

D-1389

RECEIVED

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT
831 Massachusetts Avenue
Cambridge, Ma 02139
617-349-6100

FEB 03 2016

CAMBRIDGE HISTORICAL COMMISSION

Ranjit Singanayagam, Commissioner

DEMOLITION PERMIT APPLICATION

Project start date: April 2016 - Pending Permit Project end date: End April 2016

Permit No: _____ Fee: _____

Date: _____

Building location: 24 Winter St. Cambridge, MA. 02141-1230

Description of proposed work: Remove 2-1/2 story addition, including cellar/foundation in order to accomodate a proposed new 3-story. 2- Dwelling addition with garage parking for 2 cars.

Property Owner: Richard J. and Diane M. Vendetti

Address: 24 Winter St. Cambridge, MA. 02141-1230

Telephone Number: 617-212-6745 Email Address: vendetti28@comcast.net

Contractor: No Contract awarded at this stage

Address: _____

Telephone number: _____ Email Address: _____

Material of building: Wood Frame on masonry foundation

Type of building construction (wood, concrete, steel, etc.): Wood

How is building occupied: Single family by Owners No. of stories: 2.5

Number of residential units demolished: None

Is a Street Occupany permit (DPW) necessary?: Yes Yes No

Is a Sidewalk Obstruction permit required?: Yes Yes No

Estimated cost of demolition (copy of contract must be attached) : N.A.

A copy of the plot plan showing extent of demolition is required with the filing of this application.

READ BEFORE SIGNING: A 24 hour notice prior to commencement of any work shall be given to applicable agencies. The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subject to the provision of the Massachusetts State Building Code and the other applicable laws and ordinaces is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this applicaiton to the best of his/her ability.

Diane Vendetti *Richard J. Vendetti* Feb 7 2016

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 Richard J. Vendetti and Diane M. Vendetti / Vendetti Revocable Trust
(OWNER)

Address: 24 Winter St Cambridge Ma

State that I/We own the property located at 24 Winter St Cambridge Ma
which is the subject of this zoning application.

The record title of this property is in the name of The Vendetti Revocable Trust

*Pursuant to a deed of duly recorded in the date March 19 2014 Middlesex South
County Registry of Deeds at Book 03492, Page 152; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

Richard J. Vendetti Diane M. Vendetti
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

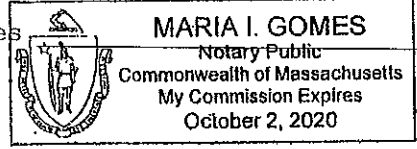
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Richard J. Vendetti and Diane M. Vendetti personally appeared before me,
this 10th of December, 2015, and made oath that the above statement is true.

Maria I. Gomes Notary

My commission expires _____ (Notary Seal).



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

CITY OF CAMBRIDGE , Massachusetts

Date 10-29

APPLICATION FOR A VARIANCE:

24 Winter Street, Cambridge

Owners: Richard and Diane Vendetti ,
24 Winter Street, Cambridge

617-492-6688

PROPOSAL:

Remove part of existing single family structure and construct a 3 story addition with two Single family dwellings above a 2-car parking garage

To whom it may concern:

As the Owner or Agent of:

21 WINTER ST.

Cambridge, Massachusetts

I have reviewed the Plans for the above Project,

And that I

Approve

X

Disapprove

Signed

Reginald M. Campbell

Date:

OCT. 29-2015

Address:

21 WINTER ST. CAMB.

Tel.

CITY OF CAMBRIDGE, Massachusetts

Date 10 29

APPLICATION FOR A VARIANCE:

24 Winter Street, Cambridge

Owners: Richard and Diane Vendetti,
24 Winter Street, Cambridge

617-492-6688

PROPOSAL:

Remove part of existing single family structure and construct a 3 story addition with two Single family dwellings above a 2-car parking garage

To whom it may concern:

As the Owner or Agent of:

22 Winter Street
Cambridge, Massachusetts

I have reviewed the Plans for the above Project,

And that I

Approve

Disapprove

Signed :

John Vecchi

Date :

10/29/2015

Address :

22 Winter St.

Tel.

617-547-6616

CITY OF CAMBRIDGE , Massachusetts

Date 10-29-15

APPLICATION FOR A VARIANCE:

24 Winter Street, Cambridge

Owners: Richard and Diane Vendetti ,
24 Winter Street, Cambridge

617-492-6688

PROPOSAL:

Remove part of existing single family structure and construct a 3 story addition with two Single family dwellings above a 2-car parking garage

To whom it may concern:

As the Owner or Agent of:

22 Winter Street

Cambridge, Massachusetts

I have reviewed the Plans for the above Project,

And that I

Approve

Disapprove

Signed

Karen Mochi

Date:

10/29/15

Address:

22 Winter Street

Tel.

CITY OF CAMBRIDGE , Massachusetts

Date 10-29

APPLICATION FOR A VARIANCE:

24 Winter Street, Cambridge

Owners: Richard and Diane Vendetti ;
24 Winter Street, Cambridge

617-492-6688

PROPOSAL:

Remove part of existing single family structure and construct a 3 story addition with two Single family dwellings above a 2-car parking garage

To whom it may concern:

As the Owner or Agent of: 25 WINTER ST. CAMB, MA

Cambridge, Massachusetts

I have reviewed the Plans for the above Project,

And that I

Approve ✓

Disapprove _____

Signed : William Powers

Date : 10-29-15

Address : 25 Winter St. Camb, MA.

Tel. _____

APPLICATION FOR A VARIANCE:

24 Winter Street, Cambridge

Owners: Richard and Diane Vendetti ,
24 Winter Street, Cambridge

617-492-6688

PROPOSAL:

Remove part of existing single family structure and construct a 3 story addition with two
Single family dwellings above a 2-car parking garage

To whom it may concern:

As the Owner or Agent of:

25 1/2 Winter St

Cambridge, Massachusetts

I have reviewed the Plans for the above Project,

And that I

Approve

Disapprove

Signed

Ellice Costa

Date:

10-29-15

Address:

25 1/2 Winter St.

Tel.

617-661-9445

CITY OF CAMBRIDGE , Massachusetts

Date 10-31-15

APPLICATION FOR A VARIANCE:

24 Winter Street, Cambridge

Owners: Richard and Diane Vendetti ,
24 Winter Street, Cambridge

617-492-6688

PROPOSAL:

Remove part of existing single family structure and construct a 3 story addition with two Single family dwellings above a 2-car parking garage

To whom it may concern:

As the Owner or Agent of:

27 winter st

Cambridge, Massachusetts

I have reviewed the Plans for the above Project,

And that I

Approve

Disapprove

Signed : [Signature]

Date : 10/31/15

Address : 27 winter st Cambridge MA 02141

Tel.

APPLICATION FOR A VARIANCE:

24 Winter Street, Cambridge

Owners: Richard and Diane Vendetti ,
24 Winter Street, Cambridge.

617-492-6688

PROPOSAL:

Remove part of existing single family structure and construct a 3 story addition with two
Single family dwellings above a 2-car parking garage

To whom it may concern:

As the Owner or Agent of:

29 Winter St
Cambridge, Massachusetts

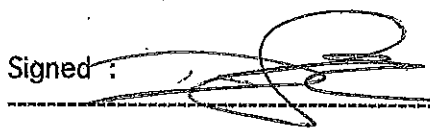
I have reviewed the Plans for the above Project,

And that I

Approve

Disapprove

Signed :



Date :

11/20/15

Address : 29 Winter St. Cambridge MA 02141

Tel.

287-446-9443

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: KV DESIGN & BLDG. **PRESENT USE/OCCUPANCY:** Single Family
LOCATION: 24 Winter St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: 617-547-6561 **REQUESTED USE/OCCUPANCY:** Three Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	1,770 sf	3,876 sf	3,896 sf	(max.)
<u>LOT AREA:</u>	5,195 sf	5,195 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.34	0.75	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	5,195 sf	1,731 sf	1,500 sf	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	45.77 ft	45.77 ft	50.00 ft	(min.)
DEPTH	125.0 ft	125.0 ft	100.0 ft	
<u>SETBACKS IN FEET:</u>				
FRONT	32.0 ft	10.0 ft	10.0 ft	(min.)
REAR	25.1 ft	20.0 ft	20.0 ft	(min.)
LEFT SIDE	32.8 ft	16.2 ft	7.5 ft	(min.)
RIGHT SIDE	0.3 ft	0.3 ft	0.3 ft	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	25.8 ft	35.0 ft	35.0 ft	(max.)
LENGTH	54.8 ft	90.0 ft	95.0 ft	
WIDTH	18.0 ft	29.5 ft	30.77 ft	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0.34	0.75	0.75	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	3	3	(max.)
<u>NO. OF PARKING SPACES:</u>	4	4	3	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	0	0	0	(min.)

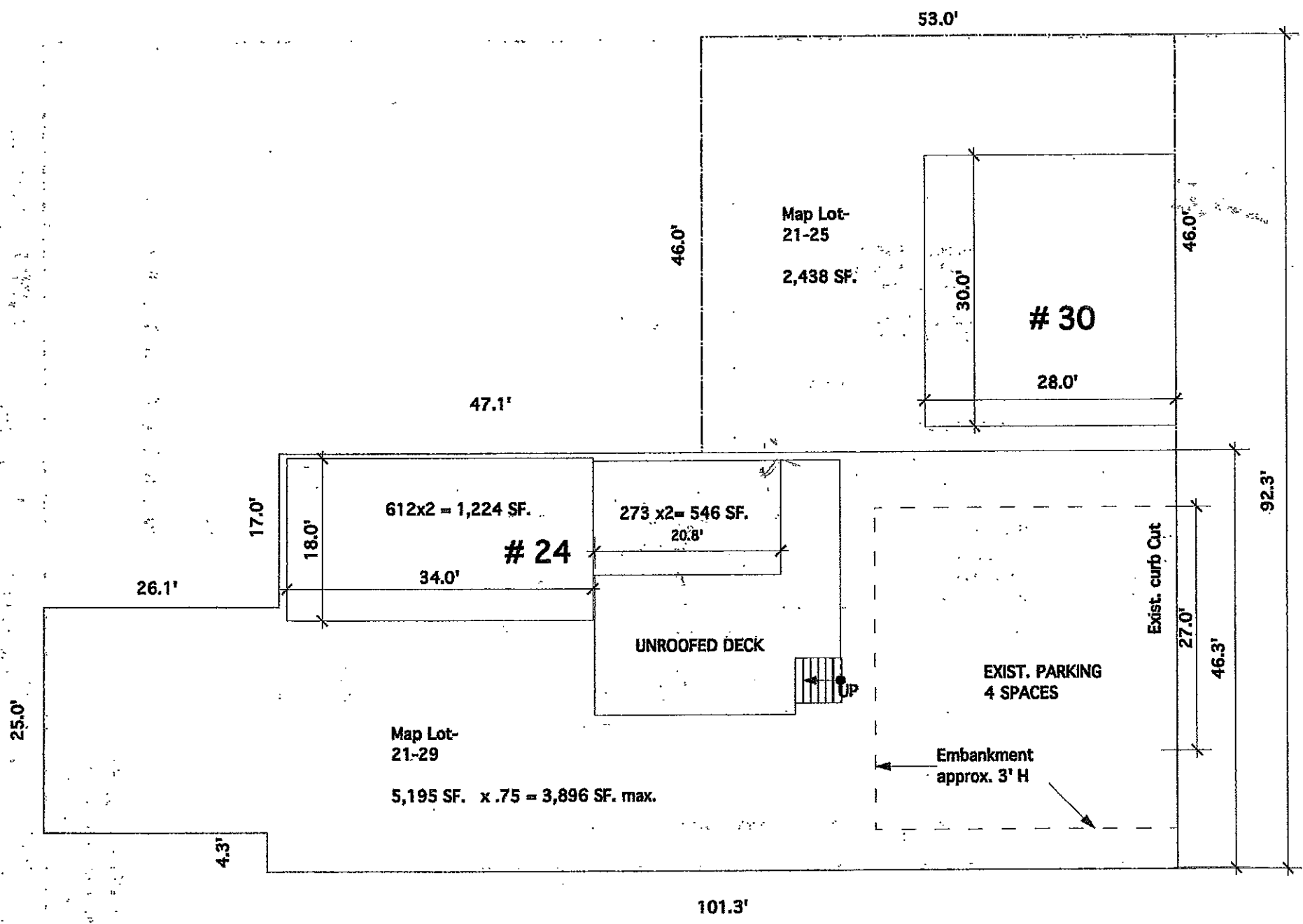
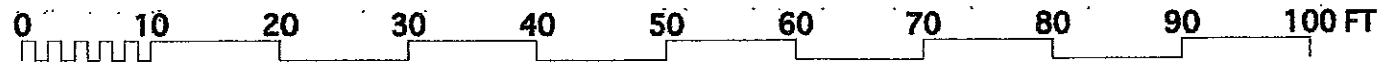
Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

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'.



SITE PLAN - EXISTING CONDITIONS

1: 150



W I N T E R S T R E E T

24 & 28-30 Winter Street

Cambridge, MA. 02141
Richard J. & Diane Vendetti

ALTERATIONS AND
ADDITIONS

DRAWING SET:
EXISTING CONDITIONS

DATE:
APRIL 15, 2015

KV DESIGN & BUILDING
Kaj Vandijkjaer
300 MAIN ST. UNIT 6
WENHAM, MA. 01984-1451
Tel. (617) 547-6561
e-mail: KVandijkjaer@aol.com
www.http://kvdesign.info

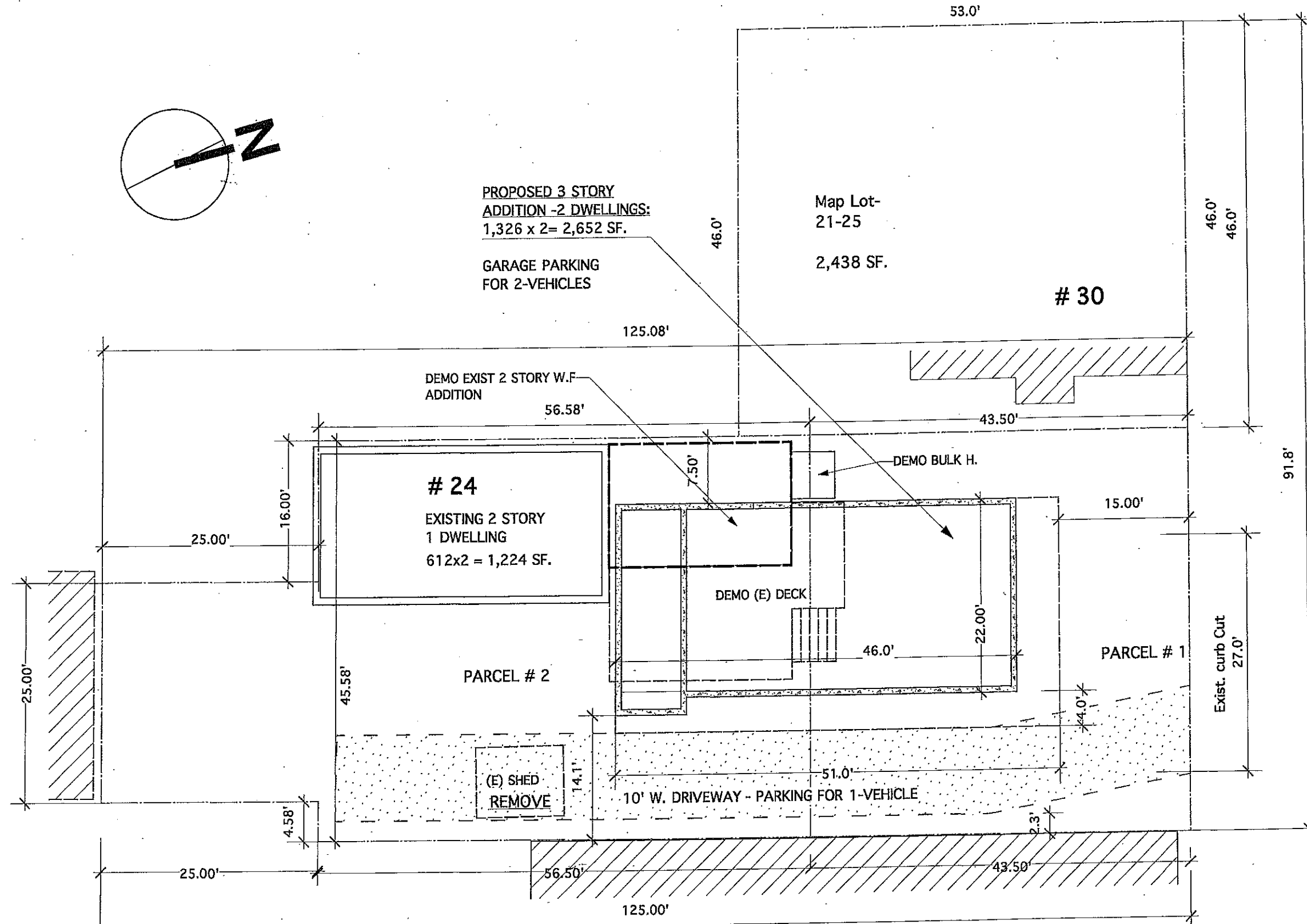
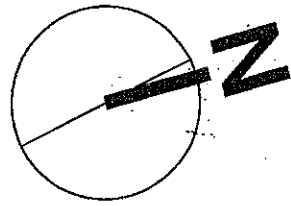
ZONING

DRAWING:
SITE PLAN (ARCHITECTURAL)

SCALE:
NOTED

SHEET NUMBER

EX-01



PROPOSED 3 STORY
ADDITION -2 DWELLINGS:
1,326 x 2= 2,652 SF.

GARAGE PARKING
FOR 2-VEHICLES

Map Lot-
21-25

2,438 SF.

30

DEMO EXIST 2 STORY W.F.
ADDITION

24

EXISTING 2 STORY
1 DWELLING
612x2 = 1,224 SF.

DEMO BULK H.

DEMO (E) DECK

PARCEL # 1

PARCEL # 2

(E) SHED
REMOVE

10' W. DRIVEWAY - PARKING FOR 1-VEHICLE

WINTER STREET

24 Winter Street

Cambridge, MA. 02141

Richard J. & Diane Vendetti

KV. DESIGN & BUILDING
Kai Vandkjaer
300 MAIN ST., UNIT 6
WENHAM, MA. 01984-1451
Tel. (617) 547-6561
e-mail: KVandkjaer@aol.com
www.http://kvdesign.info

DATE: **NOV. 4, 2015**

SCALE: **NOTED**

DRAWING SET: **PROPOSED CONDITIONS**

DRAWING: **SITE PLAN (ARCHITECTURAL)**
READ WITH SURVEYOR'S PLAN

ALTERATIONS AND
ADDITIONS

PERMIT

SHEET NUMBER

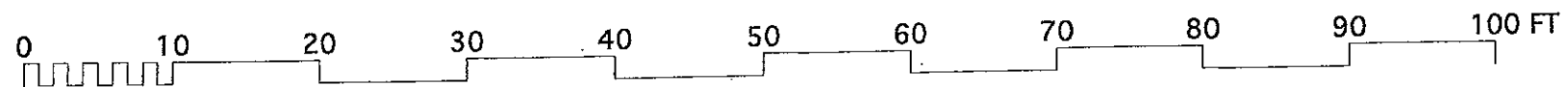
A-01

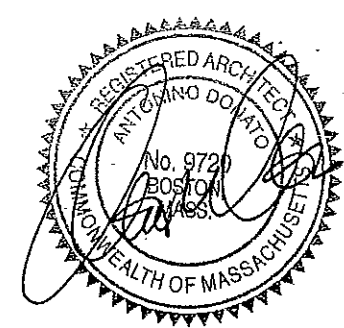
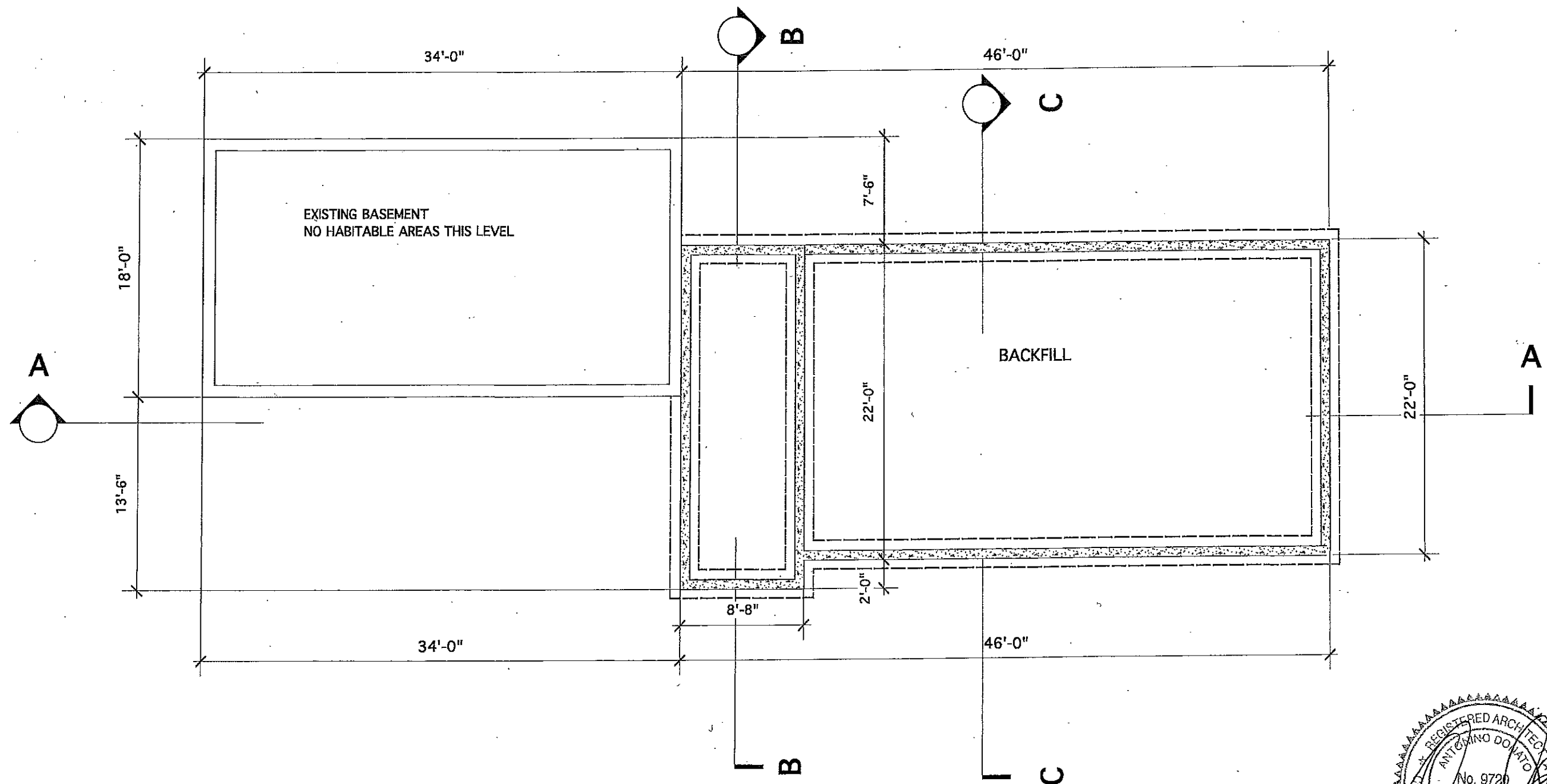
SITE PLAN - PROPOSED CONDITIONS

1: 150

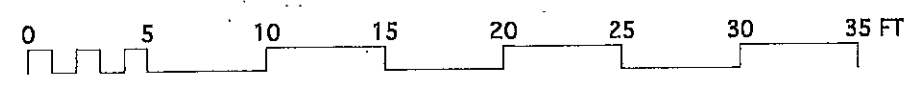
LOT Parcel 1 & 2 :

5,195 SF. x .75 (F.A.R.) = 3,896 SF. max.



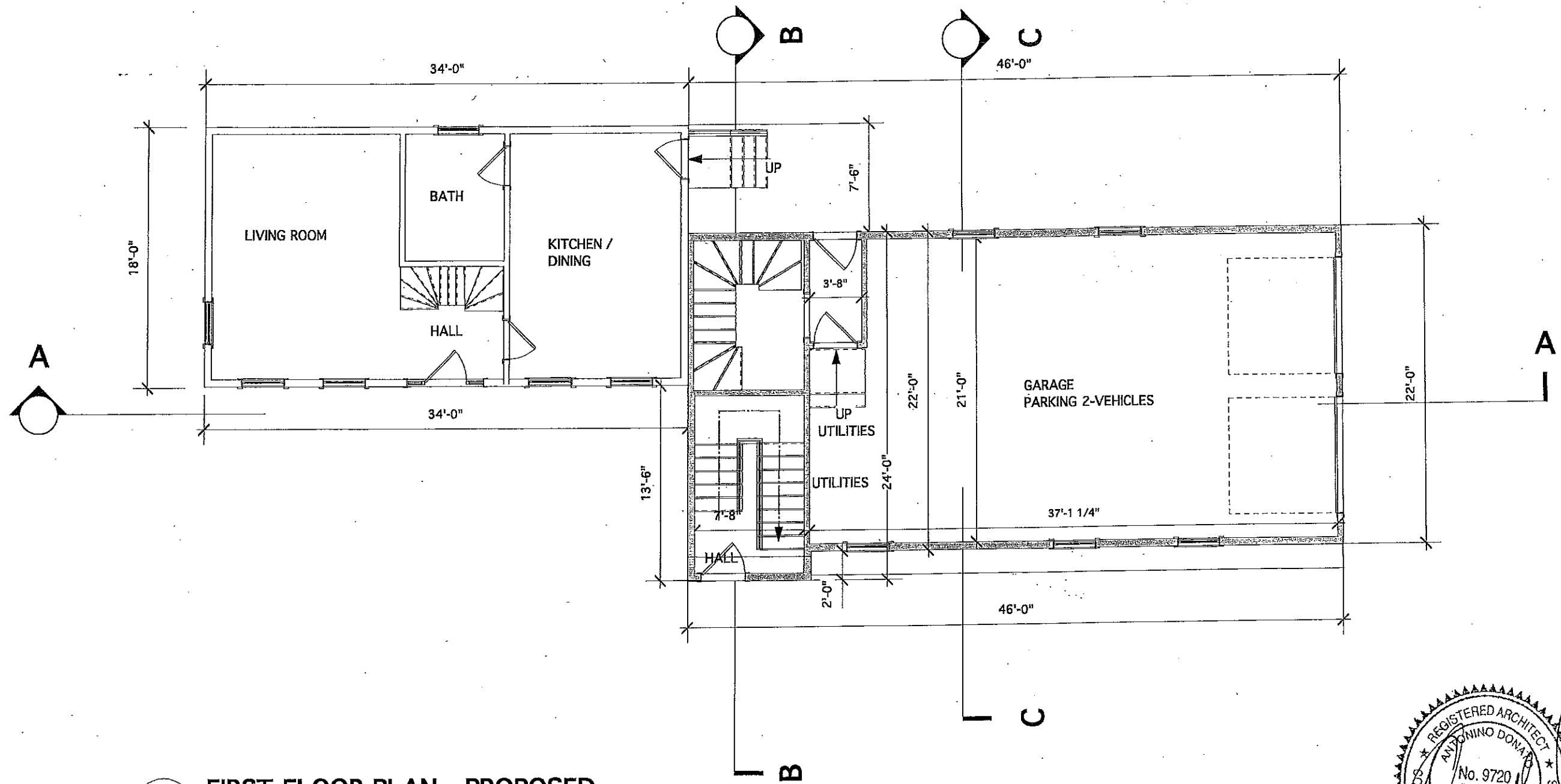


1 FOOTINGS/FDN PLAN - PROPOSED
1/8"=1'-0"



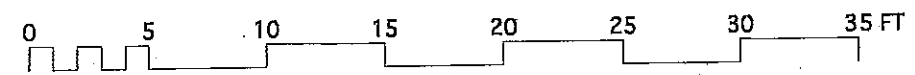
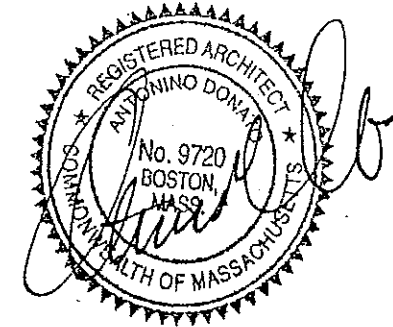
24 Winter Street
Cambridge, MA. 02141
Richard J. & Diane Vendetti

ALTERATIONS AND ADDITIONS	DRAWING SET : PROPOSED CONDITIONS	DATE : NOV. 4, 2015	KV DESIGN & BUILDING Kaj Vandkjaer 300 MAIN ST. UNIT 6 WENHAM, MA., 01984-1451 Tel. (617) 547-6561 e-mail : KVandkjaer@aol.com www.http://kvdesign.info	SHEET NUMBER
PERMIT	DRAWING : FOUNDATION PLAN	SCALE : NOTED	A-02	



1 FIRST FLOOR PLAN - PROPOSED
1/8" = 1'-0"

COVERAGE 1,938.0 SF.
GROSS HABITABLE FLOOR AREAS: 768.0 SF.

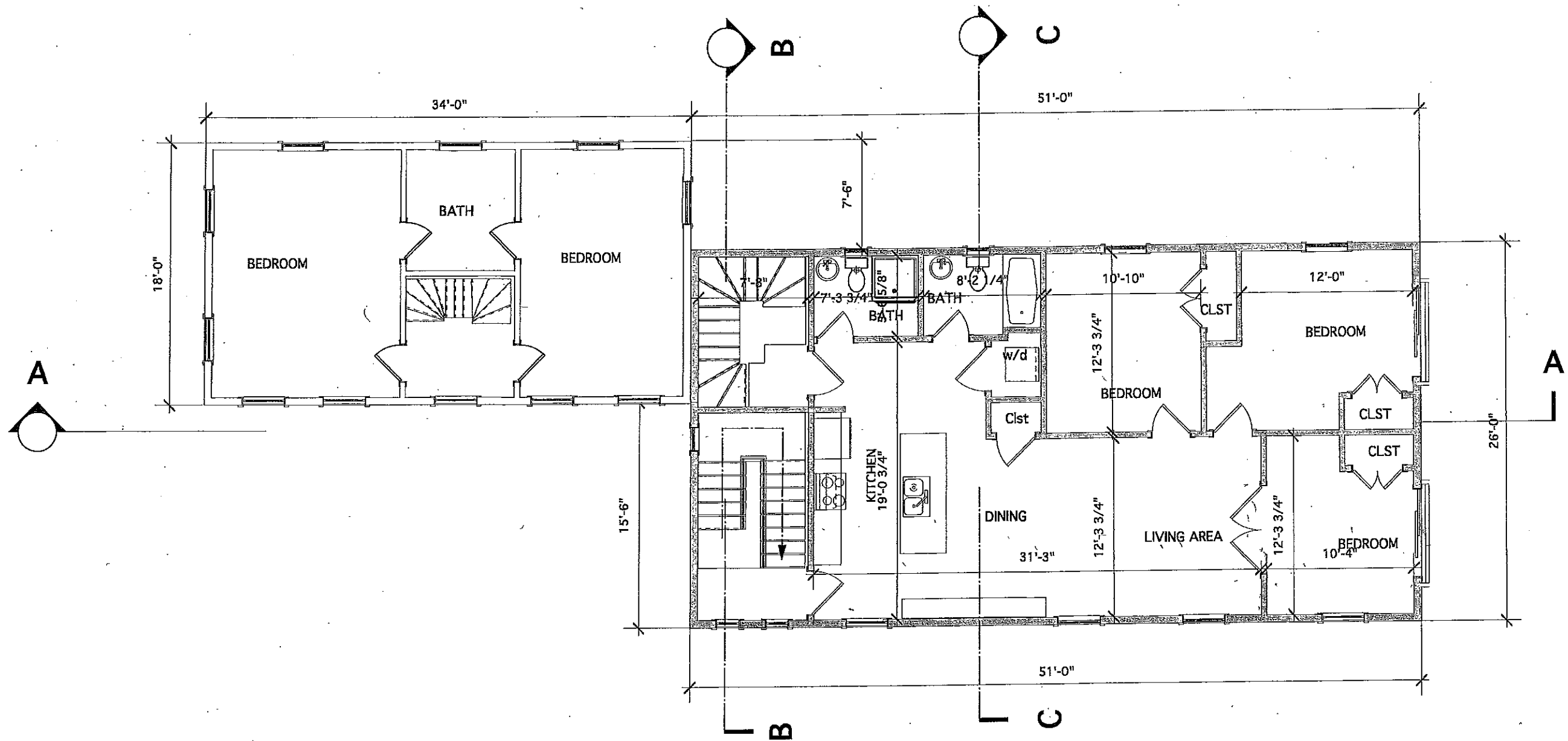


24 Winter Street
Cambridge, MA. 02141
Richard J. & Diane Vendetti

ALTERATIONS AND ADDITIONS PERMIT	DRAWING SET : PROPOSED CONDITIONS	DATE : NOV. 4, 2015
	DRAWING : 1ST. FLOOR PLAN	SCALE : NOTED

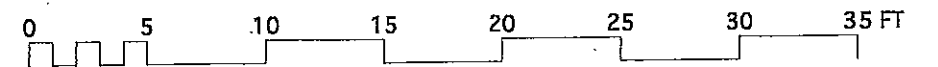
KV DESIGN & BUILDING
Kaj Vandkjaer
300 MAIN ST. UNIT 6
WENHAM, MA. 01984-1451
Tel. (617) 547-6561
e-mail : KVandkjaer@aol.com
www.http://kvdesign.info

SHEET NUMBER
A-03



1 **SECOND FLOOR PLAN - PROPOSED**
 1/8"=1'-0"

EXISTING HABITABLE FLOOR AREA 612.0 SF
 NEW ADDITION 1,326.0 SF.
 TOTAL GROSS FLOOR AREAS: 1,938.0 SF

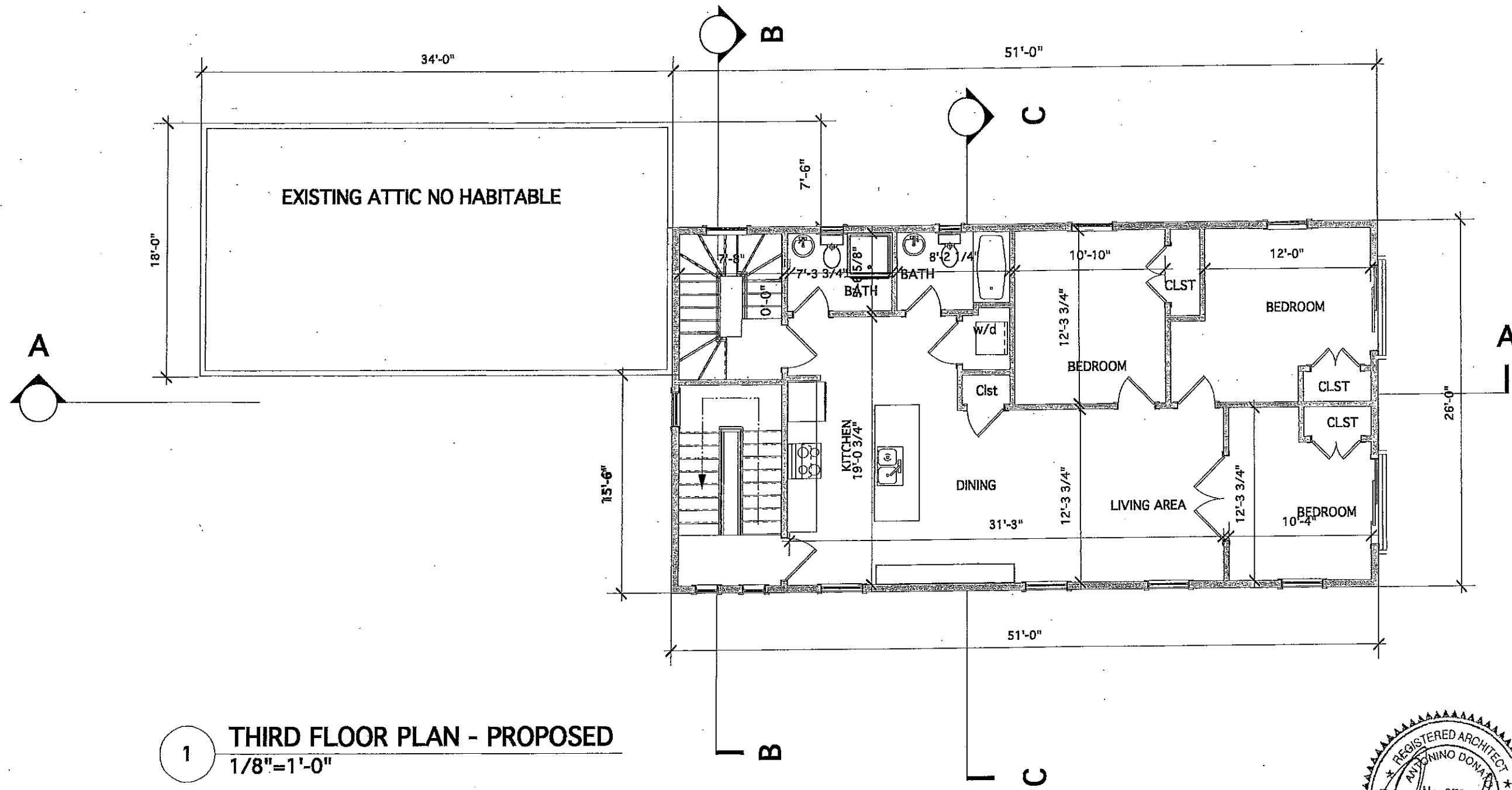


24 Winter Street
 Cambridge, MA. 02141
 Richard J. & Diane Vendetti

ALTERATIONS AND ADDITIONS PERMIT	DRAWING SET : PROPOSED CONDITIONS	DATE : NOV. 4, 2015
	DRAWING : 2ND.FLOOR PLAN	SCALE : NOTED

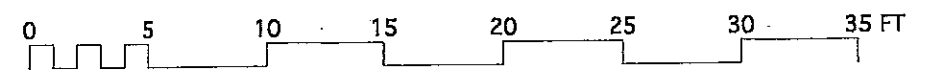
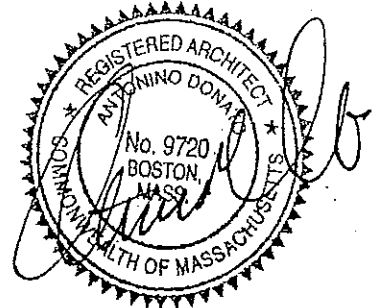
KV DESIGN & BUILDING
 Kaj Vandkjaer
 300 MAIN ST. UNIT 6
 WENHAM, MA. 01984-1451
 Tel. (617) 547-6561
 e-mail : KVandkjaer@aol.com
 www.http://kvdesign.info

SHEET NUMBER
A-04



1 **THIRD FLOOR PLAN - PROPOSED**
 1/8"=1'-0"

GROSS FLOOR AREAS: 1,326.0 SF

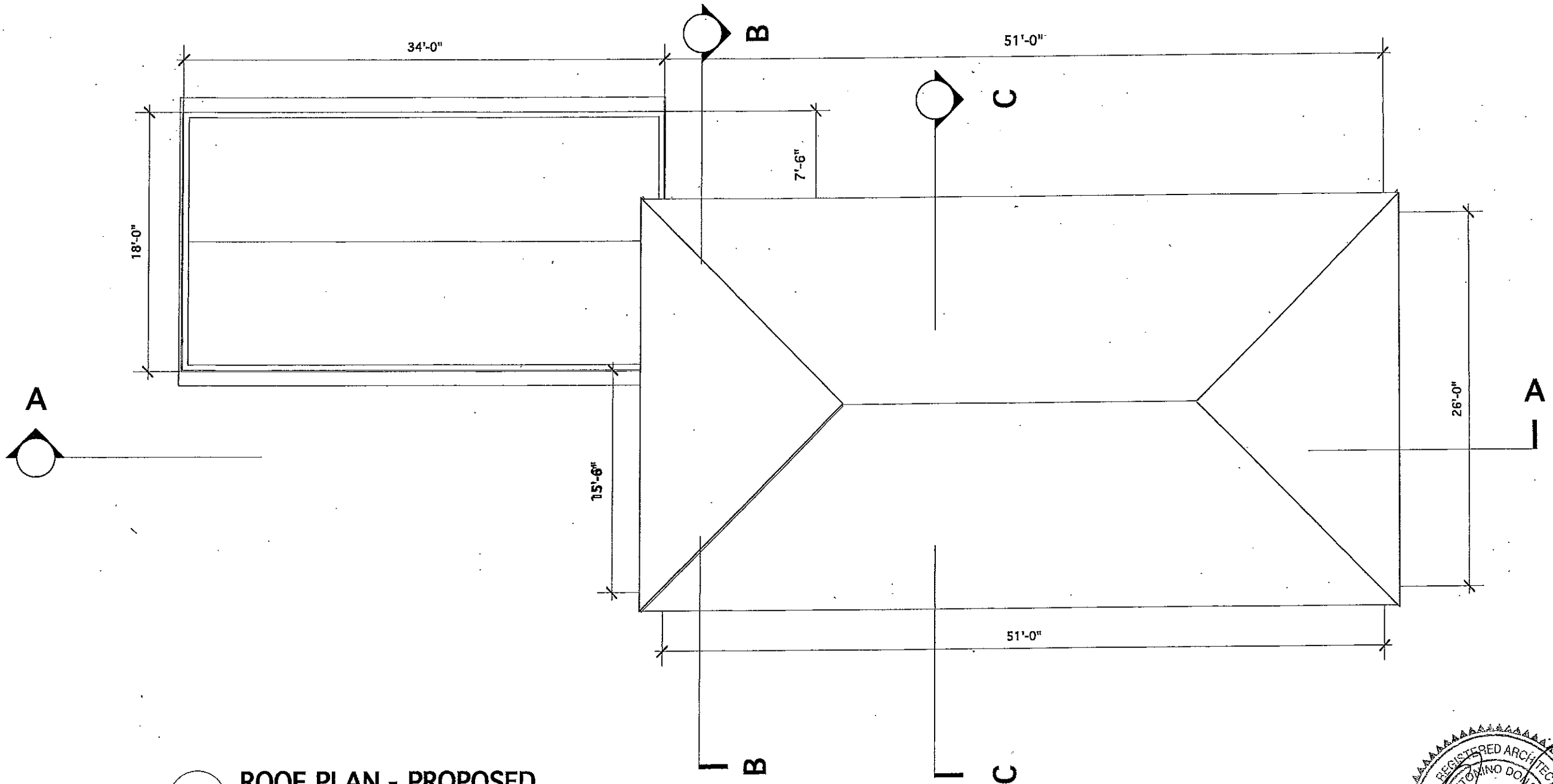


24 Winter Street
 Cambridge, MA. 02141
 Richard J. & Diane Vendetti

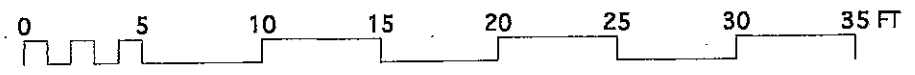
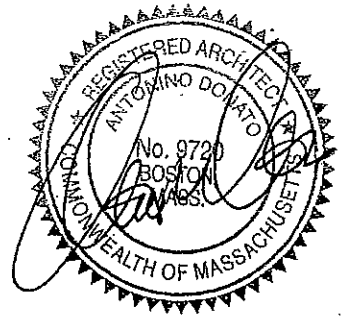
ALTERATIONS AND ADDITIONS	DRAWING SET :	DATE :
	PROPOSED CONDITIONS	NOV. 4, 2015
PERMIT	DRAWING :	SCALE :
	3RD. FLOOR PLAN	NOTED

KV DESIGN & BUILDING
 Kaj Vandkjaer
 300 MAIN ST. UNIT 6
 WENHAM, MA. 01984-1451
 Tel. (617) 547-6561
 e-mail : KVandkjaer@aol.com
 www.http://kvdesign.info

SHEET NUMBER
A-05



1 ROOF PLAN - PROPOSED
1/8"=1'-0"



24 Winter Street
Cambridge, MA. 02141
Richard J. & Diane Vendetti

ALTERATIONS AND
ADDITIONS

PERMIT

DRAWING SET :
PROPOSED CONDITIONS

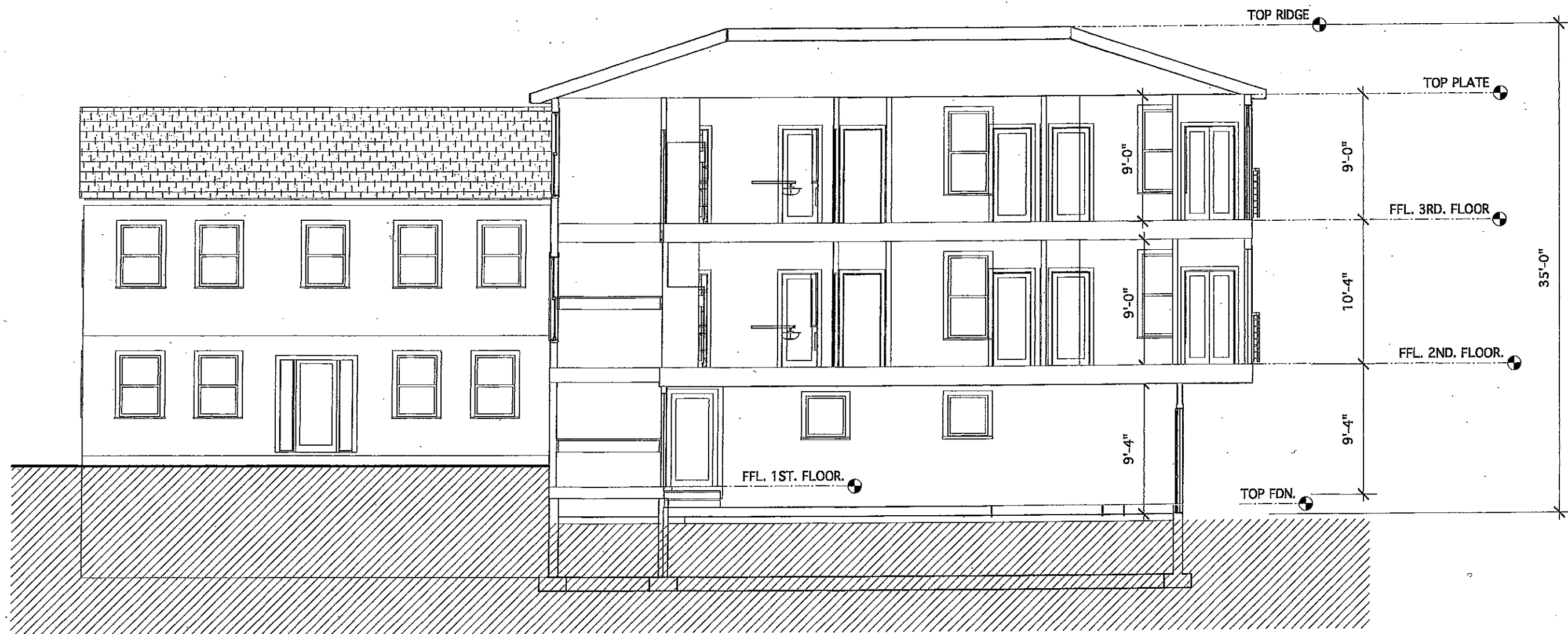
DRAWING :
ROOF PLAN

DATE :
NOV. 4, 2015

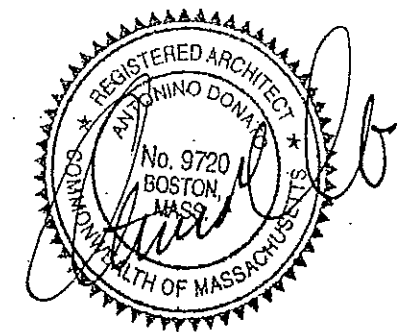
SCALE :
NOTED

KV DESIGN & BUILDING
Kaj Vandkjaer
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SHEET NUMBER
A-06



1 SECTION A-A - PROPOSED
1/8"=1'-0"



24 Winter Street
Cambridge, MA. 02141
Richard J. & Diane Vendetti

ALTERATIONS AND
ADDITIONS

PERMIT

DRAWING SET :
PROPOSED CONDITIONS

DRAWING :
SECTION A-A

DATE :
NOV. 4, 2015

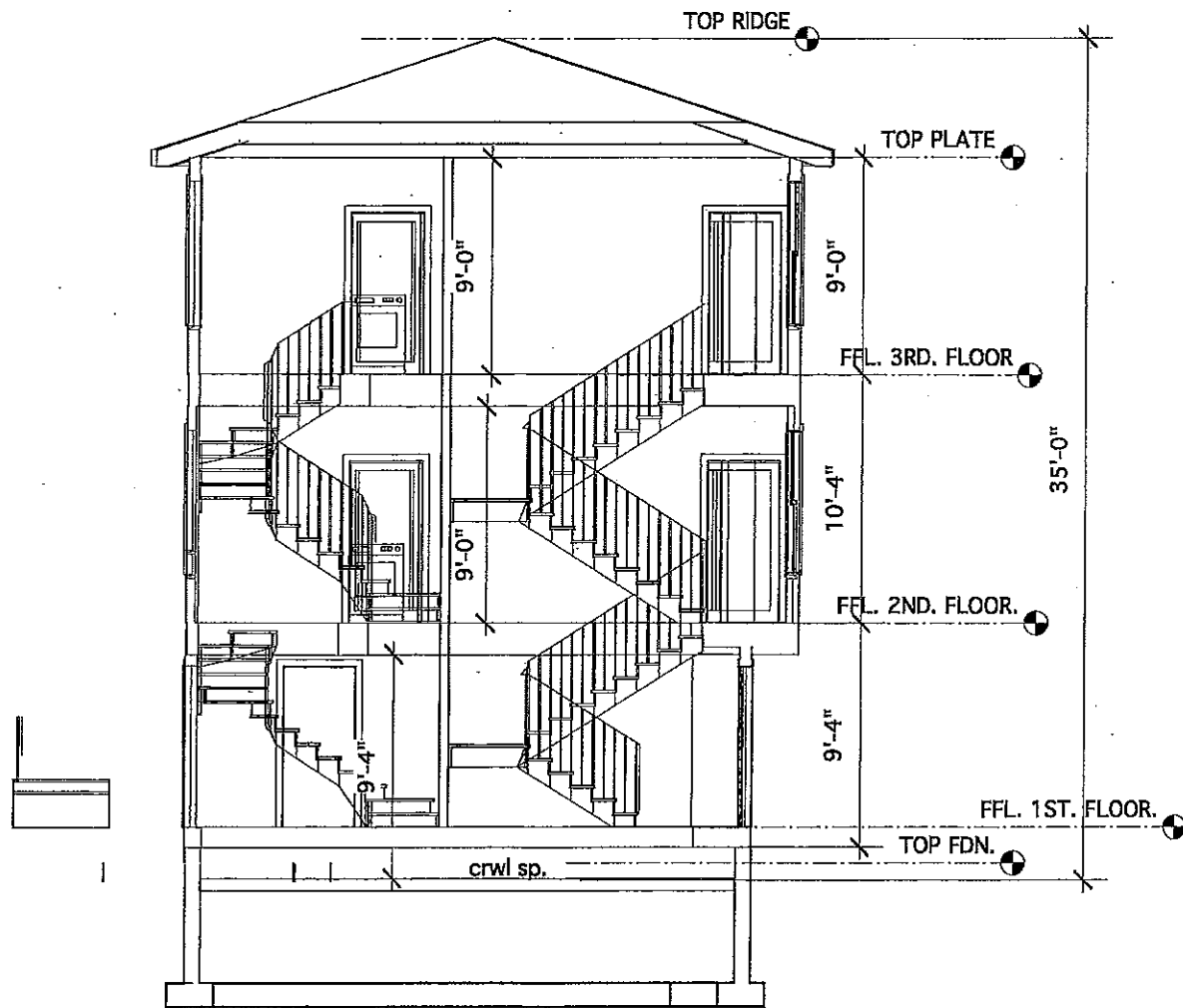
SCALE :
NOTED



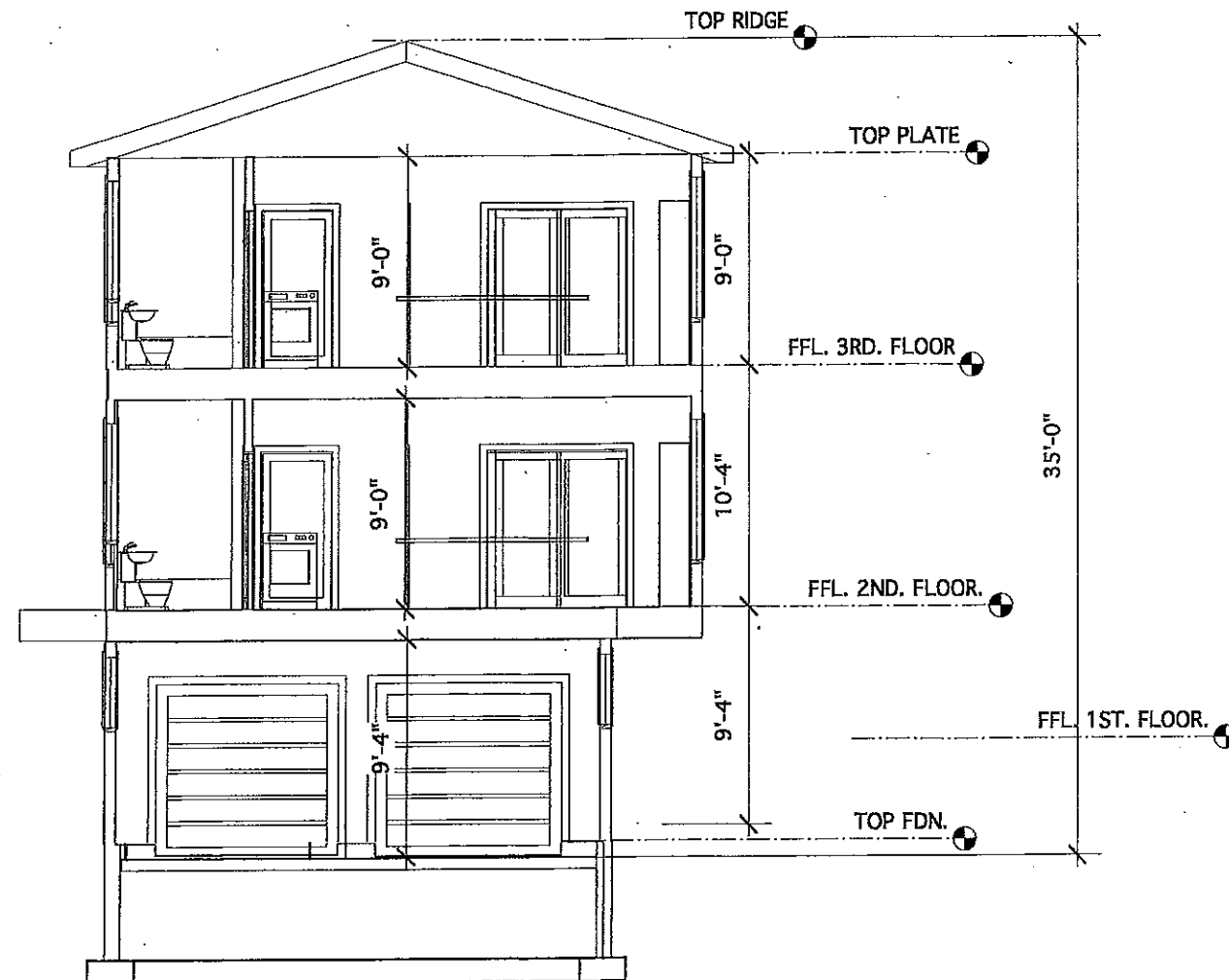
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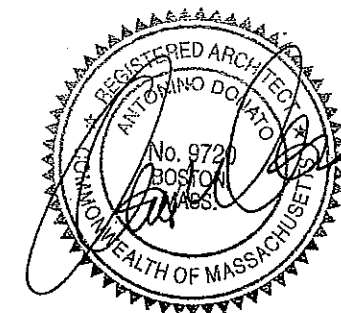
A-07



1 SECTION B-B - PROPOSED
1/8"=1'-0"



2 SECTION C-C - PROPOSED
1/8"=1'-0"



24 Winter Street
Cambridge, MA. 02141
Richard J. & Diane Vendetti

ALTERATIONS AND
ADDITIONS

PERMIT

DRAWING SET :
PROPOSED CONDITIONS

DRAWING :
SECTIONS B-B & C-C

DATE :
NOV. 4, 2015

SCALE :
NOTED

**KV DESIGN
& BUILDING**



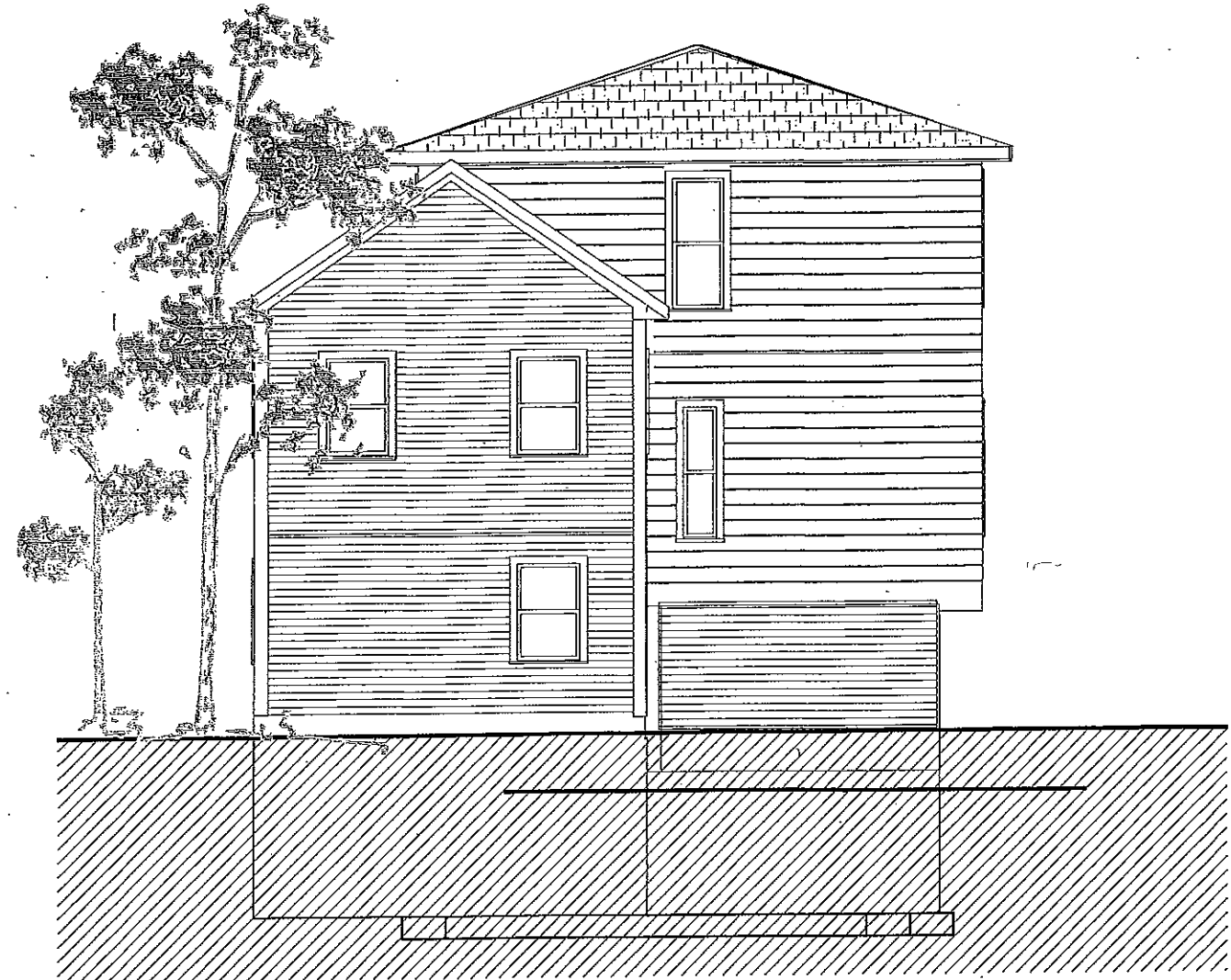
Kaj Vandkjaer
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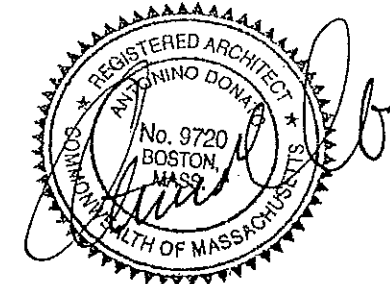
A-08



1 FRONT ELEVATION (Winter St.)
1/8"=1'-0"



2 REAR ELEVATION
1/8"=1'-0"



24 Winter Street
Cambridge, MA. 02141
Richard J. & Diane Vendetti

ALTERATIONS AND
ADDITIONS

PERMIT

DRAWING SET :
PROPOSED CONDITIONS

DRAWING :
ELEVATIONS FRONT & REAR

DATE :
NOV. 4, 2015

SCALE :
NOTED

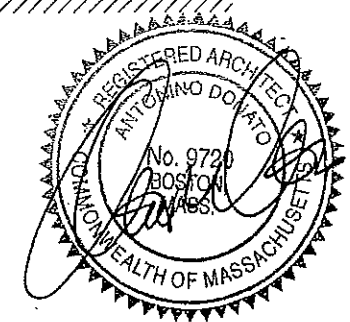


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SHEET NUMBER
A-09



1 LEFT SIDE ELEVATION
1/8"=1'-0"



24 Winter Street
Cambridge, MA. 02141
Richard J. & Diane Vendetti

ALTERATIONS AND
ADDITIONS

PERMIT

DRAWING SET :
PROPOSED CONDITIONS

DRAWING :
ELEVATION LEFT SIDE

DATE :
NOV. 4, 2015

SCALE :
NOTED

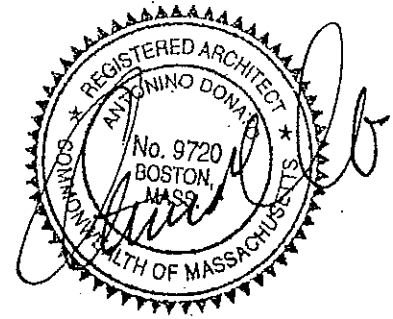


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e-mail : KVandkjaer@aol.com
www.http://kvdesign.info

SHEET NUMBER
A-10



1 **RIGHT SIDE ELEVATION**
1/8"=1'-0"



24 Winter Street
Cambridge, MA. 02141
Richard J. & Diane Vendetti

ALTERATIONS AND ADDITIONS


PERMIT

DRAWING SET :
PROPOSED CONDITIONS

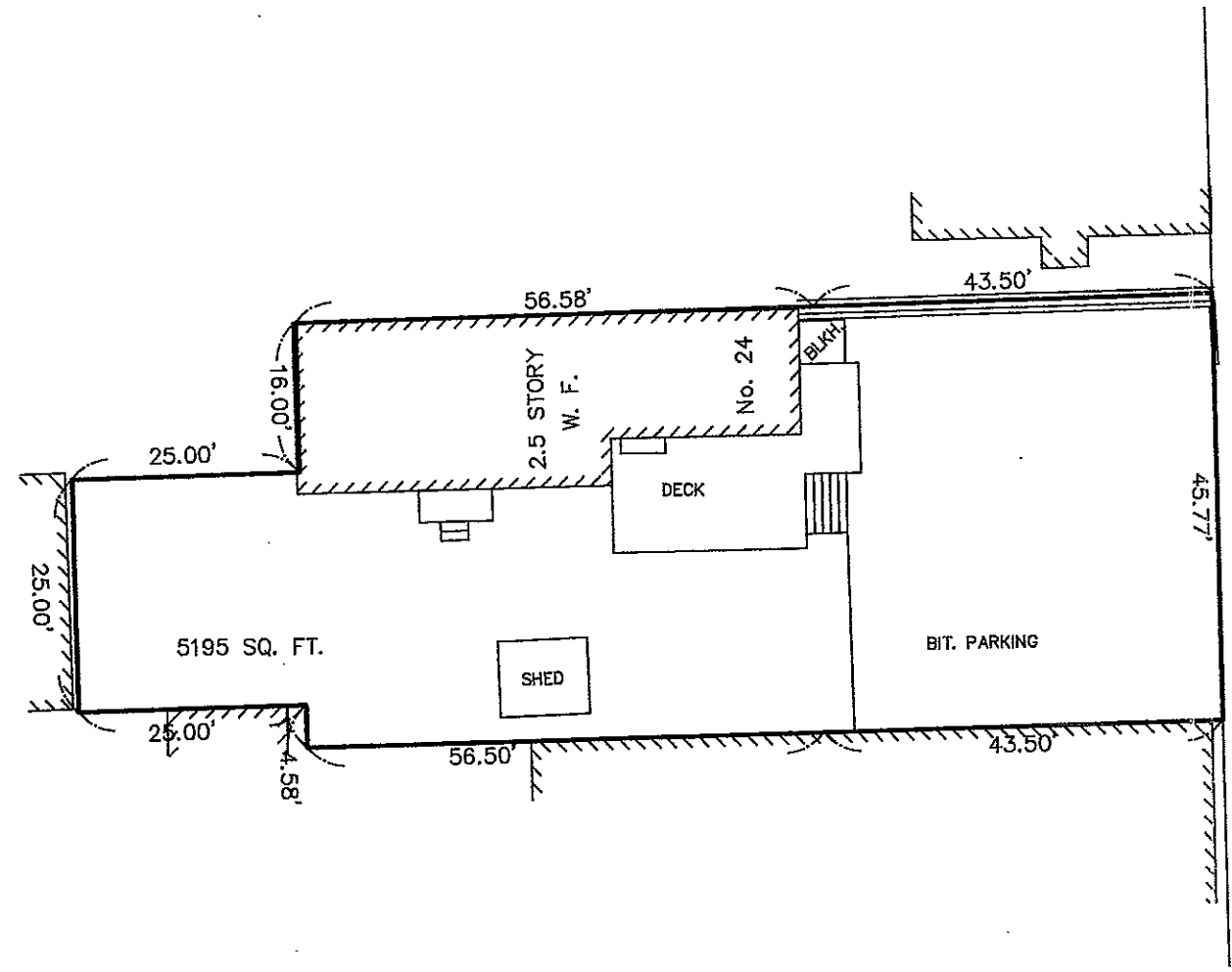
DRAWING :
ELEVATION RIGHT SIDE

DATE :
NOV. 4, 2015

SCALE :
NOTED

KV DESIGN & BUILDING  **Kaj Vandkjaer**
300 MAIN ST. UNIT 6
WENHAM, MA. 01984-1451
Tel. (617) 547-6561
e-mail : KVandkjaer@aol.com
www.http://kvdesign.info

SHEET NUMBER
A-11



WINTER STREET

Antoni Szerszunowicz

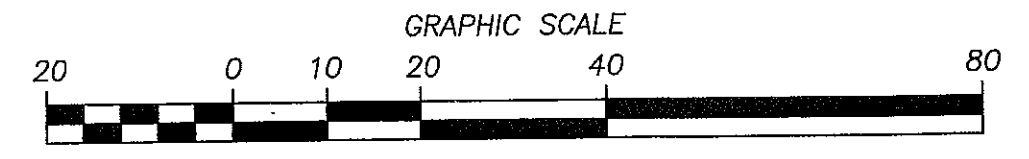


PLOT PLAN
24 WINTER STREET
CAMBRIDGE, MASS.

SCALE : 1" = 20' OCTOBER 27, 2015

AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072
PHONE: (781)344-2386



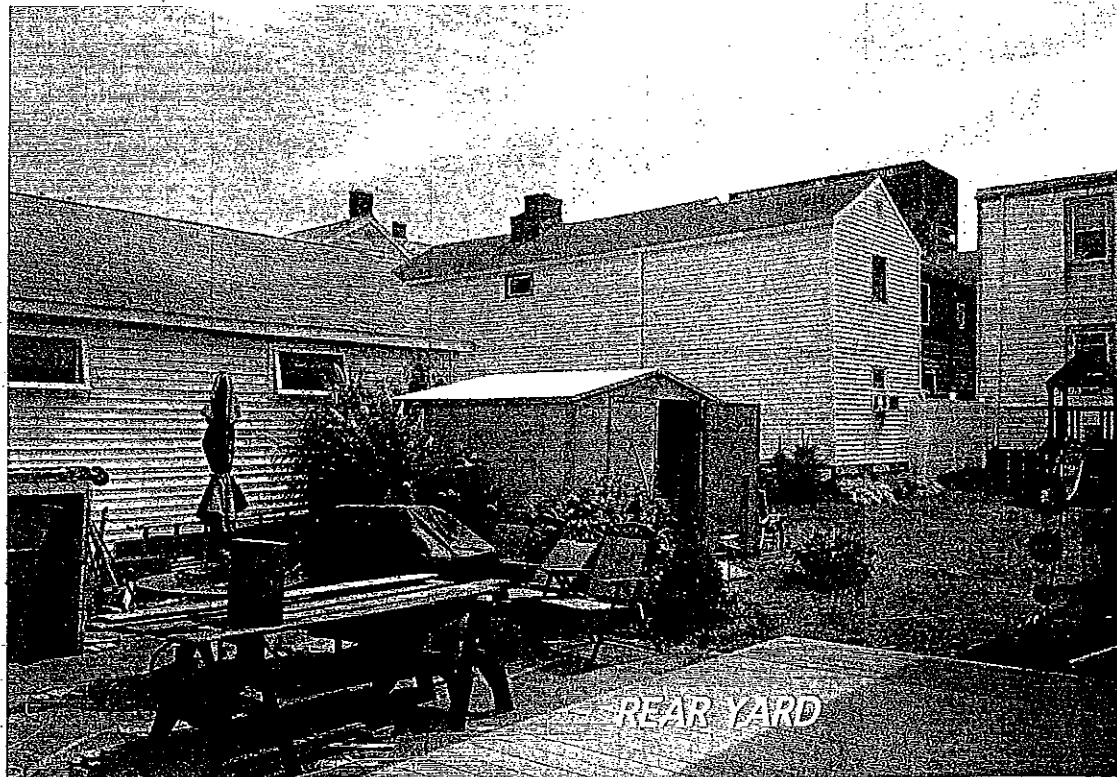


FRONT VIEW FROM WINTER STREET

**EXISTING SINGLE
FAMILY
TO REMAIN**

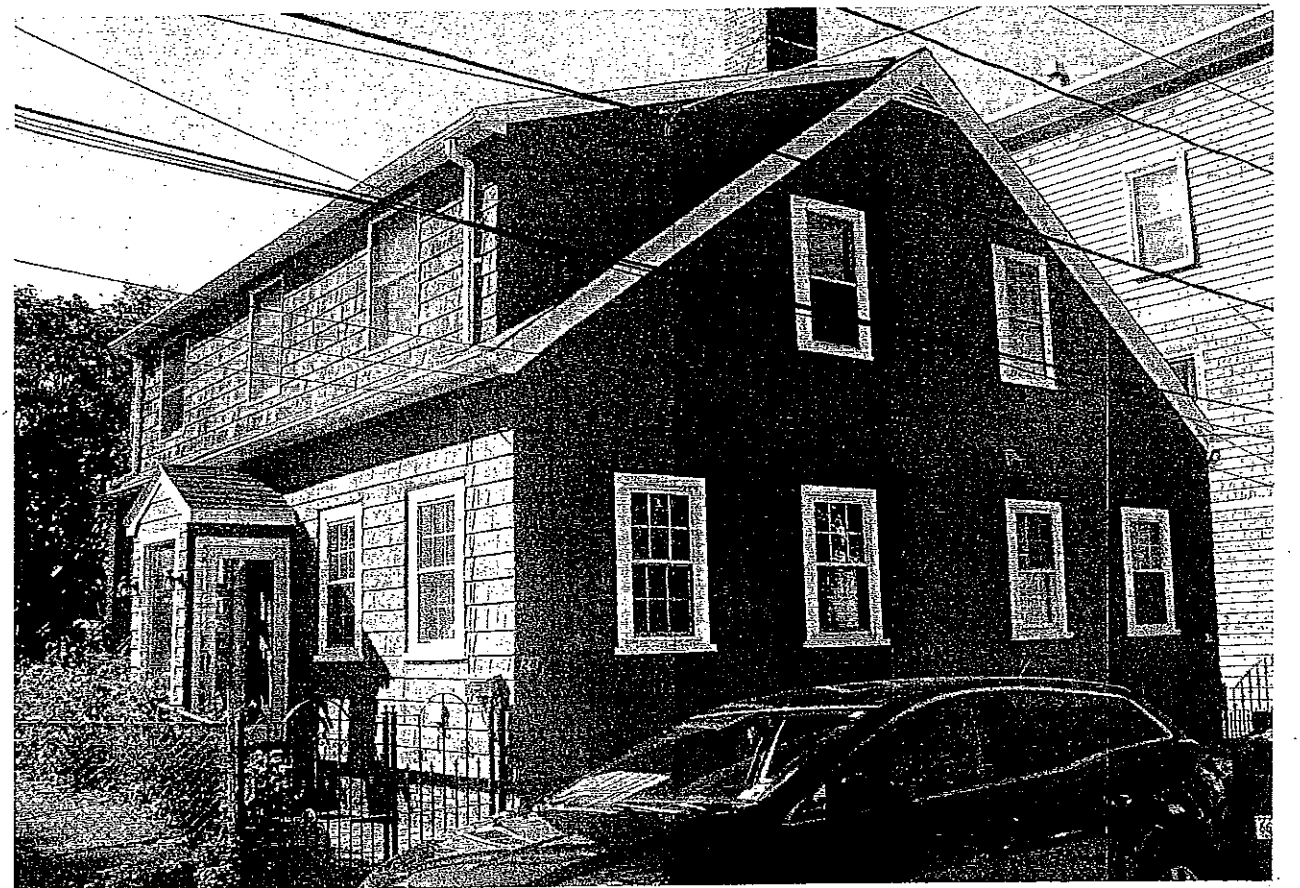


**ADDITION TO BE
DEMOLISHED**



REAR YARD

**24 WINTER STREET
CAMBRIDGE, MA. 02141**



ABUTTING PROPERTY RIGHT SIDE - SEEN FROM WATER ST.