



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 DEC 21 PM 12:13

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 252170

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Samuel Slavin, Malcolm Slavin, and Joyce Klein C/O Carl Solander, AIA

PETITIONER'S ADDRESS: 818 Mount Auburn St, Watertown, MA 02472

LOCATION OF PROPERTY: 8.5-10 WILLIAM ST, Unit 8, Cambridge, MA

TYPE OF OCCUPANCY: Residential **ZONING DISTRICT:** Residence C Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Open up 2 new basement level windows facing a side yard with non-conforming setback. There is no change to gross floor area or FAR. 8.5-10 William St. is a 4-unit condominium.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 8.000 Section: 8.22.2.c (Non-Conforming Structure).
- Article: 5.000 Section: 5.31 (Table of dimensional requirements).
- Article: 10.000 Section: 10.40 (Special Permit).

Original Signature(s): 
(Petitioner (s) / Owner)

CARL A SOLANDER, AIA
(Print Name)

Address: 818 MOUNT AUBURN ST, WATERTOWN, MA
Tel. No. 617-440-3622 02472
E-Mail Address: carlsolander@reversearchitecture.com

Date: 12/19/2023

BZA Application Form

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 Samuel D. Slavin, Malcolm O. Slavin, and E. Joyce Klein
(OWNER)

Address: 8 William St., Cambridge, MA 02139

State that I/We own the property located at 8-10.5 William St. Unit 8, Cambridge, MA, 02139 which is the subject of this zoning application.

The record title of this property is in the name of Samuel D. Slavin, Malcolm O. Slavin, and E. Joyce Klein

*Pursuant to a deed of duly recorded in the date 03/02/2015, Middlesex South County Registry of Deeds at Book 64987, Page 291; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

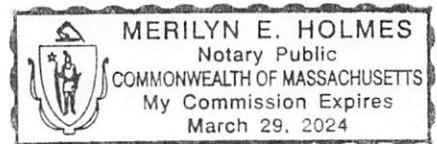
Commonwealth of Massachusetts, County of Suffolk

The above-name Samuel D Slavin personally appeared before me, this 21 of November, 2023, and made oath that the above statement is true.

Marilyn E. Holmes Notary

My commission expires March 29, 2024 (Notary Seal).

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



STATE OF MASSACHUSETTS

IN SENATE, January 20, 1954.

REPORT OF THE COMMISSIONERS OF THE DEPARTMENT OF PUBLIC SAFETY

RELATIVE TO THE INVESTIGATION OF THE

ALLEGED VIOLATION OF THE PROVISIONS OF

CHAPTER 268B, SECTION 1, OF THE

STATUTES RELATIVE TO THE

REGISTRATION OF

THE STATE OF MASSACHUSETTS

FOR THE YEAR ENDING DECEMBER 31, 1953

AS SUBMITTED TO THE SENATE

AND THE HOUSE OF REPRESENTATIVES

COMMISSIONERS OF THE DEPARTMENT OF PUBLIC SAFETY

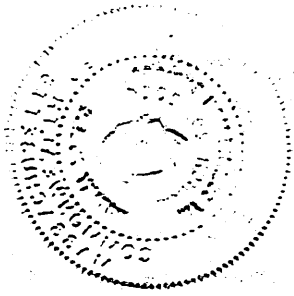
STATE OF MASSACHUSETTS

PRINTED AND BOUND BY THE STATE OF MASSACHUSETTS

1954


MADE IN MASSACHUSETTS

BY THE STATE OF MASSACHUSETTS



Approved: _____
Date: _____

MERILYN E. HOLMES
 Notary Public
 COMMONWEALTH OF MASSACHUSETTS
 My Commission Expires
 March 29, 1954



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 8.5-10 WILLIAM ST , Unit 8 , 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:

Additional basement windows will match the size and height of the existing basement windows, look out onto a small side yard with fence and plantings. The windows are low to the ground and screened by the fence and plantings and will not have a detrimental impact on the privacy of the adjoining property. The new windows will maintain the historic character of the building. There are 4 existing basement level windows on this side wall.

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

There is no traffic impact.

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:

Additional windows would not have any impact on adjacent uses. The adjacent building is set back from the property line and the buildings are adequately spaced to preserve privacy and separation. Any future development would have to meet setback requirements. Windows facing side yards are typical and expected in this neighborhood.

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:

Windows do not pose health hazards. Being able to bring more light and fresh air to the finished basement is a health benefit for the occupants.

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 windows will match the size, style, and location of the existing basement windows and will not detract from the historical appearance of the building. The addition of windows enhances the living space and will allow the owners to increase the finished living space of their home in order to raise a family in Cambridge. This will be a benefit to the neighborhood.

***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: Samuel Slavin, Malcolm Slavin, and Joyce Klein
Location: 8.5-10 WILLIAM ST., Unit 8, Cambridge, MA
Phone: 617-440-3622

Present Use/Occupancy: Residential
Zone: Residence C Zone
Requested Use/Occupancy: Residential

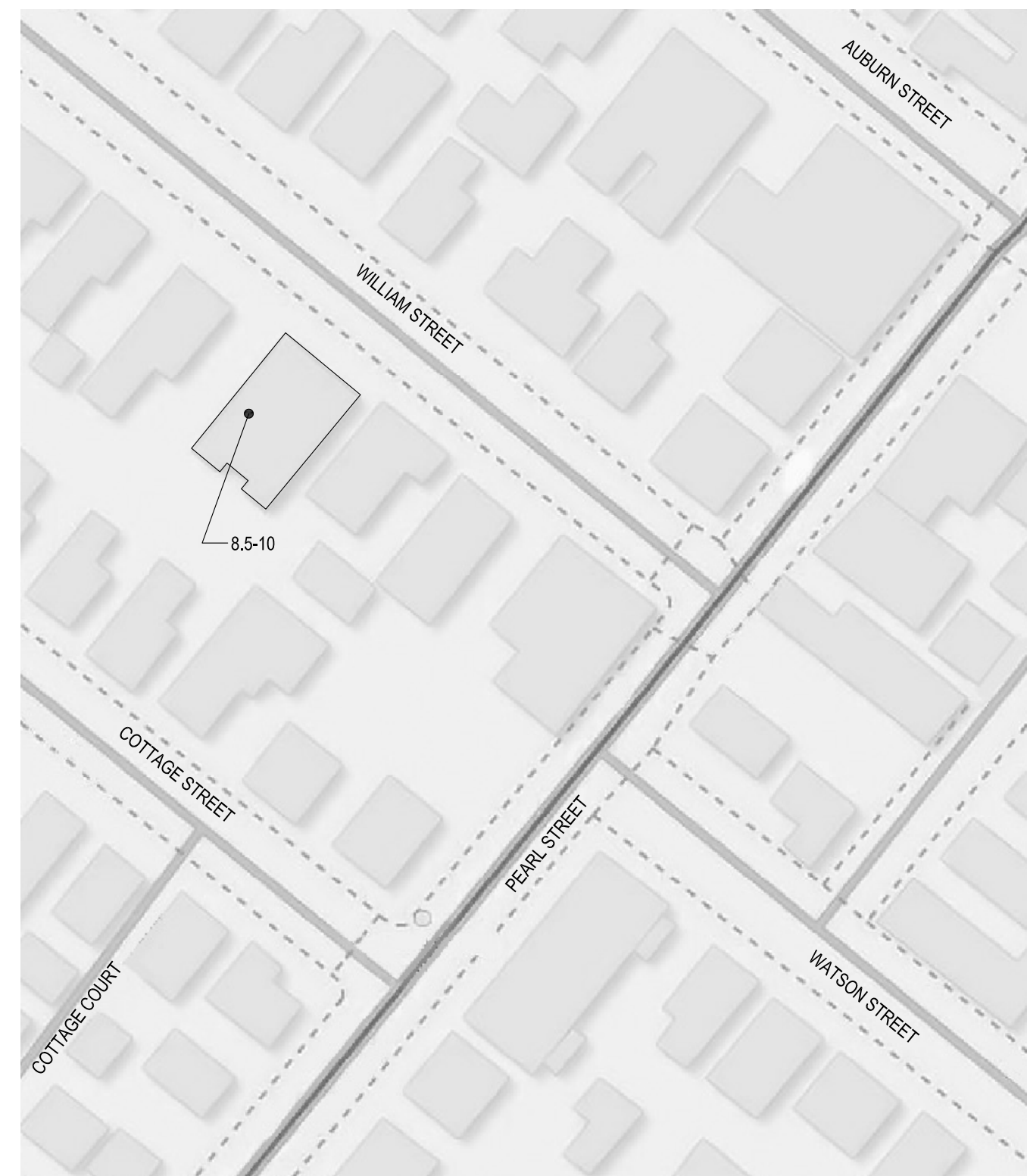
		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		1714 (unit 8 only)	1714 (unit 8 only)	2862+/- (building)	(max.)
LOT AREA:		+/- 4770	+/- 4770	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		Not calculated	no change	0.6	
LOT AREA OF EACH DWELLING UNIT		+/- 1193	+/- 1193	1800	
SIZE OF LOT:	WIDTH	53	53	50	
	DEPTH	90	90	NA	
SETBACKS IN FEET:	FRONT	Not calculated	No change	10	
	REAR	not calculated	no change	20	
	LEFT SIDE	6' +/-	6' +/-	7'-6"	
	RIGHT SIDE	No calculated	no change	sum of 20	
SIZE OF BUILDING:	HEIGHT	Not calculated	no change	35	
	WIDTH	not calculated	no change	NA	
	LENGTH	not calculated	no change	NA	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		Not calculated	no change	36%	
NO. OF DWELLING UNITS:		4	4	NA	
NO. OF PARKING SPACES:		0	0	NA	
NO. OF LOADING AREAS:		0	0	NA	
DISTANCE TO NEAREST BLDG. ON SAME LOT		NA	NA	NA	

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

Not applicable

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'.

KEY PLAN



DRAWING LIST

- ② A-001 COVER SHEET
- ① A-002 LIFE SAFETY DIAGRAMS
- A-003 NOTES
- A-004 NOTES
- A-005 NOTES
- ② A-010 APPLIANCE, PLUMBING, & DOOR SCHEDULE
- ② A-100 BASEMENT & FIRST FLOOR PLAN - DEMO
- ② A-110 BASEMENT & FIRST FLOOR PLAN - NEW
- A-111 BATH & KITCHEN TILE PLAN LAYOUTS
- ② A-400 BASEMENT FLOOR PLAN - RCP & SWITCHING LAYOUT
- ② A-401 FIRST FLOOR PLAN - RCP & SWITCHING LAYOUT
- A-402 ELECTRICAL NOTES, SYMBOLS & LIGHTING SCHEDULE
- ② A-600 OFFICE/WORKOUT & 0-01 POWDER ROOM INTERIOR ELEVATIONS
- ② A-601 HALL 0-06 INTERIOR ELEVATIONS
- A-602 BASEMENT STAIR INTERIOR ELEVATIONS
- ② A-603 KITCHEN INTERIOR ELEVATIONS & CAB SCHED
- A-604 BATH 1-01 & BATH 1-02 INTERIOR ELEVATIONS
- A-605 HALL 1-04 & LIVING ROOM INTERIOR ELEVATIONS
- A-610 INTERIOR DETAILS
- ② A-611 INTERIOR DETAILS

FINISH SCHEDULE

- ①-T-1 HABITANIA MIXED KITCHEN BACKSPLASH, GST (8X10)
- ①-T-2 VULCANIKA - RAKU BIANCO FIELD TILE, STONE SOURCE (24X24)
- ①-T-3 LUCE DI CERAMICA - TEAL, STONE SOURCE (8X8)
- ①-T-4 VULCANIKA - RAKU BIANCO MOSAICO TILE FOR VANITY, STONE SOURCE (12X12)
- ①-T-5 RESORTS - BIANCO WALL TILE, STONE SOURCE (12X24)
- ①-T-6 RESORTS - BEIGE MURETTO WALL TILE, STONE SOURCE (12X24)
- ①-T-7 UNFADING GREEN SLATE BY VERMONT STRUCTURAL SLATE, VARIOUS SIZES
- ①-T-8 VULCANIKA - RAKU BIANCO LINK FLOOR TILE, STONE SOURCE (8X14)
- ①-T-9 RESORTS - BEIGE MOSAIC FLOOR TILE, STONE SOURCE (1X2)
- ①-T-10 GLASSWORKS VOLGA GLASS TILE - ORIGINAL STYLE, ROMA TILE (3X6)
- ①-T-11 POWDER RM FLOOR TILE, TBD
- ①-T-12 POWDER RM WALL TILE, TBD
- ①-S-1 STONE TBD
- ①-G-1 3/8" CLEAR TEMPERED GLASS
- ①-G-2 1/4" MIRROR, POLISHED EDGE
- ①-P-1 WALLS, BENJAMIN MOORE AURA EGGSHELL (524)
- ①-P-2 TRIM & DOORS, BENJAMIN MOORE ADVANCE SATIN (792)
- ①-P-3 BATHROOM WALLS, & CEILING, BENJAMIN MOORE KITCHEN & BATH SATIN (322)
- ①-P-4 CEILINGS, BENJAMIN MOORE MURESCO CEILING PAINT FLAT (258)
- ①-P-5 KITCHEN CABS PAINT COLOR TBD
- ①-P-6 METAL PAINT BENJAMIN MOORE ULTRA SPEC HP DTM ACRYLIC LOW LUSTRE (HP25)
- ①-P-7 STAIR RISERS: BENJAMIN MOORE FLOOR & PATIO LOW SHEEN ENAMEL (N122)
- ①-P-8 CLEAR FINISH: COROTECH CLEAR ACRYLIC SEALER V027
- ①-W-1 TEAK
- ①-PL-1 WHITE PLASTIC LAMINATE ON PLYWOOD

PROJECT DESCRIPTION

8.5-10 Williams St, Unit 8 is a 1st floor condominium with deeded basement area in an attached 2-family building. The basement is unfinished. The project consists of renovating the kitchen and pantry on the 1st floor, renovating the existing bathroom, adding a new bathroom, and finishing the deeded area of the basement. Work in the basement includes a new layout with finished walls, ceilings, floors, new lighting and electrical layout, and an added powder room. The existing boiler will be removed and a new heating and cooling system will be installed to serve the entire unit including new finished basement areas.

BUILDING CODE SUMMARY

Applicable Building Codes:

- 780 CMR 9th Edition Massachusetts Building Code:
 - 2015 International Building Code with MA amendments (IBC)
 - 2015 International Existing Building Code with MA amendments (IEBC)
 - 2021 International Energy Conservation Code with MA amendments (IECC)
 - 527 CMR 12.00 Massachusetts Electrical Code:
 - NFPA 70, 2020 Edition with Massachusetts amendments.
 - 248 CMR 10.00 Uniform State Plumbing Code
- *The stretch energy code does apply to this project. Relevant requirements of Chapter 5 [RE] Existing Buildings of the IECC shall apply to new work. A HERS rating is not required for Level 2 Alterations.

8.5-10 Williams St consists of 2 attached 2-family buildings separated by a party wall. According to the 9th Edition Massachusetts Building Code, the buildings are classified as **R3 Occupancy**.

The work is classified as a **Level 2 Alteration** according to Chapter 5 of the IEBC. All work shall comply with the requirements of IEBC chapters 7 and 8.

New mechanical equipment shall comply with the requirements of the IECC.

Building Envelope alterations consist of new insulation applied to the interior of the basement foundation wall and new insulated interior basement walls separating non-conditioned storage areas from conditioned finished areas.

- Basement wall insulation shall be R-20, with approximately R-15 ci on the interior face of the foundation wall. This exceeds the requirements of IECC table R402.1.3.
- Interior basement walls between conditioned and non-conditioned space shall have min R-19 cavity insulation.

Existing egress routes and fire separation shall be maintained.

ZONING SUMMARY

Zoning District: Residence C

Gross Floor Area: No change. Gross Floor Area shall not include any basement or cellar living space in any single-family or two-family home.

FAR: No change from existing. No change in Gross Floor Area.

SYMBOLS

DOOR NUMBER	①01	SECTION:	①
FINISH TYPE	①-P-2	Drawing 1	A-210
WALL TYPE #1	①	SECTION TAIL:	↓
WINDOW TYPE #2	②	Indicates Direction of View	
CENTER LINE ↕	---	DETAIL:	③
STEP DOWN	▬	Drawing 3	A-501
DIRECTION OF BOARDS	→ BOARD ← DIRECTION	EXTERIOR ELEVATION:	①
FLOOR FINISH TRANSITION	↔ WD TILE	Drawing 1	A-201
CABINET #	①01	Sheet A-201	
DATUM ELEVATION	T.O. 2ND FLR EL: +10'-2"	INTERIOR ELEVATIONS:	①
SPOT ELEVATION	+0'-8" Datum = New Floor	Drawings 1, 2, 3, 4	②

COMMON ABBREVIATIONS

AC	AIR CONDITIONER	CLG	CEILING	F.O.	FACE OF	NEC	NECESSARY	S.W.	SHEAR WALL
ACT	ACOUSTIC TILE	CLOS	CLOSET	FOUNDFN	FOUNDATION	OC	ON CENTER	TB	THERMAL BARRIER / BREAK
A.B.	ANCHOR BOLT	CLR	CLEAR	GRDRL	GUARDRAIL	OCSFP	OPEN CELL SPRAY FOAM	TBD	TO BE DETERMINED
ABV	ABOVE	COL	COLUMN	GWB	GYP SUM WALL BOARD	OVHD	OVERHEAD	TM	THERMALLY MODIFIED
ADJ	ADJUSTABLE	CONC	CONCRETE	HC	HOLLOW CORE	OPNG	OPENING	T.O.	TOP OF
AFF	ABOVE FINISHED FLOOR	CONT	CONTINUOUS	HD	HEAD	PC	POWDER COATED	TOF	TOP OF FOUNDATION
AHU	AIR HANDLER UNIT	CTR	CENTER	HNDRL	HANDRAIL	PLAM	PLASTIC LAMINATE	TOJ	TOP OF JOISTS
ALT	ALTERNATE	CTYD	COURTYARD	HT	HEIGHT	POLYISO	POLYISOCYANURATE	TW	TOP OF WALL
ALUM	ALUMINUM	DBL	DOUBLE	HW	HARDWARE	PT/P.T.	PRESSURE TREATED	TOFF	TOP OF FINISHED FLOOR
APPROX	APPROXIMATE	DET	DETAIL	HWH	HOT WATER HEATER	PTD	PAINTED	TOSS	TOP OF STRUCTURAL
AWB	AIR + WEATHER BARRIER	D.F.	DOUGLAS FIR	INT	INTERIOR	PWD/PLYWD	PLYWOOD	STEEL	STEEL
BD	BOARD	DIMS	DIMENSIONS	INSUL	INSULATION	RAD	RADIATOR/RADIANT	TYP	TYPICAL
BHND	BEHIND	DN	DOWN	LIT	LITERATURE	REF	REFRIGERATOR	U.O.N.	UNLESS OTHERWISE
B.N.	BOUNDARY NAIL	DR	DOOR	LT	LIGHT	REINF	REINFORCED	NOTED	NOTED
BN	BRUSH / SATIN NICKEL	DW	DISHWASHER	M.O.	MASONRY OPENING	REQD	REQUIRED	VB	VAPOR BARRIER
BLDG	BUILDING	DWG	DRAWING	MAX/MIN	MAXIMUM / MINIMUM	RM	ROOM	VIF	VERIFY IN FIELD
BLK	BLACK	DS	DOWNSPOUT	MC/MED CAB	MEDICINE CABINET	R.O.	ROUGH OPENING	W/	WITH
BLW	BELOW	E.	EXISTING	MFR	MANUFACTURER	SC	SOLID CORE	WD	WASHER / DRYER
B.O.	BOTTOM OF	ELEC	ELECTRIC, ELECTRICAL	MW/MICRO	MICROWAVE	SIM	SIMILAR	WD	WOOD
BTWN	BETWEEN	EPS	EXPANDED POLYSTYRENE	MINWL	MINERAL WOOL	SKYLT	SKYLIGHT	WH	WHITE
BYND	BEYOND	EQ	EQUAL	MISC	MISCELLANEOUS	SOG	SLAB ON GRADE	WRB	WEATHER RESISTIVE
CAA	CLEAR ANNOIDIZED ALUM.	EXIST	EXISTING	MLDG	MOLDING	SPRINK / SP	SPRINKLER	WWF	WELDED WIRE FABRIC
CAB	CABINET	EXT	EXTERIOR	MTD	MOUNTED	STR/STRUC	STRUCTURE	XPS	EXTRUDED POLYSTYRENE
CCSPF	CLOSED CELL SPRAY FOAM	ETR	EXISTING TO REMAIN	MTL	METAL	SURF	SURFACE		(R-5 / INCH)
CIP	CAST IN PLACE	FIN	FINISH	N.	NEW	STL	STEEL		
CL / ↕	CENTER LINE	FLR	FLOOR	N/A	NOT APPLICABLE	SS / ST STL	STAINLESS STEEL		

MATERIALS

	WOOD BLOCKING STUDS & JOISTS		DRAINAGE MAT BREATHER MAT		STONE OR TILE		BATT INSULATION		PLYWOOD SHEATHING		ALUM OR STL		UNIT MASONRY		SPRAY INSULATION		CELLULOSE
	SOLID WOOD		HONEYCOMB / HOLLOW CORE		CONCRETE		RIGID INSULATION		GYP SUM BOARD BACKER BOARD		WEATHER BARRIER		EARTH		MINWL BOARD		NEW WALL

ARCHITECT: **REVERSE ARCHITECTURE**
 www.reversearchitecture.com
 P/F: 617-440-3622
 818 Mt Auburn St, Watertown, MA 02472

SEAL: _____

PROJECT: **SLAVIN RESIDENCE**

OWNER: **SAM SLAVIN**
 8.5-10 WILLIAM ST., UNIT 8
 CAMBRIDGE, MA 02139

GENERAL CONTRACTOR: **GIOVANI MIRANDA**
 WOOD PRECISION INC. 448 MEDFORD ST.
 MALDEN, MA 02148
 617-605-7870

REVISION # | DATE | DESCRIPTION

① 08-25-23 PERMIT

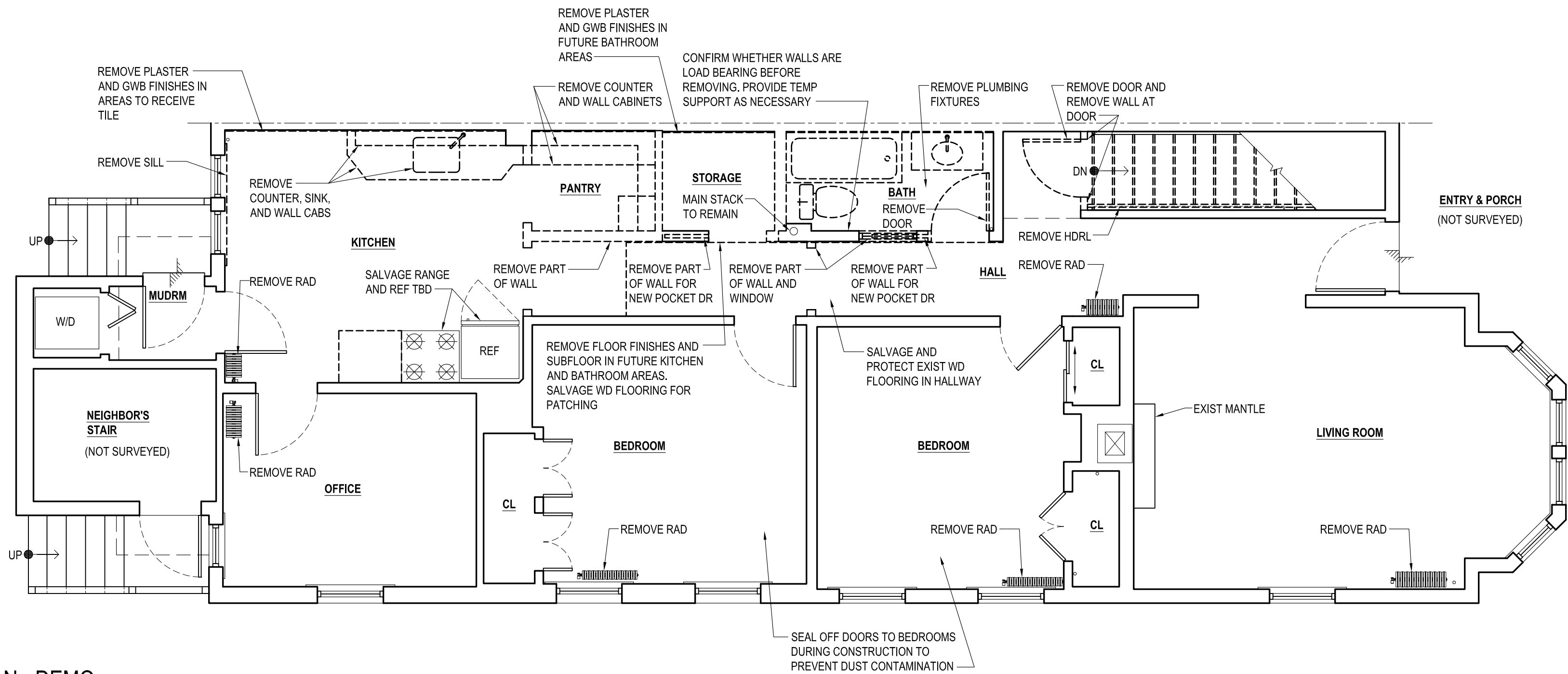
② 11-2-23

TITLE: **COVER SHEET**

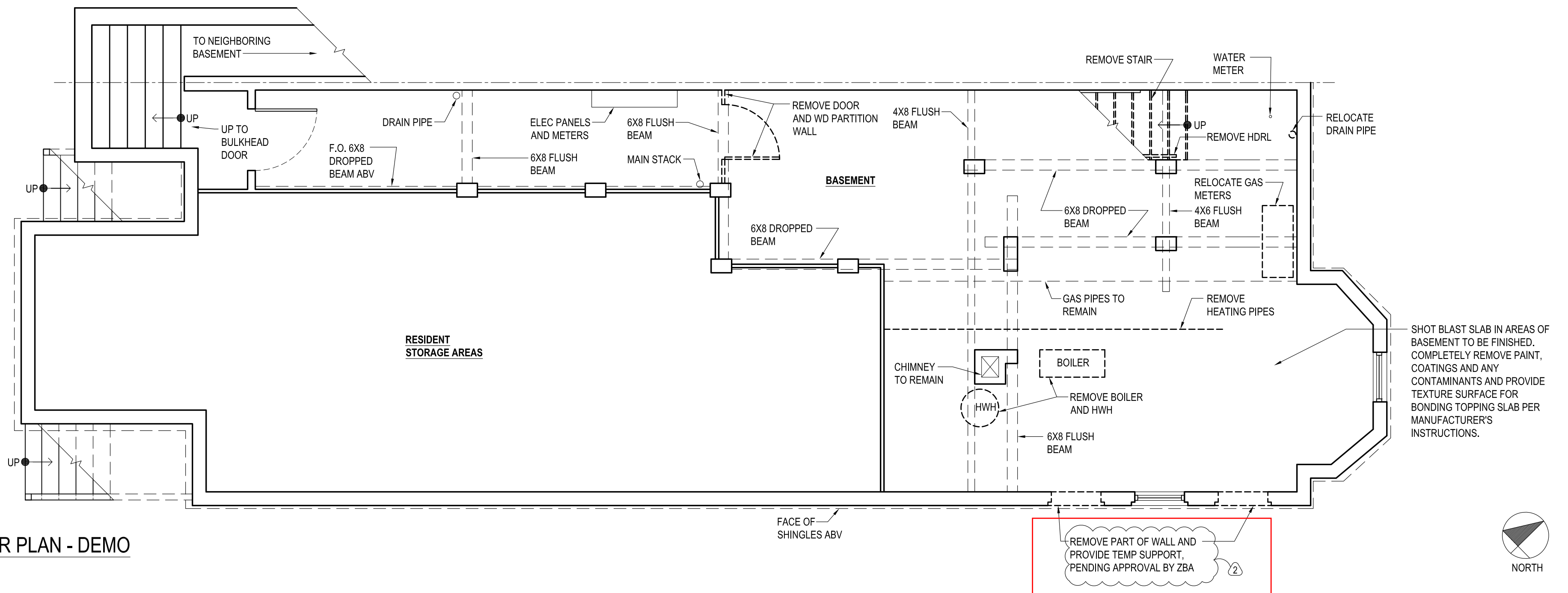
DRAWN BY: VR DATE: 11-2-2023 PHASE: **CONSTRUCTION**

CHECKED BY: CS SCALE: NTS

SECTION: **A** NUMBER: **001**



2 FIRST FLOOR PLAN - DEMO
SCALE: 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN - DEMO
SCALE: 1/4" = 1'-0"

ARCHITECT: **REVERSE ARCHITECTURE**
www.reversearchitecture.com
P/F: 617-440-3622
818 Mt Auburn St, Watertown, MA 02472

SEAL: _____
PROJECT: **SLAVIN RESIDENCE**
OWNER: **SAM SLAVIN**
8.5-10 WILLIAM ST., UNIT 8
CAMBRIDGE, MA 02139

GENERAL CONTRACTOR: **GIOVANI MIRANDA**
WOOD PRECISION INC. 448 MEDFORD ST.
MALDEN, MA 02148
617-605-7870

REVISION # | DATE | DESCRIPTION
② 11-2-23

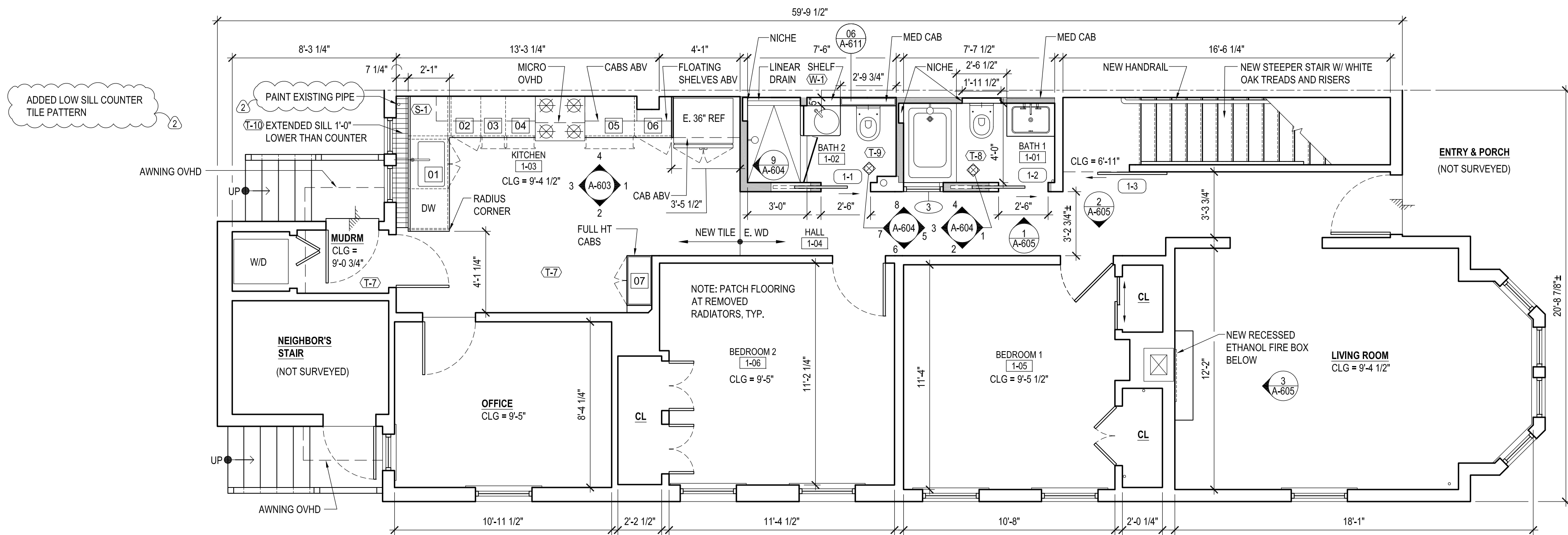
TITLE: **BASEMENT AND FIRST FLOOR PLAN - DEMO**

DRAWN BY: VR
CHECKED BY: CS

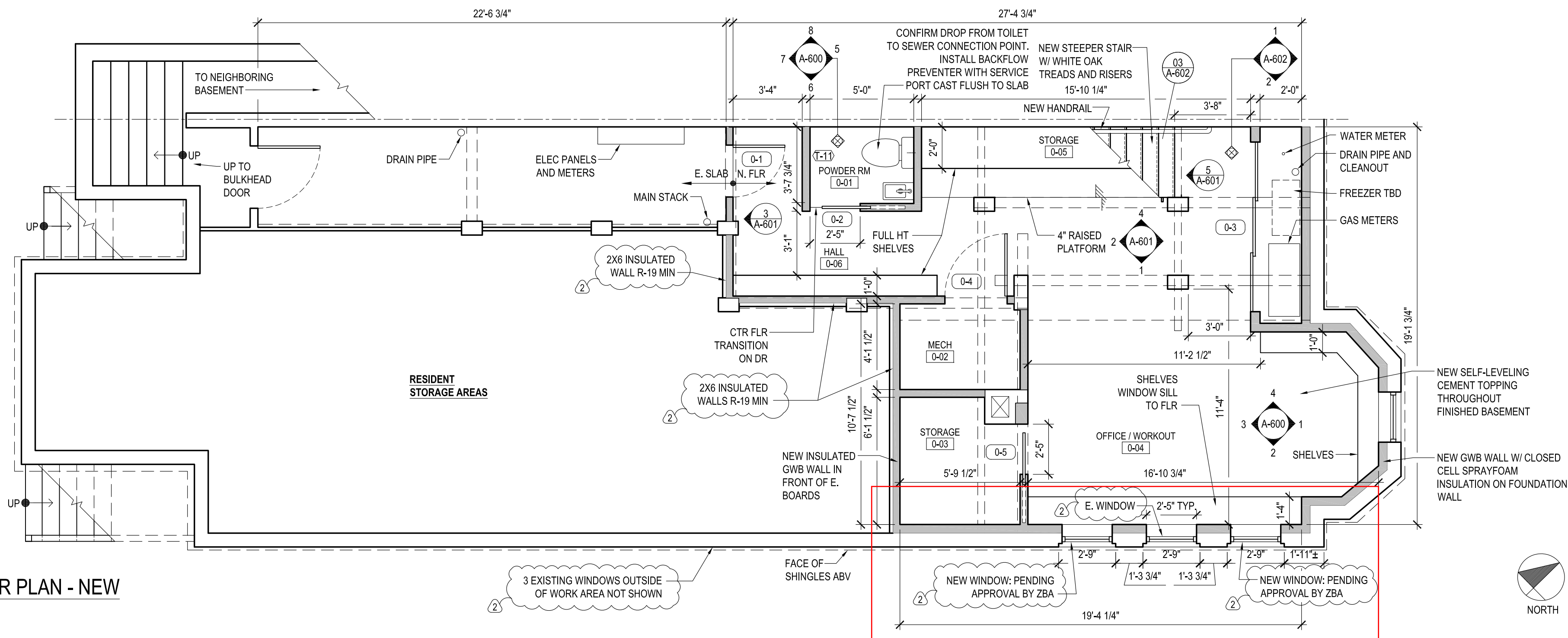
DATE: 11-2-2023
SCALE: 1/4" = 1'-0"

PHASE: **CONSTRUCTION**

SECTION: **A**
NUMBER: **100**



2 FIRST FLOOR PLAN - NEW
SCALE: 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN - NEW
SCALE: 1/4" = 1'-0"

ARCHITECT:
REVERSE ARCHITECTURE
 www.reversearchitecture.com
 P/F: 617-440-3622
 818 Mt Auburn St, Watertown, MA 02472

SEAL:

PROJECT:
SLAVIN RESIDENCE

OWNER:
SAM SLAVIN
 8.5-10 WILLIAM ST., UNIT 8
 CAMBRIDGE, MA 02139

GENERAL CONTRACTOR:
GIOVANI MIRANDA
 WOOD PRECISION INC. 448 MEDFORD ST.
 MALDEN, MA 02148
 617-605-7870

REVISION # | DATE | DESCRIPTION
 ② 11-2-23

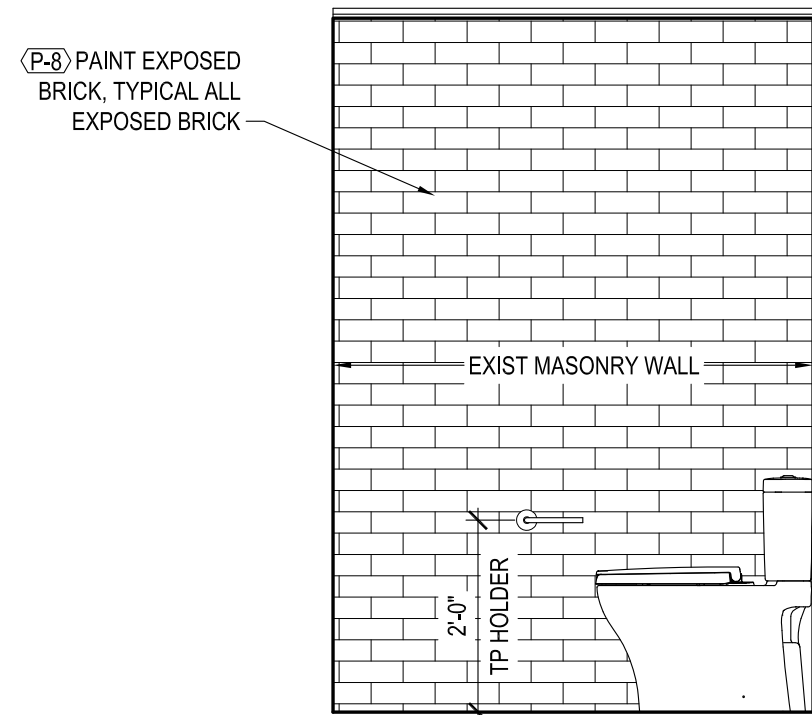
TITLE:
BASEMENT AND FIRST FLOOR PLAN - NEW

DRAWN BY: VR
 CHECKED BY: CS

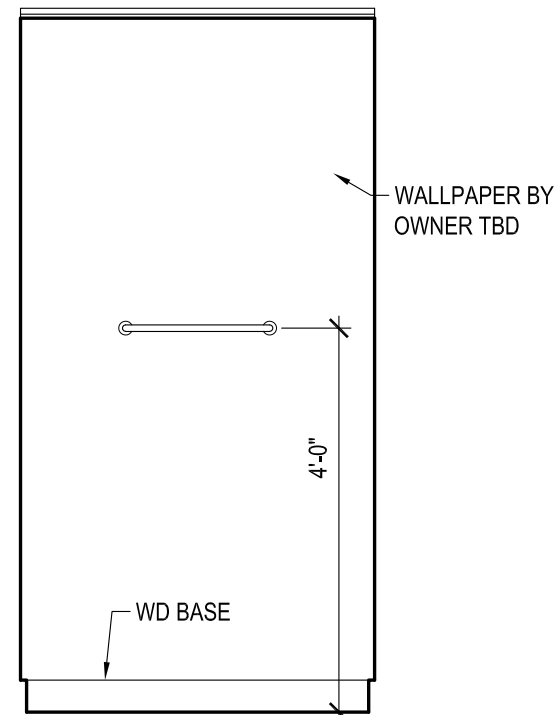
DATE: 11-2-2023
 SCALE: 1/4" = 1'-0"

PHASE:
CONSTRUCTION

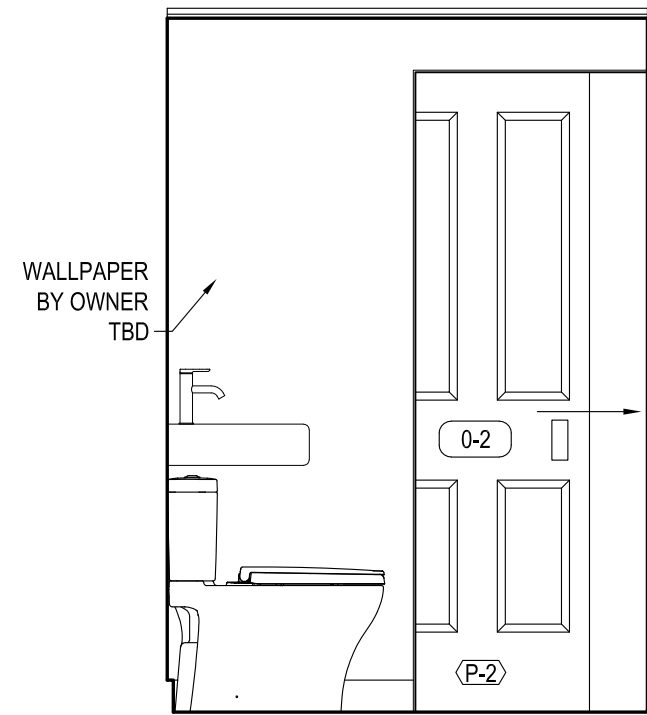
SECTION: **A**
 NUMBER: **110**



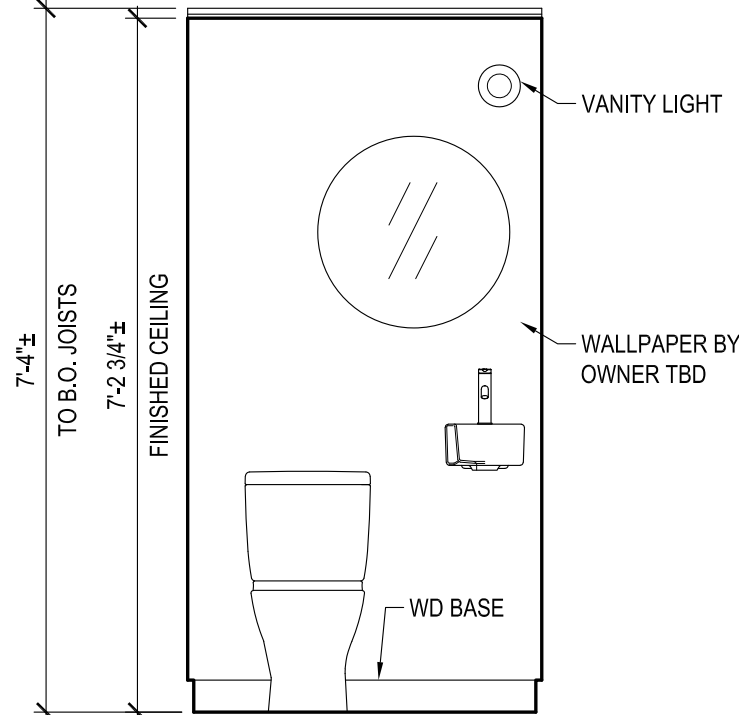
8 0-01 POWDER RM WEST ELEVATION
SCALE: 1/2" = 1'-0"



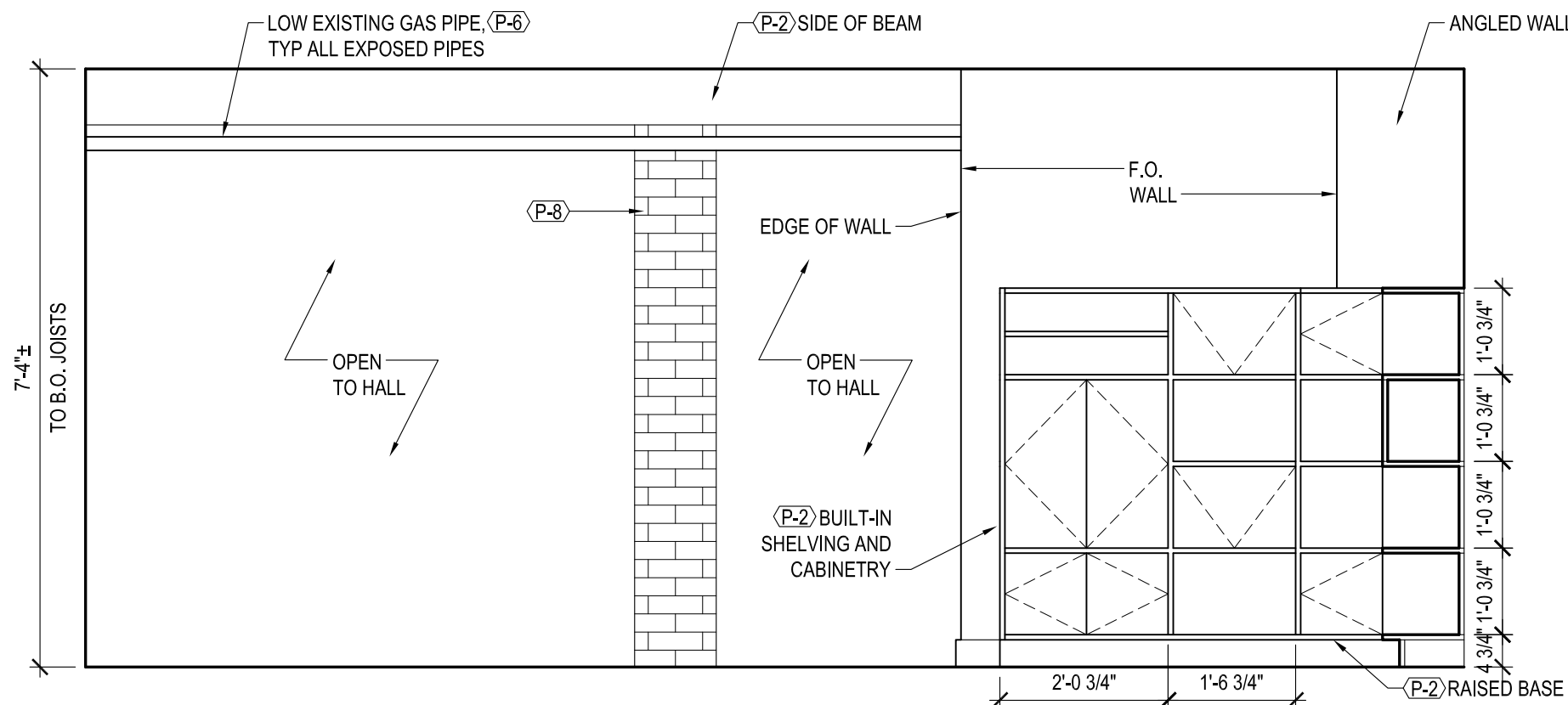
7 0-01 POWDER RM SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



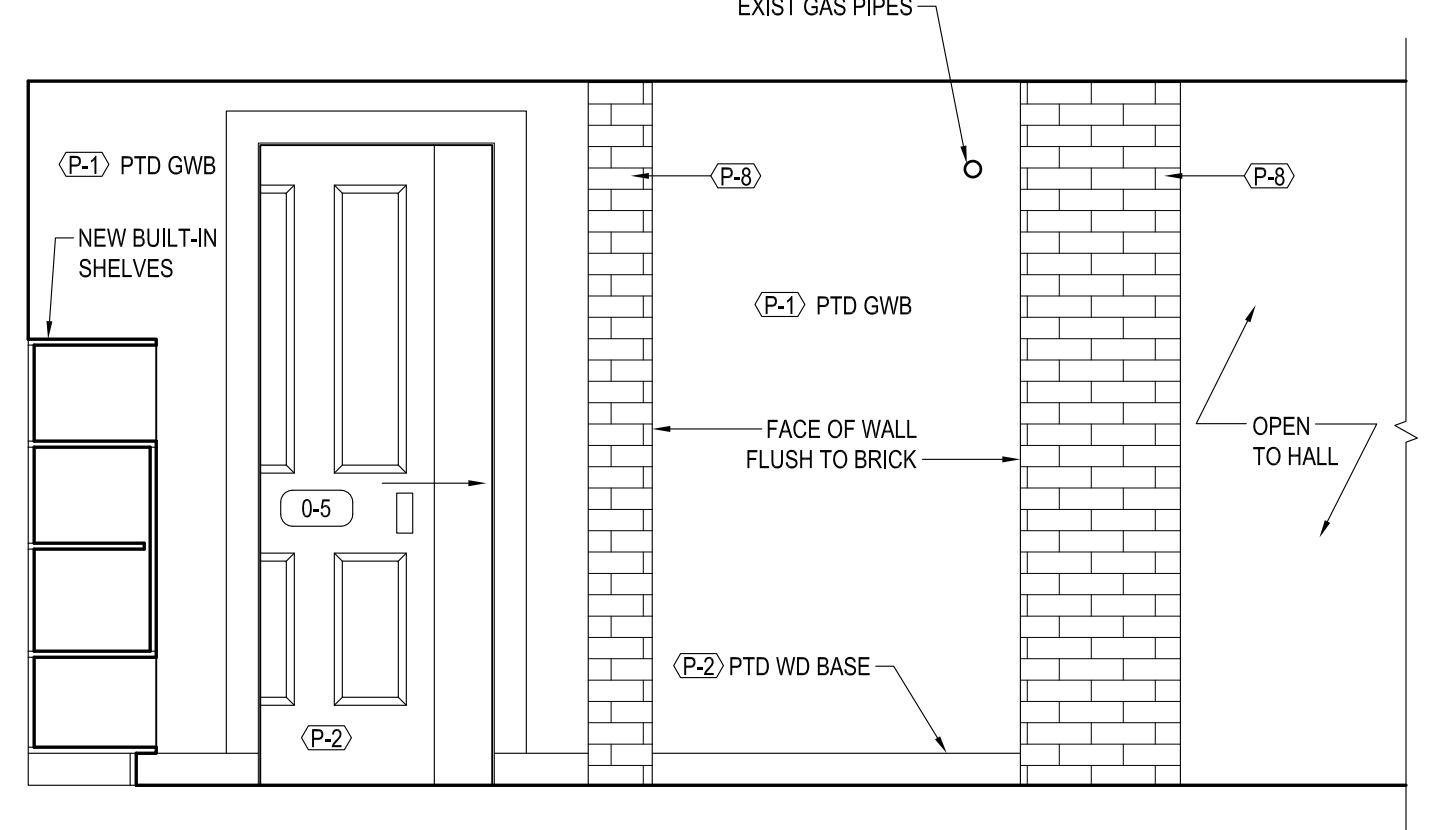
6 0-01 POWDER RM EAST ELEVATION
SCALE: 1/2" = 1'-0"



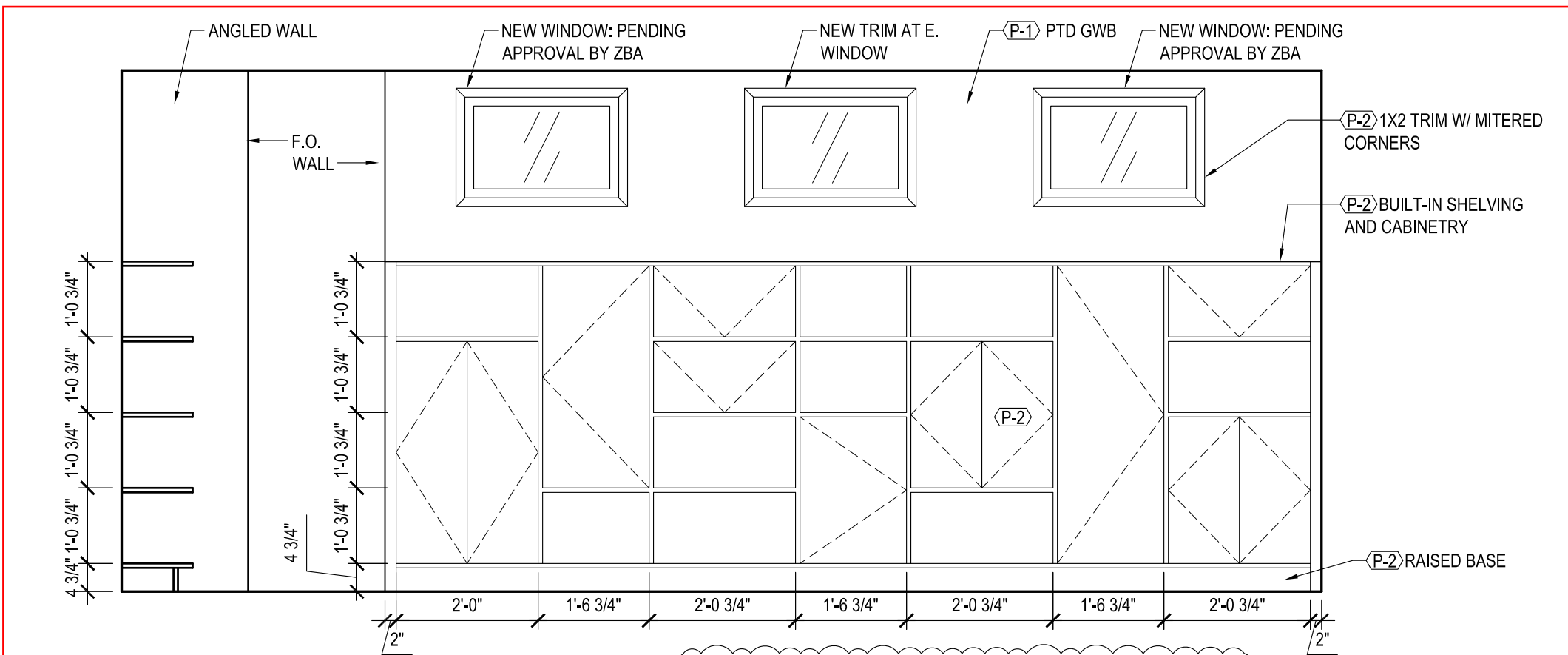
5 0-01 POWDER RM NORTH ELEVATION
SCALE: 1/2" = 1'-0"



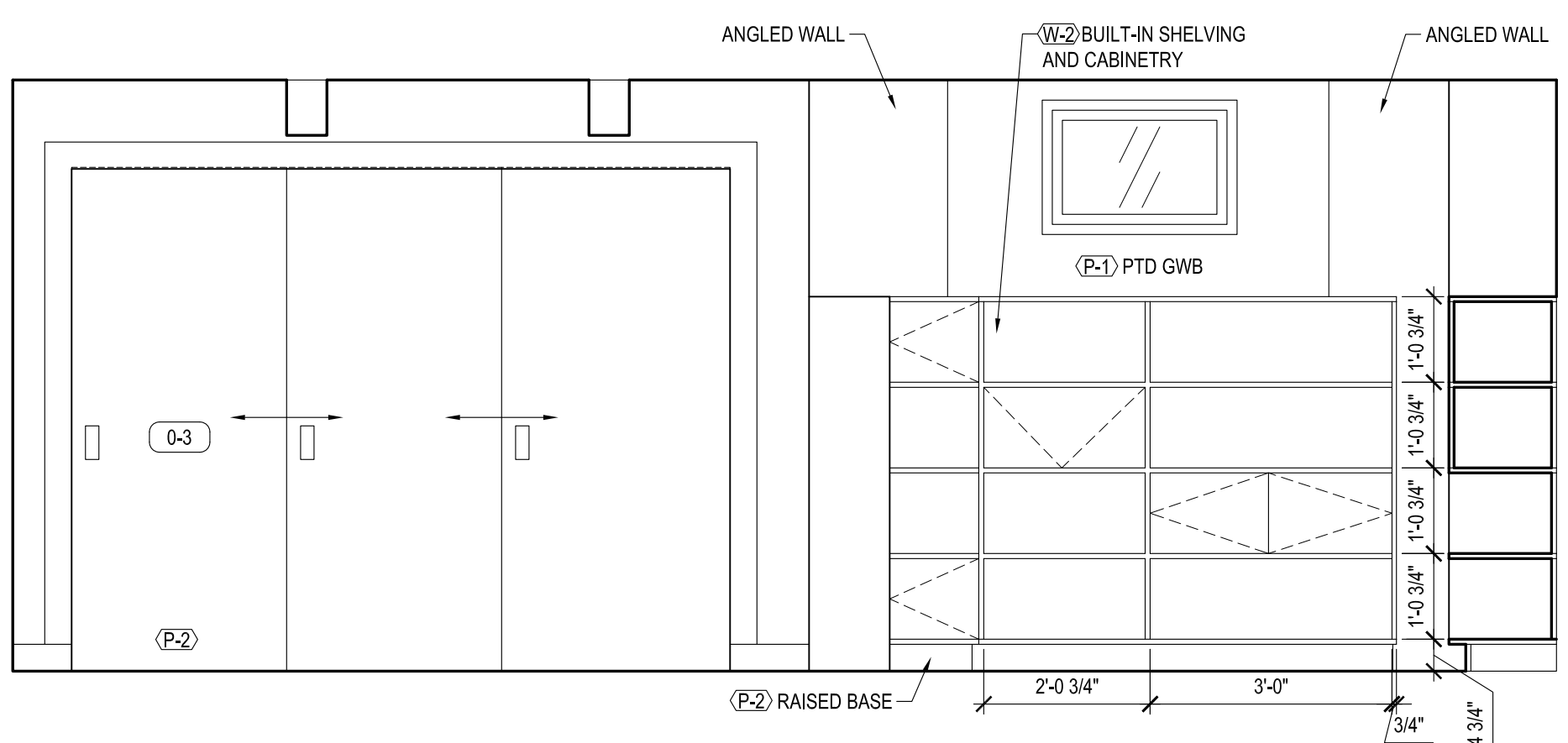
4 OFFICE/WORKOUT - WEST ELEV
SCALE: 1/2" = 1'-0"



3 OFFICE/WORKOUT - SOUTH ELEV
SCALE: 1/2" = 1'-0"



2 OFFICE/WORKOUT - EAST ELEV
SCALE: 1/2" = 1'-0"



1 OFFICE/WORKOUT - NORTH ELEV
SCALE: 1/2" = 1'-0"



UNIT 8

8.5-10 WILLIAM ST

RA REVERSE
ARCHITECTURE
www.reversearchitecture.com
P/F: 617-440-3622
818 Mt Auburn St, Watertown, MA 02472



AREA FOR NEW WINDOWS

8.5-10 WILLIAM ST UNIT 8 IS A FIRST FLOOR + BASEMENT CONDOMINIUM IN AN ATTACHED 2-FAMILY HOUSE. THE UNIT IS CURRENTLY UNDERGOING INTERIOR RENOVATIONS WHICH INCLUDE NEW FINISHED SPACE IN THE BASEMENT. THE OWNERS WOULD LIKE TO ADD 2 NEW WINDOWS TO THE BASEMENT SPACE. THESE WINDOWS FACE A SIDE YARD WITH A NON-CONFIRMING SETBACK. THE NEW WINDOWS WILL MATCH THE EXISTING WINDOW DIMENSIONS.



EXISTING WINDOW
(1 OF 4 EXISTING)



8.5-10 WILLIAM ST
SIDE YARD VIEWS



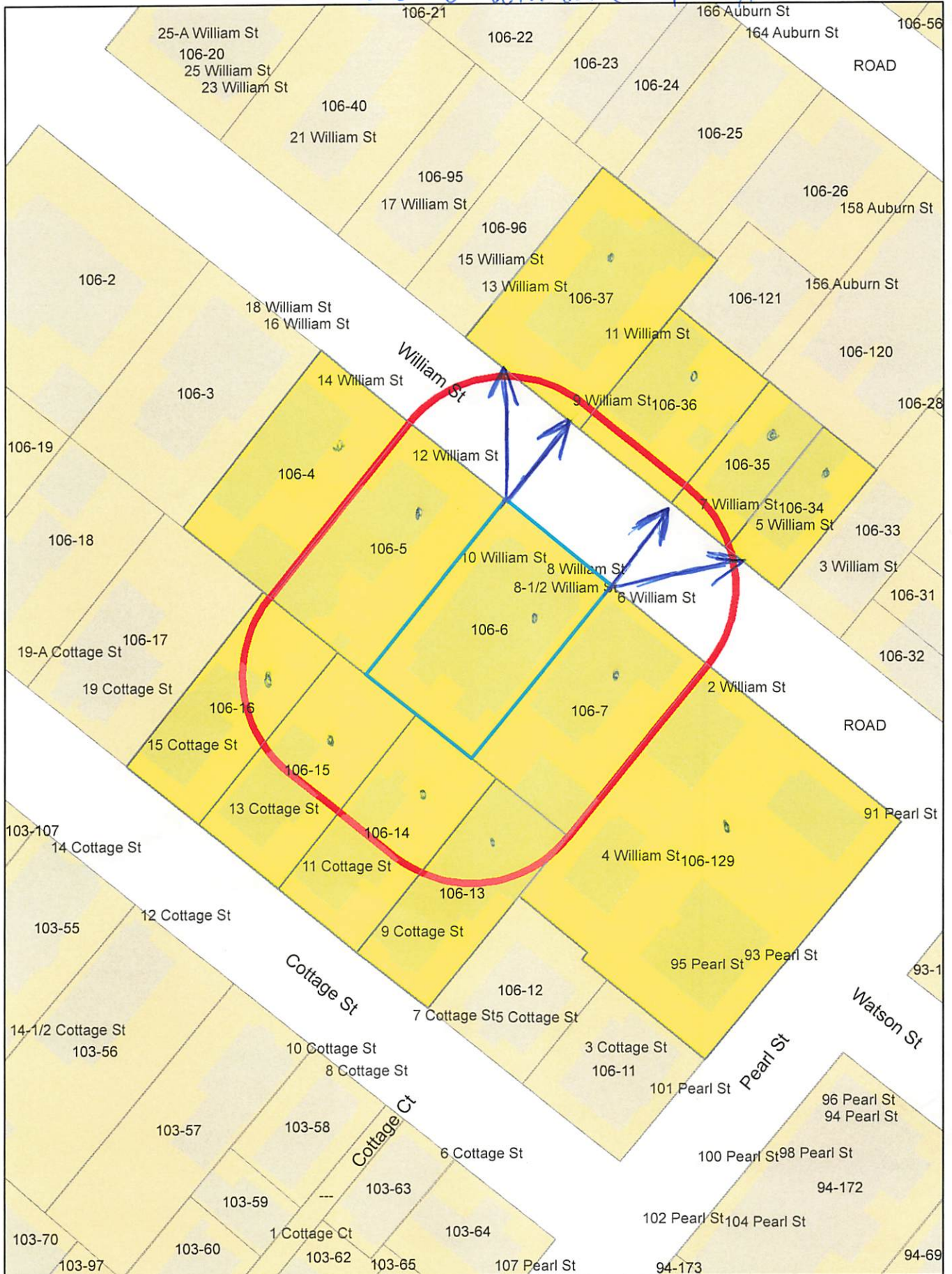
2 new windows, masonry opening spaced 2 bricks (16") from existing window. Windows match size and height of existing windows. Trim to match existing.



EXISTING WINDOW TO
FINISHED BASEMENT AREA



8.5-10 William St. #8



8.5-10 William St. # 8
Petitioner
CARL A. SOLANDER, AIA
818 MT. AUBURN STREET
WATERTOWN, MA 02472

106-15
WOFFORD, JOHN G.
13 COTTAGE STREET
CAMBRIDGE, MA 02139

106-7
HATTERY, JOANA
6 WILLIAM ST - UNIT 1
CAMBRIDGE, MA 02139

106-14
AFFLECK, CHRISTOPHER ANNE
TRUSTEE CHRIS AFFLECK LIVING TRUST.
20 GRANVILLE ROAD
CAMBRIDGE, MA 02138

106-16
THOMPSON, SAMUEL & ANNE BUNN
15 COTTAGE ST
CAMBRIDGE, MA 02139

106-6
KLEIN, E. JOYCE & MALCOLM OWEN SLAVIN
SAMUEL D. SLAVIN
8.5-10 WILLIAM ST - UNIT 8
CAMBRIDGE, MA 02139

106-13
THOMAS, STACYJOHN
9-9A COTTAGE ST
CAMBRIDGE, MA 02139-3974

106-37
CREMALDI, COSMO N., CATHERINE L. &
CITY OF CAMBRIDGE TAX TITLE
11-13 WILLIAM ST
CAMBRIDGE, MA 02139

106-36
BEEFERMAN, LARRY W. & ANN P. LEVIN,
TRS 9 WILLIAM STREET TRUST
9 WILLIAM ST.
CAMBRIDGE, MA 02139-3915

106-6
JANEWAY, ELEANOR A.,
TRUSTEE THE 10.5 WILLIAM ST REALTY TRUST
663 AYERS POND RD
WASHINGTON, NH 03280

106-4
CARLSON, DAVID A. &
ELEANOR HAMMILL CARLSON
14 WILLIAM ST
CAMBRIDGE, MA 02139

106-6
RICE, DAPHNE ALLEN
8-10 1/2 WILLIAM STREET UNIT 8 1/2
CAMBRIDGE, MA 02139-3916

106-6
MCDONOUGH, LAURIE & JOSEPH D'ALESSIO
8.5-10 WILLIAM ST #10
CAMBRIDGE, MA 02139

106-34
MCQUILLAN MARY ANN
5 WILLIAM ST
CAMBRIDGE, MA 02139

106-5
JACKSON DERRICK & MICHELLE HOLMES TRS
12 WILLIAM ST
CAMBRIDGE, MA 02139

106-7
JENNESS, AYLETTE C. & LAURIE J. HALL
TRS. CITY OF CAMBRIDGE TAX TITLE
45 BEDDING WAY
WELLFLEET, MA 02667


106-129
PEARL/WILLIAM REDEVELOPMENT LLC
810 MEMORIAL DR - STE 105
CAMBRIDGE, MA 02139

106-35
LESTER, RYAN J. & REBECCA S. LESTER
7 WILLIAM ST
CAMBRIDGE, MA 02139

To the City of Cambridge, Building Department,

The owners of 8.5-10 William St. Unit 8 have informed us of the plan to build 2 additional basement-level windows facing our property (6 William Street) within the side yard setback.

We approve of the plan.


Joana Hattery & John Borden, Owners, 6 William St., Cambridge, MA 02139
UNIT 1.

To the City of Cambridge, Building Department,

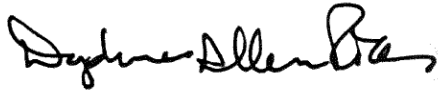
As the condominium owners of 8-10½ William Street, Cambridge, MA 02139, we approve of the renovations proposed by the owners of Unit #8. These include renovation of the existing kitchen and bathroom on the first floor, a new bathroom on the first floor, finishing the basement with a powder room, removal of the gas heating system, and installation of an electric heating and cooling system.

Addendum (12/27/23): We approve of the structural work in the basement, including deepening the floor, underpinning the foundation, and replacing existing brick columns with steel columns and beams.

Addendum (1/8/24): We approve of the addition of two basement-level windows within the side yard setback.



Samuel Slavin, Owner, Unit #8



Daphne Rice, Owner, Unit #8.5



Nora Janeway, Owner, Unit #10



Tony D'Alessio, Owner, Unit #10.5



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: Vivian Rulewich Date: 1/11/24
(Print)

Address: 8.5-10 William St. #8

Case No. BZA-252170

Hearing Date: 1/25/24

Thank you,
Bza Members

To the City of Cambridge, Building Department,

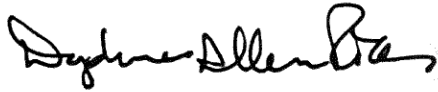
As the condominium owners of 8-10½ William Street, Cambridge, MA 02139, we approve of the renovations proposed by the owners of Unit #8. These include renovation of the existing kitchen and bathroom on the first floor, a new bathroom on the first floor, finishing the basement with a powder room, removal of the gas heating system, and installation of an electric heating and cooling system.

Addendum (12/27/23): We approve of the structural work in the basement, including deepening the floor, underpinning the foundation, and replacing existing brick columns with steel columns and beams.

Addendum (1/8/24): We approve of the addition of two basement-level windows within the side yard setback.



Samuel Slavin, Owner, Unit #8



Daphne Rice, Owner, Unit #8.5



Nora Janeway, Owner, Unit #10



Tony D'Alessio, Owner, Unit #10.5