



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 OCT -8 PM 12: 01

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1138407

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: 44 Russell Street LLC C/O Gueve Ataie

PETITIONER'S ADDRESS: 14 Antrim Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 44 Russell St., Cambridge, MA

TYPE OF OCCUPANCY: TWO-FAM-RES

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

To add windows on nonconforming walls and extend ~2" into nonconforming setbacks. To extend height nonconformity through regrading and a new areaway.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
- Article: 5.000 Section: 5.24.2.b (Exterior Insulation)
- Article: 8.000 Section: 8.22.2.c (Non-Conforming Structure)
- Article: 8.000 Section: 8.22.2.d (Non-Conforming Structure)
- Article: 10.000 Section: 10.40 (Special Permits)

Original
Signature(s):

(Petitioner (s) / Owner)

Gueve Ataie

(Print Name)

Address:

14 Antrim Street, Cambridge, MA 02139

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 Gueve Ataie _____
(OWNER)

Address: 14 Antrim Street, Cambridge, MA 02139

State that I/We own the property located at 44 Russell Street, Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of 44 Russell Street LLC

*Pursuant to a deed of duly recorded in the date 4/29/24, Middlesex South County Registry of Deeds at Book 82711, Page 445; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

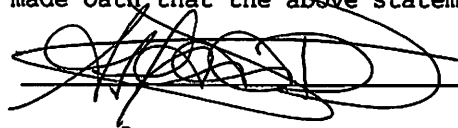


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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


Commonwealth of Massachusetts, County of Middlesex

The above-name Gueve Ataie personally appeared before me, this 30 of Sept., 2024, and made oath that the above statement is true.

 Notary

My commission expires April 12, 2030 (Notary Seal).

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

 ALEXANDRA DIAS
Notary Public, Commonwealth of Massachusetts
My Commission Expires April 12, 2030

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 44 Russell St , Cambridge, MA (location) would not be a detriment to the public interest because:

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

8.22.2(c) allows for the creation of new wall opening within the required setback upon the issuance of a special permit. The proposed windows on the left, rear, and right facades can be approved subject to this this section. 8.22.2(d) allows for the alteration or enlargement of a preexisting dimensionally nonconforming two-family dwelling which increases a preexisting dimensional nonconformity but does not create a new dimensional nonconformity. The change in the existing nonconforming building height due to changes to the average grade and the extension into the nonconforming yards can be approved subject to this section.

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:

The proposed project reduces parking coverage and count while maintaining the existing curb cut. As such, it will not generate traffic or patterns of access or egress which would cause congestion hazard or substantial change in the established neighborhood character.

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 existing two-family use will remain unchanged, consistent with the adjacent uses and the zoning district. As such, the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance will not be adversely affected by the nature of the proposed use.

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:

The requested windows/egress door and egress well will add light, ventilation, and life safety for the occupant of the proposed use, all exterior walls will be fire rated where required by the building code, and the barn structure will be equipped with an automatic sprinkler system. The outdoor areas will be professionally landscaped and surrounded with a privacy fence. As such, no nuisance or hazard would 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.

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 reduces impervious lot coverage and building massing, while increasing life safety and landscaped areas. It is sited almost entirely within the footprint and massing of the existing structure and maintains the current two-family use on the lot. As such, 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.

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

Tel. No. [7817897662](tel:7817897662)
 E-Mail Address: guevea@broadbridgere.com

Date: 10/7/24

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 44 Russell Street LLC
Location: 44 Russell St., Cambridge, MA
Phone: 7817897662

Present Use/Occupancy: TWO-FAM-RES
Zone: Residence B Zone
Requested Use/Occupancy: TWO-FAM-RES

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		6,917	6,494	4,951.75	(max.)
<u>LOT AREA:</u>		12,005	12,005	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.58	0.54	0.5/0.35	
<u>LOT AREA OF EACH DWELLING UNIT</u>		6,002.5	6,002.5	2,500/4,000	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	80	80	50	
	<u>DEPTH</u>	150	150	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	13.5	13.5	15	
	<u>REAR</u>	2.3	2.1	30	
	<u>LEFT SIDE</u>	2.5	2.3	7.5	
	<u>RIGHT SIDE</u>	2.2	2.2	12.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	35.24	36.24	35	
	<u>WIDTH</u>	134.25	134.45	N/A	
	<u>LENGTH</u>	76.4	76.4	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		30%	48%	40%	
<u>NO. OF DWELLING UNITS:</u>		2	2	3	
<u>NO. OF PARKING SPACES:</u>		6+	3+1 tandem	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction

44 RUSSELL STREET RESIDENCES

BZA SPECIAL PERMIT SET

ARCHITECT:
HAMMER DESIGN & DEVELOPMENT, LLC
110 CEDAR STREET
NEWTON, MA 02459
617-733-5053
INFO@HAMMERDESIGN.COM

ARCHITECT:
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STRUCTURAL:
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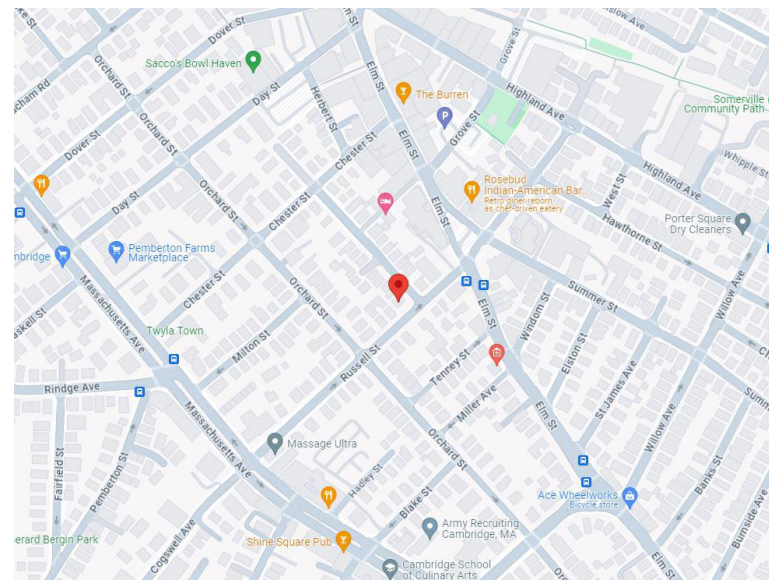
DRAWING LIST

- A-000 COVER
- A-001 3D PERSPECTIVES
- A-002 SITE PHOTOS
- A-003 SITE PHOTOS
- A-100.0 OVERALL SITE PLAN - EXISTING
- A-100.1 OVERALL SITE PLAN - PROPOSED

- A-101 FRONT BUILDING - BASEMENT FLOOR PLAN DEMO & PROPOSED
- A-102 FRONT BUILDING - 1ST FL PLAN DEMO & PROPOSED
- A-103 FRONT BUILDING - SECOND FLOOR PLAN DEMO & PROPOSED
- A-104 FRONT BUILDING - THIRD FLOOR PLAN DEMO & PROPOSED
- A-200 ELEVATIONS EXISTING & PROPOSED - EAST & WEST
- A-201 ELEVATIONS EXISTING & PROPOSED - SOUTH
- A-202 FRONT BUILDING ELEVATIONS EXISTING & PROPOSED - NORTH

- A-106 BARN BASEMENT FLOOR PLAN DEMO & PROPOSED
- A-107 BARN FIRST FLOOR PLAN DEMO & PROPOSED
- A-108 BARN SECOND FLOOR PLAN DEMO & PROPOSED
- A-109 BARN ROOF PLAN DEMO & PROPOSED
- A-203 BARN ELEVATIONS EXISTING & PROPOSED - WEST
- A-204 BARN ELEVATIONS EXISTING & PROPOSED - EAST
- A-205 BARN ELEVATIONS EXISTING & PROPOSED - NORTH & SOUTH

VICINTY MAP

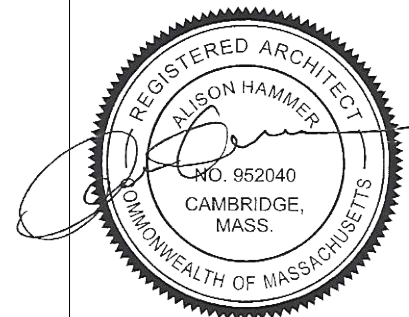


PROJECT DESCRIPTION

THE PROJECT OF THE 44 RUSSELL STREET RESIDENCES IS COMPRISED OF THE RESIDENTIAL RENOVATION OF AN EXISTING, NONCONFORMING TWO FAMILY RESIDENCE WITH AN ATTACHED BARN.

THE PROJECT REQUIRES SPECIAL PERMIT RELIEF FOR THREE ITEMS:

1. EXTENDING THE PRE-EXISTING NONCONFORMING BUILDING HEIGHT THROUGH CHANGES IN GRADE, PARTICULARLY (a) THE ADDITION OF AN EXTERIOR STAIR AREAWAY AT THE FRONT UNIT AND (b) SITE REGRADING IN THE VICINITY OF THE BARN.
2. EXTENDING THE PRE-EXISTING NONCONFORMING LEFT SIDE AND REAR YARDS BY ~2"
3. THE ADDITION OF WINDOWS ON THREE FACADES (LEFT, REAR, & RIGHT) OF THE BARN WHICH DO NOT HAVE CONFORMING YARDS



PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
COVER

SCALE: AS NOTED

ISSUE DATE: 09/24/2024

SHEET:
A-000

ARCHITECT:
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617-733-5053
INFO@HAMMERDESIGN.COM

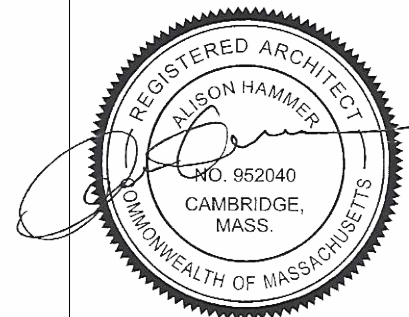
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STRUCTURAL:
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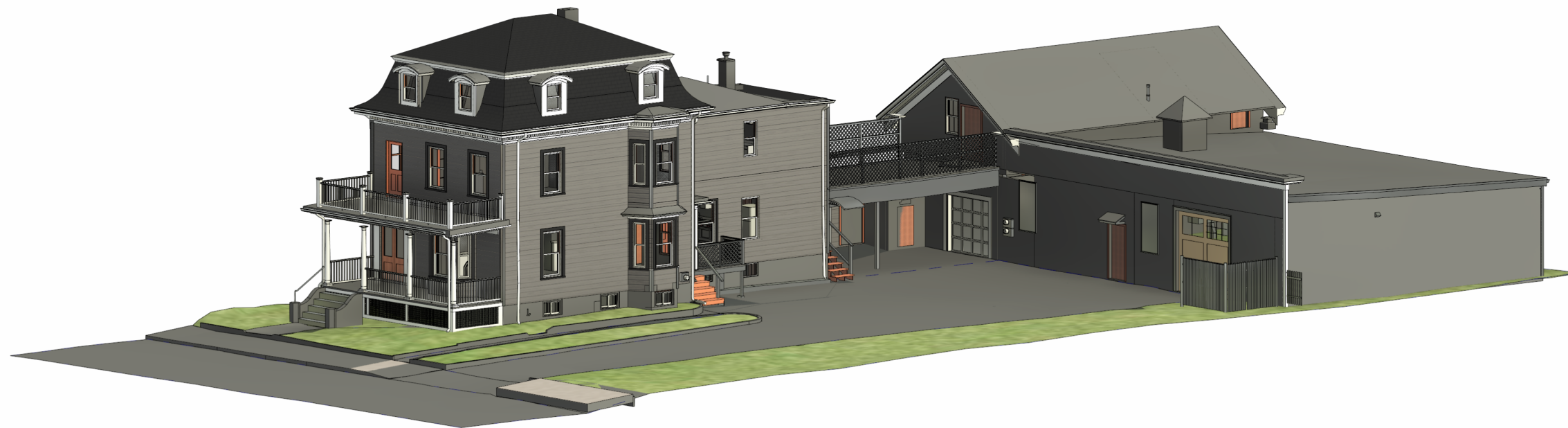
PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
3D PERSPECTIVES

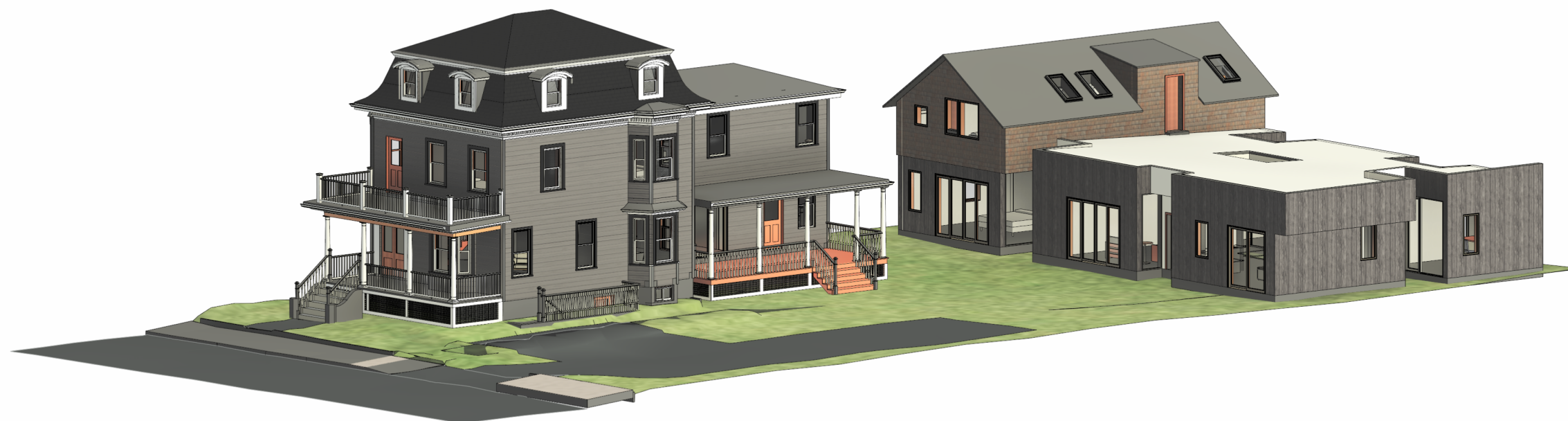
SCALE: AS NOTED

ISSUE DATE: 09/24/24

SHEET:
A-001



2 3D VIEW - EXISTING



1 3D VIEW - PROPOSED



AERIAL VIEW



RUSSELL STREET VIEW - LEFT



RUSSELL STREET VIEW - RIGHT

**HAMMER DESIGN
& DEVELOPMENT**

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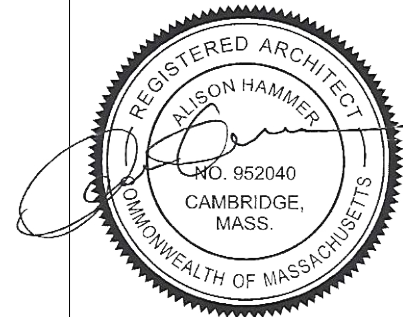
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PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
SITE PHOTOS

SCALE: AS NOTED

ISSUE DATE: 09/24/24

SHEET:
A-002

**HAMMER DESIGN
& DEVELOPMENT**

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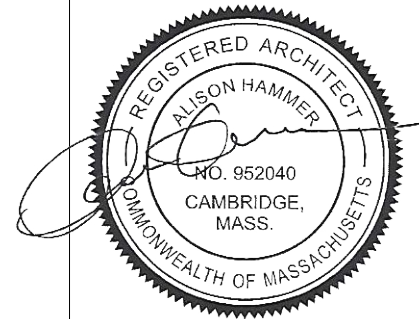
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PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
SITE PHOTOS

SCALE: AS NOTED

ISSUE DATE: 09/24/24

SHEET:
A-003



SITE PHOTO - SITE OVERVIEW



SITE PHOTO - VICINITY OF AREAWAY



SITE PHOTO - BARN REAR



SITE PHOTO - BARN LEFT



SITE PHOTO - BARN RIGHT

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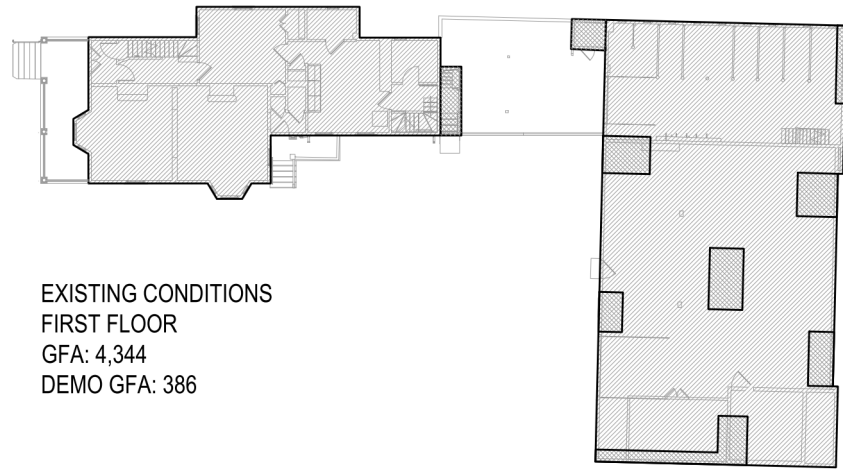
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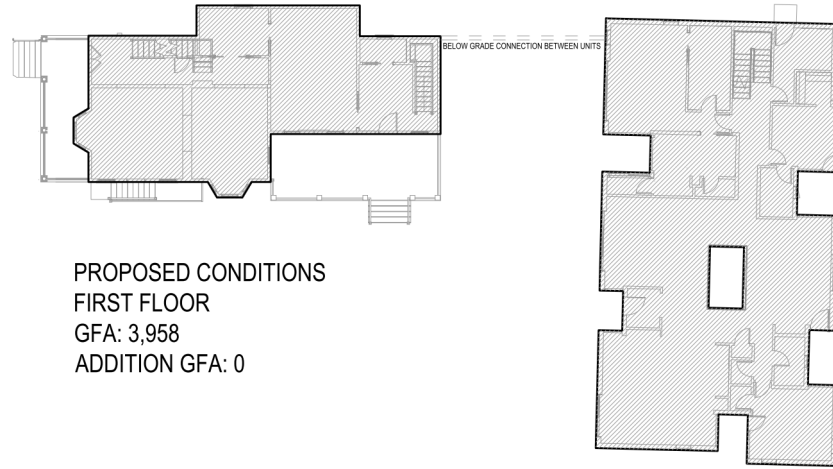
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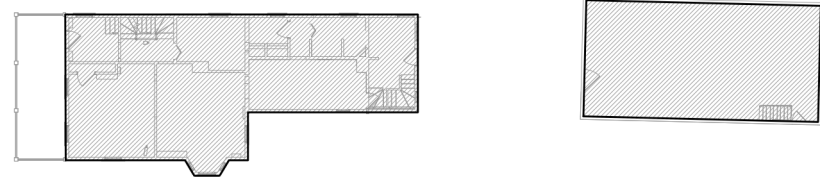
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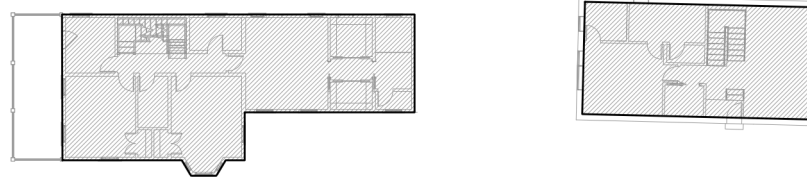
**EXISTING CONDITIONS
FIRST FLOOR**
GFA: 4,344
DEMO GFA: 386



**PROPOSED CONDITIONS
FIRST FLOOR**
GFA: 3,958
ADDITION GFA: 0

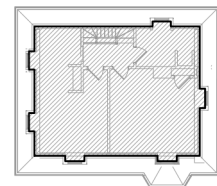


**EXISTING CONDITIONS
SECOND FLOOR**
GFA: 1,965
DEMO GFA: 0

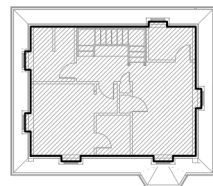


**PROPOSED CONDITIONS
SECOND FLOOR**
GFA: 1,928
ADDITION GFA: 0

Address: 44 Russell Street
Zone: Res B



**EXISTING CONDITIONS
THIRD FLOOR**
GFA: 608
DEMO GFA: 0



**PROPOSED CONDITIONS
THIRD FLOOR**
GFA: 608
ADDITION GFA: 0

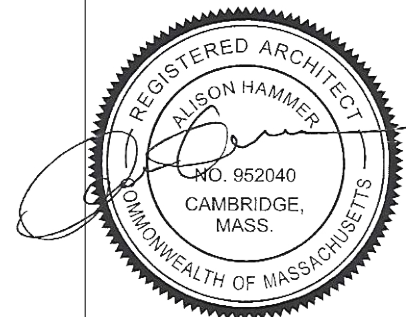
GFA TABLE

	EXISTING	PROPOSED	DEMO GFA	DEMO %
Basement	0	0	0	0%
First Floor	4,344	3,958	386	9%
Second Floor	1,965	1,928	0	0%
Third Floor	608	608	0	0%
Total	6,917	6,494	386	6%

1 GFA CALCULATIONS
1/32"=1'-0"

	EXISTING	PROPOSED	ALLOWED	NOTE
GENERAL				
USE	Two-Family	Two-Family	Yes	Complies
LOT AREA	12,005	12,005	5,000	Complies
LOT WIDTH	80	80	50	Complies
GFA	6,917	6,494	4,951.75	Preexisting nonconforming, reduction
FAR	0.58	0.54	0.5/0.35	Preexisting nonconforming, reduction
LOT AREA/UNIT	6,002.5	6,002.5	2,500/4,000	Complies
UNITS	2	2	3	Complies
HEIGHT	35.24	36.5	35	Preexisting nonconforming, needs relief
SETBACKS				
Front	13.5'	13.5'	15'	Preexisting nonconforming, no change
Left	2.5'	2.3	7'-6"	Preexisting nonconforming, needs relief
Right	2.2	2.2	12'-6"	Preexisting nonconforming, no change
Rear	2.3	2.1	30'	Preexisting nonconforming, needs relief
OPEN SPACE				
TOTAL OS	30%	48%	40%	Complies
PRIVATE OS	9%	23%	20%	Complies
PERMEABLE OS	21%	25%	20%	Complies
PARKING				
	6+	3+1 tandem	0	Complies

2 TABLE OF DIMENSIONAL REQUIREMENTS
NTS



PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
ZONING

SCALE: AS NOTED

ISSUE DATE: 09/24/24

SHEET:
A-004

ARCHITECT:
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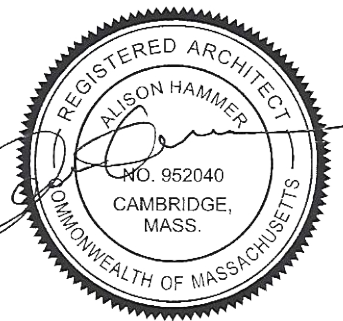
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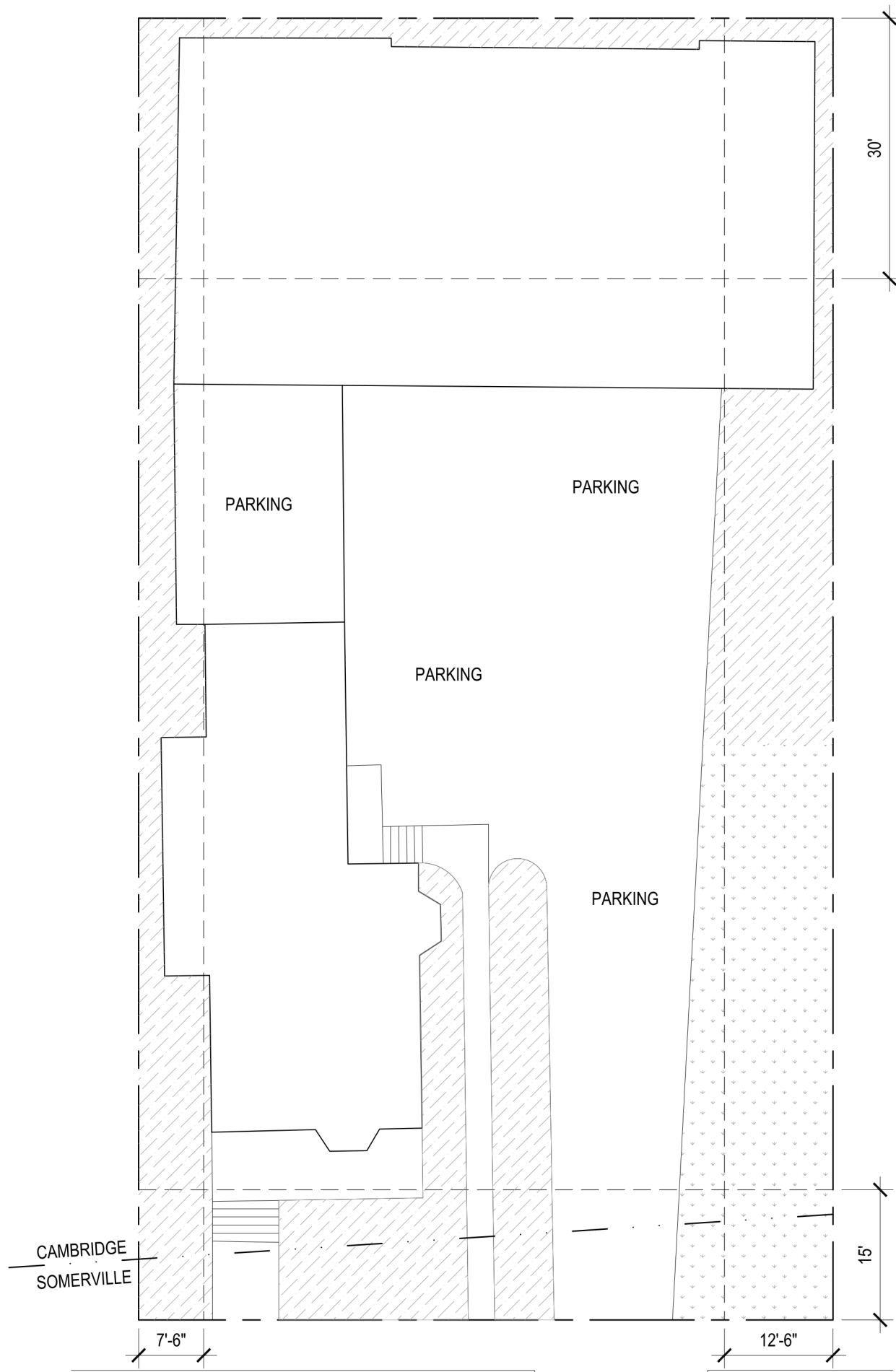
PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
ZONING

SCALE: AS NOTED

ISSUE DATE: 09/24/24

SHEET:
A-005



SECOND STORY EXTENDS INTO
SETBACK BY 2" (LEFT AND REAR)
REQUIRES SPECIAL PERMIT RELIEF

RE-GRADING AROUND BARN
LOWERS AVERAGE GRADE
REQUIRES SPECIAL PERMIT RELIEF

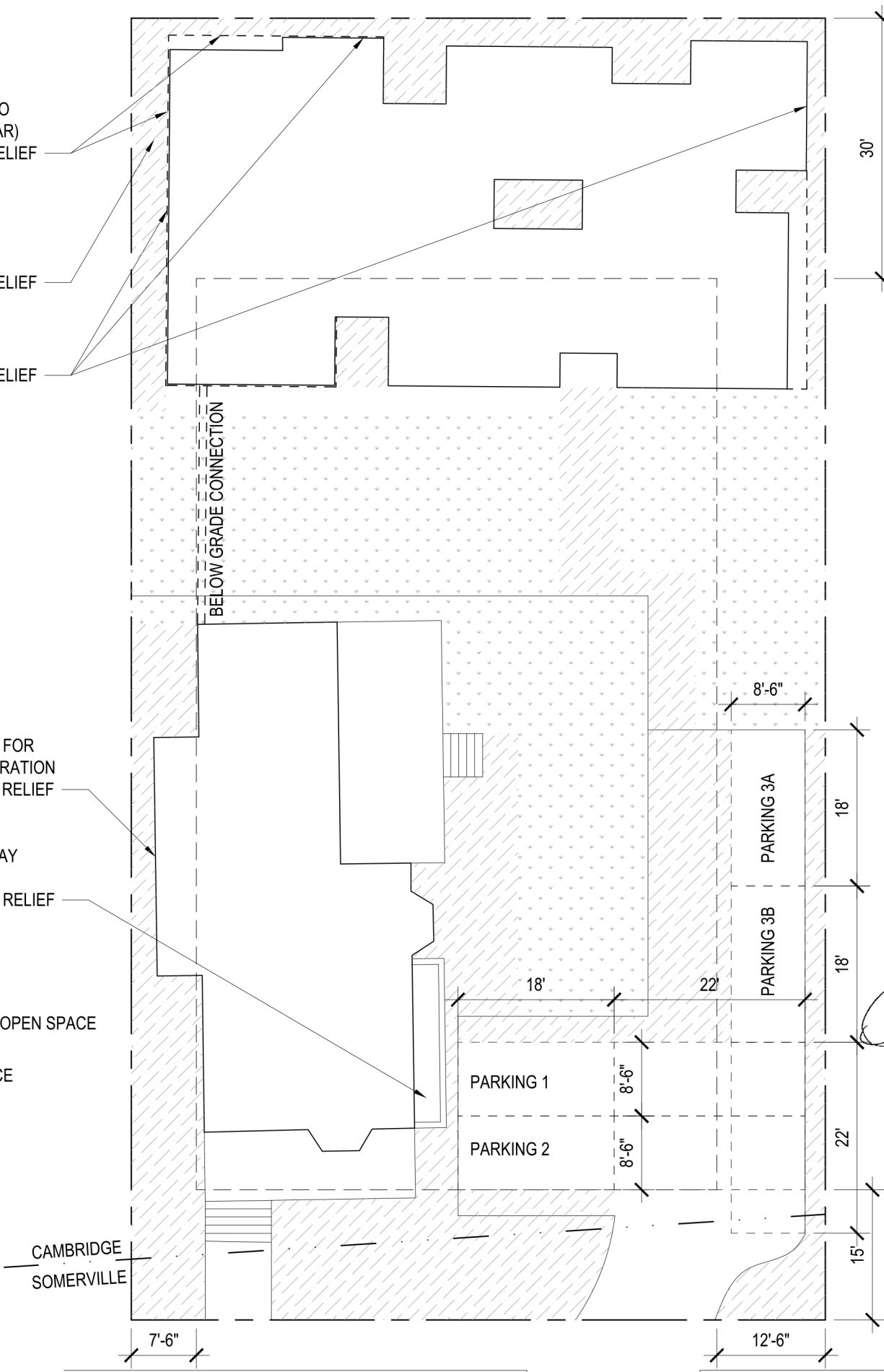
NEW WINDOWS ON
NONCONFORMING SETBACK
REQUIRES SPECIAL PERMIT RELIEF

DECREASE SETBACK BY ~2" FOR
INSULATION AND FIRE SEPARATION
REQUIRES SPECIAL PERMIT RELIEF

NEW EGRESS WELL/AREAWAY
LOWERS AVERAGE GRADE
REQUIRES SPECIAL PERMIT RELIEF

- PRIVATE & PERMEABLE OPEN SPACE
- PERMEABLE OPEN SPACE

1 ARCHITECTURAL SITE PLAN - EXISTING
1/16"=1'-0"



2 ARCHITECTURAL SITE PLAN - PROPOSED
1/16"=1'-0"

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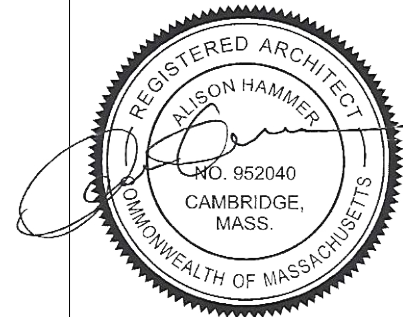
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pgammie@columbiadesigngroup.com



PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

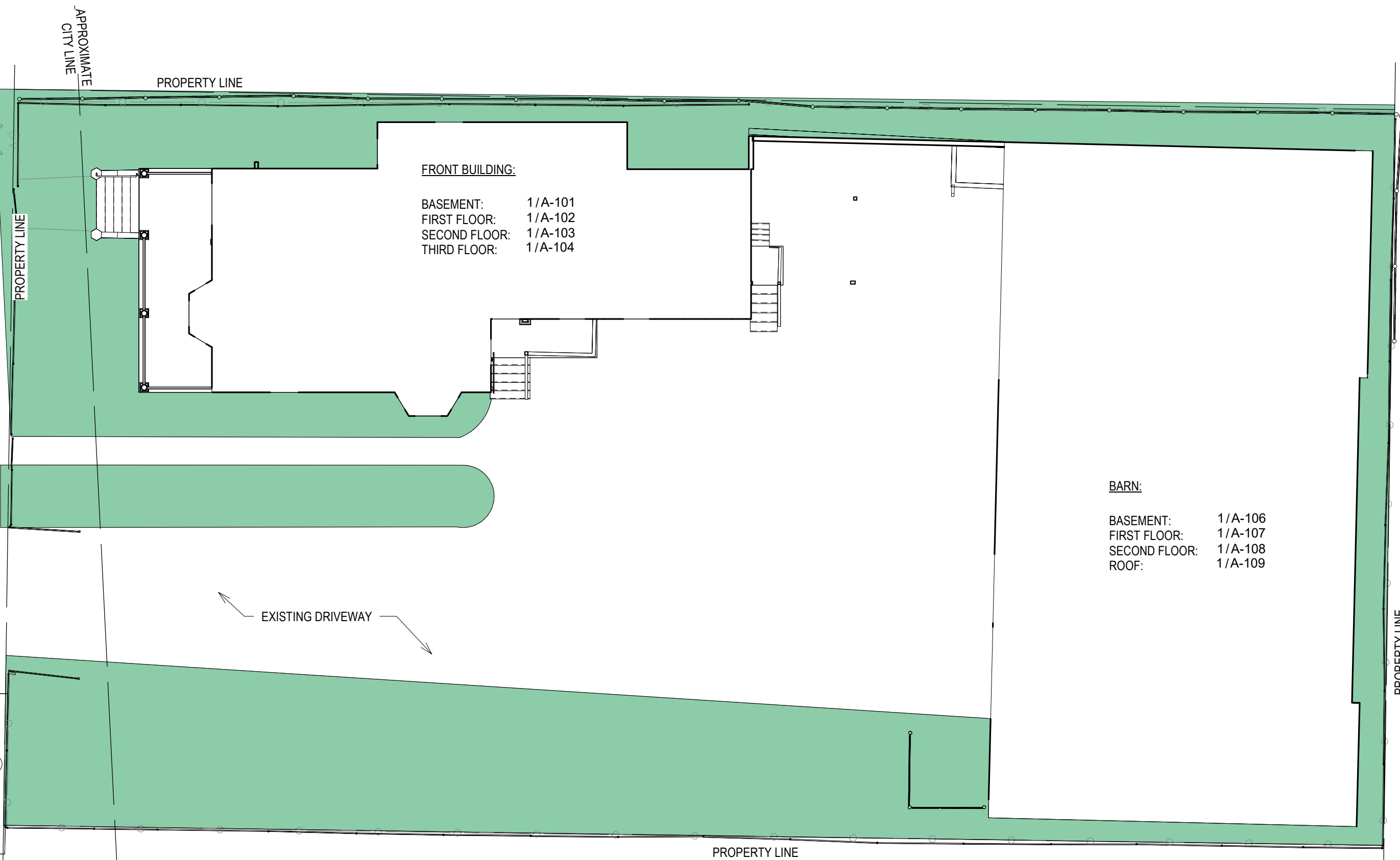
DRAWING:
OVERALL SITE PLAN -
EXISTING

SCALE: AS NOTED

ISSUE DATE: 09/24/24

SHEET:

A-100.0



FRONT BUILDING:

BASEMENT: 1/A-101
FIRST FLOOR: 1/A-102
SECOND FLOOR: 1/A-103
THIRD FLOOR: 1/A-104

BARN:

BASEMENT: 1/A-106
FIRST FLOOR: 1/A-107
SECOND FLOOR: 1/A-108
ROOF: 1/A-109

1 OVERALL SITE PLAN - EXISTING
3/32" = 1'-0"

**HAMMER DESIGN
& DEVELOPMENT**

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110 CEDAR STREET
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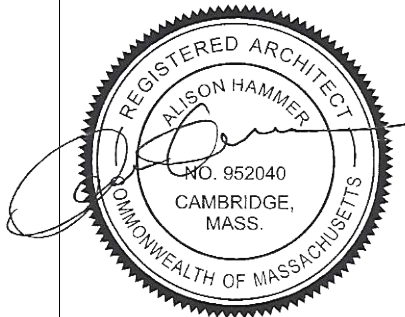
ARCHITECT:
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PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

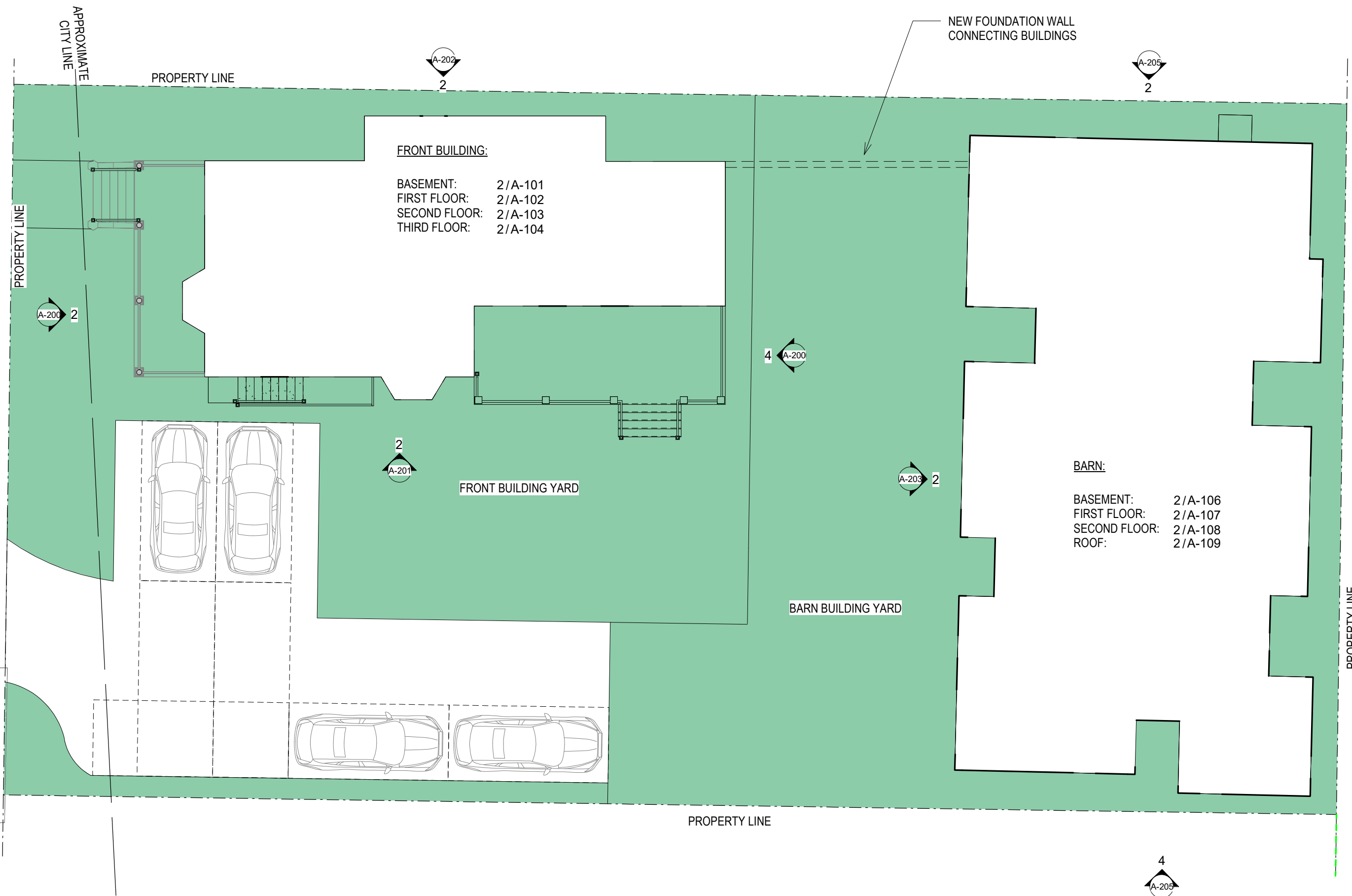
DRAWING:
OVERALL SITE PLAN -
PROPOSED

SCALE: AS NOTED

ISSUE DATE: 09/24/24

SHEET:

A-100.1



1 OVERALL SITE PLAN - PROPOSED
3/32" = 1'-0"

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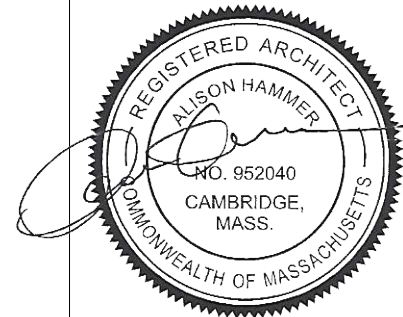
ARCHITECT:
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PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
FRONT BUILDING -
BASEMENT FLOOR PLAN
DEMO & PROPOSED

SCALE: AS NOTED

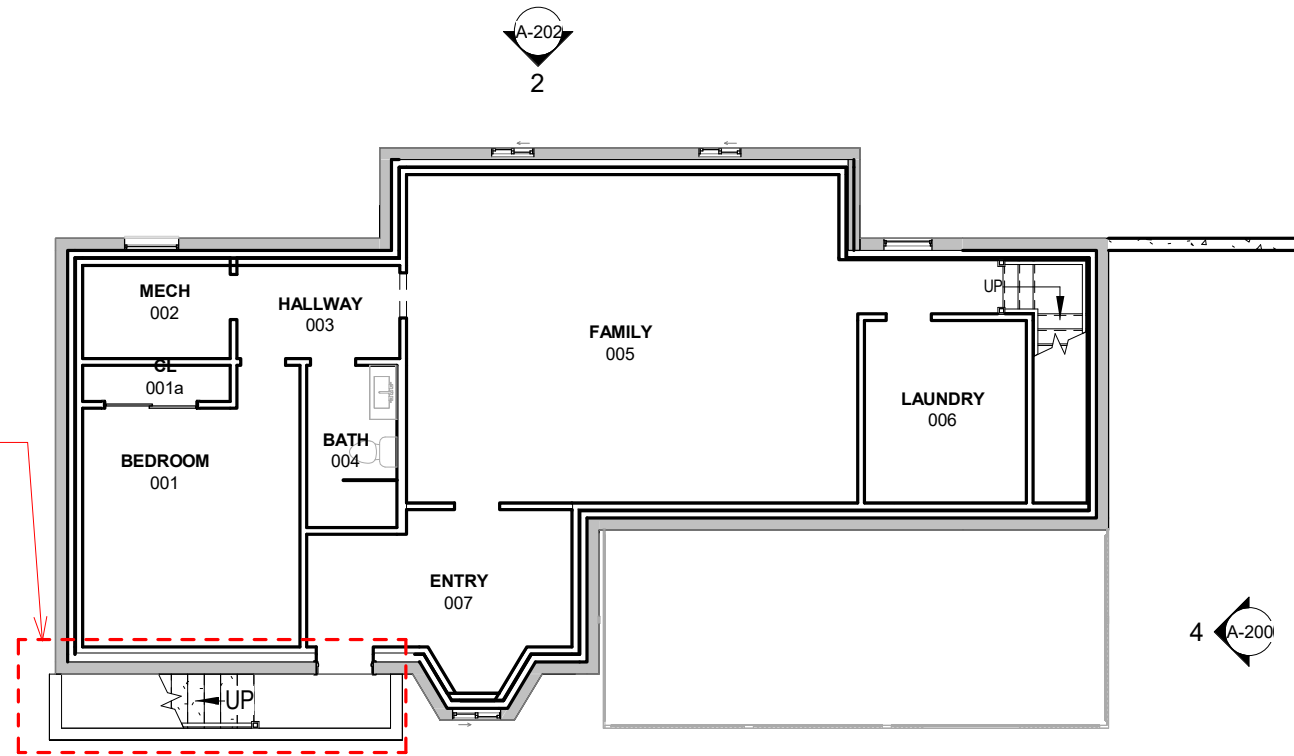
ISSUE DATE: 09/24/24

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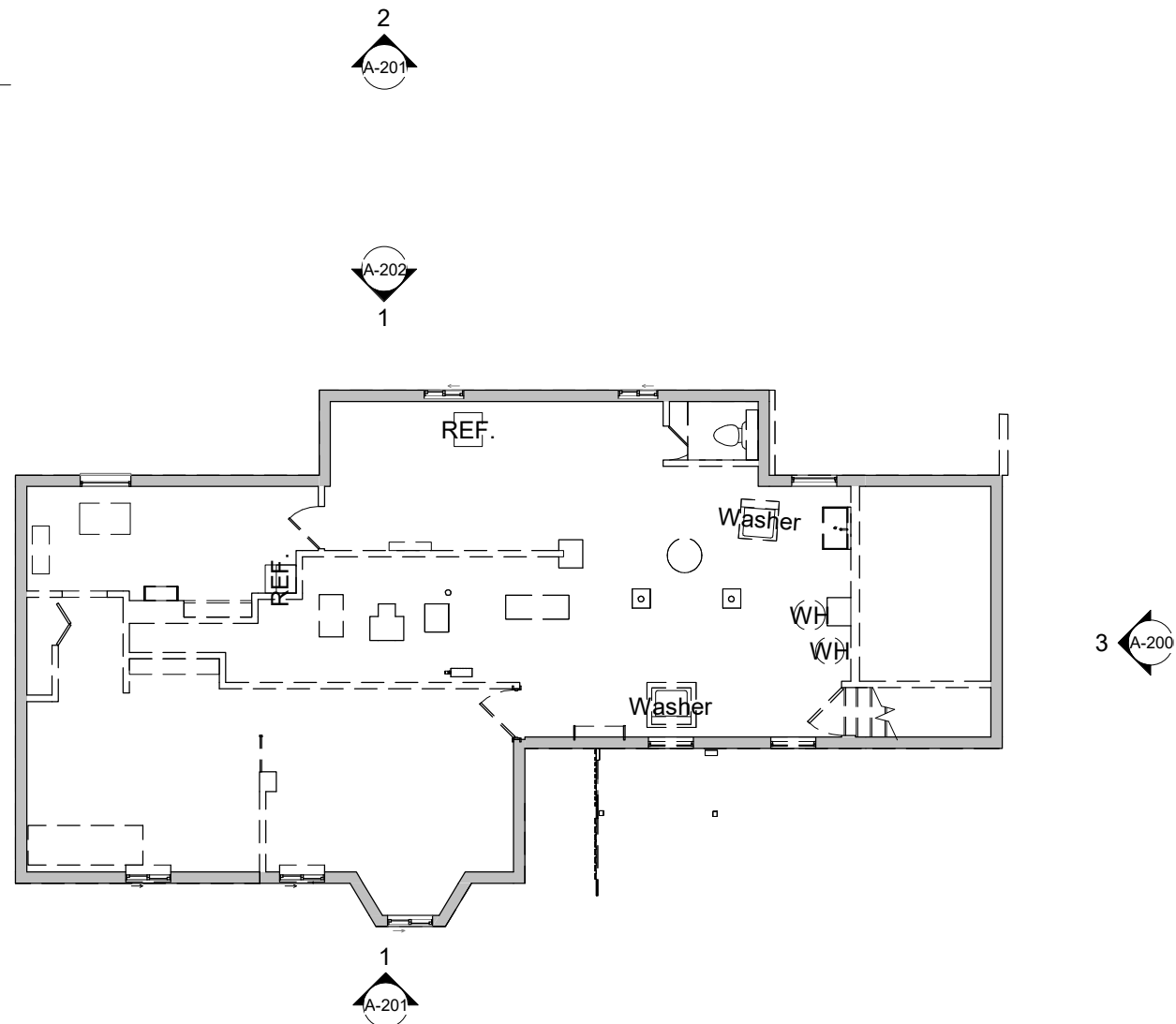
A-101

AREA OF RELIEF
EXTENDS HEIGHT NONCONFORMITY

2 BASEMENT - PROPOSED PLAN
3/32" = 1'-0"



1 BASEMENT - EXISTING PLAN
3/32" = 1'-0"



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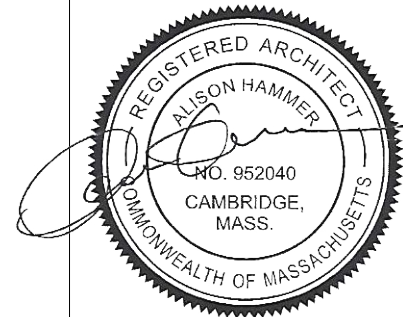
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44 RUSSELL STREET RESIDENCES
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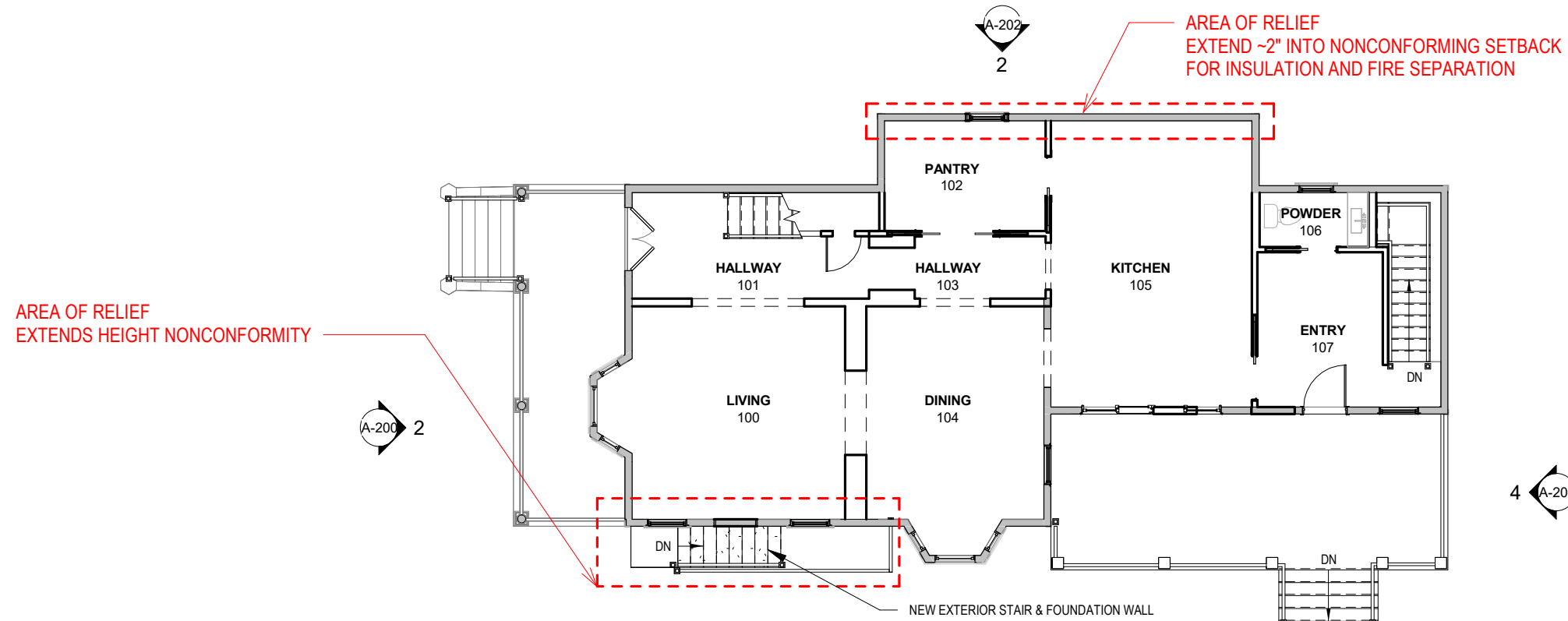
DRAWING:
FRONT BUILDING - 1ST FL
PLAN DEMO & PROPOSED

SCALE: AS NOTED

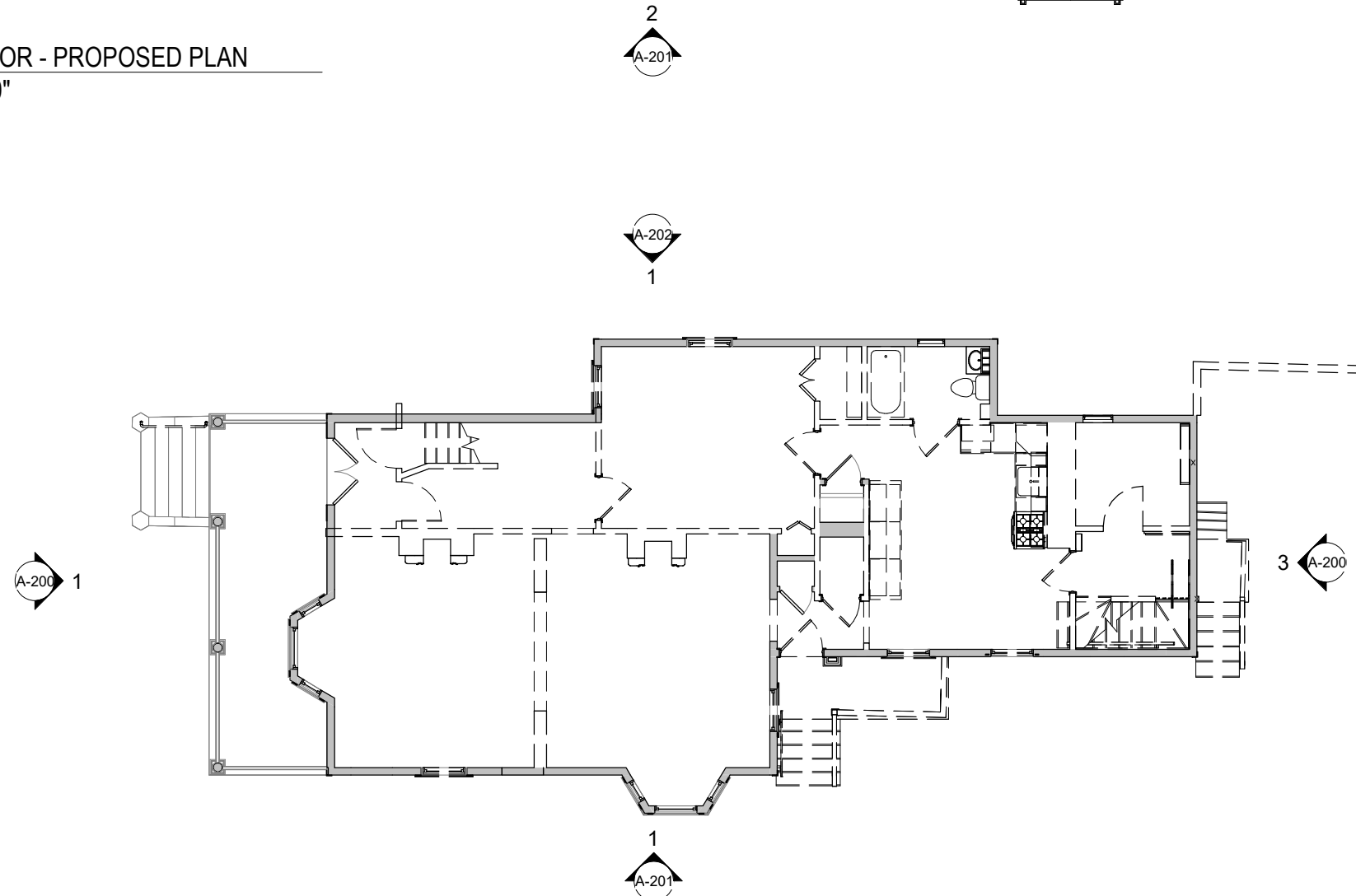
ISSUE DATE: 09/24/24

SHEET:

A-102



2 FIRST FLOOR - PROPOSED PLAN
3/32" = 1'-0"



1 FIRST FLOOR - EXISTING PLAN
3/32" = 1'-0"

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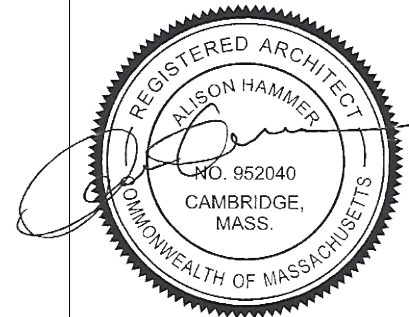
ARCHITECT:
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pgammie@columbiadesigngroup.com



PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

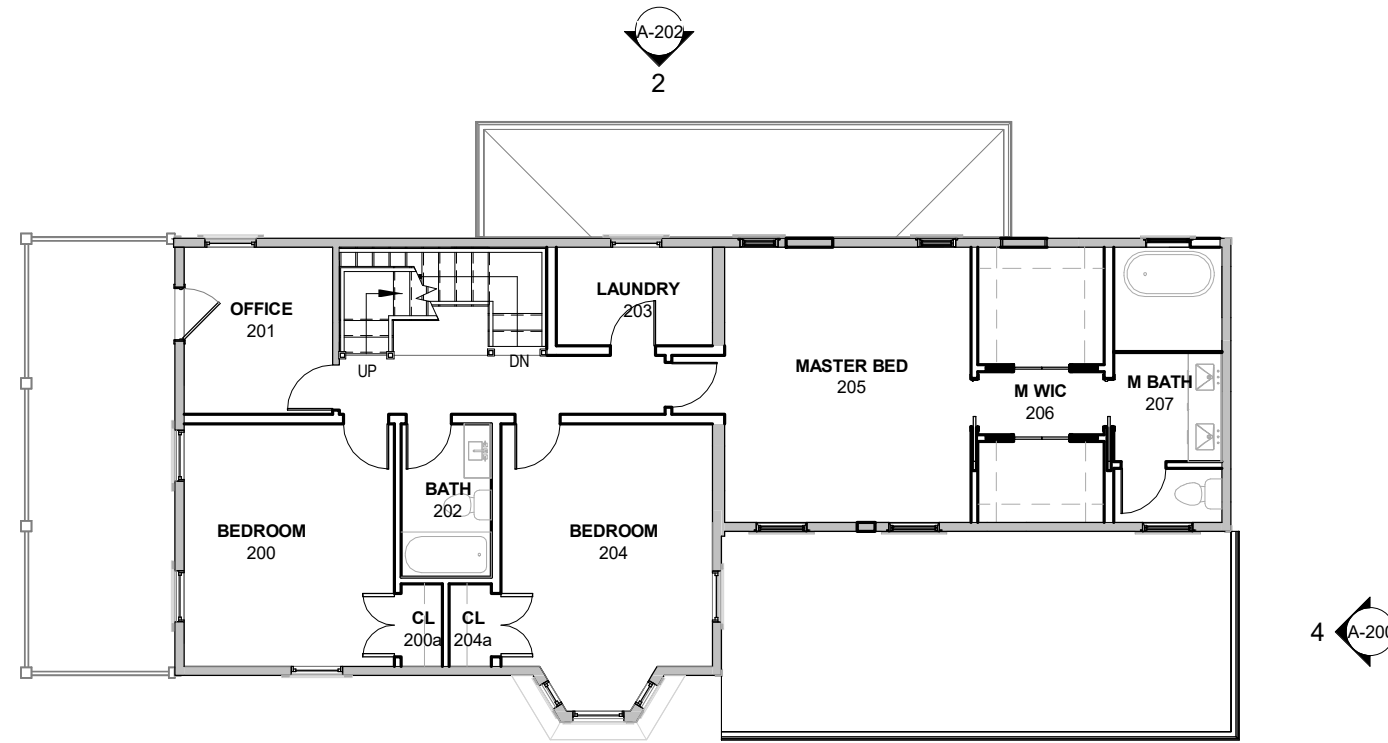
DRAWING:
FRONT BUILDING -
SECOND FLOOR PLAN
DEMO & PROPOSED

SCALE: AS NOTED

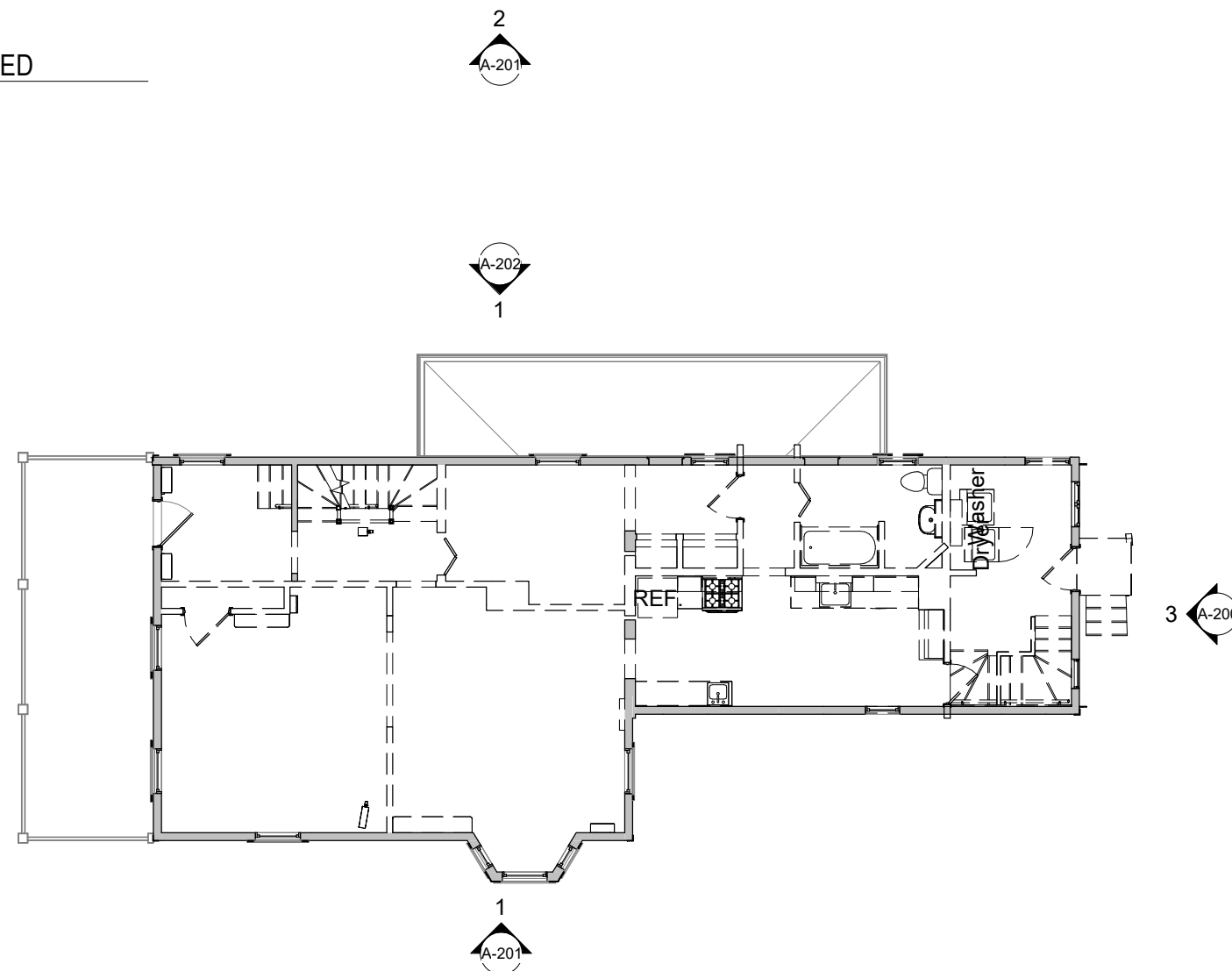
ISSUE DATE: 09/24/24

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A-103



2 SECOND FLOOR - PROPOSED
3/32" = 1'-0"



1 SECOND FLOOR - EXISTING
3/32" = 1'-0"

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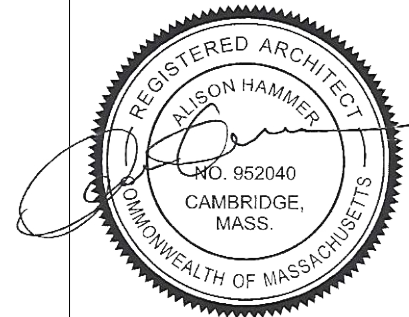
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PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

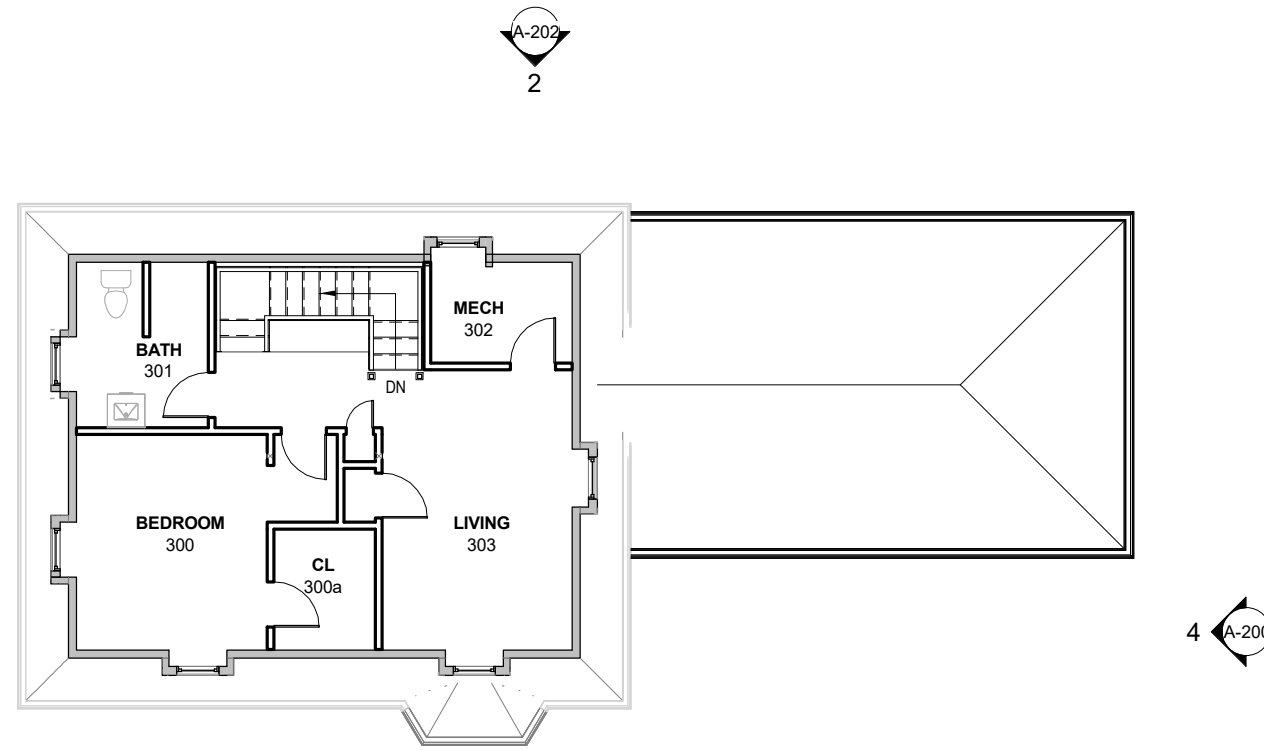
DRAWING:
FRONT BUILDING - THIRD
FLOOR PLAN DEMO &
PROPOSED

SCALE: AS NOTED

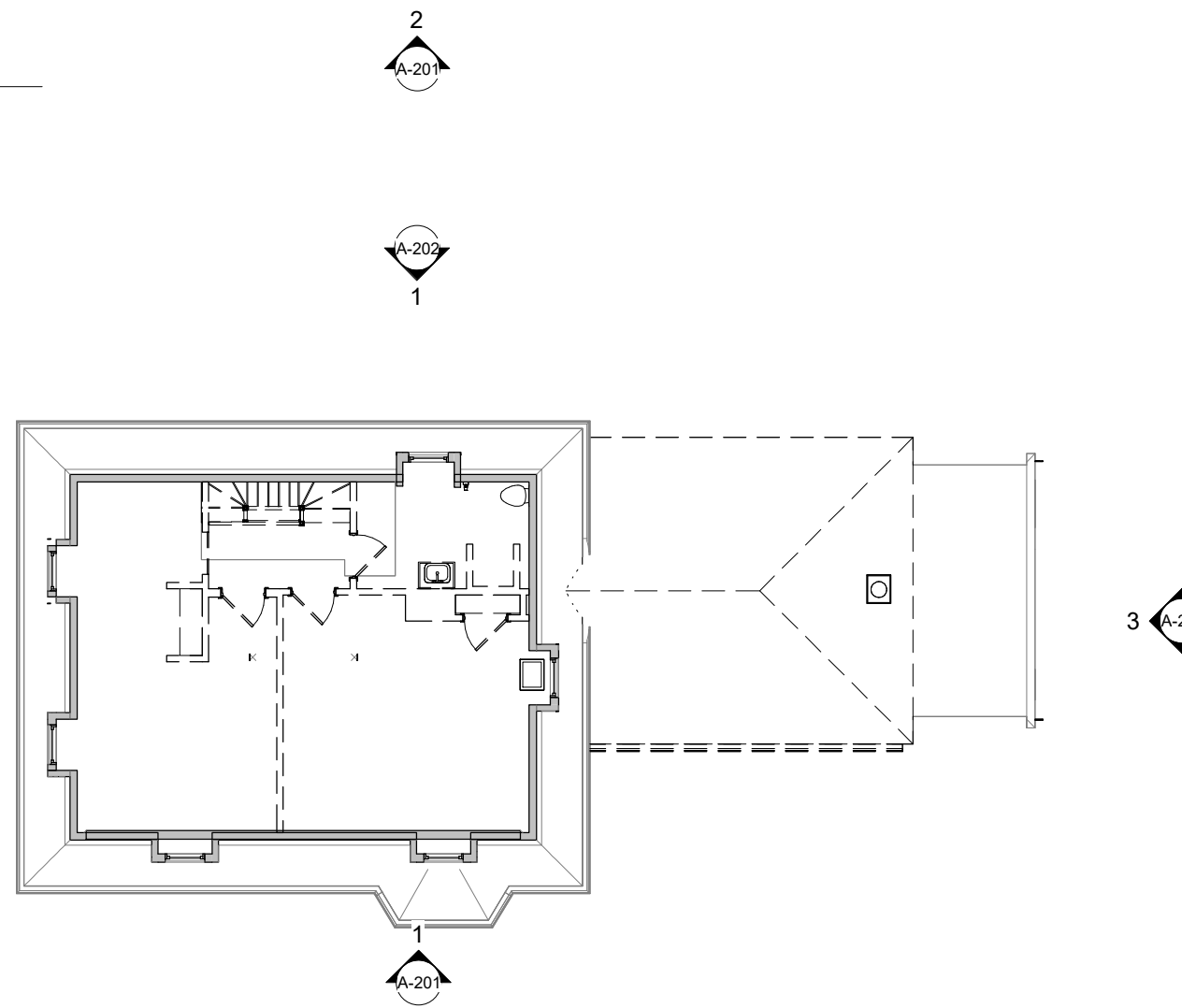
ISSUE DATE: 09/24/24

SHEET:

A-104



2 THIRD FLOOR - PROPOSED PLAN
3/32" = 1'-0"



1 THIRD FLOOR - EXISTING PLAN
3/32" = 1'-0"

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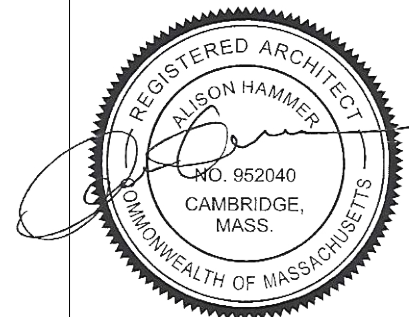
ARCHITECT:
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PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

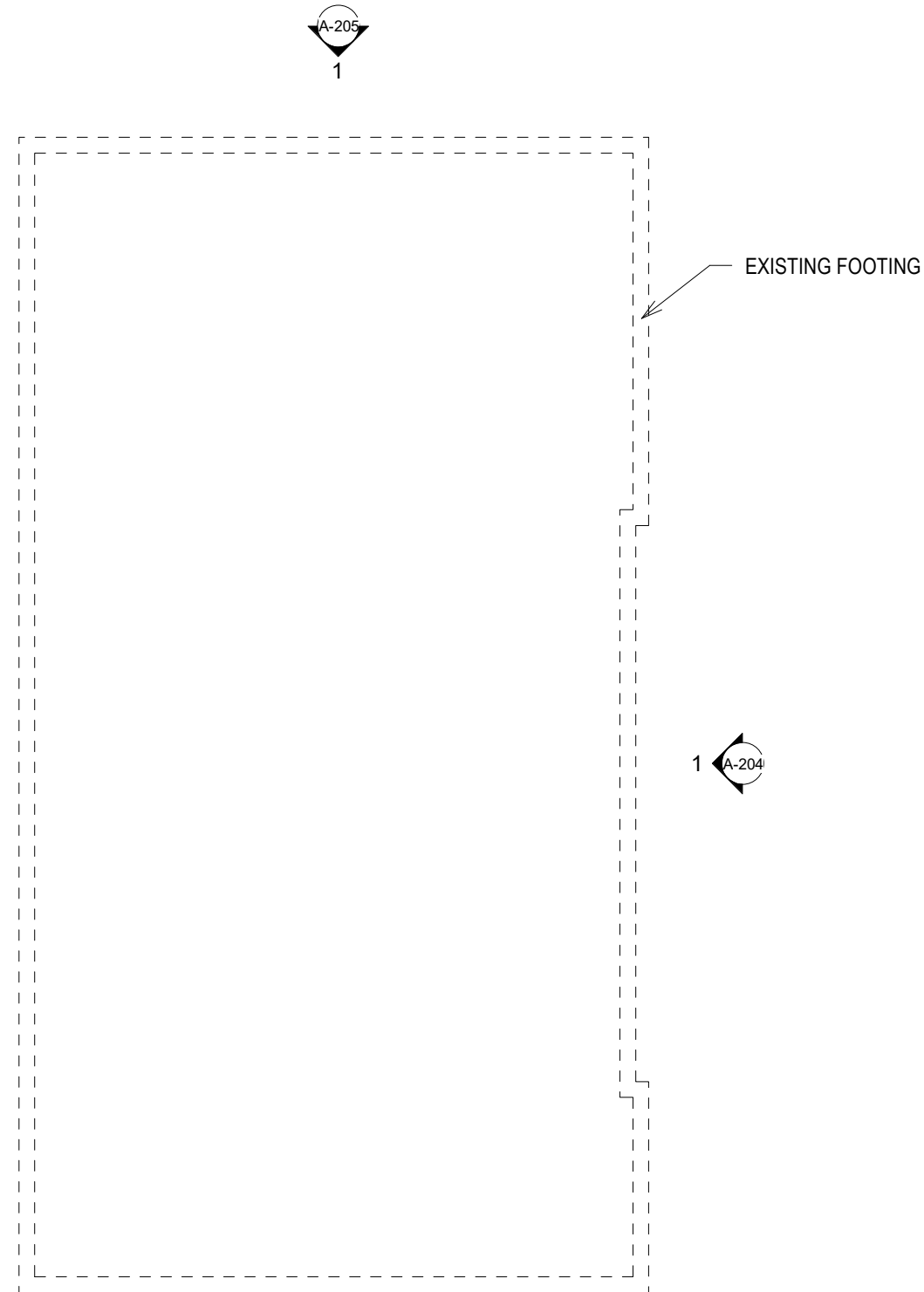
DRAWING:
BARN BASEMENT FLOOR
PLAN DEMO & PROPOSED

SCALE: AS NOTED

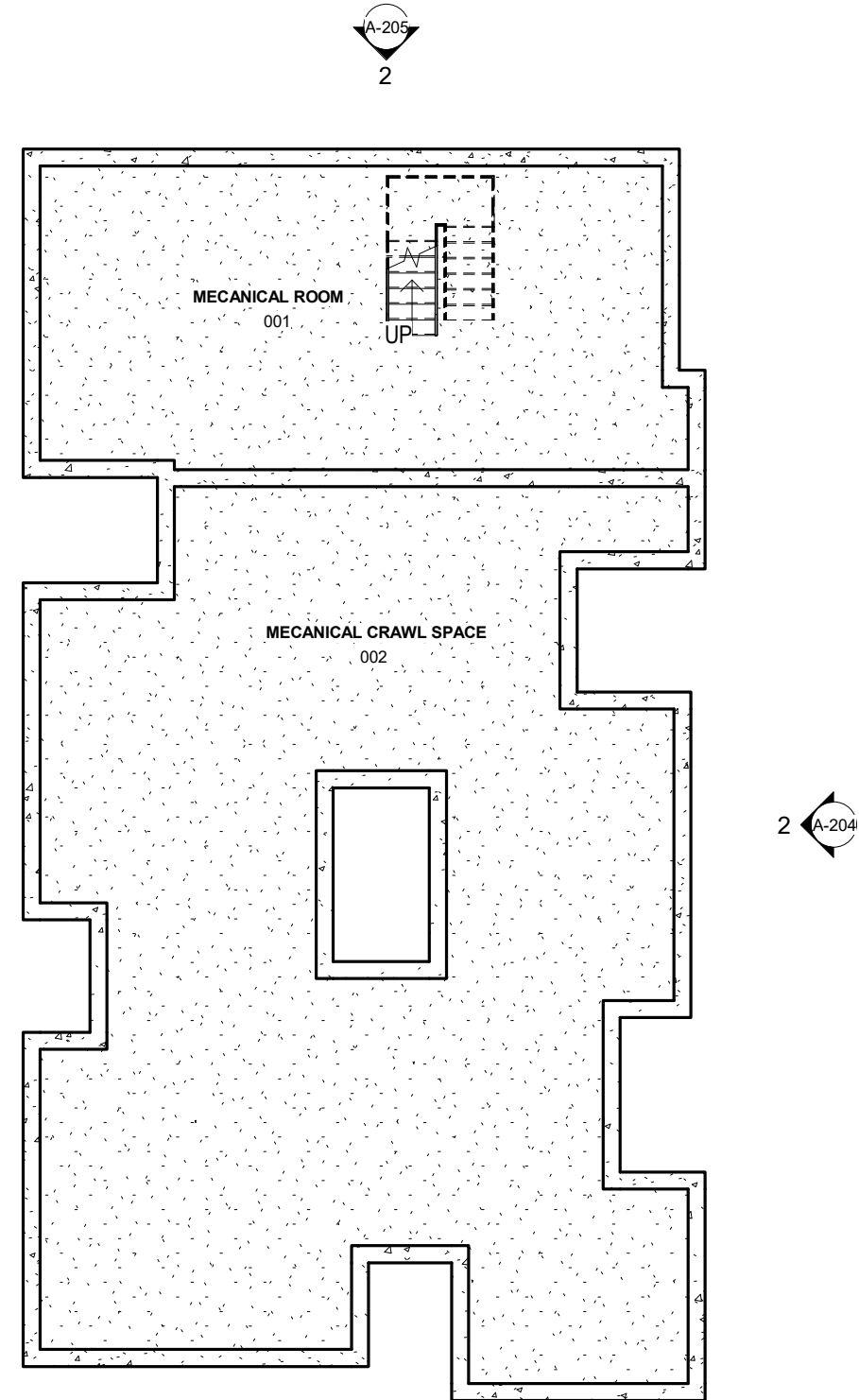
ISSUE DATE: 09/24/24

SHEET:

A-106



1 BARN BASEMENT - EXISTING
3/32" = 1'-0"



2 BARN BASEMENT - PROPOSED
3/32" = 1'-0"

ARCHITECT:
HAMMER DESIGN & DEVELOPMENT, LLC
110 CEDAR STREET
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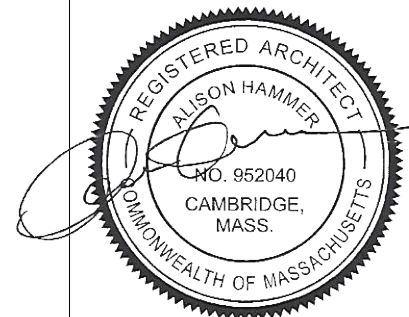
ARCHITECT:
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PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
BARN FIRST FLOOR PLAN
DEMO & PROPOSED

SCALE: AS NOTED

ISSUE DATE: 09/24/24

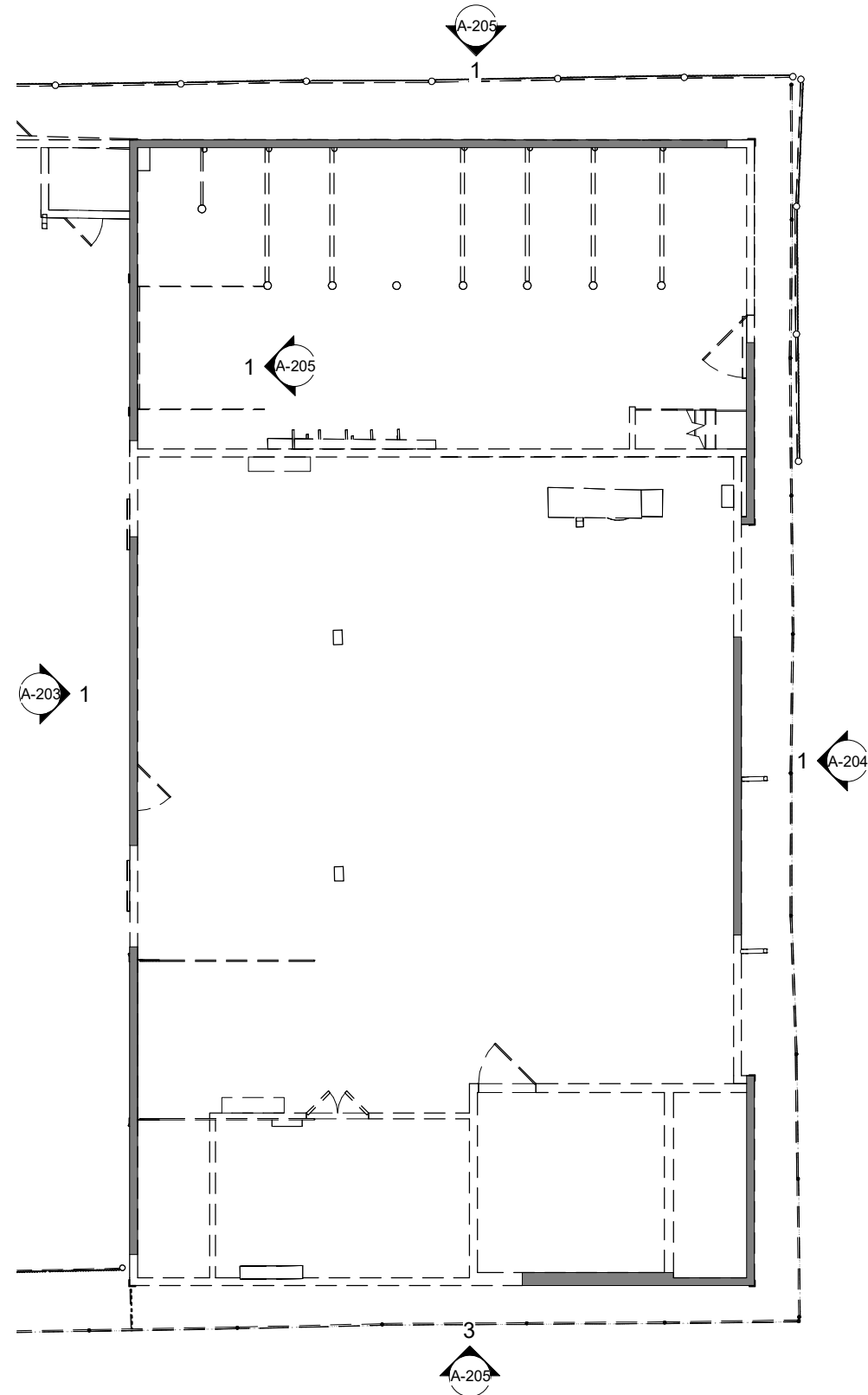
SHEET:

A-107

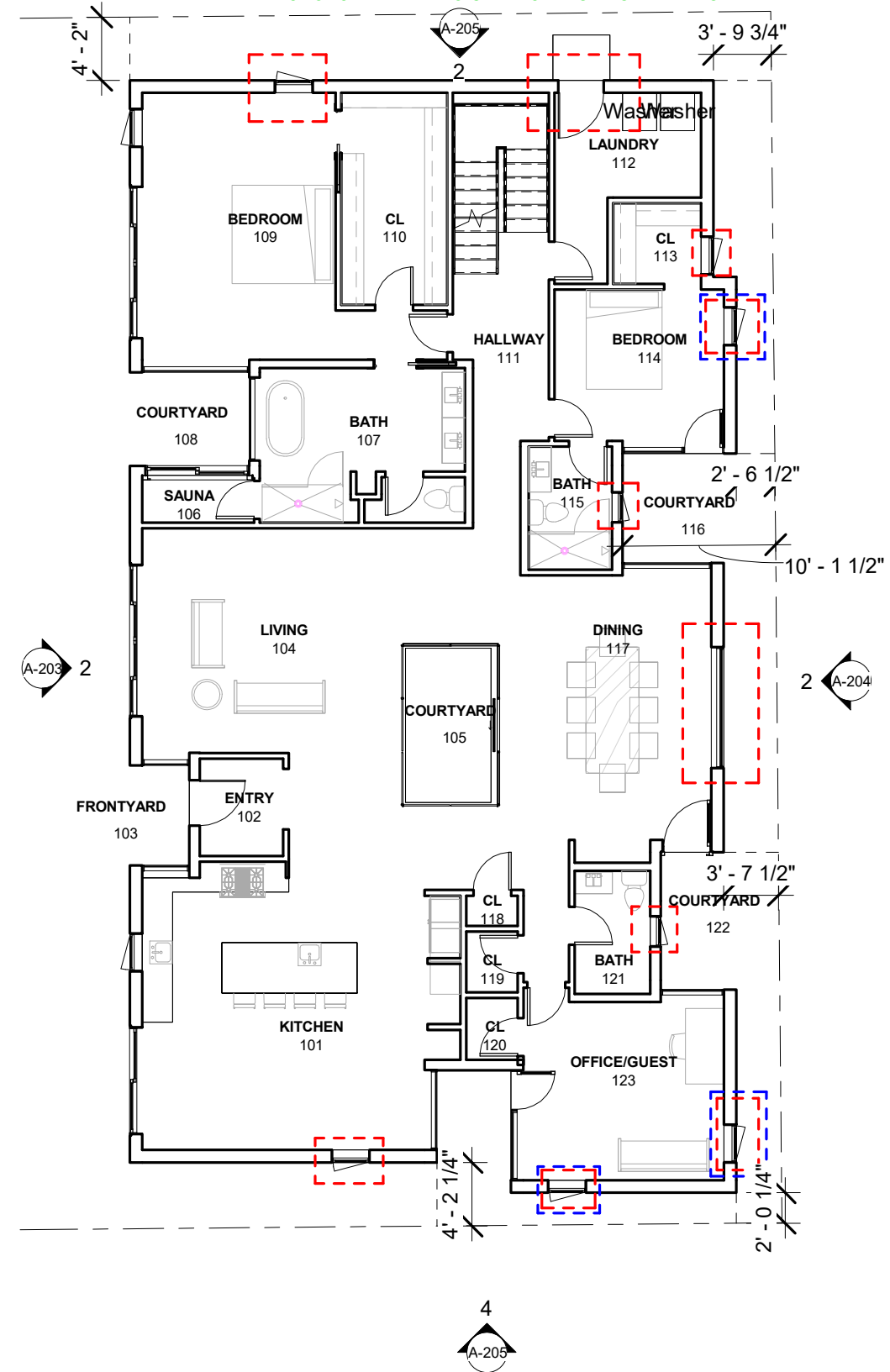
WINDOWS ON NONCONFORMING
WALLS REQUIRING SPECIAL PERMIT
RELIEF HIGHLIGHTED IN RED

WINDOWS NEEDING ADDITIONAL BUILDING
CODE RELIEF HIGHLIGHTED WITH BLUE AS WELL

WALLS NEEDING SPECIAL PERMIT RELIEF FOR ~2"
ENCROACHMENT INTO SETBACK HIGHLIGHTED IN GREEN



1 BARN FIRST FLOOR - EXISTING
3/32" = 1'-0"



2 BARN FIRST FLOOR - PROPOSED
3/32" = 1'-0"

ARCHITECT:
HAMMER DESIGN & DEVELOPMENT, LLC
110 CEDAR STREET
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617-733-5053
INFO@HAMMERDESIGN.COM

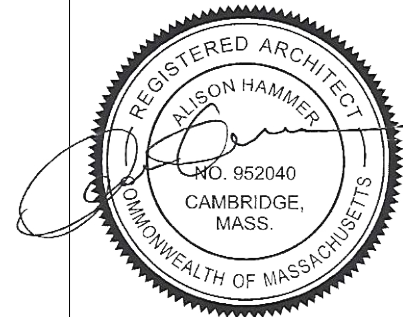
ARCHITECT:
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PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
BARN SECOND FLOOR
PLAN DEMO & PROPOSED

SCALE: AS NOTED

ISSUE DATE: 09/24/24

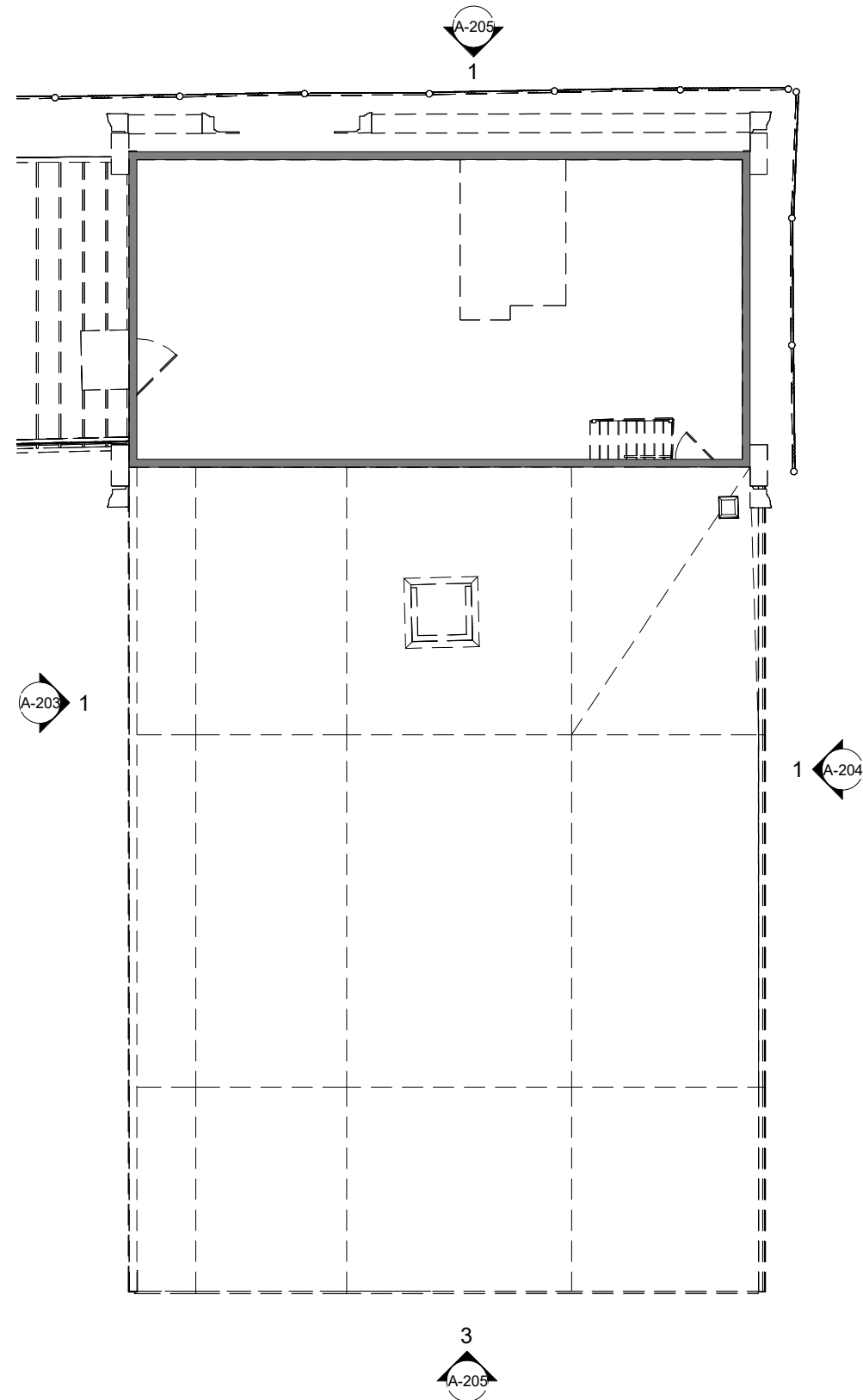
SHEET:

A-108

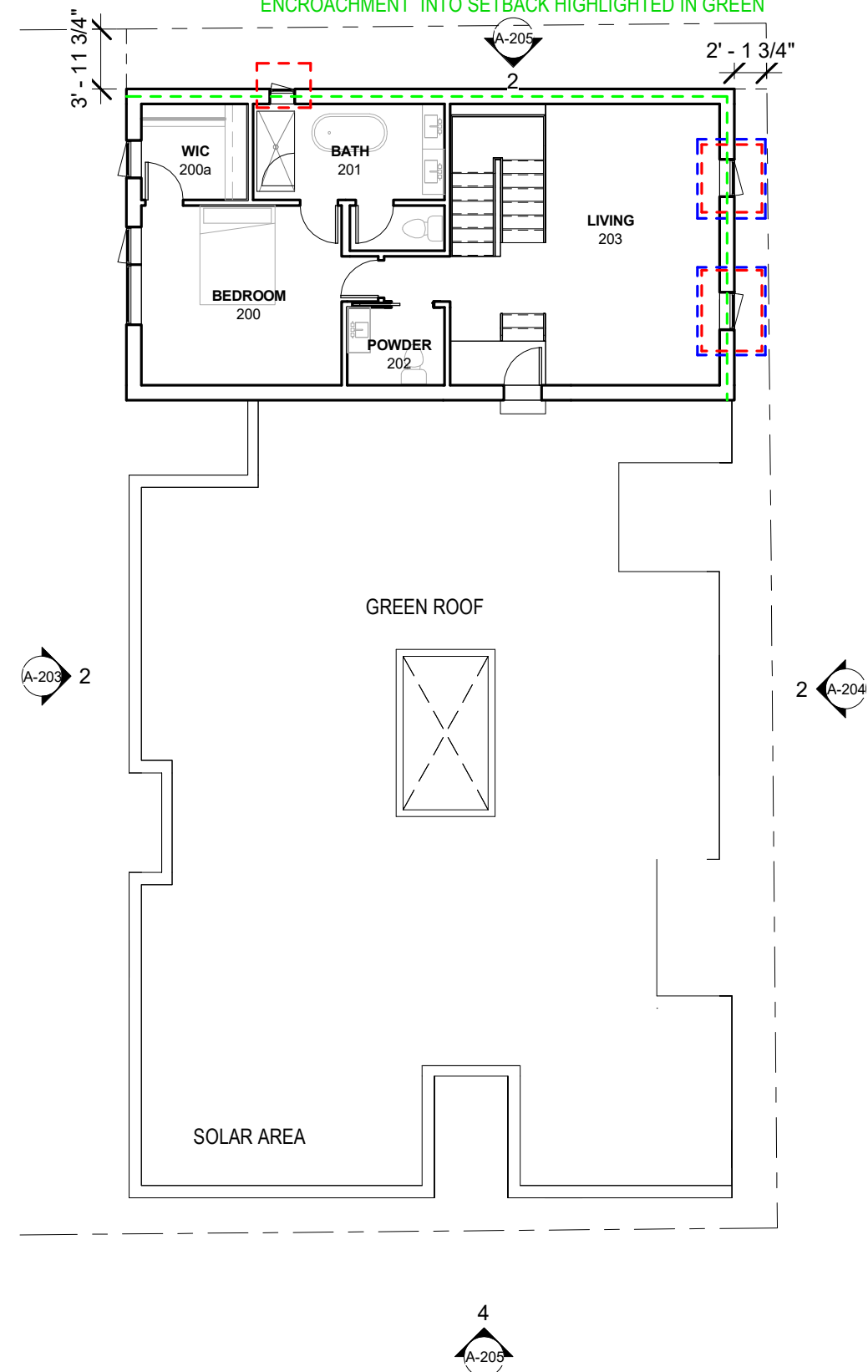
WINDOWS ON NONCONFORMING
WALLS REQUIRING SPECIAL PERMIT
RELIEF HIGHLIGHTED IN RED

WINDOWS NEEDING ADDITIONAL BUILDING
CODE RELIEF HIGHLIGHTED WITH BLUE AS WELL

WALLS NEEDING SPECIAL PERMIT RELIEF FOR ~2"
ENCROACHMENT INTO SETBACK HIGHLIGHTED IN GREEN



1 BARN SECOND FLOOR - EXISTING
3/32" = 1'-0"



2 BARN SECOND FLOOR - PROPOSED
3/32" = 1'-0"

ARCHITECT:
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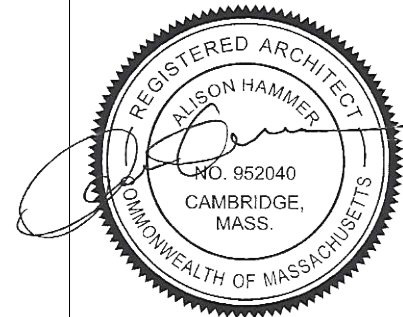
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PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
BARN ROOF PLAN DEMO &
PROPOSED

SCALE: AS NOTED

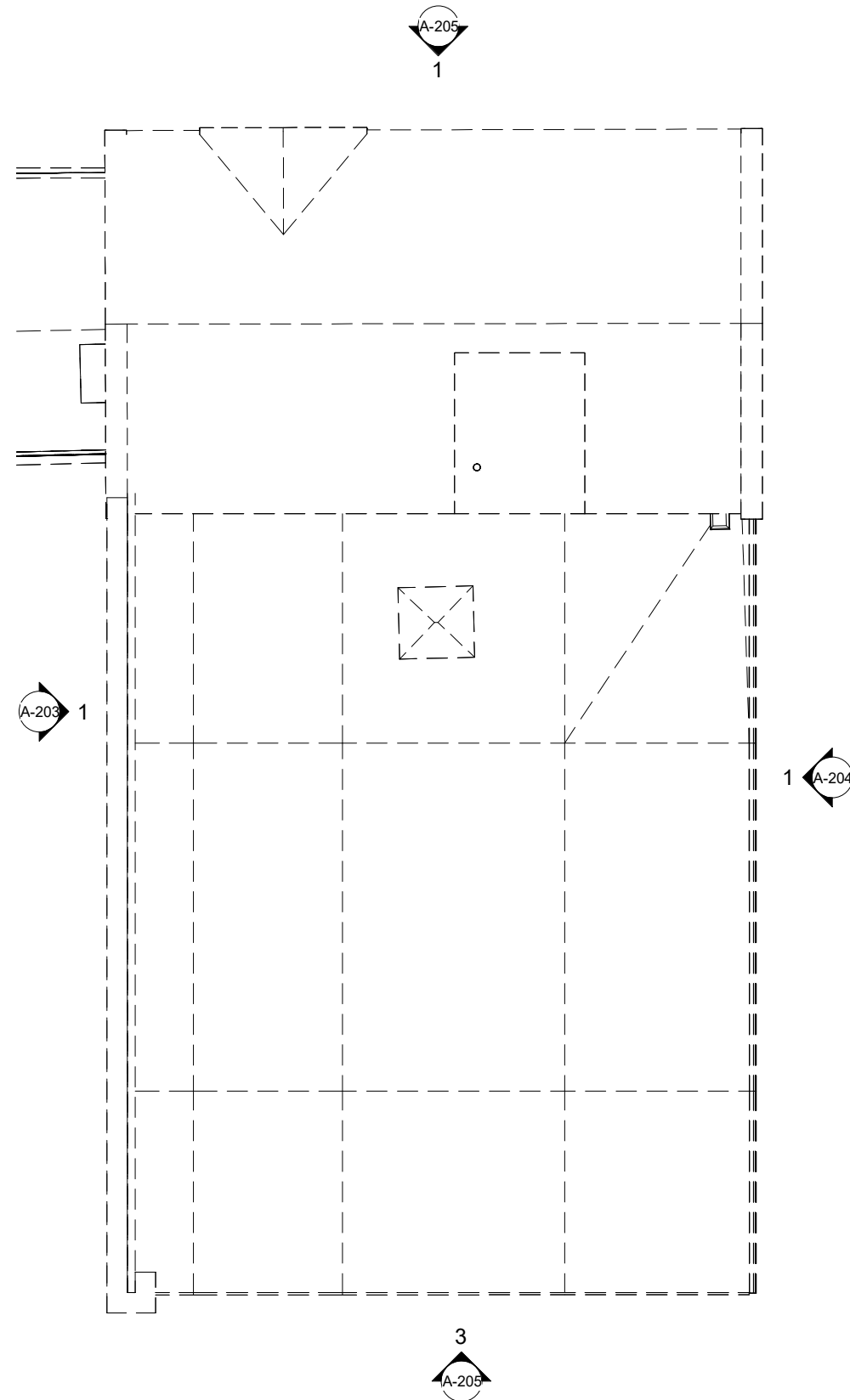
ISSUE DATE: 09/24/24

SHEET:
A-109

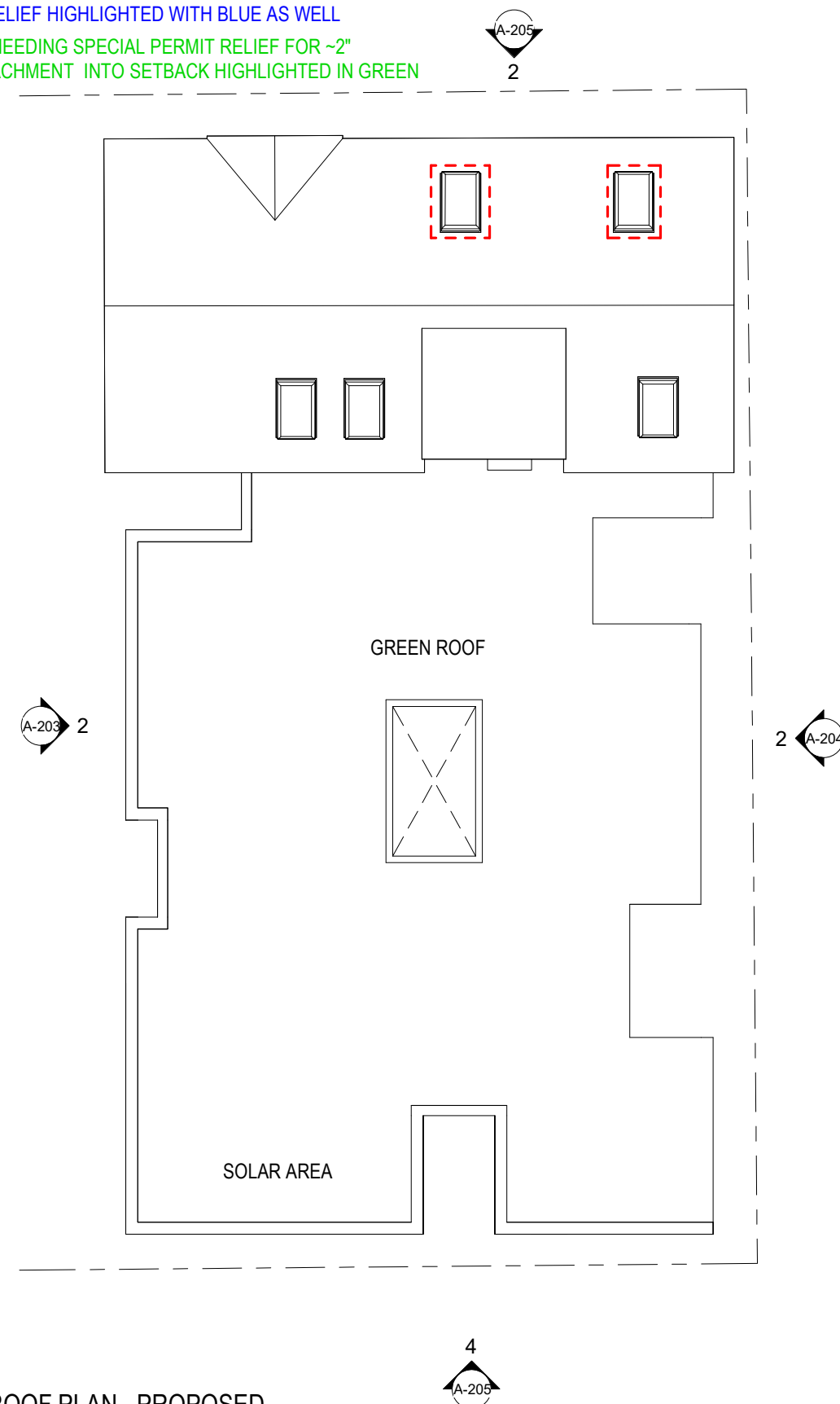
WINDOWS ON NONCONFORMING
WALLS REQUIRING SPECIAL PERMIT
RELIEF HIGHLIGHTED IN RED

WINDOWS NEEDING ADDITIONAL BUILDING
CODE RELIEF HIGHLIGHTED WITH BLUE AS WELL

WALLS NEEDING SPECIAL PERMIT RELIEF FOR ~2"
ENCROACHMENT INTO SETBACK HIGHLIGHTED IN GREEN



1 BARN ROOF PLAN - EXISTING
3/32" = 1'-0"



2 BARN ROOF PLAN - PROPOSED
3/32" = 1'-0"

ARCHITECT:
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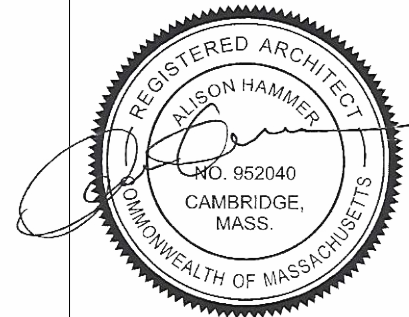
ARCHITECT:
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PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
ELEVATIONS EXISTING &
PROPOSED - EAST &
WEST

SCALE: AS NOTED

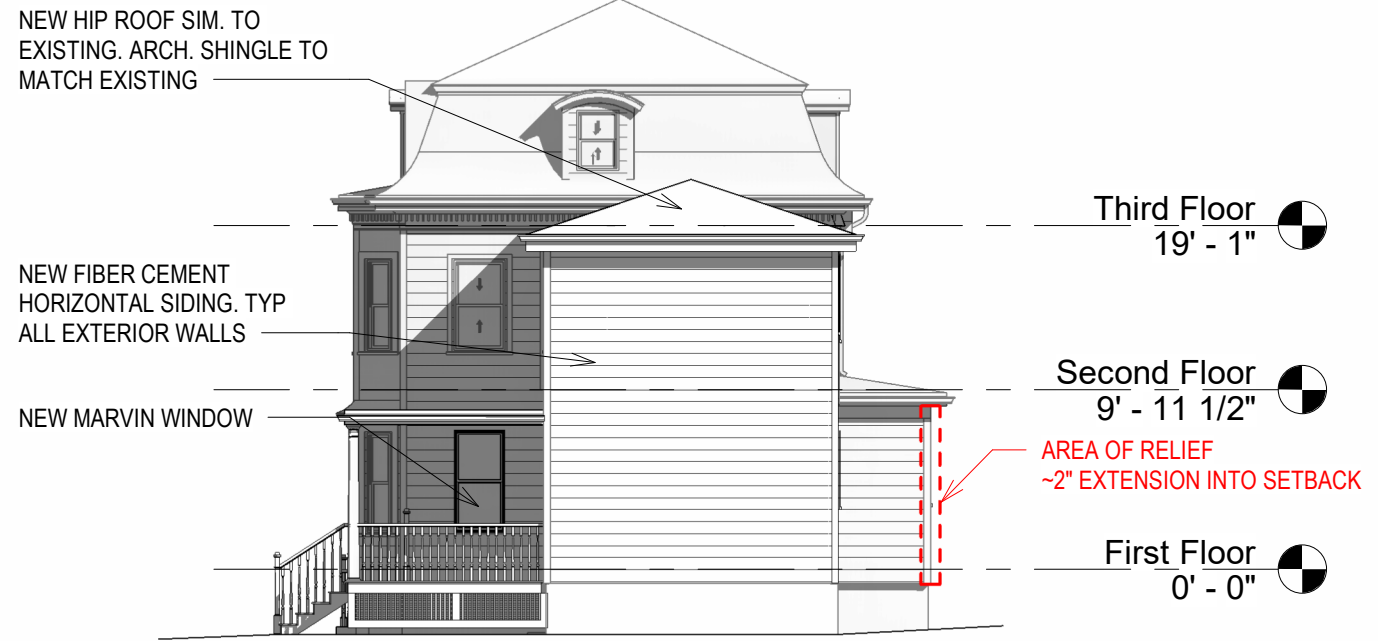
ISSUE DATE: 09/24/24

SHEET:

A-200



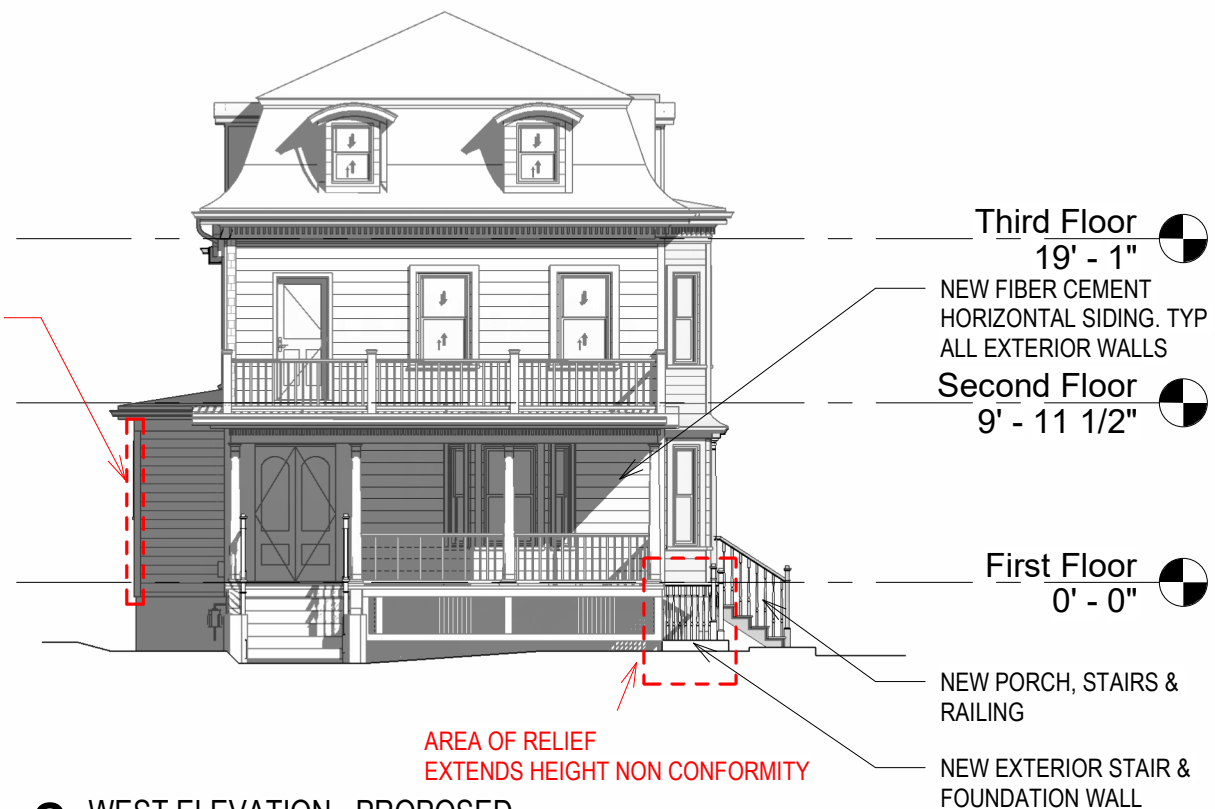
3 EAST ELEVATION - EXISTING
3/32" = 1'-0"



4 EAST ELEVATION - PROPOSED
3/32" = 1'-0"



1 WEST ELEVATION - EXISTING
3/32" = 1'-0"



2 WEST ELEVATION - PROPOSED
3/32" = 1'-0"

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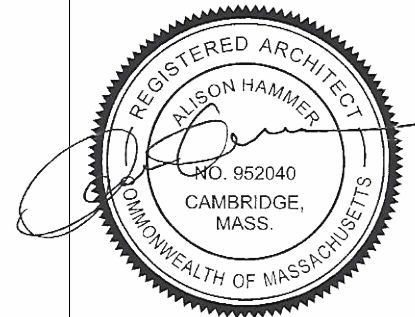
CIVIL:
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2 SOUTH ELEVATION - PROPOSED
3/32" = 1'-0"



1 SOUTH ELEVATION - EXISTING
3/32" = 1'-0"



PROJECT:
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44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
ELEVATIONS EXISTING &
PROPOSED - SOUTH

SCALE: AS NOTED

ISSUE DATE: 09/24/24

SHEET:

A-201

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617-733-5053
INFO@HAMMERDESIGN.COM

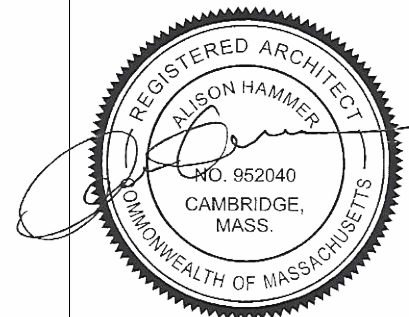
ARCHITECT:
SUZUMORI ARCHITECTURE PLLC
SHUJI SUZUMORI
917-589-0489
shuji@suzumori.com

STRUCTURAL:
DAVIDSON ENGINEERING
ASSOCIATES, INC
MIKE DAVIDSON
617-775-7250
mike@davidsonengineer.com

SURVEY:
MEDFORD ENGINEERING & SURVEY
CHARLES VENEZIANO
781-389-0693
chuck@medfordsurvey.com

LANDSCAPE:
HALVORSON
JON OUELLETTE
978-641-6540
JOuellette@halvorsondesign.com

CIVIL:
COLUMBIA DESIGN GROUP
PETER GAMMIE
617-905-3886
pgammie@columbiadesigngroup.com



PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
FRONT BUILDING
ELEVATIONS EXISTING &
PROPOSED - NORTH

SCALE: AS NOTED

ISSUE DATE: 09/24/24

SHEET:

A-202

NEW HIP ROOF TO MATCH
EXISTING IN SLOPE. SHINGLE
TO MATCH EXISTING

NEW MARVIN OR SIM. WINDOWS

NEW FIBER CEMENT HORIZONTAL SIDING



AREA OF RELIEF
EXTEND ~2" INTO NONCONFORMING SETBACK
FOR INSULATION AND FIRE SEPARATION

2 NORTH ELEVATION - PROPOSED
3/32" = 1'-0"



1 NORTH ELEVATION - EXISTING
3/32" = 1'-0"

ARCHITECT:
HAMMER DESIGN & DEVELOPMENT, LLC
110 CEDAR STREET
NEWTON, MA 02459
617-733-5053
INFO@HAMMERDESIGN.COM

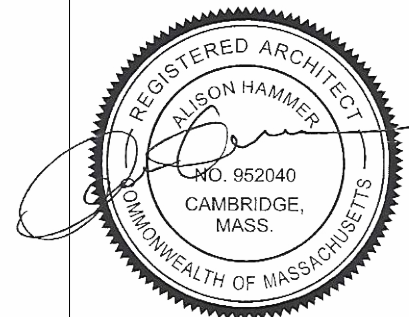
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917-589-0489
shuji@suzumori.com

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JOuellette@halvorsondesign.com

CIVIL:
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PETER GAMMIE
617-905-3886
pgammie@columbiadesigngroup.com



PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
BARN ELEVATIONS
EXISTING & PROPOSED -
WEST

SCALE: AS NOTED

ISSUE DATE: 09/24/24

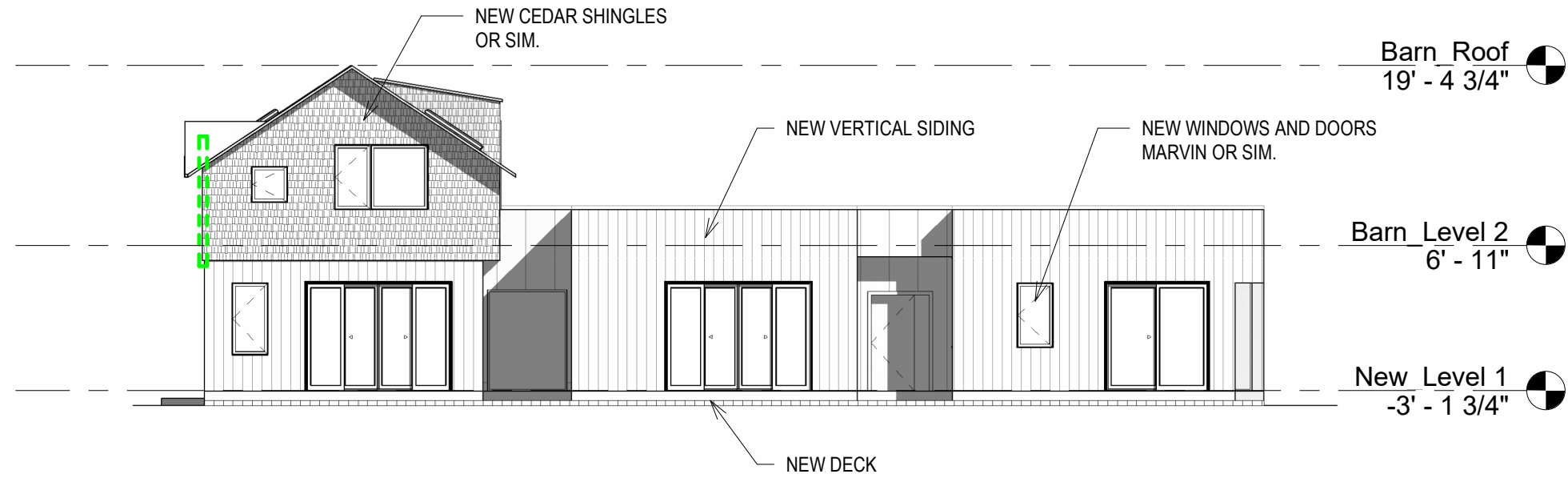
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A-203

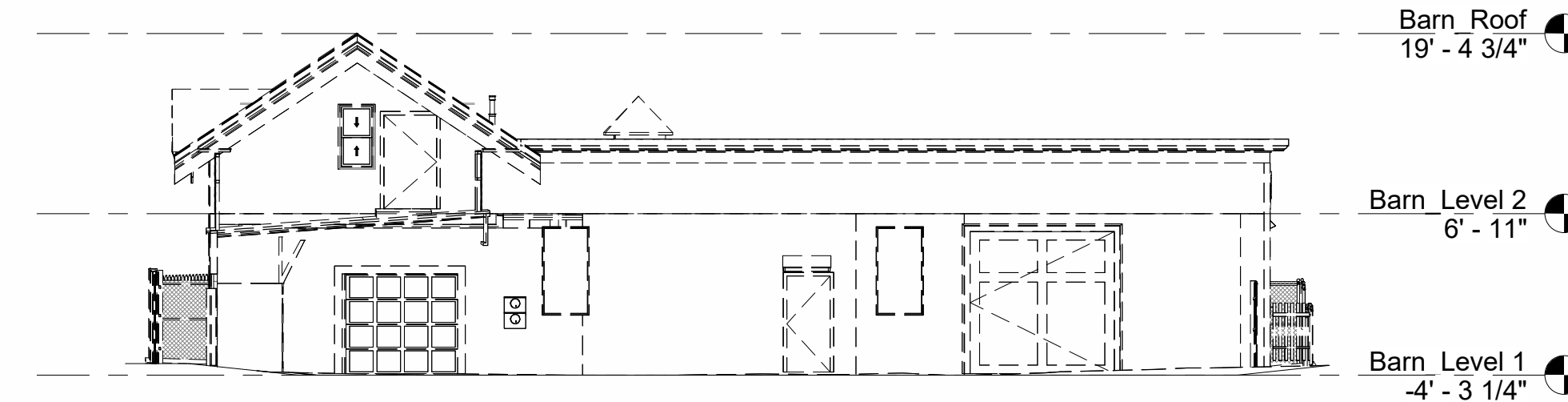
WINDOWS ON NONCONFORMING
WALLS REQUIRING SPECIAL PERMIT
RELIEF HIGHLIGHTED IN RED

WINDOWS NEEDING ADDITIONAL BUILDING
CODE RELIEF HIGHLIGHTED WITH BLUE AS WELL

WALLS NEEDING SPECIAL PERMIT RELIEF FOR ~2"
ENCROACHMENT INTO SETBACK HIGHLIGHTED IN GREEN



2 BARN ELEVATION WEST - PROPOSED
3/32" = 1'-0"



1 BARN ELEVATION WEST - EXISTING
3/32" = 1'-0"

ARCHITECT:
HAMMER DESIGN & DEVELOPMENT, LLC
110 CEDAR STREET
NEWTON, MA 02459
617-733-5053
INFO@HAMMERDESIGN.COM

ARCHITECT:
SUZUMORI ARCHITECTURE PLLC
SHUJI SUZUMORI
917-589-0489
shuji@suzumori.com

STRUCTURAL:
DAVIDSON ENGINEERING
ASSOCIATES, INC
MIKE DAVIDSON
617-775-7250
mike@davidsonengineer.com

SURVEY:
MEDFORD ENGINEERING & SURVEY
CHARLES VENEZIANO
781-389-0693
chuck@medfordsurvey.com

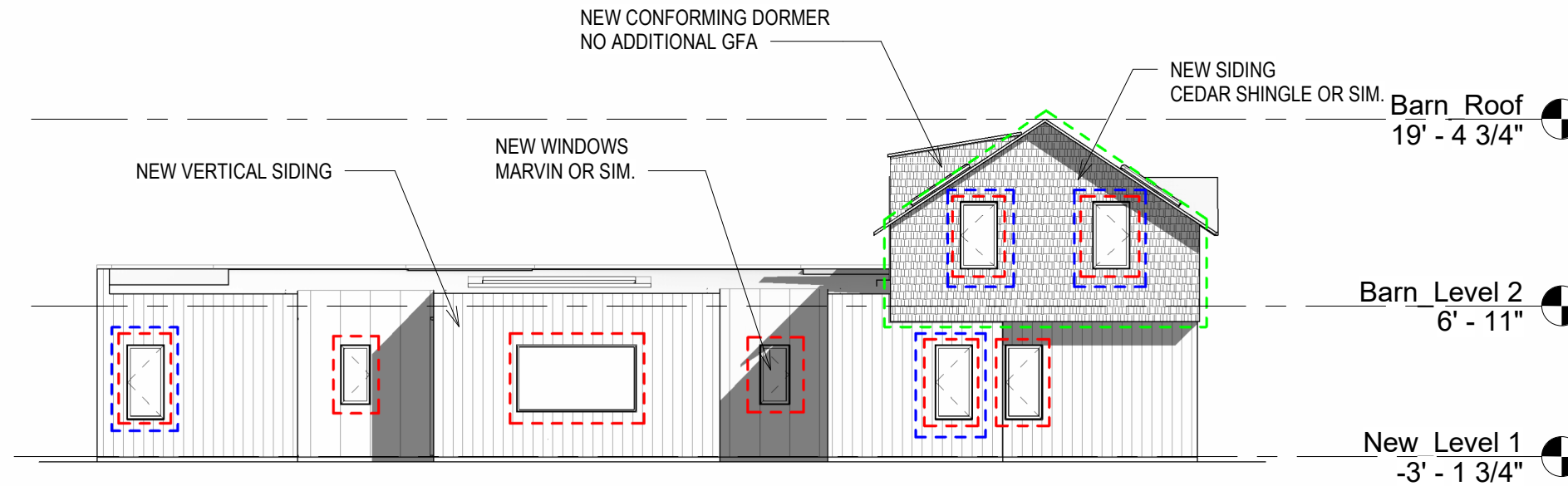
LANDSCAPE:
HALVORSON
JON OUELLETTE
978-641-6540
JOuellette@halvorsondesign.com

CIVIL:
COLUMBIA DESIGN GROUP
PETER GAMMIE
617-905-3886
pgammie@columbiadesigngroup.com

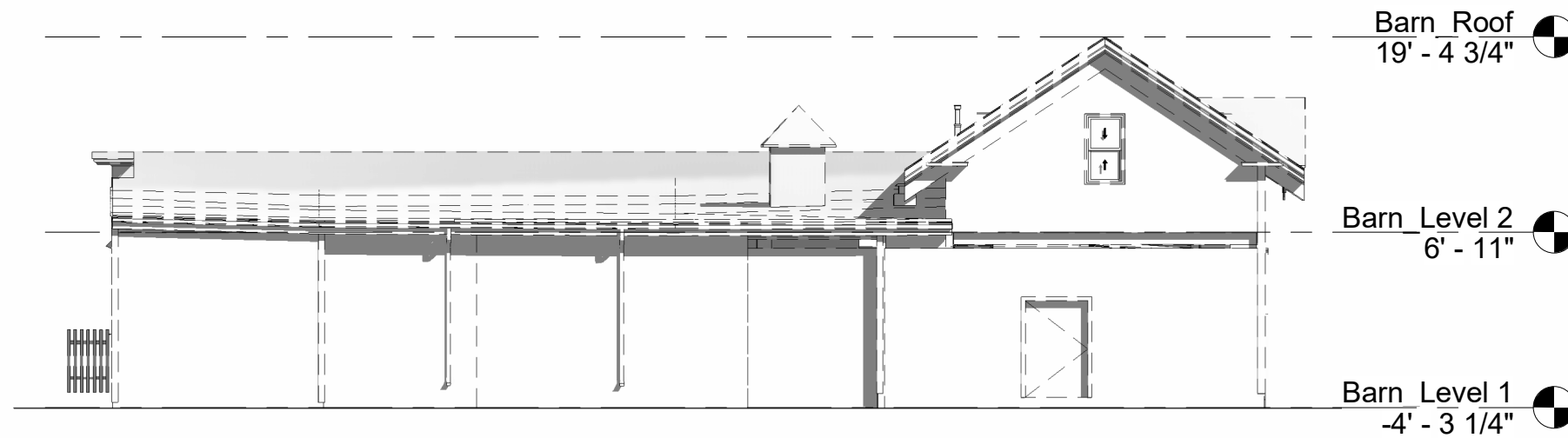
WINDOWS ON NONCONFORMING
WALLS REQUIRING SPECIAL PERMIT
RELIEF HIGHLIGHTED IN RED

WINDOWS NEEDING ADDITIONAL BUILDING
CODE RELIEF HIGHLIGHTED WITH BLUE AS WELL

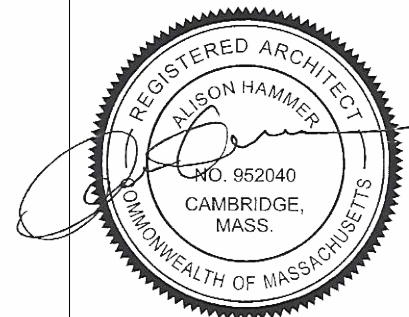
WALLS NEEDING SPECIAL PERMIT RELIEF FOR ~2"
ENCROACHMENT INTO SETBACK HIGHLIGHTED IN GREEN



2 BARN ELEVATION EAST - PROPOSED
3/32" = 1'-0"



1 BARN ELEVATION EAST - EXISTING
3/32" = 1'-0"



PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
BARN ELEVATIONS
EXISTING & PROPOSED -
EAST

SCALE: AS NOTED

ISSUE DATE: 09/24/24

SHEET:

A-204

ARCHITECT:
HAMMER DESIGN & DEVELOPMENT, LLC
110 CEDAR STREET
NEWTON, MA 02459
617-733-5053
INFO@HAMMERDESIGN.COM

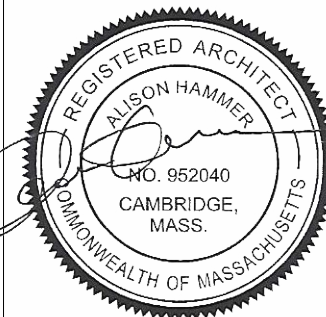
ARCHITECT:
SUZUMORI ARCHITECTURE PLLC
SHUJI SUZUMORI
917-589-0489
shuji@suzumori.com

STRUCTURAL:
DAVIDSON ENGINEERING
ASSOCIATES, INC
MIKE DAVIDSON
617-775-7250
mike@davidsonengineer.com

SURVEY:
MEDFORD ENGINEERING & SURVEY
CHARLES VENEZIANO
781-389-0693
chuck@medfordsurvey.com

LANDSCAPE:
HALVORSON
JON OUELLETTE
978-641-6540
JOuellette@halvorsondesign.com

CIVIL:
COLUMBIA DESIGN GROUP
PETER GAMMIE
617-905-3886
pgammie@columbiadesigngroup.com



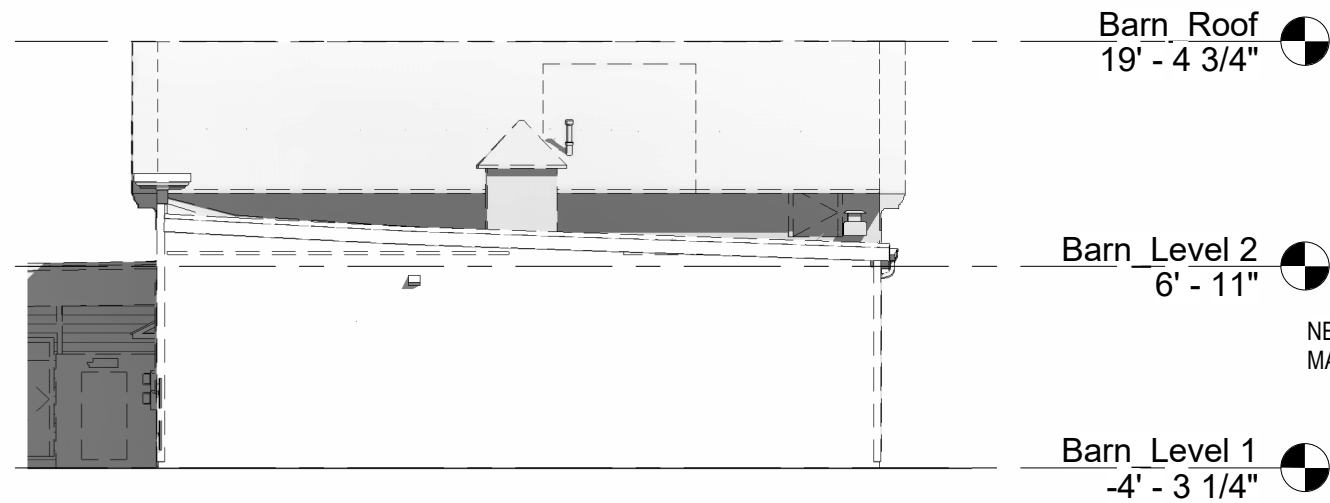
PROJECT:
44 RUSSELL STREET RESIDENCES
44 RUSSELL ST
CAMBRIDGE, MA

DRAWING:
BARN ELEVATIONS
EXISTING & PROPOSED -
NORTH & SOUTH

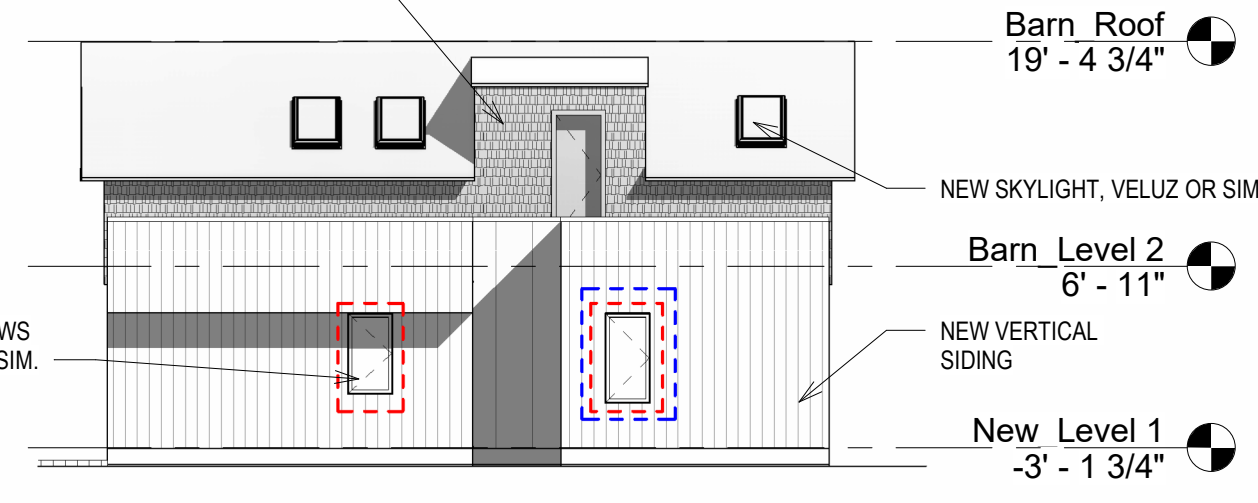
SCALE: AS NOTED

ISSUE DATE: 09/24/24

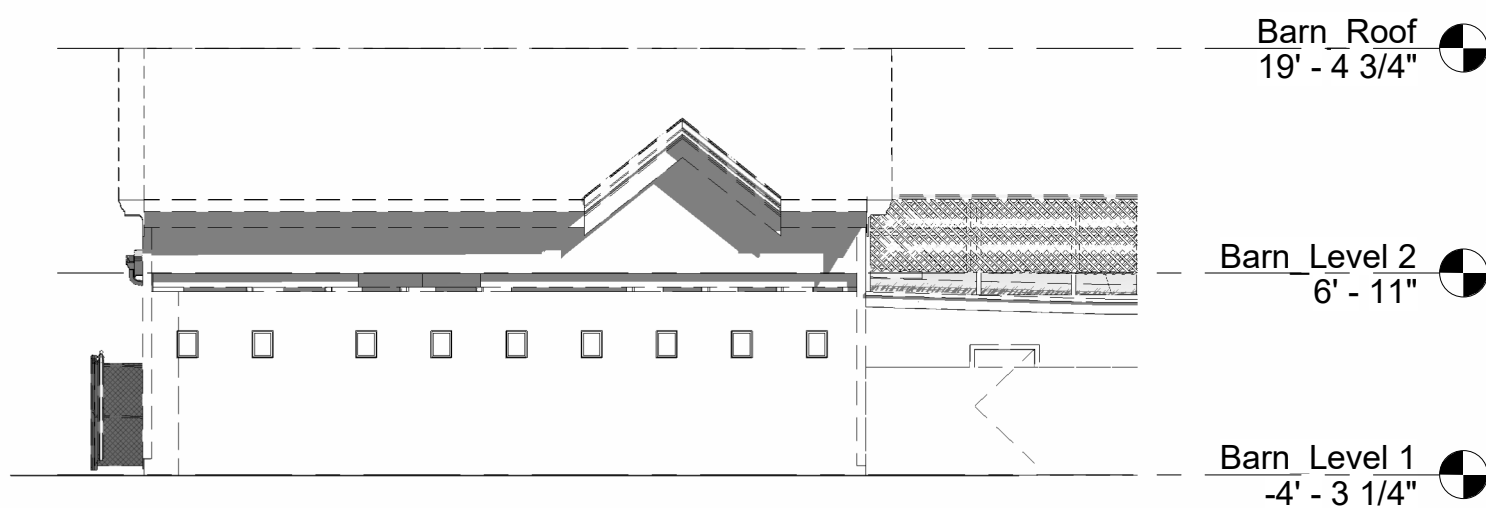
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A-205



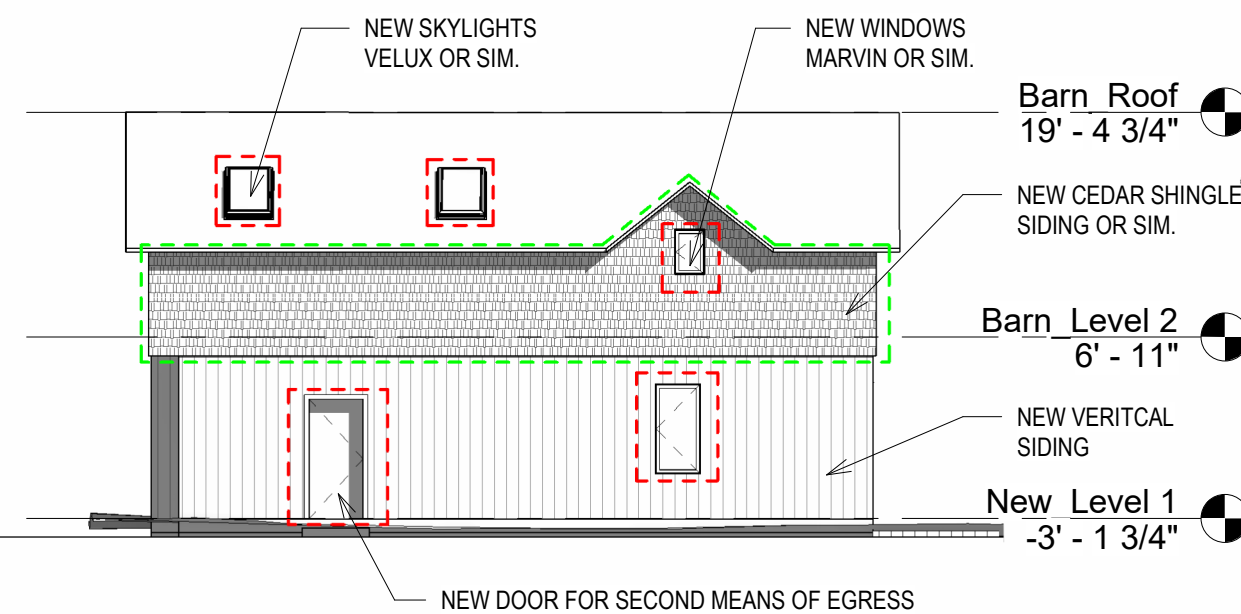
3 BARN ELEVATION SOUTH - EXISTING
3/32" = 1'-0"



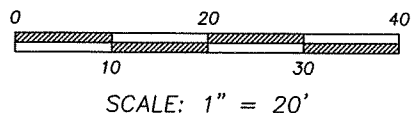
4 BARN ELEVATION SOUTH - PROPOSED
3/32" = 1'-0"



1 BARN ELEVATION NORTH - EXISTING
3/32" = 1'-0"



2 BARN ELEVATION NORTH - PROPOSED
3/32" = 1'-0"



NOTE: ALL ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE BASE. TO CONVERT TO NAVD88 DATUM, ADD 11.65

A) PEAK = 49.42 AVG GRADE = 14.18 HEIGHT = 35.24

NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: JAMES & JAN HASTIE

TITLE REFERENCE: BK 81957 PG 525

PLAN REFERENCE: PLAN BK 1 PLAN 4

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

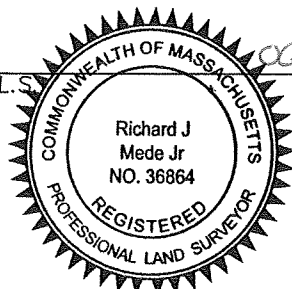
SURVEYOR'S CERTIFICATION:

TO: MARIO MASSIMINO

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: APRIL 26, 2024
 DATE OF PLAN: MAY 9, 2024
 DATE OF PLAN: JUNE 6, 2024 (SPOT GRADES & UTILITIES)
 REVISION: JUNE 20, 2024 (SPOT GRADES & UTILITIES)

RICHARD J. MEDE, JR. P.L.S.



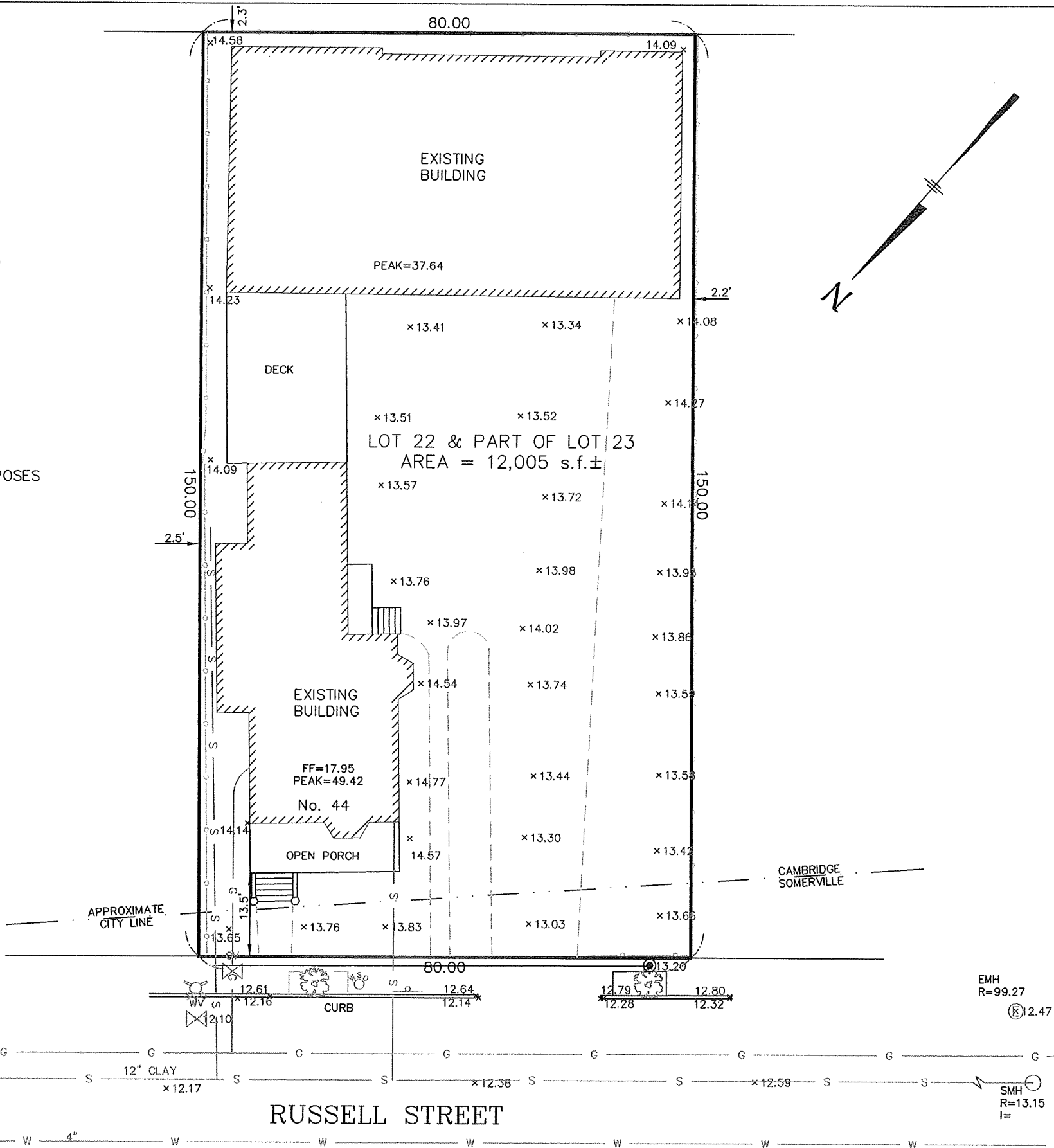
BENCHMARK:
 BOMO BOLT OF HYDRANT
 ELEV = 15.25
 (CAMBRIDGE CITY BASE)

DATE: 06/20/2024

SMH
 R=12.07
 I=

EMH
 R=99.27
 I=12.47

SMH
 R=13.15
 I=



CERTIFIED PLOT PLAN
44 RUSSELL STREET
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:



PREPARED FOR:

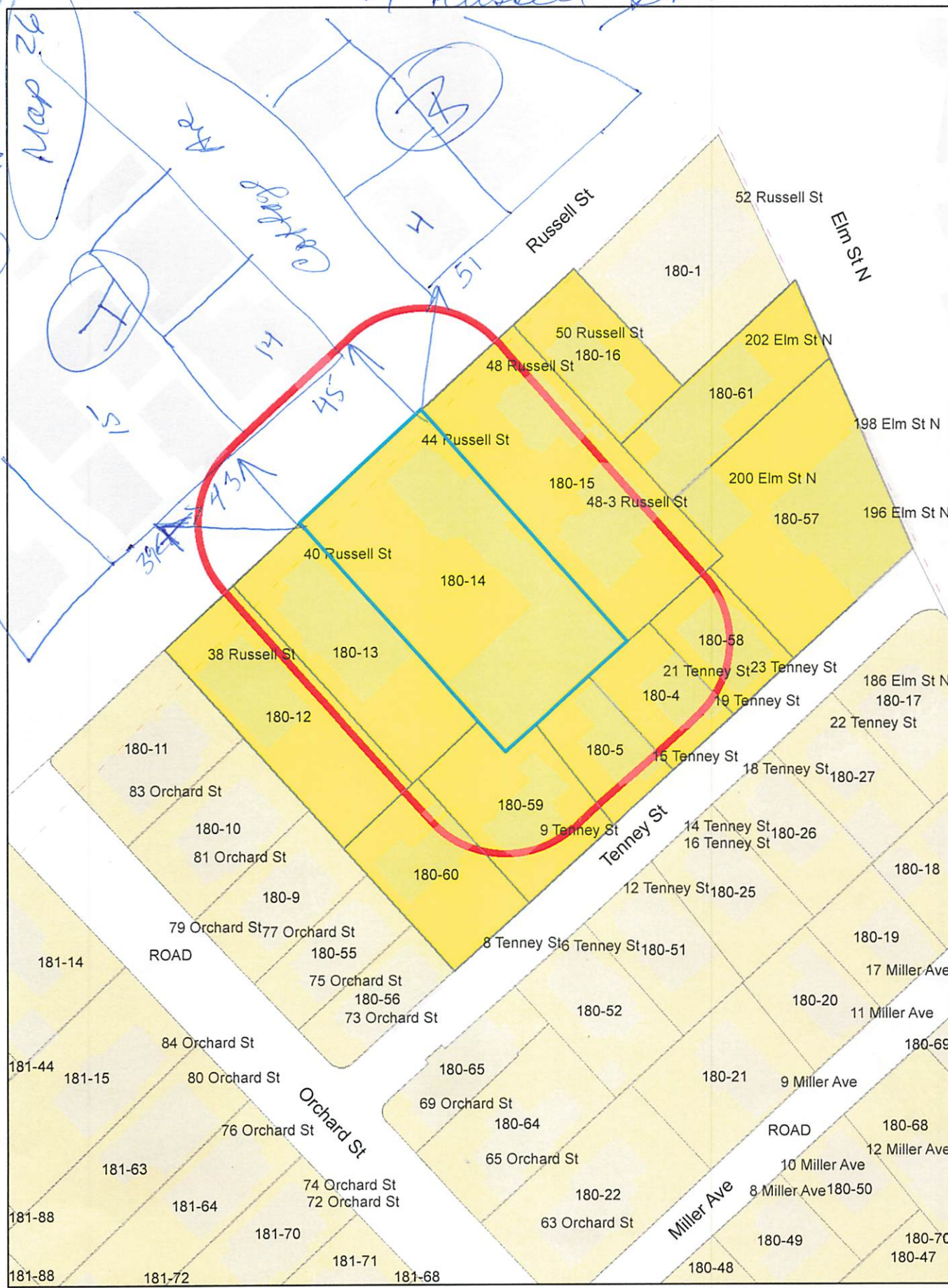
MARIO MASSIMINO

DRAWN CAV	CHECKED RJM	FILE No. 22284
--------------	----------------	-------------------

44 Russell St.

Sonerville Side

Map 26



44 Russell St.

Petitioner

180-57
GOLDBERG WEINER REALTY LLC,
C/O SHARON CERNY
ONE BARBERRY ROAD
LEXINGTON, MA 02421

180-60
SKOMRO, ROBERT & IRENE S. TEEGARDEN
5 TENNEY ST
CAMBRIDGE, MA 02140-1311

GUEVE ATAIE
14 ANTRIM STREET
CAMBRIDGE, MA 02139

180-15
BARR, CHRISTOPHER J.
48 RUSSELL ST. UNIT#2
CAMBRIDGE, MA 02140

180-5
CHISHOLM, ROBERT P. &
ALLISON L. CIRINO, TRUSTEES
15 TENNEY ST
CAMBRIDGE, MA 02140

180-14
44 RUSSELL STREET LLC
10 SCOTCH PINE CIR
WELLESLEY, MA 02481

180-16
GENDRON, GEORGE W. &
BARBARA K. GENDRON-GREENE, TRUSTEE
50 RUSSELL ST
CAMBRIDGE, MA 02140

180-61
GILBERT, GARY W. &
CHRISTINE ANNE ROUTHIER
11 MAGNOLIA AVENUE
MANCHESTER, MA 01944

180-4
O'NEIL, STEPHANIE J.B. & JOHN O'NEIL
19 TENNEY ST
CAMBRIDGE, MA 02140

180-13
KLA REALTY, LLC,
31 LOVE LANE
WESTON, MA 02493

180-15
SOLIMAN, TARIK M. &
LAURA M. HALES SOLIMAN
48 RUSSELL ST UNIT 3
CAMBRIDGE, MA 02140

180-59
COUGHLIN, JUDY A. LIFE ESTATE
9 TENNEY ST
CAMBRIDGE, MA 02140

180-58
MILLER PAUL D &
HEATHER MURTAGH MILLER
21-23 TENNEY ST
CAMBRIDGE, MA 02140

180-15
WOODWARD, ROBERT C. &
MARRY-ANN MATYAS
48 RUSSELL STREET #1
CAMBRIDGE, MA 02140

180-12
MAHDAVI, REZA &
MARIE PIERRE DILLENSEGER
38 RUSSELL ST
CAMBRIDGE, MA 02140

SOMERVILLE ABUTTERS →

26-B-4
JEREMY D. & LILIANA NISSENBAUM
JOSEPH & SARAH NISSENBAUM
775 BROADWAY
SOMERVILLE, MA 02144

26-I-14-1
RICHARD A. MORAN & KRISTINA BORGNA
45 RUSSELL STREET #1
SOMERVILLE, MA 02144

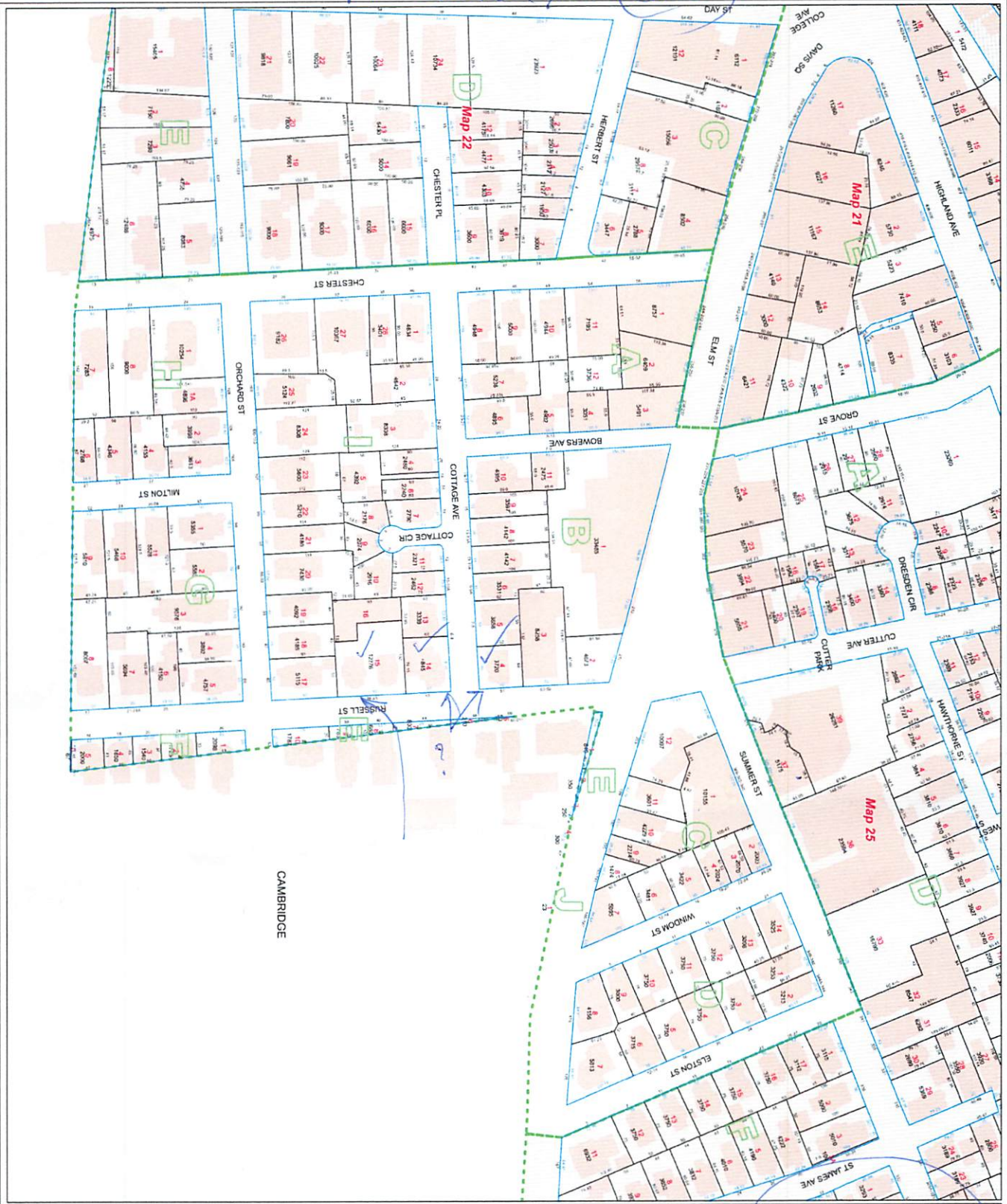
26-I-14-2
KIM JUSTIN HOONIL
45 RUSSELL STREET #2
SOMERVILLE, MA 02144

26-I-15-39
MARSHALL & GWEN SIMPKINS
41R RUSSELL STREET
SOMERVILLE, MA 02144

26-I-15-41
MARGARET K. AISENBERG
41 RUSSELL STREET #41
SOMERVILLE, MA 02144

26-I-15-43
HUANG TRUSTEES
HUANG FAMILY TRUST
43 RUSSELL STREET
SOMERVILLE, MA 02144

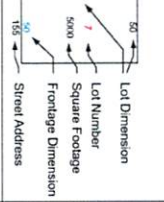
44 Russell St (Camb)



City of
Somerville
Massachusetts

Assessors Map

- Parent Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Building
- Water Body
- Railroad ROW



July 1, 2023

Source: Rights of way and building footprints are based on the City of Somerville's Assessor's Map. Copyright data, 1995 and have been updated by the City of Somerville. The Assessor's Map is based on aerial photography from 1986 and has been updated by City of Somerville based on City of Somerville records.

NOTE: This data represented on these maps is for informational purposes only. It is not intended to be used for legal purposes. The City of Somerville does not warrant the accuracy of the information presented on these maps and shall not be held liable for any errors or omissions.



26

51 RUSSELL ST

Location 51 RUSSELL ST

Mblu 26/ B/ 4/ /

Acct# 14495067

Owner NISSENBAUM JEREMY D &
LILIANA

Assessment \$1,588,500

PID 5009

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$735,800	\$852,700	\$1,588,500

Owner of Record

Owner NISSENBAUM JEREMY D & LILIANA
Co-Owner NISSENBAUM SARAH & JOSEPH B & R C
Address 775 BROADWAY
SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 42006/0107
Sale Date 02/09/2004
Instrument 1A

45 RUSSELL ST #1

Location 45 RUSSELL ST #1

Mblu 26/ 1/ 14/ 1/

Acct# 20079330

Owner MORAN RICHARD A & BORGNA
KRISTINA

Assessment \$1,586,300

PID 106821

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,586,300	\$0	\$1,586,300

Owner of Record

Owner MORAN RICHARD A & BORGNA KRISTINA

Co-Owner

Address 45 RUSSELL ST #1
SOMERVILLE, MA 02144

Sale Price \$1,900,000

Certificate

Book & Page 82113/0278

Sale Date 10/19/2023

Instrument 00

45 RUSSELL ST #2

Location 45 RUSSELL ST #2

Mblu 26/ 1/ 14/ 2/

Acct# 20079340

Owner KIM JUSTIN HOONIL

Assessment \$1,733,800

PID 106822

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,733,800	\$0	\$1,733,800

Owner of Record

Owner KIM JUSTIN HOONIL

Sale Price \$2,110,000

Co-Owner

Certificate

Address 45 RUSSELL ST #2
SOMERVILLE, MA 02144

Book & Page 82088/0543

Sale Date 10/12/2023

Instrument 00

41R RUSSELL ST

Location 41R RUSSELL ST

Mblu 26/ I/ 15/ 39/

Acct# 97000190

Owner SIMPKINS MARSHAL & GWEN

Assessment \$1,900,600

PID 14601

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,900,600	\$0	\$1,900,600

Owner of Record

Owner SIMPKINS MARSHAL & GWEN

Sale Price \$100

Co-Owner

Certificate

Address 41R RUSSELL ST

Book & Page 70832/0222

SOMERVILLE, MA 02144

Sale Date 04/05/2018

Instrument 1F

41 RUSSELL ST

Location 41 RUSSELL ST

Mblu 26/ 1/ 15/ 41/

Acct# 97000200

Owner AISENBERG MARGARET K

Assessment \$1,548,000

PID 14602

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,548,000	\$0	\$1,548,000

Owner of Record

Owner AISENBERG MARGARET K

Sale Price \$1,600,000

Co-Owner

Certificate

Address 41 RUSSELL ST #41
SOMERVILLE, MA 02144

Book & Page 78832/0383

Sale Date 10/01/2021

Instrument 00

43 RUSSELL ST

Location 43 RUSSELL ST

Mblu 26/ 1/ 15/ 43/

Acct# 97000210

Owner HUANG TRUSTEES

Assessment \$1,505,200

PID 14603

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,505,200	\$0	\$1,505,200

Owner of Record

Owner HUANG TRUSTEES
Co-Owner HUANG FAMILY TRUST
Address 43 RUSSELL ST
SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 69408/0096
Sale Date 06/09/2017
Instrument 1F