

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 2022 JAN 21 PM 8:05

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 159662

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Katherine Mahoney as Trustee 23 Blanchard Road Realty Trust C/O Katherine Mahoney

PETITIONER'S ADDRESS: 23 Blanchard Road, Cambridge, Ma 02138

LOCATION OF PROPERTY: 23 Blanchard Rd , Cambridge, MA

TYPE OF OCCUPANCY: 1 family -residential **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

11'-2" x 10'-7" addition to rear of structure, including windows within side yard setback, 5'-2" x 4'-6" add of structure, rebuild existing enclosed entryway

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.2(d) (Non-Conforming Structure).
- Article: 8.000 Section: 8.22.1(d) & Sec. 8.22.2.C (Non-Conforming Structure).

Original
Signature(s):

Katherine Mahoney
(Petitioner (s) / Owner)

KATHERINE MAHONEY
(Print Name)

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 KATHERINE MAHONEY AS Trustee of 23 Blanchard Road Realty Trust
(OWNER)

Address: 23 Blanchard Road, Cambridge, MA 02138

State that I/We own the property located at 23 Blanchard Road, Cambridge MA, which is the subject of this zoning application.

The record title of this property is in the name of 23 Blanchard Road Realty Trust
Katherine Mahoney, Trustee

*Pursuant to a deed of duly recorded in the date 2/1/2019, Middlesex South County Registry of Deeds at Book 72188, Page 423; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

Katherine Mahoney, Trustee
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-named Katherine Mahoney personally appeared before me, this 17 of January 2022, and made oath that the above statement is true.

Norda Johnson Notary

My commission expires 9/2/2027 (Notary Seal).



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

MEMORANDUM FOR THE DIRECTOR, FBI

Re: [Illegible text]

1. [Illegible text]

2. [Illegible text]

3. [Illegible text]

4. [Illegible text]

5. [Illegible text]

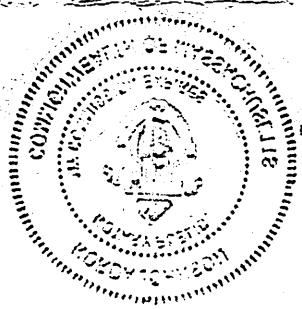
6. [Illegible text]

7. [Illegible text]

8. [Illegible text]

9. [Illegible text]

10. [Illegible text]



Very truly yours,
[Illegible Signature]

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 23 Blanchard Rd , Cambridge, MA (location) would not be a detriment to the public interest because:

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

Requirements of the ordinance as per Section 8.22.2 (d) can be met because the proposed addition(s) to the lawful preexisting nonconforming single family dwelling does not create any new dimensional nonconformities, and such addition (s) / alterations are not more detrimental than the existing structure to the neighborhood and satisfies the criteria in Section 10.43 of the Ordinance

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

There would be no additional traffic generated, or any other factors that would cause congestion , hazard or substantial change in the neighborhood character by the proposed addition(s) / alteration

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

The continued operation of or development of adjacent uses permitted would not be adversely affected by the proposed request because it will remain a single family residence with improved aesthetics and no discernible increase in activity and completely compatible with adjoining properties.

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

There would be no nuisance or hazard created by the proposed addition(s) /alterations to the detriment of the health, safety or welfare of the occupant or to the citizens because the proposed will greatly add to the safety, liveability and energy conservation of the structure for the occupant.

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

The proposed use would be an enhancement to the aesthetics of the structure which will have a benefit to the neighboring properties, and will allow the occupant to remain in the home with contemporary updating and enhanced safety features,

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Katherine Mahoney as Trustee 23 Blanchard Road Realty Trust

Present Use/Occupancy: 1 family -residential

Location: 23 Blanchard Rd., Cambridge, MA

Zone: Residence B Zone

Phone: 617-501-4032

Requested Use/Occupancy: 1 family -residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1369.52	1525.58	1814	(max.)
<u>LOT AREA:</u>		3628	3628	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.38	.42	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3628	3628	2500	
<u>SIZE OF LOT:</u>	WIDTH	40	40	50	
	DEPTH	90 average	90	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	14.7"	14.7"	15"	
	REAR	38.6	27.9	25	
	LEFT SIDE	7.9"	7.9"	7.6 (sum of 20')	
	RIGHT SIDE	5.6"	5.4"	7.6 (sum of 20)	
<u>SIZE OF BUILDING:</u>	HEIGHT	29.6	29.6	35	
	WIDTH	31.3	42.5	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		57.6	52.7	40	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		1	1	1	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	10	

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.:

N/A

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'.











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: Katherine Mahoney Date: 2/08/22
(Print)

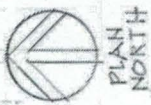
Address: 23 Blanchard Rd.

Case No. BZA-15966Z

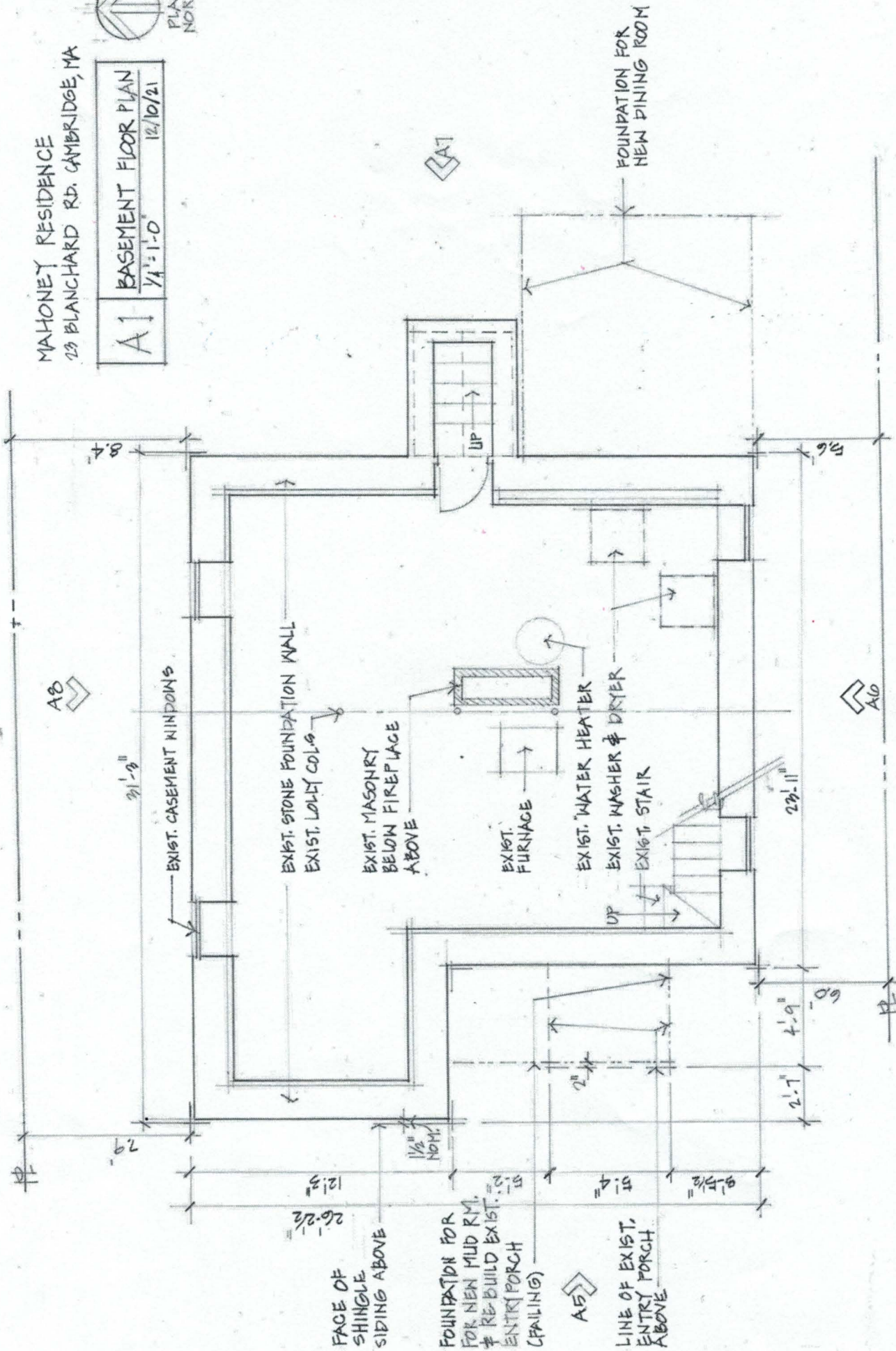
Hearing Date: 2/24/22

Thank you,
Bza Members

MAHONEY RESIDENCE
29 BLANCHARD RD. CAMBRIDGE, MA



A1
BASEMENT FLOOR PLAN
1/4" = 1'-0"
12/10/21



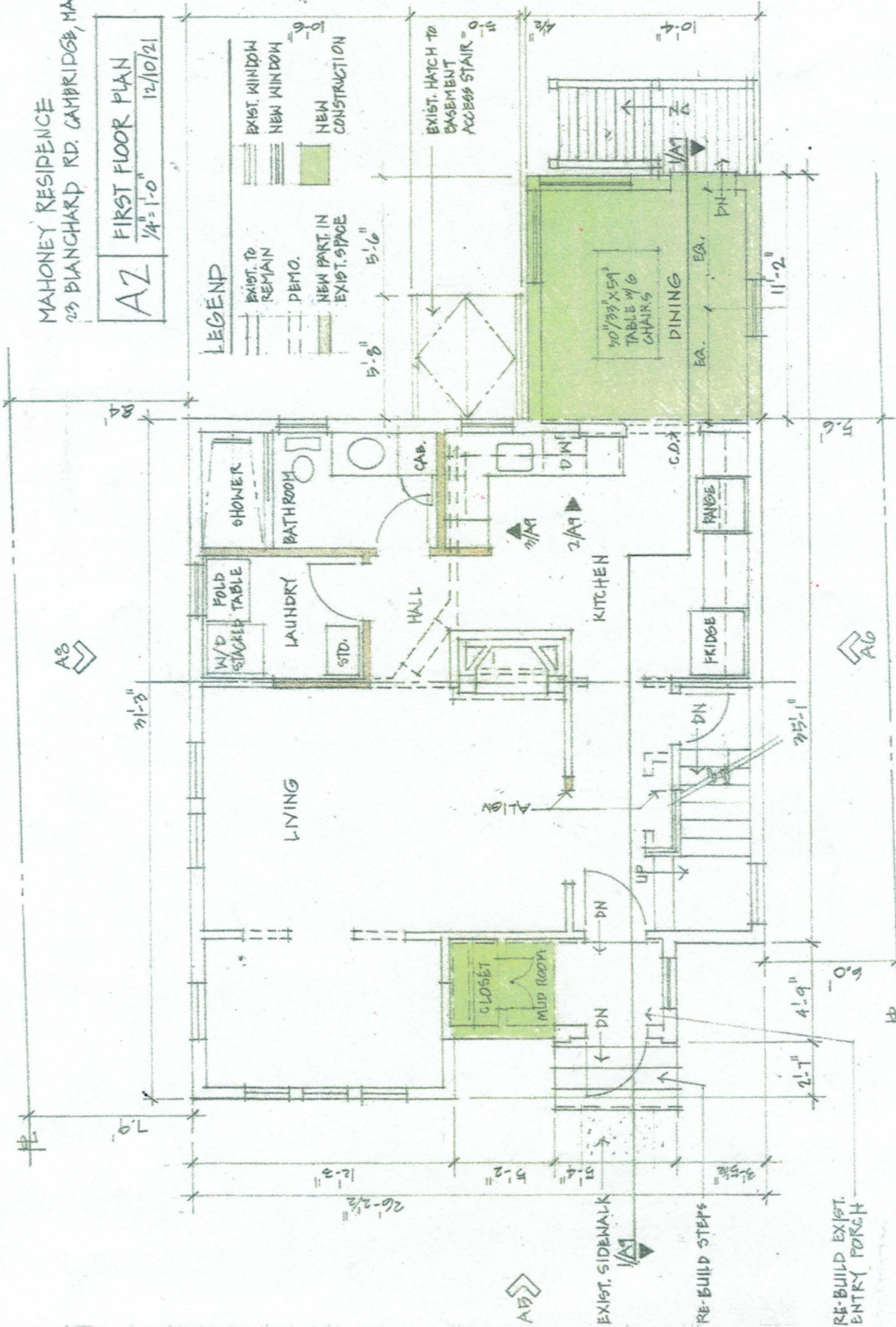
MAHONEY RESIDENCE
 23 BLANCHARD RD. CAMBRIDGE, MA



AZ FIRST FLOOR PLAN
 1/4" = 1'-0"
 12/10/21

LEGEND

- EXIST. TO REMAIN
- PEMO.
- NEW PART IN EXIST. SPACE
- NEW CONSTRUCTION



A-B

A-D

A-C

EXIST. SIDEWALK

RE-BUILD STEPS

RE-BUILD EXIST. ENTRY PORCH

W/D STACKER TABLE
 LAUNDRY
 SHOWER
 BATHROOM
 CAB.
 KITCHEN
 FRIIDGE
 RANGE
 DINING
 LIVING

STD.

HALL

CLOSET

MUD ROOM

EXIST. HATCH TO BASEMENT ACCESS STAIR

EXIST. HATCH TO BASEMENT ACCESS STAIR

ALIGN

40" X 59" TABLE w/ 6 CHAIRS

KITCHEN

DINING

UP

DN

DN

UP

DN

UP

DN

UP

DN

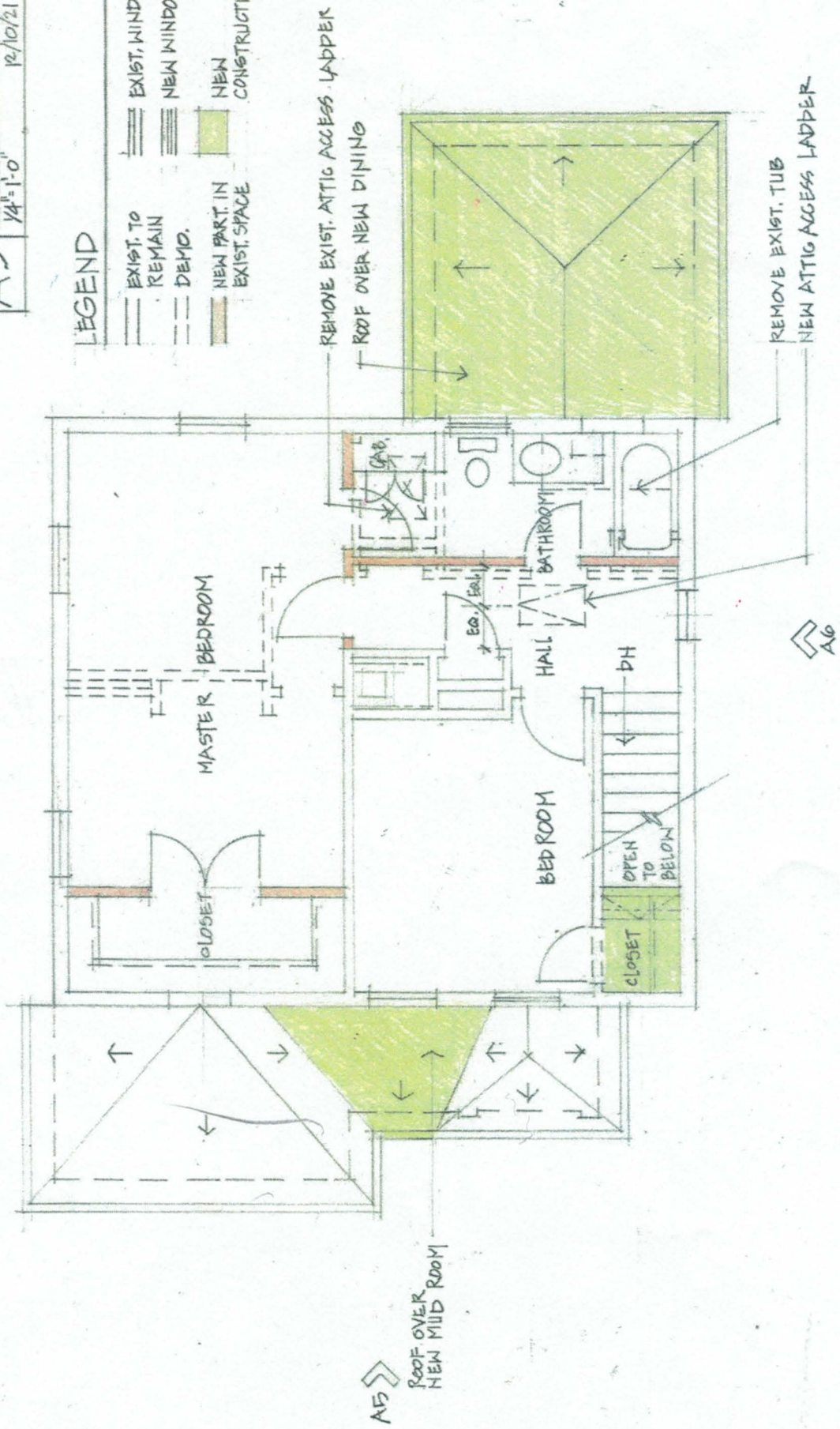
MAHONEY RESIDENCE
 29 BLANCHARD RD, CAMBRIDGE, MA



A3 2ND FLOOR PLAN
 1/4" = 1'-0"
 12/10/21

LEGEND

- EXIST. TO REMAIN
- DEMO.
- NEW PART. IN EXIST. SPACE
- NEW CONSTRUCTION
- EXIST. WINDOW
- NEW WINDOW



MAHONEY RESIDENCE
 22 BLANCHARD RD. CAMBRIDGE, MA

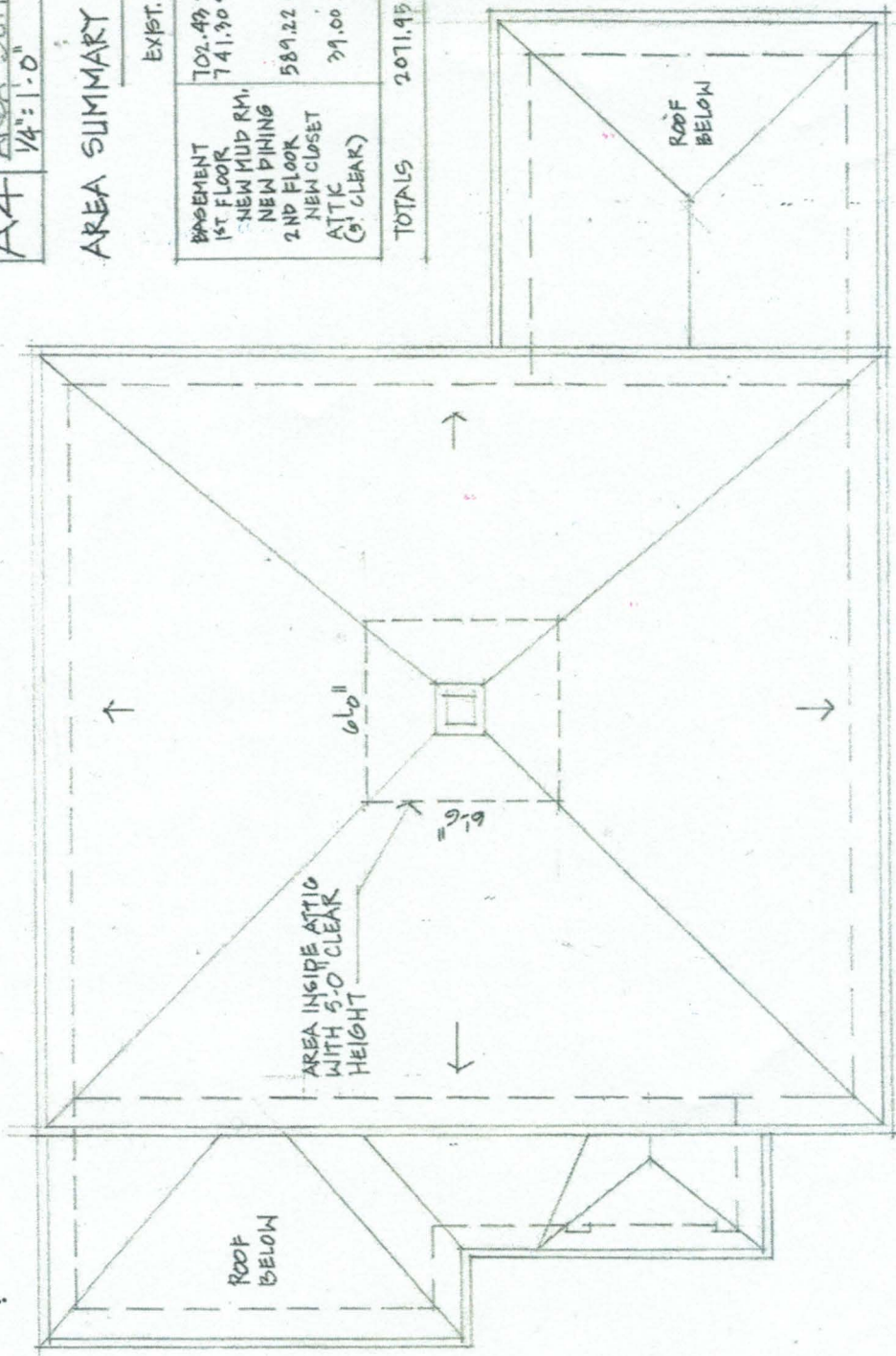


PLAN NORTH

A4 ROOF PLAN #
 AREA SUMMARY
 1/4" = 1'-0" 12/10/21

AREA SUMMARY

	EXIST.	NEW	TOTAL
BASEMENT			
1ST FLOOR	702.49 SF	23.66 SF	
NEW MUD RM.	741.30 SF	119.29 SF	
NEW PILING		13.09 SF	
2ND FLOOR	589.22 SF		
NEW CLOSET	39.00 SF		
ATTIC (9' CLEAR)			
TOTALS	2071.93 SF	156.04 SF	2228.01 SF



A-B

A-B

A-C

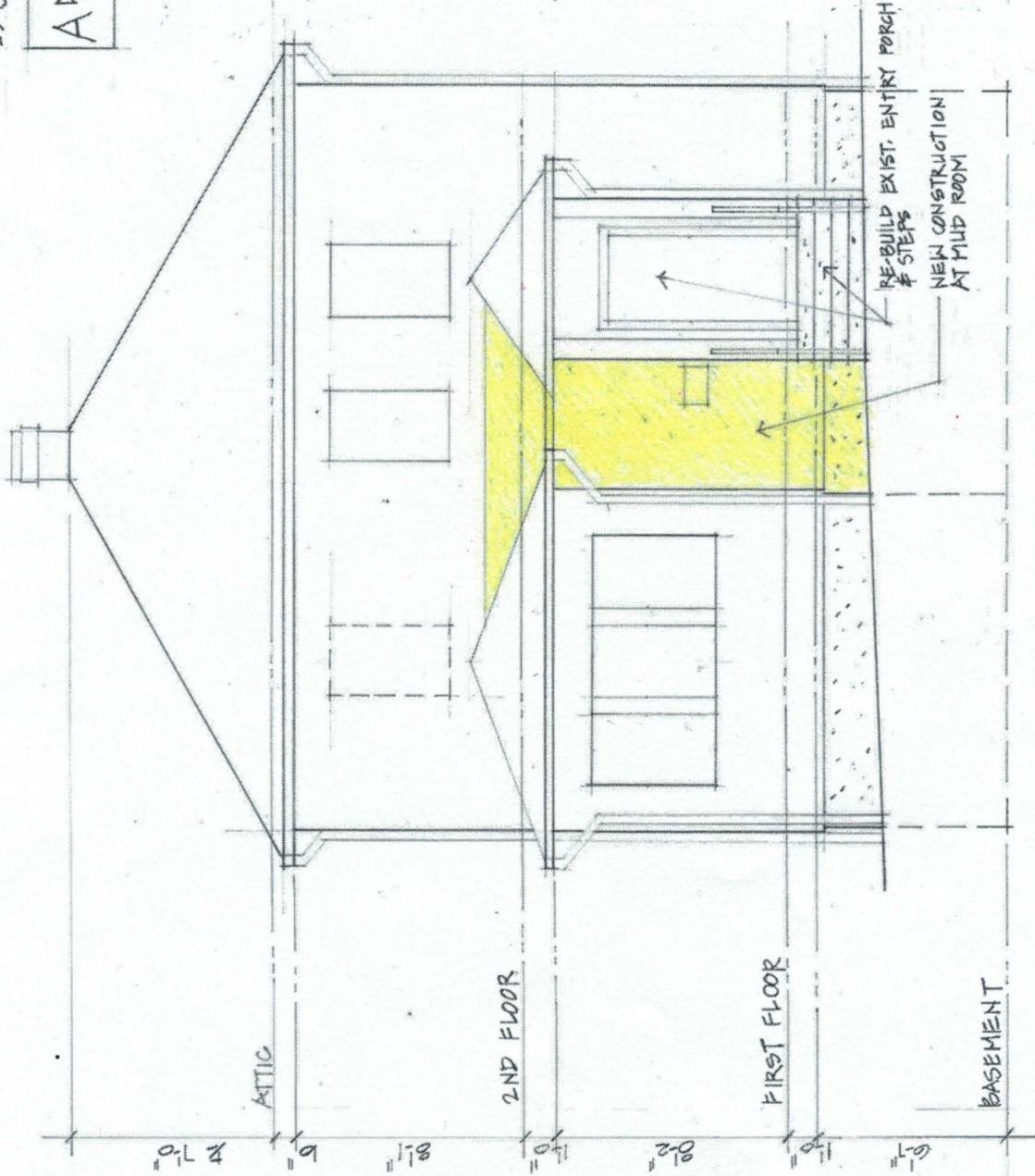
A-D

MAHONEY RESIDENCE
23 BLANCHARD RD. CAMBRIDGE, MA

A5

WEST ELEVATION

1/4" = 1'-0" 12/10/21



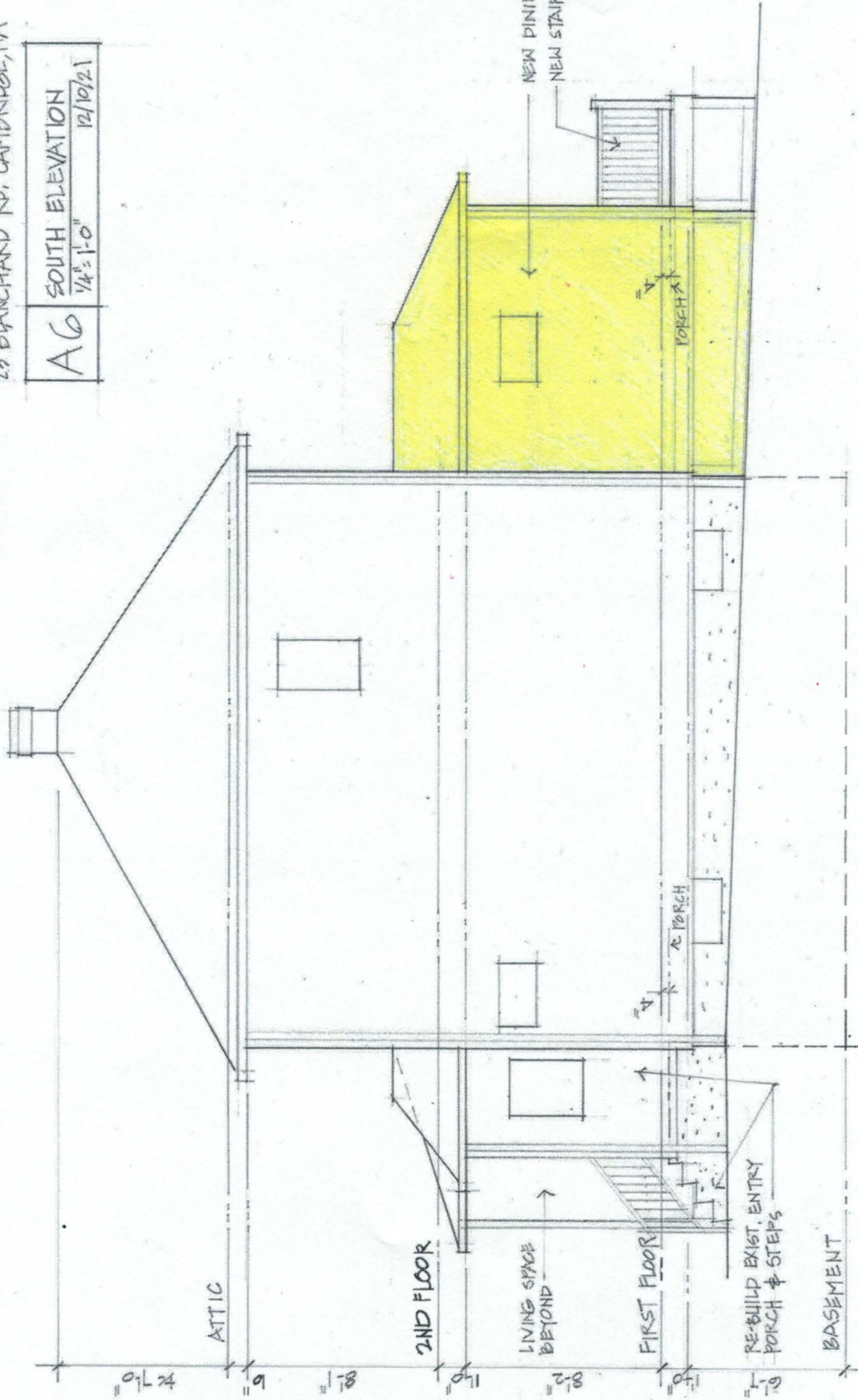
MAHONEY RESIDENCE
23 BLANCHARD RD, CAMBRIDGE, MA

A6

SOUTH ELEVATION

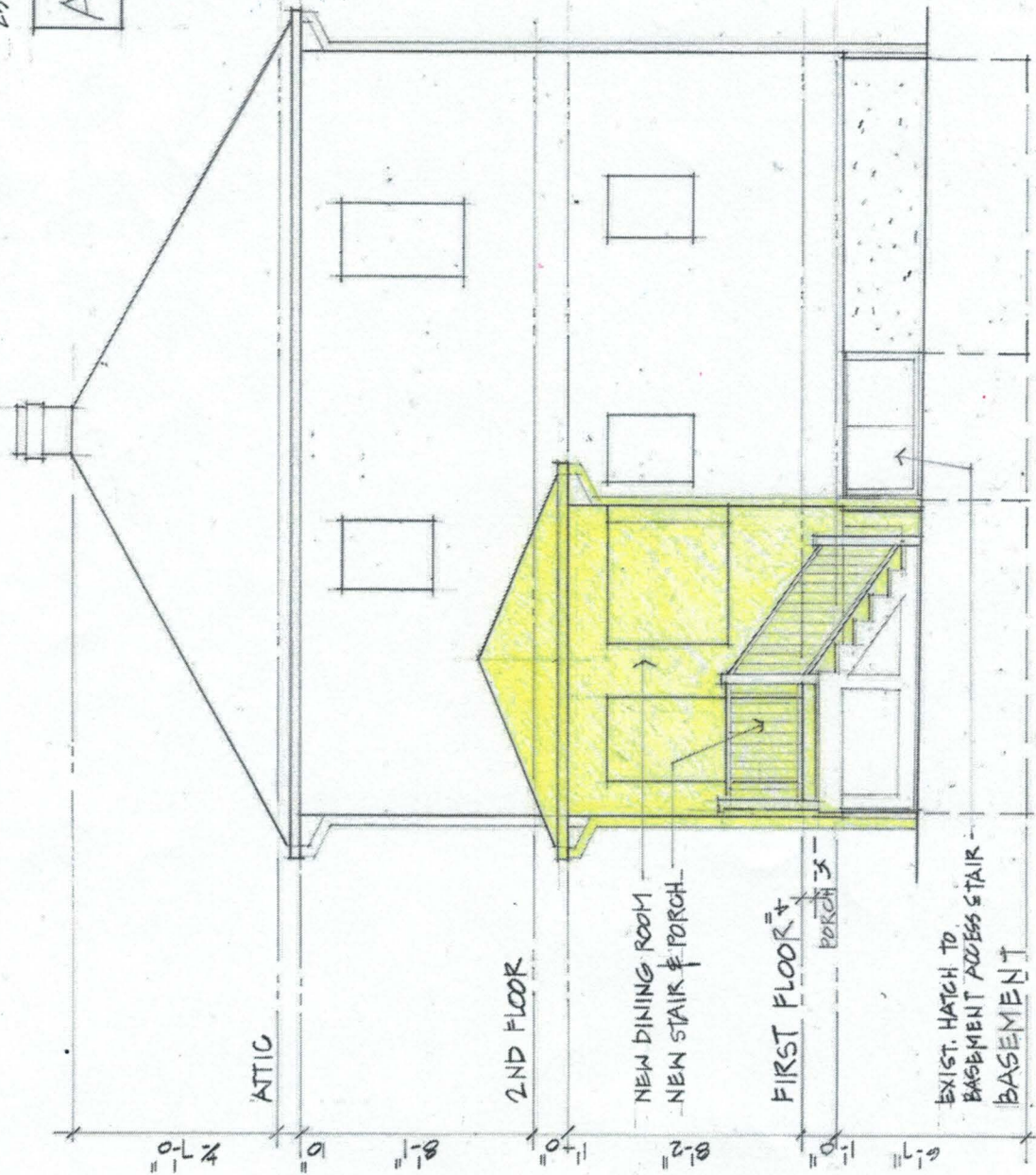
1/4" = 1'-0"

12/10/21



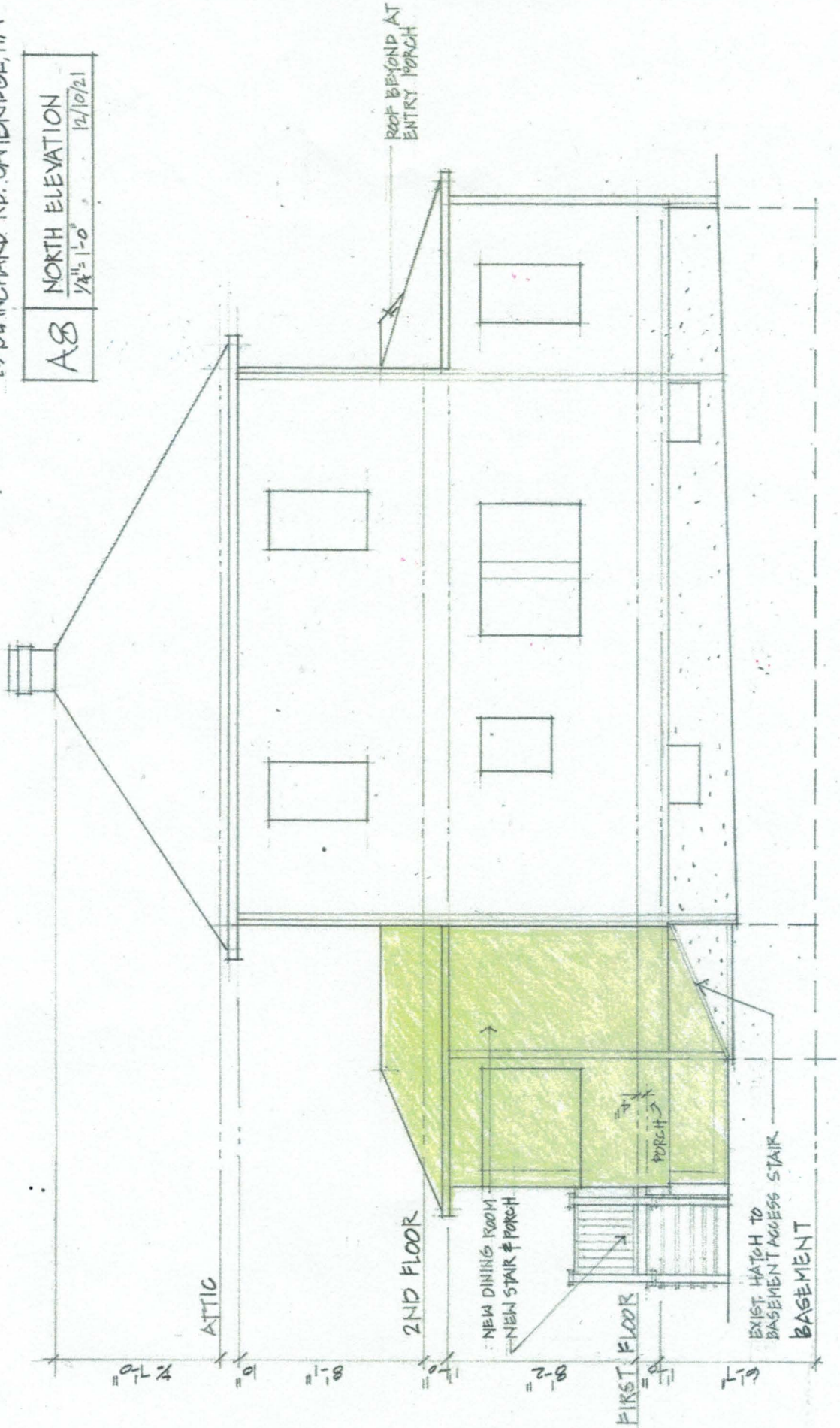
MAHONEY RESIDENCE
23 BLANCHARD RD, CAMBRIDGE, MA

AT	EAST ELEVATION	10/10/21
$\frac{1}{4}'' = 1'-0''$		

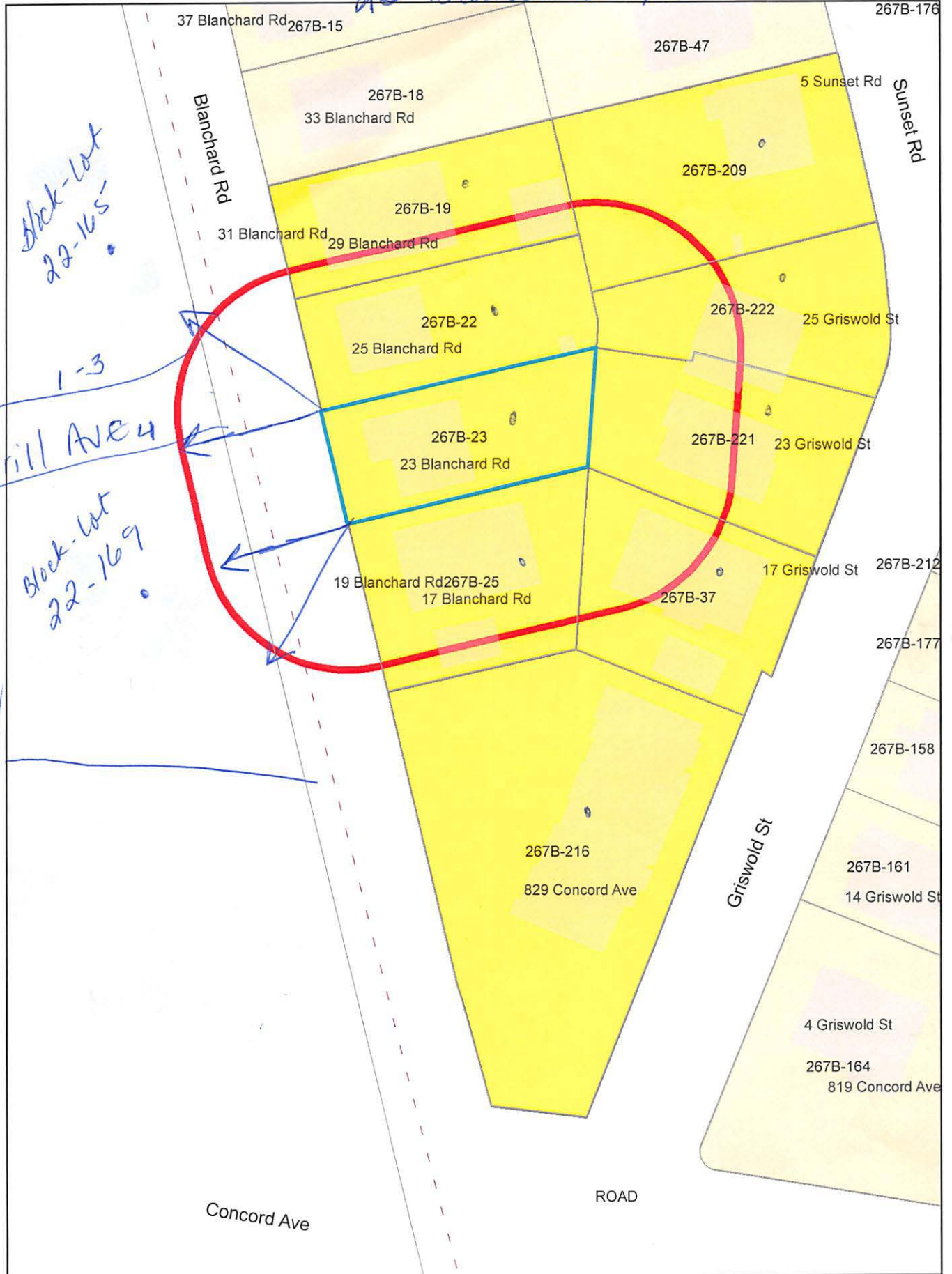


MAHONEY RESIDENCE
23 BLANCHARD RD. CAMBRIDGE, MA

AS NORTH ELEVATION
1/4" = 1'-0" 12/10/21



23 Blanchard Rd.



23 Blanchard Rd.

Relatives

267B-216
MEHTA, ALPANA
1-13 GRISWOLD ST., UNIT A
CAMBRIDGE, MA 02138

267B-216
ZHU, NAN
1-13 GRISWOLD ST., UNIT E
CAMBRIDGE, MA 02138

KATHERINE MAHONEY
TR. OF 23 BLANCHARD ROAD REALTY TR.
23 BLANCHARD ROAD
CAMBRIDGE, MA 02138

267B-209
JAFFE, CATHERINE, & LEE JAFFE
5 SUNSET RD
CAMBRIDGE, MA 02138

267B-216
LAGUERRE, JUDITH
829 CONCORD AVE., UNIT C
CAMBRIDGE, MA 02138

267B-23
KEOHANE, LILLIAN R.,
TR. OF THE 23 BLANCHARD ROAD REALTY TR.
23 BLANCHARD RD
CAMBRIDGE, MA 02138

267B-37
GILLERMAN, DAVID M. &
FRANCESCA SANTOVETTI
17-19 GRISWOLD ST., #2
CAMBRIDGE, MA 02138

267B-37
HAIDAR, BEVERLY
17-19 GRISWOLD ST., #1
CAMBRIDGE, MA 02138

BRENDAN SULLIVAN
118 GARDEN STREET
CAMBRIDGE, MA 02138

267B-216
WILLIAMS, JONATHAN LISA WILLIAMS
1-13 GRISWOLD ST #D
CAMBRIDGE, MA 02140

267B-221
KAHN ALAN
TR MONIQUE B KAHN IRREVOCABLE TRUST
23 GRISWOLD ST
CAMBRIDGE, MA 02138

267B-222
HILL, TIMOTHY & ALLISON HALEY
25 GRISWOLD ST
CAMBRIDGE, MA 02138

267B-25
WESTCOTT DAVID A PATRICIA A WESTCOTT
19 BLANCHARD RD
CAMBRIDGE, MA 02138

267B-216
SAVIC, BORIS GEORGES
JANICE E. REEVES-RIVERA
1-13 GRISWOLD ST UNIT B
CAMBRIDGE, MA 02138

22-165
SULLIVAN
TR. KEVIN G. & WENDY A. POSTLETHWAITE
1 SORELLE PLACE
BURLINGTON, MA 01803

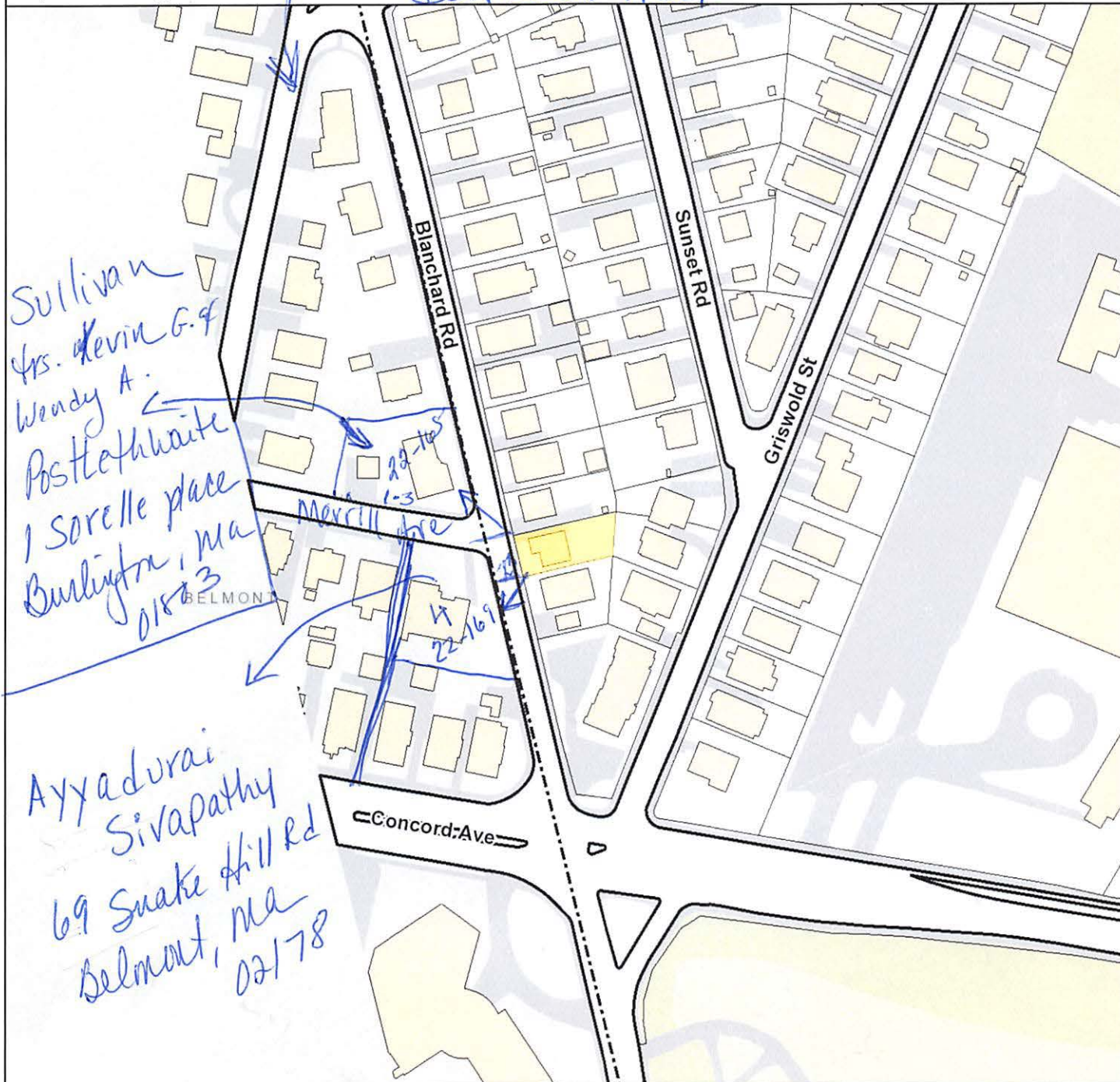
22-169
AYYADURAI SIVAPATHY
69 SNAKE HILL RD
BELMONT, MA 02178

267B-22
CRAWFORD-JENKINS, SANDRA A.
25 BLANCHARD RD.
CAMBRIDGE, MA 02138-1010

267B-19
PAN MEI CHEN XIAO L
254 BELMONT ST
QUINCY, MA 02170

23 Blanchard Rd

Belmont map



City of Cambridge
Massachusetts

1" = 139 ft

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

www.cambridgema.gov/gis

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

ARLINGTON MEDFORD



BOSTON

Results Summary

Parcels for Identify

Parcel ID	Owner	Address
22-169	AYYADURAI SIVAPP	4 MERRILL AVE

Detail Information

Zoom To →

Parcel ID	22-169
CAMA ID	2856
Owner	AYYADURAI SIVAPATHY
Address	4 MERRILL AVE
LINK	22-169
PROP_ID	22-169
MAP_NO	22
LOC_ID	F_748646_2967879
CITY	BELMONT
ZIP	02478
OWN_ADDR	69 SNAKE HILL RD
OWN_CITY	BELMONT
OWN_STATE	MA
OWN_ZIP	02178
OWN_ZIP4	
TOTAL_VAL	893000.0000
FY	2022
LOT_SIZE	9027.0
LOT_UNITS	5
ZONING	7
INTEREST	Residential
LS_DATE	19921120
LS_BOOK	22639
LS_PAGE	596
LS_PRICE	1.0000
LIV_UNITS	1
RES_AREA	1918
BLD_AREA	
SOURCE	ASSESS
POLY_TYPE	FEE
PLAN_ID	



Results Summary

Parcels for Identify

Parcel ID	Owner	Address
22-165	SULLIVAN TRS KEV	1-3 MERRILL AVE

Detail Information

Zoom To 

Parcel ID	22-165
CAMA ID	2853
Owner	SULLIVAN TRS KEVIN G & WE
Address	1-3 MERRILL AVE
LINK	22-165
PROP_ID	22-165
MAP_NO	22
LOC_ID	F_748604_2968026
CITY	BELMONT
ZIP	02478
OWN_ADDR	1 SORELLE PLACE
OWN_CITY	BURLINGTON
OWN_STATE	MA
OWN_ZIP	01803
OWN_ZIP4	
TOTAL_VAL	812000.0000
FY	2022
LOT_SIZE	7519.0
LOT_UNITS	5
ZONING	7
INTEREST	Residential
LS_DATE	19810529
LS_BOOK	14303
LS_PAGE	0473
LS_PRICE	111000.0000
LIV_UNITS	2
RES_AREA	2809
BLD_AREA	
SOURCE	ASSESS
POLY_TYPE	FEE
PLAN_ID	



Pacheco, Maria

From: S A Crawford <crawfjen@mit.edu>
Sent: Wednesday, February 9, 2022 11:56 AM
To: Pacheco, Maria
Cc: S A Crawford
Subject: Kathy's Special Permit

To whom it may concern:

This note is to express my support for Kathy Mahoney's petition for a Special Permit for 23 Blanchard Road.

I am one of her closest neighbors, and completely support the remodeling and upgrade to her property.

Sincerely,
Sandra A. Crawford
25 Blanchard Rd.

February 2022

Dear Neighbor:

This is Kathy Mahoney, 23 Blanchard Road, Cambridge, MA. You will receive a notice from the City of Cambridge, Inspectional Services Dept. a hearing before the Zoning Board on February 24, 2022 on my petition for a "Special Permit" to allow me to make some changes to my house at 23 Blanchard Rd.

This is my family home inherited by me since all of the remainder of the family is deceased.

Basically, the changes are to infill the area between the existing front entryway and the existing front room on the left, approx. 5 ft. wide x 5 ft. deep. This will allow me an entry "mud room" and a closet. The other component is to build a 1 story room off the existing kitchen at the back right corner of the house, approx. 11 ft.x 10 ft. This room will be used as a dining room, and allow me to locate a laundry area and bathroom on the first floor.

The above, with some interior upgrades, kitchen, bathroom, new heating system, plumbing and electrical upgrades will allow me to "age in place" in a safer, more comfortable home.

If you have any further questions, I can be reached at the following:
Phone no. 617-501-4032. Call or Text, e-mail klm221951@gmail.com

Thank you for taking the time to read this letter and consider my plans.

Katherine Mahoney

Pacheco, Maria

From: Katherine Mahoney <klm221951@gmail.com>
Sent: Saturday, February 5, 2022 2:38 PM
To: Pacheco, Maria
Subject: Fwd: 23 Blanchard Ave

Dear Ms. Pacheco,

As you will read below, would you please place this email/letter of support in my file for my zoom meeting for 23 Blanchard Rd. "Special Permit" on February 24, 2022.

Thank you.

Katherine Mahoney

Sent from my iPad

Begin forwarded message:

From: Kevin Sullivan <k.sullivan.505@gmail.com>
Date: February 5, 2022 at 1:11:49 PM EST
To: klm221951@gmail.com
Cc: Wendy P <postle12@gmail.com>
Subject: 23 Blanchard Ave

Hello Kathy,

Wendy and I received your correspondence and description of proposed changes to your residence at 23 Blanchard Rd and the possible notification from the City of Cambridge about your permitting process.

We have no objections or concerns about the changes described in your correspondence. To that regard, we support your petition to the City of Cambridge for a "Special Permit".

While we no longer reside at 1 Merrill Ave, Belmont, we did enjoy our years living there from 1981-1989 until our growing family numbers removed the option to stay there. You might be aware that we still own and actively manage that property as rental property and visit frequently. Feel free to say "Hello" if you see either Wendy or I across the street.

good luck with the permitting process and construction,

best regards,
Kevin

Kevin Sullivan
339-222-4928

Pacheco, Maria

From: David Westcott <davidawestcott01@gmail.com>
Sent: Wednesday, February 9, 2022 4:37 PM
To: Pacheco, Maria
Subject: Case number BZA – 159662

I would like to support Kathy Mahoney with the "Special Permit " for refurbishing the property at 23 Blanchard Rd. Thank You.

David Westcott

Sent from my iPhone

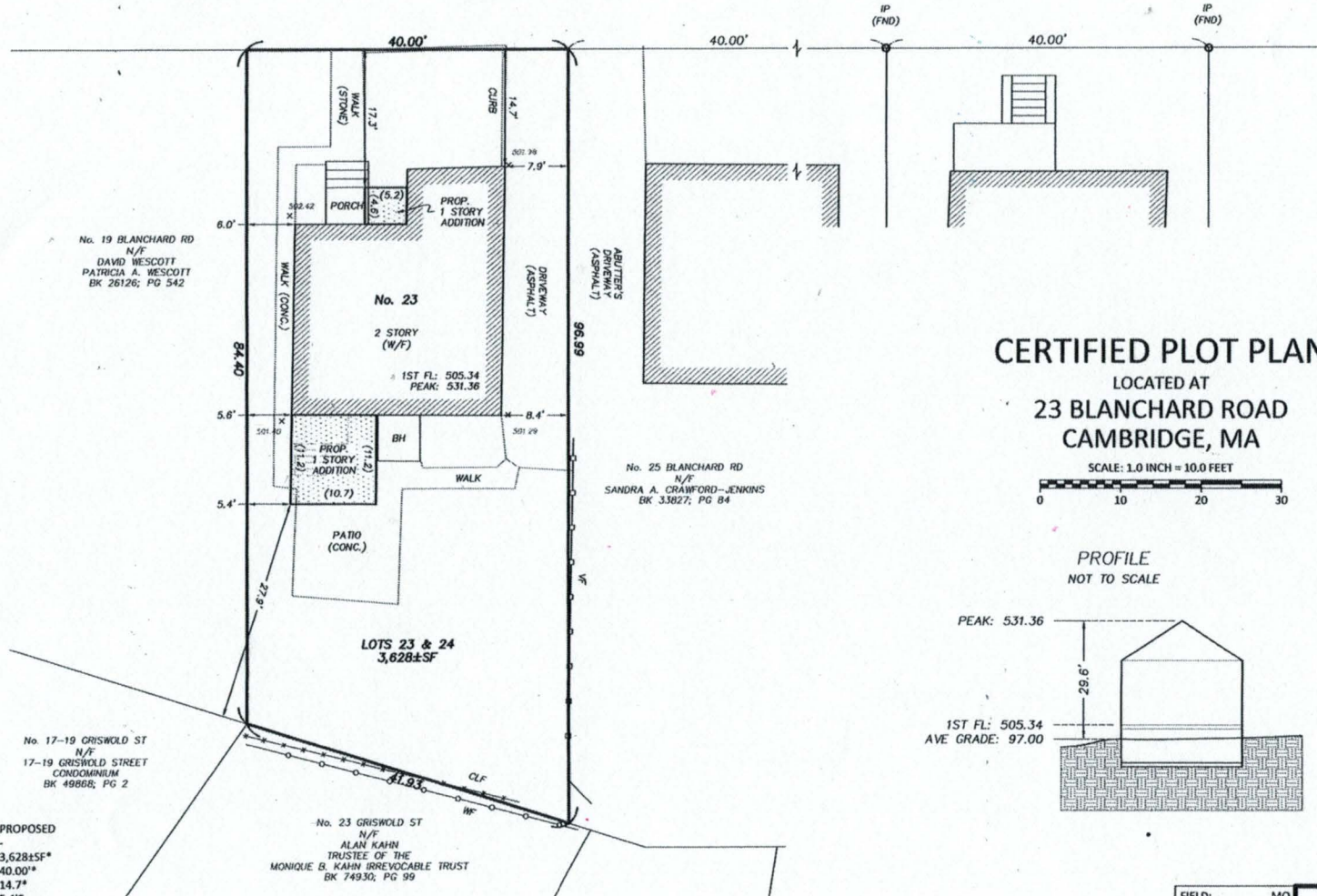
PREPARED FOR:
 OWNER OF RECORD:
 LILLIAN R. KEOHANE
 TRUSTEE OF THE 23 BLANCHARD ROAD REALTY
 TRUST
 23 BLANCHARD ROAD
 CAMBRIDGE, MA 02138

REFERENCES:
 DEED: BK 72188; PG 423
 PLAN: PL BK 297; PL 29
 PL 1987 #1174
 PL 1999 #729
 PL 2004 #870
 LCC: 14229-A

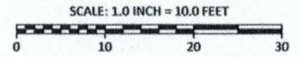
NOTES:
 VERTICAL DATUM IS ASSUMED



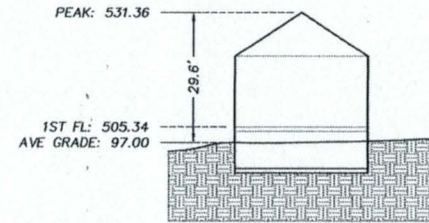
BLANCHARD ROAD



CERTIFIED PLOT PLAN
 LOCATED AT
23 BLANCHARD ROAD
CAMBRIDGE, MA



PROFILE
 NOT TO SCALE



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF NOVEMBER 29, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017CD418E
 EFFECTIVE DATE: 06/04/2010

ZONING:
 MAP/LOT: 267B/23
 PROPERTY CLASS: SINGLE FAMILY
 ZONING: B

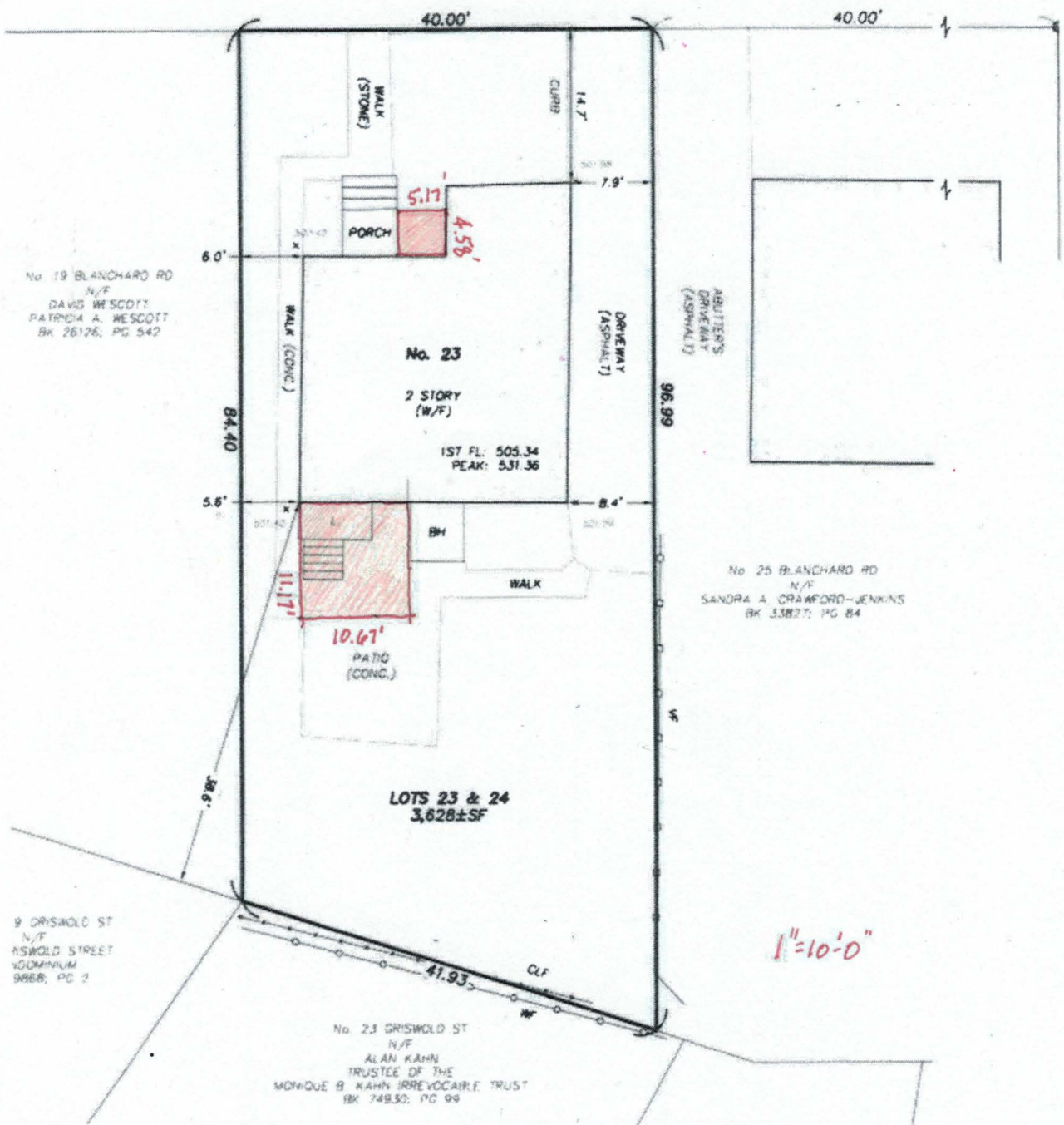
	REQUIRED	EXISTING	PROPOSED
FAR (MAX.)	0.5	-	-
LOT SIZE (MIN.)	5,000 SF	3,628±SF*	3,628±SF*
LOT WIDTH (MIN.)	50'	40.00**	40.00**
FRONT SETBACK (MIN.)	15'	14.7**	14.7**
SIDE SETBACK (MIN.)	10'	5.6**	5.4**
	SUM 25	Σ13.5**	Σ13.3**
REAR SETBACK (MIN.)	25'	38.6'	27.9'
HEIGHT (MAX.)	35'	29.6'	29.6'
PVT. OP. SPACE (MIN.)	40%	57.6%	52.7%

* = NON-CONFORMING

FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	12/02/21
JOB #	21-00655



(F)



No. 19 BLANCHARD RD
N/F
DAVID WESCOTT
PATRICIA A. WESCOTT
BK 26126; PG 542

No. 25 BLANCHARD RD
N/F
SANDRA A. CRAWFORD-JENKINS
BK 33877; PG 84

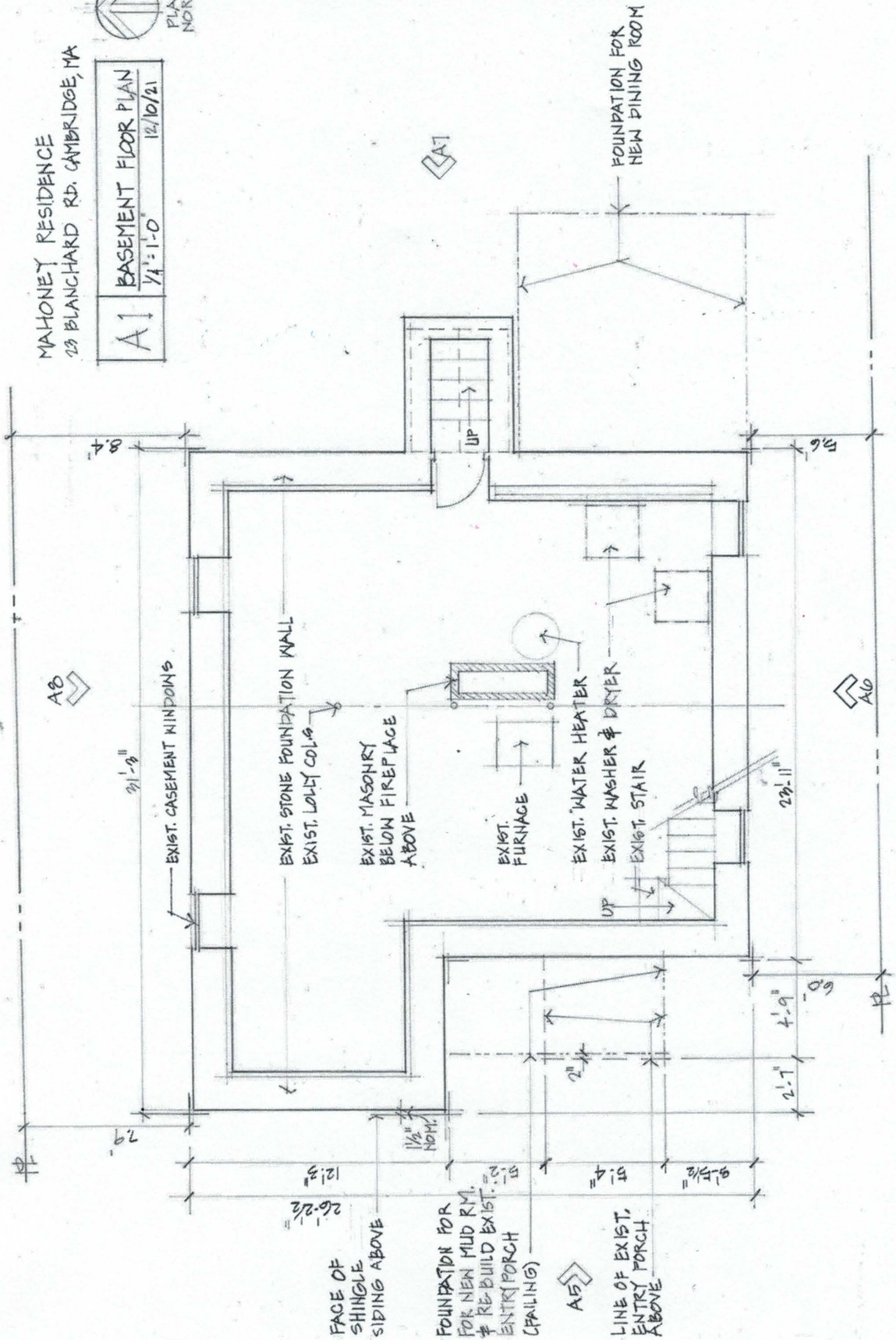
9 GRISWOLD ST
N/F
GRISWOLD STREET
VILLAGE
988B; PG 2

No. 23 GRISWOLD ST
N/F
ALAN KAHN
TRUSTEE OF THE
MONIQUE B KAHN IRREVOCABLE TRUST
BK 74930; PG 99

MAHONEY RESIDENCE
23 BLANCHARD RD. CAMBRIDGE, MA



A1 BASEMENT FLOOR PLAN
1/4" = 1'-0"
12/10/21



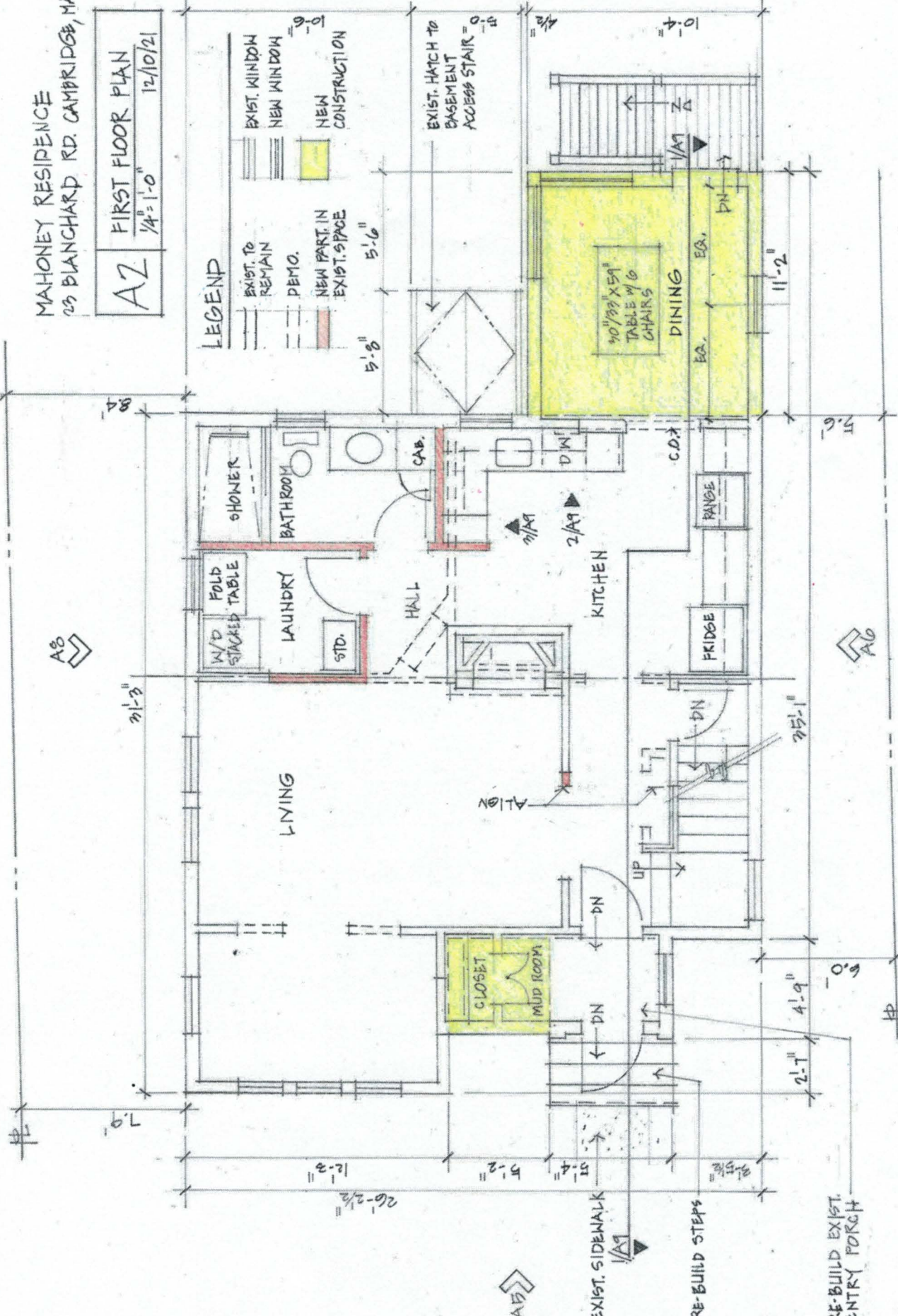
MAHONEY RESIDENCE
23 BLANCHARD RD. CAMBRIDGE, MA



AZ
FIRST FLOOR PLAN
1/4" = 1'-0"
12/10/21

LEGEND

- EXIST. TO REMAIN
- DEMO.
- NEW PART IN EXIST. SPACE
- NEW CONSTRUCTION

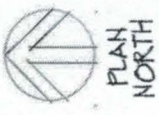


EXIST. SIDENWALK

RE-BUILD STEPS

RE-BUILD EXIST. ENTRY PORCH

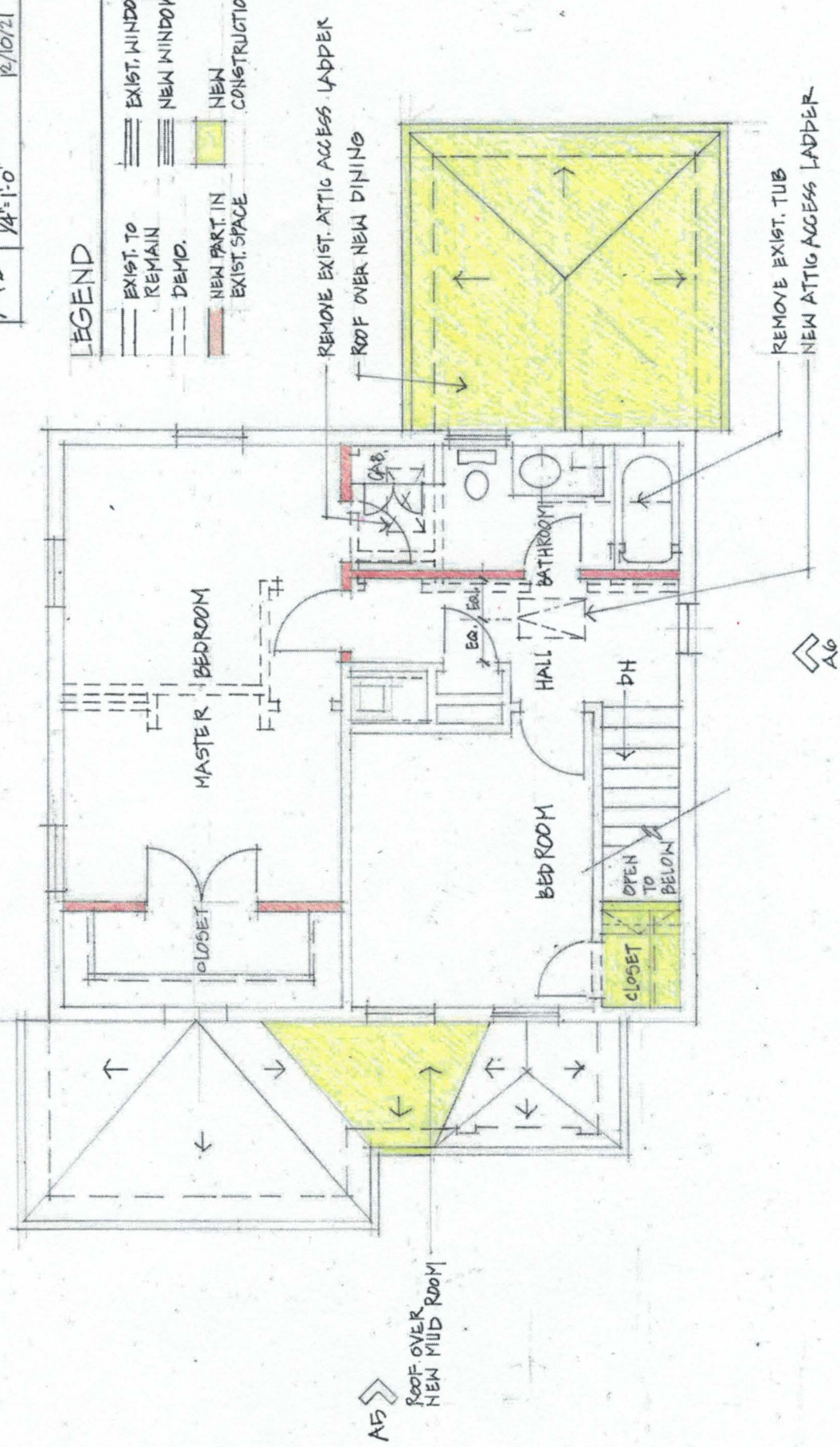
MAHONEY RESIDENCE
29 BLANCHARD RD. CAMBRIDGE, MA



A3 2ND FLOOR PLAN
1/4" = 1'-0" 12/10/21

LEGEND

- EXIST. TO REMAIN
- DEMO.
- NEW PART. IN EXIST. SPACE
- EXIST. WINDOW
- NEW WINDOW
- NEW CONSTRUCTION



A8

A7

A6

A5

REMOVE EXIST. ATTIC ACCESS LADDER
ROOF OVER NEW DINING

REMOVE EXIST. TUB
NEW ATTIC ACCESS LADDER

ROOF OVER NEW MUD ROOM

MAHONEY RESIDENCE
 25 BLANCHARD RD. CAMBRIDGE, MA

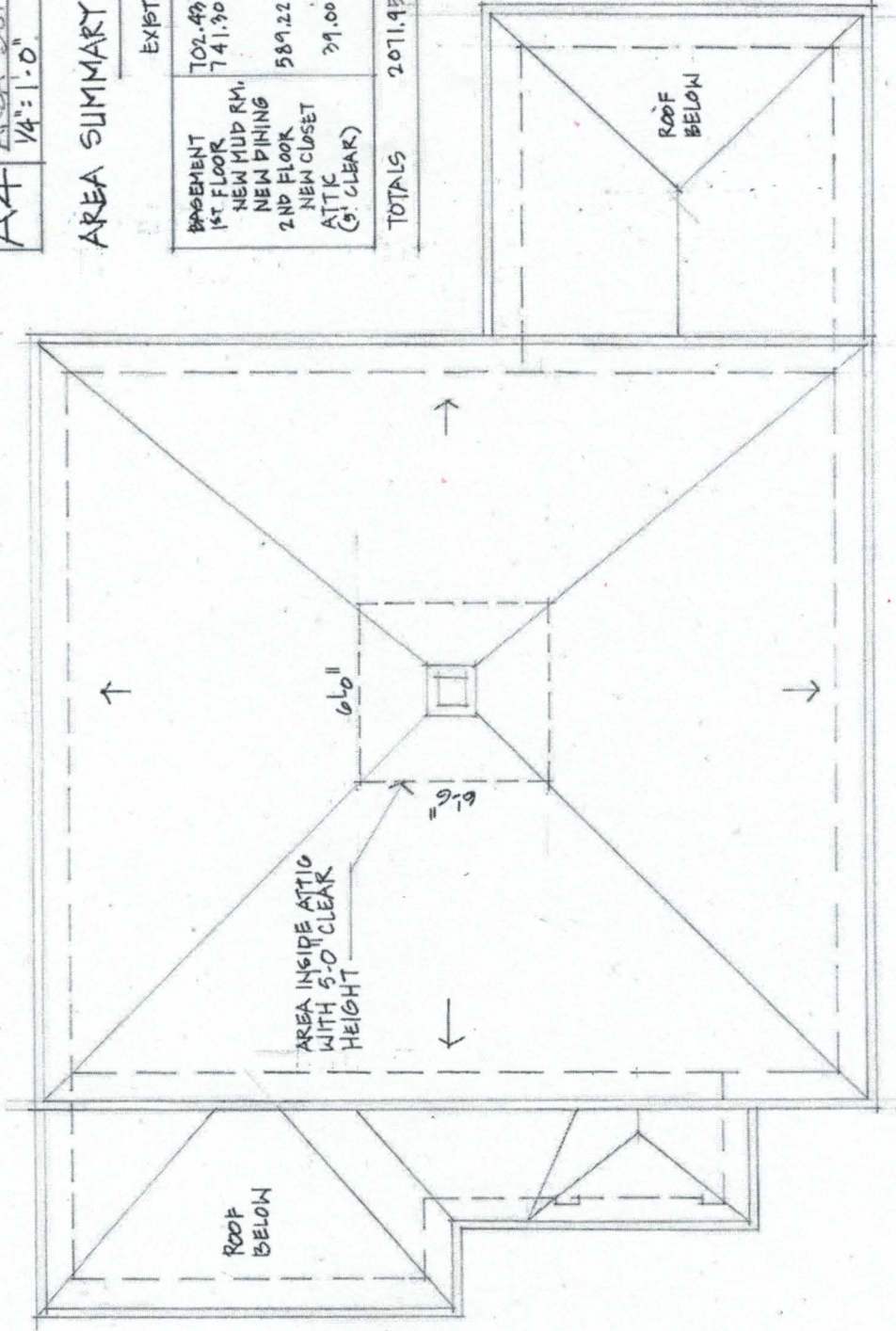


PLAN
 NORTH

A4 ROOF PLAN #
 AREA SUMMARY
 1/4" = 1'-0" 12/10/21

AREA SUMMARY

	EXIST.	NEW	TOTAL
BASEMENT	702.43 SF		
1ST FLOOR	741.30 SF	23.68 SF	
NEW MUD RM.		119.29 SF	
2ND FLOOR	589.22 SF		
NEW PINING			
NEW CLOSET		13.09 SF	
ATTIC (5' CLEAR)	39.00 SF		
TOTALS	2071.95 SF	156.06 SF	2228.01 SF



A8

A5

A9

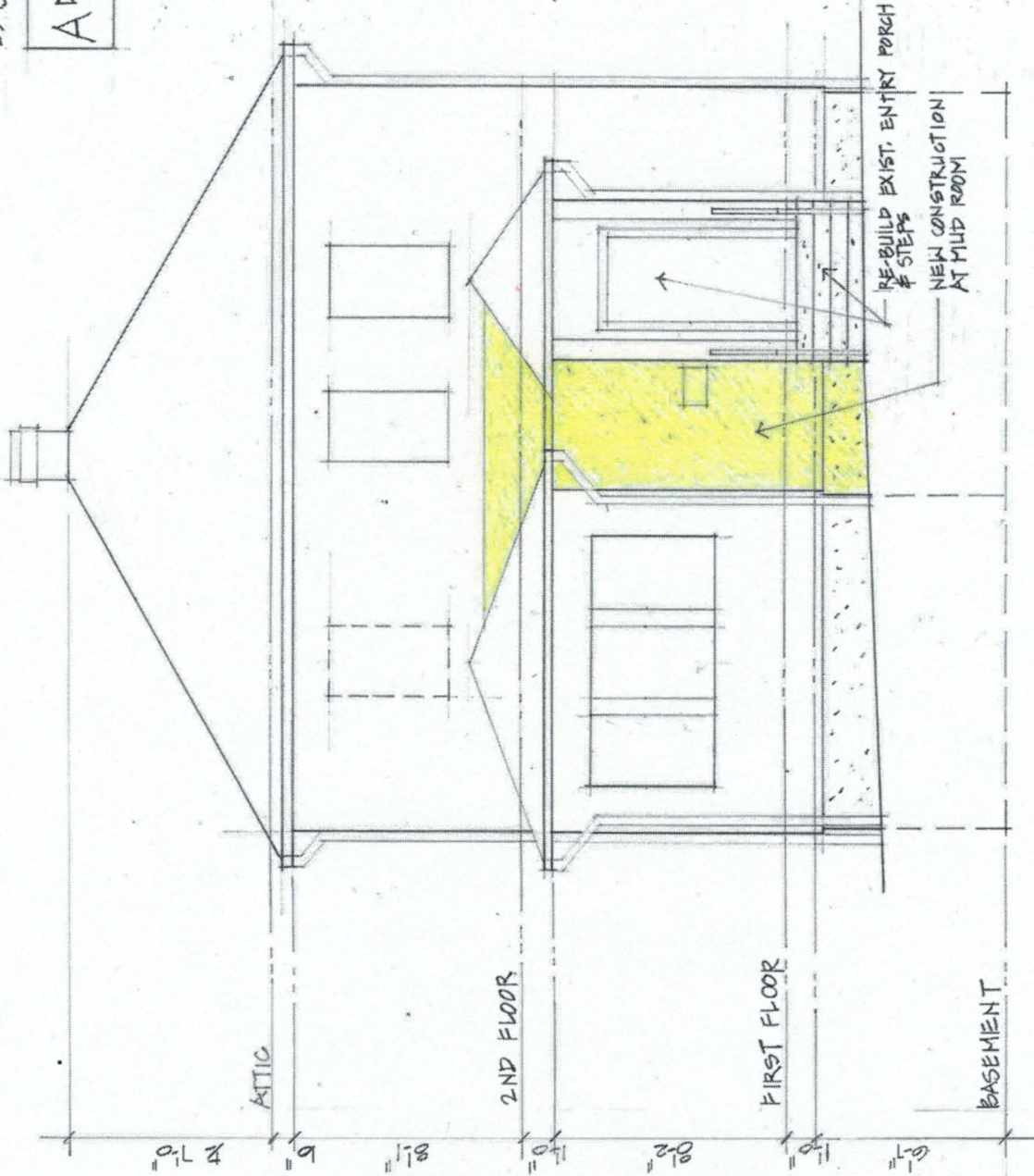
A1

MAHONEY RESIDENCE
23 BLANCHARD RD. CAMBRIDGE, MA

A5

WEST ELEVATION

1/4" = 1'-0" 12/10/21



ATTIC

2ND FLOOR

FIRST FLOOR

BASEMENT

RE-BUILD EXIST. ENTRY PORCH & STEPS

NEW CONSTRUCTION AT MUD ROOM

2'-7 1/2"

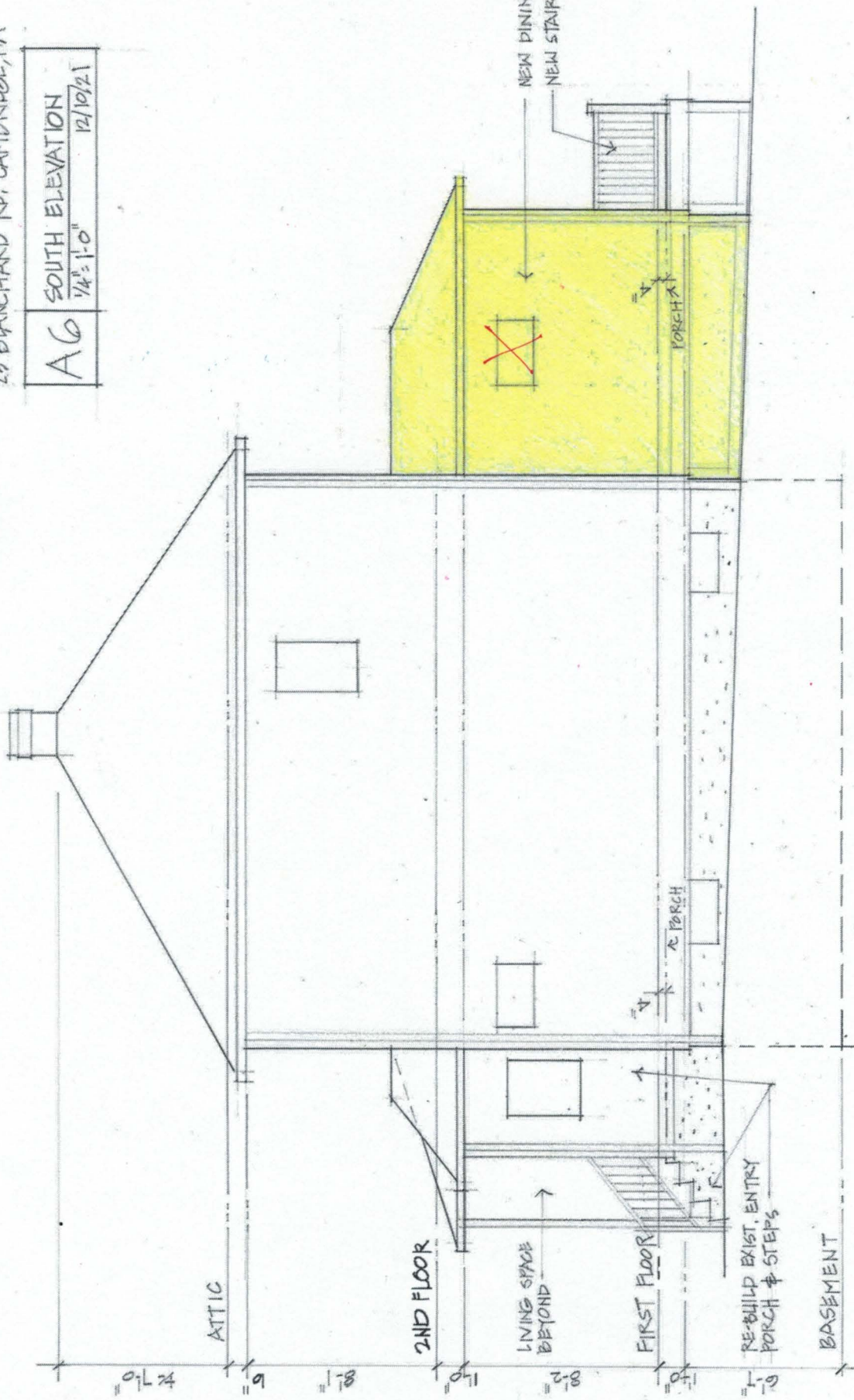
8'-1 1/2"

8'-2 1/2"

6'-1 1/2"

MAHONEY RESIDENCE
23 BLANCHARD RD, CAMBRIDGE, MA

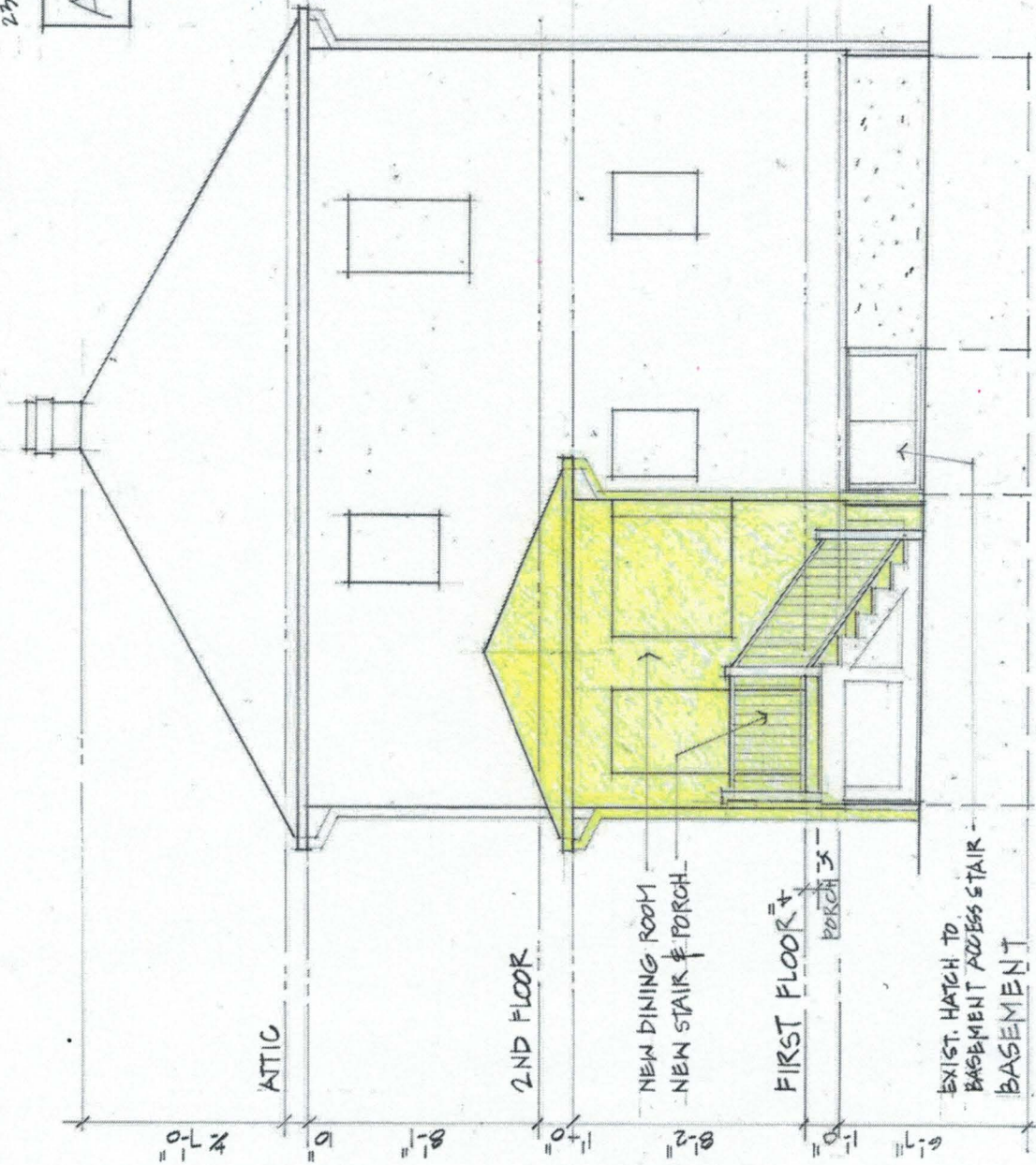
A6 SOUTH ELEVATION
1/4" = 1'-0" 12/10/21



7'-0"
6"
10"
1'-0"
8'-2"
1'-0"
1'-9"
BASEMENT

MAHONEY RESIDENCE
23 BLANCHARD RD, CAMBRIDGE, MA

AT EAST ELEVATION
1/4" = 1'-0"
12/10/21



MAHONEY RESIDENCE
23 BLANCHARD RD. CAMBRIDGE, MA

A8 NORTH ELEVATION
1/4" = 1'-0" 12/10/21

