

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: Anne Sterman & Sara Smolik
(OWNER)

Address: 103 Belmont St., Cambridge, MA 02138

State that I/We own the property located at 103 Belmont St., which is the subject of this zoning application.

The record title of this property is in the name of Anne L. Sterman & Sara E. Smolik

*Pursuant to a deed of duly recorded in the date 10/19/12, Middlesex South County Registry of Deeds at Book 00290, Page 448; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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

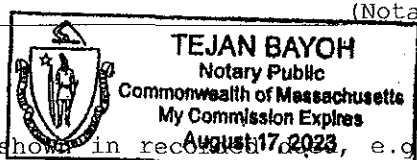
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-named ANNE L. STERMAN and SARA E. SMOLIK personally appeared before me, this 13th of JULY, 2018, and made oath that the above statement is true.

[Signature] Notary

My commission expires _____ (Notary Seal).



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

PROJECT OVERVIEW

103 BELMONT STREET KITCHEN RENOVATION

The existing kitchen layout is mostly original to the home (1900) except for the appliances and furniture. It lacks counter space, storage, modern appliances and is not adequate for a 21st century lifestyle. The kitchen was last renovated in 1968 (pantry cabinets and appliances only)

The proposed kitchen includes working counter-top & base cabinet at standard 3' height along the western wall. The two existing tall windows on this wall must be removed to achieve this, as they have low 27.5" sills and cannot stay in their current location with an efficient appliance layout. Thus the need for replacement and relocation with new windows of the right size and sill heights, while maintaining an appealing look that complements the rest of the house. Similarly, the existing pantry window impedes an efficient layout and requires relocation. The proposed windows are to be energy efficient, and casement style to allow ease of opening while reaching over a counter-top.

The project requires a special permit as the window alterations would occur on two walls that encroach upon the required building setbacks and do not face the street. We hope the board will look favorably upon our request.

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 103 Belmont (location) would not be a detriment to the public interest because:

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

Exterior work is minimal and largely cosmetic (glazing.) This project proposes modifications to glazing on walls within setback, however proposed work includes slight decrease in square footage of glazing on existing walls in question. Proposed work conforms to all other zoning ordinance.

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

Proposed work does not effect parking or traffic

- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

Proposed work does not change level of privacy to adjacent structures.

- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

Proposed work is largely internal to the building. All work will be completed by a local, fully licensed & insured general contractor.

- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

Proposal is appropriate for Res. B zoning district and does not affect adjacent districts.



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2018 JUL 23 PM 3: 54

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-016974-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : Appeal :

PETITIONER : Anne Sterman & Sara Smolik - C/O Lana Kirby, Designe)

PETITIONER'S ADDRESS : 103 Belmont Street Cambridge, MA 02138

LOCATION OF PROPERTY : 103 Belmont St Cambridge, MA

TYPE OF OCCUPANCY : Res. B ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: Alterations to windows on wall within setback

DESCRIPTION OF PETITIONER'S PROPOSAL :

Alterations of (3) windows on (2) facades that exist within the required building setbacks. Existing double hung windows to be replaced with operable & fixed casement windows. Alterations a result of kitchen renovation & new counter/appliance locations.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Article 8.000 Section 8.22.1.D (Windows).

Anne Sterman *Sara Smolik*

Original Signature(s) :

(Petitioner(s) / Owner)

Anne Sterman Sara Smolik
 (Print Name)

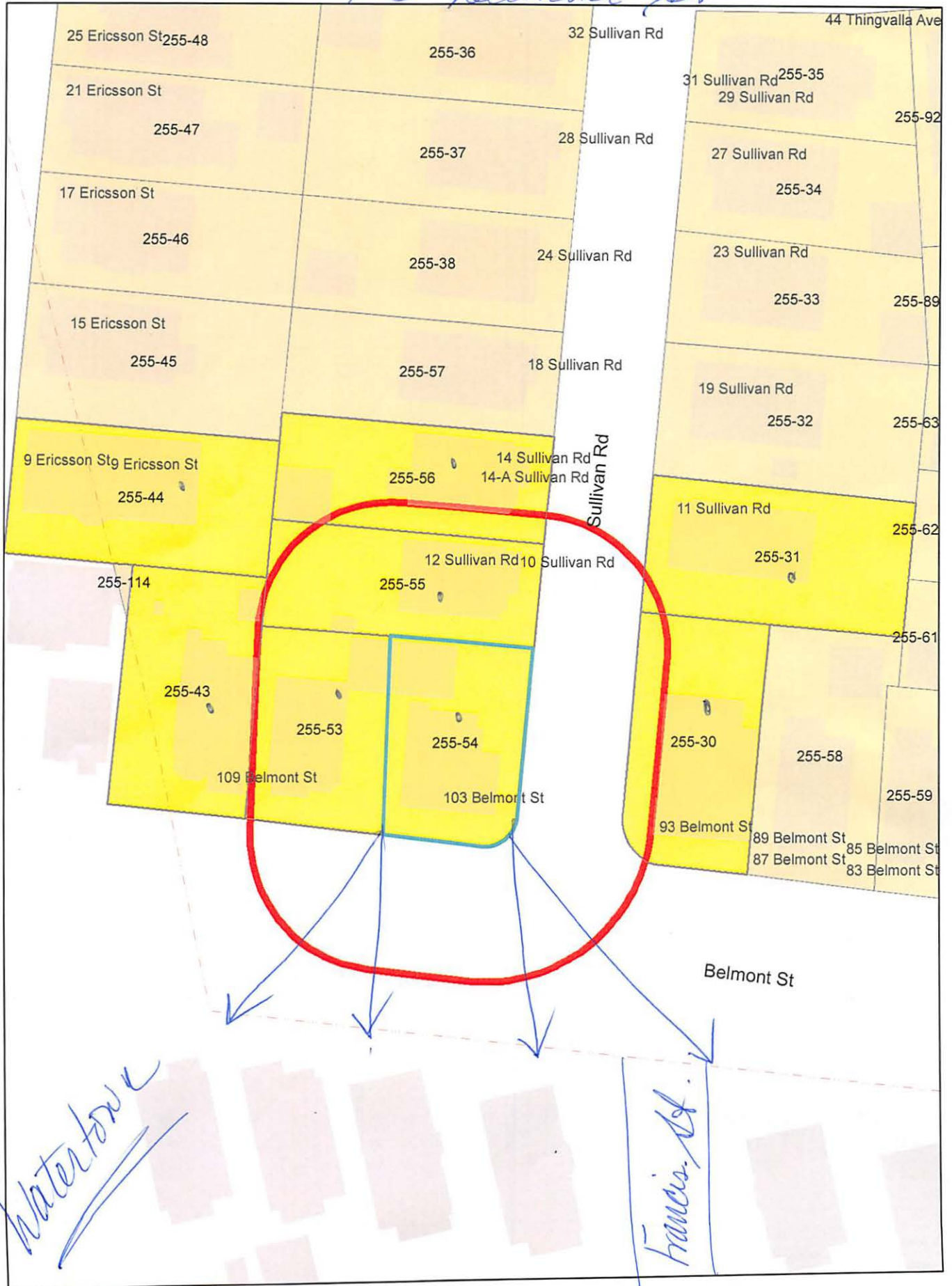
Address : 103 Belmont St.
Cambridge, MA 02138

Tel. No. : 617-821-8592

E-Mail Address : annesterman76@gmail.com

Date : _____

103 Belmont St.



Waterloo Map



103 Belmont St
Petitioner

255-30
LEVAUX, JEAN, HOWARD A. LEVAUX, MATTHEW
SOLIT ADLAI- GAIL, ALAN FINCKE ET-AL
93 BELMONT ST
CAMBRIDGE, MA 02138

255-31
CRIMALDI, BARBARA A.
11 EDWARD T. SULLIVAN RD.
CAMBRIDGE, MA 02138

255-54
STERMAN, ANNE L. & SARA E. SMOLIK
103 BELMONT ST
CAMBRIDGE, MA 02138

255-44
POULAKIDAS, DEMETRIOS K.
14 WINDSOR CIRCLE
WOBURN, MA 01801

255-53
SEARS, ANNA T. & ELEANOR C. FANCIULLO
TRS. SEARS FAMILY TRUST
107 BELMONT ST
CAMBRIDGE, MA 02138

LANA KIRBY
15 DAVIS AVENUE - APT. 2B
BROOKLINE, MA 02445

255-55
GULUZIAN, GRIGOR & SONIA GULUZIAN
10-12 EDWARD T. SULLIVAN RD.
CAMBRIDGE, MA 02138

255-56
DESANTIS, MICHAEL P.
16 EDWARD T. SULLIVAN RD.
CAMBRIDGE, MA 02138

255-43
WHITE, MARILYN K. & ROBIN M. MORRISON
109 BELMONT ST
CAMBRIDGE, MA 02138

PARCEL ID: 1606-21-71A1
KEVIN ARMITT &
LAURA LIGON
88 BELMONT STREET
WATERTOWN, MA 02472

PARCEL ID: 1606 21 71A2
FURKAN M. BURAK
90 BELMONT ST. U-90
WATERTOWN, MA 02472

PARCEL ID: 1606 1 72A
SUZANNE R. PLUMMER
80 BELMONT STREET
WATERTOWN, MA 02472

PARCEL ID: 1606 20 71
JASON & SANDRA SMITH
207 GODEN STREET
BELMONT, MA 02478

PARCEL ID: 1606 22 72
ROBERT E. PAGE
86 BELMONT STREET
WATERTOWN, MA 02472

PARCEL ID: 1607 8 88
LOYCENT, LLC
12 LINDEN STREET
WATERTOWN, MA 02472

PARCEL ID: 1606 1869 35
WENDY L. WILLS
35 BRIMMER STREET
WATERTOWN, MA 02472

PARCEL ID: 1606 1869 37
DANA C. WHITE
MARTHA T. DARLINGTON
4961 DICK STREET
SAN DIEGO, CA 92115

PARCEL ID: 1606 19 70
JOHN DOYLE
TR. OF MAUREEN PRESKENIS, TR.
29 ORCHARD CIRCLE
WESTWOOD, MA 02090

PARCEL ID: 1606 2 73
JEANNE M. CRONIN
TR. OF CRONIN INVESTMENT TR.
36 FRANCIS STREET
WATERTOWN, MA 02472

PARCEL ID: 1607 7 87
ANGELO A. BERGANTINO &
PAULINE M. BERGANTINO
20 LANDSDOWNE RD.
ARLINGTON, MA 02474

PARCEL ID: 1607 9 88A
CHARLES & CHRISTINA MALGWI
4A MT. AUBURN STREET
CAMBRIDGE, MA 024338-6010

PARCEL ID: 1605 1 49A
VICTOR G. MICHEL
102 BELMONT STREET
WATERTOWN, MA 02472

**103 BELMONT STREET
SPECIAL PERMIT APPLICATION**



CONTEXT MAP – 103 BELMONT SHOWN IN SOUTHWEST CORNER



103 BELMONT & SURROUNDING NEIGHBORHOOD

**103 BELMONT STREET
SPECIAL PERMIT APPLICATION**



AERIAL VIEW OF 103 BELMONT



VIEW OF 103 BELMONT (RIGHT) AND 105/107 BELMONT (NEIGHBOR, LEFT)
GARAGES OF BOTH PROPERTIES CAN BE SEEN. GARAGE OF NEIGHBOR FACES STREET

**103 BELMONT STREET
SPECIAL PERMIT APPLICATION**



CLOSER VIEW OF NEIGHBOR'S GARAGE & 103 BELMONT.

TWO FARTHEST WINDOWS ARE PROPOSED TO BE REMOVED AND REPLACED.



ALTERNATE VIEW OF TWO WINDOWS TO BE REPLACED (LEFT, FIRST FLOOR)

THIS IS THE LEFT, WEST FAÇADE OF 103 BELMONT.

**103 BELMONT STREET
SPECIAL PERMIT APPLICATION**



EAST FAÇADE OF 103 BELMONT, SHOWING DETACHED GARAGE ON RIGHT.

**103 BELMONT STREET
SPECIAL PERMIT APPLICATION**



SOUTH FAÇADE OF 103 BELMONT, SHOWING FIRST FLOOR WINDOW TO BE REMOVED. NEW, SMALLER WINDOW IS PROPOSED TO BE INSTALLED SLIGHTING LEFT OF EXISTING WINDOW.



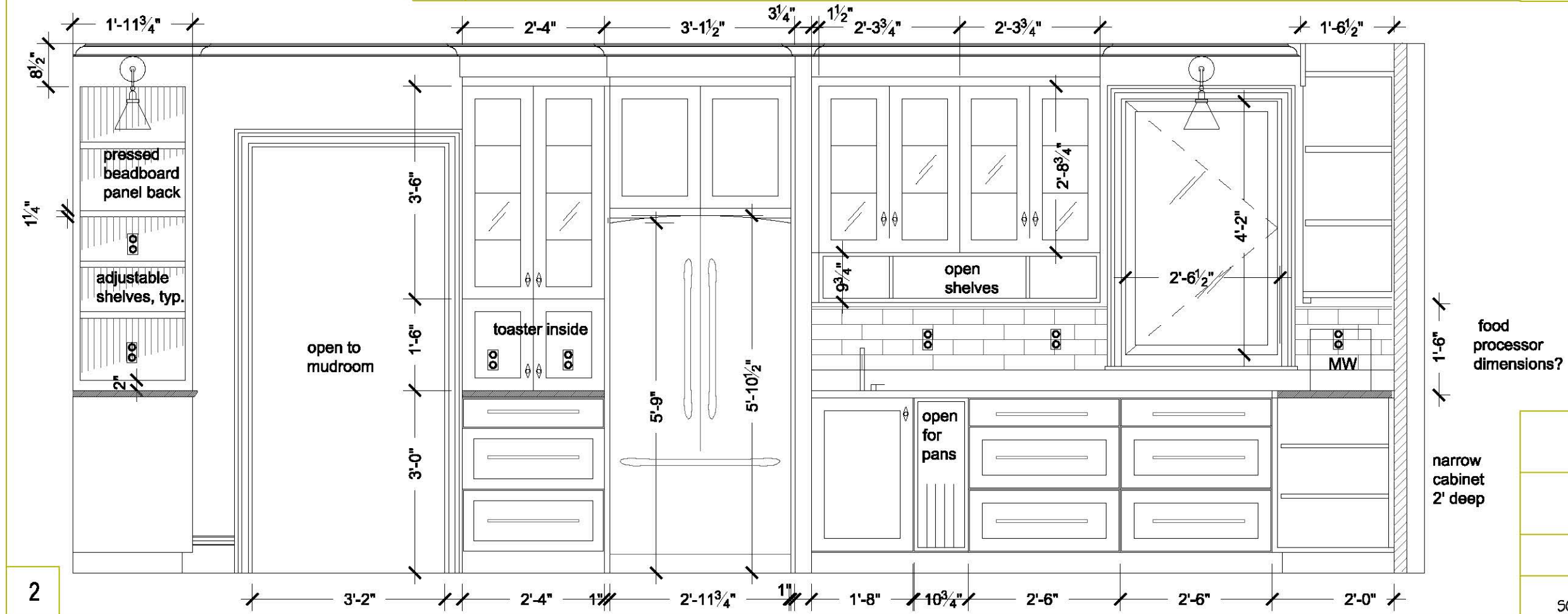
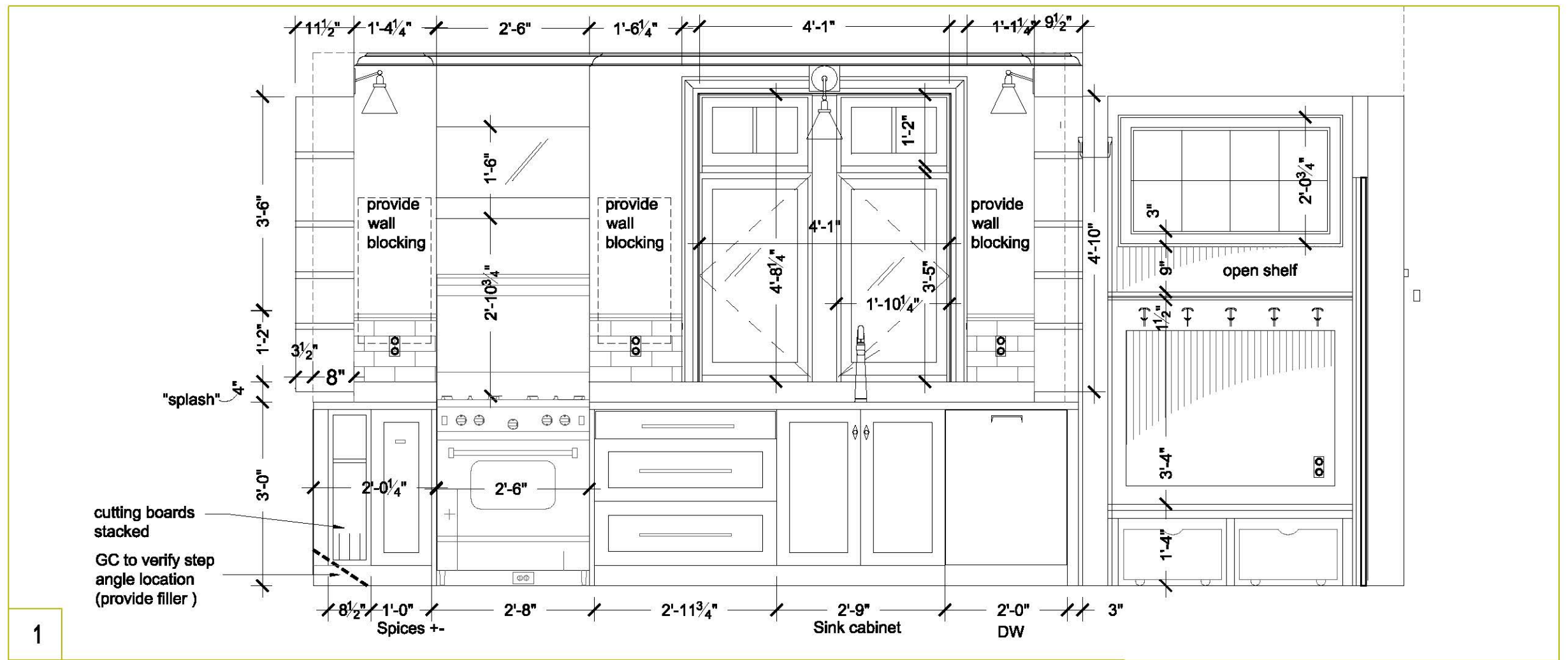
ADDITIONAL VIEW OF SOUTH FAÇADE & WINDOW TO BE REPLACED.



EXISTING KITCHEN & PANTRY WINDOWS (NORTH FAÇADE)



EXISTING KITCHEN WINDOWS (WEST FAÇADE)



103 BELMONT STREET,
CAMBRIDGE, MA

KITCHEN RENOVATION - ELEVATIONS

LANA DESIGN | lana@lanakrbydesign.com
617.957.5535

SCALE: 1/2" = 1'-0" | Date: 5-19-2018 | A-3.1

NO WORK ON FRONT FACADE



PROPERTY LINE

PROPERTY LINE

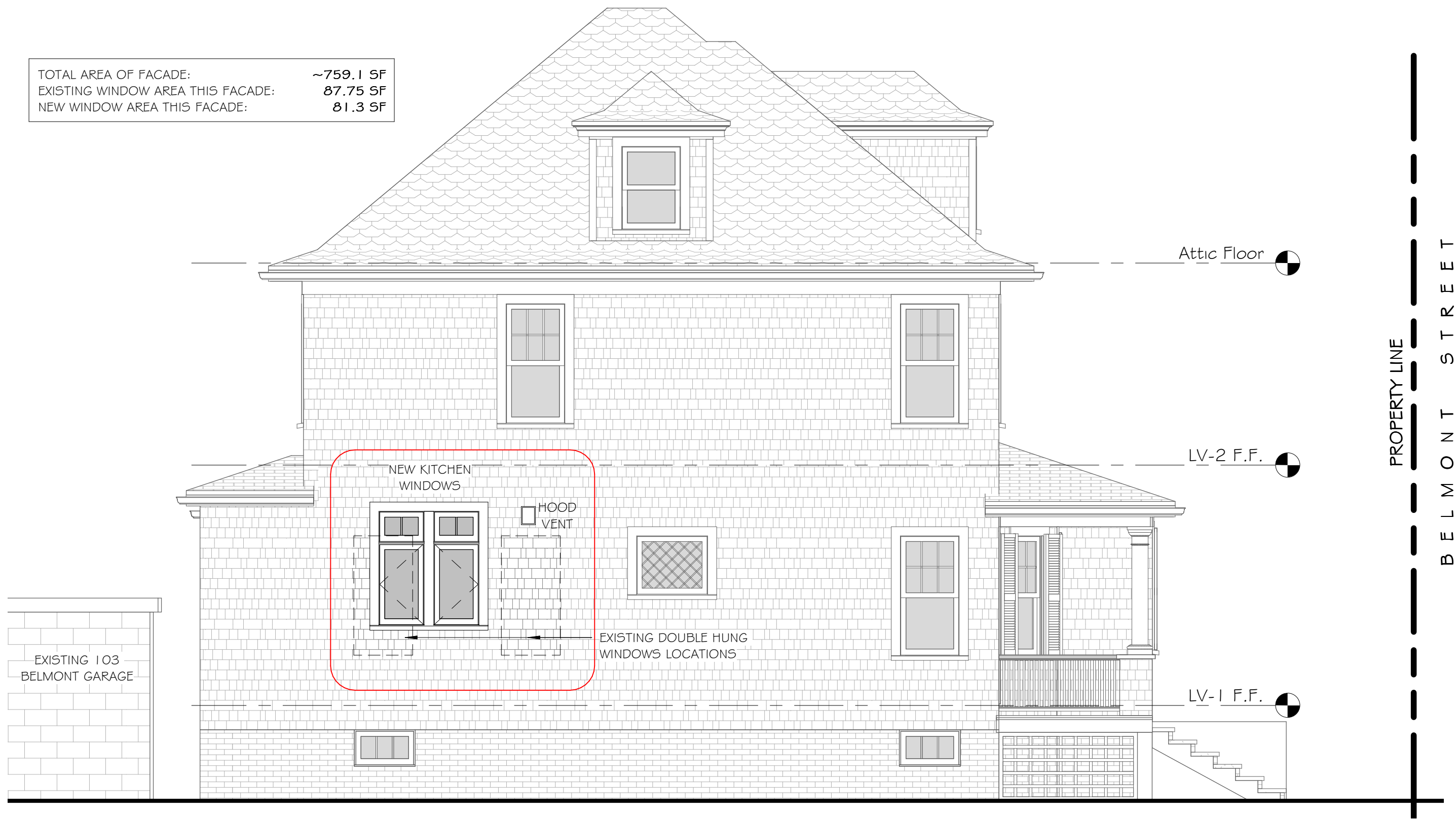
SULLIVAN ROAD

EXISTING 105/107 BELMONT STREET GARAGE (BEYOND)

1 Front Elevation (South)
1/4" = 1'-0"

103 BELMONT STREET, CAMBRIDGE, MA	
KITCHEN RENOVATION - EXTERIOR ELEVATIONS	
LANA DESIGN	lana@lanakirbydesign.com 617.957.5535
SCALE: 1/4" = 1'-0"	Date: 7-18-2018

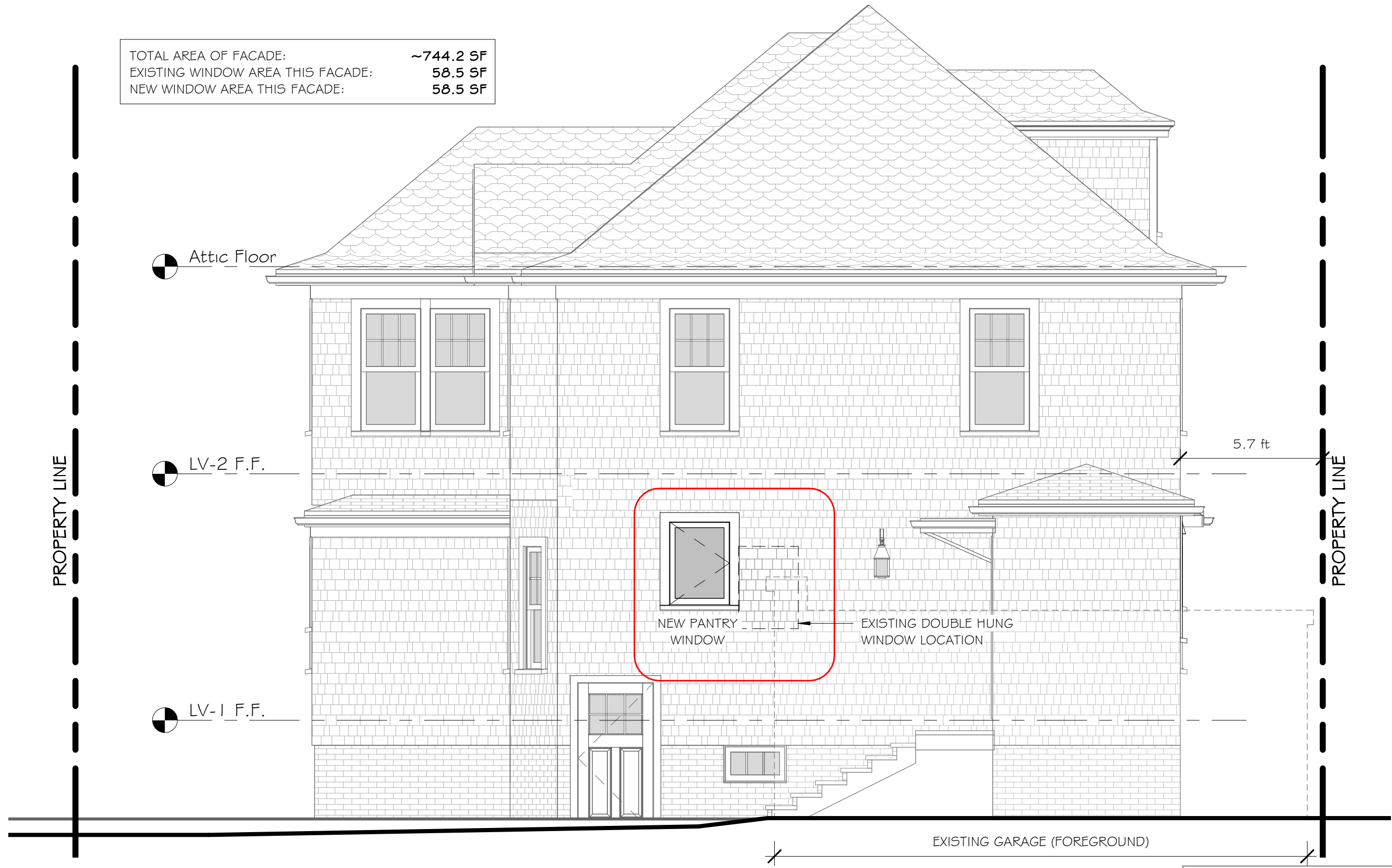
TOTAL AREA OF FACADE: ~759.1 SF
 EXISTING WINDOW AREA THIS FACADE: 87.75 SF
 NEW WINDOW AREA THIS FACADE: 81.3 SF



① Left Elevation (West)
 1/4" = 1'-0"

103 BELMONT STREET, CAMBRIDGE, MA	
<u>KITCHEN RENOVATION - EXTERIOR ELEVATIONS</u>	
LANA DESIGN lana@lanakirbydesign.com 617.957.5535	
SCALE: 1/4" = 1'-0"	Date: 7-18-2018
A-3.2	

TOTAL AREA OF FACADE: ~744.2 SF
 EXISTING WINDOW AREA THIS FACADE: 58.5 SF
 NEW WINDOW AREA THIS FACADE: 58.5 SF



① Rear Elevation (North)
 1/4" = 1'-0"

103 BELMONT STREET, CAMBRIDGE, MA	
KITCHEN RENOVATION - EXTERIOR ELEVATIONS	
LANA DESIGN	lana@lanakirbydesign.com 617.957.5535
SCALE: 1/4" = 1'-0"	Date: 7-18-2018
A-3.3	



NO WORK ON EAST FACADE

25.9 ft
TO WALL W/ NEW PANTRY WINDOW

PROPERTY LINE

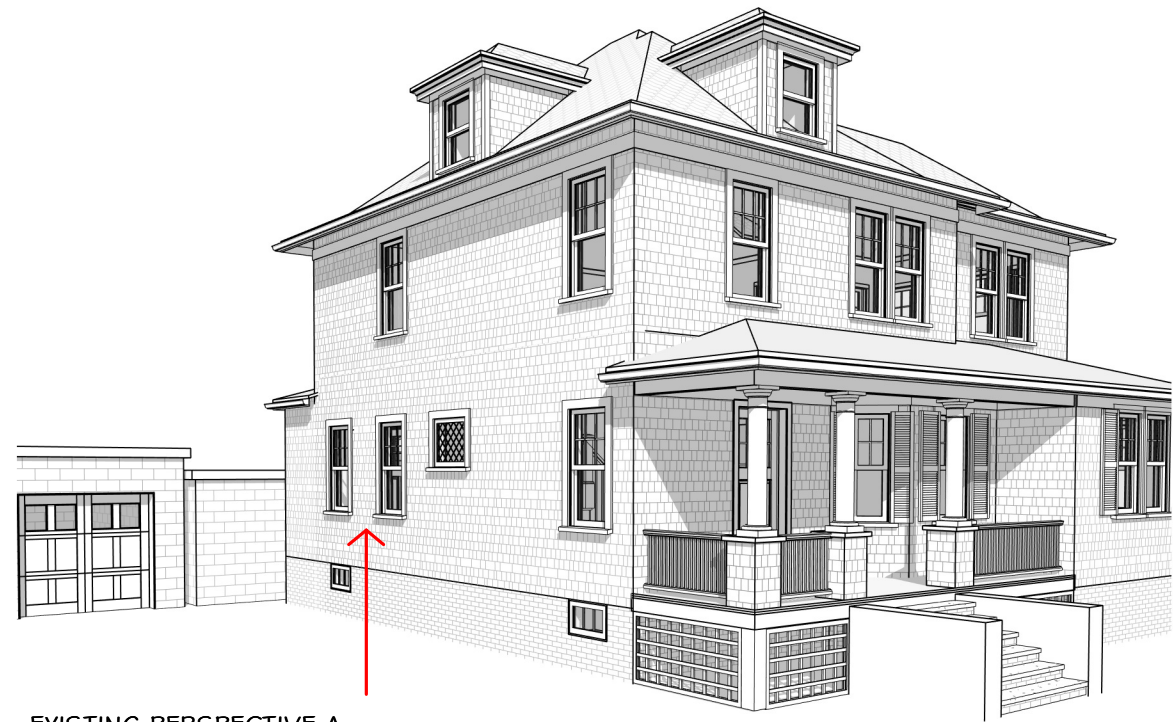
Attic Floor

LV-2 F.F.

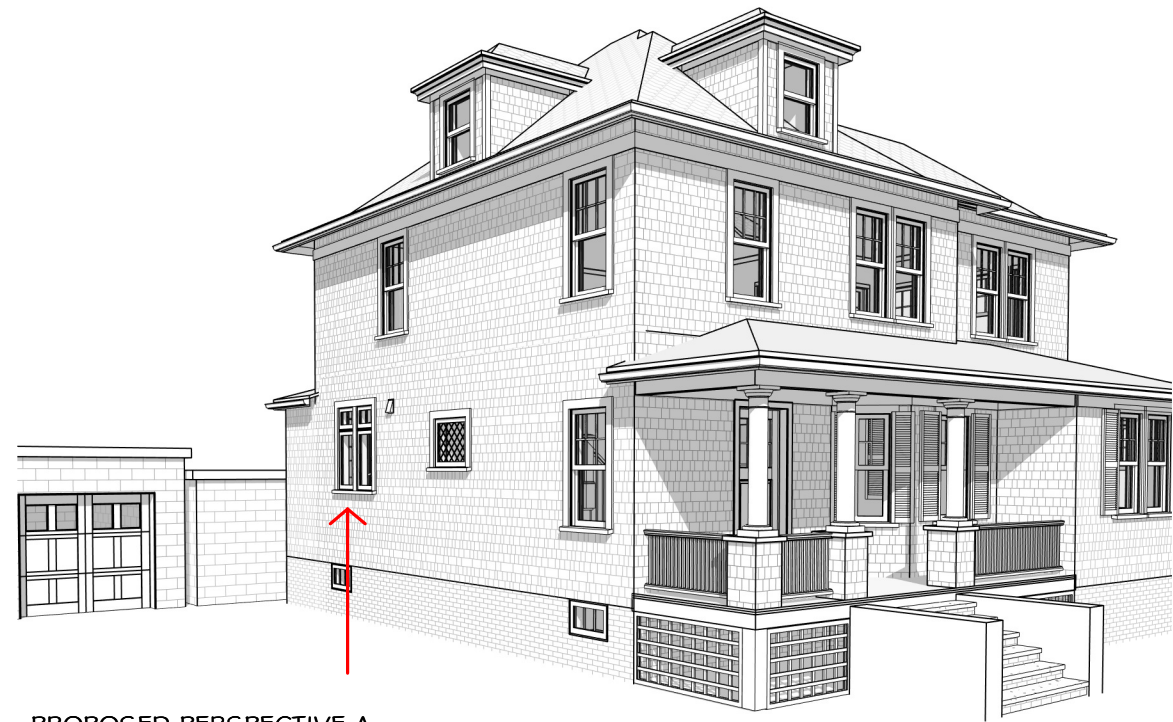
LV-1 F.F.

1 Right Elevation (East)
1/4" = 1'-0"

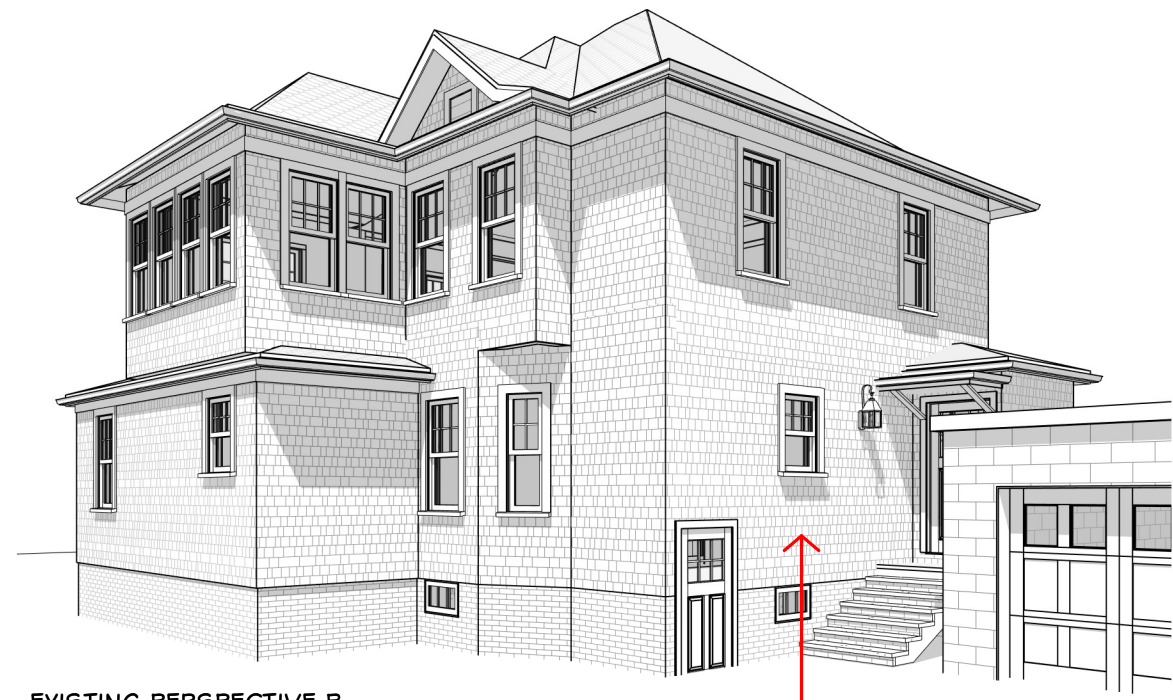
103 BELMONT STREET, CAMBRIDGE, MA	
KITCHEN RENOVATION - EXTERIOR ELEVATIONS	
LANA DESIGN	lana@lanakirbydesign.com 617.957.5535
SCALE: 1/4" = 1'-0"	Date: 7-18-2018
A-3.4	



EXISTING PERSPECTIVE A



PROPOSED PERSPECTIVE A



EXISTING PERSPECTIVE B



PROPOSED PERSPECTIVE B

103 BELMONT STREET,
CAMBRIDGE, MA

KITCHEN RENOVATION - EXTERIOR PERSPECTIVES

LANA DESIGN lana@lanakirbydesign.com
617.957.5535

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

Date: 7-18-2018

A-3.5

ASSESSORS MAP/LOT # 255-54

RECORD OWNER(S):

ANNE L. STERMAN & SARA E. SMOLIK
DEED REFERENCE: BOOK 60290 PAGE 448
MIDDLESEX COUNTY REGISTRY OF DEEDS
(SOUTHERN DISTRICT)

NOTE:

- 1.) ALL OVERHANGS, UTILITIES, TREES, FENCES & LANDSCAPING ARE NOT SHOWN.
- 2.) ELEVATIONS SHOWN REFERS TO N.G.V.D. 1988.
- 3.) ZONING ANALYSIS BY OTHERS.

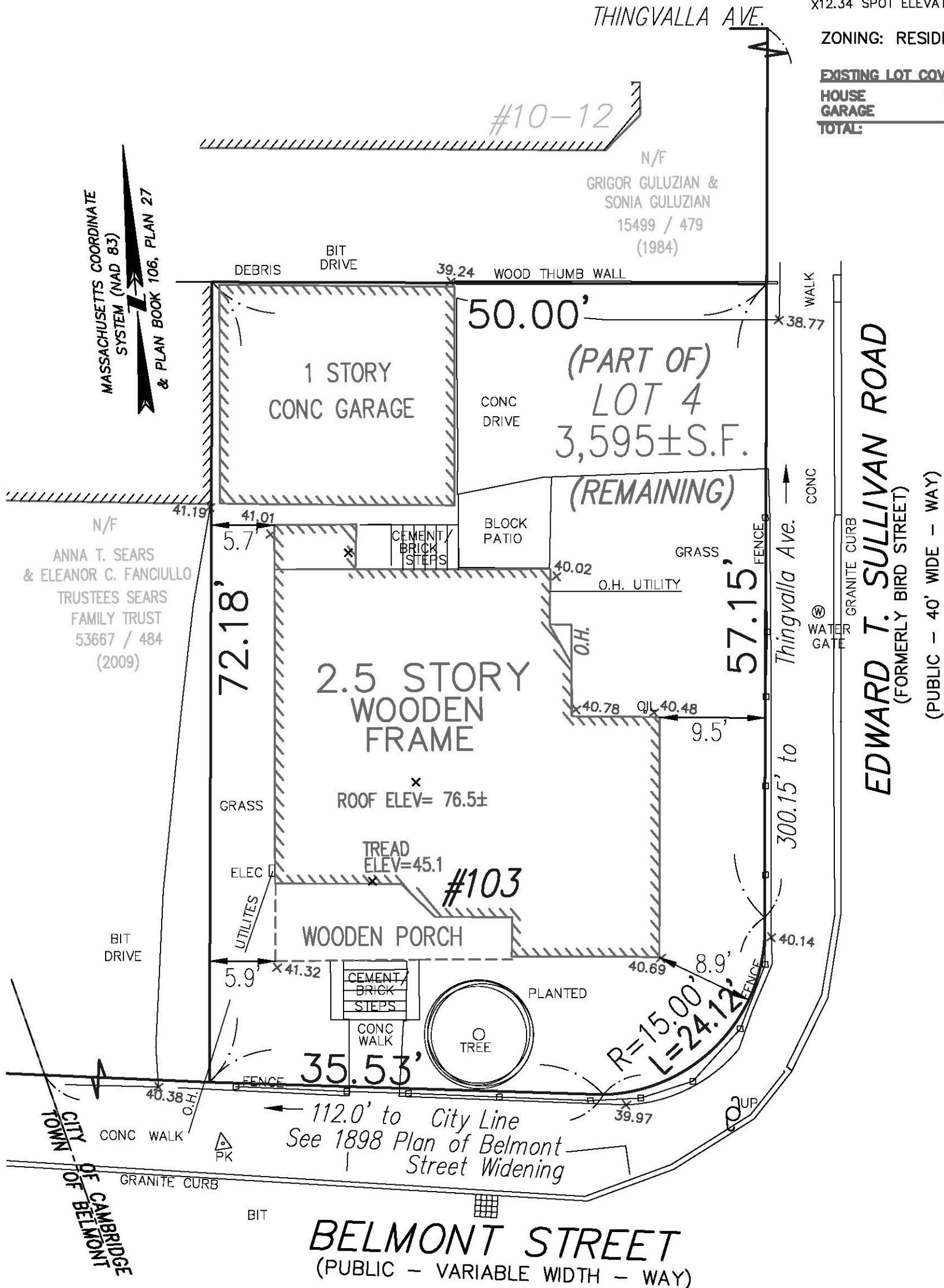
LEGEND

BIT	BITUMINOUS
CONC	CONCRETE
ELEV	ELEVATION
N/F	NOW OR FORMERLY
O.H.	OVERHANG/OVERHEAD
OIL	OIL TANK FILLER/VENT
PK	MASONRY NAIL
S.F.	SQUARE FEET(SQ.FT.)
UP	UTILITY POLE
X12.34	SPOT ELEVATION

ZONING: RESIDENCE B

EXISTING LOT COVERAGE:

HOUSE	1,130±S.F.
GARAGE	418±S.F.
TOTAL:	1,548±S.F.

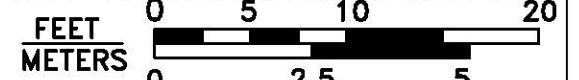


TO ANNE STERMAN, SARA SMOLIK & CITY OF CAMBRIDGE I.S.D.;
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE, INFORMATION AND BELIEF THAT:

THIS PLAN SHOWS THE RESULTS OF AN INSTRUMENT
SURVEY OF THE PREMISES BY ME USING A LEICA TS 12
TOTAL STATION ON JUNE 22, 2018 AND RECENT PLANS
AND DEEDS OF RECORD.

CERTIFIED PLOT PLAN
OF
#103 BELMONT STREET
IN
CAMBRIDGE, MASS.
(MIDDLESEX COUNTY)

SCALE: 1"=10' JUNE 22, 2018
PREPARED FOR: ANNE STERMAN & SARA SMOLIK



DENNY LAND SURVEYING & ENGINEERING
51 PARK DRIVE (617) 437-7993 BOSTON, MASS.

THE PREMISES DOES NOT LIE IN AN AREA OF SPECIAL
FLOOD HAZARD AS DEFINED BY THE FLOOD INSURANCE
RATE MAP #250 17C 419E, EFFECTIVE 6/4/2010.