



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

TO: Richard Rossi
City Manager

DATE: March 4, 2015

FROM: Ranjit Singanayagam
ISD – Commissioner

A handwritten signature in black ink, appearing to be 'RS' or similar initials.

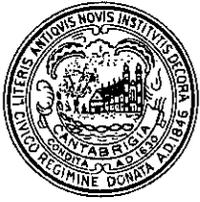
SUBJECT: Councilor Order 15.07. Report from the City Manager:
Report on a list of variances requests and applications results (approved,
disapproved, withdrawn) since January 1, 2010.

Please see the attached documents of all variances heard by the Board of Zoning Appeal from January 2010 thru December 2014.

There were a total of 526 Variances requested, 423 granted, 41 denied and 62 withdrawn.

Any questions, please call or e-mail me.

Thank you.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY - JANUARY 14, 2010**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9871
20-22 GRISWOLD STREET
ROBERT F. SULLIVAN

Residence B Zone

Variance: To raise ridge line 3'-6", construct dormer as per plan (dormer guideline compliant) extend rear porches 1-6" as per plan. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

7:45 P.M. CASE NO. 9872

Residence C-1 Zone

[REDACTED]
[REDACTED] Permit. To install [REDACTED]
[REDACTED] (Non-Conforming Structure).

GRANTED

Variance: To alter conditions of previous variance #9851 by changing windows.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 9873
125-127-129 ELM STREET
JEFF McMATH

Residence C-1 Zone

Variance: To install egress stairs to each unit of three family town house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]
[REDACTED] STREET
[REDACTED]
[REDACTED]
[REDACTED] (e).

[REDACTED]
[REDACTED] STREET
[REDACTED]
[REDACTED] (Non-Conforming Structure)

8:45 P.M. CASE NO. 9876

Residence B Zone

136 FAYERWEATHER STREET
ALPINE FAYERWEATHER LLC - C/O MEREK FRANKLIN, MGR.

Variance: To demolish a 2 family and build a new single family with parking in approximate same location.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]
[REDACTED] s.
[REDACTED]
[REDACTED] (Non-Conforming Structure).

9:15 P.M. CASE NO. 9878

Residence B Zone

54 GARDEN STREET
CHARLES F. McCANNON, JR. & CAROLYN McCANNON

Variance: To construct an addition to non-conforming structure.
Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JANUARY 28, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO. 9880

148 LARCH ROAD

Residence B Zone

JOELLEN L. GAVIN & STEVEN D. WEINSTEIN

Variance: To redesign roof in a manner that will provide additional living space on our third floor for our growing family.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 9881

387 HURON AVENUE

Residence B Zone

NICOLAI CAUCHY

Variance: To raise the roof and create attic space.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO. 9882

3-5 WATSON STREET

Residence B Zone

SCOTT ZINK

Variance: To rebuild the existing damaged roof & add ceiling height to the second and third floors. Also, build 2 non-FAR dormers on rear of building. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.1 (Non-Conforming Structure).

8:30 P.M. CASE NO. 9883

29 BLAKE STREET

Residence B Zone

JEANNIE SEIDLER & VALI KAHN

Variance: To propose design modifications to Case No. 7998, September 1999 ZBA approved dormer. To increase width of one existing third floor dormer window on east side elevation and the addition of one skylight on the dormer roof.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

[REDACTED]

[REDACTED]

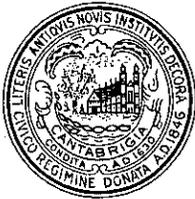
COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

Denies

Denies

GRANTED

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.

(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – FEBRUARY 11, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]
[REDACTED]
[REDACTED] (Appeal).

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] 889
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

8:30 P.M. CASE NO. 9891
1498-1500 CAMBRIDGE STREET Residence C-1 Zone
EDWARD & CHERYL PANJIAN – C/O KEEFE B. CLEMONS
Variance: To use portion of existing 1 story building as office and/or retail use.
Art. 4.000, Sec. 4.34(a)-(e) (Office & Laboratory Uses) & Sec. 4.35.A (2), (c)-(d) (Retail Business & Consumer Service Establishments). Art. 10.000, Sec. 10.30 (Variance).

GRANITE

8:45 P.M. CASE NO. 9892
408-410 PUTNAM AVENUE Residence C Zone
CHARLES MAHONEY
Variance: To relocate 221.7 square feet of basement level gross floor area. All floor area relocation will occur within the limits of the existing basement floor plan.
Art. 8.000, Sec. 8.20 (Non-Conforming Structure). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANITE

9:00 P.M. CASE NO. 9893
23 SCIARAPPA STREET Residence C-1 Zone
FOLEY FIORE ARCHITECTURE – C/O PAUL FIORE
Variance: To construct a new single family residence on empty lot.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

W. H. D. R. S.

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – FEBRUARY 25, 2010, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:00 P.M. CASE NO. 8840
220-226 HURLEY STREET
Residence C-1 Zone
HUSAM AZZAM – C/O JASON A. MANEKAS, ESQ.
RE-HEARING: Pursuant to Order of the Land Court re: 220-226 Hurley Street, to reconsider the variance requesting reissuance of certificates of occupancy or in the alternative to subdivide the property into two lots with existing buildings on each lot, pursuant to Sections 5.31, 5.15 and 9.20 of the Ordinance.

GRANTED

7:00 P.M. CASE NO. 8840
220-226 HURLEY STREET
Residence C-1 Zone
HUSAM AZZAM – C/O JASON A. MANEKAS, ESQ.
RE-HEARING: Pursuant to Order of the Land Court re: 220-226 Hurley Street, to reconsider the variance requesting reissuance of certificates of occupancy or in the alternative to subdivide the property into two lots with existing buildings on each lot, pursuant to Sections 5.31, 5.15 and 9.20 of the Ordinance.

8:15 P.M. CASE NO. 9895
5-9 ASH STREET
Residence A-2 Zone
CAROLYN K. TRIBE & LAURENCE H. TRIBE – C/O SEAN D. HOPE, ESQ.
Variance: To subdivide contiguous properties that, have been merged as a result of the title being held in the same ownership back to original description as two separate lots.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.31 (Variance).

GRANTED

8:15 P.M. CASE NO. 9895
5-9 ASH STREET
Residence A-2 Zone
CAROLYN K. TRIBE & LAURENCE H. TRIBE – C/O SEAN D. HOPE, ESQ.
Variance: To subdivide contiguous properties that, have been merged as a result of the title being held in the same ownership back to original description as two separate lots.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.31 (Variance).

8:30 P.M. CASE NO. 9896
55 MAGAZINE STREET
Residence C Zone
ERIC SCACE & MARY YNTEMA
Variance: To construct roof elevator access, create a green roof and install Juliet fire balconies.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Denied

8:45 P.M. CASE NO. 9897
1 FOLLEN STREET
Residence A-1 Zone
LONGY SCHOOL OF MUSIC – C/O HOWARD J. LEVY, AGENT
Variance: To expand the Garden Street entrance vestibule by 108 sf, on an existing landing beyond the building's setbacks. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MARCH 11, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

[REDACTED]

[REDACTED] floor unit #61.

GRANTED

8:00 P.M. CASE NO. 9901
148-150 WESTERN AVENUE
FAWAZ MOHAMED ABU RUBAYAH & ASMA NOFAL
Variance: To establish a café with 18 seats.
Art. 4.000, Sec. 4.35.E (Restaurant Use).
Residence C-2 Zone

GRANTED

8:15 P.M. CASE NO. 9902
25 HARRINGTON ROAD
WALTER & MARY GRACE
Variance: To convert existing deck into enclosed sunroom.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Residence B Zone

[REDACTED]
Residence B Zone

Deny

8:45 P.M. CASE NO. 9904
45 LAWN STREET
GINA FORD & JAMES MAYEUX
Variance: To re-construct the two covered porches on the rear of the house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.1 (Non-Conforming Structure).
Residence B Zone

[REDACTED]

[REDACTED]



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MARCH 25, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO. 9908
535-545 CAMBRIDGE STREET Business A Zone
MARC RESNICK
Variance: To construct exterior staircase off rear of existing building. Construct roof deck on existing building.
Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements).

GRANTED

W. Johnson

8:00 P.M. CASE NO. 9909
44 FOLLEN STREET Residence A-1 Zone
DOUGLAS YOFFE – C/O VINCENT J. PANICO, ESQ.
Variance: To add accessory apartment, add canopy and landing to steps and tandem park in front yard.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.43.2 & Sec. 6.441.C (Parking).

[REDACTED]

8:15 P.M. CASE NO. 9910
58 SHEPARD STREET Residence B Zone
GERALYN BURKE GRAY & ROLAND GRAY
Variance: To construct addition in the rear, relocate rear canopy and reconfigure 3rd floor dormer, add new dormer and 2nd floor roof deck. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED] Facility
Art. 5.000, Sec. 10.40 (Special Permit).

8:45 P.M. CASE NO. 9912
334-336 CONCORD AVENUE Residence B Zone
JOHN & IDES MILLER
Variance: To construct 2 new dormers on the third floor. Alter front porch roof within the setback.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3. (Non-Conforming Structure).

GRANTED

9:00 P.M. CASE NO. 9913
45-47 FENNO STREET Residence C-1 Zone
DAVID QUIGLEY & MEGAN DEMOTT-QUIGLEY
Variance: To extend the building volume on the left side for new, code compliant stairs, to extend a rear addition, to build a 3rd floor dormer and to enlarge part of our basement to a height beyond 7 feet.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

9:15 P.M. CASE NO. 9914
545 TECHNOLOGY SQUARE Industry B Zone
TOLERX – C/O JOHN DOHERTY
Variance: To install two signs above the 20 FT. Height Limit.
Art. 7.000, Sec. 7.16.22.C (Wall-Signs/Height Of Sign).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – APRIL 8, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

[REDACTED]

8:00 P.M. CASE NO. 9917
154 MT. AUBURN STREET
RICHARD & PAULETTE CROWLEY – C/O JAMES J. RAFFERTY, ESQ.
Variance: To subdivide lot in order to create a separate lot for pre-existing commercial building.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.15 (Subdivision).
Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:15 P.M. CASE NO. 9918
53 WEBSTER AVENUE
53 WEBSTER LLC – C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct third floor addition to pre-existing non-conforming two family structure.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

[REDACTED]

8:30 P.M. CASE NO. 9919
34 SHERMAN STREET
TED RYBECK & ELLEN BRODSKY
Variance: To extend & reconfigure existing dormer, add new dormer, change fenestration and add balcony at 3rd floor, add new exterior door overhang, add roof deck.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

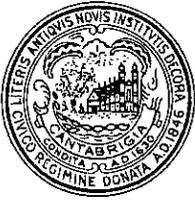
GRANTED

[REDACTED]

9:00 P.M. CASE NO. 9921
7 HERBERT STREET
SCOTT WILLIAM GRADY, ARCHITECT
Variance: To re-build existing rear porch, increase depth by 4'-0", maintain existing width.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – APRIL 29, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9922

1 BROADWAY

Office 3A/PUD-3

ACE BRAND, LLC – C/O JAMES J. RAFFERTY, ESQ.

Variance: To operate a restaurant with outdoor patio.

Art. 4.000, Sec. 4.35.F.G (Restaurant-Serving Alcohol & Providing Entertainment). Art. 10.000, Sec. 10.30 (Variance).

7:45 P.M. CASE NO. 9923

289 BROOKLINE STREET

Residence C Zone

CHRISTOPHER IAN WRIGHT & INGRID H. WRIGHT

Variance: To convert existing two family residence to single family. Relocate and enclose entry porch at north side. Demolish existing 2 car garage. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 9924

24 DECATUR STREET

Residence C Zone

CHRISTOPHER & MARY WALSH – C/O JAMES J. RAFFERTY, ESQ.

Variance: To subdivide existing lot containing a single family dwelling into two separate lots, each lot to contain a single family dwelling. To construct a single family dwelling on proposed lot B with a common driveway containing mutual easements with Lot A, and construct new front and rear porch entries on existing structure.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:15 P.M. CASE NO. 9925

44 FOLLEN STREET

Residence A-1 Zone

DOUGLAS YOFFE – C/O VINCENT J. PANICO, ESQ.

Variance: Convert single family to two family building. Provide front yard parking and add canopy, landing and steps.

Art 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).

Art. 6.000, Sec. 6.44.1.C (Front Yard Parking). Art. 4.000, Sec. 4.31.B&C (Two-Family Dwelling).

8:30 P.M. CASE NO. 9926

22 & 27 COTTAGE PARK AVENUE

Business A-2/Residence B/Special Dist.-2

SYNAPSE ENERGY ECONOMICS, INC. – C/O JAMES J. RAFFERTY, ESQ.

Variance: To modify existing parking layout within insufficient dimensions of parking spaces and front yard parking. To provide less landscaping than required by ordinance. To expand parking supply by using pre-existing quanset hut structure located across the street in Residence B Zone for general office use. Article 4.000, Sec. 4.34.D (General Office use).

Art. 6.000, Sec. 6.44.1.C (Front Yard Parking). Sec. 6.48 & Sec. 6.48.1 (Landscaping) &

Sec. 6.42 (Dimensional of Parking Spaces). Art. 10.000, Sec. 10.30 (Variance).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

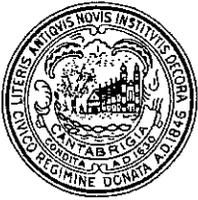
GRANTED

GRANTED

W. Hudson

GRANTED

W. Hudson



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MAY 13, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9928

84 GROZIER ROAD

Residence B Zone

LUISA BUCHANAN & JOHN SCHEIDE

Variance: To construct addition to accommodate concert grand piano for professional pianist.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

GRANTED

7:45 P.M. CASE NO. 9929

95 IRVING STREET

Residence A-2 Zone

GERALD & KATE CHERTAVIAN – C/O NIMA YADOLLAHPOUR, ARCHITECT

Variance: To construct a mudroom addition in the rear of the house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.20 (Non-Conforming Structure).

GRANTED

[REDACTED]
T
S
A
Ar

8:15 P.M. CASE NO. 9931
T
S
A
Ar (Communication Facility).

8:30 P.M. CASE NO. 9932
T
S
A
Ar (Special Permit).

8:45 P.M. CASE NO. 9933
T
S
A
Ar (Special Permit).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MAY 27, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9934

60 ELLERY STREET

Residence C-1 Zone

ALEX M. STEINBERGH, TR.

Variance: To legalize its existing use of 9 residential units, despite previous decisions of the BZA to limit the use to 4 units based on 4 parking spaces, since the City has not enforced its previous decisions of 1978, 1983 and 1985. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 6.000, Sec. 6.36.1.G (Parking Requirements).

Denial

[REDACTED SECTION]

8:15 P.M. CASE NO. 9937

13-15 AVON STREET

Residence B Zone

HAROLD GUY ASAPH

Variance: To construct an addition to a non-conforming structure to get two more additional units. To preserve existing porch, bay and roof. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).
Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).

Denial

8:30 P.M. CASE NO. 9938

8 COTTAGE STREET

Residence C Zone

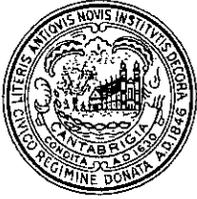
STEPHEN D. FULLER

Variance: Exterior restoration which includes addition of a Greek Revival porch based on 1876 drawings of the house found at the Historical Commission. First floor windows will be enlarged and the front door sidelights will also be restored. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.

INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JUNE 10, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO. 9940

46 BREWSTER STREET
BADRI NATHAN & GEETA NATHAN

Residence A-1 Zone

Variance: To relocate driveway side door to a location 16' away. Put a roof over the new door.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21.H. (Accessory Building).

8:00 P.M. CASE NO. 9941

34 LARCHWOOD DRIVE
KAREN & OMAR ETON

Residence A-2 Zone

Variance: To add a two-story addition to existing house. Existing house is non-conforming in the front yard setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

8:15 P.M. CASE NO. 9942

45 WALDEN STREET
ANGELICA BRISK – C/O DENNIS BENZAN, ESQ.

Residence B Zone

Variance: To renovate existing single family residence with no other occupancies on same lot. Raise structure and re-build foundation walls that were damaged during construction of Walden Street bridge. Basement height will increase from 7' to 8', decrease size of rear deck.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 9943

284 HARVARD STREET – UNIT #12
PETER Z. TIAN & WEI F. WANG – C/O DAVID H. NICKERSON, ESQ.

Residence C-2A Zone

Variance: To convert the unit to a residential unit because it is too small to be used for a modern Doctor's or Dentist's office which is the current use.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).

8:45 P.M. CASE NO. 9944

1540 CAMBRIDGE STREET
SEAN D. HOPE, ESQ.

Residence C-1 Zone

Variance: To convert existing retail space (flowershop) into part flowershop and part pickup drycleaning service. Art. 4.000, Sec. 4.35 (Use Regulations). Art. 10.000, Sec. 10.30 (Variance).

9:00 P.M. CASE NO. 9945

13-15-17-19 WASHBURN AVENUE
JAMES J. OLEY – C/O VINCENT J. PANICO, ESQ.

Residence B Zone

Variance: To separate two lots, one vacant, accidentally merged, title held separately.

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

GRANTED

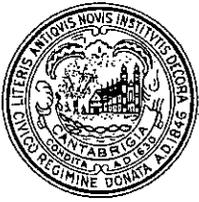
GRANTED

GRANTED

GRANTED

GRANTED

Denied



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JUNE 24, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9946
150 MT. AUBURN STREET
BACK BAY SIGN – C/O STEVEN DARWIN
Residence C-1 Zone
Variance: To install two wall signs and two projecting signs where a total quantity of two signs are allowed.
Art. 7.000, Sec. 7.16.21.C (Signs).

GRANTED

7:45 P.M. CASE NO. 9947
40 KIRKLAND ST, 42 KIRKLAND ST,
20 SUMNER RD & 7 KIRKLAND ROAD
SOCIETY OF JESUS OF NEW ENGLAND – C/O JAMES J. RAFFERTY, ESQ.
Residence B Zone
Variance: To subdivide property to return lot lines and lot areas to the same locations and dimensions as existed prior to coming into common ownership. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Sec. 5.15 (Subdivision). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:00 P.M. CASE NO. 9948
9 SIBLEY COURT
ADAM SEITCHIK & PAMELA WICKHAM
Residence B Zone
Variance: To add an entry roof over existing stair landing.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:15 P.M. CASE NO. 9949
31 CRESCENT STREET
LINDSAY THRIFT POLITI
Residence C-1 Zone
Variance: Add new deck and stairs at new door in front of existing building. Remove existing deck & stairs at side of house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED SECTION]

8:45 P.M. CASE NO. 9951
23 ST. MARY ROAD
KIMBALL E. C. HULL & DEBORAH S. STEENLAND
Residence C-1 Zone
Variance: To remove and reconstruct the existing roof with a steeper pitch and two large shed dormers, to construct a one-story addition in the rear ell with a new entry porch and basement bulkhead. The proposed dormers and 1st floor addition will increase the existing non-conformance to the side yard setbacks.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

GRANTED

9:00 P.M. CASE NO. 9952
980 MEMORIAL DRIVE
SOCIETY OF SAINT JOHN THE EVANGELIST – C/O JOHN SABBAG
Residence C-3 Zone
Variance: Addition of second and third floor above a first floor of the existing structure. The new structure is within the building footprint but it exceeds the rear setback as does the entire building. Expansion of the existing service area that has a similar setback issue. Art. 5.000, Sec. 5.24.4 (Yards). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

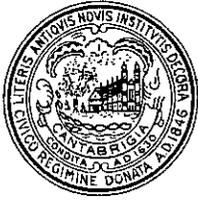
GRANTED

9:15 P.M. CASE NO. 9953
6 BERKELEY PLACE
YUN SOO VERMEULE
Residence A-2 Zone
Variance: Addition of 43.5 sf of deck in the setback at 1.8' above existing grade. The addition of 45 sf of steps attached to new deck, and the addition of 9.3 sf of 3'3" h free standing wall not attached to the deck.
Art. 5.000, Sec. 5.31 (Footnote C) (Table of Dimensional Requirements).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

90 Liza



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 8, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9954

15 GROZIER ROAD
MARTIN CAFASSO

Residence A-2 Zone

Variance: To replace existing two-car garage with a new two-car garage.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21 (Accessory Structures).

GRANTED

7:45 P.M. CASE NO. 9955

1663 MASS AVENUE
LESLEY UNIVERSITY – C/O MARYLOU BATT

Business A-2 Zone

Variance: To install a banner on Massachusetts Avenue façade.
Art. 7.000, Sec. 7.16.22.B (Signs).

W. H. H. H.

8:00 P.M. CASE NO. 9956

11 LINNAEAN STREET
EUGENE WANG & JIE LIU

Residence B Zone

Variance: To construct a curb cut on the Humboldt Street side of the property to enable parking on an existing open space for at least two passenger vehicles. Petitioner needs this variance, as the setback is 30 feet, 3 feet short of regulations. Art. 5.000, Sec. 5.31.2c&3c (Table of Dimensional Requirements).
Art. 6.000, Sec. 6.43.3.A&C (Parking Regulations).

GRANTED

8:15 P.M. CASE NO. 9957

14 CAMBRIDGE TERRACE
VICKERY INVESTMENTS, LLC – C/O JAMES J. RAFFERTY, ESQ.

Residence C-1 Zone

Variance: To modify and enclose rear porches, construct new exterior stairs.
Art. 5.000, Sec. 5.35 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

[REDACTED]

[REDACTED]

8:45 P.M. CASE NO. 9959

15 CHALK STREET
JOHN D. MITCHELL & ERIN M. JANSSEN

Residence C Zone

Variance: To construct a dormer at rear of existing (detached) carriage house to substantially enhance the utility of the home office use of the second floor, and to convert the use of a portion of the ground floor from home office use to one parking space. Art. 1.000, Sec. 1.30 (Purpose). Art. 4.000, Sec. 4.21.D & 4.21.G (Accessory Structure). Art. 5.000, Sec. 5.25.41.2 & Sec. 5.31 (Table of Dimensional Requirements).
Art. 6.000, Sec. 6.36.1 (Residential Uses).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.

INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 22, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9960

67 JAY STREET
DAVID RING

Residence C-1 Zone

Variance: To add a third floor, replace bulkhead with area-way, add wood frame deck, no cover but proposed trellis 2'x5' of additional structure (a fireplace enclosure). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

[REDACTED]

8:00 P.M. CASE NO. 9962

122 FIRST STREET
DR. ROOZBEH KASHEFI, DMD

Business A Zone

Variance: To display educational videos about Oral Health at our five (5) display windows. Art. 7.000, Sec. 7.15.A (Signs).

8:15 P.M. CASE NO. 9963

222 BRATTLE STREET
WILLITS H. SAWYER – C/O ANDREW E. BRAM, ESQ.

Residence B Zone

Variance: To establish lot as lawfully subdivided and to expand existing dwelling by construction of two small additions. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.21.2 (Frontage).

8:30 P.M. CASE NO. 9964

35 GORHAM STREET
ROSS HOFFMAN

Residence C-1 Zone

Variance: To construct stoop at left side yard and stairs at rear yard within required setback. Enlarge existing right side dormer from 3'6 - 5'7. Parking space with non-conforming backup. Art. 5.000, 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.40 (Parking).

[REDACTED]

8:45 P.M. CASE NO. 9965

120-122-124-126 WEBSTER AVENUE
TRUSTEES OF SHUMAN REALTY TRUST – C/O SEAN D. HOPE, ESQ.

Residence C-1 Zone

Variance: To return existing 2 family dwelling back to original 4 family dwelling. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Sec. 5.26 (Conversion). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

9:15 P.M. CASE NO. 9967

808 MEMORIAL DRIVE
BRANDON WOOLKALIS

Office 2 Zone

Variance: To convert existing repair bays and gas station store into a coffee shop and dry cleaning pick up store. Art. 4.000, Sec. 4.35.0 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment). Sec. 4.35.C (Pick-up Dry Cleaning Service).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

GRANTED

GRANTED

GRANTED

GRANTED

GRANTED

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – AUGUST 12, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO. 9969

15 BUCKINGHAM STREET

Residence A-1 Zone

MERRIMACK DESIGN ASSOCIATES, LLC – C/O GREGORY COLLING

Variance: To construct an addition for bicycle storage closet for (5) bicycles. Alteration of a window above the proposed addition. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.13 (Multiple Buildings on a Lot). Art. 8.000, Sec. 8.22.3 (Alteration of A Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:00 P.M. CASE NO. 9970

30 TIERNEY STREET

Residence B Zone

ANN NORRIS

Variance: To add a mudroom at the southern corner of the house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:15 P.M. CASE NO. 9971

12 HUBBARD PARK ROAD

Residence A-1 Zone

DR. JOSEPH GLENMULLEN

Variance: To add two 15 foot dormers to third floor rear of house. Add 49 sf to third floor at rear of house. Enclose existing side porch and fireplace enclosure. Art. 8.000, Sec. 8.22.3 & 8.22.1.h.2 (Non-Conforming Structure). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:30 P.M. CASE NO. 9972

128 CHERRY STREET

Residence C-1 Zone

83 PLYMOUTH LLC – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct addition to two family dwelling and add third dwelling unit.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

[REDACTED]

9:00 P.M. CASE NO. 9974

286 THIRD STREET

Industry B-1 Zone

SIGNS ON SITE – C/O JESSICA ERICKSON

Variance: To install a new sign for Alnylam above the 2nd floor.
Art. 7.000, Sec. 7.16.22 (Signs).

GRANTED

9:15 P.M. CASE NO. 9975

44 HARVEY STREET

Residence B Zone

MARIE CELESTE GUZELL

Variance: To construct a second means of egress staircase which will encroach into the rear setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – AUGUST 26, 2010**, In City Hall, Ackermann Room - 2nd Fl. - 795 Massachusetts Ave., Cambridge, Mass. The following cases will be heard.

7:30 P.M. CASE NO. 9976

26 SEAGRAVE ROAD

Residence B Zone

NATALIA OLCHANSKI & ZACHARY ST. LAWRENCE

Variance: To construct two dormers on south slope of roof of house to provide code, worthy headroom for stair to already finished 3rd floor and for new bathroom at 3rd floor. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Alteration of a non-conforming Structure).

GRANTED

7:45 P.M. CASE NO. 9977

30 UPTON STREET

Residence C Zone

PATRICIA WADA

Variance: To construct a second floor addition to be built over an existing first floor structure. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:00 P.M. CASE NO. 9978

27 CORPORAL BURNS RD.

Residence B Zone

JESSIE ENGLISH

Variance: To move entry stairs and canopy from one side of street façade to the other. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

8:15 P.M. CASE NO. 9979

1131 MASS AVENUE

Residence C-2B/HSOD

VERITAS AT HARVARD SQUARE LLC – C/O JAMES J. RAFFERTY, ESQ.

Variance: To amend floor plan approved in BZA Case No. 9460 to convert area designated as mechanical space to gross floor area. Petitioner also seeks to install canopy over hotel entrance on Remington Street. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:30 P.M. CASE NO. 9980

535-545 CAMBRIDGE STREET

Business A Zone

MARC RESNICK, TR.

Variance: To use an existing "driveway" and curb cut on the Seventh Street side of the property for parking 2 cars in tandem as well as for a bicycle lane for access to indoor bicycle parking. Art. 6.000, Sec. 6.42 (Dimensions for Off Street Parking Facilities). Sec. 6.43.2 (Off Street Parking) & Sec. 6.49 (Bicycle Parking Spaces).

W.H. d...
GRANTED

[REDACTED]

9:00 P.M. CASE NO. 9982

3 ST. GERARD TERRACE

Residence B Zone

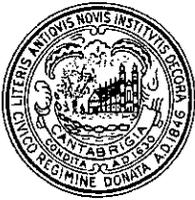
JOAN MULLARKY & JENNIE DEVEREAUX

Variance: To add one story addition to the right side of house to provide a bathroom and access via wheel chair lift. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.21 & 8.22 (Non-Conforming Structure).

GRANTED

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – SEPTEMBER 16, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9984

6 BERKELEY PLACE

Residence A-2 Zone

YUN SOO & ADRIAN VERMEULE

Variance: To convert an existing finished garage into a home office. The site has compliant parking.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

7:45 P.M. CASE NO. 9985

18-20 CAMERON AVENUE

Residence B Zone

SHANE MARRION – C/O JAMES J. RAFFERTY, ESQ.

Variance: To create non-conforming parking area.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

8:00 P.M. CASE NO. 9986

12 CRESCENT STREET

Residence C-1 Zone

SUZANNE KRIEGSMAN & HITESH TRIVEDI

Variance: To increase FAR by adding a dormer to allow for headroom at the top of a set of existing stairs that will be brought up to code. The space in the dormer increases the FAR. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:15 P.M. CASE NO. 9987

5 CHALK STREET #2

Residence C Zone

TIMOTHY P. FISHER-JEFFES & YVONNE L. FISHER-JEFFES

Variance: To propose front & rear shed dormers addition. To propose 2nd floor bay window addition to match existing on 1st floor and 2nd egress of spiral staircase addition leading off existing 2nd floor deck.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:30 P.M. CASE NO. 9988

49A DANA STREET

Residence C-1 Zone

CHUN YUAN HUANG & YIHUA WANG

Variance: To enclose the front door of the property with the new porch.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:45 P.M. CASE NO. 9989

139 PEARL STREET

Residence C Zone

STEVE SUMMIT

Variance: To replace existing sagged roof with new set on raised and leveled wall plate. Add joined gable dormers on side facing Pearl Street. Add shed dormer on side opposite Pearl Street.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

9:15 P.M. CASE NO. 9991

165-167 PUTNAM AVENUE – UNIT 165B

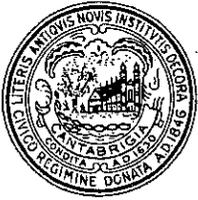
Residence C-1 Zone

PETER M. WIERZBINSKI

Variance: To build a dormer. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 10.000, Sec. 10.30 (Variance).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – SEPTEMBER 30, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]
[REDACTED] supporting
do [REDACTED]
re [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] (appeal)

GRANTED

8:00 P.M. CASE NO. 9994
310-320 WEBSTER AVENUE Business A Zone
CARLOS & MARIO AUTO REPAIR, INC. – C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct an addition to existing structure.
Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]
A [REDACTED]
[REDACTED]
I [REDACTED]
S [REDACTED]
a [REDACTED]
[REDACTED]
[REDACTED] (appeal)
[REDACTED]
[REDACTED]
[REDACTED]
S [REDACTED]

GRANTED

8:45 P.M. CASE NO. 9997
24 RUSSELL STREET Residence B Zone
EVAN & ELIZABETH OLSON
Variance: To demolish existing mudroom & construct a new mudroom & half bath. This would allow the removal of an existing bath to create an eat-in kitchen. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

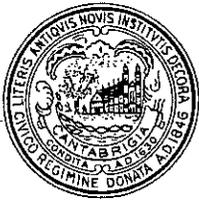
GRANTED

9:00 P.M. CASE NO. 9998
2210 MASS AVENUE Business A-2/Residence B Zone
HONG LIU
Variance: To change use/occupancy from medical office/single family residential to a Bed & Breakfast Inn, not owner occupied. Art. 4.000, Sec. 4.31.I (Transient Accommodations).

[REDACTED]
D [REDACTED]
S [REDACTED]
A [REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 021239/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

[REDACTED]



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – OCTOBER 14, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10001

37-41 FAIRFIELD STREET

Residence B Zone

PETER KIM – C/O ERIC PFEUFER, ARCHITECT

Variance: To replace the shed roof with a balcony above the porch and to replace existing low porch walls at 1st and 2nd floors with code compliant railings. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

7:45 P.M. CASE NO. 10002

120-122-124-126 WEBSTER AVENUE

Residence C-1 Zone

PAUL CAMARRATA – C/O SEAN D. HOPE, ESQ.

Variance: To add two rear decks to existing rear stairwell egress.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:00 P.M. CASE NO. 10003

138-140 LARCH ROAD

Residence B Zone

KATHARINE B & A. DAVID DAVIS

Variance: To extend existing 1st floor bathroom directly under existing 2nd floor bathroom, the extension to have a full foundation. The extension to project to the outside face of the structure above.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

GRANTED

8:15 P.M. CASE NO. 10004

169-171 WINDSOR STREET

Residence C-1 Zone

AZAD REALTY, LLC – C/O NAJIM AZADZOI

Variance: To excavate existing concrete floor 3-4 inches in portion of the existing basement. Convert approx. 300 sq-ft of basement space to “usable” basement space and add it to the first floor with a new staircase.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:45 P.M. CASE NO. 10006

13 REGENT STREET

Residence B Zone

THOMAS A. & ROSEMARY J. DOWNER

Variance: To add 2nd floor deck over existing 1st floor deck (increasing FAR), with new stair to 2nd floor deck within side yard setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

9:00 P.M. CASE NO. 10007

135 MAGAZINE STREET

Residence C Zone

CAMERON & MICHELLE HICKS

Variance: To build a street side dormer and 1st floor bay window and side yard bay/dormer.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

9:15 P.M. CASE NO. 10008

72 CHESTNUT STREET

Residence C Zone

WALTER WILLETT

Variance: To extend existing nonconforming porch roof to cover existing back stair for safety.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22 & 8.22.3 (Non-Conforming Structure).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – OCTOBER 28, 2010**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10009

24 DECATUR STREET

Residence C Zone

CHRISTOPHER & MARY WALSH – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct a single story addition to pre-existing single family dwelling, add roof over existing front entry. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

7:45 P.M. CASE NO. 10010

21 DECATUR STREET

Residence C Zone

URP GROUP, LLC – C/O JOSH NEWBURY

Variance: To relocate and add non-conforming FAR; front and rear stoops in setback, raise roof of back ell, add 1 off street parking space and allow parking within front yard setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.2 (Non-Conforming Structure).

GRANTED

8:00 P.M. CASE NO. 10011

44 PEMBERTON STREET

Residence B Zone

ALEXANDRA BOWERS & JAMES LIU

Variance: To add a dormer to third floor, replace rear porch. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:15 P.M. CASE NO. 10012

15 RAYMOND STREET

Residence A-2 Zone

JOHN E. & JULIA C. BAGALAY

Variance: To add porch roof over new deck in driveway in side yard. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.24.1 & Sec. 5.24.4 (Yard Setbacks).

W. Adams

8:30 P.M. CASE NO. 10013

89 BELMONT STREET

Residence B Zone

TONY SANCHEZ

Variance: To build a walk-in closet above existing rear enclosed porch. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:45 P.M. CASE NO. 10014

32 QUINCY STREET

Residence C-3 Zone

PRESIDENT & FELLOWS OF HARVARD COLLEGE

C/O THOMAS LENTZ, HARVARD ART MUSEUM

Variance: To amend plans approved in BZA Case No. 9809 to reflect minor design changes to building addition. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). & Sec. 5.13 (Minimum Distance Between Buildings On A Lot). Art. 8.000, Sec. 8.22.3 (Alteration or Enlargement of a Non-Conforming Structure).

GRANTED

9
10
T
S
W
(

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – NOVEMBER 18, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10016

135 MAGAZINE STREET

Residence C Zone

CAMERON & MICHELLE HICKS – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct a portion of deck in sideyard setback.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 10.000, Sec. 10.30 (Variance).

GRANTED

[REDACTED]

8:15 P.M. CASE NO. 10019

66 OXFORD STREET

Residence C-1 Zone

FAR XV J&J, INC. – C/O JAMES J. RAFFERTY, ESQ.

Variance: To convert existing non-conforming residential building into multifamily dwelling containing five dwelling units.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.26 (Conversion), Art. 10.000, Sec. 10.30 (Variance).

W.H.D.

[REDACTED]

8:30 P.M. CASE NO. 10020

233-235 HURON AVENUE

Residence B Zone

JOHN SULLIVAN

Variance: To build dormer increasing FAR over 50%.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:45 P.M. CASE NO. 10021

509-511, 515 FRANKLIN STREET

Residence C-1 Zone

LAWRENCE P. COASSIN – C/O TIMOTHY C. TWARDOWSKI, ESQ.

Variance: To change the use of the existing one-story structure at 515 Franklin Street from a non-conforming architectural office and studio to a conforming residential use. Connect this structure to the main building.

Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure), Art. 10.000, Sec. 10.31 (Variance).

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

9:00 P.M. CASE NO. 10022

12 HUBBARD PARK ROAD

Residence A-1 Zone

DR. JOSEPH GLENMULLEN – C/O BLAKE P. ALLISON, ARCHITECT

Variance: To construct 1-story addition, basement addition, enlarge side porch and enclose basement steps.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 10.000, Sec. 10.30 (Variance).

Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

GRANTED

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.

INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – DECEMBER 2, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO. 10025

18 HAWTHORN STREET

Residence A-2 Zone

JOHN POTTS & SUSANNE POTTS

Variance: To add walkout bay on the North side of the first floor kitchen, and a kitchen sink window bay on the east side of the first floor kitchen. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.24.2 (Projections).

GRANTED

8:00 P.M. CASE NO. 10026

15 RAYMOND STREET

Residence A-2 Zone

JOHN E. & JULIA C. BAGALAY

Variance: To add new entryway in the side yard setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Special Permit: To cut a doorway in the side yard setback. Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).

GRANTED

8:15 P.M. CASE NO. 10027

5 WILLARD STREET

Residence A-2 Zone

C&J KATZ STUDIO, INC. – C/o KEVIN MUSUMANO

Variance: To extend existing deck into setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:30 P.M. CASE NO. 10028

18 MIDDLESEX STREET

Residence B Zone

DAVID CLEMENS & TAWNYA LEWIS – C/O EDRICK VANBEUZEKOM, ARCHITECT

Variance: To rebuild entry porch and steps and to cover entry porch.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

8:45 P.M. CASE NO. 10029

41 MAGNOLIA AVENUE

Residence C-1 Zone

KJERSTI & JASON ROSEN

Variance: To construct a deck at rear of house on the second floor with the trellis covering and stairs to grade.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

9:00 P.M. CASE NO. 10030

535-545 CAMBRIDGE STREET

Business A Zone

MARC RESNICK, TR. OF COBRA REALTY TRUST- C/O ALISSA DEVLIN, ATTORNEY

Variance: To use an existing driveway and curb cut on the Seventh Street side of Petitioner's property for parking 2 cars in tandem as well as for a bicycle lane for access to indoor bicycle parking. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.42; 6.43.2; 6.49; 6.44.1.c (Parking Requirements).

Denial

9:15 P.M. CASE NO. 10031

23 LAMBERT STREET

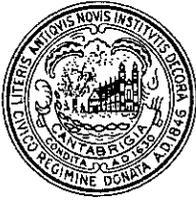
Residence C-3 Zone

GEORGE DELANEY

Variance: To renovate front stair, build two decks on rear with new stair to ground.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – DECEMBER 16, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10032

202 THIRD STREET

Residence C-1 Zone

EFSTATHIOS & EVELYNE MALLAKIS, TR. – C/O KEVIN P. CRANE, ESQ.

Variance: To convert existing storage space on second floor to a residential dwelling unit.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).

Art. 10.000, Sec. 10.30 (Variances).

7:45 P.M. CASE NO. 10033

281 ALBANY STREET

Special District - 8

SIGNS ON SITE – C/O MELISSA NUGENT

Variance: To install "AILERON THERAPEUTICS" logo on second floor of building.

Art. 7.000, Sec. 7.16.22.C (Height Of Signs).

8:00 P.M. CASE NO. 10034

277 -283 WESTERN AVENUE

Residence C-1 Zone

PAUL CAMMARATTA – C/O SEAN D. HOPE, ESQ.

Variance: To allow commercial/retail uses on ground floor and add two residential units on top of existing structure. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

Art. 4.000, Sec. 4.35(A.C.D.E.R) (Table of Use Regulations).

Special Permit: To allow for reduced parking. Art. 6.000, Sec. 6.35.1 (Reduction of Parking).

8:15 P.M. CASE NO. 10035

3 AMORY PLACE

Residence C-1 Zone

BHUPESH PATEL

Variance: To lower basement floor by removing dirt floor and replacing with new concrete slab.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10036

99-2 BRATTLE STREET

Residence C-1 Zone

LESLEY UNIVERSITY – C/O GEORGE G. SMITH, DIRECTOR OF OPERATIONS

Variance: To install a tavern style freestanding sign at campus path entry at st. John's Road/Phillips Place intersection. Art. 7.000, Sec. 7.16.21.B (Signs).

8:45 P.M. CASE NO. 10037

1627 MASS AVENUE

Residence C-2A Zone

LESLEY UNIVERSITY – C/O GEORGE G. SMITH, DIRECTOR OF OPERATIONS

Variance: To install aluminum lettering on existing granite pillar. Art. 7.000, Sec. 7.16.21.B (Signs).

9:00 P.M. CASE NO. 10038

99 BRATTLE STREET

Residence C-1/C-2 Zone

LESLEY UNIVERSITY – C/O GEORGE G. SMITH, DIRECTOR OF OPERATIONS

Variance: To install a tavern style freestanding signs at campus path entries at Mason Street/Brattle Street intersection and Brattle Street quadrangle. Art. 7.000, Sec. 7.16.21.B (Signs).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – JANUARY 13, 2011**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10039

1 PERCY PLACE

Residence B Zone

KATE ANDERSON & JOSH FLAX – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct a conforming two story addition to an existing single family residence.
Art. 8.000, Sec. 8.22.3 (Conforming Additions). Art. 10.000, Sec. 10.30 (Variance).

7:45 P.M. CASE NO. 10040

11 LINNEAN STREET

Residence B Zone

EUGENE WANG & JIE LU – C/O SEAN D. HOPE, ESQ.

Variance: To seek relief from the open space requirement to allow parking on the Humboldt Street side of the property.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements) & Sec. 5.22.1 (Open Space). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 10041

77 HURLEY STREET

Residence C-1 Zone

DR. AHED KHALIL – C/O JAMES J. RAFFERTY, ESQ.

Variance: To modify elevations and floor plans approved in BZA Case No. 9583. No Changes are being sought from the dimensional relief granted in the prior variance. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 10.000, Sec. 10.30 (Variance). Art. 8.000, Sec. 8.20, 8.22, 8.22.1.C, 8.22.3 (Non-Conforming Structure).
Art. 4.000, Sec. 4.34.A (Table of Uses). Art. 6.000, Sec. 6.36.4.A (Parking Requirements).

8:15 P.M. CASE NO. 10042

24 HIGHLAND STREET

Residence A-1 Zone

CHUCK & CAROLE PIEPER

Variance: To restore house to its original form by re-building a covered front porch, restoring the third floor of the turret and putting a breakfast room addition on the rear. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10043

514 FRANKLIN STREET

Residence C-1 Zone

ALEXANDRA BAGERIS

Variance: To replace a non-conforming garage with a new structure within the current footprint and massing. New function is an accessory use to the existing single-family residence a new home office and storage for the owner.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21 (Accessory Uses).
Art. 6.000, Sec. 6.40 (Parking Requirements).

[REDACTED SECTION]

9:15 P.M. CASE NO. 10046

186 WALDEN STREET

Residence C-1 Zone

ANDREW ULLMANN

Variance: To construct a deck to promote easy access to office structure behind main residence.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:30 P.M. CASE NO. 10047

64 DUDLEY STREET

Residence B Zone

A.A. FLORI REALTY TRUST – C/O FABIAN FLORI

Variance: To construct 2 dwelling units with parking on a vacant lot. To make hardscape & landscape improvements to adjacent properties to benefit the subject property and the neighbors.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

GRANTED

GRANTED

GRANTED

GRANTED

Denies

GRANTED

Denies



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – FEBRUARY 10, 2011**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

GRANTED

7:45 P.M. CASE NO. 10057

87 CHILTON STREET
BHUPESH PATEL

Residence B Zone

Variance: To cover existing front porch roof trellis with roofing, wood fascia trim and gutter.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 10058

1531 CAMBRIDGE STREET

Residence C-1 Zone

DOROTHY AUSTIN – C/O ANDREW BRAM, ESQ.

Variance: To use the building currently used for as a non-profit educational facility into a single family home.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).
Art. 4.000, Sec. 4.31.G (Table of Use Classifications).

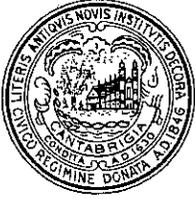
8:15 P.M. CASE NO. 10059

2419 MASS AVENUE / 7 CAMERON AVENUE
7 CAMERON LLC – C/O PHILIP TERZIS

Business A-2 Zone/Mass Ave Overlay

Variance: To waive the required 10' side yard setback where the property abuts the Linear Park.
Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements). Sec. 5.24.3 (Lots Abuttign Streets on More Than One Side). Art. 20.000, Sec. 108 (Variations from Standards by Special Permit).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MARCH 3, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:00 P.M. CASE NO. 10060

10 GARDEN TERRACE

Residence A-2 Zone

GRANTED

NADARAJAN & SUNDARI CHETTY – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct attached garage and rear addition to single family dwelling and relocate front entry.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).
Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

[REDACTED]

7:45 P.M. CASE NO. 10063

144 WESTERN AVENUE

Residence C-2 Zone

Denial

FAWAZ M. ABU-RUBAYAH

Variance: To build 2nd story over existing single story section of house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 10064

15 ROBINSON STREET

Residence B Zone

GRANTED

FOLEY FIORE ARCHITECTURE – C/O DAVID R. FOLEY

Variance: To build two additions.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – MARCH 17, 2011**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10066

66 OXFORD STREET

Residence C-1 Zone

FAR XV J&J, INC. – C/O JAMES J. RAFFERTY, ESQ.

Variance: To relocate rear entry of existing structure.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

Art. [REDACTED]

[REDACTED]

[REDACTED]

Art. [REDACTED]

8:00 P.M. CASE NO. 10068

7-9 FOCH STREET

Residence B Zone

SUSAN M. KALE & CAROL A. KALE

Variance: To construct dormers at the 3rd floor level.

Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

8:15 P.M. CASE NO. 10069

22 GURNEY STREET

Residence B Zone

ANDUS D. BAKER & ROWAN D. MURPHY

Variance: To reconfigure rear porch roof. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

8:45 P.M. CASE NO. 10071

64 INMAN STREET – UNIT #2

Residence C-1 Zone

BRENDA STANFIELD

Variance: To add a deck off the 2nd floor kitchen, projecting over an existing ground level deck at the rear of the house.

Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

9:15 P.M. CASE NO. 10073

1531 CAMBRIDGE STREET

Residence C-1 Zone

DOROTHY AUSTIN, PRESIDENT CAMBRIDGE ST. CENTER, INC.

Variance: To convert a unit currently used as a non-profit educational facility to a residential unit.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Convert to 3 Units).

Art. 4.000, Sec. 4.31.G (Table of Use Regulations). Art. 6.000, Sec. 6.40 (Generally). Sec. 6.43.2, 6.44.1 (Parking).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

GRANTED

U. H. [REDACTED]

GRANTED

Denied

GRANTED

location of four
will be
will be
Communication Facility).

Art. [REDACTED] (Urban Design Objectives).



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – APRIL 14, 2011**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10074

7-9 FOCH STREET

Residence B Zone

SUSAN M. KALE & CAROL A. KALE

GRANTED

Variance: To create habitable living space on the 3rd floor of the property by raising the roof.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

7:45 P.M. CASE NO. 10075

51 HIGHLAND STREET

Residence A-1 Zone

ROBERT G. BANNISH TR. OF 51 HIGHLAND ST. TRUST – C/O KATHLEEN C. McCABE, ESQ.

GRANTED

Variance: To seek variance for height of widow's walk and addition which were constructed in 1998.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirement).

8:00 P.M. CASE NO. 10076

209 LAKEVIEW AVENUE

Residence B Zone

ROGER THEBERGE & LINDA CASWELL – C/O JAMES J. RAFFERTY, ESQ.

GRANTED

Variance: To construct single story addition to pre-existing non-conforming single family dwelling.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

8:30 P.M. CASE NO. 10078

[REDACTED]

8:45 P.M. CASE NO. 10079

29 PEMBERTON STREET

Residence B Zone

STATESIDE REALTY GROUP, LLC – C/O RYAN GUTHRIE

GRANTED

Variance: To add 3rd floor front porch. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

[REDACTED]

9:00 P.M. CASE NO. 10080

[REDACTED]

Office 2 Zone

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTORAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – APRIL 28, 2011, At City Hall, 2nd Floor Ackerman Room, 795 Massachusetts Ave., Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO. 10083

545 TECHNOLOGY SQUARE – BUILDING 100-200
NOVARTIS – C/O MICHAEL WYTHER

Industry B Zone

Variance: To install two signs above the 20 Ft. height limit. Art. 7.000, Sec. 7.16.22.C (Wall Signs/Height of Signs).

Denies

[REDACTED]

[REDACTED]

[REDACTED]

8:45 P.M. CASE NO. 10087

52 BRATTLE STREET & 1 STORY STREET
52 BRATTLE STREET LLC – C/O RICHARD B. COHEN, PRESIDENT CGI MANAGING AGENT

Business A Zone

Variance: To construct an addition and an accessible entrance at sidewalk level and entrance for an elevator to provide disabled access to the second and third floor classrooms and offices. Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements). Sec. 5.11 (General Regulations). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

GRANTED

9:00 P.M. CASE NO. 10088

900 MASS AVENUE & 56 HANCOCK STREET
THREE GLOCESTER ST. TRUST – C/O JOHN GALE

Residence C-1 & C-2B Zone

Variance: To subdivide merged residential lot with two residential structures.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.15 (Subdivision).

GRANTED

9:15 P.M. CASE NO. 10089

36 WILLIAM STREET
VANESSA AZZONE & AL-KARIM DHANJI

Residence C Zone

Variance: To build new enlarged side entry landing with roof larger than existing and rear areaway structure.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.

(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MAY 12, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10090

18 HEALEY STREET
MARIANA DOWNER

Residence A-2 Zone

GRANTED

Variance: To add a gas fireplace in the living room where french doors are currently with the chimney extending onto an existing deck. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.11 (General Regulations). Art. 10.000, Sec. 10.31 & 10.35 (Variance).

8:00 P.M. CASE NO. 10092

350 MAIN STREET
GERALD FANDETTI & NICHOLAS FANDETTI

Residence C-3B Zone

Variance: To construct new structure over Charlotte's way (formally Deacon St.) containing 30 guestrooms and support facilities violating usable open space requirements. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO. 10093

148 RICHDALE AVENUE
LISAN MO

Residence C-1 Zone

Variance: To provide parking with insufficient aisle width. Art. 6.000, Sec. 6.42 (Off Street Parking Aisle Width).

8:30 P.M. CASE NO. 10094

61 FOSTER STREET
JILL DESIMINI & DANIEL BAUER

Residence A-2 Zone

GRANTED

Variance: To construct a single story addition to the existing dwelling to create a workable kitchen. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.13 (General Regulations).

8:45 P.M. CASE NO. 10095

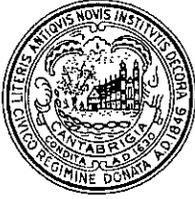
117 AMORY STREET
GREGORY HYDE & ANDREW SHINN

Residence C-1 Zone

GRANTED

Variance: To construct garden room on top of roof. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MAY 26, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10098

5 & 7-9 FOCH STREET

Residence B Zone

SUSAN KALE & CAROL KALE – C/O JAMES J. RAFFERTY, ESQ.

Variance: To subdivide lot that unintentionally merged with abutting lot when lot was conveyed to the same owners. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.15 (Subdivision). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

7:45 P.M. CASE NO. 10099

100 HAMPSHIRE STREET

Residence C-1 Zone

REYNALDO BENZAN – C/O SEAN D. HOPE, ESQ.

Variance: To add a rear landing and widened of fire escape egress from second floor kitchen egress within the right side-yard setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:00 P.M. CASE NO. 10100

26-28 VALENTINE STREET

Residence C-1 Zone

KEVIN SENDLESKI, AMY DEVIN, ROSEMARY JONES & PAUL OGORMAN –

C/O JAMES J. RAFFERTY, ESQ.

Variance: To reconstruct roof and add dormers to pre-existing non-conforming two family dwelling. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:15 P.M. CASE NO. 10101

77 [REDACTED]

Residence C-3B Zone

[REDACTED] (same sector) to [REDACTED] located [REDACTED] of [REDACTED] will [REDACTED] Fac [REDACTED]

8:30 P.M. CASE NO. 10102

163 HAMPSHIRE STREET

Residence C-1 Zone

FRANTZ BRIZARD

Variance: To use existing space for a coffee house. Art. 4.000, Sec. 4.35.0 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment).

GRANTED

8:45 P.M. CASE NO. 10103

7 MONTGOMERY STREET

Residence B Zone

STEVE ALIANO

Variance: To raise roof height, build new decks in rear of building and build two story addition on right side of building. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

9:00 P.M. CASE NO. 10104

146-148 MAGAZINE STREET

Residence C-1 Zone

EMER ANN GRALL, TR. – C/O SHIPPEN L. PAGE, ESQ.

Variance: To convert existing residential structure from 3 units to 4 units; variance to allow additional 437 square feet of living space and variance to allow tandem off street parking spaces, two on each side of the building. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.36.1 & Sec. 6.43.2 (Parking).

W. J. J. ---

9:15 P.M. CASE NO. 10105

76 [REDACTED]

[REDACTED] (w) Art. 8.000

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY JUNE 9, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

W.H.D.
7:30 P.M. CASE NO. 10106

7 - 9 CRESCENT STREET
THOMAS & ELEANOR DEEGAN

Residence C-1 Zone

Variance: To build dormers in the existing third floor attic of the house.
Art. 5.000, Sec. 5.30 (Table of Dimensal Requirements).

[REDACTED]

[REDACTED]

W.H.D.
8:00 P.M. CASE NO. 10108

18 BEECH STREET
HOPE FELLOWSHIP CHURCH - C/O CURTIS COOK

Residence B Zone

Variance: To allow for religious and accessory uses. Art.4.000, Sec.4.56.a (Table of use regulations).

8:15 P.M. CASE NO. 10109

41 SACRAMENTO STREET
JOHN MORWAY & NANCY O'RIOL

Residence C-1 Zone

Variance: To add a porch connecting the rear door to the side entrance.
Art. 5.000, Sec. 5.30 (Table of Dimensal Requirements).

[REDACTED]

8:30 P.M. CASE NO. 10110

173 COOLIDGE HILL
ANNKATRINE & JOHN GATES

Residence A-1 Zone

Variance: To build three dormers at the third level. Art. 5.000, Sec. 5.30 (Table of Dimensal Requirements).

[REDACTED]

9:00 P.M. CASE NO. 10112

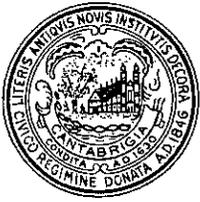
2225 MASS AVE
PEMBERTON FRUIT ORCHARD, INC. -
C/O JAMES RAFFETY, Esq.

Business A-2 / Residence B Zone

Variance: To construct conforming addition to existing structure and modify use restrictions in variance issued in

BZA Case No.7490. (Art.10.000, Sec.10.30) Art.8.000, Sec.8.22.3
(Nonconforming Structures; Art.5.00, Sec.5.31, (Table of Dimensional Requirements).

[REDACTED]



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – JUNE 23, 2011**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10114

175 HURON AVENUE

Residence B Zone

175 HURON AVE, LLC – C/O JAMES J. RAFFERTY, ESQ.

Variance: To change use of pre-existing, nonconforming structure containing a funeral home and single family dwelling to a multi-family dwelling containing three units. To construct headhouse in order to create additional means of access to existing roof deck, and a modification in the dimensional requirements for parking spaces.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).

Art. 8.000, Sec. 8.22.3 (Change of Use of Nonconforming Structure).

Art. 4.000, Sec. 4.31.G (Table of Use Regulations). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED] of
Sp. [REDACTED] nit).

[REDACTED]
3 [REDACTED]
[REDACTED]
Est. [REDACTED]

8:00 P.M. CASE NO. 10116

326 CONCORD AVENUE – UNIT 3

Residence B Zone

ELIZA N. GARFIELD

Variance: To add a dormer.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]
[REDACTED]
Art. [REDACTED]

8:30 P.M. CASE NO. 10118

459 BROADWAY

Residence C-3 Zone

VASSILIOS VALAES, HMFH ARCHITECT, INC.

Variance: To approve the Cambridge Rindge and Latin School's non-conforming exterior signage.

This includes an Illuminated Text Sign and an LED Ticker. Art. 7.000, Sec. 7.16.21.B (Signs). Sec. 7.15 (General Limitations for all Signs permitted in the City of Cambridge).

8:45 P.M. CASE NO. 10119

100 CAMBRIDGE PARK DRIVE

Office 2A/AOD-6 Zone

KNOWLEDGE LEARNING CORPORATION, INC. – C/O WILLIAM J. PROIA

Variance: To provide shade within child-care center outdoor area per CMR; 2, 10'x10' pergolas; 2, 10'x10' sunshades; 1, 10'x18' sunshade; for play area storage, 2 8'x10' sheds (772 s.f. of FAR). For pick-up/drop off parking area relief from landscaping screening requirements. Art. 4.000, Sec. 4.24 (Temporary Buildings & Uses). Sec. 4.20 (Special Classification Rules). Art. 20.000, Sec. 20.95.1(5)-[FAR 1.75] (Maximum Floor Area Ratio). Art. 22.000, Sec. 22.50 (Overhangs & Sun-Shading Devices). Art. 6.000, Sec. 6.47 (Screening). Art. 5.000, Sec. 5.32 (Office District Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTION SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

W. Alder

Dennis

GRANTED

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 14, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10120

101 LARCHWOOD DRIVE
MARION ODENCE-FORD

Residence A-2 Zone

Variance: To construct an addition to accommodate a new kitchen and larger bedrooms.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

8:00 P.M. CASE NO. 10122

60 ACORN PARK - (200/300 Cambridge Discovery Road)
FORRESTER RESEARCH – C/O JAMES J. RAFFERTY, ESQ.

Special District – 4 Zone

Variance: To install a non-conforming wall sign.
Art. 7.000, Sec. 7.16.22 (Signs). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:15 P.M. CASE NO. 10123

125 CHESTNUT STREET
SUSAN L. SHELKROT & ERIC D. KUPFERBERG

Residence C-1 Zone

Variance: To build a landing and 3 stairs. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

8:30 P.M. CASE NO. 10124

194-196 WALDEN STREET
ERIKA WOODHOUSE & CHRISTOPHER NICHOLSON – C/O JAMES J. RAFFERTY, ESQ.

Residence C-1 Zone

Variance: To relocate and enlarge rear porches and create two parking spaces.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 6.000, Sec. 6.42 (Dimensions of Off Street Parking). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

[REDACTED]

9:00 P.M. CASE NO. 10126

61 DUDLEY STREET
WILLIAM C. MADSEN & MARGARET A. BOND

Residence B Zone

Variance: To construct a one story addition to the existing 1.75 story single family residence.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.31 (Variance).

GRANTED

9:15 P.M. CASE NO. 10127

175 BRATTLE STREET
EDWIN KANIA – C/O JAMES McCLUTCHY

Residence A-1 Zone

Variance: To construct a mudroom addition at rear.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.

INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - JULY 28, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10128

146-148 MAGAZINE STREET

Residence C-1 Zone

EMER ANN GRALL, TR. OF 146-148 MAGAZINE STREET REALTY TRUST

Variance: To convert existing residential structure from 3 units to 4 units; allow additional 437 square feet of living space and to allow tandem off street parking spaces, two on each side of the building. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.26 (Conversion), Art. 6.000, Sec. 6.37.1 (Bicycles), Sec. 6.43.2 (Tandem Parking), Sec. 6.44.1.D (Parking Setbacks).

GRANTED

7:45 P.M. CASE NO. 10129

24 BERKELEY STREET

Residence A-2 Zone

LISA & JEFFEREY KERRIGAN - C/O JAMES J. RAFFERTY, ESQ.

Variance: To remove existing one story rear addition and replace it with a two story addition. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:00 P.M. CASE NO. 10130

2-10 BRATTLE CIRCLE

Residence B Zone

2-10 BRATTLE REALTY TRUST - C/O MARTIN W. HILL

Variance: To reconfigure & rebuild 12 existing multifamily residential units to 10 units of townhouses. Work to include relocation & reconstruction of existing non-conforming GFA & non-conforming lot area per dwelling unit, reconstruction of buildings within required front yard setback, parking within setback (side & front). Extension of existing non-conforming building. Parking spaces non-conforming for dimensional requirements. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 6.000, Sec. 6.41.C (Parking Within Front/Side Yard Setback) Sec. 6.42 (Minimum Parking Dimensional Requirements), Art. 8.000, Sec. 8.22.3 (Extend Existing Non-Conforming Building).

GRANTED

8:30 P.M. CASE NO. 10132

208 LEXINGTON AVENUE

Residence B Zone

MARY LOU JORDAN & PETER HARRIS

Variance: To construct a 1st floor bedroom and bathroom addition. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

W.H.D.

9:00 P.M. CASE NO. 10134

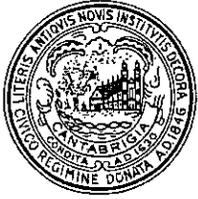
4 KIMBALL LANE

Residence B Zone

NICHOLAS ROSS & HEATHER KELLY - C/O STEPHEN HART, ARCHITECT

Variance: To raise and expand existing second floor area, add story volume to east side of existing house. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.11 (General Regulations).

W.H.D.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – AUGUST 11, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10136

GRANTED

173 SHERMAN STREET
CHADD MARS

Residence B Zone

Variance: To replace the original carport constructed when the dwelling was constructed with a carport of the same dimensions in the same location for the same use. The only difference is a sloped roof instead of a flat roof. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.40 (Parking Requirements).

7:30 P.M. CASE NO. 10137

GRANTED

175 SHERMAN STREET
MARGARET LOURIE

Residence B Zone

Variance: To replace the original carport constructed when the dwelling was constructed with a carport of the same dimensions in the same location for the same use. The only difference is a sloped roof instead of a flat roof. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.40 (Parking Requirements).

8:00 P.M. CASE NO. 10139

GRANTED

9 RUSSELL STREET
TOMIKO YODA & GUVEN GUZELDERE

Residence B Zone

Variance: To add a 2nd floor to existing 1st floor bay, construct a roof deck off the 3rd floor study with a new dormer for headroom, install skylights in the roof of the 3rd floor study. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO. 10140

GRANTED

2 HUTCHINSON STREET
JONATHAN P. SCHINDELHEIM

Residence B Zone

Variance: To expand the existing house with a 2nd and 3rd floor addition to accommodate a growing family. The 2nd floor addition would be constructed above an existing one story addition at the rear of the house, the 3rd floor addition will also extend into and expand the existing 3rd floor. The existing property is non-conforming to requirements for lot size, side yard setbacks and floor area ratio. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Alteration/Enlargment of a Non-Conforming Structure).

8:30 P.M. CASE NO. 10141

GRANTED

192 BRATTLE STREET
CHARLES R. MYER

Residence A-1 Zone

Variance: To enlarge an existing one car garage into a two car garage. Existing & proposed garage is on property line and is therefore non-conforming. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21 (Front Yard Setback).

8:45 P.M. CASE NO. 10142

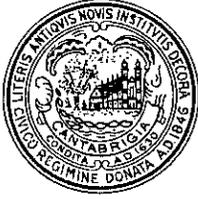
GRANTED

288-B GREEN STREET
NPPE, CORP. – C/O VINCENT J. PANICO, ESQ.

Residence C-3 Zone

Variance: To allow restaurant use, similar to the use in this building. Art. 4.000, Sec. 4.35.F.1 (Restaurant With Alcohol) & Sec. 4.35.G (Bar With Entertainment).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – AUGUST 25, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO. 10144

169 WESTERN AVENUE
KATHLEEN WALCOTT

Residence C-1 Zone

Variance: To increase the building height. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 10.000, Sec. 10.30, 10.32, 10.33, 10.34 & 10.35 (Variance).

8:00 P.M. CASE NO. 10145

309 PEARL STREET
SAM BATCHELOR

Residence C Zone

Variance: To expand an existing dormer on the north side of the third story, in order to create the necessary headroom to create a new bathroom within the footprint of the existing floor.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

W.H.C.
GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – SEPTEMBER 8, 2011 at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard:

[REDACTED]

7:45 P.M. CASE NO. 10148

87 RAYMOND STREET

Residence A-2 Zone

BHUPESH PATEL

Variance: To construct new decks above roof violating setbacks and add a dormer.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

[REDACTED]

8:30 P.M. CASE NO. 10151

64 DUDLEY STREET

Residence B Zone

ARTHUR FLORI

Variance: To construct a 2 family residential with parking on a lot used currently for parking only, (11 spaces). Make hardscape and landscape improvements to subject property and adjacent property.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

W.H. [Signature]

8:45 P.M. CASE NO. 10152

5 SPARKS STREET

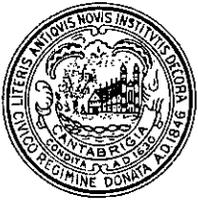
Residence B Zone

ROBERT & ANN HURLBUT

Variance: To build roof over existing porch at front entry.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Variance).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – SEPTEMBER 22, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO. 10154
21 MANASSAS AVENUE Business A-1 Zone

TERRENCE F. & AMY S. SMITH
Variance: To replace existing single story rear addition on a nonconforming single family dwelling with two story rear addition. Art. 5.000, Sec. 5.28.1.B (Residential Use in Business A-1 District). Sec. 5.33 (Business District) & Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:00 P.M. CASE NO. 10155
14 DANA STREET Residence C-1 Zone

DANA STREET DEVELOPMENT – C/O SEAN D. HOPE, ESQ.
Variance: To redevelop existing multi-family residential structure including reconstructing rear carriage house, creation of garage parking. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

[REDACTED]

8:15 P.M. CASE NO. 10156
65 STEARNS STREET Residence C-1 Zone

MARTHA BARGMANN
Variance: To build a deck.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:30 P.M. CASE NO. 10157
23-25 HASKELL STREET Residence B Zone

LUKE & RACHELLE BEGLEY
Variance: To create new dormer to allow for a bathroom on third floor.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

W.M.B. row

[REDACTED]

9:00 P.M. CASE NO. 10159
16 GARDEN STREET Residence C-2 Zone

COMMANDER REALTY ASSOCIATES NOMINEE TRUST – C/O MICHAEL GULESERIAN
Variance: To replace existing raised concrete slab and fabric canopy at sidewalk entrance to restaurant with new vestibule structure. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – OCTOBER 13, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10160

115 HARVEY STREET
AMELIA L. WESTMARK

Special District-2

Variance: To rebuild rear addition, re-configuring the interior layout, as well as raising and rebuilding the roof on the main structure to develop attic space and provide better solar power orientation.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

[REDACTED]

[REDACTED]

7:30 P.M. CASE NO. 10164
[REDACTED] be
of rear
prop. [REDACTED] ang).

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – OCTOBER 27, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10166

5 WESTERN AVENUE

Business A Zone

CITY OF CAMBRIDGE – C/O ROBERT W. HEALY, CITY MANAGER &
CAMBRIDGE HOUSING AUTHORITY - C/O PATRICK KYLE SULLIVAN & JOHN WOODS

Variance: To construct a mezzanine that would increase the FAR.
Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
Art. 20.000, Sec. 20.300 (Central Square Overlay District).

GRANTED



7:45 P.M. CASE NO. 10167

5 CALLENDER STREET

Residence C-1 Zone

CAMBRIDGE COMMUNITY CENTER, INC. – C/O DAVID GIBBS

Variance: To operate a Farmers' Market use on Saturdays in the Gym, starting January 7, 2012 through April 28, 2012 between the hours of 8:00 a.m. and 4:00 p.m. which includes set-up, selling hours and break down.
Art. 4.000, Sec. 4.35.A (Retail Business & Consumer Service Establishments).

GRANTED

8:00 P.M. CASE NO. 10168

2500 MASS AVENUE

Business A-2 Zone

MARINO CENTER – C/O CARMEN PASCARELLA

Variance: To install a new sign in place of the old sign at roughly the same location above 20'.
Art. 7.000, Sec. 7.16.22.C (Wall Sign).

GRANTED



8:30 P.M. CASE NO. 10170

87 PLYMOUTH STREET

Residence C-1 Zone

PAUL KARNATH

Variance: To rebuild side porch, rebuild rear mudroom, replace bracketed front stoop entrance roof.
Art. 5.000, Sec. 5.21.1 (Standards for Dimensional Regulations). & Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.20 (Non-Conforming Structure). Sec. 8.10 (Existing Buildings).

GRANTED

8:45 P.M. CASE NO. 10171

725 CONCORD AVENUE

Office 1 Zone (AOD 3)

MOUNT AUBURN HOSPITAL – C/O KATHERINE A. RAFFERTY, DIRECTOR OF COMMUNITY AFFAIRS

Variance: To install two wall signs (same sign on East and West sides).
Art. 7.000, Sec. 7.16.22.C (Wall Sign).

W. Anderson

9:00 P.M. CASE NO. 10172

820 MEMORIAL DRIVE

Office 2 Zone

ALAN J. MEDNICK – C/O FRANK J. FRISOLI, ESQ.

Variance: To operate a fast order food use to allow for the preparation of fresh sandwiches on site and within the convenience store. Art. 4.000, Sec. 4.35.0 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment).
Art. 8.000, Sec. 8.22.3 (Enlargement of Non-Conforming Use).

GRANTED

9:15 P.M. CASE NO. 10173

16 GARDEN STREET

Residence C-2 Zone

COMMANDER REALTY ASSOCIATES NOMINEE TRUST – C/O MICHAEL GULESERIAN

Variance: To add two internally illuminated wall signs.
Art. 7.000, Sec. 7.16.21.D (Signs).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – NOVEMBER 10, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO. 10175

55 ORCHARD STREET
GEORGE S.M. DYER

Residence B Zone

Variance: To add a mudroom addition and covered porch/landing to existing single family residence made necessary due to functional obsolescence of Victorian style floor plan.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

[REDACTED]

8:15 P.M. CASE NO. 10177

99 PROSPECT STREET

Business A Zone

CHRIST THE KING PRESBYTERIAN CHURCH – C/O RICHARD E. DOWNS, JR.

Variance: To install a new free-standing sign composed of a metal box with applied vinyl and raised (push-through) acrylic letters. The variance request is for internal illumination only. Art. 7.000, Sec. 7.16.22 (Signs).

GRANTED

8:30 P.M. CASE NO. 10178

1374 MASS AVENUE

Business B Zone (Harvard Sq. Overlay).

CAMBRIDGE SAVINGS BANK – C/O BRUCE J. EMBRY, ESQ.

Variance: To erect 1 projecting sign, internally illuminated.

Art. 7.000, Sec. 7.16.22.B (Projecting Signs).

Denial

[REDACTED]

9:00 P.M. CASE NO. 10180

277-283 WESTERN AVENUE

Residence C-1 Zone

PAUL CAMMARATA – C/O SEAN D. HOPE, ESQ.

Variance: To alter rear egress stairs from plans approved by BZA – Case No. 10034. To allow for existing rear door to remain. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.31 (Variance).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – DECEMBER 1, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10181

64 DUDLEY ST, 1-5 CEDAR SQ. & 31 CEDAR ST. Residence B Zone
ANTONETTA FLORI & ARTHUR FLORI, TR. C/O THEODORE C. REGNANTE

Variance: To construct a 2-family residence on 64 Dudley Street parcel. The parcel will contain 13 parking spaces with landscape improvements to the parcel. Art 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.20 (Standards For Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Alteration of a Non-Conforming Structure).

[REDACTED]

8:00 P.M. CASE NO. 10183

627 MASS AVENUE Business B Zone (CSO)
BLICK ART MATERIALS – C/O BRUCE J. EMBRY, ESQ.

Variance: To install a banner sign projecting from the façade of the building, above street level. The sign is larger than permitted by the Zoning Ordinance. Art. 7.000, Sec. 7.16.22.B (Signs).

[REDACTED]

8:30 P.M. CASE NO. 10185

67-69 SACRAMENTO STREET Residence C-1 Zone
ALBERT SILLIMAN & SEIJA HALVA

Variance: To replace & extend back decks with enclosed structure. Replace front entrance on both floors. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:45 P.M. CASE NO. 10186

79 THORNDIKE STREET Residence C-1 Zone
FRED MIRLIANI & MARTHA FRIEDMAN

Variance: To add two dormers to existing 3rd floor. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.30 (District Dimensional Regulations).

GRANTED

[REDACTED] setback.

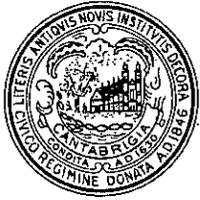
9:15 P.M. CASE NO. 10188

21-23 SCIARAPPA STREET Residence C-1 Zone
FOLEY FIORE ARCHITECTURE – C/O PAUL FIORE

Variance: To demolish dilapidated dwelling and construct new structure on combined lots. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

Withdrawn

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – DECEMBER 15, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

W.M.D.

7:30 P.M. CASE NO. 10189

168-172 HAMPSHIRE STREET

Business A/Residence C2-B & C-1 Zone

AGNOSIS DEVELOPMENT LLC – C/O DAVID APOSHIAN, AGENT

Variance: To construct a 4 story 15 unit wood frame residential with 3 affordable units.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

7:45 P.M. CASE NO. 10190

2172 MASS AVENUE

Business A-2 Zone

EAST BOSTON SAVINGS BANK – C/O JAMES J. RAFFERTY, ESQ.

Special Permit: To reduce the required amount of parking by one space.

Art. 6.000, Sec. 6.35.1 (Reduction of Required Parking). Art. 10.000, Sec. 10.40 (Special Permit).

8:00 P.M. CASE NO. 10191

126-128 HOLWORTHY STREET

Residence B Zone

KAJ VANDKJAER, ARCHITECT

Variance: To add 2 story wood frame at both 126 & 128 Holworthy Street.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO. 10192

301 BROOKLINE STREET

Residence C Zone

EDWARD & KATHRYN CODD

Variance: To build dormer and enlarge mudroom. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

Special Permit: To install windows in the setback.

Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).

8:30 P.M. CASE NO. 10193

200 CAMBRIDGE PARK DRIVE

Office 2-A Zone

PFIZER, ANTHONY F. TUCCELLI, JR. – C/O RICARDO M. SOUSA, ESQ.

Special Permit: To install (1) 13' whip antenna on the rooftop of the building together with associated cabling and electronic radio equipment to be located within the building. Art. 4.000, Sec. 4.32.G.1 (Footnote 49) (Telecommunication Facility).

Art. 10.000, Sec. 10.40 (Special Permit).

Variance: To install (1) 13' whip antenna on the rooftop of the building together with associated cabling and electronic radio equipment to be located within the building. Art. 4.000, Sec. 4.12 & 4.13 (Un-listed Use).

8:45 P.M. CASE NO. 10194

117 CUSHING STREET

Residence B Zone

PARENTS NURSERY SCHOOL – C/O JOHN PAUL DUNN

Variance: To remove the existing building @ 117 Cushing Street and build a new building on the foundation of the existing building. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Special Permit: To use the building as a nursery school and to convert the parking lot in the back of the building into the school's playground, requiring parking relief. Art. 4.000, Sec. 4.33.B.2 & 4.56 (Use Regulations).

Art. 6.000, Sec. 6.30 (Parking Requirements).

9:00 P.M. CASE NO. 10195

4 KINNAIRD STREET

Business A-3 Zone

MONIQUE BROUILLETTE & MICK CORRELL

Variance: To install a driveway narrower than required and only partially setback from front yard.

Art. 6.000, Sec. 6.42 (Parking Dimensions). Sec. 6.44.1C (Front Yard Setback). Sec. 6.43.4 (Driveway Width).

Devis

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JANUARY 12, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10196

43 LARCH ROAD

Residence A-1 Zone

LEWIS CANTLEY & VICKI SATO

Variance: To create a small room expansion within the front yards to create handicap accessible sleeping and bath accommodations on the first floor. Projection at front of house does not protrude beyond existing face of building. Moving exit stair and porch and relocating laundry room.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

7:45 P.M. CASE NO. 10197

78-82F & 82R OXFORD STREET

Residence C-1 Zone

LESLEY UNIVERSITY – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct additions to two existing structures on same lot.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

[REDACTED]

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M.

[REDACTED]

Business B Zone

Z

S

A

A

[REDACTED]

S

A

10.000,

8

200.

[REDACTED]

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10201

18 COTTAGE PARK AVENUE

Residence B Zone

MARC S. RESNICK, TR. – C/O JOSEPH P. HANLEY, ESQ.

Variance: To subdivide 22 Cottage Park Avenue from the adjacent lot at 18 Cottage Park Ave and 22 Cottage Park Avenue.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.15 (Subdivision).

GRANTED

[REDACTED]

9:00 P.M. CASE NO. 10202

22 COTTAGE PARK AVENUE

Residence B Zone/Special District 2

MARC S. RESNICK, TR. – C/O JOSEPH P. HANLEY, ESQ.

Variance: To subdivide 22 Cottage Park Avenue from the adjacent lot at 18 Cottage Park Avenue. To convert an existing commercial building and make a small addition. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Sec. 5.15 (Subdivision).

GRANTED

[REDACTED]

Sec. 5.430 (Commercial Building).

9:15 P.M. CASE NO. 10203

27 COTTAGE PARK AVENUE

Residence B Zone

MARC S. RESNICK, TR. – C/O JOSEPH P. HANLEY, ESQ.

Variance: To demolish an existing Quonset hut located at 27 Cottage Park Avenue and to convert this property into an accessory parking facility for a proposed 16-unit multifamily residential dwelling at 22 Cottage Park Avenue, which is located directly across the street. The proposed accessory parking facility would consist of 22 off street parking spaces.

Art. 4.000, Sec. 4.31.G (Multifamily Use).

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – February 2, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

GRANTED

7:30 P.M. CASE NO. 10208

61 DUDLEY STREET

Residence B Zone

WILLIAM C. MADSEN & MARGARET A. BOND

Variance: To construct a rear addition to the existing single family residence.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

7:45 P.M. CASE NO. 10209

106 KINNAIRD STREET

Residence C-1 Zone

STEVEN WATT & JESSICA WENNING

Variance: To build additions. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

AT

8:00 P.M. CASE NO. 10210

59-61 JAY STREET

Residence C-1 Zone

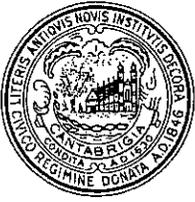
CAL PIEROG & KATHERINE PERDUE – C/O DAN LABARRE

Variance: To maintain a shed that was recently built in the front yard.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21.H (Accessory Structures).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

Denied



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JANUARY 26, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10204

50-54 ESSEX STREET

Residence C-1 Zone

PROSPECT HILL ACADEMY CHARTER SCHOOL

C/O JAMES M. KOLOSKI, NOBADEER COLLABORATIVE, LLC

Variance: To install 6, non-illuminated building identification signs for Prospect Hill Academy, 4 will be at 54 Essex Street and two at 50 Essex Street. Art. 7.000, Sec. 7.16.21.C (Signs).

GRANTED

7:45 P.M. CASE NO. 10205

67 SMITH PLACE

Industry B-2 Zone/AOD-1

TIMOTHY L. SHANNON

Special Permit: To construct a storage building to supplement the existing use of open vehicle storage as previously approved by BZA Case No. 9742. Art. 4.000, Sec. 4.37 (Storage).

GRANT

8:00 P.M. CASE NO. 10206

208 LAKEVIEW AVENUE

Residence B Zone

CINDY FRIEDMAN & JOHN PAGE – C/O JAMES J. RAFFERTY, ESQ.

Variance: To raise roof and construct dormer on pre-existing non-conforming two family dwelling. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

Special Permit: To relocate windows on non-conforming wall.

Art. 8.000, Sec. 8.22.2 (Relocation of windows on non-conforming wall. Art. 10.000, Sec. 10.40 (Special Permit).

8:15 P.M. CASE NO. 10207

140 COLUMBIA STREET

Residence C-1 Zone

140 COLUMBIA LLC – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct rear addition and dormers to pre-existing two family dwelling.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

W. H. H. H.

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – FEBRUARY 16, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10211

17 FRANCIS AVENUE

Residence A-2 Zone

JANET GREEN – C/O JAMES J. RAFFERTY, ESQ.

Variance: To extend fifteen year limitation on variance granted in BZA Case No. 7150 to allow for accessory apartment in basement. Art. 4.000, Sec. 4.31.G (Multifamily Dwelling). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

7:45 P.M. CASE NO. 10212

60 CLIFTON STREET

Residence B Zone

KEVIN M. EMERY

Variance: To construct addition to an existing non-conforming building. Construction of a new 2nd dwelling unit. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Art. 8.000, Sec. 8.22.1 & 8.22.2 (Addition to Non-Conforming Existing Building).

GRANTED

8:00 P.M. CASE NO. 10213

6 LONGFELLOW PARK

Residence A-2 Zone

JONATHAN & MARGARET SEELIG – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct handicap accessible entry in rear, remove and replace single story room in rear, and relocate existing side entry to front of house. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:15 P.M. CASE NO. 10214

28 GARFIELD STREET

Residence B Zone

RISHI P. REDDI

Variance: To construct a 1 car garage and bike shed to replace a storage shed that is presently on the property. Addition of ½ bathroom, small elevator and relocated covered entryway in rear.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21.H (Accessory Uses).

W.H.D.

8:30 P.M. CASE NO. 10215

38 UNION STREET & 369 WINDSOR STREET

Residence C-1 Zone

JAYAKANTH SRINIVASAN & AURA N. TEICU – C/O JAMES J. RAFFERTY, ESQ.

Variance: To subdivide two lots that was unintentionally merged as the result of a title conveyance in 1999. To construct single family dwelling on lot at 38 Union Street, with insufficient setbacks.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.15 (Subdivision). Art. 10.000, Sec. 10.30 (Variance).

W.H.D.

8:45 P.M. CASE NO. 10216

10 AVON PLACE

Residence A-2 Zone

OLIVER & KATHRYN GRANTHAM

Variance: To construct dining room addition to the rear of an existing single family home.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.28.21 (Gross Floor Area).

GRANTED

9:15 P.M. CASE NO. 10218

140 COLUMBIA STREET

Residence C-1 Zone

140 COLUMBIA LLC – C/O JAMES J. RAFFERTY, ESQ.

Variance: To reconstruct and raise roof and construct rear addition and dormers to pre-existing two family dwelling. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

Art. 10.000, Sec. 10.30 (Variance).

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MARCH 8, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10120 – (Re-Hearing)

101 LARCHWOOD DRIVE
MARION ODENCE-FORD

Residence A-2 Zone

Variance: To construct an addition to accommodate a new kitchen and larger bedrooms.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

7:45 P.M. CASE NO. 10140 – (Re-Hearing)

2 HUTCHINSON STREET
JONATHAN P. SCHINDELHEIM

Residence B Zone

Variance: To expand the existing house with a 2nd and 3rd floor addition to accommodate a growing family. The 2nd floor addition would be constructed above an existing one story addition at the rear of the house, the 3rd floor addition will also extend into and expand the existing 3rd floor. The existing property is non-conforming to requirements for lot size, side yard setbacks and floor area ratio.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Alteration/Enlargement of a Non-Conforming Structure).

GRANTED

8:00 P.M. CASE NO. 10219

31 SHEA ROAD
CRAIG & KATHERINE HIGHLAND

Residence B Zone

Variance: To raise the roof line in order to create habitable space on the third floor, including a shed dormer on each side of the ridge. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.1.F (Non-Conforming Structure).

GRANTED

8:30 P.M. CASE NO. 10221

153 BRATTLE STREET
GUY GRASSI – GRASSI DESIGN GROUP - (OWNER'S REPRESENTATIVE)

Residence A-1 Zone

Variance: To add pergola members to existing pergola over deck and new 2 story garage/guest bedroom.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22 (Non-Conforming Structure).
Art. 4.000, Sec. 4.22 (Accessory Structure).

Withdraw

8:45 P.M. CASE NO. 10222

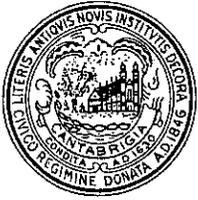
1678 MASS AVENUE
BRANDON WOOLKALIS

Business A-2 Zone

Variance: To convert existing store into café/coffee shop.
Art. 4.000, Sec. 4.35.0 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment).

Denies

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MARCH 22, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10223

7-9 CRESCENT STREET

Residence C-1 Zone

THOMAS & ELEANOR DEEGAN

Variance: To raise existing roof and add 2 dormers. Add a deck and ramp to the back door. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance)

GRANTED

7:45 P.M. CASE NO. 10224

28 GARFIELD STREET

Residence B Zone

RISHI P. REDDI

Variance: Addition of a one car garage & bike shed to replace a storage shed that is presently on the property. Dormer addition to the west rear attic space. Addition of small elevator at west rear. Addition of 1/2 bath, relocation of one bathroom. Relocated entryway in rear, relocated bulkhead with basement entry and renovation of kitchen & three bathrooms. Art. 4.000, Sec. 4.21.H (Accessory Uses). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:45 P.M. CASE NO. 10228

34-36 BLAKESLEE STREET

Residence C Zone

JOHN P. McMAHON, JR. & SUZANNE GRAVES

Variance: To raise roof, add 2 dormers and expand rear porch. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

GRANTED

9:15 P.M. CASE NO. 10230

820 SOMERVILLE AVENUE

Business C Zone

WALGREEN REALTY RESOURCES LLC – C/O KATIE J. THOMASON, ESQ.

Variance: To install an internally illuminated wall sign above the second story windows, identifying its retail establishment. Art. 7.000, Sec. 7.16.22.C (Signs).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – APRIL 12, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10231

98 COLUMBIA STREET – APT. 3

Residence C-1 Zone

PHILIPPE LUEDI & ALICE GUGELMANN

Variance: To add dormer to increase useable space in master bedroom.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

7:45 P.M. CASE NO. 10232

1 MATIGNON ROAD (A/K/A 45 MATIGNON RD.)

Res B Zone/ Institutional Use Overlay Dist.

ECOLE INTERNATIONALE DE BOSTON/ C/O RYAN D. PACE, ESQ.

Variance: To construct an additional building on the property to enable the consolidation of the two schools currently operated by the Petitioner at one campus. The proposed consolidation will involve the movement of the Maternelle program for pre-school and kindergarten children from a rented building in Arlington to a newly constructed building on the property.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
Art. 8.000, Sec. 8.22.3 (Non-Conforming Use/Structure).

W. H. D.

8:00 P.M. CASE NO. 10233

14 HURLBUT STREET

Residence B Zone

SANDRA BEST

Variance: To add addition to house in approximate location of existing garage, to create full first floor living space.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:15 P.M. CASE NO. 10234

43 GIBSON STREET

Residence B Zone

THEODORE & GENEVIEVE WAGENKNECHT

Variance: To create a new 2nd floor addition over an existing one-story structure that conforms to current setback requirements. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

GRANTED

8:30 P.M. CASE NO. 10235

498 FRANKLIN STREET

Residence C-1 Zone

JEREMY FARO & JOSHUA MEYERS

Variance: To excavate the basement. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

W. H. D.

8:45 P.M. CASE NO. 10236

90 ABERDEEN AVENUE

Residence B Zone

EDWARD & LISA KUH

Variance: To renovate existing 3rd floor living space, expanding one small dormer to create better headroom over stair and in bath. Petitioner wished to remove 2nd tiny south facing dormer and replace with a larger one at rear bedroom.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.1.D & 8.22.1.H (Non-Conforming Structure).

GRANTED

9:00 P.M. CASE NO. 10237

14 WALKER STREET

Residence B Zone

JUDITH SINGER

Variance: To enlarge and enclose existing side porch towards the rear of the house. Construct new covered landing & steps.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

9:15 P.M. CASE NO. 10238

69 THORNDIKE STREET

Residence C-1 Zone

LYNNE F. RILEY & PAUL J. KRONER

Variance: To expand the existing house with addition of a 3rd floor dormer to accommodate a new bathroom. To construct an addition of a 2nd floor deck and egress stair in order to provide 2nd means of egress for an existing dwelling unit. The existing property is non-conforming to requirements for lot size, front, side and rear yard setbacks and floor area ratio. Add a roof deck above the rear 2 story section. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Alteration/Enlargement of a Non-Conforming Structure).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – APRIL 26, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

GRANTED

7:30 P.M. CASE NO. 10239

26 OXFORD STREET

Residence C-3 Zone

PRESIDENT & FELLOWS OF HARVARD COLLEGE – C/O JENNIFER GRAVEL, HARVARD PLANNING

Variance: To amend the existing variance for an open air farmer's market to allow temporarily relocating the market from its current campus location at 1785 Cambridge Street to a new location at 26 Oxford Street.

Art. 4.000, Sec. 4.36.A (Open Air or Drive In Retail & Service).

7:45 P.M. CASE NO. 10240

85 HAMILTON STREET

Special District - 10

MILTENYI BIOTIC, INC. – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct a rooftop addition containing two dwelling units on existing two story commercial building.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 10241

171 ALLSTON STREET

Residence C Zone

KATE & JAMES REGAL

Variance: To expand the existing house with addition of a 3rd floor dormer to accommodate a new bathroom. To construct an addition on the 2nd floor which would enclose an existing roof deck on the west side of the house. The existing property is non-conforming to requirements for lot size, side and rear yard setbacks and floor area ratio.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Art. 8.000, Sec. 8.22.3 (Alteration/Enlargement of Non-Conforming Structure).

8:15 P.M. CASE NO. 10242

27 GRANVILLE ROAD

Residence B Zone

JANET KINASEWICH

Variance: To extend first & second floor rear porches.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10243

173 COOLIDGE HILL

Residence A-1 Zone

JOHN GATES

Variance: To alter the plans previously granted in variance No. 10110.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10244

400 MEMORIAL DRIVE

Residence C-3/MIT INST. OVERLAY

STEVEN CARHART, PRESIDENT OF PHI BETA EPSILON CORP.

Variance: To build an elevator/stair tower, bay window and photo voltaic trellis, as well as to relocate the loading area from on-site to the street in front of the abandoned curb cut. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Art. 6.000, Sec. 6.90 (Location of Loading Bays). Sec. 6.83 (Number of Loading Bays).

9:00 P.M. CASE NO. 10245

190 BRATTLE STREET

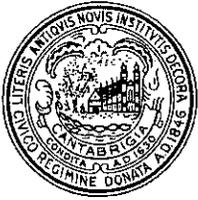
Residence A-1 Zone

MARJORIE GARBER

Variance: To enclose and excavate under existing rear deck.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MAY 10, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10247

175 HURON AVENUE

Residence B Zone

175 HURON, LLC – C/O JAMES J. RAFFERTY, ESQ.

Variance: To change use of pre-existing, non-conforming structure containing a funeral home and single family dwelling to a three unit Townhouse. To construct a headhouse in order to create additional means of access to existing roof deck. A modification in the dimensional requirements for parking spaces. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion). Art. 10.000, Sec. 10.30 (Variance). Art. 6.000, Sec. 6.42 (Dimensions for off Street Parking Spaces). Art. 8.000, Sec. 8.22.3 (Alteration of Non-Conforming Structure).

[REDACTED]

7:45 P.M. CASE NO. 10248

35 ROBERTS ROAD

Residence C-1 Zone

LOU FERRARO – 21 TROY RD. LIMITED PARTNERSHIP

Variance: To add 2nd floor deck above existing 1st floor deck, to provide open space to upper floor unit.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 10249

75 SPARKS STREET

Residence A-1 Zone

FRANK & KELLY PANAYOTOU – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct conforming addition at rear of pre-existing non-conforming single family dwelling. To construct new front entry with covered porch. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Alteration of Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

8:30 P.M. CASE NO. 10251

64 GORHAM STREET

Residence C-1 Zone

TIMOTHY & AMY ROWE – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct a one story addition between existing 2.5 story dwelling and 1 story garage, one story addition to Northern side of dwelling and reduction of existing deck. Art. 5.000, Sec. 5.20 & 5.30 (Table of Dimensional Requirements).

[REDACTED]

[REDACTED]

9:15 P.M. CASE NO. 10254

[REDACTED]

[REDACTED]

[REDACTED]

9:30 P.M. CASE NO. 10255

22 WATER STREET

NP PUD-6

CATAMOUNT HOLDINGS, LLC – CHRISTOPHER KANEH - C/O LOUIS C. MILLER, ESQ.

Variance: To modify plans previously approved in BZA case #9762.
Art. 13.000, Sec. 13.74.3 (Height). & Sec. 13.79.2 (Additional GFA for Above Ground Structure Parking).

W. Had on

Denise

GRANTED

GRANTED

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MAY 24, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10256

38 UNION ST. & 369 WINDSOR STREET

Residence C-1 Zone

JAYAKANTH SRINIVASAN & AURA N. TEICU – C/O JAMES J. RAFFERTY, ESQ.

Variance: To subdivide two lots that were unintentionally merged as the result of a title conveyance in 1999. To construct single family dwelling on lot at 38 Union Street, with insufficient setbacks. To install parking within insufficient width. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.15 (Subdivision). Art. 6.000, Sec. 6.42 (Width of Parking Space). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

7:45 P.M. CASE NO. 10257

27 MYRTLE AVENUE

Residence C-1 Zone

DEBORAH E. BELLE

Variance: To install driveway and rework side entry stairs Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art 6.000, 6.34 (Parking Space Allocation). Sec. 6.44.1.C (Parking Requirement Setbacks).

Denies

8:00 P.M. CASE NO. 10258

31 CRESCENT STREET

Residence C-1 Zone

JASON & LINDSAY POLITI - C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct cover over front entry porch and bay window in kitchen of non-conforming Structure. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:15 P.M. CASE NO. 10259

107 REED STREET

Residence B Zone

RACHEL RUBIN & JEFFREY MELNICK

Variance: To construct a 1st floor addition to back of house. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:30 P.M. CASE NO. 10260

2528 MASS AVENUE

Residence B Zone

JUDY TSAI & CYNTHIA HUGHES

Variance: To operate a barbershop from an existing storefront. Art. 4.000, Sec. 4.35.C (Retail Business & Consumer Service Establishment).

GRANTED

9:00 P.M. CASE NO. 10262

151 BRATTLE STREET

Residence A-1 Zone

JEANNE VANECKO, VANECKO LTD. ARCHITECTURE & DESIGN

Variance: To remove an existing, wood framed, uncovered deck and the construction of a smaller, wood framed covered entry porch to serve as the primary side entrance to the residence. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

GRANTED

9:15 P.M. CASE NO. 10263

1707 CAMBRIDGE STREET

Residence B Zone

DAVID DOBRIN & SUSAN C. ARNOTT – C/O BHUPESH PATEL, DESIGNTANK, INC.

Variance: To infill addition of a screened porch within a niche of the main 2.5 story house & one-story existing addition. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements & Side yard Setback).

GRANTED

9:30 P.M. CASE NO. 10264

25 R.C. KELLEY STREET

Residence B Zone

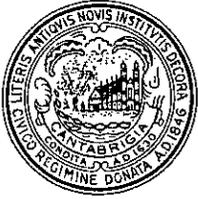
CARY FRIEDMAN & RICARDO WELLISCH

Variance: To add gabled ½ story to original section of house, to accommodate 2 bedrooms and 1 bathroom. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTORIAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.

INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JUNE 14, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10092 - (Re-Hearing)

350 MAIN STREET

Residence C-3B Zone

GERALD FANDETTI & NICHOLAS FANDETTI

Variance: To construct new structure over Charlotte's way (formally Deacon St.) containing 30 guestrooms and support facilities violating usable open space requirements. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.31.L2 (Hotel/Motel).

8:00 P.M. CASE NO. 10266

38 PORTER ROAD

Residence B Zone

JOHN HILGEMAN, ON BEHALF OF OWNERS

Variance: To replace an existing awning and increase its size to cover existing porch area. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10268

8 LINCOLN LANE

Residence A-1 Zone

JENNIFER W. KEDDY & STUART LEVINSON

Variance: To add a bay on the rear yard side of the house. To convert an existing wood deck and covered 1 car parking space into an enclosed 2 car garage and deck. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22 (Non-Conforming Structure).

8:45 P.M. CASE NO. 10269

6 BERKELEY STREET

Residence A-2 Zone

ERROL & ANNA DE SOUZA

Variance: To demolish existing one-car garage and erect a new wood frame two-car garage in a similar location. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21.H (Accessory Uses).

9:00 P.M. CASE NO. 10270

21 TROWBRIDGE STREET

Residence C-1 Zone

MARK ZEIDEL & SUSAN FREEDMAN

Variance: To enlarge and rebuild existing deck in rear setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:15 P.M. CASE NO. 10271

62 FOSTER STREET

Residence C-1 Zone

ELLEN HERRICK

Variance: To relocate west entry to south elevation at existing bay window location w/steps to grade. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:30 P.M. CASE NO. 10272

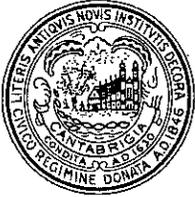
1734 MASS AVENUE

Business A-2/Residence B Zone

LINNAEAN CORP. – C/O MICHAEL BENTLEY, PRESIDENT

Variance: To seek relief from side yard setback requirements to allow repairs to building envelope. Install hard foam insulation, 4 new high-efficiency windows and two doorway overhangs. Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements). Art. 22.000, Sec. 22.43.2 (Yard Exceptions For Added Exterior Insulation).

Devised
GRANTED
GRANTED
GRANTED
GRANTED
GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JUNE 28 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10273

85 HAMILTON STREET

Special District - 10

MILTENYI BIOTIC, INC – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct a basement in existing commercial building.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

7:45 P.M. CASE NO. 10274

7-9 CRESCENT STREET

Residence C-1 Zone

DEIDRE A. DEEGAN

Variance & Special Permit: To amend approved plans in BZA Case No. 10223.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure). Art. 10.000, Sec. 10.40 (Special Permit).

GRANTED

8:00 P.M.

[REDACTED]

8:15 P.M. CASE NO. 10276

[REDACTED]

8:30 P.M. CASE NO. 10277

26 SIXTH STREET

Residence C-1 Zone

CHRIS & TACO MATTHEWS

Variance: To raise the roof ridge approximately 7 ½ ft. in order to build a full second story with attic above.

Art. 5.000, Sec. 5.31 (Table Of Dimensional Requirements).

GRANTED

[REDACTED]

8:45 P.M. CASE NO. 10278

38 PEARL STREET

Residence C-2A Zone

LUBAVITCH OF CAMBRIDGE INC. – C/O HIRSCH ZARCHI, DIRECTOR

Variance: To build an addition at the 3rd story level over the existing two story portion of a non-conforming building.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Art. 8.000, Sec. 8.22.3 (Enlargement of Non-Conforming Structure).

Denied

9:00 P.M. CASE NO. 10279

28 SOUTH NORMANDY AVENUE

Residence B Zone

WILLIAM & BARBARA SULLIVAN

Variance: To add three (3) dormers to house.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

W.H.A.

GRANTED

9:15 P.M. CASE NO. 10280

7 WATERHOUSE STREET

Residence A-1 Zone

MOSHE SAFDIE & MICHAL R. SAFDIE

Variance: To build an elevator in the setback, a living room addition and expand existing dormer.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).

9:30 P.M. CASE NO. 10281

500R GREEN STREET

Residence C-1 Zone

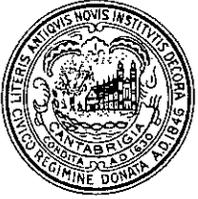
PATRICK BRITTON

Variance: To construct a shed dormer on the north roof of building.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

Denied

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 12, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10283

1 HIGHLAND STREET

Residence A-1 Zone

ROBERT & KRISTINE HIGGINS

Variance: To renovate existing parking area within front setback on Highland Street and the addition of two "overflow" parking spaces on Sparks Street. Art. 6.000, Sec. 6.44.1.C (Parking Requirements).

GRANTED

7:45 P.M. CASE NO. 10284

9 MONTAGUE ST./5 BALLORD PLACE

Residence C-1 Zone

MK MONTAGUE LLC – C/O SEAN D. HOPE, ESQ.

Variance: To alter entry stairs within the setback along both front yards and west side setbacks. To add shed dormers and raise roof along the North & South Property line increasing the gross floor area.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:00 P.M. CASE NO. 10285

3 GOLD STAR ROAD COURT

Residence B Zone

NELSON OLIVEIRA - C/O JAMES J. RAFFERTY, ESQ.

Variance: To increase volume of pre-existing two family dwelling by raising portion of second floor roof by increasing height of non-conforming walls. To install exterior staircase from second floor and add balcony within setback area.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

W. H. H.

[REDACTED]

[REDACTED]

[REDACTED]

9:00 P.M. CASE NO. 10289

160R CUSHING STREET

Residence B Zone

KV DESIGN & BLDG. – C/O KAJ VANDKJAER

Variance: To construct a 2-story wood frame single family dwelling on partial basement poured concrete and a wood frame garage at grade on poured concrete footings and foundation walls.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.24 (Yards).

W. H. H.

9:15 P.M. CASE NO. 10290

12-14 MEACHAM ROAD

Residence B Zone

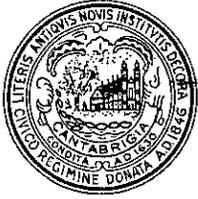
JULIAN CHU

Variance: To demolish existing rear addition & roof deck, construct new addition with access to basement.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22 (Non-Conforming Structure).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – JULY 26, 2012**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10291

32 QUINCY STREET

Residence C-3 Zone

PRESIDENT & FELLOWS OF HARVARD COLLEGE – C/O THOMAS LENTZ

GRANTED

Variance: To amend plans approved in BZA Case No. 10014 to reflect minor design changes to building addition, and to request signage variance. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.13 (Minimum Distance Between Buildings on a Lot). Art. 8.000, Sec. 8.22.3 (Alteration or Enlargement of a Non-Conforming Structure). Art. 7.000, Sec. 7.16.21.B (Area & Number of Signs).

7:45 P.M. CASE NO. 10292

2180 MASS AVENUE

Business A-2 Zone

SAJJAT HUSSOIN

Variance: To use portion of existing store for takeout food, tea, coffee etc. with 8 chairs and 2 tables. Art. 4.000, Sec. 4.35.0 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment).

DENIED

[REDACTED]

8:15 P.M.

[REDACTED]

8:30 P.M. CASE NO. 10295

100 CAMBRIDGESIDE PLACE

Business A Zone

PF CHANG'S – C/O DANIEL BRENNAN

Variance: To relocate an existing banner sign, to install a new blade sign for PF Chang's, and to refurbish existing metal grill on the facade. Art. 7.000, Sec. 7.16.22.B (Projecting Signs).

DENIED

8:45 P.M. CASE NO. 10296

54 MONTGOMERY STREET

Residence B Zone

HEIKLE & MARILYN PASCHAL

GRANTED

Variance: To rebuild fire damaged hip roof containing one dormer and replace with gable roof with two dormers. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 10297

48 AMORY STREET

Residence C-1 Zone

SUSAN & WALTER SILVER-HEILMAN

GRANTED

Variance: To replace the existing decayed deck and egress stair with a new deck and egress stairs with an enclosure under for storage.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

9:15 P.M. CASE NO. 10298

140 LEXINGTON AVENUE

Residence B Zone

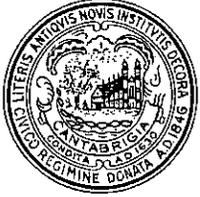
POLYXANE S. COBB

GRANTED

Variance: To replace a north facing gable dormer with a larger shed dormer, replace the existing rear porch and bulkhead with a slightly larger addition, and to add a covered basement door.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – AUGUST 9, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10299

675 MASS AVENUE

Business B/Central Square Overlay

MARC SHULMAN – C/O JAMES J. RAFFERTY, ESQ.

Variance: To operate an “establishment where alcoholic beverages are consumed and entertainment is provided” with a principal public entrance on Prospect Street.

Art. 20.000, Sec. 20.304.5.3.b (Central Square Overlay District Use Restrictions). Art. 10.000, Sec. 10.30 (Variance).

[Redacted]

7:45 P.M. CASE NO. 10300

[Redacted]

8:00 P.M. CASE NO. 10301

9-11 FAIRMONT AVENUE

Residence C-1 Zone

PAUL CAMMARATA - C/O SEAN D. HOPE, ESQ.

Variance: To construct two balconies at the rear of the house on the 2nd & 3rd floor increasing the gross floor area. Additionally openings/door will be added to access both balconies on the 2nd and 3rd floors.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.D (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

[Redacted]

8:30 P.M. CASE NO. 10302

[Redacted]

8:45 P.M. CASE NO. 10304

53-55 ALPINE STREET

Residence B Zone

ANN ROBBART

Variance: Addition of covered and enclosed single story entry; mudroom – 3 season porch.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 10305

61 SPARKS STREET – APT. G.

Residence A-1 Zone

NAOMI YANG & DAMON KRUKOWSKI

Variance: To add a copper canopy over a door.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

W-H-d-m

GRANTED

GRANTED

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – AUGUST 23, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:15 P.M. CASE NO. 10306

498 FRANKLIN STREET

Residence C-1 Zone

JEREMY FARO & JOSHUA MEYERS

Variance: To replace window with bay window and to relocate landing and steps from door in setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

7:30 P.M. CASE NO. 10307

3 GOLD STAR ROAD COURT

Residence B Zone

NELSON OLIVEIRA – C/O JAMES J. RAFFERTY, ESQ.

Variance: To increase volume of pre-existing two family dwelling by raising portion of second floor roof.
Art. 5.000, Sec. 5.31 & 5.35 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

7:45 P.M. CASE NO. 10308

21 DIVINITY AVENUE (2 OXFORD ST.)

Residence C-3 Zone

PRESIDENT & FELLOWS OF HARVARD COLLEGE – C/O JOHN HOLLISTER, SENIOR PROJECT MANAGER

Variance: To construct a conforming addition to an existing, legally non-conforming structure. The proposed project will expand the existing three-story Tozzer Library building with a one-and-one-half story addition.
Art. 8.000, Sec. 8.22.3 (Enlargement of a Non-Conforming Structure).

GRANTED

8:15 P.M. CASE NO. 10310

1 ROGERS STREET

Business A/PUD-4 Zone

PEGASYSTEMS INC. - C/O JAMES J. RAFFERTY, ESQ.

Variance: To install a non-conforming wall sign.
Art. 7.000, Sec. 7.16.22 (Signs). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:45 P.M. CASE NO. 10312

21 HARRINGTON ROAD

Residence B Zone

EFREN NAZARENO & REMEDIOS NAZARENO

Variance: To construct 2nd floor over existing structure which was previously granted in 2006, Case No. 9286.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

9:00 P.M. CASE NO. 10313

22 TREMONT STREET

Residence C-1 Zone

GOJEB FREHYWOT & ELISABETH SCHAIKER

Variance: To add dormers, replace and revise a porch roof within the required setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – SEPTEMBER 13, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

GRANTED

7:30 P.M. CASE NO. 10314

26 SIXTH STREET

Residence C-1 Zone

CHRISTOPHER & TAKAKO MATTHEWS

Variance: To raise the roof ridge with dormer to provide for 2 bedrooms in the 3rd story.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 8.000, Sec. 8.22.2.C (Adding More Than 25% of FAR).

[REDACTED]

GRANTED

7:45 P.M. CASE NO. 10315

265-273 FIRST STREET

Office 3A/PUD-3A

GENON KENDALL, LLC – C/O JAMES J. RAFFERTY, ESQ.

Variance: To install an air-cooled condenser (ACC) on roof of existing structure containing a power generation use.

Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure), Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:00 P.M. CASE NO. 10316

1-3 TRAYMORE STREET

Residence C-1 Zone

THEODORE A. PECK, III

Variance: To add 3 dormers to roof of 2-family house.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:15 P.M. CASE NO. 10317

27 SHERMAN STREET

Residence C-1 Zone

GLORIA & ED SERPE

Variance: To construct 2 dormers at the 3rd floor level on the north & south sides of the roof. Add a masonry chimney on the north façade. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

GRANTED

8:30 P.M. CASE NO. 10318

27 WENDELL STREET

Residence C-1 Zone

CHRIS CRUMP

Variance: To add a shed dormer on the rear of the house with doors out to a second floor deck & stairs to grade.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

GRANTED

9:00 P.M. CASE NO. 10320

107-109 LARCH ROAD

Residence B Zone

PATRICIA & PETER WRIGHT

Variance: To reconfigure the existing entry roofed landing which will not increase the gross floor area.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

9:15 P.M. CASE NO. 10321

99 IRVING STREET

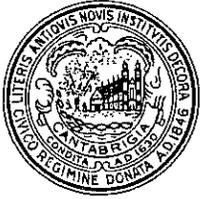
Residence A-2 Zone

LUNA PROPERTIES, LLC – C/O JOHN A. CICOLO, MANAGER

Variance: To construct a solarium on the existing raised patio deck with existing basement below.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – SEPTEMBER 27, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10322

160R CUSHING STREET

Residence B Zone

KV DESIGN & BLDG. – C/O KAJ VANDKJAER

Variance: To subdivide the property into 2 lots. No Record of a Variance being granted for the original sub-division can be produced. All Taxes & duties have been paid to the City of Cambridge from 1986 to Date.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.15 (Subdivision).

Denies

7:45 P.M. CASE NO. 10323

131 HARVARD STREET

Residence C-2B Zone

CAPSTONE COMMUNITIES, LLC & HOPE REAL ESTATE, LLC – C/O SEAN D. HOPE, ESQ.

Variance: To construct a 20 unit residential building with 20 underground parking spaces including relief for setbacks both above and below grade, FAR, lot area per unit, and below ground parking within the front yard setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANT

8:00 P.M. CASE NO. 10324

57-59 SAVILLE STREET

Residence B Zone

VIRGIL CONTESCU

Variance: To construct a two story open wood deck structure to replace existing closed in deck structure.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

GRAN

[REDACTED] adjacent

8:30 P.M. [REDACTED] (Art. 5.000, Sec. 5.31)

8:45 P.M. [REDACTED] mounted to ballast second the

9:00 P.M. [REDACTED] (Art. 10.000, Sec. 10.30)

9:15 P.M. [REDACTED] (Art. 10.000, Sec. 10.30)

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY -- OCTOBER 11, 2012**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

GRANTED

7:30 P.M. CASE NO. 10330

52 GRISWOLD STREET
FRANCIS T. MULLEN

Residence B Zone

Variance: To build a single story addition to rear of existing house.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Alteration of Non-Conforming Structure).

[REDACTED]

8:00 P.M. CASE NO. 10332

101-C BROOKLINE STREET
ISAAC FRANCO

Residence C Zone/SD-9

Variance: To build interior mezzanine increasing gross floor area. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

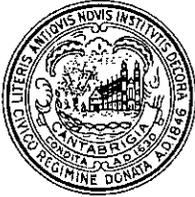
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – OCTOBER 25, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10338

85 FAYERWEATHER STREET

Residence B Zone

ERICA TENNYSON

Variance: To increase an existing porch roof.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANT

7:45 P.M. CASE NO. 10339

7 CHALK STREET

Residence C Zone

JAMES BECK – C/O SHERWOOD H. MARSHALL

Variance: To add a 3rd floor dormer to side gable, to excavate 40% of basement to construct home office.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Denial

8:15 P.M. CASE NO. 10341

3 HURLBUT STREET

Residence B Zone

JENNIFER RAPAPORT & MICHAEL GOLDSTEIN – C/O SEAN D. HOPE, ESQ.

Variance: To raise roof height of roof area connecting existing house to non-conforming garage.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:30 P.M. CASE NO. 10342

71 FRESH POND LANE

Residences A-2 Zone

JUDITH M. LoGERFO

Variance: To demolish current garage. To build a new 1 car garage in a location that partially overlays the footprint of the previous garage and is 2' -3" from the property line. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Sec. 5.24.1 (Yards). & Art. 4.000, Sec. 4.21 (Accessory Uses).

GRANT

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – NOVEMBER 15, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

GRANTED

7:30 P.M. CASE NO. 10345

5 CALLENDER STREET

Residence C-1 Zone

CAMBRIDGE COMMUNITY CENTER – C/O J. DAVID GIBBS

Variance: To operate a winter farmers market in the gymnasium on Saturdays from 8:00a.m. To 4:00 p.m. including set-up, vending and breakdown, from January through April for 2013 through 2017.

Art. 4.000, Sec. 4.35.A (Retail Business & Consumer Service Establishment). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

[REDACTED]

8:15 P.M. CASE NO. 10348

15 LANGDON STREET

Residence B Zone

PHILIP L. & KATHLEEN H. MILLSTEIN – C/O BERNARD GOLDBERG, ESQ.

Variance: To convert from a mixed use (residence & dental office) to all residential use.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).

GRANTED

[REDACTED]

8:45 P.M. CASE NO. 10350

28 JACKSON STREET

Residence B Zone

JASON L. STONEHOUSE & GENA M. GOURLEY-STONEHOUSE

Variance: To construct two dormers. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

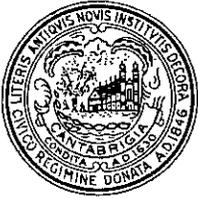
Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

GRANTED

[REDACTED]

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – DECEMBER 20, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10361

10 GARDEN STREET

Residence C-2 Zone

RADCLIFFE INSTITUTE FOR ADVANCED STUDY – C/O MARK VERKENNIS, SENIOR CAMPUS PLANNER

Variance: To permit the installation of identification and directional signage on its campus.

Art. 7.000, Sec. 7.16.21.B (Number, Height & Location of Signs).

GRANTED

7:45 P.M. CASE NO. 10362

906 MASS AVENUE

Residence C-2B Zone

DAVID BARLAM – C/O VINCENT J. PANICO, ESQ.

Variance: To allow sale of Beer & Wine in a building where Beer & Wine is presently sold.

Art. 4.000, Sec. 4.35.E & 4.35.F1 (Retail Business & Consumer Service Establishments).

GRANTED

8:00 P.M. CASE NO. 10363

405 BROADWAY

Residence C-1 Zone

HAMLIN M. JENNINGS & GLENYS N. JENNINGS

Variance: To add a 40 square foot portico over the front entryway.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Alteration of Non-Conforming Structure).

Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:15 P.M. CASE NO. 10364

135-137 OXFORD ST./18 FROST ST.

Residence B Zone

FARRINGTON REALTY, LLC – SARAH FARRINGTON – C/O KATHLEEN McCABE, ESQ.

Variance: To subdivide two (2) lots which have merged by being in common ownership.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.15 (Subdivision).

GRANTED

8:30 P.M. CASE NO. 10365

89 ALLSTON STREET

Residence C-1 Zone

SAM DKAIDEK – C/O SEAN D. HOPE, ESQ.

Variance: To add decks on the first and second floor.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

W.H.D.

[REDACTED]

8:45 P.M. CASE NO. 10366

1075 MASS AVENUE

Business B Zone/HSO

BACK BAY SIGN FOR CALLAHAN INC. – RAJ DHANDA- C/O JASON PARILLO

Variance: To install an illuminated address sign on the building "1075 Massachusetts Ave" above the 20 foot height limit.

Art. 7.000, Sec. 7.16.22.C (Signs).

Dennis

[REDACTED]

9:15 P.M. CASE NO. 10368

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JANUARY 10, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10369

21 NOTRE DAME AVENUE

Residence B Zone

BENJAMIN BANNEKER CHARTER PUBLIC SCHOOL – C/O SHERLEY BRETOUS-CARRE

Variance: To install four (4) fabric banners, in front of existing brick Cross Motif on east elevation of classroom building. Replace existing non-illuminated wall mounted building identification signs at each portico of building, with new aluminum raised lettering on painted aluminum backdrop board.

Art. 7.000, Sec. 7.16.21.C (Signs).

GRANTED

7:45 P.M. CASE NO. 10370

998 MEMORIAL DRIVE

Residence C-1 Zone

RICHARD BURCHILL

Variance: To construct addition to install a pizza oven on the 1st floor, to be vented through 2nd floor for residential use. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Denies

8:00 P.M. CASE NO. 10371

45 GRANVILLE ROAD

Residence B Zone

KEVIN WANG – C/O SEAN D. HOPE, ESQ.

Variance: To approve dimensionally altered parking space, driveway layout and parking within the front yard setback on the Vassal Lane side of the property. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.40 (Dimension of Off Street Parking Spaces). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:15 P.M. CASE NO. 10372

7 PHILLIPS PLACE

Residence A-2 Zone

LEVERING WHITE, LINCOLN INSTITUTE OF LAND POLICY–C/O GREGORY INGRAM, PRES. & CEO

Variance: To add a 10 square foot addition for the installation of a wheelchair lift.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:30 P.M. CASE NO. 10373

21 WALKER STREET

Residence B Zone

ANCA & ASHISH MAMANIA

Variance: To relocate existing 3rd floor unit as approved by Variance (Case No. 5075) to the basement. Basement floor joist height to be increase by 1".

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).

GRANTED

8:45 P.M. CASE NO. 10374

2044-2046 MASS AVENUE

Business A-2 Zone

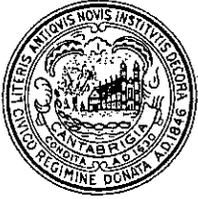
CHRISTOPHER FITZSIMONS, TR.

Variance: To have live music entertainment at the Spirit Bar during all hours and all days of operation.

Art. 4.000, Sec. 4.35.G (Entertainment Use). Art. 20.000, Sec. 20.110 (Mass Ave Overlay)

Denies

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - JANUARY 24, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

GRANTED

7:30 P.M. CASE NO. 10375
8 MILL STREET (McKinlock Hall) Residence C-3 Zone
PRESIDENT & FELLOWS OF HARVARD COLLEGE - C/O MICHAEL LEYNE, PROJECT MANAGEMENT
Variance: To request front yard setback relief for small addition to provide accessible path of travel.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

7:45 P.M. CASE NO. 10376
89 ALLSTON STREET Residence C-1 Zone
SAM DKAIDEK - C/O SEAN D. HOPE, ESQ.
Variance: To add rear decks on the first, second and third floor which is partially covered by a 23 sf. roof.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

GRANTED

8:00 P.M. CASE NO. 10377
580 MASS AVENUE Business B Zone
ARTSTOCK, D/B/A ARTIST & CRAFTSMAN SUPPLY - C/O WALTER SULLIVAN, JR. ESQ.
Variance: To permit signage in excess of the dimensional limitations.
Art. 7.000, Sec. 7.16.22.C (Signage). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

[REDACTED]

GRANTED

8:45 P.M. CASE NO. 10380
85 WASHINGTON AVENUE Residence A-2 Zone
MATTHEW L. FISHER
Variance: To make the attic into livable space by changing the slope of the roof and increasing its height by 3.5 feet, enlarged covered entrance and add bay window. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

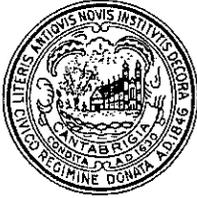
9:00 P.M. CASE NO. 10381
27 PRINCE STREET - UNIT 1L Residence C Zone
JAMIE JONKER & DALE PORTER
Variance: To add uncovered landing and steps adjacent to bricked side yard.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.1.D (Non-Conforming Structure).

[REDACTED]

9:15 P.M. CASE NO. 10382
42 CHILTON STREET Residence B Zone
JOHN LaFRENIERE
Variance: The existing residence is built over the north side yard setback. We are proposing to demo & rebuild the front entry to include a covered porch. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.

(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – FEBRUARY 7, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO. 10384

923 MASS AVENUE/77 HANCOCK STREET Residence C-2 Zone

ROTHMAN PROPERTIES, INC. – C/O TERRENCE P. MORRIS, ESQ.

Variance: To convert existing dental office into a general office use.

Art. 4.000, Sec. 4.34 (Office Use-Real Estate, Legal, Medical & General). Art. 8.000, Sec. 8.22.1 (Non-Conforming Structure).

Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:00 P.M. CASE NO. 10385

[REDACTED]

8:15 P.M. CASE NO. 10386

158 CUSHING STREET Residence B Zone

THERESA BORELLI – C/O MAGGIE BOOZ, SMART ARCHITECTURE

Variance: To demolish the existing 3 family building, due to a compromised foundation. To construct a similar 3 family building in its place. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.31.G (Use Regulations).

Art. 6.000, Sec. 6.36.1.G (Parking Requirements).

GRANTED

8:30 P.M. CASE NO. 10387

6 HILLSIDE PLACE Residence A-2 Zone

HAMMER ARCHITECTS – C/O MARK HAMMER

Variance: To renovate their original building, and remove and replace later additions with new 2 classroom addition.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

W.H.D.

[REDACTED]

8:45 P.M. CASE NO. 10388

2445 MASS AVENUE Business A-2 Zone

ROBERT HARRIS – C/O SEAN D. HOPE, ESQ.

Variance: To operate a catering business in former restaurant space.

Art. 4.000, Sec. 4.37.b.2 (Processing & Assembly of food Products). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

9:00 P.M. CASE NO. 10389

190 HAMILTON STREET Residence C Zone

RAY AHLBERG & CATHERINE WOOD

Variance: To construct a small addition at the rear corner of the existing kitchen, to add a side entry porch and bike shed.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Art. 8.000, Sec. 8.22.3 (Enlargement of a Non-Conforming Structure).

GRANTED

[REDACTED]

9:15 P.M. CASE NO. 10390

32 SUFFOLK STREET Residence C-1 Zone

YONG-CHENG WANG

Variance: To install exterior stairs and to replace a deck on the back of the building from the first to third floor and to legalize excavation and finish basement as living area. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Denise

[REDACTED]



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – FEBRUARY 28, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

GRANTED

7:45 P.M. CASE NO. 10392
8-10 VINEYARD STREET
EMILY & JOHN SEQUEIRA
Residence B Zone
Variance: To construct new landing violating the front yard setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

GRANTED

8:00 P.M. CASE NO. 10393
94 THORNDIKE STREET
JENNIFER McCONNELL
Residence C-1 Zone
Variance: To build doorway, porch and stairs from the first floor kitchen to the ground level at the rear.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:15 P.M. CASE NO. 10394
42 CHILTON STREET
LaFRENIERE ARCHITECTS – C/O JOHN LaFRENIERE
Residence B Zone
Variance: To build 3 small additions.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

GRANTED

8:30 P.M. CASE NO. 10395
130 SPRING STREET
MATTHEW ANDERTON & ALLYSON LIVINGSTONE
Residence C-1 Zone
Variance: To construct a first floor deck on the rear of the house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

GRANTED

9:00 P.M. CASE NO. 10397
9-11 KING STREET
TRUMBULL BARRETT & LIA MONAHON
Residence B Zone
Variance: To add two dormers to 3rd floor.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.

INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – MARCH 14, 2013**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

GRANTED

7:30 P.M. CASE NO. 10399

40 GRANITE STREET

Residence C-1 Zone

CAMBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT – C/O SUSAN GLAZER, DEPUTY DIRECTOR

Variance: To operate a Farmers Market, from June 2013 through November 2018, running from 9:00 a.m. to 4:00 p.m.
Art. 4.000, Sec. 4.36.A (Use).

[REDACTED]

GRANTED

8:00 P.M. CASE NO. 10401

2-4 SEDGEWICK ROAD

Residence C-1 Zone

JOHN ROLAND WELLS

Variance: To add approximately 5'-0" deep addition to rear of existing house, basement and 2nd story across entire length of rear of the 2-family house. It is also proposed to raise the walls & roof of the building approximately 5'-0".

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.22 (Private Open Space). Sec. 5.24 (Yards) & Sec. 5.28.21 (Gross Floor Area).

8:15 P.M. CASE NO. 10402

53 DANA STREET

Residence C-1 Zone

JULIA AUSTIN

Variance: To build a 2nd floor, flat-roofed addition over the existing kitchen at the rear of the building. Addition to accommodate new bath and small in-home office. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

GRANTED

8:45 P.M. CASE NO. 10404

1663 MASS AVENUE

Business A-2 Zone

LESLEY UNIVERSITY – C/O MARYLOU BATT

Variance: To install a wall sign on the Massachusetts Avenue façade.

Art. 7.000, Sec. 7.16.22.C (Signs).

GRANTED

9:00 P.M. CASE NO. 10405

108 HOLWORTHY STREET

Residence B Zone

PERRY & SUSAN NEUBAUER

Variance: To build a modest bedroom addition to the first floor to facilitate single story living.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.1 (Non-Conforming Structure).

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.

(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MARCH 28, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

GRANTED

7:30 P.M. CASE NO. 10407

6 HILLSIDE PLACE

Residence A-2 Zone

HAMMER ARCHITECTS – C/O DON DiROCCO

Variance: To renovate their original building and remove and replace later additions with 2 new classroom additions.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

GRANTED

7:45 P.M. CASE NO. 10408

3 FOCH STREET

Residence B Zone

ANNIE DUNBAR & THOMAS DUNBAR

Variance: To rebuild rear porches with new dimensions.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.1.G (Non-Conforming Structure).

[REDACTED]

[REDACTED] antennas)

GRANTED

8:30 P.M. CASE NO. 10411

17 PRENTISS STREET

Residence B Zone

DERICK SNARE

Variance: To construct an addition to the kitchen.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

GRANTED

8:45 P.M. CASE NO. 10412

209-221 MONSIGNOR O'BRIEN HIGHWAY

Special District -1

MONSIGNOR HOTEL, LLC – C/O JAMES J. RAFFERTY, ESQ.

Variance: To locate a principal building entrance facing Monsignor O'Brien Highway.

Art. 17.000, Sec. 17.15(1) (Principal Building Entrance). Art 10.000, Sec. 10.30 (Variance).

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – APRIL 11, 2013**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10413

5-7 TRAYMORE STREET

Residence C-1 Zone

ANITA WAGNER & NORBERT HOFMANN

Variance: To move exterior landing and steps to new door locations.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

7:45 P.M. CASE NO. 10414

15-17 WEST STREET

Residence C-1 Zone

JOHN & KATHLEEN CARLISLE

Variance: Addition of second story to existing first story. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 10415

1 GARDEN LANE #1

Residence C-1 Zone

JANELLE & MARK FISHER – C/O SEAN D. HOPE, ESQ.

Variance: To add a mudroom that is located in the rear right corner of the house within the right side setback.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:15 P.M. CASE NO. 10416

56 SHEPARD STREET

Residence B Zone

CHARLES R. MYER & PARTNERS – C/O CHARLES R. MYER

Variance: To build a new chimney stack at NE façade, attached to exterior of house

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.11 (General Regulations).

8:30 P.M. CASE NO. 10417

50 HANCOCK STREET

Residence C-1 Zone

STEPHAN DUBOULOZ

Variance: To build two dormers and a bike shed.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21.H (Accessory Uses).

8:45 P.M. CASE NO. 10418

8 EDUCATION STREET

NP/PUD-6

EFEKTA HOUSE, INC. – C/O MARTHA DOYLE

Variance: To install 4 non-conforming wall signs. Art. 7.000, Sec. 7.16.22 (Signs). Art. 10.000, Sec. 10.30 (Variance).

9:00 P.M. CASE NO. 10419

50 MEMORIAL DRIVE – E-52

Residence C-3B Zone

MASSACHUSETTS INSTITUTE OF TECHNOLOGY – C/O KELLEY BROWN

Variance: To expand an existing building which is non-conforming because of insufficient front yards. The expansion of gross floor area in E-52 (50 Memorial Drive) is fully conforming to zoning requirements. A handicapped ramp may be required for the entry on Memorial Drive which will encroach on the required front yard. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

9:15 P.M. CASE NO. 10420

53 CEDAR STREET

Residence B Zone

MATTHEW & ALICE LEHRER

Variance: To construct a second floor addition over existing first floor with no change to ground footprint and proposed roof height will not exceed existing height of existing roof.

Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

GRANTED

GRANTED

GRANTED

GRANTED

GRANTED

GRANTED

GRANTED

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – APRIL 25, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10421

21 CORNELIUS WAY
RICHARD D. FANNING

Residence C-1 Zone

Variance: To permit front yard parking. Art. 6.000, Sec. 6.44.1.C (Front Yard Setbacks).

Denies

[REDACTED]

8:45 P.M. CASE NO. 10426

1 BROADWAY
ONE BROADWAY DONUTS, LLC – C/O JAMES J. RAFFERTY, ESQ.

Office 3A/PUD-3

Variance: To allow for existing Dunkin Donuts Fast Order food Establishment to relocate to adjoining storefront in same building. Art. 4.000, Sec. 4.35 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment).
Art. 10.000, Sec. 10.30 (Variance). Art. 6.000, Sec. 6.35.1 (Parking Requirements).

GRANTED

9:00 P.M. CASE NO. 10427

1 OXFORD STREET & ADJOINING PEDESTRIAN OVERPASS
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O GARY HAMMER, HARVARD PLANNING & PROJECT MANAGEMNT

Residence C-3 Zone

Variance: To amend the existing variance for an open air farmer's market to allow the relocation of the market to a new location at 1 Oxford Street. The Market originally operated at 1785 Cambridge Street from 2006 to 2011, and operated at a temporary location at 26 Oxford Street during the 2012 season. Art. 4.000, Sec. 4.36.A (Use).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MAY 23, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:15 P.M. CASE NO. 10435

155 WEBSTER AVENUE Residence C-1 Zone
ALBERT & LEONTINE PACHECO – C/O JAMES J. RAFFERTY, ESQ.

Variance: To convert single story commercial structure on a lot containing three family dwelling units into a residential unit. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

7:30 P.M. CASE NO. 10436

1 ROCKINGHAM PLACE Residence C Zone
ROBERT GILMORE, LANDSCAPE ARCHITECT

Variance: To extend existing shed onto existing concrete pad within 5' of property line. Art. 4.000, Sec. 4.21.H (Accessory Structure). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO. 10437

52 CHURCH STREET Business B Zone / HSOD
BOWERY CAMBRIDGE LLC – C/O JAMES J. RAFFERTY, ESQ.

Variance: To install a non-conforming wall and projecting sign. Art. 7.000, Sec. 7.16.22 (Signs). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 10438

822 SOMERVILLE AVENUE Business C Zone
KS PARTNERS, LLC – C/O THOMAS CLARK

Variance: To install a wall mounted sign above the second floor sill height. Art. 7.000, Sec. 7.16.22.C (Wall Sign Height).

8:15 P.M. CASE NO. 10439

20 RUSSELL STREET Residence B Zone
MARYANN THOMPSON & MORT ROSENTHAL – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct dormers on existing single family dwelling. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

[REDACTED]

8:45 P.M. CASE NO. 10441

9 OAKLAND STREET Residence C-1 Zone
SCOTT CHISHOLM

Variance: To construct a new single family house facing Oak Street on a site which faces two streets. We are requesting relief from the allowable FAR and the building setbacks. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). & Sec. 5.28.21(Gross Floor Area).

9:00 P.M. CASE NO. 10442

97 LAKEVIEW AVENUE Residence A-1 Zone
MELISSA McGAUGHEY

Variance: To construct a one story wood framed screened porch addition to the rear existing house. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure (Height & Side Yard)).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

GRANTED

GRANTED

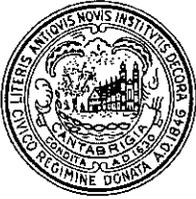
GRANTED

Denise

GRANTED

J.H.C.

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JUNE 13, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10443

23 WHITE STREET Business C Zone

JANET M. CORPUS, GRAVESTAR, INC. – C/O JASON PARILLO, BACK BAY SIGN

Variance: To allow Gravestar Inc. to add four tenant logo panels to two existing freestanding signs.

Art. 7.000, Sec. 7.16.22.A (Signs).

GRANTED

7:45 P.M. CASE NO. 10444

383-385 WALDEN STREET Residence B Zone

CLARENCE ALVIN CLARK, JR.

Variance: To install a bay window in the 2nd floor back bedroom to match existing window below.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:00 P.M. CASE NO. 10445

1 ORCHARD STREET Residence B Zone

STANLEY & LISA GEDAMINSKY

Variance: To add a dormer to provide better headroom in the existing kitchen and bathroom.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

W. H. H.

[REDACTED]

8:30 P.M. CASE NO. 10447

36-38 WALDEN STREET Residence B Zone

FERNANDO FELISBERTO

Variance: To construct a shed dormer to provide headroom for new bathroom.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:45 P.M. CASE NO. 10448

222 BRATTLE ST. – A/K/A 220R BRATTLE ST. Residence B Zone

WILLIAMS H. SAWYER, TR. – C/O ANDREW E. BRAM, ESQ.

Variance: To clarify prior BZA Decision, Case No. 9963, with regards to parking; specifically to establish petitioner's right to lay pavers in order to re-establish parking area for two cars in tandem.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

W. H. H.

9:00 P.M. CASE NO. 10449

55 WASHBURN AVENUE – APT. 2 Residence B Zone

ANTJE DANIELSON – C/O SARAH LIKE RHATIGAN, ESQ.

Variance: To construct one on grade, off-street parking space in the front setback.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.42, 6.43.4 & 6.44.1(c) (Parking).

GRANTED

9:15 P.M. CASE NO. 10450

14-16 MYRTLE AVENUE Residence C-1 Zone

LILY LEE - C/O ANDREW E. BRAM, ESQ.

Variance: To restore single family dwelling to its prior use as a two family dwelling by adding kitchen on 3rd floor.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).

GRANTED

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

[REDACTED]



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JUNE 27, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:15 P.M. CASE NO. 10452

1678 MASS AVENUE

Business A-2/Residence B Zone

GRANTED

TIANEARN CORPORATION - C/O JAMES J. RAFFERTY, ESQ.

Variance: Petitioner seeks authorization for office and retail uses permitted in the Business A-2 zoned portion of the building to be allowed in portion of the building located in the Residence B Zoning district.

Art. 4.000, Sec. 4.35.F (Restaurant Use). Art. 10.000, Sec. 10.30 (Variance).

7:30 P.M. CASE NO. 10453

27 GURNEY STREET

Residence B Zone

GRANTED

JULIA E. SMITH

Variance: To construct a garden shed.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.28.21 (Gross Floor Area).

7:45 P.M. CASE NO. 10454

FOLLEN STREET

Residence A-1 Zone

GRANTED

FLORENCE DARWIN - C/O JAMES J. RAFFERTY, ESQ.

Variance: To reconstruct breakfast room on nonconforming single family dwelling.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 10455

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

8:15 P.M. CASE NO. 10456

45-47 PUTNAM AVENUE

Residence C-1 Zone

GRANTED

DERICK SNARE

Variance: To construct a canopy over entry.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10457

59 MARKET STREET

Residence C-1 Zone

GRANTED

JAMES WILDASH & SONIA KOWAL

Variance: To increase height of third floor walls to provide increased headroom for 3rd floor living space.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10458

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

9:00 P.M. CASE NO. 10459

320 BENT ST./ 301 BINNEY ST. & 157 SIXTH ST.

Industry A-1/ECHO

GRANTED

DAN WINNY

Variance: To convert approximately 22,700 square feet of mechanical area to area for technical office for research and development. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

9:15 P.M. CASE NO. 10460

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 11, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

[REDACTED]

8:00 P.M. CASE NO. 10463
17 ROYAL AVENUE
LUKE & MEGAN JOHNSON
Variance: To install a dormer on each side of the house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.1.H (Non-Conforming Structure).

Residence B Zone

8:15 P.M. CASE NO. 10464
28 ANDREW STREET
CHARLES W. HENEBRY & LILLIAN PORTEN
Variance: To construct a dormer on the rear roof of property. Also, to construct two-level open deck on 2nd and 3rd floor of property. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Residence C-1 Zone

GRANTED

[REDACTED]

8:45 P.M. CASE NO. 10466
640 MEMORIAL DRIVE
DAN WINNY - ARCHITECT
Variance: To install an internally illuminated wall sign, to be mounted on the mechanical penthouse facing the Charles River.
Art. 7.000, Sec. 7.16.22.C (Height of Wall Signs). Sec. 7.16.22.C.3.A (Size of Internally Illuminated Signs).

Special District – 5

9:00 P.M. CASE NO. 10467
113 HAMILTON STREET
MATTHEW & JENNIFER HOHENBOKEN
Variance: To construct a 40 square foot single story addition.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 17.000, Sec. 17.90 (Special District).

Special District - 9

GRANTED

9:15 P.M. CASE NO. 10468
338 NORFOLK STREET #2
DANIEL MADRI FOR ERNEST KIM
Variance: To replace existing 2nd floor deck & stairs with deck and stairs that conform to egress code.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Residence C-1 Zone

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 25, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO. 10470

47A MT. AUBURN STREET Office 3 Zone
SHAHNAJ ALAM CORP. -NAJEER HUSSAIN – C/O BERNARD GOLDBERG, ESQ.

Variance: To operate a fast order food establishment within an existing convenience store.
Art. 4.000, Sec. 4.35.0 (Fast Order Food Establishment).

GRANTED

8:00 P.M. CASE NO. 10471

1 CORLISS PLACE Residence C-1 Zone
HUGH RUSSELL

Variance: To construct an addition to the 2nd floor that does not extend beyond the walls of the existing first story of house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirement), Art. 8.000, Sec. 8.22.3 (Enlargement of Non-Conforming Structure).

GRANTED

8:15 P.M. CASE NO. 10472

30 CRESCENT STREET Residence C-1 Zone
JOHN LaFRENIERE

Variance: To add a dormer to the 3rd floor. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

8:30 P.M. CASE NO. 10473

198 SHERMAN STREET Residence B Zone
ZHENG YU HUANG

Variance: To raise left rear portion of the roof and to add stairs to the right side of the small deck.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Special Permit: To relocate windows/doors within the setback. Art. 8.000, Sec. 8.22.2.C (Non-Conforming structure).

GRANTED

8:45 P.M. CASE NO. 10474

102-104 OTIS STREET Residence C-1 Zone
CMS PARTNERS – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct additions to a non-conforming dwelling.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 10.000, Sec. 10.30 (Variance).

GRANTED

[REDACTED]

9:00 P.M. CASE NO. 10475

35 SACRAMENTO STREET Residence C-1 Zone
LAWRENCE W. DONALDSON

Variance: To occupy existing commercial space with a retail shop offering home furnishings.
Art. 4.000, Sec. 4.35.A.2 (Retail Business Establishment).

GRANTED

9:15 P.M. CASE NO. 10476

50 PEMBERTON STREET Residence B Zone
CREIGHTON ELDRIDGE – C/O ERIC PARKES, ARCHITECT

Variance: To construct new roof overhang over existing door landing.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.

(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – AUGUST 15, 2013**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10478

17 ROYAL AVENUE

Residence B Zone

LUKE & MEGAN JOHNSON

Variance: To raise roof, install two dormers, and install bay window.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.23 (Non-Conforming Structure).

GRANTED

7:45 P.M. CASE NO. 10479

20 ALPINE STREET

Residence B Zone

ED BUCK – C/O SEAN D. HOPE, ESQ.

Variance: To construct a two story addition to the front of the house including expanding the foot print of the front portion of existing foundation. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:00 P.M. CASE NO. 10480

[REDACTED]

8:15 P.M. CASE NO. 10481

[REDACTED]

8:30 P.M. CASE NO. 10482

[REDACTED]

8:45 P.M. CASE NO. 10483

[REDACTED]

9:00 P.M. CASE NO. 10484

133 ERIE STREET

Special District-9

FAN WU – C/O CAMPBELL ELLSWORTH, ARCHITECT

Variance: To add a new, code-compliant egress stair at the rear of the existing structure.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Denies

9:15 P.M. CASE NO. 10485

196 APPLETON STREET

Residence B Zone

ANASTACIA & JORGE SALCEDO

Variance: To expand 1st floor and basement level. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

9:30 P.M. CASE NO. 10486

31 BAY STREET

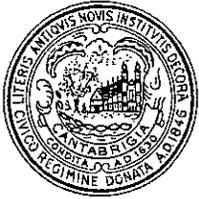
Residence C-1 Zone

FULTON HARLEY

Variance: To enclose the existing, partially covered entry porch to create a small mudroom and coat closet by extending the roof. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – AUGUST 29, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10487

44 A,B,C SACRAMENTO STREET
FRANZISKA AMACHER, AIA

Residence C-1 Zone

GRANTED

Variance: To reconfigure rear decks to make fire escape egress safer & decks more useable. Add wall thickness on entire envelope to increase insulation. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO. 10488

22 MURDOCK STREET
22 MURDOCK, LLC – C/O DAVID BLUMSACK

Residence C-1 Zone

GRANTED

Variance: To raise roof to increase attic space and a two story side addition. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).



8:15 P.M. CASE NO. 10490

3 JEFFERSON STREET
3 JEFFERSON STREET LLC – C/O MARC J. TRUANT

Residence C-1 Zone

GRANTED

Variance: To re-configure and rebuild exterior fire egress stair, and the egress way from basement of an existing non-conforming 3-family dwelling. To rebuild the roof of an existing non-conforming 3-family dwelling at a higher elevation. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).



8:30 P.M. CASE NO. 10491

0 BLANCHARD ROAD
DAVID UM

Residence A-2 Zone

GRANTED

Variance: To add rear deck as previously approved in 2008, BZA Case 9716. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10492

395 WASHINGTON STREET
AMY MUNSAT

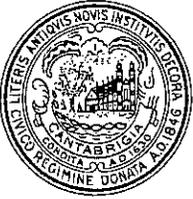
Residence C-1 Zone

GRANTED

Variance: To add an elevator and street level vestibule to provide full access to an existing family home. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).



COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – SEPTEMBER 12, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10496

126-5 OXFORD STREET

Residence C-1 Zone

DOUGLAS YOFFE – C/O SARAH RHATIGAN, ESQ.

Variance: To renovate townhouse, resulting in an increase in GFA in a previously existing non-conforming structure on a non-conforming lot. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 11.000, Sec. 11.15 (Dimensional Standards for Townhouse Development). & Sec. 11.15.2 (Townhouse-Maximum FAR).

7:45 P.M. CASE NO. 10497

49 WASHINGTON AVE./14 HILLSIDE AVE.

Residence A-2 Zone

MARYANN THOMPSON & MORTON ROSENTHAL – C/O JAMES J. RAFFERTY, ESQ.

Variance: To subdivide existing lot containing a single family dwelling and accessory structure used as a home office into two separate lots. The use of the accessory structure will be changed to a single family dwelling which will result in each of the lots containing a single family dwelling. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). & Sec. 5.15 (Subdivision). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

8:15 P.M. CASE NO. 10499

23 FRANCIS AVENUE

Residence A-2 Zone

ELLEN & DEREK VAN BEVER – C/O SEAN D. HOPE, ESQ.

Variance: To construct addition to the rear South-West corner of an existing single family house and create mudroom enclosure for rear entrance. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance). Art. 8.000, Sec. 8.22 (Non-Conforming Structure).

[REDACTED]

8:45 P.M. CASE NO. 10501

45 REED STREET

Residence B Zone

EMILY NEWMANN – C/O MARGARET BOOZ, SMART ARCHITECTURE

Variance: To extend a street facing gable dormer forward to enclose and cover an exterior porch that is "cut in" to the roof slope. The dormer is at the second floor level. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.

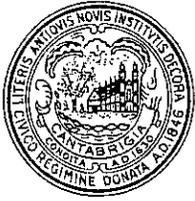
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

W. H. H.

GRANTED

GRANTED

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – SEPTEMBER 26, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10503

23 SIDNEY STREET (UNIVERSITY PARK)

CRDD

CENTRAL SQUARE BUSINESS ASSOCIATION – C/O ROBIN LAPIDUS, EXECUTIVE DIRECTOR

Variance: To operate a Summer and Fall farmers market on the University Park Common, Wednesdays 10:00 a.m. to 8:30 p.m. Art 15.000, Sec. 15.21 (Use Regulations). Article 4.000, Sec. 4.36 (Use).

7:45 P.M. CASE NO. 10504

820 MASS AVENUE

Office 3 Zone

BACK BAY SIGN – C/O JASON PARILLO & NANCY O'BRIEN, YMCA

Variance: To allow the Cambridge YMCA to install 2 externally illuminated wall signs above the sill line of the second floor windows. Art. 7.000, Sec. 7.16.22.C (Signs).

8:00 P.M.

8:15 P.M. CASE NO. 10506

406 FRANKLIN STREET

Residence C-1 Zone

KIRIL & CATHERINE ALEXANDROV

Variance: To raise roof line in back of house a few feet to convert storage room to a more functional room. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10507

1 BROADWAY

Office 3A/PUD-3

AL'S KENDALL SQUARE CAFÉ, LLC – C/O BARRY F. PENN, MANAGING MEMBER

Variance: To allow a change of use from a Dunkin' Donuts fast food operation to a fast food operation for subs, salads, hamburger, kabobs (beer and wine to be applied for). Art. 4.000, Sec. 4.35.0 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment). Art. 10.000, Sec. 10.30 (Variance). Art. 6.000, Sec. 6.35.1 (Parking Requirements).

8:45 P.M.

9:15 P.M. CASE NO. 10510

63 FOSTER STREET

Residence A-2 Zone

SETH DANIEL BRUDER

Variance: To deepen basement from approximately 6 feet 8 inches to 8 feet, facilitating use as a study and/or playroom. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.11 (Enlargement Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.

INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – OCTOBER 10, 2013**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

[REDACTED] CT
S
AT [REDACTED] (signature).

GRANTED

8:00 P.M. CASE NO. 10513
207 PROSPECT STREET
GARY GILBERT
Residence C-1 Zone
Variance: To reduce the setback to parking area to 3 legal spaces and add a window well in the rear setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.44.1.B (Parking Requirements).

[REDACTED]

GRANTED

8:30 P.M. CASE NO. 10515
43-45 SAVILLE STREET
SAMUEL KACHMAR & MARGARET CURRIER
Residence B Zone
Variance: To raise roof height 4' and add dormer to third floor attic.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

GRANTED

8:45 P.M. CASE NO. 10516
157-159 AUBURN STREET
JACOB & SUSAN KUYKENDALL & PETER KUYKENDALL & NATTAWINEE NETSUWAN
C/O SARAH LIKE RHATIGAN, ESQ.
Residence C-1 Zone
Variance: To subdivide property in order to create two lawfully separate lots for zoning purposes.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.15 (Subdivision).

[REDACTED]

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – OCTOBER 24, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

[REDACTED]

[REDACTED]

8:15 P.M. CASE NO. 10522
7A HASKELL STREET
BRIAN THOMAS O'NEIL
Residence B Zone
Variance: To rebuild and reconfigure rear decks for safe access (staircase acts as second egress for second floor apartment (7b Haskell Street). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRAN

8:30 P.M. CASE NO. 10523
192 FRANKLIN STREET
192-194 FRANKLIN STREET L.L.C. – C/O JAMES ORFANOS
Residence C-1 Zone
Variance: To demolish & rebuild an existing non-conforming single family residence to improve building code compliance with respect to ceiling heights & distance from property line, requiring variances for building setbacks and floor area ratio. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

8:45 P.M. CASE NO. 10525
42 FRANCIS AVENUE
PRESIDENT & FELLOWS OF HARVARD COLLEGE – C/O CHARLES ANDERSON, CSWR
Residence A-2 Zone/ Institutional Overlay Dist.
Variance: To propose a free standing sign that requires zoning relief for required setback. Art. 7.000, Sec. 7.16.21.B (Sign).

GRANTED

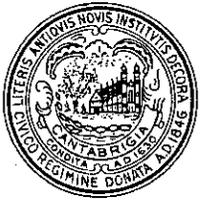
9:00 P.M. CASE NO. 10526
29 DOVER STREET
PATRICIA RAVETTO & FLAVIO FERREIRA
Residence B Zone
Variance: To construct a wood frame mudroom and deck addition with a flat roof in the rear of a 2 family house. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

9:15 P.M. CASE NO. 10527
6 CUTLER AVENUE
STEPHANIE HAIMS – C/O FRANK SHIRLEY, ARCHITECT
Residence B/A-2 Zone
Variance: To build a one car garage within the side yard setback and less than 10' away from the principal dwelling. To add 36sf to the GFA for a dormer on the main house, which presently exceed FAR. Art. 4.000, Sec. 4.21.H (Accessory Uses). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – NOVEMBER 14, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED] 3
 [REDACTED] Business-A Zone
 [REDACTED]
 [REDACTED] appear.
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED] (2)
 [REDACTED]

8:15 P.M. CASE NO. BZA-002472-2013

199 PROSPECT STREET – UNIT A

Residence C-1Zone

ADRIAN PIRVU

Variance: To convert the Unit A at 199 Prospect Street from office to residential.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Art. 6.000, Sec. 6.36 (Reduction of Required Parking).

GRANTED

8:30 P.M.

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED] (containing Use).
 [REDACTED]

8:45 P.M. CASE NO. BZA-002459-2013

7 SOUTH NORMANDY AVENUE

Residence B Zone

EVb DESIGN – C/O EDRIck VANBEUZEKOM, ARCHITECT

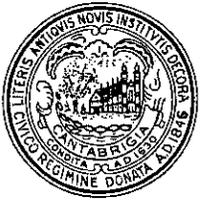
Variance: To construct two new dormers in the current attic to accommodate a stair to the 3rd floor and a master bedroom and bathroom. Addition of a small deck in the rear yard setback.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]
 [REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – DECEMBER 5, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

GRANTED

7:45 P.M. CASE NO. BZA-002449-2013

245 MT. AUBURN STREET

Residence B Zone

AARON KEMP – C/O SEAN D. HOPE, ESQ.

Variance: To raise a portion of the roof and add two dormers to the rear elevation of an existing single family.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. BZA-002486-2013

120 RINDGE AVENUE

Residence B Zone

BRODER-RINDGE LLC – C/O BEN SVENSON, MANAGER

Variance: To modify roof decks on building at 120 Rindge Avenue approved in BZA Case No. 9761.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:45 P.M. CASE NO. BZA-002493-2013

120 RINDGE AVENUE

Business C Zone

[REDACTED]

8:30 P.M. CASE NO. BZA-002617-2013

3 GOLD STAR ROAD COURT

Residence B Zone

NELSON OLIVEIRA – C/O JAMES J. RAFFERTY, ESQ.

Variance: To increase volume of pre-existing two family dwelling by raising portion of second floor roof.
Art. 5.000, Sec. 5.35 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

[REDACTED]

8:45 P.M. CASE NO. BZA-002610-2013

22 HINGHAM STREET

Residence C-1 Zone

MIKE SORRIERO

Variance: To alter and raise roof to convert existing attic level into living space.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



CITY OF CAMBRIDGE

Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.

(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, Thursday, January 30, 2014, At the Senior Center - 806 Massachusetts Avenue, First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 PM CASE NO: BZA-002958-2013
68 OXFORD STREET

Residence C-1 Zone

LESLEY COLLEGE - C/O JAMES J. RAFFERTY, ESQ.

Variance: To enlarge dormers on a pre-existing nonconforming building containing a dormitory use.

Article 5.000	Section	5.30 (Table of Dimensional Requirements).
Article 8.000	Section	8.22.3 (Nonconforming Structure).
Article 10.000	Section	10.30 (Variance).

GRANTED

7:45 PM CASE NO: BZA-002837-2013
107 HAMPSHIRE STREET

Residence C-1 Zone

ANNE FINN

Variance: To raise the roof and add dormer.

Article 8.000	Section	8.22.LH (Non-Conforming Structure).
Article 5.000	Section	5.31 (Table of Dimensional Requirements).

Withdrawn

8:00 PM CASE NO: BZA-003007-2014
72 FRESH POND PARKWAY

Residence A-2 Zone

JINANE ABOUNADI & MUNTHER DAHLEH - C/O SUSAN CORY, ARCHITECT

Variance: To replace 1 story sun room with 2 story addition.

Article 5.000	Section	5.31 (Table of Dimensional Requirements).
---------------	---------	---

GRANTED

8:15 PM CASE NO: BZA-002997-2014
120 HENRY STREET

Residence C Zone

HARKADOR PARTNERS - C/O BRAD HARKAVY

Variance: To construct roof over proposed first floor deck.

Article 5.000	Section	5.31 (Table of Dimensional Requirements).
---------------	---------	---

GRANTED

8:30 PM CASE NO: BZA-002974-2013
28 HURON AVENUE

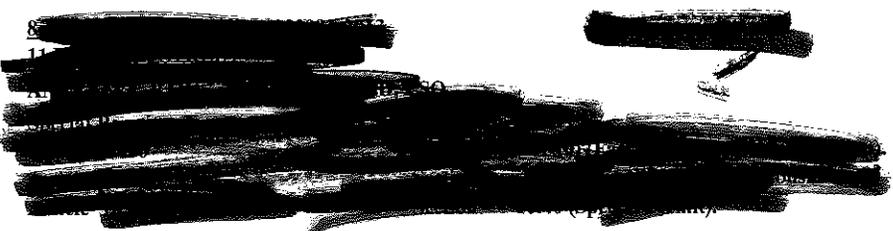
Residence A-2 Zone

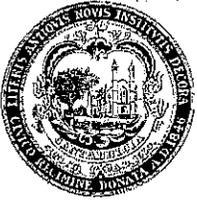
DINGMAN ALLISON ARCHITECTS - C/O BLAKE ALLISON, ARCHITECT

Variance: To expand a small one-story addition with basement on the rear of the house, construct a new roofed porch and steps at the rear door, and convert the existing garage to a studio/office.

Article 5.000	Section	5.31 (Table of Dimensional Requirements).
Article 8.000	Section	8.22.2C & 8.22.3 (Non-Conforming Structure).
Article 10.000	Section	10.30 (Variance).

GRANTED





CITY OF CAMBRIDGE

Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.

(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, Thursday, February 13, 2014, At the Senior Center - 806 Massachusetts Avenue, First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 PM CASE NO: BZA-003077-2014

Residence C-2 Zone

13 APPIAN WAY

PRESIDENT & FELLOWS OF HARVARD COLLEGE - C/O MARK VERKENNIS, SENIOR CAMPUS PLANNER

Variance: To construct a building addition that requires zoning relief for the front yard setback to Appian Way and for enlargement of a nonconforming structure.

Article 5.000

Section 5.31 (Table of Dimensional Requirements).

Article 8.000

Section 8.22.3 (Non-Conforming Structure).

hr
GRANTED

7:45 PM CASE NO: BZA-003082-2014

Residence C-1 Zone

15-17 FLAGG STREET

AMINA & RIDHA DERBALI - C/O KAJ VANDKJAER, ARCHITECT

Variance: To construct a 1 story addition on 2nd floor with unroofed deck and construct new dormer for access to deck.

Article 5.000

Section 5.31 (Table of Dimensional Requirements).

hr
GRANTED

8:00 PM CASE NO: BZA-003083-2014

Residence B Zone

24 LOCKE STREET

GLICKMAN TURLEY LLP - C/O DONNA M. TURLEY

Variance: To construct a canopy structure over the rear entrance.

Article 5.000

Section 5.31 (Table of Dimensional Requirements).

Article 8.000

Section 8.22.2.C (Non-Conforming Structure).

GRANTED

8:15 PM CASE NO: BZA-003084-2014

Residence B Zone

23-25 LONGFELLOW ROAD

NOIHA CHO - C/O PAUL LEE

Variance: To construct shed dormer and roof deck on the north side of building.

Article 5.000

Section 5.31 (Table of Dimensional Requirements).

hr
GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – FEBRUARY 27, 2014**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

W. H. D. M.
7:45 P.M. CASE NO. BZA-003192-2014

5 COTTAGE COURT

RAYMOND & MAUREEN STRODE

Variance: Construction of 2nd story within the homes existing footprint and addition of covered side entry.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Residence C Zone

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



CITY OF CAMBRIDGE

Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.

(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, Thursday, March 13, 2014, At the Senior Center - 806 Massachusetts Avenue, First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 pm CASE NO: BZA-003139-2014

Residence B Zone

69 CLARENDON AVENUE

FREDERICK KANTOR AND EVELYN LUGO-KANTOR C/O SEAN D. HOPE, ESQ.

Variance: To construct a three story two family duplex structure that exceeds allowable Gross Floor Area of the district.

Withdrew

Article 5.000

Section 5.31 (Table of Dimensional Requirements).

Article 10.000

Section 10.31 (Variance).

7:45 pm CASE NO: BZA-003267-2014

Residence B Zone

16-18 BELLIS CIRCLE

BAKER POND LLC C/O SEAN D. HOPE, ESQ.

Variance: To construct two separate single family structures on a vacant lot that exceeds the allowed gross floor area.

GRANTED

Article 5.000

Section 5.31 (Table of Dimensional Requirements).

Article 10.000

Section 10.31 (Variance).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – APRIL 10, 2014**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.



GRANTED

7:45 P.M. CASE NO: BZA-003327-2014

9 ELLERY SQUARE

Residence C-1 Zone

STEPHANIE LETTIERI & PAOLO SCAFFETTA – C/O BHUPESH PATEL, DESIGN TANK INC.

Variance: To extend landing between floors to include a desk area. The area is proposed in an existing interior two story space. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO: BZA-003419-2014

1 KENDALL SQUARE

Industry B Zone

MICHAEL PRIVITERA

Variance: To install an illuminated sign that exceeds 30" height. The graphics are the only parts illuminated. Art. 7.000, Sec. 7.16.22.C (Signs).

GRANTED



GRANTED

8:30 P.M. CASE NO: BZA-003344-2014

7 CAMDEN PLACE

Residence B Zone

DAVID H. WEGMAN

Variance: Enlargement of front entry vestibule.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). & Art. 1.000, Sec. 1.30 (Purpose of Zoning Ordinance).

8:45 P.M. CASE NO: BZA-003377-2014

18 BEECH STREET

Residence B Zone

XIN GAO & BAOQING YAN – C/O THOMAS DOWNER, AIA

Variance: To add a small 2nd floor addition over the existing 1st floor, and to add a 3rd floor dormer addition within the existing exterior walls. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

GRANTED

9:00 P.M. CASE NO: BZA-003395-2014

571 FRANKLIN STREET

Residence C-1 Zone

KIN LO

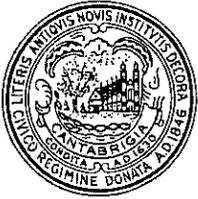
Variance: To construct a two-story addition with basement on the rear of the house, enlarge the existing front porch roof and remove existing garage. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Art. 8.000, Sec. 8.22.2.C & Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.

INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – APRIL 24, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO: BZA-003472-2014

32-34 ROCKINGHAM STREET

Residence C Zone

CRAIG A. HALAJIAH

Variance: To construct a third floor dormer on the north (northeast) side of the house.

Art. 5.000, sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MAY 8, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: BZA-003383-2014

3 WILLIAM STREET
FRANCIS HIGGINSON

Residence C Zone

Variance: To add a new enclosed porch and rear deck.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO: BZA-003500-2014

196 FRANKLIN STREET
JOHN ROBACK & GAIL LANGELOH

Residence C-1 Zone

Variance: To demolish & rebuild an existing non-conforming single family residence.

8:00 P.M. CASE NO: BZA-003533-2014

21 CORNELIUS WAY
RICHARD FANNING – C/O ANDREW E. BRAM, ESQ.

Residence C-1 Zone

Variance: To add a second dwelling unit within the single family residence. To add an exterior open staircase as a second egress for the new unit.

8:15 P.M. CASE NO: BZA-003574-2014

148-150 WESTERN AVENUE
FAWAZ MOHAMED ABU RUBAYAH & ASMA NOFAL – SEAN D. HOPE, ESQ.

Residence C-1 Zone

Variance: To allow for restaurant with alcohol. Currently the premise permits only a restaurant without alcohol. Art. 4.000, Sec. 4.35.F.1 (Retail Business). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.31 (Variance).

8:30 P.M. CASE NO: BZA-003581-2014

3 CLEMENT CIRCLE
HOMI K. BHABHA & JACQUELINE M. BHABHA – C/O MONIKA PAULI, ARCHITECT

Residence A-2 Zone

Variance: To construct a greenhouse expansion in the rear garden.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

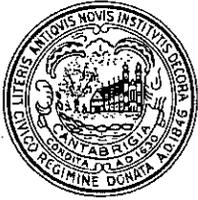
Denial

GRANTED

Denial

W.H.M.

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MAY 22, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: BZA-003711-2014

69 CLARENDON AVENUE Residence B Zone

FREDERICK KANTOR & EVELYN LUGO-KANTOR – C/O SEAN D. HOPE, ESQ.

Variance: To construct a three story two family duplex structure and revise parking layout for 3 cars.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

7:45 P.M. CASE NO: BZA-003649-2014

508 GREEN STREET #3 Residence C-1 Zone

DAVID ALLEN ANNIS & ASHLEY WILLIAMS – C/O SARAH LIKE RHATIGAN, ESQ.

Variance: To re-construct roof deck on 3 unit condo building.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Alteration to Non-Conforming Structure).

8:00 P.M. CASE NO: BZA-003670-2014

241-243 WALDEN STREET Residence BA/C-2B Zone

249 WALDEN STREET, LLC – DAVID W. MASSE, MANAGER – C/O BRUCE EMBRY, ESQ.

Variance: To discontinue retail use at ground floor level and create 2 dwelling units, creating a stairway violating setbacks not complying with the dimensional standards. Remove adjoining 1 story warehouse structure to create driveway & parking. To construct a bike shed without setbacks. Provide less than required amount of standard parking.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion). Art. 4.000, Sec. 4.21 (Accessory Uses).
Sec. 4.31 (Residential Uses). Art. 10.000, Sec. 10.30 (Variance). Art. 6.000, Sec. 6.34 (Parking Size Allocation).

GRANTED

8:15 P.M. CASE NO: BZA-003671-2014

31 WALDEN STREET Residence B Zone

ERIC HOAGLAND – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct non-conforming deck on the rear of existing non-conforming three family dwelling.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).
Art. 10.000, Sec. 10.30 (Variance).

8:30 P.M. CASE NO: BZA-003696-2014

50 SPRING STREET Residence C-1 Zone

GREGORY GOLDING

Variance: To raise the existing roof to provide full GFA on the existing 3rd floor. To build new front stairs in the setback. To create new roof deck over the existing 2nd floor rear ell.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO: BZA-003695-2014

31 WALDEN STREET Residence B Zone

ERIC HOAGLAND – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct non-conforming deck on the rear of existing non-conforming three family dwelling.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).
Art. 10.000, Sec. 10.30 (Variance).

8:55 P.M. CASE NO: BZA-003697-2014

50 SPRING STREET Residence C-1 Zone

GREGORY GOLDING

Variance: To raise the existing roof to provide full GFA on the existing 3rd floor. To build new front stairs in the setback. To create new roof deck over the existing 2nd floor rear ell.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

GRANTED

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JUNE 12, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. BZA-003855-2014

2269 MASSACHUSETTS AVENUE

Business A-2 Zone

GARY O'NEIL – C/O SEAN D. HOPE, ESQ.

Variance: To enclose existing exterior staircase.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

Art. 8.000, Sec. 8.22 (Non-Conforming Structure).

7:45 P.M. CASE NO. BZA-003850-2014

39 FAIRMONT STREET

Residence C-1 Zone

MONROE HEARN, III

Variance: To construct a shed dormer to expand living space of existing inhabited attic space.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. BZA-003767-2014

235 LEXINGTON AVENUE

Residence B Zone

JANET LLOYD – C/O CAMPBELL ELLSWORTH, ARCHITECT

Variance: Enlarge & enclose front porch. Seeking relief for FAR, front yard setback, side yard setback.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO. BZA-003764-2014

650 EAST KENDALL STREET

Office 3A-PUD 3

IPSEN – C/O ERICK LACY – CONSIGLI CONSTRUCTION

Variance: To request a sign which is approximately 135 sq ft including letters and logo each internally illuminated and mounted 104' from ground level to top of sign.

Art. 7.000, Sec. 7.16.22 (Signs).

8:30 P.M. CASE NO. BZA-003875-2014

229 LAKEVIEW AVENUE

Residence B Zone

WOJCIECH SZCZERBA – C/O CAMPBELL ELLSWORTH, ARCHITECT

Variance: To construct a roof over the existing 2nd floor rear deck.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. BZA-003699-2014

48 LOPEZ STREET

Residence C Zone

JAY ROGERS & LISA ROGERS

Variance: To rebuild half of roof to create habitable spaces with additional windows. Two existing bedrooms do not have code compliant headroom. Additional small dormer for headroom in code compliance stair. New roof deck. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. BZA-003714-2014

136 LAKEVIEW AVENUE

Residence B Zone

GILLIEN TODD, TR. – C/O ANDREW E. BRAM, ESQ.

Variance: To add two small dormers to third floor of dwelling.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JUNE 26, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: 10448 – Re-Hearing

222 BRATTLE STREET – A/K/A 220R BRATTLE ST. Residence B Zone
WILLITS H. SAWYER, TR. - C/O ANDREW E. BRAM, ESQ.

W. H. Sawyer
Variance: To clarify prior BZA Decision, Case No. 9963, with regards to parking; specifically to establish petitioner's right to lay pavers in order to re-establish parking area for two cars in tandem.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO: BZA-003934-2014

7 KIRKLAND ROAD Residence B Zone
CORY & LILY ZIGLER-ALTSTEIN

W. H. Sawyer
Variance: To construct a new wood deck located on the west side (rear) of property.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO: BZA-004000-2014

39 AMORY STREET Residence C-1 Zone
YUN XIAN HO & SAMUEL LING – C/O BHUPESH PATEL, DESIGNTANK, INC.

Variance: To construct a single story addition on the rear corner of the main building. The addition exclusively houses a new basement stair that meets building code to replace the existing basement staircase that does not meet the building code. The relief is for the additional FAR needed for the footprint of the stair. The footprint is within the required rear and the side yard setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:30 P.M. CASE NO: BZA-003938-2014

5 DANA STREET Residence C-1 Zone
ORHUN KAMIL MURATOGLU

Variance: To construct a one-story addition with a roof deck on the rear of an existing non-conforming one-family dwelling. To replace a sloped roof with a flat green roof. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Addition to a Non-Conforming Structure).

GRANTED

8:45 P.M. CASE NO: BZA-004059-2014

77 LARCH ROAD Residence B Zone
JOHN RILEY & MARGARET GADON

Variance: To construct 3 modest additions to the overall building gross floor area consisting of the following: a new 3rd floor rear shed dormer, a new connection of the two existing shed dormers and a new second floor bay window addition on the right side (south) of the dwelling.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.28.21 (Gross Floor Area).

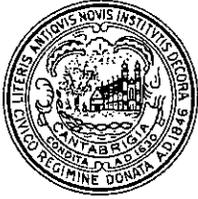
GRANTED

9:00 P.M. CASE NO: BZA-004043-2014

13 ASH STREET Residence A-2 Zone
BLAKE ALLISON, ARCHITECT

Variance: To modify an existing 3-story addition with a new roof, to add 2 dormers to the third floor facing the rear yard, to relocate another dormer facing Acacia Street, and to enlarge existing porch with a new roof which will be the same as the existing height of the addition.

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 10, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts.
The following cases will be heard.

7:30 P.M. CASE NO: BZA-004123-2014

6 JAY STREET

Residence C-1 Zone

NICHOLAS CAMELLO

Variance: To install a parking space in the required front yard setback with a compact car.

Art. 6.000, Sec. 6.44.1.C (Front Yard Setback). Sec. 6.34 (Size of Parking Space).

Sec. 6.40 (Curb Cut).

Deved

[REDACTED]

8:00 P.M. CASE NO: BZA-004168-2014

16 SARGENT STREET

Residence B Zone

BRADLEY RICHARDSON & MARY LOUISE SUDDERS – C/O J. PAUL NEWMAN

Variance: To build an addition in the side yard between two gabled building masses.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

8:30 P.M. CASE NO: BZA-004194-2014

1052-1058 CAMBRIDGE STREET

Business A Zone

MARTINS FAMILY LLC – C/O PAUL MARTINS

Variance: To modify existing exterior egress stairs to conform to code & replace deteriorated wood deck, joists & rails. To add access to roof for maintenance.

Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements).

W. H. K.

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 24, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO: BZA-004270-2014

195 LEXINGTON AVENUE

Residence B Zone

CYNDEE DERMODY HOAGLAND – C/O JAMES J. RAFFERTY, ESQ.

Variance: To enlarge existing uncovered second floor rear porch & construct new first floor rear porch; construct shed dormer on third floor.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

8:00 P.M. CASE NO: BZA-004125-2014

[REDACTED] Residence C Zone

[REDACTED]

8:45 P.M. CASE NO: BZA-004363-2014

[REDACTED] Residence B Zone

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

9:00 P.M. CASE NO: BZA-004363-2014

39 MAY STREET

Residence B Zone

RAJIV PRASAD & SALLY S. PRASAD – C/O SARAH L. RHATIGAN, ESQ.

Variance: To renovate the interior, build an addition, raise the roof and construct shed dormer.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Art. 8.000, Sec. 8.22.3 (Alteration to a Non-Conforming Structure).

GRANTED

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – AUGUST 14, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: BZA-004519-2014

241-243 WALDEN STREET

Residence BA/C-2B Zone

249 WALDEN STREET, LLC – DAVID W. MASSE, MANAGER, C/O BRUCE EMBRY, ESQ.

Variance: To discontinue the retail use of the ground floor space and convert the space to 2 residential dwelling units and to remove an adjoining one-story warehouse/garage structure to create a driveway with parking. Art. 4.000, Sec. 4.31 (Table of Use/Residential use). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

8:00 P.M. CASE NO: BZA-004448-2014

7-9 KINNAIRD STREET

Residence C-1 Zone

7-9 KINNAIRD STREET NOMINEE TRUST – C/O ALLISON CRUMP, TRUSTEE

Variance: To rebuild existing exterior stairs at front & left side (#7) per building code. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:15 P.M. CASE NO: BZA-004453-2014

2 BOND STREET

Residence B Zone

ERIC T. FOSSEL & CELESTE E. FOSSEL – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct covered porch on second floor of a pre-existing non-conforming structure. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:30 P.M. CASE NO: BZA-004455-2014

109 GROZIER ROAD

Residence B Zone

ANDREW J. & NATALIE E. BEAUMONT – C/O SEAN D. HOPE, ESQ.

Variance: To demolish a portion of the existing roof and add an addition and dormers that exceeds the allowable gross floor area. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

[REDACTED]



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – SEPTEMBER 4, 2014**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO: BZA-004576-2014

358 BROADWAY #3

Business A-1 Zone

358 BROADWAY L.L.C – C/O PETER SHEINFELD, MANAGER

Variance: To convert a commercial office condominium into a residential apartment.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).

Art. 4.000, Sec. 4.31.G (Multi-Family Dwelling).

8:00 P.M. CASE NO: BZA-004521-2014

27-29 LOCKE STREET

Residence B Zone

KEVIN LEAHY – C/O WILLIAM WINDER, RA

Variance: To construct one dormer to NW side roof to provide a new bathroom and additional headroom over existing front stair to the 3rd floor. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Art. 8.000, Sec. 8.21.1.H.2 (Non-Conforming Structure).

8:15 P.M. CASE NO: BZA-004612-2014

72 FRESH POND PARKWAY

Residence A-2 Zone

MUNTER DAHLEH & JINAN ABOUNADI – C/O SUSAN CORY, ARCHITECT

Variance: To modify the plans approved in Case BZA-003007-2014, to change roofline of addition.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO: BZA-004608-2014

27 GRANT STREET

Residence C-1 Zone

27 GRANT STREET LLC – C/O MARTIN HILL

Variance: To raise existing historic house 2' and install new foundation and habitable basement.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.

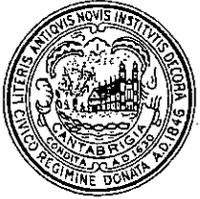
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

GRANTED

GRANTED

W.H.

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – SEPTEMBER 18, 2014**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

[REDACTED]

7:45 P.M. CASE NO: BZA-004772-2014

355 FRESH POND PARKWAY

Business A Zone

FRESH POND REAL ESTATE DEVELOPMENT LLC – C/O JAMES J. RAFFERTY, ESQ.

Variance: To install a non-conforming wall sign.

Art. 7.000, Sec. 7.16.22.C3A, B (Signs). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO: BZA-004610-2014

10 GLASSWORKS AVENUE

Residence/North Point PUD-6

AVB MAPLE LEAF APARTMENTS LIMITED PARTNERSHIP – C/O KEVIN RENNA, ESQ.

Variance: To install signs violating area, number and height of signs. Art. 7.000, Sec. 7.16.22 & 7.16.22.B (Signs).

8:15 P.M. CASE NO: BZA-004826-2014

5 OLD DEE ROAD

Residence A-2 Zone

VALENTINE TALLAND & NAGESH MAHANTHAPPA – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct a two story addition to a non-conforming structure, a portion of which will be located within the front setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

8:45 P.M. CASE NO: BZA-004828-2014

24 ARLINGTON STREET

Residence A-2/Residence B Zone

BARBARA BEAL – C/O JAMES J. RAFFERTY, ESQ.

Variance: To construct a single story addition in rear of existing dwelling.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

[REDACTED]

9:15 P.M. CASE NO: BZA-004874-2014

75-77 NORFOLK STREET

Residence B Zone

SMART ARCHITECTURE – C/O MARGARET BOOZ

Variance: To re-build and slightly alter existing combination shed/gable dormer, convert flat/shed roof at rear into a gabled roof; put an entry porch with a roof on the side rear portion of the building.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.

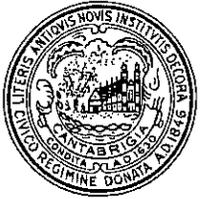
W. H. [Signature]

GRANTED

GRANTED

GRANTED

GRANTED



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.

(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – OCTOBER 2, 2014**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: BZA-004957-2014

1664-1668 MASS AVENUE

Business A-2 Zone

BACK BAY SIGN FOR HILTON DISPLAYS – C/O JASON PARILLO

Variance: Installation of wall mural for Starbucks coffee on Shepard Street.

Art. 7.000, Sec. 7.16.22.C (Wall Sign Exceeds Sq. Ft.). Sec. 7.16.22 (Wall Sign Exceeding Sign Allowance).

[REDACTED]

8:15 P.M. CASE NO: BZA-004955-2014

150 SECOND STREET

Business A Zone

DANIEL BRENNAN

Variance: To install a non-illuminated wall sign that is 60 SF in area with a height of 50 FT.

Art. 7.000, Sec. 7.16.22.C (Wall Sign).

GRANTED

[REDACTED]

9:00 P.M. CASE NO: BZA-004904-2014

245 MT. AUBURN STREET

Residence B Zone

AARON KEMP

Variance: To modify the plans approved by the BZA Case #BZA-002449-2013 to include six conforming skylights.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.1.D (Non-Conforming Structure).

GRANTED

[REDACTED]

9:15 P.M. CASE NO: BZA-005001-2014

265-273 FIRST STREET

Office 3A/PUD-3A Zone

VEOLIA ENERGY NORTH AMERICA – C/O JAMES J. RAFFERTY, ESQ.

Variance: To install a Wet Cooling Tower on roof of existing structure rather than the Air Cooled Condenser

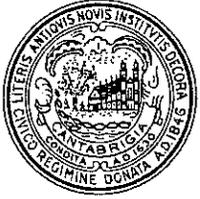
approved in BZA Case No. 10315. Art. 8.000, Sec. 8.22.3 (Non-Conforming Use).

Art. 10.000, Sec. 10.30 (Variance).

GRANTED

[REDACTED]

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – OCTOBER 16, 2014**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: BZA-004945-2014

40 COTTAGE STREET

Residence C Zone

ROY RUSSELL & ROBIN CHASE

Variance: To construct an addition within rear yard setback, addition less than 10' from accessory building. To construct a shed dormer. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21.H (Accessory Building).

GRANTED

[REDACTED]

8:00 P.M. CASE NO: BZA-005011-2014

15 PERRY STREET

Residence C Zone

PAULI & URIBE ARCHITECTS LLC – C/O MONIKA Z. PAULI, ARCHITECT

Variance: To remove existing stand alone workshop and construct an attached two story addition to the existing home. This will serve as the kitchen on the lower level and the master bedroom suite on the upper floor. There will also be new dormers and an additional bay proposed along with interior and exterior renovations. Construction will be wood frame and designed to match the existing residence. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

[REDACTED]

8:30 P.M. CASE NO: BZA-005103-2014

217 ELM STREET

Residence C-1 Zone

ERIC CONNALLY & SIMONA BUJOREANU

Variance: Proposed work is 2 new 15'-0" dormers, (1) dormer proposed on each side of the house. Relief is required for Dormer #1 (left side) and Dormer #2 (right side over existing stair) is 'by right'. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.2 (Non-Conforming Structure).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. **CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.** INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – NOVEMBER 20, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: BZA-005393-2014

200-202 LAKEVIEW AVENUE
CRYSTAL A. LESLIE

Residence B Zone

Variance: To rebuild 2 back porches in disrepair and of 1920's dimensions are to be built to modern living dimensions, similar to neighborhood houses. Total increase of 120 sq. ft. which is 31 sq. ft. above ordinance requirements. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED



8:00 P.M. CASE NO: BZA-005332-2014

166 ELM STREET #2 (NORTH)

Residence B Zone

STEFANIE HAUG & STEPHEN WELLER – C/O EDRICK VANBEUZEKOM, ARCHITECT

Variance: The proposed construction includes raising the existing roof an additional 2 feet with a steeper pitch, and adding shed dormers to provide adequate headroom for stairs, bathroom and bedrooms, which exist currently but do not comply with building code. The proposed roof and dormer additions are within the existing footprint of the house but are nonconforming to the side yard setback. The proposal increases the floor area ratio which is already nonconforming. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.20 (Non-Conforming Structure).

GRANTED



8:45 P.M. CASE NO: BZA-005419-2014

59 MARKET STREET

Residence C-1 Zone

JAMES WILDASH & SONIA KOWAL – C/O SEAN D. HOPE, ESQ.

Variance: To park one car within a portion of the front yard setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance). Art. 6.000, Sec. 6.44.C (Parking In The Front Yard Setback).

Denial

9:00 P.M. CASE NO: BZA-005363-2014

25 ALPINE STREET

Residence B Zone

JOY HACKEL & ROBIN LUBBOCK

Variance: To construct an addition of 2-story bay window to front elevation. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.24.2 (Setbacks).

GRANTED

9:15 P.M. CASE NO. BZA-005313-2014

41-45 ALEWIFE BROOK PARKWAY #C

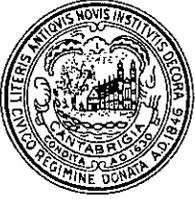
Residence B Zone

BARLO SIGNS – C/O JENN ROBICHAUD

Variance: To allow the replacement of existing monuments signs, to allow for additional monuments signs; to allow for directional sign with logo. It exceeds number of free standing signs and 30 ft. sign limit. Art. 7.000, Sec. 7.16.22.A (Signs).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – DECEMBER 4, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: BZA-005478-2014

12 SACRAMENTO STREET
KARL & SUSAN FRIEDEN

Residence B Zone

Variance: To construct a 2 story addition in the rear with a deck at ground level.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

7:45 P.M. CASE NO: BZA-005543-2014

186-188 RIVER STREET
JOJO LU – C/O JAMES J. RAFFERTY, ESQ.

Business A-3 Zone

Variance: To construct a second story addition to existing structure and to convert it into a 3 unit dwelling.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).
Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:00 P.M. CASE NO: BZA-005592-2014

25 MAPLE AVENUE
JEFFREY TAYLOR & RUTH TAYLOR

Residence B Zone

Variance: To lower the basement to more than 7' ceiling height creating Gross Floor Area.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:15 P.M. CASE NO: BZA-005595-2014

3 MAPLE AVENUE #2
ROBERT & ALANNA MALLON

Residence B Zone

Variance: To add a single 12'9" wide hip-roofed dormer to the south side of the existing ridge line in order to provide a sleeping area with adequate ceiling height. Relief from area requirements is sought in order to reconfigure an attic bedroom with constricted headroom due to roof geometry.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – DECEMBER 18, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

GRANTED

7:30 P.M. CASE NO: BZA-005673-2014

135 PEARL STREET – UNIT 5

Residence C Zone

PERRIN LONG & JULIE MAHER-LONG

Variance: To add (1) 15'-0" dormer in the existing condo unit. The building is an existing non-conforming structure with regard to FAR and setbacks.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO: BZA-005704-2014

66 OXFORD STREET – UNIT 1

Residence C-1 Zone

CHRISTOPHER VANCE

Variance: To construct a new entry awning over main entrance of Unit 1 to provide shading and protection from weather. The new awning will be projected 4'-3" from face of building and 11'-5" wide totaling 39 SF.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.