



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

BZA APPLICATION FORM

Plan No: BZA-015832-2018

GENERAL INFORMATION

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

Special Permit : √ **Variance :** _____ **Appeal :** _____

PETITIONER : Palmerstone Park, LLC C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY: 10 Dover St Cambridge, MA

TYPE OF OCCUPANCY : _____ **ZONING DISTRICT :** Business A-2 Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to construct conforming dormers to a structure that is nonconforming due to being sited within the side setback. Petitioner also seeks to exempt portions of the existing basement from the definition of Gross Floor Area, to site rear parking within 10' of a building wall containing windows and to allow for a driveway within five feet of the side property line.

SECTIONS OF ZONING ORDINANCE CITED :

Article	2.000	Section	Basement Gross Floor Area Exemption
Article	5.000	Section	5.31 (Table of Dimensional Requirements).
Article	6.000	Section	6.44.1.(a,b,g) (Off Street Parking).
Article	8.000	Section	8.22.2c (Enlargement/Non-conforming Structure<25%)
Article	10.000	Section	10.40 (Special Permit).

Original Signature(s) :

(Petitioner(s) / Owner)

James J. Rafferty

(Print Name)

Address : 675 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : March 14, 2017

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Palmerston Park, LLC

(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 10 Dover Street

the record title standing in the name of Palmerston Park, LLC

whose address is P.O. Box 380592 Cambridge, MA 02238

(Street)

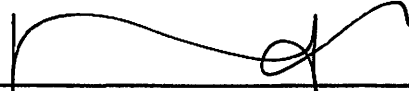
(City or Town)

(State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 667159 Page 518 or _____ Registry

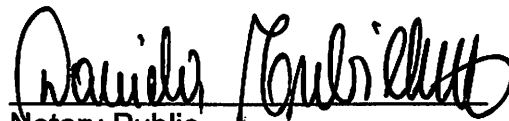
District of Land Court Certificate No. _____ Book _____ Page _____



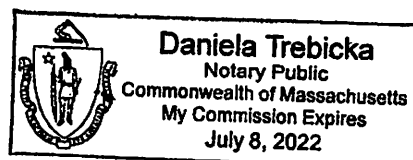
(Manager)

=====

On this 1st day of March, 2018, before me, the undersigned notary public, personally appeared Muireann Glen mullen proved to me through satisfactory evidence of identification, which were MA DL S 22079256, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public

My commission expires:



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 10 Dover St 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:

Article 8.22.2(c) permits a conforming addition to a nonconforming structure when, as in this case, there are no further violations of the dimensional requirements of Article 5.000 and the addition does not exceed 25% of the gross floor area of the structure since it first became nonconforming.

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

There will not be any congestion, hazard, or substantial change in neighborhood character by allowing the existing driveway to remain in its current location.

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:

Adjacent uses will not be affected by a 25% increase in gross floor area.

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 will not result in any detriment to the health, safety, and welfare of the occupants of this dwelling.

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 alterations will not result in the creation of any exceedences in the dimensional requirements of the Business A-2 Zoning District, including gross floor area, lot area per dwelling unit or setbacks.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Nirvana **PRESENT USE/OCCUPANCY:** Two Family
LOCATION: 10 Dover St Cambridge, MA **ZONE:** Business A-2 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Multi-Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3,627</u>	<u>4,368</u>	<u>9,241</u>	(max.)
<u>LOT AREA:</u>	<u>5,281</u>	<u>no change</u>	<u>N/A</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.68</u>	<u>.82</u>	<u>1.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,640</u>	<u>880</u>	<u>600</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>48'</u>	<u>no change</u>	<u>none</u> (min.)
	<u>DEPTH</u>	<u>112.6</u>	<u>no change</u>	<u>n/a</u>
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	<u>5.5'</u>	<u>no change</u>	<u>5'</u> (min.)
	<u>REAR</u>	<u>56.5'</u>	<u>no change</u>	<u>20'</u> (min.)
	<u>LEFT SIDE</u>	<u>3'</u>	<u>no change</u>	<u>20'</u> (min.)
	<u>RIGHT SIDE</u>	<u>10'</u>	<u>no change</u>	<u>10'</u> (min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>35'</u>	<u>no change</u>	<u>35'/45'</u> (max.)
	<u>LENGTH</u>	<u>43.1'</u>	<u>no change</u>	<u>N/A</u>
	<u>WIDTH</u>	<u>32'</u>	<u>no change</u>	<u>N/A</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>N/A</u>	<u>N/A</u>	<u>none</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>6</u>	<u>8</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>6</u>	<u>6</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)

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.

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'.



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2018 MAR 15 AM 11:43
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

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Dormer

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(Petitioner(s) / Owner)

James J. Rafferty

(Print Name)

Address : 675 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : March 14, 2017

SHEET LIST-BZA	
Sheet Number	Sheet Name
BZA000	COVER SHEET
BZA001	DIMENSIONAL FORM, PLOT PLAN, GIS MAP
BZA002	SITE PLAN & PLOT PLAN
BZA003	ZONING COMPLIANCE AREA PLANS
BZA010	CONTEXT PHOTOS
BZA101	BUILDING PLANS
BZA201	BUILDING ELEVATIONS
BZA202	BUILDING ELEVATIONS

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eternip

client

Palmerston Park
LLC

COVER SHEET

10 Dover Street - Cambridge MA

BOYES-WATSON



thirty bow street
somerville, ma
02143
info@boyerslab.com
phone: (617) 829.8200
fax: (617) 829.8201

job number 000

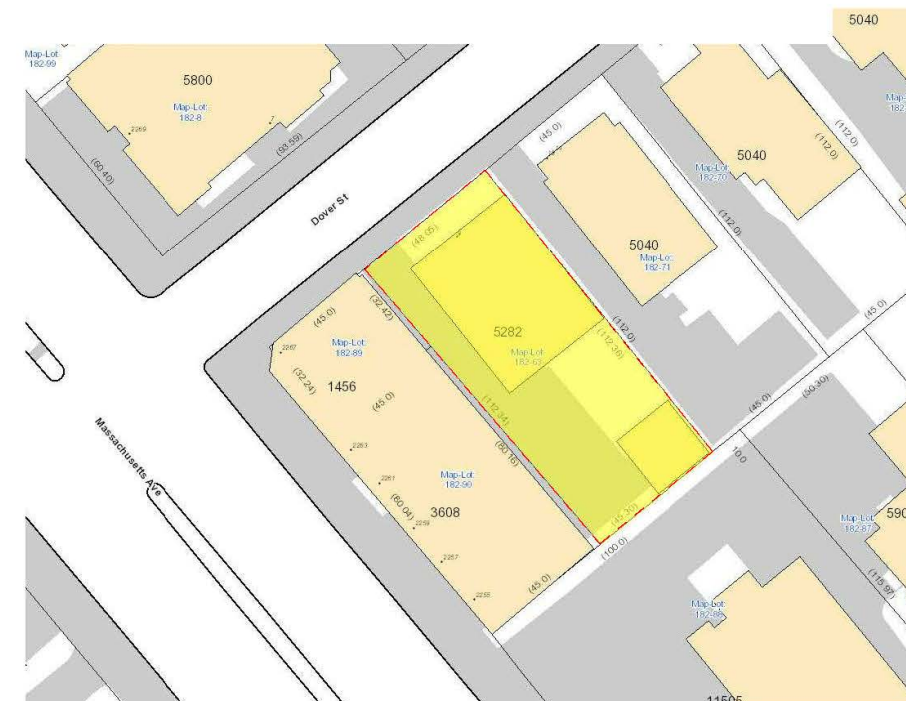
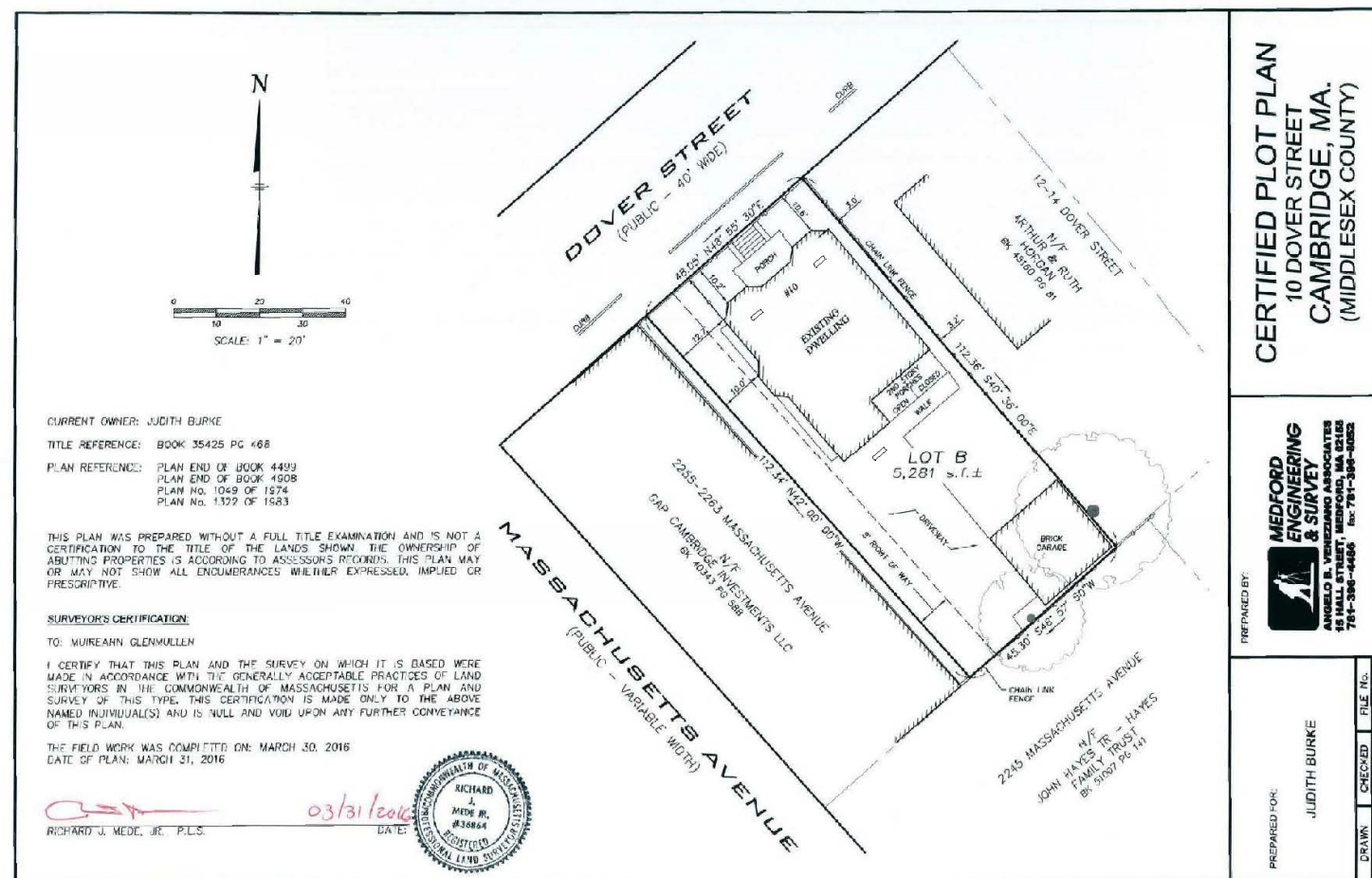
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date issued 02-23-2018

SPECIAL PERMIT

Sheet no.

BZA000



2 GIS MAP

		DIMENSIONAL FORM		1/26/2018			
LOCATION:		10 Dover Street, Cambridge, MA		ZONE:		BA-2	
		PRESENT USE/OCCUPANCY:				2-family	
		REQUESTED OCCUPANCY:				Multifamily	
		EXISTING		PROPOSED		ORDINANCE	
LOT SIZE:		5,281		NO CHANGE		NONE	
GROSS FLOOR AREA							
TOTAL		3,627		4,368		9,241	
FLOOR AREA RATIO		0.68		0.82		1.75	
LOT AREA PER DWELLING UNIT		2,640		880		600	
NO. OF D.U.		2		6		8	
SIZE OF LOT:							
WIDTH		48 FT		NO CHANGE		NONE	
LENGTH		112.6 FT		NO CHANGE		NA	
SIZE OF BLDG:							
BUILDING HEIGHT		33.6 FT		NO CHANGE		35 FT	
BUILDING LENGTH		43.1 FT		NO CHANGE		NA	
BUILDING WIDTH		32 FT		NO CHANGE		NA	
SETBACKS							
FRONT		5.5 FT		NO CHANGE		5 FT	
REAR		56.5 FT		NO CHANGE		20 FT	
LEFT		3 FT		NO CHANGE		20 FT	
RIGHT		10 FT		NO CHANGE		10 FT	
DISTANCE BETWEEN STRUCTURES		35.5 FT		NA		NA	
OPEN SPACE CALCULATION							
TOTAL OPEN SPACE		NA		NA		NONE	
PERCENTAGE LOT AREA		NA		NA		NA	
NO. OF PARKING SPACES:		2		6		6	

NOTES: (K) FOOTNOTE "K" IN TABLE 5-3, CAMBRIDGE ZONING ORDINANCE

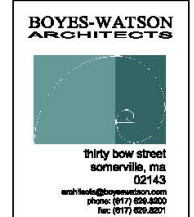
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client
Palmerston Park
LLC

DIMENSIONAL FORM, PLOT PLAN, GIS MAP

10 Dover Street - Cambridge MA



job number	000
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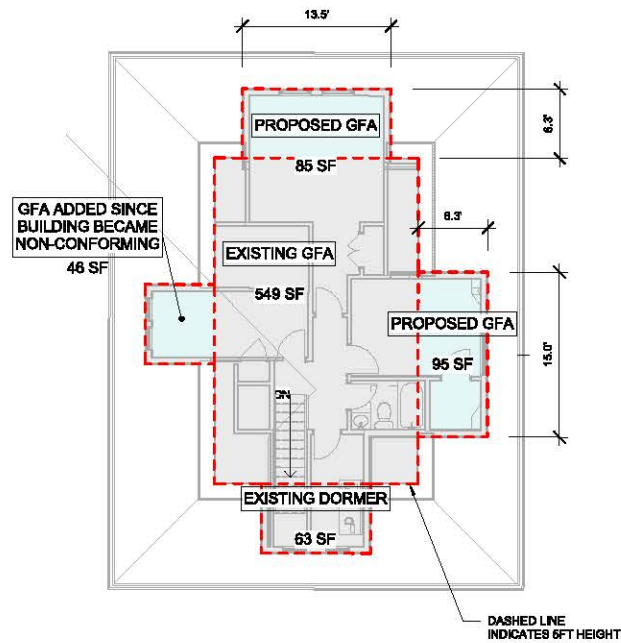
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date issued 02-23-2018

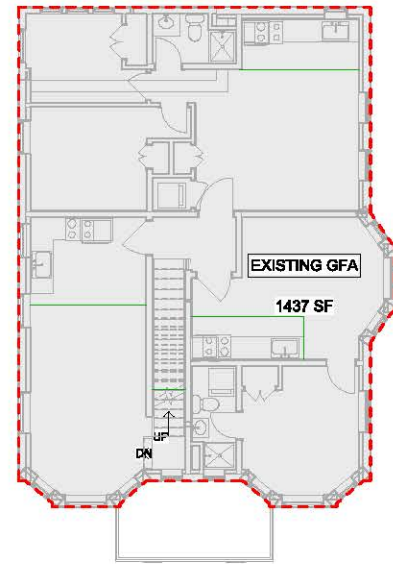
SPECIAL PERMIT

Sheet no.
BZA001

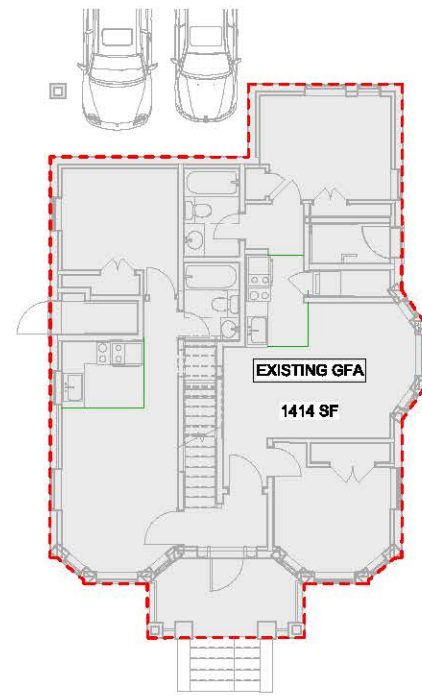
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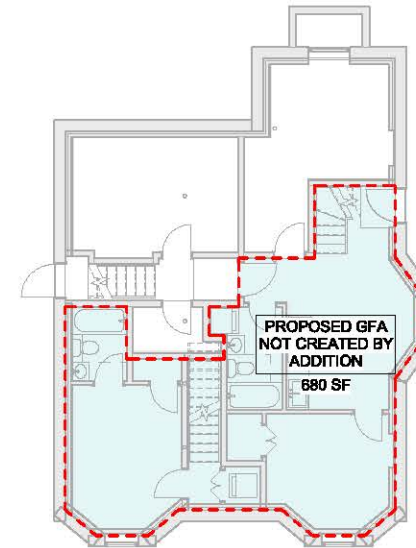
7 PROPOSED 2ND FLOOR AREA PLAN
1/8" = 1'-0"



6 PROPOSED 1ST FLOOR AREA PLAN
1/8" = 1'-0"



5 BASEMENT
1/8" = 1'-0"



ZONING AREA - PROPOSED		
LEVEL	GFA TYPE	AREA
BASEMENT	PROPOSED GFA NOT CREATED BY ADDITION	680 SF
BASEMENT		680 SF
1ST FLOOR	EXISTING GFA	1414 SF
1ST FLOOR		1414 SF
2ND FLOOR	EXISTING GFA	1437 SF
2ND FLOOR		1437 SF
3RD FLOOR	GFA ADDED SINCE BUILDING BECAME NON-CONFORMING	46 SF
3RD FLOOR	EXISTING DORMER	63 SF
3RD FLOOR	PROPOSED GFA	85 SF
3RD FLOOR	PROPOSED GFA	95 SF
3RD FLOOR	EXISTING GFA	549 SF
3RD FLOOR		837 SF
TOTAL GFA		4368 SF

AREA OF DORMERS (3 TOTAL)
ADDED SINCE THE BUILDING
BECAME NON-CONFORMING:

EXISTING GFA TO REMAIN = 3,508 SF
REMAINING GFA X 10% = 350 SF
COMBINED DORMER AREA = 226 SF
PERCENT OF TOTAL GFA = 6%

ZONING AREA - EXISTING		
LEVEL	GFA TYPE	AREA
1ST FLOOR	EXISTING GFA	1414 SF
1ST FLOOR		1414 SF
2ND FLOOR	EXISTING GFA	1437 SF
2ND FLOOR		1437 SF
3RD FLOOR	EXISTING GFA	657 SF
3RD FLOOR		657 SF
TOTAL GFA		3508 SF

ZONING COMPLIANCE AREA PLANS

10 Dover Street - Cambridge MA



job number 000

scale 1/8" = 1'-0"

date issued 02-23-2018

SPECIAL PERMIT

Sheet no.
BZA003



3) PARKING AREA VIEW LOOKING AT SOUTH (REAR) FACADE



2) DRIVEWAY VIEW LOOKING AT WEST FACADE WITH BAY WINDOW PROJECTION



5) CLOSE-UP VIEW LOOKING AT EAST FACADE



4) STREET VIEW LOOKING AT NORTHEAST CORNER



1) STREET VIEW LOOKING AT NORTH (FRONT) FACADE

Date	
Description	
No.	

stamp

client
Palmerston Park LLC

CONTEXT PHOTOS

10 Dover Street - Cambridge MA

BOYES-WATSON ARCHITECTS

thirty bow street
somerville, ma 02143
architects@boyes-watson.com
phone: (617) 528-8300
fax: (617) 528-8301

job number 000

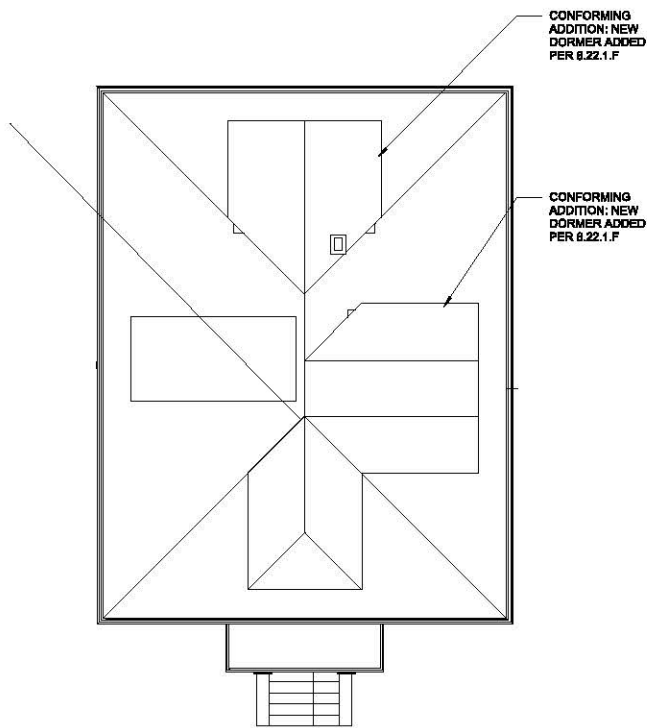
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date issued 02-23-2018

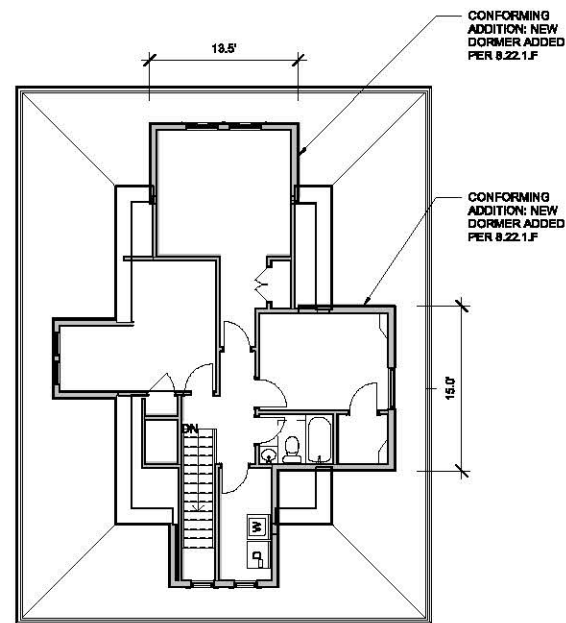
SPECIAL PERMIT

Sheet no.
BZA010

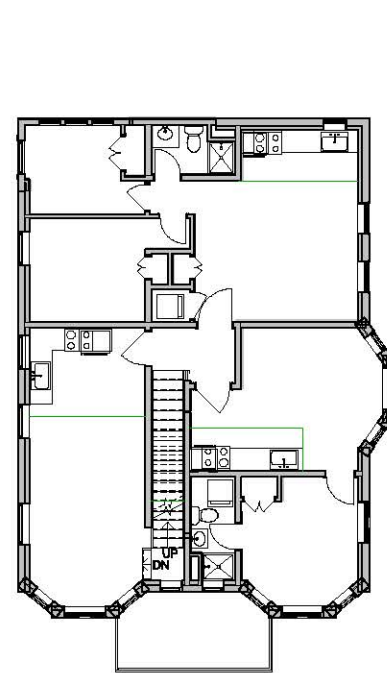
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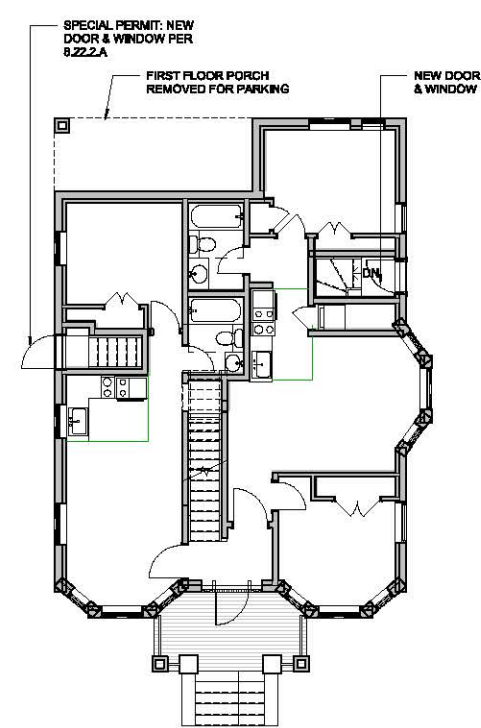
10 BZA PROPOSED ROOF PLAN
1/8" = 1'-0"



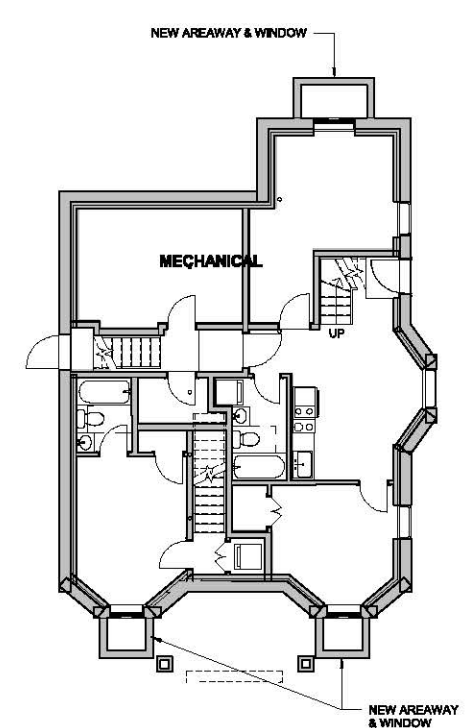
9 BZA PROPOSED 3RD FLOOR PLAN
1/8" = 1'-0"



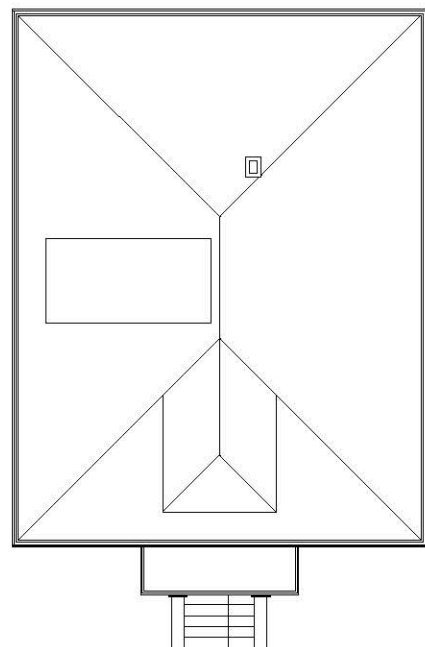
8 BZA PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"



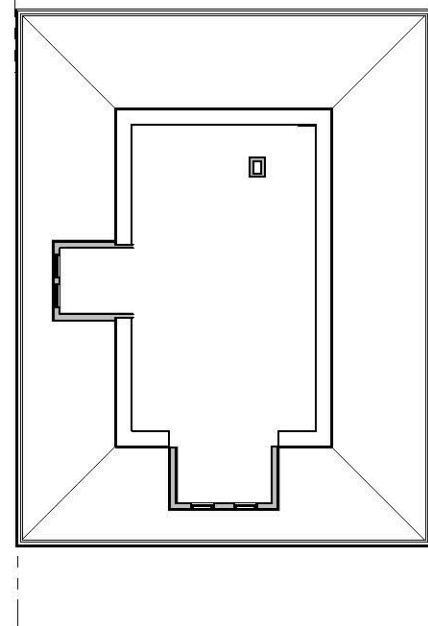
7 BZA PROPOSED 1ST FLOOR PLAN
1/8" = 1'-0"



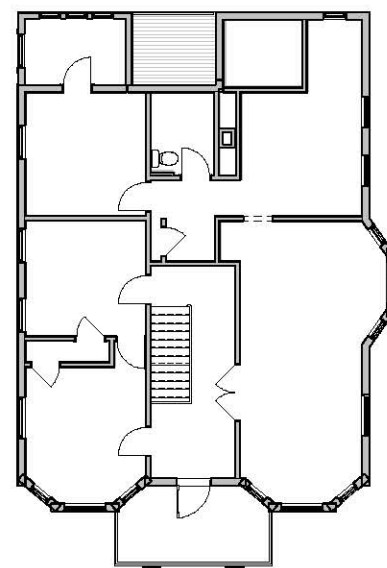
6 BZA PROPOSED BASEMENT PLAN
1/8" = 1'-0"



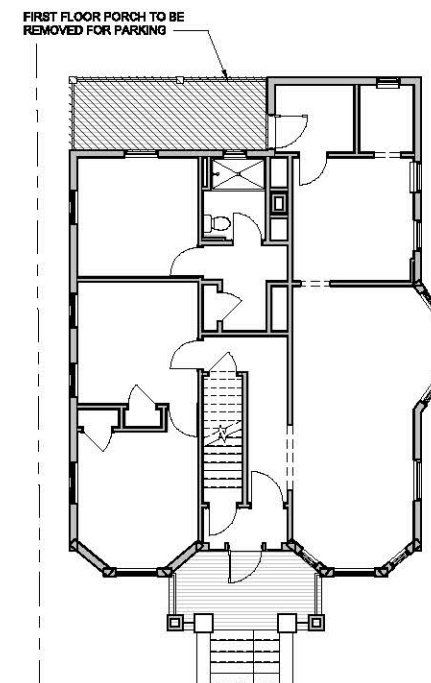
5 BZA EXISTING ROOF PLAN
1/8" = 1'-0"



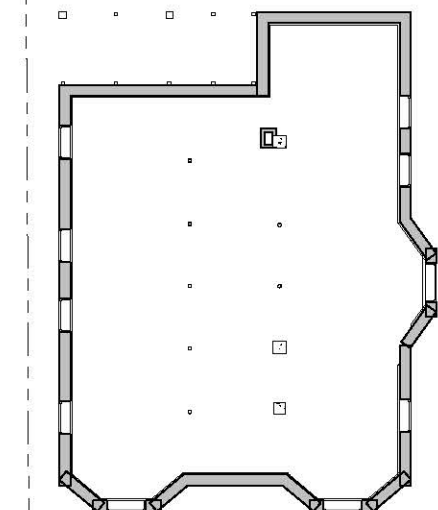
4 BZA EXISTING 3RD FLOOR PLAN
1/8" = 1'-0"



3 BZA EXISTING 2ND FLOOR PLAN
1/8" = 1'-0"



2 BZA EXISTING 1ST FLOOR PLAN
1/8" = 1'-0"



1 BZA EXISTING BASEMENT PLAN
1/8" = 1'-0"

Date	
Description	
No.	

stamp

client
Palmerston Park LLC

title
BUILDING PLANS

project
10 Dover Street - Cambridge MA



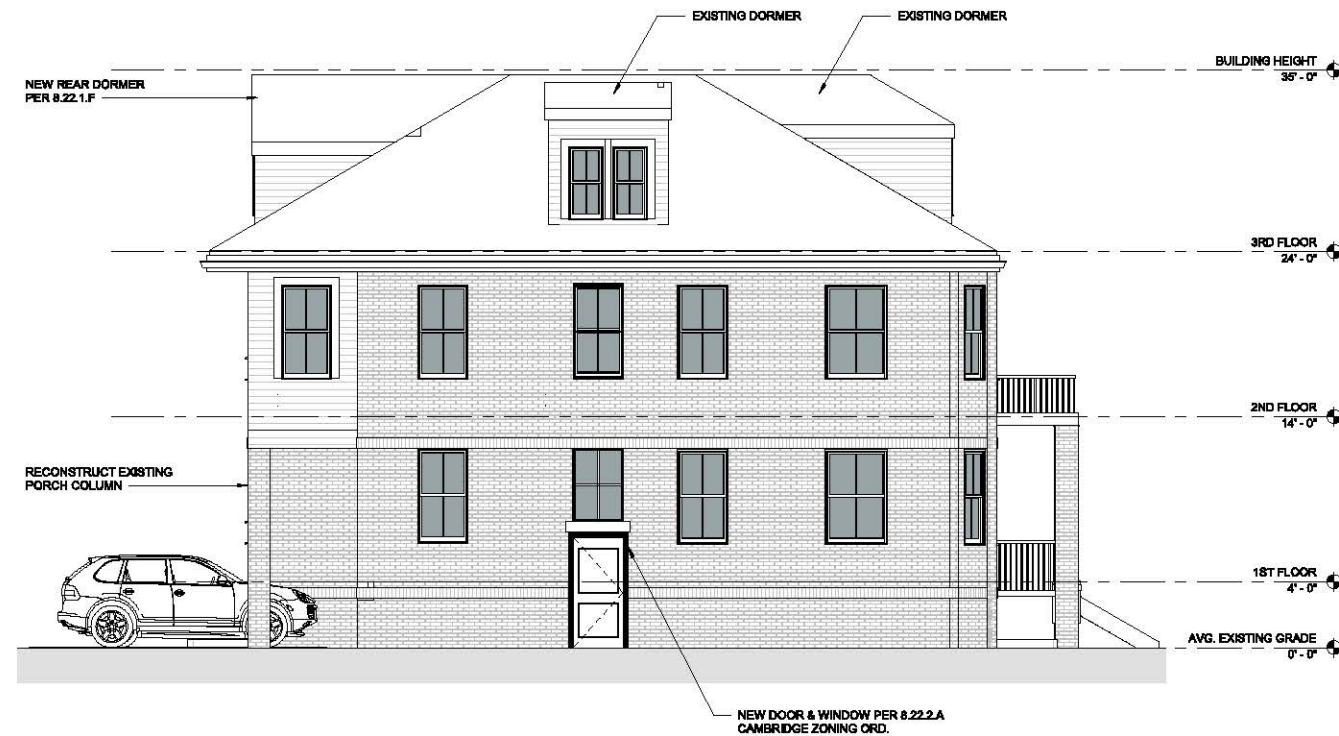
job number 000

scale 1/8" = 1'-0"

date issued 02-23-2018

SPECIAL PERMIT

Sheet no.
BZA101

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stamp

client
Palmerston Park
LLC

BUILDING ELEVATIONS

10 Dover Street - Cambridge MA

**BOYES-WATSON
ARCHITECTS**



thirty bow street
somererville, ma
02143
architects@boyeswatson.com
phone: (617) 629.6200
fax: (617) 629.6201

job number	000
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scale $3/16" = 1'-0"$

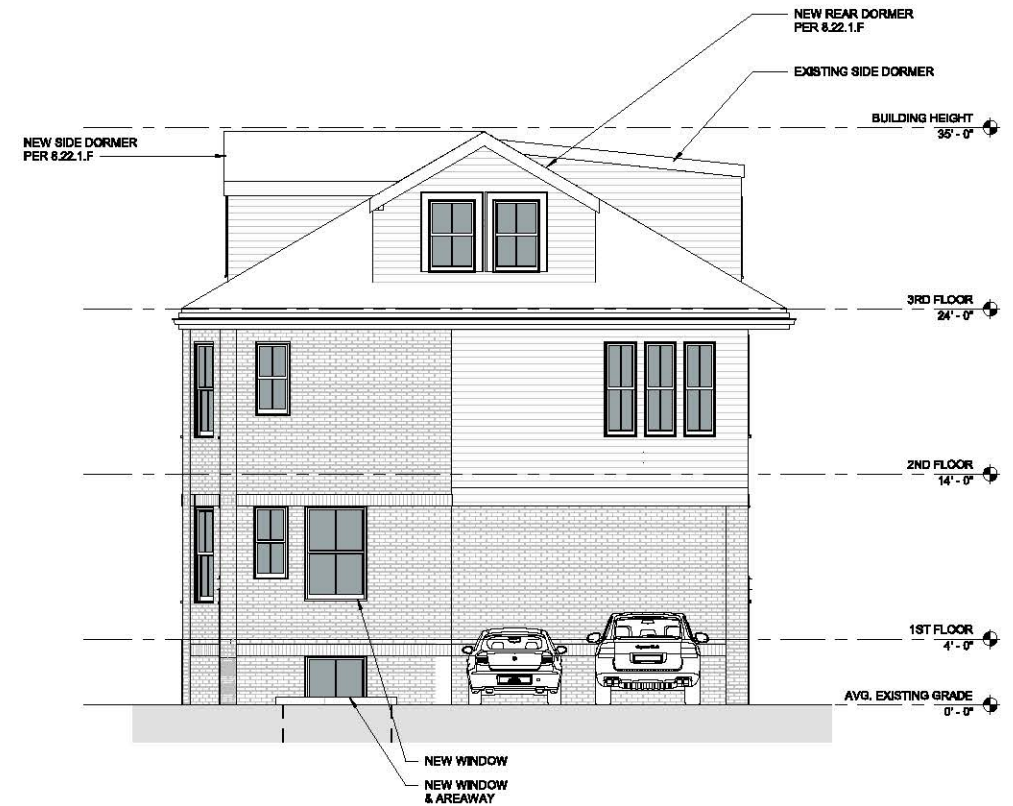
date issued 02-23-2018

SPECIAL PERMIT

Sheet no.
BZA201



④ PROPOSED BUILDING ELEVATION - WEST
3/16" = 1'-0"



② PROPOSED BUILDING ELEVATION - SOUTH
3/16" = 1'-0"



③ EXISTING BUILDING ELEVATION - WEST
3/16" = 1'-0"



① EXISTING BUILDING ELEVATION - SOUTH

Date	
Description	
No.	

stamp

client
Palmerston Park
LLC

title
BUILDING ELEVATIONS
project
10 Dover Street - Cambridge MA

**BOYES-WATSON
ARCHITECTS**

thirty bow street
somerville, ma 02143
wboyes@boyes-watson.com
phone: (617) 880.8800
fax: (617) 880.8801

job number 000

scale 3/16" = 1'-0"

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SPECIAL PERMIT

Sheet no.
BZA202

182-7
CHIM, BAK Y. & TOY H. CHIN A LIFE ESTATE
15 DOVER ST
CAMBRIDGE, MA 02140

182-8
DOE LLC,
2269 MASS AVE
CAMBRIDGE, MA 02140

10 Dover St.
Petitioner
JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

182-70
AARONIAN, RAY
208 S. MILL RIDGE TRAIL
PONTE VEDRA BEACH, FL 32082

182-87
HAYES, JOHN G.
TRUSTEE OF HAYES FAMILY TRUST
3 DAY ST
CAMBRIDGE, MA 02140

182-88
HAYES, JOHN G. TR.OF HAYES FAMILY TRUST
C/O 7-ELEVEN, INC., P. O. BOX #711
ATTN: TENANTS AD VALOREM
TAX DEPT #35827
DALLAS, TX 75221

182-89-90
GAP CAMBRIDGE INVESTMENTS LLC
20 LANTERN LANE
NEEDHAM, MA 02492

182-63
PALMERSTON PARK LLC
PO BOX 380592
CAMBRIDGE, MA 02238

182-71
MAIRE, CHRISTOPHER K.
12-14 DOVER ST., #1
CAMBRIDGE, MA 02140

182-71
MAZER, MATTHEW
C/O MAGDANZ, SUSAN & MEGON BARROW
12-14 DOVER ST. UNIT #3
CAMBRIDGE, MA 02140

182-71
WANG, YINCHUN & WEN TAO
12-14 DOVER ST., UNIT #2
CAMBRIDGE, MA 02140



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 10 Dover Street

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)
- ☒ Structures 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 demolition permit anticipated.
- ☐ 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 SLB

Date March 12, 2018

Received by Uploaded to Energov

Date March 12, 2018

Relationship to project BZA 15832-2018

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>