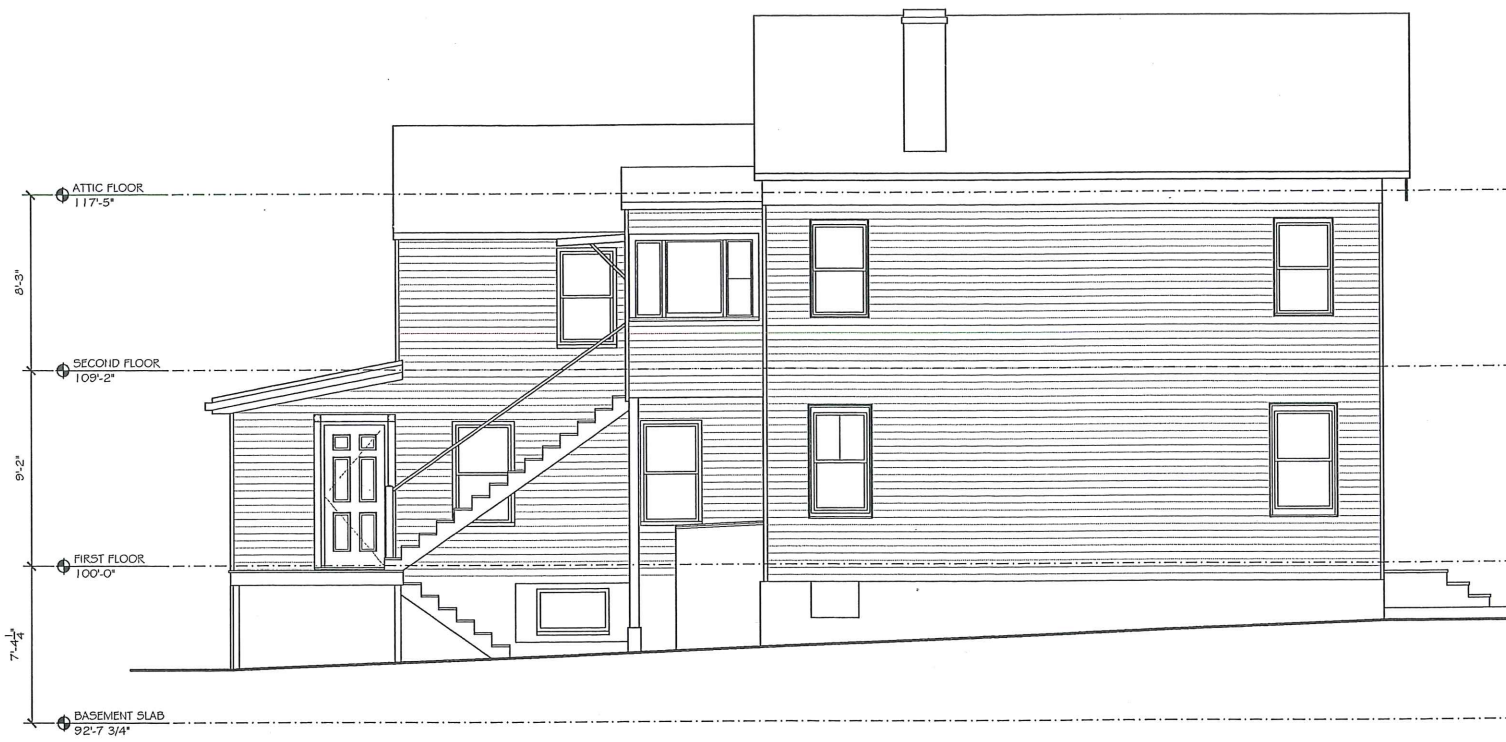
DESIGN

X1.1

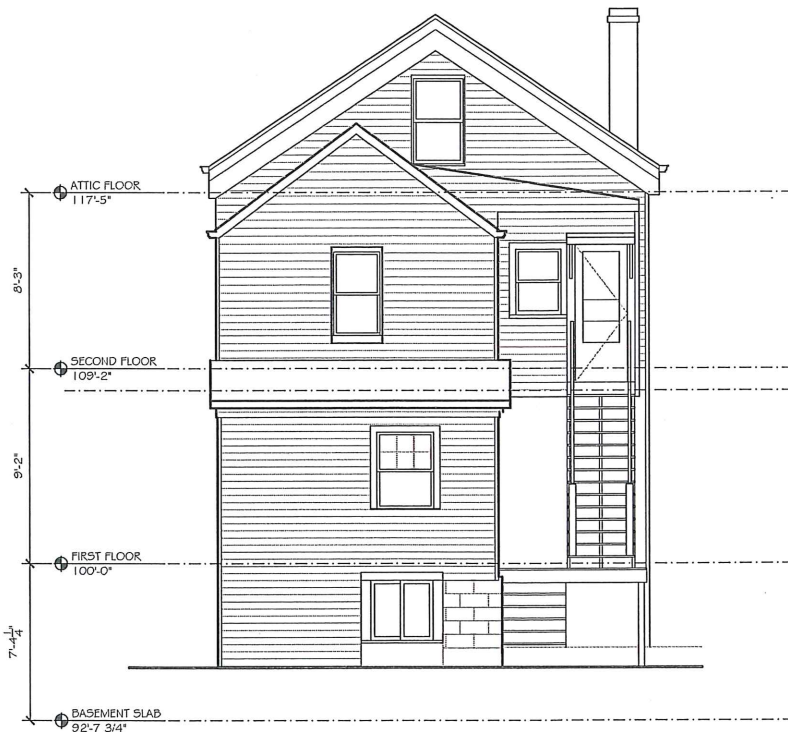
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1 SPRING STREET ELEVATION  
SCALE: 1/4" = 1'-0"



2 DRIVEWAY ELEVATION  
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

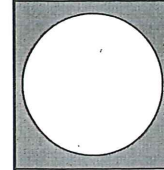
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| X         | X    | X           |
| X         | X    | X           |

EXISTING ELEVATIONS

Scale As Noted  
 Drawn By: M. Longia  
 Checked By:  
 Date: 2.21.19  
 Project #:

1078.827.3745

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X2.1



1 FRONT ENTRY



2 FRONT ELEVATION



3 FRONT CORNER



4 LEFT ELEVATION



5 REAR CORNER AT STAIRS



6 REAR CORNER



7 REAR DECK



8 REAR ELEVATION

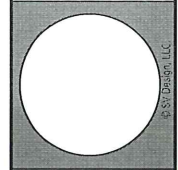
| Revisions | Issue | Description |
|-----------|-------|-------------|
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| .         | X     | X           |
| .         | X     | X           |

EXISTING PHOTOGRAPHS

Scale: As Noted  
 Drawn By: M. Longie  
 Date: 2.21.19

Checked By:  
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X2.2



1 BASEMENT STAIRS



2 FIRST FLOOR STAIRS



3 STAIR LANDING



4 ATTIC STAIRS



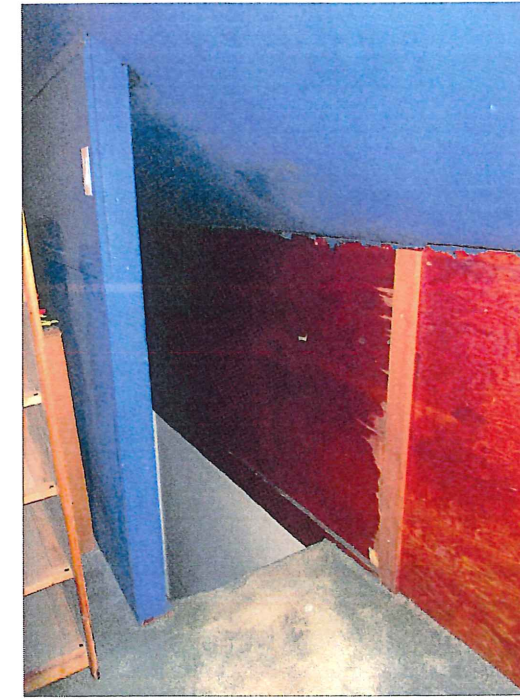
5 STAIR LANDING



6 BATHROOM HEAD HEIGHT



7 HALLWAY WIDTH



8 ATTIC HEADROOM

| Revisions |             |
|-----------|-------------|
| Issue     | Description |
| Date      |             |
| .x.       | X           |
|           | X           |
|           | X           |

EXISTING PHOTOGRAPHS

Scale: As Noted  
 Drawn By: M. Longis  
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Proposed Renovations

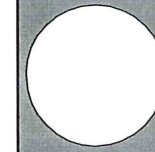
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X2.3



1 64 SPRING ST.



2 66 SPRING ST.



3 70 SPRING ST.



4 72, 74, 76, 78 SPRING ST.



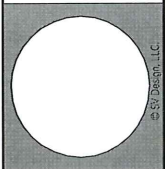
5 73, 71, 69, 67 SPRING ST.

EXISTING PHOTOGRAPHS  
OF NEIGHBORING BUILDINGS

| Revisions | Issue | Description |
|-----------|-------|-------------|
| △         | Date: | X           |
| X         | X     | X           |
| X         | X     | X           |

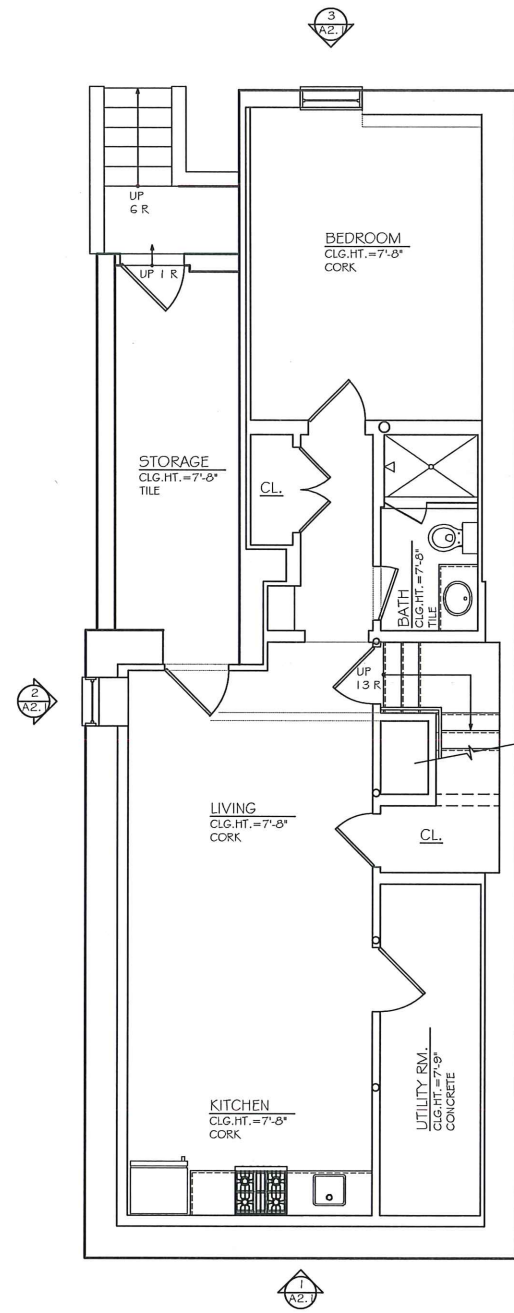
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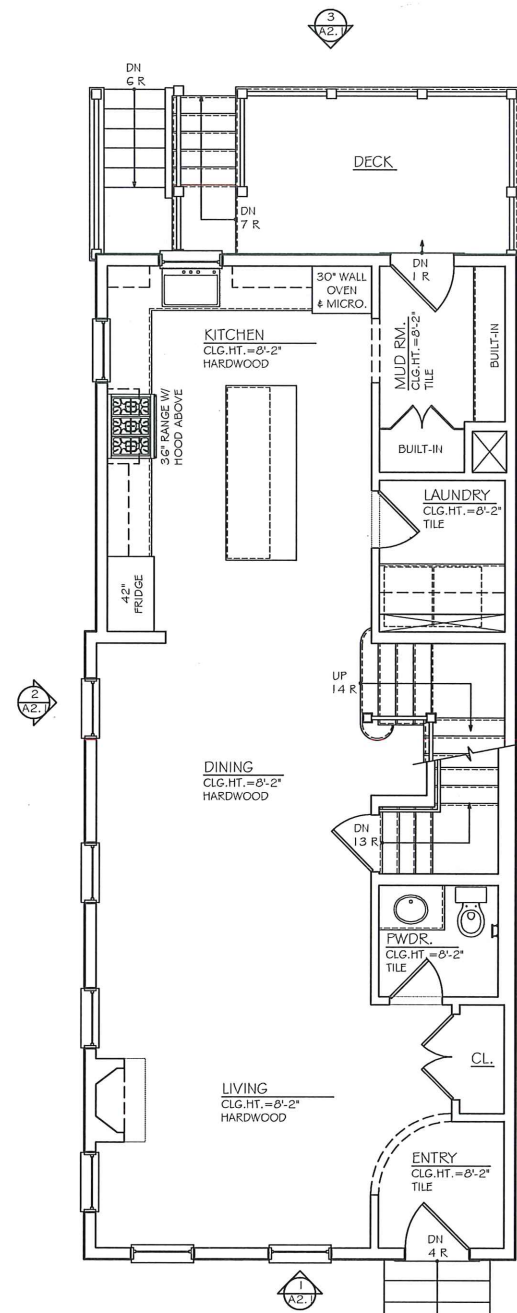


X2.4

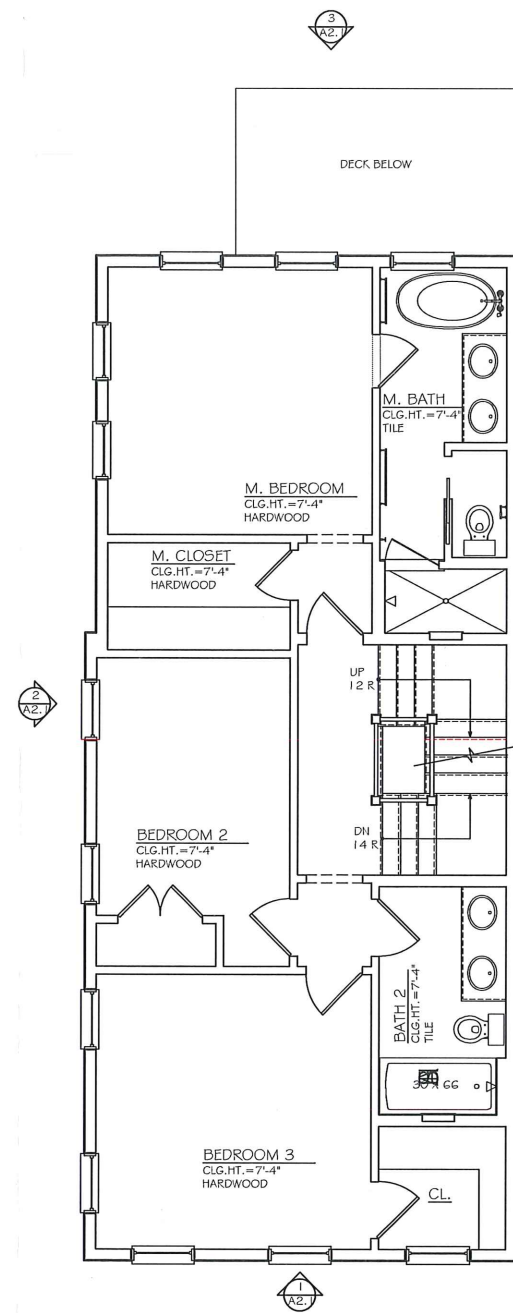




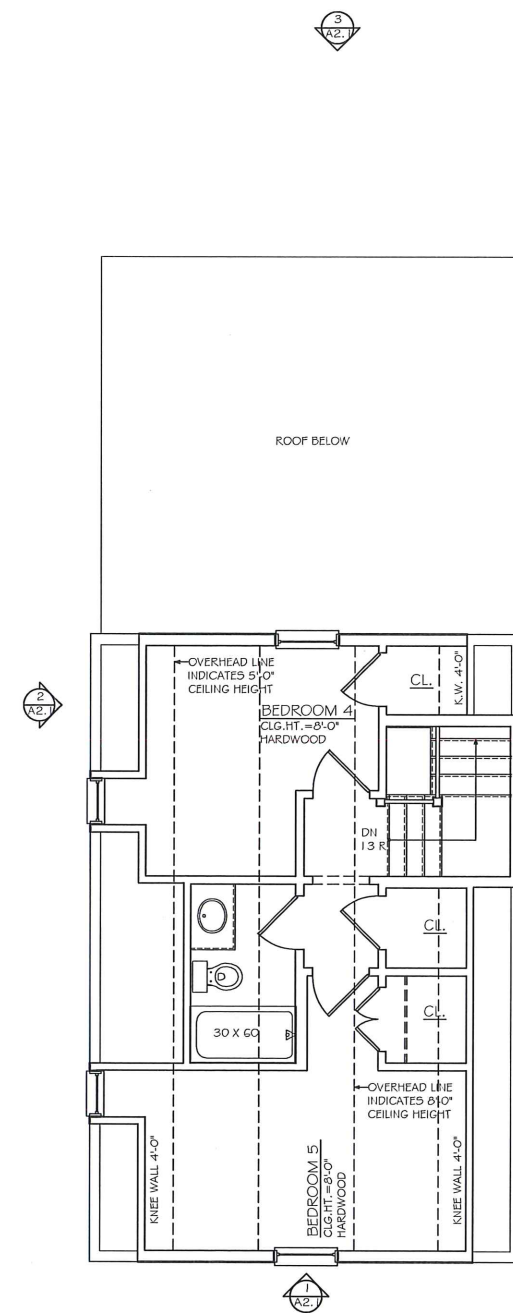
1 LOWER LEVEL  
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR  
SCALE: 1/4" = 1'-0"




3 SECOND FLOOR  
SCALE: 1/4" = 1'-0"



4 ATTIC  
SCALE: 1/4" = 1'-0"



**PROPOSED PLANS**

  
**Appleby**  
**DESIGN**

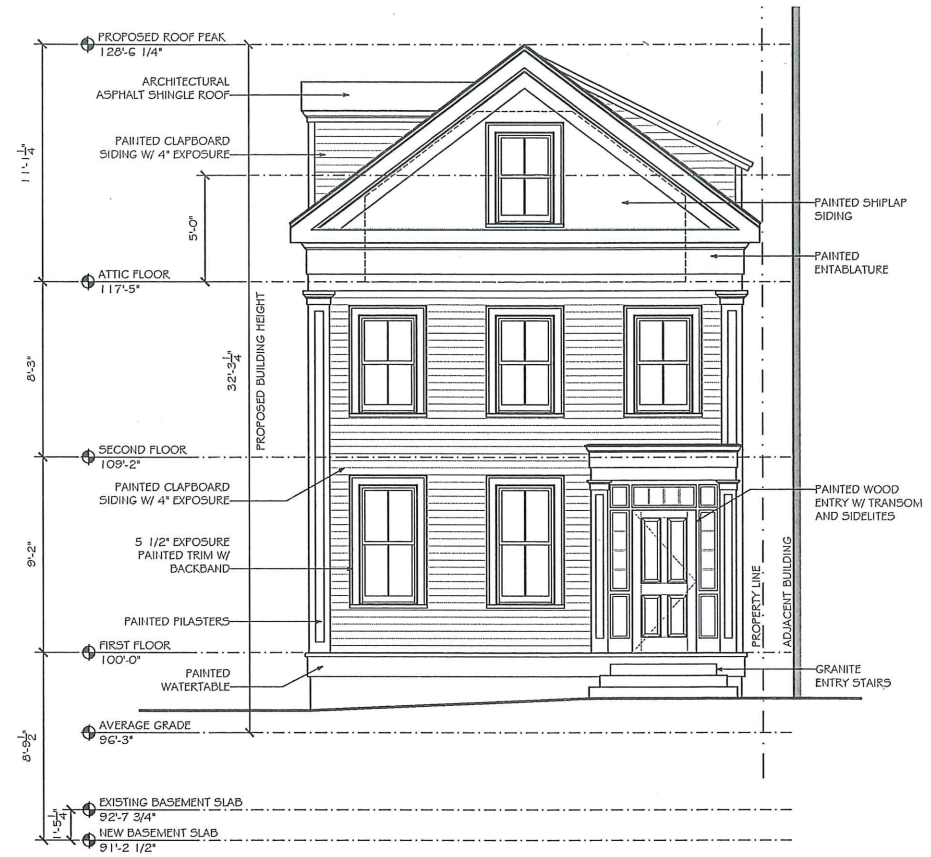
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| Revisions | Issue | Description |
|-----------|-------|-------------|
| △         | X     | X           |
| △         | X     | X           |
| △         | X     | X           |

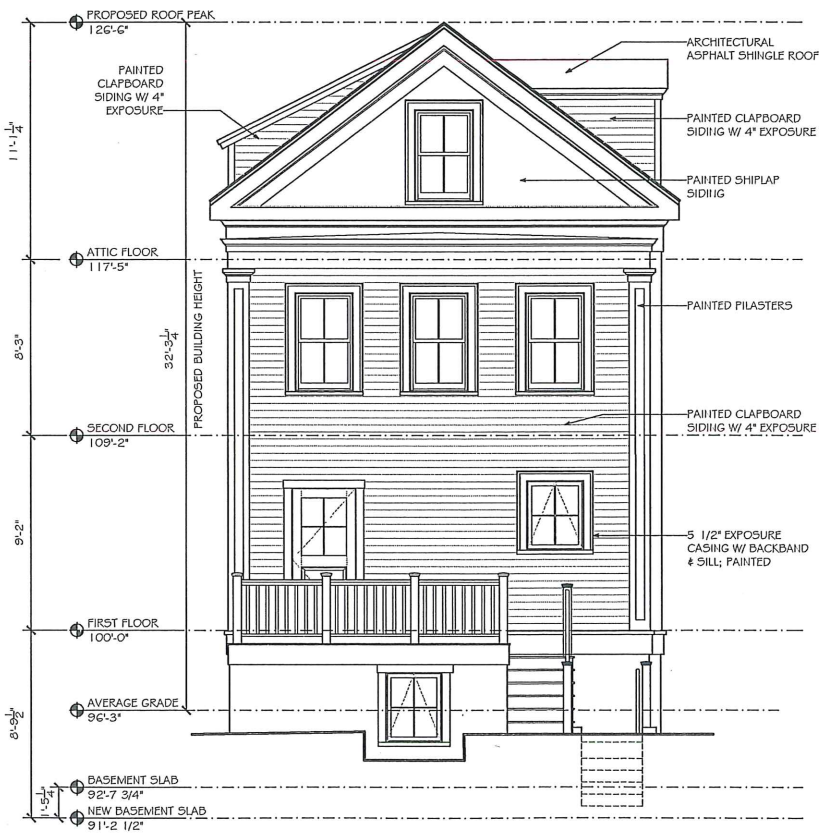
Scale: As Noted  
 Drawn By: M. Langis  
 Checked By:  
 Project #:

A1.1

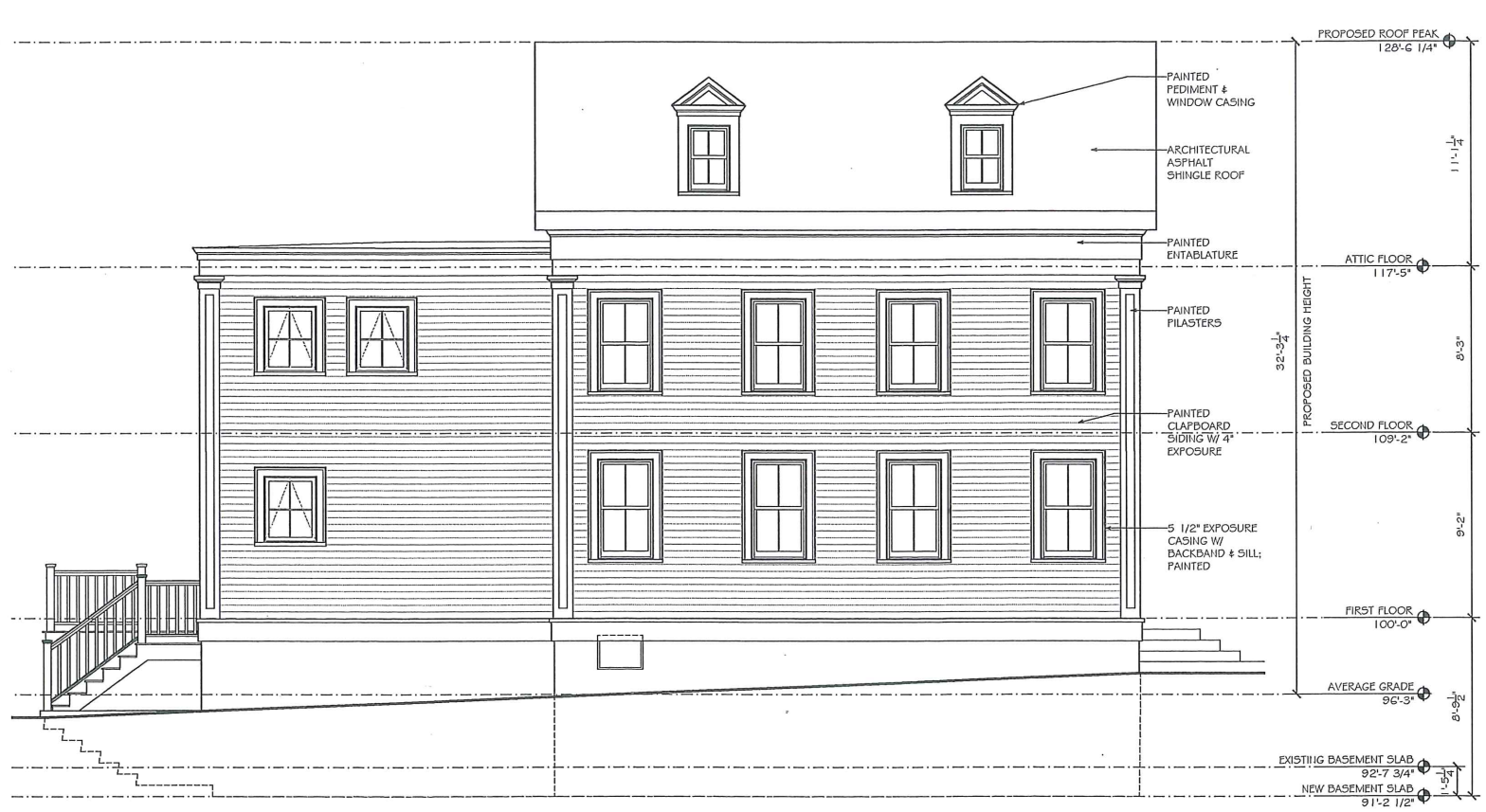
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NOTE: ELEVATIONS ARE BASED ON AN ASSUMED DATUM  
 1 SPRING STREET ELEVATION  
 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
 SCALE: 1/4" = 1'-0"



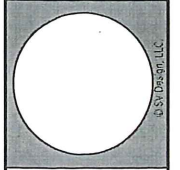
2 DRIVEWAY ELEVATION  
 SCALE: 1/4" = 1'-0"

| Revisions | Issue | Description |
|-----------|-------|-------------|
|           |       |             |
|           |       |             |
|           |       |             |

PROPOSED ELEVATIONS

Scale: As Noted  
 Drawn By: M. Longja  
 Date: 2.21.19  
 Checked By:  
 Project #:

Proposed Renovations  
**Appleby**  
 68 Spring Street, Cambridge, MA



A2.1