

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Robert Purdy

PETITIONER'S ADDRESS: 15 Westwood Road, Somerville, MA 02143

LOCATION OF PROPERTY: 55 Regent Street Cambridge

TYPE OF OCCUPANCY: Residential / Multifamily ZONING DISTRICT: Res B

REASON FOR PETITION:

- | | |
|--------------------------------------------------------|---------------------------------|
| <u> X </u> Additions | <u> </u> New Structure |
| <u> </u> Change in Use/Occupancy | <u> </u> Parking |
| <u> </u> Conversion to Addi'l Dwelling Unit's | <u> </u> Sign |
| <u> </u> Dormer | <u> </u> Subdivision |
| <u> </u> Other: _____ | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

 Renovation and Addition of an existing commercial structure to 3 Dwelling Units with below grade parking at the basement level. Construction includes an addition to the 3rd Floor / Roof Level which is outside the existing building envelope.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.28.2 - Conversion of Non-Residential Structures

Article 5 Section 5.30 - Table 5-1

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): *Robert Purdy*
 (Petitioner(s)/Owner)

 Robert Purdy
 (Print Name)

Address: 15 Westwood Road
 Somerville, MA 02143

Tel. No.: 617-733-4425

E-Mail Address: purdyconstruction@yahoo.com

Date: 10/27/17

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.


I/We Robert Purdy
(OWNER)

Address: 15 Westwood Road, Somerville, MA 02143

State that I/We own the property located at 55 Regent Street, Cambridge MA,
which is the subject of this zoning application.

The record title of this property is in the name of 55 Regent Street L.L.C.

*Pursuant to a deed of duly recorded in the date 06/08/2016, Middlesex South
County Registry of Deeds at Book 67393, Page 210; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

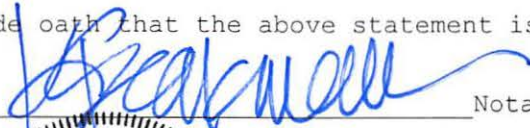


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name ROBERT PURDY personally appeared before me,
this 27 of OCT, 2017, and made oath that the above statement is true.



Notary

My commission expires 3.6.2020 (Seal).



• If ownership is not shown in recorded deed, or inheritance, please include document if by court order, recent deed, or inheritance, please include document.

STATE OF NEW YORK

IN SENATE

January 10, 1911

REPORT

OF THE

COMMISSIONERS OF THE LAND OFFICE

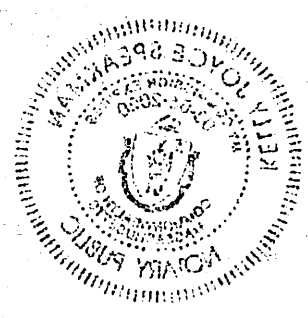
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE

ON APRIL 11, 1909

AND A RESOLUTION PASSED BY THE SENATE

ON APRIL 11, 1909

Robert F. Tamm



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

Increases in construction cost and loss of viable interior area have resulted from poor site conditions and the shape and size of the existing structure. A literal enforcement of the provisions of the Ordinance would make the desirable renovation of the existing structure infeasible. Section 5.28.2 of the Ordinance has been created to encourage the "economic reuse of buildings that may be substantially out of conformance" but does not fully address the conditions encountered at 55 Regent Street.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

Hardship is owing to both soil conditions and shape of existing structure. Soils at 55 Regent Street and in the adjacent properties contain large amounts of peat and high seasonal watertable levels. These conditions have dramatically increased the cost of foundation construction on the site. The position of the existing structure relative to the Property Line and neighboring structures has due to privacy concerns of neighbors, forced the creation of interior courtyards for light and ventilation reducing the available interior Gross Floor Area. We are requesting a modest increase in GFA to enhance access to Rooftop Deck provided as part of the Ordinance Open Space requirements.

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

The additional GFA requested at the 3rd Floor Level meets all of the District Setback and Height requirements. We have taken substantial measures to ensure that the privacy of the adjacent neighbors is not impacted by the careful placement and orientation of outdoor areas through the use of privacy fencing at rooftop decks and by enclosing many of the existing exterior openings. In addition a non-conforming Commercial Use will be transformed to a conforming use in keeping with the uses existing in the neighborhood.

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The additional GFA requested is modest in nature and does not increase to total Interior / Salable area of the existing building. The addition proposed will meet the Setback and Height requirement of the District. The relief will enhance the rehabilitation and re-purposing of a significantly outdated structure and use as encouraged by Section 5.28.2.

- * If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: Boyes-Watson Architects **PRESENT USE/OCCUPANCY:** Commercial
LOCATION: 55 Regent St Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	9180	9965	2500	(max.)
<u>LOT AREA:</u>	5000	5000	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	1.84	No Change	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	n/a	1666	2500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	50	No Change	50	(min.)
DEPTH	100	No Change	100	
<u>SETBACKS IN FEET:</u>				
FRONT	9.8'	9.8'	10'	(min.)
REAR	0'	0'	25'	(min.)
LEFT SIDE	0'	0'	7'-6"	(min.)
RIGHT SIDE	0'	0'	7'-6"	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	24' - 10"	35'	35'	(max.)
LENGTH	100	100	n/a	
WIDTH	50	50	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	42.1	40	(min.)
<u>NO. OF DWELLING UNITS:</u>	n/a	3	2	(max.)
<u>NO. OF PARKING SPACES:</u>	0	6	3	(min./max)
<u>NO. OF LOADING AREAS:</u>	1	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	n/a	n/a	n/a	(min.)

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.

The existing building structure is load bearing brick over stone masonry at the exterior walls and wood frame interior structure and roof. The proposed addition will be typical wood frame construction. There are no additional occupancies or structures on the lot.

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

BZA APPLICATION FORM

GENERAL INFORMATION

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Special Permit: _____ Variance: Appeal: 3:33

2017 OCT 13 PM 3:33
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Robert Purdy

PETITIONER'S ADDRESS: 15 Westwood Road, Somerville, MA 02143

LOCATION OF PROPERTY: 55 Regent Street Cambridge

TYPE OF OCCUPANCY: Residential / Multifamily ZONING DISTRICT: Res B

REASON FOR PETITION:

- | | |
|-----------------------------------------------|---------------------|
| <input checked="" type="checkbox"/> Additions | _____ New Structure |
| _____ Change in Use/Occupancy | _____ Parking |
| _____ Conversion to Addi'l Dwelling Unit's | _____ Sign |
| _____ Dormer | _____ Subdivision |
| _____ Other: _____ | |

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Original Signature(s): 
(Petitioner(s)/Owner)

Robert Purdy
(Print Name)

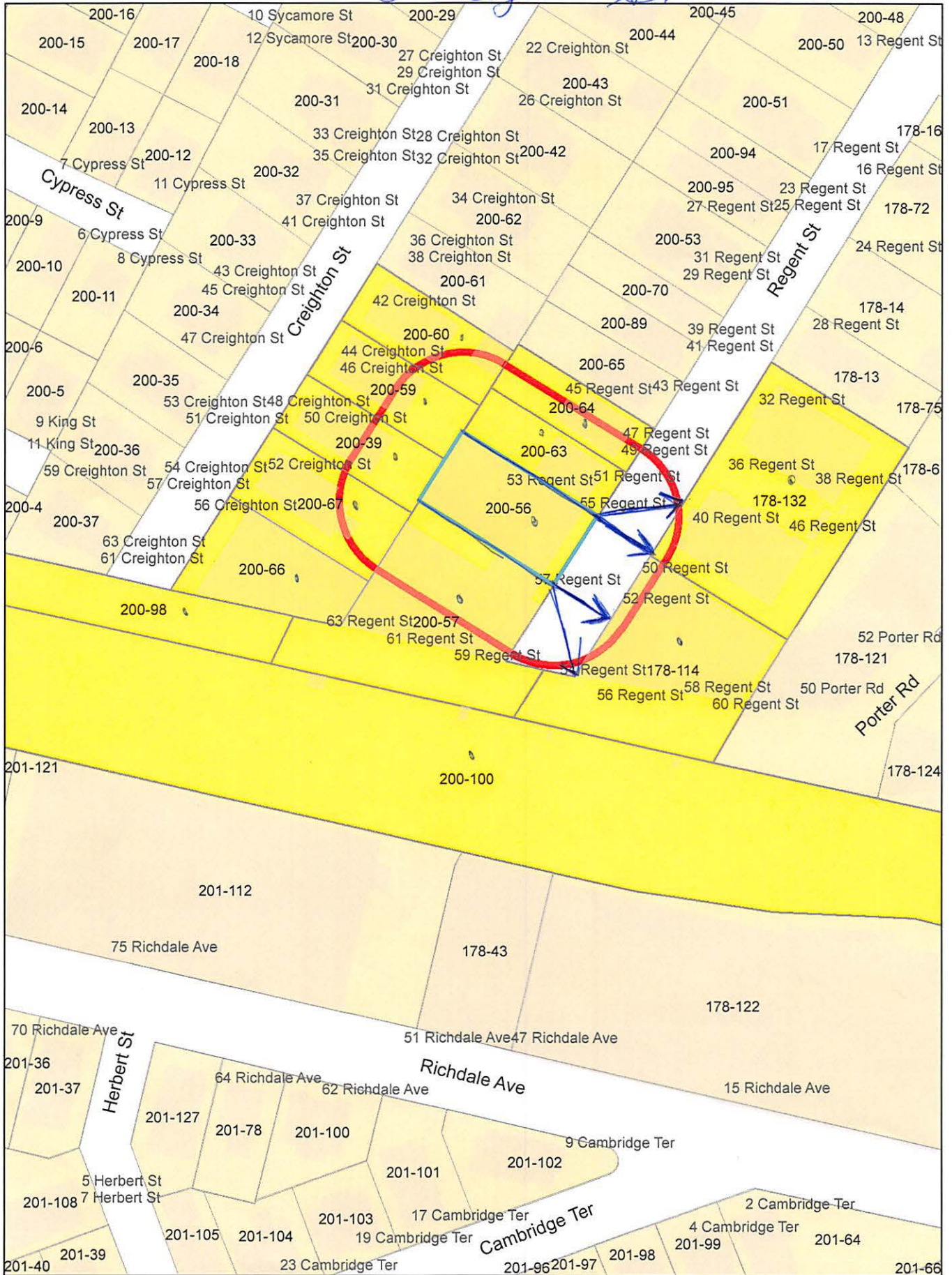
Address: 15 Westwood Road
Somerville, MA 02143

Tel. No.: 617-733-4425

E-Mail Address: purdyconstruction@yahoo.com

Date: 10/27/17

55 Regent St.



55 Regent St.

Petitioner

178-114
SCHINDLER, MARK & ANGELA B. SHEN-HSIEH
60 REGENT ST., UNIT #1
CAMBRIDGE, MA 02140

178-114
LEWIS, DAVID &
JANSULU ALIMJANKZY NURPEISOVA
58 REGENT ST., #2
CAMBRIDGE, MA 02140

ROBERT PURDY
15 WESTWOOD ROAD
SOMERVILLE, MA 02143

178-114
DAHL, CHRISTOPHER C. & NAOMI V. DAHL
54 REGENT ST., #4
CAMBRIDGE, MA 02140

178-114
LEWICKI, JOHN F.
52 REGENT ST. UNIT#5
CAMBRIDGE, MA 02140

178-114
PETERS, MARK, PAULINE PETERS
50 REGENT ST. UNIT 6
CAMBRIDGE, MA 02140

178-132
ROY, BIRENDRO & TARA BINETTI ROY
34 REGENT ST., #32
CAMBRIDGE, MA 02140

178-132
HUGHES, CURTIS K. DORIA A. P. HUGHES
34 REGENT ST.
CAMBRIDGE, MA 02140

178-132
EVENCHIK, LEONARD N. &
SUZANNE R. KIRSCHNER
36 REGENT STREET #36
CAMBRIDGE, MA 02140

178-132
ISHII, HIROSHI & AKIKO ISHII, TRUSTEES
C/O COLLET, THOMAS
34 REGENT ST., # 38
CAMBRIDGE, MA 02140

178-132
ALBERT, MICHAEL A. & DOROTHEE ROZENBERG
40 REGENT STREET UNIT #40
CAMBRIDGE, MA 02140

178-132
CHRISTENSEN, ELIZABETH Y. &
MATTHEW Q. CHRISTENSEN
34 REGENT ST., #42
CAMBRIDGE, MA 02140

178-132
COHEN, IVAN GLENN
44 REGENT STREET
CAMBRIDGE, MA 02140

178-132
TALLAPRAGADA, RAVI &
NARENDRA TALLAPRAGADA
34 REGENT ST., #46
CAMBRIDGE, MA 02140

200-39
COLLETTE, ANN MARIE
50 CREIGHTON ST
CAMBRIDGE, MA 02140

200-56
55 REGENT STREET LLC,
15 WESTWOOD RD.
SOMERVILLE, MA 02143

200-57
KOKINOS, G. STEVEN
3 BRANTWOOD RD
ARLINGTON, MA 02476

200-57
GOUNDEN, COLIN G. &
ALYSON GOUNDEN ROCK
61 REGENT ST., #2
CAMBRIDGE, MA 02140

200-57
BARKER, JANET B.
59 REGENT STREET, UNIT #3
CAMBRIDGE, MA 02140

200-57
SANJAKDAR, KAMAL & RIMA ABDUL-LATIF
57 REGENT ST., #4
CAMBRIDGE, MA 02140

200-59
CHAVES, DAVID P. JR.
46 CREIGHTON ST
CAMBRIDGE, MA 02140

200-60
KUPFERMAN, WENDY A.
40-42 CREIGHTON ST
CAMBRIDGE, MA 02140

200-63
BODWELL, STEPHEN K. & MARY E. BODWELL
51-53 REGENT ST
CAMBRIDGE, MA 02140

200-64
PETITPAS, JOSEPH A. F. &
ISABELLE PETITPAS, LIFE ESTATE
49 REGENT ST.
CAMBRIDGE, MA 02140

200-66-98
POTTER'S REALTY, LLC,
82 MILLERS DRIVE
DARTMOUTH, MA 02747

200-67
HIKES, JUDITH & THOMAS DALY
A LIFE ESTATE
52-54 CREIGHTON ST
CAMBRIDGE, MA 02140

200-100
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

178-114
BUSSINK, ALBERT W. & ANN H. JENKINS
56 REGENT STREET UNIT #3
CAMBRIDGE, MA 02140



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 55 Regent Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition permit anticipated for adaptive re-use of warehouse for residential.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date November 14, 2017

Received by Uploaded to Energov Date November 14, 2017
Relationship to project BZA 14919-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

55 Regent Street



No.	Description	Date

Stamp

client
Robert Purdy

COVER
55 REGENT STREET

BOYES-WATSON ARCHITECTS

thirty bow street
somererville, ma 02143
www.bwarchitects.com
phone: 978.228.8200
fax: 978.228.8211

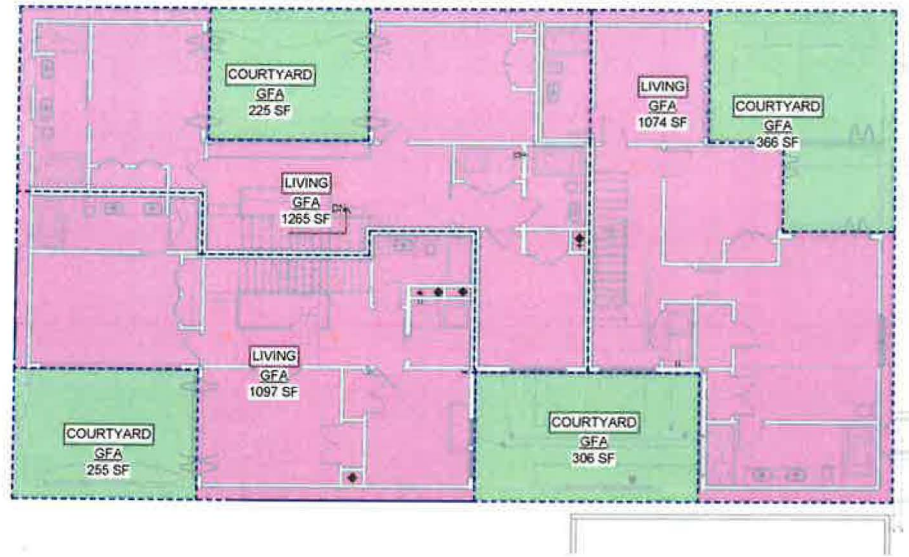
job number 19530

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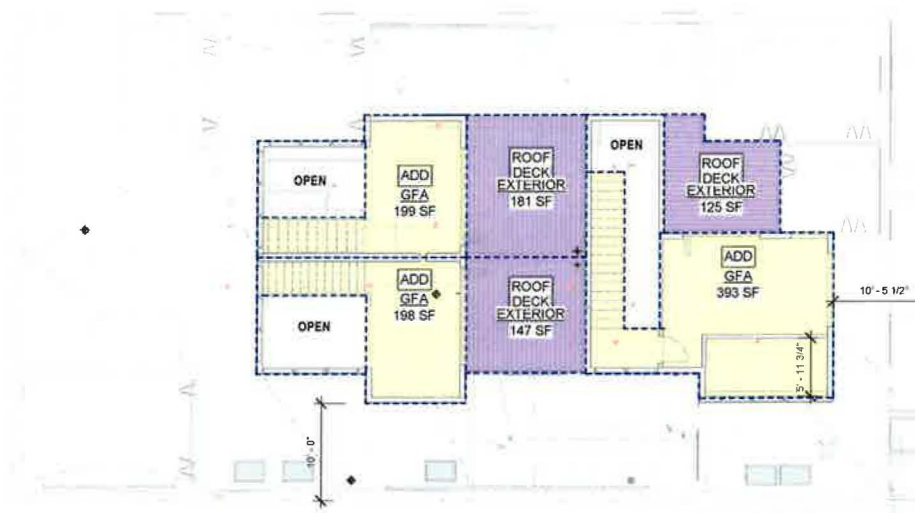
date issued 07-07-17

PERMIT SUBMITTAL

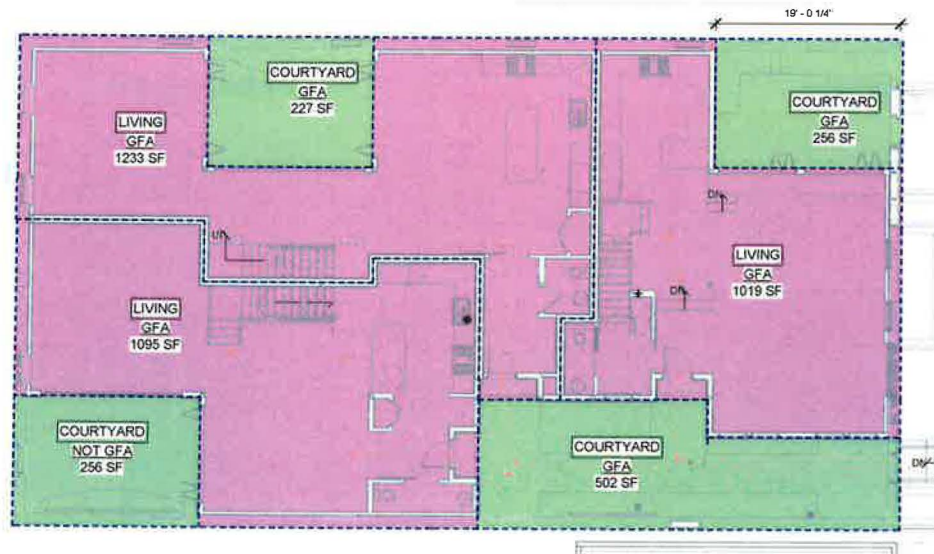
A000



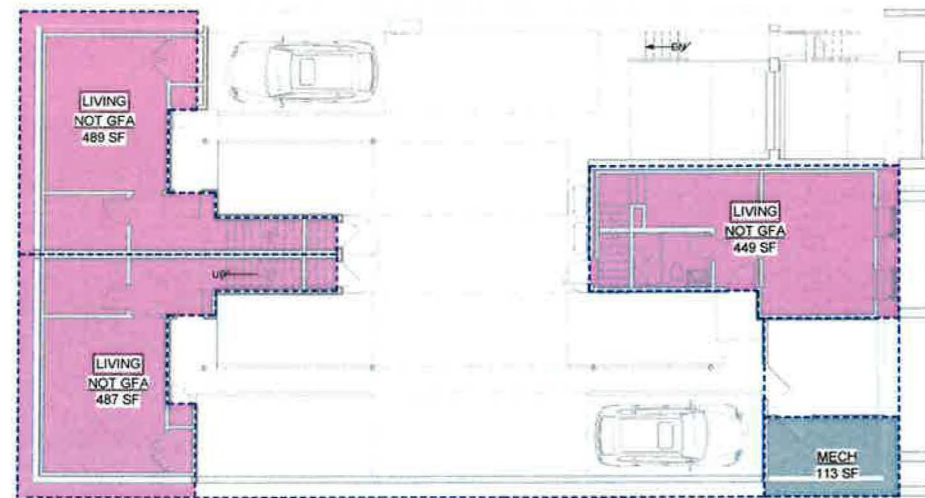
2 AREA PLAN - 2ND
1/8" = 1'-0"



4 AREA PLAN - PENTHOUSE
1/8" = 1'-0"



1 AREA PLAN - 1ST
1/8" = 1'-0"



3 AREA PLAN - BASEMENT
1/8" = 1'-0"

ZONING AREA		
Level	GFA Type	Area
COMMON		
1ST FLOOR	COURTYARD	502 SF
2ND FLOOR	COURTYARD	306 SF
		808 SF
UNIT 1		
1ST FLOOR	COURTYARD	256 SF
1ST FLOOR	LIVING	1019 SF
2ND FLOOR	COURTYARD	366 SF
2ND FLOOR	LIVING	1074 SF
ROOF	ADD	393 SF
		3108 SF
UNIT 2		
1ST FLOOR	COURTYARD	227 SF
1ST FLOOR	LIVING	1233 SF
2ND FLOOR	COURTYARD	225 SF
2ND FLOOR	LIVING	1265 SF
ROOF	ADD	199 SF
		3149 SF
UNIT 3		
1ST FLOOR	COURTYARD	256 SF
1ST FLOOR	LIVING	1095 SF
2ND FLOOR	COURTYARD	255 SF
2ND FLOOR	LIVING	1097 SF
ROOF	ADD	198 SF
		2900 SF
		9965 SF

No.	Description	Date
1	DOC Final Review	08.12.17

stamp

client
Rober Purdy

ZONING COMPLIANCE
55 REGENT STREET



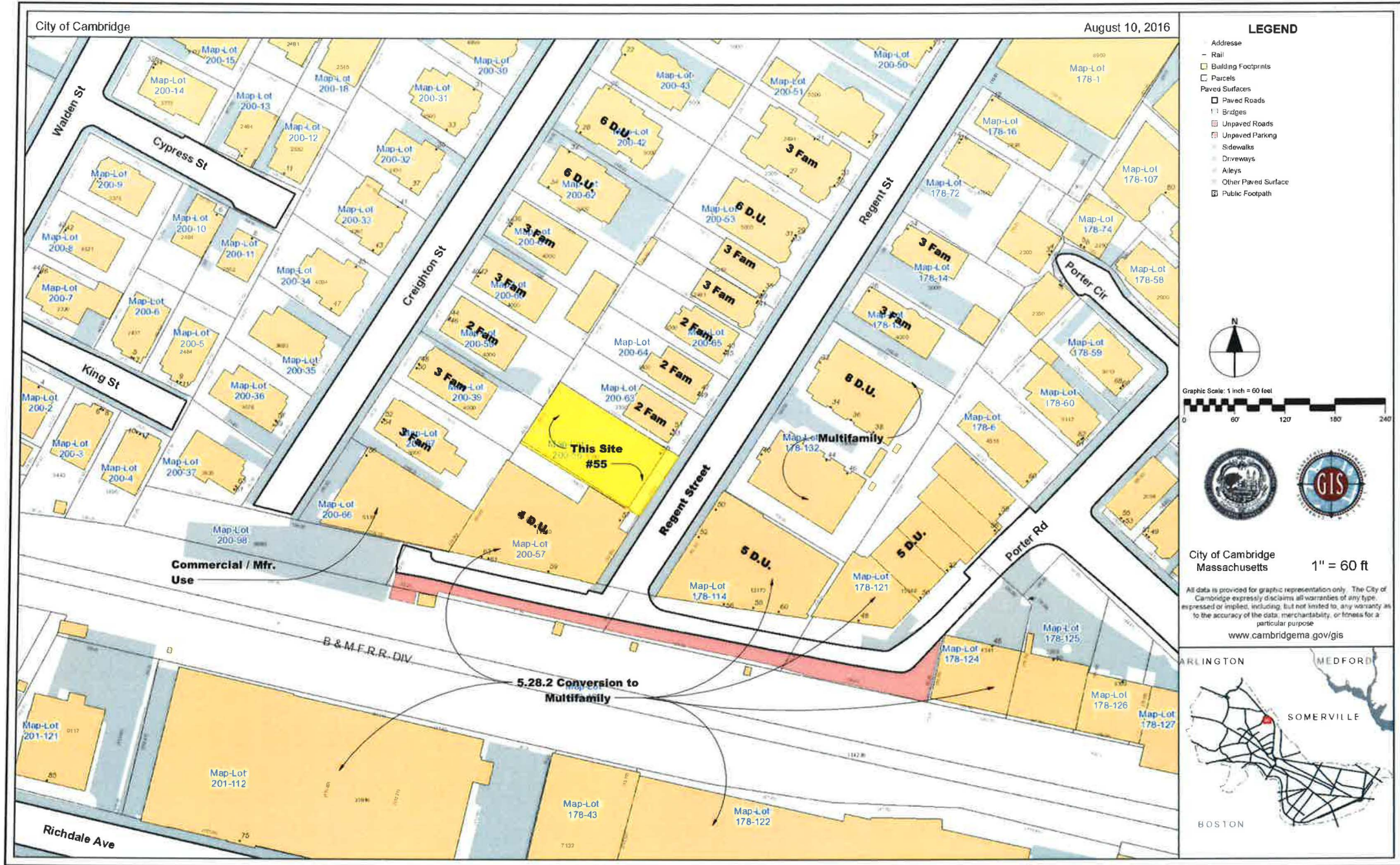
job number: 19530

scale: 1/8" = 1'-0"

date issued: 07-07-17

PERMIT SUBMITTAL

A002



City of Cambridge

August 10, 2016

LEGEND

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Aleys
 - Other Paved Surface
 - Public Footpath



Graphic Scale: 1 inch = 60 feet



City of Cambridge
Massachusetts 1" = 60 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.
www.cambridgema.gov/gis

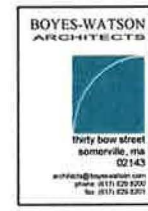


No.	Description	Date

Stamp

Client: **Rober Purdy**

CONTEXT MAP / ASSESSORS MAP
55 REGENT STREET



job number 19530

scale

date issued 07-07-17

PERMIT SUBMITTAL

A011



55 Regent Street



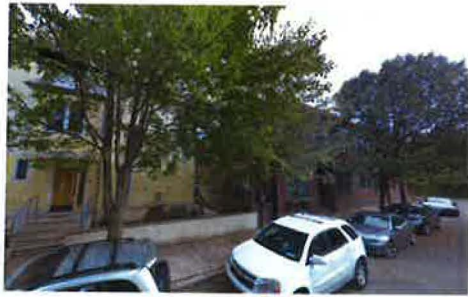
57 and 59 Regent Street



43 and 53 Regent Street



53 and 43 Regent Street



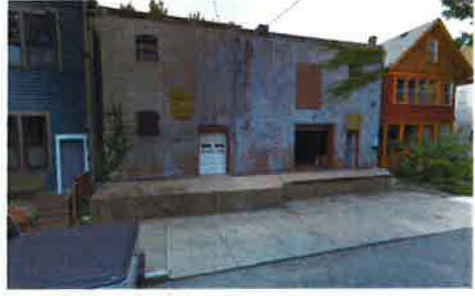
32 52 Regent Street



57 and 59 Regent Street



57 and 53 Regent Street



55 Regent Street



PROJECT SITE



3246 Regent Street



5052 Regent Street

No.	Description	Date

stamp

client
Robert Purdy

DATE
CONTEXT PHOTOS

PROJECT
55 REGENT STREET

BOYES-WATSON ARCHITECTS



thirty bow street
somerville, ma 02143
www.bwarchitects.com
phone: (617) 426-8200
fax: (617) 426-8201

job number: **19530**

scale:

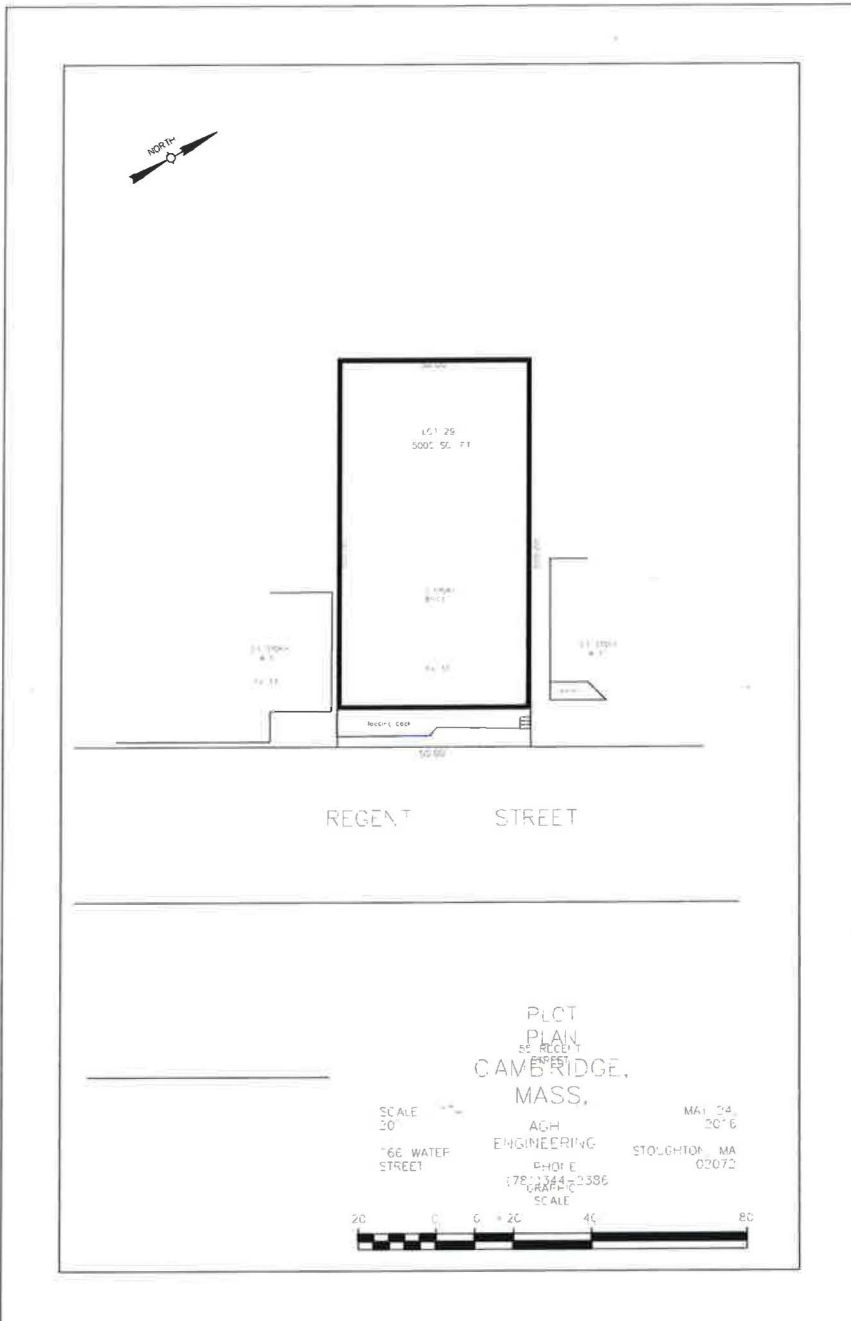
date issued: **07-07-17**

PERMIT SUBMITTAL

A012

11/10/2017 2:51:09 PM

1/11/2017 2:51:40 PM



PLOT
PLAN
CAMBRIDGE,
MASS.

SCALE 20' = 1" ACH MAY 2016
"66 WATER ENGINEERING SToughton, MA 02072
STREET 178-1783-2386
SCALE

20 40 80

No.	Description	Date

stamp

client
Robert Purdy

PROPERTY SURVEY
55 REGENT STREET

BOYES-WATSON ARCHITECTS

thirty bow street
somerville, ma
02143
www.bwarchitects.com
phone (617) 426-6300
fax (617) 426-6301

job number 19530

scale

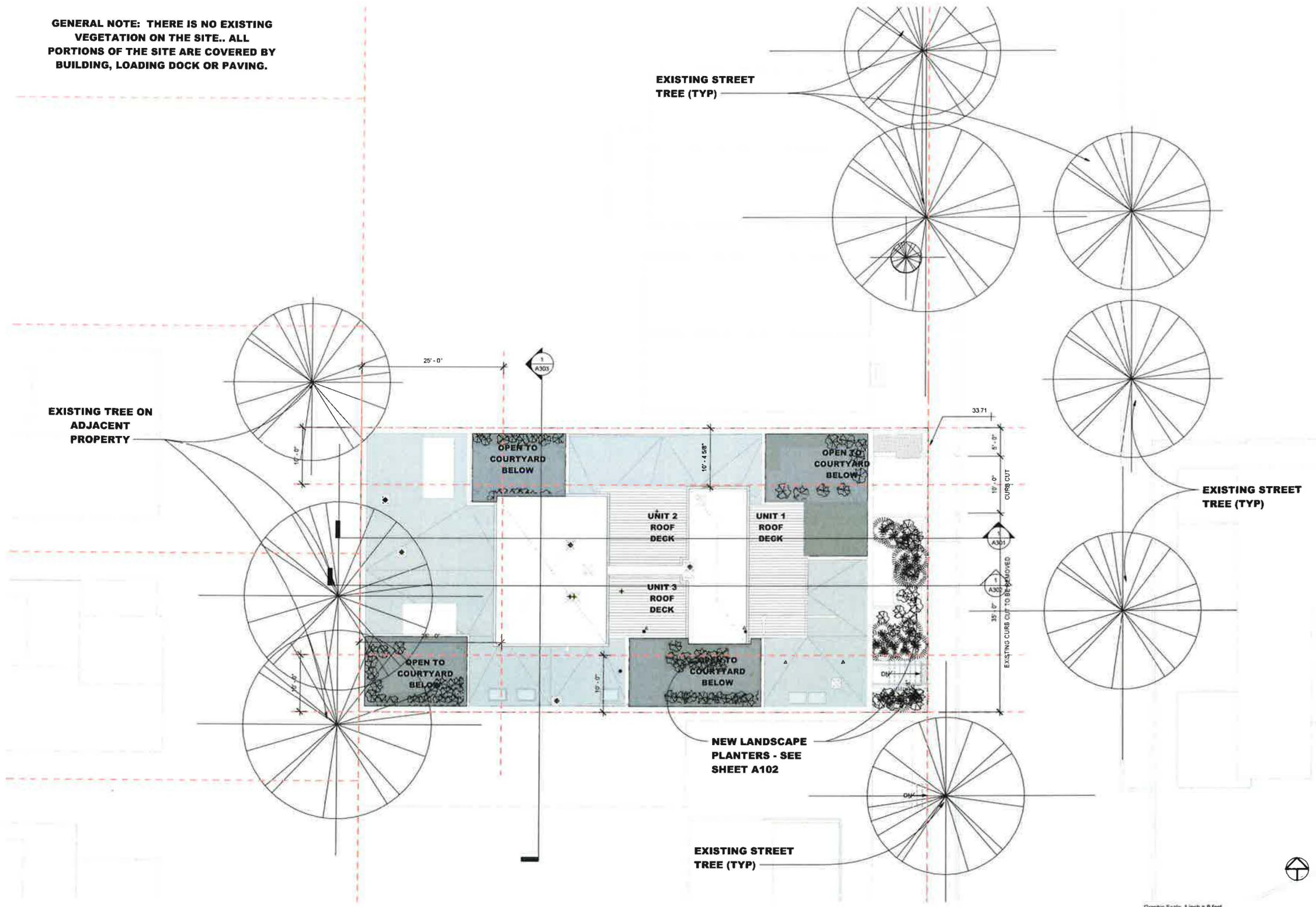
date issued 07-07-17

PERMIT SUBMITTAL

A013

GENERAL NOTE: THERE IS NO EXISTING VEGETATION ON THE SITE. ALL PORTIONS OF THE SITE ARE COVERED BY BUILDING, LOADING DOCK OR DRIVE. EXISTING STREET TREES AND TREES ON ADJACENT PROPERTIES ARE SHOWN ON THE ASSESSORS' CONTEXT MAP.

GENERAL NOTE: THERE IS NO EXISTING VEGETATION ON THE SITE.. ALL PORTIONS OF THE SITE ARE COVERED BY BUILDING, LOADING DOCK OR PAVING.



No.	Description	Date

Stamp

client
Rober Purdy

ARCHITECTURAL SITE PLAN
55 REGENT STREET

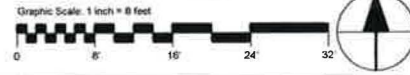
BOYES-WATSON ARCHITECTS
 thirty four street
 somerville, ma 02143
 r.watson@boyes-watson.com
 phone: (617) 629-8200
 fax: (617) 629-8201

job number 19530

scale 1/8" = 1'-0"

date issued 07-07-17

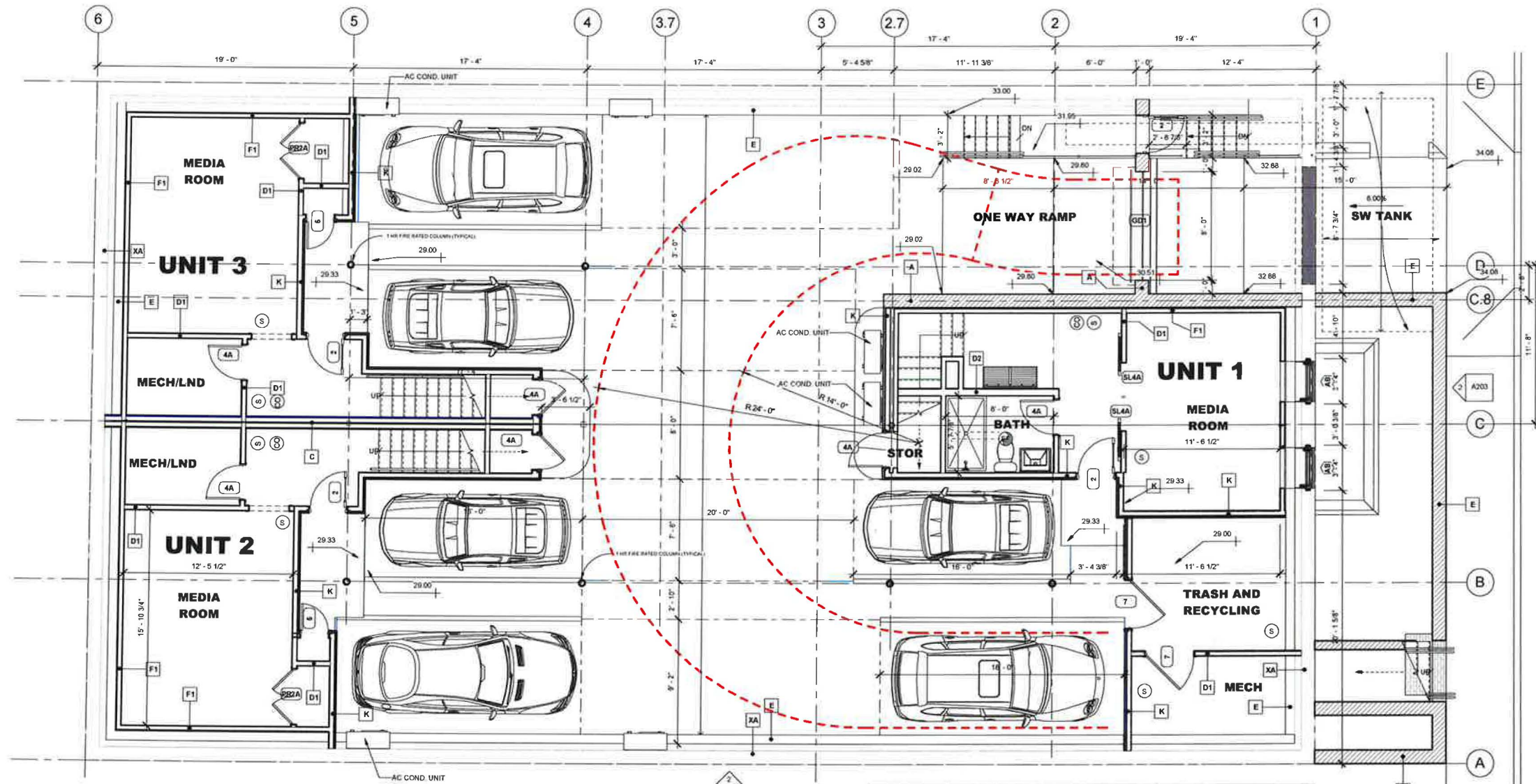
PERMIT SUBMITTAL



1 PROPOSED SITE
1/8" = 1'-0"

11/1/2017 2:51:42 PM

A100



1 PROPOSED BASEMENT
1/4" = 1'-0"

GENERAL FOUNDATION NOTES
 A Foundation wall elevations are relative to 1st Floor 0' - 0" top of plywood decking
 B. C. shall field verify manufacturer rough opening dimensions at basement windows



No.	Description	Date

Stamp

client
Rober Purdy

BASEMENT
55 REGENT STREET



job number 19530

scale 1/4" = 1'-0"

date issued 07-07-17

PERMIT SUBMITTAL

A101

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TRAVEL DISTANCE TO UNIT EXIT DOOR		
Path ID	Mark	Travel Distance
Unit 1	1-1	19'-0"
Unit 1	1-2	14'-11"
Unit 1	1-3	18'-2"
Unit 1	1-4	2'-0"
Unit 1	1-5	14'-6"
Unit 1	1-6	2'-0"
Unit 1	1-7	10'-2"
Unit 1	1-8	5'-2"
Unit 1	1-9	4'-6"
Unit 1	1-10	10'-4"
Unit 1		100'-8"

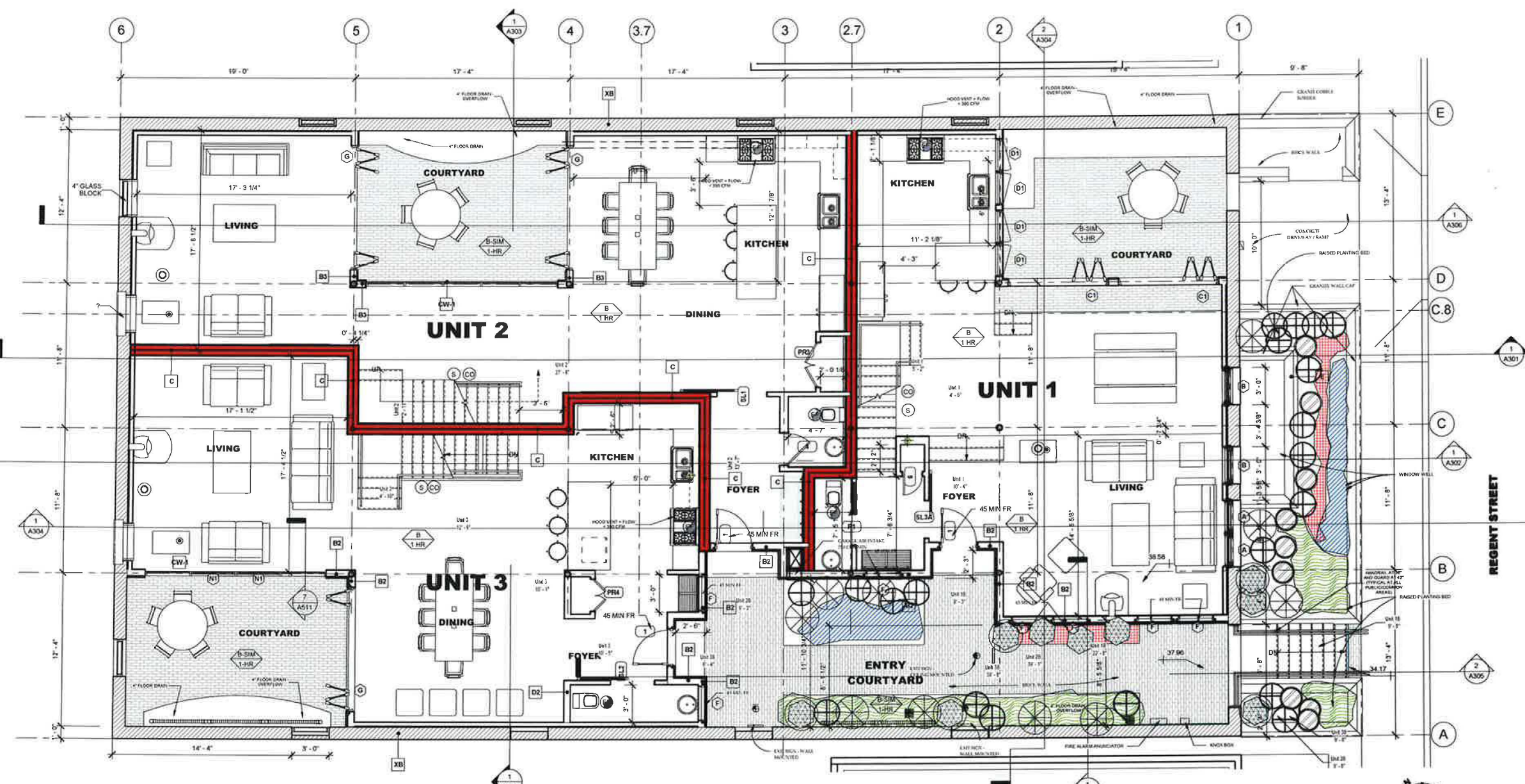
TRAVEL DISTANCE TO UNIT EXIT DOOR		
Path ID	Mark	Travel Distance
Unit 2	2-1	14'-3"
Unit 2	2-2	10'-5"
Unit 2	2-3	21'-6"
Unit 2	2-4	4'-3"
Unit 2	2-5	11'-3"
Unit 2	2-6	4'-3"
Unit 2	2-7	11'-3"
Unit 2	2-8	2'-11"
Unit 2	2-9	27'-8"
Unit 2	2-10	13'-7"
Unit 2		121'-4"

TRAVEL DISTANCE TO UNIT EXIT DOOR		
Path ID	Mark	Travel Distance
Unit 3	3-1	7'-7"
Unit 3	3-2	21'-2"
Unit 3	3-3	14'-5"
Unit 3	3-4	5'-10"
Unit 3	3-5	11'-2"
Unit 3	3-6	5'-9"
Unit 3	3-7	11'-3"
Unit 3	3-8	4'-10"
Unit 3	3-9	12'-6"
Unit 3	3-10	10'-1"
Unit 3	3-11	10'-5"
Unit 3		115'-0"

TRAVEL DISTANCE FROM UNIT EXIT DOOR		
Path ID	Mark	Travel Distance
Unit 1B	1-A	8'-3"
Unit 1B	1-B	22'-8"
Unit 1B	1-C	9'-8"
Unit 1B		40'-7"
Unit 2B	2-A	9'-3"
Unit 2B	2-B	39'-1"
Unit 2B	2-C	9'-8"
Unit 2B		58'-0"
Unit 3B	3-A	6'-4"
Unit 3B	3-B	39'-8"
Unit 3B	3-C	9'-8"
Unit 3B		55'-8"

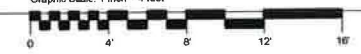
PLANTING SCHEDULE

	CREeping JUNIPER	(<i>JUNIPERUS HORIZONTALIS 'PRINCE OF WHALES'</i>)
	SCARLET FLAME CARPET PHLOX	(<i>PHLOX SUBULATA</i>)
	EVERGREEN VINCA	(<i>VINCA MINOR</i>)
	LYNWOOD GOLD FORSYTHIA	(<i>FORSYTHIA X INTERMEDIA</i>)
	HYDRANGEA	(<i>HYDRANGEA MACROPHYLLA</i>)
	EVERGREEN AZALEA	(<i>RHODODENDRON 'GIRARD'S HOT SHOT'</i>)
	EVERGREEN AZALEA	(<i>RHODODENDRON 'DELAWARE VALLEY WHITE'</i>)



1 PROPOSED 1ST FLOOR
1/4" = 1'-0"

Graphic Scale: 1 inch = 4 feet



Date	Description
08.12.17	000 Permit Review

Stamp

Client
Robert Purdy

1ST FLOOR PLAN
55 REGENT STREET

BOYES-WATSON ARCHITECTS
 2675 bow street
 somerville, ma 02143
 www.boyes-watson.com
 phone: 617.628.8200
 fax: 617.628.8201

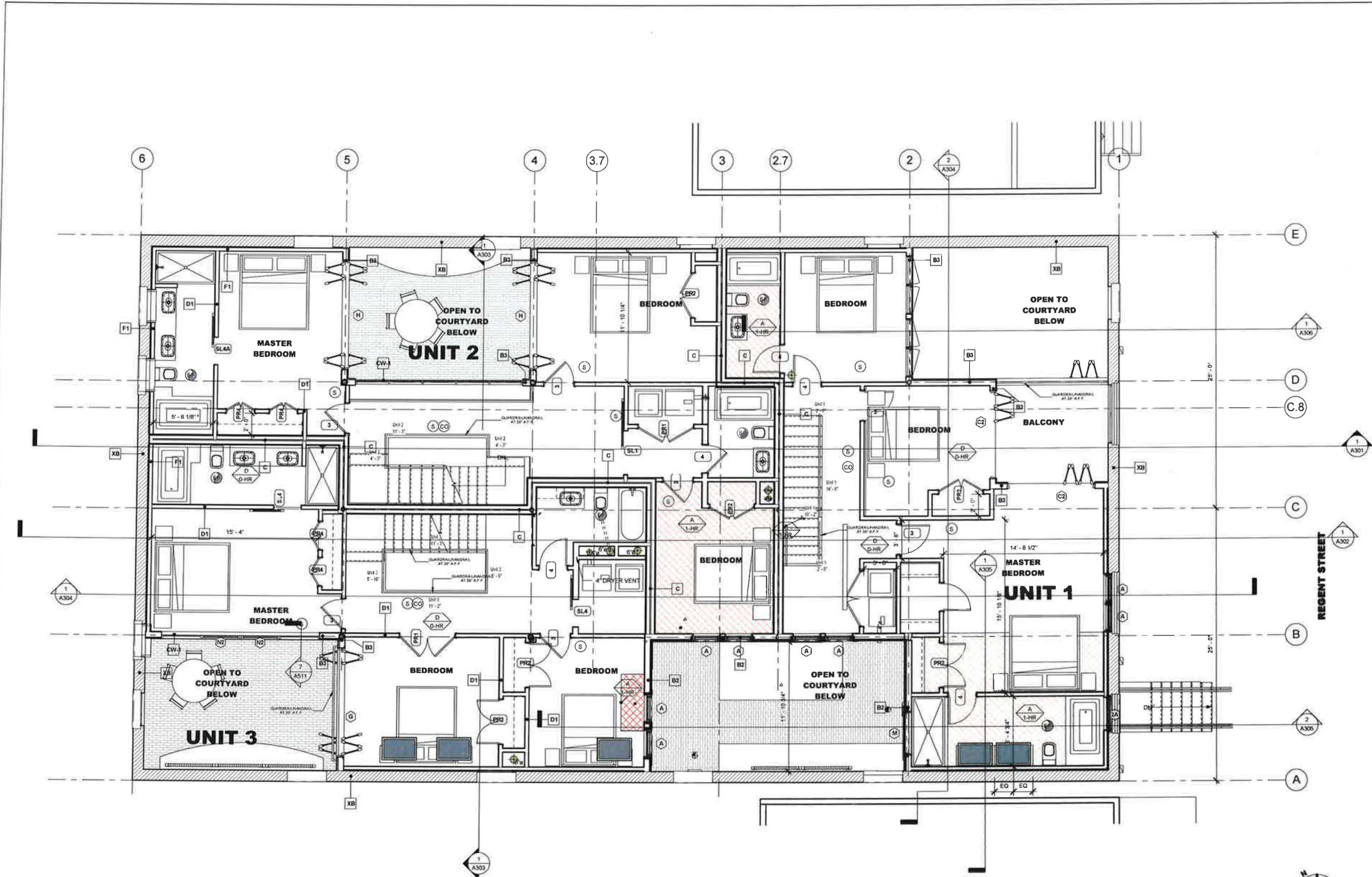
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scale: 1/4" = 1'-0"

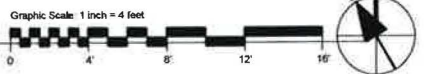
date issued: 07-07-17

PERMIT SUBMITTAL

A102



1 PROPOSED 2ND FLOOR
1/4" = 1'-0"



No.	Description	Date
1	CCC Permit Review	08/12/17

Stamp

Client
Robert Purdy

2ND FLOOR PLAN
55 REGENT STREET

BOYES-WATSON ARCHITECTS
 thirty bow street
 somerville, ma 02143
 617.629.8200
 www.bwarchitects.com

job number 19530

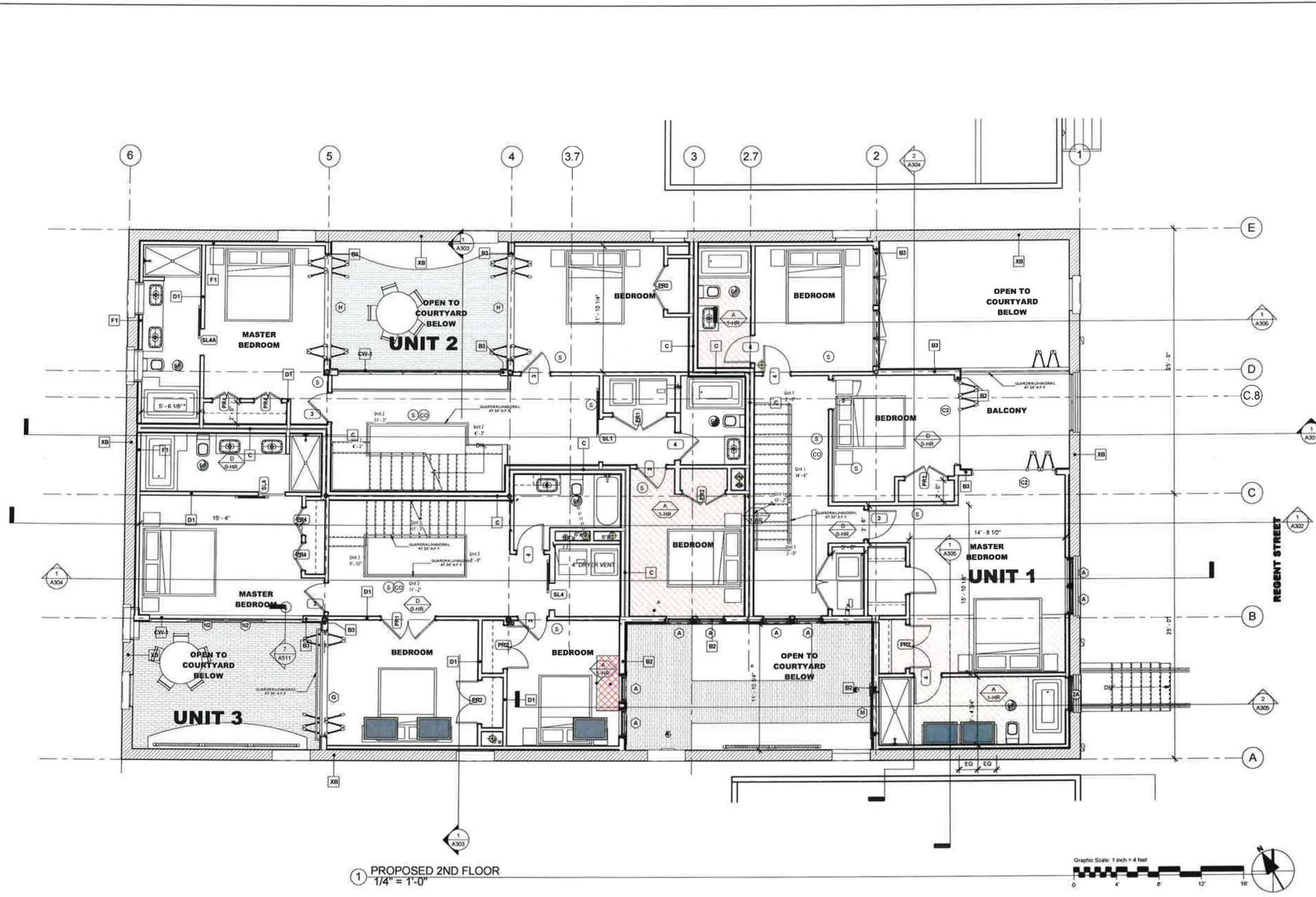
scale 1/4" = 1'-0"

date issued 07-07-17

PERMIT SUBMITTAL

A103

11/10/2017 2:51:56 PM



1 PROPOSED 2ND FLOOR
1/4" = 1'-0"



No.	Description	Date
1	CCDC Permit Review	08/12/17

Stamp

client
Rober Purdy

2ND FLOOR PLAN
55 REGENT STREET

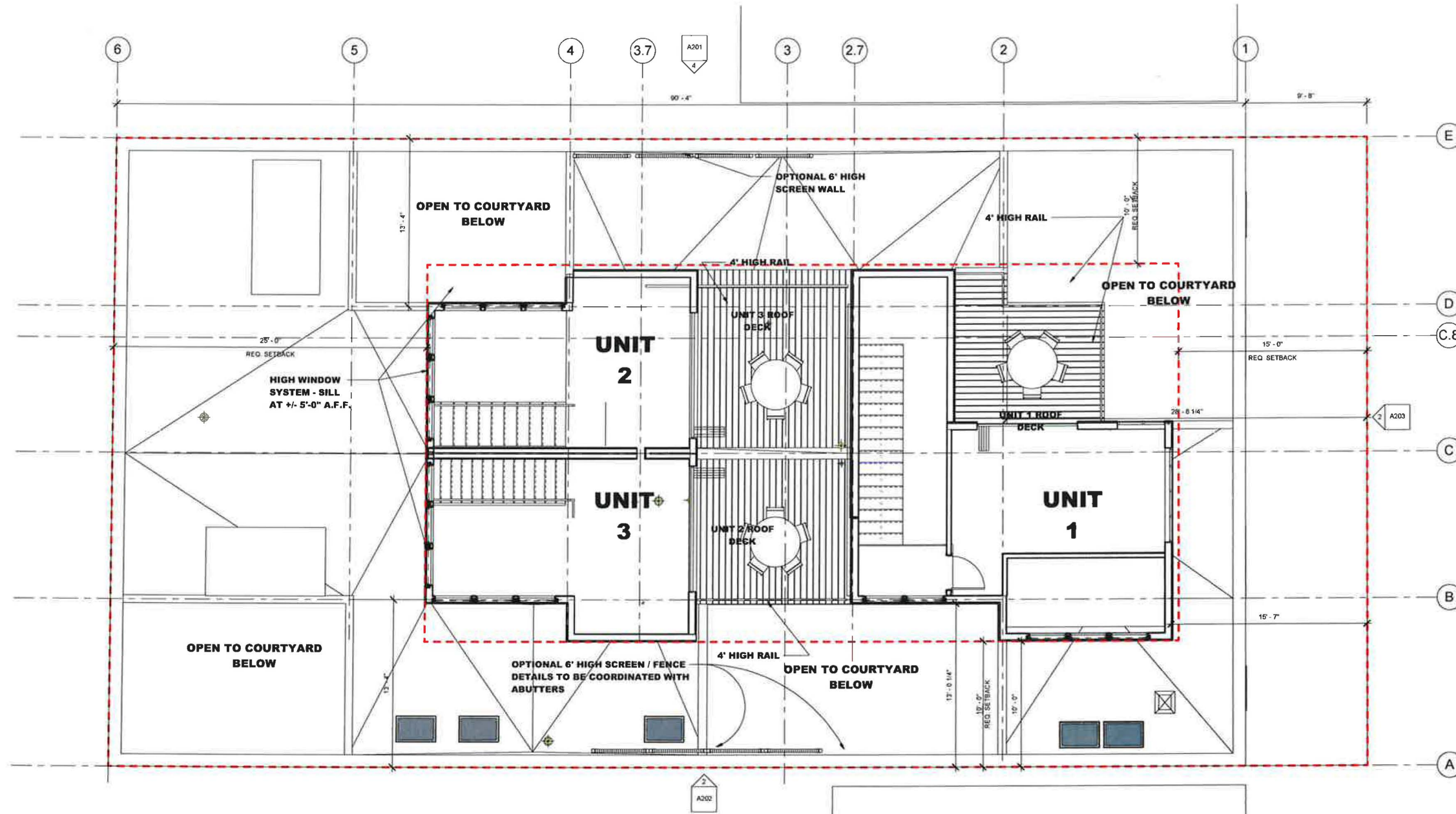
BOYES-WATSON ARCHITECTS

 thirty bow street
 scituate, ma 02543
 www.bwarchitects.com
 phone: 508.528.5500
 fax: 508.528.5501

job number 19530
 scale 1/4" = 1'-0"
 date issued 07-07-17
 PERMIT SUBMITTAL

A103

11/10/2017 2:59:01 PM



PROPOSED PENTHOUSE LEVEL - VARIANCE
 PHASE
 1/4" = 1'-0"

No.	Description	Date

Stamp

Client
 Robert Purdy

Project
 PENTHOUSE LEVEL - VARIANCE SCHEME
 55 REGENT STREET



Job number 19530

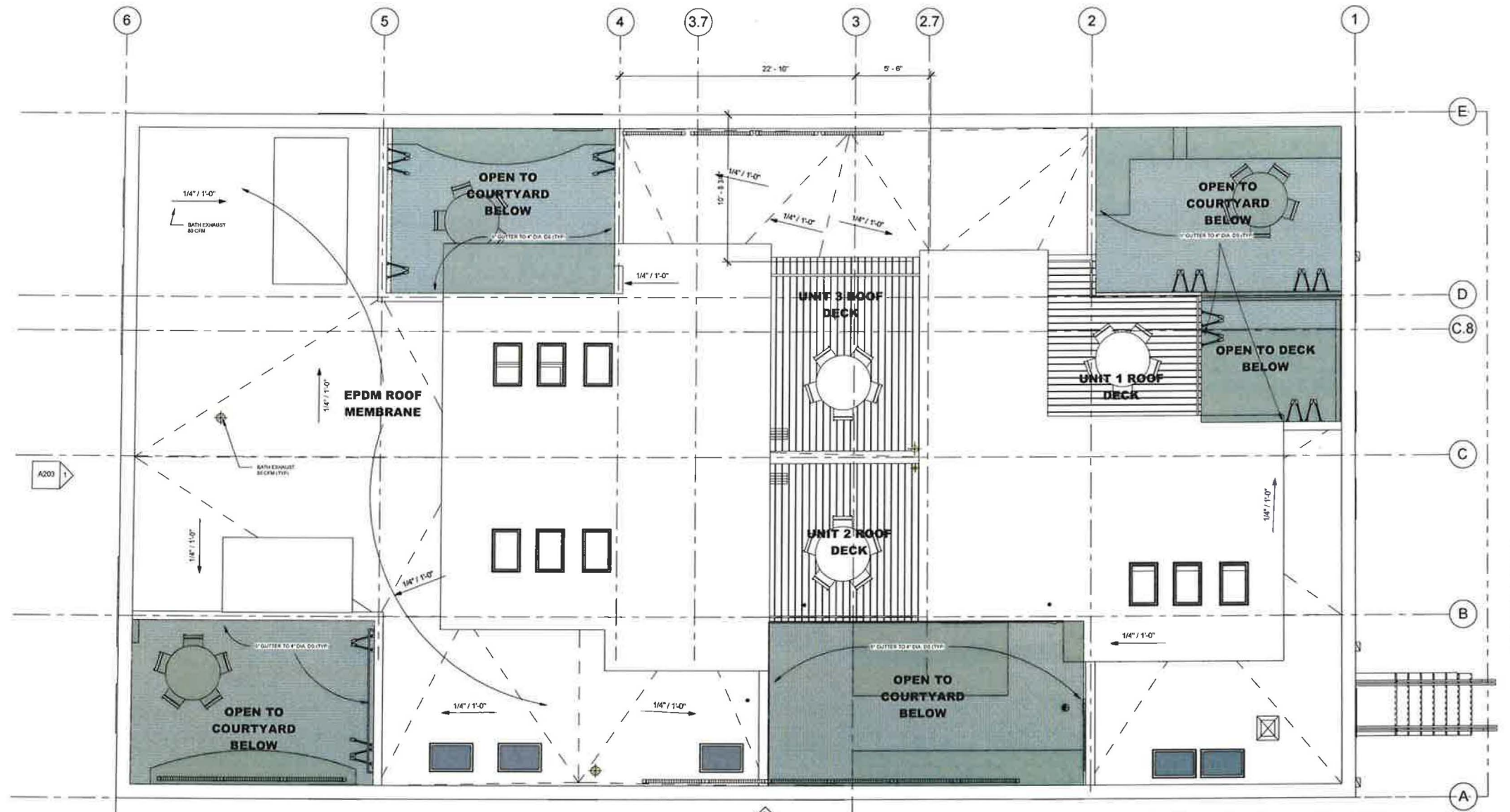
Scale 1/4" = 1'-0"

Date issued 07-07-17

PERMIT-SUBMITTAL

A104a

11/16/2017 2:52:04 PM



1 PROPOSED ROOF LEVEL
1/4" = 1'-0"

No.	Description	Date
1	CCC Permit Review	08.12.17

stamp

client
Rober Purdy

title
ROOF PLAN

project
55 REGENT STREET

BOYES-WATSON ARCHITECTS

trudy bow street
sommerville, ma 02143
www.bwarchitects.com
phone: (617) 426-8200
fax: (617) 426-8201

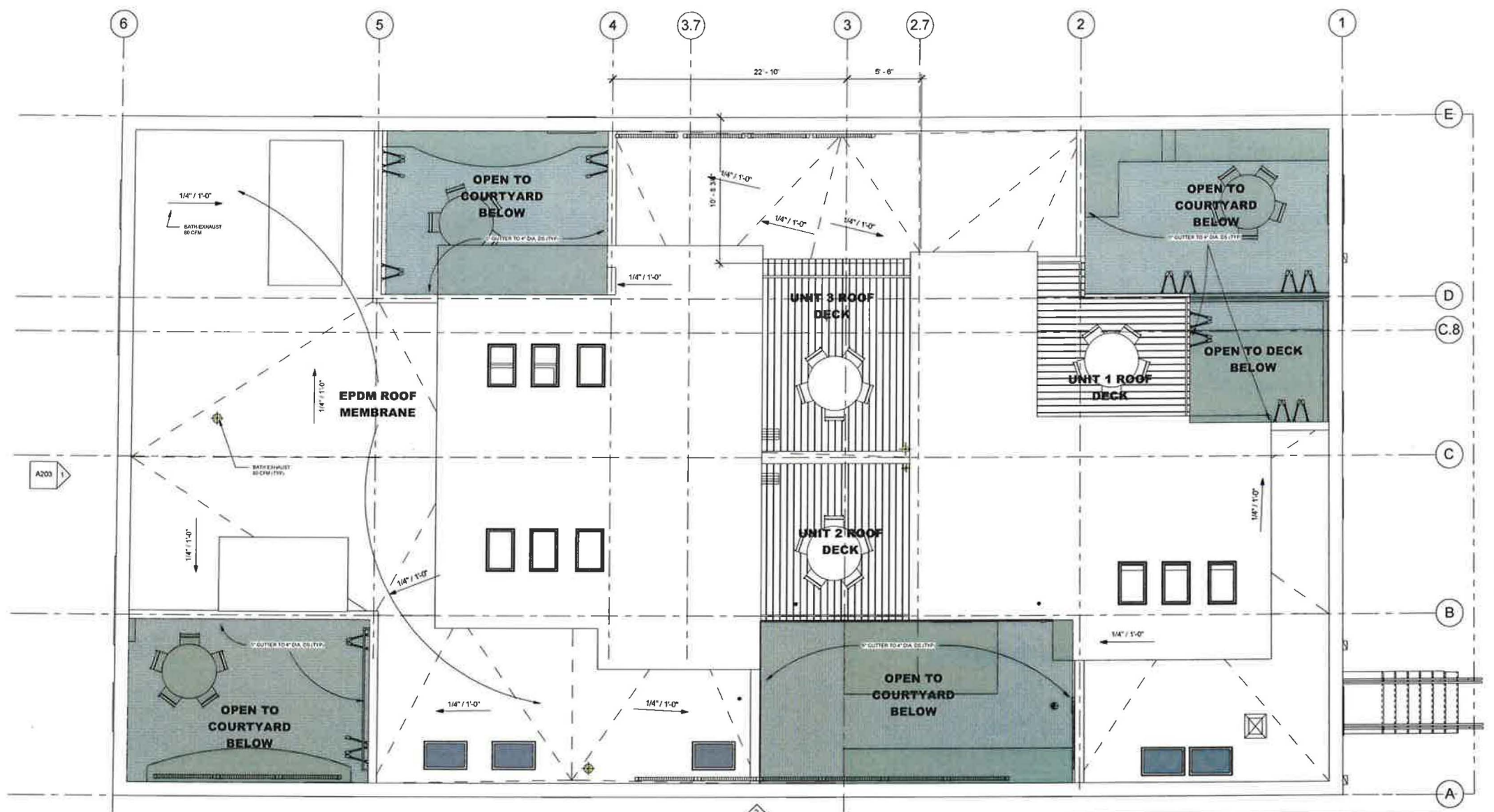
job number 19530

scale 1/4" = 1'-0"

date issued 07-07-17

PERMIT SUBMITTAL

A105



No.	Description	Date
1	COCC Permit Review	08/12/17

Stamp

client
Robert Purdy

ROOF PLAN
55 REGENT STREET

BOYES-WATSON ARCHITECTS

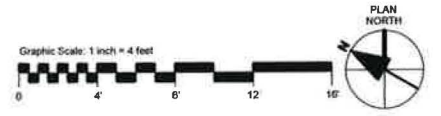
 bobby bow street
 scituate, ma
 02543
 www.bwarchitects.com
 phone: 508.538.8300
 fax: 508.538.8201

job number 19530

scale 1/4" = 1'-0"

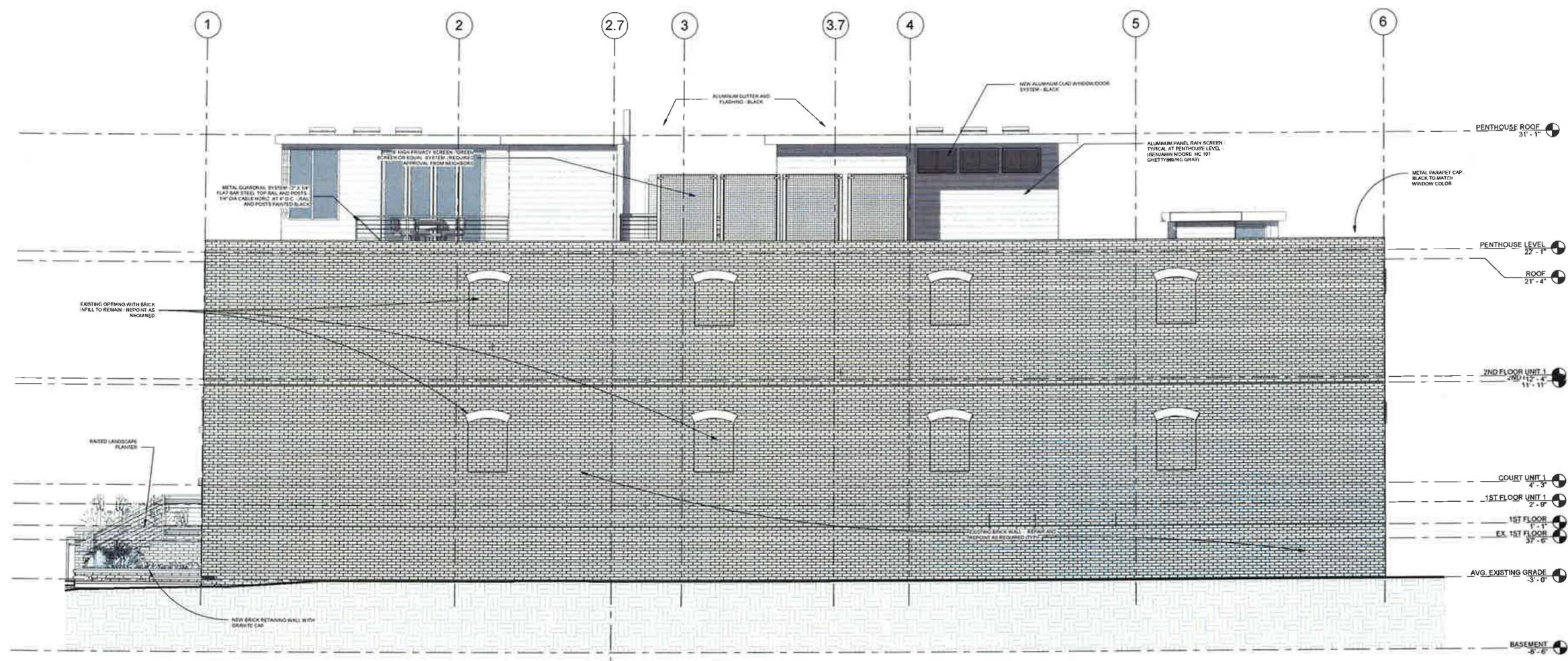
date issued 07-07-17

PERMIT SUBMITTAL



1 PROPOSED ROOF LEVEL
1/4" = 1'-0"

11/02/17 2:50:08 PM



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

No.	Description	Date

stamp

client
Rober Purdy

ELEVATIONS
 55 REGENT STREET
 Project

BOYES-WATSON ARCHITECTS



thirty four street
scarsdale, ma
02143
 bwa@bwarchitects.com
 phone: (617) 629-8200
 fax: (617) 629-8201

job number 19530

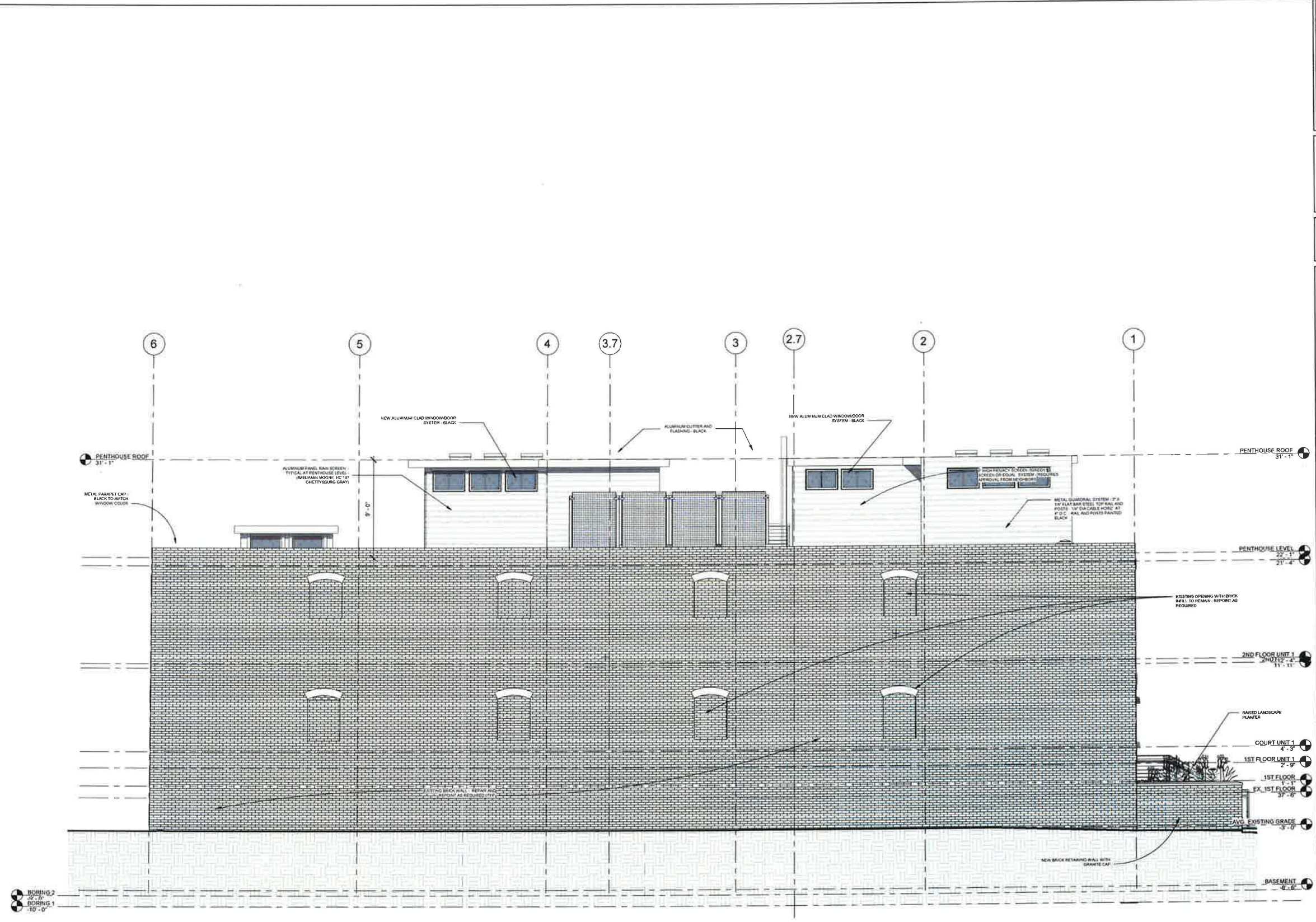
scale 1/4" = 1'-0"

date issued 07-07-17

PERMIT SUBMITTAL

A201

11/10/17 2:52:13 PM



No.	Description	Date

stamp

client
Robert Purdy

ELEVATIONS
55 REGENT STREET
 Project

BOYES-WATSON ARCHITECTS



thirty bow street
 somerville, ma
 02143
 www.bwarchitects.com
 phone (617) 426 1200
 fax (617) 426 1201

job number 19530

scale 1/4" = 1'-0"

date issued 07-07-17

PERMIT SUBMITTAL

A202

2 PROPOSED LEFT SIDE ELEVATION
 1/4" = 1'-0"

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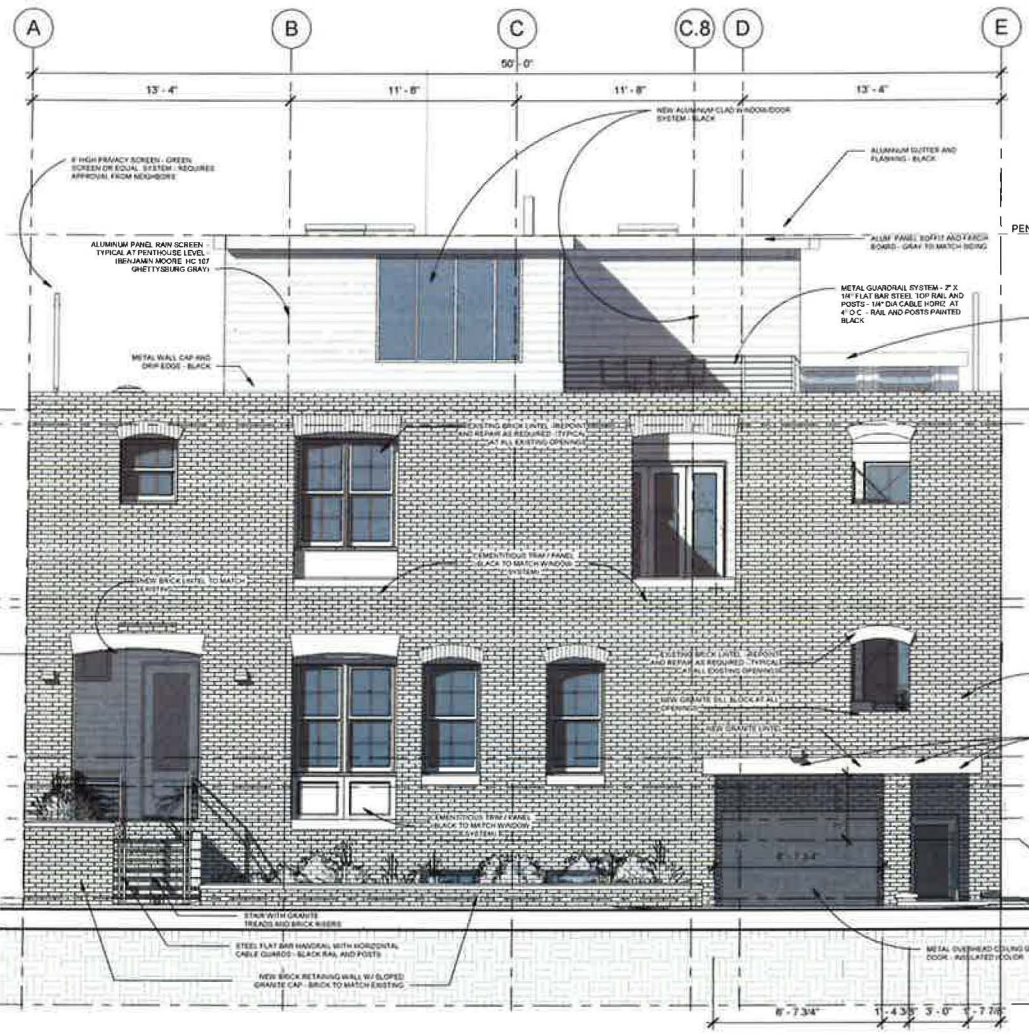
No.	Description	Date

stamp

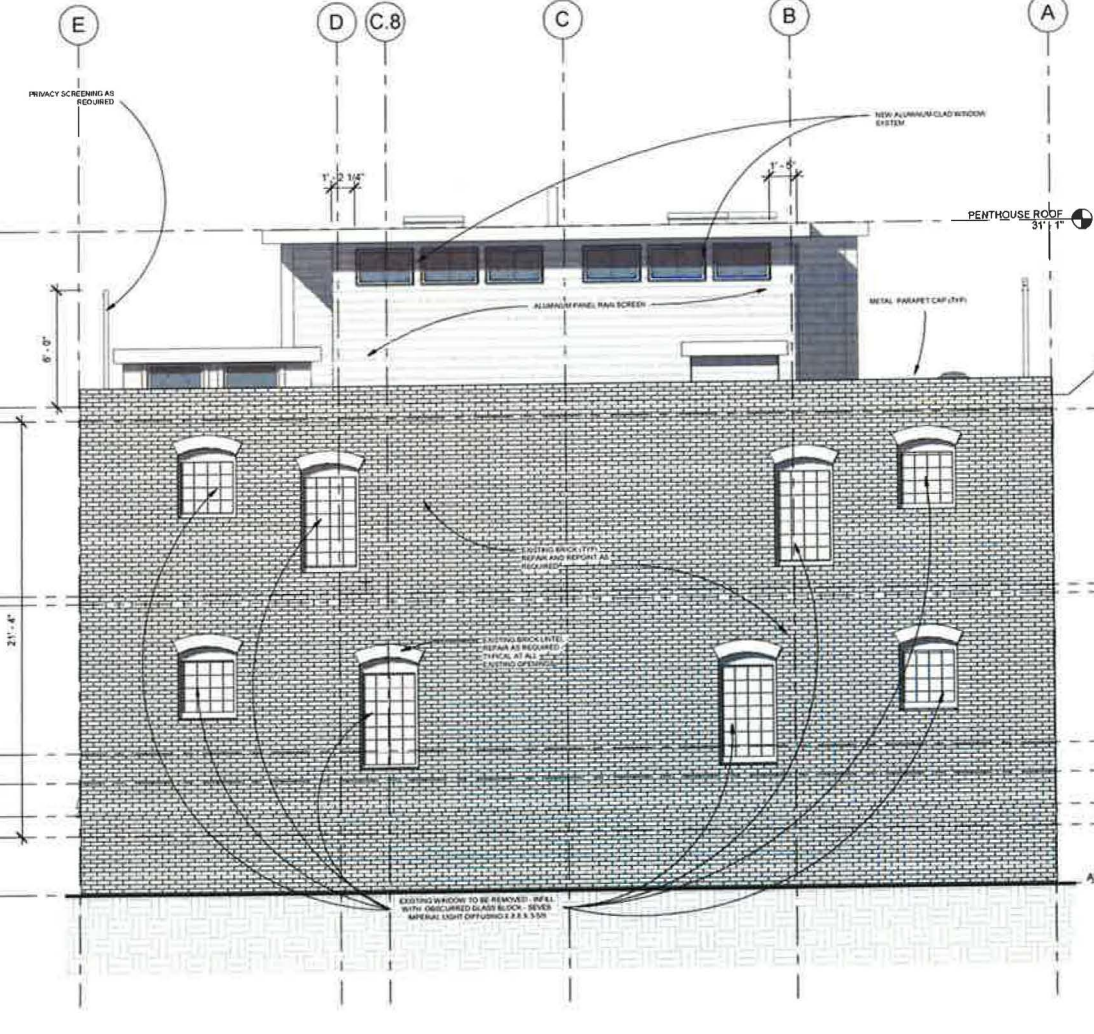
client
Robert Purdy

ELEVATIONS
55 REGENT STREET

BOYES-WATSON ARCHITECTS
 COURT UNIT 1 4'-3"
 1ST FLOOR UNIT 1 2'-9"
 1ST FLOOR 1'-11"
 EX-1ST FLOOR 1'-11"
 AVD. EXISTING GRADE -3'-0"
 BASEMENT -6'-6"
 job number 19530
 scale 1/4" = 1'-0"
 date issued 07-07-17
 PERMIT SUBMITTAL



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



① PROPOSED REAR ELEVATION
1/4" = 1'-0"

1-17/2017 2:52:31 PM

A203

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Robert Purdy Robert Purdy

PETITIONER'S ADDRESS: 15 Westwood Road, Somerville, MA 02143

LOCATION OF PROPERTY: 55 Regent Street Cambridge

TYPE OF OCCUPANCY: Residential / Multifamily ZONING DISTRICT: Res B

REASON FOR PETITION:

<u> X </u> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

 Renovation and Addition of an existing commercial structure to 3 Dwelling Units with below grade parking at the basement level. Construction includes an addition to the 3rd Floor / Roof Level which is outside the existing building envelope.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.28.2 - Conversion of Non-Residential Structures

Article 5 Section 5.30 - Table 5-1

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

 Robert Purdy
(Petitioner(s)/Owner)

Robert Purdy

(Print Name)

Address:

 15 Westwood Road

 Somerville, MA 02143

Tel. No.:

 617-733-4425

E-Mail Address:

 purdyconstruction@yahoo.com

Date:

 10/27/17

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Robert Purdy
(OWNER)

Address: 15 Westwood Road, Somerville, MA 02143

State that I/We own the property located at 55 Regent Street, Cambridge MA,
which is the subject of this zoning application.

The record title of this property is in the name of 55 Regent Street L.L.C.

*Pursuant to a deed of duly recorded in the date 06/08/2016, Middlesex South
County Registry of Deeds at Book 67393, Page 210; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

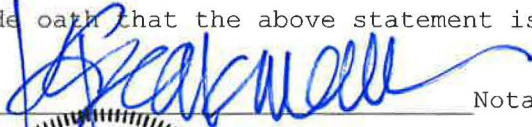


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name ROBERT PURDY personally appeared before me,
this 27 of OCT, 2017, and made oath that the above statement is true.



Notary

My commission expires 3.6.2026 Seal).



- If ownership is not shown in recorded deed, or inheritance, please include document if by court order, recent deed, or inheritance, please include document.