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BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Foley-Fiore Architecture PRESENT USE/OCCUPANCY: 2 family res.

LOCATION: 116 Kennedy Road ZONE: A-1

PHONE (617) 547 8002 REQUESTED USE/OCCUPANCY: single family res.

Table with 3 columns: EXISTING CONDITIONS, REQUESTED CONDITIONS, ORDINANCE REQUIREMENTS. Rows include: TOTAL GROSS FLOOR AREA, LOT AREA, RATIO OF GROSS FLOOR AREA TO LOT AREA, LOT AREA FOR EACH DWELLING UNIT, SIZE OF LOT (WIDTH, DEPTH), Setbacks in Feet (FRONT, REAR, LEFT SIDE, RIGHT SIDE), SIZE OF BLDG. (HEIGHT, LENGTH, WIDTH), RATIO OF USABLE OPEN SPACE TO LOT AREA, NO. OF DWELLING UNITS, NO. OF PARKING SPACES, NO. OF LOADING AREAS, DISTANCE TO NEAREST BLDG. ON SAME LOT.

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

Three horizontal lines for describing other occupancies, adjacent buildings, and construction type.

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

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16 Kennedy
Cambridge MA 02138

DISTRICT Residence A-1

Lot size 10,459

Max. FAR 0.50

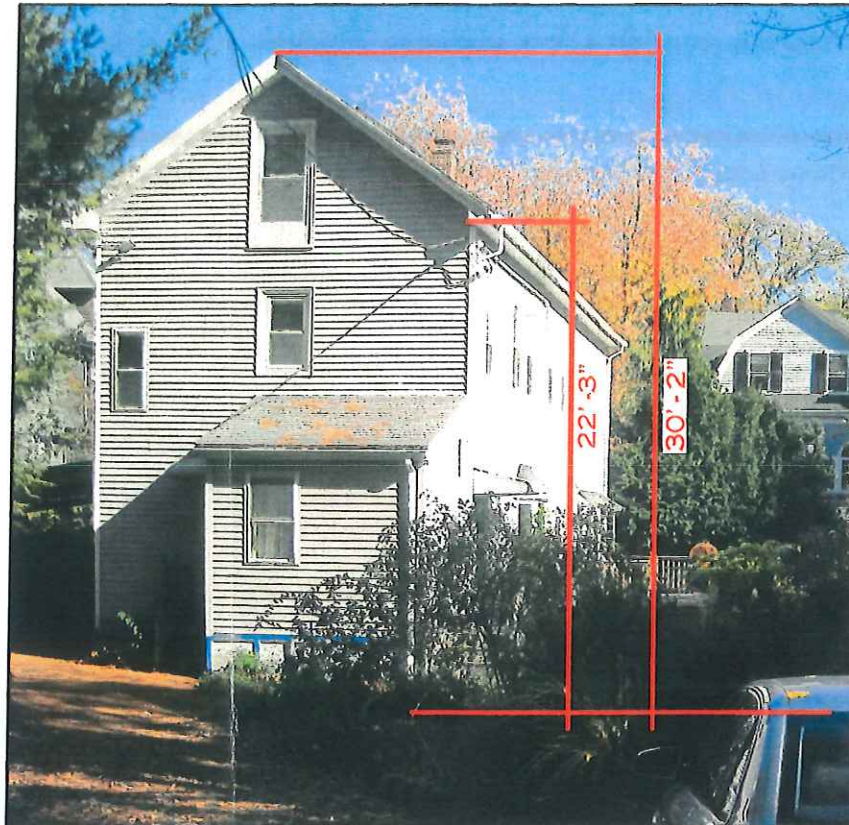
	Existing	Proposed	
Basement			
First Floor	1270	2217	
1 Space Garage (Not included FAR)	136	242	
Second Floor	1050	1874	
Attic	500	817	
TOTAL GFA (Max 5,229 sq. ft.)	2820	4908	
FAR .50 max	0.27	0.47	
Front Setback -Kennedy (25' min.)	58'	21'-2"	
Rear (31' min)	4'	23'-5"-39'-9"	note4
South side (15' min.)*	21.5'	15'	note 1
North Side 1 (15' min)*	NA	12'	note 1,2
North Side 2 (15' min.) *	17'	33'	note 1,2
Building Height (35' max.)	30'-2"	34'	
Open Space (min. 50%)	71%	70%	note 3

ITEMS IN RED ARE NON-CONFORMING

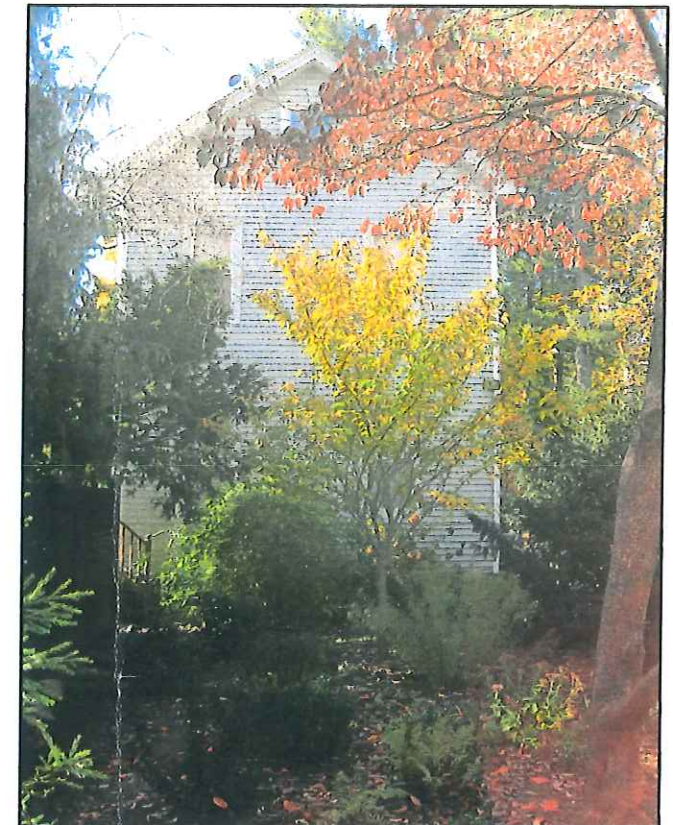
1. Side setbacks requirement is 15' minimum (sum of 35')
2. North side of property steps from 56' in front to 96' in back
3. open space does not include driveways
4. Rear property is segmented into 6 parts in area of building (see plot plan)



SOUTH & WEST ELEVATIONS



WEST (FRONT) ELEVATION



EAST ELEVATION



NORTH



NORTH & EAST ELEVATIONS

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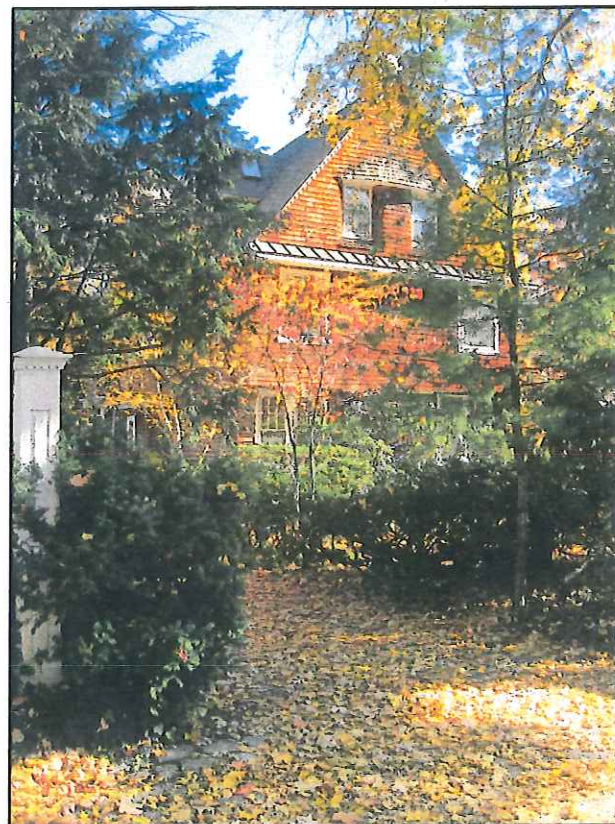
NEIGHBOR ACROSS STREET



NEIGHBOR TO EAST



NEIGHBOR TO NORTH



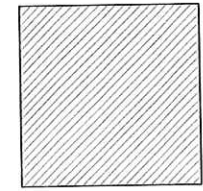
NEIGHBOR TO SOUTH



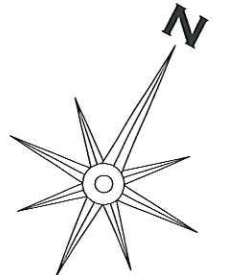
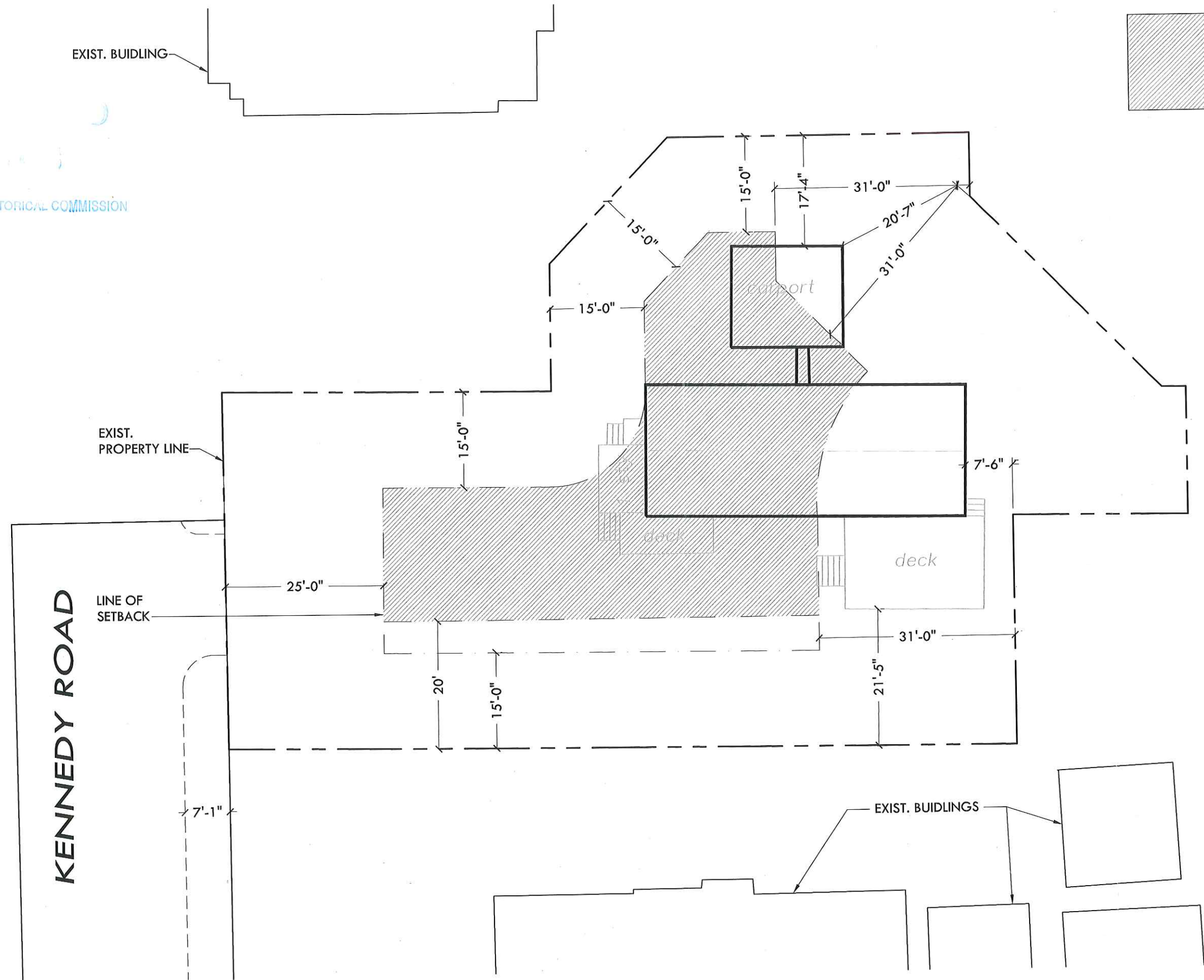
VIEW OF PROPERTY WITH SOUTH NEIGHBOR

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EXIST. BUIDLING



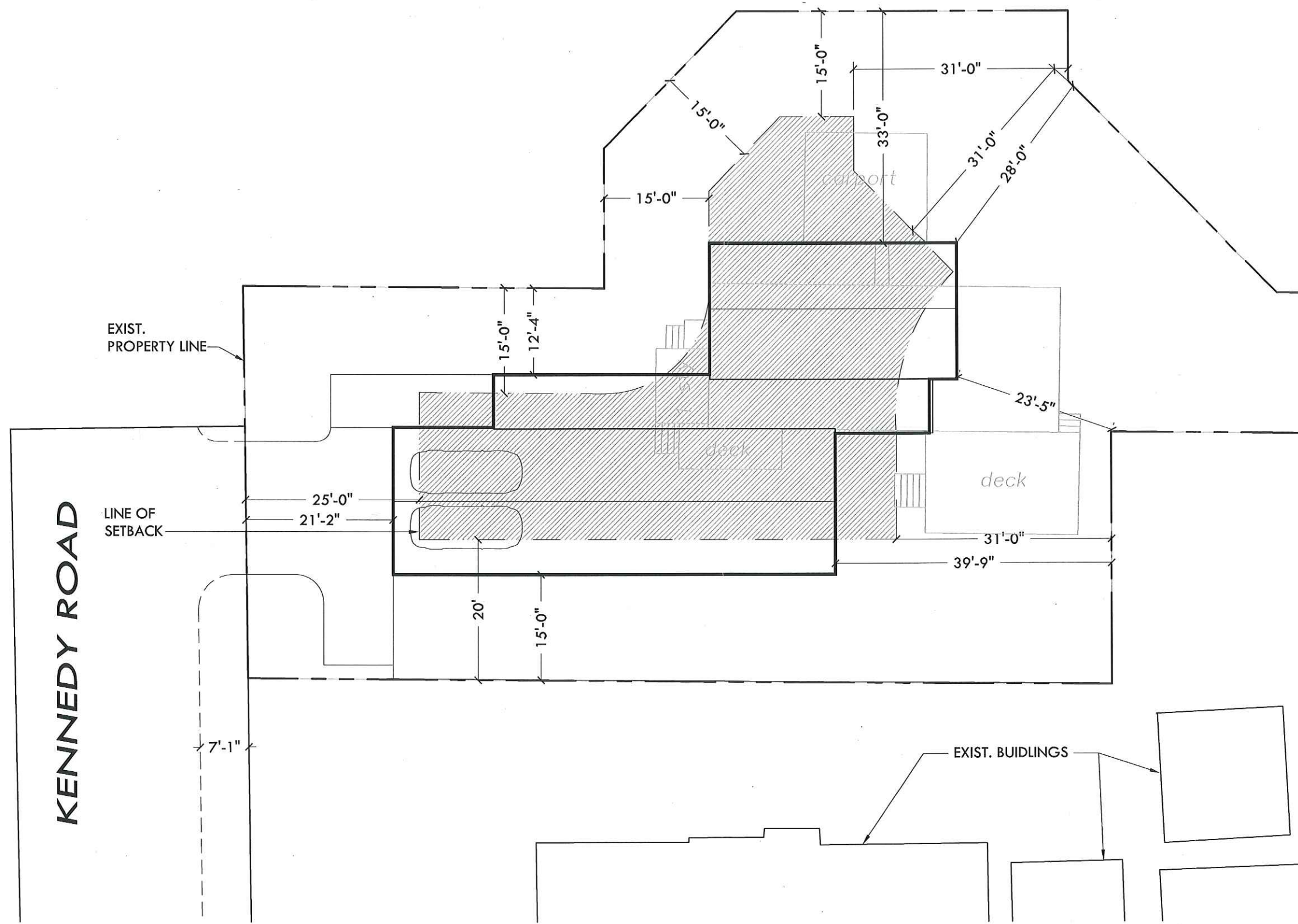
AS OF RIGHT BUILDABLE AREA



14 November 2016
HDC Submission
Site Diagram 1/16" = 1'-0"

EXIST. BUIDLING

AS OF RIGHT
BUILDABLE AREA

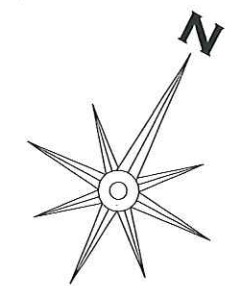


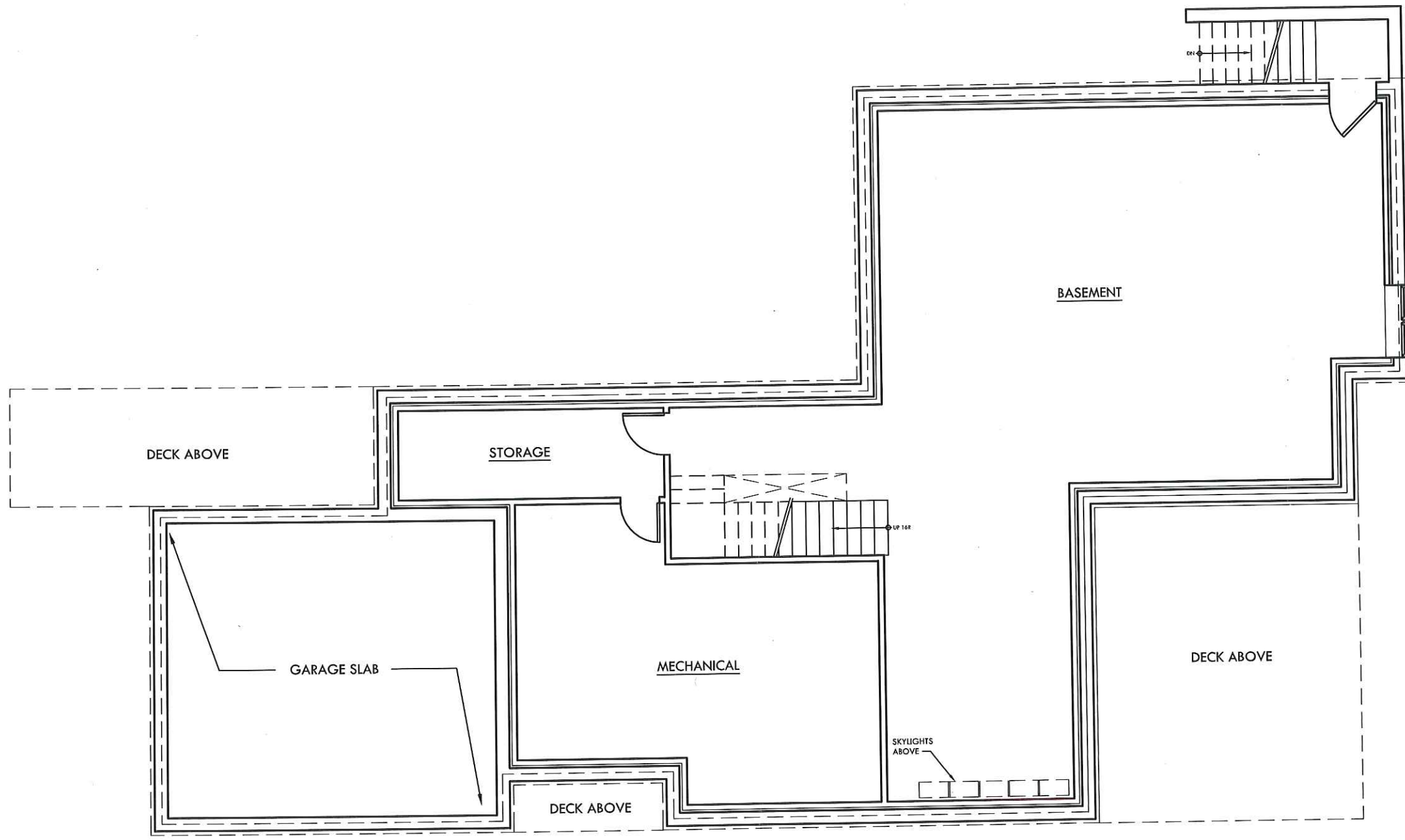
KENNEDY ROAD

LINE OF SETBACK

EXIST. PROPERTY LINE

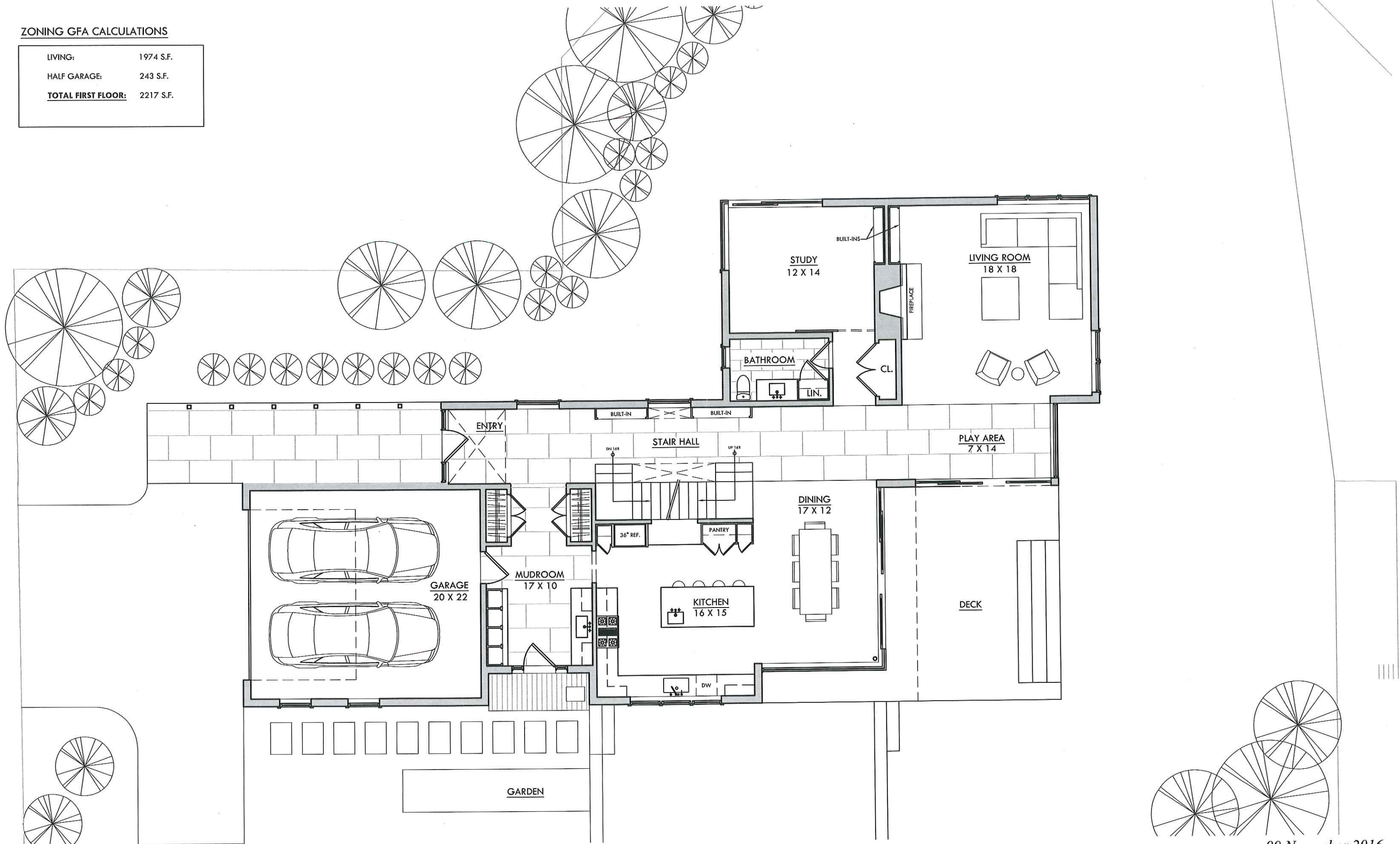
EXIST. BUIDLINGS





ZONING GFA CALCULATIONS

LIVING:	1974 S.F.
HALF GARAGE:	243 S.F.
TOTAL FIRST FLOOR:	2217 S.F.

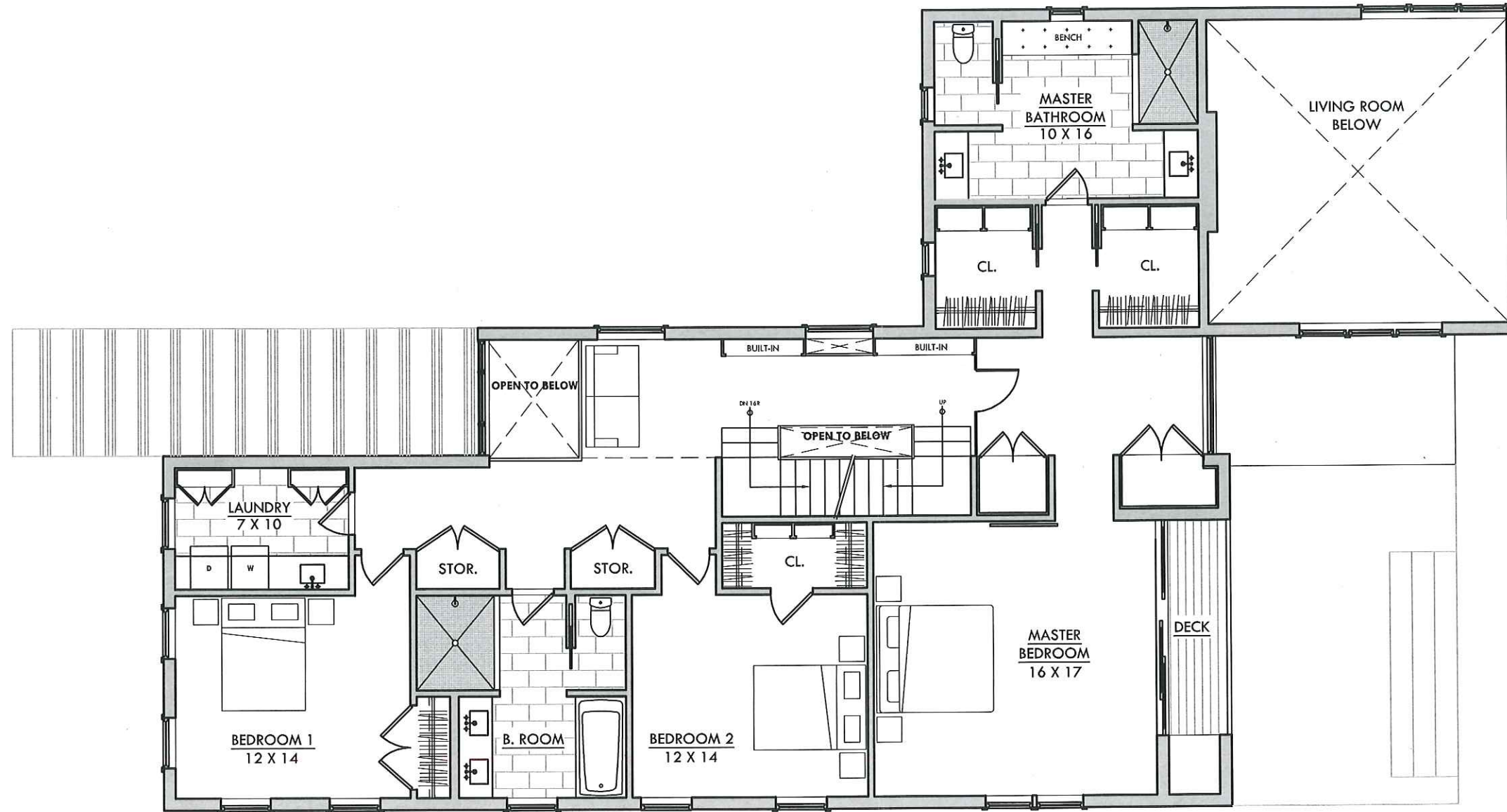


09 November 2016
 HDC Submission
 1/8" = 1'-0"

ZONING GFA CALCULATIONS

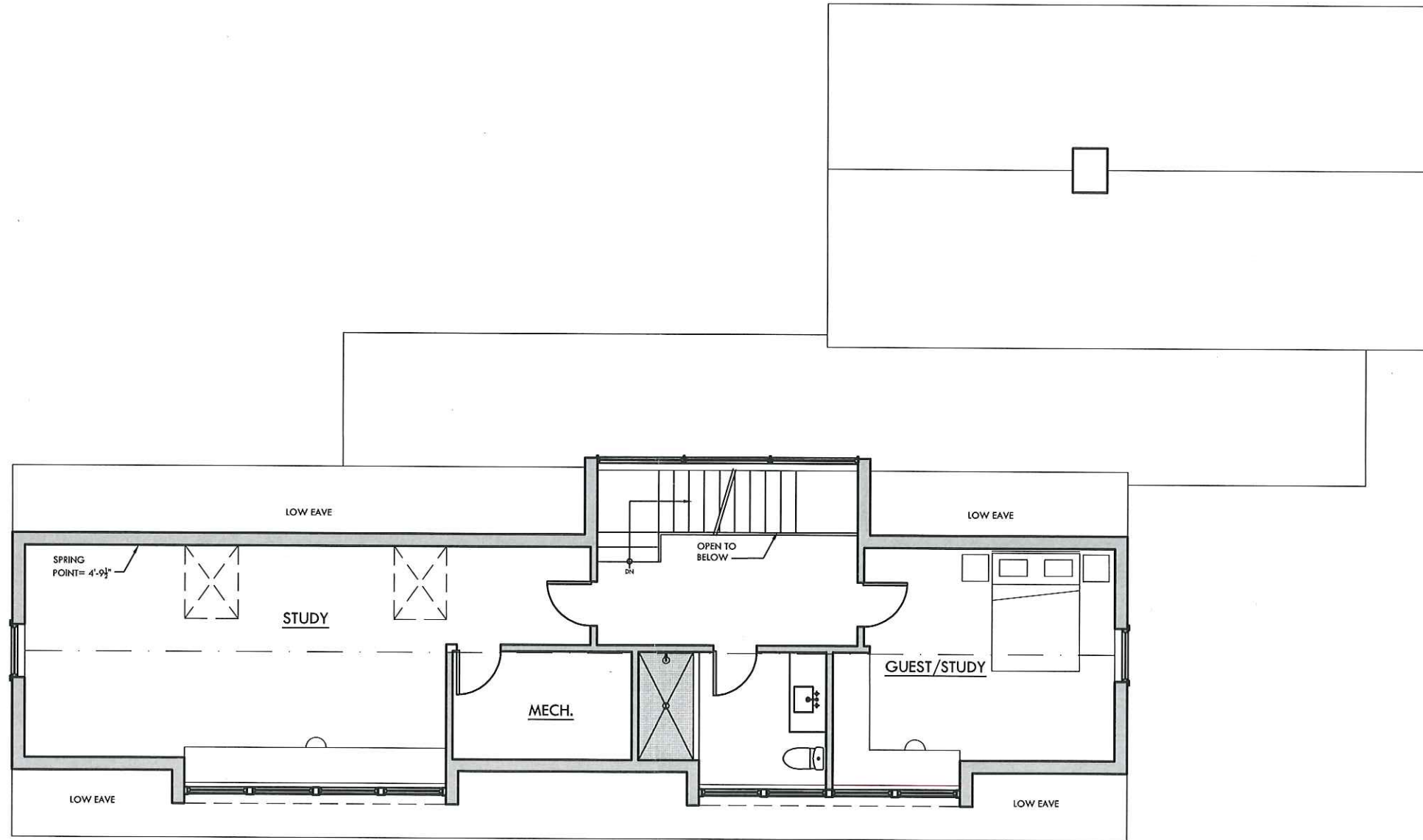
LIVING: 1874 S.F.

TOTAL SECOND FLOOR: 1874 S.F.



ZONING GFA CALCULATIONS

THIRD FLOOR : 817 S.F.



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EAST ELEVATION



WEST (FRONT) ELEVATION



