

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 Pamela A. Silver
(OWNER)

Address: 108 Fayerweather St. Unit #2 Cambridge MA 02138

State that I/We own the property located at 108 Fayerweather St. Cambridge MA which is the subject of this zoning application.

The record title of this property is in the name of _____
Pamela Silver & Jeffrey C. Way

*Pursuant to a deed of duly recorded in the date 02/02/2000, Middlesex South County Registry of Deeds at Book 31106, Page 335; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Pamela Silver
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

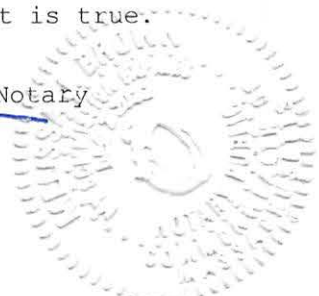
The above-name PAMELA SILVER personally appeared before me, this 21 of March, 2016, and made oath that the above statement is true.



MELISSA J. BROWN
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
December 2, 2022

Melissa J. Brown Notary

My commission expires 12/02/2022 (Notary Seal).



- 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 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 108 Fayerweather St 2 Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
The proposed changes do not alter the building footprint and decrease the net area of windows in nonconforming wall. Minimum impact on adjoining properties.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
The proposed alteration will not change the number of occupants or the means of egress so there will be no impact on traffic or change in pattern of use.
- 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:
The proposed changes do not alter the building footprint.
- 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:
The proposed changes do not alter the building footprint. Proposed window is to be smaller in area than the windows we will be eliminating.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
The proposed relief is minor, a small window in a nonconforming wall. The proposed work represents a net decrease in openings in the nonconforming wall.

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

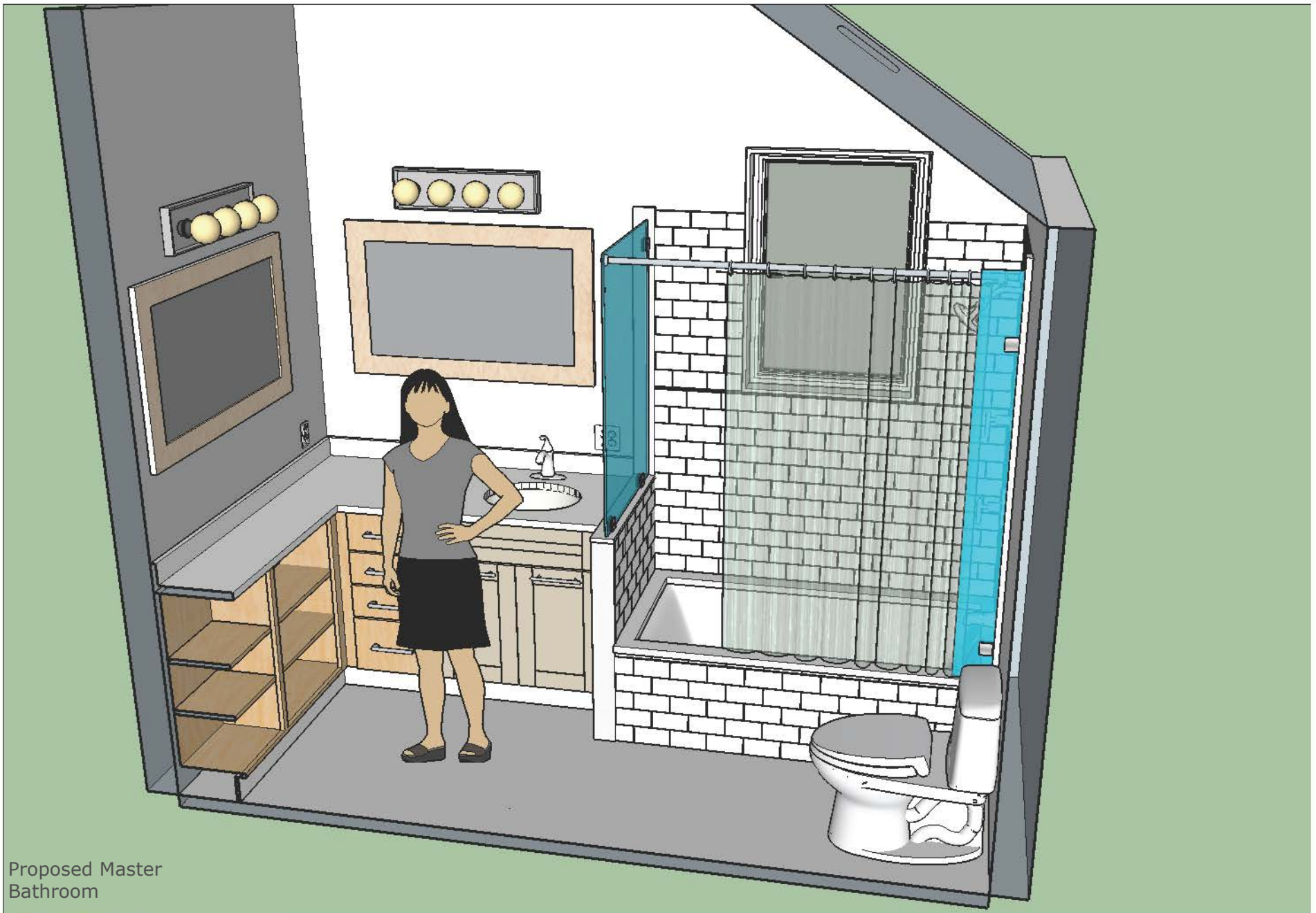
APPLICANT: S+H construction PRESENT USE/OCCUPANCY: Residential
 LOCATION: 108 Fayerweather St 2 Cambridge, MA ZONE: Residence B Zone
 PHONE: 617 908 1593 REQUESTED USE/OCCUPANCY: Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3268</u>	<u>No change</u>	<u>NA</u>	<u>(max.)</u>
<u>LOT AREA:</u>	<u>2670</u>	<u>No change</u>	<u>5000</u>	<u>(min.)</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>Not applicable</u>	<u>No change</u>	<u>NA</u>	<u>(max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>Not applicable</u>	<u>No change</u>	<u>NA</u>	<u>(min.)</u>
<u>SIZE OF LOT:</u>				
WIDTH	<u>37 feet</u>	<u>No change</u>	<u>50</u>	<u>(min.)</u>
DEPTH	<u>77.58 feet</u>	<u>No change</u>	<u>NA</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>14.8</u>	<u>No change</u>	<u>15</u>	<u>(min.)</u>
REAR	<u>20.4</u>	<u>No change</u>	<u>25</u>	<u>(min.)</u>
LEFT SIDE	<u>3</u>	<u>No change</u>	<u>7.5</u>	<u>(min.)</u>
RIGHT SIDE	<u>6.5</u>	<u>No change</u>	<u>12.5</u>	<u>(min.)</u>
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>NA</u>	<u>No change</u>	<u>NA</u>	<u>(max.)</u>
LENGTH	<u>NA</u>	<u>No change</u>	<u>NA</u>	
WIDTH	<u>NA</u>	<u>No change</u>	<u>NA</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>Not applicable</u>	<u>No change</u>	<u>NA</u>	<u>(min.)</u>
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>(2) No change</u>	<u>NA</u>	<u>(max.)</u>
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>(2) No change</u>	<u>NA</u>	<u>(min./max)</u>
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>No change</u>	<u>NA</u>	<u>(min.)</u>
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>No second building</u>	<u>No change</u>	<u>NA</u>	<u>(min.)</u>

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

The only structure on the lot is a wood frame two family house. Our work will be alterations of the structure in the same type of construction.

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

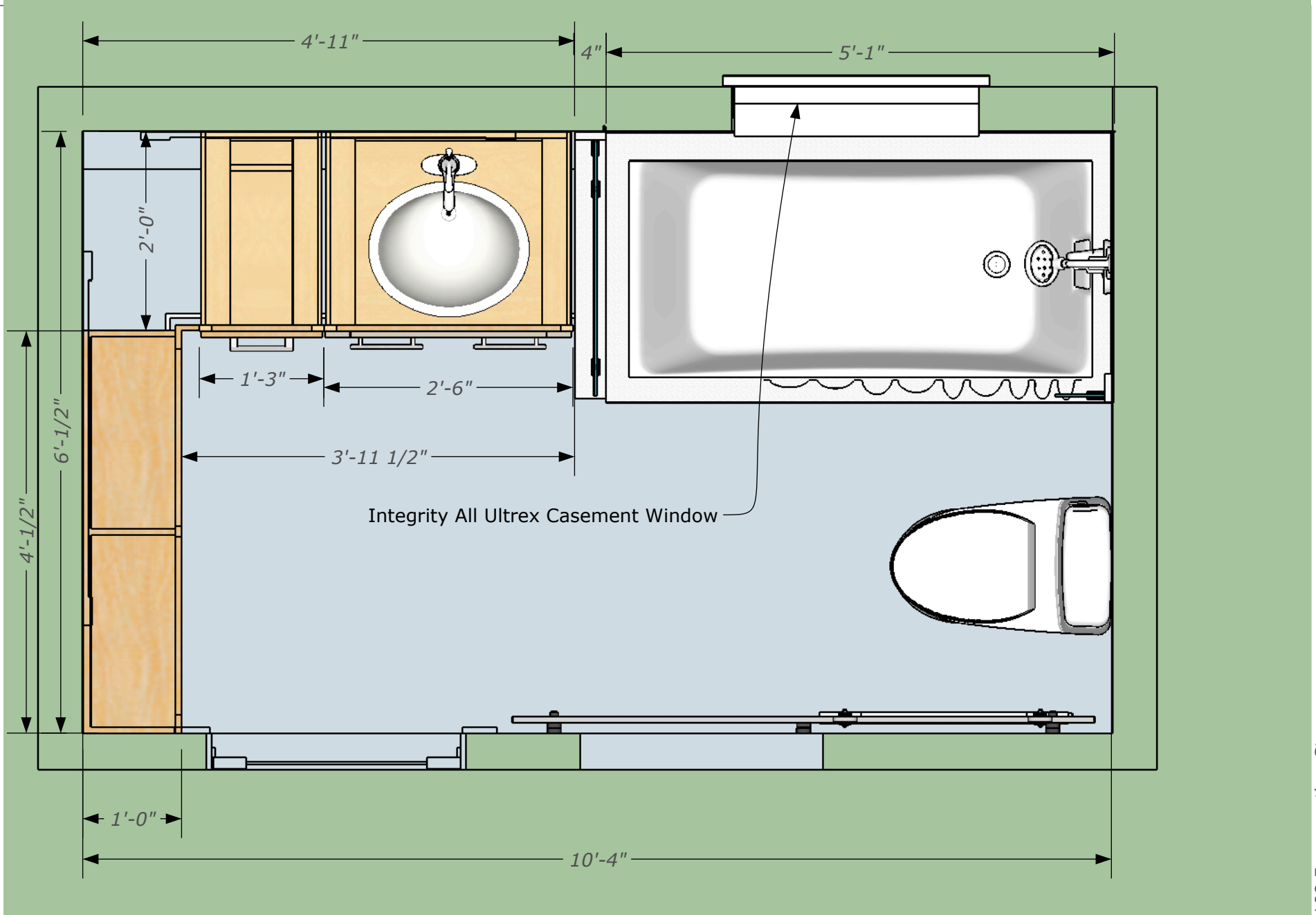


Proposed Master Bathroom

Third Floor Bathroom Draft

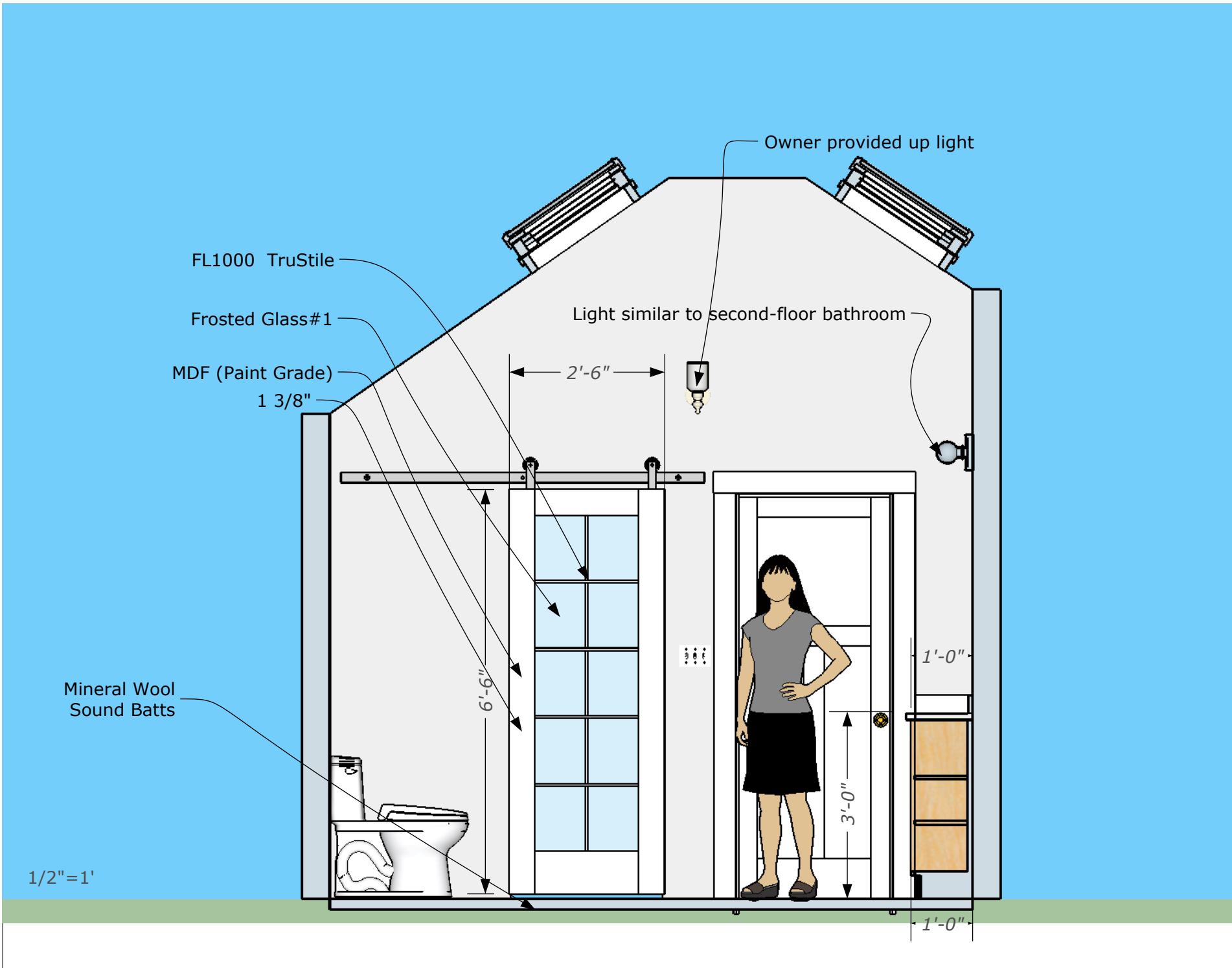


Proposed Master
Bathroom



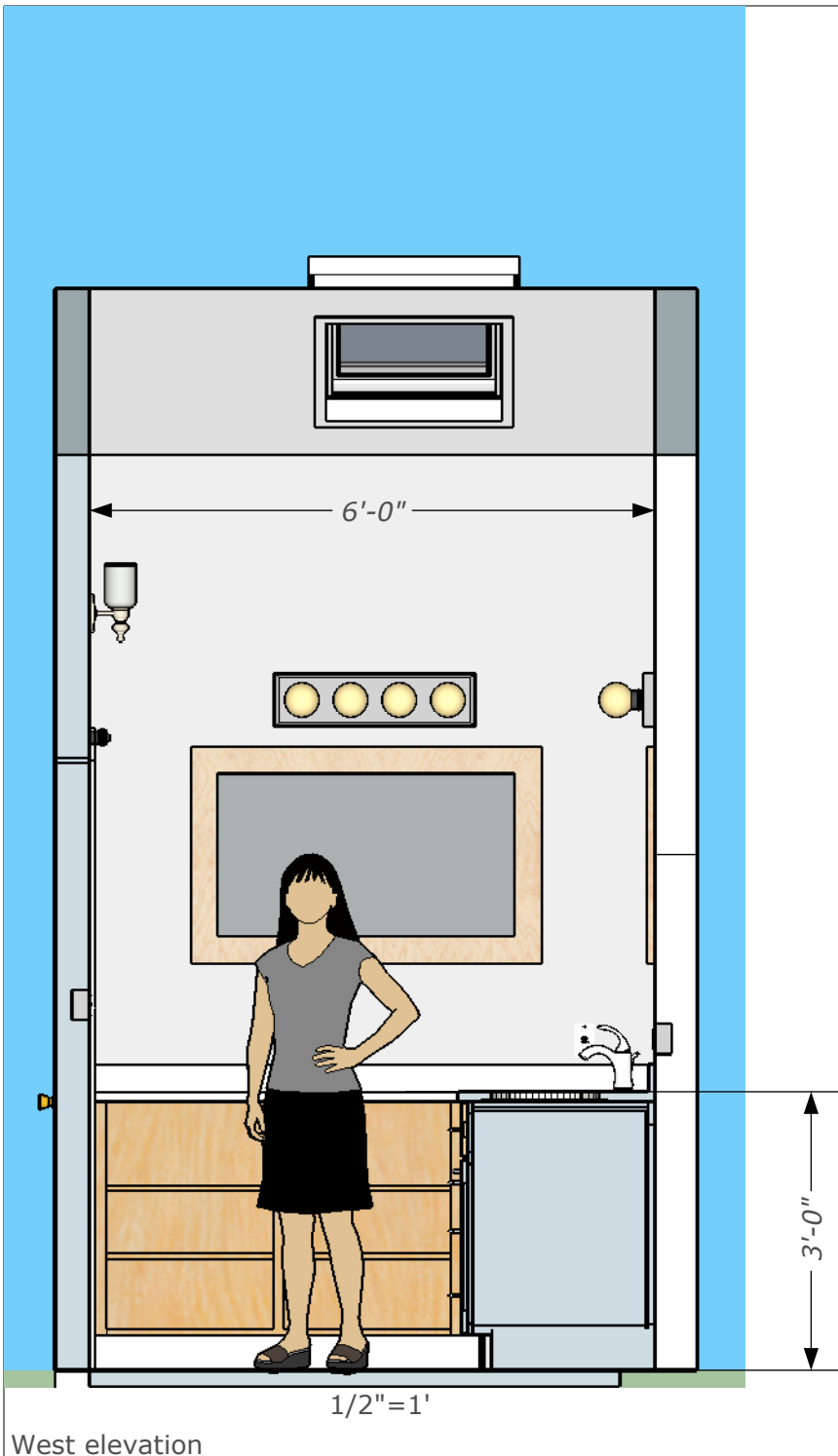
3/4"=1'

Cabinet Plan View

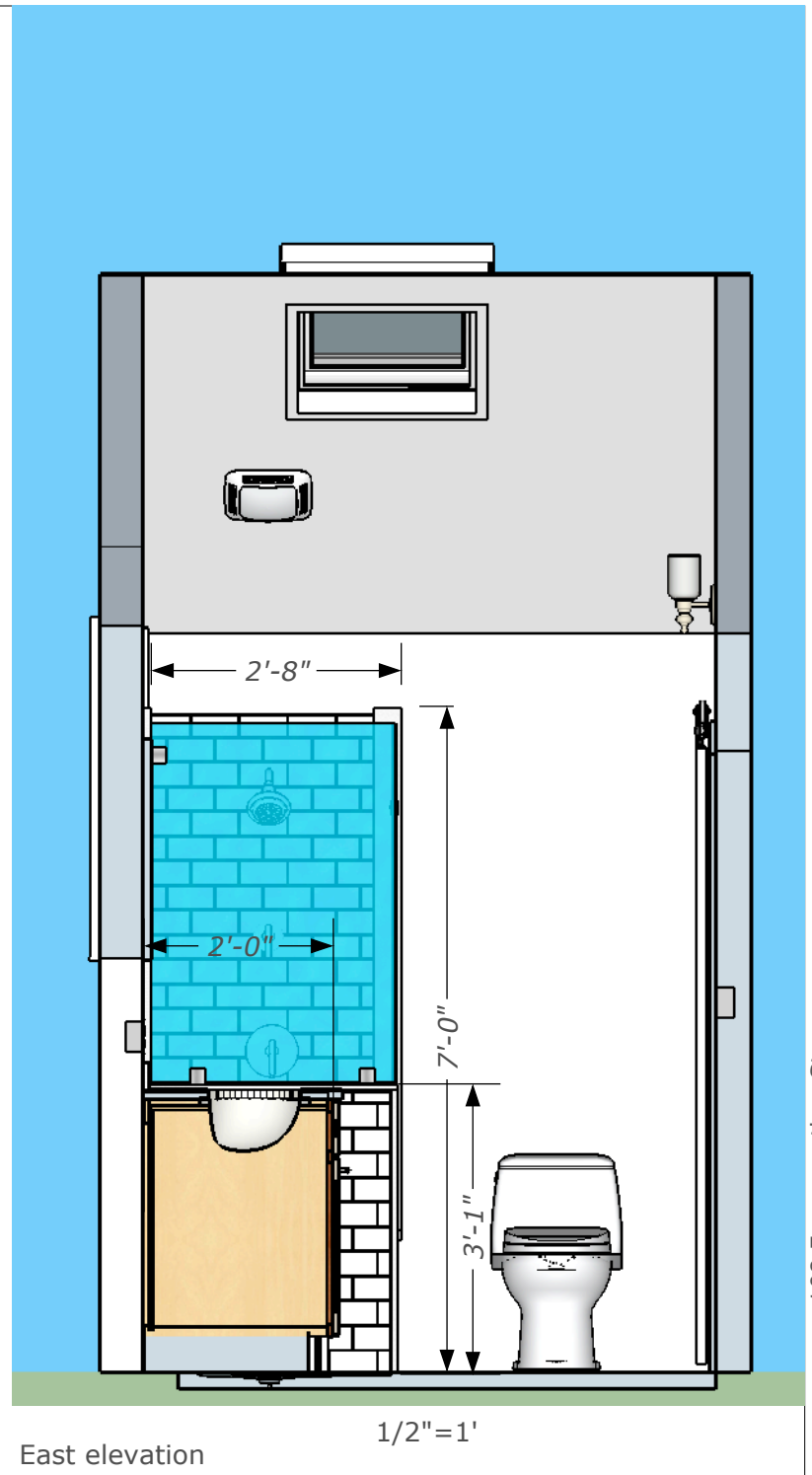


1/2"=1'

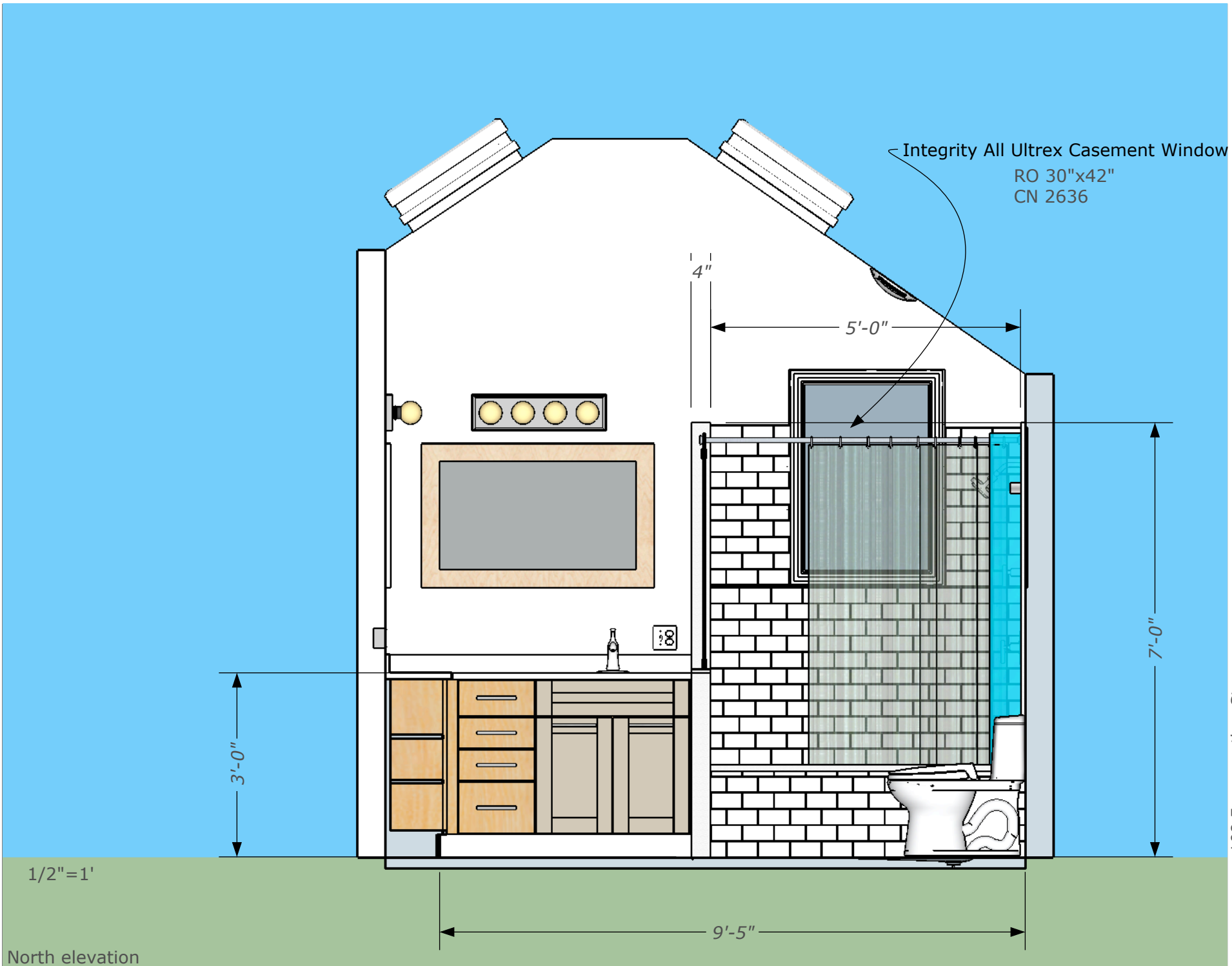
South Elevation



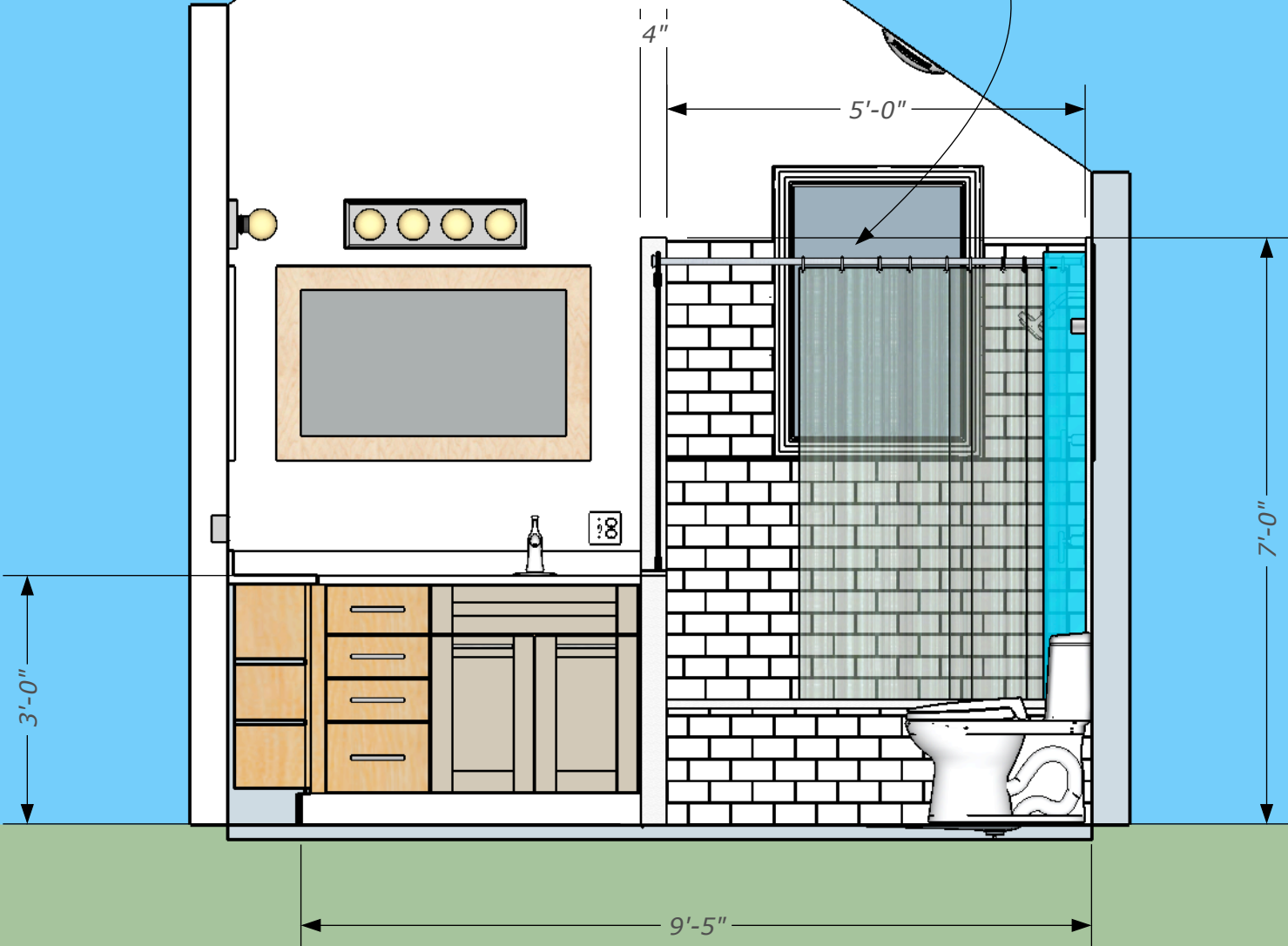
West elevation



East elevation

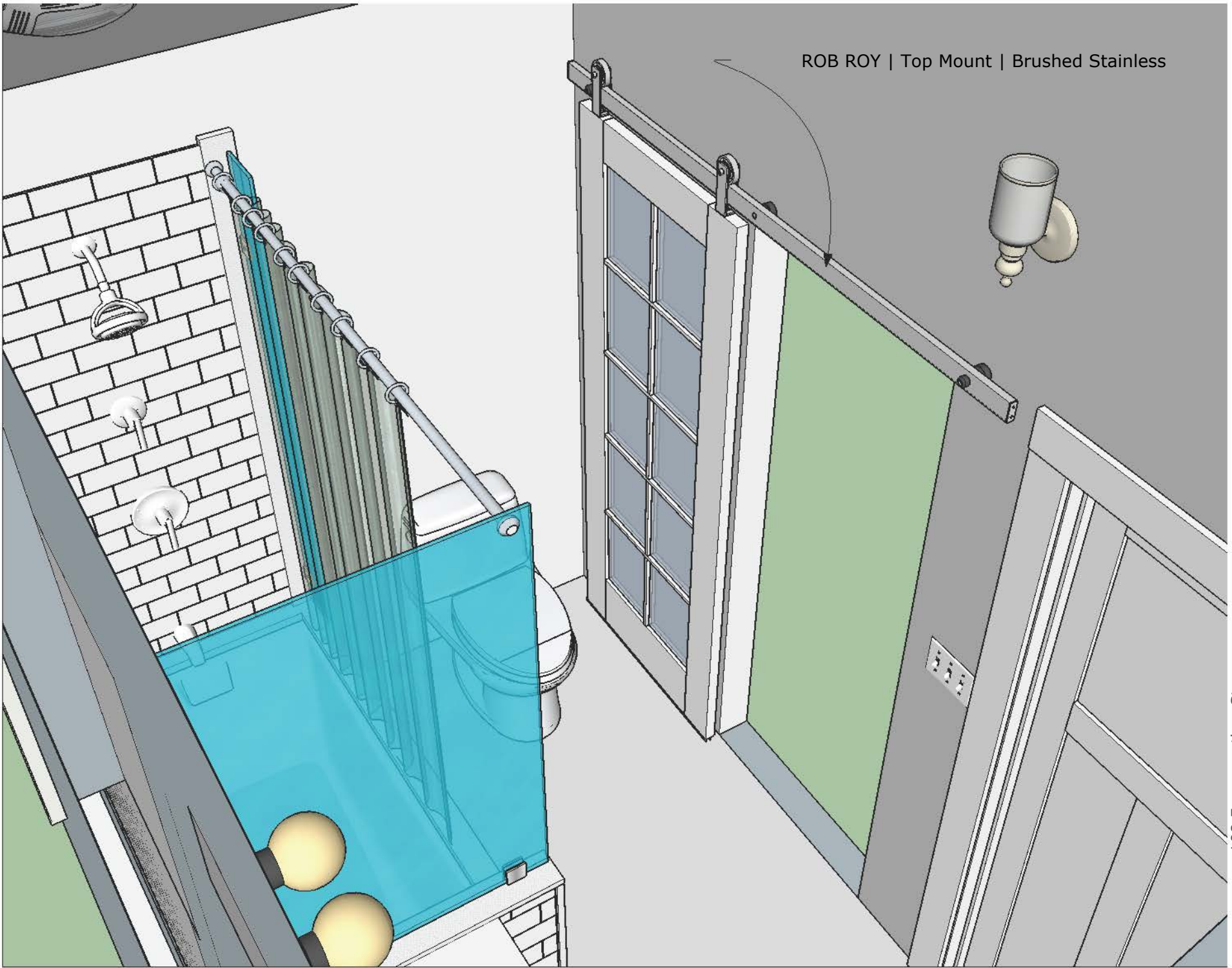


Integrity All Ultrex Casement Window
 RO 30"x42"
 CN 2636

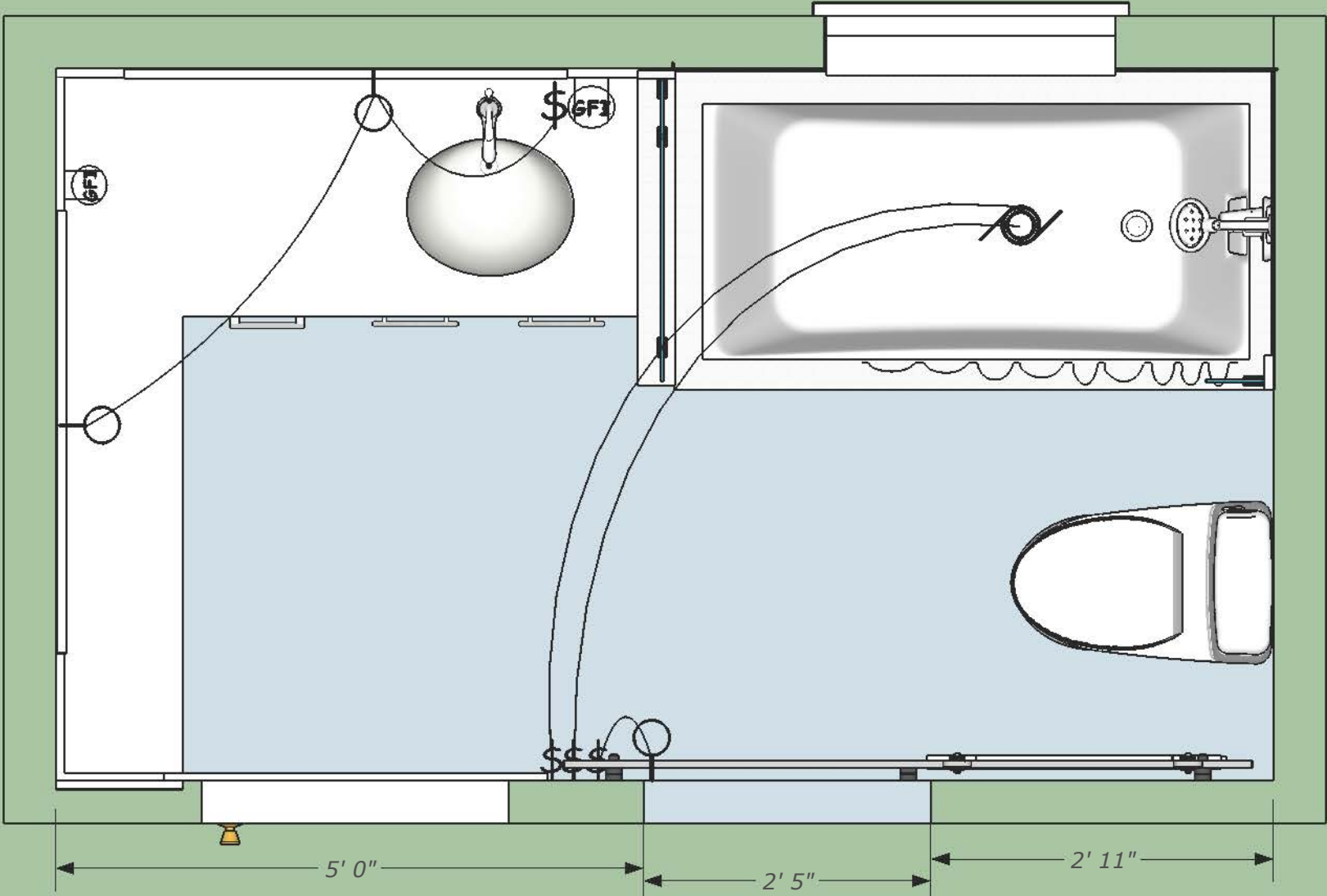


1/2"=1'

North elevation



ROB ROY | Top Mount | Brushed Stainless



3/4"=1'

Electrical plan

8/31/15

Anthony Tuccinardi
Inspector City of Cambridge
Inspectional Services Department
831 Mass Ave
Cambridge MA 02139

Dear Anthony Tuccinardi,


Subject: 108 FAYERWEATHER ST # 2 BLDR #8037

We, the Condominium Association of 108 Fayerweather St., Cambridge have reviewed proposed work for renovating third-floor bathroom and insulating third-floor ceilings and approved to work. The scope of work includes attic insulation, gut renovation of third-floor bathroom including relocating bathroom windows.

Sincerely,



Pam Silver
108 Fayerweather St., Unit #2
Cambridge MA 02138



Jack Desanctis
108 Fayerweather St., Unit #1
Cambridge MA 02138



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

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No: BZA-010399-2016

Appeal :

2016 JUN -7 PM 3:10
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Special Permit : Variance :

PETITIONER : Pamela A. Silver

PETITIONER'S ADDRESS : 108 Fayerweather St., Unit #2 Cambridge, MA 02138

LOCATION OF PROPERTY : 108 Fayerweather St 2 Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: alteration of nonconforming wall

DESCRIPTION OF PETITIONER'S PROPOSAL :

To replace two double hung windows with 1 smaller fixed window on a non-conforming wall.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

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

Original Signature(s) :

PAS 6/6/16
(Petitioner(s) / Owner)
Pamela Silver
(Print Name)

Address :

108 Fayerweather St.
Unit #2, Cambridge, MA 02138

Tel. No. :

617-312-4783

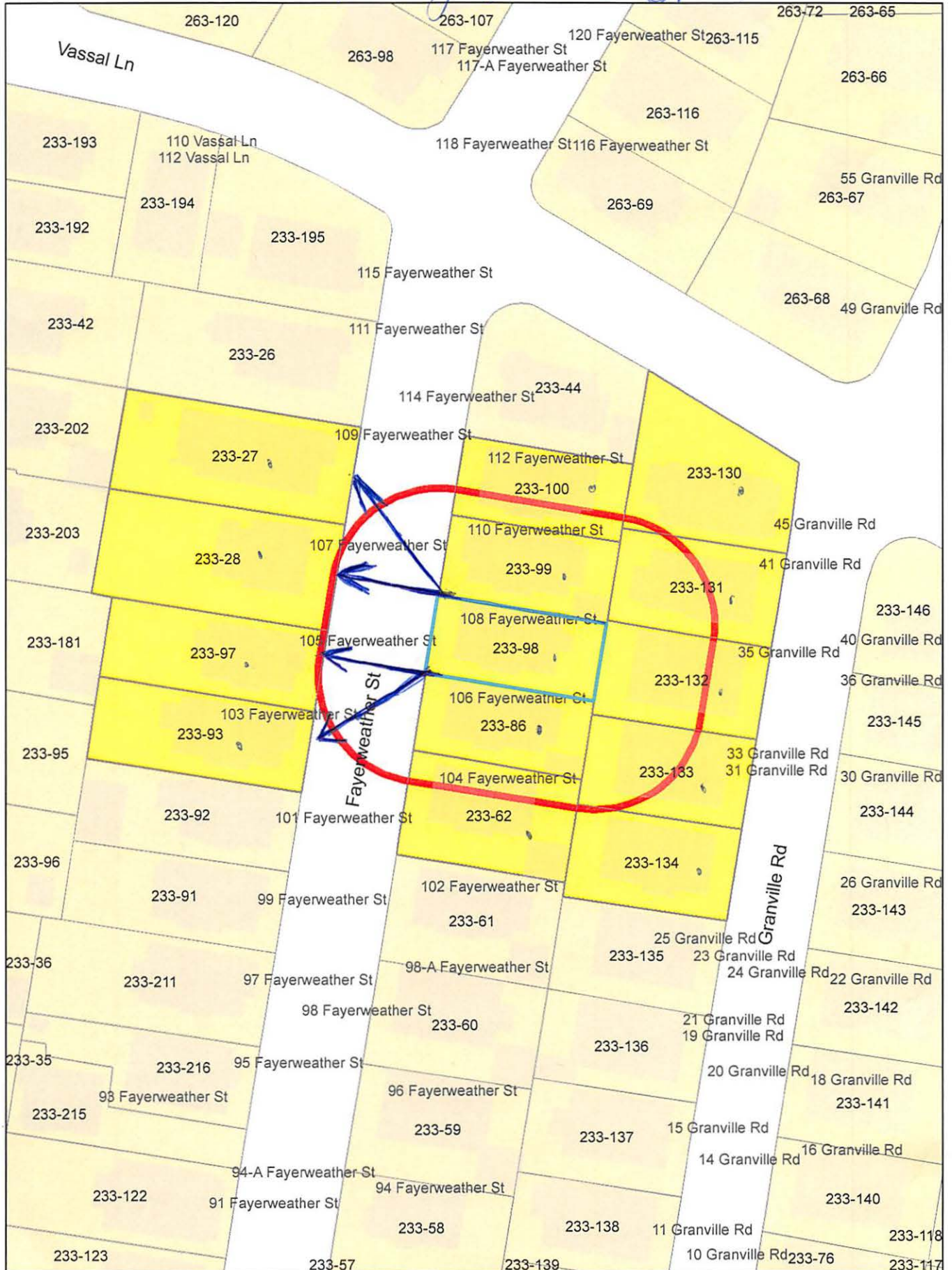
E-Mail Address :

Pamela.Silver@hms.harvard.edu

Date :

6/6/16

108 Fayerweather St. # 2



108 Fayerweather St. #2

Petitioner

233-86
HOMONOFF, RICHARD B
EMELINE E HOMONOFF
106 FAYERWEATHER
CAMBRIDGE, MA 02138

233-98
DESANCTIS, JOHN E.
108 FAYERWEATHER ST., UNIT #1
CAMBRIDGE, MA 02138

233-98
SILVER, PAMELA A. & JEFFREY C. WAY
108 FAYERWEATHER ST., UNIT #2
CAMBRIDGE, MA 02138

233-99
ISBITZ, ALLAN B.
110 FAYERWEATHER ST
CAMBRIDGE, MA 02138

233-131
BUCKLAND, BRUCE H. & JOANN BUCKLAND
41 GRANVILLE ROAD
CAMBRIDGE, MA 02138

233-133
NETSKY, STEVEN & ELIZABETH A. HORNING
33 GRANVILLE RD - UNIT #3
CAMBRIDGE, MA 02138

233-134
KINASEWICH, JANET E.
27 GRANVILLE ROAD
CAMBRIDGE, MA 02138

233-132
HOFFMANN, MARY E.
33-37 GRANVILLE RD., UNIT #2
CAMBRIDGE, MA 02138

233-27
TSAKARISSIANOS, DENNIS,
ANNA TSAKARISSIANOS & LEILA PRELEC
1519 CLOWER CREEK DR - HA 152
SARASOTA, FL 34231

233-62
LOPEZ, ALBA
104 FAYERWEATHER ST
CAMBRIDGE, MA 02139

233-132
KORTE, LISA & FREDERICK KORTE
35-37 GRANVILLE RD. UNIT#1
CAMBRIDGE, MA 02139

233-93
CHEUNG, VINCENT CHI-KWAN
103 FAYERWEATHER ST. UNIT#2
CAMBRIDGE, MA 02138

233-93
TRACEY, JOHN
103 FAYERWEATHER ST, #1
CAMBRIDGE, MA 02139

233-130
WANG, KEITH F. &
KATHERINE SAYN-WITTGENSTEIN
45 GRANVILLE RD
CAMBRIDGE, MA 02138

233-100
MANZELLI, ANN M.,
TR. OF 112 FAYERWEATHER ST REALTY TR.
112 FAYERWEATHER ST
CAMBRIDGE, MA 02138

233-133
BIEWALD, CONNIE
31-33 GRANVILLE RD. UNIT#1
CAMBRIDGE, MA 02138

233-132
GUNN, JOSHUA R. & JILL E. GATLIN
37 GRANVILLE RD. UNIT#3
CAMBRIDGE, MA 02138

233-133
ST. JOHN, SUSAN P.
31-33 GRANVILLE RD., #2
CAMBRIDGE, MA 02138

233-28
TAGUE, JAMES & OLGA LOUIZA TAGUE
107 FAYERWEATHER ST
CAMBRIDGE, MA 02138

233-27
TOURIAN, SOUREN & LEILA PRELEC
1519 CLOWER CREEK DR - HA 152
SARASOTA, FL 34231

233-97
RAMBAUD, ROLAND B. &
MARYLEE F. RAMBAUD, TRUSTEE
105 FAYERWEATHER ST
CAMBRIDGE, MA 02138

233-93
MEADOW, STEPHEN R.
CITY OF CAMBRIDGE TAX TITLE
103 FAYERWEATHER ST., UNIT 3
CAMBRIDGE, MA 02138



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 108 Fayweather St.:

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See **the back of this page for definition of demolition.**
No demo proposed.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials gub Date 10/3/2016
 Received by Uploaded Date "
 Relationship to project _____

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

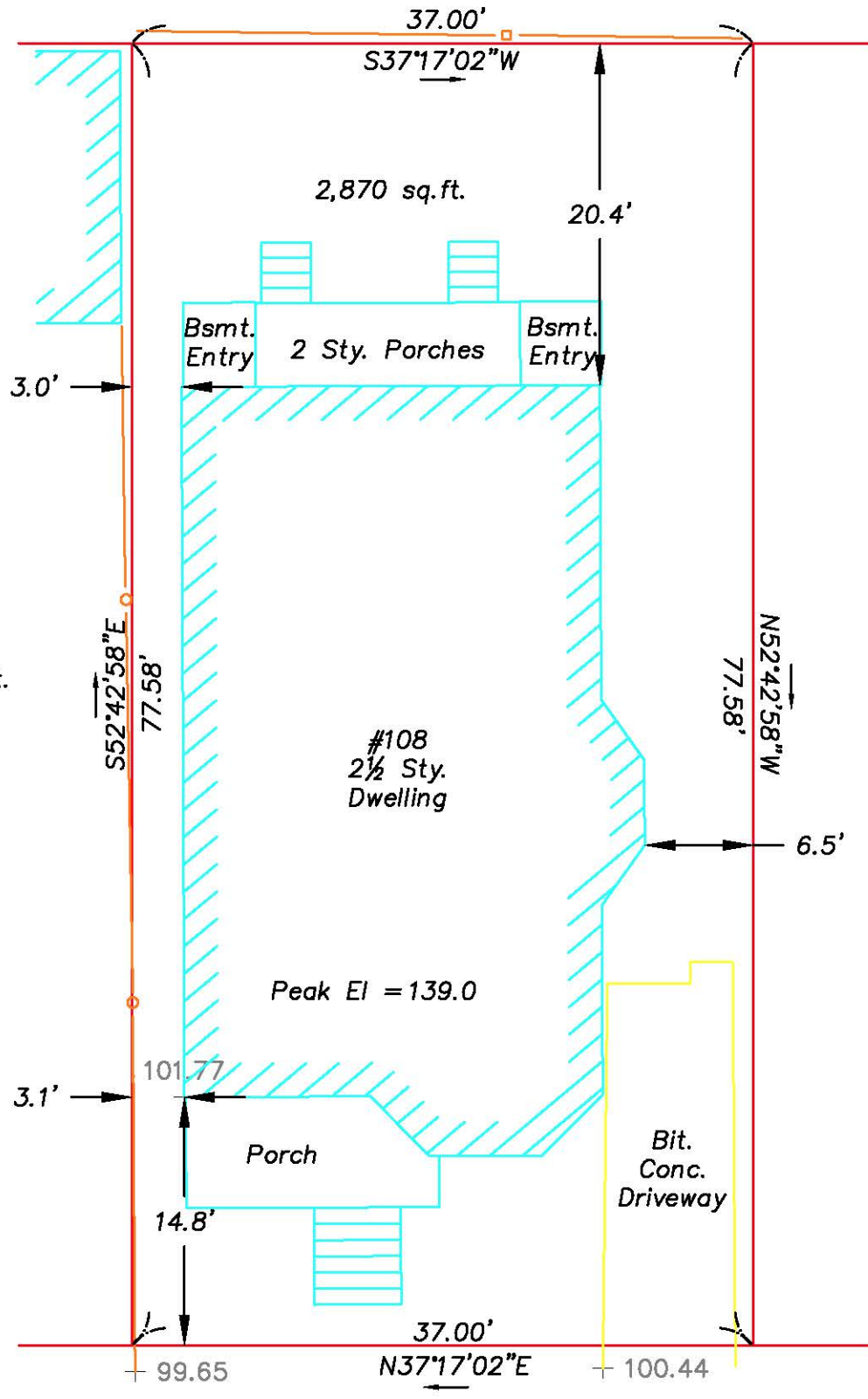
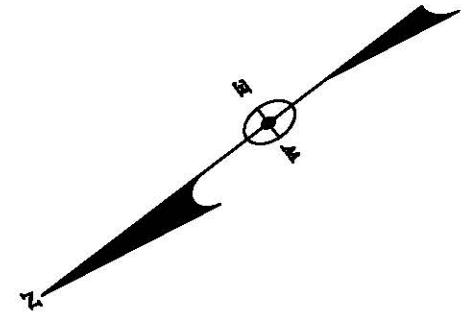
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic/demolitiondelay.html>

Map 233 Lot 132
35-37 Granville Rd.



Map 233 Lot 99
110 Fayerweather St.

Map 233 Lot 86
106 Fayerweather St.

FAYERWEATHER STREET

ZONING DISTRICT R14

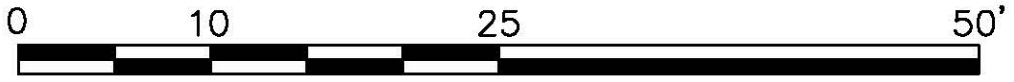
- REFERENCES:
- 1) Deed Book 29289 Page 245
 - 2) Plan Book 119 Plan 21
 - 3) Plan #1166 of 1998

**PLOT PLAN
108 FAYERWEATHER STREET
CAMBRIDGE, MASSACHUSETTS**

Prepared By
LeBlanc Survey Associates, Inc.
161 Holten Street
Danvers, MA 01923
(978) 774-6012

February 29, 2016 Scale; 1'=10'

HOR. SCALE IN FEET



Windows to be
eliminated

North side yard of
108 Fayerweather St.
looking up at third-floor



Handwritten mark resembling a stylized '3' or '1'.

Deed

Grantees' Address and Locus: 108 Fayerweather Street, Unit # 2, Cambridge, MA

We, JOHN D. PETERSON and LYNN B. PETERSON, of 77 Ames Road, Moultonboro, New Hampshire,

in consideration of Five Hundred Twenty-Five Thousand (\$ 525,000.00) Dollars

grant to PAMELA A. SILVER and JEFFREY C. WAY, as Joint Tenants with Right of Survivorship

of 108 Fayerweather Street, Cambridge, Massachusetts 02139 with quitclaim covenants

Unit No. Two (the "Unit") in the 108 Fayerweather Street Condominium, created by a Master Deed dated October 19, 1998, recorded with the South Middlesex District Registry of Deeds in Book 29289, Page 245.

The Unit conveyed is laid out on the floor plans filed with the first Unit Deed, which plan is a copy of a portion of the plans filed with said Master Deed, and to which is affixed a verified statement in the form provided by M.G.L. ch. 183A, Sec. 9.

The Unit is subject to, and has the benefit of, the obligations, restrictions, rights, and liabilities contained in said M.G.L. ch. 183A, said Master Deed, the Declaration of Trust recorded with said Deeds in Book 29289, Page 268, and the By-Laws recorded therewith.

The Unit is conveyed together with the exclusive right to use the driveway marked "For the Exclusive use of Unit 2" as set forth on the Site Plan recorded with South Middlesex Deeds, and the exclusive right to use the front second floor porch and the rear second floor porch, all as set forth on the Master Deed floor plans.

The undivided percentage interest of the Unit conveyed hereunder in the common areas and facilities is 60 (%) percent.

For our Title, please see Deed of Sara O. Maslin, dated July 30, 1999, recorded at South Middlesex District Registry of Deeds as Instrument No. 700, located in Book 30483 Page 164 .

02/02/00 3:28PM 01
000000 #3194

FEE \$2394.00

CASH \$2394.00

CANCELLED
CAMBRIDGE
DEEDS REGIS
MIDDLE SOUTH

Executed as a sealed instrument this 26th day of January, 2000

John D. Peterson
JOHN D. PETERSON

Lynn B. Peterson
LYNN B. PETERSON

Commonwealth of Massachusetts

SUFFOLK, ss: 26th day of January, 2000
Then personally appeared the above-named **John D. Peterson and Lynn B. Peterson**, and acknowledged the foregoing to be his/her/their free act and deed.

Gary F. Kinsella (Seal)
My Commission Expires: **April 28, 2006**
Notary Public

2000 JAN 26 10 58 AM
NOT RECORDED IN 85000
\$20.00

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 Pamela A. Silver
(OWNER)

Address: 108 Fayerweather St. Unit #2 Cambridge MA 02138

State that I/We own the property located at 108 Fayerweather St. Cambridge MA which is the subject of this zoning application.

The record title of this property is in the name of Pamela Silver & Jeffrey C. Way

*Pursuant to a deed of duly recorded in the date 02/02/2000, Middlesex South County Registry of Deeds at Book 31106, Page 335; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Pamela Silver
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 PAMELA SILVER personally appeared before me, this 21 of March, 2016, and made oath that the above statement is true.



MELISSA J. BROWN
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
December 2, 2022

Melissa J. Brown Notary
(Notary Seal).

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

BLOCK 233



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

- 10 Lot Number
- 233 Block Number
- 10 Cam Street Number
- (125.0) Deed Dimension
- 100 Parcel size in Sq. Ft.
- 44.0LC Land Court Dimension
- 65.0 Survey Dimensions

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps
dated 2019 to 2020 and maintained by the City Assessor's Office and the Engineering
Department. The City Assessor's Office and the Engineering Department are not
responsible for errors or omissions. The City of Cambridge Geographic Information System (GIS). Parcels have not been created
from survey, and may be suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



0 20 40 80 Feet
1 inch = 43 feet



Parcel Block Map

233