

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

2022 FEB 24 PM 12: 37

617-349-6100

OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSE ITS

BZA Application Form

BZA Number: 162489

General Information

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

Special Permit: _	X	Variance:	Appeal:
PETITIONER: L	lao Wang		
PETITIONER'S	ADDRESS: 1-	3 Longfellow Road, Can	nbridge, MA 02138
LOCATION OF I	PROPERTY: 1	Longfellow Rd , Camb	<u>pridge, MA</u>
TYPE OF OCCU	PANCY: Resi	<u>dential</u>	ZONING DISTRICT: Residence B Zone
REASON FOR F	PETITION:		
			e door for safety which will lower the mean grade around r Accessory Use of the legalized basement living area. /
DESCRIPTION	OF PETITI	ONER'S PROPOSAL:	
		r the existing door for sat rmit for accessory unit in	fety in dwelling areas and also excavate basement for the basement.
SECTIONS OF 2	ONING ORD	INANCE CITED:	
Article: 5.000 Article: 8.000 Article: 10.000 Article: 4.000	Section: 8.2 Section: 10	81 (Table of Dimensional 22.2.C (Non-Conforming .40 (Special Permit) 21 (Accessory Uses) & S	
		Original Signature(s):	(Petitioner (s) / Owner) HAO WANG
			(Print Name)
		Address: 6 Tel. No. F-Mail Address:	1-3 Longfellow Rd, Cambridge, MA 6178991199 dr hao wang@gmail.com

Date: 2/17/2022

the

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 Hao Wang
(ONNER)
Address: 1-3 Longfellow Rd, Cambridge, MA 02138
State that I/We own the property located at 1-3 Longfellow Rd, Unit 1, Cambridge, MA 0213
which is the subject of this zoning application.
The record title of this property is in the name of Hao Wang
*Pursuant to a deed of duly recorded in the date September 14, 2020 Middlesex South County Registry of Deeds at Book 75600 , Page 40 ; or
Middlesex Registry District of Land Court, Certificate No
Book Page
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT* *Written evidence of Agent's standing to represent petitioner may be requested.
State of New York Commonwealth of Massachusetts, County of Kings
this 17th of Fibruary, 2022, and made oath that the above statement is true.
My commission expires 0//7/2025 (Notary Seal). No. 01PA6353170 Qualified in Kings County Commission Expires 01/17/2025

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

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	Hao Wang
	(OWNER)
Address:	1-3 Longfellow Rd, Cambridge, MA 02138
State th	at I/We own the property located at 1-3 Longfellow Rd, Unit 1, Cambridge, MA 02138
which is	the subject of this zoning application.
The reco	rd title of this property is in the name of Hao Wang
County R	t to a deed of duly recorded in the date September 14, 2020 Middlesex South egistry of Deeds at Book 75600 , Page 40 ; or
Middlese:	x Registry District of Land Court, Certificate No
Book	Page
Written	SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT evidence of Agent's standing to represent petitioner may be requested.
Commonwe	alth of Massachusetts, County of Middle)cx
The above	The state of the s
this 1	for Wov, 2021, and made oath that the above statement is true.
	Notary Seal). DEVINDER SINGH Notary Public Communication of Managerbusedits My Commission Expires July 14, 2028
• If ow	nership is not shown in recorded deed, e.g. if by court order recent

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

(ATTACHMENT B - PAGE 3)

2/16/22, 6:03 PM about: blank

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 <u>1 Longfellow Rd</u>, <u>Cambridge</u>, <u>MA</u> (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:
 - The proposed change will not increase the FAR or the building height violation, or any other requirements of the ordinance.
- Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
 - The proposed change will only reduce the traffic to one existing basement entry. Therefore, it will not cause any congestion hazard, nor will it affect the neighborhood character.
- 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 proposed change will not deteriorate any setbacks for the abutter properties therefore it will not adversely affect the continued operation or the development of adjacent uses.
- 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:
 - The lowering of the floor by the modest amount of 4", and adding safe and code-compliant window wells and doors will not introduce any noise pollution, light pollution, adverse setbacks, or congestion. It will not increase traffics or introduce any elements to negatively affect the health, safety, and welfare of the citizens of the City including the petitioner/occupant of the proposed use.
- 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:
 - The lowering of the right-side entrance to the basement does not derogate the intent or purpose of the ordinance.

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

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BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Hao Wang

Present Use/Occupancy: Residential

Location:

1 Longfellow Rd , Cambridge, MA

Zone: Residence B Zone

Phone: 6178991199

Requested Use/Occupancy: Residential

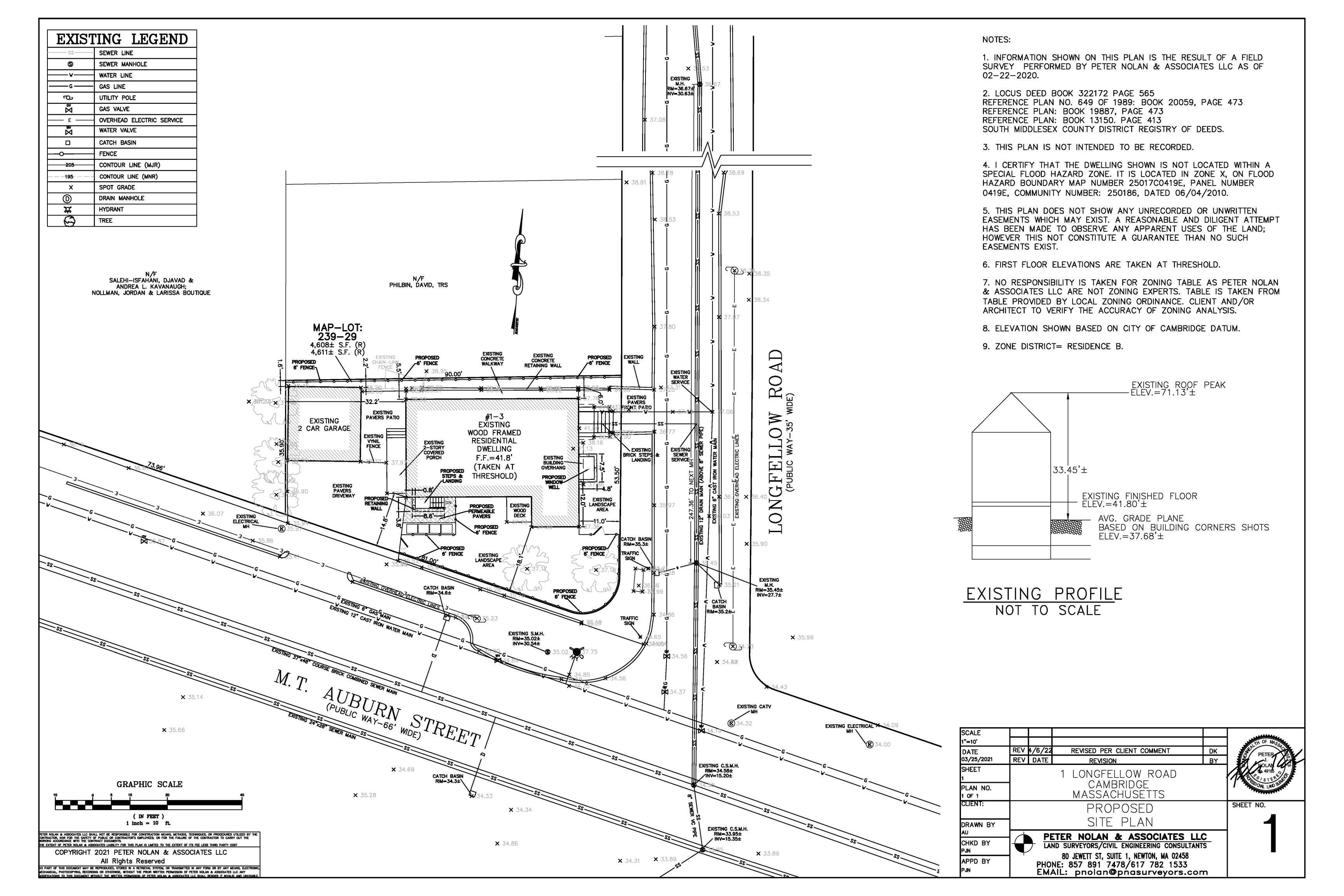
		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA;		3423	4161	2500	(max.)
LOT AREA:		4607	4607	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.715	0.715	0.50	
LOT AREA OF EACH DWELLING UNIT		2500	2500	2500	
SIZE OF LOT:	WIDTH	53.6	53.6	50	
	DEPTH	90	90	50	
SETBACKS IN FEET:	FRONT	17'	17'	15'	
	REAR	26'5"	26'5"	25'	
	LEFT SIDE	15'	15'	7'6"	
	RIGHT SIDE	8'6"	8'6"	7'6"	
SIZE OF BUILDING:	HEIGHT	33'	33'52"	35'	
	WIDTH	45'	45'	na	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		55.4%	55.4%	40%	
NO. OF DWELLING UNITS:		2	2	2	
NO. OF PARKING SPACES:		4	4	2	
NO. OF LOADING AREAS:		na	na	na	
DISTANCE TO NEAREST BLDG. ON SAME LOT		na	nan	na	_

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.:

na

- 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'.

about:blank 2/3



Pacheco, Maria

From:

Jan Dillon Schaub < jandillon1@gmail.com>

Sent:

Monday, April 11, 2022 11:29 AM

To:

Pacheco, Maria

Cc:

Thomas Schaub; Jan Dillon

Subject:

1-3 Longfellow Rd - hearing on Thursday

Hi - re 1-3 Longfellow Rd requested changes, we don't want any access of Dr Hester's land. Hao told us in person he wouldn't be moving the existing fencing, and as far as know Dr Hester's lawyer has not completed a survey of her lot.

In addition, we would object to a second rental unit in the basement. If he is authorized for an 'accessory' unit already we can't object to that.

We'd like him to clean up the outside of his house/garage since it is an eye sore. I assume that might be more than you can enforce but we'll mention this during the hearing. Everyone else on the street does repeated maintenance/painting/etc and Hao's lack of of concern for his house/renters/neighbors is disconcerting.

Thanks very much! Jan Dillon Schaub 914 720-9043 Case # 162489 1-3 Longfellow Road Hao Wang, owner

We are writing as neighbors in regard to Hao Wang's special permit request for an Accessory Unit at 1 - 3 Longfellow Road (case #162489). We have lived at 14 Longfellow Road since 1970.

While we appreciate Dr. Wang's efforts to respond to concerns we have raised we have the following observations to make at this time:

- 1. We agree Dr. Wang is entitled to one Accessory Unit in his property which is the subject of this special permit request. Please note, the 4/5/22 drawings refer to Unit 2 and Unit 1 in the basement. Neither is labeled as Accessory Unit.
- 2. Consistent with our responses from the outset, we object to a second rental unit in the basement if it is rented or sublet separately from the 1st floor apartment. Dr. Wang has said the portion of the basement separate from the Accessory Unit will **be an extension of the first-floor apartment and will not be rented or sublet separately.** However, the presence of a second kitchenette in the basement design for Unit 1 shows the capacity/provision for a separate rental unit.
- 3. In reviewing the drawings most recently filed with the BZA by Dr. Wang (SKA Architect 4/5 Building Set and the Nolan 4/6 Proposed Site Plan [aka Plot plan]), we note the following inconsistencies between the drawings and email communication from Dr. Wang. The emails (see below) have stated there will be no changes to the Hester side (north side) of the house, i.e., the existing curb and door will remain. However, in the drawings we see the following:
- -The 4/5/22 SKA Architect Building set shows the following on the Hester side: 2 new window wells (not showing grates over the sidewalk as stated

in his email of 4/5) and egress windows and lowered new sidewalk. The plan does not show the new walkway/wall that is shown in detail 5 on drawing A-901. This walkway/wall is located in (disputed) Hester property.

-The updated 4/6/22 Proposed Site Plan by Peter Nolan (originally dated 3/25/21) shows the existing curb but does not show the 2 new window wells. However, it does show a proposed 6-foot high fence along the entire property from the street to the back property line located within the (disputed) Hester property.

The lack of consistency between what the emails say and what the drawings show is of concern because we do not know what the final design will be and what we are being asked to support.

4. Dr. Wang has indicated a desire to improve the exterior of 1 - 3 Longfellow Road which we welcome.

Sincerely yours,
Carlos and Judi Neu
14 Longfellow Road
617 680-8801
carlosneu1942@gmail.com
judineu@comcast.net

Hao Wang emails:

Email from Hao Wang on 4/7/22 regarding the proposed "updated site plot by Peter Nolan & Associates.

On Thu, Apr 7, 2022 at 8:45 AM Hao Wang < dr.hao.wang@gmail.com> wrote:

The updated site plot by Peter Nolan & Associates is dated April 6, 2022. There is no retention wall or stairs facing 7 Longfellow Rd. This renovation project does not alter the current curb line or the Hester fence. The drawings have been submitted to BZA.

Thank you for working with me on this.

Best,

Hao

Email from Hao Wang on 4/5/22 regarding the SKA proposed architectural plan.

> On Apr 5, 2022, at 4:01 PM, Hao Wang < dr.hao.wang@gmail.com> wrote:

>

> Good afternoon, Weldon,

>

> I want to share the updated drawing based on our last communications.

>

- > 1. the dimensions of the window wells facing 7 Longfellow Rd are on the drawing;
- > 2. we use metal grates for the window wells to continue the walkway from the front to the rear of my property;
- > 3. now that the design is near-final, my architect will work with Peter Nolan & Associates to update the site plot, remove the double-staircase door well and retention walls, and mark the site plot with the two small windows.

>

> I believe this version of the drawings satisfies our requirements. Please review and let me know if I have missed anything. Otherwise, I will submit it to BZA by EOD this Friday

Case # 162489 1-3 Longfellow Road Hao Wang, owner

We are writing as an abutter-to-abutter in regard to to Hao Wang's special permit request for an Accessory Unit at 1-3 Longfellow Road (case #162489). We have lived at 10 Longfellow Road since 1973.

Our concern with Hao Wang's special permit request is twofold—1) the possibility that the design perpetuates the possibility of a second basement rental/sublet unit (we support only one Accessory Unit) and 2) the inconsistency and lack of clarity about proposed changes to the 7 Longfellow Road side of the house (aka Hester side).

We appreciate Dr. Wang's efforts to respond to concerns we have raised and have the following observations to make at this time:

- 1. We agree Dr. Wang is entitled to one Accessory Unit in his property which is the subject of this special permit request. Please note, the 4/5/22 drawings refer to Unit 2 and Unit 1 in the basement. Neither is labeled as Accessory Unit.
- 2. Consistent with our responses from the outset, we object to a second rental unit in the basement if it is rented or sublet separately from the 1st floor apartment. Dr. Wang has said the portion of the basement separate from the Accessory Unit will be an extension of the first-floor apartment and will not be rented or sublet separately. However, the presence of a second kitchenette in the basement design for Unit 1 shows the capacity/provision for a separate rental unit.
- 3. In reviewing the drawings most recently filed with the BZA by Dr. Wang (SKA Architect 4/5 Building Set and the Nolan 4/6 Proposed Site Plan [aka Plot plan]), we note the following inconsistencies between the drawings and email communication from Dr; Wang. The emails (see below) have stated there will be no changes to the Hester side (north side) of the house, i.e., the existing curb and door will remain. However, in the drawings we see the following:
- —The 4/5/22 SKA Architect Building set shows the following on the Hester side: 2 new window wells (not showing grates over the sidewalk as stated in his email of 4/5) and egress windows and lowered new sidewalk. The plan does not show the new walkway/wall that is shown in detail 5 on drawing A-901. This walkway/wall is located in (disputed) Hester property.
- —The updated 4/6/22 Proposed Site Plan by Peter Nolan (originally dated 3/25/21) shows the existing curb but does not show the 2 new window wells. However, it does show a proposed 6-foot high fence along the entire property from the street to the back property line located within the (disputed) Hester property.

The lack of consistency between what the emails say and what the drawings show is of concern because we do not know what the final design will be and what we are being asked to support.

4. Dr. Wang has indicated a desire to improve the exterior of 1 - 3 Longfellow Road which we welcome.

Sincerely yours,

Weldon and Rebecca Pries 10 Longfellow Road Cambridge, MA 02138 617-223-7883

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The drawings have been submitted to BZA.

Thank you for working with me on this.

Best.

Hao

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- > I want to share the updated drawing based on our last communications.
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- > I believe this version of the drawings satisfies our requirements. Please review and let me know if I have missed anything. Otherwise, I will submit it to BZA by EOD this Friday.

Pacheco, Maria

From:

Fleet Hill <fleethill@gmail.com>

Sent:

Monday, April 11, 2022 1:36 PM

To:

Pacheco, Maria

Cc:

Walter Popper

Subject:

Case # 162489, Hao Wang 1-3 Longfellow Rd.

To the Zoning Board,

We are longtime owners and residents at 22-24 Longfellow Road and are writing to support the application of Hao Wang (Case # 162489) for a special permit for basement renovations and one accessory unit. As 1-3 Longfellow is prominent at the entrance to Longfellow Road and in need of exterior upgrading, we encourage the ZBA to require additional improvements, including replacement of the brick stairs, and repainting or replacement of the siding.

Thank you.

D. Fleet Hill Walter J. Popper 22 Longfellow Road Cambridge, MA 02138

fleethill@gmail.com

22 Longfellow Road Cambridge, MA 02138 617 388-4587 m

Pacheco, Maria

From:

John Giunta <junta1@comcast.net>

Sent:

Monday, April 11, 2022 2:17 PM

To: Subject: Pacheco, Maria Case # 162489

Case# 162489 1-3 Longfellow Road Hao Wang, owner

11 April 2022

To: Cambridge Board of Zoning Appeal

We, Jocelyn and John Giunta, reside at 15-17 Longfellow Road. Jocelyn was born at this address in 1939 and has a long history of the parameters of this road. She remembers that this neighborhood was one of two family houses only, not rented out to four separate individuals as Dr. Wang has done. His spaces in the current basement have been occupied despite what he alleges. Moreover, some of his "tenants" have been a young crowd having loud parties with beer cans left on the street. She also remembers having played in the yard of the Hester's house when she was a kid and that the property line is exactly the same today as it was then.

Also, Dr. Wang appears to be an absent landlord since we see his car with New York plates only occasionally on a weekend. And we understand he works for the state of New York.

John has lived here since 1962 and also agrees with Jocelyn's observations.

We have seen the new response by our neighbors Rebecca and Weldon Pries and wholeheartedly agree with their detailed response, choosing not to repeat the same things here.

We think it is important that the City do an official inside inspection of 1-3 Longfellow Road.

Thus we also strongly oppose Dr. Hao Wang's variance and special permit request.

Jocelyn and John Giunta 15-17 Longfellow Road Cambridge, MA 02138 Case # 162489 1-3 Longfellow Road Hao Wang, owner

I am writing as an abutter in regard to Hao Wang's special permit request for an Accessory Unit at 1-3 Longfellow Road (case #162489).

We moved to 6-8 Longfellow Road in July 2021. What attracted us to the neighborhood is the quiet and safe environment, as well as the beautiful design of a dead-end street with all 2-unit houses mostly occupied by long term residents. I am concerned with this special permit request, and in particular, with the possibility that the design creates a second basement rental/sublet unit. Given my observations in the past year, Dr. Wang rarely stayed at the house, and he rented his current units to multiple tenants. I am very concerned that Dr. Wang would use the second basement unit as a rental unit. I strongly object to a second rental unit in the basement if it is rented or sublet separately from the 1st floor apartment.

Sincerely yours,

Ying Tian 8 Longfellow Road Cambridge, MA 02138

Pacheco, Maria

From:

Tom Schaub <schaub.t@gmail.com>

Sent:

Monday, April 11, 2022 3:46 PM

To:

Pacheco, Maria

Cc:

David Philbin; Hill Fleet; Giunta John; Dillon Jan

Subject:

Longfellow 1-3 hearing for Mr. Hao

Thanks Maria,

We live at 11 - 13 Longfellow, which is one home away from Mr. Hao's 1-3 Longfellow on the same street.

Our impression is that Mr. Hao is not in fact a resident, that the Longfellow 1-3 property clearly is the least well maintained on the street, and that his intended expansion is to increase his already out of ordinance rentals on our residential street.

Mr. Hao is also making an as yet undocumented land claim on his abutting neighbor, Mary Hester, who is in her 90's and unable to defend herself personally. He is also requesting a right of first refusal on her property. Mary Hester lives between us and Mr. Hao. I am copying Mary's lawyer David Philbin here.

I've spoken with neighbors on the street. I believe that they share these perceptions.

So, my wife and I do not support the expansion of 1-3 Longfellow.

Moreover, we would appreciate it if the city actually enforced its ordinances on the existing property.

Best,

Tom and Jan Schaub



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: (Print)	Date: 3/25/2020
Address: 1 Longfellow Rd.	•
Case No. BZA - 162489	
Hearing Date: 4/14/22	,

Thank you, Bza Members



SAM KACHMAR ARCHITECTS

357 Huron Ave Cambridge MA 02138 617.800.6223 sam@kachmardesign.com

April 6, 2022

Cambridge Board of Zoning Appeals Cambridge, MA 02138

Dear Chairman Sullivan and Members of the Zoning Board,

I am writing on behalf of our client Hao Wang, owner of the property at 1 Longfellow Road, Cambridge, MA, 02138. Hao has retained the services of SKA to reduce the impact on his neighbors of the renovations that he has planned for the property at 1 Longfellow Road. SKA has worked with Hao to keep the walkway along the side of the property flush with the grade and not excavate the area and create a further disturbance for the neighbors.

SKA circulated plans to Hao and to his neighbors over the weekend of April 2, 2022, and we made multiple revisions throughout the week of April 6 in response to neighbor feedback. While we are unable to attend tonight's hearing, we hope that the drawings submitted, along with this letter, will help the board reach a decision to approve this design. This home is an aged house in significant need of upgrades to allow it to be beneficial to the Cambridge housing stock.

Since 2008, our firm has been committed to designing enduring and functional spaces that are reflective of the values and characters of our clients and enhance the neighborhoods in which they are located. An integral part of our process involves communicating with the neighbors to reduce the impact of renovations and construction.

We hope that by citing Article 5, section 5.31 (table of dimensional requirements) and Article 8, section 8.22.3 (Non-Conforming Structure), this special permit can be granted, and the project can proceed. Previously, this was a variance request, and it has now been reduced in both its impact and by request to be converted to a special permit.

SKA is happy to answer any questions and review the project as needed before or after the hearing on Thursday April 14, 2022. Thank you for your time and for reviewing this letter of professional opinion.

Sincerely,

Samuel Jacob Kachmar

Principal

MA Architect License #31229

From: Hao Wang, 1-3 Longfellow Rd, Cambridge, MA 02138

To: Board of Zoning Appeal, City of Cambridge

Date: April 7, 2022

Subject: Request for Continuation of Application #162489

Dear Board of Zoning Appeal,

Dear Board of Zoning Appeal,

Since submitting my special permit application #162489, I have engaged all my direct abutters and neighbors on Longfellow Road and in Channing Circle. Per requests by my neighbors, I decided not to lower my existing basement entrance facing 7 Longfellow Road. Instead, I am only proposing to use grated window wells to enlarge two existing windows for safety exits. By further reducing the scope of change, I have satisfied all architectural requirements of my neighbors to date.

As the trustee of 7 Longfellow Rd and I are working on our dispute about our property line, I have decided not to alter the current curb line or the existing fence in this basement renovation project. I kept my promise not to alter the existing line through this project. If I am not changing the existing line in this project, Mr. David Philbin has given me conditional approval or no objection to my special permit application. Mr. Philbin has ordered his independent land survey, and we will work out our differences then, unrelated to this special permit application.

I had to change my Architect for the final modification during the reconciliation process. Given the short notice, my new Architect of record, SKA, will not be available to present my case on April 14, 2022. Instead, SKA has wrote you a letter and offered to address any questions that I cannot answer before or after the hearing. Given the significantly reduced scope of change, I feel confident to present my case on April 14, 2022.

Please give me your suggestions, comments, and support for this simplified and modest renovation project.

Best

Hao Wang

Hao Wang



Hao Wang <dr.hao.wang@gmail.com>

1 Longfellow Rd, Cambridge, MA

Hao Wang <dr.hao.wang@gmail.com> To: David Philbin <philbindap@yahoo.com> Cc: Andrea Duggan <aduggan@philbin-oneil.com> Thu, Apr 7, 2022 at 8:50 AM

David,

While I am waiting for your survey results, I want you to have mine.

I asked Peter Nolan to remove the staircases and the retention walls facing 7 Longfellow Rd.

As shown in the updated survey, my current project does not alter the side entrance facing 7 Longfellow Rd, neither does it alter the current curb line or Hester fence.

Please send me your survey results when you get it.

Best,

Hao

On Apr 5, 2022, at 5:52 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:

I will replace the broken curb but no retention wall necessary.

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199 http://www.linkedin.com/in/hw168

On Apr 5, 2022, at 5:34 PM, David Philbin <philbindap@yahoo.com> wrote:

thank you. I will review with counsel. So no changes proposed to current doorway on Hester side? Is there a new retaining wall since it does not seem to show on the plan.

Have not heard from surveyor as yet.

Regards.

David A. Philbin

On Tuesday, April 5, 2022, 04:18:24 PM EDT, Hao Wang <dr.hao.wang@gmail.com> wrote:

Good afternoon, David and Andrea,

Attached are the updated drawings ready to be submitted to the BZA.

The design keeps the dimensions and continuity of the sidewalk from the front to the rear of my property. This design does not add new windows, nor does it relocate the existing door facing Hester property.

This design does not disturb the Hester fence, which we should address outside the project.

I look forward to your survey result.

Best,

Hao 6178991199

On Apr 1, 2022, at 7:21 PM, David Philbin <philbindap@yahoo.com> wrote:

Survey has been ordered.

Sent from Yahoo Mail for iPhone

On Friday, April 1, 2022, 6:54 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:

Good evening, David and Andrea,

I hope this note finds you well. Have you ordered another survey yet? Could you please share with me the result of your survey?

Attached, please review the complete set of the new drawings reflecting our design on the right side facing Dr. Hester's house. As you can see, we preserved the right side walkway and kept the door in its original place.

Thank you.

Hao

On Mar 10, 2022, at 11:41 AM, Hao Wang <dr.hao.wang@gmail.com> wrote:

Andrea,

Thanks for the update.

Once Atty. Philbin receives the result of another survey, please share it with me.

My revised plan is in the work, as soon as it is available, I will share it with Atty. Philbin.

Let us plan on a conference call to discuss once both tasks are completed.

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199 http://www.linkedin.com/in/hw168

On Tue, Mar 8, 2022 at 11:04 AM Andrea Duggan <aduggan@philbin-oneil.com> wrote:

Dr. Wang

I was just able to reach Atty. Philbin, but he is not going to be available this afternoon for a telephone call. He asked me to relay the following information to you.

Atty. Philbin has ordered another survey to determine the location of the fence.

He would like to review your revised plan showing a sunken doorway and removing the retaining wall. Please forward when available.

After you have your revised plans and Atty. Philbin has the new survey, he would like to discuss the land court issue at that time.

Andrea

Andrea J. Duggan, Paralegal

Philbin & O'Neil, LLC

43 High Street

Clinton, MA 01510

Direct: 978-639-4181

Office: 978-365-4587

Fax: 978-368-8411

Email: aduggan@philbin-oneil.com

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1 Longfellow Rd, Cambridge, MA - Proposed Plan REV D DK4.6.22.pdf



Hao Wang <dr.hao.wang@gmail.com>

Updated drawings for 1 Longfellow Rd

Hao Wang <dr.hao.wang@gmail.com>

Thu, Apr 7, 2022 at 8:45 AM

Cc: Carlos Neu <carlosneu1942@gmail.com>, Judi Neu <judineu@comcast.net>, Rebecca Pries <rebeccakpries@gmail.com>, Fleet Hill <fleethill@gmail.com>

The updated site plot by Peter Nolan & Associates is dated April 6, 2022. There is no retention wall or stairs facing 7 Longfellow Rd. This renovation project does not alter the current curb line or the Hester fence.

The drawings have been submitted to BZA.

Thank you for working with me on this.

Best,

Hao

- > On Apr 5, 2022, at 4:01 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:
- > Good afternoon, Weldon,

- want to share the updated drawing based on our last communications.
- > 1. the dimensions of the window wells facing 7 Longfellow Rd are on the drawing;
- > 2. we use metal grates for the window wells to continue the walkway from the front to the rear of my property;
- > 3. now that the design is near-final, my architect will work with Peter Nolan & Associates to update the site plot, remove the double-staircase door well and retention walls, and mark the site plot with the two small windows.
- > I believe this version of the drawings satisfies our requirements. Please review and let me know if I have missed anything. Otherwise, I will submit it to BZA by EOD this Friday.
- > Thank you again for working with me on the design.

> Hao

>

> <1LongfellowRd SKA-PermittingSet 04.05.22.pdf>

1 Longfellow Rd, Cambridge, MA - Proposed Plan REV D DK4.6.22.pdf 168K



Hao Wang <dr.hao.wang@gmail.com>

1-3 Longfellow Road Basement Entrance

2 messages

Weldon Pries <pries.weldon@gmail.com>

Sun, Mar 6, 2022 at 10:36 PM

To: dr.hao.wang@gmail.com

Cc: Carlos Neu <carlosneu1942@gmail.com>, Judi Neu <judineu@comcast.net>, Rebecca Pries <rebeccakpries@gmail.com>, Fleet Hill <fleethill@gmail.com>, Walter Popper <wjpopper@gmail.com>, eelfman@gmail.com, belfman@gmail.com, jandillon1@gmail.com, schaub.t@gmail.com, mglenmullen.dublon@gmail.com, junta1@comcast.net, philbindap@yahoo.com, DrSmocz@aol.com, paltekruse@aol.com, ytian01@gmail.com

Dear Hao,

Thank you for your email to Rebecca in response to my comments on your drawings of 1/21. I appreciate your offer to ask your architect to provide a revised solution to the basement entrance. In this revised solution, the entrance will occur directly from the sidewalk, without a lowered door, without a sunken entry area, without ramps, extensive retaining walls, railings and guardrails. The stairs to the basement will need to be redesigned to remain within the interior of the house. This is what I suggested when we met on January 14.

The boundary with the Hester property needs to be resolved with David Philbin, Trustee for Mary Hester.

Best, Weldon

Hao Wang <dr.hao.wang@gmail.com>

Tue, Mar 8, 2022 at 8:03 AM

Cc: Carlos Neu <carlosneu1942@gmail.com>, Judi Neu <judineu@comcast.net>, Rebecca Pries <rebeccakpries@gmail.com>, Fleet Hill <fleethill@gmail.com>, Walter Popper <wjpopper@gmail.com>, Eric Elfman <eelfman@gmail.com>, Barbara <belfman@gmail.com>, Jan Dillon <jandillon1@gmail.com>, Tom Schaub <schaub.t@gmail.com>, Muireann Glenmullen <mglenmullen.dublon@gmail.com>, jocelyn giunta <junta1@comcast.net>, David Philbin <philbindap@yahoo.com>, Eva Smoczkiewicz <DrSmocz@aol.com>, Phil Altekruse <paltekruse@aol.com>, Ying Tian <ytian01@gmail.com>

Dear Weldon and our neighbors,

Yesterday, the City of Cambridge scheduled my hearing for April 14, 2022. Please mark the date. As soon as a poster is ready, I will pick it up from the city and post it in my front yard.

Thank you for a clear and concise final recommendation. I will inform my architect to design accordingly. I hope he can find a way to either enlarge the existing windows or add a new one for safety. If he needs any final tweaks, I will let you know. Our goal is to submit the final drawing by the first week of April.

Thank you for allowing David Philbin and me to work offline to sort out our difference. I trust we can have a graceful arrangement.

Best

Hao

[Quoted text hidden]

WANG RESIDENCE RENOVATION

CITY OF CAMBRIDGE INSPECTIONAL SERVICES

PERMITTING SET

2022 APR 25 A 10: 16

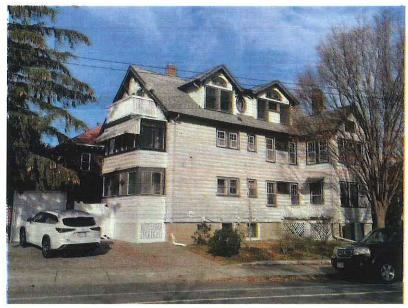
APRIL 25, 2022

DR. HAO WANG

1 LONGFELLOW ROAD CAMBRIDGE, MA 02138







ARCHITECT:

SKA INC. 357 HURON AVE CAMBRIDGE, MA



SURVEYOR / CIVIL ENGINEER:

PETER NOLAN & ASSOCIATES LLC 80 JEWETT ST #2 NEWTON, MA

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UNDERPINNING GENERAL NOTES

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- 1. AREAS TO BE UNDERPINNED HAVE BEEN NOTED ON THE DRAWINGS, EXCAVATION ADJACENT TO AN EXISTING STRUCTURE SHALL NOT EXTEND BELOW THE BOTTOM OF AN EXISTING STRUCTURE BY MORE THAN 1 UNIT VERTICALLY FOR EVERY TWO UNITS OF HORIZONTAL DISTANCE FROM THE EXISTING STRUCTURE.
- 2. IF IT BECOMES NECESSARY FOR THE DEPTH OF THE EXCAVATION TO EXCEED THESE RESTRICTIONS IN AREAS WHERE UNDERPINNING IS NOT INDICATED, CONTRACTOR SHALL CEASE WORK IN THE IMMEDIATE AREA BEFORE EXTENDING DEEPER THAN THE RESTRICTIONS ALLOW AND NOTIFY ARCHITECT. WORK IN THE AFFECTED AREA SHALL NOT RECOMMENCE UNTIL CONTRACTOR HAS OBTAINED WRITTEN DIRECTION FROM THE ARCHITECT.
- AREAS TO BE UNDERPINNED SHALL BE PROTECTED FROM THE WEATHER AT ALL TIMES DURING UNDERPINNING OPERATIONS. PERIMETERS OF EXCAVATIONS SHALL BE TEMPORARILY BERMED TO PREVENT SURFACE WATER RUNOFF FROM ENTERING EXCAVATION. GROUNDWATER SHALL BE REMOVED
- UNDERPINNING SHALL BE DONE IN SHORT SEGMENTS WITH LENGTHS NOT TO EXCEED 4 FEET.
- WORK ON EACH SEGMENT SHALL BE COMPLETED PRIOR TO MOVING ON TO THE ADJACENT SEGMENTS. WHERE MORE THAN ONE SEGMENT IS TO BE WORKED ON AT THE SAME TIME, SEGMENTS SHALL BE SEPARATED BY AT LEAST TWO TIMES THE LENGTH OF THE LONGER SEGMENT
- CONCRETE PORTIONS OF UNDERPINNING SHALL BE KEPT 3 INCHES BELOW THE BOTTOM OF THE EXISTING STRUCTURE TO ALLOW FOR THE INSTALLATION OF DRYPACKED NON-SHRINK GROUT.
- CONCRETE PORTION OF THE UNDERPINNING SHALL BE ALLOWED TO CURE AT LEAST SEVEN DAYS PRIOR TO THE INSTALLATION OF THE DRYPACKED NONSHRINK GROUT BETWEEN THE TOP OF THE TOP OF THE CONCRETE PORTION AND THE BOTTOM OF THE EXISTING STRUCTURE
- WORK ON AN ADJACENT SEGMENT SHALL NOT BEGIN UNTIL THE CONCRETE PORTION OF THE SEGMENT HAS BEEN ALLOWED TO CURE FOR AT LEAST 3 DAYS AND THE NON-SHRINK GROUT HAS BEEN ALLOWED TO CURE FOR AT LEAST 24 HOURS, COMPRESSIVE STRENGTH OF ALL MATERIALS SHALL HAVE ATTAINED A MINIMUM OF 1800 PSI.
- DURING ALL UNDERPINNING WORK, CARE SHALL BE TAKEN NOT TO DISPLACE THE BACK FACE OF EXCAVATION. IF BACK FACE OF EXCAVATION IS EXTENDED BEYOND THE BACK OF THE EXISTING FOOTING, WHERE PRESENT, EXISTING SLAB-ON-GRADE ABOVE THE AFFECTED AREA SHALL BE ASSUMED TO BE UNDERMINED AND SHALL BE REMOVED AND REPLACED AFTER NEW COMPACTED STRUCTURAL FILL HAS BEEN PLACED FROM THE TOP OF THE UNDERPINNING TO THE BOTTOM OF THE SLAB, AT CONTRACTOR'S COST
- IF EXISTING SOIL CONDITIONS ARE NOT SUITABLE TO ALLOW FOR THE INSTALLATION OF THE FULL HEIGHT OF THE UNDERPINNING IN A SINGLE PIECE, SEGMENT SHALL BE DIVIDED INTO VERTICAL SECTIONS AND INSTALLED IN SEVERAL LIFTS OF UNDERPINNING

GENERAL NOTES:

CONTRACTOR RESPONSIBILITY-

CONTRACTOR IS SOLELY RESPONSIBLE FOR:

- 1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO
- PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS 2. ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
- OBTAINING AND PAYING FOR ALL PERMITS.
- . PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS.
- SCHEDULING AND SEQUENCING.
- CONSTRUCTION MEANS, METHODS AND TECHNIQUES
- MAINTAINING DRAWINGS AND PERMITS ON SITE
- 9. JOB SITE SAFETY 10. COORDINATION BETWEEN TRADES, AND SUPPLIERS.
- 11. PROVIDE SCHEDULE TO OWNER AND ARCHITECT.
- PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT
- 13. TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE
- 14. SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS. 15. REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS
- 16. GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

REVIEW OF WORK BY DESIGNERS-

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

- 17. POURING CONCRETE
- 18 INSHI ATING
- 19. INSTALLING DRYWALL
- 20. FINAL INSPECTION

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS

CHANGE ORDERS

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE, ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS, UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

REQUISITIONS

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECTED SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

WOOD NOTES:

- 1. ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%
- 2. ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A
 - FB=875 PSI, FV=135 PSI, E=1,300,000 PSI
- 3. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-O" O.C.
- 4. ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-O" O.C. MAXIMUM.
- 5. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
- 6. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING
- 7. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING
- 8. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS
- WHEN BEARING ON STUD PARTITIONS OR BEAMS. 9. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
- 10. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
- 11. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH ½" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows;or as noted on drawings. Span of opening Size: 2x6 studs Size: 2x4 studs 2 - 2x4 less than 4'-0" 3 - 2x4up to 6'-0" 2 - 2x63 - 2x6 up to 8'-0" 3 - 2x8 2 - 2x8 up to 10'-0" 3 - 2x10 2 - 2x10

DESIGN CRITERIA:

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS BUILDING CODE

DESIGN LIVE LOAD = 40 POUNDS PER SQUARE FOOT

- FLOORS
- PRIVATE DECK

DESIGN SNOW LOAD = 40 POUNDS PER SQUARE FOOT

WITH SNOW DRIFT WHERE APPLICABLE.

WIND LOAD = 128 MILES PER HOUR

SEISMIC:

Ss = 0.217S1 = 0.069

ALL LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.

CONTRACTOR NOTE:
PRIOR TO COMMENCEMENT OF WORK OR FABRICATION OF COMPONENTS, CONTRACTOR SHALL INVESTIGATE AND VERIFY IN THE FIELD ALL CONDITIONS, DIMENSIONS, AND ELEVATIONS OF THE EXISTING CONSTRUCTION, ALL DISCREPANCIES BETWEEN FIELD-VERIFIED CONDITIONS, DIMENSIONS AND ELEVATIONS AND THOSE INDICATED ON THE DRAWINGS SHALL BE IMMEDIATELY MADE KNOWN TO THE ENGINEER IN WRITING, THE USE OF (V.I.F.) OR (+/-) OR OTHER SIMILAR NOTES AT CERTAIN LOCATIONS ON THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR VERIFYING ALL CONDITIONS DESCRIBED

FOUNDATION NOTES:

- ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT, FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SOUARE FOOT.
- 2 ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL: OR ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM
- 3. ALL FOOTING SHALL BE POURED IN THE DRY ONLY, WATER SHALL NOT BE ALLOWED TO FLOW THROUGH THE DEPOSITED CONCRETE.
- 4. NO FOOTING SHALL BE POURED ON FROZEN GROUND, FOUNDATIONS NEED TO BE PROTECTED FROM FREEZING FOR A MIN. OF 5 DAYS AFTER THEY WERE POURED.
- 5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS: OR, AS SHOWN ON
- 6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
- 7. ALL REINFORCEMENT: ASTM A615-60, WWF A185.

CONCRETE NOTES:

- 1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH
- FOR FOUNDATION WALL, EXTERIOR WALLS AND 3000 PSI OTHER VERTICAL CONCRETE SURFACES EXPOSED TO THE
- 2. MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.

REINFORCING NOTES:

- 1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
- 2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40.
- 3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS.
- 4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY
- 5. THE CONTRACTOR SHALL SUBMIT FOUR PRINTS OF SHOP DRAWINGS: SHOWING ALL REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT
- 6. CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:

3 INCHES

2 INCHES

- A. FOOTINGS B. SIDES OF FO
- SIDES OF FOUNDATIONS WALLS. EXPOSED FACES OF FOUNDATIONS SIDES OF COLUMNS/PIERS, SLABS
- ON GRADE FROM TOP SURFACE TOP REINFORCING IN SLABS EXPOSED
- TO THE WEATHER 1-1/2 INCHES OP STEEL OF INTERIOR SLABS
- 7. MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10"

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE DESIGNING ARCHITECT OR STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTORS OR OWNERS' RESPONSIBILITY TO DETERMINE SUITABLE SOIL CONDITIONS AND VERIEV THE REARING PRESSURE IF A SUITARLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

- GENERAL NOTES:

 I. PROVIDE R-30 INSULATION IN ALL EXPOSED FLOOR JOIST CAVITIES.
- 2. PROVIDE R-21 INSULATION IN ALL EXPOSED EXTERIOR STUD WALL CAVITIES 3. PROVIDE R-49 INSULATION IN ALL EXPOSED ROOF JOIST CAVITIES, TYPICAL.
- 4. PROVIDE R-19 INSULATION IN ALL EXPOSED BASEMENT STUD WALL CAVITIES, INSULATION MUST BE NON-WATER SENSITIVE.
- 5. REFER TO THE FRAMING PLANS PRIOR TO DEMOLITION, CONTACT THE ARCHITECT IMMEDIATELY IF THERE ARE CONFLICTS OR OMISSIONS

NOTE: ENERGY CODE COMPLIANCE

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRETCH/ ENERGY CODE COMPLIANCE PRIOR TO CLOSING OF WALLS. THE PROPER ENERGY CONSULTANT, HERS RATER, OR OTHER ALLOWED PROFESSIONAL SHALL PERFORM THE FINAL INSPECTIONS ASSOCIATED WITH THE CONSTRUCTION REQUIREMENTS AT THE DIRECTION OF THE CONTRACTOR.



SAM KACHMAR ARCHITECTS

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



<u>S</u> GENERAL

> RESIDENCE RENOVATION OAD 02138 LONGFELLOW RAAMBRIDGE, MA WANG

WANG

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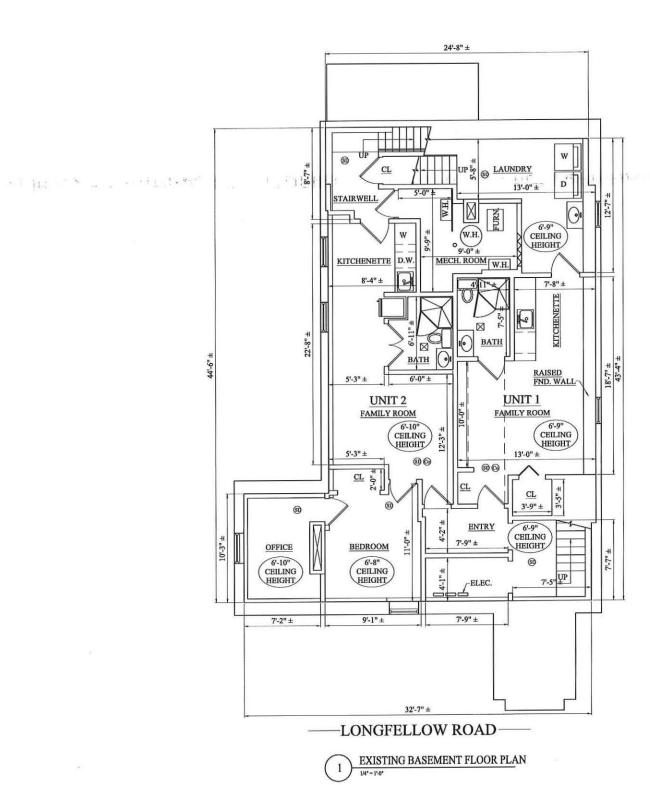
DR.

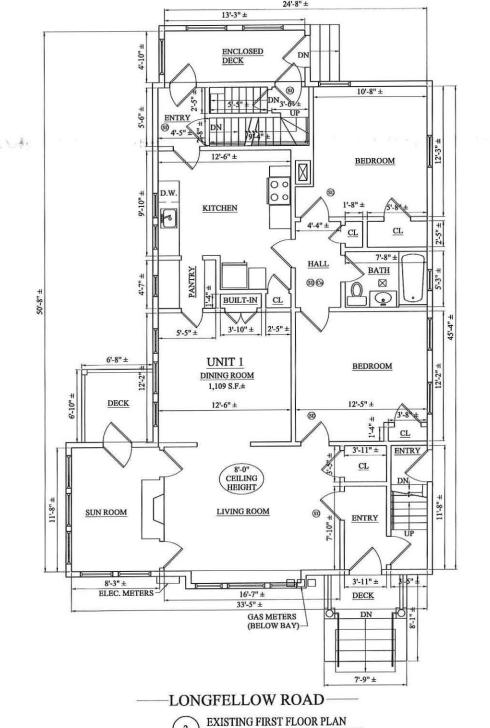
PERMITTING SET 2203.001 APRIL 25, 2022 SKA SKA

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A-101 EXISTING FLOOR PLANS (LEVEL 0 & LEVEL 1)







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EXISTING FLOOR PLANS (LEVEL 0 & LEVEL 1)

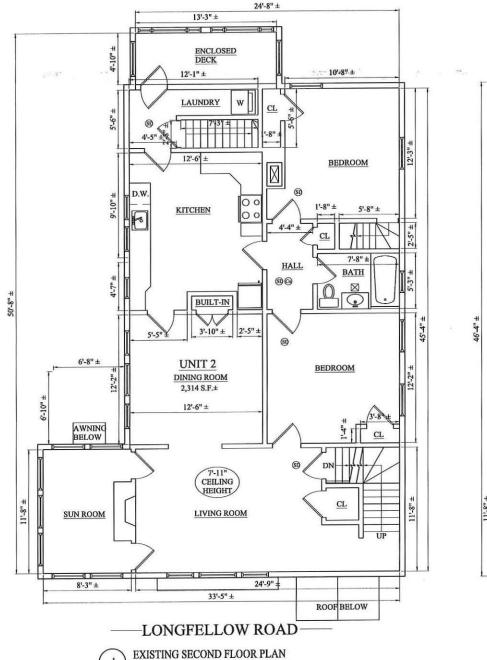
DR. HAO WANG WANG RESIDENCE RENOVATION

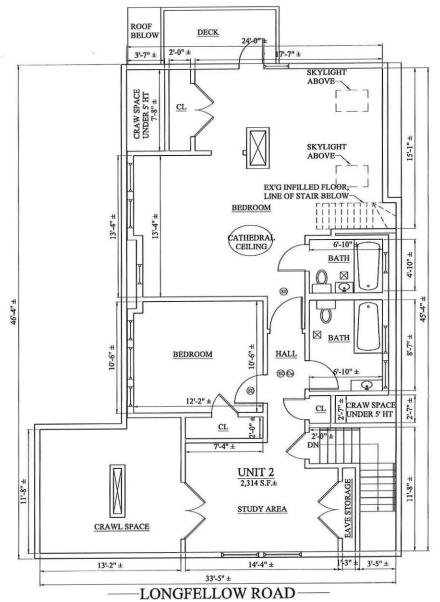
1 LONGFELLOW ROAD CAMBRIDGE, MA 02138

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Project number 2203.001
Date APRIL 25, 2022
Drawn by SKA
Checked by SKA

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EXISTING THIRD FLOOR PLAN

S K A

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EXISTING FLOOR PLANS (LEVEL 2 & LEVEL 3)

> WANG RESIDENCE RENOVATION 1 LONGFELLOW ROAD CAMBRIDGE, MA 02138

Project Status PERMITTING SET
Project number 2203.001
Date APRIL 25, 2022
Drawn by SKA
Checked by SKA

A-102

Scale

DR. HAO WANG

A-103 EXISTING ELEVATIONS (EAST & SOUTH)

EXISTING FRONT ELEVATION (LONGFELLOW ROAD)
SCALE: 145-01-40*



EXISTING LEFT SIDE ELEVATION (MT. AUBURN ST)



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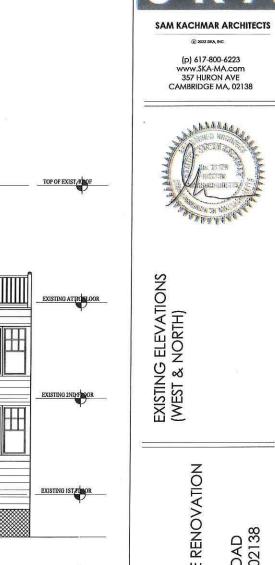
EXISTING ELEVATIONS (EAST & SOUTH)

DR. HAO WANG

WANG RESIDENCE RENOVATION 1 LONGFELLOW ROAD CAMBRIDGE, MA 02138

PERMITTING SET

A-104 EXISTING ELEVATIONS (WEST & NORTH)



__EXISTING AT ROLLOOR 田田

EXISTING REAR ELEVATION

EXISTING RIGHT ELEVATION

SCALE: 1/4*-1'-0*

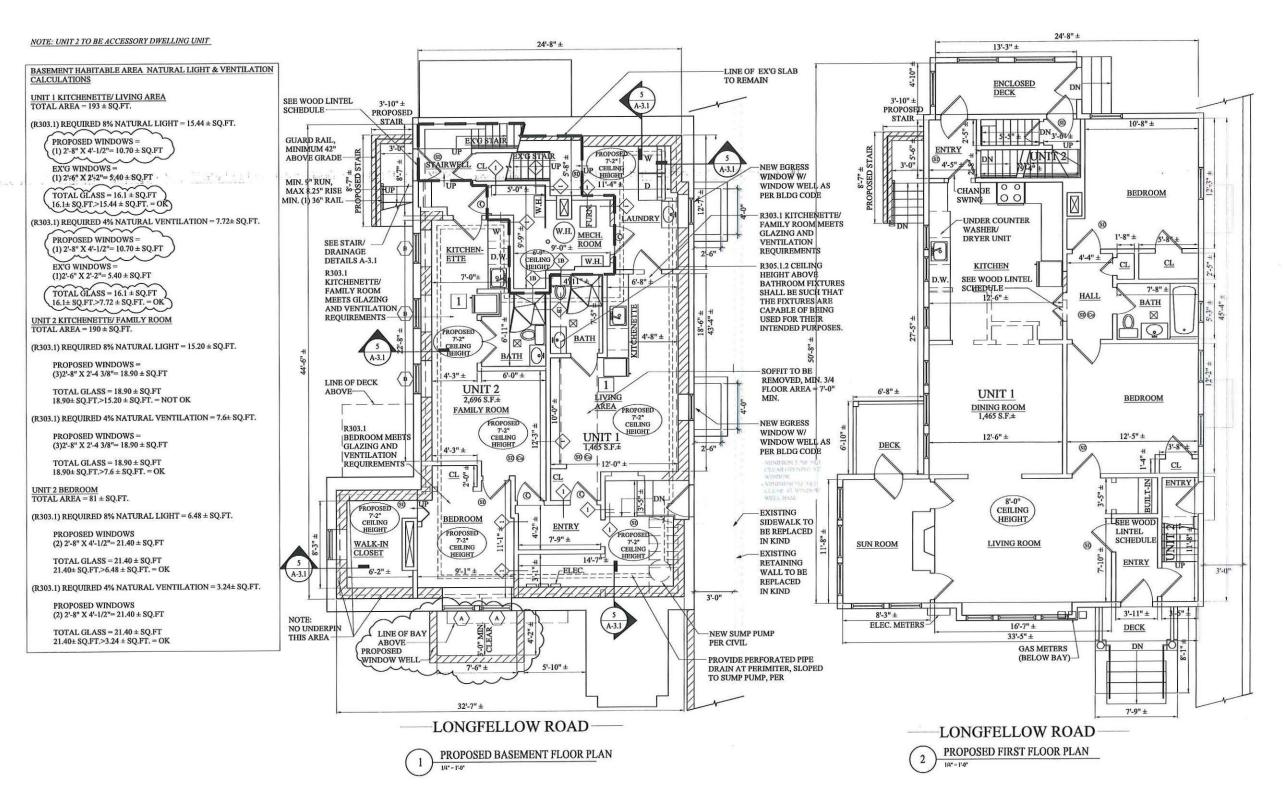
DR. HAO WANG

PERMITTING SET 2203.001 APRIL 25, 2022

WANG RESIDENCE RENOVATION

1 LONGFELLOW ROAD CAMBRIDGE, MA 02138

A-105 PROPOSED FLOOR PLANS (LEVEL 0 & LEVEL 1)





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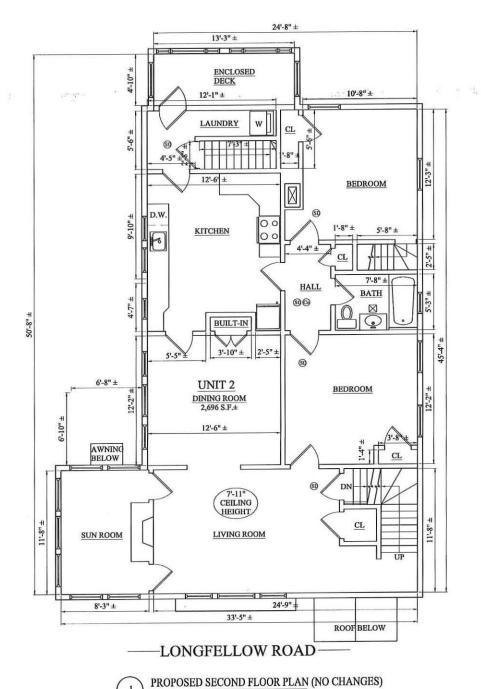


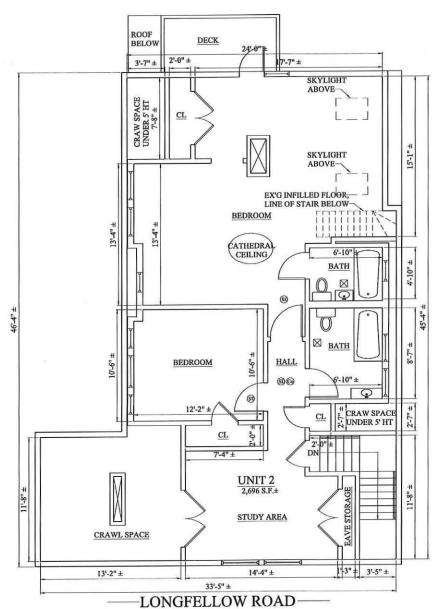
PLANS PROPOSED FLOOR (LEVEL 0 & LEVEL 1)

DR. HAO WANG

WANG RESIDENCE RENOVATION 1 LONGFELLOW ROAD CAMBRIDGE, MA 02138

Project Status	PERMITTING S
Project number	2203.0
Date	APRIL 25, 202
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Checked by	Sk





2 PROPOSED THIRD FLOOR PLAN (NO CHANGES)

1/4*-1'-0'



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PROPOSED FLOOR PLANS (LEVEL 2 & LEVEL 3)

DR. HAO WANG WANG RESIDENCE RENOVATION

WANG RESIDENCE RENC 1 LONGFELLOW ROAD CAMBRIDGE, MA 02138

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Date	APRIL 25, 202
Drawn by	SK
Checked by	SK

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SAM KACHMAR ARCHITECTS

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PROPOSED ELEVATIONS (EAST & SOUTH)

WANG RESIDENCE RENOVATION 1 LONGFELLOW ROAD CAMBRIDGE, MA 02138 DR. HAO WANG

PERMITTING SET 2203.001 APRIL 25, 2022 Checked by SKA

A-108 PROPOSED ELEVATIONS (WEST & NORTH)

PROPOSED REAR ELEVATION



= 0.0 S.F.±

PROPOSED RIGHT ELEVATION



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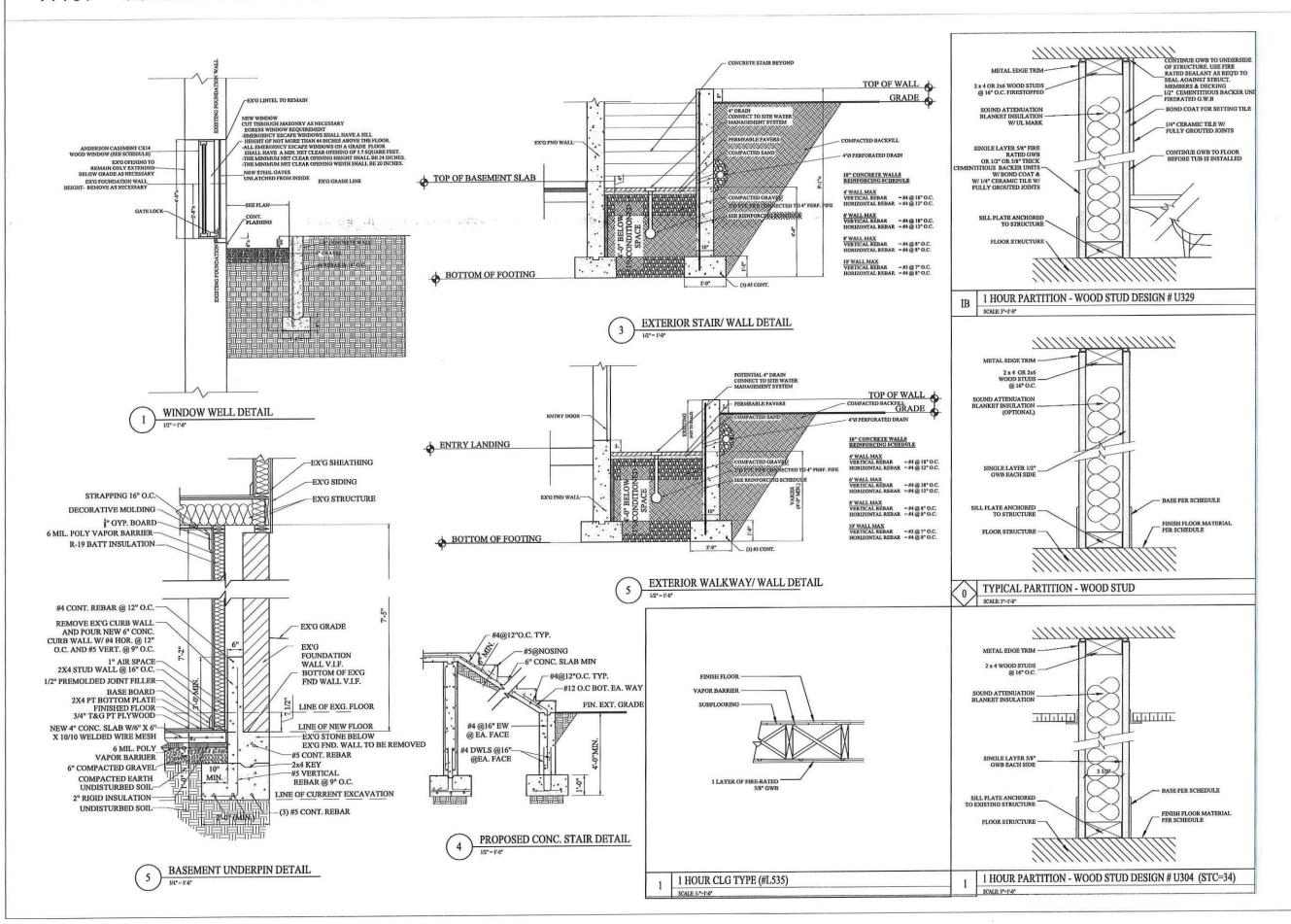
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PROPOSED ELEVATIONS (WEST & NORTH)

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SAM KACHMAR ARCHITECTS

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



CONSTRUCTION DETAILS

CONSTRUCTION

DR. HAO WANG
WANG RESIDENCE RENOVATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA 02138

Project Status	PERMITTING SET
Project number	2203.001
Date	APRIL 25, 2022
Drawn by	SKA
Checked by	SKA

A-901

1

From: Judi <judineu@comcast.net>
Sent: Monday, April 25, 2022 1:28 PM

To: Pacheco, Maria
Cc: Carlos Neu

Subject: Hao Wang Special Permit

Case # 162489 1-3 Longfellow Road Hao Wang, owner

April 25, 2022

We are writing as a neighbor in regard to Hao Wang's special permit request for an Accessory Unit at 1 - 3 Longfellow Road (case #162489). We have lived at 14 Longfellow Road since 1970.

We are writing following a 4/21 meeting with SKA Architects and without seeing their updated drawings submitted to the BZA for the 4/28 hearing.

Our concern with Hao Wang's special permit request is twofold—1) the possibility that the design perpetuates the possibility of a second basement rental/sublet unit (we support only one Accessory Unit) and 2) the lack of design clarity about proposed changes to the 7 Longfellow Road side of the house (aka Hester side).

We support Hao Wang's request for a Special Permit for oneAccessory Unit with the following conditions:

- 1. The Accessory Unit should have its primary access/entrance on the Mt. Auburn side of the property to minimize the additional impact on Longfellow Road. SKA Architects informed us they have labeled Unit 2 as the proposed Accessory Unit. The door on the Hester side should not be used as a primary entrance to the Accessory Unit.
- 2. The area of the basement which is not part of the Accessory Unit (Unit 1 on the drawings) may not be rented separately or sublet.
- 3. There will be **no new fence** added between the two properties. Instead there should be privacy shrubs on the property line (once defined).
- 4. If the walkway on the Hester side is lowered and a retaining wall is built, because of the impact on Longfellow Road, we ask to see the architectural design for this (height, length, and materials) and that there be no guard rails along the retaining wall on the walkway.
- 5. The property needs improvement. We especially support painting the house, repairing the front stairs, and landscaping.

In an email on 4/19/22, Hao Wang wrote, "Though I am happy to generally satisfy your conditions to support my Accessory Use, especially conditions #1, #2, and #5, I would instead work with David about #3 and #4 because of the land dispute between David and me outside this BZA application."

Sincerely yours, Judi and Carlos Neu 14Longfellow Road Cambridge, MA 02138 617-680-8801

Hao Wang emails:

Email from Hao Wang on 4/7/22 regarding the proposed "updated site plot by Peter Nolan & Associates."

On Thu, Apr 7, 2022 at 8:45 AM Hao Wang < dr.hao.wang@gmail.com > wrote:

The updated site plot by Peter Nolan & Associates is dated April 6, 2022. There is no retention wall or stairs facing 7 Longfellow Rd. This renovation project does not alter the current curb line or the Hester fence.

The drawings have been submitted to BZA.

Thank you for working with me on this.

Best,

Hao

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>

>

Email from Hao Wang on 4/5/22 regarding the SKA proposed architectural plan.

- > On Apr 5, 2022, at 4:01 PM, Hao Wang < dr.hao.wang@gmail.com> wrote:
- > Good afternoon, Weldon,
- > I want to share the updated drawing based on our last communications.
- > 1. the dimensions of the window wells facing 7 Longfellow Rd are on the drawing;
- > 2. we use metal grates for the window wells to continue the walkway from the front to the rear of my property;
- > 3. now that the design is near-final, my architect will work with Peter Nolan & Associates to update the site plot, remove the double-staircase door well and retention walls, and mark the site plot with the two small windows.
- > I believe this version of the drawings satisfies our requirements. Please review and let me know if I have missed anything. Otherwise, I will submit it to BZA by EOD this Friday.

Sent from my iPhone

From:

John Giunta <junta1@comcast.net>

Sent:

Monday, April 25, 2022 2:16 PM

To: Subject: Pacheco, Maria Case # 162489

Case# 162489 1-3 Longfellow Road Hao Wang, owner

25 April 2022

We, Jocelyn and John Giunta, reside at 15-17 Longfellow Road. Jocelyn was born at this address in 1939 and has a long history of the parameters of this road. She remembers that this neighborhood was one of two family houses only, not rented out to four separate individuals as Dr. Wang has done. His spaces in the current basement have been occupied despite what he alleges. Moreover, some of his "tenants" have been a young crowd having loud parties with beer cans left on the street. She also remembers having played in the yard of the Hester's house when she was a kid and that the property line is exactly the same today as it was then.

Also, Dr. Wang appears to be an absent landlord since we see his car with New York plates only occasionally on a weekend. And we understand he works for the state of New York.

John has lived here since 1962 and also agrees with Jocelyn's observations.

We have seen the new response by our neighbors Rebecca and Weldon Pries and wholeheartedly agree with their detailed response, choosing not to repeat the same things here.

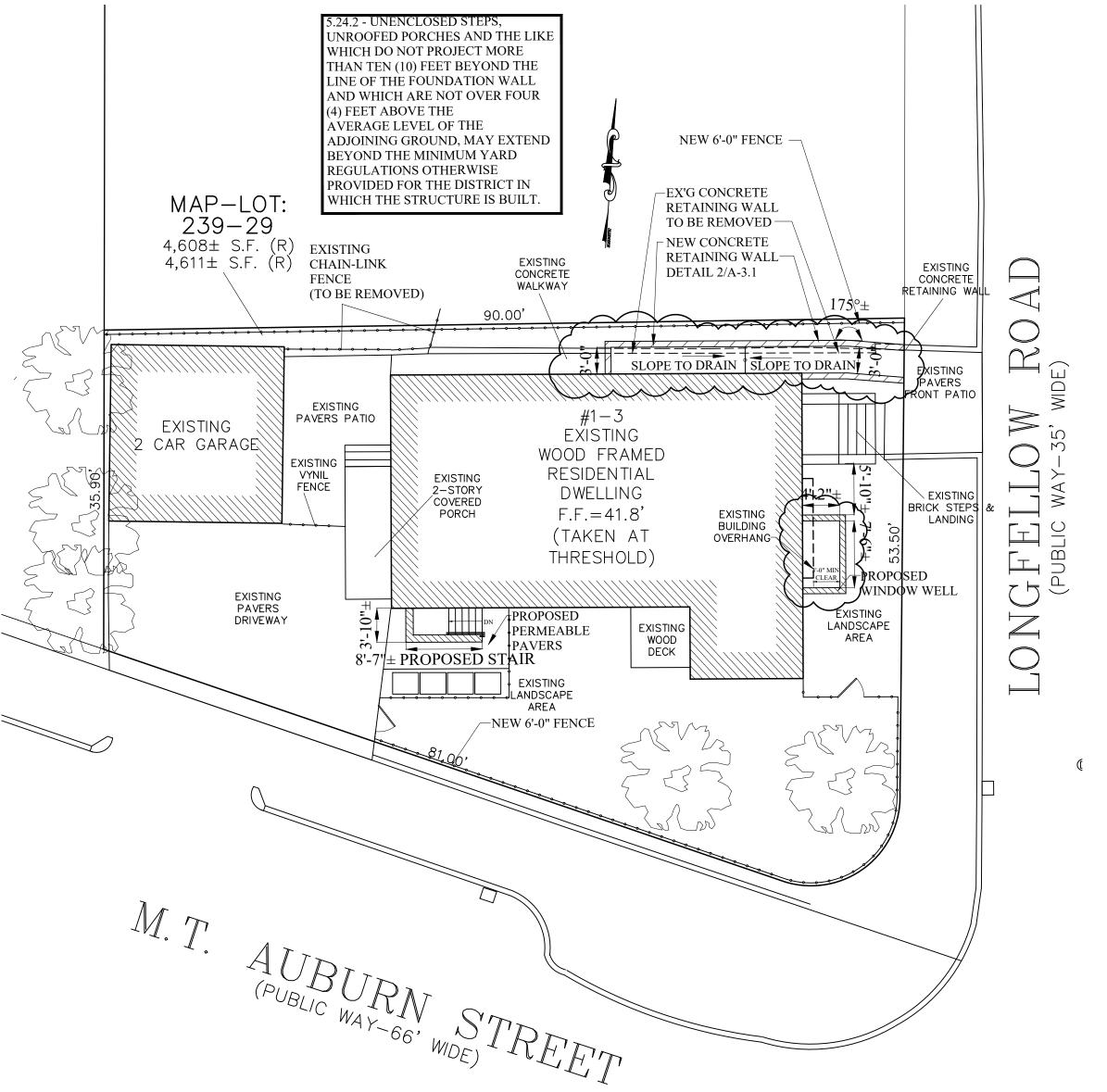
We think it is important that the City do an official inside inspection of 1-3 Longfellow Road.

Thus we also strongly oppose Dr. Hao Wang's variance and special permit request.

Jocelyn and John Giunta 15-17 Longfellow Road Cambridge, MA 02138

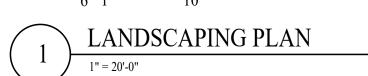
REONOVATION/ BASEMENT LEGALIZATION

1 LONGFELLOW ROAD, CAMBRIDGE, MASSACHUSETTS



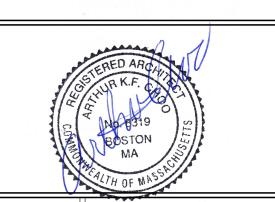
YARD AREA $(1,998 \text{ S.F.}\pm) + \text{DECK AREA}$ $(45 \text{ S.F.}\pm)=$ $(45 \text{ S.F.}\pm/4,611 \text{ S.F.}\pm=$ $(45 \text{ S.F.}\pm/4,611 \text{ S.F.}\pm=$ (46 PRIVATE OPEN SPACE TO LOT AREA)

DRAWING NOT TAKEN FROM
INSTRUMENTAL SURVEY.
INFORMATION TAKEN FROM
PROPOSED PLOT PLAN
BY PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/ CIVIL ENGINEERING
CONSULTANTS
NEWTON, MA
(MARCH 25, 2021)



RENOVATION/ BASEMENT LEGALIZATIO] 1 LONGFELLOW ROAD CAMBRIDGE, MA

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



09-29-21 10-06-21 11-01-21 11-29-21 12-15-21 01-21-22

Project No: 2021042
Scale: AS NOTED
Date: 02-17-21

Drawing Name

⁹rawn By:

COVER SHEET

Sheet No.

A-0

EXISTING AND/ OR PROPOSED APPLIANCES

SD SMOKE DETECTOR
HEAT DETECTOR
CARBON MONOXIDE DETECTOR

FAN
C 45 MIN. DOOR
FIRE EXTINGUISHER

→ 1 HOUR WALL(SEE W.T.1/A-3.1)

1 1 HOUR CLG. ABOVE (SEE C.T.1/A-3.1)

NEW WALL
EX'G WALL TO REMAIN

CODE SUMMARY
EX'G TYPE 5B CONSTRUCTION
EX'G R-3 USE GROUP (2 FAMILY)
ZONE RES. B

WALL TO BE REMOVED

UNDERPINNING GENERAL NOTES

- AREAS TO BE UNDERPINNED HAVE BEEN NOTED ON THE DRAWINGS. EXCAVATION ADJACENT TO AN EXISTING STRUCTURE SHALL NOT EXTEND BELOW THE BOTTOM OF AN EXISTING STRUCTURE BY MORE THAN 1 UNIT VERTICALLY FOR EVERY TWO UNITS OF HORIZONTAL DISTANCE FROM THE EXISTING STRUCTURE.
- IF IT BECOMES NECESSARY FOR THE DEPTH OF THE EXCAVATION TO EXCEED THESE RESTRICTIONS IN AREAS WHERE UNDERPINNING IS NOT INDICATED, CONTRACTOR SHALL CEASE WORK IN THE IMMEDIATE AREA BEFORE EXTENDING DEEPER THAN THE RESTRICTIONS ALLOW AND NOTIFY ARCHITECT. WORK IN THE AFFECTED AREA SHALL NOT RECOMMENCE UNTIL CONTRACTOR HAS OBTAINED WRITTEN DIRECTION FROM THE ARCHITECT.
- AREAS TO BE UNDERPINNED SHALL BE PROTECTED FROM THE WEATHER AT ALL TIMES DURING UNDERPINNING OPERATIONS. PERIMETERS OF EXCAVATIONS SHALL BE TEMPORARILY BERMED TO PREVENT SURFACE WATER RUNOFF FROM ENTERING EXCAVATION. GROUNDWATER SHALL BE REMOVED.
- UNDERPINNING SHALL BE DONE IN SHORT SEGMENTS WITH LENGTHS NOT TO EXCEED 4 FEET.
- WORK ON EACH SEGMENT SHALL BE COMPLETED PRIOR TO MOVING ON TO THE ADJACENT SEGMENTS. WHERE MORE THAN ONE SEGMENT IS TO BE WORKED ON AT THE SAME TIME. SEGMENTS SHALL BE SEPARATED BY AT LEAST TWO TIMES THE LENGTH OF THE LONGER SEGMENT.
- CONCRETE PORTIONS OF UNDERPINNING SHALL BE KEPT 3 INCHES BELOW THE BOTTOM OF THE EXISTING STRUCTURE TO ALLOW FOR THE INSTALLATION OF DRYPACKED NON-SHRINK GROUT.
- CONCRETE PORTION OF THE UNDERPINNING SHALL BE ALLOWED TO CURE AT LEAST SEVEN DAYS PRIOR TO THE INSTALLATION OF THE DRYPACKED NONSHRINK GROUT BETWEEN THE TOP OF THE TOP OF THE CONCRETE PORTION AND THE BOTTOM OF THE EXISTING STRUCTURE.
- WORK ON AN ADJACENT SEGMENT SHALL NOT BEGIN UNTIL THE CONCRETE PORTION OF THE SEGMENT HAS BEEN ALLOWED TO CURE FOR AT LEAST 3 DAYS AND THE NON-SHRINK GROUT HAS BEEN ALLOWED TO CURE FOR AT LEAST 24 HOURS. COMPRESSIVE STRENGTH OF ALL MATERIALS SHALL HAVE ATTAINED A MINIMUM OF 1800 PSI.
- DURING ALL UNDERPINNING WORK, CARE SHALL BE TAKEN NOT TO DISPLACE THE BACK FACE OF EXCAVATION. IF BACK FACE OF EXCAVATION IS EXTENDED BEYOND THE BACK OF THE EXISTING FOOTING, WHERE PRESENT, EXISTING SLAB-ON-GRADE ABOVE THE AFFECTED AREA SHALL BE ASSUMED TO BE UNDERMINED AND SHALL BE REMOVED AND REPLACED AFTER NEW COMPACTED STRUCTURAL FILL HAS BEEN PLACED FROM THE TOP OF THE UNDERPINNING TO THE BOTTOM OF THE SLAB, AT CONTRACTOR'S COST.
- 10. IF EXISTING SOIL CONDITIONS ARE NOT SUITABLE TO ALLOW FOR THE INSTALLATION OF THE FULL HEIGHT OF THE UNDERPINNING IN A SINGLE PIECE, SEGMENT SHALL BE DIVIDED INTO VERTICAL SECTIONS AND INSTALLED IN SEVERAL LIFTS OF UNDERPINNING.

GENERAL NOTES:

CONTRACTOR RESPONSIBILITY-

CONTRACTOR IS SOLELY RESPONSIBLE FOR:

- 1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
- 2. ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
- 3. OBTAINING AND PAYING FOR ALL PERMITS.
- 4. PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.
- 5. CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS. 6. SCHEDULING AND SEQUENCING.
- 7. CONSTRUCTION MEANS, METHODS AND TECHNIQUES 8. MAINTAINING DRAWINGS AND PERMITS ON SITE.
- 10. COORDINATION BETWEEN TRADES, AND SUPPLIERS.
- 11. PROVIDE SCHEDULE TO OWNER AND ARCHITECT,
- 12. PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT 13. TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE
- 14. SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS. 15. REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS
- 16. GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

REVIEW OF WORK BY DESIGNERS-

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

- 17. POURING CONCRETE
- 18. INSULATING
- 19. INSTALLING DRYWALL
- 20. FINAL INSPECTION

SHOP DRAWINGS-

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER.

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER WORK ON THE DRAWINGS.

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW TIME.

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

CHANGE ORDERS-

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS. UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME AND MATERIALS.

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWINGS UNLESS AGREED TO.

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

REQUISITIONS-

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECTED SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK FOR REVIEW.

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

WOOD NOTES:

- ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
- 2. ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A

FB=875 PSI, FV=135 PSI, E=1,300,000 PSI.

- 3. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-O" O.C.
- 4. ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-O" O.C. MAXIMUM.
- 5. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
- 6. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
- 7. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
- 8. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
- 9. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS. 10. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
- 11. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH ½" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows; or as noted on drawings.

Span of opening:	Size: 2x6 studs	Size: 2x4 str
less than 4'-0"	3 - 2x4	2 - 2x4
up to 6'-0"	3 - 2x6	2 - 2x6
up to 8'-0"	3 - 2x8	2 - 2x8
up to 10'-0"	3 - 2x10	2 - 2x10

DESIGN CRITERIA:

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS BUILDING CODE.

DESIGN LIVE LOAD = 40 POUNDS PER SQUARE FOOT

- FLOORS
- PRIVATE DECK

DESIGN SNOW LOAD = 40 POUNDS PER SQUARE FOOT

WITH SNOW DRIFT

WHERE APPLICABLE. WIND LOAD = 128 MILES PER HOUR

SEISMIC: $S_S = 0.217$ S1 = 0.069

ALL LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.

CONTRACTOR NOTE:

PRIOR TO COMMENCEMENT OF WORK OR FABRICATION OF COMPONENTS, CONTRACTOR SHALL INVESTIGATE AND VERIFY IN THE FIELD ALL CONDITIONS, DIMENSIONS, AND ELEVATIONS OF THE EXISTING CONSTRUCTION. ALL DISCREPANCIES BETWEEN FIELD-VERIFIED CONDITIONS, DIMENSIONS AND ELEVATIONS AND THOSE INDICATED ON THE DRAWINGS SHALL BE IMMEDIATELY MADE KNOWN TO THE ENGINEER IN WRITING. THE USE OF (V.I.F.) OR (+/-) OR OTHER SIMILAR NOTES AT CERTAIN LOCATIONS ON THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR VERIFYING ALL CONDITIONS DESCRIBED ABOVE.

FOUNDATION NOTES:

- 1. ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT, FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
- 2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL; OR, ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95%.
- 3. ALL FOOTING SHALL BE POURED IN THE DRY ONLY. WATER SHALL NOT BE ALLOWED TO FLOW THROUGH THE DEPOSITED CONCRETE.
- 4. NO FOOTING SHALL BE POURED ON FROZEN GROUND. FOUNDATIONS NEED TO BE PROTECTED FROM FREEZING FOR A MIN. OF 5 DAYS AFTER THEY WERE POURED.
- 5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS; OR, AS SHOWN ON DRAWINGS.
- 6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
- 7. ALL REINFORCEMENT: ASTM A615-60, WWF A185

CONCRETE NOTES:

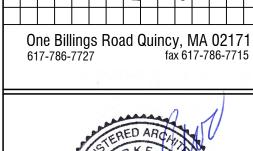
- 1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH
- **3000 PSI** FOR FOUNDATION WALL, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE SURFACES EXPOSED TO THE
- 2. MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.

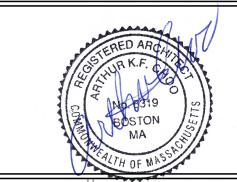
REINFORCING NOTES:

- 1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
- 2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40.
- 3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS.
- 4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY
- 5. THE CONTRACTOR SHALL SUBMIT FOUR PRINTS OF SHOP DRAWINGS: SHOWING ALL REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS, ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT.
- 6. CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:
- A. FOOTINGS
- 3 INCHES

2 INCHES

- B. SIDES OF FOUNDATIONS WALLS. EXPOSED FACES OF FOUNDATIONS. SIDES OF COLUMNS/PIERS, SLABS
- ON GRADE FROM TOP SURFACE C. INTERIOR FACES OF FOUNDATIONS, TOP REINFORCING IN SLABS EXPOSED
- 1-1/2 INCHES TO THE WEATHER D. TOP STEEL OF INTERIOR SLABS 1 INCHES
- 7. MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10"





Revision Date 09-29-21 10-06-21 11-01-21 11-29-21 12-15-21

01-21-22

2021042 Project No: AS NOTED 02-17-21

ST

Prawing Name

⁹rawn By:

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE DESIGNING ARCHITECT OR STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. ANY SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTORS OR OWNERS' RESPONSIBILITY TO DETERMINE SUITABLE SOIL CONDITIONS AND VERIFY THE BEARING PRESSURE. IF A SUITABLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

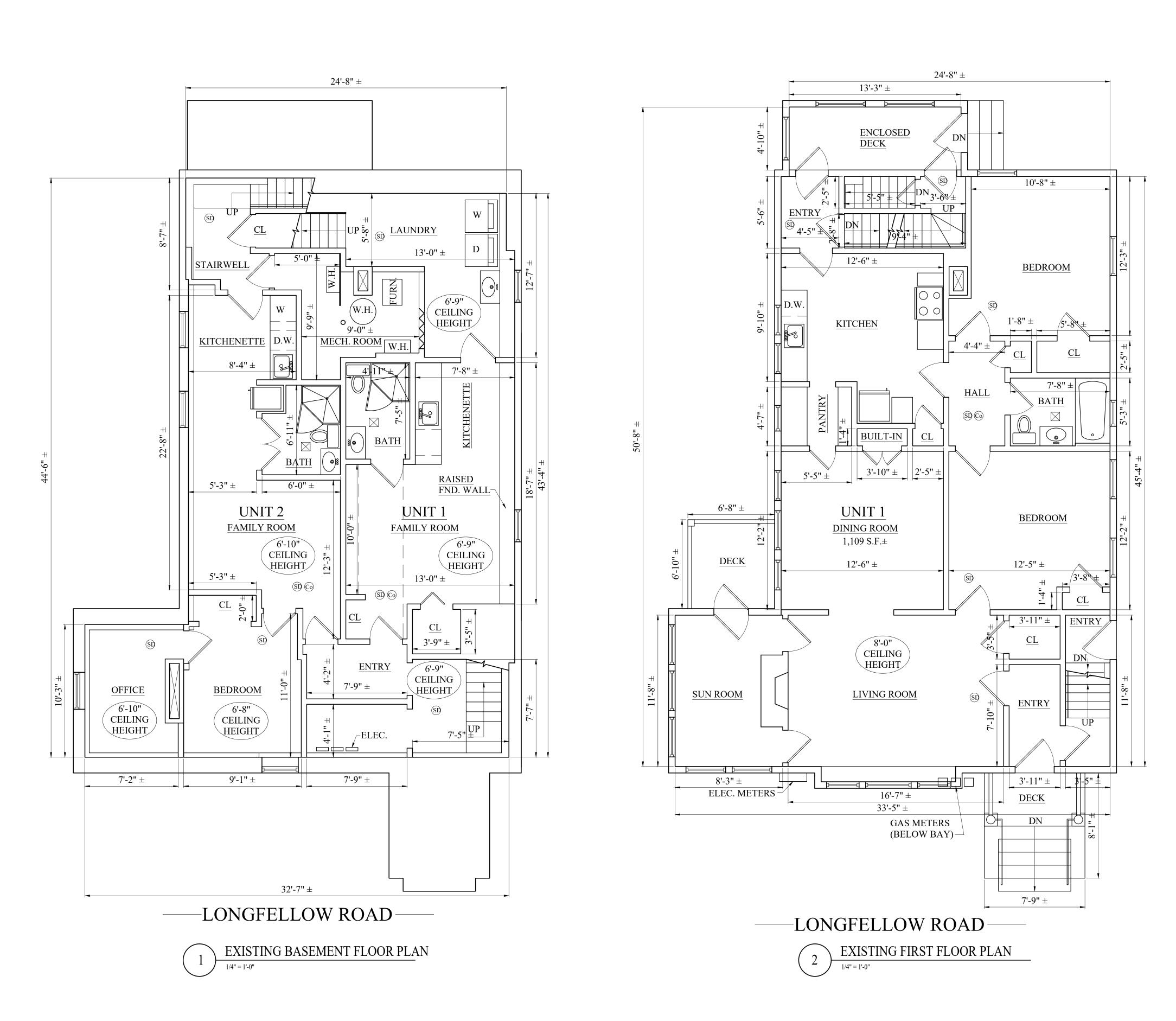
GENERAL NOTES:

4. PROVIDE R-19 INSULATION IN ALL EXPOSED BASEMENT STUD WALL

- 1. PROVIDE R-30 INSULATION IN ALL EXPOSED FLOOR JOIST CAVITIES.
- 2. PROVIDE R-21 INSULATION IN ALL EXPOSED EXTERIOR STUD WALL CAVITIES. 3. PROVIDE R-49 INSULATION IN ALL EXPOSED ROOF JOIST CAVITIES, TYPICAL.
- CAVITIES. INSULATION MUST BE NON-WATER SENSITIVE.
- 5. REFER TO THE FRAMING PLANS PRIOR TO DEMOLITION. CONTACT THE ARCHITECT IMMEDIATELY IF THERE ARE CONFLICTS OR OMISSIONS.

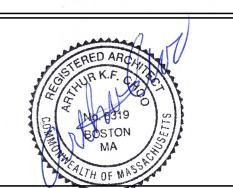
NOTE: ENERGY CODE COMPLIANCE

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRETCH/ ENERGY CODE COMPLIANCE PRIOR TO CLOSING OF WALLS. THE PROPER ENERGY CONSULTANT, HERs RATER, OR OTHER ALLOWED PROFESSIONAL SHALL PERFORM THE FINAL INSPECTIONS ASSOCIATED WITH THE CONSTRUCTION REQUIREMENTS AT THE DIRECTION OF THE CONTRACTOR.



RENOVATION/
BASEMENT LEGALIZATIO
1 LONGFELLOW ROAD
CAMBRIDGE MA





09-29-21 10-06-21 11-01-21 11-29-21 12-15-21 01-21-22

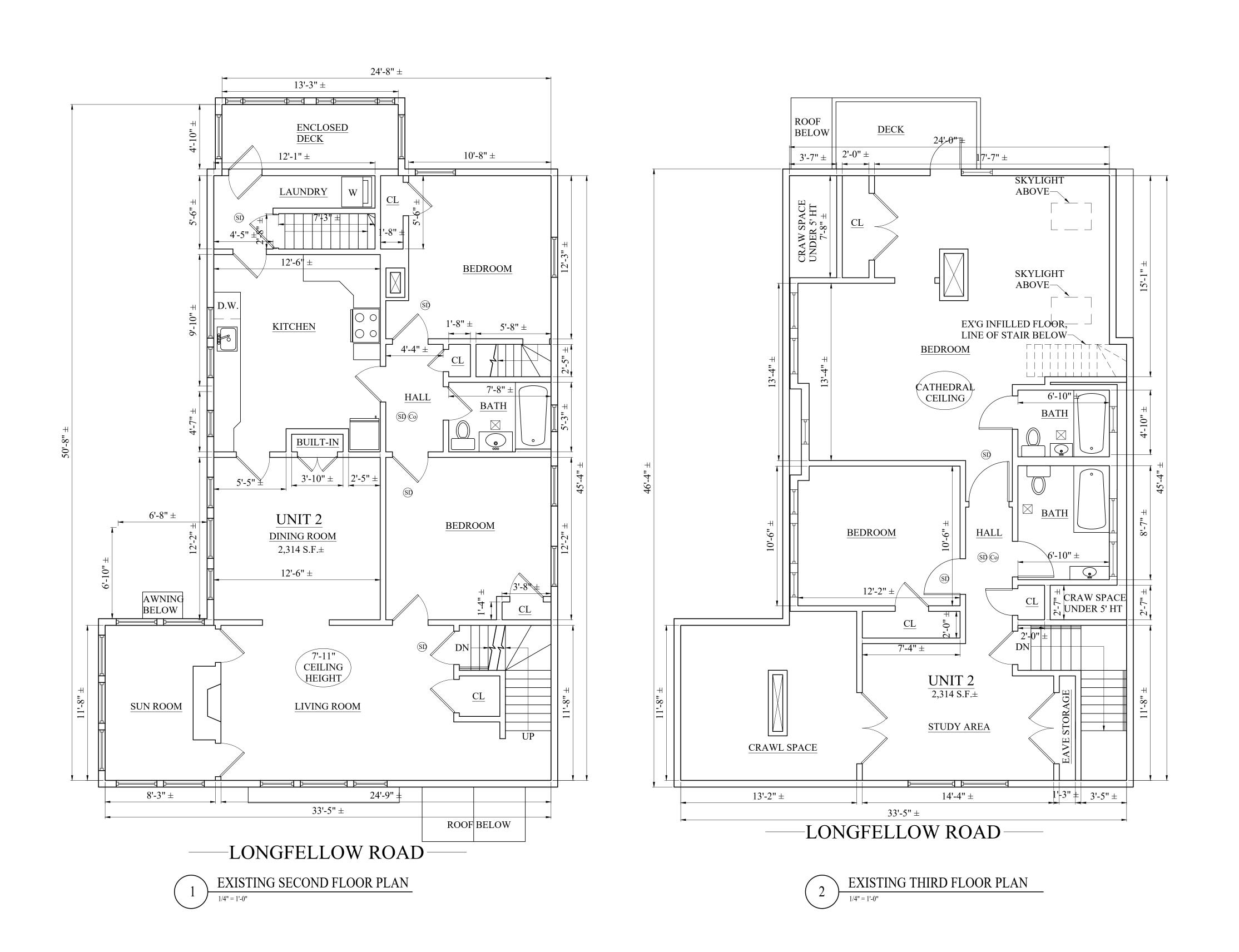
Project No: 2021042
Scale: AS NOTED
Date: 02-17-21

Drawing Name

EXISTING FLOOR PLANS

Sheet No.

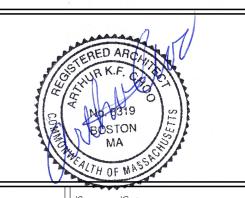
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Location

RENOVATION/ BASEMENT LEGALIZATION 1 LONGFELLOW ROAD CAMBRIDGE, MA





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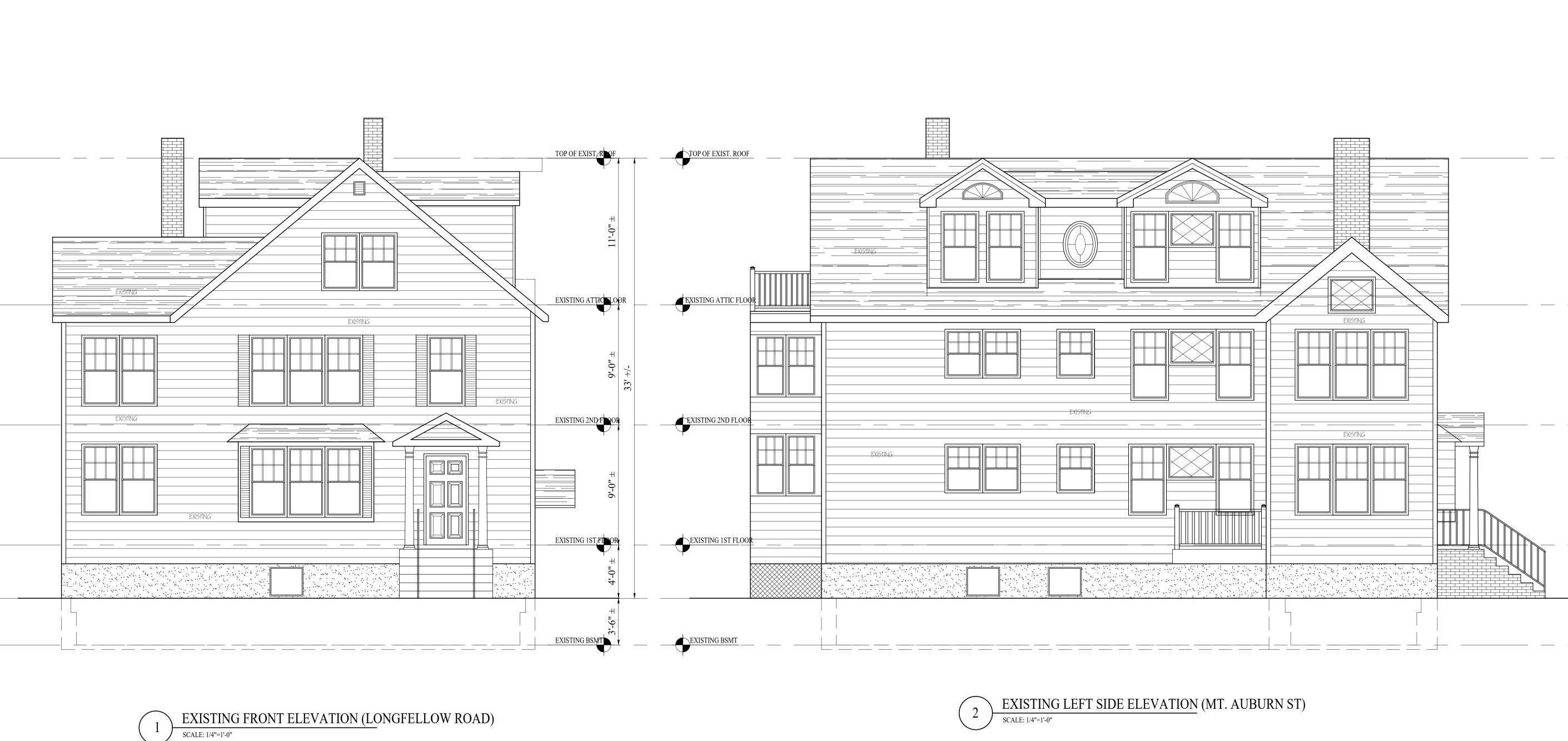
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Drawn By:

EXISTING FLOOR PLANS

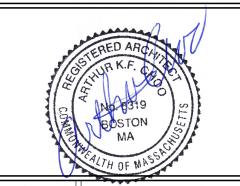
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RENOVATION/ BASEMENT LEGALIZATION 1 LONGFELLOW ROAD CAMBRIDGE, MA





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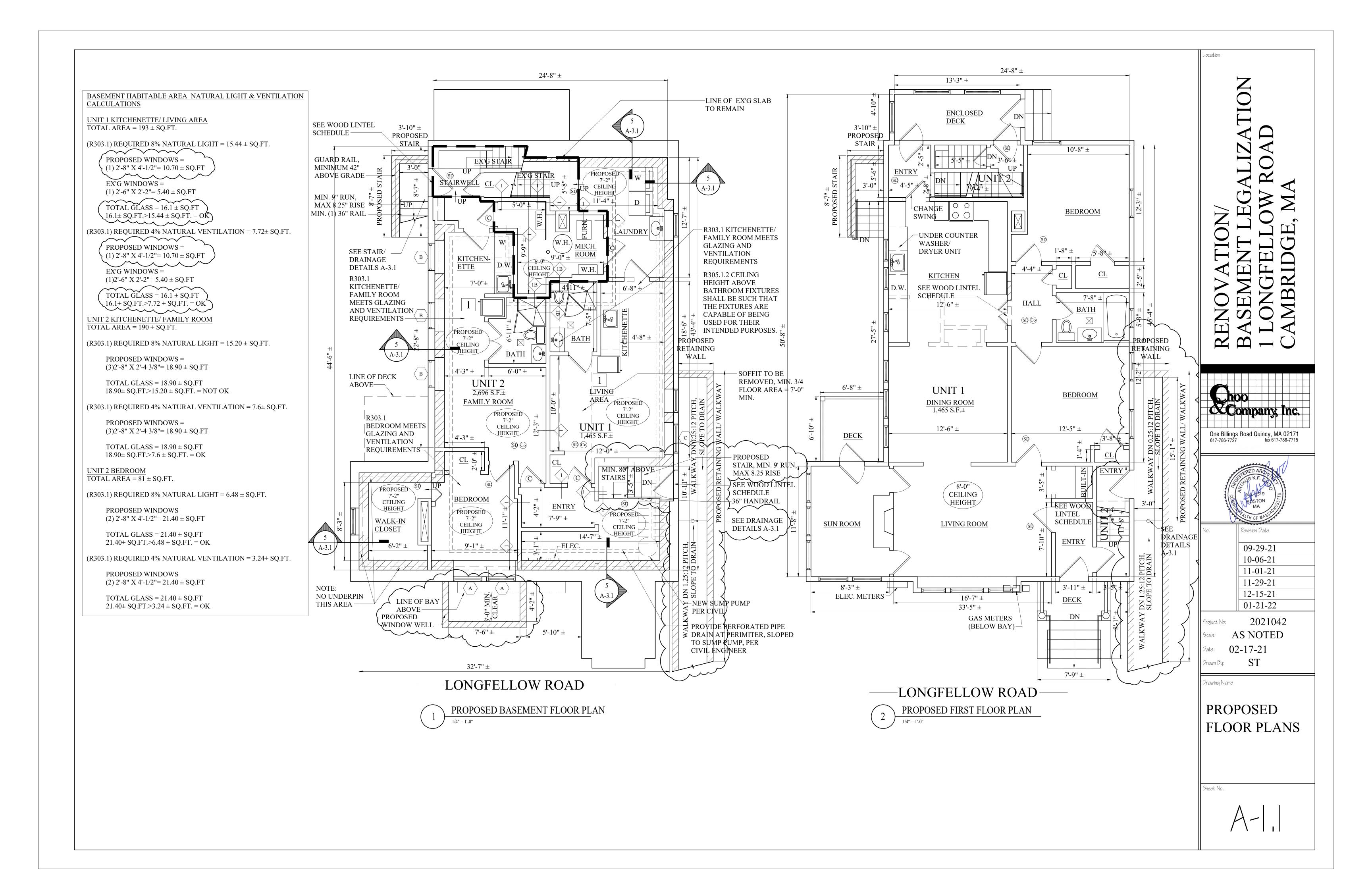
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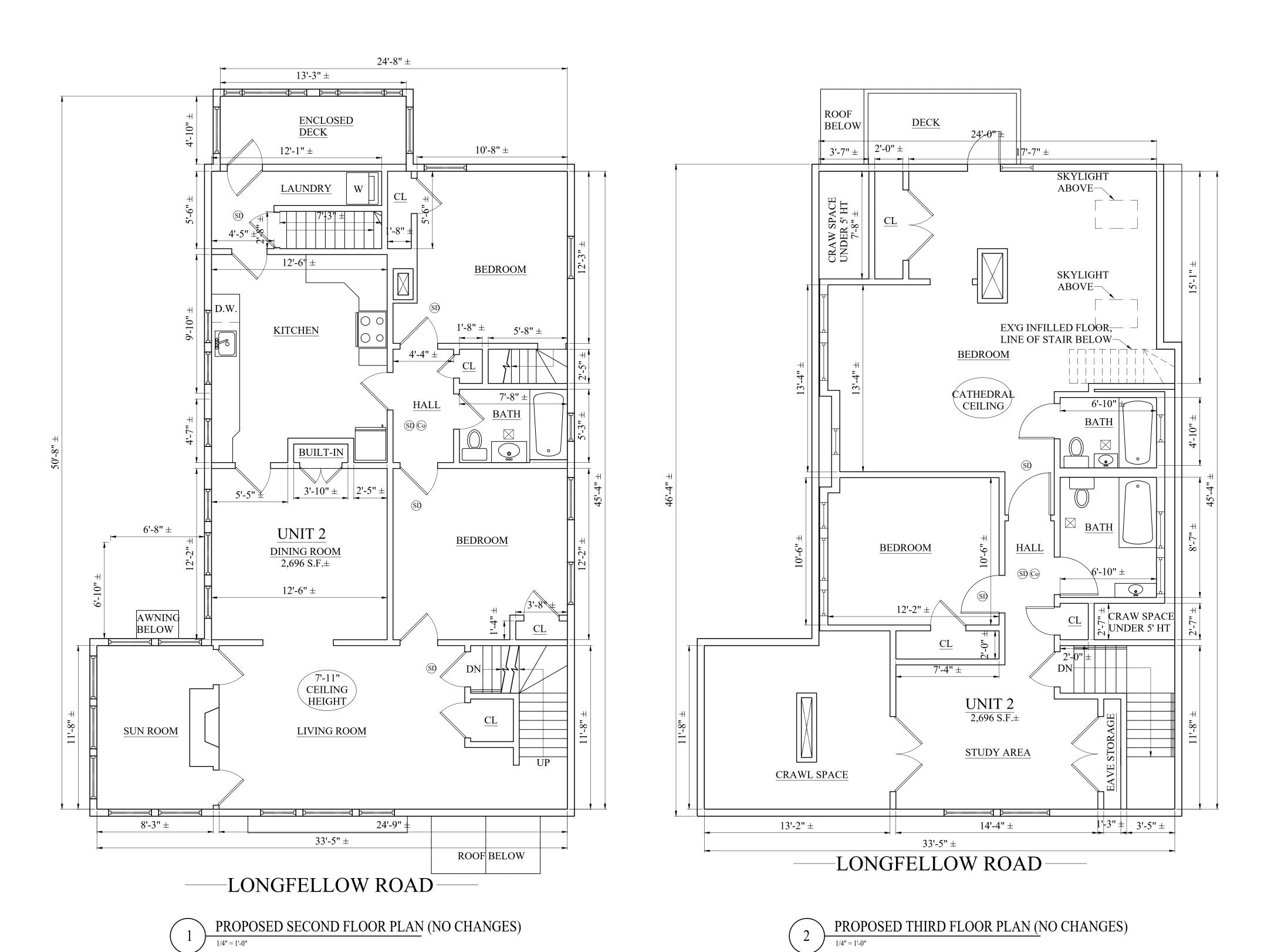
EXISTING ELEVATIONS

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D-21







Location

RENOVATION/ BASEMENT LEGALIZATIO 1 LONGFELLOW ROAD CAMBRIDGE, MA





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10-06-21
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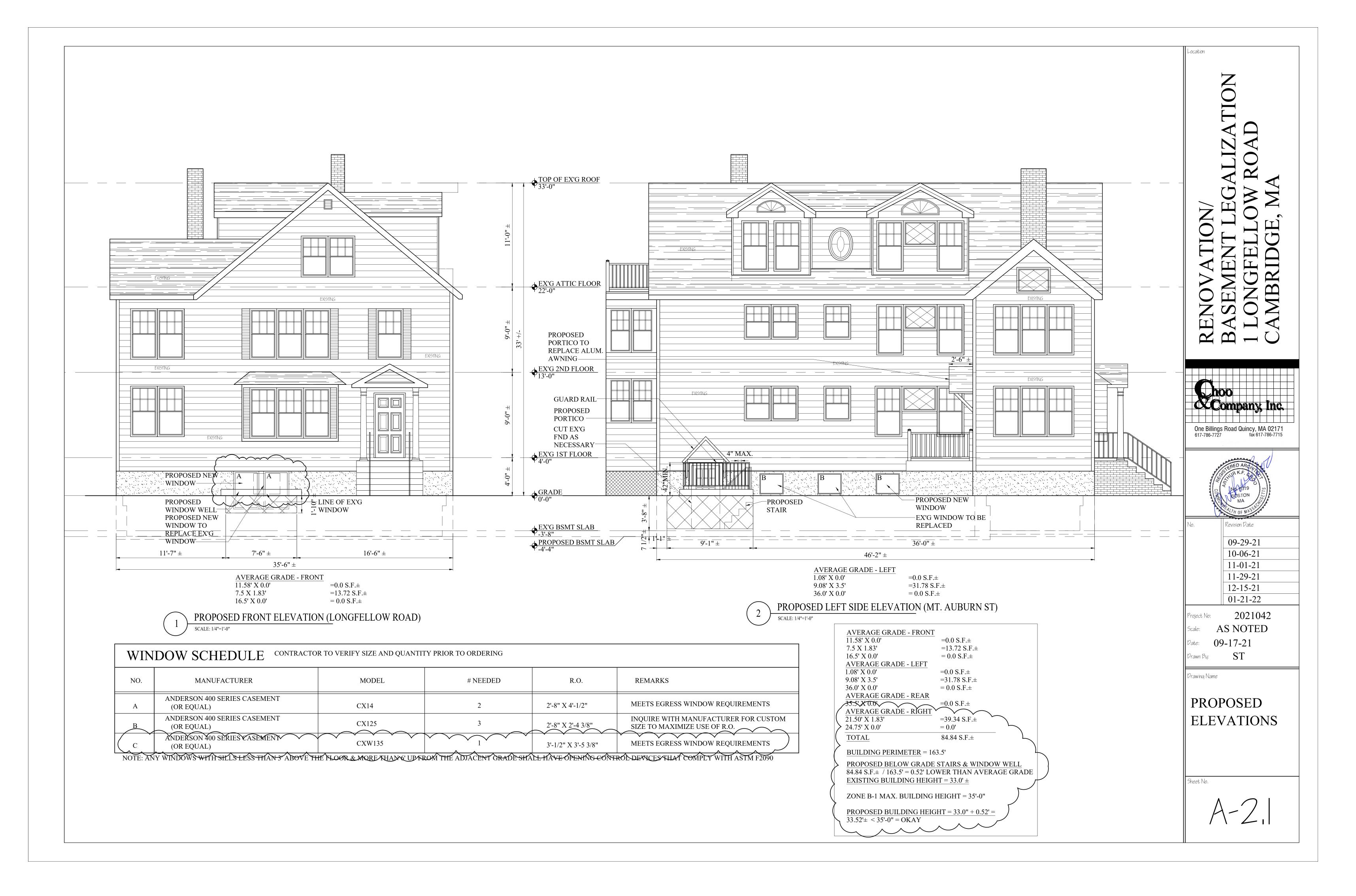
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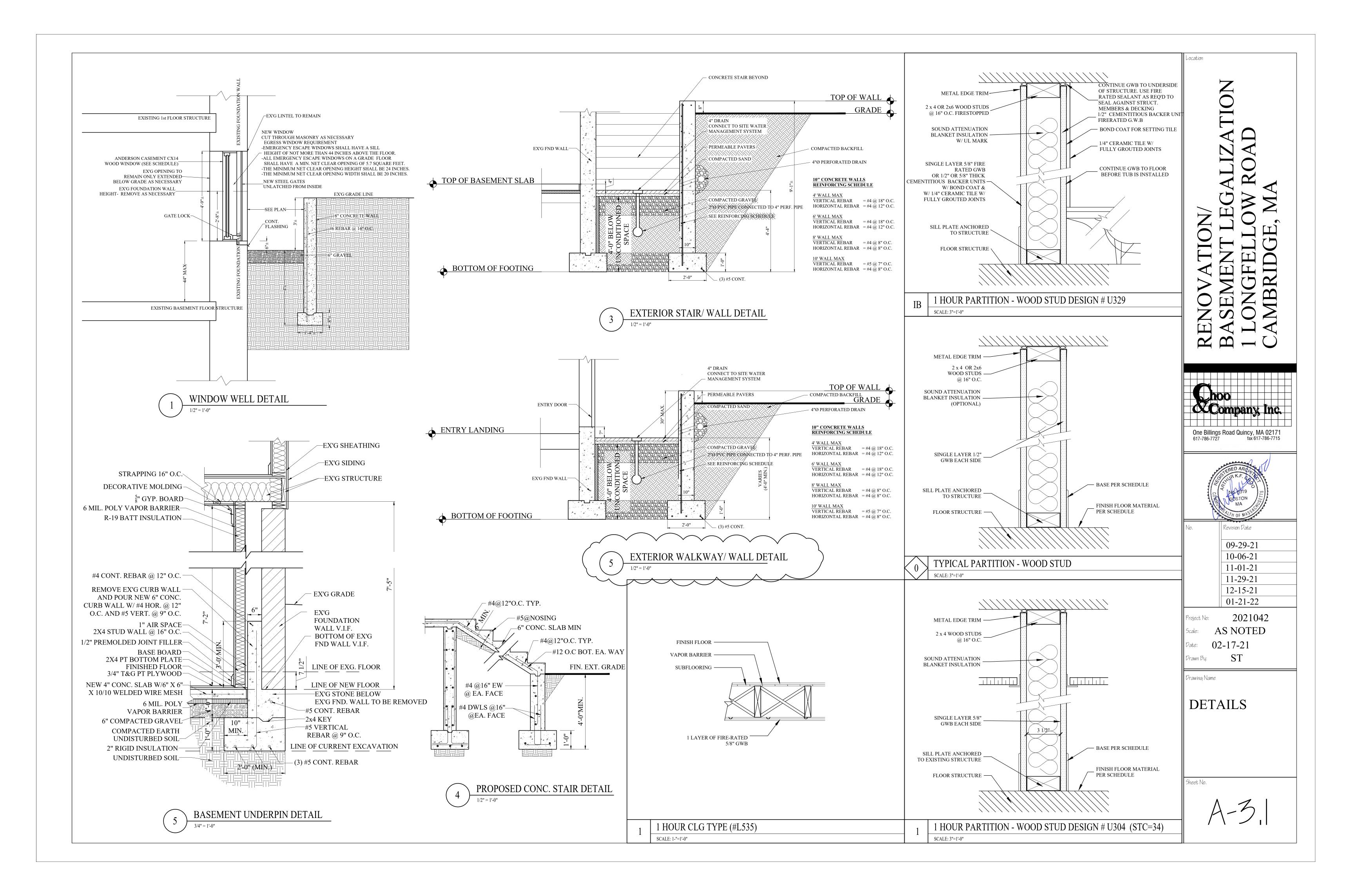
PROPOSED FLOOR PLANS

Sheet No.

A-12







Case # 162489 1-3 Longfellow Road Hao Wang, owner

I am writing as an abutter in regard to Hao Wang's special permit request for an Accessory Unit at 1-3 Longfellow Road (case #162489).

We moved to 6-8 Longfellow Road in July 2021. What attracted us to the neighborhood is the quiet and safe environment, the beautiful design of a dead-end street with all 2-unit houses mostly occupied by long term residents (and owners). I am concerned with this special permit request, and in particular that the design perpetuates the possibility of a second basement rental/sublet unit. I strongly object to a second rental unit in the basement if it is rented or sublet separately from the 1st floor apartment. I also strongly object to having the doors on the side of Longfellow Road (including on the Hester side) as the primary access/entrance to the accessory unit. I live right across the street from the house, so the added unit would have a major impact on my home if there are multiple tenants entering from the doors on the Longfellow side (including on the Hester side).

I do not support Hao Wang's request for a Special Permit unless the following conditions are met.

- 1. The Accessory Unit should have its primary access/entrance on the Mt. Auburn side of the property to minimize the additional impact on Longfellow Road. SKA Architects informed us they have labeled Unit 2 as the proposed Accessory Unit. The door on the Hester side should not be used as a primary entrance to the Accessory Unit.
- 2. The area of the basement which is not part of the Accessory Unit (Unit 1 on the drawings) may not be rented separately or sublet.
- 3. There should be **no new fence** added between the two properties. Instead there should be privacy shrubs on the property line (once defined).
- 4. If the walkway on the Hester side is lowered and a retaining wall is built, because of the impact on Longfellow Road, we ask to see the architectural design for this (height, length, and materials) and make sure that there be no guard rails along the retaining wall on the walkway.
- 5. The property needs improvement. We especially support painting the house, repairing the front stairs, and landscaping.

Sincerely yours,

Ying Tian 8 Longfellow Road Cambridge, MA 02138

From:

Rebecca Pries < rebeccakpries@gmail.com>

Sent:

Monday, April 25, 2022 3:18 PM

To:

Pacheco, Maria

Subject:

Response letter for 4/28 hearing on case #162489

Attachments:

2022 4.25 letter to BZA.docx

Good afternoon, Maria.

Please find attached our letter in response to case #162489, the 1 Longfellow Road application by petitioner Hao Wang. This case had been posted for 4/14, but was postponed to 4/28. I hope this is in time for the 4/28 Hearing at 6.

Thank you for your assistance.

Yours Sincerely.
Rebecca and Weldon Pries
10 Longfellow Rd, Cambridge, MA 02138
617-223-7883

Case # 162489 1-3 Longfellow Road Hao Wang, owner

April 25, 2022

We are writing as an abutter-to-abutter in regard to Hao Wang's special permit request for an Accessory Unit at 1-3 Longfellow Road (case #162489). We have lived at 10 Longfellow Road since 1973.

We are writing following a 4/21 meeting of Weldon Pries and Carlos Neu with SKA Architects but without seeing the architect's updated drawings submitted to the BZA for the 4/28 hearing.

Our concern with Hao Wang's special permit request is twofold—1) the possibility that the design perpetuates the possibility of a second basement rental/sublet unit (we support only one Accessory Unit) and 2) the lack of design clarity about proposed changes to the 7 Longfellow Road side of the house (aka Hester side).

We support Hao Wang's request for a Special Permit for one Accessory Unit with the following conditions:

- 1. The Accessory Unit should have its primary access/entrance on the Mt. Auburn side of the property to minimize the additional impact on Longfellow Road. SKA Architects informed us they have labeled Unit 2 as the proposed Accessory Unit. The door on the Hester side should not be used as a primary entrance to the Accessory Unit.
- 2. The area of the basement which is not part of the Accessory Unit (Unit 1 on the drawings) may not be rented separately or sublet.
- 3. There will be **no new fence** added between the two properties. Instead there should be privacy shrubs on the property line (once defined).
- 4. If the walkway on the Hester side is lowered and a retaining wall is built, because of the impact on Longfellow Road, we ask to see the architectural design for this (height, length, and materials) and that there be no guard rails along the retaining wall on the walkway.
- 5. The property needs improvement. We especially support painting the house, repairing the front stairs, and landscaping.

In an email on 4/19/22, Hao Wang wrote, "Though I am happy to generally satisfy your conditions to support my Accessory Use, especially conditions #1, #2, and #5, I would instead work with David about #3 and #4 because of the land dispute between David and me outside this BZA application."

We appreciate your attention to these conditions in regard to Hao Wang's special permit request for 1-3 Longfellow Road.

Sincerely yours, Weldon and Rebecca Pries 10 Longfellow Road Cambridge, MA 02138

Hao Wang emails:

Email from Hao Wang on 4/7/22 regarding the proposed "updated site plot by Peter Nolan & Associates."

On Thu, Apr 7, 2022 at 8:45 AM Hao Wang < dr.hao.wang@gmail.com> wrote: The updated site plot by Peter Nolan & Associates is dated April 6, 2022. There is no retention wall or stairs facing 7 Longfellow Rd. This renovation project does not alter the current curb line or the Hester fence.

The drawings have been submitted to BZA.

Thank you for working with me on this.

Best,

Hao

Email from Hao Wang on 4/5/22 regarding the SKA proposed architectural plan.

- > On Apr 5, 2022, at 4:01 PM, Hao Wang < dr.hao.wang@gmail.com > wrote:
- > Good afternoon, Weldon,
- > I want to share the updated drawing based on our last communications.
- > 1. the dimensions of the window wells facing 7 Longfellow Rd are on the drawing;
- > 2. we use metal grates for the window wells to continue the walkway from the front to the rear of my property;
- > 3. now that the design is near-final, my architect will work with Peter Nolan & Associates to update the site plot, remove the double-staircase door well and retention walls, and mark the site plot with the two small windows.
- > I believe this version of the drawings satisfies our requirements. Please review and let me know if I have missed anything. Otherwise, I will submit it to BZA by EOD this Friday.

From:

Samuel Kachmar <sam@kachmardesign.com>

Sent:

Thursday, April 14, 2022 2:51 PM

To:

Pacheco, Maria

Cc:

Hao Wang; Rafferty Jim

Subject:

1 Longfellow Rd. Cambridge MA Special Permit CASE NO. BZA-162489

Maria,

May I please request Continuing the case of 1 Longfellow Rd to April 28th, 2022 on behalf of my Clint Hao Wang.

CASE NO. <u>BZA-162489</u>

Thank you

-Sam

Sam Kachmar (he/him/ his) Principal, SKA Phone (978) 270-8441 Web <u>kachmardesign.com</u> 357 Huron Ave, Cambridge MA 02138









City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 APR 19 PM 3: 06 OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSETTE

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal 831 Mass Avenue Cambridge, MA 02139 □ Owner, □ Petitioner, or □ Representative: hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The □ Owner, □ Petitioner, or □ Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law. Hao Wang

1	* * * *
2	(7:30 p.m.)
3	Sitting Members: Constantine Alexander, Brendan Sullivan,
4	Jim Monteverde, Laura Wernick and Jason
5	Marshall
6	BRENDAN SULLIVAN: Okay. We're back in operation
7	again. The Board will now hear Case No. 162489 1
8	Longfellow Road. Is there anybody here representing the
9	petitioner who would like to speak?
10	There appears to be none. We are in communication
11	from Sam Kachmar. Correspondence states,
12	"May I please request continuing the case of 1
13	Longfellow Road to April 28, 2022, on behalf of my client,
L 4	Hao Wang?"
L5	I will entertain, then, the request for a
L 6	continuance. Mr. Alexander, on the motion to continue this
L7	matter?
18	CONSTANTINE ALEXANDER: I would support a motion
L 9	to continue this matter until 6:00 p.m. on the twenty-eighth
20	of April.
21	BRENDAN SULLIVAN: Mr. Monteverde?
22	JIM MONTEVERDE: I agree to the continuance.

1 BRENDAN SULLIVAN: Laura Wernick? 2 LAURA WERNICK: I agree to the continuance. BRENDAN SULLIVAN: And Jason Marshall on the 3 continuance? 4 5 JASON MARSHALL: Yes. 6 BRENDAN SULLIVAN: And Brendan Sullivan will make 7 five affirmative votes to continue this matter until April 8 28, 2022, at 6:00 p.m. on the condition that the petitioner 9 change the posting sign to reflect the new date of April 28, 10 2022, and the new time of 6:00 p.m.; that the petitioner 11 sign a waiver to the statutory requirement for a hearing and 12 a decision to be rendered thereof. 13 [All five vote YES] BRENDAN SULLIVAN: Such waiver must be in the file 14 15 by 5:00 p.m. on a week from Monday. 16 That any new submittals regarding the application, 17 supporting statements, dimensional form or drawings be in 18 the file by 5:00 p.m. on the Monday prior to April 28, 2022. 19 Anything else to add? 20 On the motion, then, all five Members of the Board 21 have voted in favor. The matter is continued until April

22

28.

WANG RESIDENCE RENOVATION

CITY OF CAMBRIDGE INSPECTIONAL SERVICES

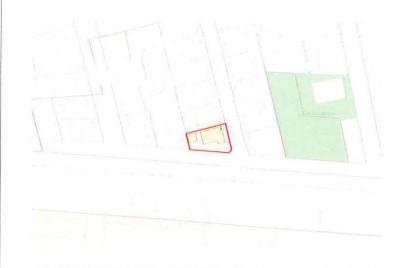
PERMITTING SET

2022 JUN 24 A 9: 16

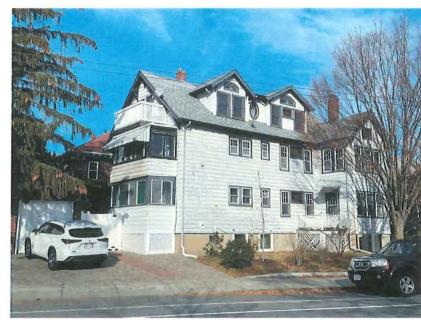
JUNE 22, 2022

DR. HAO WANG

1 LONGFELLOW ROAD CAMBRIDGE, MA 02138







ARCHITECT:

SKA INC. 357 HURON AVE CAMBRIDGE, MA



SURVEYOR / CIVIL ENGINEER:

PETER NOLAN & ASSOCIATES LLC 80 JEWETT ST #2 NEWTON, MA

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UNDERPINNING GENERAL NOTES

- AREAS TO BE UNDERPINNED HAVE BEEN NOTED ON THE DRAWINGS, EXCAVATION ADJACENT TO AN EXISTING STRUCTURE SHALL NOT EXTEND BELOW THE BOTTOM OF AN EXISTING STRUCTURE BY MORE THAN 1 UNIT VERTICALLY FOR EVERY TWO UNITS OF HORIZONTAL DISTANCE FROM THE EXISTING STRUCTURE.
- 2. IF IT BECOMES NECESSARY FOR THE DEPTH OF THE EXCAVATION TO EXCEED THESE RESTRICTIONS IN AREAS WHERE UNDERPINNING IS NOT INDICATED, CONTRACTOR SHALL CEASE WORK IN THE IMMEDIATE AREA BEFORE EXTENDING DEEPER THAN THE RESTRICTIONS ALLOW AND NOTIFY ARCHITECT. WORK IN THE AFFECTED AREA SHALL NOT RECOMMENCE UNTIL CONTRACTOR HAS OBTAINED WRITTEN DIRECTION FROM THE ARCHITECT.
- AREAS TO BE UNDERPINNED SHALL BE PROTECTED FROM THE WEATHER AT ALL TIMES DURING UNDERPINNING OPERATIONS. PERIMETERS OF EXCAVATIONS SHALL BE TEMPORARILY BERMED TO PREVENT SURFACE WATER RUNOFF FROM ENTERING EXCAVATION. GROUNDWATER SHALL BE REMOVED.
- UNDERPINNING SHALL BE DONE IN SHORT SEGMENTS WITH LENGTHS NOT TO EXCEED 4 FEET
- WORK ON EACH SEGMENT SHALL BE COMPLETED PRIOR TO MOVING ON TO THE ADJACENT SEGMENTS. WHERE MORE THAN ONE SEGMENT IS TO BE WORKED ON AT THE SAME TIME, SEGMENTS SHALL BE SEPARATED BY AT LEAST TWO TIMES THE LENGTH OF THE LONGER SEGMENT.
- CONCRETE PORTIONS OF UNDERPINNING SHALL BE KEPT 3 INCHES BELOW THE BOTTOM OF THE EXISTING STRUCTURE TO ALLOW FOR THE INSTALLATION OF DRYPACKED NON-SHRINK GROUT.
- 7. CONCRETE PORTION OF THE UNDERPINNING SHALL BE ALLOWED TO CURE AT LEAST SEVEN DAYS PRIOR TO THE INSTALLATION OF THE DRYPACKED NONSHRINK GROUT BETWEEN THE TOP OF THE TOP OF THE CONCRETE PORTION AND THE BOTTOM OF THE EXISTING STRUCTURE.
- WORK ON AN ADJACENT SEGMENT SHALL NOT BEGIN UNTIL THE CONCRETE PORTION OF THE SEGMENT HAS BEEN ALLOWED TO CURE FOR AT LEAST 3 DAYS AND THE NON-SHRINK GROUT HAS BEEN ALLOWED TO CURE FOR AT LEAST 24 HOURS. COMPRESSIVE STRENGTH OF ALL MATERIALS SHALL HAVE ATTAINED A MINIMUM OF 1800 PSI
- DURING ALL UNDERPINNING WORK, CARE SHALL BE TAKEN NOT TO DISPLACE THE BACK FACE OF EXCAVATION. IF BACK FACE OF EXCAVATION IS EXTENDED BEYOND THE BACK OF THE EXISTING FOOTING, WHERE PRESENT, EXISTING SLAB-ON-GRADE ABOVE THE AFFECTED AREA SHALL BE ASSUMED TO BE UNDERMINED AND SHALL BE REMOVED AND REPLACED AFTER NEW COMPACTED STRUCTURAL FILL HAS BEEN PLACED FROM THE TOP OF THE UNDERPINNING TO THE BOTTOM OF THE SLAB, AT CONTRACTOR'S COST.
- 10. IF EXISTING SOIL CONDITIONS ARE NOT SUITABLE TO ALLOW FOR THE INSTALLATION OF THE FULL HEIGHT OF THE UNDERPINNING IN A SINGLE PIECE, SEGMENT SHALL BE DIVIDED INTO VERTICAL SECTIONS AND INSTALLED IN SEVERAL LIFTS OF UNDERPINNING.

GENERAL NOTES:

CONTRACTOR RESPONSIBILITY-CONTRACTOR IS SOLELY RESPONSIBLE FOR:

- 1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS
- . ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
- OBTAINING AND PAYING FOR ALL PERMITS. PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.
- CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS
- SCHEDULING AND SEQUENCING.
- CONSTRUCTION MEANS, METHODS AND TECHNIQUES MAINTAINING DRAWINGS AND PERMITS ON SITE.
- JOB SITE SAFETY
- 10. COORDINATION BETWEEN TRADES, AND SUPPLIERS.
- 11. PROVIDE SCHEDULE TO OWNER AND ARCHITECT.
- 12. PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT. 13. TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE
- 14. SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS.
- 15. REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS
- 16. GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

REVIEW OF WORK BY DESIGNERS-

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

- 17. POURING CONCRETE
- 19. INSTALLING DRYWALL
- 20. FINAL INSPECTION

SHOP DRAWINGS

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER.

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER WORK ON THE DRAWINGS

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

CHANGE ORDERS

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE, ADDITIONAL MONEY WILL NOT BE

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS, UNFORESEEN FIFE D CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWINGS UNLESS AGREED TO. ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO

REQUISITIONS-

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECTED SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

WOOD NOTES:

- 1. ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
- 2. ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A MINIMUM:
- FB=875 PSI, FV=135 PSI, E=1,300,000 PSI
- 3. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3; CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-O" O.C.
- ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-O" O.C. MAXIMUM
- PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEOUATE STRENGTH
- 6. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING
- 7. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
- 8. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS
- 9. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
- 10. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
- 11. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH 1/2" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

WOOD LINTEL SCHEDULE:

Span o	f opening:	Size: 2x6 studs	Size: 2x4 studs
less tha	ın 4'-0"	3 - 2x4	2 - 2x4
up to	6'-0"	3 - 2x6	2 - 2x6
up to	8'-0"	3 - 2x8	2 - 2x8
up to	10'-0"	3 - 2x10	2 - 2x10

DESIGN CRITERIA:

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS BUILDING CODE

DESIGN LIVE LOAD = 40 POUNDS PER SQUARE FOOT

- FLOORS
- PRIVATE DECK

DESIGN SNOW LOAD = 40 POUNDS PER SQUARE FOOT

WITH SNOW DRIFT WHERE APPLICABLE

WIND LOAD = 128 MILES PER HOUR SEISMIC Ss = 0.217

S1 = 0.069

ALL LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.

PRIOR TO COMMENCEMENT OF WORK OR FABRICATION OF COMPONENTS, CONTRACTOR SHALL INVESTIGATE AND VERIFY IN THE FIELD ALL CONDITIONS, DIMENSIONS, AND ELEVATIONS OF THE EXISTING CONSTRUCTION. ALL DISCREPANCIES BETWEEN FIELD-VERIFIED CONDITIONS, DIMENSIONS AND ELEVATIONS AND THOSE INDICATED ON THE DRAWINGS SHALL BE IMMEDIATELY MADE KNOWN TO THE ENGINEER IN WRITING. THE USE OF (V.I.F.) OR (+/-) OR OTHER SIMILAR NOTES AT CERTAIN LOCATIONS ON THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR VERIFYING ALL CONDITIONS DESCRIBED

FOUNDATION NOTES:

- . ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT, FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SOUARE FOOT
- 2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL; OR, ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95%
- 3. ALL FOOTING SHALL BE POURED IN THE DRY ONLY. WATER SHALL NOT BE ALLOWED TO FLOW THROUGH THE DEPOSITED CONCRETE.
- 4. NO FOOTING SHALL BE POURED ON FROZEN GROUND, FOUNDATIONS NEED TO BE PROTECTED FROM FREEZING FOR A MIN. OF 5 DAYS AFTER THEY WERE POURED
- 5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS; OR, AS SHOWN ON DRAWINGS
- 6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS. 7. ALL REINFORCEMENT: ASTM A615-60, WWF A185.

CONCRETE NOTES:

- 1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF.
- 3000 PSI FOR FOUNDATION WALL, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE SURFACES EXPOSED TO THE
- 2. MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.

REINFORCING NOTES:

- 1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
- 2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40
- 3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS
- 4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY
- 5. THE CONTRACTOR SHALL SUBMIT FOUR PRINTS OF SHOP DRAWINGS: SHOWING ALL REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS, ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT
- 6. CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:

3 INCHES

- A. FOOTINGS
- SIDES OF FOUNDATIONS WALLS. EXPOSED FACES OF FOUNDATIONS SIDES OF COLUMNS/PIERS, SLABS
- INTERIOR FACES OF FOUNDATIONS TOP REINFORCING IN SLABS EXPOSEI
- TO THE WEATHER D. TOP STEEL OF INTERIOR SLABS 1 INCHES
- 7. MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10".

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT THE DESIGNING ARCHITECT OR STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS, ANY SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTORS OR OWNERS' RESPONSIBILITY TO DETERMINE SUITABLE SOIL CONDITIONS AND VERIFY THE BEARING PRESSURE. IF A SUITABLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE. THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

- 1. PROVIDE R-30 INSULATION IN ALL EXPOSED FLOOR JOIST CAVITIES.
- 2. PROVIDE R-21 INSULATION IN ALL EXPOSED EXTERIOR STUD WALL CAVITIES. 3. PROVIDE R-49 INSULATION IN ALL EXPOSED ROOF JOIST CAVITIES, TYPICAL.
- 4. PROVIDE R-19 INSULATION IN ALL EXPOSED BASEMENT STUD WALL CAVITIES. INSULATION MUST BE NON-WATER SENSITIVE
- 5. REFER TO THE FRAMING PLANS PRIOR TO DEMOLITION. CONTACT
- THE ARCHITECT IMMEDIATELY IF THERE ARE CONFLICTS OR OMISSIONS

NOTE: ENERGY CODE COMPLIANCE

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRETCH/ ENERGY CODE COMPLIANCE PRIOR TO CLOSING OF WALLS. THE PROPER ENERGY CONSULTANT, HERS RATER OR OTHER ALLOWED PROFESSIONAL SHALL PERFORM THE FINAL INSPECTIONS ASSOCIATED WITH THE CONSTRUCTION REQUIREMENTS AT THE DIRECTION OF THE CONTRACTOR



SAM KACHMAR ARCHITECTS

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



NOTES GENERAL

WANG RESIDENCE RENOVATION WANG HAO DR.

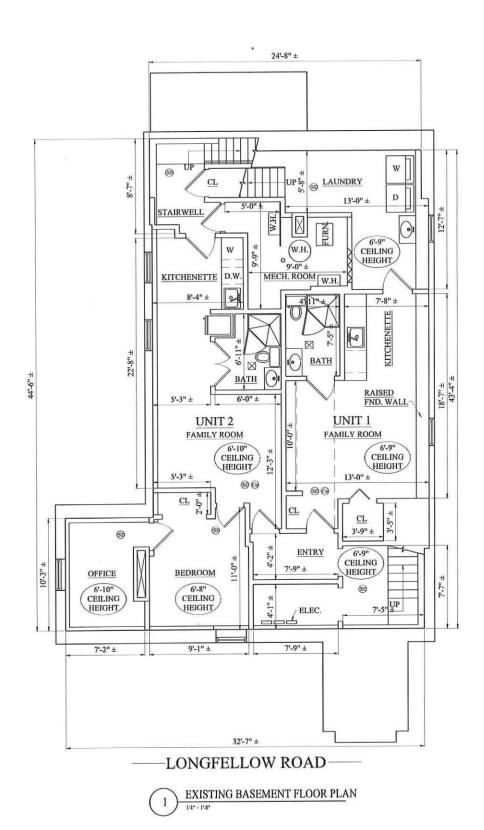
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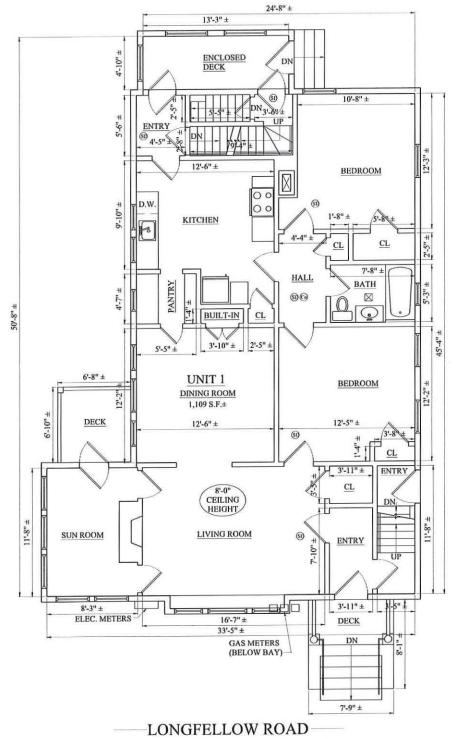
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LONGE

PERMITTING SET 2203.001 Prolect numbe JUNE 22, 2022 Drawn by SKA SKA

A-001





EXISTING FIRST FLOOR PLAN



SAM KACHMAR ARCHITECTS

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



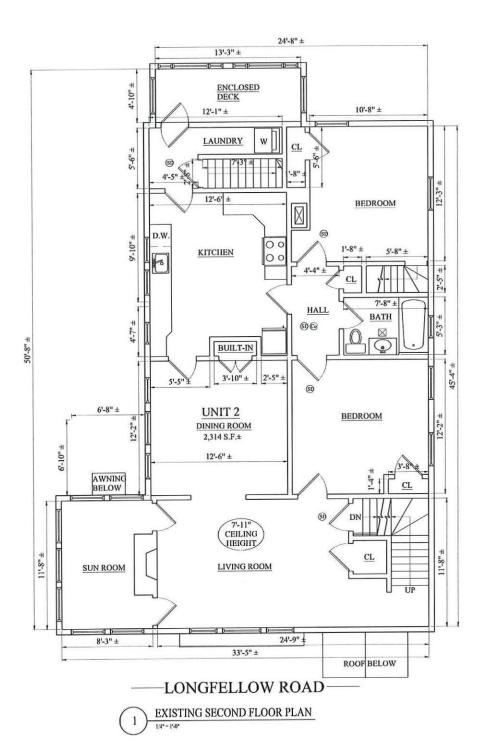
EXISTING FLOOR PLANS (LEVEL 0 & LEVEL 1)

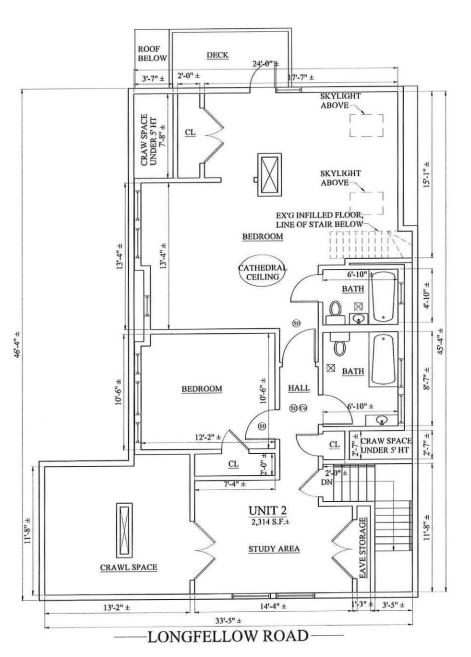
DR. HAO WANG

WANG RESIDENCE RENOVATION 1 LONGFELLOW ROAD CAMBRIDGE, MA 02138

PERMITTING SET 2203.001 JUNE 22, 2022 Checked by

A-101





EXISTING THIRD FLOOR PLAN



SAM KACHMAR ARCHITECTS

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



EXISTING FLOOR PLANS (LEVEL 2 & LEVEL 3)

WANG RESIDENCE RENOVATION 1 LONGFELLOW ROAD CAMBRIDGE, MA 02138

PERMITTING SET 2203.001 JUNE 22, 2022 Checked by

A-102

DR. HAO WANG

EXISTING FRONT ELEVATION (LONGFELLOW ROAD)



EXISTING LEFT SIDE ELEVATION (MT. AUBURN ST)



SAM KACHMAR ARCHITECTS

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EXISTING ELEVATIONS (EAST & SOUTH)

WANG RESIDENCE RENOVATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA 02138

 Project Status
 PERMITTING SET

 Project number
 2203.001

 Date
 JUNE 22, 2022

 Drawn by
 SKA

 Checked by
 SKA

A-103

cole

DR. HAO WANG

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EXISTING REAR ELEVATION

EXISTING RIGHT ELEVATION



SAM KACHMAR ARCHITECTS

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EXISTING ELEVATIONS (WEST & NORTH)

DR. HAO WANG WANG RESIDENCE RENOVATION

1 LONGFELLOW ROAD CAMBRIDGE, MA 02138

Project Status	PERMITTING SET
Project number	2203.001
Dote	JUNE 22, 2022
Drawn by	SKA
Checked by	SKA

A-104

ale

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NOTE: UNIT 2 TO BE ACCESSORY DWELLING UNIT

UNIT 1 KITCHENETTE/ LIVING AREA TOTAL AREA = 193 ± SQ.FT.

PROPOSED WINDOWS =

EX'G WINDOWS =

(1) 2'-8" X 4'-1/2"= 10,70 ± SQ.FT

(1) 2'-6" X 2'-2"= 5.40 ± SQ.FT

PROPOSED WINDOWS =

EX'G WINDOWS =

TOTAL GLASS = 16.1 ± SQ.FT

16.1± SQ.FT.>15.44 ± SQ.FT. = OK

(1) 2'-8" X 4'-1/2"= 10.70 ± SQ.FT

(1)2'-6" X 2'-2"= 5.40 ± SQ.FT

TOTAL GLASS = 16.1 ± SQ.FT

UNIT 2 KITCHENETTE/ FAMILY ROOM TOTAL AREA = 190 ± SQ.FT.

PROPOSED WINDOWS =

PROPOSED WINDOWS =

PROPOSED WINDOWS

PROPOSED WINDOWS (2) 2'-8" X 4'-1/2"= 21.40 ± SQ.FT

(2) 2'-8" X 4'-1/2"= 21.40 ± SQ.FT

TOTAL GLASS = $21.40 \pm SQ.FT$

21,40± SQ.FT.>6.48 ± SQ.FT. = OK

TOTAL GLASS = 21.40 ± SQ.FT 21.40± SQ.FT.>3.24 ± SQ.FT. = OK

UNIT 2 BEDROOM TOTAL AREA = 81 ± SO.FT.

(3)2'-8" X 2'-4 3/8"= 18.90 ± SQ.FT

TOTAL GLASS = $18.90 \pm SQ.FT$

(3)2'-8" X 2'-4 3/8"= 18.90 ± SQ.FT

TOTAL GLASS = $18.90 \pm SQ.FT$

18.90± SQ.FT.>7.6 ± SQ.FT. = OK

18.90± SQ.FT.>15.20 ± SQ.FT. = NOT OK

16.1± SQ.FT.>7.72 ± SQ.FT. = OK



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PROPOSED FLOOR PLANS (LEVEL 0 & LEVEL 1)

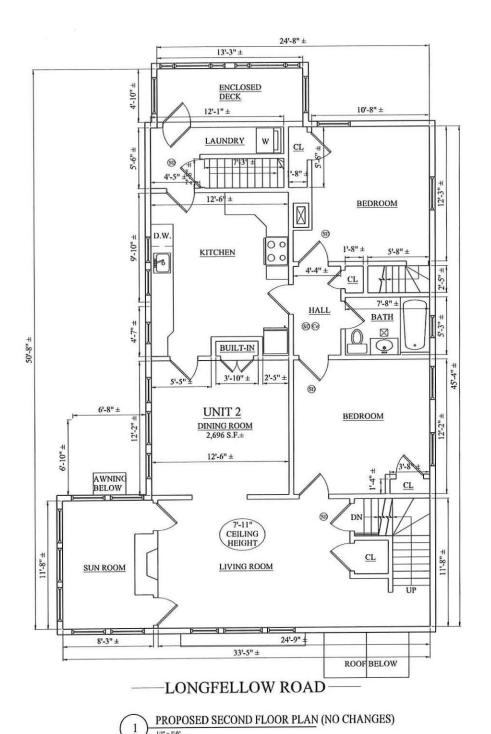
RESIDENCE RENOVATION WANG

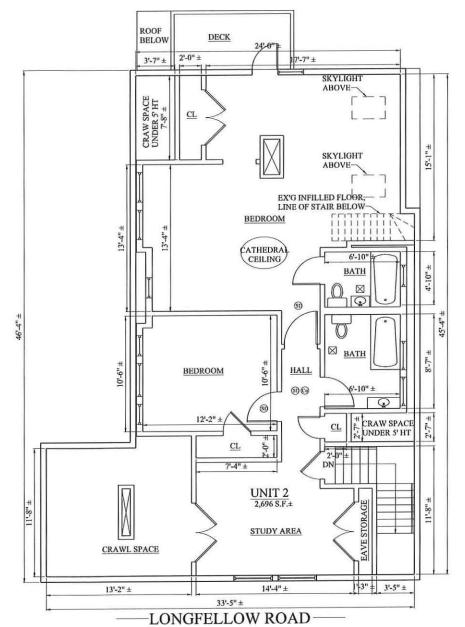
DR. HAO WANG

1 LONGFELLOW ROAD CAMBRIDGE, MA 02138

PERMITTING SET 2203.001 JUNE 22, 2022 SKA Checked by

A-105





PROPOSED THIRD FLOOR PLAN (NO CHANGES)

1/4" = 1'-49"



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PROPOSED FLOOR PLANS (LEVEL 2 & LEVEL 3)

DR. HAO WANG WANG RESIDENCE RENOVATION

1 LONGFELLOW ROAD CAMBRIDGE, MA 02138

 Project Status
 PERMITTING SET

 Project number
 2203.001

 Date
 JUNE 22, 2022

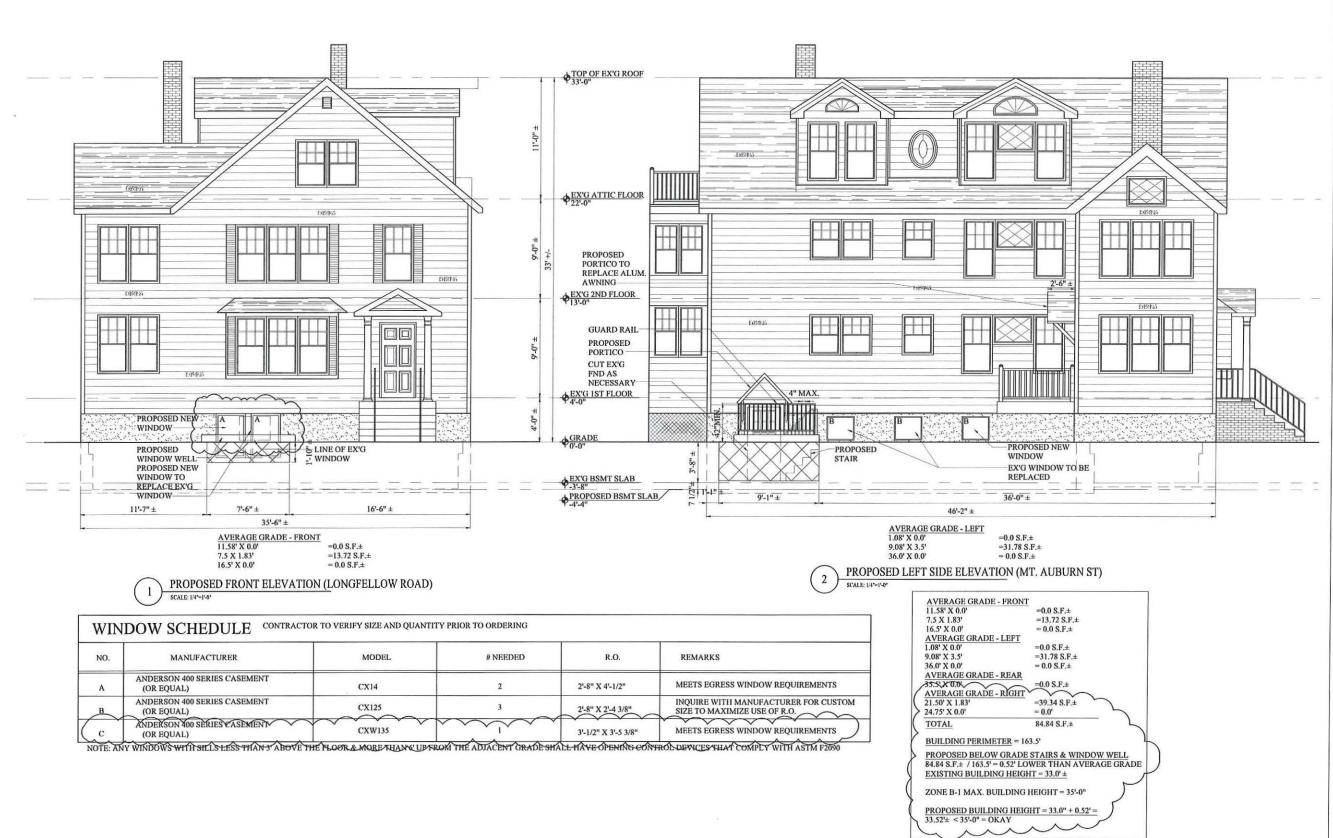
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PROPOSED ELEVATIONS (EAST & SOUTH)

WANG RESIDENCE RENOVATION DR. HAO WANG

Project Status	PERMITTING SET
Project number	2203.001
Date	JUNE 22, 2022
Drawn by	SKA
Checked by	SKA

1 LONGFELLOW ROAD CAMBRIDGE, MA 02138

A-107

PROPOSED REAR ELEVATION



PROPOSED RIGHT ELEVATION



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PROPOSED ELEVATIONS (WEST & NORTH)

DR. HAO WANG WANG RESIDENCE RENOVATION

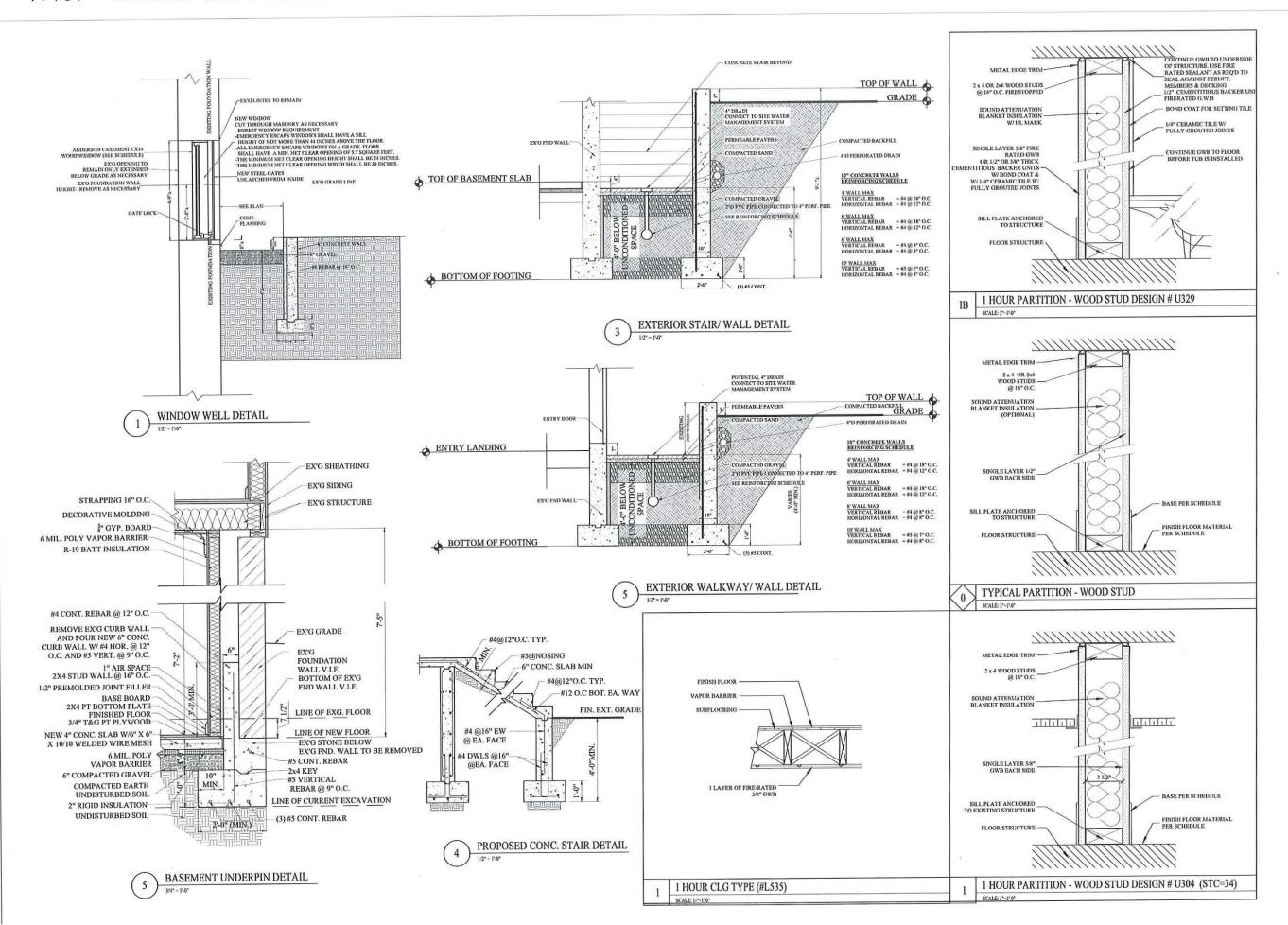
Project Status	PERMITTING SE
Project number	2203.00
Date	JUNE 22, 2022
Drawn by	SKA
Checked by	SKA

1 LONGFELLOW ROAD CAMBRIDGE, MA 02138

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SAM KACHMAR ARCHITECTS

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CONSTRUCTION DETAILS

RESIDENCE RENOVATION HAO WANG WANG DR.

LONGFELLOW ROAD AMBRIDGE, MA 02138

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PERMITTING SET 2203.001 Project number JUNE 22, 2022 Drawn by SKA Checked by SKA

162489

From:

Tom Schaub <schaub.t@gmail.com>

Sent:

Sunday, June 26, 2022 1:25 PM

To:

Pacheco, Maria

Cc:

Hill Fleet; Pries Rebecca; Guinta John and Jocelyn

Subject:

Re: This absentee landlord Hao

He tried to buy and commercialize the home of my 99 year old neighbor.

Has anyone seen this guy? Aside from his slumlord residents?

> On Jun 26, 2022, at 12:58, Tom Schaub <schaub.t@gmail.com> wrote:

>

> Who pretends to live here, wishes to commercialize a calm residential street. One of the few remaining in Cambridge.

>

> From a distance, are you looking only at tax dollars?

From:

Carlos Neu <carlosneu1942@gmail.com>

Sent:

Sunday, June 26, 2022 2:19 PM

To:

Pacheco, Maria

Cc: Subject: Judi Neu Case # 162489

Case # 162489 1-3 Longfellow Road Hao Wang, owner

June 27, 2022

We are writing as neighbors in regard to Hao Wang's special permit request for an Accessory Unit at 1 – 3 Longfellow Road (case #162489). We have lived at 14 Longfellow Road since 1970.

We are writing after reviewing the SKA Architects Permitting Set drawings of June 22, 2022 submitted to the BZA for the 6/30/22 hearing. We support Hao Wang's request for a Special Permit for one Accessory Unit with the following conditions:

- 1. The Accessory Unit should have its primary access/entrance on the Mount Auburn Street side of the property to minimize the additional impact on Longfellow Road. The door on the Hester side should not be used as a primary entrance to the Accessory Unit.
- 2. The doorway on the Hester side of the property should remain unchanged in location and the door entrance sill level also unchanged.
- 3. We especially support improvements to the house including painting, repairs to the front stairs, and landscaping.

We appreciate your attention to these conditions in regard to Hao Wang's special permit request for 1 – 3 Longfellow Road.

Sincerely,

Carlos and Judi Neu 14 Longfellow Road Cambridge MA 02138

Carlos Neu Sent from my iPad

Pacheco, Maria

From:

Fleet Hill <fleethill@gmail.com>

Sent:

Monday, June 27, 2022 11:32 AM

To:

Pacheco, Maria

Cc:

Hao Wang; Ian@kachmardesign.com; Walter Popper

Subject:

Case #162489

To the BZA regarding case #162489

We are writing to support the revised Special Permit application submitted by Dr. Hao Wang for an accessory unit at his 1-3 Longfellow Road property, as shown in the 06/22/2022 permitting plans submitted by SKA Architects.

We are pleased that Dr Wang has incorporated both neighborhood input and all relevant BZA feedback in the current proposal for a single accessory use unit. We request that front step replacement, exterior painting and upgraded landscaping be included as conditions of the special permit.

We, Dorothy Fleet Hill and Walter J Popper, reside at 22 Longfellow Road. We have owned our two family home here since the early 80's. Thank you for your attention.

Sincerely,

Dorothy F. Hill Walter J Popper

fleethill@gmail.com

22 Longfellow Road Cambridge, MA 02138 617 388-4587 m

Pacheco, Maria

From:

Rebecca Pries <rebeccakpries@gmail.com>

Sent:

Monday, June 27, 2022 12:46 PM

To:

Pacheco, Maria

Subject:

Letter regarding 1 Longfellow Case #162489

Attachments:

2022 6.27 letter to BZA.docx

Good Afternoon, Maria,

Attached below is the letter my husband Weldon and I have written for the June 30 hearing regarding Hao Wang's special permit request #162489. Please include it in the letters submitted regarding this matter.

Thank you, Rebecca Pries 10 Longfellow Rd, Cambridge, MA 02138 Case # 162489 1-3 Longfellow Road Hao Wang, owner

June 27, 2022

We are writing as an abutter-to-abutter in regard to Hao Wang's special permit request for an Accessory Unit at 1-3 Longfellow Road (case #162489). We have lived at 10 Longfellow Road since 1973.

We are writing after reviewing the SKA Architects Permitting Set drawings of June 22, 2022 submitted to the BZA for the 6/30/22 hearing.

We support Hao Wang's request for a Special Permit for one Accessory Unit with the following conditions:

- 1. The Accessory Unit should have its primary access/entrance on the Mt. Auburn St. side of the property to minimize the additional impact on Longfellow Road. The door on the Hester side should not be used as a primary entrance to the Accessory Unit.
- 2. The doorway on the Hester side of the property should remain unchanged in location and the door entrance sill level also unchanged.
- 3. We especially support improvements to the house including painting, repairs to the front stairs, and landscaping.

We appreciate your attention to these conditions in regard to Hao Wang's special permit request for 1-3 Longfellow Road.

Sincerely yours,

Weldon and Rebecca Pries 10 Longfellow Road Cambridge, MA 02138

Hao Wang emails:

Our concern with Hao Wang's special permit request is twofold—1) the possibility that the design perpetuates the possibility of a second basement rental/sublet unit (we support only one Accessory Unit) and 2) the lack of design clarity about proposed changes to the 7 Longfellow Road side of the house (aka Hester side).

Email from Hao Wang on 4/7/22 regarding the proposed "updated site plot by Peter Nolan & Associates."

On Thu, Apr 7, 2022 at 8:45 AM Hao Wang < dr.hao.wang@gmail.com> wrote: The updated site plot by Peter Nolan & Associates is dated April 6, 2022. There is no retention wall or stairs facing 7 Longfellow Rd. This renovation project does not alter the current curb line or the Hester fence.

The drawings have been submitted to BZA.

Thank you for working with me on this.

Best.

Hao

Email from Hao Wang on 4/5/22 regarding the SKA proposed architectural plan.

- > On Apr 5, 2022, at 4:01 PM, Hao Wang < dr.hao.wang@gmail.com > wrote:
- > Good afternoon, Weldon,
- > I want to share the updated drawing based on our last communications.
- > 1. the dimensions of the window wells facing 7 Longfellow Rd are on the drawing;
- > 2. we use metal grates for the window wells to continue the walkway from the front to the rear of my property;
- > 3. now that the design is near-final, my architect will work with Peter Nolan & Associates to update the site plot, remove the double-staircase door well and retention walls, and mark the site plot with the two small windows.

> I believe this version of the drawings satisfies our requirements. Please review and let me know if I have missed anything. Otherwise, I will submit it to BZA by EOD this Friday.

Pacheco, Maria

From:

John Giunta <junta1@comcast.net>

Sent: To: Monday, June 27, 2022 2:17 PM

o: Subject: Pacheco, Maria Case # 162489

Case# 162489 1-3 Longfellow Road Hao Wang, owner

27 June 2022

To: Cambridge Board of Zoning Appeal

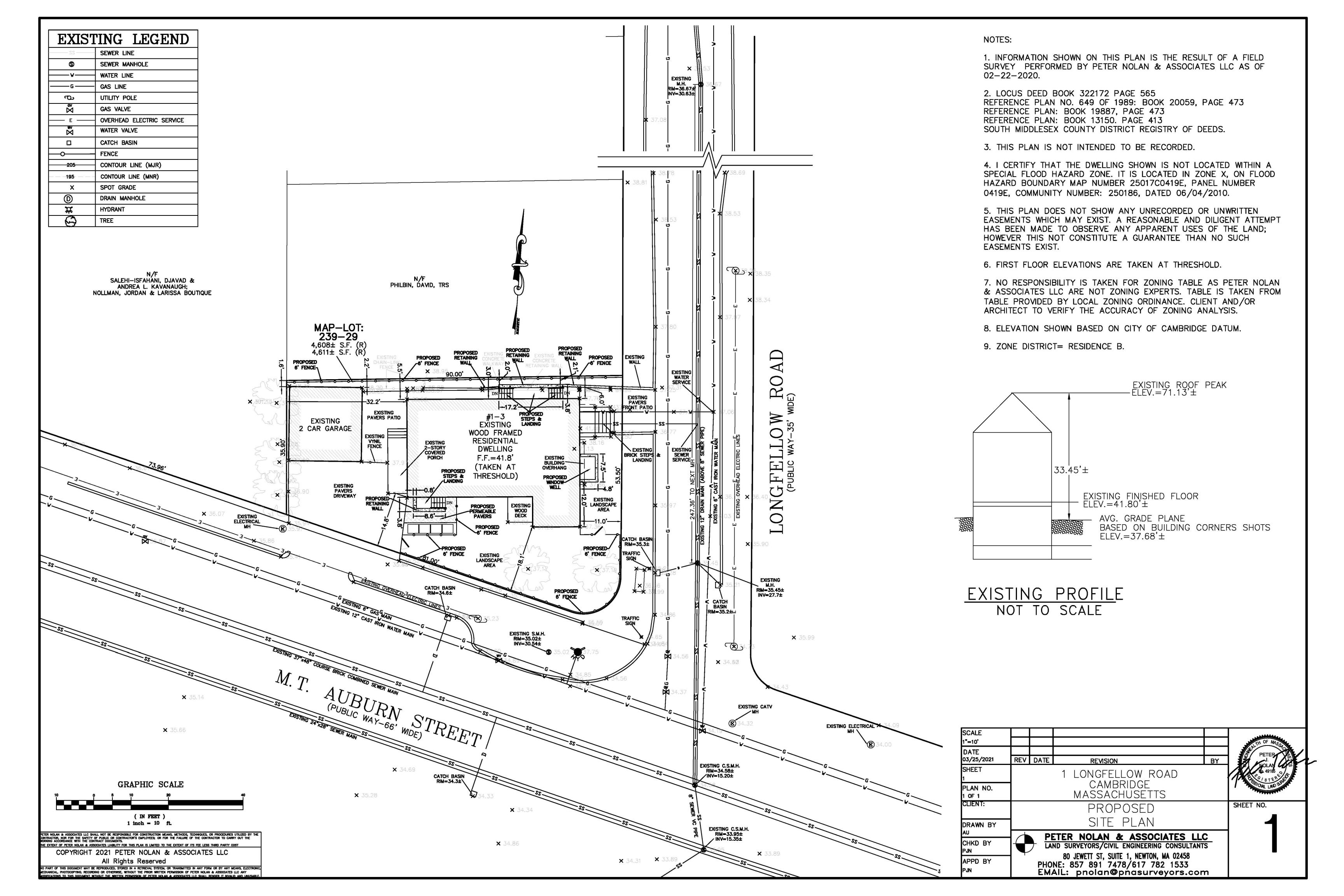
We, Jocelyn and John Giunta, reside at 15-17 Longfellow Road. Jocelyn was born at this address in 1939 and has a long history of the parameters of this road. She remembers that this neighborhood was one of two family houses only, not rented out to four separate individuals as Dr. Wang has done. His spaces in the current basement have been occupied despite what he alleges. Moreover, some of his "tenants" have been a young crowd having loud parties with beer cans left on the street. She also remembers having played in the yard of the Hester's house when she was a kid and that the property line is exactly the same today as it was then.

Also, Dr. Wang appears to be an absent landlord since we see his car with New York plates only occasionally on a weekend. And we understand he works for the state of New York.

John has lived here since 1962 and also agrees with Jocelyn's observations.

We have seen the new response by our neighbors Carlos and Judi Neu of 14 Longfellow Road and agree with their response, choosing not to repeat the same things here.

Jocelyn and John Giunta 15-17 Longfellow Road Cambridge, MA 02138



Case # 162489 1-3 Longfellow Road Hao Wang, owner

I am writing as an abutter regarding Hao Wang's special permit request for an Accessory Unit at 1-3 Longfellow Road (case #162489).

We moved to 6-8 Longfellow Road in July 2021. What attracted us to the neighborhood is the quiet and safe environment, the beautiful design of a dead-end street with all 2-unit houses mostly occupied by long term residents (and owners). In order to maintain the quietness and close-knit community feel on the street, I would support Hao Wang's request for a Special Permit for one Accessory Unit with the following conditions:

- 1. The Accessory Unit should have its primary access/entrance on the Mt. Auburn St. side of the property to minimize the additional impact on Longfellow Road. The door on the Hester side should not be used as a primary entrance to the Accessory Unit.
- 2. The doorway on the Hester side of the property should remain unchanged in location and the door entrance sill level also unchanged.
- 3. I support improvements to the house including painting, repairs to the front stairs, and landscaping.

I appreciate your attention to these conditions in regard to Hao Wang's special permit request for 1-3 Longfellow Road.

Sincerely yours,

Ying Tian 6-8 Longfellow Road Cambridge, MA 02138

Pacheco, Maria

From: Muireann Glenmullen <mglenmullen.dublon@gmail.com>

Sent: Tuesday, April 26, 2022 9:11 AM

To:Pacheco, MariaSubject:1-3 Longfellow Road

Dear Zoning Board,

It has been distressing for the neighbors of 1-3 Longfellow Road that revised architectural drawings have not been made available even upon visiting the office of the new (second) commissioned architect. The project has been mired in unclear communication with disparity between what has been stated verbally and what appears later in drawings. Clarification in every detail ought be required before any proposal is considered.

Regards,

Muireann Glenmullen abutter of abutter Sent from my iPhone The Mary Hester Revocable Trust
David Philbin, Trustee
5-7 Longfellow Road
Cambridge, MA 02138

Board of Zoning Appeal 831 Massachusetts Avenue Cambridge, MA 02139 April 28, 2022

RE: 1 Longfellow Road BZA Case No. 162489

Dear Board of Zoning Appeal Members:

As Trustee of the abutting property at 5-7 Longfellow Road, I have been in conversation with Dr. Wang about his application for a Special Permit to authorize the creation of an accessory apartment in the basement of his property.

My concerns have been focused on the impact that such a use will have on Dr. Mary Hester, who is 96 years old and has lived in her home at 5-7 Longfellow Road for more than 50 years.

The Wang property does not conform to the Residence B side yard setback requirement, thus any amount of increased activity on that side of the house has the potential to be disruptive.

After an extended discussion with Dr. Wang I have informed him that I am prepared to support his application subject to the following conditions,

- 1. In accordance with the requirements of the Ordinance there only be one accessory apartment and that it not exceed 900 sf in size.
- 2. That the entrance to the apartment be on the Mt Auburn Street side of the property.
- 3. That there be no increase or enlargement of any doors or openings on the nonconforming wall facing the Hester property.
- 4. That the size of the existing walkway on the Hester side of the property not be expanded.

I have informed Dr. Wang that I am willing to offer this support to the Board based on his assurance that he will not relocate the existing fence or retaining wall between the two properties, as long as Dr. Hester continues to live at the property, without mutual agreement between us and that he will maintain or enhance landscaping between the property that will serve as a screen.

I would request that if the Board of Zoning Appeals grants Dr. Wang's Special Permit application that the conditions enumerated above be made a condition of the decision.

Very truly yours,

David Philbin, Trustee

Cc: James J. Rafferty, Esq.

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BRENDAN SULLIVAN: Thank you.
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16
     (6:30 p.m.)
     Sitting Members: Constantine Alexander, Brendan Sullivan,
17
                       Jim Monteverde, Laura Wernick, Wendy
18
                       Leiserson, and Slater W. Anderson
19
                    BRENDAN SULLIVAN: The Board will now hear
20
    Case No. 156403 -- I'm sorry, the Board will hear Case No.
21
    162489, Longfellow Road.
22
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SAM KACHMAR: Mr. Chairman, can -- I'm Sam Kachmar
here from SKA with my client, Hao Wang. Would it be okay to
just dive into the presentation?

BRENDAN SULLIVAN: Go ahead.

SAM KACHMAR: Thank you Members of the Board. My name is Sam Kachmar. I'm here tonight with Ian Masters on behalf of our client, Dr. Hao Wang.

We're pursuing a special permit for construction of two window wells within the side yard setback and the creation of a lower-level EDU that will have main access from Mount Auburn Street at 1 Longfellow Road.

SKA has worked with Hao to find common ground with his neighbors and worked together to reach a compromise. We circulated plans with Hao and his neighbors over the week of April 2, 2022 and have made multiple revisions through the week of April 6 in response to neighborhood feedback.

Upon speaking with new counsel for some of the abutters, we requested a continuance on April 14 and are here tonight to seek relief under Article 5 and Article 8 of the zoning ordinance for this project.

We met with some of the abutting neighbors, Weldon Pries and Carlos Neu on April 21 and made some adjustments

to the drawings after that meeting in an effort to work together with the neighborhood, and spoke over the phone and via e-mail with new counsel on April 14, and again today on April 28.

I think we've come to agreement compromise with all of the neighbors. And Olivia, if you could bring up the drawings, I'll just run through those changes really quick.

Here on the first slide, you can see photographs of the property from both Mount Auburn Street and Longfellow Road.

Next slide, please?

Here on this slide you can see the existing floor plan to a Level 0 and Level 1. Note on the right-hand side of Level 0 there are not any window wells in the existing plan.

Next slide, please?

On this slide you can see existing floor plans for Level 2 and Level 3. There is no work being completed on these levels.

Next slide, please?

And on this slide, you can see the existing elevations for the east and the south side of the house.

Next slide?

On this slide, you can see the existing west and north elevations of the home.

Next slide, please?

On this sheet, you can see the proposed floor plan at the Level 0 and the Level 1. On the right-hand side on Level 0, you can see where we're seeking relief for a special permit for the egress window wells. The ADU is labeled as Unit 2 on the lower level, and is below 19 square feet.

Next slide, please?

On this slide, you can see the proposed plans for Level 2 and Level 3. No changes to the plans on this level.

Next slide, please?

On this slide, you can see the proposed southeast elevations.

Next slide, please?

And on this slide, you can see the proposed west and north elevations, where the window wells are on the right-hand side, dotted and labeled there.

Next slide, please?

And here you can see some of the construction

Page 31

1 details highlighting those things from the plans. And I 2 know when I went off the survey in photos where it's not as 3 good. Next slide, please? 4 5 And then the survey is here, showing where 6 we're five-foot-six away from the property line, the 7 abutting neighbor on Longfellow, and six foot over the other 8 side. So that's where we're within the side yard setback. 9 And then after that there's a series of photos 10 that I'm happy to go through if it makes sense for the 11 board. But mostly, those are just for general use and 12 context. 13 BRENDAN SULLIVAN: So the latest drawing we have -- submittal -- the permit set April 25? 14 15 SAM KACHMAR: Yep. 16 BRENDAN SULLIVAN: All of those changes reflected 17 in these documents? 18 SAM KACHMAR: That is correct, Mr. Chair. 19 BRENDAN SULLIVAN: I've gone through and read all 20 of the correspondence -- lengthy correspondence, access last 21 year on this. And let me walk you through my thoughts on 22 this.

1 SAM KACHMAR: Yeah, it's a lengthy file. 2 BRENDAN SULLIVAN: Is that there is habitable 3 space that was created in the basement. Yes? 4 SAM KACHMAR: Yes. 5 BRENDAN SULLIVAN: Okay. Was that habitable space 6 ever permitted? 7 SAM KACHMAR: I don't know the answer to that, Mr. 8 Chair. As far as I know, it's an existing condition. 9 don't know if it was created 50 years ago, five years ago, 10 you know, 80 years ago. I don't know when that came into 11 existence. 12 BRENDAN SULLIVAN: But I think what we're being asked two things is to allow for access into the basement --13 14 obviously window wells, because there's going to be bedrooms 15 down there, and it's required by code and obviously exit. 16 What we're being asked also is to legalize the creation of 17 livable space down in the basement. 18 I think part of this proposal, or part of the 19 permitting that Dr. Wang is asking for the city is to allow 20 him to excavate the basement to bring the head height up to 21 seven-foot-two.

SAM KACHMAR: Correct.

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BRENDAN SULLIVAN: Am I correct with that? Okay. The only permit that was ever taken out on the property was taken out on June 29, 2010. And the work was to do work in the first-floor apartment. It was to remove and replace walls and fixtures in the existing first-floor bathroom. And that's the only permit that was to be taken out. So all the work that has been done in the basement has been done without a permit.

Now, the history of the property, from what I understand, is that Dr. Wang, you, and another professor owned -- he owned the first floor of the unit, you owned the second and third floor.

At some point, when you assumed -- well, probably when both of you owned it -- the basement was renovated into a livable space, because he had a relative living there, and you had a relative living there. Is that correct?

SAM KACHMAR: Yes.

BRENDAN SULLIVAN: Okay. And yet none of that work was ever permitted? It was never legalized? So what you're asking us to do tonight is to legalize what has been done, and also to bring it up to code-compliance, in order to allow it to be continually done?

1 SAM K

SAM KACHMAR: Yes.

BRENDAN SULLIVAN: All right. So what I've asked -- what I did is a little bit of an exercise when I see that somebody is trying to utilize every square inch of the building, and so assume that the basement is not there, that the units or the facilities of the basement are not there, because they're not there legally.

So in the first floor, we have two bedrooms. And what you're proposing is basically a third bedroom, existing first floor and one in the basement?

SAM KACHMAR: Correct.

BRENDAN SULLIVAN: And on the Unit #2, which is on the second floor, there are two bedrooms. And on the third floor, there are actually three bedrooms. There's two bedrooms that are noted as the same, but that are a study. The study looks like a bedroom, can be used as a bedroom — to me, that's a bedroom.

So you're asking for three bedrooms for the second-floor unit, and then down on the basement, and then on the basement you're asking for another two bedrooms, correct?

HAO WANG: Speaking for Unit #2, I'm only asking

Page 35

1 for one bedroom. 2 BRENDAN SULLIVAN: One bedroom and one office? 3 HAO WANG: Yes. BRENDAN SULLIVAN: Okay. The existing bathrooms 4 5 for the first-floor unit you're asking for there are two, 6 one existing and one in the basement. 7 HAO WANG: Correct. 8 BRENDAN SULLIVAN: Unit #2, you have two 9 bathrooms, and then you're asking for another one in the 10 basement. So that would be three? 11 HAO WANG: Correct. I just want to make a note, 12 Mr. Chairman. The third classroom in the basement was 13 permitted around 2003 by Peterson Plumbing. BRENDAN SULLIVAN: So in a typical two-family 14 15 house, when this is all said and done, what you're proposing 16 basically is an eight-bedroom, six-bathroom house, with four 17 kitchens? There are two kitchens -- there's a kitchen on the 18 19 first floor, there's a kitchen for the second-floor unit, 20 and even though you call it a kitchenette, to me it's still 21 a kitchen.

The only thing that's missing as far as the City

22

is concerned would be a stove. But you don't really need a stove in order to function now. People use microwaves.

They use all kinds of devices to cook them in, their meal.

To me, this is just terribly overcrowding of that structure, and it's an attempt to, I think, monetize every square inch of it.

And I don't understand the issue that, you know, you claim that you live there. Apparently, the second-floor unit is vacant now. I don't know if it's for the purposes of this hearing, but it had always been rented in the past. There's communication from the neighbors attesting to that. You have the first floor rented.

And then I don't understand the issue of a continuing having a space for the Unit #2, how is that accessible? Only through the outside of the structure?

HAO WANG: If I understand the Chairman's question correctly, you know our architect --

BRENDAN SULLIVAN: Why, why, if you've got Unit #2 with all of the space up there, the second floor and third floor, the number of bedrooms and number of bathrooms, why do you need more space in the basement for Unit #2?

HAO WANG: Well, okay.

BRENDAN SULLIVAN: Other than to rent it out or to allow more individuals to live in the building, which to me is, you know, overcrowding?

HAO WANG: If I may, Chairman. The -- I have been -- I know that my neighbor and I come from a diverse background. And I have always been very proud in the years that I did go overseas to rent out my unit to Harvard students.

And I'm still -- I'm not regretting that I supported their life when they came to the school, my former alma mater. And I continue wanting to do so.

I mean, the City of Cambridge advocates affordable housing. We passed that provision. That's why I am doing this provision, is that I'd like to create this minimal summer footprint and carbon footprint to create affordable housing for students.

And I do want to amend with that the second-floor unit is not empty, I live there. Wait a minute, excuse me, Councillor, wait a minute, do you live there or do you live in New York?

HAO WANG: I live there.

CONSTANTINE ALEXANDER: How often -- how many days

a month are you there?

HAO WANG: I am there almost every weekend.

BRENDAN SULLIVAN: Every what?

HAO WANG: I go out for -- this is a diverse lifestyle coming into play. I am a consultant, and as any consultant center -- I used to work for a center we fly to our client in the morning, Monday, we fly back to home in the evening Thursday. That's been years of my lifestyle. I'm a very private citizen. When I get back, I stay at my home. People don't see it. And they don't see me.

And I have 30,000 miles of milage on my card to prove in the last two years during the pandemic I commute to work and come back to Boston. I have stacks of plane tickets and train tickets.

And I don't think, you know, the Board asked me if I'm honestly presenting to you, but that's our lifestyle.

And it doesn't mean I don't live there, I live, I rent a temporary residence or apartment in Manhattan, but I only live there parttime, and --

BRENDAN SULLIVAN: Is your car registered in Massachusetts or New York?

HAO WANG: My car is registered in New York

1 because it's garaged in New York. 2 BRENDAN SULLIVAN: Thank you. Thank you. In the 3 correspondence dated January 2, 2022, going down, skipping down a little bit, "The number of units in my house is two. 4 5 It will remain a two-family home. My project does not add 6 any new units, simply to bring existing finished basement to 7 be code-compliant." 8 Then you go on, "Unit 2 is occupied by me now. In 9 the past, I have been transparent to the neighbors, as I 10 usually rent the Unit 2 to four Harvard students. I still 11 plan to do so in the future should I not reside in Unit 2 12 myself." 13 HAO WANG: Yeah. I am living there now. 14 future, if I do move away, I want to exercise the right to rent my apartment legally, according to Cambridge and 15 16 Massachusetts laws to the students in Cambridge. 17 BRENDAN SULLIVAN: But why would they need a space in the basement that they have to go outside to? 18 19 HAO WANG: Oh, the basement accessory --20 BRENDAN SULLIVAN: It's a two-floor unit. 21 HAO WANG: The basement --

BRENDAN SULLIVAN: I can't get to yes, anyhow on

22

1 this. So anyhow, that's just something to think about. I'm 2 not going to belabor this. Let me ask any other members of 3 the Board if they have any --SAM KACHMAR: Mr. Chairman? 4 5 CONSTANTINE ALEXANDER: I for one cannot accept 6 the fact we're going to have four kitchen units in this 7 basically two-family --8 SAM KACHMAR: It's only two kitchen units. A 9 kitchen requires a stove in it, by definition. 10 CONSTANTINE ALEXANDER: I'm sorry, I couldn't hear what you just said. Can you repeat it? 11 12 SAM KACHMAR: Oh, that a kitchen is defined by 13 having a stove by the city. So as kitchenette does not 14 qualify as a kitchen. If there's no stove, there's no 15 kitchen. 16 HAO WANG: Correct. 17 BRENDAN SULLIVAN: Right. CONSTANTINE ALEXANDER: Okay. 18 BRENDAN SULLIVAN: Jim (sic), any thoughts? 19 20 CONSTANTINE ALEXANDER: No, nothing else. 21 BRENDAN SULLIVAN: Jim Monteverde? 22 JIM MONTEVERDE: I had the same concerns that you

Page 41

mentioned, Mr. Chair. My basic question was, you know, how many units are there here? They really look like there are four, not two. And it just seemed excessive.

So I wasn't -- given everything I could read from the plans and have heard, I just -- I wasn't supportive of the special permit yet. Thank you.

BRENDAN SULLIVAN: Wendy Leiserson, any questions or comments at this time?

WENDY LEISERSON: I think I just echo the questions of my colleagues and a little bit my confusion as to what's trying to be done here. I also tend to not like to legalize things done without permission in the first place, unless there's some good reason to justify it. Those are my only thoughts at the moment.

BRENDAN SULLIVAN: Okay. Slater?

SLATER ANDERSON: No I concur with most everybody.

I was confused by the plan. I thought the units were
mislabeled, because it seemed like there were four units.

So thank you.

BRENDAN SULLIVAN: Let me open it to public comment. Any members of the public who wish to speak should now click the button that says, "Participants," and then

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1 click the button that says, "Raise hand." 2 If you are calling in by phone, you can raise your 3 hand by pressing *9 and unmute or mute by pressing *6, and 4 you'll have up to three minutes in which to comment. 5 CONSTANTINE ALEXANDER: Anybody? BRENDAN SULLIVAN: There's nobody calling in. 6 7 There is quite a lot of correspondence. Somebody is calling 8 in? OLIVIA RATAY: Mm-hm. Rebecca Pries? 9 10 BRENDAN SULLIVAN: Rebecca? 11 REBECCA PRIES: Yes. Can you see me? I just 12 unmuted. 13 BRENDAN SULLIVAN: Yes, we can hear you. 14 REBECCA PRIES: Okay. So my name is Rebecca 15 I am speaking on behalf of a group of neighbors as 16 an abutter to an abutter. I've been a resident of 17 Longfellow Road for 49 years. We have worked at great length with Mr. Wang on 18 19 trying to make sense of his plans. And we've had 20 significant concerns about them. And we've had significant concerns over the time about the number of renters in his 21 22

dwelling, and the fact that he does not seem to be here very

much.

We would -- as neighbors we would like to support, you know, his request. But we have conditions that we feel are very reasonable, and would like, as the Board is saying, greater clarity on what is being proposed.

So I think that's really what I should say at this moment -- that we have real concerns that what is being attempted is to get permission for a special permit which we ask the lawyer -- the architect to label as Unit #2 being an accessory unit, but there is the unit next to it which remains with a kitchenette, and looks as though it's planned to be rented as well.

And so one of our conditions would be that they should not --

[Noise]

-- shall rent them, sorry.

BRENDAN SULLIVAN: Rebecca, does there appear to be -- how many people appear to be living in the house now?

REBECCA PRIES: There appears now to be one renter on the first floor, and we see a possible tenant on the

second and third. I -- we thought she was leaving in March,

22 but I think she's still there. Occasionally, Mr. Wang is

1 there, and we understand when he's there he is also in the 2 upper floors. Nobody is living in the basement preliminary 3 4 BRENDAN SULLIVAN: Okay. 5 REBECCA PRIES: -- to our knowledge. 6 BRENDAN SULLIVAN: When was the last time you saw 7 anybody using the basement? Say as a -- for overnight or --8 REBECCA PRIES: I would need to say that's months 9 ago. 10 BRENDAN SULLIVAN: Okay. Okay. All right. 11 Anything else to add? 12 REBECCA PRIES: Not at this time. Thank you very 13 much. BRENDAN SULLIVAN: Okay. Thank you for calling 14 15 There is also correspondence -- again, Mr. Wang it 16 appears to be all of the neighbors -- again, Friday from 17 January 21 and you -- and your correspondents say, "I 18 informed the BZA I wanted to apply for a special permit for 19 accessory use for the basement living space due to this 20 The accessory use will clarify the purpose of the 21 newly-renovated basement spaces. This special permit will

require me to live in my house as the owner."

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BRENDAN SULLIVAN: And again, going through the correspondence and the dialogue, there appears to be an awful lot of misspeak. So I fully understand when Rebecca calls in and says that the neighbors are confused and just need some clarity as to exactly what's going on, what your intentions are.

And, you know, the past history has not been great. And I don't mean to --

HAO WANG: Yes. Thank you.

BRENDAN SULLIVAN: -- editorialize a little bit here, but I'm not sure if you've been a very good steward of the property --

HAO WANG: Mm-hm.

BRENDAN SULLIVAN: -- in going through the amount of correspondence from the neighbors, and how lovely the street is and how well they have maintained their properties.

And I get the distinct feeling that you have really used the house to monetize it to the extent that you possibly can. And are now trying to -- coming in asking for forgiveness instead of permission beforehand.

HAO WANG: Yeah. Thank you, Chairman. I hear all

that. I wanted to tell my side of the story, right? So yes, the drawing is somewhat congested, somewhat. The Unit #1 basement portion was not done by me. It was done by my previous neighbor.

When he passed away, I purchased the unit, so the unit kitchenette, the bathroom and that room in the basement were purchased by me, and it was inherited from its previous owner.

On the Unit #2 side of the basement, like I said, in about 2003, a permit was pulled by Peterson Plumbing from the City of Cambridge to do that legally. At that time, I did not -- I acknowledged my lack of knowledge then, did not know the regulations around other parts of the basement. So we did create partisan walls and installed lights.

So that's really the history. Again, I don't want to say right or wrong. You know, if there's mistakes, it's probably by me without knowing enough. Over the years, Unit #1, and Unit #2 when you asked my neighbor when they see a person living in the basement, I actually can tell you with record that in the last five years, none of the -- there's nobody living down there.

Because every lease that I gave out to my tenants,

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usually Harvard students, there's a clause saying that the basement is not permitted to use, it's not legal to live in. So that's a risk as a landlord and Management. And I have all that record, if you so wanted to see.

Now, with all these establishments, with me moving back to Cambridge about two or three years ago, I started, you know, I just continued renting the third and second floor.

The lady that Rebecca mentioned earlier is the last one, and her lease is ending soon, and it will be -the entire building a couple of months from now will be only two people living there: Me on the second and third floor, and the first floor there's a gentleman that I rent out to.

And I do want to renovate this basement, because it is almost there.

And I read about the Barrett Petition, and I read about the Cambridge needs for affordable housing, with very minimal carbon footprint, and it is a very efficient way.

That's why you created accessory use, the ordinance for us to leverage to create more space for people to live in.

I know that I'm at odds sometimes with my neighbor that I allowed young people like my son's age -- I mean they

are Harvard students -- I moved to Cambridge 20, 30 years ago as a young kid. I wanted to rent a place to study.

And I want -- I still want to offer that. It's not illegal that a landlord wants a space to rent to young people. I mean, if they created noise, they violated the law, I'm being fined, and I will regulate.

But please allow me, given the building right now is planned for only two adults living in that building, because we want to keep the unit upstairs stand-alone, and let us finish the last step of the basement.

The statute of units by its definition is that I have to live upstairs in order to rent downstairs. That reason is not that I misspoke, it's that I explained to the neighbor by law in order -- even if in order for me to rent the basement unit out, I need to live there myself upstairs.

So I still think it's worth the cost. I do feel that when I was away for several years overseas, the house maintenance was not great. I mean, I did apologize to my neighbors when I came back, and I plan to do all that. And I will -- now that I live here, I will do all that. And any use of my space, new and old, will be according to Massachusetts law and the ordinance. I'm not going to do

1 anything illegal. BRENDAN SULLIVAN: You just mentioned that the 2 3 Professor Zivenko (phonetic)? 4 HAO WANG: Yes. 5 BRENDAN SULLIVAN: Zivenko, is that who it is? 6 HAO WANG: Yes, yes. 7 BRENDAN SULLIVAN: Yes. That he did over his part 8 of the basement. Is that correct? 9 HAO WANG: Yes. 10 BRENDAN SULLIVAN: Yeah. But you did it 11 concurrently? You did it at the same time, did you not? I did not. Probably not the same time, 12 HAO WANG: 13 but both of them I did about 20 years ago. And I pulled the 14 permit for the basement -- for the bathroom. Had I known 15 better, I would put a full permit. 16 BRENDAN SULLIVAN: There was no permit for a 17 basement. 18 HAO WANG: And for the bathroom. 19 BRENDAN SULLIVAN: There was no permit. The only 20 permit that is on record in the Building Department is the one that I just read out for the first-floor bathroom, 21 22 correspondence dated November 24 to Marissa and Jordan.

In that correspondence, in the early 2000s, "We 1 2 both finished out our basements with a bathroom and living storage area." And in 2011, you purchased the Professor's 3 4 unit and became 100 percent owner --5 HAO WANG: Yes. 6 BRENDAN SULLIVAN: -- of 13 Longfellow Road. 7 don't want to keep belaboring the point here, but I would 8 not support the granting of the variance and special permit, as per the application, in the current form. 9 10 I would entertain accessory use to the basement 11 for Unit #1, but not for Unit #2, and not in the configuration that it is in. That's where I am on this. 12 13 CONSTANTINE ALEXANDER: Those are my sentiments. 14 SAM KACHMAR: May I ask a question? 15 BRENDAN SULLIVAN: Yes. 16 SAM KACHMAR: We're discussing correspondence from 17 a variance application, create? BRENDAN SULLIVAN: I'm sorry? 18 19 SAM KACHMAR: We're discussing correspondence from 20 November of 2021 and January of 2022 that is -- pertains to a variance application, correct? 21 22 BRENDAN SULLIVAN: Sam, I'm referring to as

1 correspondence that Mr. Wang had with his neighbors 2 regarding the property. SAM KACHMAR: That is --3 BRENDAN SULLIVAN: May be in the file for the 4 variance application, but it's also in the file here for the 5 6 special permit. 7 SAM KACHMAR: Okay. I didn't know if --8 BRENDAN SULLIVAN: Let me answer the question. 9 What I'm trying to determine here and come to is a code of 10 conduct that has been going on in the property for many, many years. And the concerns of the neighbors. 11 12 I'm trying to address those concerns of the 13 neighbors. And that the work that was done there was done without permit. It was not legally done. 14 15 SAM KACHMAR: Understood. BRENDAN SULLIVAN: Whether it was in the other 16 17 file or this file, it's in the file. 18 HAO WANG: It's actually --19 BRENDAN SULLIVAN: No. Sorry to interrupt. I was 20 -- Mr. Alexander, you were commenting? CONSTANTINE ALEXANDER: No, I just was speaking to 21 22 in support of what you said as well, I would not -- I could

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1
     not see any second unit in the basement. I'm open to a
     basement unit and accessory apartment, but not two.
 2
               This is -- this is a mess, frankly, this property,
 3
     in terms of how it has been occupied, and then your dealings
 4
 5
     with the neighbors, and this is not what I want to promote
 6
     and really exacerbate what's there now. And I think you're
 7
     overloading the building. And I'm very suspicious -- I have
 8
     my private views as to what you're doing. I don't want to
     further them. Period. I'm not in favor.
 9
10
               BRENDAN SULLIVAN: Jim Monteverde, any comments at
     this time?
11
               JIM MONTEVERDE: No.
12
                                     I think I spoke before.
13
               BRENDAN SULLIVAN: Wendy, any other additional
14
     comments?
15
               WENDY LEISERSON:
                                 No.
16
               BRENDAN SULLIVAN: Slater, anything additional?
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               SLATER ANDERSON: Nothing additional, thank you.
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               BRENDAN SULLIVAN: All right. Are we ready for a
19
    motion?
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              CONSTANTINE ALEXANDER:
                                       I'm ready.
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               SAM KACHMAR: Mr. Chair, could we possibly request
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    a continuance on this?
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BRENDAN SULLIVAN: And the purpose of the continuance would be for?

SAM KACHMAR: Perhaps to redesign the layout of the basement, pending my client's agreement on that?

BRENDAN SULLIVAN: I will give you the courtesy of that, sure. And if you want to consider the comments of the Board -- and also, I would let you have Sam gone through all of the correspondence urge you to do that. Also to have correspondence with the neighbors -- Rebecca, who called in tonight, and come back to us with a final plan.

SAM KACHMAR: Certainly. We did meet with her husband in person a week ago or two weeks ago, and we made some adjustments to the grounds per that. Certainly, we understand that there may need to be more adjustments to the drawing in that case.

And the only point of clarification, which I don't think is much relevant, but Unit #2 can be accessed from the interior of the building, but just through the backs of the stairs.

BRENDAN SULLIVAN: Right.

SAM KACHMAR: You don't have to go outside to get into it, and so forth. But that might just be an irrelevant

1 point. 2 BRENDAN SULLIVAN: Right. SAM KACHMAR: Mr. Wang, do you want to take a 3 4 continuance, or would you like the Board to vote? HAO WANG: I certainly -- I also -- I have one 5 6 question, before I answer the question. Because I did hear 7 the Chairman earlier say that -- earlier saying that he 8 would like to entertain an accessory unit for Unit #1, but 9 not Unit #2. Is that something that we can work off? 10 BRENDAN SULLIVAN: I would -- I would be for an 11 accessory use, and not an accessory apartment. 12 HAO WANG: Right. Got you. 13 BRENDAN SULLIVAN: An accessory apartment. 14 HAO WANG: That's fine. I assure the Board it has 15 never been my intention to create two units in the basement. 16 I know it's hard for people to see that, but I never 17 I always wanted only one part of the basement to 18 be accessory use. So if that's -- the Board can entertain 19 it, certainly I would really appreciate the continuation. 20 BRENDAN SULLIVAN: All right. And then you can work with your architect to revise that plan. 21

HAO WANG: Correct.

22

1 CONSTANTINE ALEXANDER: Mr. Chair, I just want to 2 point out that if we continue the case, it will be a case 3 heard, obviously. I'm not available from June 9 until 4 October. And so you have to go forward, or the petitioner 5 would have to go forward with the other four Members, 6 assuming they're available. I just want to make sure 7 everyone understands that. 8 BRENDAN SULLIVAN: Olivia, if we were to continue 9 this, what is the first available date? 10 OLIVIA RATAY: June 30. BRENDAN SULLIVAN: The first available date would 11 12 be June 30, which Mr. Alexander is not present, and which 13 you could go with the four current Members. Mr. Monteverde, 14 Wendy Leiserson, and Mr. Anderson, I would; would you be 15 available, the other three Members on June 30? 16 SLATER ANDERSON: Checking my calendar. 17 BRENDAN SULLIVAN: I'm sorry? 18 SLATER ANDERSON: Yeah, I should -- Slater should 19 be available. 20 BRENDAN SULLIVAN: Okay. Wendy, are you available 21 on the thirtieth? 22 WENDY LEISERSON: I should be available.

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BRENDAN SULLIVAN: And Jim?
 1
               JIM MONTEVERDE: I will be.
 2
 3
               BRENDAN SULLIVAN:
                                  Jim, okay?
 4
               JIM MONTEVERDE: Yes, I'm sorry. I will be.
 5
               BRENDAN SULLIVAN:
                                  Yeah, okay. Now, I throw it
 6
     back to you. Does June 30 work for you?
 7
               SAM KACHMAR: I think that will work for us and
 8
     will give us some time.
               BRENDAN SULLIVAN: Yeah, okay. And Dr. Wang, June
 9
10
     30 works for you?
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               HAO WANG: Yeah.
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               BRENDAN SULLIVAN: Will you be available?
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               HAO WANG: Yeah, I thank you for the Board's
14
     patience. Thank you.
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               BRENDAN SULLIVAN: Let me make a motion, then, to
16
     continue this matter to June 30, 2022 at 6:00 p.m. on the
17
     condition that the petitioner change the posting sign to
18
     reflect the new date of June 30, 2022 and the new time of
19
     6:00 p.m.
20
              That the petitioner sign a waiver, which I think
21
    we have on file.
22
              HAO WANG:
                         I did.
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1 CONSTANTINE ALEXANDER: We must. 2 BRENDAN SULLIVAN: We would have to. 3 CONSTANTINE ALEXANDER: You must have it, Mr. 4 Chairman? Maybe it's in the file. 5 BRENDAN SULLIVAN: No, it would be in this one. 6 Wait a minute, I think I have it here. Yep. Yep. I have 7 it. Okay. The waiver is signed. That any new drawings, 8 dimensional forms, application material be in the file by 9 5:00 p.m. on the Monday prior to the June 30 hearing. 10 CONSTANTINE ALEXANDER: Did you mention the 11 drawing? 12 BRENDAN SULLIVAN: I did mention the sign. I 13 think that's it. So that -- changing the sign and any new 14 submittals in by 5:00 p.m. on the Monday prior. And we have 15 an agreement. On the motion, then, to continue this matter 16 to June 30, Mr. Alexander? 17 CONSTANTINE ALEXANDER: I vote in favor. 18 BRENDAN SULLIVAN: Jim Monteverde? 19 JIM MONTEVERDE: I vote in favor. 20 BRENDAN SULLIVAN: Wendy Leiserson? 21 [Pause] 22 Wendy? Are you on mute?

1 SLATER ANDERSON: No I think she dropped off. 2 JIM MONTEVERDE: Not there. 3 BRENDAN SULLIVAN: Slater on the motion to continue? 4 5 SLATER ANDERSON: No I'm in favor of continuance. 6 Thank you. 7 SAM KACHMAR: Thank you, Mr. Chairman. Thank you, 8 Members of the Board. 9 CONSTANTINE ALEXANDER: I'm trying to track down 10 our fifth Member, who seems to have been disconnected, to 11 get her vote. 12 SAM KACHMAR: Can any of us be deputized to? 13 BRENDAN SULLIVAN: The next matter that we're 14 going to discuss waiting for this hear, but also will be to 15 withdraw the variance application. 16 SAM KACHMAR: Well, we can't withdraw that without 17 prejudice, because that will reflect badly on the special 18 permit application. We have to leave it until it's 19 approved, if I'm not mistaken. 20 BRENDAN SULLIVAN: Two different applications, 21 Sam. 22 SAM KACHMAR: Okay.

1 CONSTANTINE ALEXANDER: We continue the second 2 Longfellow Road case until June 30 as well? Just -- you never know with the interaction and the like, and you don't 3 4 want to prejudice the petitioner. 5 SAM KACHMAR: Yeah. I'm way above my pay grade in 6 maybe making those determinations, but --7 BRENDAN SULLIVAN: We'll err on the side of 8 caution on that one. 9 CONSTANTINE ALEXANDER: Yeah. 10 SAM KACHMAR: Yep. 11 BRENDAN SULLIVAN: We've lost Wendy. 12 CONSTANTINE ALEXANDER: Having trouble keeping 13 people in tow. Just trying to track down Wendy. 14 SAM KACHMAR: Do we need her vote technically? mean, we've got --15 16 BRENDAN SULLIVAN: Well, no, but --17 CONSTANTINE ALEXANDER: No. 18 SAM KACHMAR: -- out of courtesy. 19 CONSTANTINE ALEXANDER: It should only take a few 20 minutes, I hope. One of these days, the Board will meet in 21 person, in which case we wouldn't have these problems of 22 people getting disconnected or disappearing.

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SAM KACHMAR: Is there any updates on when that
 1
 2
     might start happening again?
               CONSTANTINE ALEXANDER: I'm sorry?
 3
 4
               SAM KACHMAR: Are there any updates on what we
 5
     might get back to meeting in person?
 6
               CONSTANTINE ALEXANDER: No.
 7
               SAM KACHMAR: No.
 8
               BRENDAN SULLIVAN: We've asked.
               CONSTANTINE ALEXANDER: We've been asking.
 9
10
               SAM KACHMAR: Okay.
11
               CONSTANTINE ALEXANDER: Haven't gotten the right
12
     answer yet.
13
               SAM KACHMAR: Yep.
14
               BRENDAN SULLIVAN:
                                  Wendy?
15
               OLIVIA RATAY: She's going to call in.
16
               BRENDAN SULLIVAN: She's going to call in? Okay.
17
               OLIVIA RATAY: Here she is.
18
               CONSTANTINE ALEXANDER: She's on.
               BRENDAN SULLIVAN: Okay. Wendy, on the motion,
19
20
    then, to continue this matter to June 30?
21
              WENDY LEISERSON: Sorry for the computer
22
    malfunction. I do agree with the motion to continue this
```

1 matter to June 30. 2 [All vote YES] BRENDAN SULLIVAN: So on five affirmative votes, 3 the motion --4 5 CONSTANTINE ALEXANDER: Make sure -- there's two continued cases. There are two Longfellow cases, Longfellow 6 7 Road cases. 8 WENDY LEISERSON: Yes. 9 CONSTANTINE ALEXANDER: And they're both 10 continued. 11 WENDY LEISERSON: I agree to continue both as the 12 Longfellow Road cases. 13 BRENDAN SULLIVAN: Gus? Okay. So the special 14 permit request is continued until June 30. 15 Now, on Case No. 156403, that was the variance 16 request. And the petitioner is asking that we also continue 17 that matter. On the motion, then, to continue Case No. 18 156403, Mr. Alexander? CONSTANTINE ALEXANDER: I vote in favor. 19 BRENDAN SULLIVAN: Jim Monteverde? 20 JIM MONTEVERDE: I vote in favor. 21 BRENDAN SULLIVAN: Wendy on that matter? 22



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

placement

BZA

POSTING NOTICE – PICK UP SHEET

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

Date: Juve 13, 2027
•

Thank you, Bza Members 2/16/22, 6:03 PM about:blank



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 162489

Date: February 6, 2022

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Genera	ı ın	torm	nation
Genera			ıalıvı

The undersigned	hereby petitions t	the Board of Zoning	Appeal for the following:			
Special Permit: _	X	Variance:	Appeal:			
PETITIONER: Ha	ao Wang					
PETITIONER'S A	DDRESS: 1-3 Lo	ongfellow Road, Car	mbridge, MA 02138			
LOCATION OF P	ROPERTY: 1 Lo	ngfellow Rd , Cam	bridge, MA			
TYPE OF OCCUPANCY: Residential ZONING DISTRICT: Residence B Zone						
REASON FOR PI	ETITION:					
			ce door for safety which will lower the mean grade around the or Accessory Use of the legalized basement living area. /			
DESCRIPTION	OF PETITIONI	ER'S PROPOSAL:				
		existing door for sa for accessory unit in	Ifety in dwelling areas and also excavate basement for the basement.			
SECTIONS OF Z	ONING ORDINA	NCE CITED:				
Article: 5.000 Article: 8.000 Article: 10.000 Article: 4.000	Section: 8.22.2. Section: 10.40 (• •				
	Original		Hao Wang			
	Signature(s):	olghalure(s).	(Petitioner (s) / Owner)			
		Hao Wang				
			(Print Name)			
		Address:	1-3 Longfellow Road, Cambridge, MA 2138			
		Tel. No. E-Mail Address:	6178991199 dr.hao.wang@gmail.com			

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BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Hao Wang Present Use/Occupancy: Residential

Location: <u>1 Longfellow Rd , Cambridge, MA</u> **Zone**: <u>Residence B Zone</u>

Phone: 6178991199 Requested Use/Occupancy: Residential

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		3423	4161	2500	(max.)
LOT AREA:		4607	4607	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.715	0.715	0.50	
LOT AREA OF EACH DWELLING UNIT		2500	2500	2500	
SIZE OF LOT:	WIDTH	53.6	53.6	50	
	DEPTH	90	90	50	
SETBACKS IN FEET:	FRONT	17'	17'	15'	
	REAR	26'5"	26'5"	25'	
	LEFT SIDE	15'	15'	7'6"	
	RIGHT SIDE	<mark>5'</mark> 6"	5'6"	7'6"	
SIZE OF BUILDING:	HEIGHT	33'	33'52"	35'	
	WIDTH	45'	45'	na	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		55.4%	55.4%	40%	
NO. OF DWELLING UNITS:		2	2	2	
NO. OF PARKING SPACES:		4	4	2	
NO. OF LOADING AREAS:		na	na	na	
DISTANCE TO NEAREST BLDG. ON SAME LOT		na	nan	na	

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.:

na

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

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2/16/22, 6:03 PM about:blank

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 <u>1 Longfellow Rd</u>, <u>Cambridge</u>, <u>MA</u> (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:
 - The proposed change will not increase the FAR or the building height violation, or any other requirements of the ordinance.
- Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
 - The proposed change will only reduce the traffic to one existing basement entry. Therefore, it will not cause any congestion hazard, nor will it affect the neighborhood character.
- 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 proposed change will not deteriorate any setbacks for the abutter properties therefore it will not adversely affect the continued operation or the development of adjacent uses.
- 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:
 - The lowering of the floor by the modest amount of 4", and adding safe and code-compliant window wells and doors will not introduce any noise pollution, light pollution, adverse setbacks, or congestion. It will not increase traffics or introduce any elements to negatively affect the health, safety, and welfare of the citizens of the City including the petitioner/occupant of the proposed use.
- 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:
 - The lowering of the right-side entrance to the basement does not derogate the intent or purpose of the ordinance.

about:blank 3/3

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

Pacheco, Maria

From:

lan Masters <ian@kachmardesign.com>

Sent:

Tuesday, June 28, 2022 9:45 AM

To:

Pacheco, Maria

Cc:

Samuel Kachmar; Hao Wang RE: 1 Longfellow Rd BZA-162489

Subject: Attachments:

1Longfellow_DimensionalForm_06.28.22.pdf

Good morning Maria,

Thank you for alerting us to the discrepancy. Attached is an updated dimensional form with the correct numbers.

Please note that the Floor Area Ratio remains the same between existing and proposed conditions as we are not increasing the GFA. In the previous document we accidentally included the basement floor area in the requested GFA field. All is correct now. The only number that changes between existing and proposed is the Open Space Ratio -- We plan to add an uncovered exterior stair and two window wells, but we are still above the ordinance minimum for OSR.

Additionally, the area of the proposed accessory unit is 805.11sf. Per ADU Regulations, we are below the 900sf threshold and less than 35% of Primary Dwelling GFA.

Thank you, Maria. I appreciate you reaching out. Best, lan



Ian Masters
Project Manager, SKA
Phone 5857470544 Email: ian@kachmardesign.com
Web www.kachmardesign.com
357 Huron Ave, Cambridge MA 02138







Begin forwarded message:

From: "Pacheco, Maria" <mpacheco@cambridgema.gov>

Date: June 27, 2022 at 5:49:40 PM EDT

To: Samuel Kachmar <sam@kachmardesign.com>

Subject: 1 Longfellow Rd BZA-162489

Hi Sam,

Can you please send me a revised dimensional form for the above address? The Chair notes that the Ratio of gross floor area to lot area should be different from existing conditions to requested conditions. Additionally, he would like you to please confirm the amount of square footage for the proposed accessory unit.

Thanks,

Maria

JUNE 28, 2022 about:blank

BZA Application Form

DIMENSIONAL INFORMATION

Applicant:

Hao Wang

6178991199

Present Use/Occupancy: Residential

Location: Phone: 1 Longfellow Rd , Cambridge, MA

zone:

Zone: Residence B Zone

Requested Use/Occupancy: Residential

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLÖÖR AREA:		3423	3423	2500	(max.)
LOT AREA:		4607	4607	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA; ²		0.743	0.743	0.50	
LOT AREA OF EACH DWELLING UNIT		2500	2500	2500	
SIZE OF LOT:	WIDTH	53.6	53.6	50	
	DEPTH	90	90	50	
SETBACKS IN FEET:	FRONT	17'	17'	15'	
	REAR	26'5"	26'5"	25'	
	LEFT SIDE	15'	15'	7'6"	
	RIGHT SIDE	86"	8'6"	7'6"	
SIZE OF BUILDING:	HEIGHT	33'	33'52"	35'	
	WIDTH	45'	45'	na	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		55.4%	54.2 %	40%	
NO. OF DWELLING UNITS:		2	2	2	
NO. OF PARKING SPACES:		4	4	2	
NO. OF LOADING AREAS:		na	na	na	
DISTANCE TO NEAREST BLDG. ON SAME LOT		na	n	na	

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.:

na

- 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'.

Pacheco, Maria

From:

Muireann Glenmullen <mglenmullen.dublon@gmail.com>

Sent:

Tuesday, June 28, 2022 9:31 AM

To: Subject: Pacheco, Maria 1-3 Longfellow Road

Dear Members of the Board of Zoning Appeal,

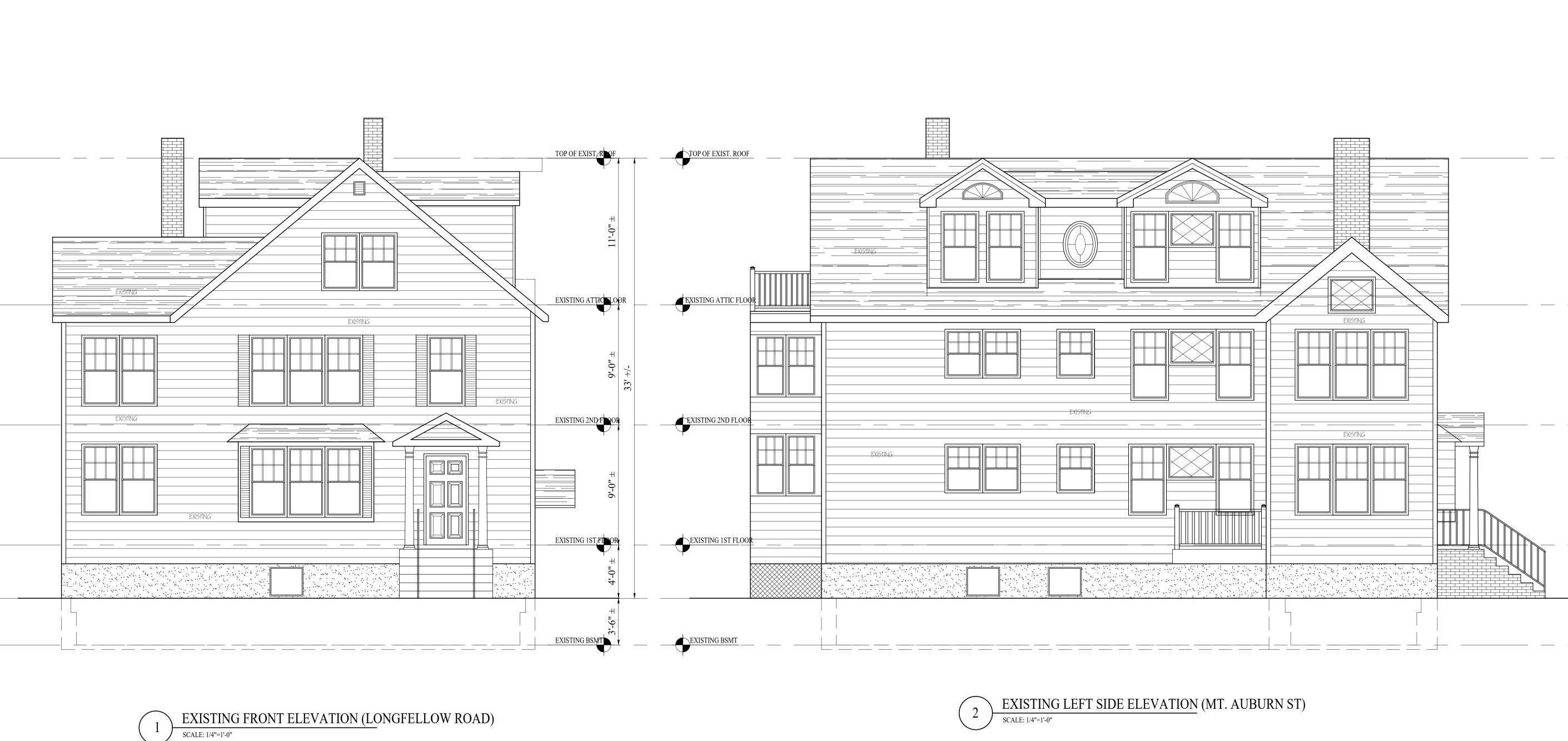
As before, I write as an abutter of an abutter to 1-3 Longfellow Road and as a friend and neighbor of Mary Hester, whose home at 5-7 Longfellow Road is next door on the right to 1-3 Longfellow Road.

The revised plans for 1-3 Longfellow continue to be of concern. There is a notable lack of dimensional detail for the right side on the latest set of drawings. Is there a sufficient setback if the proposed window wells are built? Eyeballing the space it is questionable. The application appears to lack a stamped survey that would clarify such issues. A stamped survey has been requested by neighbours multiple times without result.

Mary Hester is a 99 year-old retired Mt. Auburn Hospital physician who has lived at 5-7 Longfellow Road for over 50 years. As her neighbors and friends, we are concerned that the integrity of her property be maintained in full. Sincerely,

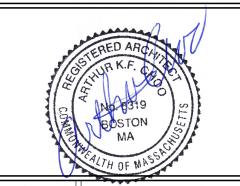
Muireann Glenmullen 4 Channing Circle

Sent from my iPhone



RENOVATION/ BASEMENT LEGALIZATION 1 LONGFELLOW ROAD CAMBRIDGE, MA





Revision Date

09-29-21 10-06-21 11-01-21 11-29-21 12-15-21 01-21-22

Project No: 2021042

Scale: AS NOTED

Date: 09-17-21

Drawn Bu: ST

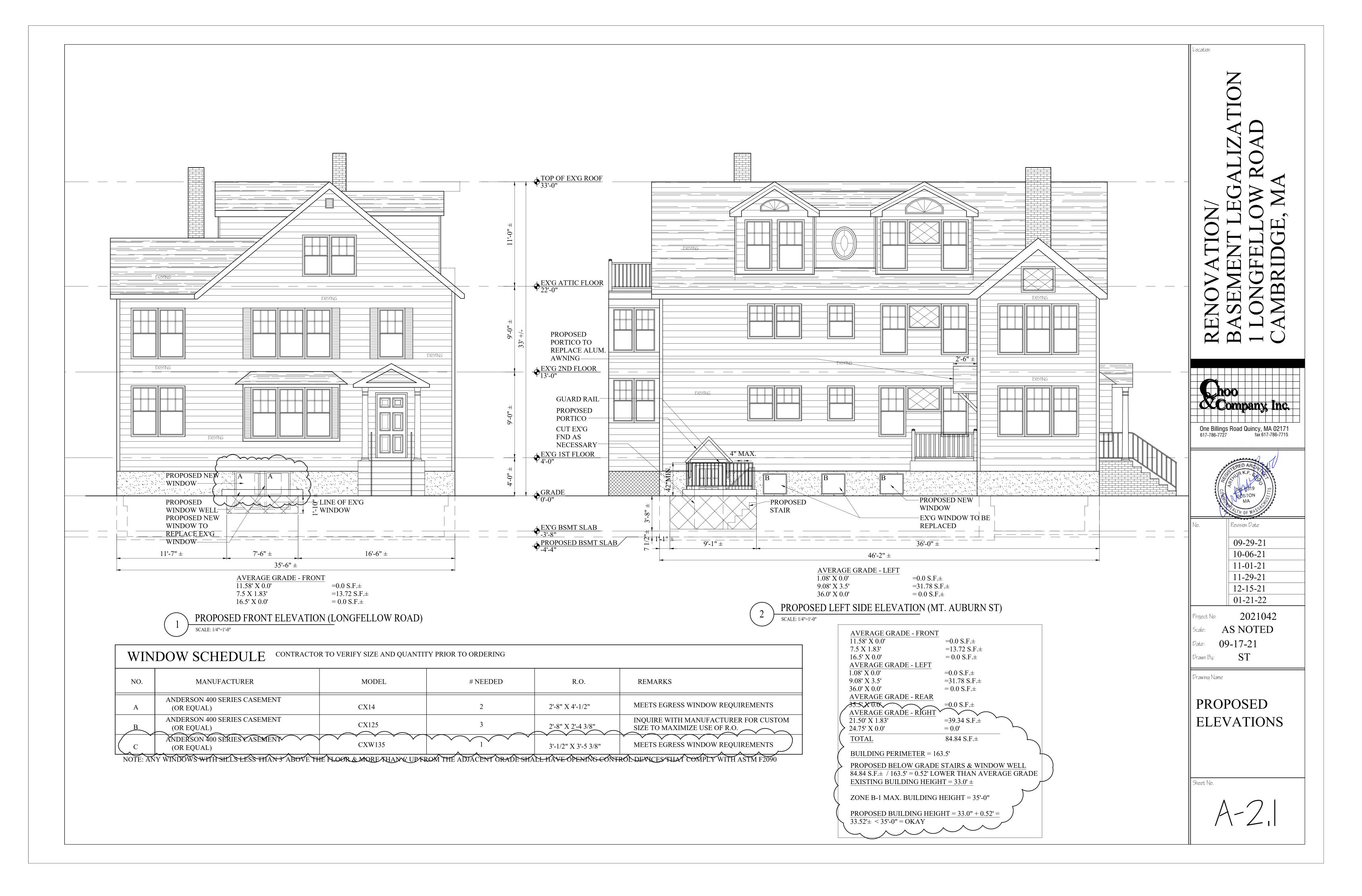
Drawing Name

EXISTING ELEVATIONS

Sheet No.

D-21

















From: Larissa Boutique larissa.boutique@gmail.com
Subject: Re: 1-3 Longfellow Road basement renovation plan

Date: November 24, 2021 at 8:05 PM
To: Hao Wang dr.hao.wang@gmail.com
Cc: Jordan Nollman jordan@sprout.cc

LB

Hi Hao,

We reviewed the architectural drawings and we have no objections! Good luck and happy Thanksgiving Larissa

Sent from my iPhone

On Nov 12, 2021, at 9:21 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:

Dear Larissa and Jordan,

How are you lately?

I want to share my near-final design for my 1-3 Longfellow Road basement renovation plan for your feedback and support.

Late Professor Sevcenko and I co-owned 1-3 Longfellow Road in the past. He owned the first floor and part of the basement. I owned the second and third floors and the other part of the basement. In the early 2000s, we both finished our basements with a bathroom and living/storage areas. Our basement spaces were counted as living space in our deeds and condo documents but about 2 inches short of the required headroom. In 2011, I purchased Professor's Unit and became the 100% owner of 1-3 Longfellow Road.

According to the City, my two bathrooms in the basement are legal, with a floor-to-ceiling height of about 6'10". However, the rest of the finished basement is roughly 2 inches lower than the required 7' clearance. Therefore, I plan to file a petition to our Board of Zoning Appeal (BZA) soon to lower my basement slab to create a headroom of 7'2".

Attached, please review my near-final floor plan and elevation plan. The notable changes include:

- 1. Lowering my existing basement door on the right side to create enough headroom.
- 2. Creating a window well in the front of the house for proper egress for a habitable bedroom.
- 3. Making a new entrance on the right side of my house for safer access to the Unit 2 basement.

The petition will NOT create a new unit. It will NOT include a new kitchen. It simply makes my existing spaces conform to the requirements for habitable spaces and help me recuperate the investment made over the years.

Would you mind reviewing the plan and letting me know your advice and suggestions? I very much need your support to legalize the finished basement space.

Thank you and best regards.

Hao

Hao Wang, Ph.D. | <u>dr.hao.wang@gmail.com</u> | 617-899-1199 | <u>http://www.linkedin.com/in/hw168</u>

<1 longfellow rd bsmt legalization 11-02-21 neighbors.pdf>

From: David Philbin philbindap@yahoo.com

Subject: Re: Renovation project at 1 Longfellow Rd, Cambridge, MA and abutting property line with Ms. Mary Hester

Date: November 22, 2021 at 1:06 PM

To: Hao Wang dr.hao.wang@gmail.com, Barbara Prinos bprinos@philbin-oneil.com, aduggan@philbin-oneil.com, David philbindap@yahoo.com



Thank you for your prompt response.

Part of my concern was based on your original letter which indicated a new entrance as follows:

Attached, please review my near-final floor plan and elevation plan. The notable changes include:

- 1. Lowering my existing basement door on the right side to create enough headroom.
- 2. Creating a window well in the front of the house for proper egress for a habitable bedroom.
- 3. Making a new entrance on the right side of my house for safer access to the Unit 2 basement.

Is there an entrance now on the Hester side? Perhaps you can send me a picture of the existing

entryway and its proximity to the Hester property. Is that entrance currently used buy the occupants for primary access and how frequently?"

As for the second survey, it is highly unlikely that we could obtain one by the end of the year.

Now that I have had the opportunity to review the plan, another survey would not satisfy my objection. If the fence has been in place for fifty years or more, then it is quite obvious that the property owners all assumed that land in dispute was presumed to be owned by the Hesters. Under Mass law, if one has open, adverse, notorious and actual uninterrupted continuous use of a piece of land for twenty years, then Mass Land Court is likely to approve a petition to establish title via a claim by adverse possession regardless of the current survey results..

If there will be no change in the existing entryway on the Hester side other than its height, (assuming there is an entrance there ne currently), I would be willing to withdraw any objection provided to your permit request, if the fence stays where it is. We establish a boundary line agreement to set the boundary where the parties agree. I cannot now agree to give up land that has been part of the Hester property for sixty plus years.

I will await to hear from you.

David A. Philbin

On Monday, November 22, 2021, 07:59:10 AM EST, Hao Wang <dr.hao.wang@gmail.com> wrote:

I agreed for you to obtain a second survey by a reputable firm by the end of this calendar year.

On Nov 22, 2021, at 7:53 AM, Hao Wang < dr.hao.wang@gmail.com> wrote:

GOOD MORNING, ALLOTTIES PHINDIN,

Our emails have crossed. I have just sent you my response to your earlier email.

I look forward to our meeting.

We are not creating a new entrance facing Mary's house. We are simply lowering the existing entry without enlarging it.

The survey result surprised me too; however, it was an engineering result that was received early this year and communicated to you quickly. We have to protect our property rights. However, I agreed to obtain a second survey by a reputable firm by the end of this calendar year.

Let us discuss more and reach an agreement soon.

Best

Hao

On Nov 22, 2021, at 7:41 AM, David Philbin <philbindap@yahoo.com> wrote:

Good day Dr. Hang.

I had an opportunity over the weekend to review your proposal as it affects the Hester property at 7-9 Longfellow Rd in Cambridge . Please note since I am retired and thus never saw your email from last March.

As indicated, I will be visiting Mary some time over the last two weeks of December and would be happy to meet to discuss your plan..

I have been the Hesters attorney for over fifty years and am trustee of the trust that holds title to the Hester property.

The Hesters have lived at the Longfellow property for over sixty years. While Mrs. Hester is not well, her deceased husband Dr. James Hester would want me to protect his wife and their property as is and I am inclined to do so.

Having that in mind, my initial reaction is that I must object to several of your proposals.

- 1. I would be opposed to a new entrance being installed at the side of your home. It would be disruptive to the Hester property. Mrs. Hester's bedroom (as well as all bedrooms) are located on the side of the house facing your building. A new entrance would produce a significant change to that area, with the ensuing pedestrian traffic, noise, and attached lighting. It will adversely change the area. Furthermore, a new entrance is unnecessary. You indicated that your are not creating any new units, so there already is access to the units as is.
- 2. The survey result troubles me. The existing fence has been in place for many years, well before your ownership. All parties have recognized the boundary as being the fenced area. This has been the case for your entire ownership period and well before you. The Hesters have occupied and maintained the land on their side of the fence openly, notoriously, and adversely for many more than the twenty years required under Mass law for adverse possession. o. I would like the fence to remain in its current location. I would suggest we enter into a boundary line agreement that recognizes the current location of the fence as the boundary line to avoid the cost of litigation. I must put you on notice, that if you do relocate the fence on to the land in dispute, you do so at your peril. In my opinion it is highly likely that the Massachusetts Land Court would approve a claim for adverse possession of the land in dispute which has for so land been recognized by all to belong to the Hesters.. This is especially true in an urban environment where the acts of possession are so

فالمسار والمرازع لالمام

opviously met.

I expect to solicit the opinion of other neighbors as well as to the intended structural changes,

I will be retaining counsel to review this matter in further detail .I will have representation at any public hearing on the proposal, if we do not reach an agreement .I would be happy to not object at the hearing if we can have an agreement on your petition for zoning relief. However please note, I am prepared to file a complaint in the Land Court to establish an adverse possession claim of title to that area to substantiate the rightful legal claim of the Hesters to that area.

I regret that I have to take this position but I have a fiduciary duty to Mrs. Hester and the Trust of Dr. Hester and to protect their investment of sixty plus years.

Please acknowledge receipt of this email by replaying to all.

David A. Philbin

On Tuesday, November 16, 2021, 08:23:29 AM EST, Barbara Prinos < bprinos@philbin-oneil.com> wrote:

From: Hao Wang [mailto:dr.hao.wang@gmail.com]

Sent: Friday, November 12, 2021 9:36 PM

To: Barbara Prinos < <u>bprinos@philbin-oneil.com</u>>

Subject: Re: Renovation project at 1 Longfellow Rd, Cambridge, MA and abutting

property line with Ms. Mary Hester

Good evening, Barbara,

How are you lately?

About seven months ago, I informed you of my plan to legalize my basement and install fences around my property, abutting Ms. Mary Hester's property at 7 Longfellow Rd, Cambridge, MA. I have not heard from you.

I want to share my near-final design for my 1-3 Longfellow Road basement renovation plan for your feedback and support.

Late Professor Sevcenko and I co-owned 1-3 Longfellow Road in the past. He owned the first floor and part of the basement. I owned the second and third floors and the other part of the basement. In the early 2000s, we both finished our basements with a bathroom and living/storage areas. Our basement spaces were counted as living space in our deeds and condo documents but about 2 inches short of the required headroom. In 2011, I purchased Professor's Unit and became the 100% owner of 1-3 Longfellow Road.

According to the City, my two bathrooms in the basement are legal, with a floor-to-ceiling height of about 6'10". However, the rest of the finished basement is roughly 2 inches lower than the required 7' clearance. Therefore, I plan to file a petition to our Board of Zoning Appeal (BZA) soon to lower my basement slab to create a headroom of 7'2".

Attached, please review my near-final floor plan and elevation plan. The notable changes include:

- 1. Lowering my existing basement door on the right side to create enough headroom.
- 2. Creating a window well in the front of the house for proper egress for a habitable bedroom.
- 3. Making a new entrance on the right side of my house for safer access to the Unit 2 basement.

The petition will NOT create a new unit. It will NOT include a new kitchen. It simply makes my existing spaces conform to the requirements for habitable spaces and help me recuperate the investment made over the years.

Peter Nolan and Associates, when they did the instrument survey for the plot plan, discovered that my property line is 6 feet from my wall on the right side, about 2 feet inside the existing garden of 7 Longfellow Rd. I will install a fence along my property line. The fence does not require a permit by the city. I am willing to take your advice on behalf of Ms. Mary Hester on the fence dividing our property.

Would you mind reviewing the plan and letting me know your advice and suggestions? I very much need your support to legalize the finished basement space.

Thank you and best regards,

Hao

Hao Wang, Ph.D. I <u>dr.hao.wang@gmail.com</u> I 617-899-1199 I <u>http://www.linkedin.com/in/hw168</u>

On Wed, Mar 31, 2021 at 2:00 PM Hao Wang <dr.hao.wang@gmail.com> wrote:

Good afternoon, Barbara and Attorney Philbin,

I am Hao Wang. I am the owner of 1-3 Longfellow Road, Cambridge, MA 02138. My property directly abuts that of Ms. Mary Hester's. Mary and my family are good neighbors; please let Mary know that I am saying hi and wish her well.

I plan on a basement legalization project that will involve building a stairwell along the property line abutting Mary's. My land surveyor, Peter Nolan & Associates, performed the land survey and site plot. He delivered to me the final drawing as attached.

It became apparent to me that our property line is, in fact, inside Mary's yard. Please review the drawing, which depicts the dimensions for us. I want to inform you and Mary that I'd like to improve the walkway and fences along our natural property line as part of my basement project. The retaining wall I put in the front of the house is slanted, and I'd like to redo it as well.

Please let me know your thoughts. I want to improve our abutting space to be more appealing to both sides. I seek your and Mary's input.

Best

. .

нао

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199 | http://www.linkedin.com/in/hw168

<1 longfellow rd bsmt legalization 11-02-21 neighbors.pdf>

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

Re: Petition by Hao Wang for variance at 1-3 Longfellow Road for basement renovation and legalization

Dear Board of Zoning Appeal:

Dr. Hao Wang has shared his plans for renovations to his house at 1-3 Longfellow Road. We have no objections and believe this work will contribute to the beighborhood.

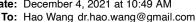
Thank you for your considerations.

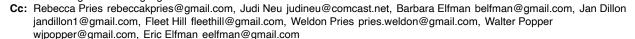
Sincerely,

Guido Brosio

14 Channing Street/Circle Cambridge, MA 02138

Date: November 27, 2021





Good day Hao,

A group of neighbors met yesterday to discuss the changes you are proposing to your property on Longfellow Road. In reviewing the materials you have provided for us we appreciate receiving further explanation and clarification on the following items:

- a. **to review drawings of the existing plan and proposed plan:** the drawings you submitted to us earlier were not clear to us as we examined them as they combined both existing and proposed plans. We would appreciate receiving separate copies of existing and proposed floor plans for each floor, and existing and proposed elevations for the building.
- b. to see the visual impact of the proposed fences from both Mt. Auburn Street and Longfellow Road: we would appreciate receiving a picture (photo or drawings), showing the proposed design of both fences including height(s). We would also appreciate knowing the location of these fences in relation to the road/sidewalk
- c. to see the visual impact of the stairway adjacent to Dr. Hester's property: in addition to seeing the visual impact from the elevation drawings, we are also interested in understanding how the front and the back of the stairway can be accessed. A scaled drawing of the proposed site plan along the right side of the building would be appreciated.
- d. to review the stamped instrument survey showing the property site plan: since you informed us that your property boundaries are different from the current measurements, we request a copy of the stamped survey.
- e to review the number of total units in the building: nlease furnish



us with the current total number of legal units in the building - including yours and those currently rented or for rent, and any proposed changes to this number .

Thank you very much for allowing us to comment on your proposed plan. We look forward to meeting with you after we receive the above requested information and have had a chance to review.

In the meantime we wish you an enjoyable holiday season,

Carlos and Judi Neu
Weldon and Rebecca Pries
Eric and Barbara Elfman
Walter Popper and Fleet Hill
Jan Dillon Schaub

From: Hao Wang dr.hao.wang@gmail.com

Subject: Re: Mt. Auburn noise

Date: November 23, 2021 at 8:24 AM

To: Muireann Glenmullen mglenmullen.dublon@gmail.com



Good morning, Muireann,

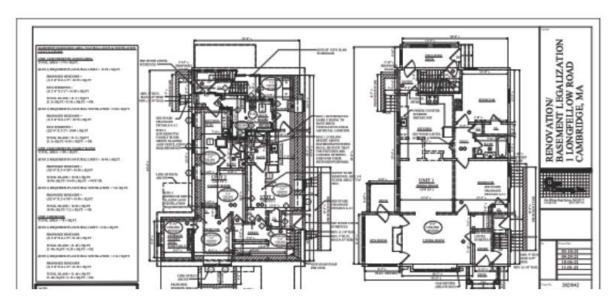
Attached, please find five single-page PDFs that I prepared for your ease to review.

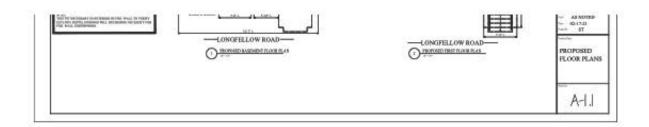
Thank you for providing me the contacts of our interested neighbor. I will send them the information plus some updated discussion to all.

Best

Hao













1 longfellow rd bsmt le...f 5.pdf

On Nov 19, 2021, at 4:11 PM, Muireann Glenmullen <mglenmullen.dublon@gmail.com> wrote:

Thank you.

My neighbours are: Pilar Iglesias, 16 Channing Street/Circle Gardiner Brown, 5 Channing Circle Tony & Lenore Martin, 3 Channing Circle Guido Brosio, 14 Channing Street/Circle

Guido and Pilar are interested. Their emails:

guido.brosio@mac.com mpiglesias@gmail.com

If the others express interest I'll let you know. There has been some illness etc. and they may prefer not to be involved.

Best.

Muireann

Sent from my iPhone

On Nov 18, 2021, at 6:39 PM, Hao Wang < dr.hao.wang@gmail.com > wrote:

Ok. Let me attempt to do this over the weekend.

In the meantime, could you please introduce me to other neighbors in Channing Circle? I do onto know them and would like to share my details with them too.

Best

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199 | http://www.linkedin.com/in/hw168

On Nov 18, 2021, at 5:16 PM, Muireann Glenmullen <mglenmullen.dublon@gmail.com> wrote:

Hi Hao

I am finding the drawings hard to read. For legibility purposes can you send each page, including the survey, in its own PDF?

Thanks,

Muireann

Sent from my iPhone

On Nov 17, 2021, at 8:37 PM, Hao Wang <<u>dr.hao.wang@gmail.com</u>> wrote:

As shown in the elevation plan, a new door is added to the left side of the house. A window well is added in the front of the house.

A remark to the control of the contr

Additionally we lowered the existing door on the right for better headroom.

Hao Wang, Ph.D. I <u>dr.hao.wang@gmail.com</u> I <u>617-899-1199</u> I <u>http://www.linkedin.com/in/hw168</u>

On Nov 17, 2021, at 8:32 PM, Muireann Glenmullen <mglenmullen.dublon@gmail.com> wrote:

So proposed is the same as existing except for egresses? Which egresses are being added or changed?

Sent from my iPhone



Hao Wang < dr.hao.wang@gmail.com>

Site visit on Friday January 14

Hao Wang <dr.hao.wang@gmail.com>

Fri, Jan 21, 2022 at 3:31 PM

To: Carlos Neu <carlosneu1942@gmail.com>

Cc: Fleet Hill <fleethill@gmail.com>, David Philbin <philbindap@yahoo.com>, Eric Elfman <eelfman@gmail.com>, Jan Dillon Schaub <jandillon1@gmail.com>, Judi Neu <judineu@comcast.net>, Muireann Glennmullen <mglennmullen.dublon@gmail.com>, Rebecca Pries <rebeccakpries@gmail.com>, Walter Popper <wjpopper@gmail.com>, Barbara Elfman <belfman@gmail.com>, Weldon Pries pries.weldon@gmail.com>, John/Jocelyn Giunta

Dear Neighbors,

Per our last communication, I informed the city BZA that I had removed the variance portion of my application #156304. As promised, I will not build the double staircase areaway with the guardrail on the right side of my house.

Attached, please review the updated architectural design that requires a special permit to modify the right-side basement entrance as suggested by our neighbors.

My architect still added a small window to meet the light and air requirements per IBC, and it also acts as an emergency and escape window if that area is used for sleeping.

A stamped copy will replace the design I submitted to BZA last month.

Additionally, I informed BZA that I want to apply for a special permit for Accessory Use for the basement living space(s) due to this project. The Accessory Use will clarify the purpose of the newly renovated basement space(s). This special permit will require me to live in my house as the owner.

Given contemporary lifestyles, housing needs, and energy and maintenance costs, it is beneficial to the City of Cambridge to allow greater flexibility in this type of accessory use without substantially altering their surrounding neighborhoods' environmental quality. My basement space(s) happen to qualify for such a special permit.

Following Monday, I will file a continuation for application #156304.

I will file a new application that only contains a special permit for:

- a. Front window well without guardrail;
- b. Side entrance basement and a small window without the double-staircase areaway;
- c. Accessory Use for my basement space(s).

Please give me your suggestions, comments, and support for this simplified and moderate renovation project.

Best

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199 | http://www.linkedin.com/in/hw168

On Jan 16, 2022, at 1:04 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:

Dear Carlos,

Thank you, Fleet, and Weldon for taking your time to visit me. We had the necessary exchanges. Thank you personally for being the moderator in writing our communications on behalf of our neighborhood. I am glad we both are straight-shooters.

Hearing from you about the neighbors' concerns about the double stairway side entrance, especially from Weldon, about its esthetic impact on our neighborhood, <u>I want to inform everyone that I will abandon the variance application for the areaway. I will not install the double staircase side entrance anymore.</u>

Instead, I will adopt your advice to lower/replace the existing door, remove the step up from the sidewalk, and slightly enlarge the current window next to the door for safety. I believe relocating/changing an existing opening there <u>may</u> involve a special permit. If necessary, I want to count on your support to obtain the special permit.

Secondly, I communicated that <u>the purpose of the basement is to be a code-compliant habitable space</u> that is for potential, legally allowed use as bedrooms, living rooms, playrooms. The City permits this purpose as of right for most of my basement. In the past, the professor allowed her daughter to live in one part of the basement, and I allowed my niece to live in another part. Neither case was safe enough. My renovation will remove any safety and sanitation concerns for my basement space.

However, I want to pledge to the neighbors that I will also take Weldon's advice <u>not to install guardrails</u> <u>for the front window well</u>. I want to copy the window well design from 24 Longfellow Road or 25 Longfellow Road and not create a third kind in our street. I want you and the neighbors to offer me the fairness of supporting a window well that is already allowed by other neighbors. I will work with you to hide the window well, install plants to make it more appealing than the current condition. The City already permits me to install a window well with a grate without a special permit. However, I think a window well like one of those our neighbors already have is more aesthetically appealing.

Lastly, I hear some of our neighbors' concerns about potentially renting/subletting part of my Unit 2 or Unit 1 out. I understand your concerns. I want you to know that I will not use any of my spaces, including my new basement, for any usage not allowed by MA law and City of Cambridge regulations.

For example, as long as I live in our street, I will not apply for rooming or boarding house licenses to house more than four individuals in any one of my units that we not related to the second kinship. In the past, when I was away, I was very transparent with our neighbors about my rental arrangement. I had strictly disallowed any commercial activities such as Airbnb or VRBO. I had primarily leased my space out to Harvard graduate students, which I had stopped advertising by May 2021 and discontinued after September 2021.

I hope you support my special permit for the window well in the front and lower the existing right-side entrance. I will not build the new window in the double-staircase design.

I certainly want to meet with you more in person or via zoom in the next few days to address additional questions or concerns.

Best

Hao 617.899.1199

On Jan 16, 2022, at 12:24 PM, Carlos Neu <carlosneu1942@gmail.com> wrote:

Dear Hao,

We thank you for your time Friday, showing us the interior spaces in your basement, as well as your personal living unit space on floors 2 and 3.

We applaud your efforts to improve your property. Your desire to bring the basement areas into code compliance is a worthy project.

We are very concerned with the exterior side entrance double stairway. It appears that you may be able to find alternate methods of changing the basement access on the Hester property side that do not require a zoning variance or an outside stairwell. Weldon made several suggestions that are worth exploring, in our view. These involve lowering/replacing the existing door, lowering the basement floor where those steps land, and sloping the headspace corner to avoid the current low clearance.

We have additional concerns about the overall purpose of the project and the possibility that once improved, the basement areas will become accessory rental units. We observed that both basement areas have lockable egress doors, kitchenettes and washer dryers, as well as the upstairs units 1 and 2, which suggests potential for those areas to be inhabited, not just storage. In fact, seeking a special permit for additional window wells is only necessary if the rooms involved are intended for bedroom use.

You stated that your purpose is to increase the value of your property. If the basement areas are used for storage, not living spaces, it seems that the value gained may not equal the expense. Possibly putting resources into the needed exterior improvements (painting, step repair, fencing) is a stronger value proposition.

We are delighted to hear your intentions to continue as our neighbor. We hope to continue this dialog as you seek to finalize your plans. At this time we cannot offer our support for the variance and special permit that you seek.

Sincerely, Weldon Pries Fleet Hill Carlos Neu Sent from my iPad

2021042 reno and bsmt legalization 01-21-22.pdf 2188K



Hao Wang <dr.hao.wang@gmail.com>

Regarding 1-3 Longfellow Road proposal

Hao Wang <dr.hao.wang@gmail.com>

Sun, Jan 2, 2022 at 6:01 PM

To: Carlos Neu <carlosneu1942@gmail.com>

Good afternoon, Carlos, Rebecca, and the neighbors,

Thanks for your continued interest in my project.

As stated in my email to you on December 4, 2021, attached herein for your reference. Also attached are my detailed emails dated December 12 and 18, 2021.

All floor plans are existing and current. My project will not change the floor plans. The architectural drawing that I shared with you depicts the existing floor plan.

<u>The number of units in my house is two (2)</u>. It will remain a two-family house. My project does not add any new units. It is simply to bring the existing finished basement to be code-compliant.

I had answered all your questions promptly. I also offered to walk you through the floors on December 5, 2021. However, none of our neighbors took up my offer. I also provided the opportunity for Mr. David Philbin to walk it through on December 19; he did not take my offer either. I can again offer to walk you through the floor plans in mid-January 2022 if you still have questions.

Your email today did ask a new question about the rent. Please remind me when you asked me several times about the rent. Unit 1 is currently rented out to a gentleman for a monthly rent of \$3,200. Unit 2 is occupied by me now. In the past, I have been transparent to the neighbors as I usually rent the Unit 2 to four Harvard students. I still plan to do so in the future should I not reside in Unit 2 myself.

Please call me and let me know if any of your questions are not answered. I look forward to your support at the hearing.

Hao 6178991199 On Jan 2, 2022, at 5:04 PM, Carlos Neu <carlosneu1942@gmail.com> wrote:

Good afternoon Hao,

As you know a group of us on Longfellow Road are very interested in having a clear understanding about your proposed renovation plans at your property on 1-3 Longfellow Road. We request that you answer our questions, which we have requested several times before about the number of individual units you are currently renting, offering for rent or occupying personally. When the renovation is complete we need to know how many units can or could be occupied by separate parties. Additionally we need to see an existing floor plan for each floor: basement, first, second and third floors. Unless and until these questions are answered to our satisfaction we are opposed to your proposed plan and we will voice that at the hearing on January 27th.

Sincerely,

Carlos Neu Rebecca Pries Sent from my iPad

³ attachments

December 4 2021 Answers to Neighbors.pdf 118K

December 12 2021 Answers to Neighbors.pdf 120K

December 18 2021 Updates to Neighbors.pdf



Hao Wang <dr.hao.wang@gmail.com>

Questions about your proposed renovation

Hao Wang <dr.hao.wang@gmail.com>
To: Rebecca Pries <rebeccakpries@gmail.com>
Co: Carlos Neu <carlosneu1942@gmail.com>

Tue, Jan 4, 2022 at 7:50 PM

Thanks Rebecca,

My answers are below.

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199 | http://www.linkedin.com/in/hw168

On Jan 4, 2022, at 7:35 PM, Rebecca Pries <rebeccakpries@gmail.com> wrote:

Good Evening, Hao.

Thank you for your emails. We continue to have many unanswered questions about your proposed renovation. Here are four of the most critical ones among them:

1. How many units are there now in the building?

Two

2. How many units do you hope to have after the renovations?

Two

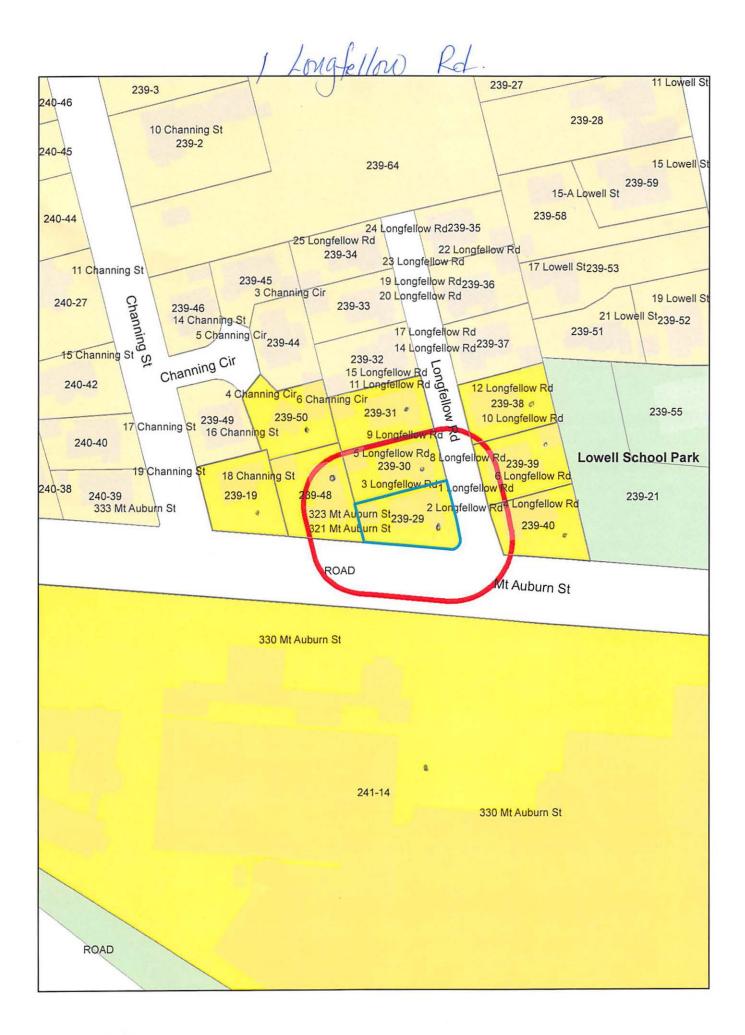
3. Which unit do you occupy now?

Unit 2

4. Which unit do you intend to occupy post renovation?

Unit 2

[Quoted text hidden]



1 Longfellow Pd

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239-40 STILES, KATHERINE M. 2 LONGFELLOW RD.UNIT#1 CAMBRIDGE, MA 02138

239-39 WANG YONG & YING TIAN 6-8 LONGFELLOW RD CAMBRIDGE, MA 02138

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239-19 SAFIZADEH, FEREYDOUN & ARLENE DALLALFAR 18 CHANNING STREET CAMBRIDGE, MA 02138

239-40 TORRA, MICHAEL 4 LONGFELLOW RD UNIT 2 CAMBRIDGE, MA 02138

WANG RESIDENCE RENOVATION

PERMITTING SET

APRIL 5, 2022

DR HAO WANG

LLONGEFLLOW POAD CAMBRIDGE, MA 02138







ARCHITECT

SKA INC CAMBRIDGE MA

SKA

SURVEYOR / CIVIL ENGINEER:

PETER NOLAN & ASSOCIATES LIC NEWTON MA

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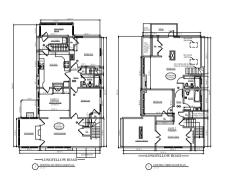














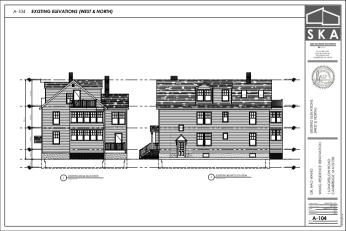




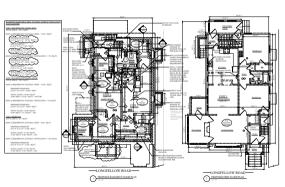
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