



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 NOV -7 AM 11:57
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1142420

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: 18 Clinton LP C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, Cambridge, MA 02108

LOCATION OF PROPERTY: 18 Clinton St., Cambridge, MA

TYPE OF OCCUPANCY: Two-family dwelling **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/

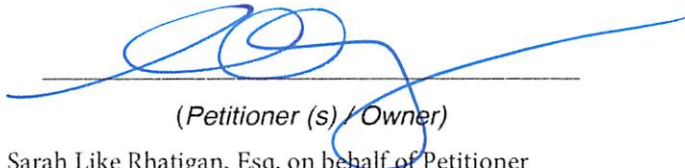
DESCRIPTION OF PETITIONER'S PROPOSAL:

Raise the base of the foundation of rear portion of structure out of the high water table, resulting in an increase in Height of rear portion of the structure located within setbacks, requiring a special permit.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Regulations)
Article: 8.000 Section: 8.22.2.d & Sec. 8.22.2.c (Non-Conforming Structure)
Article: 10.000 Section: 10.40 (Special Permit)

Original
Signature(s):



(Petitioner (s) / Owner)

Sarah Like Rhatigan, Esq. on behalf of Petitioner

(Print Name)

Address: Trilogy Law LLC, 12 Marshall Street, Boston, MA 02108
Tel. No. 617-543-7009
E-Mail Address: sarah@trilogylaw.com

Date: November 6, 2024

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

18 Clinton LP, a Delaware limited partnership

(OWNER)

Address: with a principal place of business at *18 Clinton Street, Cambridge, MA 02139*

states that *18 Clinton LP, a Delaware limited partnership* owns the property located at *18 Clinton Street, Cambridge, MA 02139* which is the subject of this zoning application.

The record title of this property is in the name of *18 Clinton LP, a Delaware limited partnership* pursuant to a deed dated *July 29, 2021* and duly recorded in the Middlesex South County Registry of Deeds on *August 5, 2021*, at Book *78415*, Page *106*;

18 CLINTON LP,
a Delaware limited partnership

By: *Prithviraj Inc., Its General Partner*

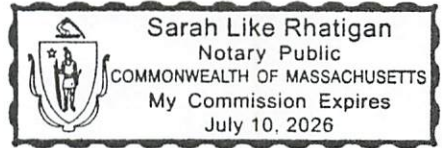
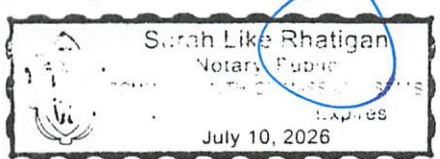
By: *Asha Daniere, Pres. & Treasurer, by her attorney in fact*
Name: *Asha Daniere*
Title: *President and Treasurer*

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

NOTARY PUBLIC

STATE OF MA, County of Middlesex
The above-named Sarah Like Rhatigan, Esq., Attorney-in-Fact for *Asha Daniere, President and Treasurer of Prithviraj Inc., General Partner of 18 Clinton LP,* personally appeared before me, this 06th day of November, 2024, and made oath that the above statement is true.

[Signature]
Notary
My commission expires (Notary Seal).



BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 18 Clinton St., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

This proposal seeks relief to allow the owner to raise the base level of the foundation at the rear portion of the structure in order to address water conditions discovered during pre-construction soil testing.

The applicant is currently under construction of a renovation project approved by this Board of Zoning Appeal in February of 2023. See BZA Case No. 208880, Decision issued on April 28, 2023, and Extension of Time of Expiration issued on April 11, 2024 (hereinafter the "BZA Decision"). This BZA Decision granted the applicant relief (a variance and special permit) to allow for (i) a conversion from a multi-family to a two-family use, (ii) additions, and (iii) new and modified window within setbacks.

The applicant filed for and obtained a building permit in April, 2024. During pre-construction investigations for the stormwater infiltration system, the engineer witnessed a high water table during deep hole observation testing on site. Noting that the planned construction would result in the proposed basement of the rear unit sitting in the high-water area, the engineer and general contractor recommended raising the foundation for the basement of the rear portion of the structure out of the water table. This recommendation was made after considering the impact of building within the water table, which includes increased flooding risk, the potential for material water displacement to surrounding properties, and increased BPA plastics in the groundwater as well as other environmental concerns.

The applicant's team prepared a revised plan and sought approval to allow them to raise the base level of the foundation to address flooding concerns. Through a miscommunication or misunderstanding, the applicant and general contractor understood that the revised plan submitted to Inspectional Services in July 2024 had been approved as an "as of right" modification under the new Flood Resiliency provisions of the Ordinance. Thereafter in reliance on this understanding, the team proceeded with excavation and pouring of the new foundation per the revised plan, and received interim signoffs from the building inspector. In October, 2024, the applicant was notified by Inspectional Services that the plan to raise the foundation level would require Board of Zoning Appeal approval and she was ordered to stop construction on the rear structure.

The revised plan results in an increase in the height above grade of the rear portion of the structure by 4.3 feet. It will result in the rear roof ridge rising from 22.35 feet to 26.65 feet above grade, well below the 35.0 ft. maximum for the district. Where this increase in height occurs within setbacks (left and rear), per Inspectional Services interpretation, this increases a pre-existing nonconformity and requires a special permit.

No new conformities will be created and thus the revised plan may be allowed with the granting of a special permit pursuant to Sec. 8.22.2.d, for an increase in a pre-existing nonconformity for a two-family dwelling. There will be no increase in the GFA/FAR, no new violations of setbacks, and no diminishment of open space.

The increase in height of the rear portion of the structure affects the height of windows on the nonconforming left side and rear elevations of the rear structure, thus requiring special permit relief under Section 8.22.2.c.

In all other respects, the requested modification to raise the rear portion of the structure will comply with zoning and building code requirements.

- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

There will be no impact on traffic, patterns of access or egress, no resulting congestion hazard or substantial change in the established neighborhood character resulting from this proposal.

- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The continued operation of the adjacent residential uses will not be negatively impacted by the increase in height.

- D)** Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

There is no nuisance that will result from the proposed change. In fact, by elevating the foundation out of the water table, many potential negative impacts to the abutting lots and groundwater are alleviated.

- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

There will be no impairment to the integrity of the district in allowing this sensible change to the plans to address water table conditions discovered in the field. By allowing for the modification, the Board of Zoning Appeal will help to support a Cambridge-based owner with a substantial renovation that will allow for her and her family to relocate and reside in Cambridge. It will also assist in helping the owner avoid problematic future flooding on her property which may result if construction is required to proceed as originally designed.

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

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: 18 Clinton LP
Location: 18 Clinton St., Cambridge, MA
Phone: 617-543-7009

Present Use/Occupancy: Two-family dwelling
Zone: Residence C-1 Zone
Requested Use/Occupancy: Two-family dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4,450 sf	4,450 sf	4,531 sf	(max.)
<u>LOT AREA:</u>		6,042 sf	6,042 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.74	0.74	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,021 sf	3,021 sf	1,500 sf	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	60.02 ft	60.02 ft	50.00	
	<u>DEPTH</u>	100.67 ft	100.67 ft	n/a	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	15.5 ft	15.5 ft	10.0 ft	
	<u>REAR</u>	0.2 ft	0.2 ft	20.0 ft	
	<u>LEFT SIDE</u>	1.4 ft	1.4 ft	7.5 ft	
	<u>RIGHT SIDE</u>	22.3 ft	22.3 ft	7.5 ft	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	36.00 ft (front)/22.35 ft (rear)	36.00 (front)/26.65 ft (rear)	35.0 ft	
	<u>WIDTH</u>	85.0 ft	85.0 ft	n/a	
	<u>LENGTH</u>	22.5 ft and 36.2 ft	22.5 ft and 36.2 ft	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.46/0.24 complies w Sec 5.22.1	0.46/0.24 complies w Sec 5.22.1	0.30/0.15 complies w Sec 5.22.1	
<u>NO. OF DWELLING UNITS:</u>		2	2	4 (max)	
<u>NO. OF PARKING SPACES:</u>		4	4	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	(H+L)/6	

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

The project utilizes customary wood frame residential two-family construction.

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'.

BZA Application Form

REVISED 12/5/24

DIMENSIONAL INFORMATION

Applicant: 18 Clinton LP
Location: 18 Clinton St., Cambridge, MA
Phone: 617-543-7009

Present Use/Occupancy: Two-family dwelling
Zone: Residence C-1 Zone
Requested Use/Occupancy: Two-family dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4,450 sf	4,450 sf	4,531 sf	(max.)
<u>LOT AREA:</u>		6,042 sf	6,042 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.74	0.74	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,021 sf	3,021 sf	1,500 sf	
<u>SIZE OF LOT:</u>	WIDTH	60.02 ft	60.02 ft	50.00	
	DEPTH	100.67 ft	100.67 ft	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	15.5 ft	15.5 ft	10.0 ft	
	REAR	0.2 ft	0.2 ft	20.0 ft	
	LEFT SIDE	1.4 ft	1.4 ft	7.5 ft	
	RIGHT SIDE	22.3 ft	22.3 ft	7.5 ft	
<u>SIZE OF BUILDING:</u>	HEIGHT	36.00 ft (front)/22.35 ft (rear)	36.00 (front)/ 23 ft 4.5 in. (rear)	35.0 ft	
	WIDTH	85.0 ft	85.0 ft	n/a	
	LENGTH	22.5 ft and 36.2 ft	22.5 ft and 36.2 ft	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.46/0.24 complies w Sec 5.22.1	0.46/0.24 complies w Sec 5.22.1	0.30/0.15 complies w Sec 5.22.1	
<u>NO. OF DWELLING UNITS:</u>		2	2	4 (max)	
<u>NO. OF PARKING SPACES:</u>		4	4	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	(H+L)/6	

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

The project utilizes customary wood frame residential two-family construction.

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3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

18 CLINTON RESIDENCE

18 CLINTON LP

18 CLINTON ST / CAMBRIDGE , MA 02138

BZA SPECIAL SUBMISSION SET

12/5/2024

PROJECT DESCRIPTION

NARRATIVE:

The BZA approved plans in 2023 allowing for a full renovation, conversion to a two-family, keeping the original footprint, with additional living space on levels 0 and 2, as well as new and modified windows within setbacks. The revised plans enclosed here propose to modify the approved plans by raising the base of the foundation of rear portion of structure out of the high water table, resulting in an increase in Height of rear portion of the structure.



AFFILIATES

ARCHITECT:

SKA INC.
357 HURON AVE.
CAMBRIDGE, MA 02138



GENERAL CONTRACTOR:

MATTHEW ROMAN

LANDSCAPE ARCHITECT:

N/A

STRUCTURAL ENGINEER:

DAN WEBB
WEBB STRUCTURAL SERVICES

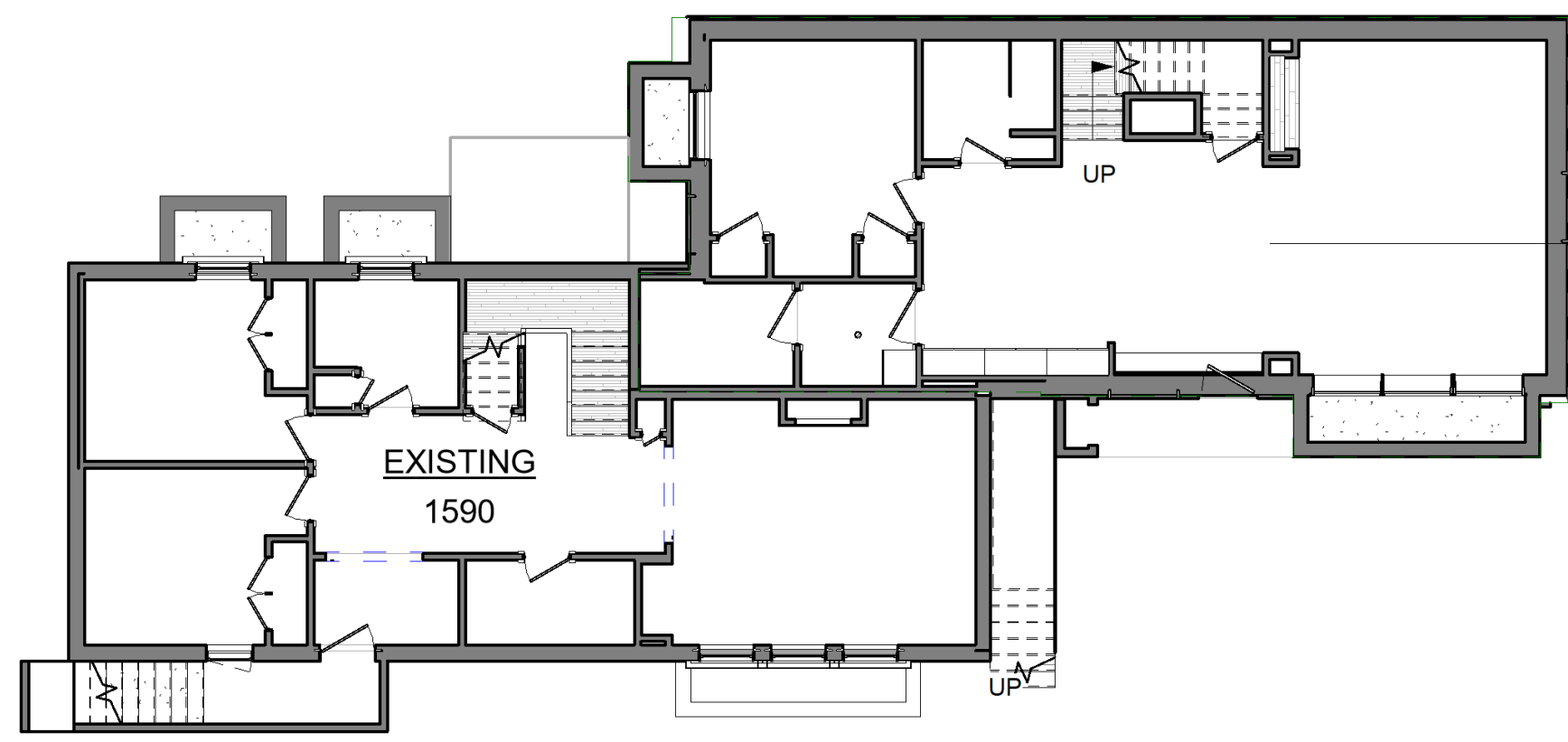
CIVIL ENGINEER:

HANCOCK SURVEY

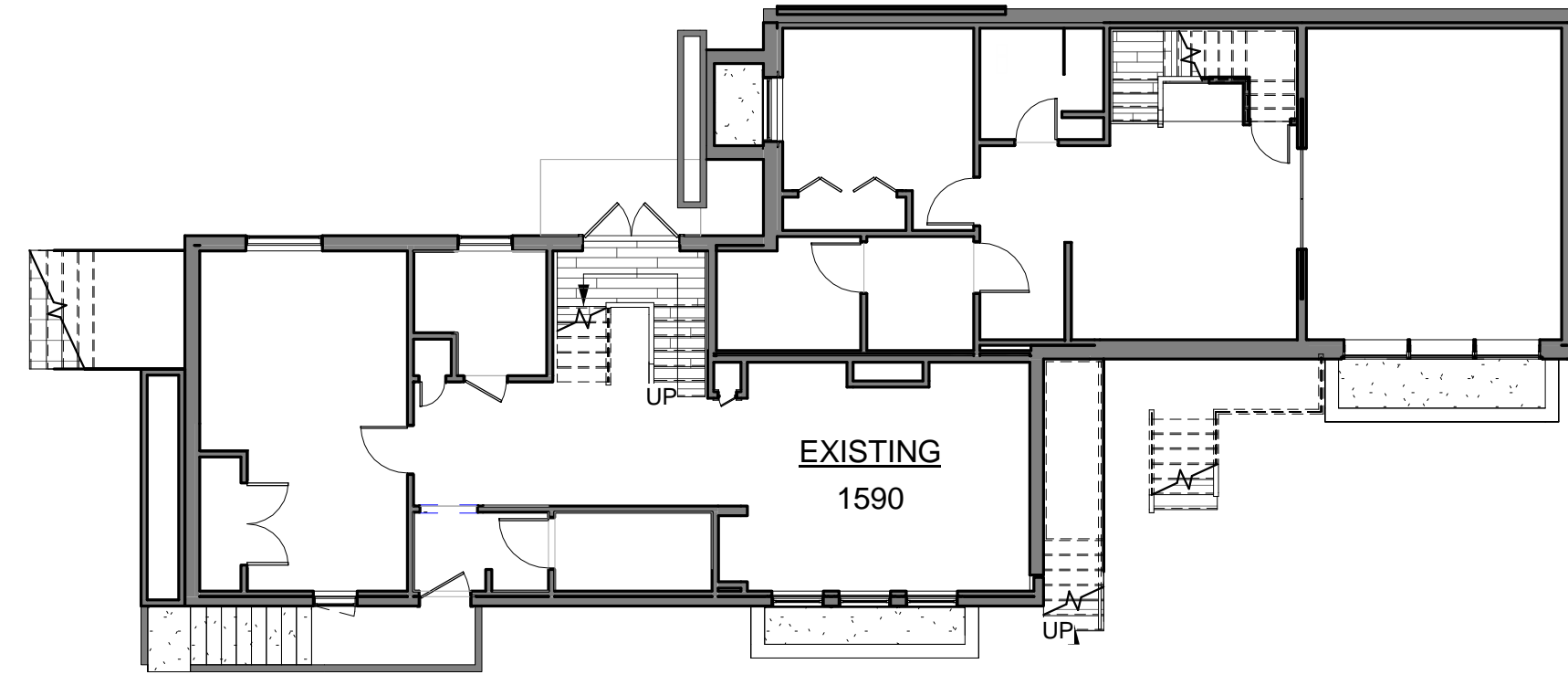
CONTENTS

BZA Sheet List		
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BZA-003	AREA PLANS - REVISED	1
BZA-004	CERTIFIED PLOT PLAN	1
BZA-005	SHADOW STUDY - REVISED	1
BZA-005.5	SHADOW STUDY - REVISED SOLAR NOON	1
BZA-006	SITE AXON- REVISED	1
BZA-007	STREET VIEW - REVISED	1
BZA-100	LEVEL 0 - REVISION	1
BZA-101	LEVEL 1 - REVISION	1
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BZA-103	LEVEL 3 - REVISION	1
BZA-104	ROOF PLAN - REVISION	1
BZA-200	ELEVATION WEST - REVISION	1

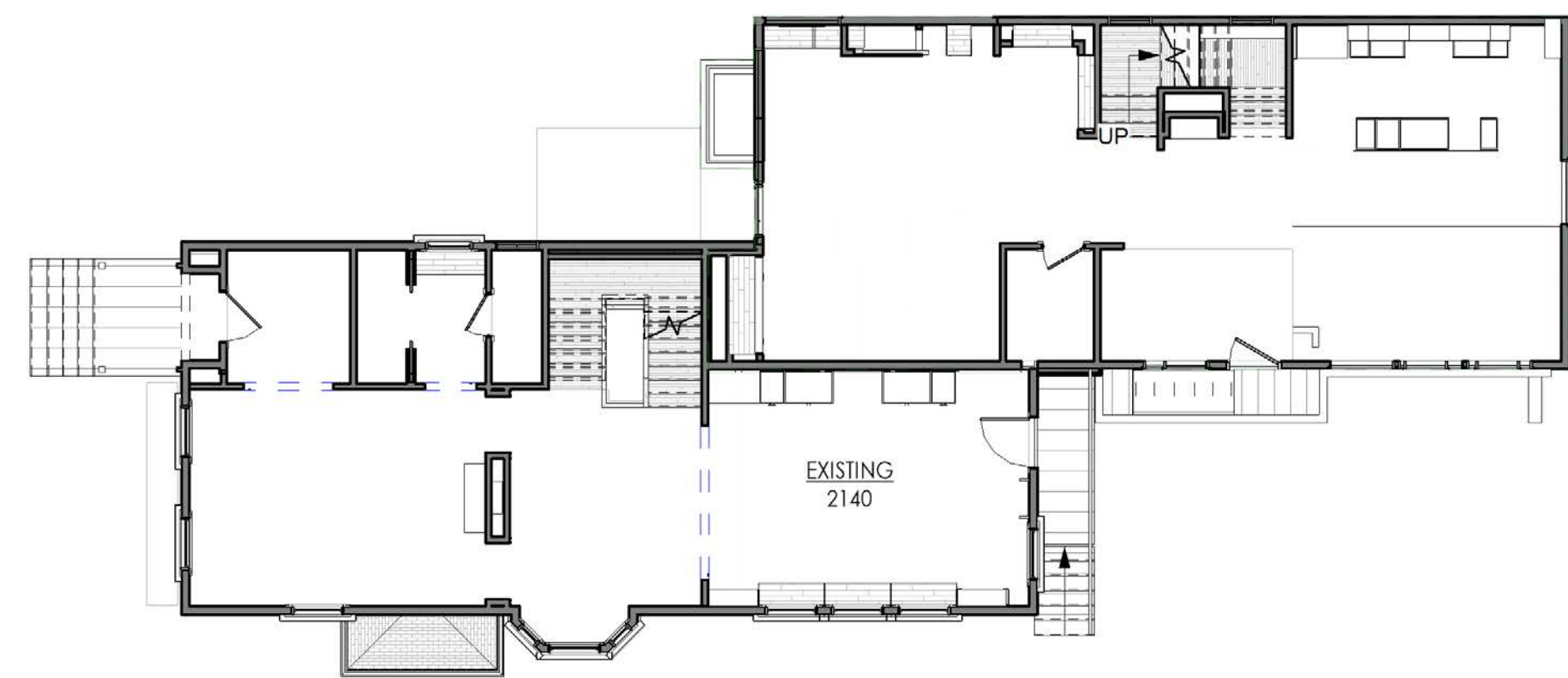
BZA Sheet List		
Sheet Number	Sheet Name	Count
BZA-201	ELEVATION SOUTH - REVISION	1
BZA-202	ELEVATION NORTH - REVISION	1
BZA-204	ELEVATION EAST - REVISION	1
BZA-205	RENDER - PROPOSED AND REVISED 1	1
BZA-206	RENDER - PROPOSED AND REVISED 2	1
BZA-207	RENDER - PROPOSED AND REVISED 3	1
BZA-208	RENDER - PROPOSED AND REVISED 4	1



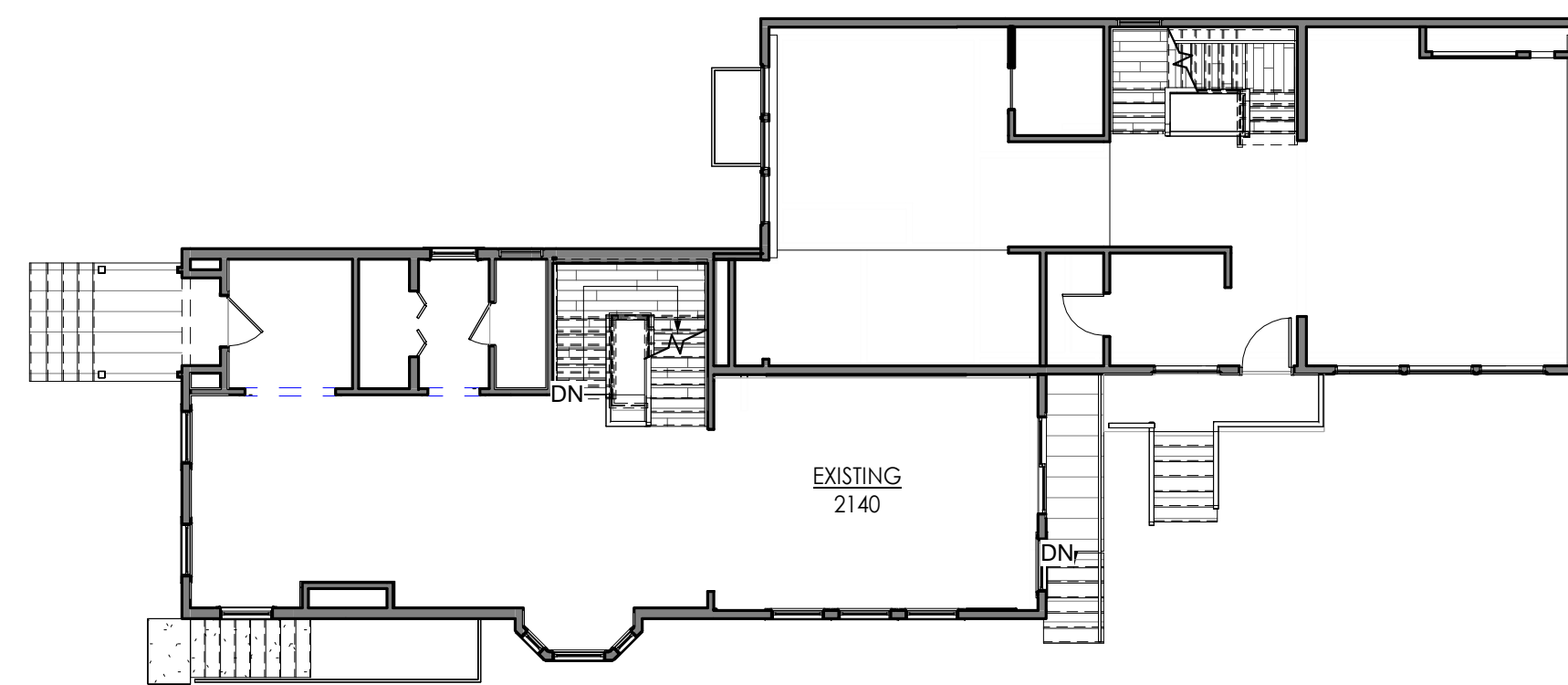
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3/32" = 1'-0"



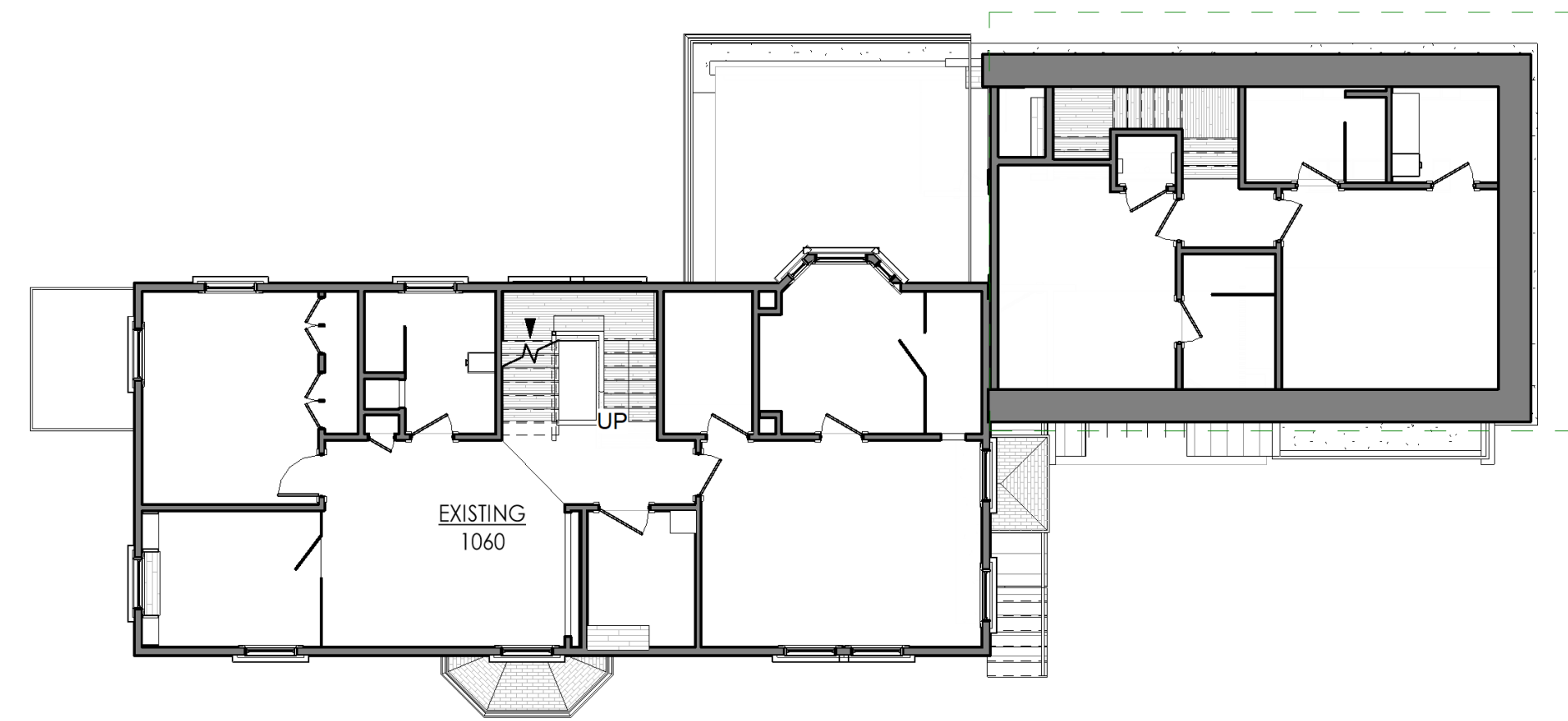
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3/32" = 1'-0"



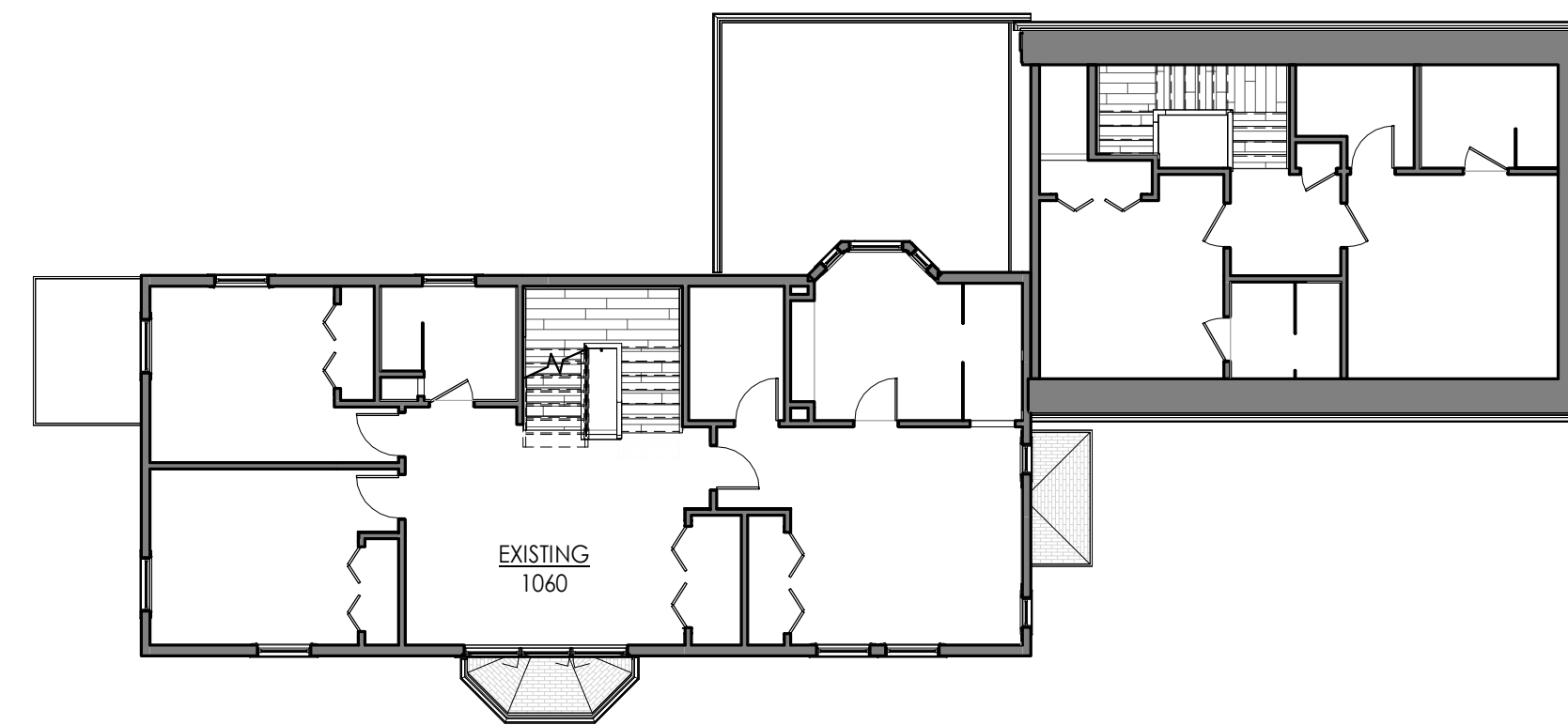
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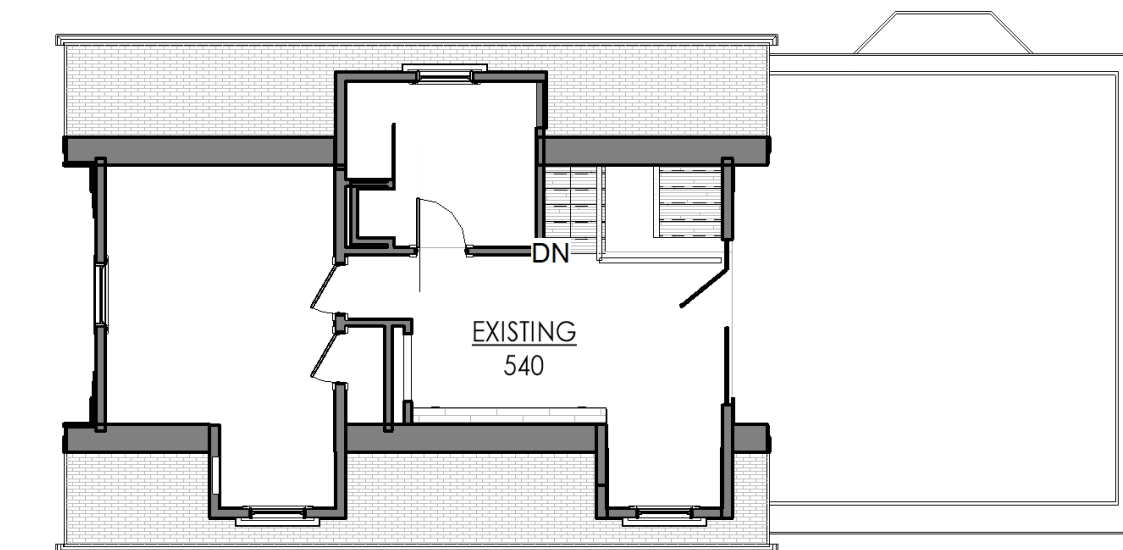
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3/32" = 1'-0"



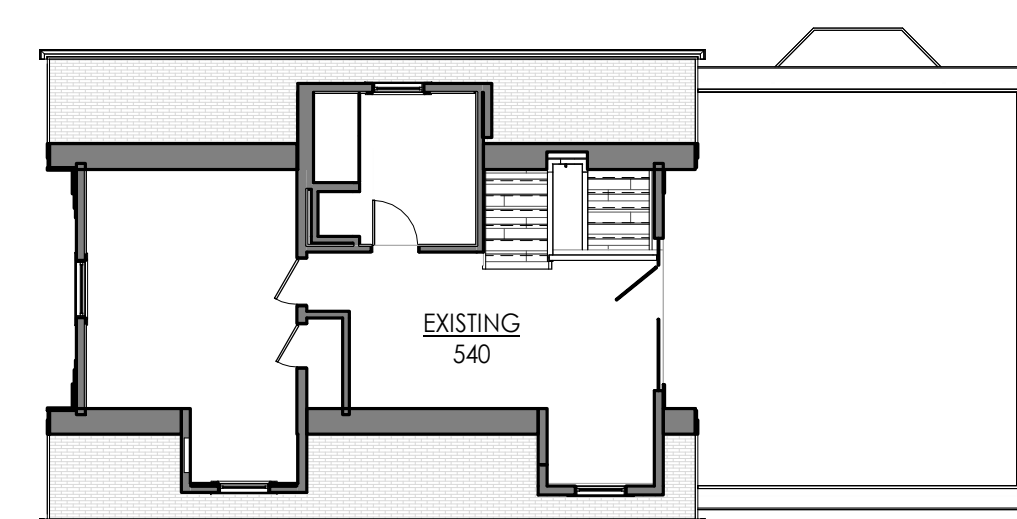
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3/32" = 1'-0"



8 BZA - PROPOSED LEVEL 2
3/32" = 1'-0"

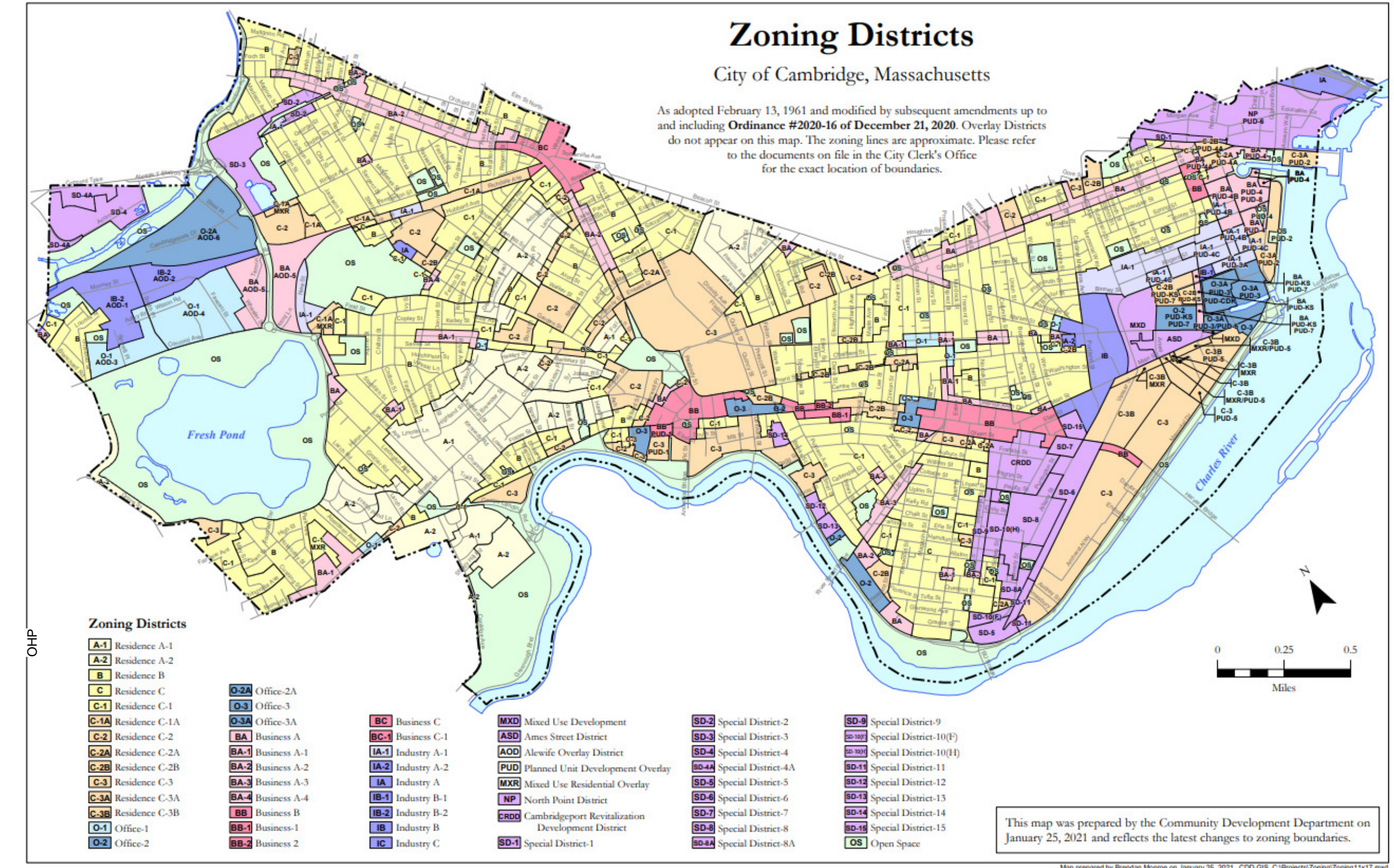


9 BZA - APPROVED LEVEL 3
3/32" = 1'-0"



9 BZA - PROPOSED LEVEL 3
3/32" = 1'-0"

*BASEMENT AREA EXEMPT

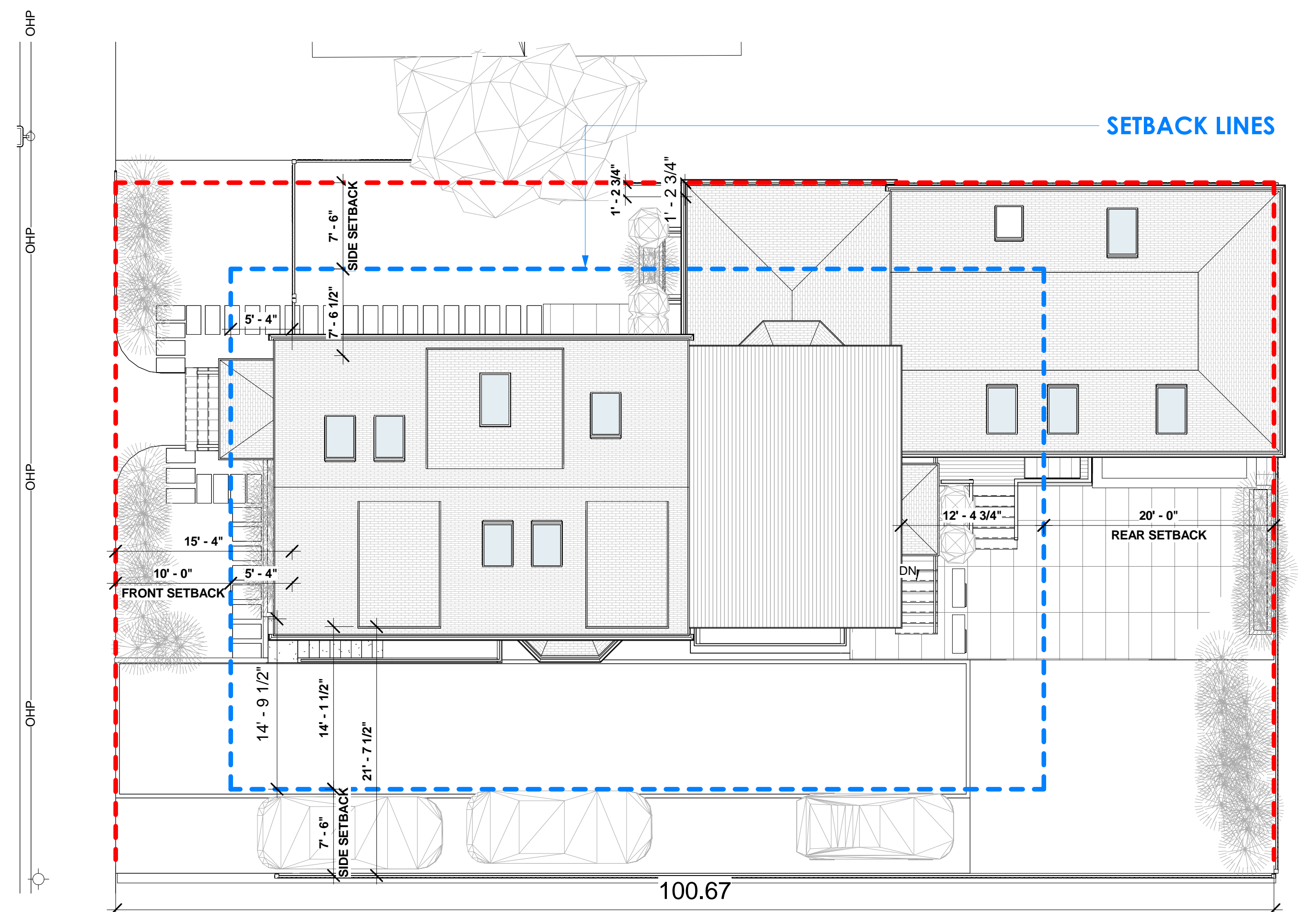


BUILDING HEIGHT

- BZA APPROVED BUILDING HEIGHT: 35' - 2"
 - BZA APPROVED BUILDING HEIGHT: 36' - 0" W/WINDOW WELLS
 - PROPOSED BUILDING HEIGHT: 35' - 2"
 - PROPOSED BUILDING HEIGHT: 35' - 9 3/4" W/WINDOW WELLS
 - GRADE: 40.27' - (MEASURED AROUND ENTIRE PERIMETER OF BUILDING)
 - GRADE: 41.53' - (MEASURED ALONG EXISTING FRONT WALL FACING CLINTON ST)
- NOTE: - LEVEL 0 EXEMPT PER SEC. 5.25.2(C)(ii)
- LOT IN COMPLIANCE WITH FLOOD RESILIENCE STANDARDS UNDER SEC. 22.80 - SEE FLOODVIEWER SCREENSHOT

FAR CALCULATIONS BZA APPROVED AND PROPOSED

LEVEL 0	0 SQ (EXEMPT - SEE NOTE)	LOT SIZE	6,042 SF
LEVEL 1	2,170 SQ SF / GFA	BZA APPROVED FAR	0.73%
LEVEL 2	1,730 SQ SF / GFA	PROPOSED FAR	0.73%
LEVEL 3	550 SQ SF / GFA		
TOTAL	4,450 SQ SF / GFA		



1 BZA - PROPOSED SITE PLAN - REVISED
1/8" = 1'-0"



REGISTRATIONS:

NOT FOR CONSTRUCTION

AREA PLANS - REVISED

18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
CAMBRIDGE, MA 02138

Project number 2203-0018
Date 12/5/2024
Drawn by Author
Checked by Checker

BZA-003

Scale As indicated



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SAM KACHMAR ARCHITECTS
 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

PREPARED FOR:
 OWNER OF RECORD:
 ASHIA DANIERE
 280 SOUTH KINGSWAY
 TORONTO, ONTARIO, CANADA

REFERENCES:
 OWNER OF RECORD:
 NIRMAL DANIERE
 18 CLINTON STREET
 CAMBRIDGE, MA 02140

DEED: BK 15003; PG 191
PLAN: No. 609 OF 2015
 No. 316 OF 1980
LCC: 4353-A
 11056-A
 13089-A

NOTES:
 MAP/LDT: 118-8

UTILITY SITE PLAN OF LAND
 LOCATED AT
18 CLINTON STREET
CAMBRIDGE, MA

DATE: MARCH 8, 2024 SCA.E: 1.0 INCH = 10.0 FEET



LEGEND

BOUND	□
IRON PIPE/ IRON ROD	○
DRILL HOLE	●
BENCHMARK	⊕
GAS VALVE	⊕
HYDRANT	⊕
WATER SHUTOFF	⊕
WATER VALVE	⊕
CATCH BASIN	□
DRAIN MANHOLE	⊕
SEWER MANHOLE	⊕
ELECTRIC MANHOLE	⊕
TELEPHONE MANHOLE	⊕
SIGN	⊕
LIGHT POLE	⊕
UTILITY POLE	⊕
DRAIN LINE	—
SEWER LINE	—
GAS LINE	—
WATER LINE	—
STONE WALL	—
CHAIN LINK FENCE	—
INVERT	INV
POLY VINYL CHLORIDE	PVC
VITRIFIED CLAY	VC
REINFORCED CONCRETE PIPE	RCP
FOUND	FND
CONCRETE BOUND	CB
STONE BOUND	SB

REGISTRATIONS:

NOT FOR CONSTRUCTION

ZONING:
 DISTRICT: RES. C-1

FAR	(MAX.)	0.75	REQUIRED	EXISTING
LOT SIZE	(MIN.)	5,000 SF		6,042±SF
LOT AREA/DW. UT (MIN.)		1,500 SF		
LOT WIDTH	(MIN.)	50'		
FRONT SETBACK	(MIN.)	15.5'		
SIDE SETBACK	(MIN.)	1.4**		
REAR SETBACK	(MIN.)	0.2**		
HEIGHT	(MAX.)	35'		35.2**
US. OPEN SPACE	(MIN.)	30%		25.8%**

* = NON-CONFORMING

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 15, 2021 AND FEBRUARY 27, 2024 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

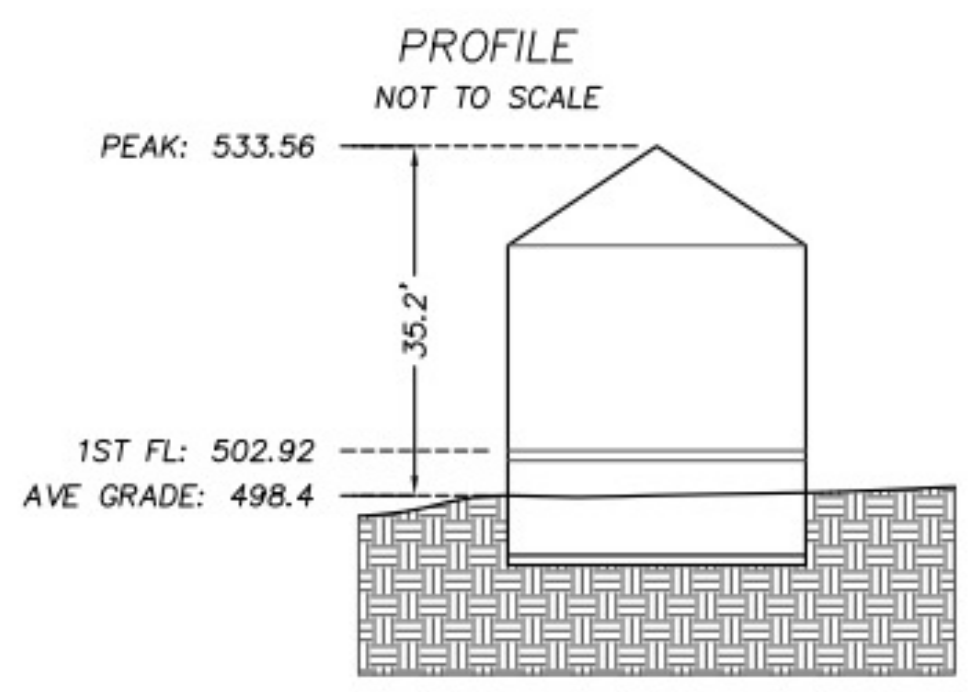
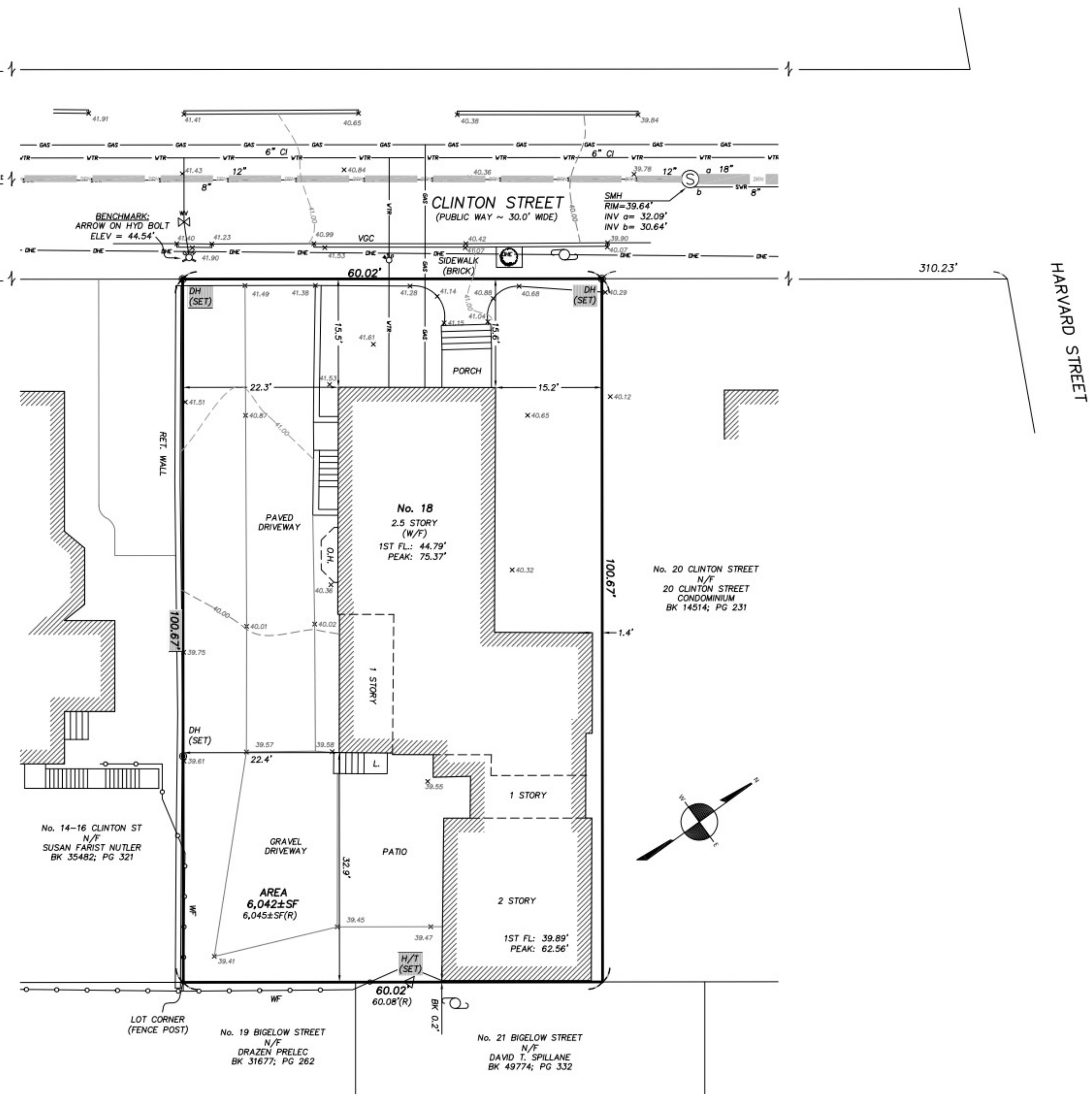
ABUTTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS AND/OR CURRENT RECORDS AVAILABLE AT THE REGISTRY OF DEEDS.

VERTICAL DATUM
 THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE CITY BASE AND WERE DETERMINED FROM AN INVERT ELEVATION COMPILED FROM PLAN OBTAINED FROM THE CITY OF CAMBRIDGE GIS.

BENCHMARK
 1) BOLT ON HYDRANT
 ELEVATION = 44.54'

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE PRIOR TO ANY EXCAVATIONS.

FEMA
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE:
 COMMUNITY PANEL: X
 25017C0576E
 EFFECTIVE DATE: JUNE 4, 2010



FIELD:	JJH
DRAFT:	NPP, SAP
CHECK:	GCC
DATE:	03/08/24
JOB #	21-00519

CERTIFIED PLOT PLAN

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project number 2203-0018
 Date 12/5/2024
 Drawn by SKA
 Checked by SKA
BZA-004
 Scale 1 : 140



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SAM KACHMAR ARCHITECTS
(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

SHADOW STUDY - REVISED

18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
CAMBRIDGE, MA 02138

Project number 2203-0018
Date 12/5/2024
Drawn by Author
Checked by Checker

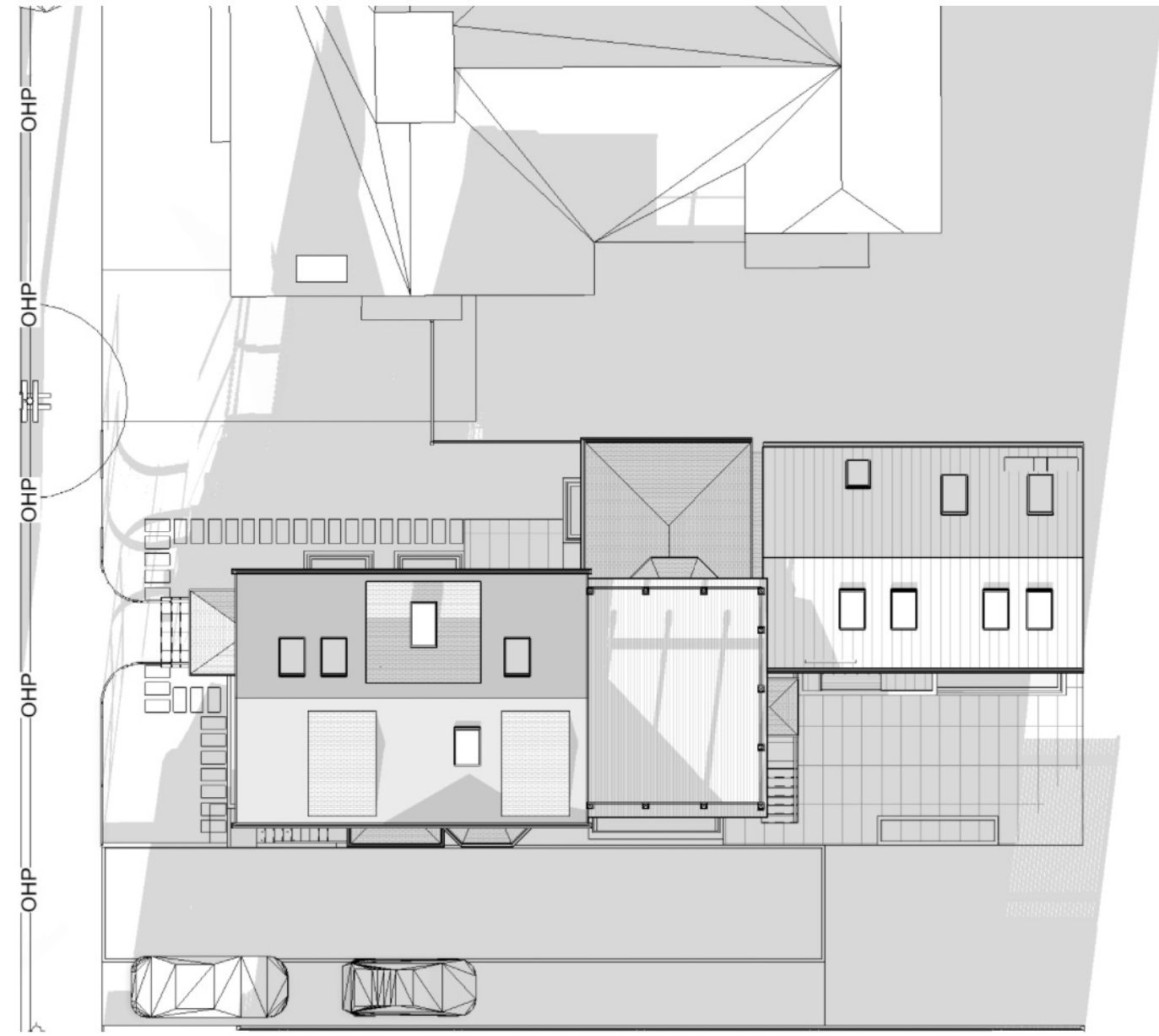
BZA-005

Scale 1/16" = 1'-0"

12/5/2024 3:18:31 PM

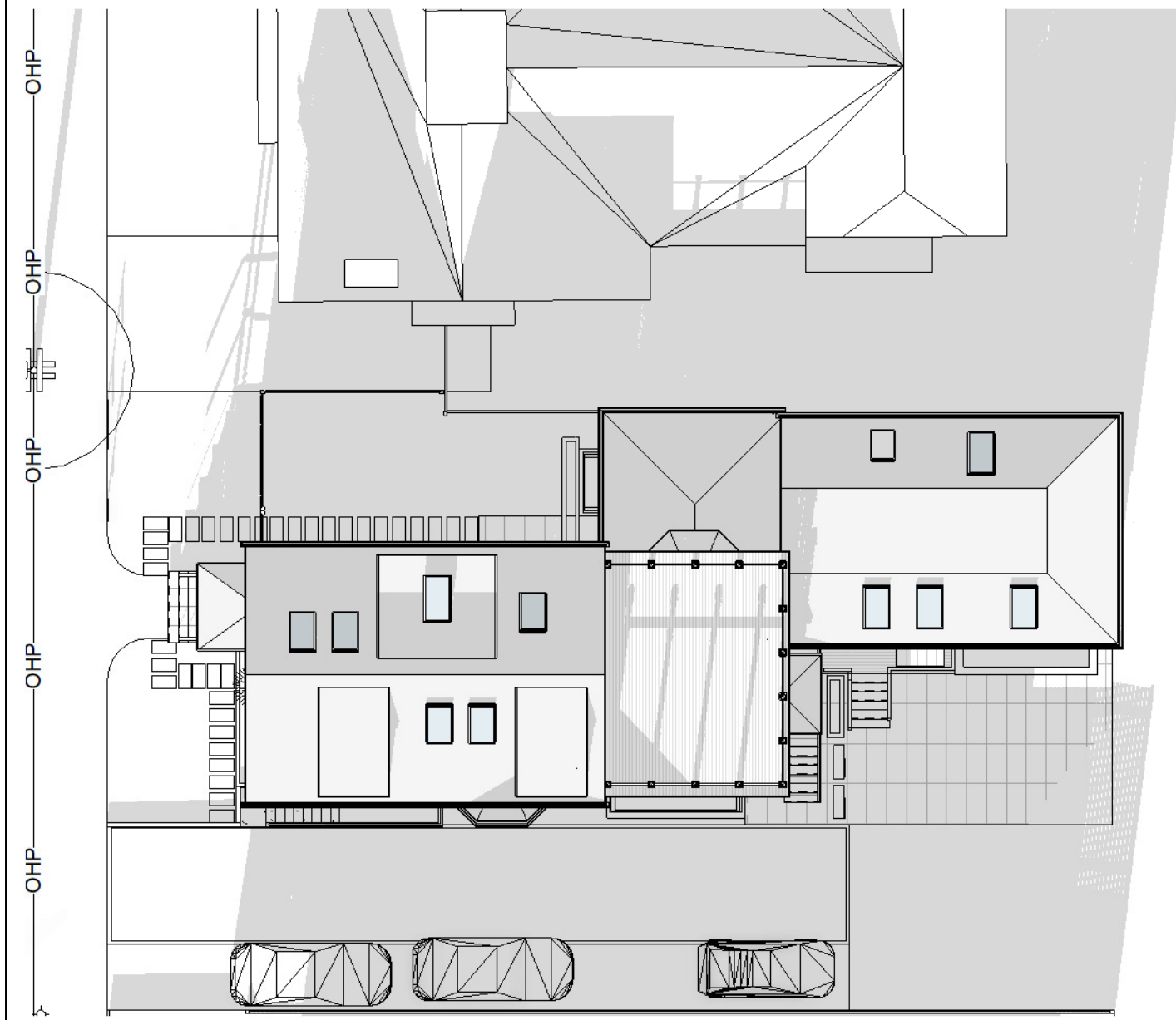
WINTER SOLSTICE - APPROVED

AFTERNOON - 3PM



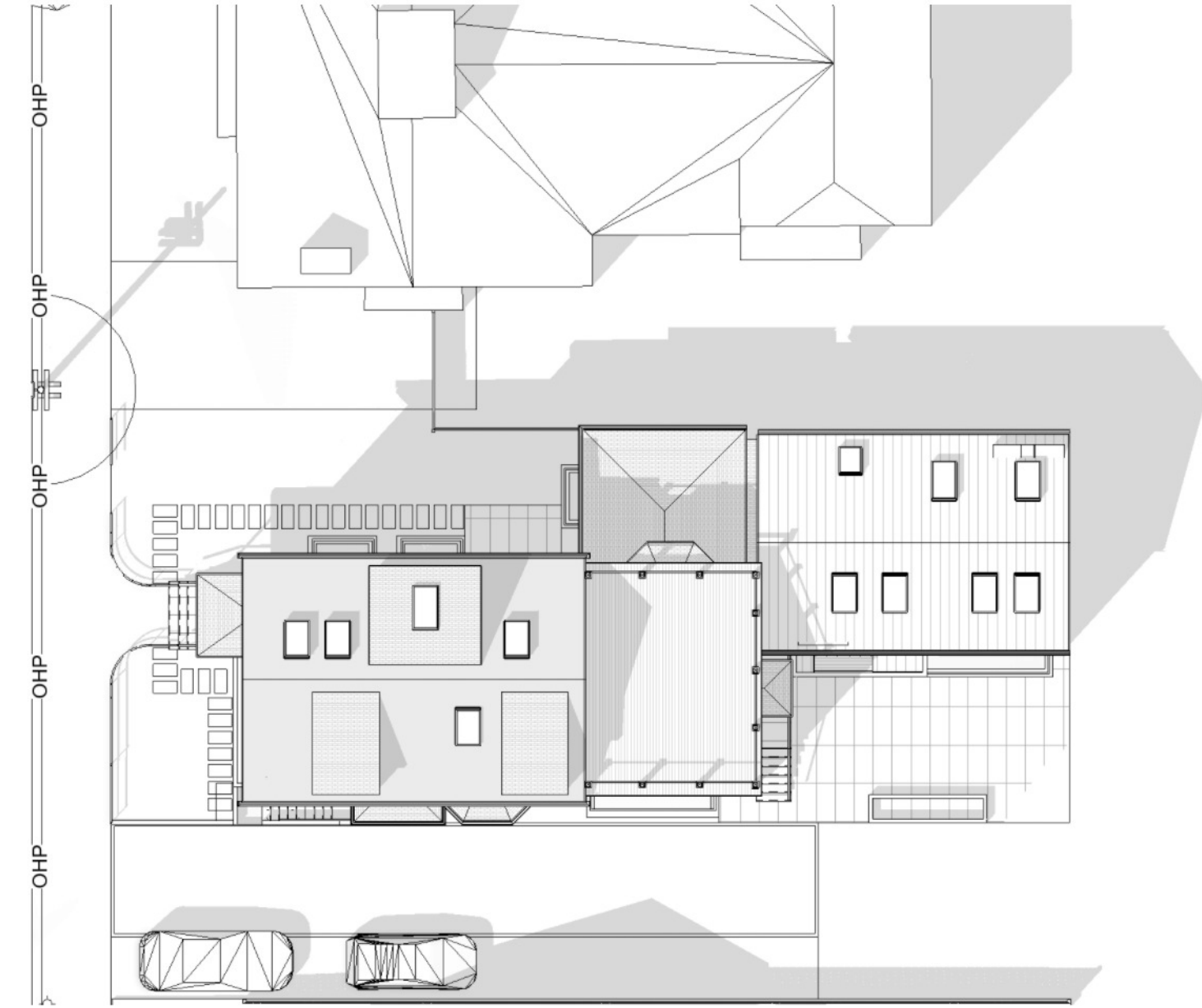
1 BZA - APPROVED SOLAR STUDY 2
1/16" = 1'-0"

WINTER SOLSTICE - REVISED



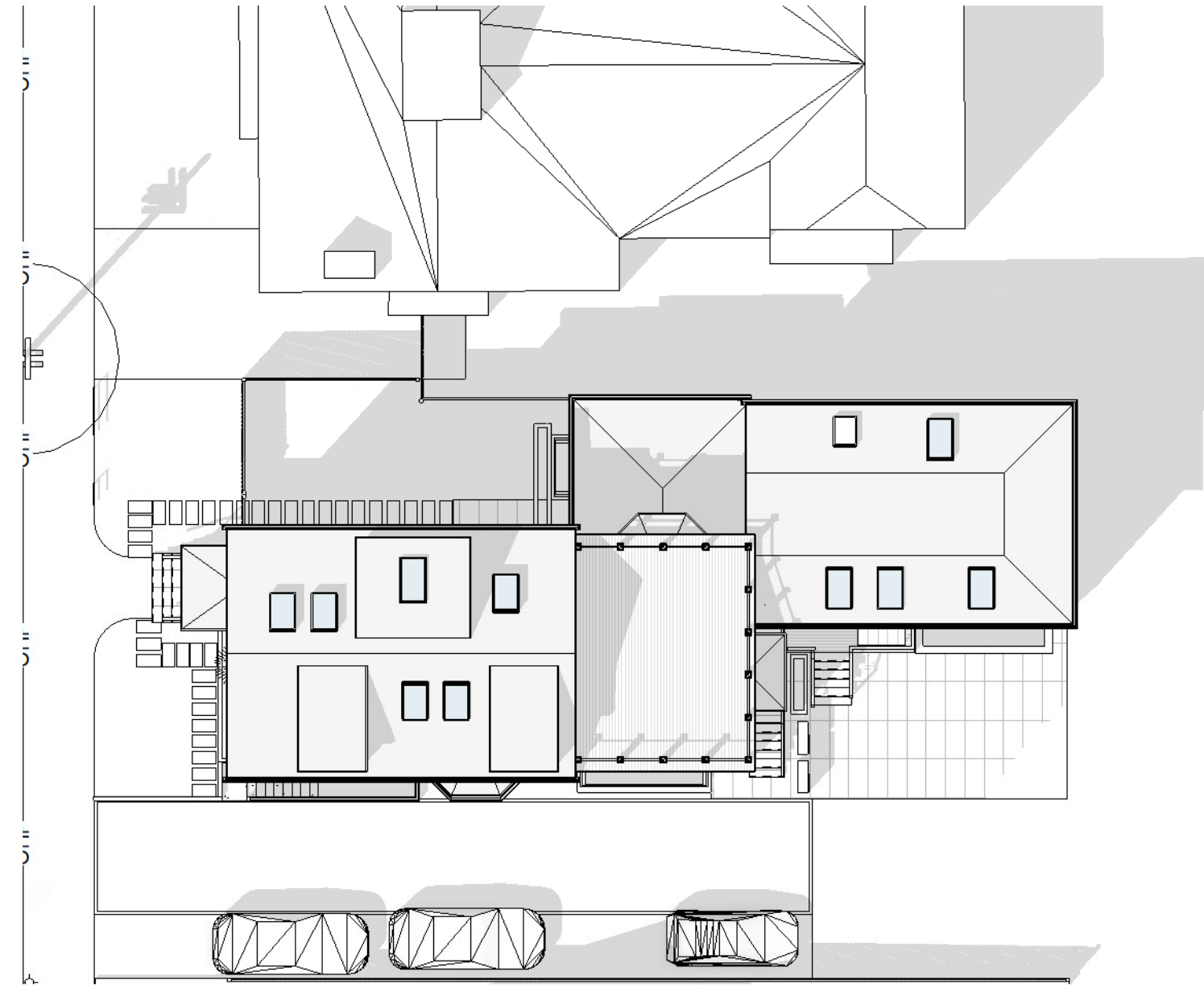
2 BZA - PROPOSED SOLAR STUDY 2
1/16" = 1'-0"

SUMMER SOLSTICE - APPROVED



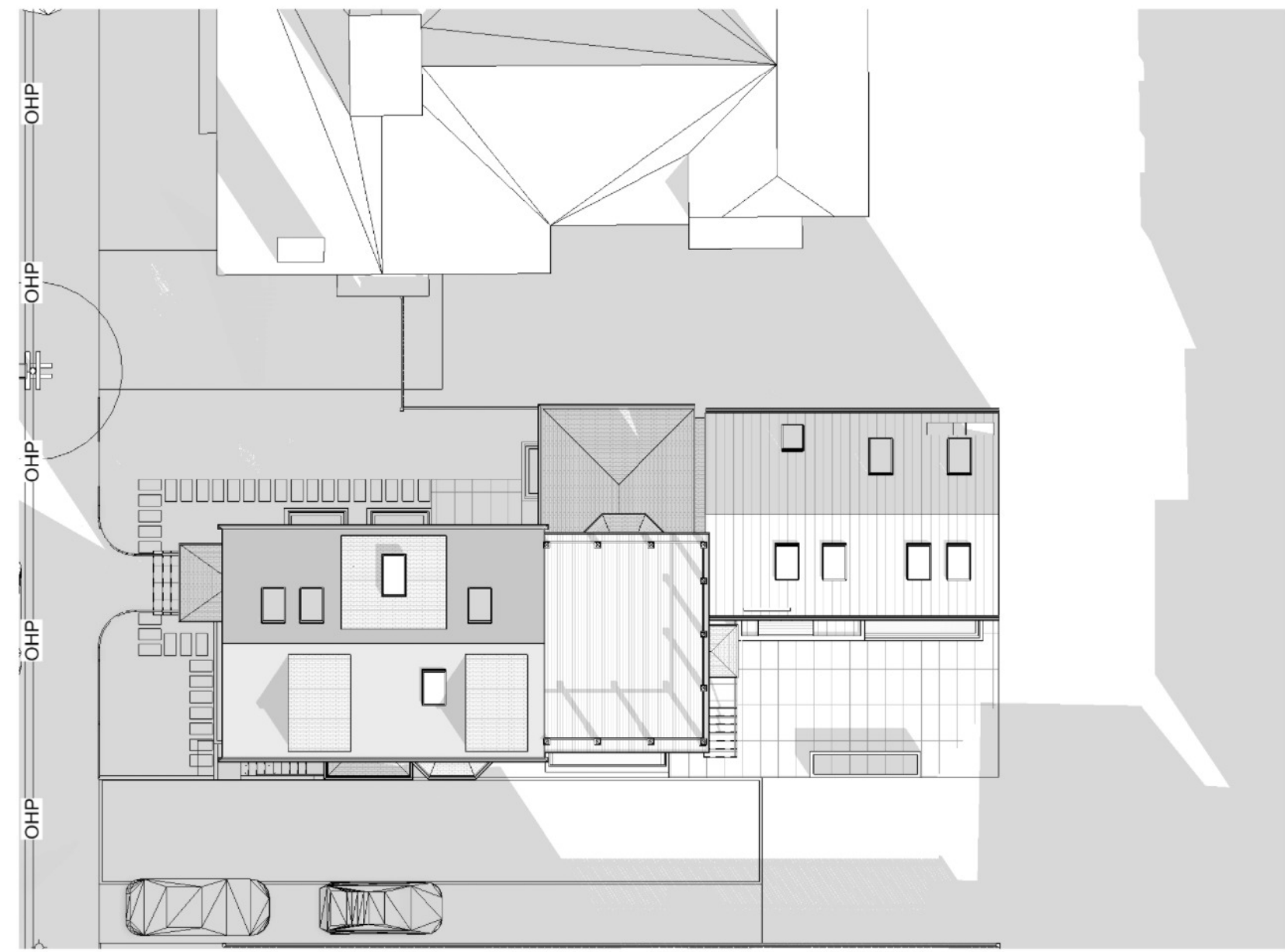
1 BZA - APPROVED SOLAR STUDY 4
1/16" = 1'-0"

SUMMER SOLSTICE - REVISED

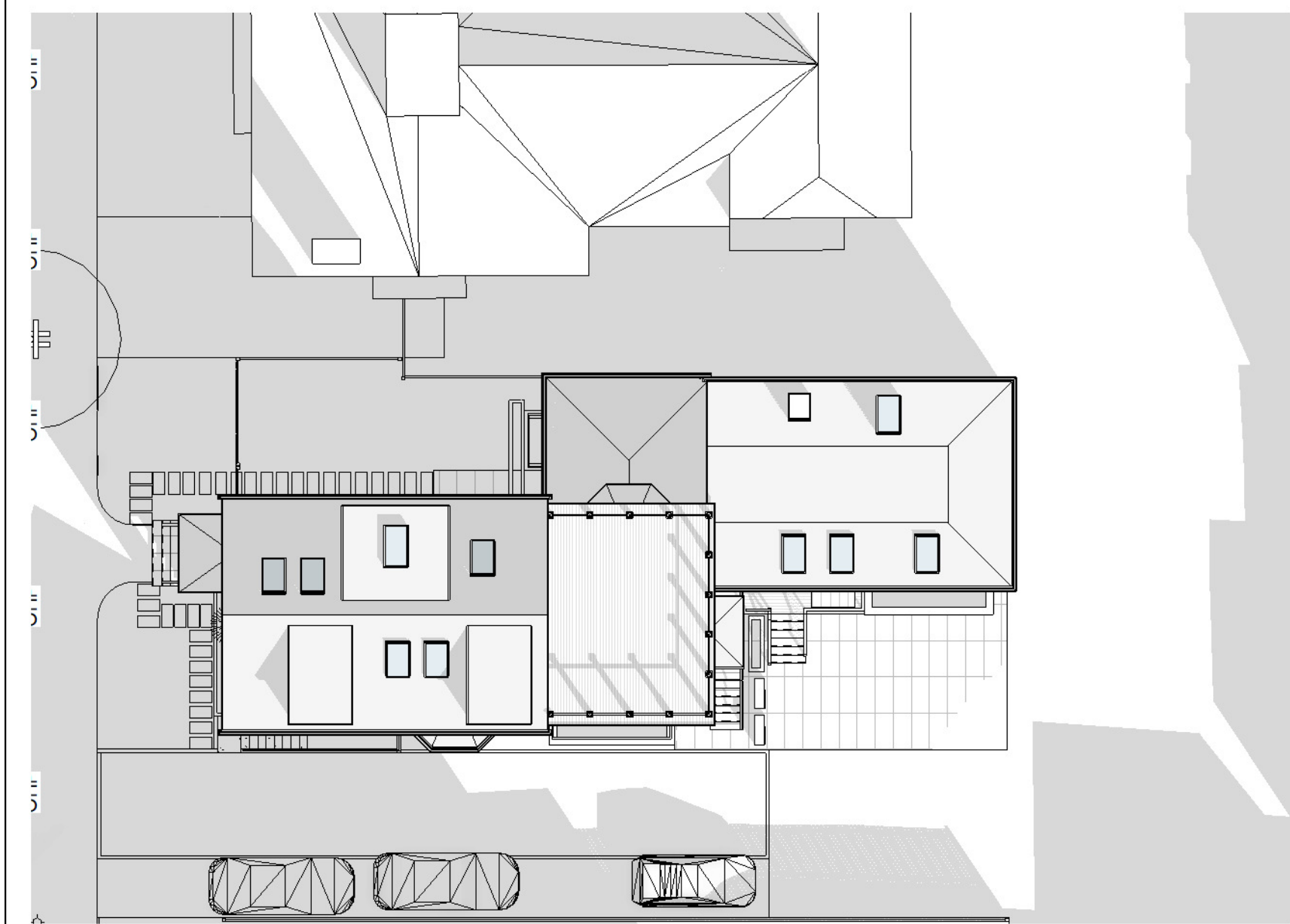


4 BZA - PROPOSED SOLAR STUDY 4
1/16" = 1'-0"

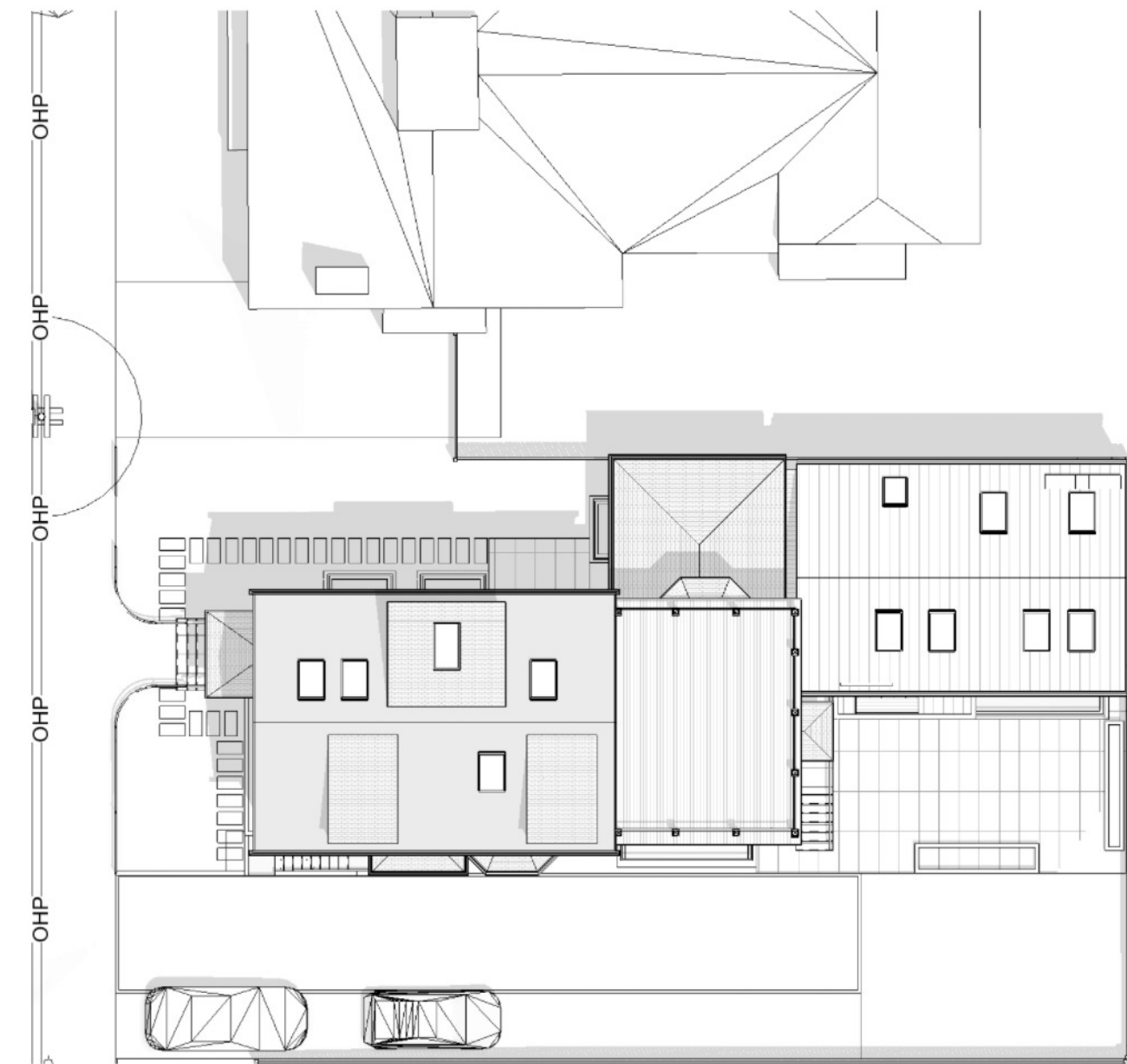
NOON - 12PM



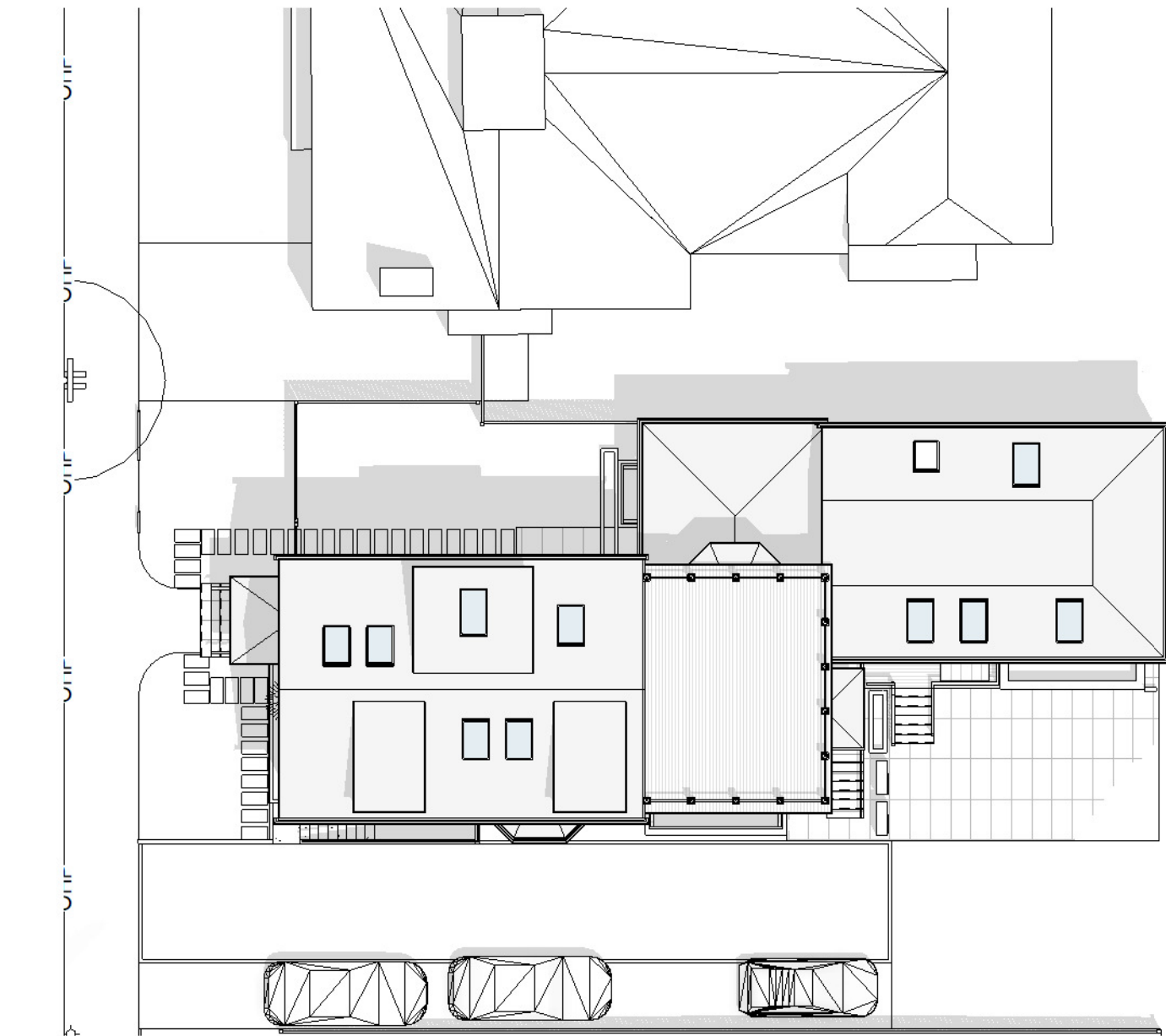
1 BZA - APPROVED SOLAR STUDY 6
1/16" = 1'-0"



6 BZA - PROPOSED SOLAR STUDY 6
1/16" = 1'-0"

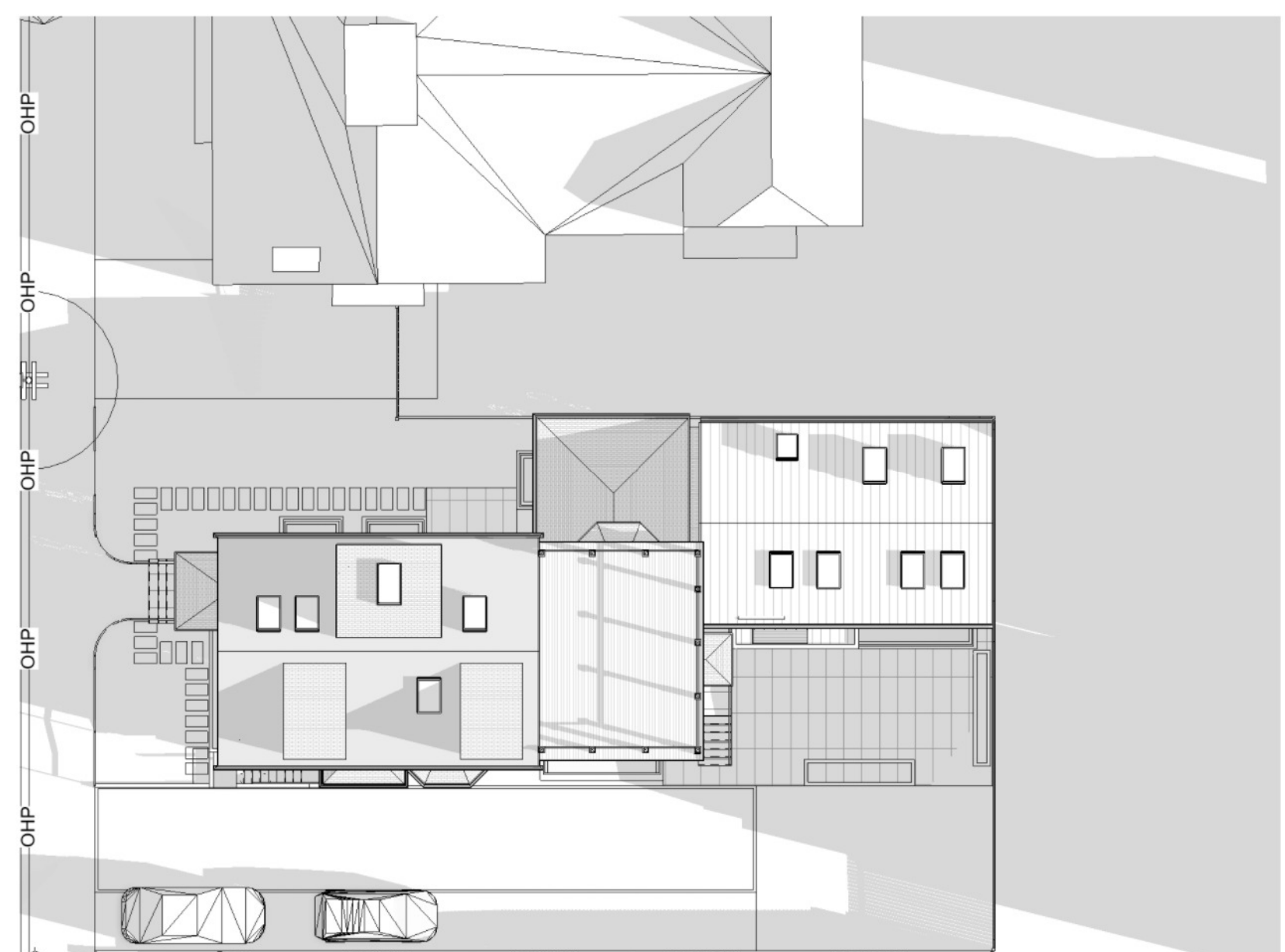


1 BZA - APPROVED SOLAR STUDY 8
1/16" = 1'-0"

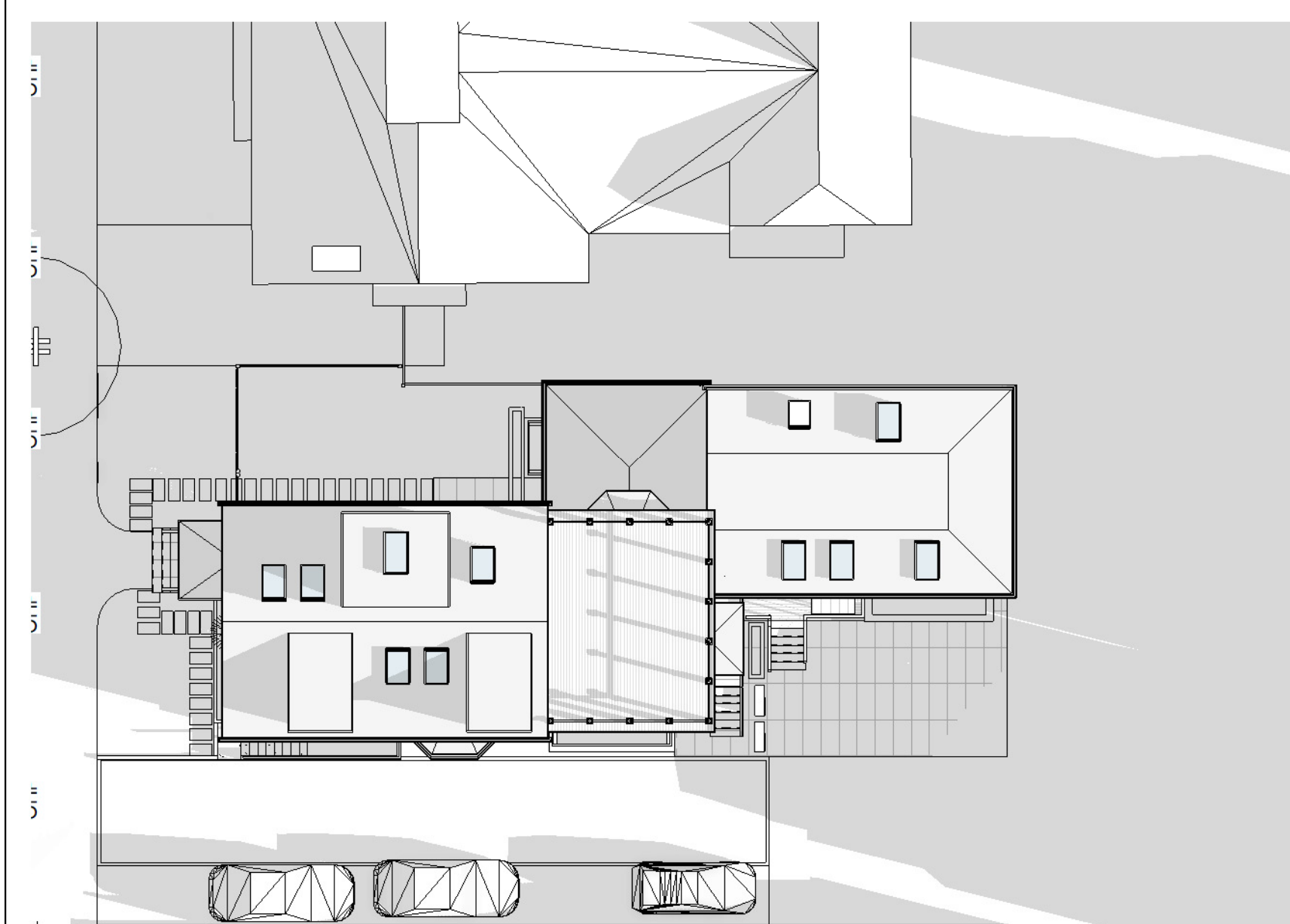


8 BZA - PROPOSED SOLAR STUDY 8
1/16" = 1'-0"

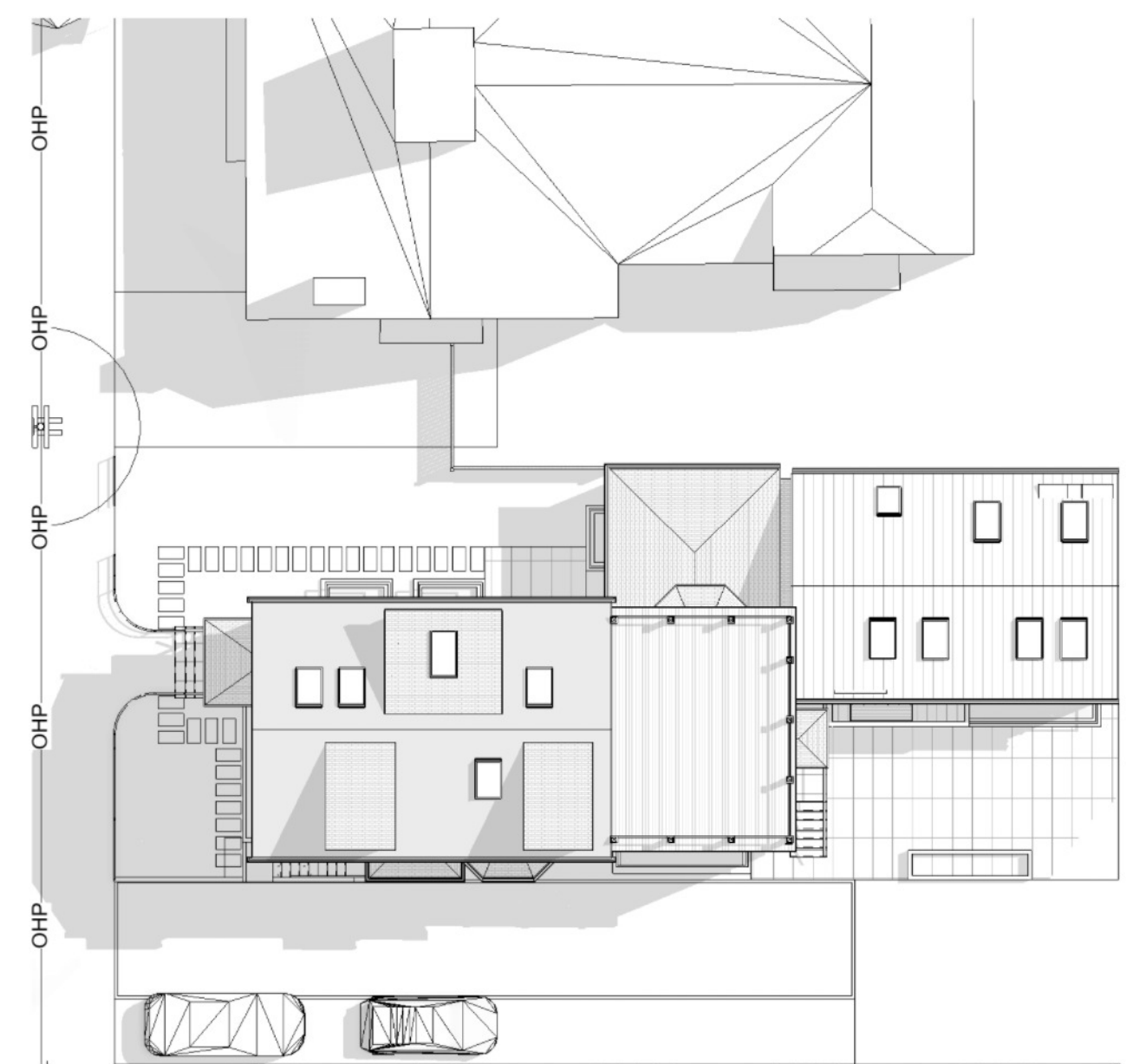
MORNING - 9AM



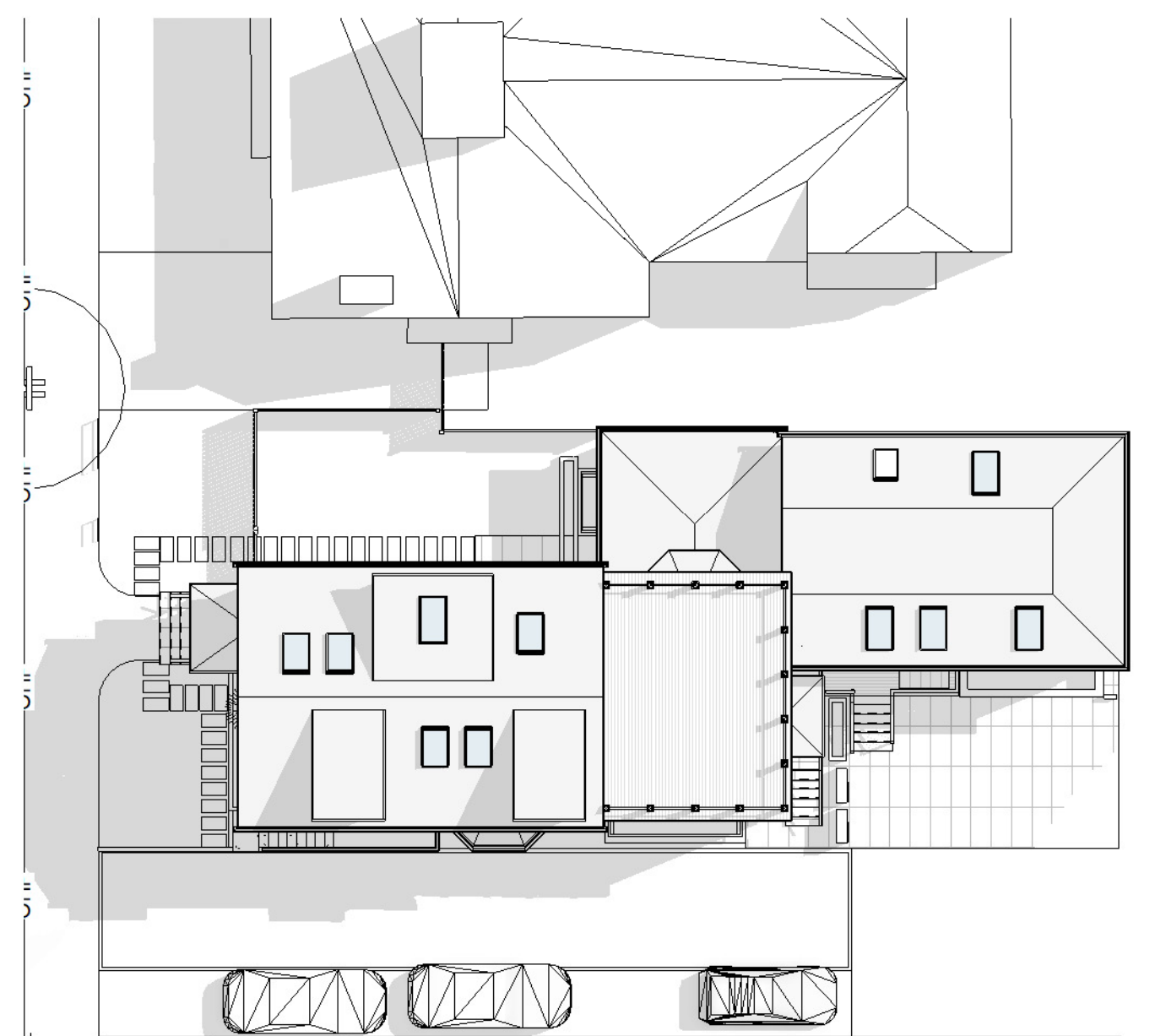
1 BZA - APPROVED SOLAR STUDY 10
1/16" = 1'-0"



10 BZA - PROPOSED SOLAR STUDY 10
1/16" = 1'-0"



1 BZA - APPROVED SOLAR STUDY 12
1/16" = 1'-0"



12 BZA - PROPOSED SOLAR STUDY 12
1/16" = 1'-0"

EXISTING CONDITION



APPROVED BZA RENDER



PROPOSED RENDER



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REGISTRATIONS:

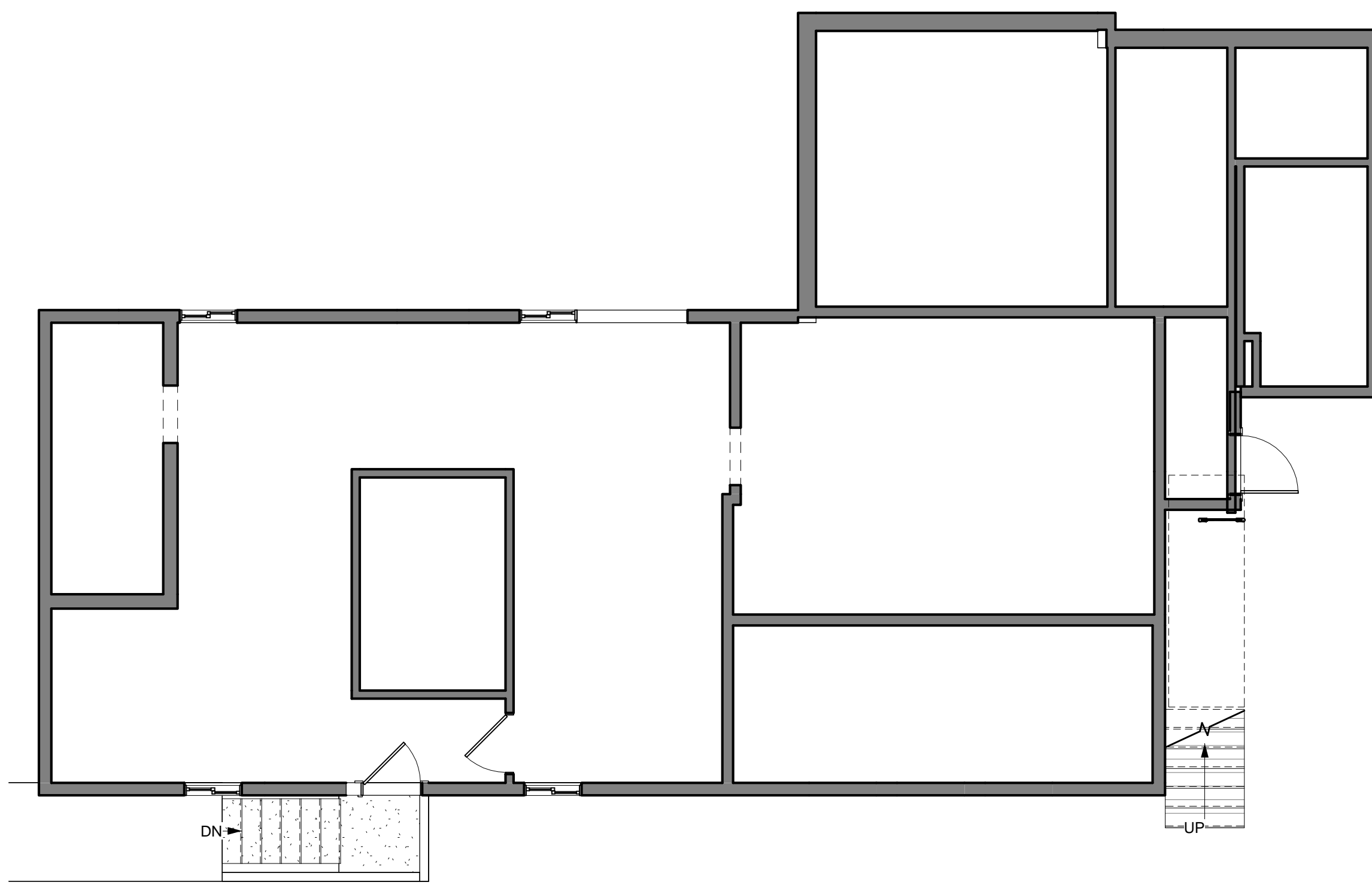
NOT FOR CONSTRUCTION

STREET VIEW - REVISED

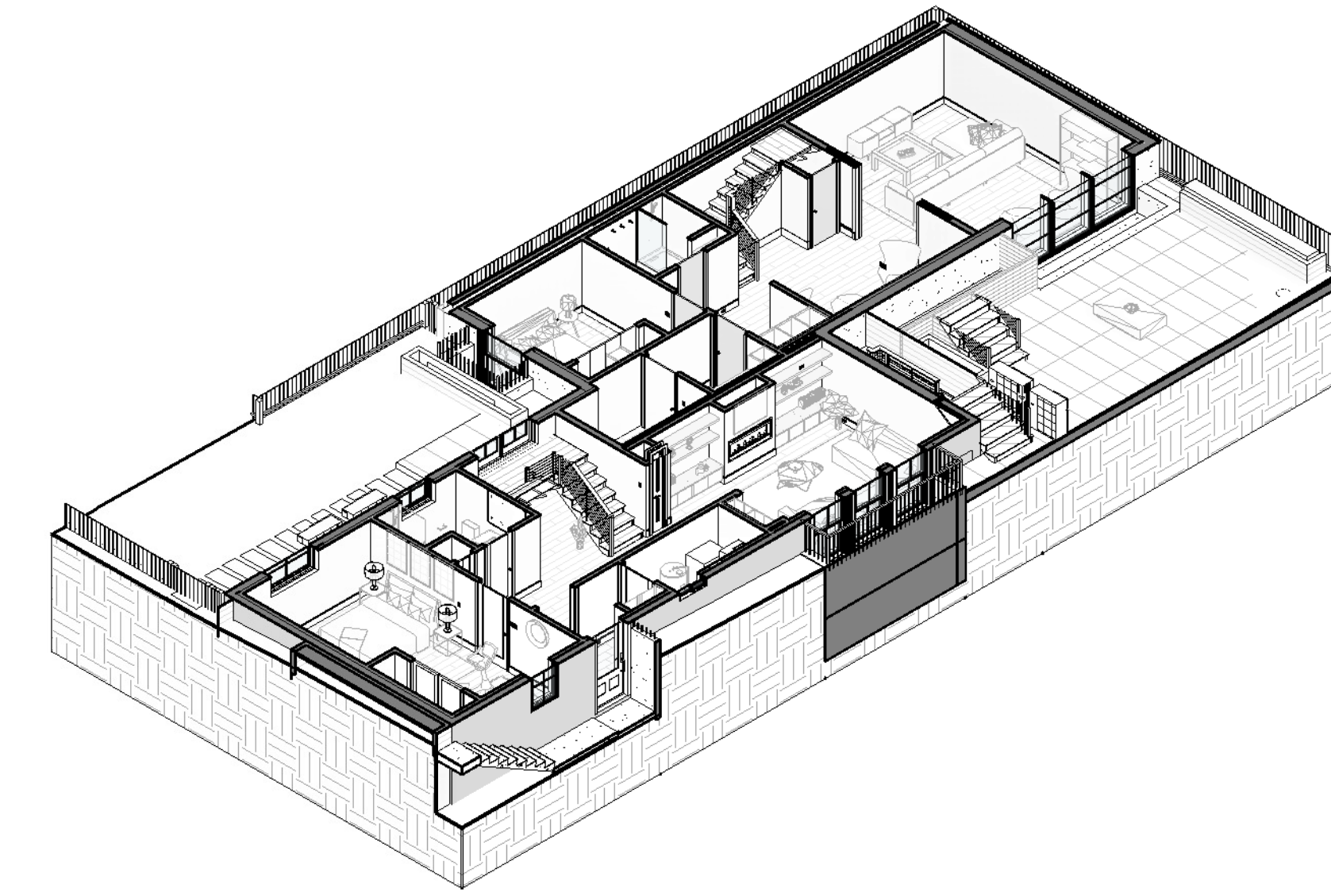
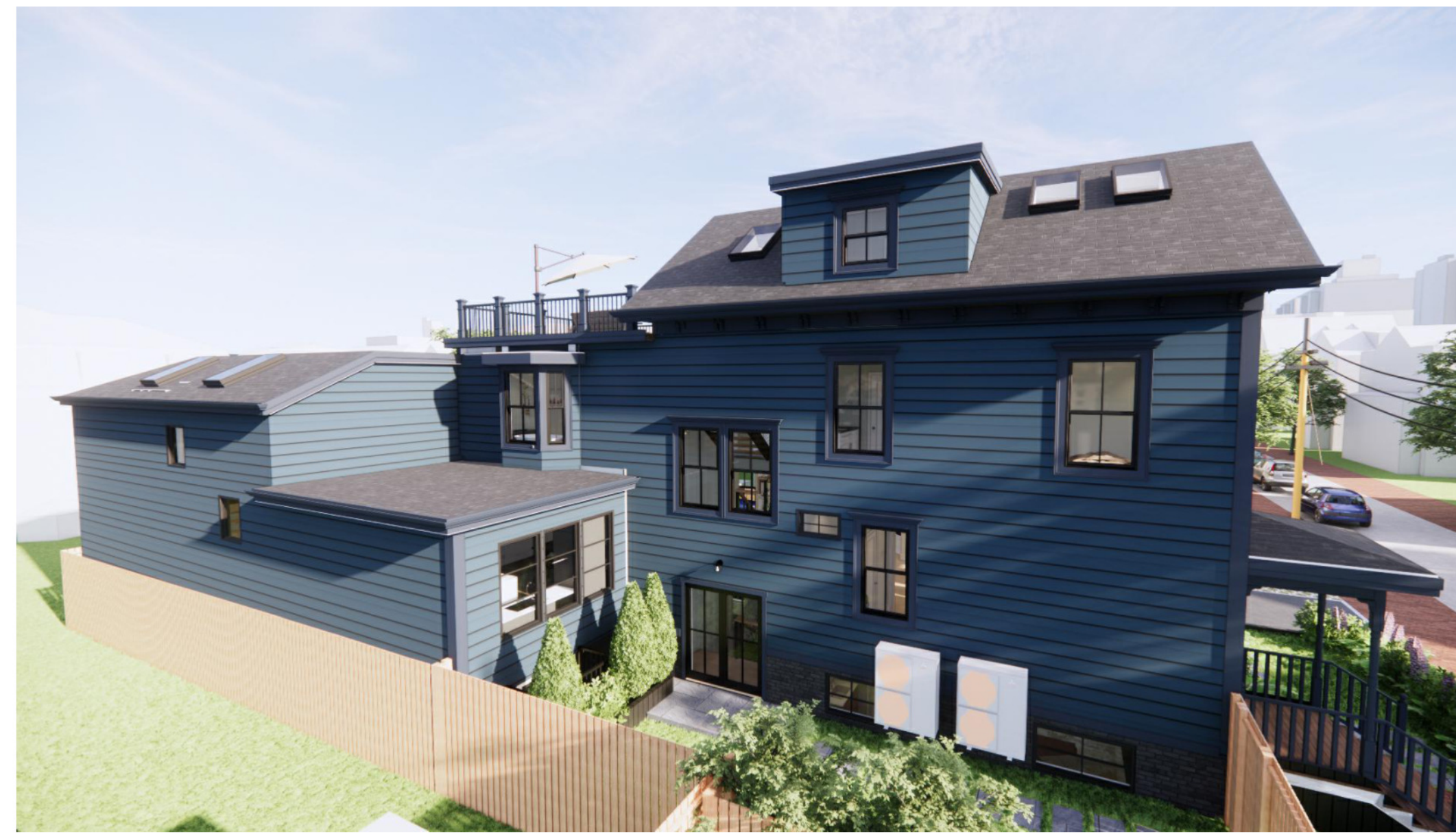
18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project number 2203-0018
 Date 12/5/2024
 Drawn by Author
 Checked by Checker

BZA-007
 Scale

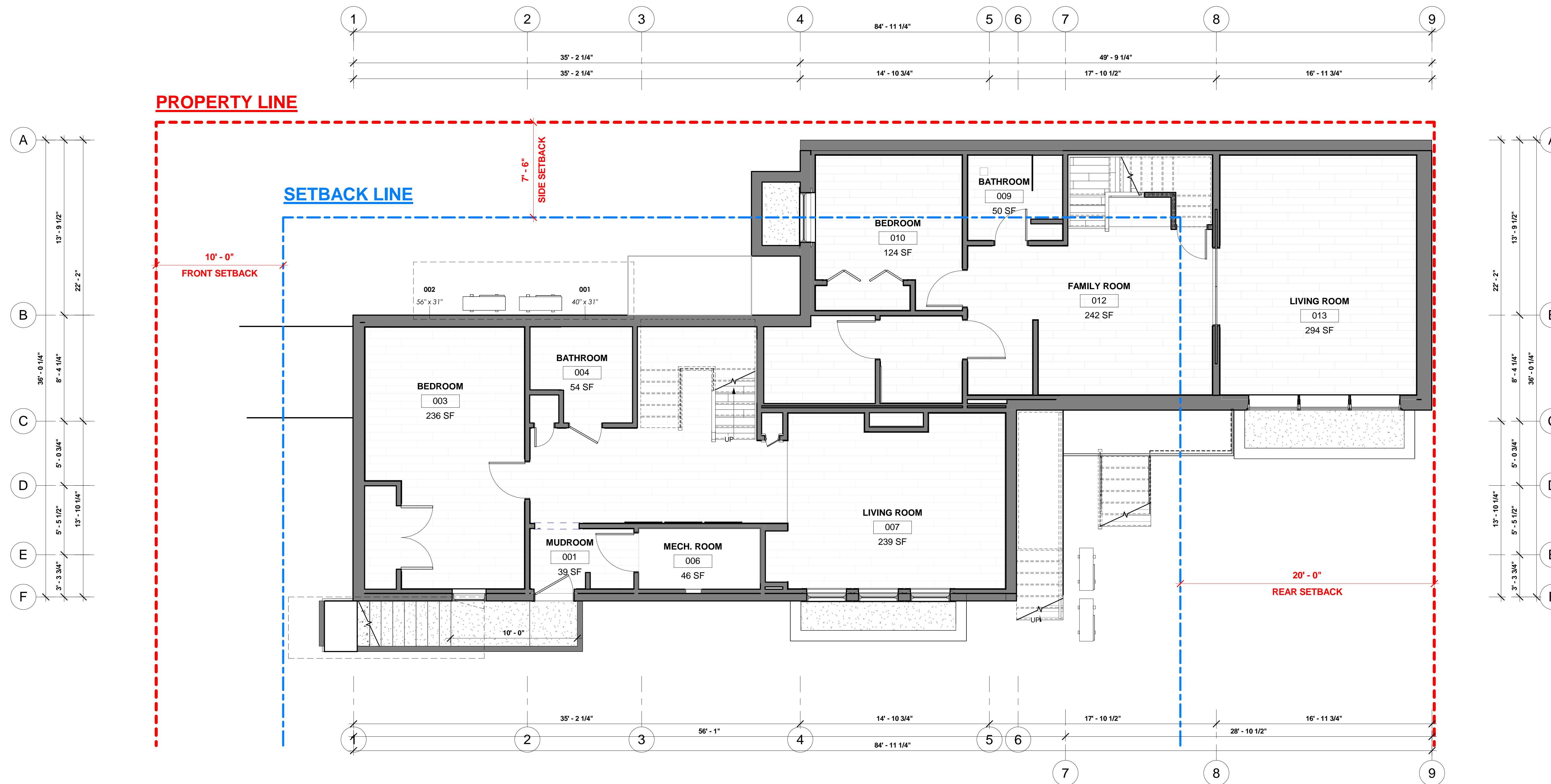


2 EXISTING - LEVEL 0
3/16" = 1'-0"



3 BZA - AXON - LEVEL 0 - PROPOSED

NO CHANGES TO FLOOR PLAN



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



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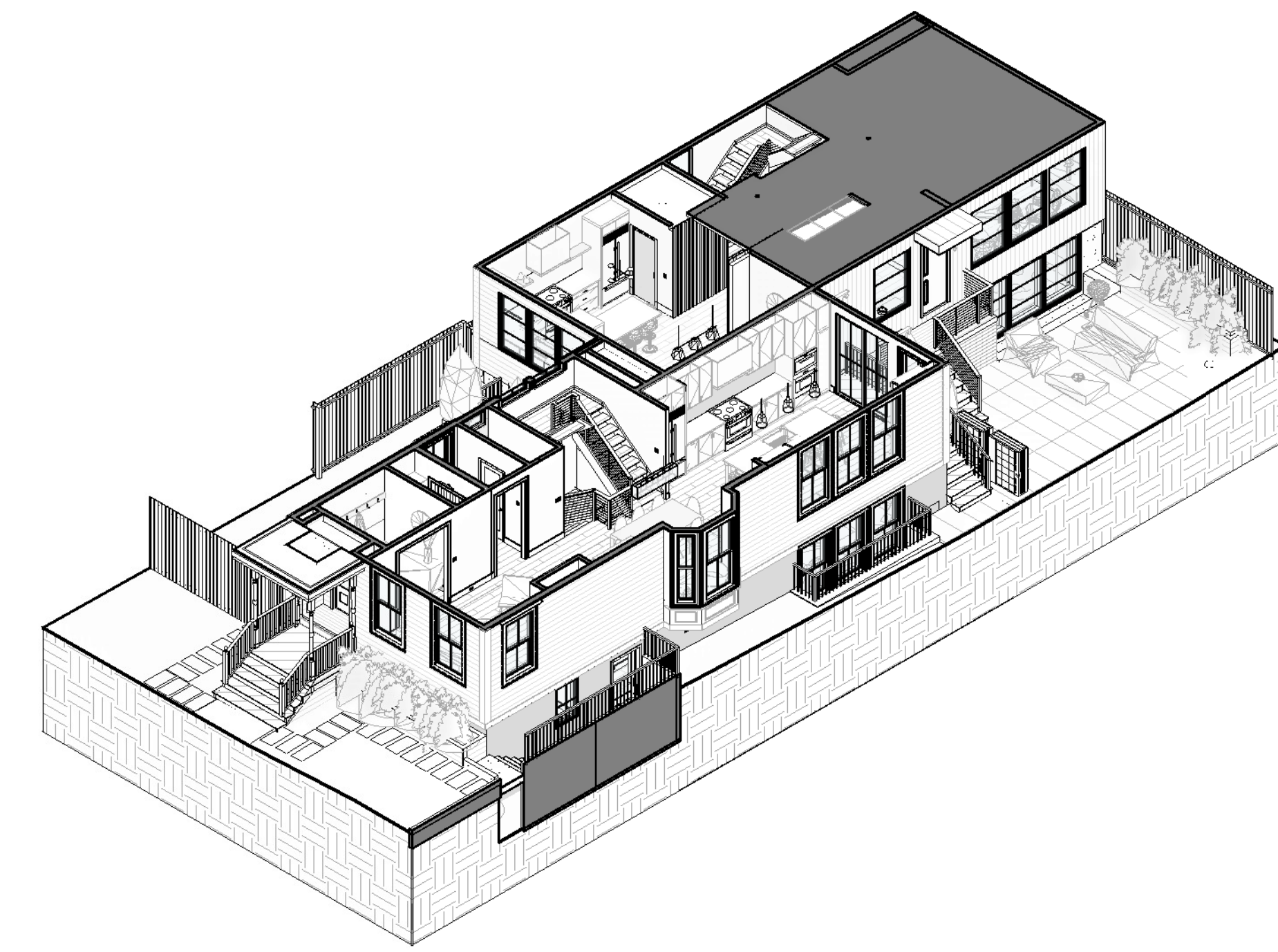
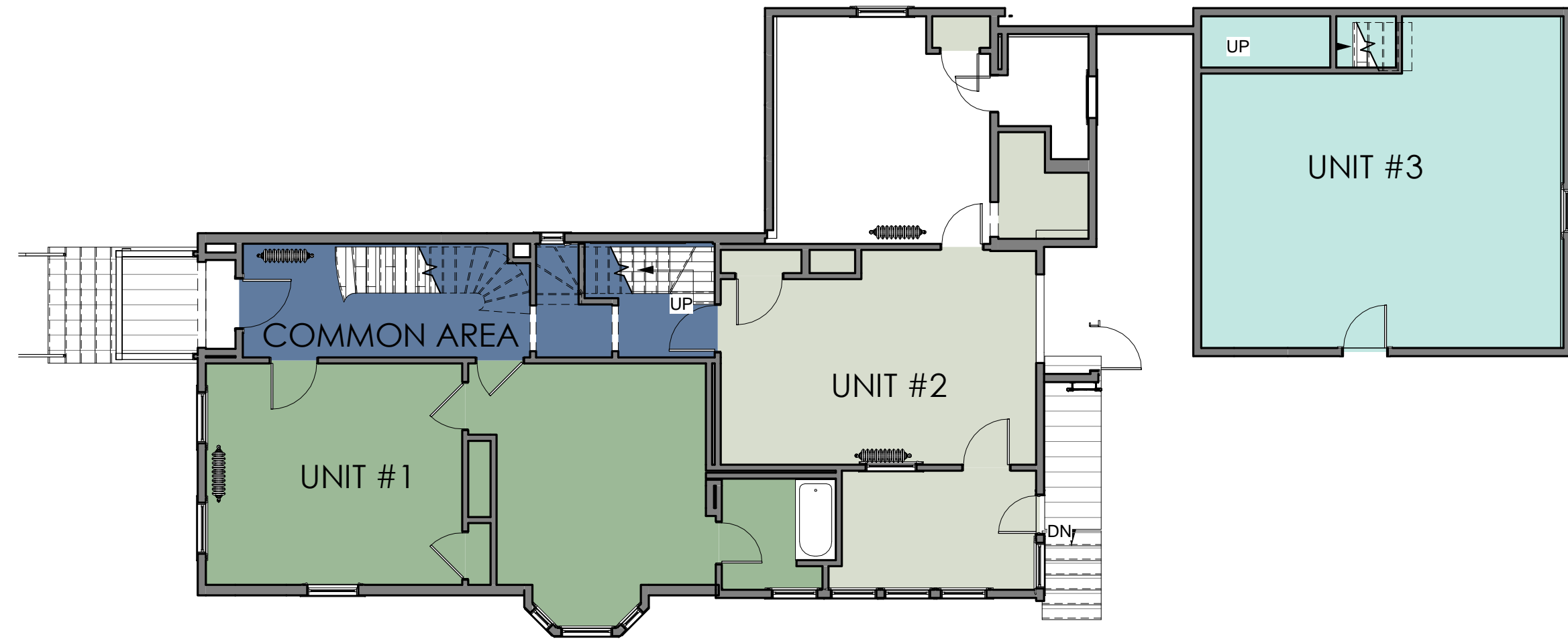
REGISTRATIONS:

NOT FOR CONSTRUCTION

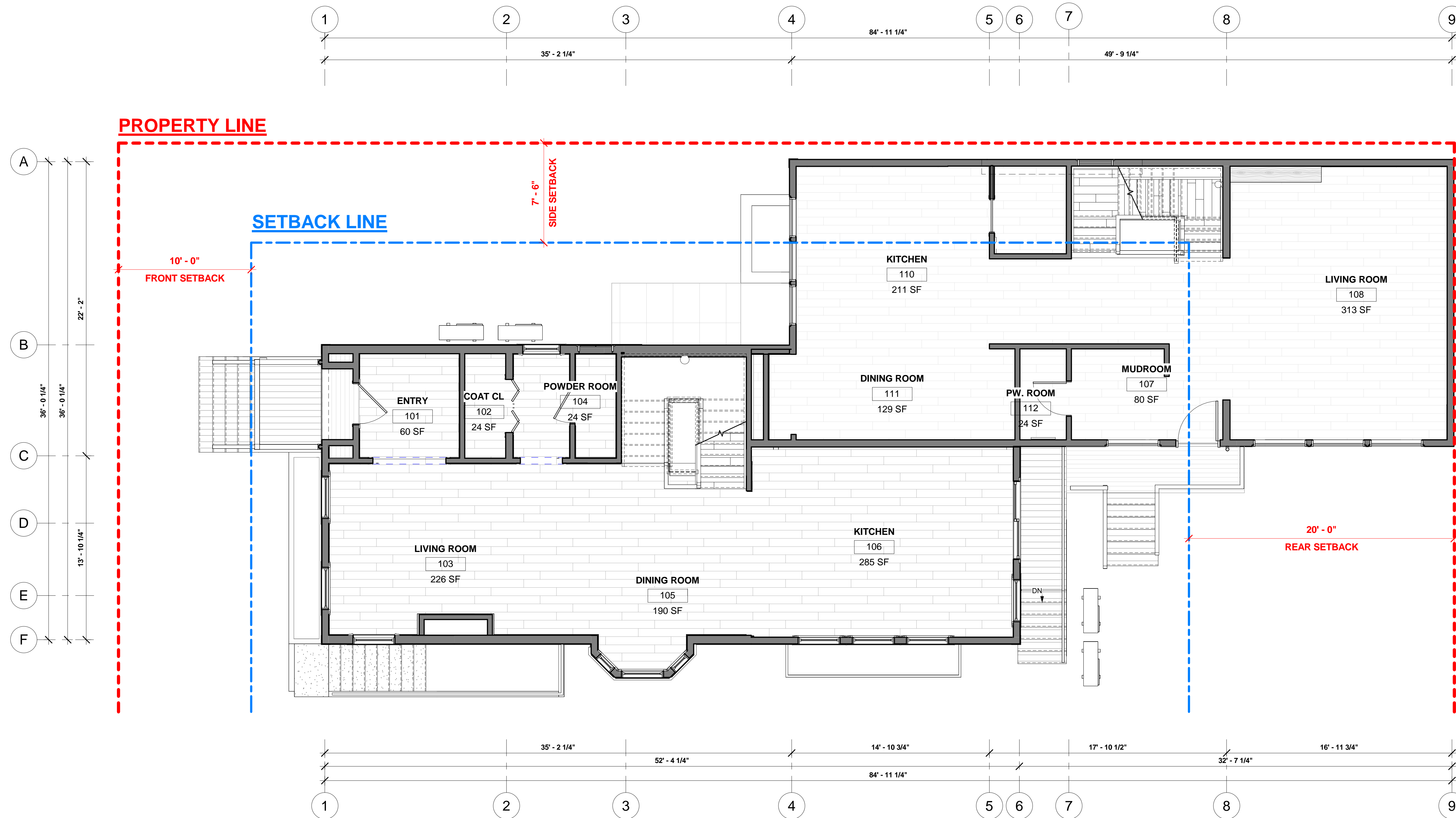
LEVEL 0 - REVISION

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project number 2203-0018
 Date 12/5/2024
 Drawn by SKA
 Checked by SKA
BZA-100
 Scale As indicated



NO CHANGES TO FLOOR PLAN



BZA - PROPOSED - LEVEL 1

1/4" = 1'-0"



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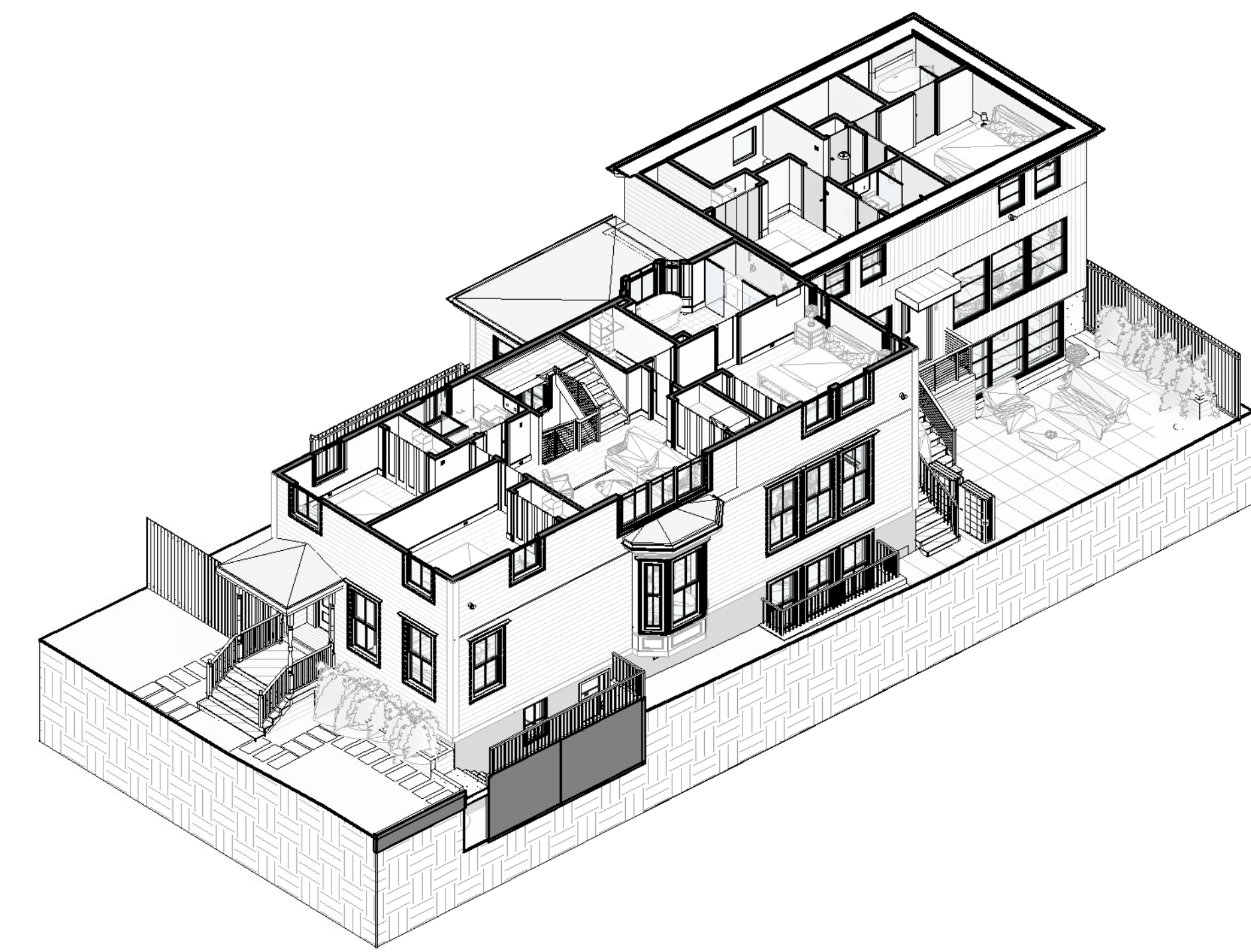
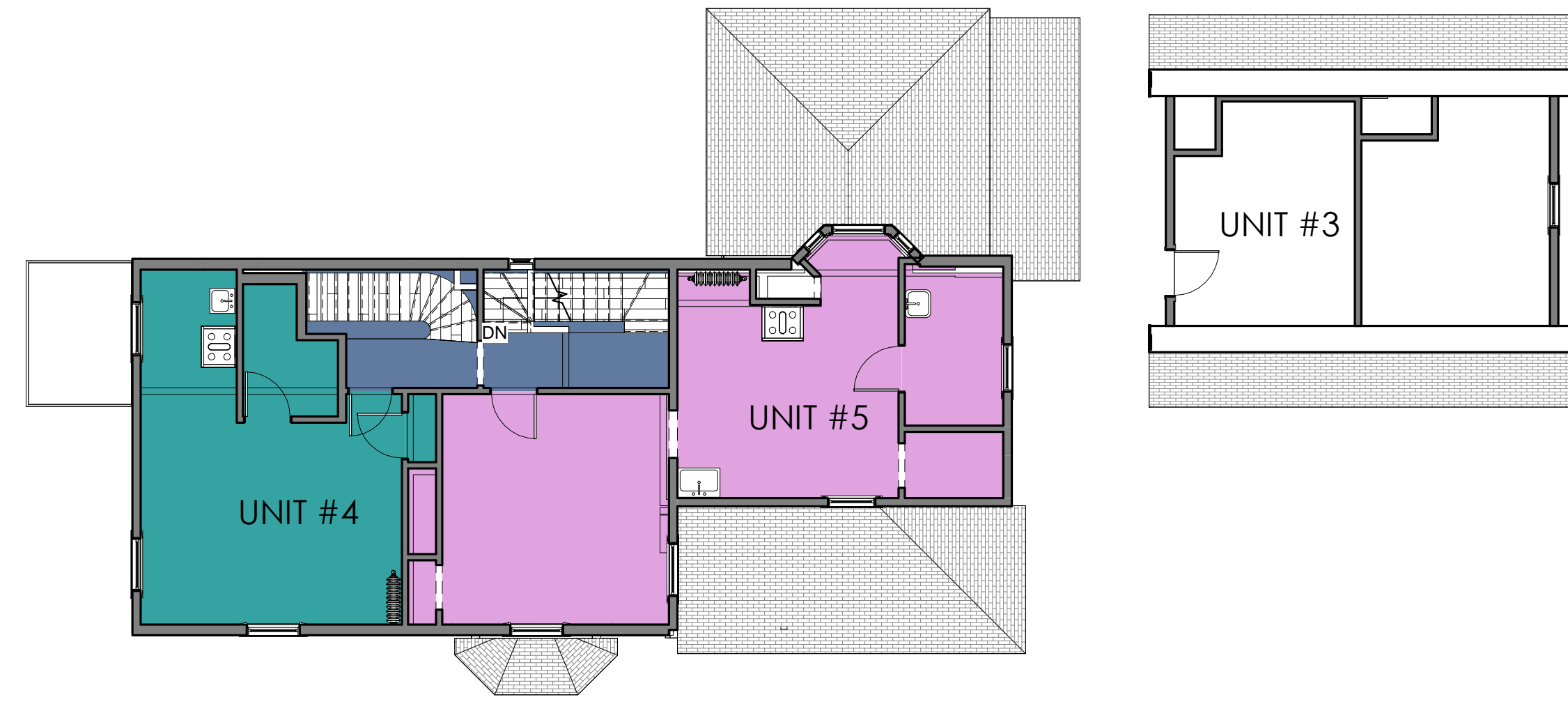
LEVEL 1 - REVISION

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project number 2203-0018
 Date 12/5/2024
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BZA-101

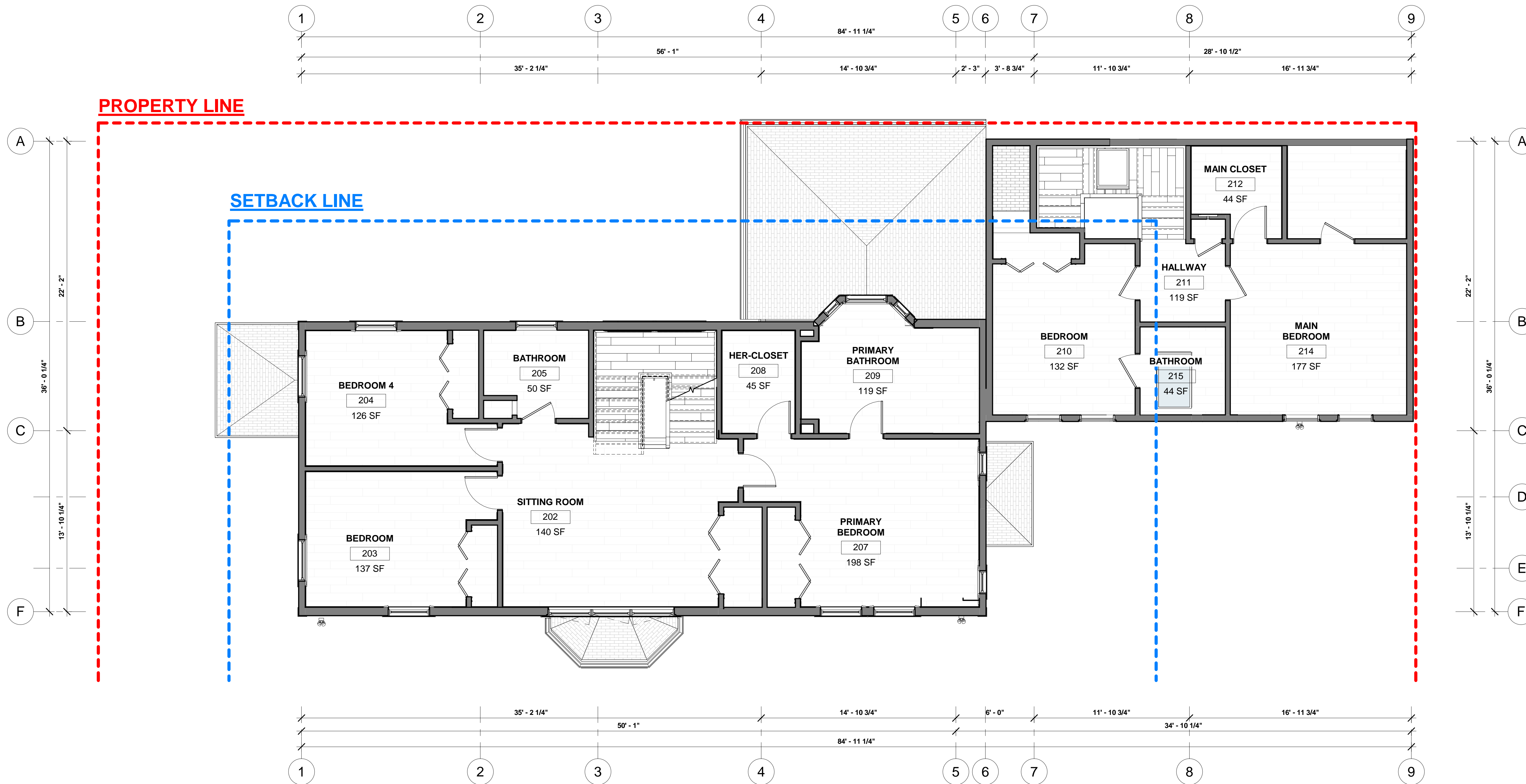
Scale As indicated



2 EXISTING - LEVEL 2 - BZA
1/8" = 1'-0"

3 AXON - LEVEL 2 - PROPOSED BZA

NO CHANGES TO FLOOR PLAN



1 BZA - PROPOSED - LEVEL 2
1/4" = 1'-0"



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LEVEL 2 - REVISION

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 CAMBRIDGE, MA 02138

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 Date 12/5/2024
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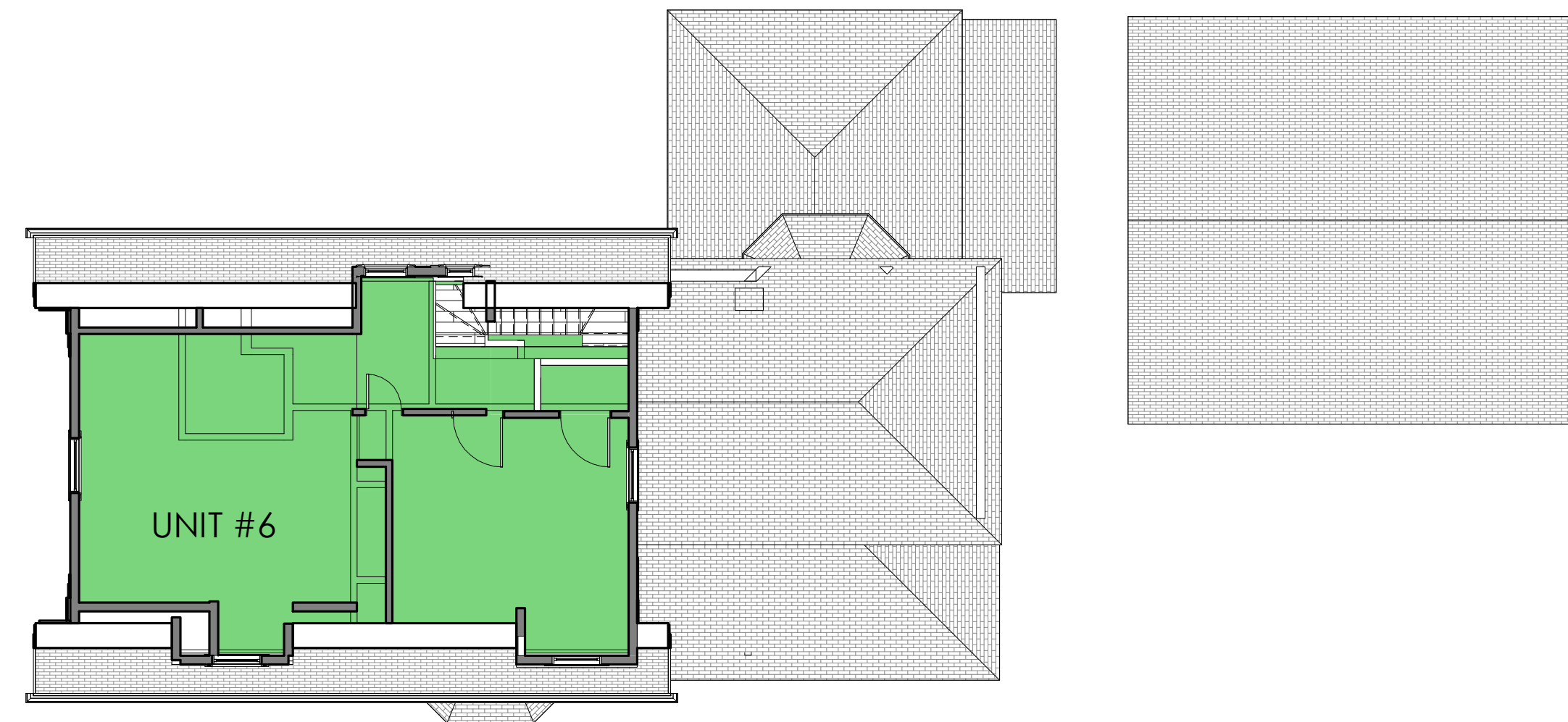
BZA-102
 Scale As indicated



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REGISTRATIONS:

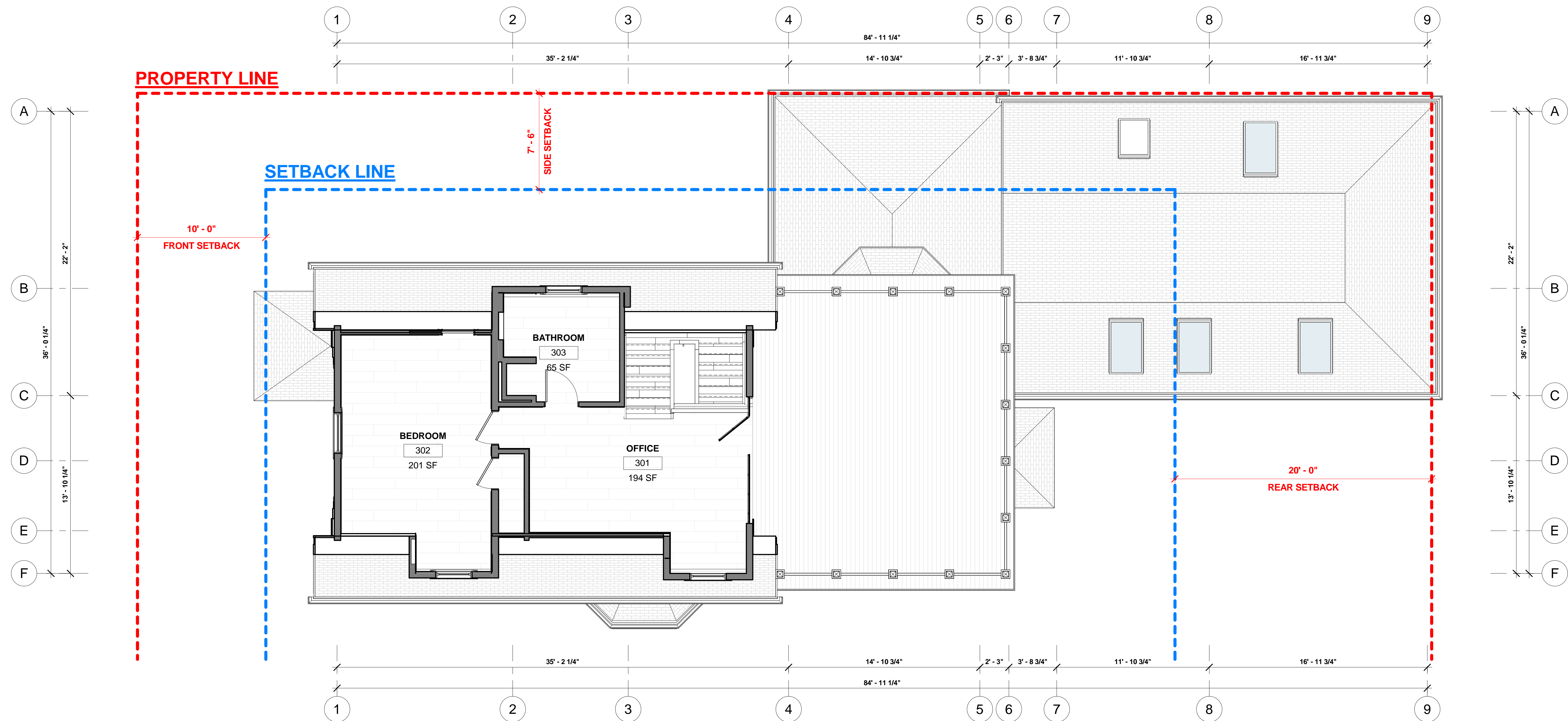
NOT FOR CONSTRUCTION



2 EXISTING - LEVEL 3
1/8" = 1'-0"

3 BZA - AXON - LEVEL 3 - PROPOSED BZA

NO CHANGES TO FLOOR PLAN



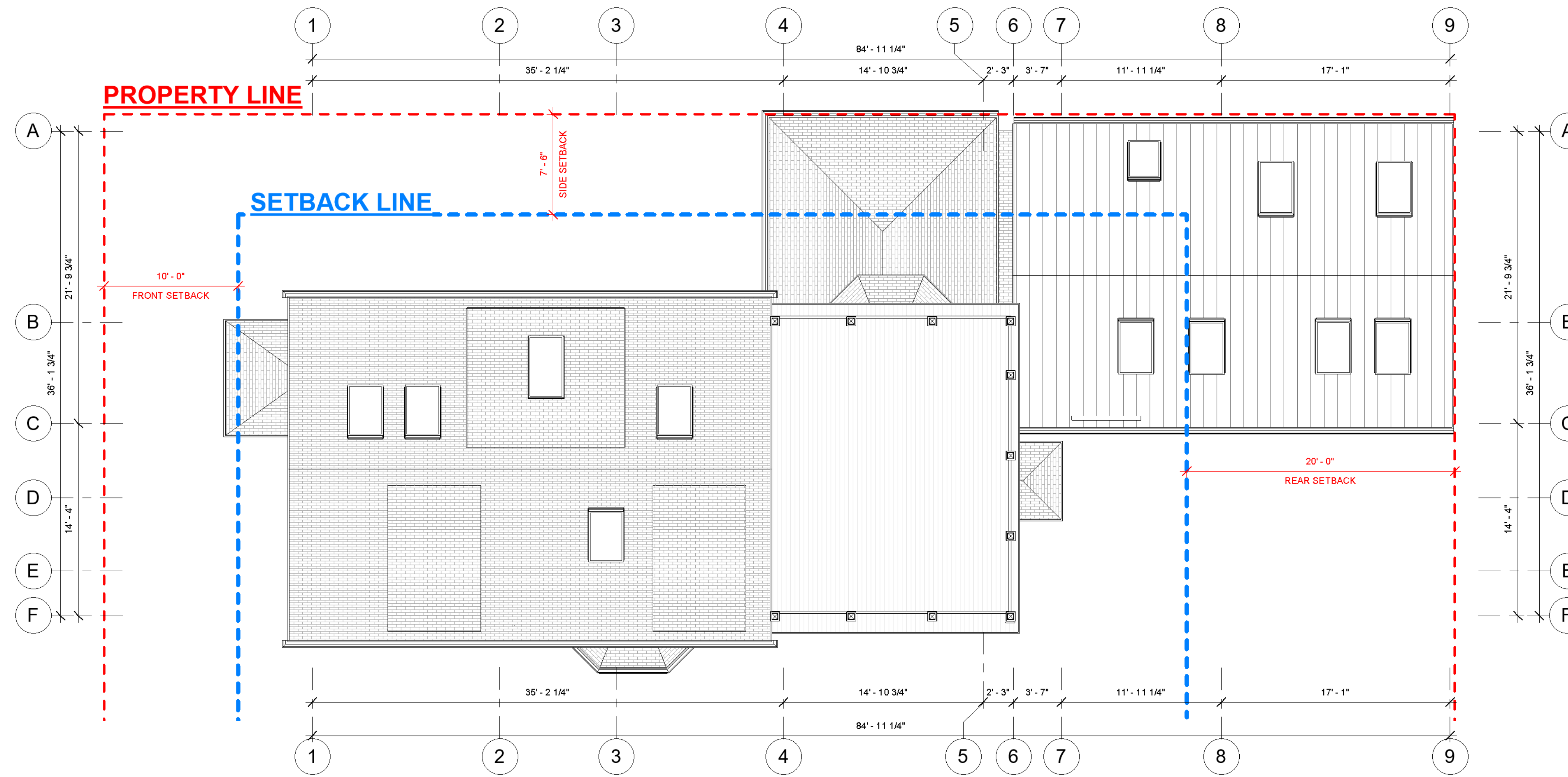
1 BZA - PROPOSED - LEVEL 3
1/4" = 1'-0"

LEVEL 3 - REVISION

18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
CAMBRIDGE, MA 02138

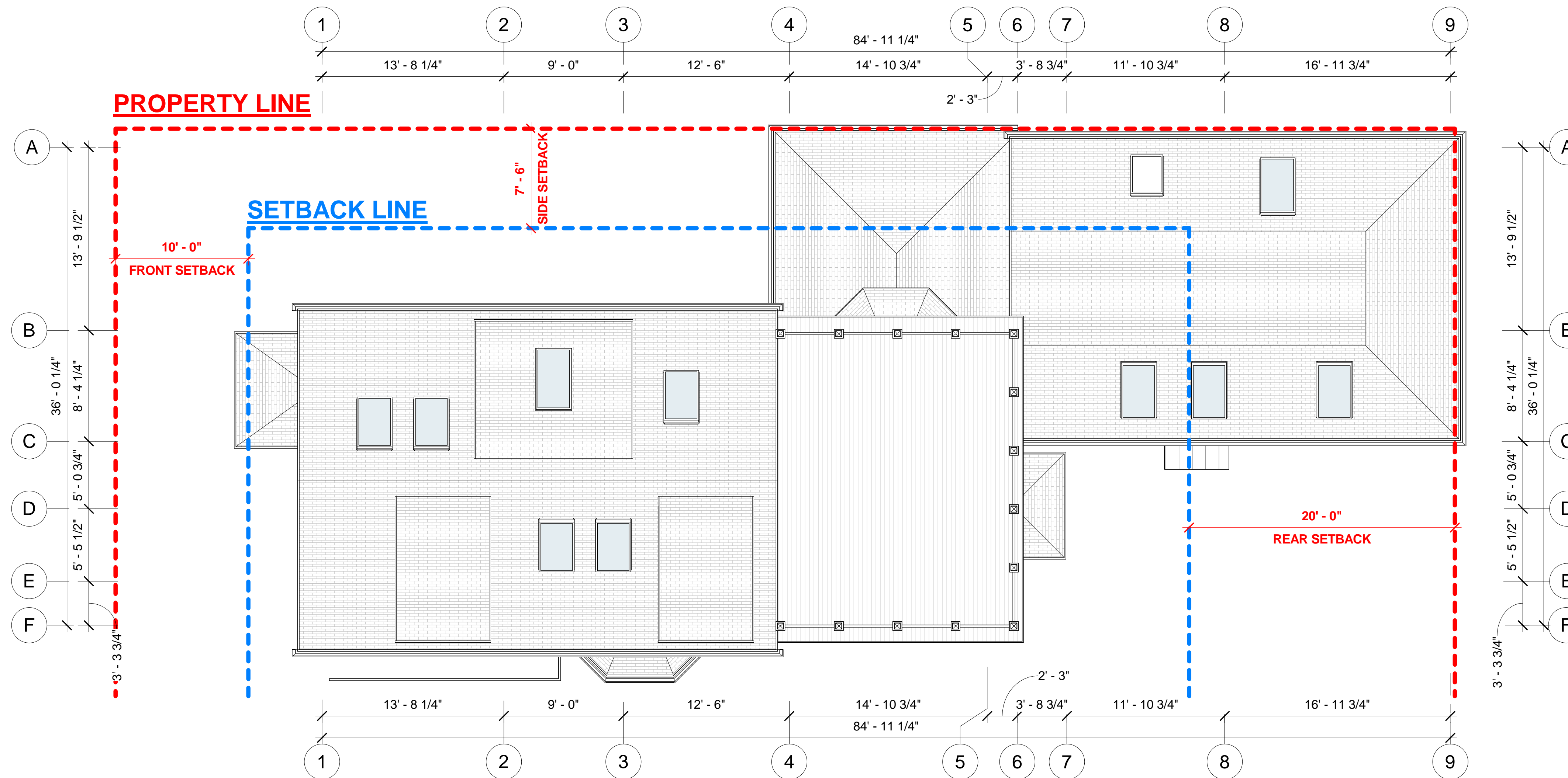
Project number 2203-0018
Date 12/5/2024
Drawn by SKA
Checked by SKA
BZA-103
Scale As indicated

PREVIOUSLY BZA APPROVED



1 BZA - APPROVED ROOF PLAN
3/16" = 1'-0"

REVISED



1 BZA - REVISED ROOF PLAN
3/16" = 1'-0"



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REGISTRATIONS:

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ROOF PLAN -
REVISION

18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
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Project number 2203-0018
Date 12/5/2024
Drawn by SKA
Checked by SKA

BZA-104
Scale 3/16" = 1'-0"



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REGISTRATIONS:

NOT FOR CONSTRUCTION

ELEVATION WEST - REVISION

18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
CAMBRIDGE, MA 02138

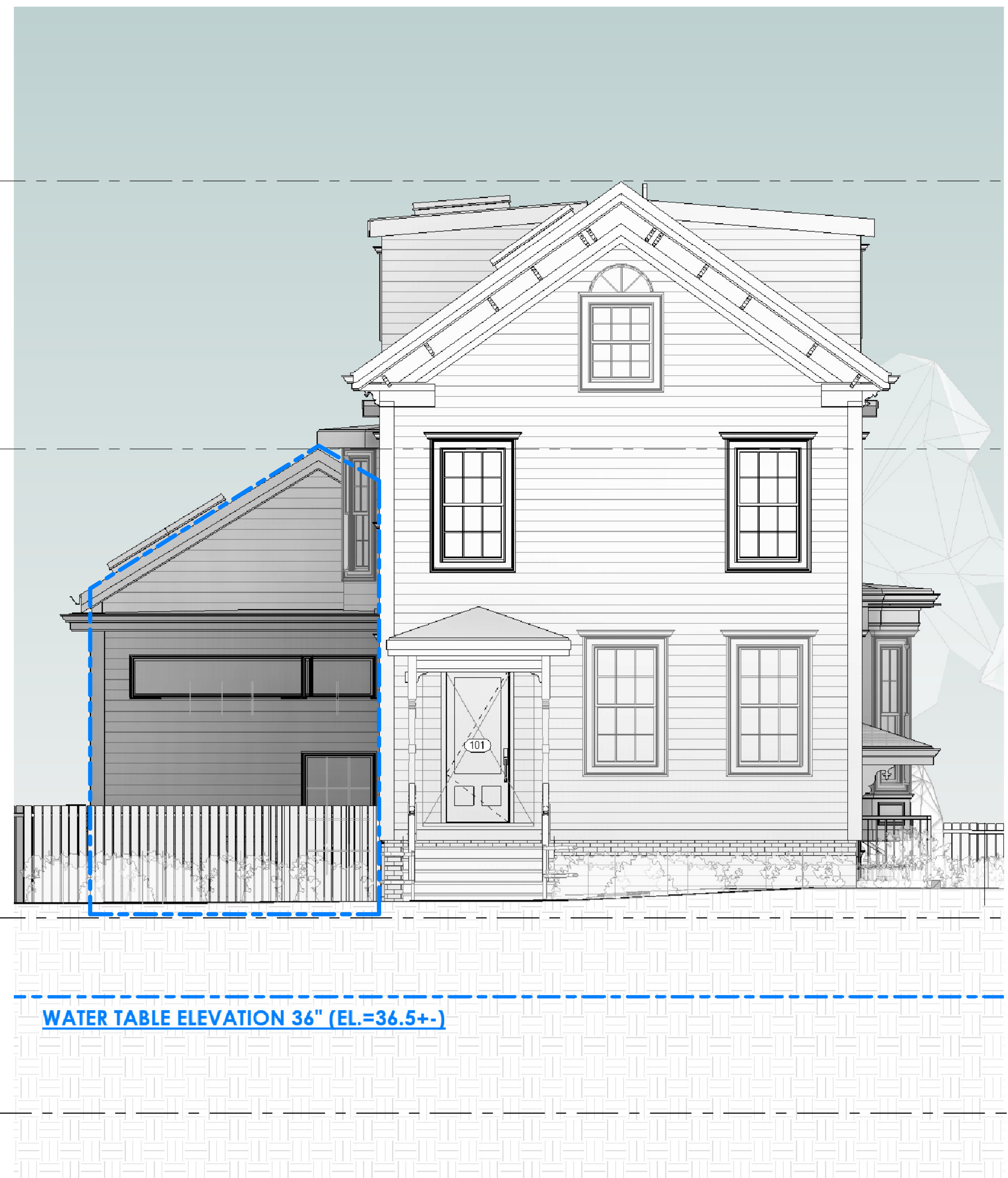
Project number 2203-0018
Date 12/5/2024
Drawn by Author
Checked by Checker

BZA-200

Scale 1/4" = 1'-0"

PREVIOUSLY BZA APPROVED

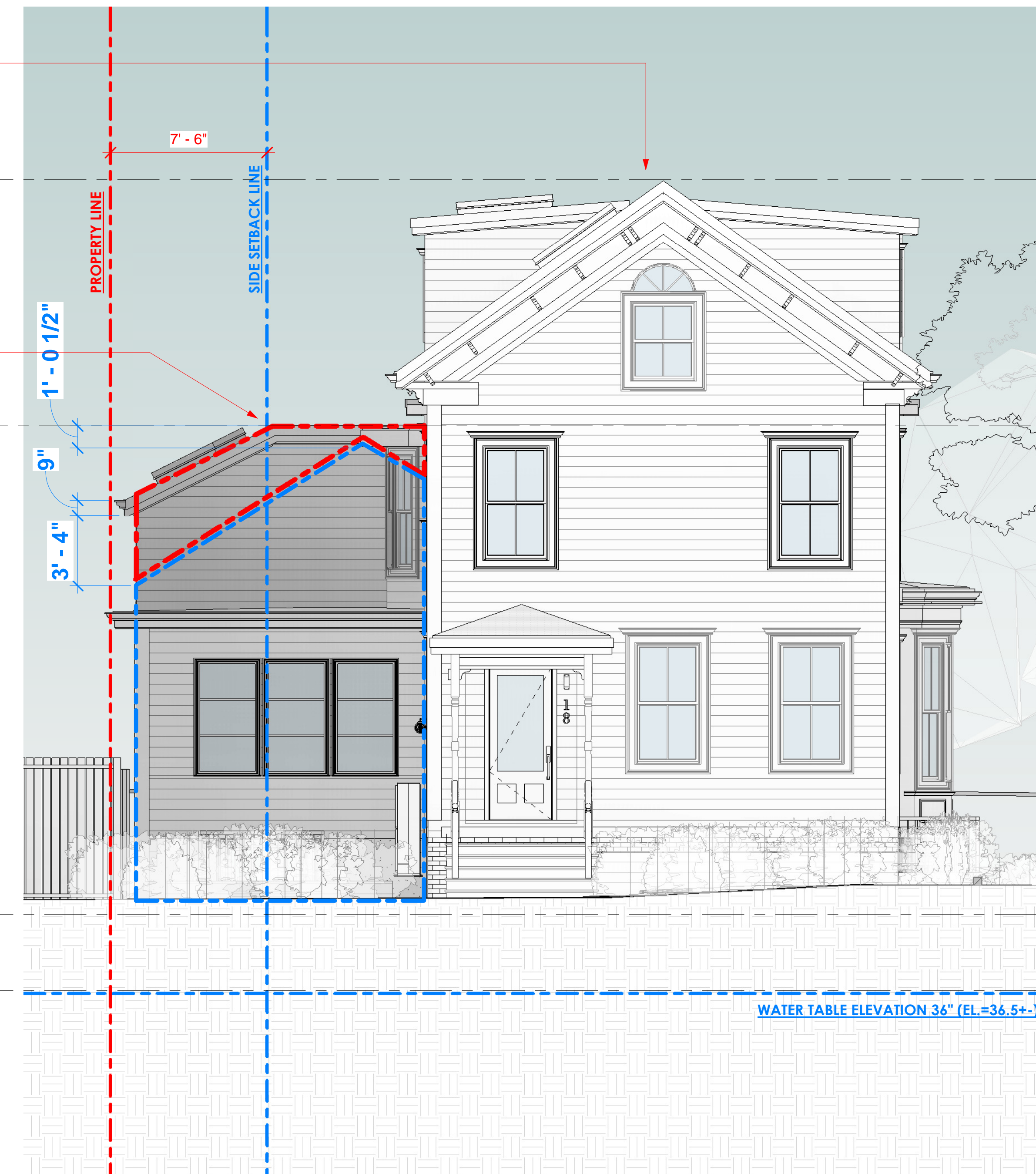
REVISED



1 PROPOSED - WEST ELEVATION - APPROVED
1/4" = 1'-0"

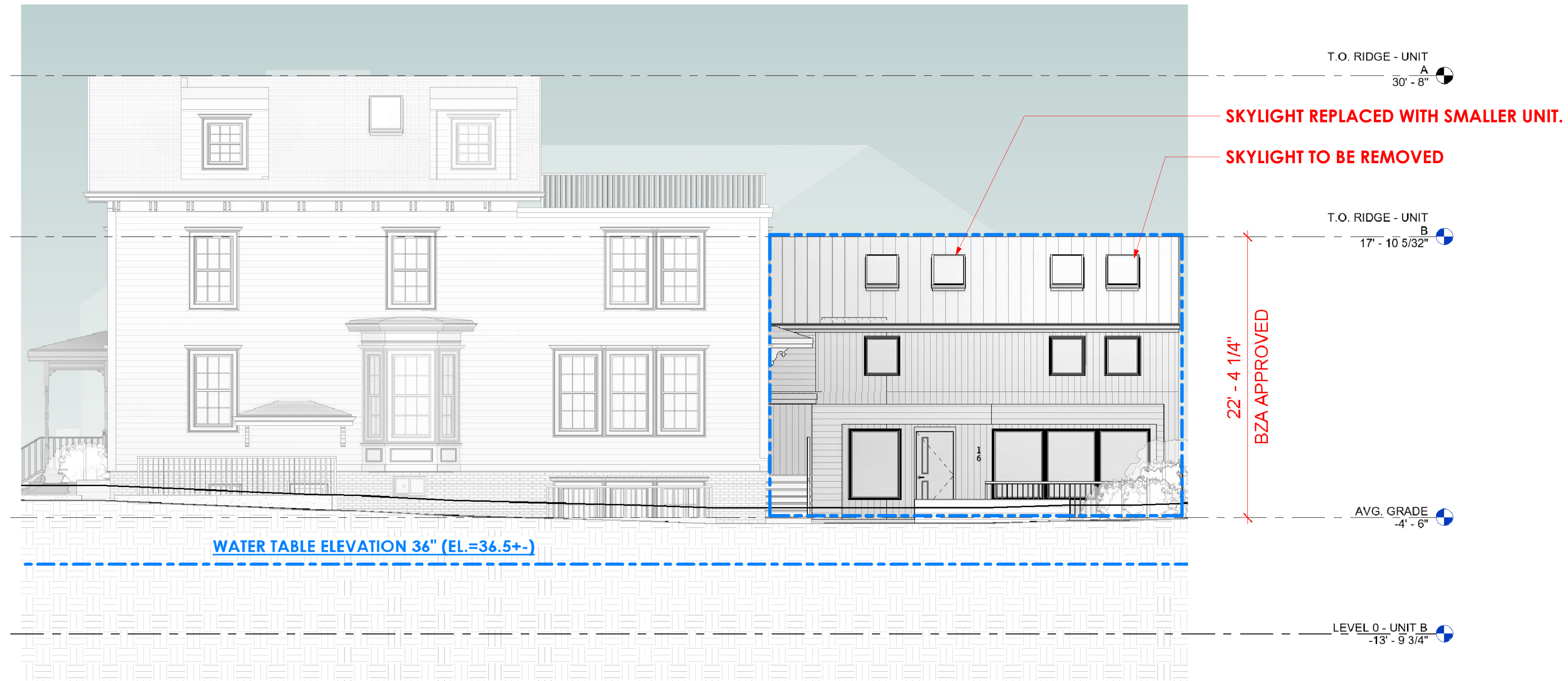
UNIT A TO REMAIN AS APPROVED

AREA OF RELIEF



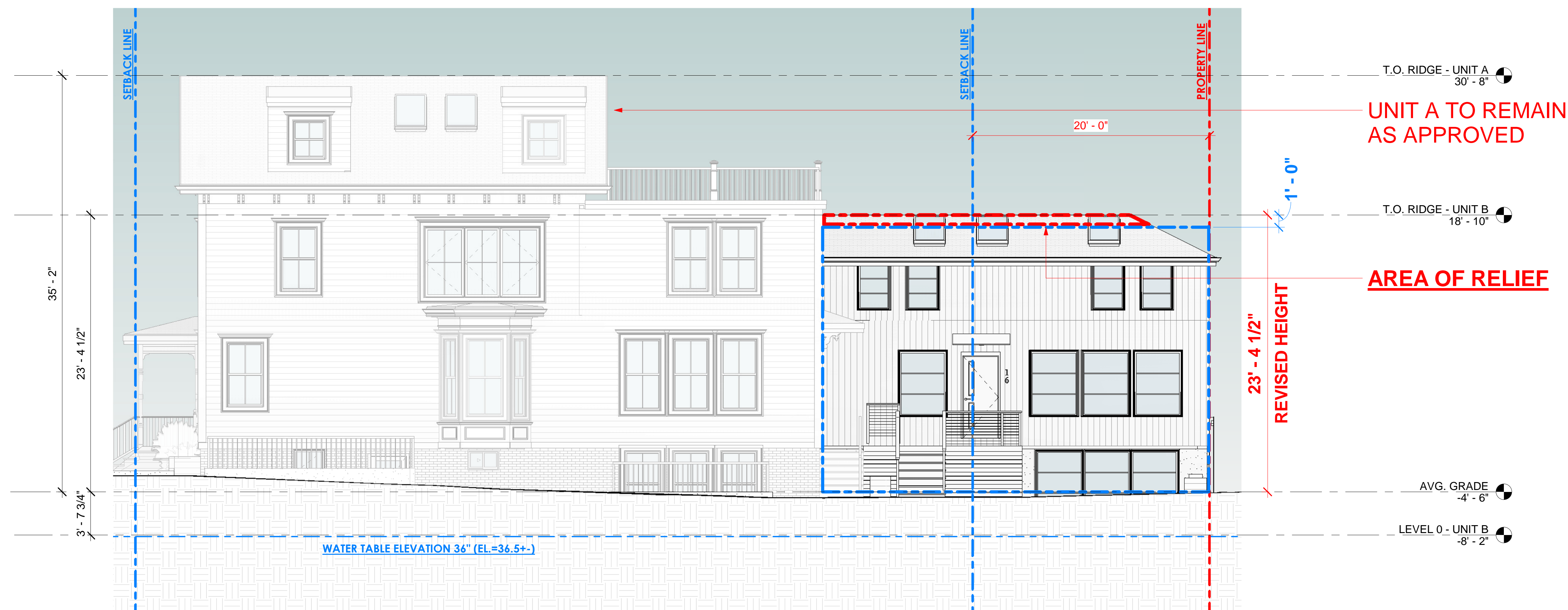
2 PROPOSED - WEST ELEVATION - REVISION
1/4" = 1'-0"

PREVIOUSLY BZA APPROVED



1 **PROPOSED - SOUTH ELEVATION - APPROVED**
3/16" = 1' - 0"

REVISED



2 **PROPOSED - SOUTH ELEVATION - REVISION**
3/16" = 1'-0"



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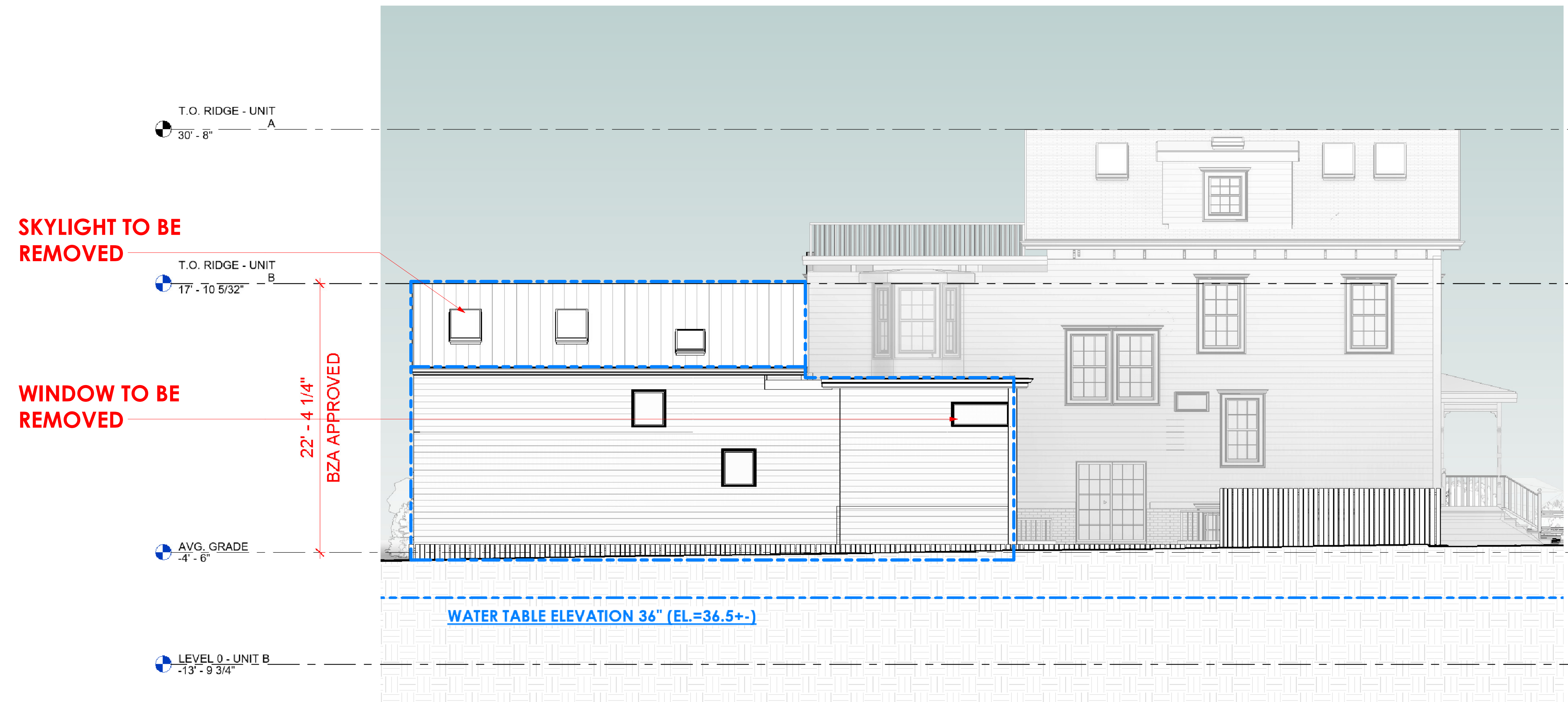
ELEVATION SOUTH -
REVISION

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project number	2203-0018
Date	12/5/2024
Drawn by	Author
Checked by	Checker

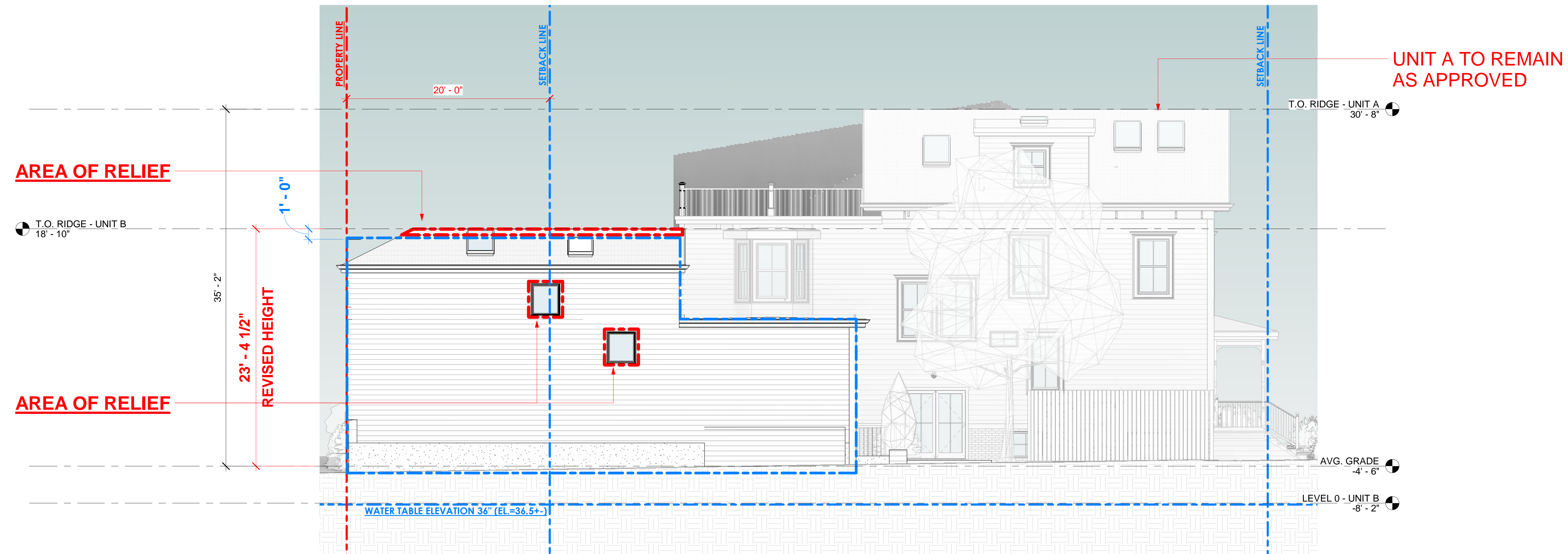
BZA-201
 Scale 3/16" = 1'-0"

PREVIOUSLY BZA APPROVED



① **PROPOSED - NORTH ELEVATION - APPROVED**
3/16" = 1' - 0"

REVISED



② **PROPOSED - NORTH ELEVATION - REVISION**
3/16" = 1'-0"



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ELEVATION NORTH -
REVISION

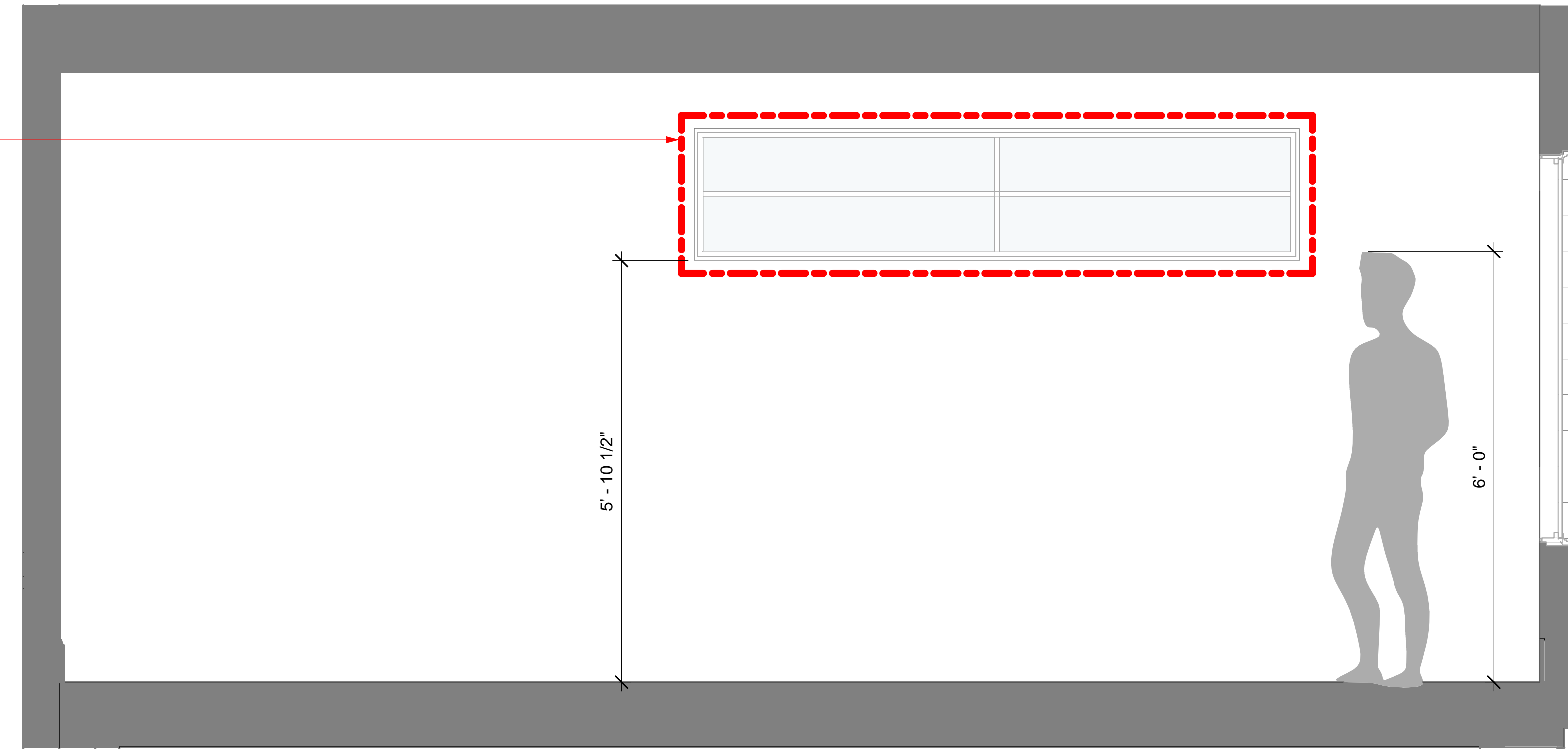
18 CLINTON LP
18 CLINTON RESIDENCE
18 CLINTON ST.
CAMBRIDGE, MA 02138

Project number	2203-0018
Date	12/5/2024
Drawn by	Author
Checked by	Checker

BZA-202
Scale 3/16" = 1'-0"

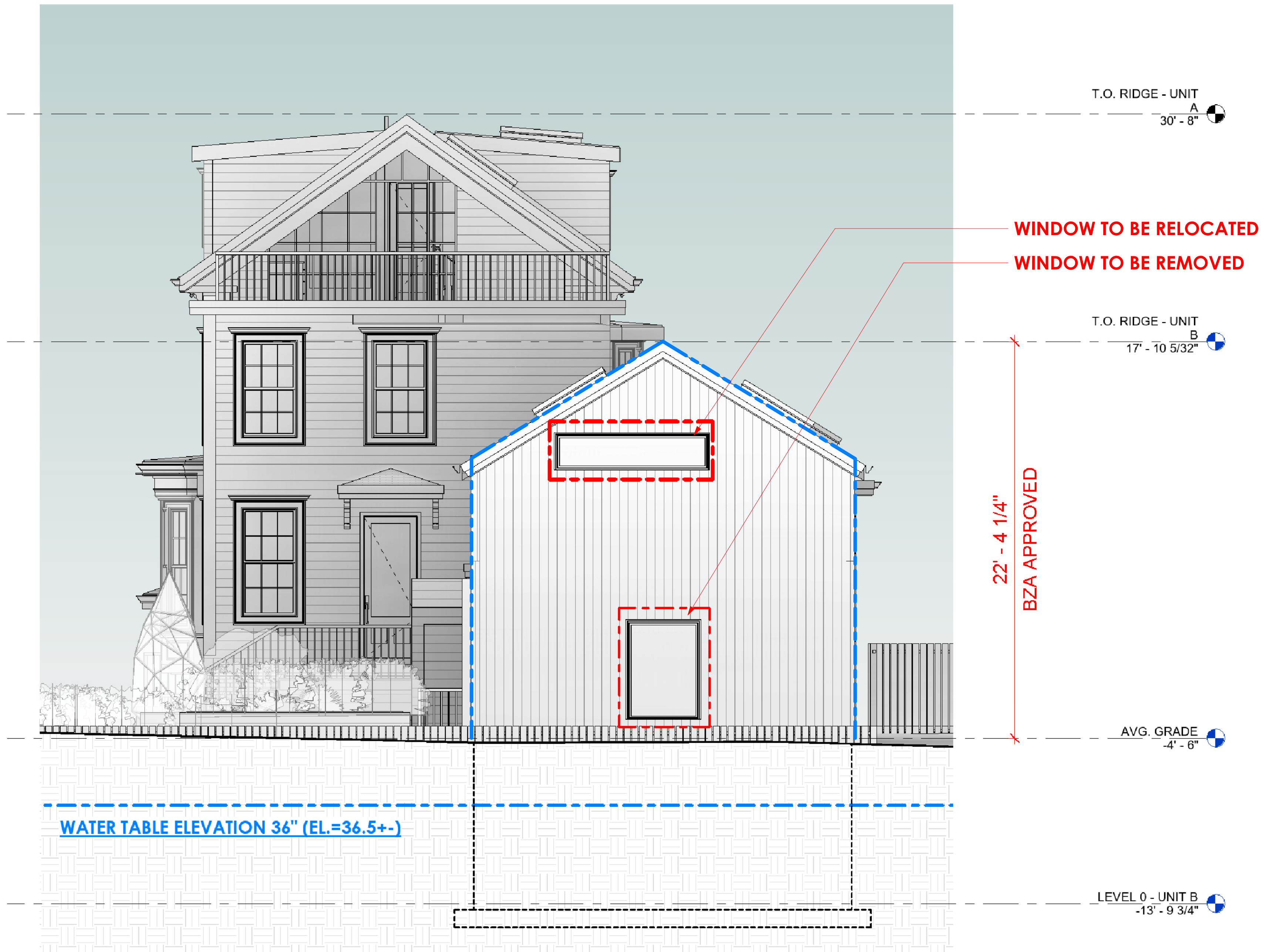
- NOTES:**
 1- LOWER WINDOW HAS BEEN REMOVED TO PRESERVE PRIVACY.
 2- SIDING MATERIALS TBD PER CONSULTATION WITH 21-23 BIGELOW ST. RESIDENCES.

NEW WINDOW LOCATION



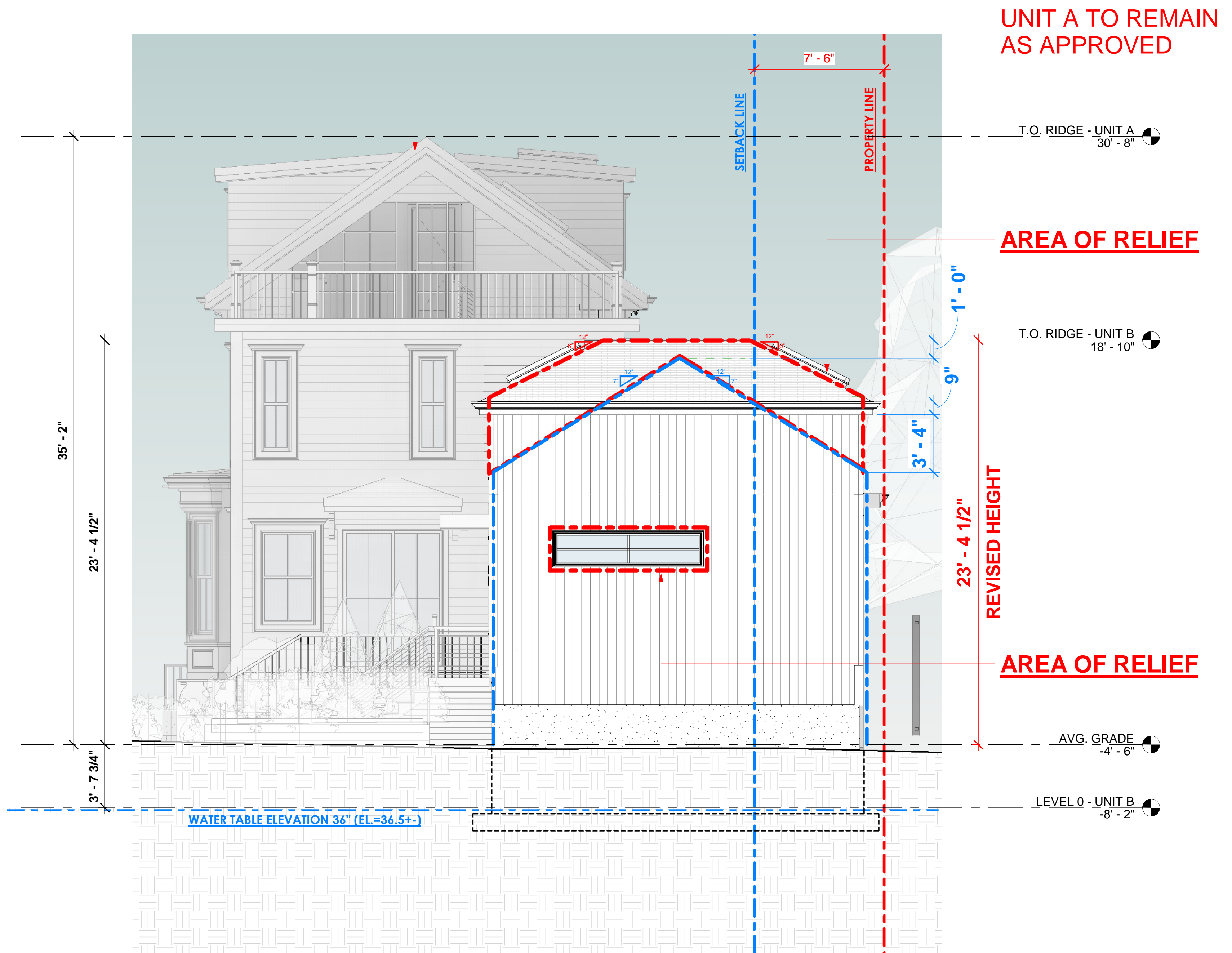
1 INTERIOR ELEVATION
 3/4" = 1'-0"

PREVIOUSLY BZA APPROVED



1 PROPOSED - EAST ELEVATION - APPROVED
 1/4" = 1'-0"

REVISED



2 PROPOSED - EAST ELEVATION - REVISION
 1/4" = 1'-0"



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ELEVATION EAST - REVISION

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
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Project number 2203-0018
 Date 12/5/2024
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BZA-204

Scale As indicated

APPROVED BZA RENDER



REVISED RENDER



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REGISTRATIONS:

NOT FOR CONSTRUCTION

RENDER - PROPOSED AND REVISED 1

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project number	2203-0018
Date	12/5/2024
Drawn by	Author
Checked by	Checker

BZA-205
 Scale

APPROVED BZA RENDER



REVISED RENDER



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REGISTRATIONS:

NOT FOR CONSTRUCTION

RENDER - PROPOSED AND REVISED 2

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

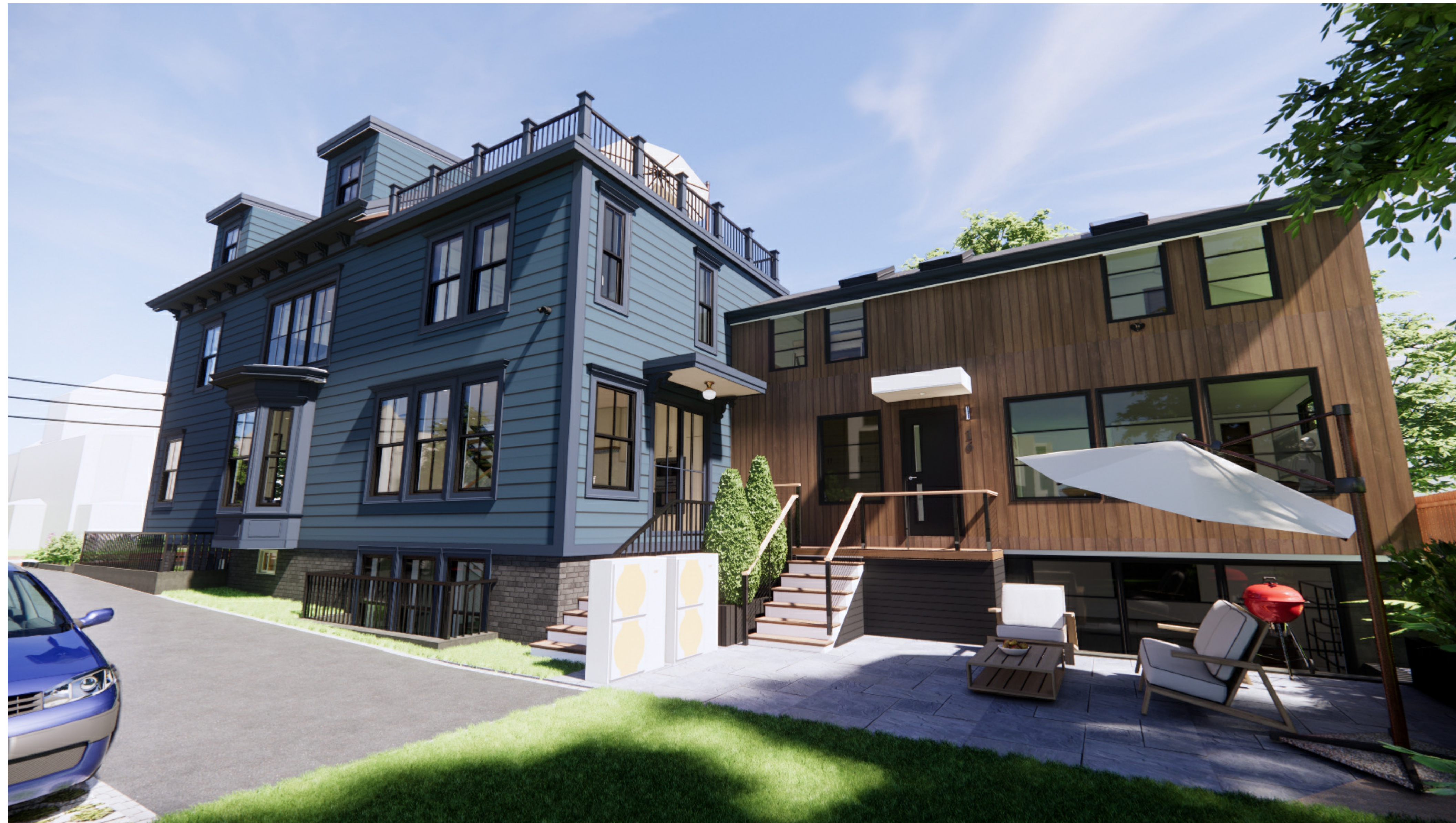
Project number	2203-0018
Date	12/5/2024
Drawn by	Author
Checked by	Checker

BZA-206
 Scale

APPROVED BZA RENDER



REVISED RENDER



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REGISTRATIONS:

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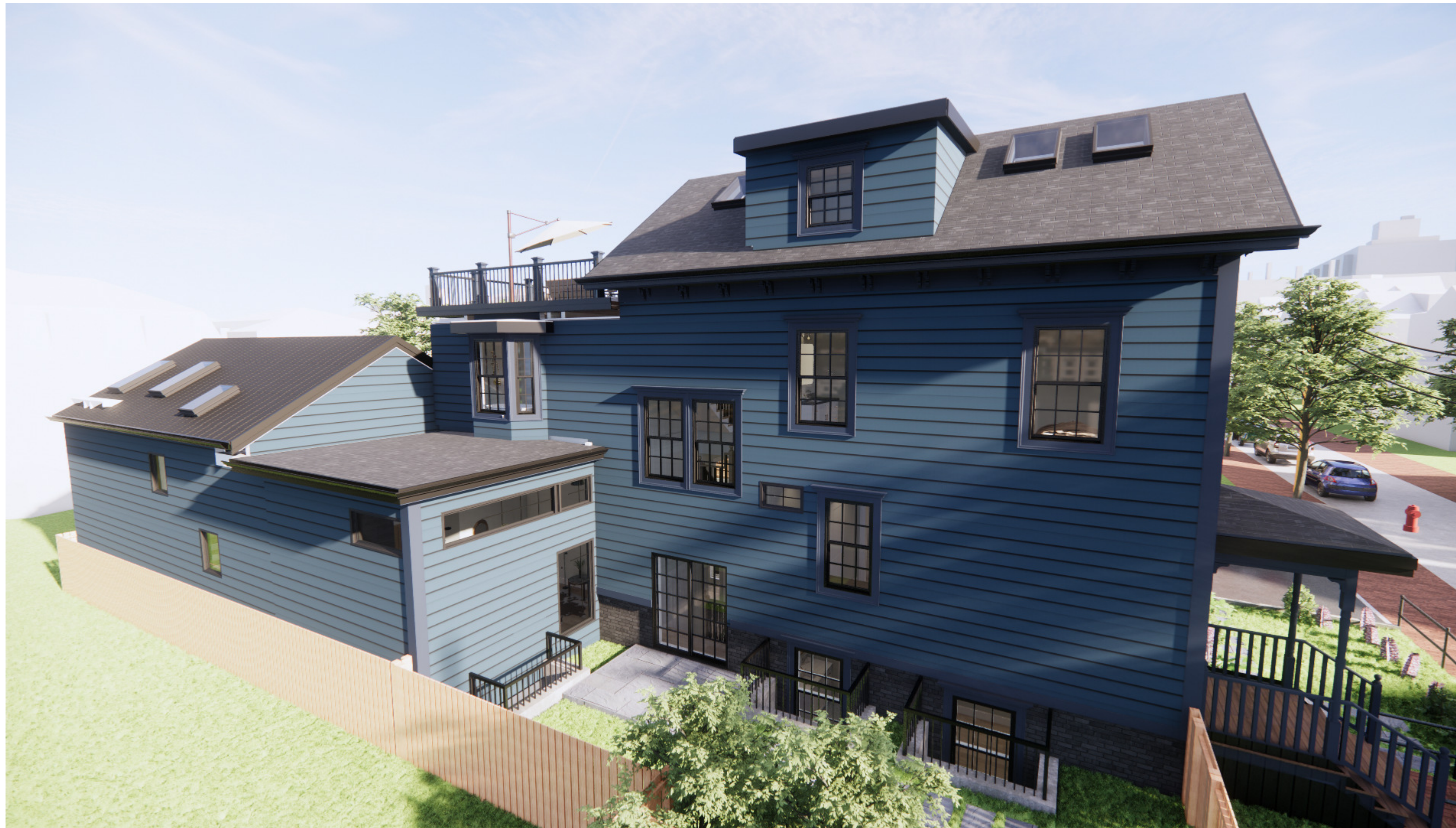
RENDER - PROPOSED AND REVISED 3

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

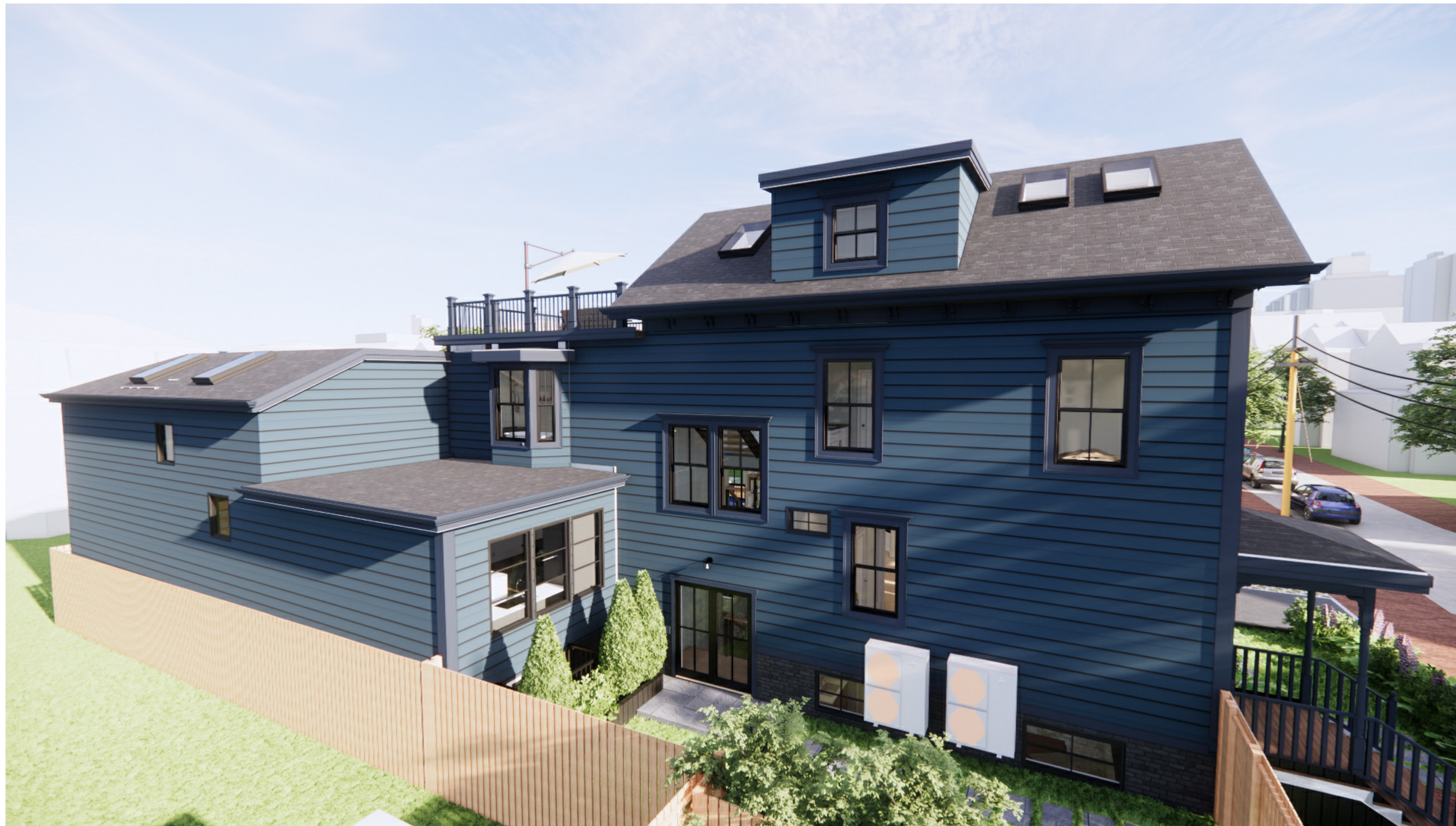
Project number	2203-0018
Date	12/5/2024
Drawn by	Author
Checked by	Checker

BZA-207
 Scale

APPROVED BZA RENDER



REVISED RENDER



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REGISTRATIONS:

NOT FOR CONSTRUCTION

RENDER - PROPOSED AND REVISED 4

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project number	2203-0018
Date	12/5/2024
Drawn by	Author
Checked by	Checker

BZA-208
 Scale

APPROVED BZA RENDER



REVISED RENDER



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REGISTRATIONS:

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RENDER - PROPOSED AND REVISED 5 ROOF

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project number	2203-0018
Date	12/5/2024
Drawn by	Author
Checked by	Checker

BZA-209
 Scale

APPROVED BZA RENDER



REVISED RENDER



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REGISTRATIONS:

NOT FOR CONSTRUCTION

RENDER - PROPOSED AND REVISED 6

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project number	2203-0018
Date	12/5/2024
Drawn by	Author
Checked by	Checker

BZA-210
 Scale



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

EXISTING
CONDITIONS



18 CLINTON LP

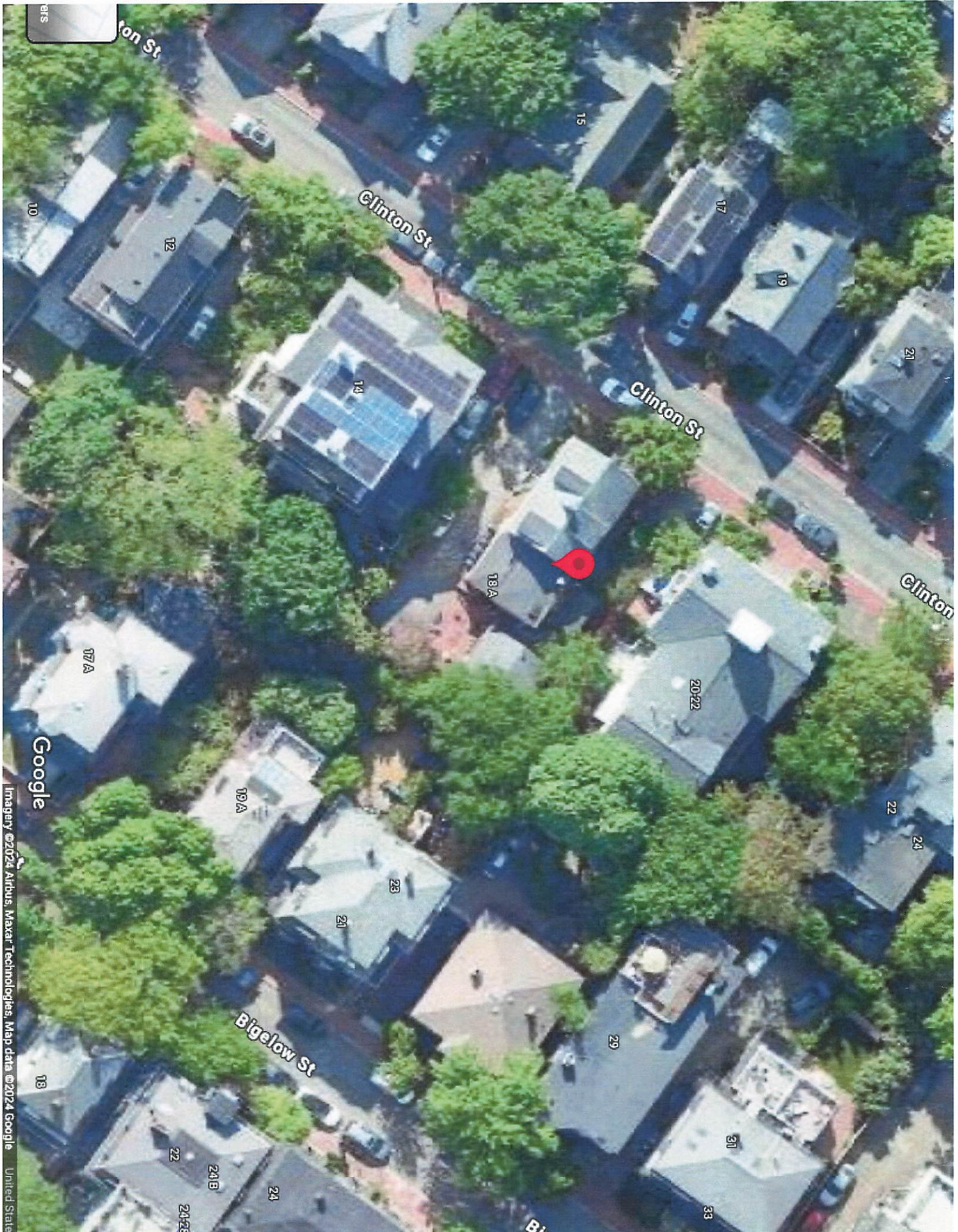
18 CLINTON RESIDENCE

18 CLINTON ST.
CAMBRIDGE, MA 02138

Project number	2203-0018
Date	12/5/2024
Drawn by	Author
Checked by	Checker

BZA-300

Scale



18 Clinton St. Google Earth view

HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

November 20, 2024

SKA, Inc.
357 Huron Avenue
Cambridge, MA 02138

Attn: Samuel Kachmar, Principal

RE: 18 Clinton Street
Cambridge, MA 02138

Dear Mr. Kachmar,

Given the results of the deep observation hole test our office performed as part of the stormwater infiltration system on April 2, 2024, it was recommended to have the basement elevation for proposed Unit B no lower than the existing basement elevation for Unit A. This recommendation was based on the observed water-table elevation, and statements from the homeowner regarding the dryness of the existing basement.

Regards,



Anthony Donato, PE
Senior Project Manager/Associate

GENERAL NOTES

1. THESE PLANS WERE PREPARED FOR PERMITTING OF PROPOSED WATER AND DRAINAGE CONNECTIONS TO THE CITY OF CAMBRIDGE UTILITIES. REFER TO PLANS BY ARCHITECT, LANDSCAPE ARCHITECT, AND PROPOSED PLOT PLAN FOR PROPOSED BUILDING LAYOUT, GRADING, AND SITE LANDSCAPING.
2. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS AND ELEVATIONS PRIOR TO UTILITY INSTALLATION.
3. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND/OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS/CITY OF CAMBRIDGE.
5. ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
6. WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN, ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH CITY OF CAMBRIDGE REQUIREMENTS.
7. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY, AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, SUCH THAT OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.
8. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.
9. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
10. UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

TEST PIT LOG

18 CLINTON STREET, CAMBRIDGE, MA
 WEATHER: SUNNY - 45 DEGREES
 APRIL 2, 2024

SOIL EVALUATOR: DAVID WHITE (SE#14787)

TPI

ELEVATION:	39.5±	TOPSOIL/FILL
0-36"	36-84"	SILTY LOAM
WEEDING	36"	
NOTILES	NONE OBSERVED	
ESHWT	36" (EL.=36.5±)	

REGULATORY NOTES

1. CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 811 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
2. CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
3. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF CAMBRIDGE DPW STANDARDS & CITY OF CAMBRIDGE WATER DEPARTMENT STANDARDS.

PLAN REFERENCE

1. EXISTING CONDITIONS TAKEN FROM THE DIGITAL FILE "21-00519-2-UTIL SITE-4-29-24". PLAN TITLED "UTILITY SITE PLAN OF LAND LOCATED AT 18 CLINTON STREET, CAMBRIDGE, MA", DATED MARCH 8, 2024. PLAN WAS PREPARED BY BOSTON SURVEY, INC.
2. PROPOSED BUILDING ADDITIONS AND FEATURES WERE TAKEN FROM "18 Clinton St-Central_FEB 2024_Albillys-Monon-Sheet - A-003 - AREA PLANS.dwg" PLAN TITLED "18 CLINTON RESIDENCE, AREA PLANS, 18 CLINTON ST, CAMBRIDGE, MA 02138" DATED MARCH 28, 2024, AND WAS PREPARED BY SAM KACHMAR ARCHITECTS.

STORMWATER INFILTRATION CALCS

INFILTRATION VOLUME

EXISTING IMPERVIOUS AREA = 3,372± S.F.
 PROPOSED IMPERVIOUS AREA = 3,968± S.F.
 INCREASE IN IMPERVIOUS AREA = 596± S.F.

TARGET STORAGE VOLUME

FOR 1" OF THE INCREASE IN POST DEVELOPMENT IMPERVIOUS AREA
 (596±S.F.) x (1") x (1FT/12IN) = 49.6 C.F.

PROPOSED STORAGE VOLUME

PROP. 12" PERFORATED PIPE INFILTRATION SYSTEM SURROUNDED BY CRUSHED STONE AND ENVELOPED IN FILTER FABRIC

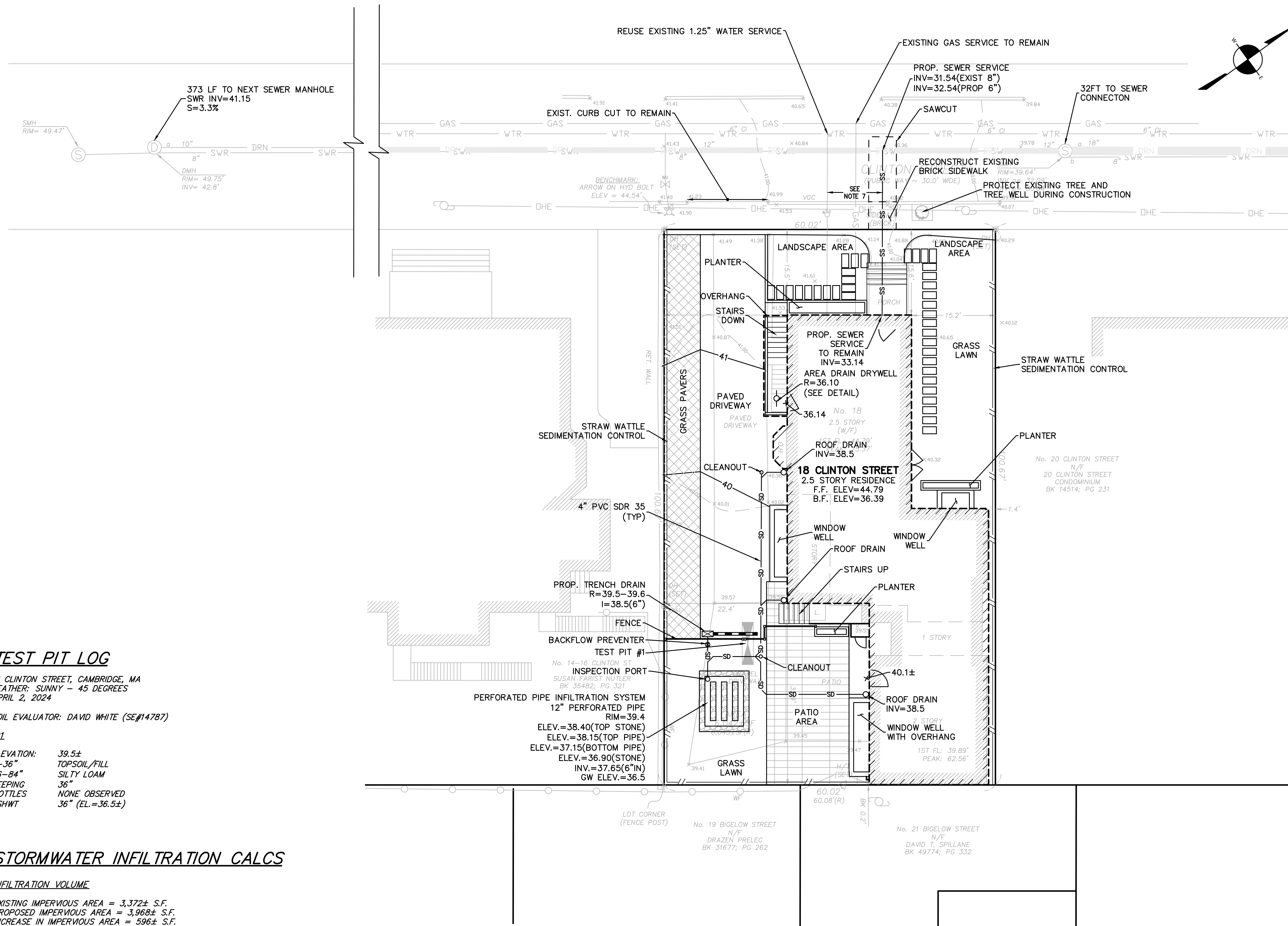
PIPE VOLUME = PIPE CROSS SECTIONAL AREA x TOTAL PIPE LENGTH
 = $(\pi (12" \times \frac{1}{2} \times 1' / 12")^2) \times 36'$
 = 28.3 CF

STONE VOLUME = [(LENGTH x WIDTH x HEIGHT) - PIPE VOLUME] x VOIDS
 = [(11' x 9' x 1.5') - 28.3 CF] x 30%
 = 36.1 CF

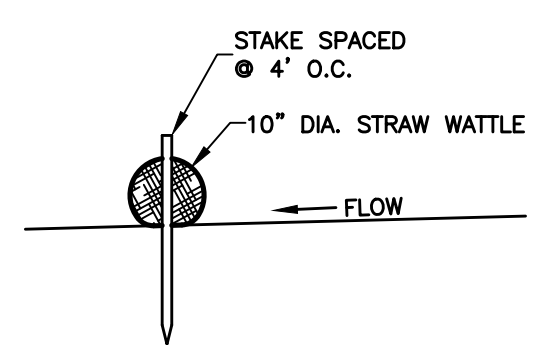
PROVIDED VOLUME = PIPE VOLUME + STONE VOLUME
 = 28.3 CF + 36.1 CF
 = 64.4 CF

STORAGE SUMMARY

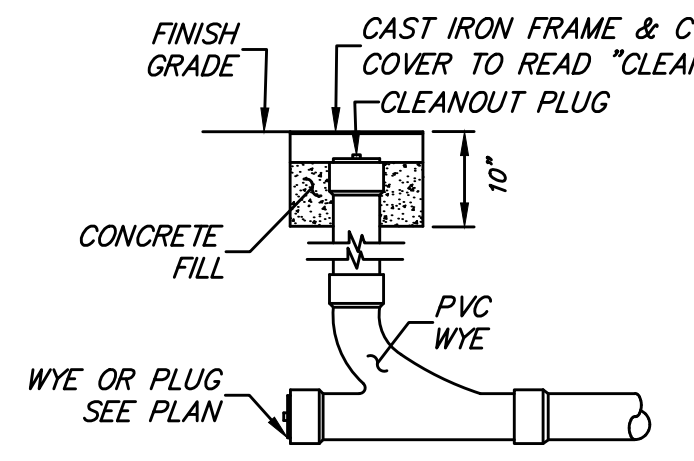
64.4 CF STORAGE PROVIDED > 49.6 CF GALLONS REQUIRED



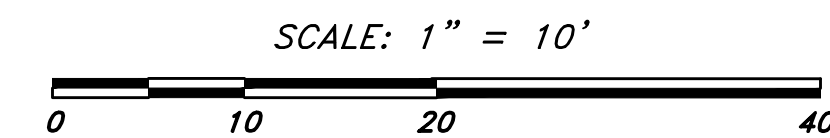
PLAN
1"=10'



STRAW WATTLES SEDIMENTATION CONTROL
(NOT TO SCALE)



CLEANOUT
TYPICAL CROSS SECTION (NOT TO SCALE)



PERMIT SITE PLAN

18 CLINTON STREET
 Cambridge, Massachusetts 02138

PREPARED FOR
SKA INC.

357 HURON AVE.
 CAMBRIDGE, MA 02138

HANCOCK ASSOCIATES

Civil Engineers
 Land Surveyors
 Wetland Scientists

121 EAST BERKELEY STREET, BOSTON, MA 02118
 VOICE (617) 357-8145, FAX (617) 357-9495
 WWW.HANCOCKASSOCIATES.COM



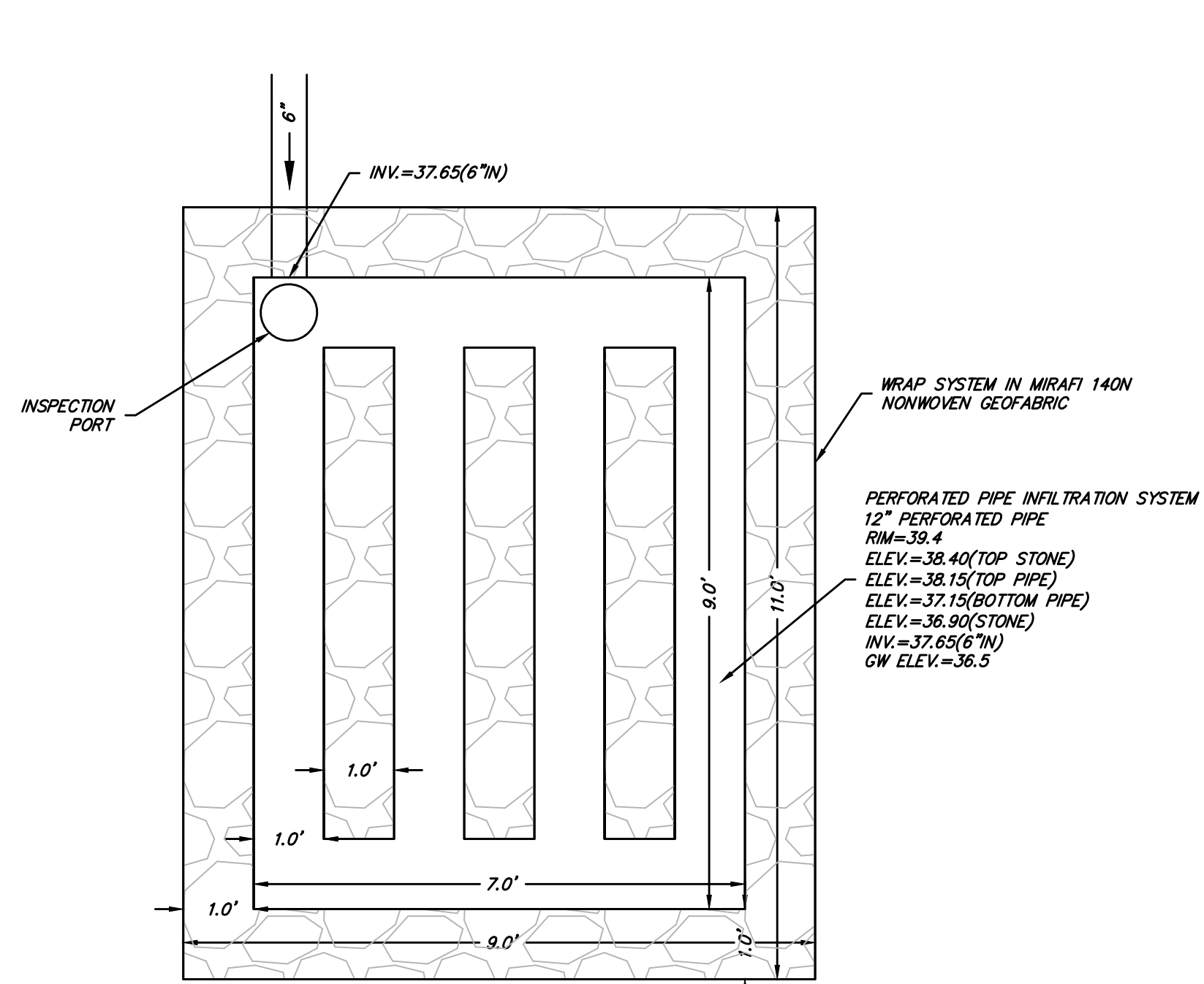
NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 5/14/24 DESIGN BY: DTW
 SCALE: 1"=10' DRAWN BY: DTW
 APPRVD: AD CHECK BY: FAK

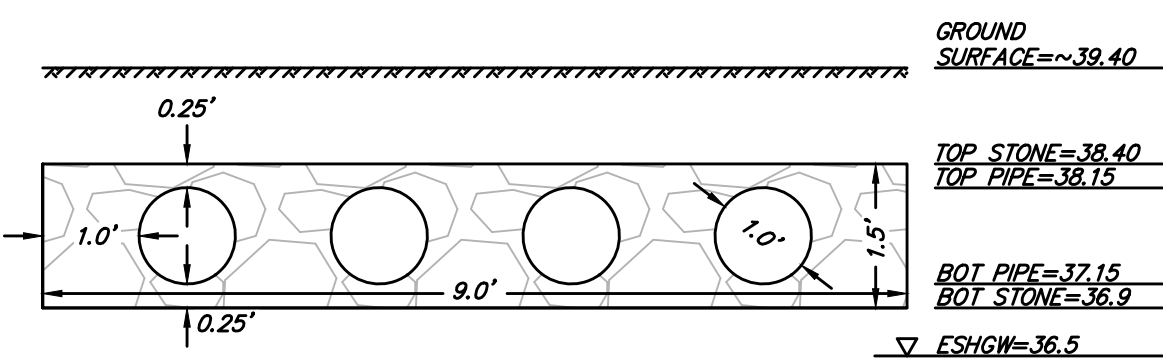
UTILITY AND DRAINAGE PLAN

DWG: 27584sp2.dwg
 LAYOUT: C-1 G&U
 SHEET: 1 OF 2
 PROJECT NO.: 27584

C-1

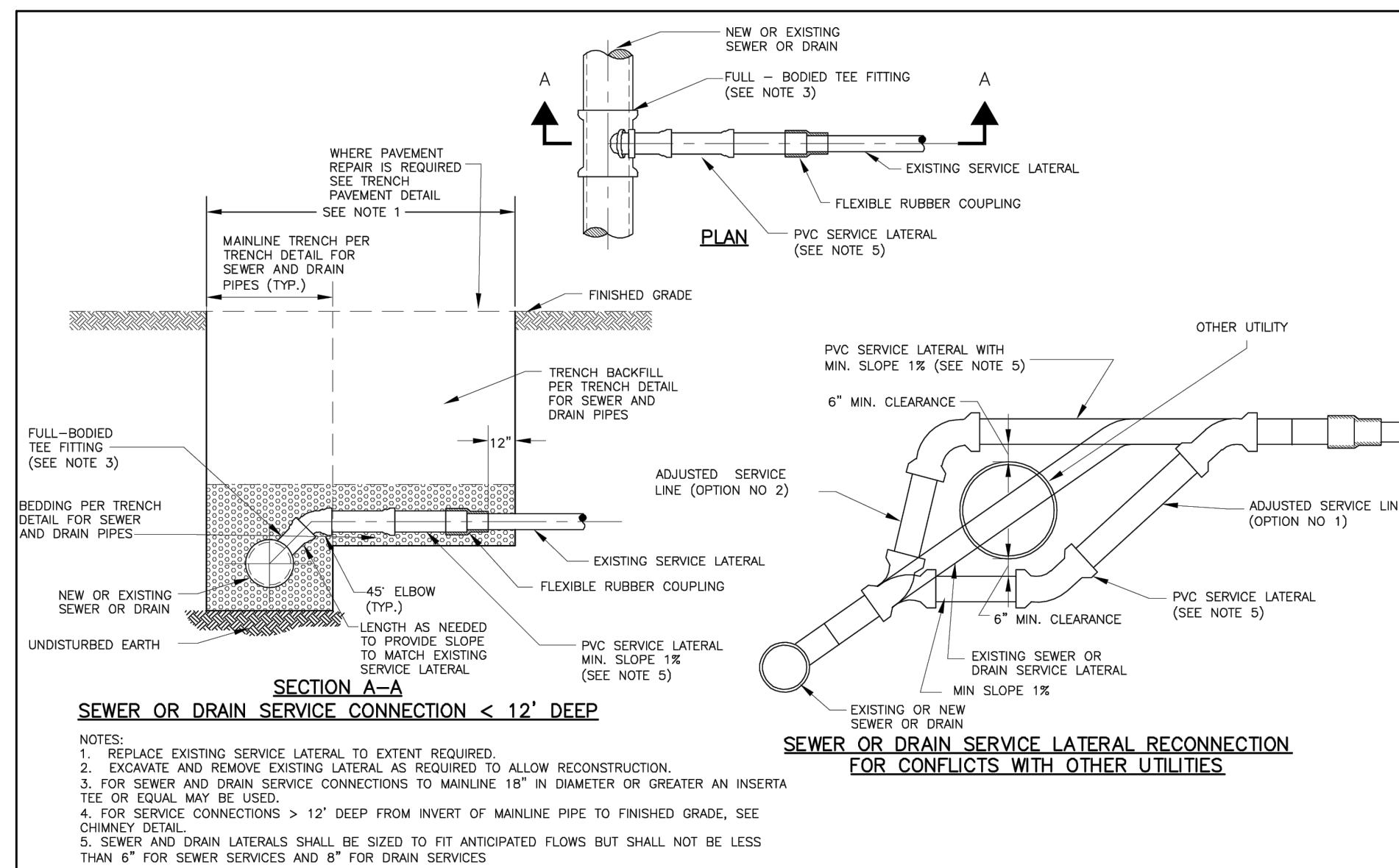


PLAN VIEW
1"=2'

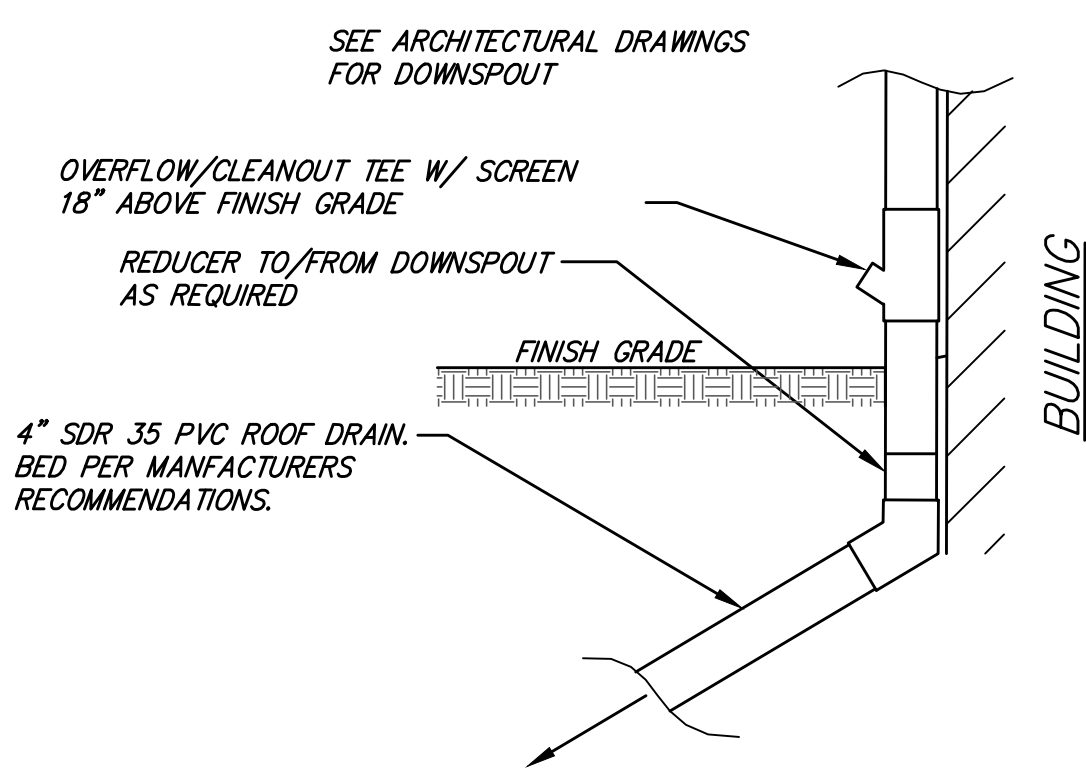


SECTION VIEW
1"=2'

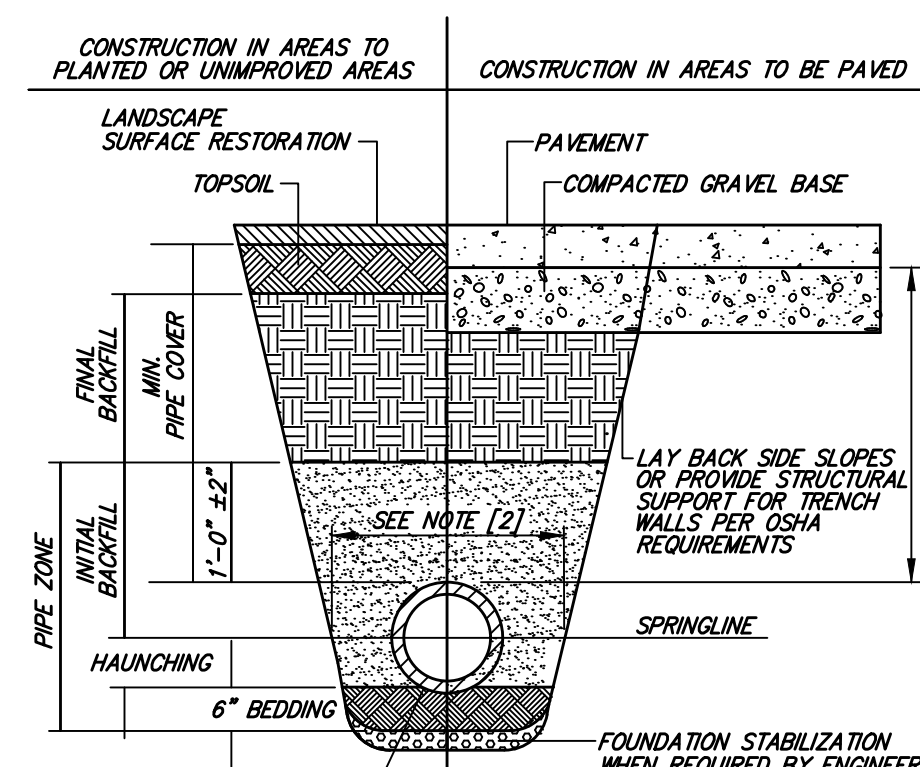
PERFORATED PIPE INFILTRATION SYSTEM
SCALE: 1"=2'



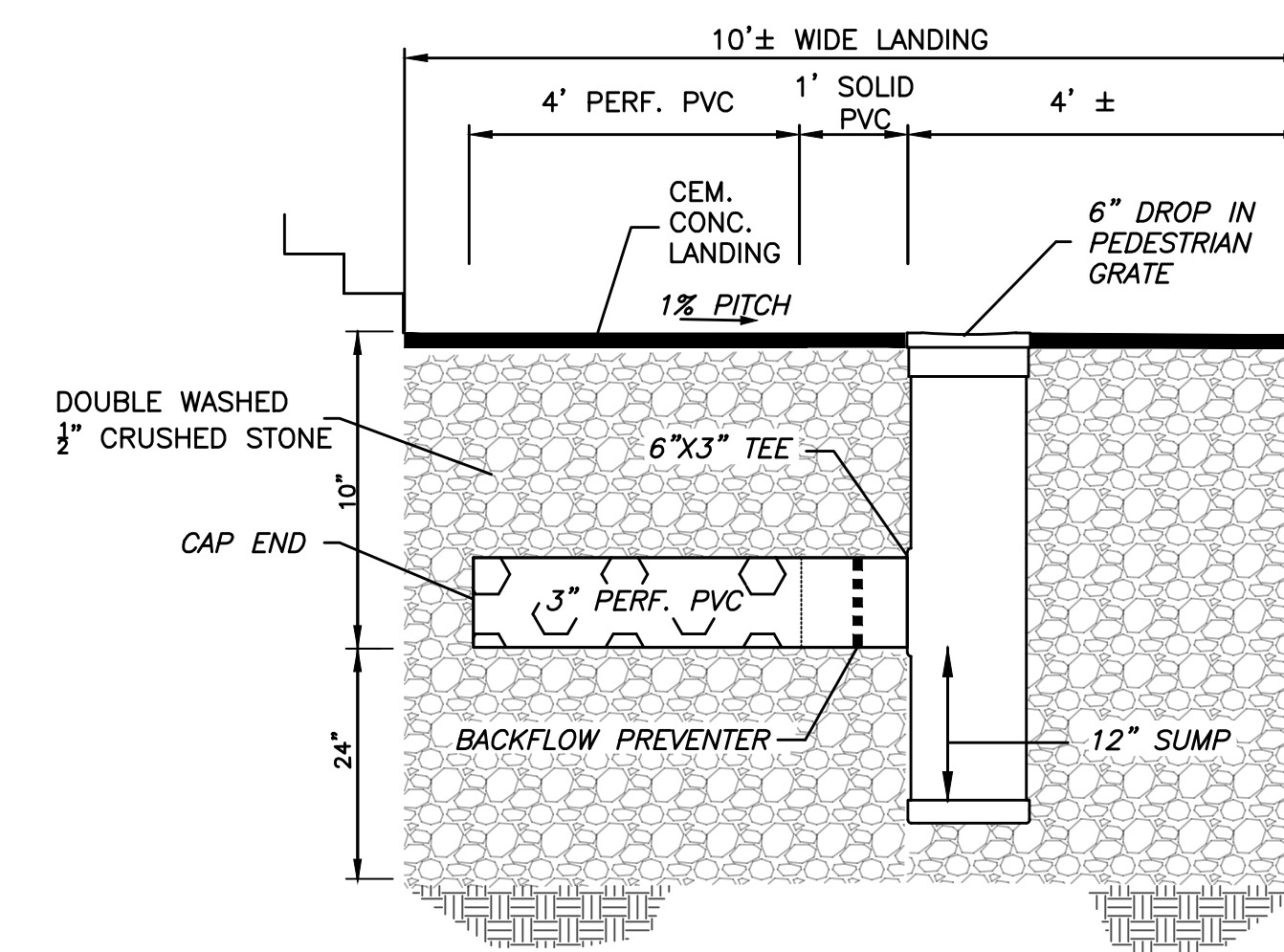
CAMBRIDGE DPW - SEWER OR DRAIN SERVICE CONNECTION
(NOT TO SCALE)



ROOF DRAIN CONNECTION
(NOT TO SCALE)



AREA DRAIN AT BASEMENT LANDING
(NOT TO SCALE)



BACKFLOW PREVENTER
NOT TO SCALE

Tideflex
CheckMate® Configurations and Custom Designs

CheckMate® can be made for any pipe I.D. (Built to fit in sizes from 3\"/>

PIPE SIZE I.D.	OVERALL LENGTH	CHECKMATE® VALVE		NUMBER OF CLAMPS	DIFF. DEPTH	BACK PRESSURE RATING*	WEIGHT
		Inches	Millimeters				
3	75	5.1	130	1	1.5	38	5
4	100	7.9	201	1	1.5	38	5
3	75	5.1	130	1	1.5	38	5
4	100	7.9	201	1	1.5	38	5
5	125	9.5	241	1	1.5	38	5
6	150	11.0	279	1	2.0	51	8
7	175	12.9	325	1	2.0	51	8
8	200	15.4	386	1	2.0	51	8
9	225	15.4	381	1	2.0	51	8
10	250	15.4	386	1	2.0	51	8
12	300	19.8	503	1	2.0	51	8
14	350	25.8	655	1	4.0	102	84
16	400	28.5	728	1	4.0	102	89
18	450	31.0	787	1	4.0	102	96
20	500	42.1	1060	2	8.0	203	53
24	600	47.5	1207	2	8.0	203	45
30	750	54.0	1386	2	8.0	203	36
36	900	62.3	1582	2	8.0	203	30
42	1050	70.6	1793	2	8.0	203	28
48	1200	79.0	2007	2	8.0	203	23
54	1350	86.4	2195	2	8.0	203	17
60	1500	96.5	2459	2	9.0	228	15
72	1800	119.0	3023	3	12.0	305	13
78	1950	119.0	3023	3	12.0	305	13

*Back pressure measured from pipe inlet. Higher back pressure ratings available. Consult factory.

SK2-902D CATCH BASIN - LOAD CLASS E

GENERAL: THE CATCH BASIN SHALL BE ACO DRAIN SK2-902D SERIES MADE FROM POLYMER CONCRETE WITH A CAST-IN DUCTILE IRON RAIL AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS: POLYMER CONCRETE SHALL HAVE MATERIAL PROPERTIES OF:
 COMPRESSIVE STRENGTH: 14,000 PSI
 FLEXURAL STRENGTH: 3,600 PSI
 TENSILE STRENGTH: 1,500 PSI
 WATER ABSORPTION: 0.07%
 FROST PROOF: YES
 DILUTE ACID AND ALKALI RESISTANT: YES
 B17 SALT SPRAY TEST COMPLIANT: YES

THE SK2-902D SERIES CATCH BASIN COMPRISING OF TOP SECTION, LONGITUDINAL DUCTILE IRON POWERLOK GRATE, SHORT BASE AND TRASH BUCKET SHALL ACCEPT 8\"/>

THE CATCH BASIN SHALL BE 19.69\"/>

THE COMPLETE CATCH BASIN AND TRENCH DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

SK2-902D SERIES CATCH BASIN SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE SHALL BE HELD IN PLACE WITH THE POWERLOK SYSTEM. CATCH BASIN, TRENCH CHANNEL AND GRATE SHALL BE INDEPENDENTLY CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

ACQ Polymer Products, Inc.
 825 W. Beechcraft St. Mesa, AZ 85122
 9470 Pheasants Dr. Mentor, OH 44060
 4211 Pleasant Rd. Fort Mill, SC 29708

Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764

TRENCH DRAIN
NOT TO SCALE

FOUNDATION, BEDDING, & BACKFILL MATERIALS

PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	[6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[1]	[1]
INITIAL BACKFILL	[1]	[1]
FINAL BACKFILL	[4]	[4]
PIPE COVER	[5]	[5]

NOTES:
 [1] PLACE 3/4\"/>

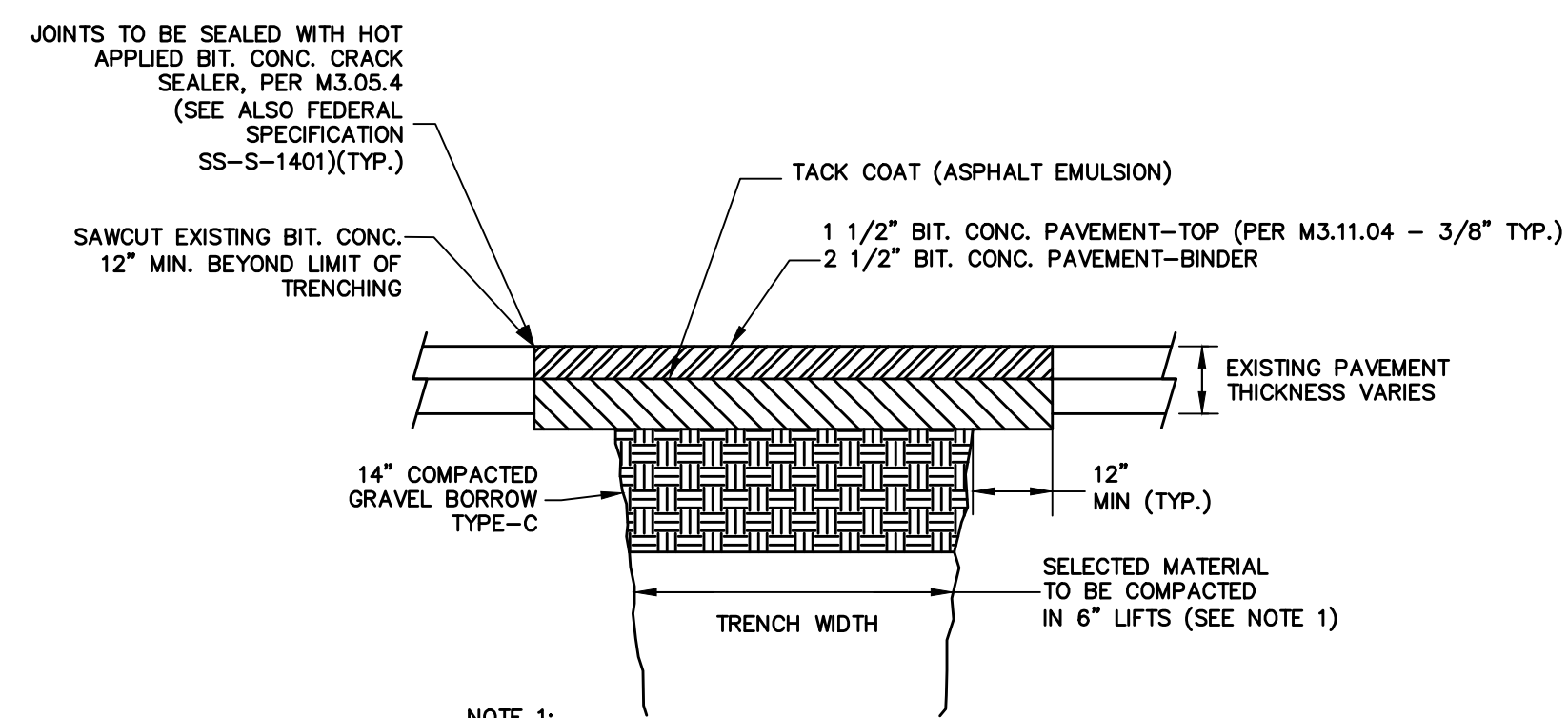
PIPE I.D. WIDTH
 LESS THAN 21\"/>

[3] INSTALL PIPE IN CENTER OF TRENCH.
 [4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL.
 [5] MINIMUM COVER OVER TOP OF PIPE:

PIPE MATERIAL	HDP, PVC	RC, DI
WATER	5'-0"	5'-0"
SEWER	4'-0"	4'-0"
DRAIN	1'-6"	1'-0"

[6] FOR FOUNDATION STABILIZATION, USE 2\"/>

PIPE TRENCH
TYPICAL CROSS SECTION
(NOT TO SCALE)



FINAL TRENCH PAVING
TYPICAL SECTION
(NOT TO SCALE)

PERMIT
SITE
PLAN

18 CLINTON STREET
Cambridge, Massachusetts 02138

PREPARED FOR:

SKA INC.

357 HURON AVE.
CAMBRIDGE, MA 02138

HANCOCK
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

121 EAST BERKELEY STREET, BOSTON, MA 02118
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NO.	BY	APP	DATE	ISSUE/REVISION	DESCRIPTION
DATE:	5/14/24	DESIGN BY:	DTW		
SCALE:		DRAWN BY:	DTW		
APPROVED:	AD	CHECK BY:	FAK		

DETAIL

DWG: 27584sp2.dwg
LAYOUT: C-2 DETAIL
SHEET: 2 OF 2
PROJECT NO.:

C-2

27584

ZBA-303 EXISTING PLOT PLAN



BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313

© 2023 SAM KACHMAR ARCHITECTS
SAM KACHMAR ARCHITECTS
 (p) 617-800-6223
 www.SKA-MA.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR CONSTRUCTION

EXISTING PLOT PLAN

18 CLINTON LP
 18 CLINTON RESIDENCE
 18 CLINTON ST.
 CAMBRIDGE, MA 02138

Project Status ZBA SUBMISSION SET
 Project number 2203-0018
 Date 02/20/2023
 Drawn by SKA
 Checked by SKA

ZBA-303

Scale 1:140

SITE PLAN OF LAND LOCATED AT 18 CLINTON STREET CAMBRIDGE, MA

DATE: SEPTEMBER 27, 2021 SCALE: 1.0 INCH = 10.0 FEET



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 15, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

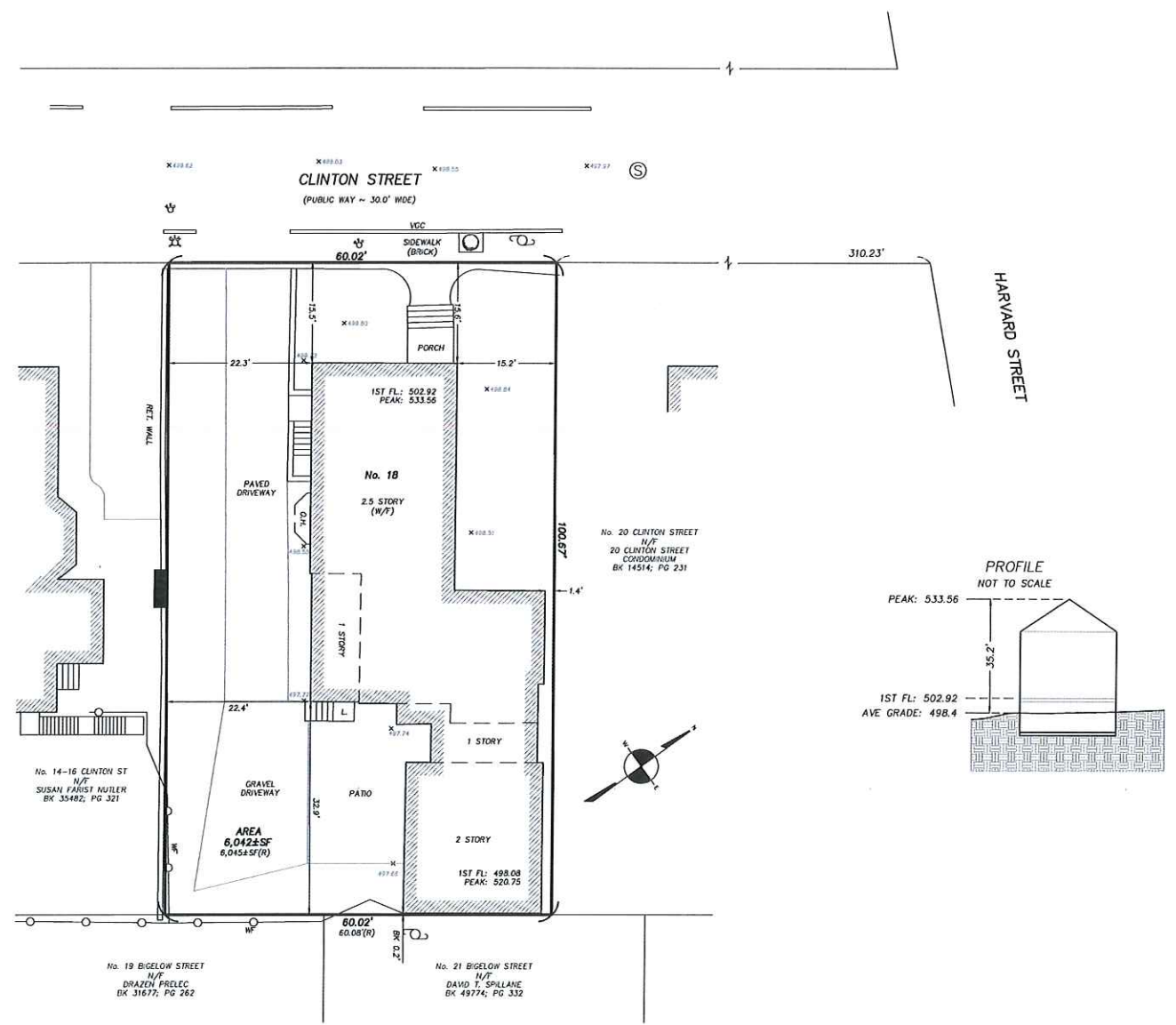
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X
 COMMUNITY PANEL: 25017C0576E
 EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
 OWNER OF RECORD:
 ASHA DAHIERE
 280 SOUTH KINGSWAY
 TORONTO, ONTARIO, CANADA

REFERENCES:
 OWNER OF RECORD:
 NIRMAL DAHIERE
 18 CLINTON STREET
 CAMBRIDGE, MA 02140

DEED: BK 15003; PG 191
 PLAN: No. 609 OF 2015
 No. 316 OF 1980
 LCC: 4353-A
 11056-A
 13089-A

NOTES:
 MAP/LOT: 118-B
 VERTICAL DATUM: ASSUMED



FIELD:	JJH
DRAFT:	NPP
CHECK:	GCC
DATE:	09/27/21
JOB #	21-00519



1 EXISTING PLOT PLAN
 1:140

2/19/2023 11:48:31 AM

18 CLINTON RESIDENCE

CONSTRUCTION DOCUMENTS

18 CLINTON LP

05/10/2024

18 CLINTON ST / CAMBRIDGE, MA 02138

PROJECT DESCRIPTION

NARRATIVE:

THE DANIERE RESIDENCE PROJECT CONSISTS OF A FULL RENOVATION - CONVERTING THE 6 APARTMENTS BUILDING INTO AN ATTACHED 2 FAMILY HOUSE, MAINTAINING THE CURRENT FOOTPRINT WITH ADDITIONAL LIVING SPACE ON LEVELS 0 AND 2.

THE MAIN UNIT FACING CLINTON ST., WILL KEEP ITS TRADITIONAL ASPECT WITH ADDITIONAL EXTERIOR ELEMENTS LIKE DECORATIVE CORBELS, CORNER TRIMS, WINDOW CORNICES AND CLAPBOARD SIDING, ALL NEW WINDOWS TO MATCH EXISTING. THE MAIN ENTRY IS TO REMAIN, WITH REPAIRS AS NEEDED, RESHINGLING OF THE ROOF WITH ADDITIONAL SKYLIGHTS, NEW TRADITIONAL GUTTERS AND DOWNSPOUTS, NEW WINDOW WELLS WITH RAILINGS TO MATCH EXISTING AND EXISTING CHIMNEY REMOVAL.

ON THE REAR UNIT, WHERE THE BUILDING IS NOT VISIBLE FROM PUBLIC VIEW, A NEW CONTEMPORARY EXTERIOR WILL BE ADDED. THE EXTERIOR WORK WILL INCLUDE A NEW METAL DARK ROOF WITH VERTICAL WOODEN SIDING AND NEW CASEMENT AND AWNING WINDOWS WITHOUT DIVIDERS AND ALL NEW WINDOW WELLS.



AFFILIATES

ARCHITECT:

SKA INC.
357 HURON AVE.
CAMBRIDGE, MA 02138



GENERAL CONTRACTOR:

MATTHEW ROMAN

LANDSCAPE ARCHITECT:

N / A

STRUCTURAL ENGINEER:

DAN WEBB
WEBB STRUCTURAL SERVICES



CIVIL ENGINEER:

HANCOCK SURVEY

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SAM KACHMAR ARCHITECTS

(p) 617-800-6223
www.SKA-MA.com
357 HURON AVE
CAMBRIDGE MA, 02138



No.	Description	Date



1 Section 12
1/4" = 1'-0"

SECTION E

18 CLINTON RESIDENCE
18 CLINTON LP
18 CLINTON ST.
CAMBRIDGE, MA 02138

Project number	2203-0018
Date	05/10/2024
Drawn by	Author
Checked by	Checker

A-304

Scale 1/4" = 1'-0"

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

18 Clinton LP, a Delaware limited partnership

(OWNER)

Address: with a principal place of business at **18 Clinton Street, Cambridge, MA 02139**

states that **18 Clinton LP, a Delaware limited partnership** owns the property located at **18 Clinton Street, Cambridge, MA 02139** which is the subject of this zoning application.

The record title of this property is in the name of **18 Clinton LP, a Delaware limited partnership** pursuant to a deed dated **July 29, 2021** and duly recorded in the Middlesex South County Registry of Deeds on **August 5, 2021**, at Book **78415**, Page **106**;

**18 CLINTON LP,
a Delaware limited partnership**

By: **Prithviraj Inc., Its General Partner**

By: _____

Name: **Asha Daniere**

Title: **President and Treasurer**

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

NOTARY PUBLIC

STATE OF Ontario, County of Ynk

The above-named **Asha Daniere, President and Treasurer of Prithviraj Inc., General Partner of 18 Clinton LP**, personally appeared before me, this 7th day of November, 2024, and made oath that the above statement is true.

Notary

My commission expires (Notary Seal).

**John Steven Lutz
Partner, McMillan LLP
Brookfield Place
Suite 4400
181 Bay Street, Toronto, Ontario**

CONFIDENTIAL - SECURITY INFORMATION

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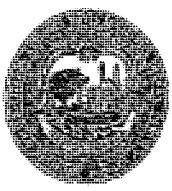
Middlesex South Registry of Deeds
Electronically Recorded Document

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Receipt Number	: 2984521
Recording Fee	: \$105.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com



CITY OF CAMBRIDGE

Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA. 2023 APR 28 AM 10: 55
617) 349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 208880

LOCATION: 18 Clinton Street Residence C-1 Zone
Cambridge, MA

PETITIONER: 18 Clinton LP, A Delaware Limited Partnership
C/o Sarah L. Rhatigan, Esq.

DEED REFERENCE: See Deed Recorded at Book 78 415, Page 113.

PETITION: Variance: Alterations to a pre-existing nonconforming multi-family dwelling and conversion to a two-family dwelling, including additions and new window wells within setbacks and an increase in calculated height.

Special Permit: New and modified windows/doors within setbacks.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).
Art. 8.000, Sec. 8.22.2.c & 8.22.1.d (New or Modified Windows).
Art. 10.000, Sec. 10.30 (Variance). & Sec. 10.40 (Special Permit).

DATE OF PUBLIC NOTICE: February 9 & 16, 2023

DATE OF PUBLIC HEARING: February 23, 2023

MEMBERS OF THE BOARD:

- BRENDAN SULLIVAN – CHAIR
- JIM MONTEVERDE – VICE-CHAIR
- ANDREA A. HICKEY
- LAURA WERNICK

[Handwritten initials]

ASSOCIATE MEMBERS:

- SLATER W. ANDERSON
- JASON MARSHALL
- MATINA WILLIAMS
- WENDY LEISERSON

[Handwritten initials]

Property address: 18 Clinton Street, Cambridge, MA

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner's property, the layout, and other characteristics as well as the surrounding district.

Case No. BZA-208880
Location: 18 Clinton Street, Cambridge, MA
Petitioner: 18 Clinton LP, A Delaware Limited Partnership – c/o Sarah L. Rhatigan, Esq.

On February 23, 2023, Petitioner's attorney Sarah Rhatigan and architect Steve Hoheb appeared before the Board of Zoning Appeal requesting a variance in order to alter a preexisting nonconforming multi-family dwelling and convert it into a two-family dwelling, including additions and new window wells within setbacks and an increase in calculated height and a special permit in order to add and modify windows and doors within the setbacks. The Petitioner requested relief from Article 5, Section 5.31, Article 8, Sections 8.22.3, 8.22.2.c and 8.22.1.d, and Article 10, Sections 10.30 and 10.40 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Ms. Rhatigan stated that the property held an oddly shaped, antique 6-unit apartment building in disrepair. Ms. Rhatigan stated that the proposal was to renovate it and convert it to a two-family. Mr. Hoheb stated that there would be small additions to the property in order to assist with the new floor plan, but that the resulting FAR would be reduced. Ms. Rhatigan stated that window wells would affect height calculations. Ms. Rhatigan stated that the hardship related to the oddly shaped structure, placed within the lot's setbacks, and encumbered by the Historical District. Mr. Hoheb stated that the project had a Certificate of Appropriateness from the Historical Commission. Ms. Rhatigan briefly stated the hardships present concerning the variance portion of the application.

The Chair asked if any Board members had any questions or if anyone wished to be heard on the matter, no one indicated such. The Chair read the letter of Appropriateness from the Mid-Cambridge Neighborhood Conservation Commission and the letters of support from adjoining properties.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that a literal enforcement of the provisions of the Ordinance would involve a substantial hardship the petitioner, because it would preclude the petitioner from making the necessary alterations to repurpose the building, which over years had fallen into great disrepair, with an interior space that was somewhat unworkable, potentially illegal, and unsafe for occupants of the structure; that the Board find that the petitioner's proposal would attempt to alleviate those concerns and create two family-sized, up to date, modern, energy-efficient residential units; that the Board find that the hardship owed to the unique siting of the lot and the house contained thereon, which was built prior to the existing Ordinance and was encumbered by it; that the Board find that the alterations were de minimis in nature and included modest additions, which would bring the structure more into conformity due to the reduction of the FAR; that the Board find that desirable relief could be granted without substantial detriment to the public good; that the Board note the letter of Appropriateness from the Mid-Cambridge Neighborhood Conservation Commission and the letters of support from

adjoining properties; that the Board find that the public good would be enhanced by a totally refurbished premise, which would add to the streetscape and to the preservation of existing housing stock; that the Board find that relief could be granted without nullifying or substantially derogating from the intent and purpose of the Ordinance; that the Board find that the proposal was consistent with Massachusetts General Laws Chapter 40A, Section 10, where the variance being granted would encourage the rational use of land throughout the City, including the encouragement of appropriate economic development to create the quality housing within close proximity to public transportation; that the Board find that granting relief would not result in a use or activity not otherwise permitted in the Ordinance, and that there would be no negative impacts regarding traffic, population density, blight or pollution, and that it would encourage the preservation of and reuse of preexisting structures, which added to the amenities of the City.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the condition that the work proceed as per the dimensional form, the supporting statements, and the plans submitted, as initialed by the Chair.

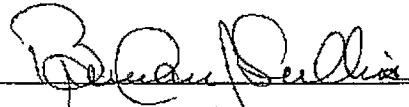
The five-member Board voted unanimously in favor of granting the variance with the above condition (Sullivan, Monteverde, Hickey, Wernick, and Williams). Therefore, the variance is granted as conditioned.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the requirements of the Ordinance were met; that the Board find that traffic generated, or patterns of access or egress would not change and that there would be no congestion, hazard, or substantial change in the established neighborhood character; that the Board note the Letter of Appropriateness from the Mid-Cambridge Neighborhood Conservation Association and the letters from adjoining property owners in favor of the project; that the Board find that the continued operation of or development of adjacent uses, as permitted in the Zoning Ordinance, would not be affected by the nature of the proposed use; that the Board find that there would not be any nuisance or hazard created to the detriment of the health, safety and/or welfare of the occupants of the proposed use, in fact, it would be enhanced by upgraded, code-compliant, units with modern amenities and utilities; that the Board find that the proposed use would not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of the Ordinance; and that the Board note the above granting of the variance and the language used regarding enhancing the purpose of the Ordinance.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the condition that the work comply with the supporting statements, dimensional form, and drawings submitted.

The five-member Board voted unanimously in favor of granting the special permit with the above condition (Sullivan, Monteverde, Hickey, Wernick, and Williams). Therefore, the special permit is granted as conditioned.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.


Brendan Sullivan, Chair

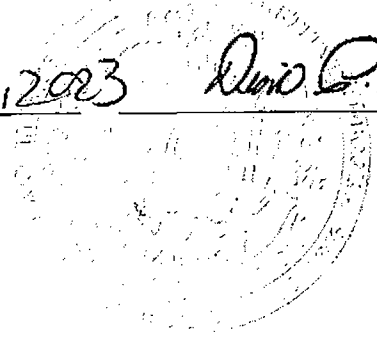
Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 4-28-23 by Maia Pichero, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓

Appeal has been filed and dismissed or denied.

Date: JUN 26, 2023  City Clerk.





City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2024 APR 12 AM 10:16

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

EXTENSION OF TIME OF EXPIRATION

CASE NO: BZA-208880

LOCATION: 18 Clinton Street Residence C-1 Zone
Cambridge, MA

PETITIONER: 18 Clinton LP, A Delaware Limited Partnership
C/o Sarah L. Rhatigan, Esq.

PETITION: Variance: Alterations to a pre-existing nonconforming multi-family dwelling and conversion to a two-family dwelling, including additions and new window wells within setbacks and an increase in calculated height.
Special Permit: New and modified windows/doors within setbacks.

DATE OF FILING DECISION: **April 28, 2023**

Petitioner was granted a **Variance & Special Permit** on **April 28, 2023**, for the above-mentioned petition.

A letter was filed with the office of the City Clerk on **March 21, 2024**, requesting an extension of the expiration of that **Variance** granted by the Board of Zoning Appeal.

The Board of Zoning Appeal, at their **April 11, 2024**, hearing, unanimously granted the extension for the **Variance** until **October 29, 2024**.

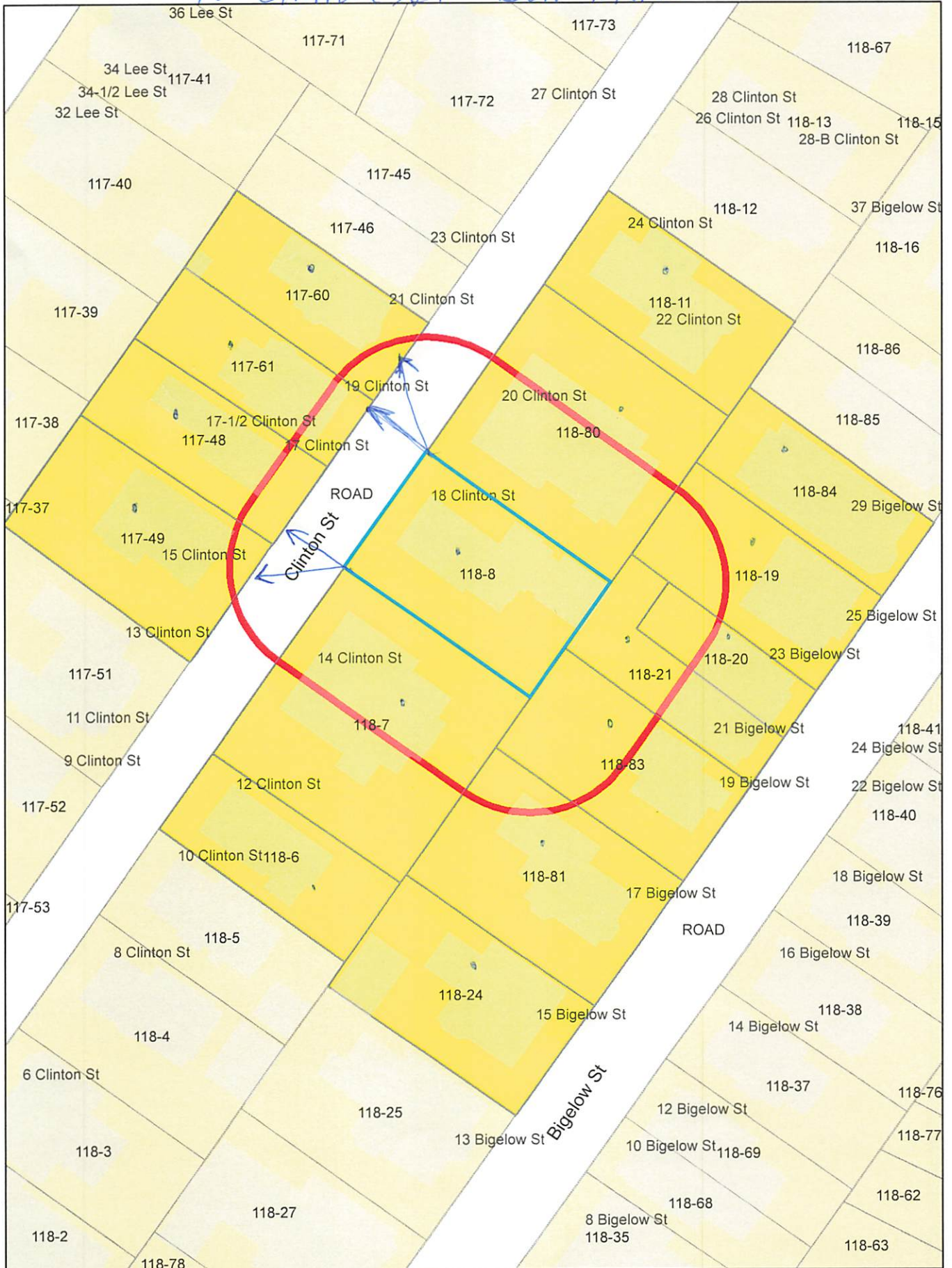
Jim Monteverde, Chairperson

Attest: A true and correct copy of Extension of Time of Expiration for

Case: BZA-208880 filed with the office of the City Clerk and Planning Board on

4/12/24 by Maria J. Pecko, Zoning Clerk.

18 Clinton St. BZA-1142420



18 Clinton St.

Petitioner

117-60
BEAUSANG, KENNETH WILLIAM &
KARI ANN JORGENSON
21 CLINTON ST
CAMBRIDGE, MA 02139

118-7
BUTLER, SUSAN FARIST
14-16 CLINTON ST
CAMBRIDGE, MA 02139-2303

TRILOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

118-24
LEDWELL, JAMES R. & MARGARET R. LEDWELL
TRS. OF THE JAMES & MARGARET REALTY TRUST
52 MILL RD
FALMOUTH, MA 02536

118-21
SPILLANE, DAVID T. & LINDA S. MURPHY
21 BIGELOW ST
CAMBRIDGE, MA 02139

118-8
18 CLINTON LP
18 CLINTON ST
CAMBRIDGE, MA 02138

118-24
LEPERA, JOSEPH N.
15 BIGELOW ST. UNIT 4
CAMBRIDGE, MA 02139

118-24
JOY, DAVID
456 WATEROWN ST
NEWTON, MA 02460

118-24
MAXWELL, MINDY,
TRUSTEE THE MAXWELL REALTY TRUST
12 CHAUNCY ST UNIT 4
CAMBRIDGE, MA 02138

118-83
PRELEC, DRAZEN & DANICA MIJOVIC PRELEC
19 BIGELOW STREET
CAMBRIDGE, MA 02138

118-80
BLITZ, AMY
20 CLINTON ST UNIT 1
CAMBRIDGE, MA 02139

118-80
KARNIK, ROHIT NANDKUMAR & YUKIKO OKA
20 CLINTON ST UNIT 5
CAMBRIDGE, MA 02139

118-80
DENIZ, YAMO & SUSAN SHAW-DENIZ
20 CLINTON ST UNIT 3
CAMBRIDGE, MA 02139

118-80
DAVIS, JANENE L.
20 CLINTON ST UNIT 2
CAMBRIDGE, MA 02139

118-80
ROBINSON JR, ROBERT JAMES &
STEPHANIE W. ROBINSON
20 CLINTON ST UNIT 7
CAMBRIDGE, MA 02139

118-84
HOLLENBECK, PATRICK G.
29 BIGELOW ST
CAMBRIDGE, MA 02139

118-11
BOWDEN, CHRISTOPHER J. &
ELIZABETH C. BOWDEN
22 CLINTON ST.
CAMBRIDGE, MA 02140

118-11
BRONSON, PAOLA G. &
NATHAN G. BRONSON
24 CLINTON ST
CAMBRIDGE, MA 02140

118-20
OLIVIER, KATHERINE L.
23 BIGELOW ST
CAMBRIDGE, MA

118-6
WAGNER, DAVID PATRICIA WAGNER
12 CLINTON ST
CAMBRIDGE, MA 02139

118-24
KWAN NICOLE Q
253 ACTON ST
CARLISLE, MA 01741

117-48
BUTLER, SUSAN FARIST
CITY OF CAMBRIDGE TAX TITLE
17 CLINTON ST
CAMBRIDGE, MA 02139

118-24
REILLY, PATRICIA J.
80 COTTING ST
MEDFORD, MA 02155

118-19
FISHER DANIEL B DAVIS K LETITIA
25 BIGELOW ST
CAMBRIDGE, MA 02139

118-80
WERLANG, CAROLINE ANDREA
CONNOR W COLEY
20 CLINTON ST -UNIT 6
CAMBRIDGE, MA 02139

118-80
MCGOVERN, PATRICIA
20 CLINTON ST - UNIT 4
CAMBRIDGE, MA 02139

118-24
MAXWELL, MINDY
186 GRANITE ST
ROCK-POR, MA 01966

117-49
RESIDENT
15 CLINTON ST
CAMBRIDGE, MA 02139

117-61
COLE, HEATHER E.
ELEKTRA MARIA MURIEL SAVILONIS
19 CLINTON ST
CAMBRIDGE, MA 02139

118-81
MACDOUGALL, CYNTHIA R
FRANCIS FOX SPINKS TRS
17 BIGELOW ST
CAMBRIDGE, MA 02139

18 Clinton St .

118-24
LE, MONICA & MARTIN PURSCHKE
15 BIGELOW ST UNIT 3
CAMBRIDGE, MA 02139

Pacheco, Maria

From: David Spillane <davidtspillane@gmail.com>
Sent: Thursday, December 5, 2024 10:16 AM
To: Pacheco, Maria
Subject: Case No. BZA -1142420 - 18 Clinton Street

Case No. BZA -1142420
18 Clinton Street
Petitioner: 18 Clinton LP, a Delaware Limited Partnership

Dear Members of the Board of Zoning Appeal,

We live at 21 Bigelow Street and are abutters to the 18 Clinton Street proposal now before BZA. In February 2023, BZA granted variances and special permits to 18 Clinton LP for renovation and renewal of its 18 Clinton Street property, a proposal that we as abutters supported. While we were happy to support the 2023 proposal, we oppose the current request for additional relief for the reasons outlined below.

The 2023 proposal for which the BZA granted relief included renovation of a two-story residential structure at the back of the lot which is set back only two inches from our property line. Much of the rear residential structure is situated within rear and side yard setback areas of the 18 Clinton lot.

The ground floor level of the proposed renovation, for which relief was granted in 2023, was to be at the level of surrounding grade on the 18 Clinton property, matching the pre-existing condition. The 2023 proposal also included adding a new basement floor where none had previously existed. The basement area was to be comprised of new living spaces and bedrooms.

The current proposal before BZA would elevate the pre-existing residential structure by approximately six feet and place it on top of an already constructed half-basement level—one that is now predominantly above grade and significantly different from the proposal approved by BZA in 2023. The result, if the BZA grants the petitioner's requested relief, would be an excessively tall structure that would loom over our small back yard and those of our neighbors, reduce our privacy, obscure daylight, and increase shadow.

Construction at 18 Clinton has already resulted in a significant impact for us through the unfortunate loss of a 60-foot-tall elm tree on our property that had to be removed in October of this year as it was no longer viable due to impacts on its root system caused by construction of the petitioner's new basement. We worked in good faith with 18 Clinton LP to resolve issues associated with loss of the tree and had granted their contractor permission to excavate on our property to facilitate basement construction but were taken entirely by surprise to see the new construction advance in manner inconsistent with BZA's 2023 approvals. We appreciate the City's issuance of a stop work order to provide an opportunity to resolve issues associated with the discrepancies between the project under construction and the one that had been granted zoning relief.

We understand that 18 Clinton LP is arguing that its current proposal is environmentally preferable to its prior proposal because of issues associated with the water table. But the best environmental solution to this problem would be to forgo construction of a new basement entirely, not to construct one that is somewhat shallower than previously proposed, which then results in a significantly taller structure

above grade within rear and side yard setback areas—leading to substantial impacts for surrounding neighbors.

We ask BZA not to grant the relief requested by 18 Clinton LP. As abutters, we were willing to accept the many reasonable impacts that were a consequence of the proposal BZA authorized in 2023. But the current proposal compounds and increases those impacts substantially with respect to our property and those of our neighbors. Thank you for your consideration of our input.

David Spillane and Linda Murphy - 21 Bigelow Street

Pacheco, Maria

From: Sue Butler <susanfaristbutler@gmail.com>
Sent: Tuesday, December 3, 2024 6:52 PM
To: Pacheco, Maria; asha@ashadaniere.com; O'Riordan, Owen; 19Clinton@gmail.com; Sue Butler
Subject: 18 Clinton Street unpleasant surprise.

Dear Mr Pacheco,

Asha Daniere owns 18 Clinton Street.

I am Asha's neighbor. Before Asha inherited 18 Clinton Street, her mother Nirmal Daniere owned #18. We were neighbors then.

I own 14, 16 and 17 Clinton Street. I am her long time neighbor and abutter on multiple sides. We've been neighbors for 43 years. I deeply cherish my relationship with Asha and her family.

They babysat for my children when they were young. Delia is now 40 and Lucia is 38. My beloved son, William, committed suicide 2 1/2 years ago when he was living at 17 1/2 Clinton Street. My neighbors have given me much kindness and support through some very dark times. I cherish in deepest measure the kindness of my neighbors.

I've watched the care and attention to detail with which Asha has handled both zoning and building code issues. She has been very respectful of the regulations and of the process. She has a good plan, approved by all the appropriate city departments. Her contractor has been superb and has worked with me very closely. I'm deeply thankful.

This is in marked contrast to the work done at #12 Clinton Street several years ago when the numerous code violations had me calling Inspectional Services many times.

I was horrified to learn of the surprise high water table that is forcing the rethinking of the design of the rear part of #18 Clinton Street. I'm particularly surprised because in my geothermal wells at #14 Clinton Street the water table is down about 20' to 30'.

I don't understand the disparity.

Asha has made enormous efforts in her communications with neighbors. When I spoke with dear Bigelow Street neighbors about the situation, I was markedly surprised by how misinformed they were. They had no knowledge of the water table problem Asha had encountered and had been misled to believe there was going to be an enormous increase in height with much more building being installed on the site. When I made clear it was a small increase in height to accommodate the surprise of the high water table, my neighbor said, "What? Only 15 inches? That's fine."

Clearly someone is misrepresenting Asha's situation and proposal.

I stand in strong support of Asha's proposal. As I understand it, she may lower ceiling heights to diminish the net gain. She has been profoundly gracious as she has faced neighbor's concerns. Thank you, Asha. I have strongly encouraged her to put big windows on the second floor facing south toward my garden with a small 2' to 3' balcony overlooking her garden and mine to help improve the sense of spaciousness, given the diminished ceiling height. She has my full support for that change if she'd like to make it.

I do not know the source of the misinformation. I'm disappointed by such unneighborly conduct. Perhaps this is someone's self-serving escalation. Unfortunate. You have the power to de-escalate the situation. Asha is happy to work with your requirements.

Many years ago I worked closely with Joe Celucci on the restoration of 14-16 Clinton Street from a burned, abandoned, condemned, politicized building to a prize winning building on the National Historic Register. I accepted all of Joe's suggestions. He showed me how Inspectional Services was in fact there to protect my interests. I remain deeply thankful to him and to the department. Please help Asha to achieve a resolution to this conflict and the water table surprise, so she can finish the building and live there as my neighbor again. I can't wait.

If you have further questions, please call me at 617 429 0009.
My sincere gratitude to Inspectional Services,
Yours truly,
Sue Butler

Pacheco, Maria

From: Amy Blitz <blitz.amy@gmail.com>
Sent: Thursday, December 5, 2024 4:25 PM
To: Pacheco, Maria
Subject: 18 Clinton Street renovation

I understand a neighbor has raised concerns about the added height to the 18 Clinton Street project. To weigh in, I personally am grateful for the care the owner has taken with the project, with her careful consideration of our neighborhood's needs and concerns, as well as her respect for the integrity of the building and its history. I also appreciate the crew's respectfulness throughout.

This project is not just the work of a random developer, as can so often be the case, but a labor of love, and I'm sure the finished results will improve our neighborhood and overall quality of life here for years to come. I support the plans going forward, including the added height to the building, and appreciate the efforts already taken to mitigate the impact of this. I personally am not concerned about the added height, and believe the benefits of the renovation far outweigh any concerns.

If you have any questions or would like additional input, please don't hesitate to reach out. Thank you for now, and all the best,

Amy Blitz (20 Clinton Street)

Amy Blitz, Ph.D.
www.amyblitz.com

Pacheco, Maria

From: Patti M <chezpatrice712@gmail.com>
Sent: Friday, December 6, 2024 7:25 PM
To: Pacheco, Maria
Subject: Case No BZA-1142420, 18 Clinton Street, Cambridge
Attachments: PastedGraphic-1.tiff; PastedGraphic-5.tiff

RE: Case No BZA-1142420
18 Clinton Street
Cambridge, MA 02139

Dear Board of Zoning Appeal:

I am writing to voice my concern regarding the construction next to my property. I live at 20 Clinton Street, and the construction at 18 Clinton Street has placed a big box-like structure right next to our property. It seems impossible that that structure would be approved with the setback rules in Cambridge. My co-owners at 20 Clinton Street have said that the plans were changed without City approval, which is not good for the neighborhood. This structure makes it look like there is no zoning approval.

First Rendering provided to abutters May, 2024



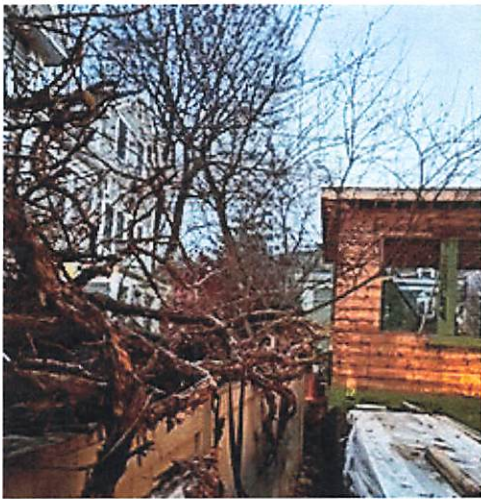
Second rendering provided to abutters November 2024



Neither of these renderings illustrate how close this structure would be to our property, and look deceptive, as if trying to hide the lack of space. The actual structure is massive and will overpower the small backyards next to it.

These inaccurate renderings gave us no opportunity to question this before construction, and the second one is for the Board of Zoning Appeal and should not be relied upon, since they do not illustrate the property or the distance to the property line. Also concerning is the distance of the overhanging roof.

It is so visible from the street, not to mention what we abutters see every day. I hope you have a chance to walk by.



Thank you for reading my concerns.

Patricia McGovern
20 Clinton Street, #4
Cambridge, MA 02139
617-777-4996

Pacheco, Maria

From: Rohit Karnik <karnik_rohit@yahoo.com>
Sent: Sunday, December 8, 2024 12:32 PM
To: Pacheco, Maria
Cc: Natola, Stephen; fangjh1911@gmail.com; jcfang.tim@gmail.com; carolineawerlang@gmail.com
Subject: Proposed building at 18 Clinton St. (Dec. 12 hearing)

Case No. BZA -1142420
18 Clinton Street
Petitioner: 18 Clinton LP, a Delaware Limited Partnership

Dear Board of Zoning Appeal,

We, the owners/residents of Units #5, #6, and #7 at 20 Clinton St., are writing to express our strong opposition to the proposed building construction at the rear of 18 Clinton St. that abuts our property and that of our Bigelow St. neighbors.

18 Clinton LP violated the City's permit and has shown disregard for the authority of the City and the Board of Zoning Appeal by starting the construction of a taller structure. To the best of our knowledge, none of the neighbors were notified of the change, till our neighbor at Bigelow St. noticed it and brought it to the attention of the City. We are grateful to the City for pausing the building construction for violating the original permit.

Units #5 and #7 at 20 Clinton St. are the closest among the 20 Clinton St. units to the proposed building, which is right next to our property and yards with hardly any gap; Unit #6 abuts our Bigelow St. neighbors and its yard is next to the Unit #7 yard. The already-approved relief of an infill adds a building facade area within the setback zone. Now, the new plans are proposing a significantly taller and bulkier structure, with significant additional building wall area over the previously approved relief, within the setback zone.

Since the proposed building is setback only a foot from our property line and the height of the facade at the property line—which directly faces our homes—is proposed to be increased by over four feet compared to both the original structure and the renovation previously approved by the board, it will significantly reduce light and sunlight in the yards of the units and the patio and living room of Unit #5. The proposed taller and larger building within the setback zone will loom over our yards and living spaces, hemming them in, adversely impacting our well-being especially during winter and our garden plants, reducing light and direct sunlight in our yards, patio, and living spaces, and potentially also adversely impact the property value of our units.

Given the adverse impact that the proposed building will have on our units and well-being, and the violation by the petitioner of the original permit granted by the City, we strongly oppose the proposed plans and urge the board to require 18 Clinton LP to abide by the originally approved plans.

Thank you for your consideration! Kindly acknowledge receipt of this letter.

Sincerely,

20 Clinton St. Unit #5
Rohit Karnik (co-owner and resident)
Yukiko Oka (co-owner and resident)

20 Clinton St. Unit #6
Caroline Werlang (co-owner and resident)

20 Clinton St. Unit #7
Jen-Chun Fang, Ming-Shu Liu, and Meng Fang (co-owners, Fang family)
Jen-Hung Fang (resident, Fang family)

From: Asha Daniere asha@ashadaniere.com
Subject: Fwd: Letter of support for 18 Clinton
Date: December 6, 2024 at 11:14 AM
To: Sarah Rhatigan sarah@trilogylaw.com



----- Forwarded message -----

From: Patricia Wagner <patricialiuwagner@gmail.com>
Date: Fri, Nov 22, 2024 at 8:41 PM
Subject: Letter of support for 18 Clinton
To: Asha Daniere <Asha@ashadaniere.com>

To whom it may concern,

Our names are David and Patricia Wagner and we live at 12 Clinton Street. We are writing a letter in support of the revised plans on 18 Clinton Street. Most importantly, we are grateful that the owner and her team have taken great care to ensure that their foundation accounts for flood risk and neighbor water runoff. Although I see this is a change to the original plans, I believe that the owner is doing what is best for the good of her neighbors and the neighborhood in general.

I would ask that the BZA please support and expedite this approval, as all of the neighbors would also appreciate efficient completion of construction.

Thank you for the consideration.

Patricia and David Wagner
12 Clinton Street owners

Patricia L. Wagner
mobile: 516-633-8158 | patricialiuwagner@gmail.com



From: Asha Daniere asha@ashadaniere.com
Subject: Fwd: 18 Clinton
Date: December 9, 2024 at 1:46 PM
To: Sarah Rhatigan sarah@trilogylaw.com

----- Forwarded message -----

From: **Molly Howard** <molly.e.howard@gmail.com>
Date: Mon, Dec 9, 2024 at 1:19 PM
Subject: 18 Clinton
To: <mpacheco@cambridgema.gov>
CC: Asha Daniere <asha@ashadaniere.com>

To whom it may concern,

My name is Molly Howard and I live at 15 Clinton Street. I am writing in support of the revised plans concerning 18 Clinton Street. In comparing plans, it seems the height increase is not significant. Also, in a time of rapidly accelerating climate change, the environmental benefits of not building in the groundwater far outweigh any downside to the increase. I appreciate the owner's consideration of her neighbors to limit water runoff. This change in plans seems prudent and one that is done on behalf of her neighbors. I am supportive of moving forward with the revised plans.

Best,
Molly Howar
Owner of 15 Clinton St

Pacheco, Maria

From: Heather Cole <19clinton@gmail.com>
Sent: Monday, December 9, 2024 4:04 PM
To: Pacheco, Maria
Cc: asha@ashadaniere.com
Subject: Modifications at 18 Clinton Street construction site

To whom it may concern,

My name is Heather Cole and I live at 19 Clinton Street. I am writing in support of the revised plans for 18 Clinton Street. I believe the height increase will not be harmful in any way to our neighborhood, and I support Asha's efforts to build responsibly.

I hope the BZA will expedite this approval so Asha can complete her ambitious project quickly.

Thank you for the consideration.

Heather E. Cole
19 Clinton Street
Cambridge MA
02139-2303
617-710-4226
19clinton@gmail.com

Pacheco, Maria

From: Molly Howard <molly.e.howard@gmail.com>
Sent: Monday, December 9, 2024 1:19 PM
To: Pacheco, Maria
Cc: Asha Daniere
Subject: 18 Clinton

To whom it may concern,

My name is Molly Howard and I live at 15 Clinton Street. I am writing in support of the revised plans concerning 18 Clinton Street. In comparing plans, it seems the height increase is not significant. Also, in a time of rapidly accelerating climate change, the environmental benefits of not building in the groundwater far outweigh any downside to the increase. I appreciate the owner's consideration of her neighbors to limit water runoff. This change in plans seems prudent and one that is done on behalf of her neighbors. I am supportive of moving forward with the revised plans.

Best,
Molly Howar
Owner of 15 Clinton St



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, Katinka Hakuta, *Members*
Nan Laird, Catherine Tice, *Alternates*

CERTIFICATE OF NON-APPLICABILITY

Property: 18 Clinton Street

Applicant: Sarah Rhatigan

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Original design approved by Commission in September 2022.
Revision to rear portion of structure includes raising height of roof by 15 inches and changing to hip roof.
Permit # 1142420

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC 7181 Date of Certificate: November 26, 2024

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on November 26, 2024.

By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision. No appeal has been filed ____ .
Appeal has been filed ____ . Date _____ City Clerk:



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name:  Date: 11/21/24
(Print)

Address: 18 Clinton St.

Case No. BZA-1142420

Hearing Date: 12/12/24

Thank you,
Bza Members

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2024 NOV 21 P 2:57