



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

BZA APPLICATION FORM

Plan No: BZA-011890-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Food For Free - C/O Sasha Purpura

PETITIONER'S ADDRESS : 11 Inman St Cambridge, MA 02139

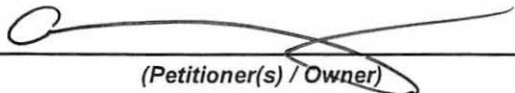
LOCATION OF PROPERTY : 11 Inman St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Office 1 Zone

REASON FOR PETITION :
New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :
Relief is requested to install a storage shed for a walk-in cooler.

SECTIONS OF ZONING ORDINANCE CITED :
Article 4.000 Section 4.21 (Accessory Structure).
Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : 
(Petitioner(s) / Owner)

Sasha Purpura
(Print Name)

Address : 11 Inman St
Cambridge MA 02139

Tel. No. : 617. 868. 2900

E-Mail Address : director@foodforfree.org

Date : 11/7/2016

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:

We operate a non-profit organization serving people who struggle with food insecurity. We capture food that would otherwise go to waste and distribute it to those in need. We need to safely store the food. Not having this additional cooler space would result in our turning away food.

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:

Pre-existing nature of the building and the topography

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

We've been operating out of 11 Inman for over 30 years and the existing cooler, which is right next to the proposed new structure, has been there since 2001 and the proposed structure is not detriment to the public good and hardly visible from Inman St.

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

Relief requested in minimal. It's less than 2%.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Food For Free **PRESENT USE/OCCUPANCY:** _____

LOCATION: 11 Inman St Cambridge, MA **ZONE:** Office 1 Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** _____

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	6112	6234	5694	(max.)
<u>LOT AREA:</u>	7592	7592	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	.81	.82	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	NA	NA	NA	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	69.65	69.65	50	(min.)
DEPTH	110.57	110.57	100	
<u>SETBACKS IN FEET:</u>				
FRONT	14.5	14.5	10	(min.)
REAR	17.6/2	17.6/2	10	(min.)
LEFT SIDE	45	45	20	(min.)
RIGHT SIDE	10	10	11	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	35/11.3	35/11.3	35/15	(max.)
LENGTH	50	50	NA	
WIDTH	37.4	37.4	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	.46	.44	.4	(min.)
<u>NO. OF DWELLING UNITS:</u>	NA	NA	NA	(max.)
<u>NO. OF PARKING SPACES:</u>	NA	NA	NA	(min./max)
<u>NO. OF LOADING AREAS:</u>	NA	NA	NA	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	4	4	4	(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.

We propose to build a wood frame building to house a new walk-in cooler in addition to the existing storage space. The building will have a concrete foundation.

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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 CAMBRIDGE, MA 02139
 617 349-6100

2016 NOV -8 AM 11:44
 OFFICE OF THE CITY CLERK
 CAMBRIDGE MASSACHUSETTS
 Plan No: BZA-011890-2016

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Original Signature(s) : 
 (Petitioner(s) / Owner)

Sasha Purpura
 (Print Name)

Address : 11 Inman St
Cambridge MA 02139

Tel. No. : 617868 2900

E-Mail Address : director@foodforfree.org

Date : 11/7/2016

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 Cambridge Economic Opportunity Committee, Inc
(OWNER)

Address: 11 Inman St. Cambridge, MA 02139

State that I/We own the property located at 11 Inman St., which is the subject of this zoning application.

The record title of this property is in the name of United Presidents of Cambridge

*Pursuant to a deed of duly recorded in the date 02/03/1986, Middlesex South County Registry of Deeds at Book 12930, Page 448; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Elaine M DeRosa
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 Elaine DeRosa personally appeared before me, this 7 of November, 2016, and made oath that the above statement is true.

My commission expires February 19, 2021 (Notary Seal).



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

11 Tuman Rd.









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

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 11 Inman 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
Mid Cambridge NCD hearing scheduled for Dec. 5, 2016.
- 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 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 November 21, 2016

Received by Uploaded to Energov

Date November 21, 2016

Relationship to project BZA 11890-2016

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>

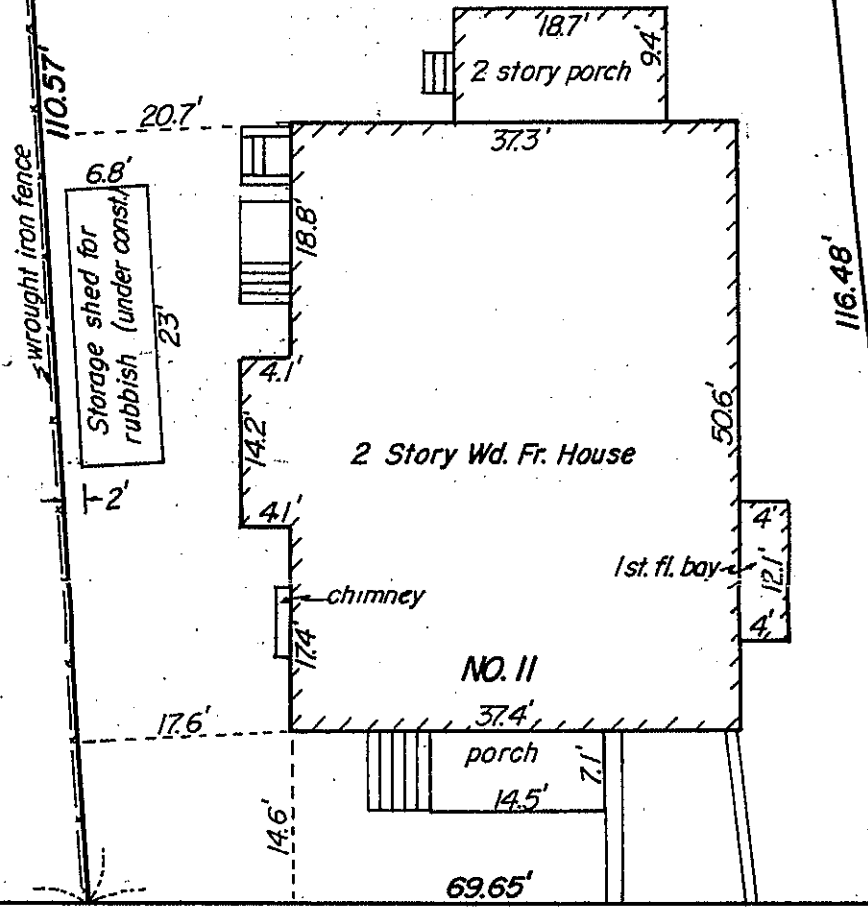
MASSACHUSETTS AVE.

N/F Andrew Oldman & Richard Skodnek, Tr. N/F Lewis N. Macauley

chain link fence 64.39'

Area = 7592 s.f.

City of Cambridge City Hall



N/F United Residents of Cambridge, Inc.

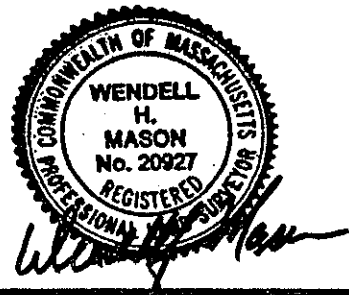
INMAN STREET

PROPERTY REFERENCES:
Middlesex South Registry of Deeds
Book 12930, Pg. 448
Plan Book 297 Plan 8

PLOT PLAN
11 INMAN ST.
CAMBRIDGE, MASS.

I certify that this is a true plot plan based on field survey and plans and deed of record.

Wendell H. Mason

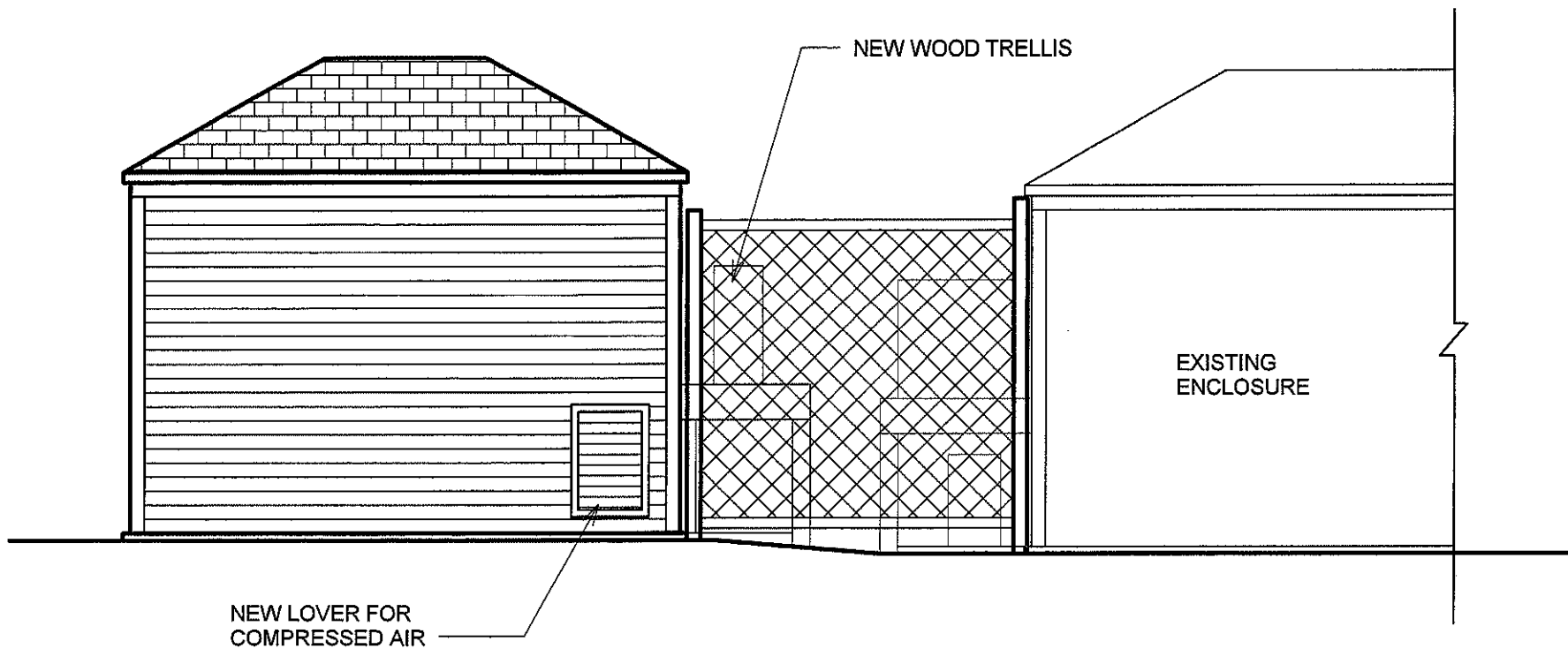


SCALE: 1" = 16'

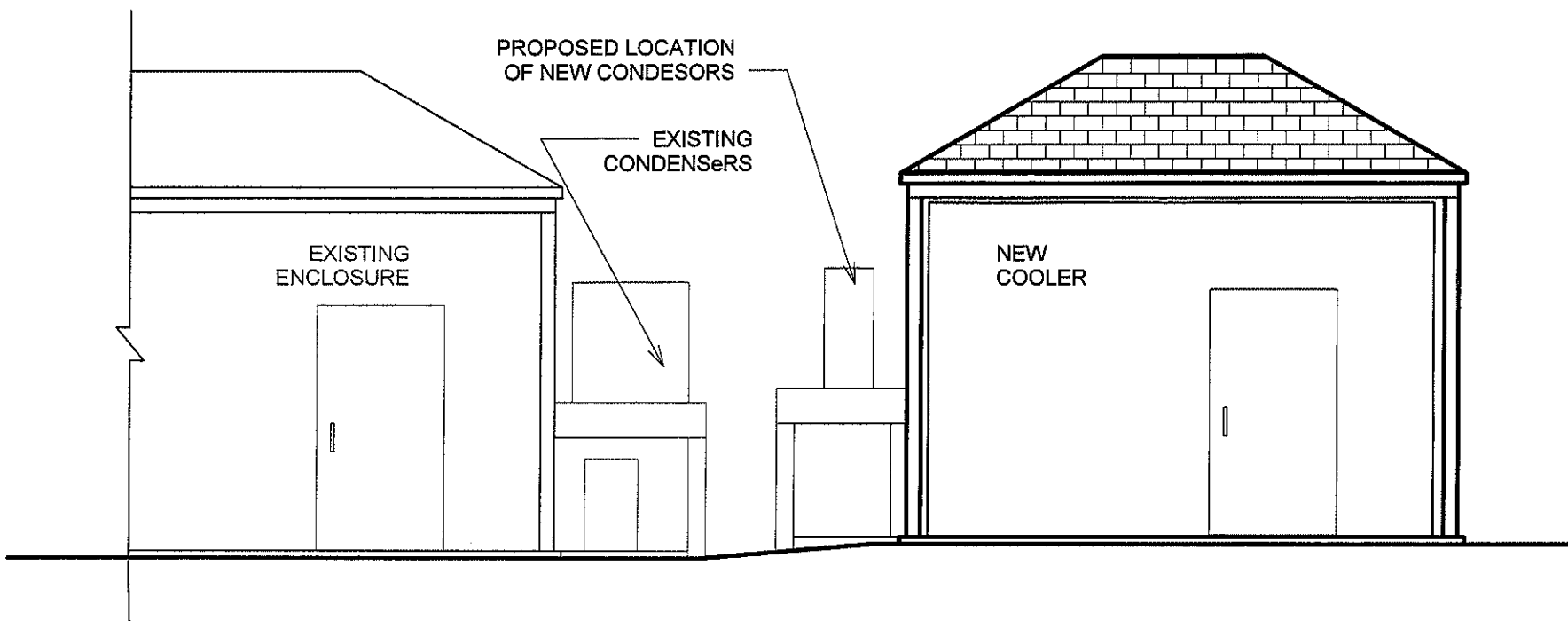
FEB. 18, 1994

W. H. MASON
122 ESSEX ST.

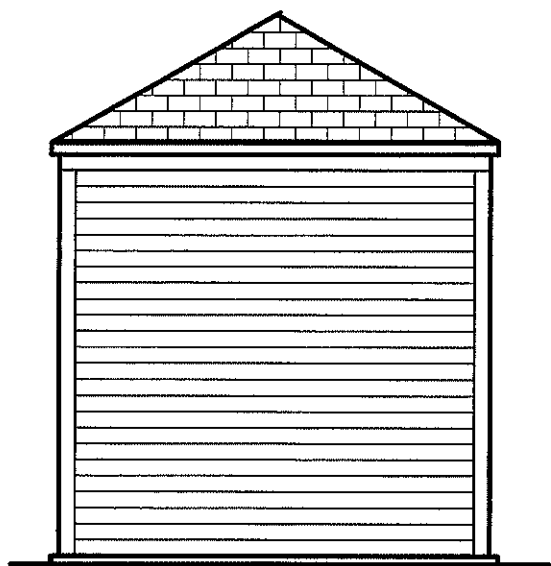
PROF. LAND SURVEYOR
BEVERLY, MA 01915



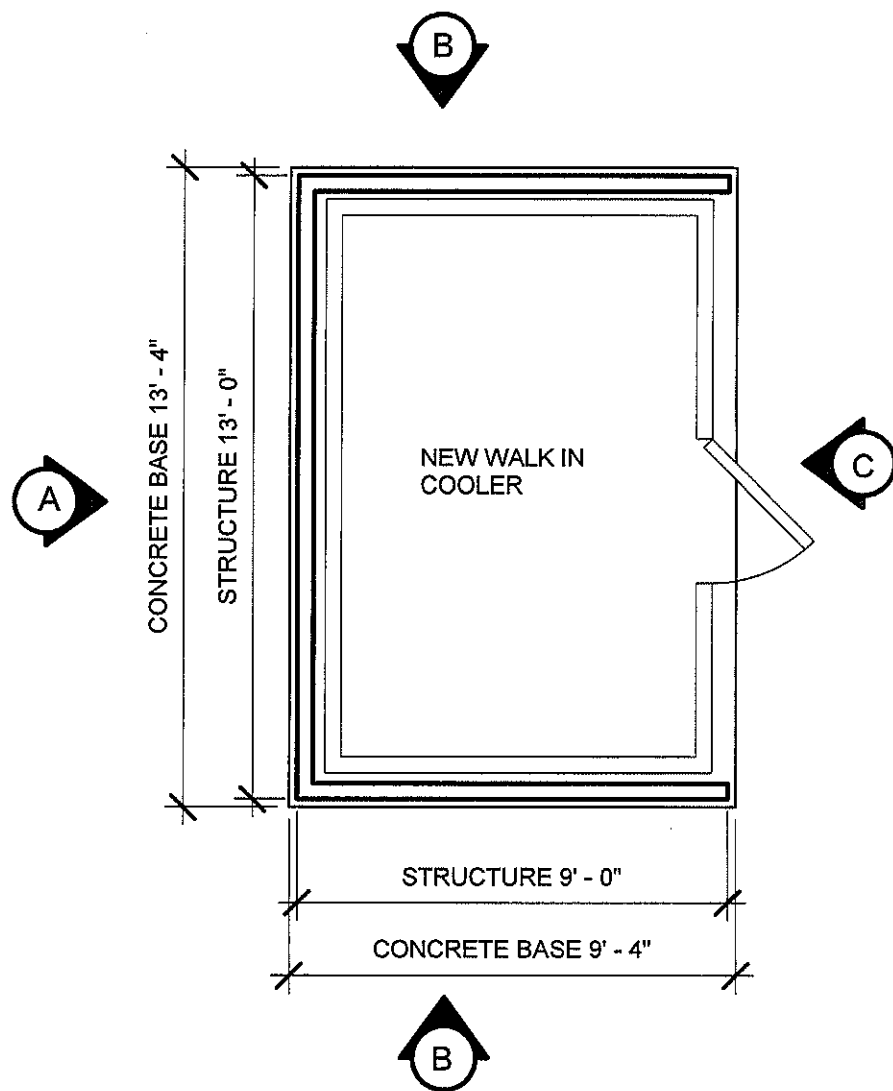
A - PROPOSED CITY HALL ELEVATION



C - PROPOSED FRONT ELEVATION



B - PROPOSED END ELEVATION

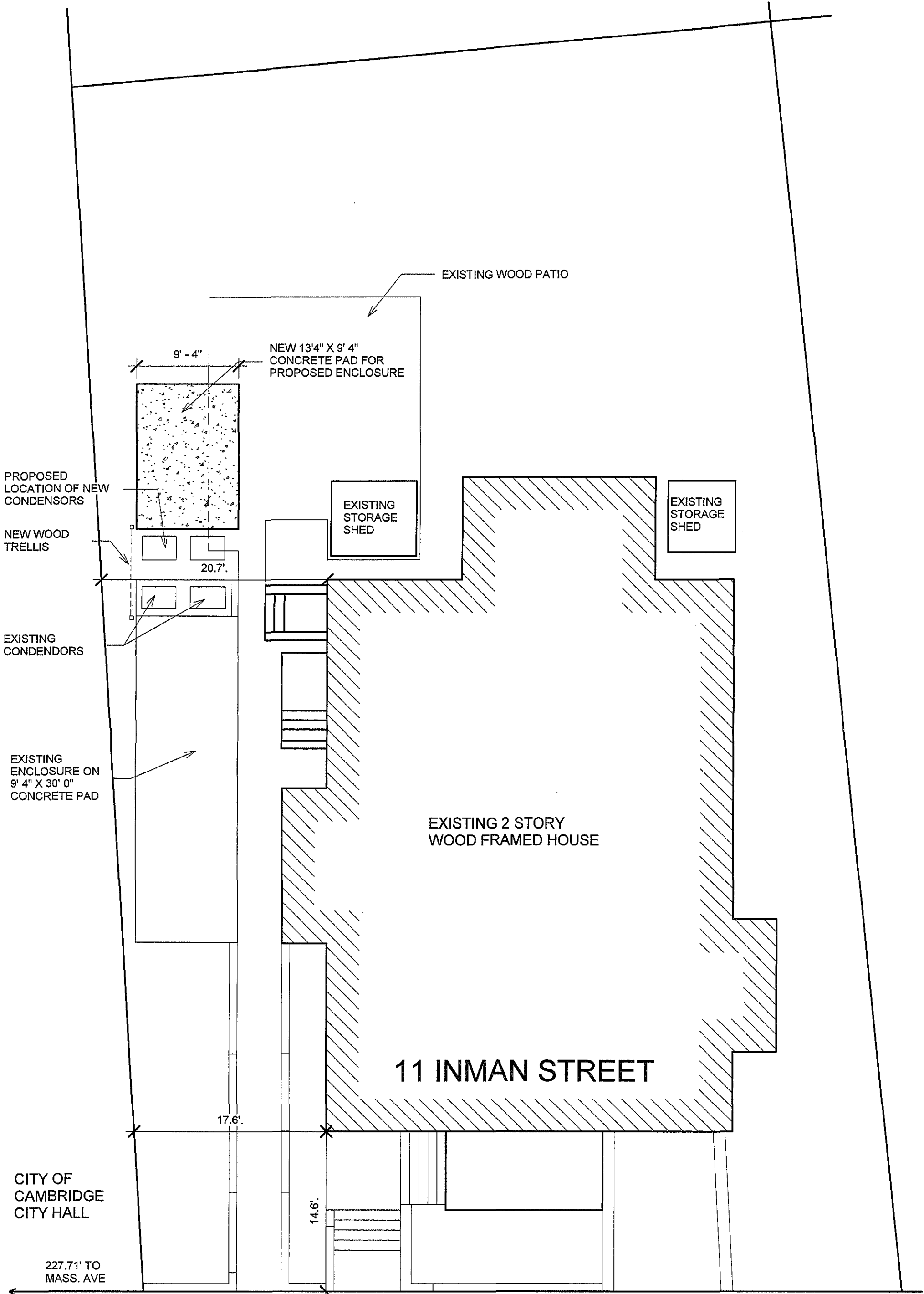


PROPOSED FLOOR PLAN

PLANS & ELEVATIONS -PROPOSED OUTDOOR ENCLOSURE

11 INMAN STREET, CAMBRIDGE, MA

SCALE 1/4" = 1'-0"



SITE PLAN -PROPOSED OUTDOOR ENCLOSURE

11 INMAN STREET, CAMBRIDGE, MA

SCALE 1/8" = 1'-0"

SITE INFORMATION OBTAINED FROM FIELD MEASUREMENTS ON 9/13/2016, AND PLOT PLAN PREPARED BY: W.H. MASON PROFESSIONAL LAND SURVEYOR, DATED: FEBRUARY 18, 1994

11 Inman St.

142

Petitioner

118-33
CITY OF CAMBRIDGE / CITY HALL
C/O LOUIS DePASQUALE
CITY MANAGER

118-33
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

FOOD FOR FREE
C/O SASHA PURPURA, DIRECTOR
11 INMAN STREET
CAMBRIDGE, MA 02139

118-63
LICKLY, MARGARET H.
C/O MARGARET H. HAMILTON
H. O. S.
17 INMAN ST
CAMBRIDGE, MA 02138

118-64
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

118-65
UNITED RESIDENTS OF CAMBRIDGE INC.
11 INMAN ST
CAMBRIDGE, MA 02139

118-68
SLATER, ELLIOT S., ELLEN STERLING SLATER
10 BIGELOW ST
CAMBRIDGE, MA 02139

107-99
QUINLAN, NINA
63 SIXTH ST
CAMBRIDGE, MA 02139

107-99
AUSTIN COURT CONDO ASSOCIATION
C/O GO MANAGEMENT
2534 MASS AVE
CAMBRIDGE, MA 02140

107-2
UNITED ANTIOCHIAN SOCIETY OF ST MARY INC
8 INMAN
CAMBRIDGE, MA 02139

107-84
KUTNER, JACK P. & CINDY L. KUTNER
151 BISHOP ALLEN DR
CAMBRIDGE, MA 02139

107-99
RIZZUTO, CARLO D. AND
RITA S. CHA BRAMBELL BUILDING 414.2
UNIVERSITY OF BANGOR
DEINIOL ROAD
BANGOR, _ LL57

107-99
RABBANY, SHABEEB
601 TEAL CIRCLE
LONGMONT, CO 80503

107-99
PANICO, VINCENT J.
2343 MASS AVE - UNIT # 32
CAMBRIDGE, MA 02140

107-99
TALPASANU, ILIE &
LUCRETIA DALIA TALPASANU
12 INMAN ST. UNIT#14
CAMBRIDGE, MA 02139

107-99
GREENQUIST, CATHY A.
C/O GREENQUIST, CATHY A.
756 BERNARDSTON RD.
GREENFIELD, MA 01301

107-99
BIANCO, DIANE
P.O BX 390430
CAMBRIDGE, MA 02139

107-99
ALLARD, JENNIFER L.
3 FLORAL PLACE
NEWTON, MA 02461

107-99
BROWN, JAMES R. & MARY E. BROWN
C/O BROWN, PETER W.
81 LANDING DR.
DOBBS FERRY, NY 10522

107-99
PANICO, VINCENT J. & JENNIE PANICO
2343 MASS AVE UNIT #32
CAMBRIDGE, MA 02140

107-99
DELACOSTE, PHILLIPPE &
GUILLEMIN DELACOSTE AS TRUSTEES
106 ELLERY ST
CAMBRIDGE, MA 02138

107-99
HAO, HAIJING
12 INMAN ST. UNIT 31
CAMBRIDGE, MA 02139

118-34
OLDMAN, ANDREW & RICHARD SKODNEK,
TRS. OF CHARLES MONTAGUE ASSOCIATES
C/O ANDREW OLDMAN
339 BROADWAY
CAMBRIDGE, MA 02139

107-99
ANSEL, PHYLLIS L.
12 INMAN ST
CAMBRIDGE, MA 02139

107-99
HAN, SOOYOUNG
12 INMAN ST., #35
CAMBRIDGE, MA 02139

107-99
BREDT, DENISE A.
C/O OF DENISE A BREDT IRREV TRST
18 HERRICK ST
NASHUA, NH 03060

107-99
CAO, YUN ANNA
558 GREEN ST. #1
CAMBRIDGE, MA 02139

107-99
HOAG, LEXINE
12 INMAN ST #53
CAMBRIDGE, MA 02139

107-99
XU, HUIMIN & JIANGHUA TU
12 INMAN ST., #44
CAMBRIDGE, MA 02139

107-99
ZHANG, XUN
12 INMAN ST., UNIT #45
CAMBRIDGE, MA 02139

11 Inman St.

292

107-99
HWANG, JAMES
36 RED BARD RD.
WAYLAND, MA 01778

107-99
MACLEAN, DAVID B. &
ROSALIND VAZ-MACLEAN
12 INMAN ST #52
CAMBRIDGE, MA 02139

107-99
HOAG, ROD, ELEANOR P. HOAG &
LEXINE L. HOAG
797 SOUTH BAR FIELD DR
MARCO ISLAND, FL 34145

107-99
BIJAN, MEHRAN
12 INMAN ST., #54
CAMBRIDGE, MA 02139

107-99
HWANG, JAMES & PEGGY HWANG
36 RED BARN ROAD
WAYLAND, MA 01778

107-99
JAIN, MAHAVIR SHARAN, PARVEEN LATA JAIN &
VIREN JAIN
12 INMAN ST., #61
CAMBRIDGE, MA 02139

107-99
TITLE, MARIANNA J. & JAMES F. BREDT
TRS. THE DENISE A. BREDT IRREV. TRUST
18 HERRICK ST
NASHUA, NH 03060

107-99
BEECH, JEREMY
236 UNION ST.
ASHLAND, MA 01721

107-99
SHEFF, JOHN
12 INMAN ST., #64
CAMBRIDGE, MA 02139

107-99
DRESCHER, GARY L.
12 INMAN ST., UNIT #65
CAMBRIDGE, MA 02139

118-35
CASCAP REALTY, INC
231 SOMERVILLE AVE
SOMERVILLE, MA 02143