CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 OCT 21 AM 10: 31

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 149721

General Information

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

Special Permit: ___X___ Variance: ___X___ Appeal: _____

PETITIONER: Rothfuchs Development, Inc. C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

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

LOCATION OF PROPERTY: **54 Park Ave , Cambridge, MA**

TYPE OF OCCUPANCY: Two-family dwelling **ZONING DISTRICT:** Residential B Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Demolition of existing, unsafe, two-family, non-conforming structure and construction of a new single-family dwelling. Reducing pre-existing non-conforming garage within the setbacks.

To maintain the existing driveway which is less than 5' from the property line.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000 Section: 10.30 (Variance). & 10.40 (Special Permit).
Article: 4.000 Section: 4.21 (Accessory Structure).
Article: 6.000 Section: 6.441.B&G (Driveway Setbacks).

Original Signature(s): _____

(Petitioner (s) / Owner)

Sarah Like Rhatigan, Esq., Trilogy Law LLC, for Petitioners
(Print Name)

Address: 12 Marshall Street, Boston MA 02108

Tel. No. 617-543-7009

E-Mail Address: sarah@trilogylaw.com

Date: _____

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 Rothfuchs Development, Inc.
(OWNER)

Address: 17 Thoreau Rd., Lexington, MA 02420

State that I/We own the property located at 52-54 Park Avenue

which is the subject of this zoning application.

The record title of this property is in the name of Rothfuchs Development, Inc.

*Pursuant to a deed of duly recorded in the date 4/2/21, Middlesex South County Registry of Deeds at Book 77427, Page 311; or Middlesex Registry District of Land Court, Certificate No. N/A Book N/A Page N/A.

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*
David Rothfuchs, President
Rothfuchs Development, Inc.

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

Commonwealth of Massachusetts, County of Middlesex

The above-name David Rothfuchs, Pres. of Rothfuchs Development, Inc. personally appeared before me, this 10th of October 2021, and made oath that the above statement is true.

Notary

My commission expires _____ (Notary Seal).

Sarah Like Rhatigan
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
July 10, 2026

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

Sarah Lise Rhatigan
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
July 10, 2026

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 54 Park Ave , 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:

The pre-existing non-conforming driveway for the property is located less than one (1) foot from the right lot line. If this project entailed a renovation of the existing structure, such a pre-existing non-conforming condition would be allowed to continue. However, with the demolition of the existing structure, such protection is lost, and the current conditions (open parking and driveway located within five feet of a side lot line) violate Section 6.44.1 (b). The Petitioner seeks a Special Permit under Section 6.44.1 (g) to allow for the driveway to remain in its current location along the right-side lot line. The driveway width will be expanded so that the driveway is no less than 10 ft. wide, as required under Section 6.43.4(a).

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 proposal to maintain the driveway on the right side of the lot will not cause any changes to traffic, access/egress, congestion hazard of substantial change in the neighborhood character. It will preserve the status quo conditions vis a vis its neighbor on the right. This location is also necessary in order to fit a conforming width ten (10) foot driveway and small landscaped area along the right-side foundation of the new house.

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:

No change in use will occur as a result of maintaining of the existing driveway location near the right-side lot line. Adjacent uses will not be adversely affected by this request.

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:

No nuisance or hazard will be created as a result of maintaining of the existing driveway, as the conditions will be the same (in terms of driveway placement) and visually improved by the landscaped garden area along the right side of the foundation of the new structure.

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 requested special permit relief can be granted without impairing the integrity of the District or adjoining district, because the maintained size and location of the driveway will be in keeping with standard residential construction and consistent with neighborhood uses.

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The existing, pre-existing non-conforming two-family dwelling is structurally compromised due to soil conditions and settlement. Petitioner refers the Board to the geotechnical engineer's report from Miller Engineering and Testing, Inc. submitted with the application that sets forth findings from subsurface investigations and significant structural deficiencies of the existing structure. Structural deficiencies are detailed in the structural and civil engineer's report from Phelan Engineering, LLC submitted with the application. The cost of rectifying the existing structural conditions would be excessive for a house of this age. In addition, the structural work necessary would be dangerous for workers as well as the neighboring houses (very close by), because the structure would have to be lifted to add a new foundation. The Petitioner seeks to reduce the pre-existing non-conforming, accessory garage, to a one-car 13 ft. by 20 ft. garage, in its current location at the far-right rear of the lot. Since the demolition of the principal house removes Article 8 protection for the accessory garage, the plan requires a variance from Section 4.21(h) to allow the garage to remain nearer than five (5) feet to the side and rear lot line. The lot size and dimensions are too constrained to move the garage five feet off all lot lines, without violating the distance between buildings requirements. A literal enforcement of Section 4.21(h) would not allow for a garage, causing financial and practical hardship and detriment to neighbors who would now lose the privacy and visual benefits of an accessory garage.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:

The soil conditions (as outlined in detail in the geotechnical report of Miller, including layers of fill and organic material (peat) between 11 and 25 feet under grade, have caused the dwelling to settle substantially over time, resulting in large cracks through the basement walls and slab, as well as other structural issues outlined in the Phelan report. The lot size and dimensions are too constrained to move the garage five feet off all lot lines, without violating the distance between buildings requirements.

C) **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

Construction of a new, replacement single-family dwelling will be more dimensionally conforming to zoning, with a conforming location off of the left-side lot line, reduced FAR, and increased yard area to conform to open space requirements, to the benefit of the neighborhood and abutting properties. Additionally, the present structure is unsafe and subject to potential collapse at some point. The proposed new construction will be a substantial improvement for the neighborhood. Allowing the garage to be maintained in its current location maintains the status quo condition and will not cause substantially detriment to the neighboring uses.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The new single-family dwelling unit is more dimensionally compliant and thus a variance to allow for the construction of a replacement dwelling under the circumstances will not nullify or derogate from the intent and purpose of the Ordinance. Benefits of the plan to maintain the existing garage

(reduced in width) include: (a) providing one covered parking space for the occupants, (b) maintaining privacy and visual screening for the neighbors, and (c) creating a larger backyard area.

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

DIMENSIONAL INFORMATION

Applicant: Rothfuchs Development, Inc.

Location: 12 Marshall Street

Phone: 617-543-7009

Present Use/Occupancy: Two-family dwelling

Zone: Residential B Zone

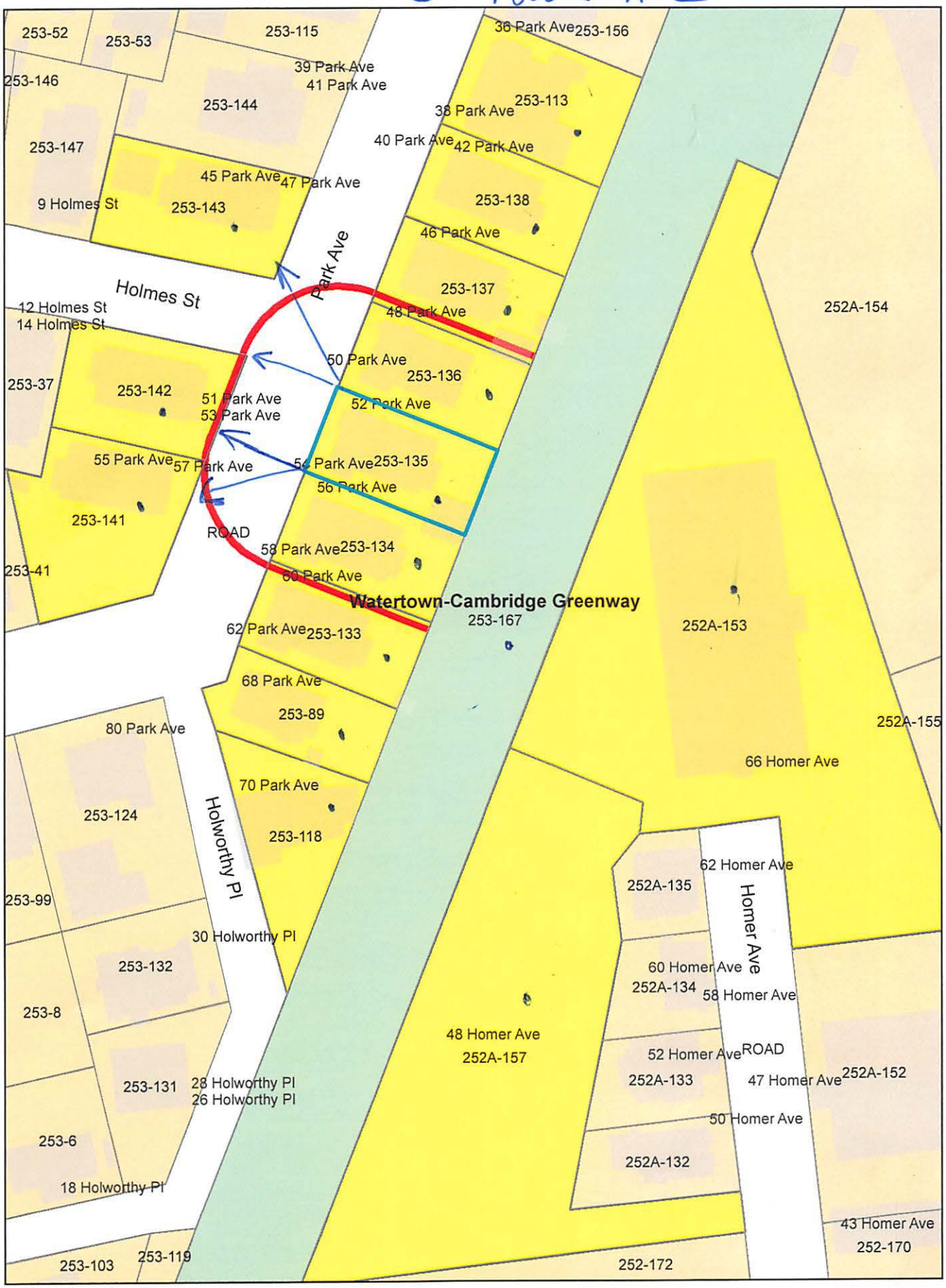
Requested Use/Occupancy: Single-family dwelling

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2,725 sf	2,312 sf	1,983 sf	(max.)
LOT AREA:		3,967 sf	3,967 sf	5,000 sf	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.69	0.58	0.50	
LOT AREA OF EACH DWELLING UNIT		1,983 sf	3,967 sf	2,500 sf	
SIZE OF LOT:	WIDTH	47 ft	47 ft	50 ft	
	DEPTH	85 ft	85 ft	n/a	
SETBACKS IN FEET:	FRONT	11 ft	11 ft	11 ft or avg of abutters	
	REAR	28.6 ft	28.6 ft	25 ft	
	LEFT SIDE	3.4 ft	7.5 ft	7.5 ft/ sum 20	
	RIGHT SIDE	17.0 ft	14.2 ft	7.5 ft/sum 20	
SIZE OF BUILDING:	HEIGHT	32 ft	28 ft	35 ft	
	WIDTH	25 ft	25 ft	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.25	0.48/ 0.32 (meeting 15x15)	0.40	
NO. OF DWELLING UNITS:		2	1	1 (max per min. lot area/d.u.)	
NO. OF PARKING SPACES:		2	2	1 (min.)	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		10.4 ft	10.4 ft	10.0 ft	

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. Existing two-car bay garage - to be reduced to one-car bay garage.

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'.

54 Park Ave


253-52
253-53
253-115
36 Park Ave
253-156
39 Park Ave
41 Park Ave
253-146
253-144
38 Park Ave
253-113
40 Park Ave
42 Park Ave
253-147
45 Park Ave
47 Park Ave
9 Holmes St
253-143
253-138
46 Park Ave
Park Ave
Holmes St
253-137
12 Holmes St
14 Holmes St
48 Park Ave
252A-154
50 Park Ave
253-136
253-37
253-142
51 Park Ave
53 Park Ave
52 Park Ave
55 Park Ave
57 Park Ave
54 Park Ave
253-135
56 Park Ave
253-141
ROAD
58 Park Ave
253-134
253-41
60 Park Ave
Watertown-Cambridge Greenway
253-167
252A-153
62 Park Ave
253-133
68 Park Ave
253-89
80 Park Ave
252A-155
66 Homer Ave
70 Park Ave
253-124
Holworthy Pl
253-118
62 Homer Ave
252A-135
Homer Ave
253-99
30 Holworthy Pl
253-132
60 Homer Ave
252A-134
58 Homer Ave
253-8
48 Homer Ave
252A-157
52 Homer Ave
ROAD
252A-133
47 Homer Ave
252A-152
253-131
28 Holworthy Pl
26 Holworthy Pl
50 Homer Ave
253-6
252A-132
18 Holworthy Pl
43 Homer Ave
252-170
253-103
253-119
252-172

54 Park Ave

Petitioner

253-134
TOLLES, CHRISTOPHER & VICTORIA TOLLES
56 PARK AVE
CAMBRIDGE, MA 02138

253-143
CURRY, WILLIAM J. & DOROTHY E. CURRY
A LIFE ESTATE
11 ENGLEWOOD RD
WINCHESTER, MA 01890

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

253-141
SALGUERO, MICHAEL & KARLENE SALGUERO
55-57 PARK AVE
CAMBRIDGE, MA 02138

253-89
KUMAR, RAMESH &
NATASHA KUMAR WARIKOO
68 PARK AVE
CAMBRIDGE, MA 02138

253-133
PIZZUTO, THOMAS M., EDWARD A. PIZZUTO &
STEPHEN P. PIZZUTO
C/O MARTOCCHIA REALTORS
633 TRAPELO ROAD SUITE 202
WALTHAM, MA 02452

253-136
JONES, ANDREW B., ANNE M. WELCH &
JOAN S. WELCH
48-50 PARK AVE
CAMBRIDGE, MA 02138-4514

252A-153
HOMER APARTMENTS LIMITED PARTNERSHIP
39 BRIGHTON AVE
ALLSTON, MA 02134

252A-153
JAFRI, MOHAMMED H. & HYOSEON SHIM
66 HOMER AVE.,UNIT #307
CAMBRIDGE, MA 02139

252A-153
HOFSTETTER, GARY,
TR. OF 66-406 HOMER AVENUE REALTY TRUST
39 BRIGHTON AVE
ALLSTON, MA 02134

253-142
JOYCE, THOMAS J. P.
53 PARK AVE
CAMBRIDGE, MA 02138-4567

252A-153
HOMER APARTMENTS LIMITED PARTNERSHIPS
C/O THE HAMILTON COMPANY INC
39 BRIGHTON AVE
ALLSTON, MA 02135

252A-157
EQUITY ONE LLC, ATTN: CONTROLLER
410 PARK AVE. SUITE 1220
NEW YORK, NY 10022

253-137
KIRCHNER, LEON
C/O BROUDE & HOCHBERG, LLP
75 FEDERAL STREET
BOSTON, MA 02110

253-137
MILLER, ERIN J. & CHRISTOPHER C. MILLER
44 PARK AVE., #44
CAMBRIDGE, MA 02138

253-138
OWENS, MATTHEW B. & EDWARD O.OWENS JR.
405 CONCORD AVE
P.O. BOX 85
BELMONT, MA 02478

253-167
COMMONWEALTH OF MASSACHUSETTS
251 CAUSEWAT ST
BOSTON, MA 02114

253-138
OWENS, JR., EDWARD O. & ELLA SZE OWENS
42 PARK AVE
CAMBRIDGE, MA 02138

253-135
ROTHFUCHS DEVELOPMENT INC
17 THORCAU RD
LEXINGTON, MA 02420

253-118
WINCH, JESSE F. & CYNTHIA CARPENTER
70 PARK AVE
CAMBRIDGE, MA 02138

253-113
MORRISSEY, MICHAEL A.
38 PARK AVE
CAMBRIDGE, MA 02138

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: DAVID Rothfuchs **Date:** 10-28-2021
(Print)

Address: 54 Park Ave.

Case No. BZA-149721

Hearing Date: 11/18/21

Thank you,
Bza Members

November 10, 2021

VIA IN HAND DELIVERY

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Attn: Maria Pacheco, Zoning Administrator

Re: Board of Zoning Appeal Case No. BZA- #149721-2021—Supplemental Filing In Support of Variance Application for 54 Park Avenue, Cambridge, MA

Dear Members of the Board and Ms. Pacheco:

Enclosed here for filing are the following materials:

a) Plot Plan, 52-54 Park Avenue, prepared by AGH Engineering, revised November 4, 2021

b) Plot Plan with Open Space calculations

c) Landscape Plan, revised November 8, 2021

Thank you for your consideration.

Sincerely,

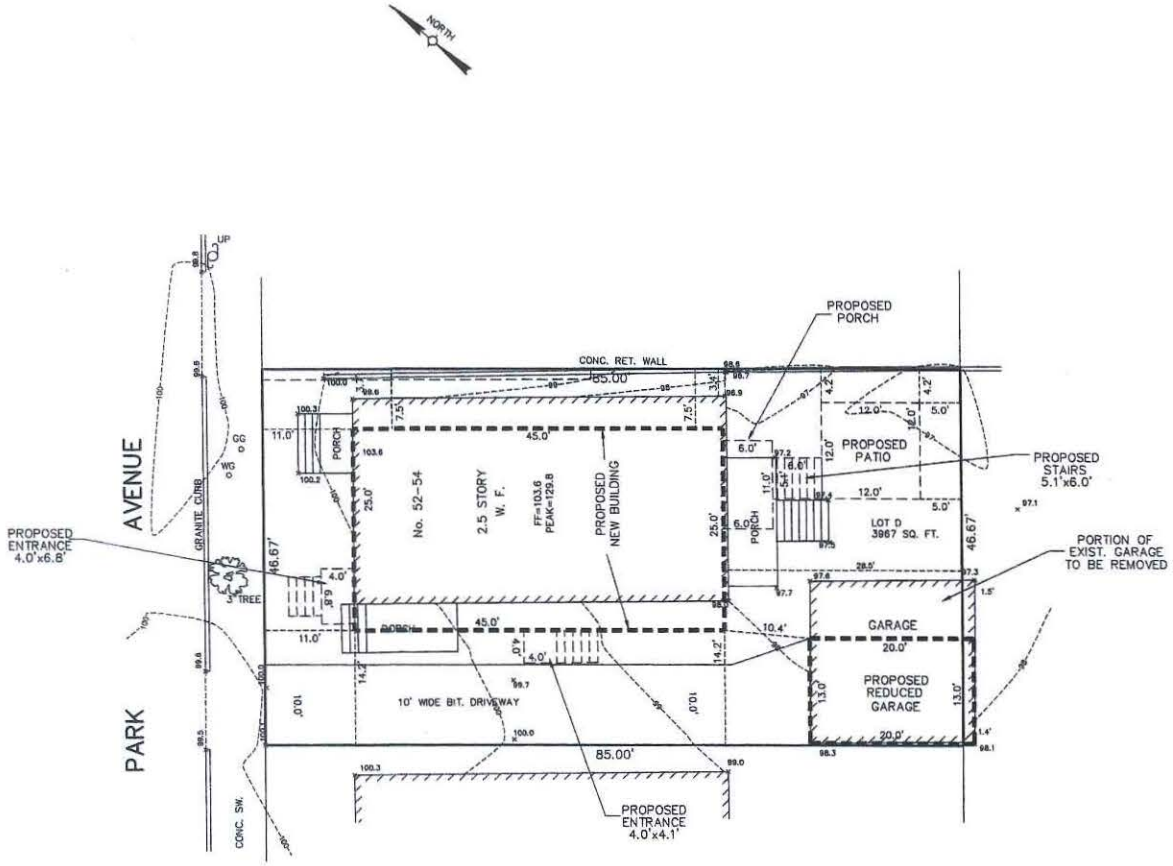
Sarah Like Rhatigan, Esq.

Enclosures

CC (via email): Mr. William Rothfuchs
Mr. David Rothfuchs

12 MARSHALL STREET
BOSTON, MA 02108

P. 617-523-5000
C. 617-543-7009



Antoni Szerszunowicz

ANTONI SZERSZUNOWICZ No. 36394 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

PLOT PLAN

52-54 PARK AVE

CAMBRIDGE, MASS.

SCALE : 1"= 10' NOVEMBER 4, 2021

AGH ENGINEERING

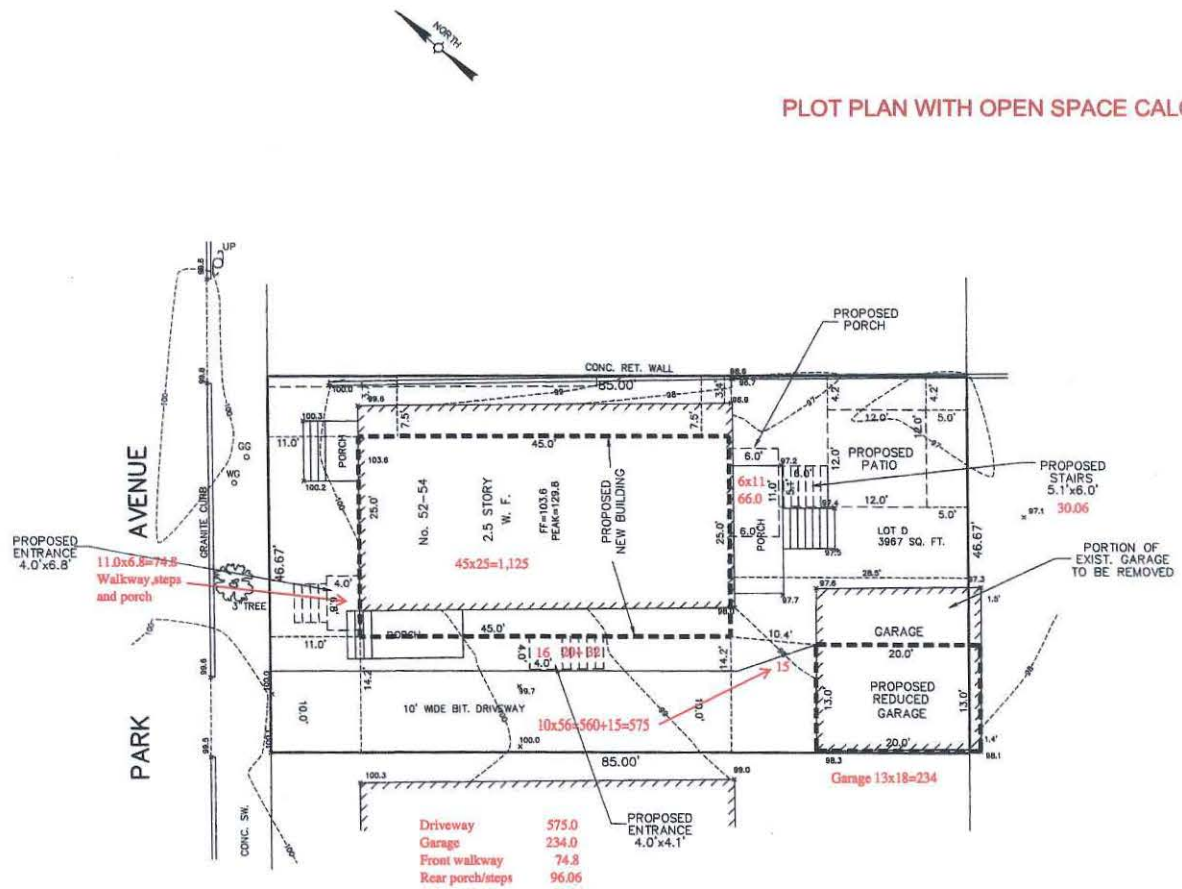
166 WATER STREET STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE

10 0 5 10 20 40

PLOT PLAN WITH OPEN SPACE CALCULATIONS



Driveway	575.0
Garage	234.0
Front walkway	74.8
Rear porch/steps	96.06
Side porch/steps	32.00
House	1,125.00
TOTAL	2,136.86
Lot size	3,967.00
Covered Area	2,136.86
Open Space 46.13%	1,830.14
Required open space 3,967 x .40=1,587	

Antoni Szczerszunowicz

COMMONWEALTH OF MASSACHUSETTS ANTONI SZCZERSZUNOWICZ No. 36394 REGISTERED PROFESSIONAL LAND SURVEYOR

PLOT PLAN

52-54 PARK AVE

CAMBRIDGE, MASS.

SCALE : 1"= 10' NOVEMBER 4, 2021

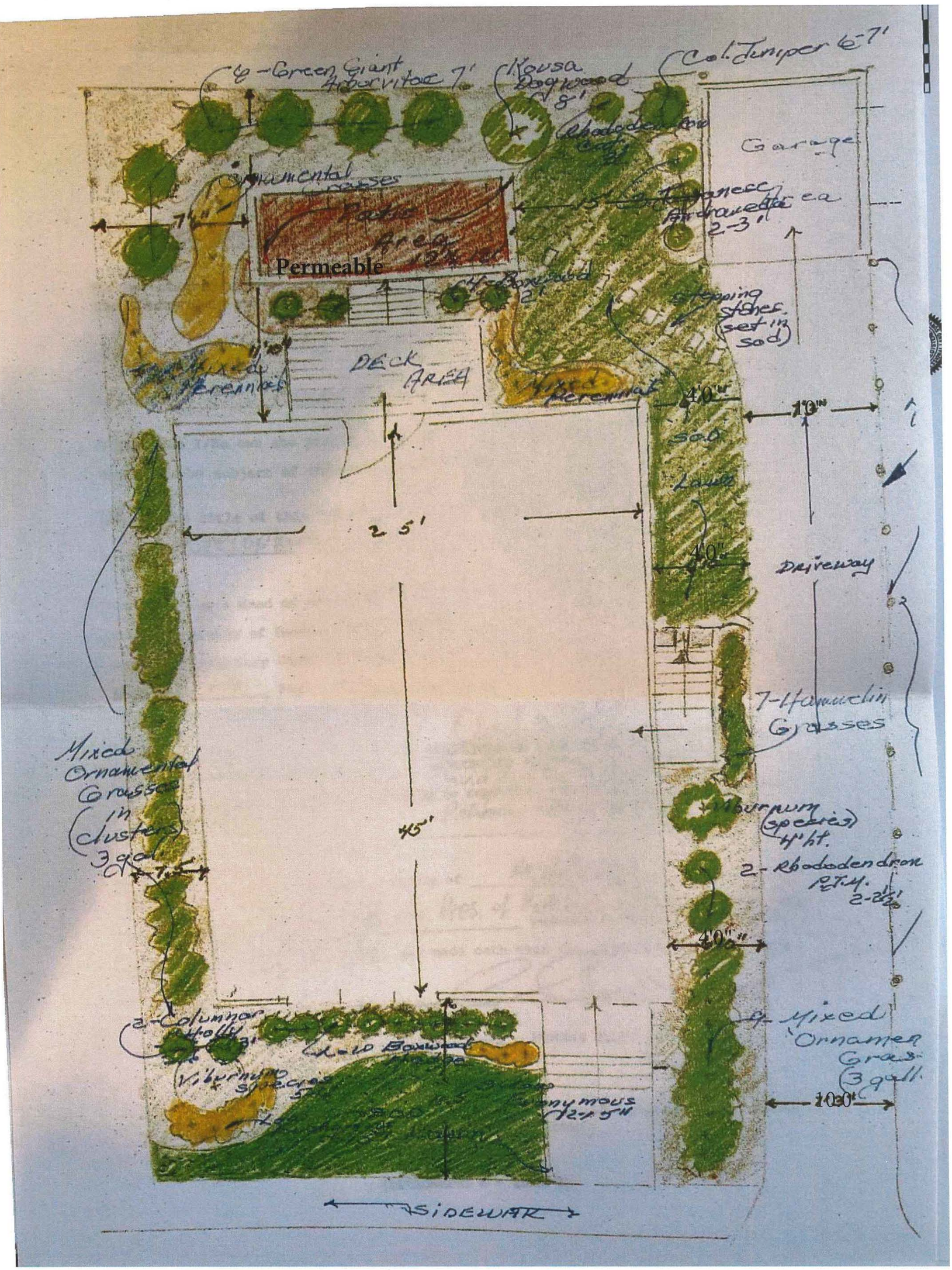
AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE

10 0 5 10 20 40


6-Green Giant Arborvitae 7'
Kousa Dogwood 8'
Col. Juniper 6-7'
Garage
Ornamental Grasses
Patio Area
Permeable
Japanese Andromeda 2-3'
Hydrangea
Stepping Stones (set in sod)
DECK AREA
Perennials
40"
10"
sod
Lawn
25'
Driveway
7-Hamelin Grasses
Mixed Ornamental Grasses in Clusters 3 gal.
Viburnum (species) 4' ht.
2-Rhododendron P.J.M. 2-2½'
45'
40"
2-Columnar Holly
Viburnum Species
Anonymous
9-Mixed Ornamental Grass 3 gal.
10'
SIDEWALK

January 3, 2022

VIA Email

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Attn: Maria Pacheco, Zoning Administrator

Re: BZA Case #149721-2021 – 54 Park Avenue – Request for Continuance

Dear Members of the Board:

The Petitioners hereby request a continuance of the above-referenced matter which is scheduled to be heard by the Board on January 6, 2022.

As reason for the continuance, the Petitioners are in the process of preparing revised plans to address comments received from Board Members at the last hearing.

We request that the case be continued to the hearing on February 10th, 2022.

Thank you for your consideration.

Sincerely,

Sarah Like Rhatigan, Esq.

Enclosures

CC (via email): Mr. William Rothfuchs
Mr. David Rothfuchs

12 MARSHALL STREET
BOSTON, MA 02108

P. 617-523-5000
C. 617-543-7009

1 * * * * *

2 (7:41 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,

4 Andrea A. Hickey, Wendy Leiserson and Jim

5 Monteverde

6 CONSTANTINE ALEXANDER: The Chair will now

7 call Case Number 149721 -- 54 Park Avenue. Anyone wishing

8 to be heard on this matter?

9 SARAH RHATIGAN: Yes, Mr. Chairman. This is Sarah

10 Rhatigan from Trilogy Law. Members of the Board, thank you

11 for hearing us this evening.

12 CONSTANTINE ALEXANDER: We have no choice.

13 SARAH RHATIGAN: [Laughter]. That is true.

14 CONSTANTINE ALEXANDER: I mean, you filed an

15 application, so anyway.

16 SARAH RHATIGAN: We did. We did. I am here

17 representing the Rothfuchs Development Company, which is

18 Bill or William and David Rothfuchs. David and William, I

19 think you're both at Bill's house.

20 Do you mind -- just turn your camera on so the

21 folks can see you? And thanks very much for hearing this

22 petition. This is a petition for both a variance and a

1 special permit.
2 Olivia, would you mind opening up the presentation
3 slides that we sent to you? I just wanted to introduce my
4 clients briefly. We've got some photos. I'll try to be as
5 concise as I can, so that we can get through the meat of
6 this.
7 But the Rothfuchs brothers, who actually grew up
8 in the neighborhood, incidentally, and know the neighborhood
9 well including the previous owners of the home -- the
10 Sullivan family -- are experienced developers who've
11 developed single-family homes in the Greater Boston metro
12 area for over 25 years.
13 And this was a project where the owners were aware
14 that the home had some real structural issues or -- you
15 know, was in need of a lot of work.
16 And Bill and David agreed to sort of take this on.
17 And the initial plans -- the expectation or hope -- was that
18 they could tackle this as a substantial renovation. And as
19 they got further into their diligence, they realized
20 unfortunately that the structural problems were too much to
21 be able to overcome.
22 I know that the Board received as part of the

1 application process some of the due diligence materials that
2 included soils, testing and structural engineers' reports.
3 I'm not going to try to summarize those, but if
4 you have questions, I know that Bill and David can answer
5 them. But the gist of the -- of the big, substantial issues
6 are that the soil underneath the structure has got a --
7 layers of materials and then a lot of peat, which is
8 compressible. This has resulted in the house sinking.
9 I think the report said something as much as 10
10 inches. As the house sank, portions of the -- Bill you're
11 going to help me -- portions of the structure were
12 separating from the main beam. And there are some cracks in
13 the foundation as well.
14 Olivia, do you mind? We're going to just take a
15 quick trip through some of these photos. If you could --
16 you could just page through and I'll just comment along the
17 way.
18 So this is just showing you the front and its
19 location on the lot.
20 The next slide, please?
21 This is showing the driveway, the existing garage
22 -- we'll talk about that a little bit more as we go along.

1 Next picture, please?
2 CONSTANTINE ALEXANDER: I'm sorry, go back to that
3 slide?
4 SARAH RHATIGAN: Yes.
5 CONSTANTINE ALEXANDER: Which is --
6 SARAH RHATIGAN: Would you like me to --
7 CONSTANTINE ALEXANDER: -- your client's house,
8 and which is the house of the neighbors?
9 SARAH RHATIGAN: Oh, thank you. I apologize. So
10 the house -- our client's house is 54.
11 CONSTANTINE ALEXANDER: Okay.
12 SARAH RHATIGAN: Yep. Got Olivia circling the
13 number there. And the --
14 CONSTANTINE ALEXANDER: 56 --
15 SARAH RHATIGAN: -- garage at the back -- yep, and
16 56-58 is the neighbor, exactly.
17 CONSTANTINE ALEXANDER: Okay, thank you.
18 SARAH RHATIGAN: Yep. Thank you. This is a view
19 of the front setbacks from -- of the house. Our house is
20 the one in the foreground, and then the neighbors along the
21 street heading to the left.
22 Next slide, please?

1 This is heading in the other direction -- again,
2 just showing the neighborhood setbacks.
3 Next photo, please? Just a view of the street.
4 Other direction, please? And heading in the other
5 direction.
6 And if you could go to the next one. Okay. So
7 here's the rear of the house.
8 Next slide, please?
9 This is probably the most dramatic one, just to
10 show what the existing foundation is like. We do have
11 additional photos of the inside of the house, but we didn't
12 want to go overkill and demonstrate into the issues.
13 But I hope you'll agree that the reports that
14 we've provided to the Board do provide some pretty dramatic
15 information about what the conditions of the house are.
16 Next slide, please?
17 This is the existing concrete garage. It's a two-
18 bay garage. And as you can see, it's -- you know, sited up
19 pretty close to the existing house. The plans are to
20 actually reduce the width of it to a one-bay garage.
21 Next slide, please? But continue to keep it in
22 its current corner of the lot.

1 This -- we're at the back of the house or looking
2 to the front street. And this is the right -- I'm sorry,
3 this is actually the left lot line. It's just showing you
4 that the current conditions -- the property is, you know,
5 preexisting, nonconforming. It's three feet four inches
6 from the side lot line.
7 And there's also a retaining wall that benefits
8 the neighbor on that side. And the conditions are really
9 close.
10 And the proposal for the new structure which is
11 going to be built is to have it complying on this side and
12 be seven feet, seven and a half feet from that lot line,
13 maintaining the retaining wall for the neighbor, of course.
14 This is a view of the back -- the current back
15 yard, existing back yard, that looks back out to the -- the
16 Greenway, the Watertown Cambridge Greenway. So that's a
17 bike path right at the edge of the grass that you see in the
18 distance.
19 Next slide, please?
20 You can go two ahead to the site plan 15, page 15?
21 Thanks. And do you mind just blowing that up a little bit?
22 So for the reasons that I described in terms of

1 what the existing structure's like, the Rothfuchs learned
2 that they would need to construct new -- that there was not
3 a feasible way to do underpinning that would be sufficient,
4 and also, safely able to be accomplished in such close
5 quarters with the neighboring houses.
6 And so for proposing the new building, they needed
7 and wanted to keep, you know, two stories of living -- the
8 two-story house, and essentially the same width of house.
9 But they wanted to make it as conforming as possible. So,
10 again, we shifted over to the right, to allow for a seven-
11 and-a-half-foot side lot line.
12 And I'm sorry, let me just -- I know you can kind
13 of see this, but the street is on the left side, which is a
14 little bit -- not the way you usually see a plot plan, and I
15 apologize, but this is the way our surveyor prepared this.
16 So the street is on the left, and we're looking at a side
17 view of the lot.
18 So, again, so shifting the new -- so the new
19 structure is in that bold dotted line in a more conforming
20 location, so now conforming to the front setbacks, the rear
21 setback, and both side setbacks for the main house.
22 And the new house would be a bit smaller by I

1 think it's 400 square feet. So smaller, but still not under
2 the 0.5 square footage for the Residential B district.
3 The other thing just to point out on this plot
4 plan since we're here and we'll talk about this again is the
5 -- we talked about the proposed garage being in its current
6 location at the right rear of the lot, because they don't
7 want to knock down and build new but narrower, to be a one-
8 bay garage.
9 And the benefits of this are they're still
10 providing some covered parking for the owner. It also
11 provides some screening and privacy for the neighbor to the
12 right. But because it's smaller, they're capturing a large
13 chunk of grass there to improve the yard situation.
14 CONSTANTINE ALEXANDER: There's no --
15 SARAH RHATIGAN: And the new site plan does
16 conform to the -- I'm sorry? I'm sorry --
17 CONSTANTINE ALEXANDER: I'm sorry to interrupt
18 you.
19 SARAH RHATIGAN: What's that?
20 CONSTANTINE ALEXANDER: But even though the garage
21 will be smaller, you still need setback relief for the
22 driveway?

1 SARAH RHATIGAN: Correct. Correct, exactly.
2 CONSTANTINE ALEXANDER: Okay. And we'll get to it
3 in a second --
4 SARAH RHATIGAN: Yep.
5 CONSTANTINE ALEXANDER: But are you aware of the
6 neighbor who is most affected by the relief you're seeking;
7 opposes the relief you're seeking? And in doing so -- and I
8 think a very good letter -- which I'm going to read into the
9 record in due course… You might want to address it now or
10 not, but I'll leave it up to you.
11 SARAH RHATIGAN: I will definitely address it as
12 we're talking. If you don't mind, I'll keep going through
13 the slides. I'm absolutely top of the list that I will
14 address it.
15 CONSTANTINE ALEXANDER: Okay.
16 SARAH RHATIGAN: And just so you are aware, we had
17 absolutely no information at all in advance of receiving the
18 e-mail, which I believe -- I can't remember if we received
19 it late yesterday or early today, but I think it was today
20 that we received the letter from our neighbor to the right
21 of the project.
22 Which, you know, we're sorry that we didn't get it

1 sooner, because we probably could have talked and maybe
2 resolved some of this. But I will address that.
3 If it's okay, let me just run through the plans
4 quickly, and then, and then --
5 CONSTANTINE ALEXANDER: Go ahead.
6 SARAH RHATIGAN: -- we'll get to that?
7 CONSTANTINE ALEXANDER: Go ahead.
8 SARAH RHATIGAN: Okay, great. So then next, page
9 16? Thanks Olivia.
10 So this is just showing the four elevations for
11 the new structure. The front elevation, the porches -- the
12 front entry is on the right side. The little stairs that
13 you're seeing jutting out is just a side entrance to the
14 middle of the house that comes off of the driveway.
15 The plan at the rear of the property is a small
16 balcony at the second level, but they're getting rid of the
17 covered porch, if you remember, from the view of the rear
18 building -- there was sort of a covered porch system. These
19 are open porches, a small balcony, and then an open porch
20 with steps down to the yard.
21 And then unless anybody has any questions on the
22 plans, I was just going to skip ahead actually. But, again,

1 I'm happy to go through floor by floor. Maybe we'll just
2 page through and if there's anything that comes up as
3 questions, perhaps you could let me know.
4 JIM MONTEVERDE: Just --
5 SARAH RHATIGAN: We can always go back to them.
6 JIM MONTEVERDE: Excuse me. This is Jim
7 Monteverde.
8 SARAH RHATIGAN: Yes. Yes, Jim.
9 JIM MONTEVERDE: The sheet you were just on -- not
10 this one, the -- I believe it's the basement plan. That
11 one.
12 SARAH RHATIGAN: That I think is a foundation
13 plan. I think --
14 JIM MONTEVERDE: Yep.
15 SARAH RHATIGAN: -- 18 is the basement plan?
16 JIM MONTEVERDE: Oh, I'm sorry, no. So that sheet
17 you're on now?
18 SARAH RHATIGAN: Yes.
19 JIM MONTEVERDE: So I just want to confirm that it
20 has an area calculation in about the middle? Yep. Up --
21 just go up. And it says it's the new area, gross area. And
22 it comes to --

1 SARAH RHATIGAN: Yep.
2 JIM MONTEVERDE: -- 23, not the existing, but the
3 new comes to 2312?
4 SARAH RHATIGAN: Correct.
5 JIM MONTEVERDE: And I think the dimensional form
6 has a number -- am I wrong -- significantly above that, or
7 did I misread it?
8 SARAH RHATIGAN: I'm going to look at it right
9 now. No, this --
10 JIM MONTEVERDE: No, total -- right, 23 one two
11 (sic), you're right. Yep.
12 SARAH RHATIGAN: 23 one two (sic), yeah.
13 JIM MONTEVERDE: Okay, thank you.
14 SARAH RHATIGAN: Okay, great. Thank you. I'm
15 glad -- I was starting to get worried there.
16 JIM MONTEVERDE: No, no, no.
17 SARAH RHATIGAN: I'm glad we got it right. So
18 this is the foundation plan. The basement has a mechanical
19 room, family room, small bedroom.
20 JIM MONTEVERDE: So can I --
21 SARAH RHATIGAN: The next floor --
22 JIM MONTEVERDE: Can I --

1 SARAH RHATIGAN: Yes.
2 JIM MONTEVERDE: -- ask one question on that
3 basement plan then? When I do look at the elevation, and if
4 you go back to that area calculation, that area calculation
5 showed the basement as 0.
6 I believe the building elevation implies, if I
7 read it correctly, that the basement clear height is eight
8 feet. And then the plan you were just showing has some
9 living space in the basement -- nonmechanical space,
10 correct?
11 SARAH RHATIGAN: Correct.
12 JIM MONTEVERDE: Bedroom --
13 SARAH RHATIGAN: Single-family --
14 JIM MONTEVERDE: Yeah.
15 SARAH RHATIGAN: -- single-family dwelling. So
16 we've got 0 reported in terms of gross floor area per the
17 ordinance definition.
18 JIM MONTEVERDE: Because it's an accessory?
19 SARAH RHATIGAN: Because this is a single-family
20 home. So the basement --
21 JIM MONTEVERDE: Doesn't count.
22 SARAH RHATIGAN: -- floor area in the basement

1 doesn't count.
2 JIM MONTEVERDE: Okay. Thank you.
3 SARAH RHATIGAN: Yep. You're welcome. And this
4 is just showing the main floor of the house. And again, we
5 talked about that there's a porch at the front. There's a
6 side entry to access the house, and then there's a deck at
7 the back.
8 Second floor just has a master bedroom and two
9 smaller bedrooms. The master bedroom has a small balcony at
10 the rear. And that's it. That's the roof plan.
11 And then if you could click on the landscape plan
12 #24, the green?
13 Now, I am also going to ask the Board's permission
14 to show a slightly revised version of this landscape plan
15 that we scrambled to prepare today that is a response to the
16 letters that we received last night and today from abutters,
17 which --
18 CONSTANTINE ALEXANDER: You don't need zoning
19 relief with regard to the landscape plan, am I right?
20 SARAH RHATIGAN: We do not. No.
21 CONSTANTINE ALEXANDER: You don't need it. That's
22 our --

1 SARAH RHATIGAN: We do need relief for the
2 driveway. And so I think that the comments that we had I
3 think were responsive to the neighbor on the right's concern
4 about privacy and such on the right boundary. And so I'll
5 just describe the plan that we wanted to submit to you shows
6 more clearly.
7 There's -- this is a hand-drawn plan, and I think
8 in our scanning we didn't adequately show the right margin.
9 They're trying to show that there's a fence proposed along
10 the boundary line between our lot and the neighbor on the
11 right. So the little dots that are shown -- if you see
12 those black dots that go along that border?
13 CONSTANTINE ALEXANDER: The bottom line --
14 SARAH RHATIGAN: There's an arrow pointing to it.
15 The word that's supposed to be there is, "fence" and it --
16 CONSTANTINE ALEXANDER: -- the bottom line is that
17 you're seeking setback relief for the driveway, regardless--
18 SARAH RHATIGAN: It is, correct.
19 CONSTANTINE ALEXANDER: -- of what the landscape -
20 -
21 SARAH RHATIGAN: Correct.
22 CONSTANTINE ALEXANDER: -- plan shows. The fact

1 of the matter is --
2 SARAH RHATIGAN: Correct.
3 CONSTANTINE ALEXANDER: -- you'll be too close to
4 the lot line. And that's the problem.
5 SARAH RHATIGAN: We are asking -- we are asking
6 for relief for that driveway. Yes. That is correct. So
7 just one thing I wanted to point out to you -- this is maybe
8 just a factual, you know, piece of information that we want
9 to make sure is clear is that the proposal is to install a
10 fence that runs from the garage -- corner of the garage at
11 the right lot line.
12 And it's six -- proposed at six feet tall and to
13 taper down to four feet closer to the street level. That
14 was mainly just for purposes of having some visual -- you
15 know, easier for people to see coming in and out of the
16 driveway, but it could be at six feet the whole length if
17 the neighbor preferred it.
18 But again, the proposal is that there's a fence
19 that runs along that boundary line.
20 BRENDAN SULLIVAN: This is Brendan Sullivan.
21 Whose idea was it --
22 SARAH RHATIGAN: Yes.

1 BRENDAN SULLIVAN: The fence?
2 SARAH RHATIGAN: It was the owners' plan to have a
3 fence installed there. And to be honest with you, I think
4 it was clear from previous correspondence with the neighbors
5 that there was a fence there, from what we provided to them.
6 But it's possible that maybe they aren't aware that there's
7 a fence plan there.
8 BRENDAN SULLIVAN: Yeah.
9 SARAH RHATIGAN: Which is why if we had heard the
10 -- if we got the letter earlier, we would have been able to
11 have a conversation and hopefully, you know, resolve --
12 BRENDAN SULLIVAN: Yeah. From the lot line --
13 SARAH RHATIGAN: -- but [simultaneous speech], so
14 --
15 BRENDAN SULLIVAN: -- to the house on the right is
16 four feet; to put a six-foot fence there would create a
17 bowling alley type of effect, as far as I'm concerned. But
18 that's -- that's not a zoning --
19 SARAH RHATIGAN: It's something that could -- it's
20 something that could absolutely be discussed. You know,
21 from our client's point of view, the relief that they need.
22 And one thing I do also want to just clarify,

1 Olivia, do you mind going to the next page, number 25?
2 This is just another copy of the plot plan where
3 we had some of our calculations on here. So the existing
4 driveway -- and you've seen -- you will see that from the
5 photo that we included -- the existing driveway goes up to
6 the boundary line.
7 There is -- maybe there is something under a foot
8 of distance between the edge of the pavement and the lot
9 line. And the proposal is not to change that preexisting
10 condition, if you will.
11 If this were a renovation of the house, that
12 preexisting driveway condition wouldn't be an issue. It's
13 because the house is being demolished that the driveway then
14 becomes an issue that requires in this case a special
15 permit.
16 Similarly, the garage setback -- if this were not
17 a demolition of the main house, the garage as an accessory
18 structure could remain, you know, within five feet of the
19 boundary line. But because the main house is being
20 demolished, it creates a need to seek relief for the garage
21 to continue to remain in the same place.
22 I think just the point we're trying to make is

1 that we're not try to make anything worse; we're just asking
2 to keep the current condition. The owner proposed a fence
3 along the driveway, because we thought it was beneficial to
4 both owners.
5 But if there's a consensus among Board members and
6 the neighbor that they don't want to see a fence, I'm sure
7 that my client would -- you know, we should talk about it,
8 but I'm going to guess that they're not going to feel
9 strongly that it needs to be there.
10 BRENDAN SULLIVAN: Yeah. This is Brendan Sullivan
11 again. The location of that driveway is a pattern all along
12 that side of the street.
13 And every house has a driveway to the right of it
14 and continues to the right of the next one, to the right of
15 the next one. Except maybe you go three houses down, and
16 they do not have a driveway on the right, because they have
17 a telephone pole in the way. But that driveway is a pattern
18 consistent all the way down, which is -- goes back years.
19 I guess I, myself, don't seem to have a problem
20 with that driveway, because it's been there for since the
21 house was built, and it's a consistent pattern along that
22 streetscape. And I understand the technicality of you could

1 maintain it there if you renovated the house, but once the
2 house comes down, then you lose the protection of the
3 grandfathering and of a nonconforming, located driveway.
4 So. That's sort of my thought on that.
5 The only other issue I have is that the design of
6 the house is a dramatic departure from the other houses in
7 the neighborhood. And not that we should all have cookie
8 cutter houses, and that's what adds the flavor to the city
9 and the diversity and aesthetic appeal, but this one here
10 right smack dab in the middle of the block is to me quite
11 dramatic.
12 So I am -- yeah, those are my comments for the
13 moment.
14 SARAH RHATIGAN: Okay, thank you. Olivia, would
15 you mind just advancing the slide one more? Just really
16 briefly, we just wanted to mention a little bit about public
17 outreach. I'm showing you the Assessor's map -- the
18 abutter's map that was prepared by the Zoning administrators
19 to determine, you know, who would get notice.
20 So I just wanted to point out that from the very
21 get go, once plans were sort of formulated, Bill and David
22 Rothfuchs began outreach to their neighbors. And their

1 outreach began with the people who they expected would be
2 most impacted, and also the ones that we expected from an
3 abutter's list would be contacted. So we looked at houses
4 essentially two away on either side, and then directly
5 across the street.
6 Next page, please?
7 Letters were sent out to all of those neighbors.
8 This is from September 13, which is a nice letter, which
9 basically goes through and describes -- this, by the way we
10 don't need to -- like, we don't need to read the content of
11 this, I'm just trying to give you the flavor of what went on
12 -- describes the reasons for realizing they needed to take
13 the house down and they were going to build new.
14 Next page, please?
15 This was an artist depiction that was provided to
16 all those owners. And again, the owners wanted everyone to
17 be aware it was going to be -- you know, the aesthetic is a
18 modern home. So that wasn't something that was, you know,
19 hidden or, you know, not disclosed to folks. They had all
20 the elevations and floor plans as well.
21 You can skip ahead to page 31. Sorry, those got
22 tilted the wrong way. Basically, there's a follow-up letter

1 that was sent a little later in September, where essentially
2 they said, "We hope you got this" even though they did send
3 it Priority Mail. Like, "We'd love to hear from you if you
4 have any questions or comments -- " you know, "-- please let
5 us know" giving their contact information.
6 I think there was one -- the owner to the left,
7 directly to the left of us did comment by e-mail something
8 with a general comment of, like, "This looks really nice"
9 and then some questions about the construction timeline,
10 because obviously construction would be -- you know,
11 important for her.
12 Next page, please?
13 And then again in November, when we had to adjust
14 the plot plan to maintain a 10-foot driveway, which we --
15 just a technicality that we hadn't realized, we again
16 forwarded a follow-up letter to everyone with that
17 information, with the revised plot plan.
18 So -- and then I'm all set if you want to just
19 turn the slides off for right now, Olivia, that would be
20 fine.
21 I think there were two other letters. We talked a
22 bit about the concerns for the neighbor immediately to the

1 right, which I think were largely about the driveway. In
2 fact, I think that was the main issue. There were two other
3 letters that we received. And again, we just received them
4 -- one last night and one today.
5 And the -- you know, I know, folks may be on the
6 call, so I also don't want to -- you know, not allow them to
7 have a full hearing here, but the neighbor immediately to
8 the right, we talked about I wonder if they're not aware of
9 the fence. I think that the fence may help in terms of
10 their concerns about the safety of their children, use of
11 cars in that driveway.
12 Then the neighbor at 55 Park Avenue, which is
13 located across the street wrote a letter. And it seems like
14 their first comment was perhaps similar to Mr. Sullivan just
15 being surprised by the aesthetics of the project.
16 But, you know, respectfully, there are some
17 examples of contemporary homes -- I think there's one a
18 little further down the street, I feel like -- do you
19 recall? I think just further down Park Avenue -- as Park
20 Ave turns, there's an example of another property.
21 But I think the Board will agree that the -- you
22 know, there isn't a Design Review process for a project like

1 this.
2 There is a request to use permeable materials.
3 And some concerns about flooding and stormwater. And
4 although that is not generally the Zoning Board's purview,
5 we did just want to point out that we did check in with
6 Inspectional Services to understand that yes, this project
7 will have to go through stormwater and erosion control
8 permitting.
9 And the owners are very concerned about these
10 issues as well, and will make sure that they're doing
11 everything that's required.
12 In terms of using permeable materials for the
13 driveways and walkways, they're willing to do that. They
14 haven't gotten to the level of chosen materials for these
15 types of things, but that's something that seems like a good
16 idea.
17 There was a request to reduce the driveway, and we
18 can't reduce the driveway with -- and still comply with
19 zoning. And we think that a less than 10-foot driveway is
20 probably not a great idea for the owners of the property.
21 There were some additional comments from the owner
22 further down the street at 70 Park.

1 And I feel like I've been talking for too long, so
2 I want to turn things over to you for any questions, but it
3 did mention stormwater drainage, which I mentioned to you.
4 There was a comment about New England species and
5 pollinator-friendly landscaping, which the Rothfuchs are
6 happy to pass along to their landscaper for comments, but
7 not a zoning matter, I wouldn't think.
8 Similarly, with, like, electric heat pumps, that's
9 the type of thing that has not been figured out yet, but is
10 not, I don't think, a matter for Zoning.
11 There was a concern about the design of the back
12 porch not being sort of amenable to open greetings or
13 something. And it wasn't quite clear what they meant. The
14 porch is an open porch, with steps down to a yard. It seems
15 pretty open and friendly to the back to me. But I'm not
16 sure what that is about.
17 And there was a question about putting a green
18 roof on the house. But for a project of this type, I don't
19 think that a green roof is going to be feasible, either
20 financially or structurally in terms of, you know, bearing
21 loads of -- trays of green on top of a roof.
22 And the Green Roof Ordinance does apply to

1 projects that are, like, 10 times the size of this house.
2 So hopefully that's not a concern.
3 And lastly, a comment about a bike rack: I think
4 a bike rack probably wouldn't work for a project like this,
5 an outside bike rack. I expect that the owners will
6 probably store bikes in their garage. But if the Board felt
7 strongly about it, we could look at that.
8 I haven't spoken directly to all of the -- the
9 sort of the elements of the variance and the special permit.
10 But the application does speak to this pretty clearly. I
11 think that -- I'll sort of summarize, and then want to be
12 able to respond to Board members on this.
13 But this is a project where the hardship is
14 clearly the issue of soils and the structural -- essentially
15 the structural, you know, structurally compromised house
16 that just has to be replaced, because it's not structurally
17 safe.
18 The only way to do that is to, you know,
19 unfortunately is to demolish and to build new, so that there
20 can be proper footings and foundation and a new structure.
21 And so the intent and the design of this is to --
22 is to essentially rebuild a new structure that is somewhat

1 smaller and is more zoning compliant, but not absolutely
2 zoning compliant in that it continues to be a little bit
3 over the FAR.
4 And then the dimensional -- the relief that's
5 requested for the garage that we've talked about, which kind
6 of flows from the fact that the garage can't be moved over
7 closer to the existing structure because of the tight
8 constrained lot -- narrow lot that we've got.
9 And then with the special permit for the existing,
10 maintaining the existing driveway, on a special permit
11 standard, there's nothing about what we're proposing that is
12 really a change of conditions. If anything, by adding a
13 fence we're improving conditions.
14 But there's no traffic or -- you know, traffic
15 being changed or created. No hazards or nuisance to
16 neighbors that we think flows from that, from maintaining
17 the existing driveway.
18 And I think I'm going to keep it there for now,
19 and turn this over for questions.
20 CONSTANTINE ALEXANDER: Questions from members of
21 the Board?
22 BRENDAN SULLIVAN: No questions or comments. This

1 is Brendan Sullivan. No questions, no comments at this
2 time.
3 CONSTANTINE ALEXANDER: Jim?
4 JIM MONTEVERDE: No questions or comments at this
5 time.
6 CONSTANTINE ALEXANDER: Andrea?
7 ANDREA HICKEY: I have nothing at this moment,
8 thank you.
9 CONSTANTINE ALEXANDER: Wendy?
10 WENDY LEISERSON: I have no questions at this
11 moment.
12 CONSTANTINE ALEXANDER: I have no questions at
13 this point, but I do want to return to the driveway issue,
14 or the setback on the driveway.
15 And I do want to read into the record a letter
16 that we received from a Chris Tolles -- T-o-l-l-e-s, who
17 lives at 56-58 Park Avenue; obviously an adjacent neighbor.
18 And he writes,
19 "As a directly adjacent neighbor/owner at 56-58
20 Park Avenue, I respectfully oppose maintaining a driveway
21 within five feet of my property line on the north side of my
22 home.

1 "As a parent of three young children, who often
2 move along the north side of our home, from the back yard to
3 the street, vehicle traffic so close to our very narrow
4 walkway provides an unsafe pedestrian circumstance; doubly
5 so when considering the young age of my children.
6 "As well, the bedrooms of both units in my home
7 are on the north side of the home. On the ground floor,
8 that means cars which park in that driveway are literally
9 two feet from the windows of my bedrooms. This compromises
10 safety and privacy, is noisy and obstructs light when
11 vehicles are parked in the driveway.
12 "The current design creates these obvious issues,
13 which Mr. Rothfuchs and his team have not discussed with me
14 prior. I have zero desire to be obstructive for his intent
15 to improve his property, but maintain a large driveway so
16 close to my home in violation of zoning rules is not an
17 acceptable path forward for me and my young family."
18 And he says he's going to be on the call tonight;
19 we'll see.
20 I'm very moved by this -- personally -- by this
21 letter. Setbacks are designed for two purposes: To provide
22 safety to the adjoining property, and to preserve privacy to

1 the adjoining property. What is being proposed here
2 violates both of those bases for setbacks.
3 Erecting a six-foot fence doesn't solve anything.
4 Maybe for safety a little bit, but -- as I think Mr.
5 Sullivan points out -- a tunnel; a long thing and it impacts
6 the neighbor, whose house is right on the other side.
7 So all to get a place to park your car, you're
8 going to have to build a garage and use that garage for
9 whatever purpose. But park on the street is my view.
10 That's how Cambridge works. Everybody doesn't have a
11 driveway. So to be very clear, I propose to vote against
12 the special permit for the setback relief.
13 But with that, I'll open the matter up to public
14 testimony, unless other members of the Board wish to speak
15 right now?
16 [Pause]
17 CONSTANTINE ALEXANDER: I guess not. So we will
18 open the matter up to public testimony. As Ms. Rhatigan has
19 indicated, there are a number of letters in the file; some
20 of them in opposition, one of which I just read, and some of
21 which are in support.
22 Okay. For public comment, any members of the

1 public who wish to speak should now click the icon at the
2 bottom of your Zoom screen that says, "Raise hand."
3 If you're calling in by phone, you can raise your
4 hand by pressing *9 and unmute or mute by pressing *6.
5 We'll take a moment to see if anyone's calling in.
6 [Pause]
7 OLIVIA RATAY: Chris Tolles?
8 CONSTANTINE ALEXANDER: I'm sorry?
9 OLIVIA RATAY: Chris Tolles?
10 CONSTANTINE ALEXANDER: Okay, that's the fellow
11 whose letter I just read. Mr. Tolles, the floor is yours.
12 CHRIS TOLLES: Hello. This is Chris. Thank you
13 for reading my letter. I don't have much to add to it,
14 except to say I'm showing up tonight with an interest to
15 discuss this solution in the future.
16 This is not in ill will, and I am sorry for the
17 late notice; I just literally didn't realize how this works
18 or exactly what was proposed until recently.
19 I also do want to add an observation that some of
20 the site plans submitted in the packet that Ms. Rhatigan
21 went through also suggest that the driveway itself is
22 encroaching over my property line, and that the existing

1 garage is also encroaching. I am not a specialist in -- you
2 know, property GIS data, so I could be mistaken, but that
3 may also be something to discuss in the future.
4 CONSTANTINE ALEXANDER: If there are these
5 encroachments, even if we granted relief for the zoning
6 relief, that would not justify or legalize the
7 encroachments. You would have recourse against your
8 neighbor with regard to encroachments.
9 So let's be clear about that. You want to avoid
10 that, and I'm sure your neighbor wants to avoid that as
11 well. But it's not an issue -- a zoning issue, for
12 encroachments. That's basically a land use issue.
13 CHRIS TOLLES: Understood. Thank you. And yeah,
14 I would like to seek a resolution to that together.
15 My only last comment is it was previously
16 mentioned that a driveway on the south side of each property
17 was consistent along with the street. That is broadly
18 correct, but I do want to point out that my driveway at 56
19 and 58 actually does not exist; I only have a side yard.
20 And the next house further south along the street has a
21 truncated driveway.
22 So I think there's also already evidence of unique

1 treatment of driveways in the neighborhood, considering
2 different parcel kind of plot circumstances.
3 CONSTANTINE ALEXANDER: Thank you.
4 CHRIS TOLLES: Thank you.
5 CONSTANTINE ALEXANDER: Anyone else, do we have
6 anything else? No other persons wish to speak, so I will
7 close public testimony. As has been indicated so far during
8 the presentation in our comments, there are letters of
9 support for the project; there are letters of opposition to
10 my mind at least of varying persuasiveness. I've chosen the
11 one that I think is the most relevant.
12 Others are more design oriented, and frankly we're
13 not -- in my opinion anyway -- we're not a Design Review
14 Board. Our job is much more mundane than reviewing the
15 aesthetics of new structures.
16 With that, however, I will close public testimony.
17 And I'm going to start as we do -- I'll deal with the
18 variance first, make a motion to grant the variance, and
19 then we'll see how people vote; whether they want to change
20 that --
21 SARAH RHATIGAN: Mr. Chairman?
22 CONSTANTINE ALEXANDER: Yes.

1 SARAH RHATIGAN: Would you mind if we just
2 responded briefly to the discussion about the driveway --
3 CONSTANTINE ALEXANDER: No, go right ahead.
4 SARAH RHATIGAN: -- a little further? Okay, thank
5 you.
6 Olivia, would you mind just bring up the plot
7 plan, the first plot plan in the slide deck?
8 The -- one thing, I know we've talked about that
9 this is a special permit, but one thing I just want to
10 remind the Board and just sort of clarify is that the
11 special permit -- obviously the special permit standard is
12 quite different than a variance.
13 And it's difficult to see how an existing
14 condition that has been here since the property was
15 developed as far as we know could be -- that maintaining
16 that existing condition could be creating a nuisance or a
17 substantial hazard, and --
18 CONSTANTINE ALEXANDER: Why did you --
19 SARAH RHATIGAN: -- particularly where --
20 CONSTANTINE ALEXANDER: -- seek the special
21 permit? You're seeking --
22 SARAH RHATIGAN: We sought this --

1 CONSTANTINE ALEXANDER: -- the special permit
2 tonight because you believe --
3 SARAH RHATIGAN: -- we sought this --
4 CONSTANTINE ALEXANDER: -- you need it, and you're
5 right. You need zoning relief, given the fact of what
6 you're doing to the site in general; the construction of a
7 new home. That --
8 SARAH RHATIGAN: I do understand that, but --
9 right. But the -- but the -- but the driveway has been in
10 existence. So it's just very difficult to see how we are
11 creating -- I mean, the special permit standard is that
12 you're not creating a substantial hazard or detriment to the
13 neighborhood.
14 And I think with the existence of a fence -- and,
15 you know, maybe we can talk to Mr. Tolles about this and ask
16 how he feels about this, but an existence of a fence -- and
17 it could be discussed with the height of a fence is.
18 But the concerns that he has raised about safety
19 are ameliorated, there are plenty of homes that have side
20 yard setback that are bordered by a fence and the children
21 can play happily without being concerned about their safety
22 or -- you know, people can pass along, you know, narrow

1 stretches between homes without danger.
2 The concerns about light, you know, light from
3 cars that might be in the driveway -- you know, note also
4 that there is a -- there will be a single bay garage for the
5 property, and the homeowner, you know, presumably is going
6 to -- will certainly have one car.
7 If there is a second car, maybe they will park in
8 the driveway. But, you know, this is common throughout the
9 whole entire city. And I think it will be very difficult to
10 say that this is somehow a hazardous nuisance situation.
11 One thing I did -- the reason I wanted to bring
12 the plot plan up is just to explore something with the
13 Board, which is we provided a 10-foot driveway because the
14 ordinance requires a 10-foot driveway. The existing
15 driveway is seven feet in width. To create a 10-foot
16 driveway, we extended the width of the driveway to the left,
17 towards the -- towards our house.
18 So, again, the lot line conditions are exactly the
19 same as they exist today, but we widened it to the left.
20 And one question would be whether the Board -- you
21 know, one, I don't know if everybody's in agreement with Mr.
22 Chairman about the special permit, but if other members are

1 in agreement that they're concerned about the special permit
2 for the driveway, I guess the question would be would you
3 consider allowing a seven-foot driveway that created some
4 space on the right side of the boundary of the lots?
5 Would that -- I don't know, I personally don't
6 see that that's that meaningful if there's going to be a
7 fence there. I mean, who's going to see the three-foot
8 boundary between the driveway and the lot line?
9 I also didn't see who's going to see the five-foot
10 boundary between the driveway and the lot line if there's a
11 fence there. But I understand that -- you know, the
12 ordinance is the ordinance.
13 So I'm just trying to explore what the harm is,
14 and, you know, if there's anything that could be done?
15 CONSTANTINE ALEXANDER: Well, I mean, I think what
16 can be done from our point of view -- I don't mean to be
17 flip -- is to deal with the driveway and the structure in a
18 way that doesn't require a special permit for a less than
19 five-foot wide driveway.
20 That's the -- beyond that, it's a matter of what -
21 - that will get the case off our -- we won't have to deal
22 with the special permit for the driveway. I think that's

1 what you have to do.
2 Any other solution is something you might have to
3 work out with your neighbor, who strongly objects to what
4 you're proposing now.
5 BRENDAN SULLIVAN: This is Brendan Sullivan. I
6 have an inclination to support the special permit for the
7 driveway, because to me it's existing -- has existed,
8 there's been operation by the previous owner for years and
9 years. And so that's a given. And the location of the
10 house to the right has also been there, and they have
11 coexisted somewhat for many years.
12 However, that support for the driveway gives me
13 cause when I consider the treatment of the boundary line.
14 And the fence I think is going to have a horrendous adverse
15 effect on the adjoining property to the right. It will
16 create a very narrow little walkway.
17 You know, and again, I'm thinking of leaves
18 accumulating, snow, ice, and there's no way of getting that
19 off, especially with the children using it.
20 And I think that a fence -- six-foot fence --
21 would have an adverse effect regarding air, light on those
22 adjoining bedrooms. That the presence of cars -- and one of

1 the reasons for the five-foot buffer is to ameliorate some
2 of the exhaust, maybe the lights and so on and so forth --
3 the difference between five feet and, because right now it's
4 probably four feet, four and a half feet or something -- to
5 me doesn't really make that much of a difference as far as
6 fumes are concerned -- you know, the comings and goings, the
7 noise that's pointed out by the neighbor.
8 I think that is really not really measurable, as
9 far as moving it a few feet one way or the other.
10 But I would support the special permit, but I am
11 very, very concerned as to the treatment of the boundary
12 line. And of course the issue came up about the boundary
13 line, and some concern by the next-door neighbor that
14 there's already some infringement going on.
15 I'm just wondering if it doesn't require one more
16 sit down with the next-door neighbor to try and hash out
17 some of these issues or details, than an up and down vote.
18 CONSTANTINE ALEXANDER: For myself, I have no
19 problem with continuing the space to give the neighbor and
20 the petitioner time to sit down and come up with a common
21 solution. I'm always in favor of neighbors resolving
22 things, not having the result imposed on them by a Board

1 like ours. So I'm in favor of that. I don't know what
2 other members of the Board feel, or the petitioner.
3 Sir, what do you feel about Brendan's proposal,
4 that we continue this case and give you the opportunity to
5 sit down with the neighbor next door and see if some
6 solutions can be -- some mutual solutions that deal with the
7 boundary issues and the width of the driveway? Are you
8 willing to continue the case?
9 SARAH RHATIGAN: Um-- yeah, I'm just -- sort of by
10 text I'm confirming with the client because we can, you
11 know, speak to each other in the same room with our Zoom
12 hearings these days.
13 While I'm just sort of waiting for that
14 confirmation, just one -- I mean, not to put Mr. Sully (sic)
15 on the spot, but one question might be does he share the --
16 Mr. Sullivan's feelings about the effect of the fence, and
17 whether that's a positive or a negative?
18 I mean, the fence could be slatted so that it's --
19 you know, got air, you know, for not a big ball, but it
20 could be nice airy fence if that were something beneficial.
21 BRENDAN SULLIVAN: Well, that's --
22 SARAH RHATIGAN: I mean, if we need to do a

1 continuance, obviously we will, because we very much want --
2 you know, we want to resolve the, you know, the issues where
3 we're not thinking that it's a good thing for anyone in the
4 neighborhood to lose the whole driveway on the lot. And,
5 you know, hoping to kind of resolve this as quickly as we
6 can.
7 So I don't know if Mr. Sully (sic) has any
8 comments.
9 BRENDAN SULLIVAN: Yeah. This is Brendan
10 Sullivan. I think your comments are right on point. Is
11 (sic) that I thought as far as the treatment of the boundary
12 driveway to the adjoining house was anything from a berm to
13 a six-foot fence or something in between.
14 And I think a much lower type of structure that
15 would allow -- give some protection for pedestrians on that
16 narrow walkway -- children especially, obviously -- would be
17 probably welcome and necessary, but not a six-foot fence,
18 which would -- to me, I think have a terrible adverse effect
19 on the adjoining property.
20 CONSTANTINE ALEXANDER: Let me ask other members
21 of the Board -- of our Board -- if they have any thoughts or
22 comments with regard to Brendan's suggestion that we

1 continue the case to allow the petitioner to have further
2 discussions or -- maybe not further, but discussions with
3 the abutter.
4 Jim, do you have any thoughts?
5 JIM MONTEVERDE: Yeah. This is Jim Monteverde. I
6 certainly would favor the proponent and the abutter having a
7 discussion about what may be desired along that line.
8 Looking at the survey, I don't think it's a driveway that's
9 over the property line.
10 If I believe the survey, I think the garage is
11 over the property line to the back of the lot. I don't
12 think it has anything to do with the driveway.
13 But -- so I would support the proponent and the
14 neighbor getting together to see if they can come to some
15 agreement on what that demise should be.
16 CONSTANTINE ALEXANDER: Thank you. Andy? Do you
17 have any thoughts that you want to express?
18 ANDREA HICKEY: Yes.
19 CONSTANTINE ALEXANDER: Andrea?
20 ANDREA HICKEY: Yes. So this is Andrea Hickey. I
21 never think it's a bad idea for an applicant and a neighbor
22 to --

1 CONSTANTINE ALEXANDER: Right.
2 ANDREA HICKEY: -- get together and continue to
3 talk if there's any disagreement. So I would be in favor of
4 that. I'd also like to say that I sort of endorse Mr.
5 Sullivan's take on the proposal. If the driveway has been
6 used as a driveway historically for many, many years, I
7 don't have an issue with the continuation of that use.
8 I also agree with Mr. Sullivan that putting a high
9 fence up along that bound of the property is probably not a
10 great solution. But I would leave that up to the applicant
11 and the neighbor to work out to their satisfaction.
12 So to sum it up, I am in favor of granting a
13 continuance to give the applicant and the direct abutter
14 another opportunity to try to work something out.
15 CONSTANTINE ALEXANDER: Thank you, Andrea. Wendy?
16 SARAH RHATIGAN: Could I -- could I actually make,
17 and it's a question, I don't know if this works, but in the
18 days of in-person hearings, we might have the opportunity to
19 be kicked out into the hallway for discussion. This to me
20 doesn't feel like an issue that would -- here's my concern.
21 I know that this Board is only meeting once in
22 December. And I'm fearful that your continued case docket

1 may be full.
2 CONSTANTINE ALEXANDER: It is, by the way.
3 SARAH RHATIGAN: And if this is something that --
4 CONSTANTINE ALEXANDER: It should be filled.
5 SARAH RHATIGAN: -- yeah, and if this --
6 CONSTANTINE ALEXANDER: It would be in January if
7 we had the hearing --
8 SARAH RHATIGAN: Right.
9 CONSTANTINE ALEXANDER: -- and we resume this
10 case, it would be one of the two dates -- both January dates
11 open? January 6 would be the earliest. And that assumes,
12 by the way, that everybody -- I mean, it's a case heard.
13 SARAH RHATIGAN: Mm-hm.
14 CONSTANTINE ALEXANDER: So all five of us would
15 have to be available on January 6. We'll find out in a
16 second, if it's relevant.
17 SARAH RHATIGAN: Right. So I guess what I was
18 going to suggest: Is there an opportunity for us to at
19 least try to have a conversation this evening and come back
20 to this Board later in your agenda? I'm not sure how much
21 longer you're going to be online?
22 CONSTANTINE ALEXANDER: We only have a few more

1 cases on the agenda.
2 SARAH RHATIGAN: Okay.
3 CONSTANTINE ALEXANDER: I don't propose to sit
4 around tonight while you have your conversations. I don't
5 know if you --
6 SARAH RHATIGAN: No, we would never suggest that.
7 But it could be that if we have -- I don't know, maybe a 15-
8 20-minute conversation; it's a type of modification that
9 seems like it could potentially be amenable to a quick
10 resolution. Maybe not, but I guess what I would ask is if
11 --
12 CONSTANTINE ALEXANDER: Let me say this. I will
13 --
14 SARAH RHATIGAN: -- we're able to, could we come
15 back to you this evening?
16 CONSTANTINE ALEXANDER: -- I will -- we'll recess
17 this case. We'll finish the agenda, and I'll come back. If
18 you can -- if you track down your neighbor and the neighbor
19 and you have come up, and your client have come up with a
20 solution, fine. I don't mean to cut it off.
21 But I don't think it's probably feasible, when you
22 can do what you want to do in the time that's left in our

1 hearing. That's all.
2 BRENDAN SULLIVAN: Yeah. This is Brendan
3 Sullivan. On a personal note, I would like to do a revisit
4 to the site. I just have some questions in my own head that
5 I can't connect the dots too.
6 And so this continuance to January will give me
7 some time to revisit the site, walk the site, and I was
8 there today; I was there last week. But there were still
9 some unresolved issues. Took me a little bit longer to
10 connect the dots on this one.
11 CONSTANTINE ALEXANDER: Given Brendan's reluctance
12 -- understandable, and the facts of the likelihood that in
13 the next 15 to 20 minutes you're going to find a solution
14 with the neighbor are rather remote, so I think it was a
15 good suggestion, Sarah; I think we continue this case until
16 January 6.
17 So --
18 SARAH RHATIGAN: That's -- okay, so Bill and David
19 are you both in town? Does that --
20 BILL OR DAVID: Yes.
21 SARAH RHATIGAN: -- work for you?
22 DAVID OR BILL: Yes.

1 SARAH RHATIGAN: Excellent.
2 CONSTANTINE ALEXANDER: Okay. So I'll make a
3 motion. The Chair moves that we continue this case as a
4 case heard until 6:00 p.m. on January -- January?
5 BILL OR DAVID: Six.
6 CONSTANTINE ALEXANDER: On January 6, subject to
7 the following conditions:
8 First, that the petitioner sign a waiver of time
9 for decision. And that signature must be by no later than
10 5:00 p.m. a week from Monday.
11 That's required by law if we are not to
12 automatically grant relief, and it's a very standard, simple
13 document -- Sarah's familiar with it -- and so that's the
14 first condition: That you must sign that waiver of time for
15 a decision by 5:00 p.m. a week from Monday. Failure to do
16 that will mean this case will be dismissed.
17 The second condition is that a new posting sign
18 has to be erected and maintained for the 14 days prior to
19 the hearing -- to January 6; the same sign that you posted
20 right now, you can take that sign as a matter of fact with a
21 magic marker or what have you, -- just change the date and
22 the time to 6:00 p.m. on January 6.

1 And lastly, this may be relevant, to the extent
2 that there are going to be new or modified plans,
3 specifications or the like, particularly with regard to the
4 issues that are raised tonight, they must be in our files no
5 later than 5:00 p.m. on the Monday before January 6. That's
6 to enable our Board members and any neighbors to review
7 those in advance of the hearing.
8 Brendan, how do you vote?
9 BRENDAN SULLIVAN: Brendan Sullivan yes to the
10 continuance.
11 CONSTANTINE ALEXANDER: Jim?
12 JIM MONTEVERDE: Jim Monteverde yes to the
13 continuance.
14 CONSTANTINE ALEXANDER: Andrea?
15 ANDREA HICKEY: Andrea Hickey yes in favor of the
16 continuance.
17 CONSTANTINE ALEXANDER: Wendy?
18 WENDY LEISERSON: Wendy Leiserson yes in favor of
19 the continuance.
20 CONSTANTINE ALEXANDER: And the Chair votes yes as
21 well.
22 [All vote YES]

1 This case will be continued until January 6,
2 subject to the conditions I outlined a few moments ago
3 regarding the need to maintain new signs, and to filing --
4 timely filing -- of revised plans and specifications. And
5 the fact that the petitioner must sign a waiver of time for
6 decision no later than 5:00 p.m. on a week from Monday.
7 The case is continued.
8 SARAH RHATIGAN: Thank you.
9 CHRIS TOLLES: Thank you very much.
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Pacheco, Maria

From: Cindy Carpenter <cindycarpenter1@gmail.com>
Sent: Tuesday, November 16, 2021 8:11 PM
To: Pacheco, Maria; wmrothfuchs@gmail.com
Cc: Jesse Winch
Subject: 52 - 54 Park Ave, BZA-149721

Hi Bill –

We're writing about your plans for 52-54 Park Ave.

We received your letter, and understand the need to demolish the existing two-family, and your desire to build a new single family house here. However, we are disappointed that the letter, sketch and plans you share for the new house make almost no reference to the location and context for this new house: abutting the Watertown-Cambridge Greenway, on a block of mostly two-family houses, mostly built around 1900 in a similar style, in a city that is committed to improving climate resiliency. With a completely new building, from the foundation up, you have the opportunity to align the house and grounds design with the needs of this neighborhood and community – not just build another generic single-family house.

Here's what we would like to see in this new building, to mitigate the site challenges and non-compliant size:

1. Stormwater drainage plan. This is especially important given the soil in this area and the location on the Greenway that's experienced significant drainage issues.
2. Permeable materials for the walkway and driveway, to improve storm drainage.
3. Landscaping plan that includes only New England native trees and shrubs. Both the city and the state committed to planting native trees and shrubs on the Greenway, and this should be continued in abutting properties whenever possible – and a new building makes this possible! Native plants will extend the Greenway habitat for pollinators and birds (see the Habitat Corridor planned for the Aberdeen median). Rain gardens with native plants can also help to mitigate stormwater drainage.
4. Electric heat pump for HVAC, electric appliances, and disconnect natural gas. Both the city and state are committed to converting natural gas and oil to electric. This will increase comfort, reduce costs, and improve indoor air quality in the house. Reducing natural gas connections on the street will also improve the safety and resiliency of Park Ave in the years to come.
5. Back porch and backyard area that fits into the style of the back porches and yards of neighboring houses, and allows and encourages neighbor greetings.
6. Solar panels or green roof, depending on feasibility for this site location. My guess is that the site is not suited for solar panels, but the flat roof seems to lend itself to a green roof – which also absorbs storm water. See more info about the Cambridge green roof ordinance (does not apply here, as it is only for buildings over 25,000 sq. ft.)

We also strongly suggest that you add a bike rack or other bike locking capability into the plan. The Greenway connects to many of the bike paths in the area, and a selling point for this new home will be its access to the Greenway.

Thank you for your attention,

Cindy Carpenter & Jesse Winch

70 Park Ave. Apt 2

Cambridge, MA 02138

--

Cindy Carpenter

cindycarpenter1@gmail.com

Pacheco, Maria

From: Chris Tolles <christolles@gmail.com>
Sent: Thursday, November 18, 2021 8:42 AM
To: Pacheco, Maria
Cc: wmrothfuchs@gmail.com; Tory Tolles
Subject: 52 - 54 Park Ave, BZA-149721

Hello, I am writing to comment on the current plans for 52-54 Park Ave and tonight's Zoning Appeal Board hearing.

As a directly adjacent neighbor/owner at 56-58 Park Ave, I respectfully oppose maintaining a driveway within 5 feet of my property line on the north side of my home. As a parent of three young children who often move along the north side of our home from the back yard to the street, vehicle traffic so close to our very narrow walkway provides an unsafe pedestrian cirumstance, doubly so when considering the young age of my children.

As well, the bedrooms of both units in my home are on the north side of the home. On the ground floor, that means cars which park in that driveway are literally 2 feet from the windows of my bedrooms. This compromises safety and privacy, is noisy, and obstructs light when vehicles are parked in the driveway.

The current design creates these obvious issues which Mr. Rothfuchs and his team have not discussed with me prior. I have zero desire to be obstructive for his intent to improve this property, but maintain a large driveway so close to my home, in violation of zoning rules, is not an acceptable path forward for me and my young family.

I will be joining the Zoom call tonight and look forward to discussing this issue. I urge the Board of Zoning Appeal to reject this request and maintain the requirement of 5' of setback from property line to driveway.

Thank you,
Chris

Pacheco, Maria

From: Karlene Salguero <karlene.salguero@gmail.com>
Sent: Thursday, November 18, 2021 11:16 AM
To: Pacheco, Maria; wmrothfuchs@gmail.com
Cc: Mike Salguero
Subject: 52 - 54 Park Ave, BZA-149721

Hello Bill,

This letter is in reference to your plans for 52-54 Park Ave.

In reviewing your drawings, we have a few concerns.

In demolishing the existing structure, you have an opportunity to create a house that fits well into the existing architecture of the neighborhood and honors the rich history of this street.

-Please revise your design to propose a house that is consistent with the architecture and design of the neighborhood.

We are also disappointed that the drawings do not consider the location directly abbuting the Watertown-Cambridge Greenway, which is a wildlife corridor connecting Fresh Pond and Mount Auburn Cemetery. Park Ave and the new bike path both get a significant level of flooding which will be increasing in coming years. In 3 of the most recent rain storms over the past 2 months, the level of water on Park ave was high enough to not allow cars to pass.

-Please revise your design to include all permeable materials for any walkway and driveway. We also ask you to reduce the footprint of your driveway as that is a massive area that could improve drainage if replaced with permeable materials. We request to see a plan for stormwater drainage as well.

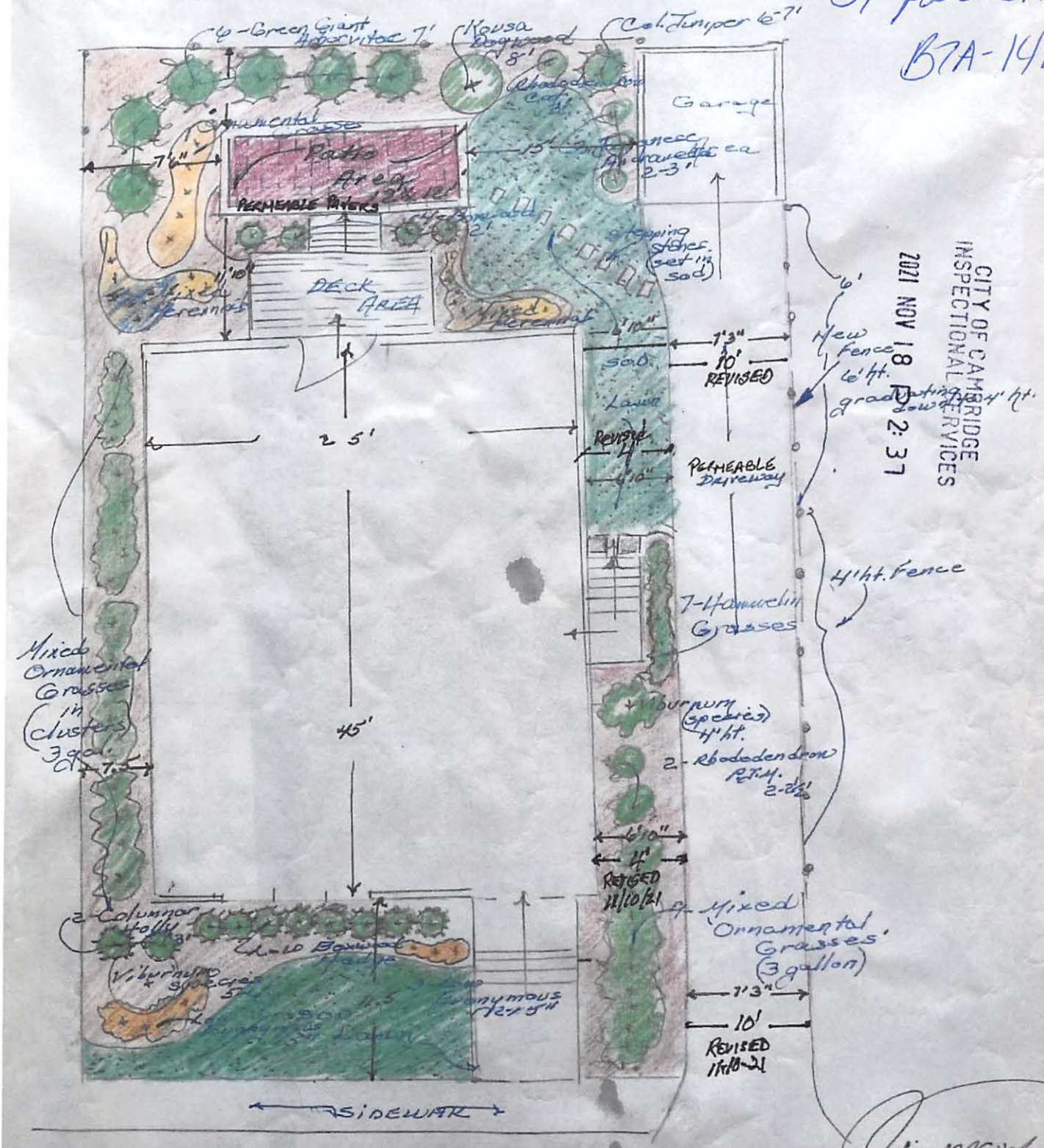
Thank you,

Karlene and Mike Salguero

55 Park Ave

Cambridge MA 02138

54 Park Ave
BTA-1497721



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2021 NOV 18 P 2:37

WAGONWHEEL NURSERY
927 WALTHAM ST.
LEXINGTON, MA 02421

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2021 NOV 30 AM 3:43
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-149721.

Address: 54 Park Avenue.

☐ *Owner,* ☐ *Petitioner, or* ☒ *Representative:* Sarah Like Rhatigan, Esq., on behalf of Petitioner,
(Print Name)

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,* until April 30, 2021.

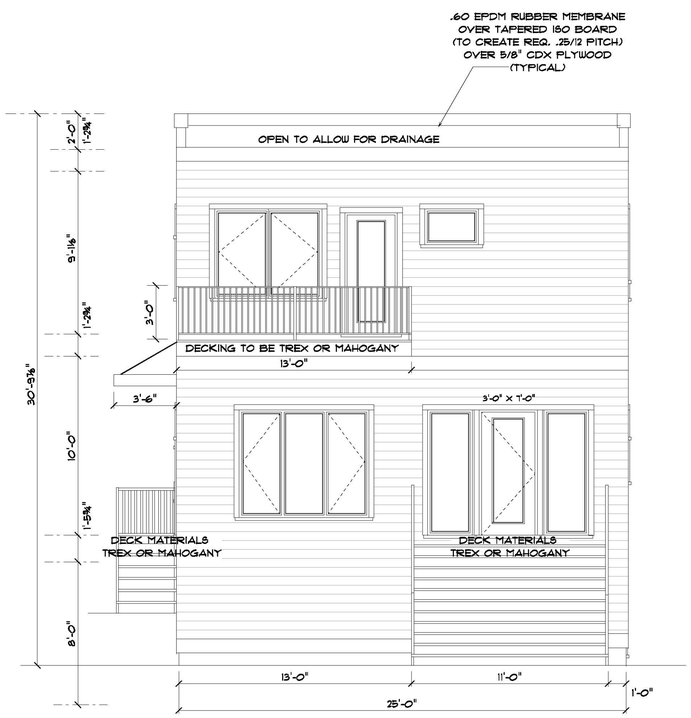
Date: November 24, 2021

Signature

52 PARK AVENUE
FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

DATE
6/5/2021

DRAWING NO.
ROTH-52-54PARK

SCALE
1/4" = 1'-0"

BUILT WITH PRIDE BY
ROTHFUCHS DEVELOPMENT

NEW SINGLE FAMILY RESIDENCE
52 PARK AVENUE
CAMBRIDGE MA.

afab enterprises
CUSTOM HOME DESIGNS

AFAB ENTERPRISES
PO BOX 916
BURLINGTON, MA
01803

OFFICE (781)272-2156

FAX (781)229-6394

WWW.AFABHOMES.COM

COMMONWEALTH OF MASSACHUSETTS
ANDREW S. BRADSHAW
STRUCTURAL
No. 45173
REGISTERED PROFESSIONAL ENGINEER
6/21/21

PAGE
1

FOUNDATION NOTES

1) CONCRETE SLABS ON GRADE SHALL HAVE CONTROL JOINTS CUT AT LEAST 1/4 THE SLAB THICKNESS. THESE SHALL BE SPACED NOT MORE THAN 30 FEET IN EACH DIRECTION. CONTROL JOINTS SHALL BE PLACED WHERE OFFSETS ARE MORE THAN 10 FEET. CONTRACTION JOINTS ARE NOT REQUIRED WHERE 6X6 W1.4 X W1.4 WELDED WIRE FABRIC OR EQ. IS PLACED AT MID- DEPTH OF THE SLAB.

2) THE COMPRESSIVE STRENGTH OF CONCRETE FOUNDATIONS AT 28 DAYS SHALL NOT BE LESS THAN 3,000 lbs./SQ.INCH. SLAB FLOORS TO HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.

3) FOUNDATION WALLS SHALL EXTEND AT LEAST 8" ABOVE FINISH GRADE.

4) THE BOTTOM OF ANY POINT OF A FOUNDATION SHALL BE A MINIMUM OF 4'0" BELOW FINISH GRADE.

5) FOUNDATION ANCHOR BOLTS SHALL BE A MINIMUM OF 1/2" IN DIAMETER. THEY SHALL HAVE A MINIMUM EMBED OF 8" IN POURED CONCRETE. THERE SHALL BE A MINIMUM OF TWO ANCHORS PER SECTION OF SILL PLATE. MAXIMUM SPACING SHALL BE 6'-0" O.C.

INSTALL IN ACCORDANCE WITH MASSACHUSETTS STATE BUILDING CODE

EXISTING GROSS FLOOR AREA
52-54 PARK AVENUE

Subareas
Description: Gross Floor Area (SF)

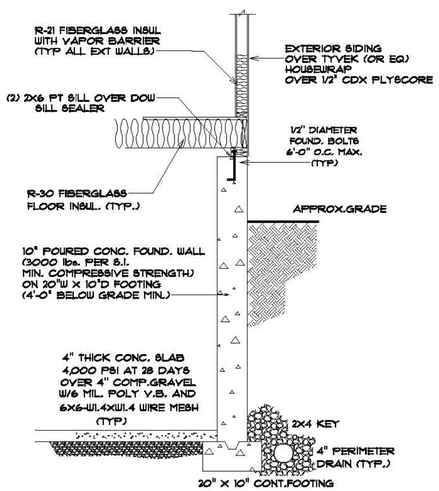
First floor	1,125
Finished Attic	281
Porch Enclosed	162
Porch Open	32
Upper Story Finished	1,125
Basement	(1,125)
TOTAL:	2,725

NEW GROSS FLOOR AREA
52 PARK AVENUE

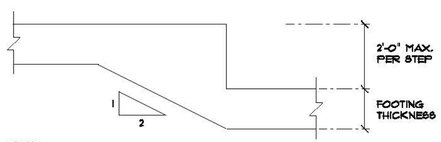
Subareas
Description: Gross Floor Area (SF)

First floor	1,125
Finished Attic	0
Porch Enclosed	0
Porch Open	62
Upper Story Finished	1,125
Basement	0
TOTAL:	2,312

LOT SIZE 3,967 Square Feet	3,967
Proposed New Construction	2,312
B Zoning allowed @ 50% of 3,967	1,983
Exceeding Gross Floor Area (SF)	329

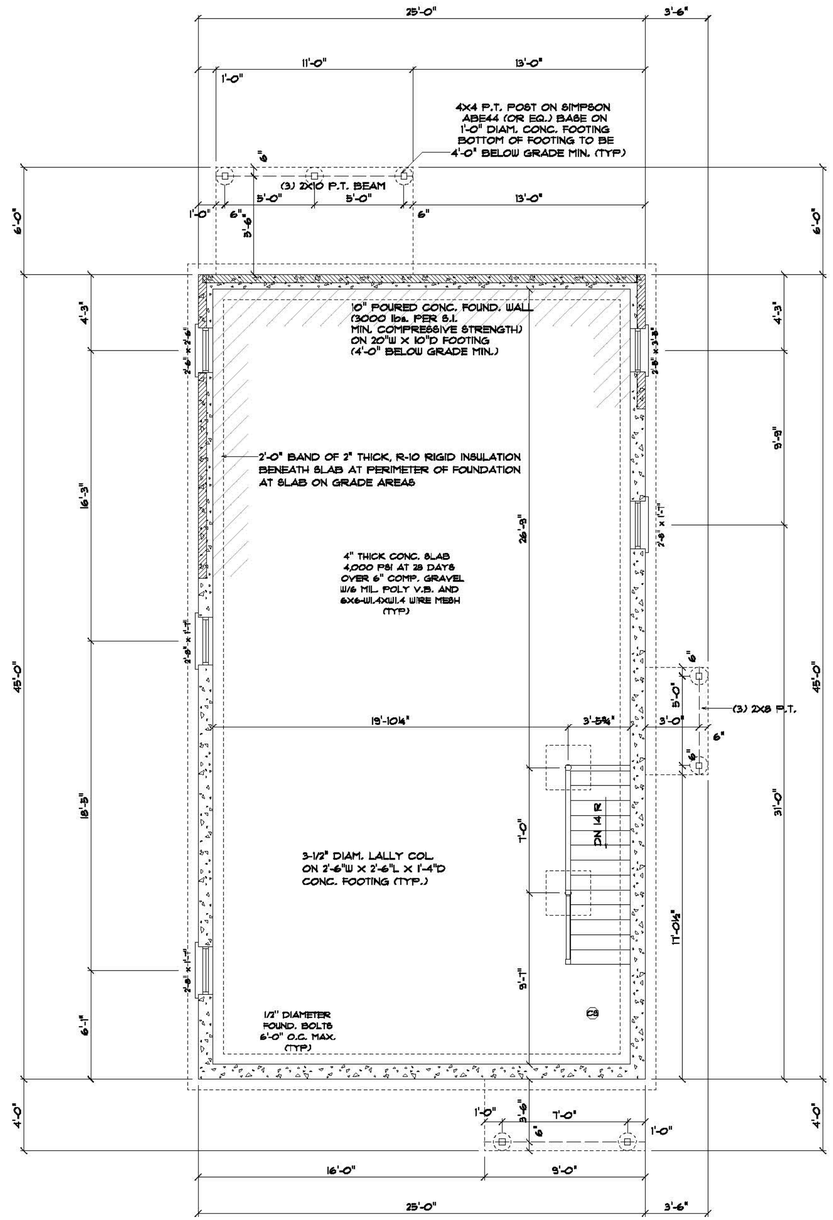


TYP. FOUNDATION DETAIL NO SCALE



NOTE:
ALL FOOTING STEPS MUST BE IN ACCORDANCE WITH THIS DETAIL

TYP. FOOTING STEP NO SCALE



FOUNDATION PLAN

DATE 6/5/2021
DRAWING NO. ROTH-52-54PARK
SCALE 1/4" = 1'-0"

BUILT WITH PRIDE BY
ROTHFUCHS DEVELOPMENT
NEW SINGLE FAMILY RESIDENCE
52 PARK AVENUE
CAMBRIDGE MA.

afab enterprises
CUSTOM HOME DESIGNS

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ANDREW S. BRADSHAW
STRUCTURAL
No. 45173
REGISTERED PROFESSIONAL ENGINEER
6/21/21

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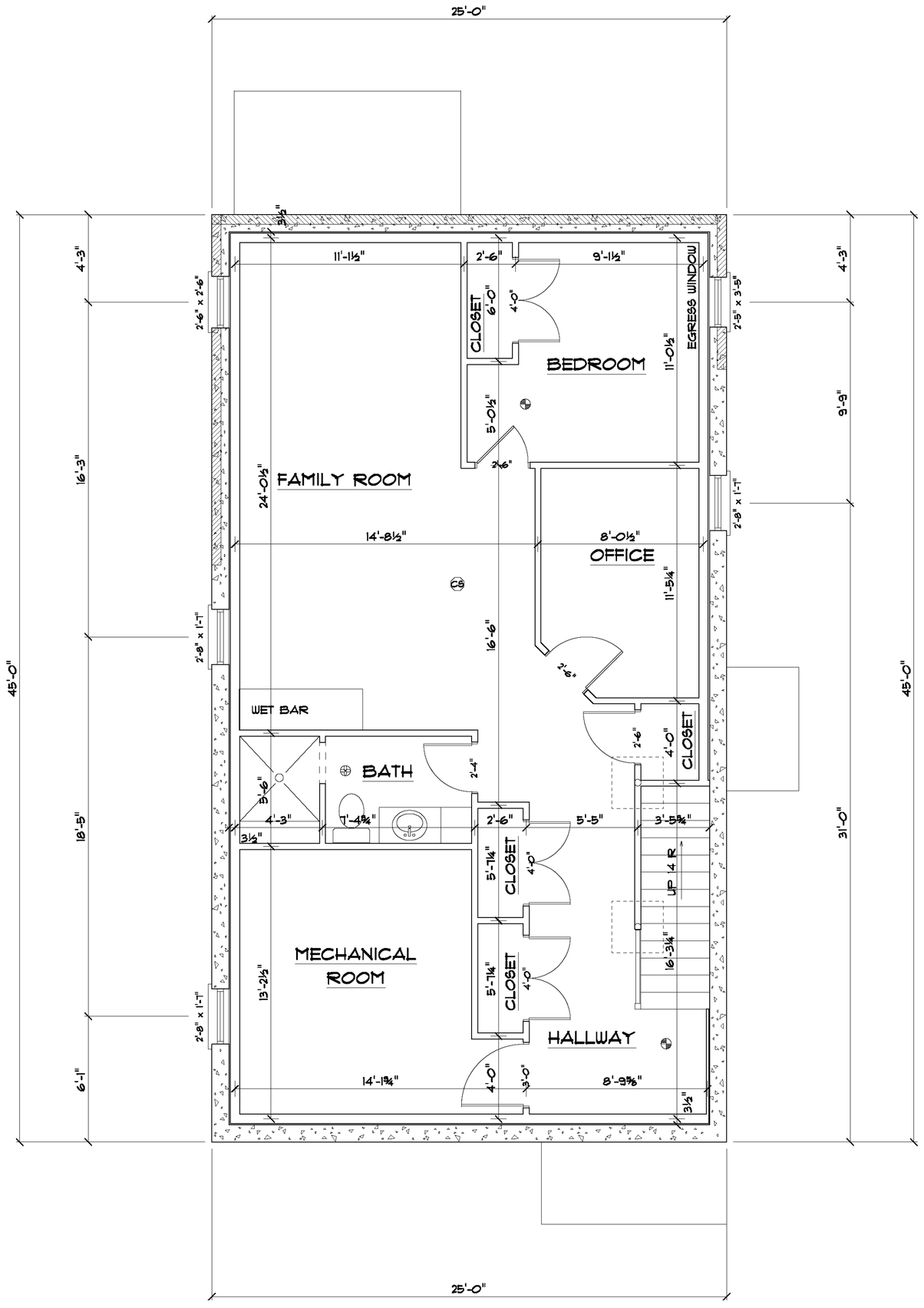

781 SQ. FEET

BASEMENT PLAN

DATE
6/5/2021

DRAWING NO.
ROTH-52-54PARK

SCALE
1/4" = 1'-0"

BUILT WITH PRIDE BY
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INSULATION

INSULATION VALUES TO BE MET VIA COMPLIANCE WITH THE PRESCRIPTIVE IECC 2012.

SLABS - R-10 MIN (24" PERIMETER)

BASEMENT - R-15 MIN. CONT.
R-19 MIN. CAVITY (INTERIOR)

CRAWLSPACE - R-15 MIN. CONT.
R-19 MIN. CAVITY (INTERIOR)

FLOORS - R-30 MIN

WALLS - R-20 MIN

CEILINGS - R-49 MIN

WALL FENESTRATIONS- .32

SKYLIGHTS - U.55 MAX

DOORS/HATCHES TO UNCONDITIONED SPACE MUST BE GASKETED & INSULATED TO MATCH SURROUNDING R-VALUE

AIR SEALS- ALL JOINTS, SEAMS AND PENETRATIONS BETWEEN CONDITIONED AND UNCONDITIONED SPACE TO CREATE CONTINUOUS BARRIER.

ALL SPECIFICATIONS PROVIDED BY H.E.R.S. RATER TO SUPERSEDE VALUES LISTED IN THIS TABLE.

ELECTRICAL	SYMBOL
SMOKE DETECTOR	SD
CO DETECTOR	CD
SMOKE / CO COMBINATION	CS
HEAT DETECTOR	HD

SMOKE DETECTOR REQUIRED LOCATIONS. R314.3

SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.

1. IN ALL BEDROOMS; AND

2. IN THE IMMEDIATE VICINITY OF BEDROOMS

3. IN EACH STORY OF A DWELLING UNIT, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

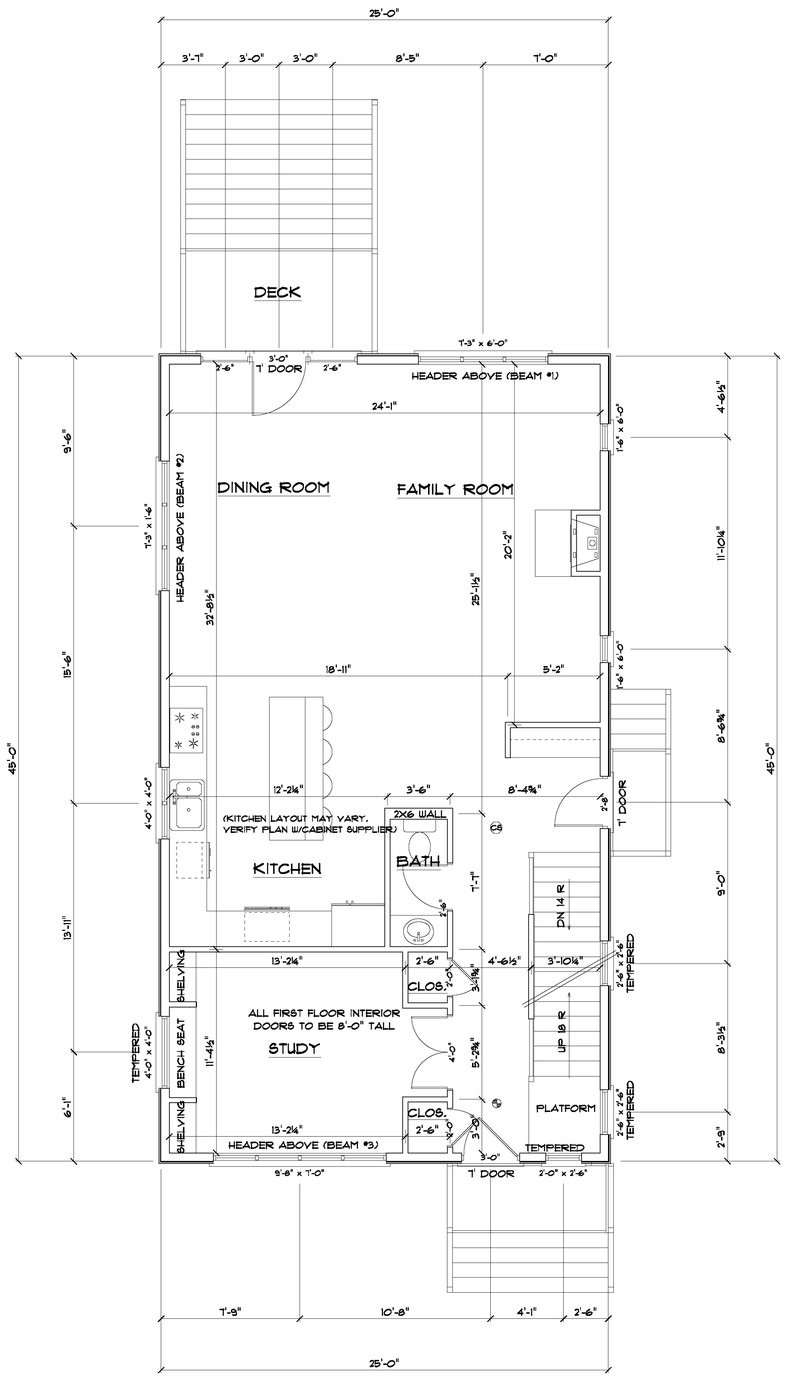
5. FIXED TEMPERATURE HEAT DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF R314.5

CARBON MONOXIDE DETECTOR SPECIFIC INSTALLATION PROVISIONS R315.2

EVERY RESIDENTIAL STRUCTURE THAT PRESENTLY OR IN THE FUTURE CONTAINS FOSSIL FUEL BURNING EQUIPMENT OR HAS ENCLOSED PARKING SHALL BE EQUIPPED, BY THE OWNER, LANDLORD OR SUPERINTENDENT, WITH WORKING AND LISTED CARBON MONOXIDE ALARM PROTECTION.

(A) CARBON MONOXIDE ALARM PROTECTION SHALL BE LOCATED IN EACH LEVEL OF EACH DWELLING UNIT INCLUDING HABITABLE PORTIONS OF BASEMENTS, CELLARS AND ATTICS, BUT NOT INCLUDING CRAWL SPACES.

(B) WHEN MOUNTING CARBON MONOXIDE ALARM PROTECTION ON A LEVEL OF A DWELLING UNIT WITH A SLEEPING AREA, THE ALARM SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF THE SLEEPING AREA, NOT TO EXCEED 10 FEET AS MEASURED IN ANY DIRECTION FROM ANY BEDROOM DOOR.



1125 SQ. FEET
FIRST FLOOR PLAN

DATE
5/5/2021

DRAWING NO.
ROTH-52-54PARK

SCALE
1/4" = 1'-0"

BUILT WITH PRIDE BY
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LINE	LOCATION	TYPE	QUANTITY	FRAME SIZE	ROUGH OPENING	MASONRY OPENING
10	BASEMENT FAMILY ROOM	AWNING	1	32" X 17"	32-3/4" X 17-3/4"	35-3/4" X 20-3/4"
15	BASEMENT FAMILY ROOM	AWNING	1	29" X 29"	29-3/4" X 29-3/4"	32-3/4" X 32-3/4"
20	BASEMENT BEDROOM	RH CASEMENT (EGRESS)	1	29" X 41"	29-3/4" X 41-3/4"	32-3/4" X 44-3/4"
25	OFFICE	AWNING	1	32" X 17"	32-3/4" X 17-3/4"	35-3/4" X 20-3/4"
30	MECHANICAL	AWNING	1	32" X 17"	32-3/4" X 17-3/4"	35-3/4" X 20-3/4"
35	DINING ROOM	FIXED	1	87" X 18"	87-3/4" X 18-3/4"	N/A
40	REAR ENTRY	FIXED	2	30" X 84"	30-3/4" X 84-3/4"	N/A
50	FAMILY ROOM	3-WIDE CASEMENT	1	87" X 73"	87-3/4" X 73-3/4"	N/A
55	FAMILY ROOM	RH CASEMENT	1	17" X 73"	17-3/4" X 73-3/4"	N/A
65	FAMILY ROOM	LH CASEMENT	1	17" X 73"	17-3/4" X 73-3/4"	N/A
70	STAIRS	FIXED	3	29" X 29"	29-3/4" X 29-3/4"	N/A
75	STAIR LANDING	FIXED	1	23" X 29"	23-3/4" X 29-3/4"	N/A
80	STUDY	4-WIDE CASEMENT	1	116" X 82-1/2"	116-3/4" X 83-1/4"	N/A
85	STUDY	FIXED	1	47" X 47"	47-3/4" X 47-3/4"	N/A
90	KITCHEN	2-WIDE CASEMENT	1	46" X 47"	46-3/4" X 47-3/4"	N/A
95	MASTER BATH	2-WIDE CASEMENT	1	46" X 47"	46-3/4" X 47-3/4"	N/A
100	MASTER BATH	AWNING	1	35" X 25"	35-3/4" X 25-3/4"	N/A
105	MASTER BEDROOM	2-WIDE CASEMENT (EGRESS)	1	70" X 59"	70-3/4" X 59-3/4"	N/A
110	MASTER BEDROOM	FIXED	1	87" X 18"	87-3/4" X 18-3/4"	N/A
115	LAUNDRY	RH CASEMENT	1	35" X 47"	35-3/4" X 47-3/4"	N/A
120	BEDROOM 3	3-WIDE CASEMENT	1	96" X 73"	96-3/4" X 73-3/4"	N/A
125	BEDROOM 3	RH CASEMENT (EGRESS)	1	35" X 59"	35-3/4" X 59-3/4"	N/A
130	BEDROOM 2	2-WIDE CASEMENT (EGRESS)	1	70" X 59"	70-3/4" X 59-3/4"	N/A

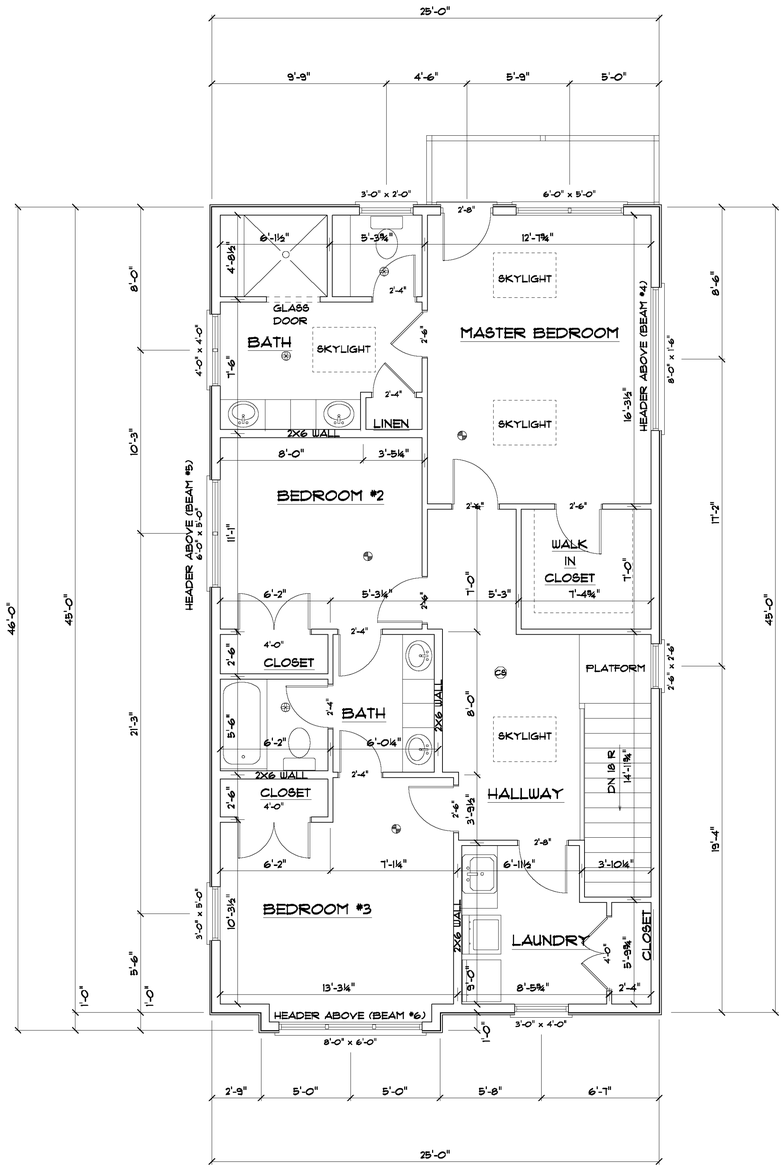
R311.7.4.1 RISER HEIGHT.
THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4".
THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS.
THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

R311.7.4.2 TREAD DEPTH.
THE MINIMUM TREAD DEPTH SHALL BE NINE INCHES.
THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" INCH.
WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH EQUAL TO THE TREAD DEPTH OF THE STRAIGHT RUN PORTION OF THE STAIRS MEASURED AS ABOVE AT A POINT 12 INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF THREE INCHES AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE GREATEST WINDER TREAD DEPTH AT THE 12 INCH WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

R312.1 GUARDS REQUIRED.
GUARDS SHALL BE LOCATEDALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED A GUARD.

R311.7.7 HANDRAILS.
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS.

R311.7.7.1 HEIGHT.
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPE PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.



1125 SQ. FEET
SECOND FLOOR PLAN

DATE
6/5/2021
DRAWING NO.
ROTH-52-54PARK
SCALE
1/4" = 1'-0"

BUILT WITH PRIDE BY
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Beam 1: (3) - 1 3/4" x 9 1/2" LVL

Beam 2: OMITTED

Beam 3: (3) - 1 3/4" x 9 1/2" LVL

Beam 4: (3) - 1 3/4" x 9 1/2" LVL

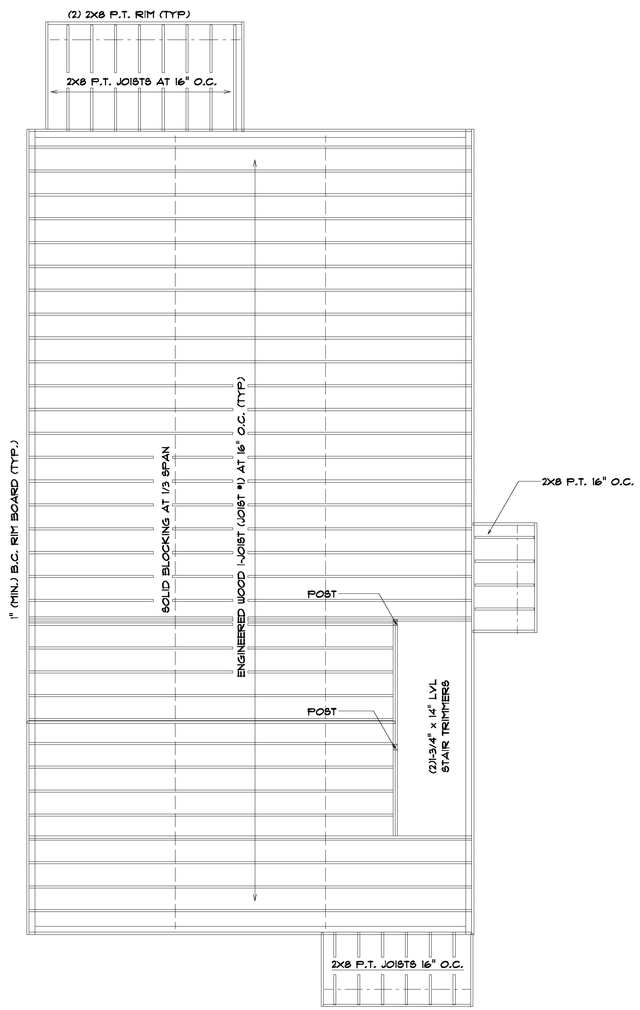
Beam 5: (3)-2x10

Beam 6: (3)-2x10

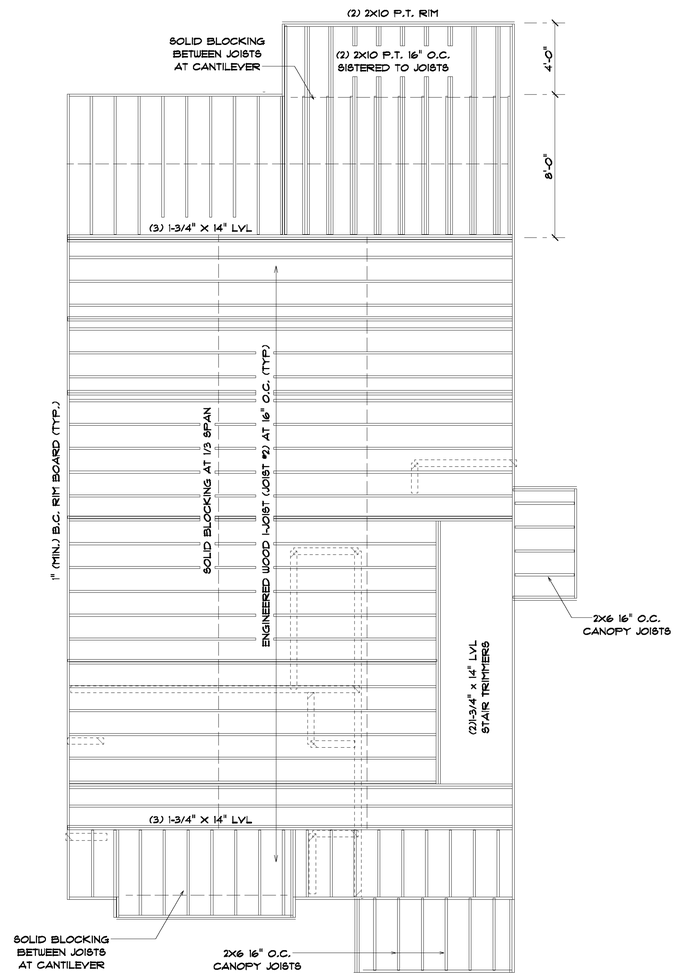
First Floor Joists (Joist #1): 16" AJS 20 @ 16" oc

Second Floor Joists (Joist #2): 16" AJS 20 @ 16" oc

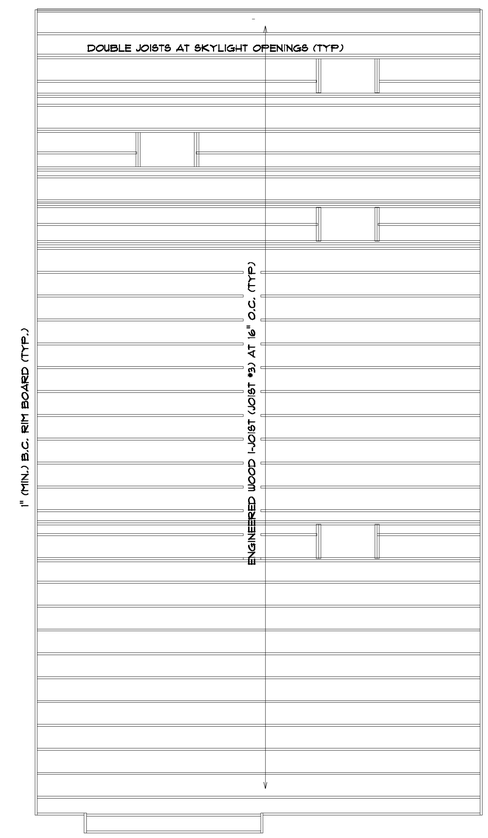
Roof Joists (Joist #3): 16" AJS 20 @ 16" oc



FIRST FLOOR FRAMING



SECOND FLOOR FRAMING



ROOF FRAMING

DATE
5/19/2021

DRAWING NO.
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SCALE
1/4" = 1'-0"

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STRUCTURAL NOTES:

GENERAL NOTES:

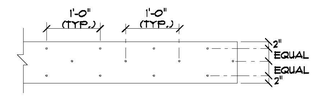
1. CONTRACTOR TO VERIFY ALL DIMENSIONAL CONTROLS ARE ADEQUATE PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THAT ALL APPLICABLE PERMITS ARE IN PLACE PRIOR TO CONSTRUCTION.
3. STRUCTURAL ENGINEER MUST BE CONSULTED FOR ANY CHANGES TO BEARING WALL LOCATIONS, FRAMING, MEMBER SIZES, FOUNDATION OR DETAILS SHOWN ON THESE DRAWINGS.
4. ALL STRUCTURAL MATERIALS / MEMBERS SHALL BE FREE FROM DEFECTS THAT MAY REDUCE THEIR STRUCTURAL CAPACITY.
5. CARE MUST BE TAKEN TO ENSURE THE CONCRETE CORE OF ALL "LALLY" COL'S REMAINS INTACT.
6. ALL HEADERS, JOISTS AND OTHER FRAMING NOT SPECIFIED HEREIN SHALL BE SUPPLIED IN ACCORDANCE WITH MASSACHUSETTS STATE BUILDING CODE.

FOUNDATION NOTES:

1. CONCRETE WALLS AND FOOTINGS TO BE MIN. 3,000 PSI. AT 28 DAYS. CONCRETE SLABS TO BE MIN. 4,000 PSI AT 28 DAYS
2. PLACE CONCRETE IN ACCORDANCE WITH ACI 318-99.
3. MIN. SOIL BEARING CAPACITY 2 TSF.
4. WALL LOCATION TO BE STAKED BY PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION IF REQUIRED.
5. FOR ALL FOOTINGS, EXCAVATE TO THE BOTTOM - OF - FOOTING ELEVATIONS LEAVING THE SOIL BELOW UNDISTURBED.
6. BACKFILL FOUNDATION WALLS 4'-0" MAX. UNTIL THE FIRST FLOOR FRAMING IS COMPLETED.
7. ANCHOR BOLTS MUST BE INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE.

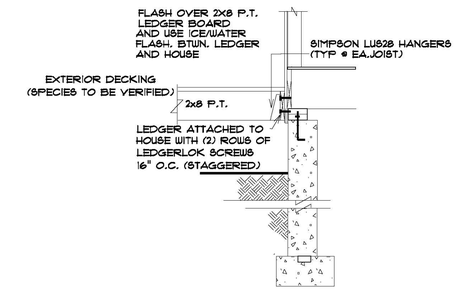
WOOD / FRAMING NOTES:

1. ALL STANDARD SAWN LUMBER EXPOSEDTO WEATHER, IN CONTACT WITH GROUND OR IN CONTACT WITH CONCRETE SHALL BE "PRESSURE TREATED" SYP NO. 1 OR BETTER UNO.
2. ALL STANDARD SAWN LUMBER NOT EXPOSED TO WEATHER SHALL BE SPF NO. 1/ NO. 2 OR BETTER UNO.
3. ALL BUILT-UP MEMBERS SHALL BE FASTENED TOGETHER BY 2 ROWS OF 16d NAILS @ 12" O.C. MIN. UNO BY MANUFACTURER
4. ALL LVL MATERIAL TO BE 2.0E MIN.
5. ALL I-JOISTS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER GUIDELINES.
6. ALL STEEL CONNECTORS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER GUIDELINES AND SUPPLIED AS SPECIFIED ON THE DRAWINGS WHEN APPLICABLE.
7. ALL WALLS RUNNING PARALLEL TO JOISTS SHALL BE SUPPORTED BY BLOCKING @ 16" O.C. OR DIRECTLY BY A DOUBLE JOISTS.
8. SOLID BLOCKING MUST BE INSTALLED BELOW LOAD BEARING WALLS
9. CARE MUST BE TAKEN TO SUPPORT ALL COLUMN/POINT LOADS FROM ABOVE WITH SOLID BLOCKING AS NEEDED.
10. ALL BEAMS MUST BE SUPPORTED BY 2X4 BUILT-UP COLUMNS WHICH MEET OR EXCEED THE WIDTH OF THE BEAM WITH 3" MIN. BEARING LENGTH (U.N.O).

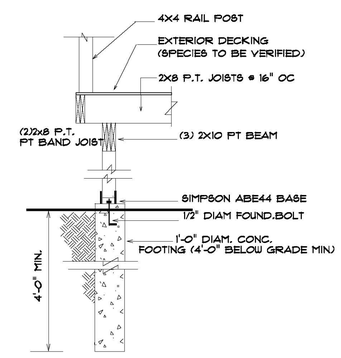


1) ABOVE NAIL PATTERN APPLIES TO ALL BEAMS (3 PLY AND LESS)
2) ALL NAILS TO BE 16d SINKERS.
3) CENTER ROW OF NAILS MAY BE OMITTED FOR BEAM DEPTHS OF 9-1/2" AND LESS.
4) THE NAIL PATTERN SHOWN APPLIES TO BOTH SIDES OF A THREE MEMBER BEAM.
5) CONSTRUCTION ADHESIVE TO BE USED BETWEEN PLIES.

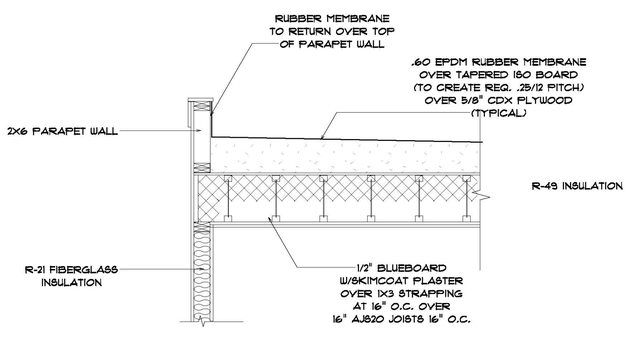
TYP. BEAM NAILING PATTERN NO SCALE



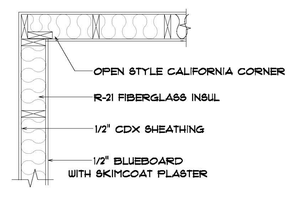
DECK LEDGER DETAIL NO SCALE



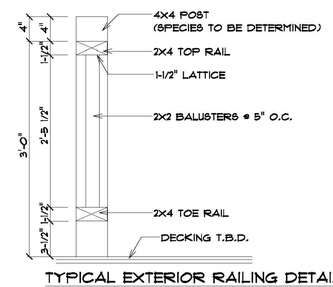
DECK DETAIL @ BEAM NO SCALE



ROOF DETAIL NO SCALE



TYP. CORNER AT EXTERIOR WALL NO SCALE



TYPICAL EXTERIOR RAILING DETAIL
NO SCALE

DATE
6/15/2021
DRAWING NO.
ROTH-52-54PARK
SCALE
1/4" = 1'-0"

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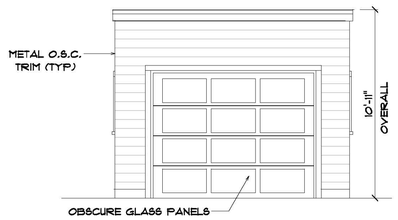
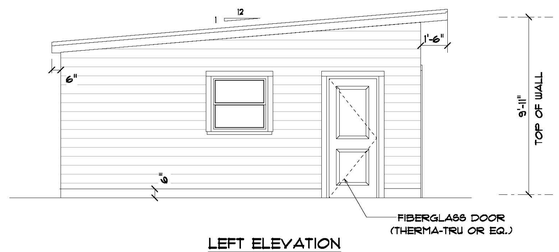
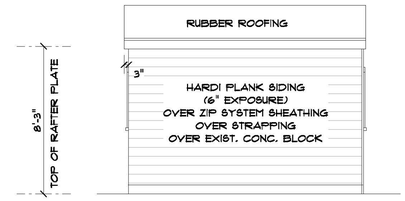


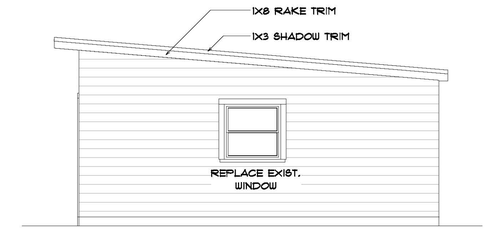
FRONT ELEVATION



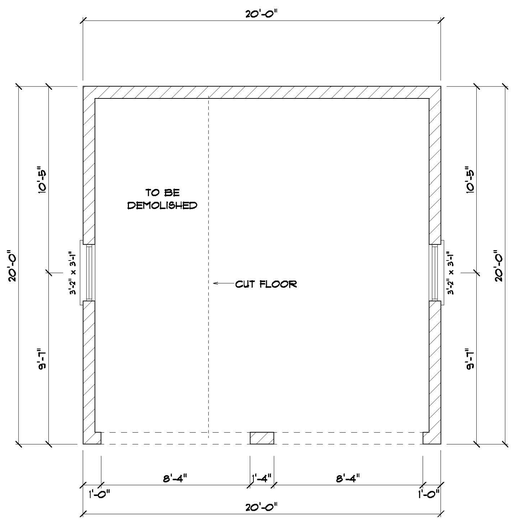
LEFT ELEVATION



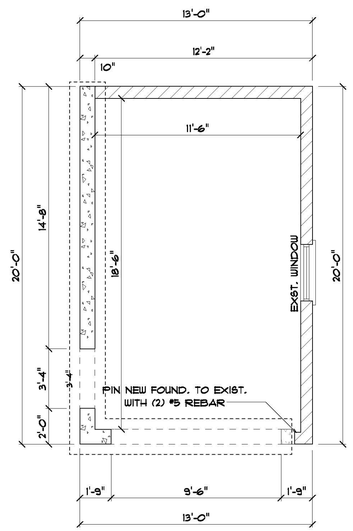
REAR ELEVATION



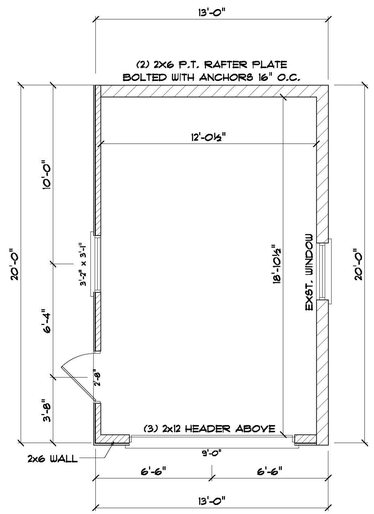
REAR ELEVATION



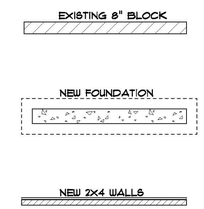
EXISTING FOUNDATION PLAN

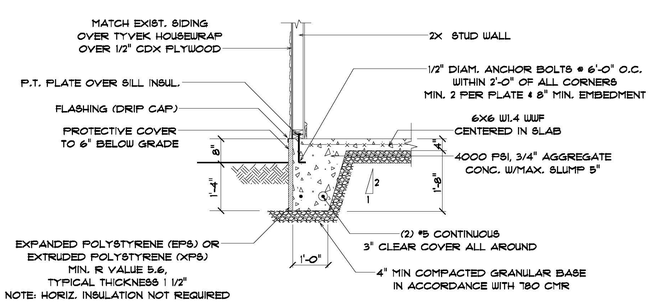


PROPOSED FOUNDATION PLAN



PROPOSED FLOOR PLAN

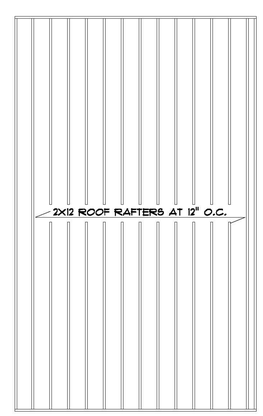




NOTES:
FOUNDATION DESIGN MEETS OR EXCEEDS THE DESIGN REQUIREMENTS OF ASCE, NAHB AND 780 CMR.

FOUNDATION DETAIL

1/2" = 1'-0"



ROOF FRAMING

STRUCTURAL NOTES:

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONAL CONTROLS ARE ADEQUATE PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THAT ALL APPLICABLE PERMITS ARE IN PLACE PRIOR TO CONSTRUCTION.
3. STRUCTURAL ENGINEER MUST BE CONSULTED FOR ANY CHANGES TO BEARING WALL LOCATIONS, FRAMING, MEMBER SIZES, FOUNDATION OR DETAILS SHOWN ON THESE DRAWINGS.
4. ALL STRUCTURAL MATERIALS / MEMBERS SHALL BE FREE FROM DEFECTS THAT MAY REDUCE THEIR STRUCTURAL CAPACITY.
5. CARE MUST BE TAKEN TO ENSURE THE CONCRETE CORE OF ALL "LALLY" COL'S REMAINS INTACT.
6. ALL HEADERS, JOISTS AND OTHER FRAMING NOT SPECIFIED HEREIN SHALL BE SUPPLIED IN ACCORDANCE WITH MASSACHUSETTS STATE BUILDING CODE.

FOUNDATION NOTES:

1. CONCRETE WALLS AND FOOTINGS TO BE MIN. 3,000 PSI. AT 28 DAYS. CONCRETE SLABS TO BE MIN. 4,000 PSI AT 28 DAYS
2. PLACE CONCRETE IN ACCORDANCE WITH ACI 318-99.
3. MIN. SOIL BEARING CAPACITY 2 TSF.
4. WALL LOCATION TO BE STAKED BY PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION IF REQUIRED.
5. FOR ALL FOOTINGS, EXCAVATE TO THE BOTTOM - OF - FOOTING ELEVATIONS LEAVING THE SOIL BELOW UNDISTURBED.
6. BACKFILL FOUNDATION WALLS 4'-0" MAX. UNTIL THE FIRST FLOOR FRAMING IS COMPLETED.
7. ANCHOR BOLTS MUST BE INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE.

WOOD / FRAMING NOTES:

1. ALL STANDARD SAWN LUMBER EXPOSEDTO WEATHER, IN CONTACT WITH GROUND OR IN CONTACT WITH CONCRETE SHALL BE "PRESSURE TREATED" SYP NO. 1 OR BETTER UNO.
2. ALL STANDARD SAWN LUMBER NOT EXPOSED TO WEATHER SHALL BE SPF NO. 1/ NO. 2 OR BETTER UNO.
3. ALL BUILT-UP MEMBERS SHALL BE FASTENED TOGETHER BY 2 ROWS OF 16d NAILS @ 12" O.C. MIN. UNO BY MANUFACTURER
4. ALL LVL MATERIAL TO BE 2.0E MIN.
5. ALL I-JOISTS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER GUIDELINES.
6. ALL STEEL CONNECTORS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER GUIDELINES AND SUPPLIED AS SPECIFIED ON THE DRAWINGS WHEN APPLICABLE.
7. ALL WALLS RUNNING PARALLEL TO JOISTS SHALL BE SUPPORTED BY BLOCKING @ 16" O.C. OR DIRECTLY BY A DOUBLE JOISTS.
8. SOLID BLOCKING MUST BE INSTALLED BELOW LOAD BEARING WALLS
9. CARE MUST BE TAKEN TO SUPPORT ALL COLUMN/POINT LOADS FROM ABOVE WITH SOLID BLOCKING AS NEEDED.
10. ALL BEAMS MUST BE SUPPORTED BY 2X4 BUILT-UP COLUMNS WHICH MEET OR EXCEED THE WIDTH OF THE BEAM WITH 3" MIN. BEARING LENGTH (U.N.O).

DATE
6/15/2021
DRAWING NO.
ROTH-52-54PARK
SCALE
1/4" = 1'-0"

BUILT WITH PRIDE BY
ROTHFUCHS DEVELOPMENT

PROPOSED GARAGE
52 PARK AVENUE
CAMBRIDGE MA.

afab enterprises
CUSTOM HOME DESIGNS

AFAB ENTERPRISES
PO BOX 916
BURLINGTON, MA
01803

OFFICE (781)272-2156

FAX (781)229-6394

WWW.AFABHOMES.COM

COMMONWEALTH OF MASSACHUSETTS
ANDREW S. BRADSHAW
STRUCTURAL
No. 45173
REGISTERED PROFESSIONAL ENGINEER
6/21/21

PAGE
1

1 * * * * *

2 (6:11 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,

4 Andrea A. Hickey, Wendy Leiserson, Jim

5 Monteverde, and Laura Wernick

6 BRENDAN SULLIVAN: The next case the Board will

7 hear is BZA #149721 -- 54 Park Avenue. Is there anybody

8 here who would like to speak on the matter? It appears that

9 nobody is calling in. We are in receipt of correspondence

10 dated January 3 to the Board of Zoning Appeal.

11 "Dear Members of the Board, the petitioners hereby

12 request a continuance of the above-referenced matter, which

13 was scheduled to be heard above-referenced matter, which was

14 scheduled to be heard by the Board on January 6, 2022.

15 "As reasons for the continuance, the petitioners

16 are in the process of preparing revised plans to address

17 comments received from Board Members at the last hearing.

18 We request that the case be continued to the hearing on

19 February 10, 2022.

20 Thank you for your consideration.

21 Sincerely, Sarah Rhatigan, Esquire"

22 She is requesting February 10. That date seems to

1 work. Who sat on this case? Did the members who sat on
2 that case -- I believe Andrea, you sat on it?
3 ANDREA HICKEY: Yes.
4 BRENDAN SULLIVAN: Mr. Alexander sat on it, Mr.
5 Sullivan sat on it, Andrea sat on it. Wendy, are you
6 available on --
7 WENDY LEISERSON: Yes.
8 BRENDAN SULLIVAN: Okay. And Jim, you're
9 available on the tenth?
10 JIM MONTEVERDE: Yes, I am.
11 BRENDAN SULLIVAN: So all Members will be there.
12 On the motion, then, to continue this matter? Wendy, on the
13 motion to continue this matter?
14 WENDY LEISERSON: Yes, I vote in favor.
15 BRENDAN SULLIVAN: Okay. Jim Monteverde on the
16 motion to continue?
17 JIM MONTEVERDE: I vote in favor of continuing.
18 BRENDAN SULLIVAN: Okay, Laura on the motion to
19 continue this matter?
20 LAURA WERNICK: I vote in favor of continuing.
21 BRENDAN SULLIVAN: I'm not sure; you didn't sit on
22 this?

LAURA WERNICK: I did not sit on it, no.

BRENDAN SULLIVAN: Yeah. All right. Andrea?

ANDREA HICKEY: Yes, in favor. But could I ask that you confirm the continued date again for me?

BRENDAN SULLIVAN: I think it was the tenth. February 10.

ANDREA HICKEY: Okay. Thank you. Yes, in favor.

BRENDAN SULLIVAN: Okay. Mr. Alexander?

CONSTANTINE ALEXANDER: In favor.

BRENDAN SULLIVAN: And Mr. Sullivan yes in favor.

[All vote YES]

BRENDAN SULLIVAN: The matter will be continued. On the motion that the posting sign be changed to reflect the new date of February 10, 2022 at 6:00 p.m. and any new submittals be in the file 5:00 on the Monday prior to the February 10 hearing.

And we already have a waiver of statutory requirement for a hearing and a decision to be rendered therefore, so that is in the file.

The matter is continued. And that wraps up the continued. We will wait; I have to wait until 6:30 for the regular Agenda. So we have 15 minutes to wait until the

1 6:30 hearing begins.
2 WENDY LEISERSON: I would like to just recognize
3 you too, Brendan for your service. So thank you very much.
4 BRENDAN SULLIVAN: So Wendy you're going to sit on
5 Garden Street?
6 WENDY LEISERSON: That's right. And then I'll say
7 goodnight.
8 BRENDAN SULLIVAN: Huh?
9 WENDY LEISERSON: And then I'll be off.
10 BRENDAN SULLIVAN: You are?
11 WENDY LEISERSON: Yep.
12 BRENDAN SULLIVAN: Okay. And then Jim, you're
13 sitting on 10 Garden Street, Jason is sitting on Garden
14 Street, Laura and myself. That's correct, that's the
15 lineup?
16 ANDREA HICKEY: I think that's correct.
17 JIM MONTEVERDE: Right.
18 BRENDAN SULLIVAN: Okay, good. Thank you.
19 ANDREA HICKEY: Mr. Chair, it's Andrea Hickey
20 speaking. I think that Laura has a conflict on the 7:00
21 case, and I'm happy to sit on that if that helps. Laura, is
22 that correct?

1 LAURA WERNICK: That's correct. The 115 Inman
2 Street. I'd like to recuse myself on that one.
3 ANDREA HICKEY: So Mr. Chair, with your permission
4 I will sit in place of Laura on that case?
5 BRENDAN SULLIVAN: Correct, if you would; yes.
6 ANDREA HICKEY: Yes. Happy to do so.
7 BRENDAN SULLIVAN: Thank you.
8 LAURA WERNICK: Thank you, Andrea.
9 BRENDAN SULLIVAN: So we will recess and resume at
10 6:30.
11 [BREAK]
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TRILOGY LAW LLC®

January 27, 2022

VIA Email and Delivery

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139
Attn: Maria Pacheco, Zoning Administrator

Re: BZA Case #149721-2021 – 54 Park Avenue – Revised Plans Submission

Dear Members of the Board:

Enclosed here for filing are the following revised submissions in connection with the Petitioner's above-referenced application for a variance and special permit:

1) Petitioner's Memorandum – summarizing plan revisions

2) Site Plans – existing and proposed (revised)

3) Architectural Plans – existing and proposed (no changes)

4) Dimensional Table (revised)

5) Letters of Support – received from direct abutters (left and right)

We look forward to the opportunity to address these plan revisions at the continued hearing on February 10th, 2022. Thank you for your consideration.

Sincerely,

Sarah Like Rhatigan, Esq.

Enclosures

CC (via email): Mr. William Rothfuchs
Mr. David Rothfuchs

12 MARSHALL STREET
BOSTON, MA 02108

P. 617-523-5000
C. 617-543-7009

MEMORANDUM

In Support of BZA Case #149721-2021
54 Park Avenue, Cambridge, MA

Introduction:

The Petitioners filed a Board of Zoning Appeal application (Case No. BZA 149721-2021) that was heard by this Board on November 18, 2021. The plans proposed to construct a replacement home shifted approximately 4 feet to the right of the existing home, in order to create a conforming left setback of 7.5 feet. The driveway was to be in its current location on the right side lot line. At the BZA hearing, the owner to the right (at 56-58 Park Avenue) objected to the lack of a five (5) foot buffer between the driveway and the right side lot line. The Petitioners agreed to reevaluate their plans to address these concerns.

After reaching out to the owners to the left (at 48-50 Park Avenue) to request their consent, the Petitioners revised the plans in order to site the replacement dwelling in the same location as the current structure, and pulled the driveway and garage five (5) feet off the right side lot line to provide a fully conforming buffer on the right side. Both the left-side and right-side abutters provided their express approval of the revised site plan. Their letters of support are filed with this application.

Summary of Plan Revisions:

Revisions to the plans filed with the Case No. BZA 149721-2021 include the following:

a) The foundation of the new structure is now in the same location as the existing structure, 3.4 feet from the left lot line;

b) The driveway is now five (5) foot from the right lot line;

c) On grade, open parking on the driveway may occur within four (4) feet of a portion of a building wall containing windows; and

d) The existing, detached garage will be reduced to one-bay, pulled five (5) off the right lot line, and with the small encroaching rear portion removed.

Additional Support for Variance:

The revised site plan removes all non-conformities along the right side lot line. The driveway location is now conforming (five feet from the lot line) and the garage is

reduced to one bay and set five feet off the right lot line, at the request and to the benefit of that abutter.

Reconstructing the new home in the same location (within the left side setback) was carefully reviewed and approved by the abutter to the left, and will represent a continuation of conditions that have existed since these homes were originally constructed, albeit with a reconstructed and improved retaining wall on that side.

Modified Special Permit Relief Requested:

As a result of moving the 10 foot wide driveway 5 feet off the right lot line, vehicles parked on the driveway will be situated within approximately four (4) feet of portions of the new structure have windows at the first floor and basement level, 1 foot shy of the required 5 foot buffer. The Petitioner is therefore asking this Board to grant a special permit under Section 6.44.1 (g) to allow for this to continue.

As reasons, we note that the site plan will be an improvement to the existing site conditions – the existing driveway is 7 feet wide on the lot line, and vehicles may park as close as 3 feet from the neighbor's house in an area where there are multiple windows at the basement and first floor level. By contrast, the proposed driveway will be wider (a full 10 feet) and a vehicle parked there will be approximately 9.5 feet from the neighbor's windows, and 4 feet from the new house.

The proposed driveway parking conditions are consistent with typical conditions in this particular neighborhood and common throughout the City of Cambridge and a special permit may be granted without causing hazard, nuisance, or impairing the integrity of the District.

Respectfully submitted,
On behalf of Petitioners,

Sarah Like Rhatigan, Esq.
Trilogy Law LLC
12 Marshall Street, Boston, MA 02108

BZA Application Form

REVISED 1/27/22

DIMENSIONAL INFORMATION

Applicant: Rothfuchs Development, Inc.

Location: 12 Marshall Street

Phone: 617-543-7009

Present Use/Occupancy: Two-family dwelling

Zone: Residential B Zone

Requested Use/Occupancy: Single-family dwelling

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2,725 sf	2,312 sf	1,983 sf	(max.)
LOT AREA:		3,967 sf	3,967 sf	5,000 sf	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.69	0.58	0.50	
LOT AREA OF EACH DWELLING UNIT		1,983 sf	3,967 sf	2,500 sf	
SIZE OF LOT:	WIDTH	~~47~~ ft 46.67	~~47~~ ft 46.67	50 ft	
	DEPTH	85 ft	85 ft	n/a	
SETBACKS IN FEET:	FRONT	11 ft	11 ft	11 ft or avg of abutters	
	REAR	28.6 ft	28.6 ft	25 ft	
	LEFT SIDE	3.4 ft	7.5 ft	7.5 ft/ sum 20	
	RIGHT SIDE	~~17.9~~ ft 17.4	~~14.2~~ ft 18.4	7.5 ft/sum 20	
SIZE OF BUILDING:	HEIGHT	32 ft	28 ft	35 ft	
	WIDTH	~~25~~ ft 25.57	25 ft	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.25	~~0.48~~/ ~~0.52~~ 0.43/0.22 (meeting 15x15)	0.40	
NO. OF DWELLING UNITS:		2	1	1 (max per min. lot area/d.u.)	
NO. OF PARKING SPACES:		2	2	1 (min.)	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		10.4 ft	10.4 ft	10.0 ft	

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. Existing two-car bay garage - to be reduced to one-car bay garage, to be pulled 5 ft. from right lot line.

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'.

Joan Welch, Anne Welch and Andrew Jones
48-50 Park Avenue
Cambridge, MA 02138

Letter of support and work to be performed

Joan Welch and Andrew Jones of 48-50 Park Avenue Cambridge and David and William Rothfuchs of Rothfuchs Development at 52-54 Park Avenue Cambridge met on Sunday the 21st, of November 2021. Joan, Anne, and Andrew support our proposed plans to rebuild the new home on the existing (North) left side 3.4' non-conforming setback. The proposed home will be built on the existing home's footprint of 25 feet by 45 feet. This will allow us to comply with a 5-foot driveway setback on the (South) right side of our property line that was requested by Chris Tolles of 56-58 Park Avenue at the ZBA meeting held on Thursday the 18th of November 2021. In order to allow for the 5-foot setback on the (South) right side of our lot and install the driveway in its new location, we will need approval from the Cambridge City Council to add an additional 5 feet of granite curbing which will allow safe, direct access to the new driveway. The existing concrete retaining wall on the (North) left side property line that belongs to 52-54 Park Avenue is in poor condition and needs rebuilding (See attached 1997 certified plot plan and easement along with 2021 certified plot plan). During construction, Rothfuchs Development agrees to rebuild the existing concrete retaining wall. All material and labor costs will be supplied by Rothfuchs Development. The existing concrete retaining wall will be rebuilt to the existing finish grade. It is the option of the owner(s) of record of 48-50 Park Avenue to change the installation of boxwood shrubberies to tall-growing shrubberies that allow for privacy between 48-50 Park Avenue and 52-54 Park Avenue. Rothfuchs Development agrees that the installation of the shrubberies on the outside of the new concrete retaining wall will begin about 14 feet back from the beginning of the new concrete retaining wall down to the existing fence at 48-50 Park Avenue. Once all permits have been issued, we will be happy to discuss a timeline for the repairs of the concrete retaining wall and installation of the shrubberies. It is further agreed that this Agreement will be binding on and inure to the benefit of the owners of both of the subject properties. Please see the attached plot plans for your review, approval, and support of our proposed changes.

Acknowledged and agreed.

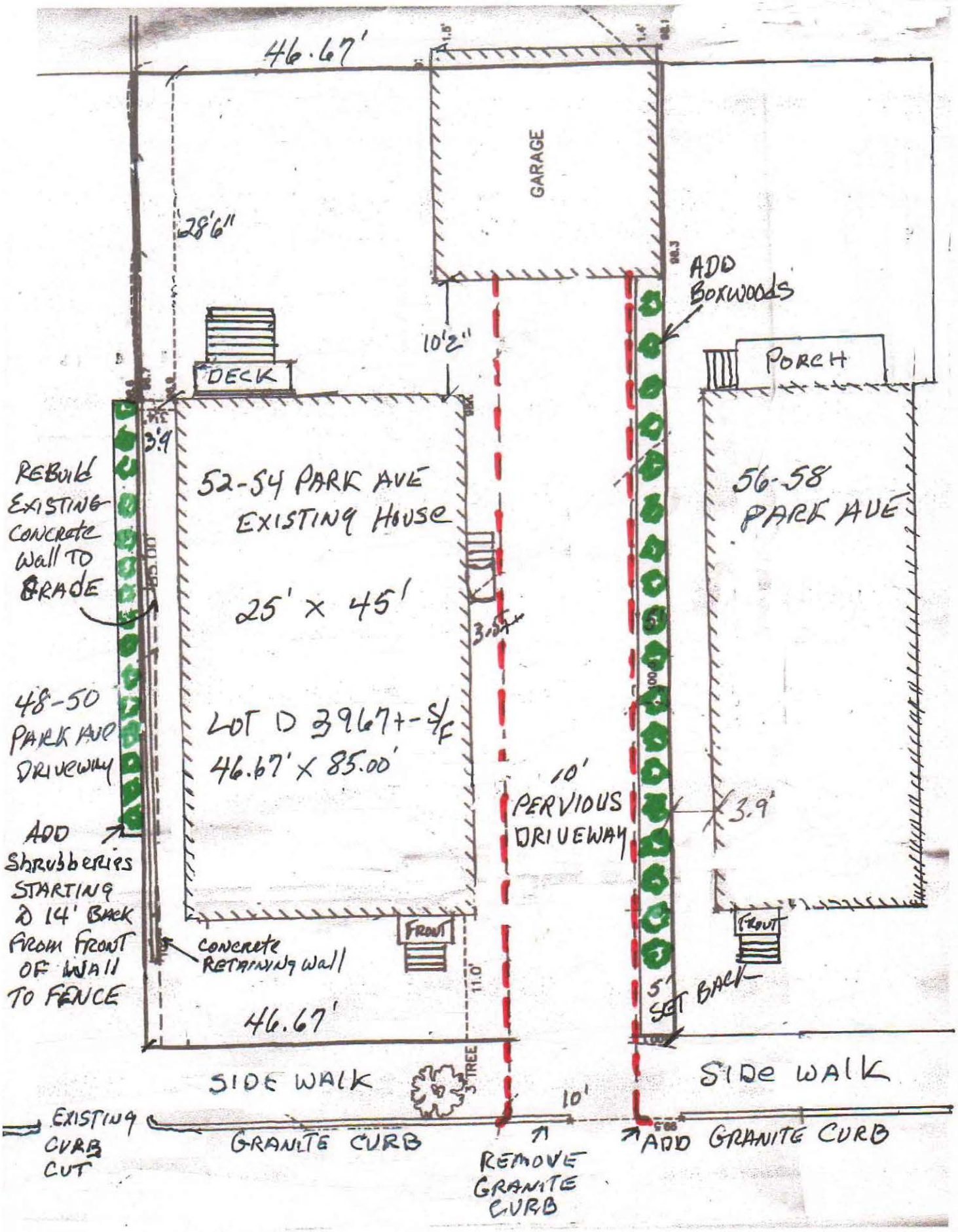
Joan Welch Joan Welch Date 12/19/2021

Anne Welch Anne Welch Date 12/19/2021

Andrew Jones Andrew Jones Date 12/19/2021

David Rothfuchs Date 12/19/2021

William Rothfuchs Date 12/19/2021


46.67'
GARAGE
28'6"
ADD Boxwoods
10'2"
DECK
PORCH
3.9
REBUILD EXISTING CONCRETE WALL TO GRADE
52-54 PARK AVE EXISTING HOUSE
25' x 45'
56-58 PARK AVE
3.5
48-50 PARK AVE DRIVEWAY
LOT D 3967+-S/F
46.67' x 85.00'
10' PERVIOUS DRIVEWAY
3.9'
ADD Shrubberies STARTING @ 14' BACK FROM FRONT OF WALL TO FENCE
FRONT
FRONT
CONCRETE RETAINING WALL
11.0'
5' SET BACK
46.67'
SIDE WALK
TREE
SIDE WALK
10'
EXISTING CURB CUT
GRANITE CURB
REMOVE GRANITE CURB
ADD GRANITE CURB

Chris Tolles
56-58 Park Avenue
Cambridge, MA 02138

Letter of support and work to be performed @ 52-54 Park Ave. Cambridge

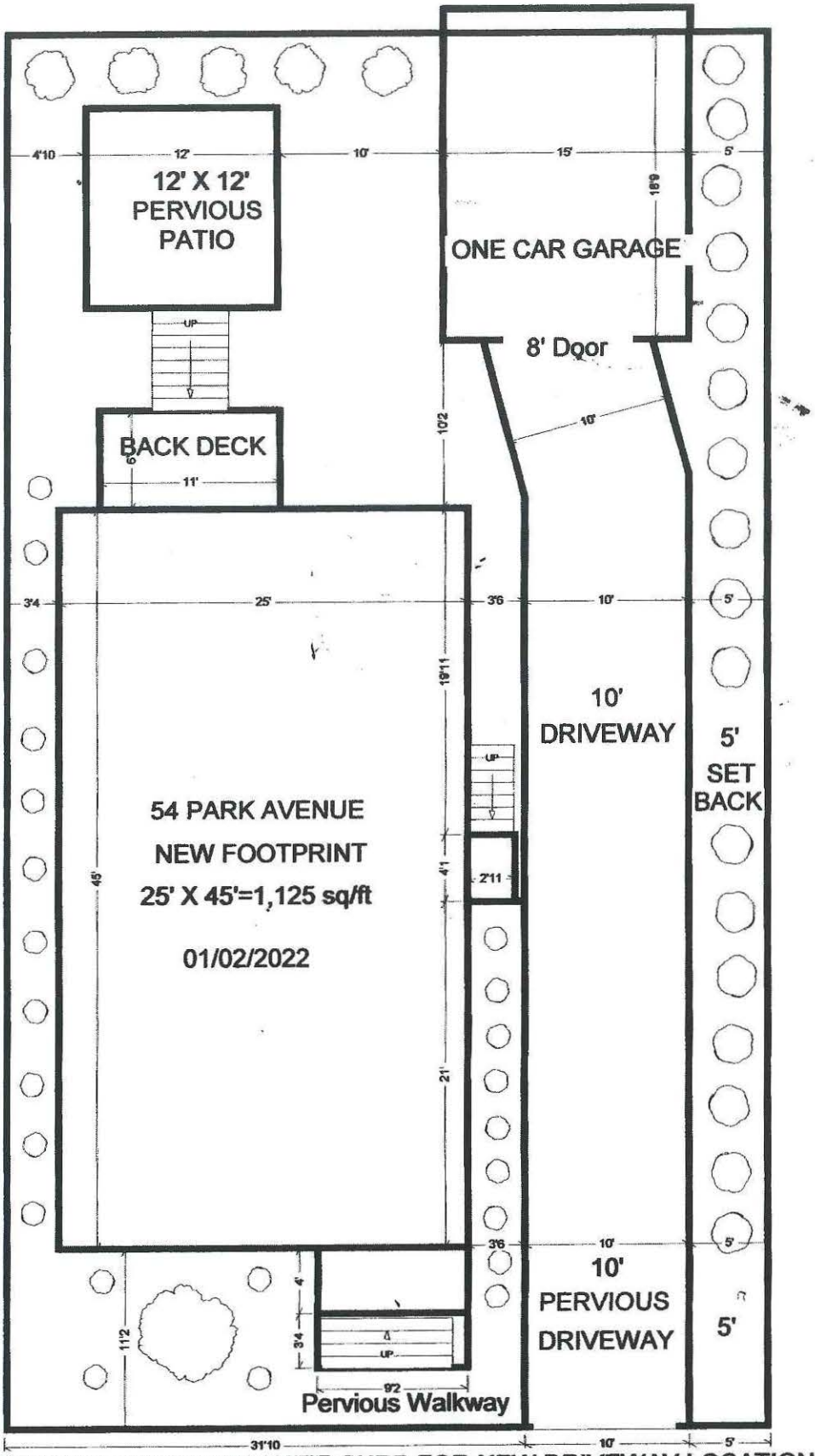
Hello Chris, We would like to respond to your letter to the Cambridge ZBA on November 18th 2021 opposing us maintaining a driveway within 5 feet of your property line on the north side of your home at 56-58 Park Avenue Cambridge. We certainly understand your concern for the safety of your children and family! We have revised our plan for a new driveway and the required zoning 5 foot driveway setback. The new plot plan shows the required 5 foot driveway setback and the required 10 foot driveway. Moving the existing driveway over 5 feet from your lot line requires us to install a new 5 foot granite curb to allow safe, direct access to the new location of the driveway. Installing a new granite curb will require us to receive approval from the Cambridge City Council. Please see the attached plot plan for your review, approval and support of our proposed changes.

Thanks, Dave & Bill Rothfuchs
52-54 Park Avenue Cambridge

Chris Tolles 01/03/2021

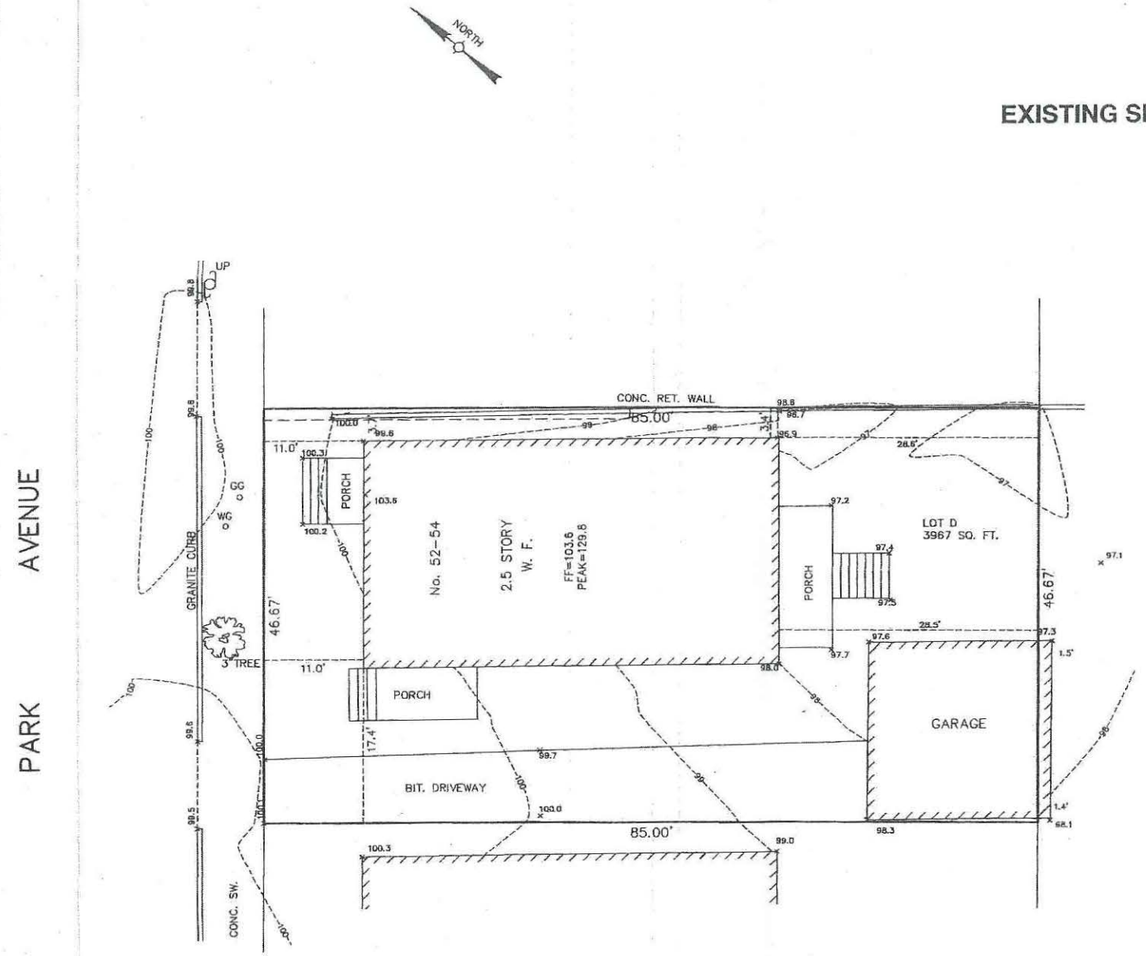
Chris Tolles Date
56-58 Park Avenue Cambridge

REMOVE GARAGE BACK WALL ENCROACHMENT



NEED TO ADJUST GRANITE CURB FOR NEW DRIVEWAY LOCATION

EXISTING SITE PLAN



Antoni Szczerszunowicz

COMMONWEALTH OF MASSACHUSETTS
ANTONI SZCZERSZUNOWICZ
No. 36394
REGISTERED PROFESSIONAL LAND SURVEYOR

PLOT PLAN

52–54 PARK AVE

CAMBRIDGE, MASS.

SCALE : 1"= 10' *FEBRUARY 25, 2021*

AGH ENGINEERING

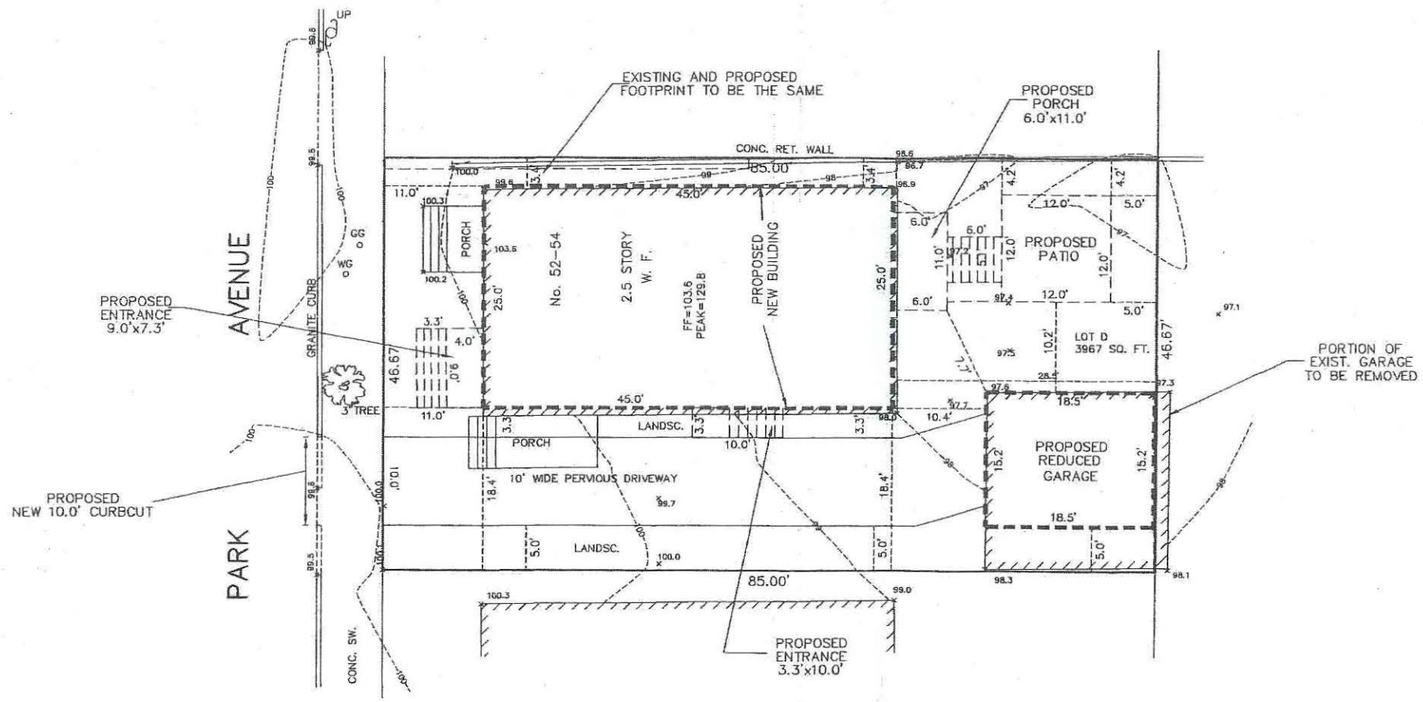
166 WATER STREET *STOUGHTON, MA 02072*

PHONE: (781)344–2386

GRAPHIC SCALE

10 0 5 10 20 40

PROPOSED SITE PLAN



Antoni Szczerszunowicz

COMMONWEALTH OF MASSACHUSETTS
ANTONI SZCZERSZUNOWICZ
No. 36394
REGISTERED PROFESSIONAL LAND SURVEYOR

PLOT PLAN

52-54 PARK AVE

CAMBRIDGE, MASS.

SCALE : 1"= 10' *JANUARY 3, 2022*

AGH ENGINEERING

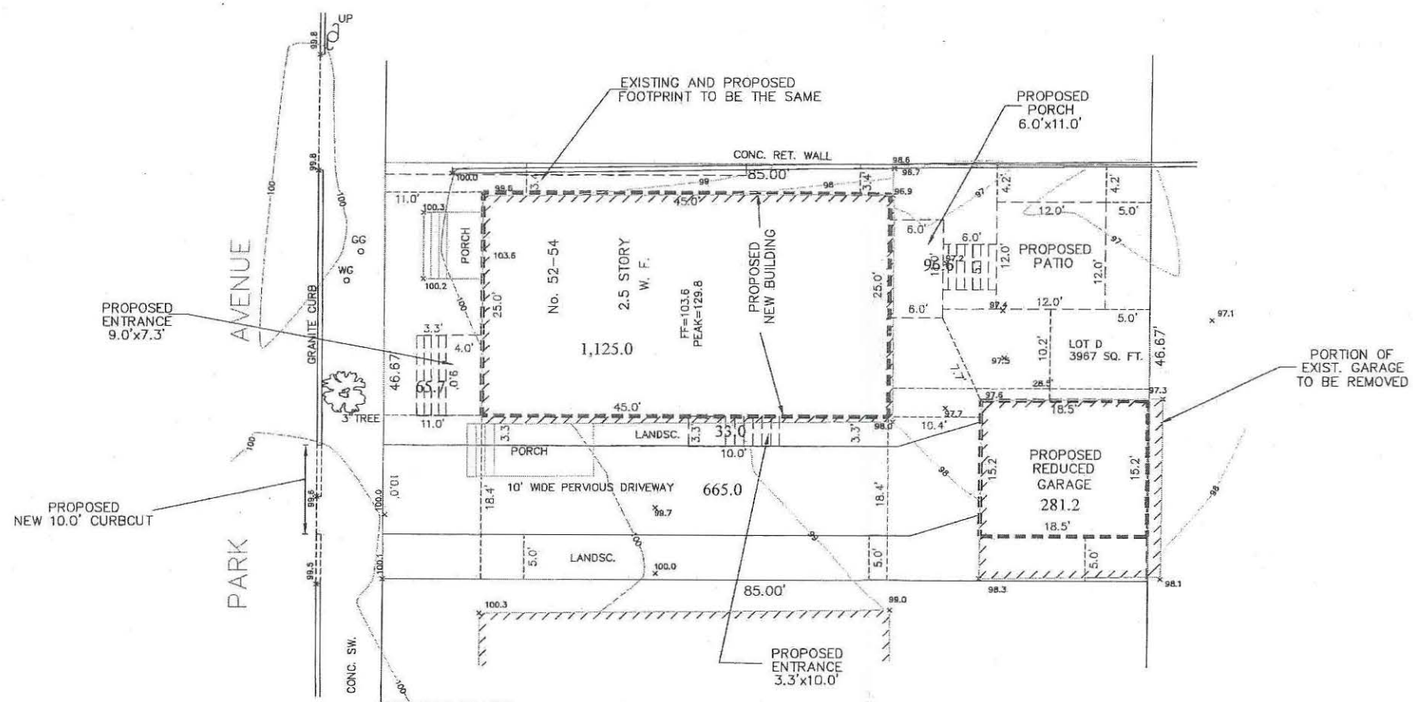
166 WATER STREET *STOUGHTON, MA 02072*

PHONE: (781)344-2386

GRAPHIC SCALE

10 0 5 10 20 40

Proposed Site Plan w/ Open Space Calculations



COVERED SPACE	
HOUSE	1,125.0
DRIVEWAY	665.0
GARAGE	281.2
BACK DECK	96.6
FRONT STEPS	65.7
SIDE STEPS	33.0
	2,266.50

46.67 X 85.0 = 3,966.95 LOT SIZE
3,966.95 X 40% = 1,586.78 REQUIRED OPEN SPACE
3,966.95 -2,266.50 = 1,700.45 OPEN SPACE

PLOT PLAN
52–54 PARK AVE
CAMBRIDGE, MASS.

SCALE : 1"= 10' JANUARY 3, 2022

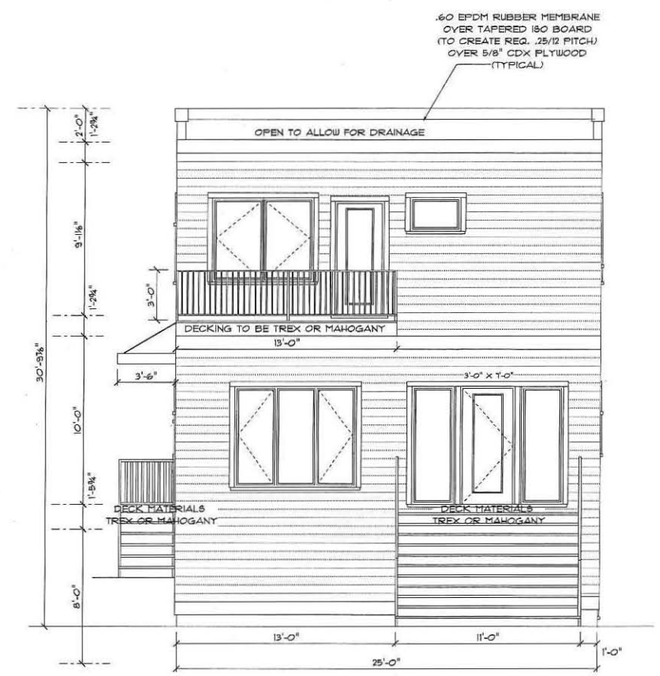
AGH ENGINEERING
166 WATER STREET STOUGHTON, MA 02072
PHONE: (781)344-2386

GRAPHIC SCALE
10 0 5 10 20 40

52 PARK AVENUE
FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

DATE
6/5/2021

DRAWING NO.
ROTH-52-54PARK

SCALE
1/4" = 1'-0"

BUILT WITH PRIDE BY
ROTHFUCHS DEVELOPMENT

NEW SINGLE FAMILY RESIDENCE
52 PARK AVENUE
CAMBRIDGE MA.

afab enterprises
CUSTOM HOME DESIGNS

AFAB ENTERPRISES
PO BOX 916
BURLINGTON, MA
01803

OFFICE (781)272-2156

FAX (781)229-6394

WWW.AFABHOMES.COM

COMMONWEALTH OF MASSACHUSETTS
ANDREW S. BRADSHAW
STRUCTURAL
No. 45173
REGISTERED PROFESSIONAL ENGINEER
6/21/21

PAGE
1

FOUNDATION NOTES

1) CONCRETE SLABS ON GRADE SHALL HAVE CONTROL JOINTS CUT AT LEAST 1/4 THE SLAB THICKNESS. THESE SHALL BE SPACED NOT MORE THAN 30 FEET IN EACH DIRECTION. CONTROL JOINTS SHALL BE PLACED WHERE OFFSETS ARE MORE THAN 10 FEET. CONTRACTION JOINTS ARE NOT REQUIRED WHERE 6X6 W1.4 X W1.4 WELDED WIRE FABRIC OR EQ. IS PLACED AT MID- DEPTH OF THE SLAB.

2) THE COMPRESSIVE STRENGTH OF CONCRETE FOUNDATIONS AT 28 DAYS SHALL NOT BE LESS THAN 3,000 lbs./SQ.INCH. SLAB FLOORS TO HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.

3) FOUNDATION WALLS SHALL EXTEND AT LEAST 8" ABOVE FINISH GRADE.

4) THE BOTTOM OF ANY POINT OF A FOUNDATION SHALL BE A MINIMUM OF 4'0" BELOW FINISH GRADE.

5) FOUNDATION ANCHOR BOLTS SHALL BE A MINIMUM OF 1/2" IN DIAMETER. THEY SHALL HAVE A MINIMUM EMBED OF 8" IN POURED CONCRETE. THERE SHALL BE A MINIMUM OF TWO ANCHORS PER SECTION OF SILL PLATE. MAXIMUM SPACING SHALL BE 6'-0" O.C. INSTALL IN ACCORDANCE WITH MASSACHUSETTS STATE BUILDING CODE

EXISTING GROSS FLOOR AREA
52-54 PARK AVENUE

Subareas
Description: Gross Floor Area (SF)

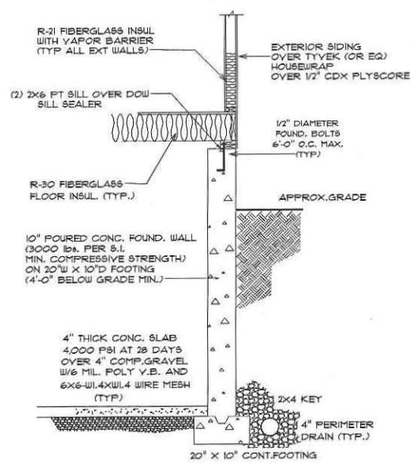
First floor	1,125
Finished Attic	281
Porch Enclosed	162
Porch Open	32
Upper Story Finished	1,125
Basement	(1,125)
TOTAL:	2,725

NEW GROSS FLOOR AREA
52 PARK AVENUE

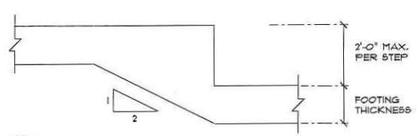
Subareas
Description: Gross Floor Area (SF)

First floor	1,125
Finished Attic	0
Porch Enclosed	0
Porch Open	62
Upper Story Finished	1,125
Basement	0
TOTAL:	2,312

LOT SIZE 3,967 Square Feet	3,967
Proposed New Construction	2,312
B Zoning allowed @ 50% of 3,967	1,983
Exceeding Gross Floor Area (SF)	329

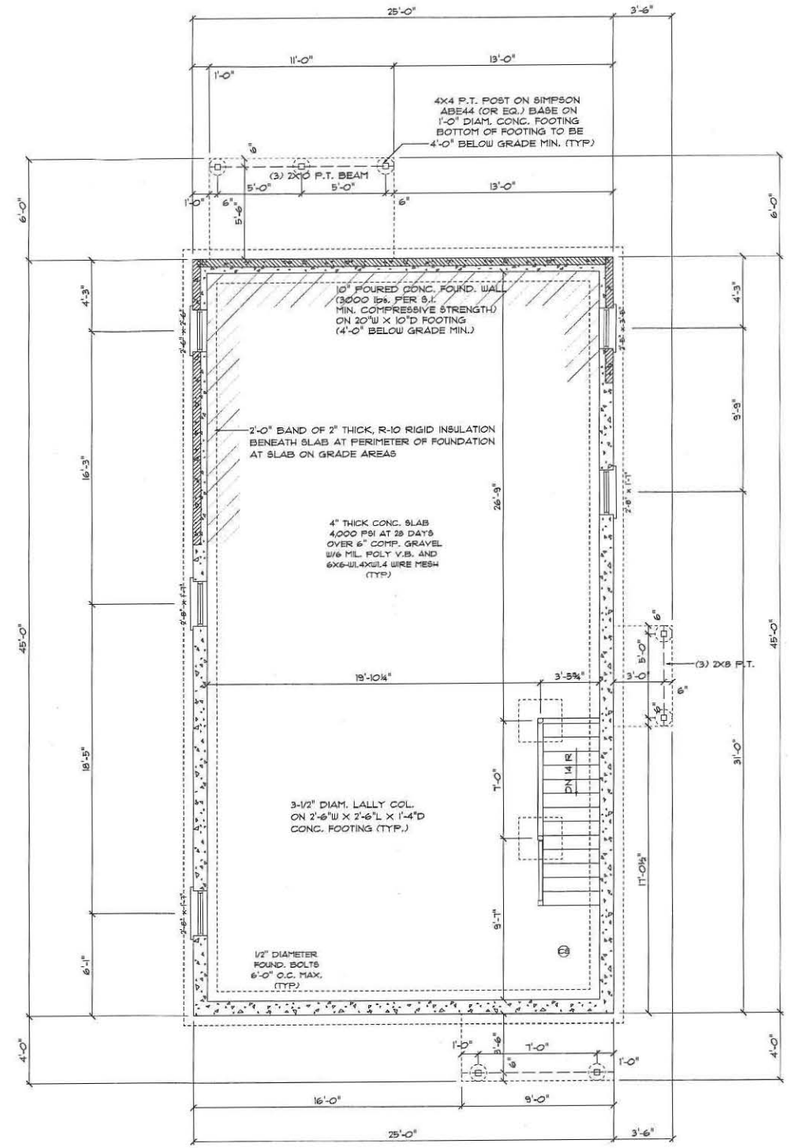


TYP. FOUNDATION DETAIL NO SCALE



NOTE:
ALL FOOTING STEPS MUST BE IN ACCORDANCE WITH THIS DETAIL

TYP. FOOTING STEP NO SCALE



FOUNDATION PLAN

DATE 6/5/2021
DRAWING NO. ROTH-52-54PARK
SCALE 1/4" = 1'-0"

BUILT WITH PRIDE BY
ROTHFUCHS DEVELOPMENT

NEW SINGLE FAMILY RESIDENCE
52 PARK AVENUE
CAMBRIDGE MA.

afab enterprises
CUSTOM HOME DESIGNS

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ANDREW S. BRADSHAW
STRUCTURAL
No. 45173
PROFESSIONAL ENGINEER
6/5/21

PAGE
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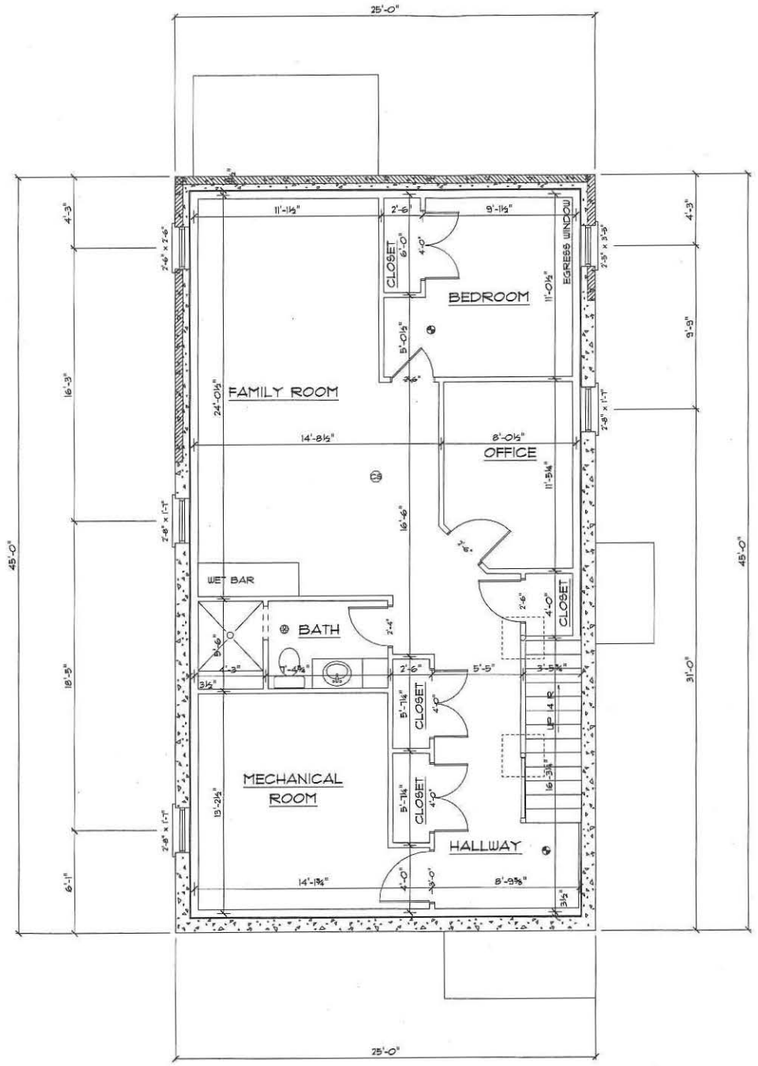

781 SQ. FEET

BASEMENT PLAN

DATE 6/5/2021

DRAWING NO. ROTH-52-54PARK

SCALE 1/4" = 1'-0"

BUILT WITH PRIDE BY

ROTHFUCHS DEVELOPMENT

NEW SINGLE FAMILY RESIDENCE

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INSULATION

INSULATION VALUES TO BE MET VIA COMPLIANCE WITH THE PRESCRIPTIVE IECC 2012.

SLABS - R-10 MIN (24" PERIMETER)

BASEMENT - R-15 MIN. CONT.
R-19 MIN. CAVITY (INTERIOR)

CRAWLSPACE - R-15 MIN. CONT.
R-19 MIN. CAVITY (INTERIOR)

FLOORS - R-30 MIN

WALLS - R-20 MIN

CEILINGS - R-49 MIN

WALL FENESTRATIONS- .32

SKYLIGHTS - U.55 MAX

DOORS/HATCHES TO UNCONDITIONED SPACE MUST BE GASKETED & INSULATED TO MATCH SURROUNDING R-VALUE

AIR SEALS- ALL JOINTS, SEAMS AND PENETRATIONS BETWEEN CONDITIONED AND UNCONDITIONED SPACE TO CREATE CONTINUOUS BARRIER.

ALL SPECIFICATIONS PROVIDED BY H.E.R.S. RATER TO SUPERSEDE VALUES LISTED IN THIS TABLE.

ELECTRICAL	SYMBOL
SMOKE DETECTOR	
CO DETECTOR	
SMOKE / CO COMBINATION	
HEAT DETECTOR	

SMOKE DETECTOR REQUIRED LOCATIONS. R314.3

SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS.

1. IN ALL BEDROOMS, AND

2. IN THE IMMEDIATE VICINITY OF BEDROOMS

3. IN EACH STORY OF A DWELLING UNIT, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

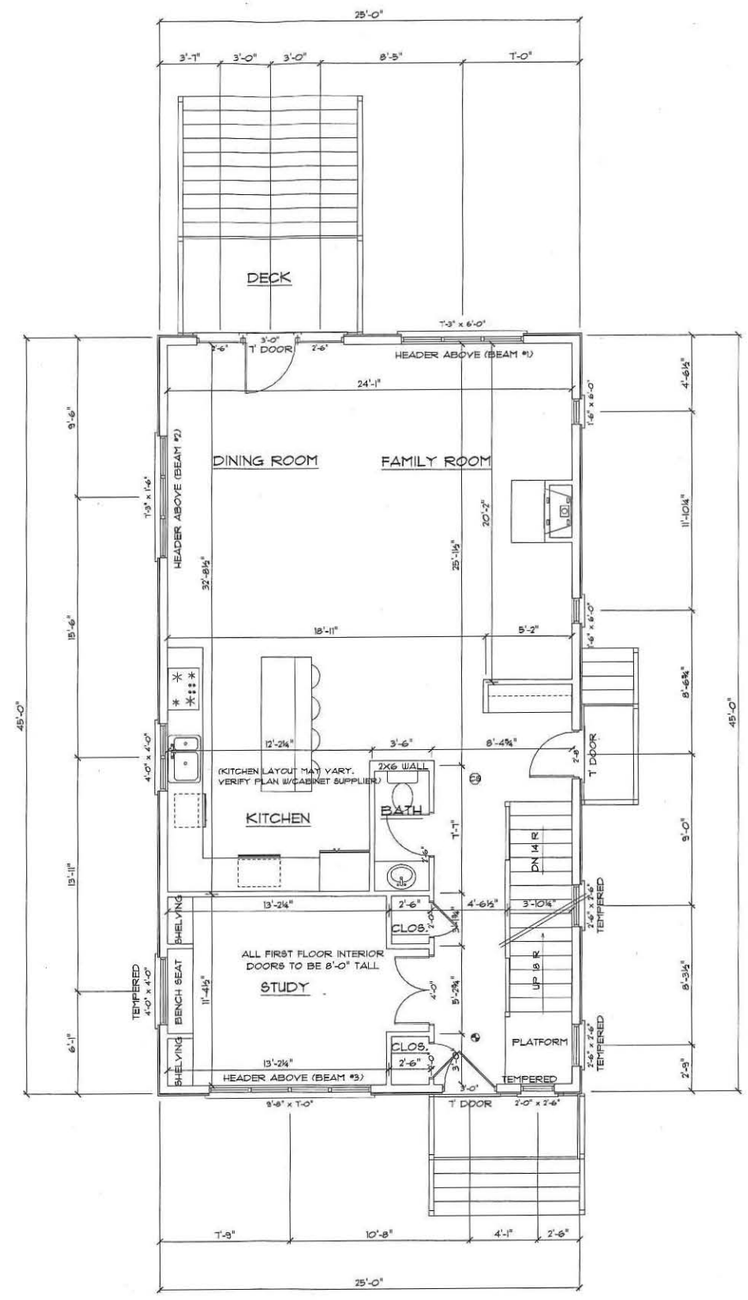
5. FIXED TEMPERATURE HEAT DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF R314.5

CARBON MONOXIDE DETECTOR SPECIFIC INSTALLATION PROVISIONS R315.2

EVERY RESIDENTIAL STRUCTURE THAT PRESENTLY OR IN THE FUTURE CONTAINS FOSSIL FUEL BURNING EQUIPMENT OR HAS ENCLOSED PARKING SHALL BE EQUIPPED, BY THE OWNER, LANDLORD OR SUPERINTENDENT, WITH WORKING AND LISTED CARBON MONOXIDE ALARM PROTECTION.

(A.) CARBON MONOXIDE ALARM PROTECTION SHALL BE LOCATED IN EACH LEVEL OF EACH DWELLING UNIT INCLUDING HABITABLE PORTIONS OF BASEMENTS, CELLARS AND ATTICS, BUT NOT INCLUDING CRAWL SPACES.

(B.) WHEN MOUNTING CARBON MONOXIDE ALARM PROTECTION ON A LEVEL OF A DWELLING UNIT WITH A SLEEPING AREA, THE ALARM SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF THE SLEEPING AREA, NOT TO EXCEED 10 FEET AS MEASURED IN ANY DIRECTION FROM ANY BEDROOM DOOR.



1125 SQ. FEET
FIRST FLOOR PLAN

DATE
5/5/2021
DRAWING NO.
ROTH-52-54PARK
SCALE
1/4" = 1'-0"

BUILT WITH PRIDE BY
ROTHFUCHS DEVELOPMENT

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5/21/21

SHEET
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LINE	LOCATION	TYPE	QUANTITY	FRAME SIZE	ROUGH OPENING	MASONRY OPENING
10	BASEMENT FAMILY ROOM	AWNING	1	32" X 17"	32-3/4" X 17-3/4"	35-3/4" X 20-3/4"
15	BASEMENT FAMILY ROOM	AWNING	1	29" X 29"	29-3/4" X 29-3/4"	32-3/4" X 32-3/4"
20	BASEMENT BEDROOM	RH CASEMENT (EGRESS)	1	29" X 41"	29-3/4" X 41-3/4"	32-3/4" X 44-3/4"
25	OFFICE	AWNING	1	32" X 17"	32-3/4" X 17-3/4"	35-3/4" X 20-3/4"
30	MECHANICAL	AWNING	1	32" X 17"	32-3/4" X 17-3/4"	35-3/4" X 20-3/4"
35	DINING ROOM	FIXED	1	87" X 18"	87-3/4" X 18-3/4"	N/A
40	REAR ENTRY	FIXED	2	30" X 84"	30-3/4" X 84-3/4"	N/A
50	FAMILY ROOM	3-WIDE CASEMENT	1	87" X 73"	87-3/4" X 73-3/4"	N/A
55	FAMILY ROOM	RH CASEMENT	1	17" X 73"	17-3/4" X 73-3/4"	N/A
65	FAMILY ROOM	LH CASEMENT	1	17" X 73"	17-3/4" X 73-3/4"	N/A
70	STAIRS	FIXED	3	29" X 29"	29-3/4" X 29-3/4"	N/A
75	STAIR LANDING	FIXED	1	23" X 29"	23-3/4" X 29-3/4"	N/A
80	STUDY	4-WIDE CASEMENT	1	116" X 82-1/2"	116-3/4" X 83-1/4"	N/A
85	STUDY	FIXED	1	47" X 47"	47-3/4" X 47-3/4"	N/A
90	KITCHEN	2-WIDE CASEMENT	1	46" X 47"	46-3/4" X 47-3/4"	N/A
95	MASTER BATH	2-WIDE CASEMENT	1	46" X 47"	46-3/4" X 47-3/4"	N/A
100	MASTER BATH	AWNING	1	35" X 25"	35-3/4" X 25-3/4"	N/A
105	MASTER BEDROOM	2-WIDE CASEMENT (EGRESS)	1	70" X 59"	70-3/4" X 59-3/4"	N/A
110	MASTER BEDROOM	FIXED	1	87" X 18"	87-3/4" X 18-3/4"	N/A
115	LAUNDRY	RH CASEMENT	1	35" X 47"	35-3/4" X 47-3/4"	N/A
120	BEDROOM 3	3-WIDE CASEMENT	1	96" X 73"	96-3/4" X 73-3/4"	N/A
125	BEDROOM 3	RH CASEMENT (EGRESS)	1	35" X 59"	35-3/4" X 59-3/4"	N/A
130	BEDROOM 2	2-WIDE CASEMENT (EGRESS)	1	70" X 59"	70-3/4" X 59-3/4"	N/A

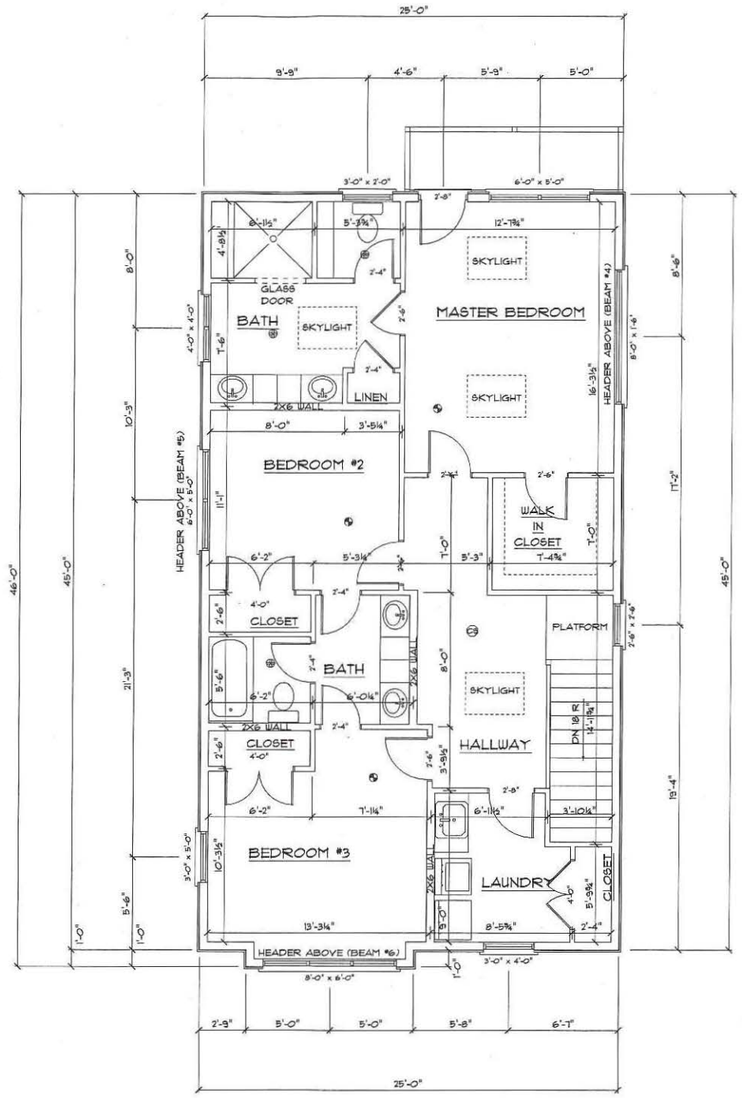
R311.7.4.1 RISER HEIGHT.
THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4".
THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS.
THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

R311.7.4.2 TREAD DEPTH.
THE MINIMUM TREAD DEPTH SHALL BE NINE INCHES.
THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" INCH.
WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH EQUAL TO THE TREAD DEPTH OF THE STRAIGHT RUN PORTION OF THE STAIRS MEASURED AS ABOVE AT A POINT 12 INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF THREE INCHES AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE GREATEST WINDER TREAD DEPTH AT THE 12 INCH WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

R312.1 GUARDS REQUIRED.
GUARDS SHALL BE LOCATEDALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED A GUARD.

R311.7.7 HANDRAILS.
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS.

R311.7.7.1 HEIGHT.
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPE PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.



1125 SQ. FEET
SECOND FLOOR PLAN

DATE 6/5/2021
DRAWING NO. ROTH-52-54PARK
SCALE 1/4" = 1'-0"

BUILT WITH PRIDE BY
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6/5/21

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Beam 1: (3) - 1 3/4" x 9 1/2" LVL

Beam 2: OMITTED

Beam 3: (3) - 1 3/4" x 9 1/2" LVL

Beam 4: (3) - 1 3/4" x 9 1/2" LVL

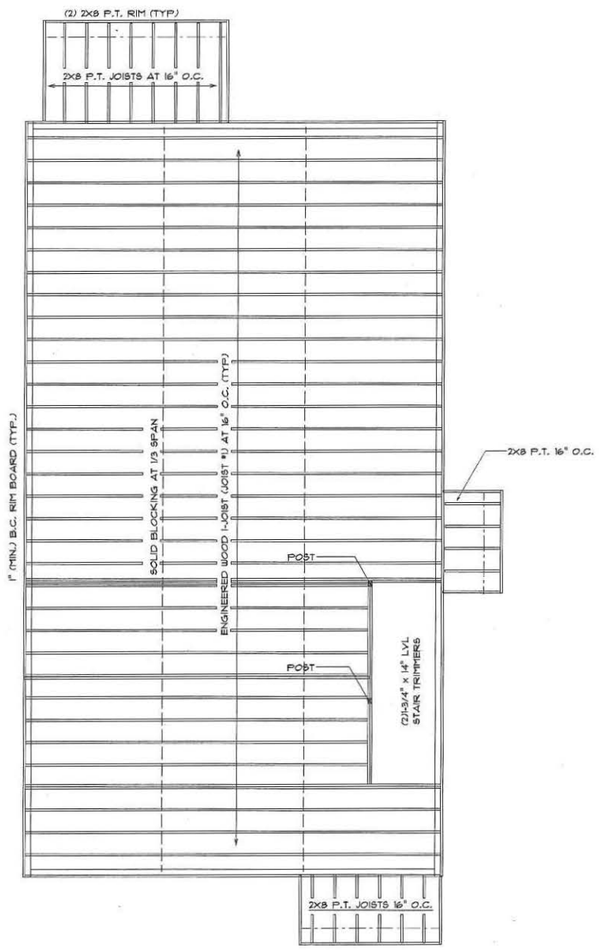
Beam 5: (3)-2x10

Beam 6: (3)-2x10

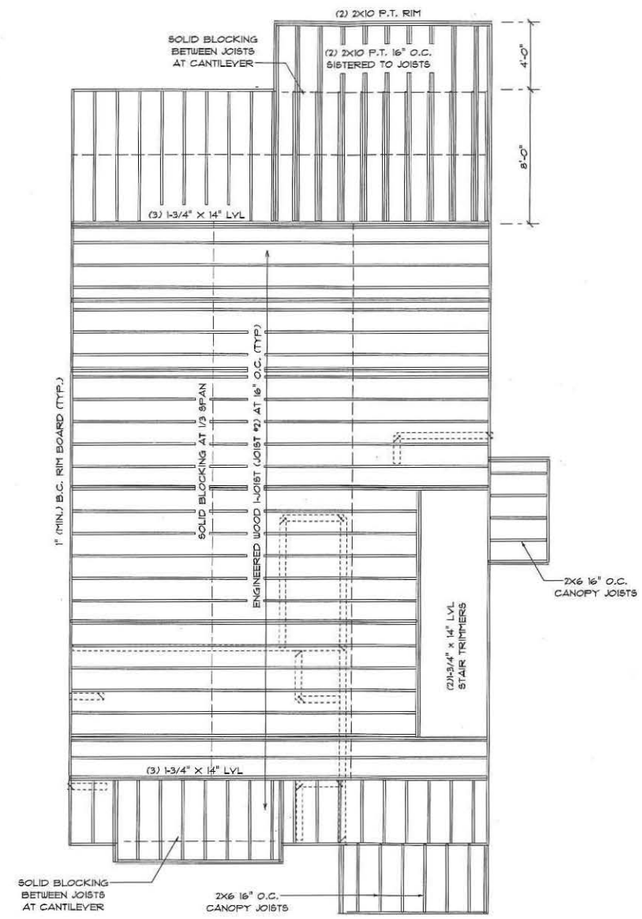
First Floor Joists (Joist #1): 16" AJS 20 @ 16" oc

Second Floor Joists (Joist #2): 16" AJS 20 @ 16" oc

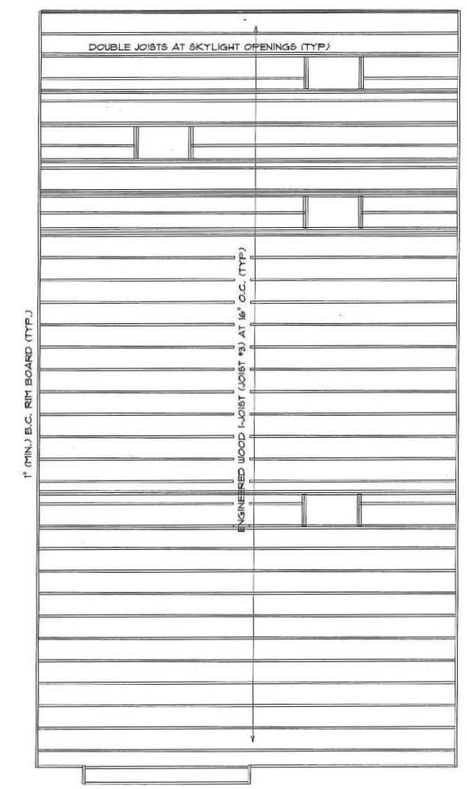
Roof Joists (Joist #3): 16" AJS 20 @ 16" oc



FIRST FLOOR FRAMING



SECOND FLOOR FRAMING



ROOF FRAMING

DATE 5/19/2021

DRAWING NO. ROTH-52-54PARK

SCALE 1/4" = 1'-0"

BUILT WITH PRIDE BY

ROTHFUCHS CONSTRUCTION

NEW SINGLE FAMILY RESIDENCE

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CAMBRIDGE MA.

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12/17/20

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STRUCTURAL NOTES:

GENERAL NOTES:

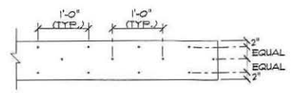
1. CONTRACTOR TO VERIFY ALL DIMENSIONAL CONTROLS ARE ADEQUATE PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THAT ALL APPLICABLE PERMITS ARE IN PLACE PRIOR TO CONSTRUCTION.
3. STRUCTURAL ENGINEER MUST BE CONSULTED FOR ANY CHANGES TO BEARING WALL LOCATIONS, FRAMING, MEMBER SIZES, FOUNDATION OR DETAILS SHOWN ON THESE DRAWINGS.
4. ALL STRUCTURAL MATERIALS / MEMBERS SHALL BE FREE FROM DEFECTS THAT MAY REDUCE THEIR STRUCTURAL CAPACITY.
5. CARE MUST BE TAKEN TO ENSURE THE CONCRETE CORE OF ALL "LALLY" COL'S REMAINS INTACT.
6. ALL HEADERS, JOISTS AND OTHER FRAMING NOT SPECIFIED HEREIN SHALL BE SUPPLIED IN ACCORDANCE WITH MASSACHUSETTS STATE BUILDING CODE.

FOUNDATION NOTES:

1. CONCRETE WALLS AND FOOTINGS TO BE MIN. 3,000 PSI. AT 28 DAYS. CONCRETE SLABS TO BE MIN. 4,000 PSI AT 28 DAYS
2. PLACE CONCRETE IN ACCORDANCE WITH ACI 318-99.
3. MIN. SOIL BEARING CAPACITY 2 TSF.
4. WALL LOCATION TO BE STAKED BY PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION IF REQUIRED.
5. FOR ALL FOOTINGS, EXCAVATE TO THE BOTTOM - OF - FOOTING ELEVATIONS LEAVING THE SOIL BELOW UNDISTURBED.
6. BACKFILL FOUNDATION WALLS 4'-0" MAX. UNTIL THE FIRST FLOOR FRAMING IS COMPLETED.
7. ANCHOR BOLTS MUST BE INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE.

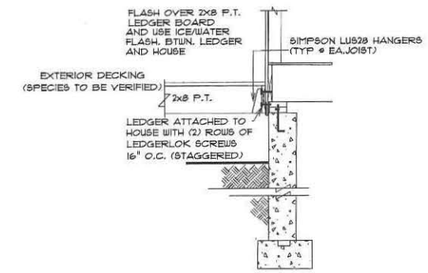
WOOD / FRAMING NOTES:

1. ALL STANDARD SAWN LUMBER EXPOSEDTO WEATHER, IN CONTACT WITH GROUND OR IN CONTACT WITH CONCRETE SHALL BE "PRESSURE TREATED" SYP NO. 1 OR BETTER UNO.
2. ALL STANDARD SAWN LUMBER NOT EXPOSED TO WEATHER SHALL BE SPF NO. 1/ NO. 2 OR BETTER UNO.
3. ALL BUILT-UP MEMBERS SHALL BE FASTENED TOGETHER BY 2 ROWS OF 16d NAILS @ 12" O.C. MIN. UNO BY MANUFACTURER
4. ALL LVL MATERIAL TO BE 2.0E MIN.
5. ALL I-JOISTS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER GUIDELINES.
6. ALL STEEL CONNECTORS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER GUIDELINES AND SUPPLIED AS SPECIFIED ON THE DRAWINGS WHEN APPLICABLE.
7. ALL WALLS RUNNING PARALLEL TO JOISTS SHALL BE SUPPORTED BY BLOCKING @ 16" O.C. OR DIRECTLY BY A DOUBLE JOISTS.
8. SOLID BLOCKING MUST BE INSTALLED BELOW LOAD BEARING WALLS
9. CARE MUST BE TAKEN TO SUPPORT ALL COLUMN/POINT LOADS FROM ABOVE WITH SOLID BLOCKING AS NEEDED.
10. ALL BEAMS MUST BE SUPPORTED BY 2X4 BUILT-UP COLUMNS WHICH MEET OR EXCEED THE WIDTH OF THE BEAM WITH 3" MIN. BEARING LENGTH (U.N.O).

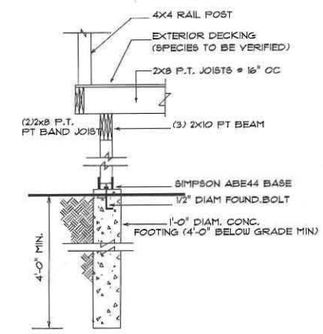


1) ABOVE NAIL PATTERN APPLIES TO ALL BEAMS (3 PLY AND LESS)
2) ALL NAILS TO BE 16d SINKERS.
3) CENTER ROW OF NAILS MAY BE OMITTED FOR BEAM DEPTHS OF 9-1/2" AND LESS.
4) THE NAIL PATTERN SHOWN APPLIES TO BOTH SIDES OF A THREE MEMBER BEAM.
5) CONSTRUCTION ADHESIVE TO BE USED BETWEEN PLIES.

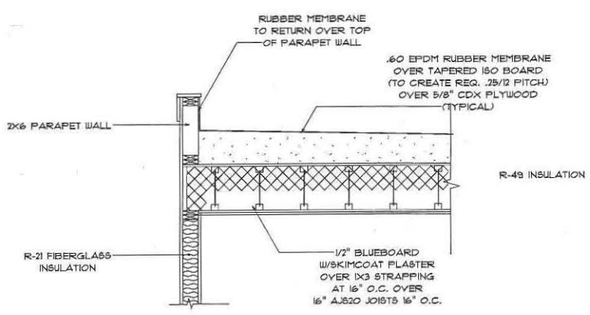
TYP. BEAM NAILING PATTERN NO SCALE



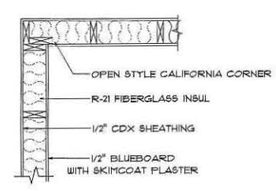
DECK LEDGER DETAIL NO SCALE



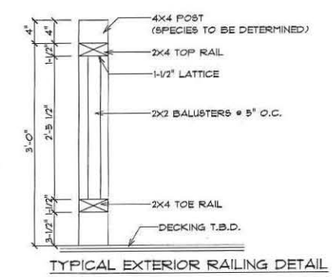
DECK DETAIL @ BEAM NO SCALE



ROOF DETAIL NO SCALE



TYP. CORNER AT EXTERIOR WALL NO SCALE



TYPICAL EXTERIOR RAILING DETAIL NO SCALE

DATE 6/15/2021

DRAWING NO. ROTH-52-54PARK

SCALE 1/4" = 1'-0"

BUILT WITH PRIDE BY
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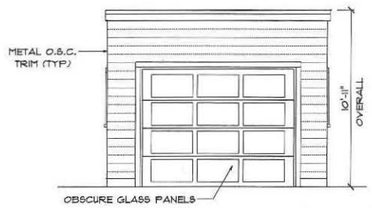
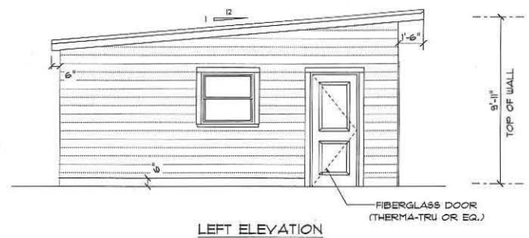
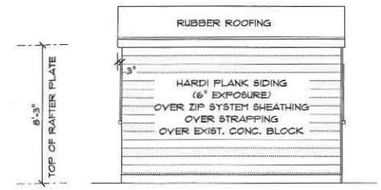


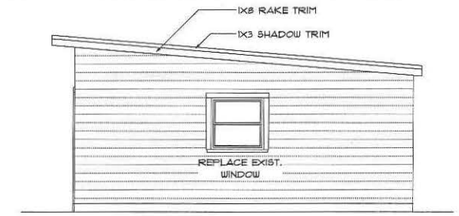
FRONT ELEVATION



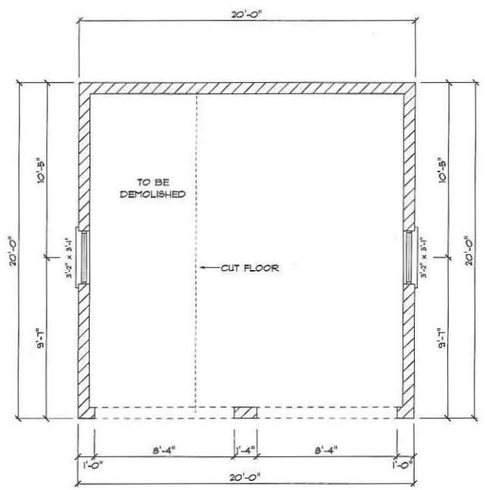
LEFT ELEVATION



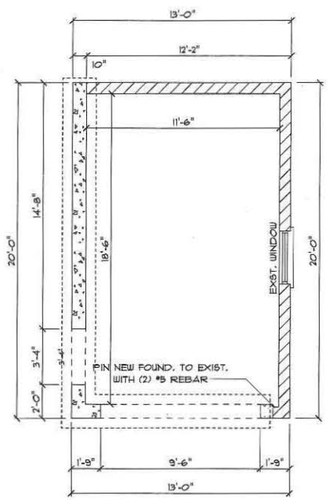
REAR ELEVATION



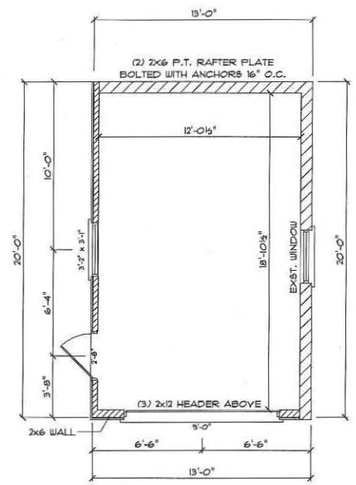
REAR ELEVATION



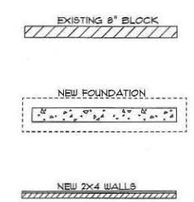
EXISTING FOUNDATION PLAN



PROPOSED FOUNDATION PLAN



PROPOSED FLOOR PLAN



STRUCTURAL NOTES:

GENERAL NOTES:

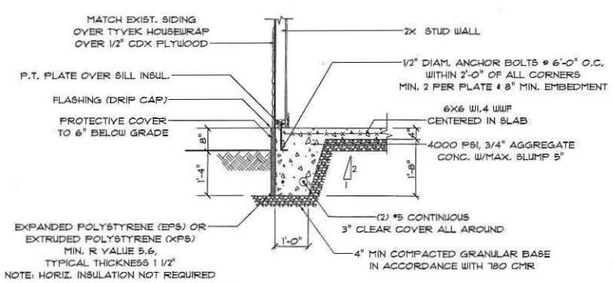
1. CONTRACTOR TO VERIFY ALL DIMENSIONAL CONTROLS ARE ADEQUATE PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THAT ALL APPLICABLE PERMITS ARE IN PLACE PRIOR TO CONSTRUCTION.
3. STRUCTURAL ENGINEER MUST BE CONSULTED FOR ANY CHANGES TO BEARING WALL LOCATIONS, FRAMING, MEMBER SIZES, FOUNDATION OR DETAILS SHOWN ON THESE DRAWINGS.
4. ALL STRUCTURAL MATERIALS / MEMBERS SHALL BE FREE FROM DEFECTS THAT MAY REDUCE THEIR STRUCTURAL CAPACITY.
5. CARE MUST BE TAKEN TO ENSURE THE CONCRETE CORE OF ALL "LALLY" COL'S REMAINS INTACT.
6. ALL HEADERS, JOISTS AND OTHER FRAMING NOT SPECIFIED HEREIN SHALL BE SUPPLIED IN ACCORDANCE WITH MASSACHUSETTS STATE BUILDING CODE.

FOUNDATION NOTES:

1. CONCRETE WALLS AND FOOTINGS TO BE MIN. 3,000 PSI. AT 28 DAYS. CONCRETE SLABS TO BE MIN. 4,000 PSI AT 28 DAYS
2. PLACE CONCRETE IN ACCORDANCE WITH ACI 318-99.
3. MIN. SOIL BEARING CAPACITY 2 TSF.
4. WALL LOCATION TO BE STAKED BY PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION IF REQUIRED.
5. FOR ALL FOOTINGS, EXCAVATE TO THE BOTTOM - OF - FOOTING ELEVATIONS LEAVING THE SOIL BELOW UNDISTURBED.
6. BACKFILL FOUNDATION WALLS 4'-0" MAX. UNTIL THE FIRST FLOOR FRAMING IS COMPLETED.
7. ANCHOR BOLTS MUST BE INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE.

WOOD / FRAMING NOTES:

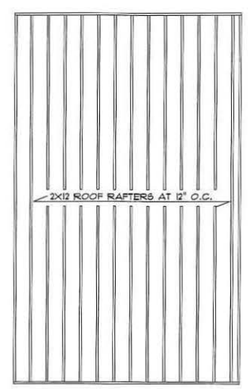
1. ALL STANDARD SAWN LUMBER EXPOSEDTO WEATHER, IN CONTACT WITH GROUND OR IN CONTACT WITH CONCRETE SHALL BE "PRESSURE TREATED" SYP NO. 1 OR BETTER UNO.
2. ALL STANDARD SAWN LUMBER NOT EXPOSED TO WEATHER SHALL BE SPF NO. 1/ NO. 2 OR BETTER UNO.
3. ALL BUILT-UP MEMBERS SHALL BE FASTENED TOGETHER BY 2 ROWS OF 16d NAILS @ 12" O.C. MIN. UNO BY MANUFACTURER
4. ALL LVL MATERIAL TO BE 2.0E MIN.
5. ALL I-JOISTS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER GUIDELINES.
6. ALL STEEL CONNECTORS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER GUIDELINES AND SUPPLIED AS SPECIFIED ON THE DRAWINGS WHEN APPLICABLE.
7. ALL WALLS RUNNING PARALLEL TO JOISTS SHALL BE SUPPORTED BY BLOCKING @ 16" O.C. OR DIRECTLY BY A DOUBLE JOISTS.
8. SOLID BLOCKING MUST BE INSTALLED BELOW LOAD BEARING WALLS
9. CARE MUST BE TAKEN TO SUPPORT ALL COLUMN/POINT LOADS FROM ABOVE WITH SOLID BLOCKING AS NEEDED.
10. ALL BEAMS MUST BE SUPPORTED BY 2X4 BUILT-UP COLUMNS WHICH MEET OR EXCEED THE WIDTH OF THE BEAM WITH 3" MIN. BEARING LENGTH (U.N.O).



NOTES:
FOUNDATION DESIGN MEETS OR EXCEEDS THE DESIGN REQUIREMENTS OF ASCE, NAHB AND 780 CMR.

FOUNDATION DETAIL

1/2" = 1'-0"



ROOF FRAMING

DATE
6/15/2021

DRAWING NO.
ROTH-52-54PARK

SCALE
1/4" = 1'-0"

BUILT WITH PRIDE BY
ROTHFUCHS DEVELOPMENT

PROPOSED GARAGE
52 PARK AVENUE
CAMBRIDGE MA.

afab enterprises
CUSTOM HOME DESIGNS

AFAB ENTERPRISES
PO BOX 916
BURLINGTON, MA
01803

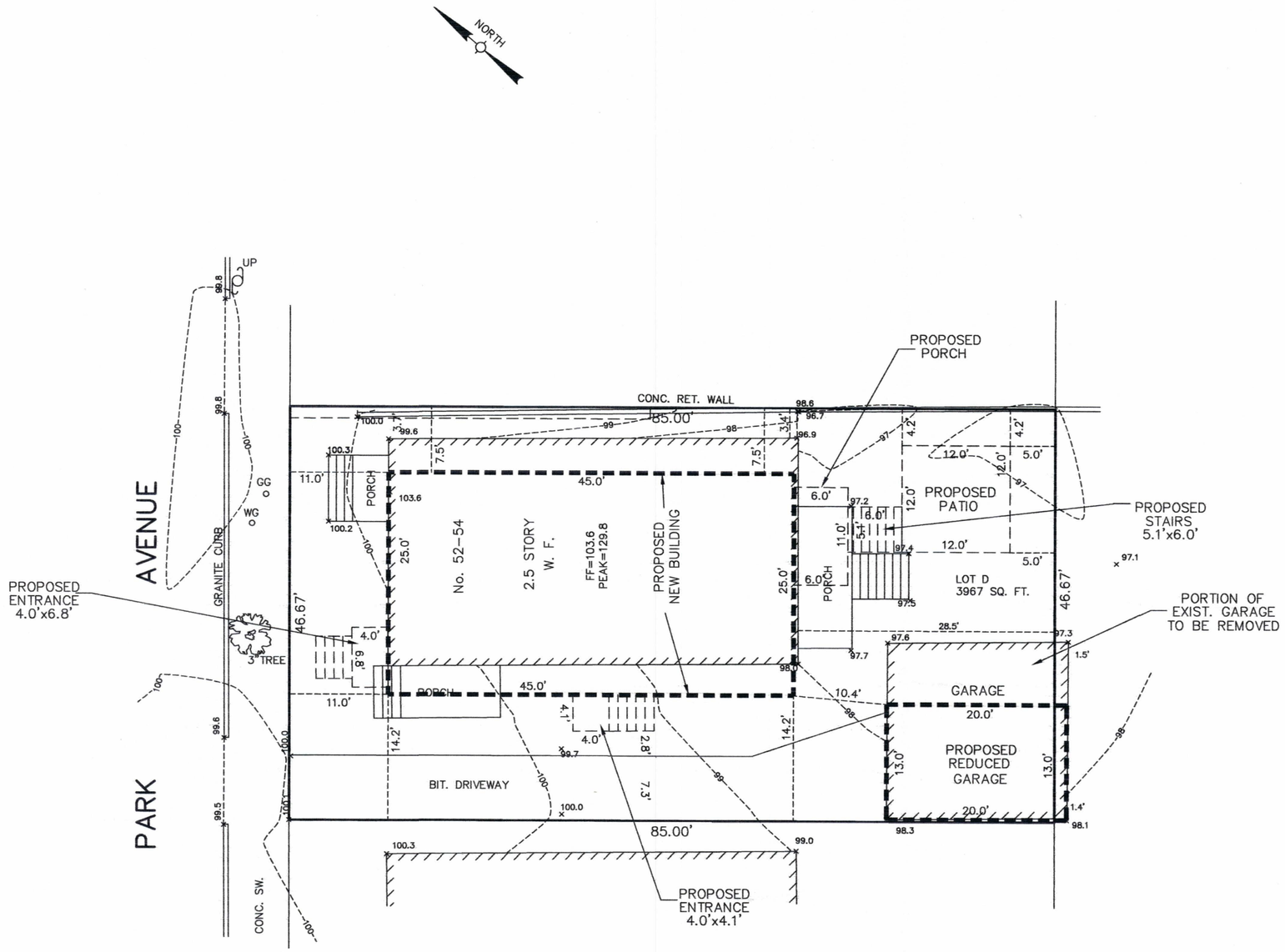
OFFICE (781)272-2156

FAX (781)229-6394

WWW.AFABHOMES.COM

COMMONWEALTH OF MASSACHUSETTS
ANDREW S. BRADSHAW
STRUCTURAL
No. 49173
REGISTERED
PROFESSIONAL ENGINEER
6/15/21

PAGE
1



Antoni Szerszunowicz

COMMONWEALTH OF MASSACHUSETTS
ANTONI SZERSZUNOWICZ
No. 36394
REGISTERED PROFESSIONAL LAND SURVEYOR

PLOT PLAN

52–54 PARK AVE

CAMBRIDGE, MASS.

SCALE : 1"= 10' SEPTEMBER 6, 2021

AGH ENGINEERING
166 WATER STREET STOUGHTON, MA 02072
PHONE: (781)344–2386

GRAPHIC SCALE

10 0 5 10 20 40


48-50
52-54 Park Avenue
56-58
Existing
Driveway


Front set back
Retaining Wall
and easement


Garage
54
54-56
Existing Driveway
location to remain


Front set back

56-58 Park Avenue set back


View of Park Avenue from
Huron Avenue


Park Avenue view looking to Huron Avenue


Rear elevation of 52-54 Park Avenue


Foundation
Cracks


Existing Two car garage
Reduced from 20'x20'
To 13'x20''
Rear yard


Existing
retaining wall
and Easement
3 feet 4 inches
Proposed New foundation
7 feet 6 inches


Watertown-Cambridge GREENWAY
Rear Yard

MILLER ENGINEERING & TESTING INC.

GEOTECHNICAL / SOIL BORINGS / ENVIRONMENTAL / SOILS / CONCRETE / MASONRY / STEEL / ROOFING / ASPHALT INSPECTION

Mail all correspondence to: 100 SHEFFIELD ROAD · PO BOX 4776 · MANCHESTER, NH 03108-4776 · TELEPHONE (603)668-6016 · Fax (603)668-8641

February 4, 2021

Mr. David Rothfuchs
Rothfuchs Development
17 Thoreau Road
Lexington, MA 02420

RE: Subsurface Exploration and Geotechnical Engineering Evaluation 52-54 Park Avenue Cambridge MA Project No. 21.009.NH

Dear Mr. Rothfuchs:

This report presents our geotechnical engineering evaluation and recommendations for redevelopment of the Lot at 52-54 Park Avenue in Cambridge, Massachusetts. Our services were performed in accordance with your email requests and our proposal (sent to you via email) dated January 13, 2021.

Our subsurface exploration program indicates that subsurface conditions beneath the existing building area consist of very loose, sand, silt and clay fill layers intermixed with trace amounts of gravel material overlying naturally occurring, peat and organic silt layers; in turn underlain by a stiff to hard silty clay stratum. The fill and organic layers ranged from 14.0 to 24.0 feet in thickness at two (2) test boring locations. The test boring results indicate that the existing fill and underlying organic layers are highly compressible with poor strength characteristics. The presence of these layers, beneath the existing building, has resulted in several inches of settlement and cracking of the foundation and basement floor slab, which we believe to be supported upon concrete spread footings or granite blocks.

Considering that the existing building foundation has settled significantly, resulting in several large cracks through the basement walls and floor slab, the Owner has decided to replace the structure with a new structurally sound building. The new structure should be supported on a deep foundation system consisting of drilled helical piers or drilled micro piles designed and installed to transfer the loads from the structure to the stiff to hard silty clay stratum that was encountered beneath the fill and organic layers. The basement floor slab would consist of reinforced concrete (structural) slabs supported on a system of grade beams used to distribute the structural loads to the deep foundation elements. A structural engineer will need to be retained to design grade beams, pile caps, and a structural concrete slab.

The results of our subsurface exploration program and geotechnical engineering evaluation will be discussed in more detail herein. It should be noted that our engineering services were limited to geotechnical considerations for the proposed project. Environmental engineering and materials

testing services are not included in our current scope of work; however, these services might be needed as the project advances into construction.

1.00 INTRODUCTION

This report presents the results of a geotechnical engineering evaluation completed for design of the proposed residential foundation at 52-54 Park Avenue in Cambridge, Massachusetts. This evaluation was completed in accordance with our emailed proposal, dated January 13, 2021, and consisted of:

1. Performing a site reconnaissance and subsurface exploration program with a series of test borings at the property;

2. Evaluating subsurface conditions and performing geotechnical engineering analyses to develop recommendations for foundation design and construction of the proposed structure; and

3. Summarizing the exploration program, engineering analyses, and evaluation in this Project Geotechnical Report.

Presented herein is a description of the proposed project, site subsurface conditions, and the geotechnical implications on design and construction. The contents of this report are subject to the limitations in Attachment A.

2.00 SITE AND PROJECT DESCRIPTION

The Site property is currently occupied by a residential building and detached garage. The ground surface descends about 4 to 6 feet in elevation from front (adjacent to Park Avenue) to rear of the building. The existing building foundation appears to consist of concrete masonry units and the basement floor slab consists of concrete. The foundation and floor have significant cracks due to excessive differential settlement of the building. In addition, the ground surface around the perimeter of the foundation is uneven with localized depressions due to differential settlement of underlying soil layers.

Based upon the condition of the existing building and concerns with regard to stability of the foundation, the Owner has decided to completely raze the building and construct a new structure and proper foundation. Considering the proximity of the building area to adjacent properties and Park Avenue, the new foundation should be supported upon piles/piers drilled through the loose fill and soft organic layers to derive support in the deeper stiff to hard silty clay stratum. Reinforced concrete grade beams, pile caps, and structural slabs should distribute loads to the piles/piers. These structural elements must be designed by a structural engineer.

3.00 SUBSURFACE EXPLORATION PROGRAM

The subsurface conditions at the site were characterized by advancing a series of test borings within the proposed building footprints (Figure No. 1). The subsurface exploration program was performed to:

- Determine the nature and consistency of the soil units at the site and obtain soil samples for visual classification;

- Perform Standard Penetration Tests to estimate the relative density/cohesive consistency of the in-place soil units;

- Estimate the engineering properties of the subgrade soils and provide the data needed for designing the building foundation elements; and

- Determine the depths to competent soil and/or bedrock, and the depth of the groundwater table.

Soil samples were collected continuously from the ground surface to depths below the fill and organic layers, and then at 5-foot maximum depth intervals (or as directed by the field engineer) to the bottom of the borings. Soil samples were collected using a 1⅜-inch inside-diameter split-spoon sampler during Standard Penetration Tests (SPTs). The SPT's were performed with a 140-pound hammer dropping 30 inches, in general accordance with ASTM D1586. The number of blows required to drive the sampler between the 6- and 18-inch intervals (the "N value") was used to assess the relative density and elastic properties of the soil units.

A geotechnical engineer monitored the subsurface exploration program, classified soil samples, measured groundwater levels, and monitored the performance of Standard Penetration Tests. The test boring locations were measured by referencing building corners. The Test Boring Logs are provided in Attachment B.

4.00 SUBSURFACE CONDITIONS ENCOUNTERED

Results of the test borings indicate that the subsurface conditions consist of the following generalized profile from the ground surface downward:

1. Fill Layer
2. Natural Peat and Organic Silt Layer
3. Naturally Occurring Silty Clay Stratum.

Detailed descriptions of the subsurface conditions are provided on the Test Boring Logs presented in Attachment B. General descriptions of the subsurface strata encountered are presented below:

Fill Layer

The Fill Layer was penetrated at depths ranging from about 11.0 to 12.2 feet (at B-1 and B-2) below existing grade. It should be noted that the ground surface sloped downward from front to rear of the property; thus, thicker fill layers might be found beneath the front portions of the Lot. The fill materials consisted of grey/brown, silt and clay with trace amounts of sand and gravel. Standard Penetration Test results indicated that the fill layer was generally in a very loose relative density and very soft cohesive consistency condition, indicating inadequate compaction of the fill layer.

Natural Peat and Organic Silt Layer

Test borings B-1 and B-2 encountered organic silt and fibrous peat intermixed with root material directly beneath the fill layer. The organic layer ranged in thickness from 1-foot to 12.2 feet at the locations of test borings B-2 (front of Lot) and B-1 (rear of Lot), respectively. The combined thickness of the fill and organic layer ranged from 14 feet (test boring B-2) to 24 feet (test boring B-1).

Naturally Occurring Stiff to Hard Silty Clay Stratum

Below the fill and organic layers, the test borings encountered a naturally occurring deposit of grey silty clay material to the bottom of the borings. Test boring B-1 was terminated in this layer at 41 feet bgs and B-2 was terminated at 46 feet bgs.

Groundwater Observations

Groundwater was encountered at depths of 9.0 to 15.0 feet at the test boring locations. Groundwater was perched within the fill layer at various elevations; thus, water should be expected during all excavations at the Site.

Groundwater levels fluctuate due to factors such as season, temperature, precipitation, and other environmental conditions. Groundwater levels at other times, therefore, may be different from those observed and recorded during this exploration program.

5.00 GEOTECHNICAL ENGINEERING EVALUATION

The test boring results indicate the building area is underlain by very loose fill and naturally occurring soft peat and organic silt materials to depths ranging from 14 to 24 feet below the ground surface. Our analyses indicate the fill layer and underlying organic layers are highly compressible and unsuitable for supporting the proposed residential structure on a shallow spread footing foundation system. The foundation and basement concrete slab-on-grade floor would be expected to settle several inches due to long-term consolidation of the fill layer and underlying organic stratum. In fact, long-term settlement cracks are evident in the existing foundation.

In our opinion, deep foundation alternatives for supporting the new building and proposed structural loads would include drilled micro pile or helical pier systems. A deep foundation system, which would transfer the structural loads through the existing fill and soft organic layers and into the underlying, naturally occurring, stiff to hard, silty clay stratum could be designed and constructed to support the structure. Helical Piers and drilled micro piles are viable deep foundation elements that could safely transfer structural loads through the fill and organic layers. Helical Piers consist of steel shafts with single or multiple helixes that are screwed into a firm bearing stratum until the torque applied indicates the required ultimate axial capacity has been achieved at the anticipated bearing elevations. The loads applied at the top of the pier will be transferred through the shaft to the bearing plates (the helixes). The size and number of Helical Piers are determined by the design structural loads. The shaft size is determined by the ultimate capacity and/or required torque values. Because the shaft surface area is relatively small downdrag forces (negative skin friction) are relatively small. Helical Pier foundations should be installed to achieve an ultimate axial capacity of two (2) times the allowable load, including live and dead loads. Drilled micro piles are elements that penetrate the fill and organic layers and

achieve axial capacity through skin friction in the hard silty clay layers; therefore, micro piles (with little end bearing resistance) would probably need to be deeper than helical piers.
Other types of deep foundation elements could be considered; however, our experience has indicated that helical pier and drilled micro pile systems provide relatively cost-effective solutions considering the engineering characteristics of the fill and naturally occurring soil layers encountered at the property.

The selection of a foundation support alternative should be made based upon the project schedule, total cost, and expected performance. The Construction Manager/Owner should develop realistic cost estimates for each alternative to provide a basis for comparison. The foundation alternatives discussed herein are considered technically feasible for this project.

6.00 DESIGN AND CONSTRUCTION RECOMMENDATIONS

Based on the subsurface explorations and our geotechnical engineering analyses, Miller Engineering & Testing, Inc. presents the following recommendations for foundation design for the proposed home.

6.10 Deep Foundation Option - General

Piles and helical piers would be advanced through the fill and organic layers to embedment in stiff to hard silty clay layer. The foundations would be designed as reinforced pile caps, grade beams, and structural slabs to adequately transfer loads.

All piles or helical piers beneath wall foundations should be staggered about the center of gravity of the wall load at a minimum distance of ½ the top diameter. Foundation walls and grade beams, restrained laterally so as to ensure stability during and after construction, may be supported by a single row of piers.

Individual columns supported on piers should be designed for eccentricity between the centroid of the column and the centroid of the supporting piers equal to a minimum of 3 inches or the actual eccentricity, whichever is greater. The design should account for eccentricity through one of the following methods:

A. By supporting individual columns on a minimum of 3 piers in a triangular pattern.

B. By designing walls, grade beams, and structural slabs to resist the bending moment induced by the eccentricity.

C. By designing the pier or column elements to resist bending moment induced by the eccentricity.

The Project Structural Engineer should determine the spacing and the locations of the deep foundation elements (i.e. drilled micro piles and helical piers) below the concrete footings and grade beams.

6.20 Design Geotechnical Engineering Services

Once the design team has selected a deep foundation alternative, design-phase geotechnical services might be needed to analyze micro pile and helical pier capacity. Miller Engineering and Testing, Inc. (MET) is available to assist the design team with these services. Some specialty geotechnical contractors perform design services in house; and therefore, will provide allowable capacity as a design-build service. MET would be available, on behalf of the Owner, to review the design submitted by the design-build contractor.

7.00 FINAL DESIGN AND CONSTRUCTION MONITORING

It is recommended that Miller Engineering & Testing, Inc. be retained to provide engineering services during the site preparation and foundation construction phases of this project. These services should include pile/pier installation monitoring and logging. This will allow for design changes in the event that subsurface conditions differ from those anticipated prior to the start of construction.

Lastly, it is recommended that Miller Engineering & Testing, Inc. be retained to review final design plans and specifications. In the event that any changes in the nature, the design, or the location of the structure are planned, Miller Engineering & Testing, Inc. will not consider the conclusions and recommendations contained in this report valid unless the changes are reviewed and the conclusions of the report modified or verified in writing.

Should you have any questions with regard to this report, please do not hesitate to contact us.

Sincerely,
MILLER ENGINEERING & TESTING, INC.

Frank K. Miller, P.E.
Vice President

COMMONWEALTH OF MASSACHUSETTS
FRANK K. MILLER
CIVIL
No. 36806
REGISTERED PROFESSIONAL ENGINEER

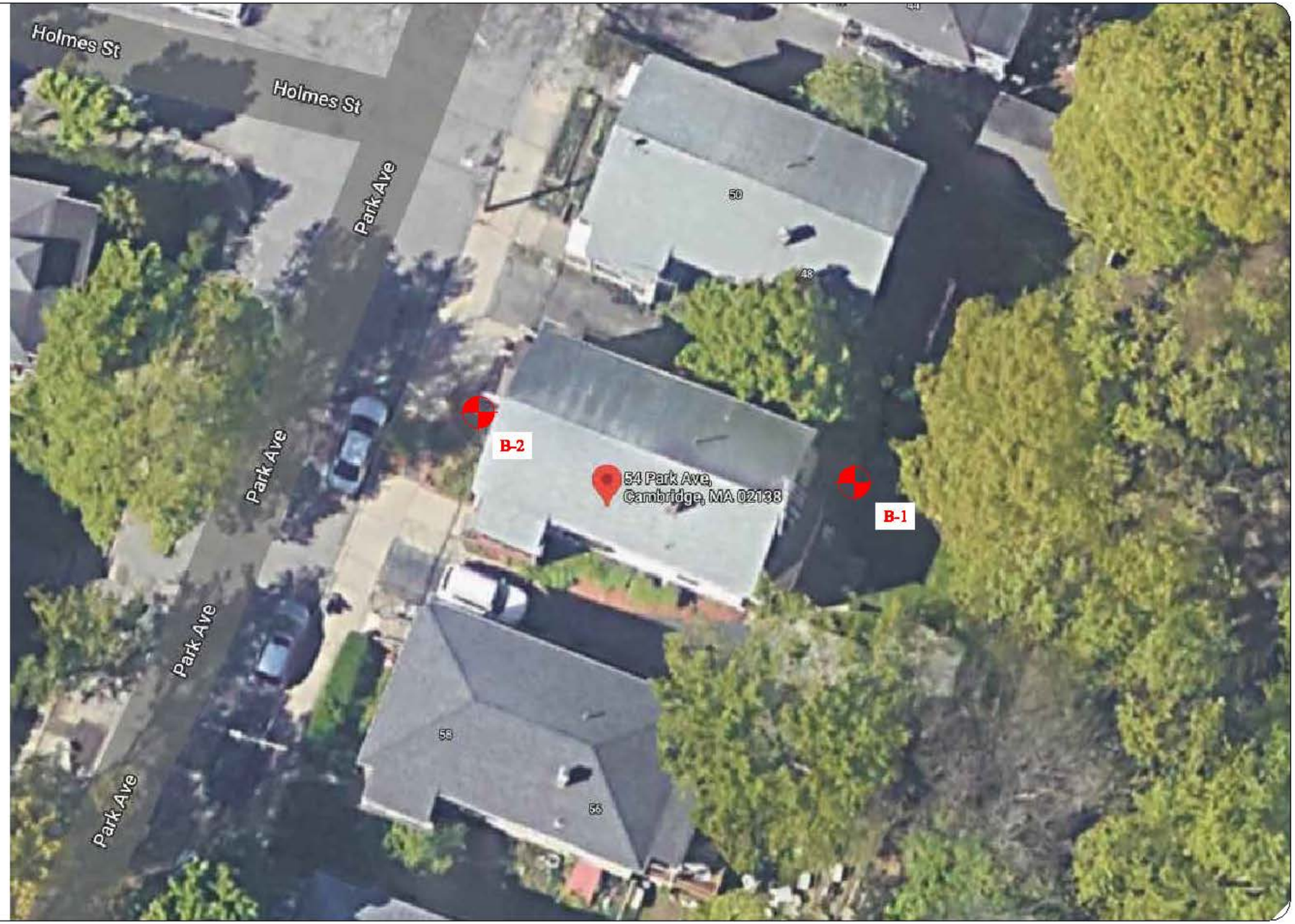
Figure

NOTES

1. This plan is a reproduction of portions of a base plan from an electronic photo from an online source.
2. A geotechnical engineer from Miller Engineering & Testing, Inc. inspected the test borings.
3. Test boring locations were determined by taping and pacing from known locations.
4. Not to scale.

KEY

Approximate Test Boring Location



MILLER ENGINEERING & TESTING, INC.

100 SHEFFIELD ROAD - PO BOX 4776
MANCHESTER, NEW HAMPSHIRE 03108
TEL (603) 668-6016 // FAX (603) 668-8641

52-54 Park Avenue
Cambridge, MA
January 2021
Project No. 21.009.NH

SUBSURFACE EXPLORATION LOCATION PLAN

FIGURE No.
1

Attachment A

LIMITATIONS

Explorations

1. The analyses, recommendations and designs submitted in this report are based in part upon the data obtained from subsurface explorations. The nature and extent of variations between these explorations may not become evident until construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations of this report.

2. The generalized soil profile described in the text is intended to convey trends in subsurface conditions. The boundaries between strata are approximate and idealized, and have been developed by interpretation of widely spaced explorations and samples; actual soil transitions are probably more gradual. For specific information, refer to the boring logs.

3. Water level readings have been made in the drill holes at times and under conditions stated on the boring logs. These data have been reviewed and interpretations have been made in the text of this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, and other factors differing from the time measurements were made.

Review

4. It is recommended that this firm be retained to review final design plans and specifications. In the event that any changes in the nature, design, or location of the structures are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of the report modified or verified in writing by Miller Engineering & Testing, Inc.

Construction

5. It is recommended that this firm be retained to provide soils engineering services during the excavations and foundation construction phases of the work. This is to observe compliance with the design concepts, specifications, or recommendations and to allow design changes in the event that subsurface conditions differ from those anticipated prior to the start of construction.

Use of Report

6. This report has been prepared for the exclusive use of **Rothfuchs Development** for the proposed **Residential Project at 52-54 Park Avenue in Cambridge, MA** in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.

7. This soil and foundation engineering report has been prepared for this project by Miller Engineering & Testing, Inc. This report was completed for design purposes and may be limited in its scope to prepare an accurate bid. Contractors wishing a copy of the report may secure it with the understanding that its scope is limited to design considerations only.

Attachment B

TEST BORING LOG

MILLER ENGINEERING & TESTING, INC.
100 Sheffield Road - Manchester, NH 03103
Ph. (603) 668-6016 - Fax: (603) 668-8641

Project:	52-54 Park Ave.	**Sheet**	1 of 2
	Cambridge, MA	**Boring No:**	B-1
Project No:	21.009.NH	**Location:**	See Plan
Date Start:	01-22-21		
Date End:	01-22-21	**Approx. Surface Elev:**	

	CASING	SAMPLER	GROUNDWATER OBSERVATIONS Date	Depth	Casing At	Stabilization Period
Type	HSA	SS	01-22-21	15'	41'	Upon Completion
Size	2-1/4" ID	1-3/8" ID				
Hammer		140 lbs.				
Fall		30"				

Depth/ Elev.	Cas bl/ft	SAMPLE Sample No.	Depth Range	Pen.	Rec.	BLOWS 0-6"	6-12"	12-18"	18-24"	Strata Change	Sample Description	Notes
0		-	0.0-0.2	2							2" Concrete	
		S-1	0.5-2.0	18	0		8	6	4		S-1: No recovery	
		S-2	2.0-4.0	24	7	3	3	2	2		S-2: Brown/Olive, silt, some clay, trace gravel (FILL)	
		S-3	4.0-6.0	24	4	1	1	3	2		S-3: Brown/Olive, silt, some clay, trace gravel (FILL)	
5		S-4	6.0-8.0	24	0	4	4	4	3		S-4: No recovery	
10		S-5	9.0-11.0	24	13	WOR	1	2	1		S-5: Gray, silty clay	
		S-6	11.0-13.0	24	9	3	2	2	3		S-6: Dark brown, peat	
		S-7	13.0-15.0	24	19	3	2	2	1		S-7: Dark brown, peat	
15		S-8	15.0-17.0	24	24	1	1	1	1		S-8: Dark brown, peat, wet	
		S-9	17.0-19.0	24	23	1/12		1	2		S-9: Dark brown, peat, wet	
		S-10	19.0-20.0	12	9	WOR	WOH				S-10: Dark brown, organic silt	
20		S-10A	20.0-21.0	12	10			2	1		S-10A: Dark gray, clay, trace organics	
		S-11	21.0-22.0	12	12	2	2				S-11: Dark brown, organic silt	
		S-11A	22.0-23.0	12	12			3	2		S-11A: Dark gray, clay, trace organics	
		S-12	24.0-26.0	24	16	1	2	5	6		S-12: Gray, clay, trace angualr gravel	
25												
		S-13	29.0-31.0	24	1	2	7	11	12		S-13: Gray, clay, trace angular gravel	
30												

Driller: R. Marcoux
Helper: J. Donaue
Inspector: T. Young

COHESIVE CONSISTENCY (Blows/Foot)
0-2 VERY SOFT
2-4 SOFT
4-8 MEDIUM STIFF
8-15 STIFF
15-30 HARD

COHESIONLESS (Blows/Foot)
0-4 VERY LOOSE
4-10 LOOSE
10-30 MEDIUM DENSE
30-50 DENSE
50+ VERY DENSE

PROPORTIONS USED
TRACE: 0-10%
LITTLE: 10-20%
SOME: 20-35%
AND: 35-50%

NOTES: (1) 5' of blow-in when lowering plugs and rods to auger to 44'. Plug and rod stuck in augers.

REMARKS: THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES. TRANSITION MAY BE GRADUAL.
WATER LEVEL READINGS HAVE BEEN MADE IN THE DRILL HOLES AT TIMES AND UNDER CONDITIONS STATED ON THE BORING LOGS.
FLUCTUATIONS IN THE LEVEL OF THE GROUNDWATER MAY OCCUR DUE TO OTHER FACTORS THAN THOSE PRESENT AT THE TIME MEASUREMENTS WERE MADE.

TEST BORING LOG

MILLER ENGINEERING & TESTING, INC.
100 Sheffield Road - Manchester, NH 03103
Ph. (603) 668-6016 - Fax: (603) 668-8641

Project:	52-54 Park Ave.	**Sheet**	2 of 2
	Cambridge, MA	**Boring No:**	B-1
Project No.:	21.009.NH	**Location:**	See Plan
Date Start:	01-22-21		
Date End:	01-22-21	**Approx. Surface Elev:**	

	CASING	SAMPLER	GROUNDWATER OBSERVATIONS Date	Depth	Casing At	Stabilization Period
Type	HSA	SS	01-22-21	15'	41'	Upon Completion
Size	2-1/4" ID	1-3/8" ID				
Hammer		140 lbs.				
Fall		30"				

Depth/ Elev.	Cas bl/ft	SAMPLE Sample No.	Depth Range	Pen.	Rec.	BLOWS 0-6"	6-12"	12-18"	18-24"	Strata Change	Sample Description	Notes
35		S-14	34.0-36.0	24	24	3	6	9	12		S-14: Gray, clay	
40		S-15	39.0-41.0	24	24	1	4	7	9		S-15: Gray, fine sand, trace silt, trace clay (2 clay varves - 1/8")	(1)
45 50 55 60											BORING TERMINATED AT 41 ft	

Driller: R. Marcoux
Helper: J. Donaue
Inspector: T. Young

COHESIVE CONSISTENCY (Blows/Foot)
0-2 VERY SOFT
2-4 SOFT
4-8 MEDIUM STIFF
8-15 STIFF
15-30 HARD

COHESIONLESS (Blows/Foot)
0-4 VERY LOOSE
4-10 LOOSE
10-30 MEDIUM DENSE
30-50 DENSE
50+ VERY DENSE

PROPORTIONS USED
TRACE: 0-10%
LITTLE: 10-20%
SOME: 20-35%
AND: 35-50%

NOTES: (1) 5' of blow-in when lowering plugs and rods to auger to 44'. Plug and rod stuck in augers.

REMARKS: THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES. TRANSITION MAY BE GRADUAL.
WATER LEVEL READINGS HAVE BEEN MADE IN THE DRILL HOLES AT TIMES AND UNDER CONDITIONS STATED ON THE BORING LOGS.
FLUCTUATIONS IN THE LEVEL OF THE GROUNDWATER MAY OCCUR DUE TO OTHER FACTORS THAN THOSE PRESENT AT THE TIME MEASUREMENTS WERE MADE.

TEST BORING LOG

MILLER ENGINEERING & TESTING, INC.
100 Sheffield Road - Manchester, NH 03103
Ph. (603) 668-6016 - Fax: (603) 668-8641

Project:	52-54 Park Ave.	**Sheet**	1 of 2
	Cambridge, MA	**Boring No:**	B-2
Project No:	21.009.NH	**Location:**	See Plan
Date Start:	01-22-21		
Date End:	01-22-21	**Approx. Surface Elev:**	

	CASING	SAMPLER	GROUNDWATER OBSERVATIONS Date	Depth	Casing At	Stabilization Period
Type	HSA	SS	01-22-21	9'	46'	Upon Completion
Size	2-1/4" ID	1-3/8" ID				
Hammer		140 lbs.				
Fall		30"				

Depth/ Elev.	Cas bl/ft	SAMPLE Sample No.	Depth Range	Pen.	Rec.	BLOWS 0-6"	6-12"	12-18"	18-24"	Strata Change	Sample Description	Notes
0		S-1	0.0-1.0	12	6	1	1				S-1: Topsoil	
		S-1A	1.0-2.0	12	3			1	2		S-1A: Gray, silt, little fine sand, trace gravel, (FILL)	
		S-2	2.0-4.0	24	0	2	1	2	3		S-2: No recovery	
5		S-3	4.0-6.0	24	13	2	4	4	4		S-3: Brown, silt, some fine sand	
		S-4	6.0-8.0	24	18	4	4	5	5		S-4: Brown/Gray, desiccated clay, trace gravel	
10		S-5	9.0-11.0	24	16	2	2	1	1		S-5: Gray, clayey silt, little fine sand, wet	
		S-6	11.0-12.2	14	14	3	2				S-6: Gray, clayey silt, little fine sand, wet	
		S-6A	12.2-13.0	10	10			1	2		S-6A: Dark brown, peat	
15		S-7	14.0-16.0	24	10	2	5	5	7		S-7: Gray, clay, trace subangular gravel, wet	
20		S-8	19.0-21.0	24	2	8	11	13	18		S-8: Gray, clay, trace angular gravel, wet	
25		S-9	24.0-25.5	18	18	10	10	5			S-9: Gray, clay, trace angular gravel, little fine sand, wet	
		S-9A	25.5-26.0	6	3				6		S-9A: Gray, fine sand, trace silt, wet	
30		S-10	29.0-31.0	24	24	3	3	4	8		S-10: Gray, fine sand, trace silt, wet (1/2" clay varve)	

Driller: R. Marcoux
Helper: J. Donaue
Inspector: T. Young

COHESIVE CONSISTENCY (Blows/Foot)
0-2 VERY SOFT
2-4 SOFT
4-8 MEDIUM STIFF
8-15 STIFF
15-30 HARD

COHESIONLESS (Blows/Foot)
0-4 VERY LOOSE
4-10 LOOSE
10-30 MEDIUM DENSE
30-50 DENSE
50+ VERY DENSE

PROPORTIONS USED
TRACE: 0-10%
LITTLE: 10-20%
SOME: 20-35%
AND: 35-50%

NOTES:

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TEST BORING LOG

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40		S-12	39.0-41.0	24	20	9	10	9	11		S-12: Gray, clay, trace angular gravel	
45		S-13	44.0-45.7	20	20	22	21	16			S-13: Gray, clay, trace angular gravel	
		S-13A	45.7-46.0	4	4				17		S-13A: Brown, fine to coarse sand, some gravel, little silt	
											BORING TERMINATED AT 46 ft	
50												
55												
60												

Driller: R. Marcoux
Helper: J. Donaue
Inspector: T. Young

COHESIVE CONSISTENCY (Blows/Foot)
0-2 VERY SOFT
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PHELAN
ENGINEERING, LLC
STRUCTURAL AND CIVIL ENGINEERING

March 22, 2021

Rothfuchs Development, Inc.
17 Thoreau Road
Lexington, MA 02421
Attn: Mr. William Rothsfuchs

Job No. 21067

Re: Structural Evaluation of the Residence Known as 52-54 Park Avenue, Cambridge, MA

Mr. Rothsfuchs,

As requested, on March 17, 2021, we visited the above referenced address to observe the existing dwelling and offer our opinion concerning the structural condition as it relates to functional 21st century residential dwelling.

Findings

The dwelling is a wood framed structure supported by a concrete foundation. Portions of the foundation have undergone extensive deformations, settlement and cracking. The northeast corner of the foundation has settled 12" or more judging by the foundation tapering cap and shoring performed by a previous owner. Differential settlement has caused walls and lally columns to be out of plumb and has caused floor joists to pull away from the sill beam and/or framed walls.

As part of our investigation, we reviewed the soil report by Miller Engineering. The report indicates that organic material (peat) was found eleven feet to twenty-five feet below grade.

Evaluation

To make this dwelling safe for modern habitation, the foundation would have to be replaced utilizing helical piles spaced under the exterior wall footings and interior girder line footings. The house would have to be raised off the foundation and stabilized at an elevation high enough to allow foundation demolishing equipment and pile driving equipment to operate under. Raising the wood frame dwelling to that elevation and stabilizing it on questionable bearing soil and then demolishing the existing foundation with neighboring houses so close would be a very risky situation.

The wood frame would need restructuring as most, or all, nail fastening of wood components have been compromised by the excessive differential settlement and deformation. The repair work would also require complete gutting of the dwelling.

76 CARLISLE ROAD ▲ WESTFORD, MA 01886
(978) 256-4014 ▲ www.PhelanEngineering.com

Rothsfuchs

Lt. 21067.01
March 22, 2021

Recommendations

Appendix J of the International Residential Code states that if the structural components of a building represent either a dangerous or unserviceable situation, the dwelling shall be remediated in accordance with applicable sections. Subsequently, it is our opinion that attempting to replace the existing foundation on a suitable base, re-establish the integrity of the wood frame to current code requirements, and safely provide modern residential living space in this dwelling is cost prohibitive and a safety concern for craftsmen. It is our opinion that the entire building should be demolished. A new house foundation design can be provided utilizing helical piles that will adequately support the new dwelling. It is also our opinion that removing organic material down to 25'-0" below grade and placing structural fill for a conventional foundation is impractical in this case.

Please feel free to copy this letter to others and call if you have any questions or comments.

Regards,

3-22-21

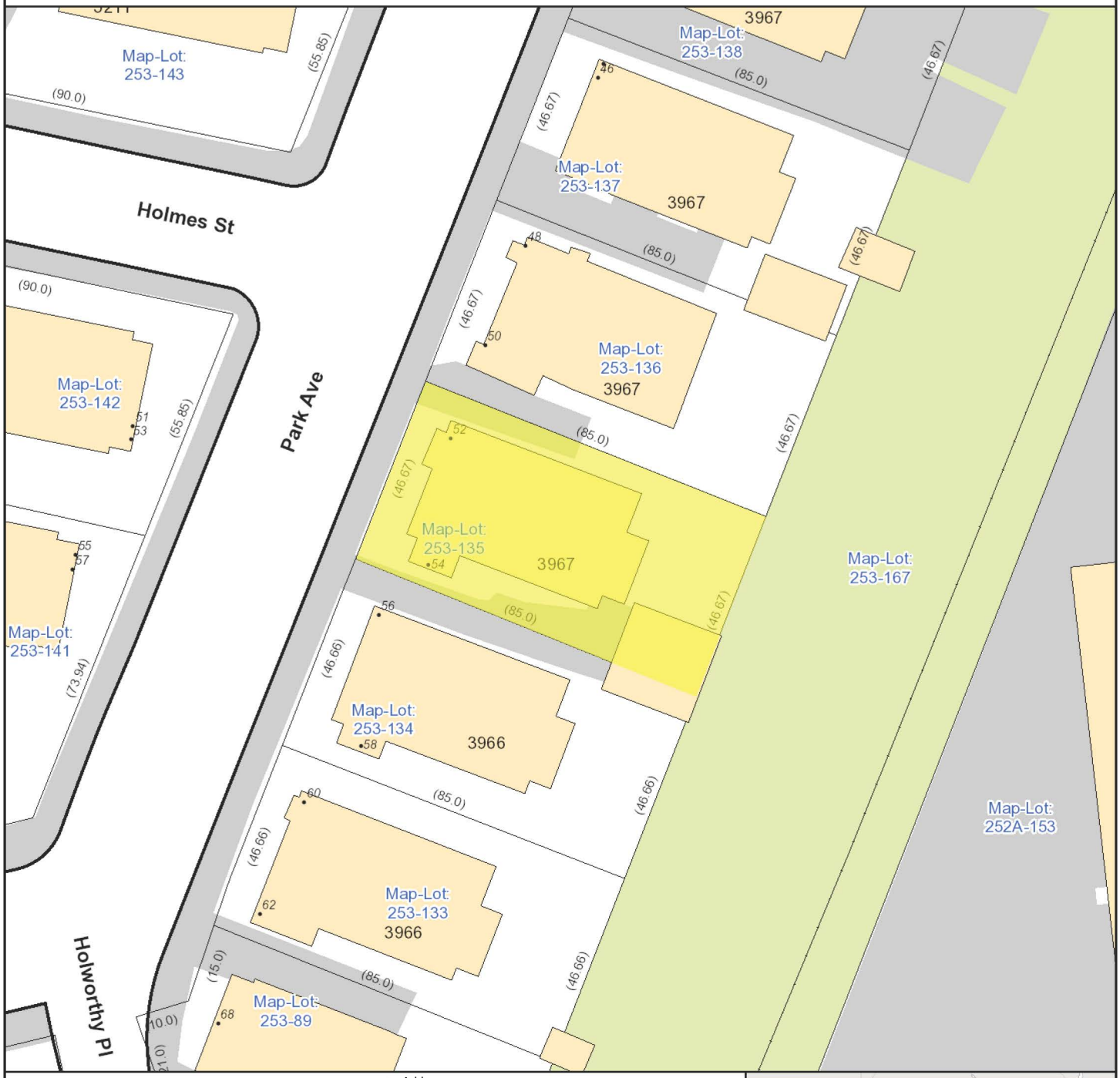
COMMONWEALTH OF MASSACHUSETTS
PAUL A. PHELAN JR
STRUCTURAL
No. 42538
REGISTERED PROFESSIONAL ENGINEER

Paul A. Phelan, Jr., P.E.

76 CARLISLE ROAD ▲ WESTFORD, MA 01886
(978) 256-4014 ▲ www.PhelanEngineering.com

City of Cambridge

October 15, 2021



City of Cambridge
Massachusetts

1" = 35 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

- Addresse
- Rail
- Building Footprints
- Parcels

Paved Surfaces

- Paved Roads
- Bridges
- Unpaved Roads
- Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath

The City's website will be offline for scheduled maintenance on Sunday, October 17 from 5am – 10am

Property Database

54 Park Ave

Property Information

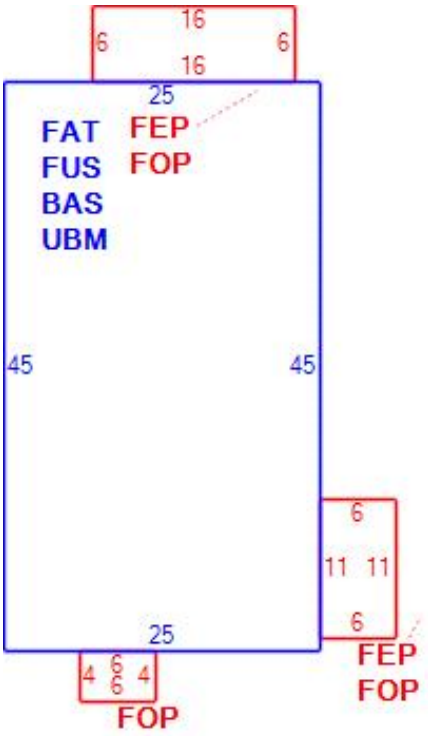
Property Class	TWO-FAM-RES
State Class Code	104
Zoning (Unofficial)	B
Map/Lot	253-135
Land Area (sq. ft)	3,967

Property Value

Photos

Sketches

Year of Assessment	2021
Tax District	R7
Residential Exemption	Yes
Building Value	$594,900
Land Value	$537,900
Assessed Value	$1,132,800
Sale Price	$258,000
Book/Page	32112/48
Sale Date	December 13, 2000
Previous Assessed Value	$1,105,000



Owner Information

Owner(s)	SULLIVAN, MARK J. 54 PARK AVE, CAMBRIDGE, MA 02138-4514

Building Information

Residential Building Number 1, Section 1

Exterior

Style	OLD STYLE TWO FAM
Occupancy	TWO-FAM-RES
Number of Stories	2
Exterior Wall Type	Aluminum-Vinyl
Roof Type	Gable
Roof Material	Aspahlt Shingl

Interior

Living Area (sq. ft.)	2,531
Number of Units	2
Total Rooms	11
Bedrooms	4
Kitchens	2
Full Baths	2
Half Baths	0
Fireplaces	0

Systems

Heat Type	Steam
Heat Fuel	Gas
Central A/C	No

Condition & Grade

Year Built	1925
Interior Condition	Good
Overall Condition	Average
Overall Grade	Good

Parking

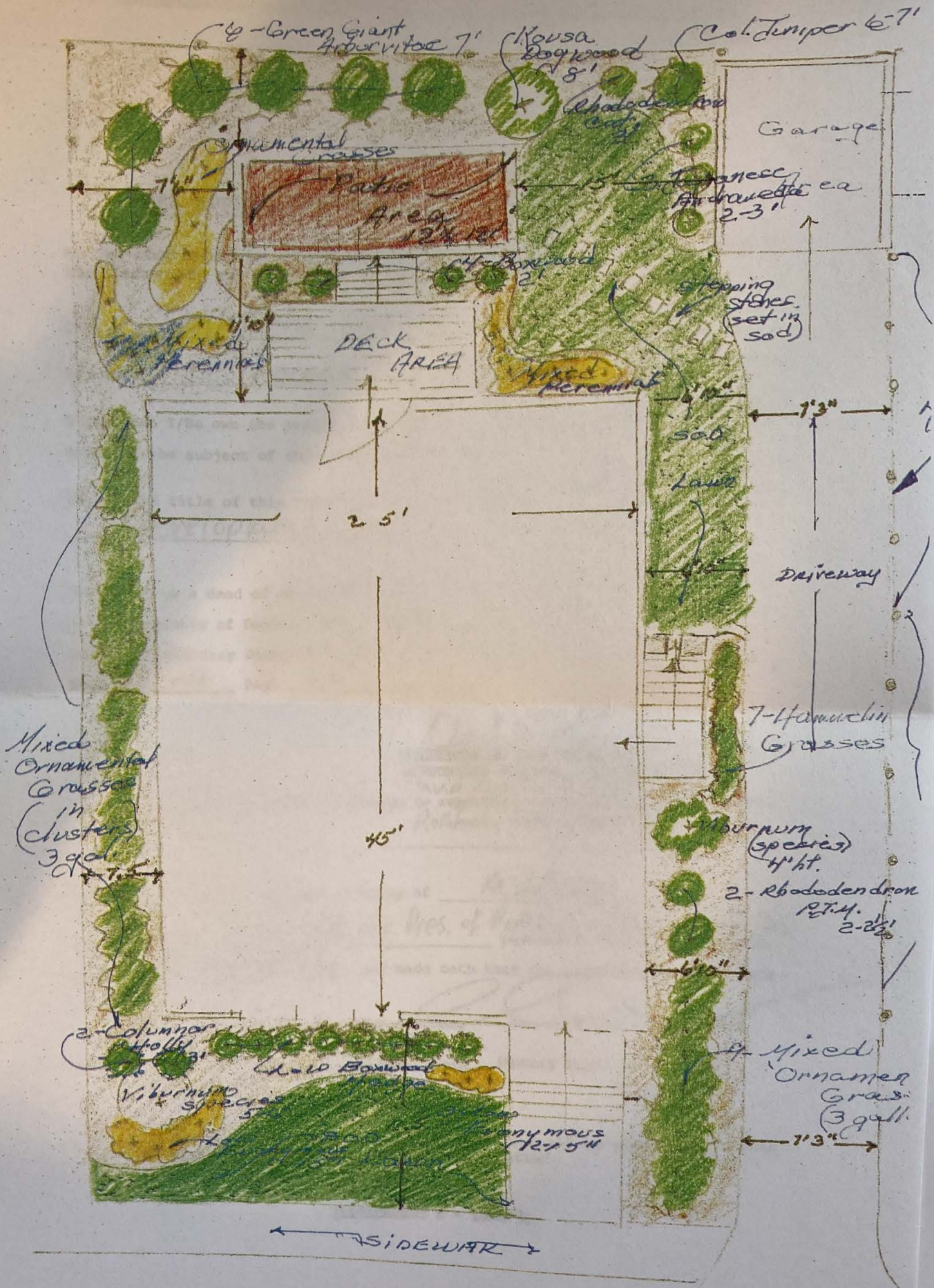
Open Parking	2
Covered Parking	2

Subareas

Code	Description	Gross Area	Living Area
BAS	First Floor	1,125	1,125
FAT	Finished Attic	1,125	281
FEP	Porch, Enclosed	162	0
FOP	Porch, Open	186	0
FUS	Upper Story, Finished	1,125	1,125
UBM	Basement	1,125	0
	Total:	4,848	2,531

Extra Features / Outbuildings

Description	GAR-1.0S
Number of Units	400.00
Unit Type	SF


6-Green Giant Arborvitae 7'
Kousa Dogwood 8'
Col. Juniper 6-7'
Rhododendron Cat.
Garage
Ornamental Grasses
Patio Area 12'x12'
15'
Japanese Andromeda 2-3'
7'1"
Hydrangea 2'
Stepping stones (set in sod)
11'10"
DECK AREA
Mixed Perennials
Mixed Perennials
sod
7'3"
Lawn
25'
Driveway
7-Hamelin Grasses
Mixed Ornamental Grasses in (clusters) 3 gal.
45'
Viburnum (species) 4' ht.
2-Rhododendron P.J.M. 2-2½'
6'6"
2-Columnar Holly 3'
Lo-Lo Boxwood Hedge
Viburnum species
Euonymous 12-15"
4-Mixed Ornamental Grasses (3 gal.)
7'3"
SIDEWALK