CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 MAR -4 PM 2:42

BZA Application Form

BZA Number: 263025

2024 MAR 28 PM 3:10

General Information

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

Special Permit: _____ Variance: ___X___ Appeal: _____

PETITIONER: Martin Benoit C/O Adam Glassman / GCD Architects

PETITIONER'S ADDRESS: 17 Brown Street #2 , CAMBRIDGE, MA 02138

LOCATION OF PROPERTY: **17 COPLEY ST , Unit 3 , Cambridge, MA**

TYPE OF OCCUPANCY: 3 family dwelling unit **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

(2) New 15'-0" Shed Dormers

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000 Section: 10.30 (Variance).

Original Signature(s): Martin Benoit

(*Petitioner (s) / Owner*)

Martin Benoit

(Print Name)

Address:
Tel. No. 617-877-5257
E-Mail Address: martin@vantagepointretail.com

Date: 3/28/2024

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We MARTIN BENOIT
(OWNER)

Address: 17 COPLEY ST #3 CAMBRIDGE MA

State that I/We own the property located at 17 COPLEY ST #3 CAMBRIDGE MA, which is the subject of this zoning application.

The record title of this property is in the name of MARTIN BENOIT

*Pursuant to a deed of duly recorded in the date 6/24/2014, Middlesex South County Registry of Deeds at Book 63801, Page 393; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Martin Benoit

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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Martin F Benoit personally appeared before me, this 25th of 3, 2024, and made oath that the above statement is true.

Notary

My commission expires September 28, 2029 (Notary Seal)

RICHARD SCHW
Notary Public, Commonwealth of Massachusetts
My Commission Expires September 28, 2029

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

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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

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

A literal enforcement of the Ordinance would prevent the owners from utilizing their attic for additional living space and creating the added bedrooms they need for their growing children, and would force this family to move out of their (2) bedroom unit to a larger home and yet they would be priced out of the very expensive local housing market. Moving out of Cambridge would take this family away from their schools, their jobs and their community.

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

The hardship is owing to the fact that they live on the 3rd floor of a 3 unit building on an pre-existing non-conforming lot and the only way they can utilize their attic is with new dormer additions. Without the proposed dormer additions for the conversion of their attic, they cannot increase their number of bedrooms beyond the exisiting (2), but as their daughter is now 13 years old and their son is now 9.5, they have literally outgrown their existing 2 bedroom 3rd floor unit. They have no where to go but up into their existing attic.

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

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

1. The dormers are both 15'-0" long and set back 18'-0" from the roof eaves and therefore meet the most important of the suggested dormer guidelines. On account of the existing 7'-9" ceiling highpoint under the roof ridge, we cannot set the dormer roof 12" down from the existing roof ridge which is already an existing non-conforming building height. The new dormers are symmetriclly located in the middle the ridge line are therefore mostly invisible from the street.

2. The proposed design is traditional, modest, creates no new shadows on adjacent lots or increase in traffic. The building height would not change, building footprint will not change, no open space would be lost.

3.The existing scale and character of the house will remain unchanged.

4. The existing 1,200.00 (2) bedroom unit will be made suitable for a family to remain here for the longterm.

5. A sprinker system will be added to both floors of Unit #3 making the old wood framed (4) story building much safer for all the building owners and the direct abutters.

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

1. The existing non-compliant set back conditions remain unchanged.

2. The increase in the existing non-comforming FAR is quite modest with an increase of only 266.00 GFA.

3. The scale and character of the neighborhood remains completely intact and the neighbors remain unaffected.

4. There will be no newly created light or noise pollution.

5. The petitioners have the support of the other (2) unit owners in their buidling and none of their direct abutters are objecting.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Martin Benoit
Location: 17 COPLEY ST , Unit 3 , Cambridge, MA
Phone: 617-877-5257

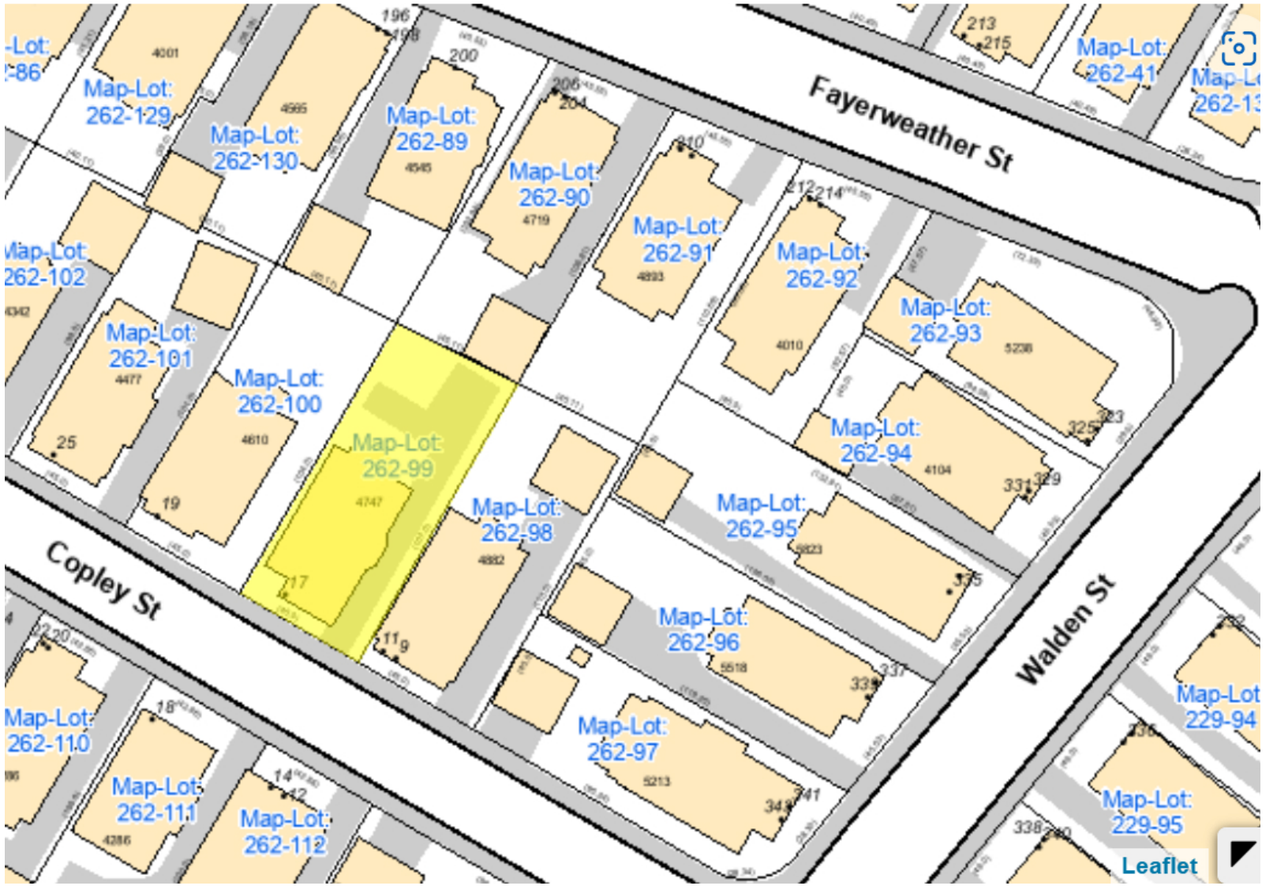
Present Use/Occupancy: 3 family dwelling unit
Zone: Residence B Zone
Requested Use/Occupancy: No change

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		4,074.00 Entire Building		4,340.00 (266.00 Additional GFA for Unit #3)		2,373.50	(max.)
LOT AREA:		4,747.0		No Change		5,000.00	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.86		.91		.50	
LOT AREA OF EACH DWELLING UNIT		1,582.00		No Change		2,500.00	
SIZE OF LOT:	WIDTH	45.0		No Change		50.0	
	DEPTH	107.0		No Change		NA	
SETBACKS IN FEET:	FRONT	15.80'		No Change		15.0'	
	REAR	39.39'		No Change		25.0'	
	LEFT SIDE	2.78'		No Change		7.5' (sum of 20)	
	RIGHT SIDE	11.68'		No Change		7.5' (sum of 20)	
SIZE OF BUILDING:	HEIGHT	41.0'		No Change		35.0'	
	WIDTH	43.0'		No Change		N/A	
	LENGTH	28.0'		No Change		N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		.09		No Change		.20	
NO. OF DWELLING UNITS:		3		No Change		2	
NO. OF PARKING SPACES:		3		No Change		0	
NO. OF LOADING AREAS:		0		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		NA		No Change		10.0'	

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

Existing Building and Proposed Dormers are wood frame.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



17 COPLEY STREET LOCUS MAP

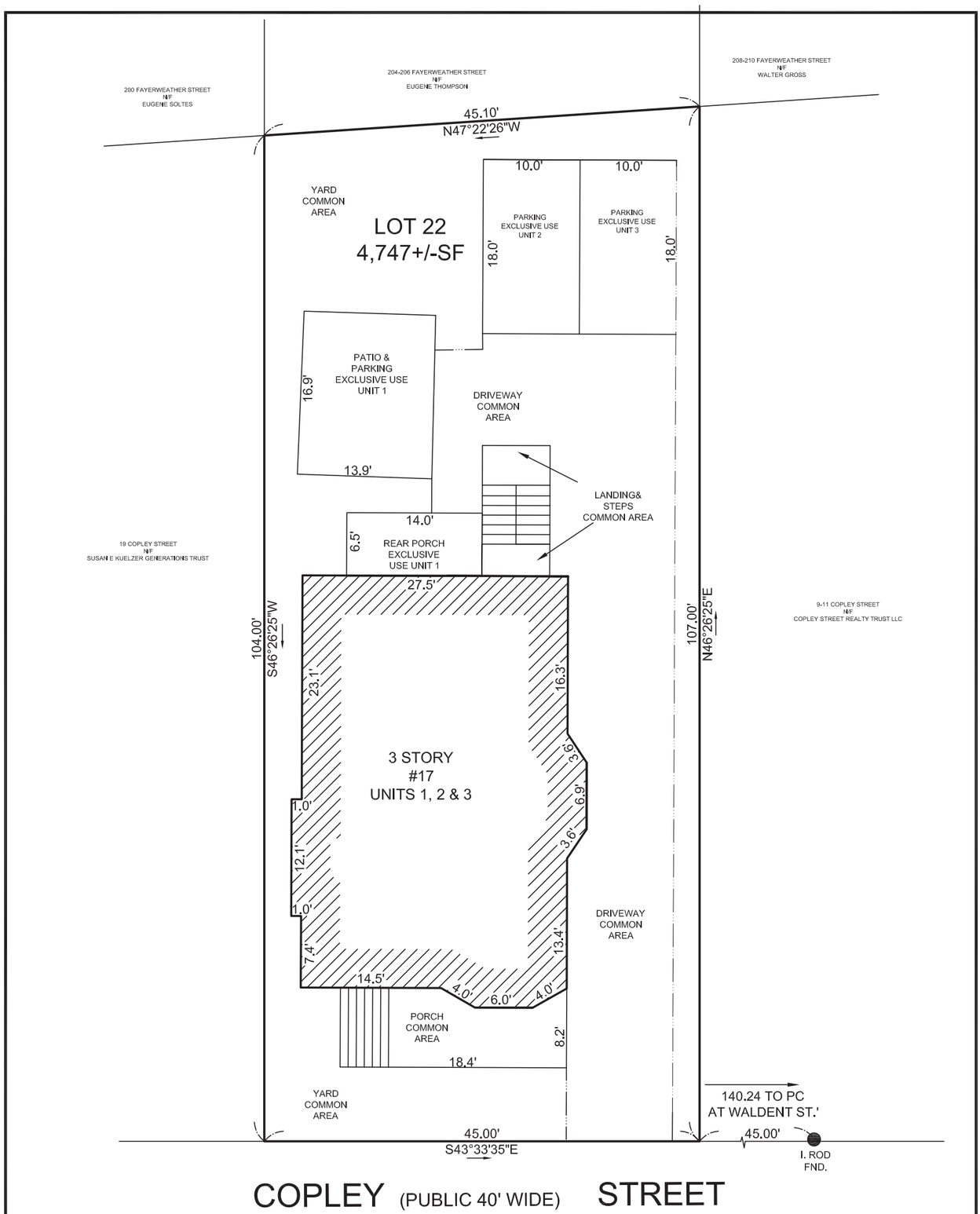
17 COPLEY STREET EXISTING STREET VIEW

APPLICATION FOR A VARIANCE PER:

(2) NEW 15'-0" SIDE DORMERS WITHIN EXISTING NON-CONFORMING RIGHT SIDE SETBACK AND INCREASE OF EXISTING NON-CONFORMING FAR

Zoning Subdistrict :	Residential B
Existing use:	Residential - Three Family
Proposed Use:	Residential - Three Family
Lot Area:	4,747 s.f.
Existing GFA:	4,074 s.f.
Proposed GFA:	4,340 s.f.

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	3/23/2024	**17 COPLEY STREET** **Cambridge, MA**	**COVER PAGE PHOTOS**	AS NOTED	C.1



CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF MAY 9 AND MAY 11, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAY SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATIONS AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER FULLY AND ACCURATELY DEPICTS, LOCATES AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S. DATE

PREPARED FOR:
CITYSIDE DEVELOPMENT, LLC

SCALE: 1 INCH = 10 FEET

REFERENCES:

DEED: BOOK 62340, PAGE 464
PLAN: FILED PLAN NO.481
PLAN: 403 OF 2008

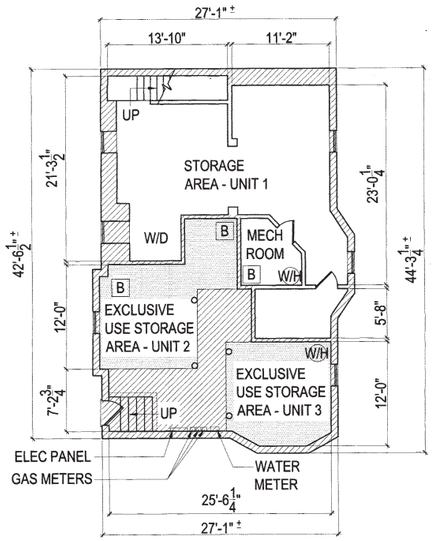
DATE: MAY 12, 2014

17 COPLEY STREET CONDOMINIUM SITE PLAN

LOCATED AT
17 COPLEY STREET
CAMBRIDGE, MA

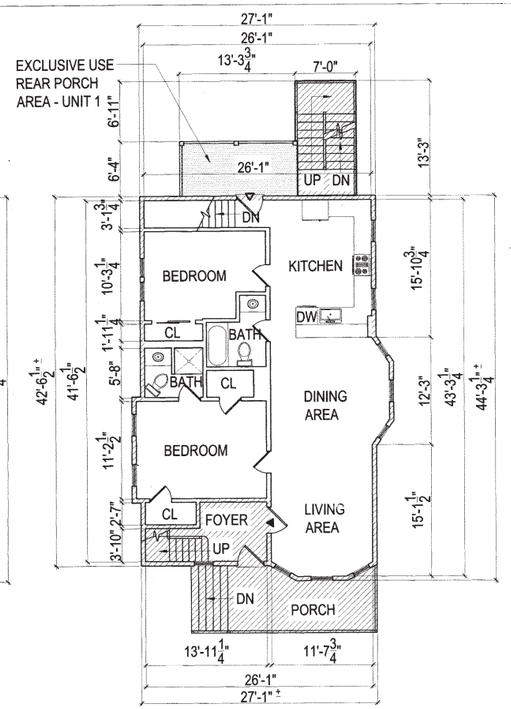
MASSACHUSETTS SURVEY CONSULTANTS

10 FIRST AVE
PEABODY, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM



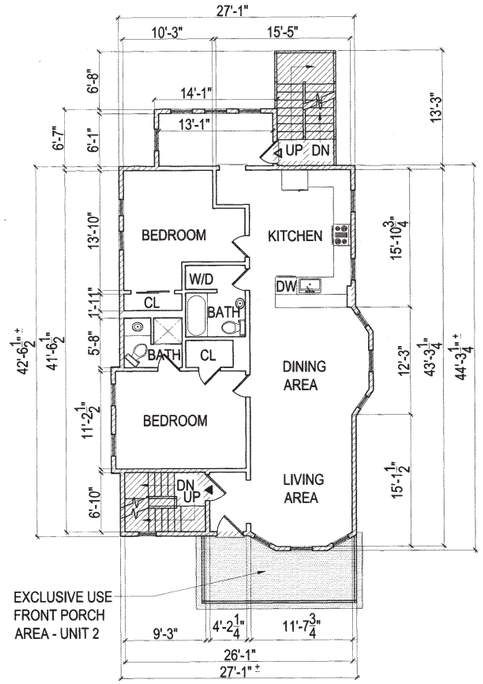
BASEMENT PLAN

UNIT 1 - STORAGE AREA - 682 ± GROSS SQ. FT.
UNIT 2 - EXCLUSIVE USE STORAGE AREA - 194 ± GROSS SQ. FT.
UNIT 3 - EXCLUSIVE USE STORAGE AREA - 160 ± GROSS SQ. FT.



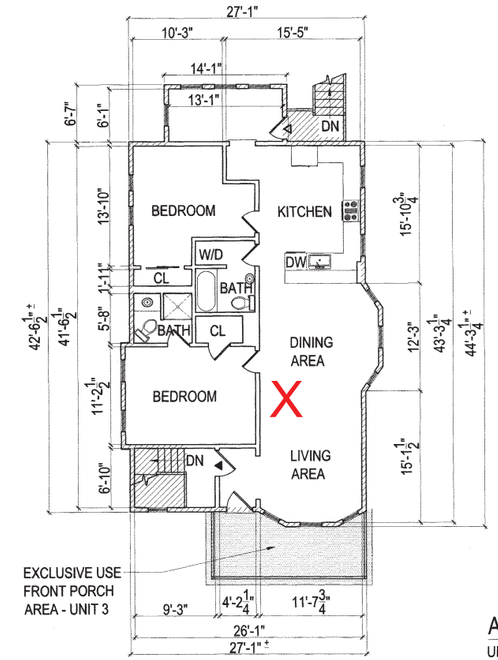
FIRST FLOOR PLAN

UNIT 1 - TOTAL LIVING AREA - 1,114 ± GROSS SQ. FT.
UNIT 1 - EXCLUSIVE USE REAR PORCH AREA - 86 ± GROSS SQ. FT.



SECOND FLOOR PLAN

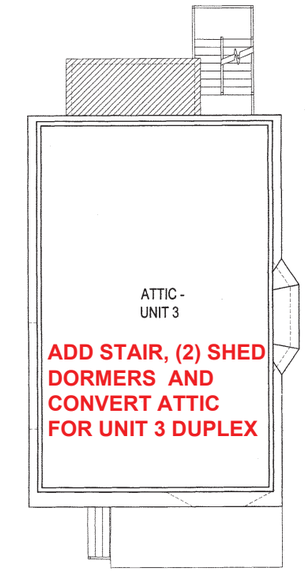
UNIT 2 - TOTAL LIVING AREA - 1,221 ± GROSS SQ. FT.
UNIT 2 - EXCLUSIVE USE FRONT PORCH AREA - 144 ± GROSS SQ. FT.



THIRD FLOOR PLAN

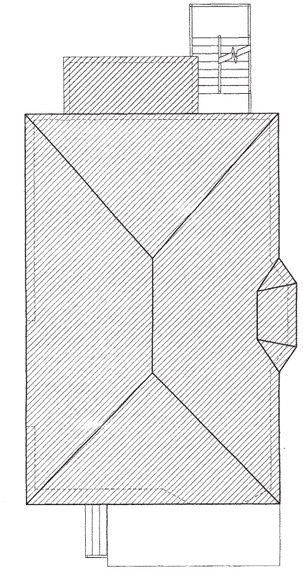
UNIT 3 - TOTAL LIVING AREA - 1,221 ± GROSS SQ. FT.
UNIT 3 - EXCLUSIVE USE FRONT PORCH AREA - 144 ± GROSS SQ. FT.

X = LIMITED RENOVATIONS TO UNIT #3 TO ACCOMODATE NEW STAIR TO ATTIC

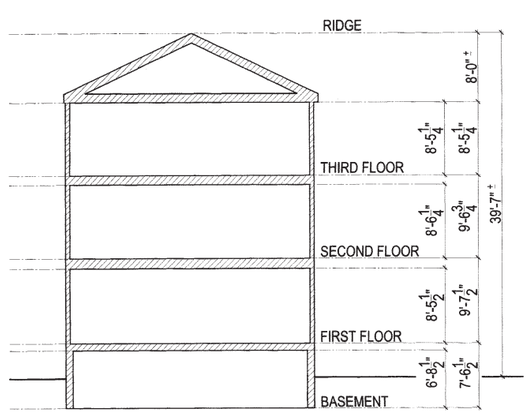


ATTIC PLAN

UNIT 3 - ATTIC AREA NON-HABITABLE SPACE - 1152 ± GROSS SQ. FT.



ROOF PLAN



▲ INDICATES PRIMARY UNIT ENTRANCE
△ INDICATES SECONDARY UNIT ENTRANCE
INDICATES COMMON AREA
INDICATES EXCLUSIVE USE COMMON AREA

TOTAL DEDICATED UNIT SQUARE FOOTAGE
17 COPLEY STREET CONDOMINIUM

UNIT 1	FIRST FLOOR GROSS LIVING AREA	1,114 ± SQ. FT
UNIT 1	EXCLUSIVE USE FIRST FLOOR REAR PORCH GROSS AREA	86 ± SQ. FT
UNIT 1	BASEMENT GROSS STORAGE AREA	682 ± SQ. FT
UNIT 1	TOTAL GROSS LIVING AREA	1,114 ± SQ. FT
UNIT 2	SECOND FLOOR GROSS LIVING AREA	1,221 ± SQ. FT
UNIT 2	EXCLUSIVE USE SECOND FLOOR FRONT PORCH GROSS AREA	144 ± SQ. FT
UNIT 2	EXCLUSIVE USE BASEMENT GROSS STORAGE AREA	194 ± SQ. FT
UNIT 2	TOTAL GROSS LIVING AREA	1,221 ± SQ. FT
UNIT 3	THIRD FLOOR GROSS LIVING AREA	1,221 ± SQ. FT
UNIT 3	EXCLUSIVE USE THIRD FLOOR FRONT PORCH GROSS AREA	144 ± SQ. FT
UNIT 3	EXCLUSIVE USE BASEMENT GROSS STORAGE AREA	160 ± SQ. FT
UNIT 3	ATTIC AREA NON-HABITABLE SPACE	1,152 ± SQ. FT
UNIT 3	TOTAL GROSS LIVING AREA	1,221 ± SQ. FT

NOTE:
LIVING AREA SQUARE FOOTAGE DIMENSIONS SHOWN ARE TAKEN FROM CENTER OF PARTY WALL STUD TO OUTSIDE FACE OF EXTERIOR STUD.

SHEET 1 OF 1

REGISTRY USE ONLY

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 425 of 2014
Rec'd 5/23/ 2014
at 1 H 20 M P M
Attest
Register

17 COPLEY STREET
CONDOMINIUM
17 COPLEY STREET
CAMBRIDGE, MASSACHUSETTS

EXISTING BUILDING OVERVIEW

Plan 425 of 2014

17 COPLEY STREET EXISTING STREET VIEWS

	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
GCD ARCHITECTS	**GCD ARCHITECTS** 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	3/23/2024	**17 COPLEY STREET** **Cambridge, MA**	**PHOTOS**	AS NOTED	P.1

17 COPLEY STREET EXISTING STREET VIEW

PROPOSED DORMERS ARE NOT VISIBLE

17 COPLEY ST PROPOSED FRONT STREET VIEW WITH NEW DORMERS

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	3/23/2024	**17 COPELY STREET** **Cambridge, MA**	**EXISTNG AND PROPOSED VIEW**	AS NOTED	P.3

1 Street View 3 Extg.

2 Street View 3 Proposed

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	3/20/2024	**17 Copley Street** **Cambridge, MA**	**3D Views**		0.1

1 Street View 4 Extg.

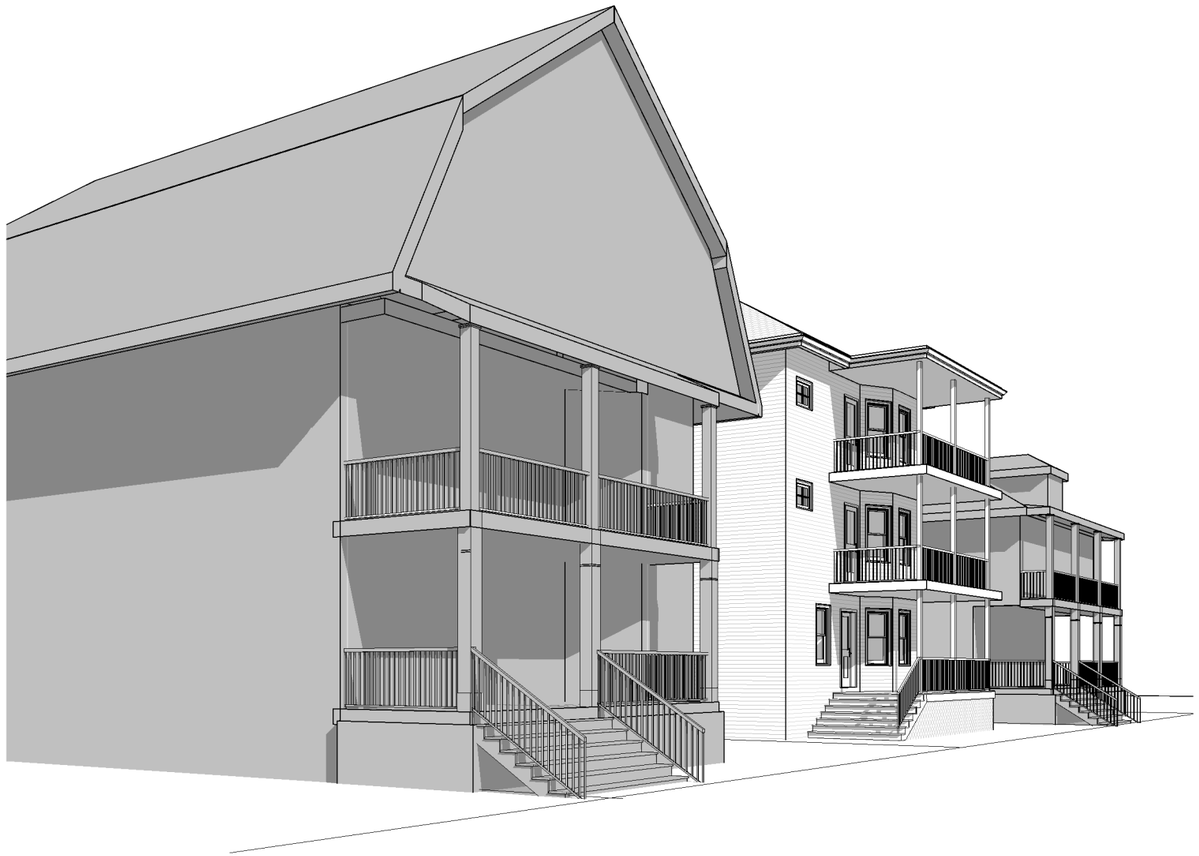
2 Street View 4 Proposed

	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
GCD ARCHITECTS	**GCD ARCHITECTS** 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	3/20/2024	**17 Copley Street** **Cambridge, MA**	**3D Views**		0.2

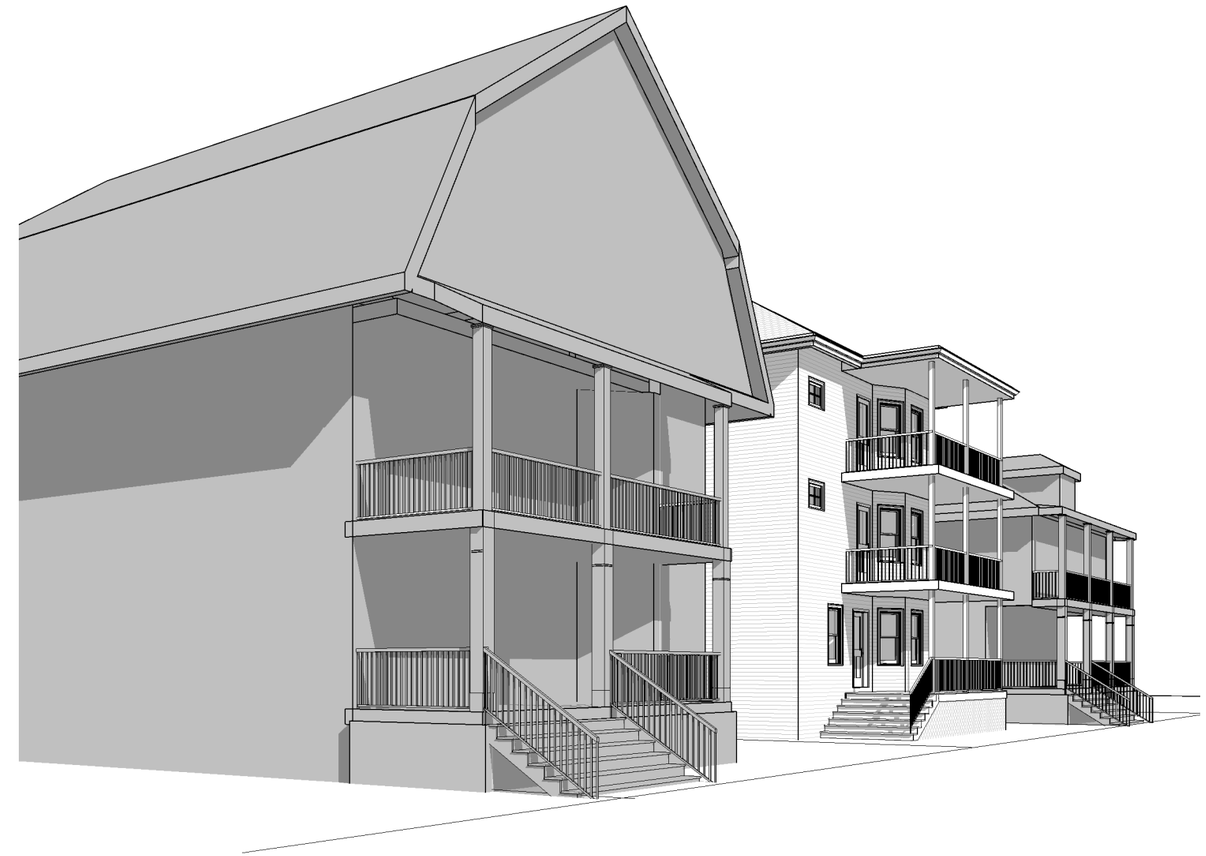
1 Street view 1 Extg.

2 Street view 1 Extg. Proposed

	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
GCD ARCHITECTS	**GCD ARCHITECTS** 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	3/20/2024	**17 Copley Street** **Cambridge, MA**	**3D Views**		0.3

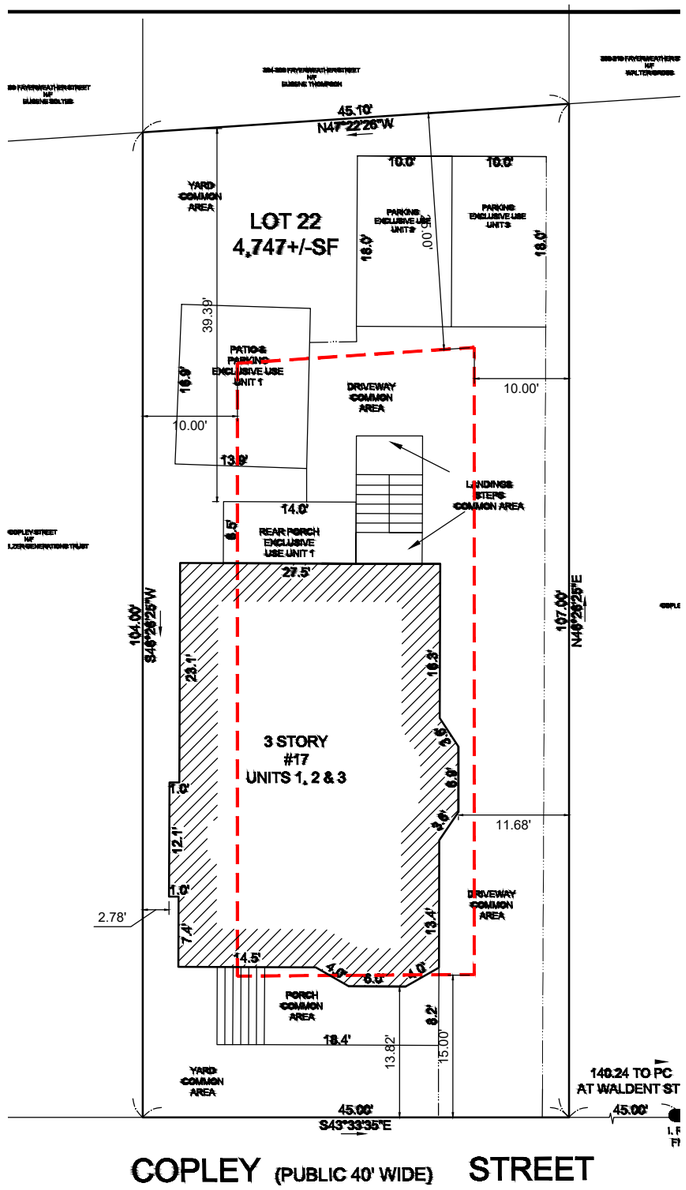


1 Street view 2 Extg.

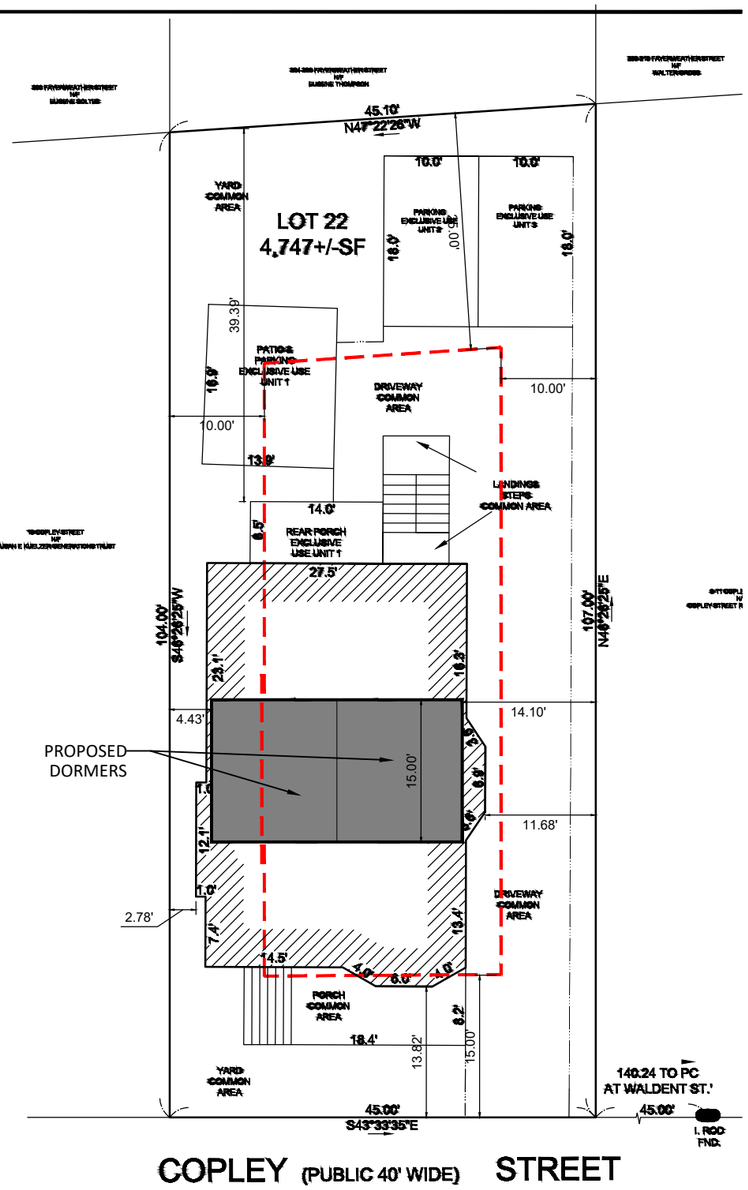


2 Street view Proposed

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	3/20/2024	**17 Copley Street** **Cambridge, MA**	**3D Views**		0.4



EXTG. SITE PLAN



PROP. SITE PLAN

PROJECT:

DORMER ADDITION

17 COPLEY STREET
CAMBRIDGE, MA

SITE PLANS

Scale: 1/16" = 1'-0"

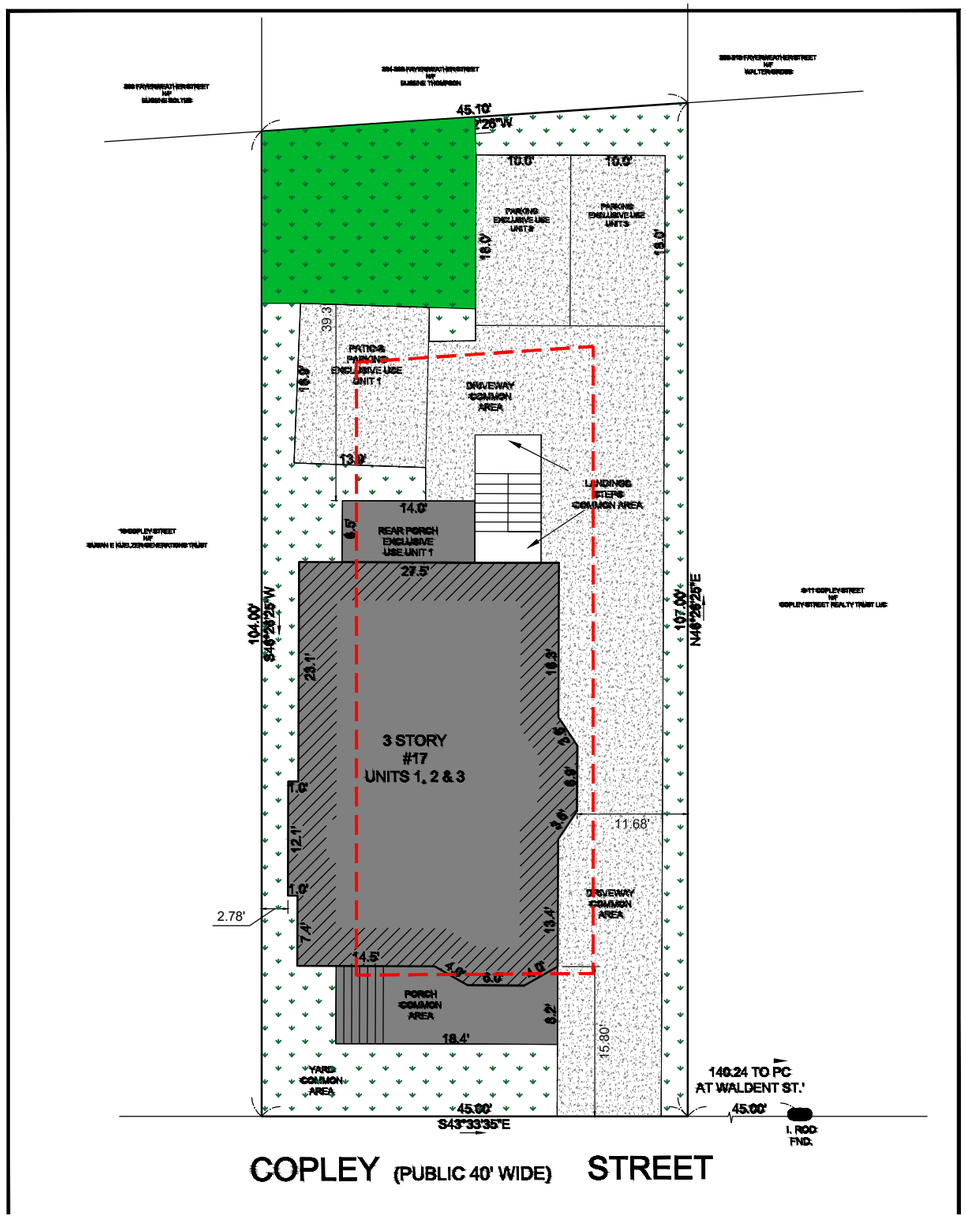
Job No.:

Date: 3/18/2024

Drawing No. :

A0.1

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



OPEN SPACE
REQUIRED: .40 x 4,747 = 1,899 S.F.
EXISTING TO REMAIN : 1,461 S.F. / 4,747 = .30

USABLE OPEN SPACE WITH 15'x15' MIN DIMENSIONS
REQUIRED: .20 x 4,747 = 949 SF
EXISTING AND PROPOSED: 433 SF / 4,747 = .09

KEY

- USABLE OPEN SPACE WITH 15'x15' MIN DIMS (433 S.F.)
- OPEN SPACE (1,461 S.F.)
- EXISTING DRIVEWAY TO REMAIN
- EXTG. HOUSE AND COVERED PORCHES
- SETBACK ENVELOPE

PROJECT:
DORMER ADDITION

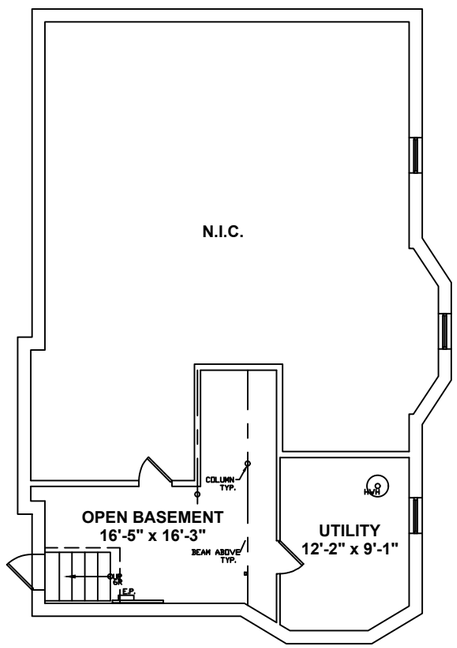
17 COPLEY STREET
CAMBRIDGE, MA

OPEN SPACE SITE PLAN

Scale: 1/16" = 1'-0"
Job No.:
Date: 3/18/2024

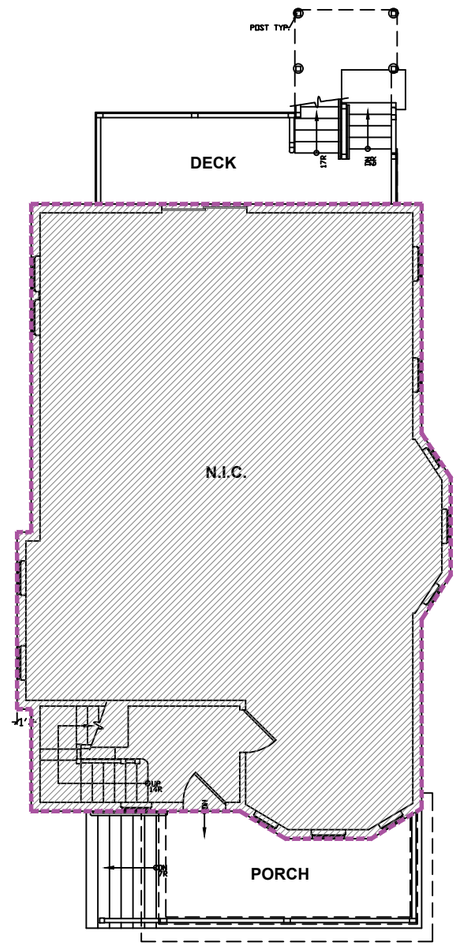
Drawing No. :
A0.2

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



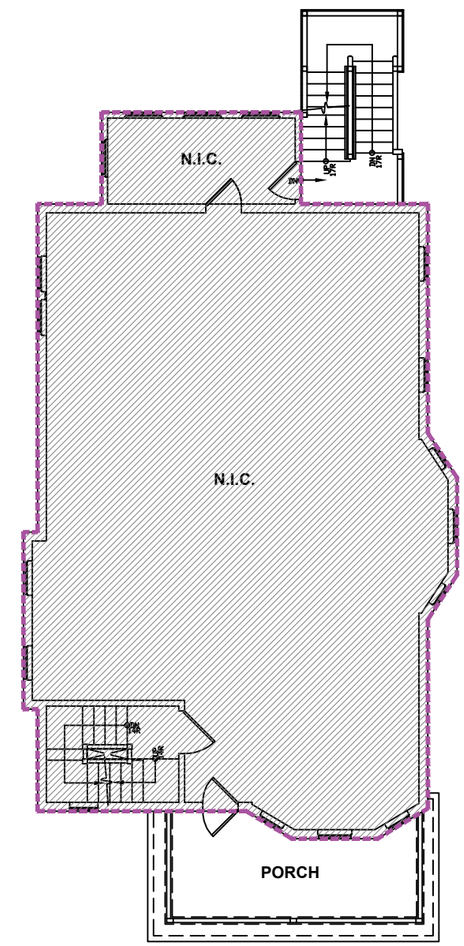
BASEMENT PLAN
Ceiling Height = 6'-10"

BASEMENT:
GFA: 0 SF



FIRST FLOOR PLAN
Ceiling Height = 8'-4"

EXTG. 1ST FLOOR:
GFA: 1,225 SF



SECOND FLOOR PLAN
Ceiling Height = 8'-6"

EXTG. 2ND FLOOR:
GFA: 1,316 SF

PROJECT:
DORMER ADDITION

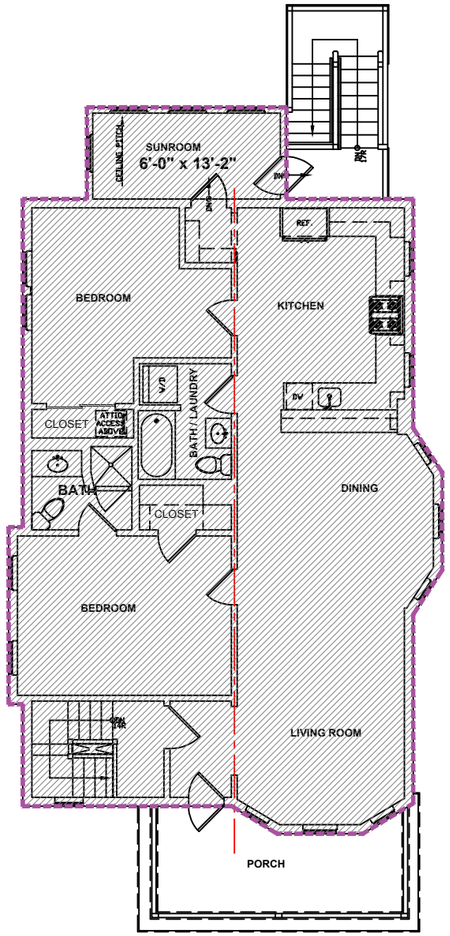
17 COPLEY STREET
CAMBRIDGE, MA

EXISTING G.F.A. / FAR

Scale: 3/32" = 1'-0"
Job No.:
Date: 3/18/2024

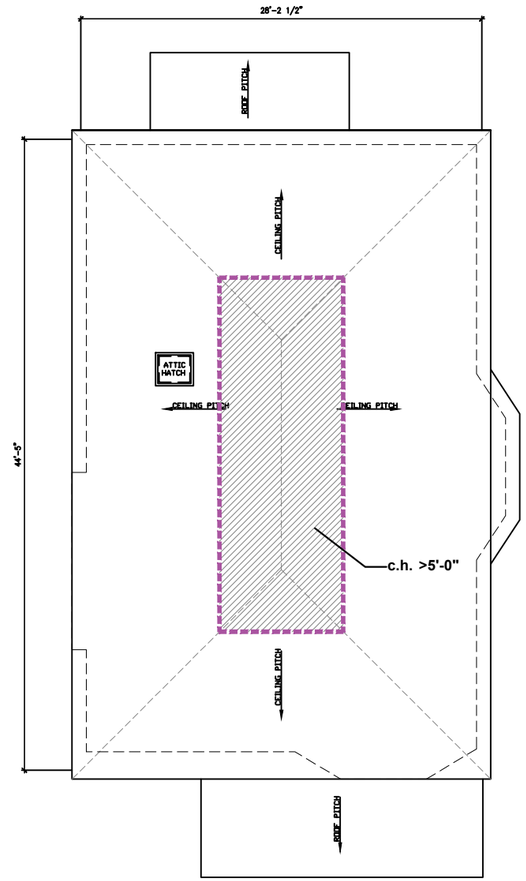
Drawing No. :
Z1.1

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



THIRD FLOOR PLAN
Ceiling Height = 8'-5"

EXTG. 3RD FLOOR:
GFA: 1,316 SF



ATTIC PLAN
Ceiling Peak = 8'-1"

EXTG. ATTIC FLOOR:
GFA: 217 SF

EXISTING CONDITION	
G.F.A. SQUARE FOOTAGE CALCULATION	
	GFA
BASEMENT (S.F.)	0
1ST (S.F.)	1,225
2ND (S.F.)	1,316
3RD (S.F.)	1,316
ATTIC	217
TOT (S.F.)	4,074.00
F.A.R. CALCULATION	
ALLOWABLE F.A.R.	0.5
LOT SIZE (S.F.)	4,747
EXISTING G.F.A. (S.F.)	4,074.00
EXISTING F.A.R.	0.8582

PROJECT:
DORMER ADDITION

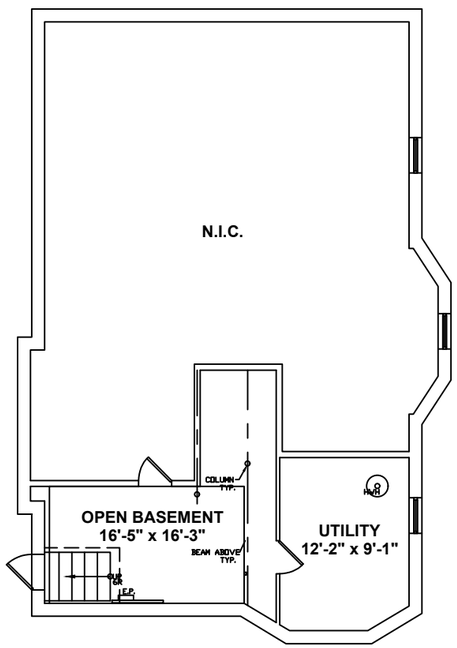
17 COPLEY STREET
CAMBRIDGE, MA

EXISTING G.F.A. / FAR

Scale: 3/32" = 1'-0"
Job No.:
Date: 3/18/2024

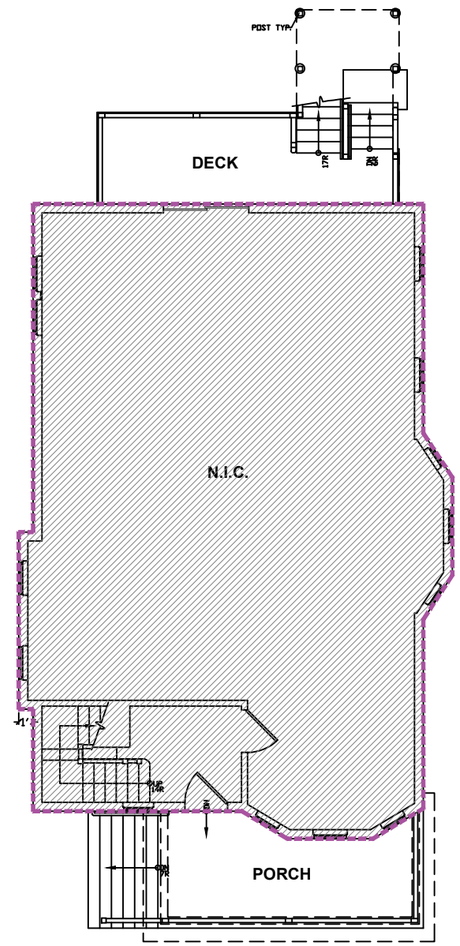
Drawing No. :
Z1.2

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



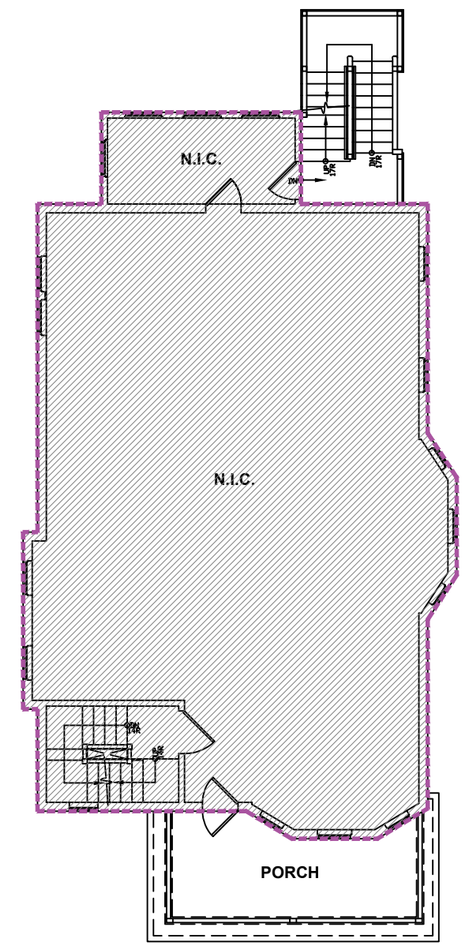
BASEMENT PLAN
Ceiling Height = 6'-10"

BASEMENT:
GFA: 0 SF



FIRST FLOOR PLAN
Ceiling Height = 8'-4"

1ST FLOOR:
GFA: 1,225 SF



SECOND FLOOR PLAN
Ceiling Height = 8'-6"

2ND FLOOR:
GFA: 1,316 SF

PROJECT:
DORMER ADDITION

17 COPLEY STREET
CAMBRIDGE, MA

PROPOSED G.F.A. / FAR

Scale: 3/32" = 1'-0"
Job No.:
Date: 3/18/2024

Drawing No. :
Z1.3

ARCHITECT:
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2 Worthington St
Cambridge, MA 02138
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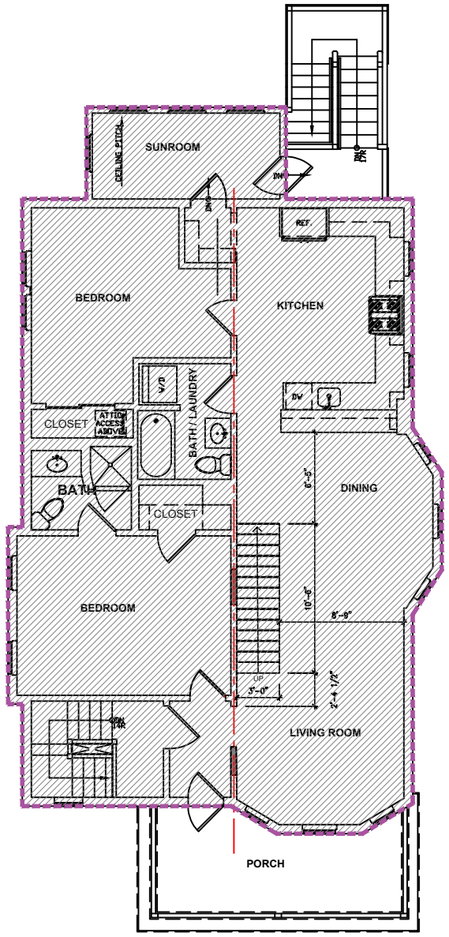
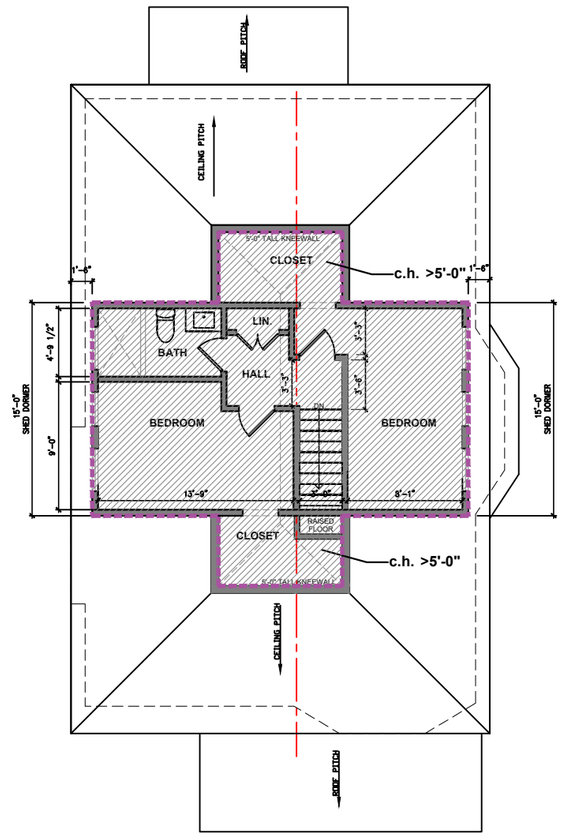


THIRD FLOOR PLAN
Ceiling Height = 8'-5"

PROP. 3RD FLOOR:
GFA: 1,316 SF



ATTIC PLAN
Ceiling Peak = 8'-1"

PROP. ATTIC FLOOR:
GFA: 483 SF

PROPOSED CONDITION	
G.F.A. SQUARE FOOTAGE CALCULATION	
	GFA
BASEMENT (S.F.)	0
1ST (S.F.)	1,225
2ND (S.F.)	1,316
3RD (S.F.)	1,316
ATTIC	483
TOT (S.F.)	4,340.00
F.A.R. CALCULATION	
ALLOWABLE F.A.R.	0.5
LOT SIZE (S.F.)	4,747
PROPOSED G.F.A. (S.F.)	4,340.00
PROPOSED F.A.R.	0.9143

PROJECT:
DORMER ADDITION

17 COPLEY STREET
CAMBRIDGE, MA

PROPOSED G.F.A. / FAR

Scale: 3/32" = 1'-0"
Job No.:
Date: 3/18/2024

Drawing No. :
Z1.4

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

Zoning Regulations

Zoning Subdistrict :	Residential B
Existing use:	Residential - Three Family
Proposed Use:	Residential - Three Family
Lot Area:	4,747 s.f.
Existing GFA:	4,074 s.f.
Proposed GFA:	4,340 s.f.

Dimension Regulations

- RESIDENTIAL B DISTRICT - Dimensions regulation				
ITEM	EXISTING	REQUIRED	PROPOSED	CONFORMING
Min. Lot Area	4,747 sq. ft	5,000 sq. ft	4,747 sq. ft	Existing Non-Conforming
Min. Lot Area per DU		2,500 sq. ft		Existing Non-Conforming
Min. Lot Width	45'	50'	45'	Existing Non-Conforming
Max Allowable FAR	0.86	0.5	0.91	Existing Non-Conforming
Min Front Yard	15.80'	15'	15.80'	YES
Min Right Side Yard	11.68'	7.5' (sum of 20)	11.68'	YES
Min Left Side Yard	2.78'	7.5' (sum of 20)	2.78'	Existing Non-Conforming
Min. Rear Yard	39.39'	25'	39.39'	YES
Max. Height	41'	35'	41'	Existing Non-Conforming
Min. Ratio of Op. Sp. to Lot Area	30%	40%	30%	Existing Non-Conforming
Min. Ratio of Usable Op. Sp. to Lot Area	9%	20%	9%	Existing Non-Conforming

PROJECT:
DORMER ADDITION

17 COPLEY STREET
CAMBRIDGE, MA

ZONING ANALYSIS

Scale: 3/32" = 1'-0"
Job No.:
Date: 3/18/2024

Drawing No. :
Z1.5

ARCHITECT:
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2 Worthington St
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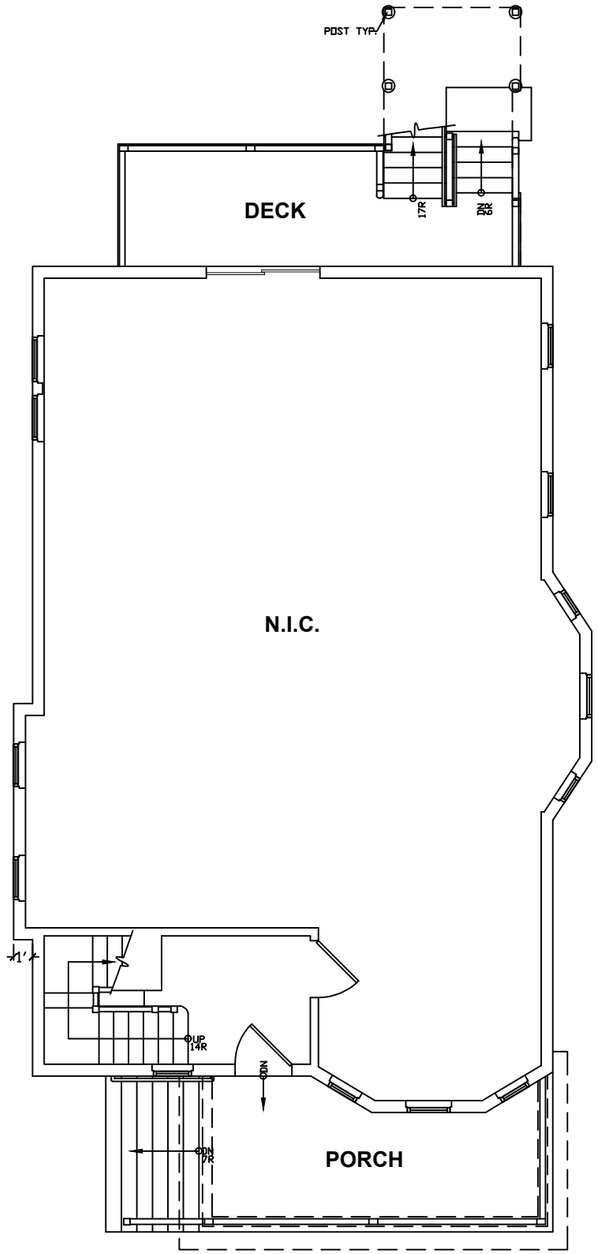
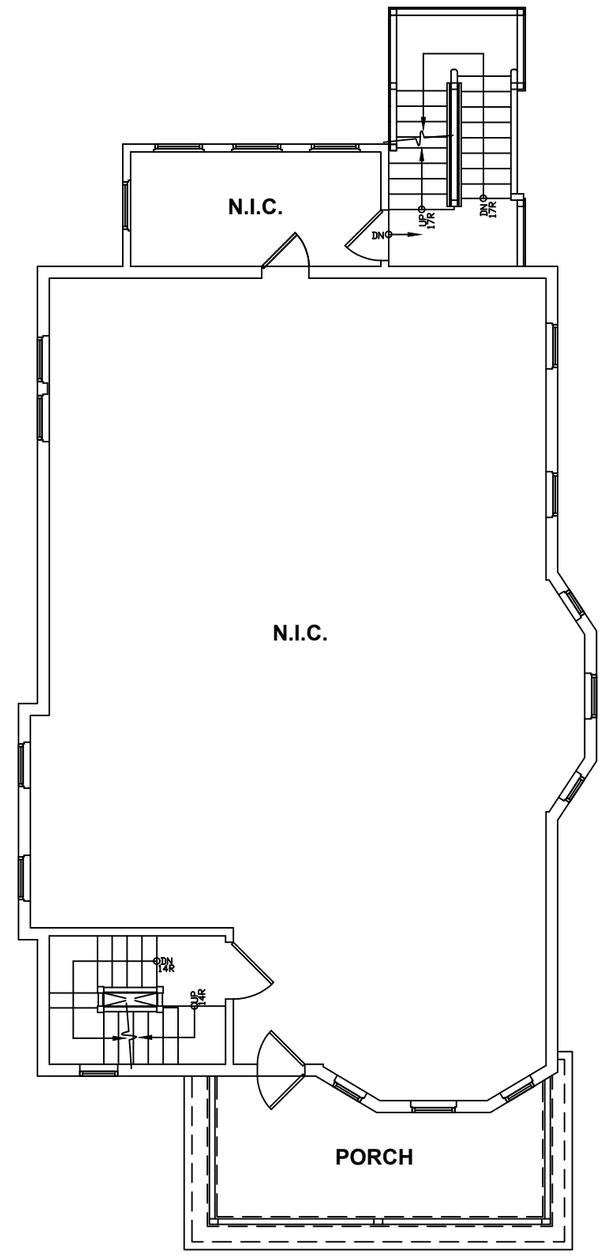


FIRST FLOOR PLAN
Ceiling Height = 8'-4"



SECOND FLOOR PLAN
Ceiling Height = 8'-6"

PROJECT:
DORMER ADDITION

17 COPLEY STREET
CAMBRIDGE, MA

EXTG. / DEMO PLANS

Scale: ⅛" = 1'-0"

Job No.:

Date: 3/18/2024

Drawing No. :

D1.1

ARCHITECT:
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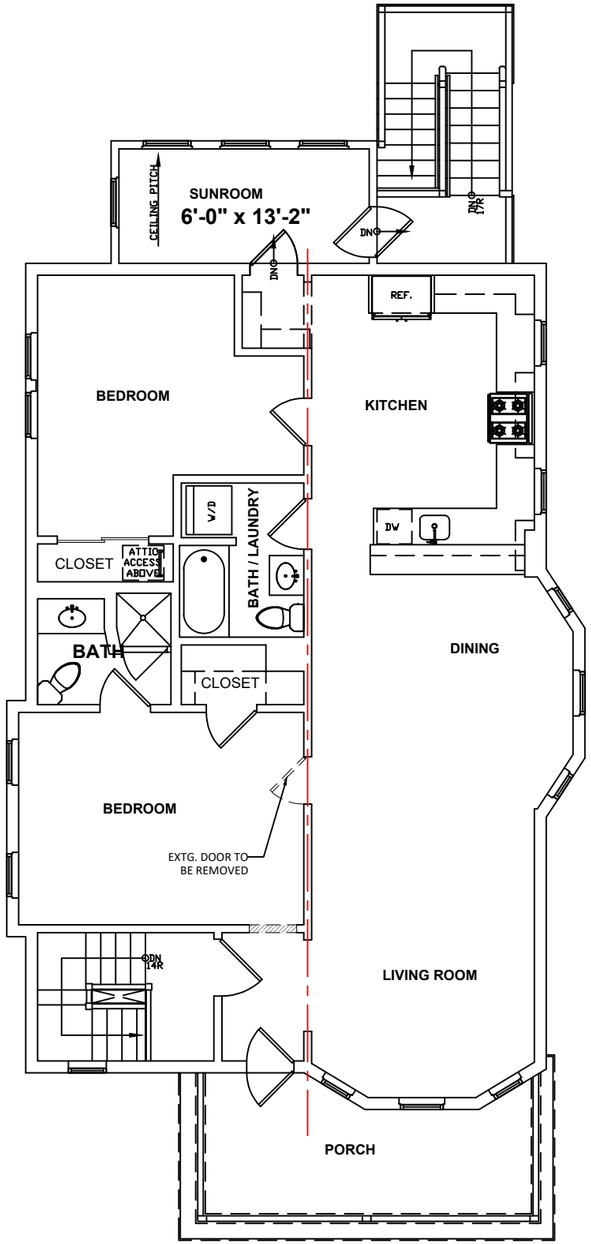
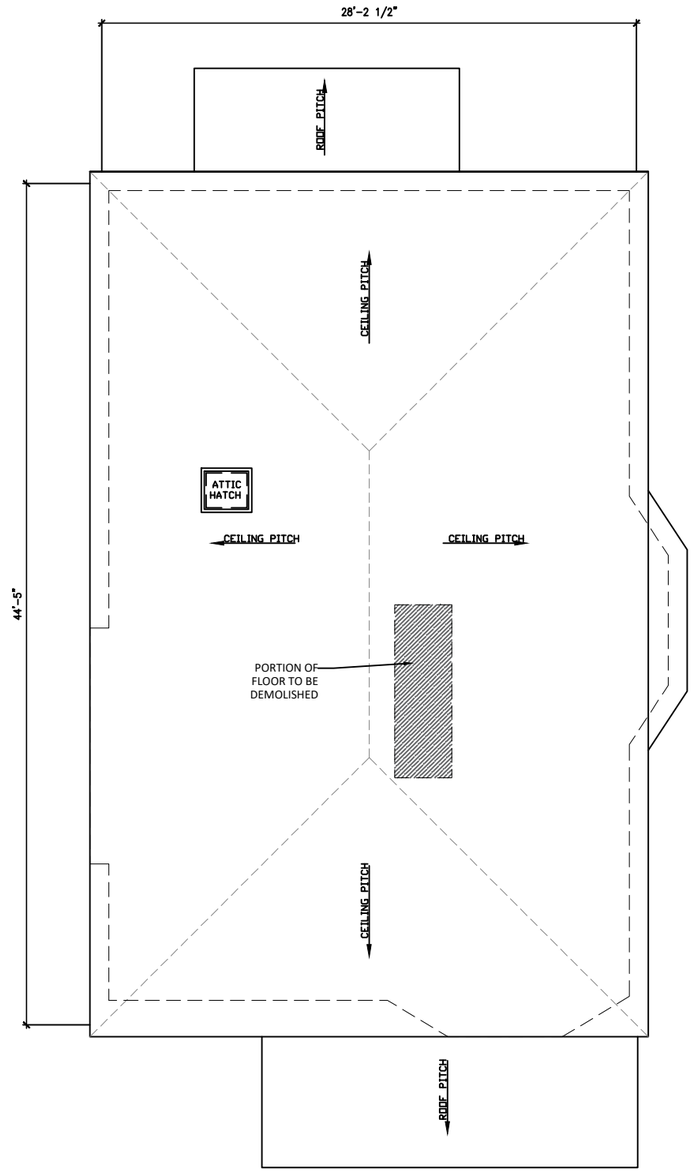
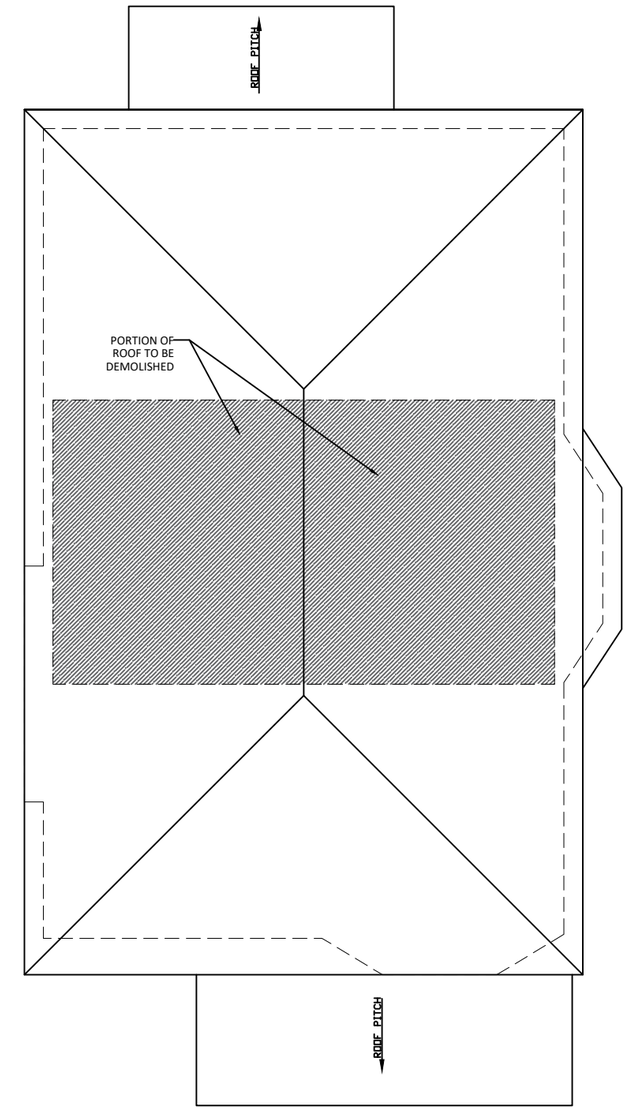
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



THIRD FLOOR PLAN
Ceiling Height = 8'-5"



ATTIC PLAN
Ceiling Peak = 8'-1"



ROOF PLAN

PROJECT:
DORMER ADDITION

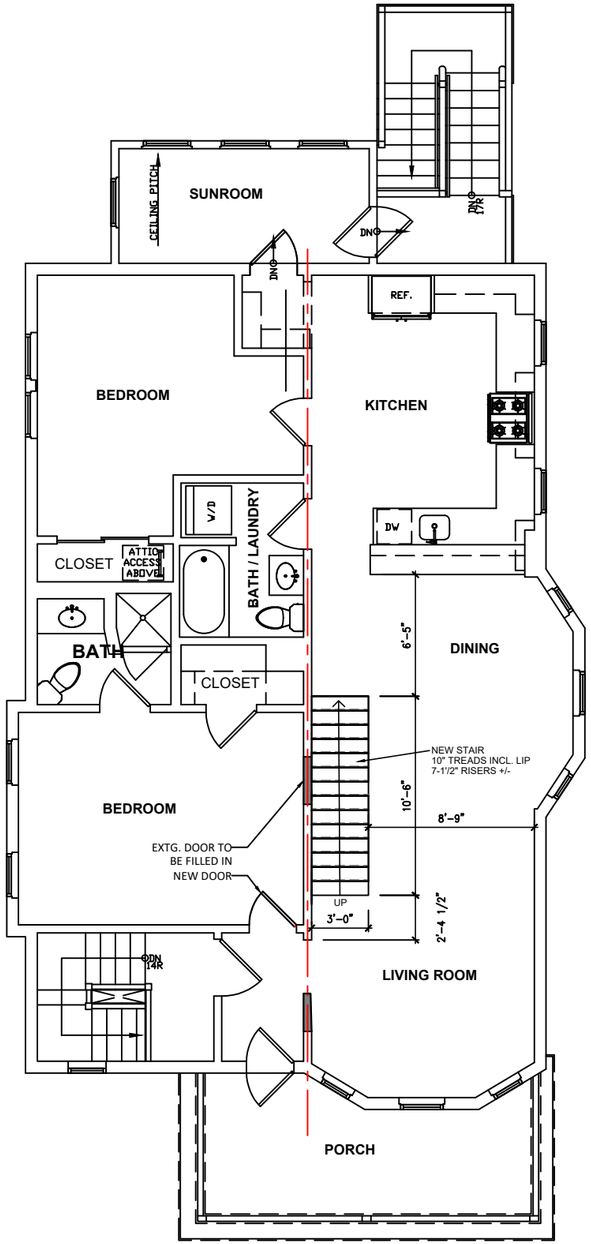
17 COPLEY STREET
CAMBRIDGE, MA

EXTG. / DEMO PLANS

Scale: ⅛" = 1'-0"
Job No.:
Date: 3/18/2024

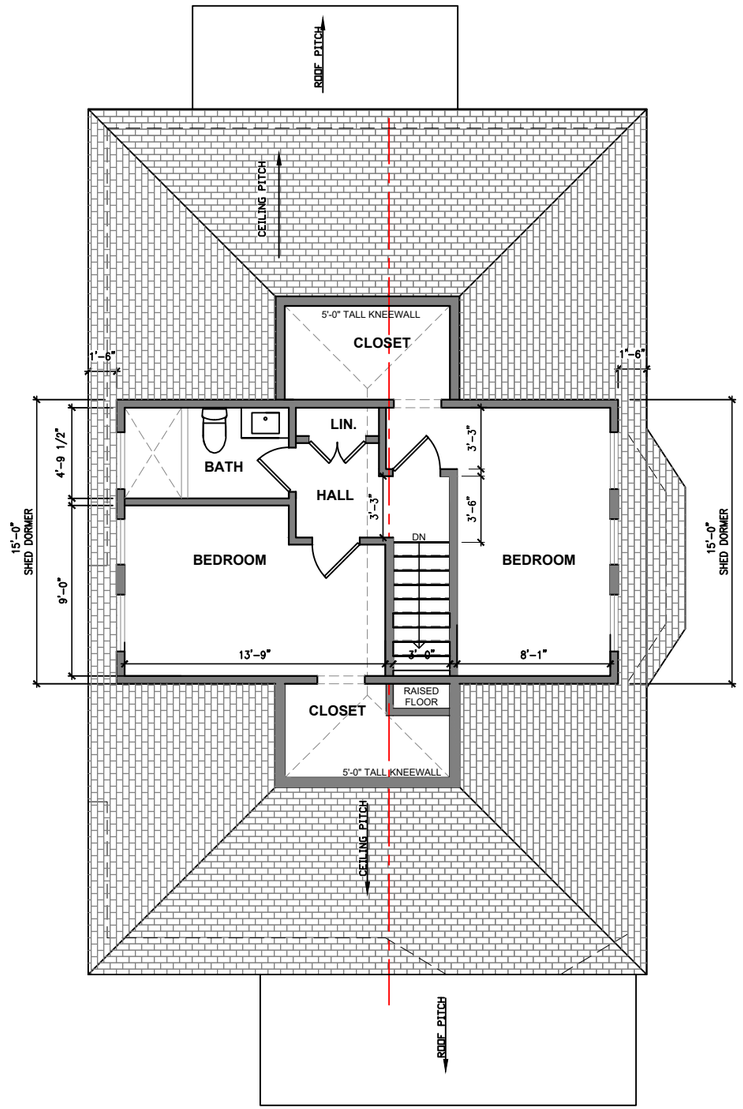
Drawing No. :
D1.2

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



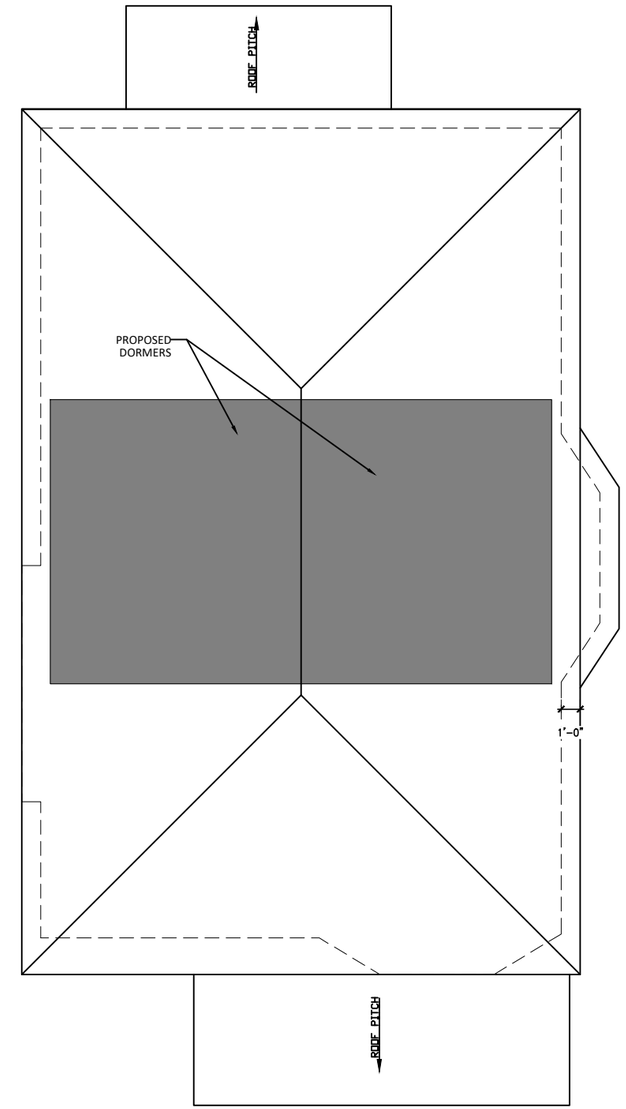
THIRD FLOOR PLAN

Ceiling Height = 8'-5"



ATTIC PLAN

Ceiling Peak = 8'-1"



ROOF PLAN

PROJECT:
DORMER ADDITION

17 COPLEY STREET
CAMBRIDGE, MA

PROPOSED PLANS

Scale: ⅛" = 1'-0"

Job No.:

Date: 3/18/2024

Drawing No. :

A1.1

ARCHITECT:
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2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

EXTG. FRONT ELEVATION

PROPOSED FRONT ELEVATION

PROJECT:
DORMER ADDITION

17 COPLEY STREET
CAMBRIDGE, MA

FRONT ELEVATION
COMPARISON

Scale: ⅛" = 1'-0"

Job No.:

Date: 3/18/2024

Drawing No. :

A2.1

ARCHITECT:
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2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

EXTG. RIGHT ELEVATION

PROPOSED RIGHT ELEVATION

PROJECT:
DORMER ADDITION

17 COPLEY STREET
CAMBRIDGE, MA

RIGHT SIDE ELEVATION
COMPARISON

Scale: ⅛" = 1'-0"

Job No.:

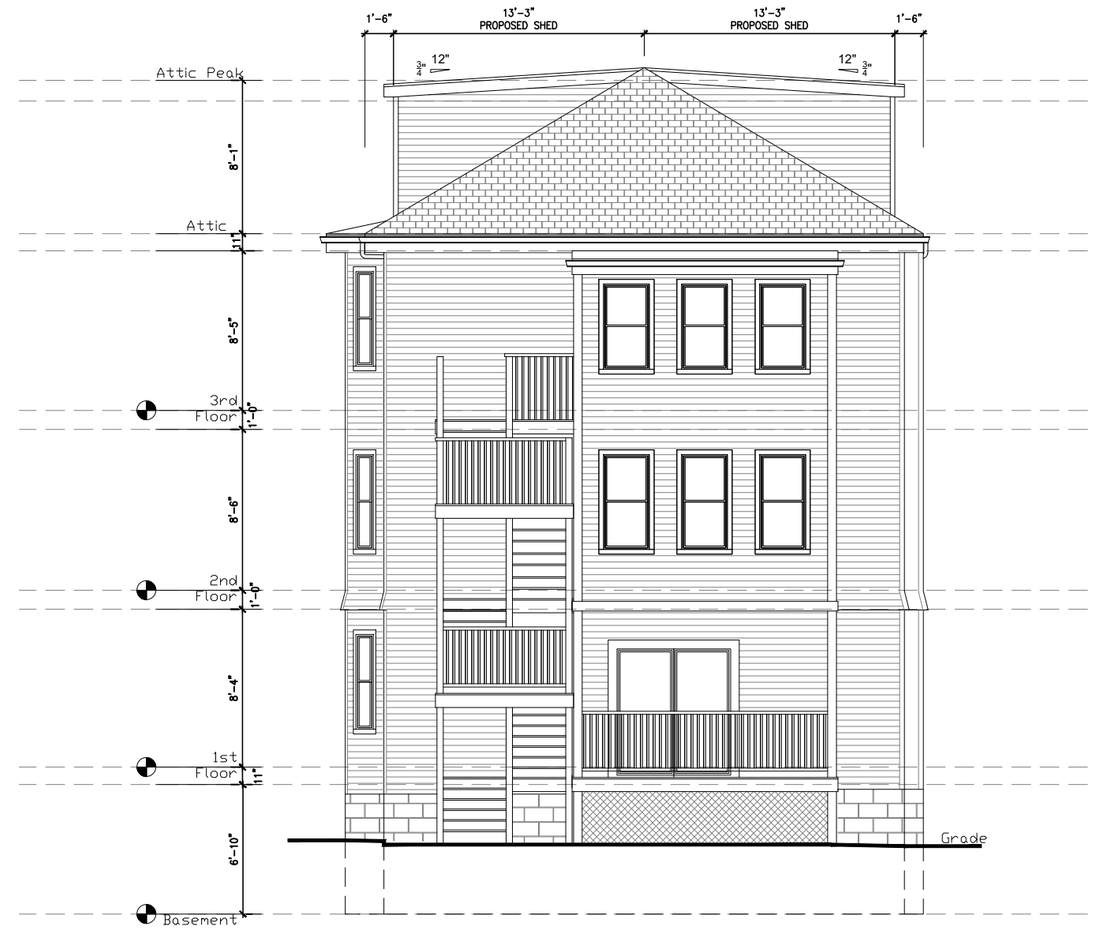
Date: 3/18/2024

Drawing No. :

A2.2

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

EXTG. REAR ELEVATION



PROPOSED REAR ELEVATION

PROJECT:
DORMER ADDITION

17 COPLEY STREET
CAMBRIDGE, MA

REAR ELEVATION
COMPARISON

Scale: ⅛" = 1'-0"

Job No.:

Date: 3/18/2024

Drawing No. :

A2.3

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

EXTG. LEFT ELEVATION

PROPOSED LEFT ELEVATION

PROJECT:
DORMER ADDITION

17 COPLEY STREET
CAMBRIDGE, MA

LEFT SIDE ELEVATION
COMPARISON

Scale: ⅛" = 1'-0"

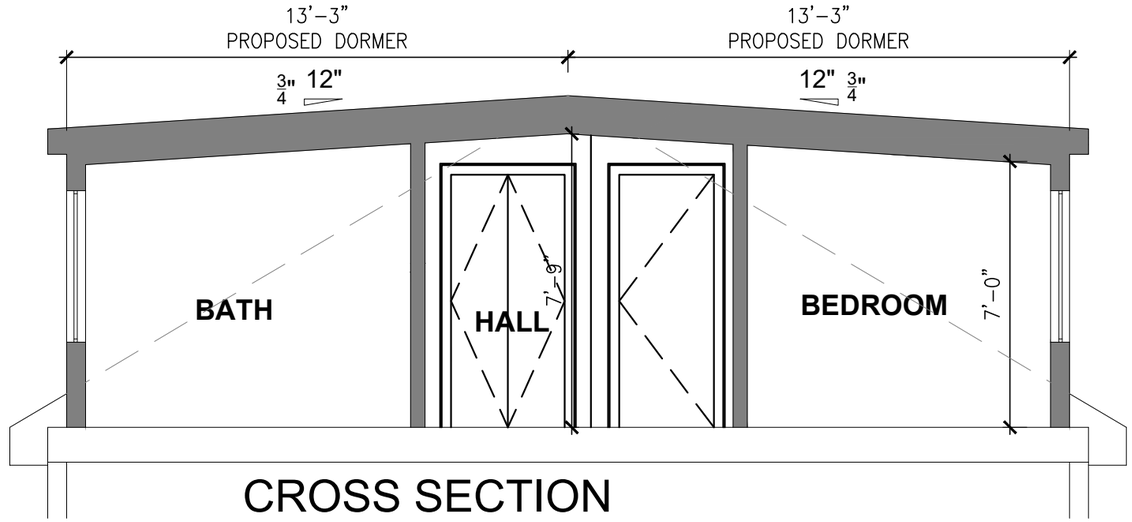
Job No.:

Date: 3/18/2024

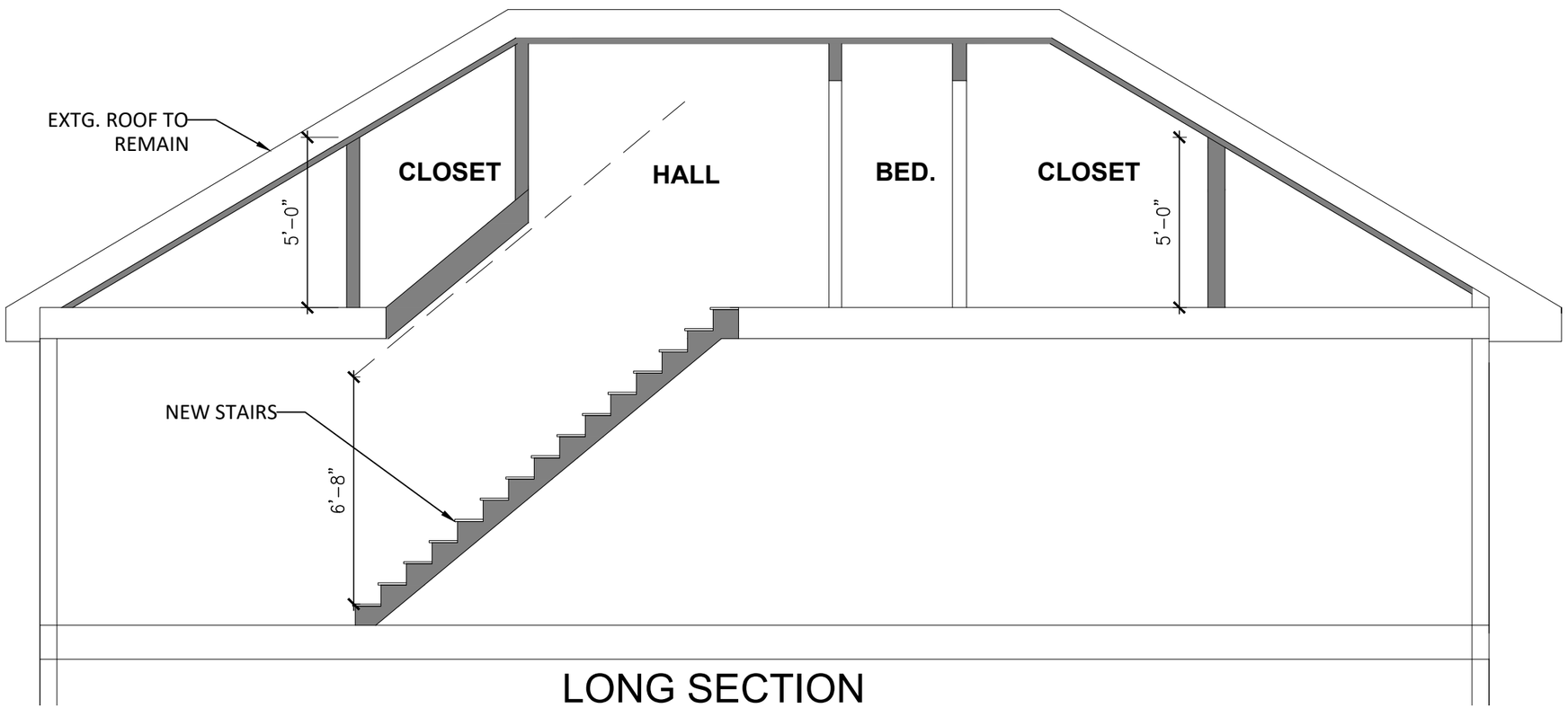
Drawing No. :

A2.4

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com



CROSS SECTION



LONG SECTION

PROJECT:
DORMER ADDITION

17 COPLEY STREET
CAMBRIDGE, MA

SECTIONS

Scale: 1/4" = 1'-0"

Job No.:

Date: 3/18/2024

Drawing No. :

A3.1

ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

NO CHANGE TO EXISTING STREET SCALE OR CHARACTER

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	3/20/2024	**17 Copley Street** **Cambridge, MA**	**STREET SCAPE VIEW**		A4.1

03/23/2024

To The Cambridge Board of Zoning Appeals

From: Martin Benoit and Nadja Khatchadourian

Petitioners Seeking Zoning Relief for 17 Copley St #3 Dormer Additions

Dear BZA Board Members,

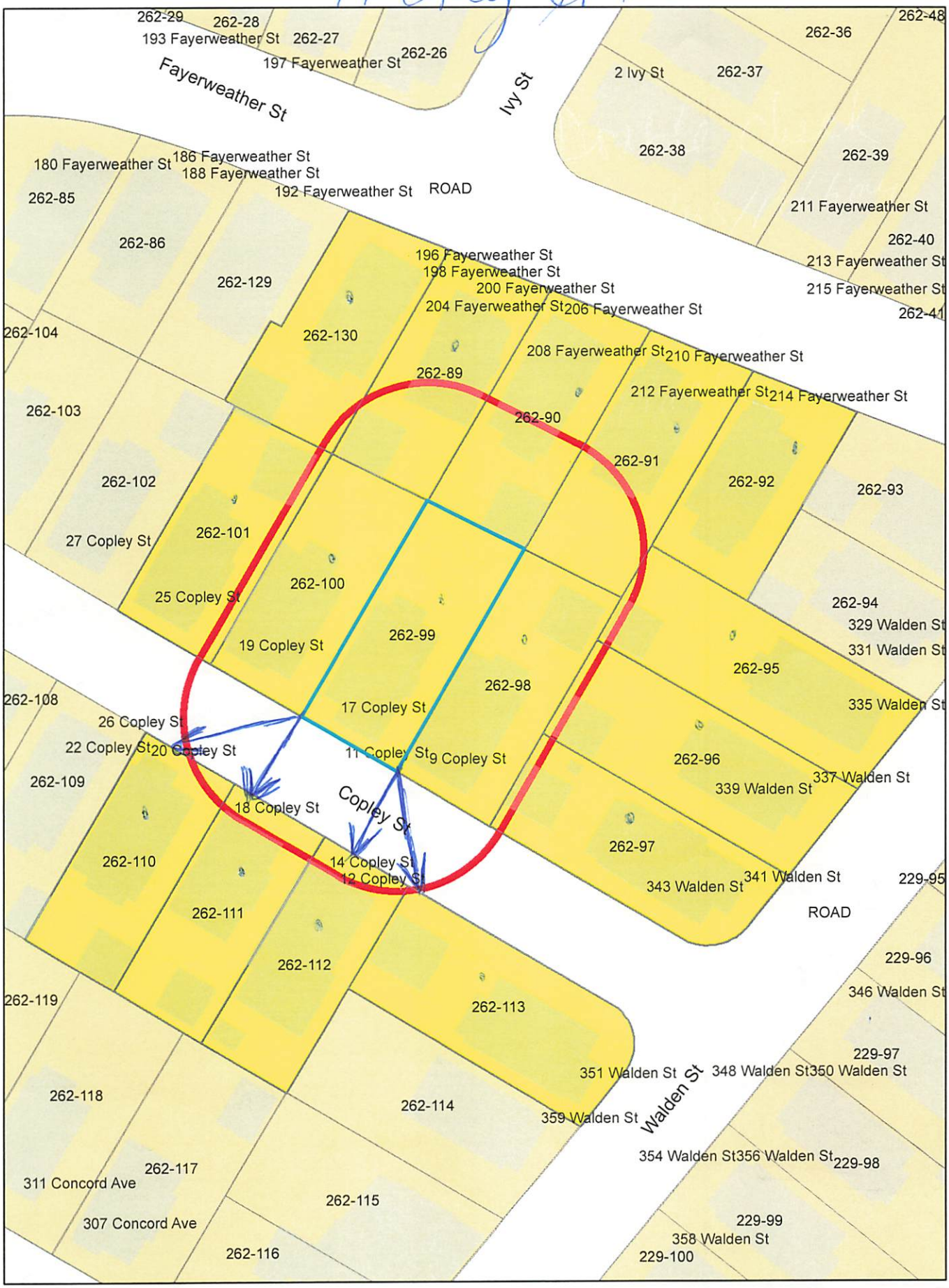
We bought our 3rd floor unit in 2014 after the building had been gut-rehabbed. Our unit includes the attic. At that time, we were renters in the neighborhood (since 2010). We were looking for a unit to buy that would allow us to raise our family in Cambridge. At the time, we had one child and another on the way. Our extended families live far away. Since then, our daughter (now 13 years old) and son (9.5 years old) have shared the unit's second bedroom. We have outgrown our existing space. Our children now need separate bedrooms. The existing Cambridge market is very tight and cost prohibitive for 3-4 BRs. We do not want to leave Cambridge, where we live, we both work, and our kids attend public schools. We want to make use of our existing attic space to create additional living space. With this plan for a modest attic conversion with dormer additions, our children can use the upper story bedrooms and bath, while the current bedroom will allow for additional living space (breathing room) in our existing 1220 sf floor plan. It will also allow distant family to visit. With this addition, we will be able to live out our "family years" in Cambridge. Otherwise, we will have to leave. We hope you are able to find in our favor and grant the relief we seek to allow us to remain in the home and the community we love.

Sincerely,

Martin Benoit and Nadja Khatchadourian

17 Copley St, Unit #3

17 Copley St #3



262-92
LEVITT, DANIEL & ARIADNE I. VALSAMIS,
TR THE DANIEL LEVITT LIV TRUST
212 FAYERWEATHER ST
CAMBRIDGE, MA 02138

262-96
TAYLOR, WESLEY L.
337 WALDEN ST
CAMBRIDGE, MA 02139

GCD ARCHITECTS
C/O ADAM GLASSMAN, ARCHITECT
17 BROWN STREET #2
CAMBRIDGE, MA 02138

262-100
HARLAN FRIEDMAN,
TR OF SUSAN E. KUELZER GENERATIONS TR
21 DE SILVA ISLAND DR
MILL VALLEY, CA 94941

262-89
SOLTES, EUGENE
200 FAYERWEATHER ST
CAMBRIDGE, MA 02138

262-99
BENOIT, MARTIN F. & NADIA R.
KHATCHADOURIAN
17 COPLEY ST UNIT 3
CAMBRIDGE, MA 02138

262-130
TRUE, PAUL & ELAINE F. MCCARTHY
196 FAYERWEATHER ST.
CAMBRIDGE, MA 02138

262-91
BRAMAN, LAWRENCE J., JAMES P. MCNULTY
& SIRI C. STEINLE
208-210 FAYERWEATHER ST
CAMBRIDGE, MA 02138

262-98
JONES, ENOS A. & IRIS E. JONES, TRUSTEES
ENOS & IRIS JONES REALTY TRUST
11 COPLEY ST
CAMBRIDGE, MA 02138

262-112
JOHNSON, ELIZABETH J.
14 COPLEY STREET
CAMBRIDGE, MA 02138-1239

262-130
CONNELLY, FRANCIS W. & EVA S. CONNELLY
196-198 FAYERWEATHER ST UNIT 198
CAMBRIDGE, MA 02138-1261

262-101
VOLKOV, VITALY & KAYLA HOVNANIAN
25 COPLEY ST UNIT 1
CAMBRIDGE, MA 02138

262-95
PETTY, DAVID C. & LUCY H. PATTON
333 WALDEN STREET
CAMBRIDGE, MA 02138-1317

262-113
KAONADKO 351 WALDEN LLC
2 LOWELL AVE UNIT 2B
WINCHESER, MA 01890

262-101
DEMETROPOULOS, JAMES J.
259 CHANNING RD.
BELMONT, MA 02478

262-99
DRAGOON, CHRISTOPHER J.
17 COPLEY ST UNIT 2
CAMBRIDGE, MA 02138

262-110
BEYER, RICHARD ANDREW &
REBECCA JO COYNE
20-22 COPLEY ST. UNIT 20
CAMBRIDGE, MA 02138

262-110
GARAFALO, STEVEN D. &
JELENA VELJKOVIC GARAFALO
20-22 COPLEY ST. UNIT 22
CAMBRIDGE, MA 02138

262-99
ROSS NATHAN T JESSICA L GOODMAN
300 PIER 4 BLVD UNIT 4A
BOSTON, MA 02210

262-90
DANNENBAUM KARL THOMAS JAYARAM &
KEYA JAYARAM DANNENBAUM
204-206 FAYERWEATHER ST
CAMBRIDGE, MA 02138

262-113
SAAD WALID & RANA MOKHTAR
351 WALDEN ST UNIT 2
CAMBRIDGE, MA 02138

262-111
HEGDE, PRAMOD NOELLE OBRIEN
18 COPLEY ST UNIT 2
CAMBRIDGE, MA 02138

262-111
KHORANA, ANSHUL
18 COPLEY ST - UNIT 1
CAMBRIDGE, MA 02138

262-111
WALL, JOSHUA INGERSOLL TRS JOSHUA
INGERSOLL WALL REV LIVING TR
18 COPLEY ST - UNIT 3
CAMBRIDGE, MA 02138

262-97
ROBINSON, PAULA R.
341 WALDEN ST
CAMBRIDGE, MA 02138-1317

Pacheco, Maria

From: Tom Dannenbaum <tomdannenbaum@gmail.com>
Sent: Wednesday, April 17, 2024 8:36 AM
To: Pacheco, Maria
Cc: Keya
Subject: Letter in support of BZA petition for 17 Copley Street

Dear Ms Pacheco,
Please find attached a letter in support of the petition to add dormers to 17 Copley Street.
Thank you
Tom and Keya Dannenbaum
204 Fayerweather St

April 12, 2024

Dear Members of the Cambridge Board of Zoning Appeal,

We are the owners of 204 Fayerweather Street, which is the immediately abutting property behind 17 Copley Street. Is the primary structure that is visible from each of our back windows, our rear balcony, and our back yard.

We are writing to offer our unequivocal and enthusiastic support for Martin Benoit and Nadia Khatchadourian's proposal, which we very much hope will be approved without revisions. If Cambridge is to remain accessible to families, it is imperative that they be permitted to make reasonable adjustments to their properties as their families grow or their needs change. That is exactly what Martin and Nadia are seeking to achieve here.

Second, an important part of zoning is retaining the integrity and harmony of neighborhoods. The adjustments Martin and Nadia are proposing are entirely in keeping with the neighborhood.

Third, Nadia and Martin have taken every available step to ensure that their plans cohere with the needs and expectations of the community of affected neighbors. Although under no obligation to do so, they have shared their plans with us and sought our feedback. The process has exemplified neighborly cooperation and inclusion.

In short, these plans are reasonable, we fully support them, and we hope that the BZA approves them without revisions.

Tom and Keya Dannenbaum
204 Fayerweather Street
Cambridge, MA 02138

To:

City of Cambridge

Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

To the Cambridge Board of Zoning Appeals,

I live at 19 Copley Street, next door to 17 Copley Street in Cambridge. My family has lived here since 1967. As I child, I spent time in #17. It was home to multigenerational families at that time.

Martin, Nadia and their two kids have been my neighbors for 10 years. They have shared with me their plans to convert their 4th floor attic and add dormers. I support their request for zoning relief to use their existing attic to create additional bedrooms and a bathroom for their family. Many houses in our area have attic dormers and 3rd and 4th floor space. Families such as theirs have always used the attics as a way to make the most of the space they have. Nowadays, it's the only way for many families to be able to afford to remain in Cambridge. I think it would be a real hardship if they are unable to utilize their attic space and were forced to move out. They live and work in Cambridge and their kids attend Cambridge schools.

I am on the side requiring the setback variance. I believe that the proposed dormers are modest and tasteful, and would not create any negative change in the scale or character of our neighborhood. From the street, they are basically invisible.

I fully support this application and ask that the BZA grant them the relief they need.

Sincerely,

Kari Kuelzer

19 Copley Street
Cambridge MA 02138

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: _____ Date: _____
(Print)

Address: 17 Copley St #3

Case No. BZA-263025

Hearing Date: 4/25/24

Thank you,
Bza Members

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

To the Cambridge Board of Zoning Appeals,

We are unit owners at 17 Copley Street in Cambridge (Unit 1).

Martin and Nadia (Unit 3) have shared with us their plans to convert their 4th floor attic and add dormer additions.

We understand they are a growing family and without the requested zoning relief their family would be unable to utilize their attic and convert it in a way that would allow their family to remain comfortably in their unit. The units in our building are not large and we understand the hardship they would experience if they are unable to utilize their attic space. They are truly fantastic neighbors and it would be a shame to lose them from our 3-family building.

They have kept us in the loop throughout their planning process. We have reviewed their plans and the proposed dormers are modest, tasteful, and are similar to many other homes on our street. We fully support this application and urge the Board of Zoning relief to grant the requested relief.

Sincerely,

Nathan Ross (Mar 28, 2024 20:44 EDT)

Jessica Goodman (Mar 28, 2024 20:45 EDT)

Nathan Ross and Jessica Goodman

Address: 17 Copley Street

Unit: #1

Phone: 585-506-8152

23 MARCH 2024

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

To the Cambridge Board of Zoning Appeals,

I am a unit owner at 17 Copley Street in Cambridge.

Martin and Nadia have shared with me their plans to convert their 4th floor attic and add dormer additions.

We understand they are a growing family and without the requested zoning relief their family would be unable to utilize their attic and convert it in a way that would allow their family to remain comfortably in their unit. The units in our building are not large and we understand the hardship they would experience if they are unable to utilize their attic space.

The proposed dormers are modest and tasteful, and we fully support this application and urge the Board of Zoning relief to grant the requested relief.

Sincerely,

Name Chris Dragoon

Address: 17 Copley

Unit: # 2

Phone: 508 596 9923

April 15, 2024

To:

City of Cambridge

Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

To the Cambridge Board of Zoning Appeals,

My family has owned 9-11 Copley Street for many years. Martin, Nadia and their two children have been my neighbors for 10 years. They are good neighbors that live, work and go to school in Cambridge. I would hate to see them leave our community.

They have shared with me their plans to convert their 4th floor attic and add dormers to create 2 bedrooms and a bathroom. I support their request for the zoning relief and the approvals that they need to create the additional living space for their growing family. Many of the houses in our area have attic dormers. It would be a shame to let that space go to waste. It's the only way for many families to be able to afford to remain in Cambridge.

I believe that their plans for the proposed dormers are well conceived and would not create any negative changes to the character of our neighborhood.

I fully support this application and ask that the BZA grant them the relief that they need.

Yours truly,

Marjorie Jones
9-11 Copley Street
Cambridge MA 02138

Martin Benoit

From: Kari Kuelzer <kkuelzer@gmail.com> on behalf of Kari Kuelzer
Sent: Tuesday, April 16, 2024 5:29 PM
To: mpacheco@cambridgma.gov
Subject: Comment for BZA-263025 17 COPLEY STREET

April 7, 2024

To:

City of Cambridge

Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

To the Cambridge Board of Zoning Appeals,

I live at 19 Copley Street, next door to 17 Copley Street in Cambridge. My family has lived here since 1967. As I child, I spent time in #17. It was home to multigenerational families at that time.

Martin, Nadia and their two kids have been my neighbors for 10 years. They have shared with me their plans to convert their 4th floor attic and add dormers. I support their request for zoning relief to use their existing attic to create additional bedrooms and a bathroom for their family. Many houses in our area have attic dormers and 3rd and 4th floor space. Families such as theirs have always used the attics as a way to make the most of the space they have. Nowadays, it's the only way for many families to be able to afford to remain in Cambridge. I think it would be a real hardship if they are unable to utilize their attic space and were forced to move out. They live and work in Cambridge and their kids attend Cambridge schools.

I am on the side requiring the setback variance. I believe that the proposed dormers are modest and tasteful, and would not create any negative change in the scale or character of our neighborhood. From the street, they are basically invisible.

I fully support this application and ask that the BZA grant them the relief they need.

Sincerely,

Kari Kuelzer

19 Copley Street
Cambridge MA 02138

2 April 2024

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

To the Cambridge Board of Zoning Appeals,

We live on the 3rd floor of 19 Copley Street, directly next to Unit 3 of 17 Copley Street in Cambridge. Martin and Nadia have shared with us their plans to convert their 4th floor attic and add dormer additions.

We understand they are a growing family and need the requested zoning relief to use their existing attic to create additional bedrooms and living space. We believe that they should be allowed to make the most of the space they have. Many houses on our street have attic dormers and 3rd or even 4th floor space. Families such as theirs (and ours) need to find ways to be able to afford to remain in Cambridge. We think it would be a legitimate hardship if they are unable to utilize their attic space and were forced to move out. They live and work in Cambridge and their kids attend Cambridge schools.

Even at our close distance, we believe that the proposed dormers are modest and tasteful, and would not create any negative change in the scale or character of our neighborhood. From the street, they are basically invisible.

We fully support this application and ask that the BZA grant them the relief they need to remain comfortably in their home.

Sincerely,

Lily Ornelas

19 Copley Street Apt 2
Cambridge MA 02138

April 12, 2024

Dear Members of the Cambridge Board of Zoning Appeal,

We are the owners of 204 Fayerweather Street, which is the immediately abutting property behind 17 Copley Street. Is the primary structure that is visible from each of our back windows, our rear balcony, and our back yard.

We are writing to offer our unequivocal and enthusiastic support for Martin Benoit and Nadia Khatchadourian's proposal, which we very much hope will be approved without revisions. If Cambridge is to remain accessible to families, it is imperative that they be permitted to make reasonable adjustments to their properties as their families grow or their needs change. That is exactly what Martin and Nadia are seeking to achieve here.

Second, an important part of zoning is retaining the integrity and harmony of neighborhoods. The adjustments Martin and Nadia are proposing are entirely in keeping with the neighborhood.

Third, Nadia and Martin have taken every available step to ensure that their plans cohere with the needs and expectations of the community of affected neighbors. Although under no obligation to do so, they have shared their plans with us and sought our feedback. The process has exemplified neighborly cooperation and inclusion.

In short, these plans are reasonable, we fully support them, and we hope that the BZA approves them without revisions.

Tom and Keya Dannenbaum

204 Fayerweather Street

Cambridge, MA 02138