



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

2017 APR 27 PM 3:07

BZA APPLICATION FORM

Plan No: BZA-013155-2017

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : Larbi Ridha Derbali

PETITIONER'S ADDRESS : 17 Flagg Street Cambridge, MA 02138

LOCATION OF PROPERTY : 15-17 Flagg St Cambridge, MA 02138

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

Requesting a variance to create cut, build a driveway between 15-17 and 11-13 Flagg Street properties, and build parking in the rear of the house.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.43.6 (Shared Driveway).

Original Signature(s) :

Larbi Ridha Derbali

(Petitioner(s) / Owner)

(Print Name)

Address :

17 Flagg St  
Cambridge MA 02138

Tel. No. :

617 354 8366

E-Mail Address :

larbi.derbali@gmail.com

Date : \_\_\_\_\_

**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 Larbi Reza Derbali  
(OWNER)

Address: 17 Flagg St, Cambridge MA 02138

State that I/We own the property located at 17 Flagg, Cambridge  
which is the subject of this zoning application.

The record title of this property is in the name of Larbi R. Derbali  
and Amina Derbali

\*Pursuant to a deed of duly recorded in the date Dec 22, 1986, Middlesex South  
County Registry of Deeds at Book 177703, Page 053; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

  
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 Larbi Reza Derbali personally appeared before me,  
this 25 of April, 2017, and made oath that the above statement is true.

  
My commission expires \_\_\_\_\_  
JENNIFER FENLON  
Notary Public  
Commonwealth of Massachusetts (Notary Seal).  
My Commission Expires  
February 17, 2023

- 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:

We are two seniors with one compact car. Street parking is extremely difficult because of the population density of the neighborhood particularly from Harvard's Peabody Terrace and several dormitories. At night parking near the house is scarce so we are obliged to walk considerable distances at times. The hardship is exacerbated in the winter months.

- 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 house was built in the 1890's, prior to the enactment of the Cambridge parking regulations.

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

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

The relief sought will not be a detriment to the public good. Most neighbors have curb cuts, 11-13 Flagg Street has granted us an easement, and we intend to park the car in the back of the house in a fenced-in yard.

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

The relief sought is minimal.

- \* 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 : Larbi Derbali PRESENT USE/OCCUPANCY : Alley  
LOCATION : 15-17 Flagg St Cambridge, MA 02138 ZONE : Residence C-1 Zone  
PHONE : \_\_\_\_\_ REQUESTED USE/OCCUPANCY : Driveway

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	NA	NA	NA	(max.)
<u>LOT AREA:</u>	4000	4000	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	NA	NA	NA	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	2000	2000	15000	(min.)
<u>SIZE OF LOT:</u> WIDTH	50	50	50	(min.)
DEPTH	80	80	80	
<u>SETBACKS IN FEET:</u> FRONT	14.8	14.8	14.8	(min.)
REAR	22.5	22.5	22.5	(min.)
LEFT SIDE	5.4	5.4	7.5	(min.)
RIGHT SIDE	6.2	10	7.5	(min.)
<u>SIZE OF BLDG.:</u> HEIGHT	32.4	32.4	32.4	(max.)
LENGTH	42.5	42.5	42.5	
WIDTH	38.5	38.5	38.5	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	NA	NA	NA	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>	0	1	0	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	NA	NA	NA	(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.

Not applicable

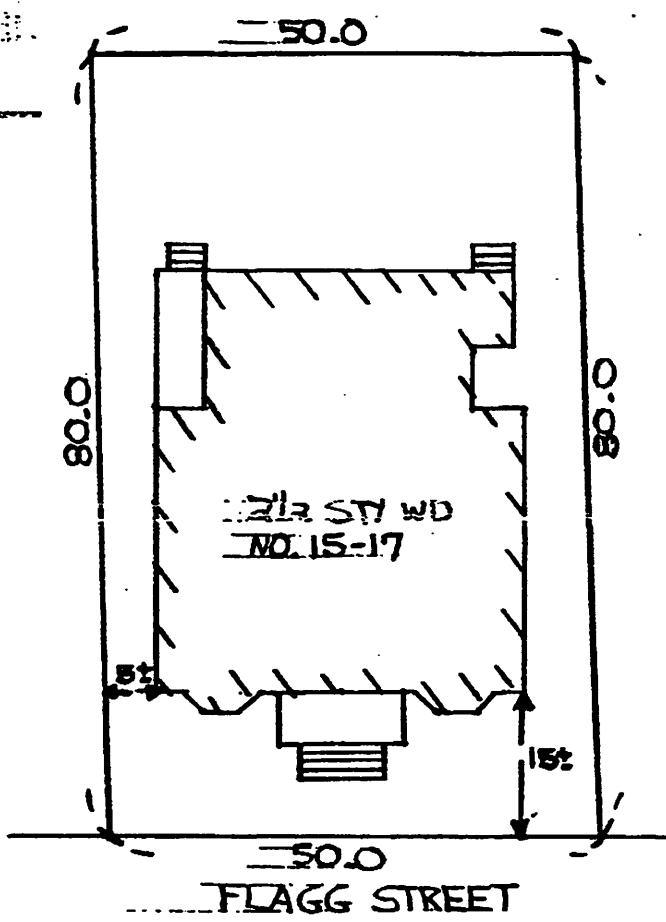
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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

610320.0001



Forbid to be used for  
exact copy of this original.

By me



I hereby certify that  
the building shown on  
this plan contained in  
the zone map of  
the city of CAMBRIDGE  
when built

NOTE: I HEREBY CERTIFY TO THE BEST OF MY KNOW-  
LEDGE THAT THE PREMISES SHOWN ON THIS PLAN  
ARE NOT LOCATED WITHIN THE FLOOD HAZARD ZONE  
AS DELINEATED ON THE MAP OF COMMUNITY

250186 0002 B

MASS. EFFECTIVE JULY 5, 1982  
BY THE DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT-FEDERAL INSURANCE ADMINISTRATION.

NOTE! THIS IS A TAPE SURVEY  
NOT TO BE USED FOR ESTABLISHING  
PROPERTY LINES, HEDGES, OR ANY  
PURPOSE OTHER THAN ITS ORIGINAL INTENT.  
THIS PLAN WAS DRAWN FOR MORTGAGE  
PURPOSES ONLY. NOT TO BE RECORDED.

### MORTGAGE PLAN

ENGINEERING SINCE 1920



PLAN OF PROPERTY IN  
CAMBRIDGE, MASS.  
OWNED BY

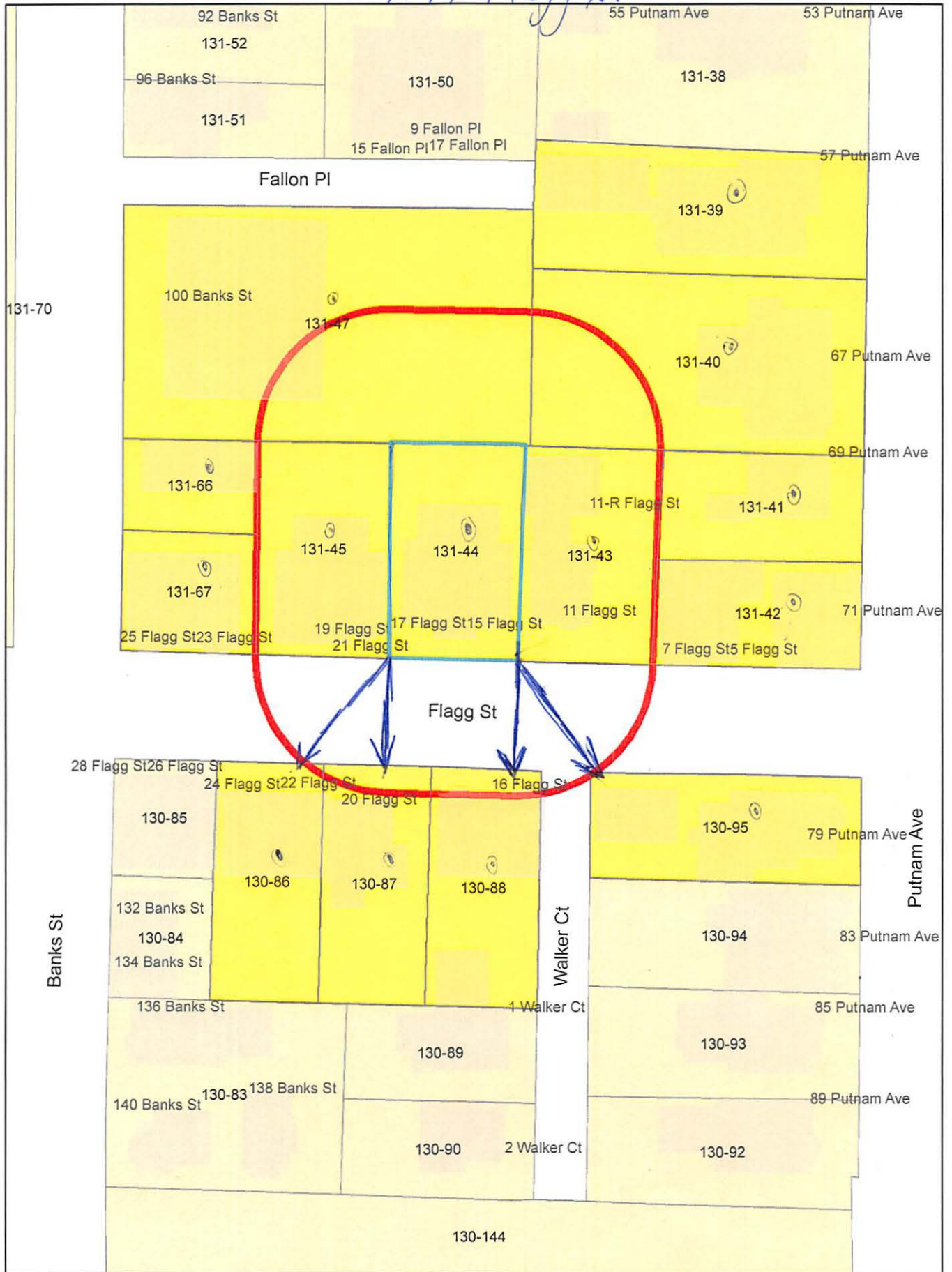
LARBI RID HA & ARMINA DERBALT  
SCALE: 1" = 20 DATE: 5-18-93  
L.G. BRACKETT CO. INC.  
WINCHESTER MASS.

I HEREBY CERTIFY THAT  
THE BUILDING SHOWN ON  
THIS PLAN IS ON THE  
GROUND AS SHOWN.  
T. L. McNeely  
REG. LAND SURVEYOR

COUNTY: MIDDLESEX  
PLAN: NONE

PLAN BY #  
DATE OF PLAN: #

15-17 Flagg St.



15-17 Flagg St.

Petitioner

130-86  
CAMBRIDGE COMMUNITY HOUSING  
DEVELOPMENT, INC.  
C/O WINN COMPANIES  
6 FANEUIL HALL MARKET PL  
BOSTON, MA 02109

130-87  
LEMPPEL, BRIAN D. & DIANA LIMBACH  
20 FLAGG ST  
CAMBRIDGE, MA 02138

131-44  
DERBALI, LARBI RIDAH &  
AMINA DERBALI  
17 FLAGG ST  
CAMBRIDGE, MA 02138

130-95  
CARUSO, PHILIP M.  
77-79 PUTNAM AVE., #1  
CAMBRIDGE, MA 02139

130-95  
LEE, ALICE I.  
77-79 PUTNAM AVE., UNIT #2  
CAMBRIDGE, MA 02139

130-95  
WAKEFIELD, SAMUEL & MILENA PETRANOVIC  
77-79 PUTNAM AVE., #3  
CAMBRIDGE, MA 02139

131-39  
VONTURKOVICH, RICHARD &  
VONTURKOVICH, MYRA  
31 SHEPARD ST #3  
CAMBRIDGE, MA 02138

131-40  
BLANK, SAMUEL J.  
C/O MERIDIAN MORTGAGE CO.  
TWO DEVON SQUARE  
744 WEST LANCASTER AVE.  
WAYNE, PA 19087

131-41  
VALASKOVIC, GARY A. & EMILY A. EHRENFELD  
69 PUTNAM AVENUE  
CAMBRIDGE, MA 02139

131-42  
WEXLER, MICHAEL LEO & RACHEL LEVY WEXLER  
50 SPOONER RD  
BROOKLINE, MA 02467

130-88  
CHUEH, HENRY C. & HOLLY Y. CHUEH  
16 FLAGG ST  
CAMBRIDGE, MA 02138

131-42  
BRONSKI, JEFFREY  
7 FLAGG ST., UNIT 7/1  
CAMBRIDGE, MA 02138

131-42  
TAYLOR, JONATHAN  
71 PUTNAM AVE., UNIT #1-#2  
CAMBRIDGE, MA 02139

131-67  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE INC.  
HOLYOKE CENTER - ROOM #1000  
1350 MASS AVE  
CAMBRIDGE, MA 02138

131-42  
COLLINS, MARGARET R.  
71 PUTNAM AVE., UNIT #71/3  
CAMBRIDGE, MA 02139

131-43  
DONOHUE, LAURA E.  
C/O 11 FLAGGST LLC,  
83 CONCORD AVENUE  
BELMONT, MA 02478

131-66  
FIELD, MARTHA  
112 BANKS ST  
CAMBRIDGE, MA 02138

131-45  
KANWISHER, NANCY G  
19-21 FLAGG ST  
CAMBRIDGE, MA 02138

131-47  
100 BANKS STREET REALTY, LLC  
75 CAMBRIDGE PARKWAY, SUITE 100  
CAMBRIDGE, MA 02142



# 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:

URDERBARI  
(Print)

Date:

5/4

Address:

15-17 Fagg St.

Case No.

BZA-013155-2017

Hearing Date:

5/25/17

Thank you,  
Bza Members



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

2017 MAY -4 PM 12:23

*Amended*

BZA APPLICATION FORM

Plan No: BZA-013155-2017

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :       

PETITIONER : Larbi Ridha Derbali

PETITIONER'S ADDRESS : 17 Flagg Street Cambridge, MA 02138

LOCATION OF PROPERTY : 15-17 Flagg St Cambridge, MA 02138

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

Requesting a variance to create cut, build a driveway between 15-17 and 11-13 Flagg Street properties, and build parking in the rear of the house. To install a shared driveway.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.43.6 (Shared Driveway).

Article 6.000 Section 6.43.4.A (Driveway Width).

Original Signature(s) :

(Petitioner(s) / Owner)

Larbi Ridha DERBALI  
(Print Name)

Address :

17 Flagg St  
Cambridge MA 02138

Tel. No. :

617 354 83 66

E-Mail Address :

amina.derbali@gmail

Date :

5/4/17

## 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 15-17 Flagg St Cambridge, MA 02138 (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 proposal is to use part of the adjacent lot for a new driveway.
- 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:  
No new traffic pattern will be created and will not cause congestion.
- 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 use of the property will not change.
- D)** Nuisance or hazard would not be created to the detriment of the healthsafety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:  
No nuisance or hazard will be created.
- 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 driveway will provide an off street parking space.

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**APPLICANT: Larbi DerbaliPRESENT USE/OCCUPANCY: AlleyLOCATION: 15-17 Flagg St Cambridge, MA 02138ZONE: Residence C-1 Zone

PHONE: \_\_\_\_\_

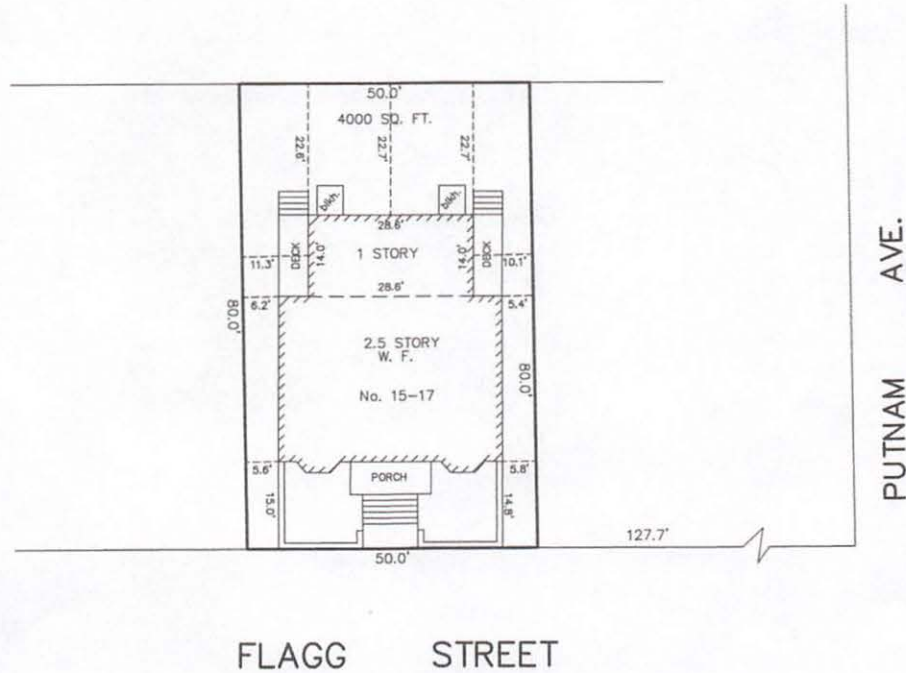
REQUESTED USE/OCCUPANCY: Driveway

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		NA	NA	NA	(max.)
<u>LOT AREA:</u>		4000	N/A	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u>		0.84	NA	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2000	2000	15000	(min.)
<u>SIZE OF LOT:</u>	WIDTH	50'	50	50'	(min.)
	DEPTH	80	80	80	
<u>SETBACKS IN FEET:</u>	FRONT	14.8'	14.8'	14.8'	(min.)
	REAR	22.5'	22.5	22.5	(min.)
	LEFT SIDE	5.4	5.4	7.5	(min.)
	RIGHT SIDE	6.2	6.2	7.5	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	32.4	32.4	32.4	(max.)
	LENGTH	42.5	42.5	42.5	
	WIDTH	38.5	38.5	38.5	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		39%	34%	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		0	1	0	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		10'	NA	10'	(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.

Not applicable

- 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'.



*Antoni G. Szerszunowicz*



**PLOT PLAN**  
15-17 FLAGG STREET  
CAMBRIDGE, MASS.

SCALE : 1" = 20'

MAY 2, 2017

**AGH ENGINEERING**

166 WATER STREET

STOUGHTON, MA 02072

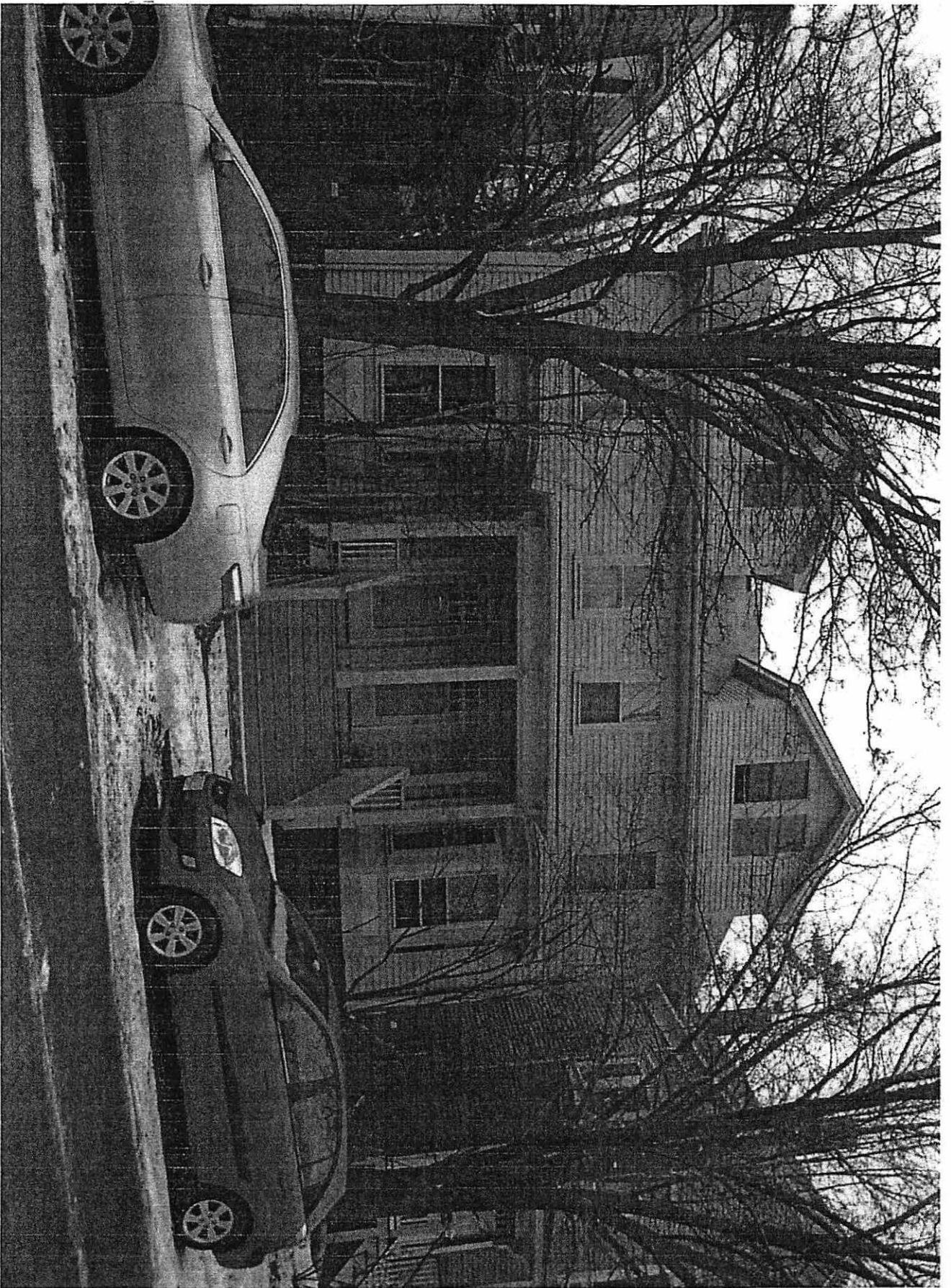
PHONE: (781)344-2386

GRAPHIC SCALE

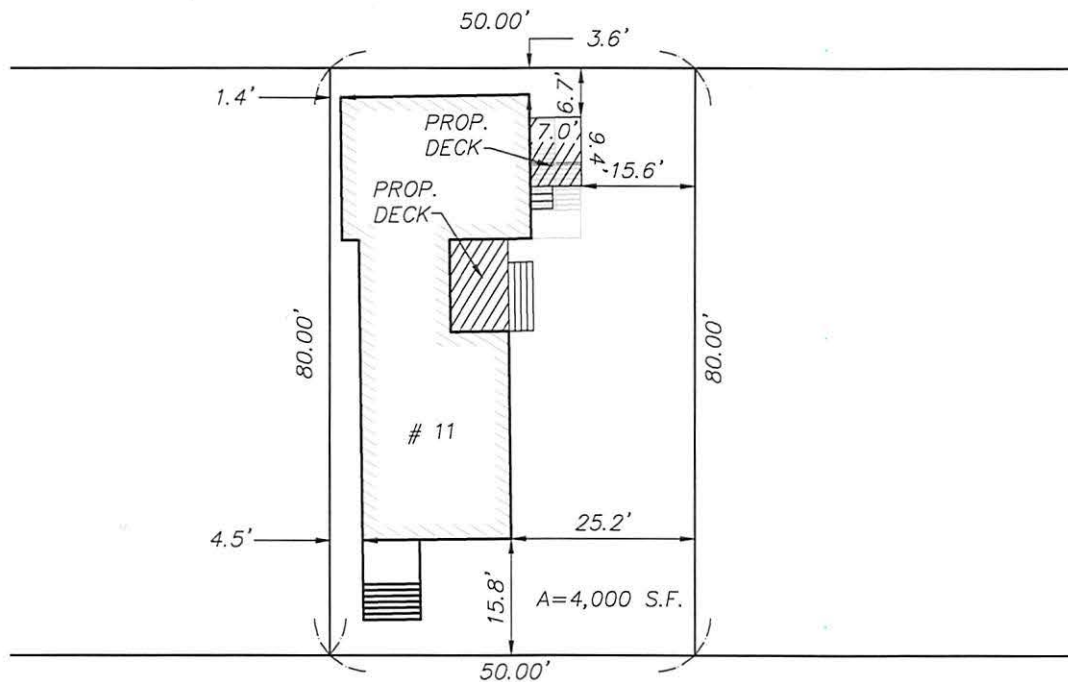


15-17 Flagg St.





15-17 Flagg St.



11-13 FLAGG STREET

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN  
ACTUAL INSTRUMENT SURVEY.

EDWARD J. FARRELL P.L.S.

DATE

OWNER OF RECORD

11 FLAGG ST LLC

BOOK 66684 PAGE 78 M.S.R.D.

PLAN REFERENCES

PLAN # 1098 OF 1985

PLAN # 319 OF 1998

PLOT PLAN  
11 FLAGG STREET  
CAMBRIDGE, MASS.

SCALE: 1" = 20' MARCH 21, 2016

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

(781)-933-9012

17 Flagg Street  
Cambridge, MA. 02138

April 26, 2017

City of Cambridge  
Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

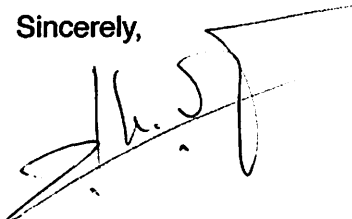
Re: Parking Variance Request - Dossier #BZA-003082-2414

Dear Board of Zoning Appeal:

Attached is the documentation supporting a request for a variance to make a curb cut and build a driveway on our property at 15-17 Flagg Street. Our neighbor at 11-13 Flagg Street, Ronald Smith, has consented to an easement to allow this construction. His letter documenting that agreement is included in the documentation.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larbi Ridha Derbali', with a stylized flourish extending from the end.

Larbi Ridha Derbali

## 11 Flagg street llc.

83 Concord Ave

Belmont Mass 02478

Cell# 1-617-233-6819

To: City Of Cambridge

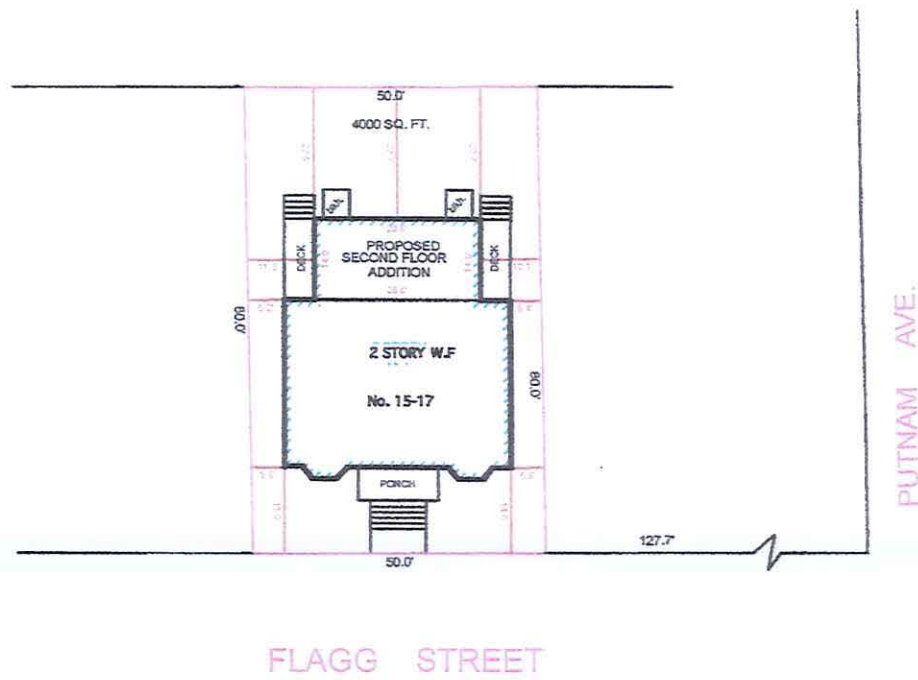
Re: 15-17 Flagg Street proposed parking

To whom it may concern I Ronald Smith member/owner of 11 Flagg street LLC. will grant an easement for a driveway between our property's at 15-17 Flagg street Cambridge Massachusetts contingent upon city approval of a rear parking space.



Sincerely

Ronald I Smith



PLOT PLAN  
15-17 FLAGG STREET  
CAMBRIDGE, MASS.

SCALE : 1"= 20'

DEC. 12, 2013

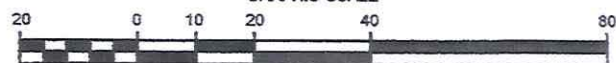
AGH ENGINEERING

166 WATER STREET

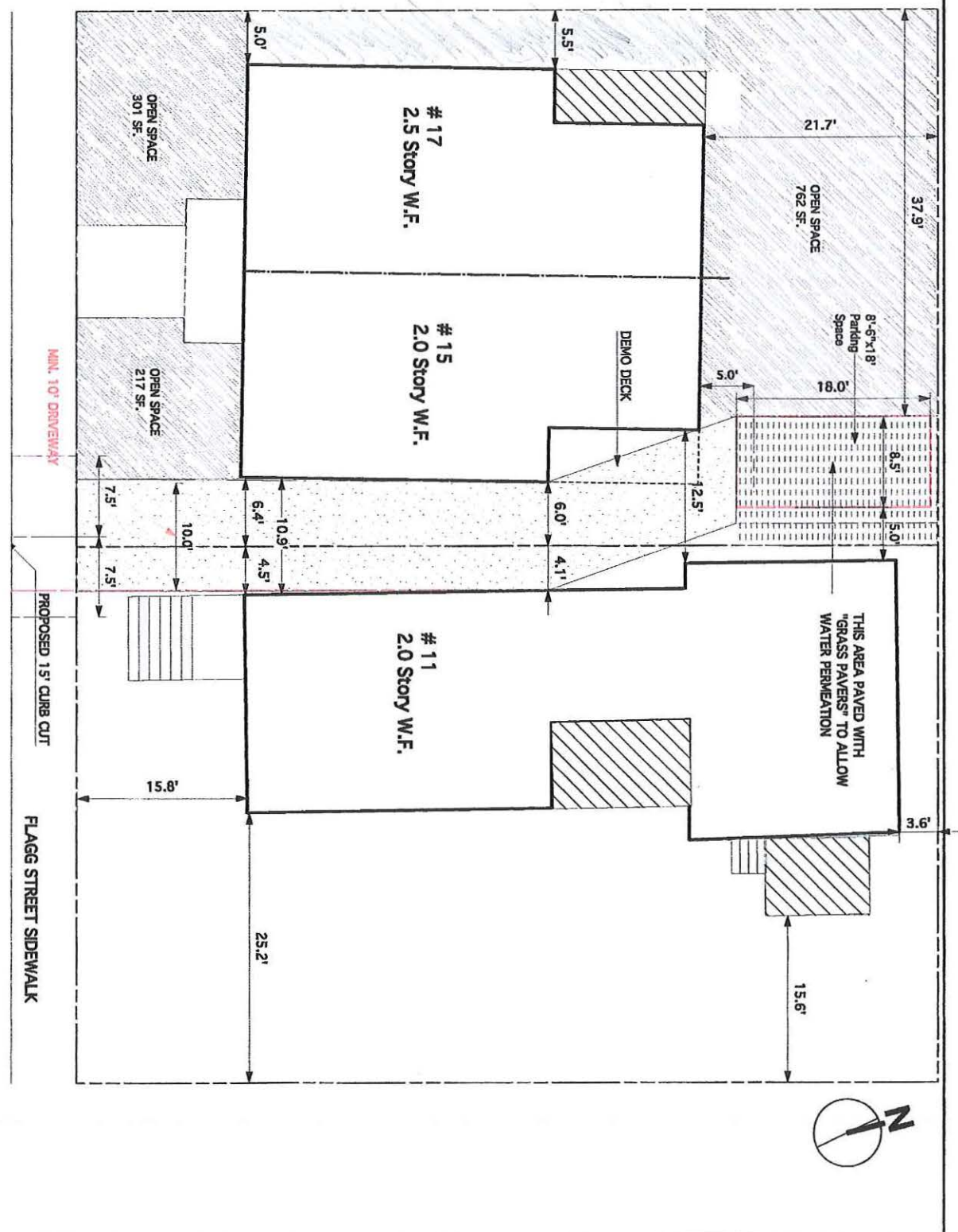
STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE



15-17 Flagg St.



S-01

SHEET NUMBER

11-17 FLAGG STREET  
Cambridge, MA 02139

PROPOSED EASEMENT FOR  
ONE PARKING SPACE

DRAWING SET:  
PRELIMINARY

DRAWING: ARCH. SITE PLAN - NOTE:  
THIS NOT AN INSTRUMENT SURVAY

DATE:  
MARCH 3, 2017

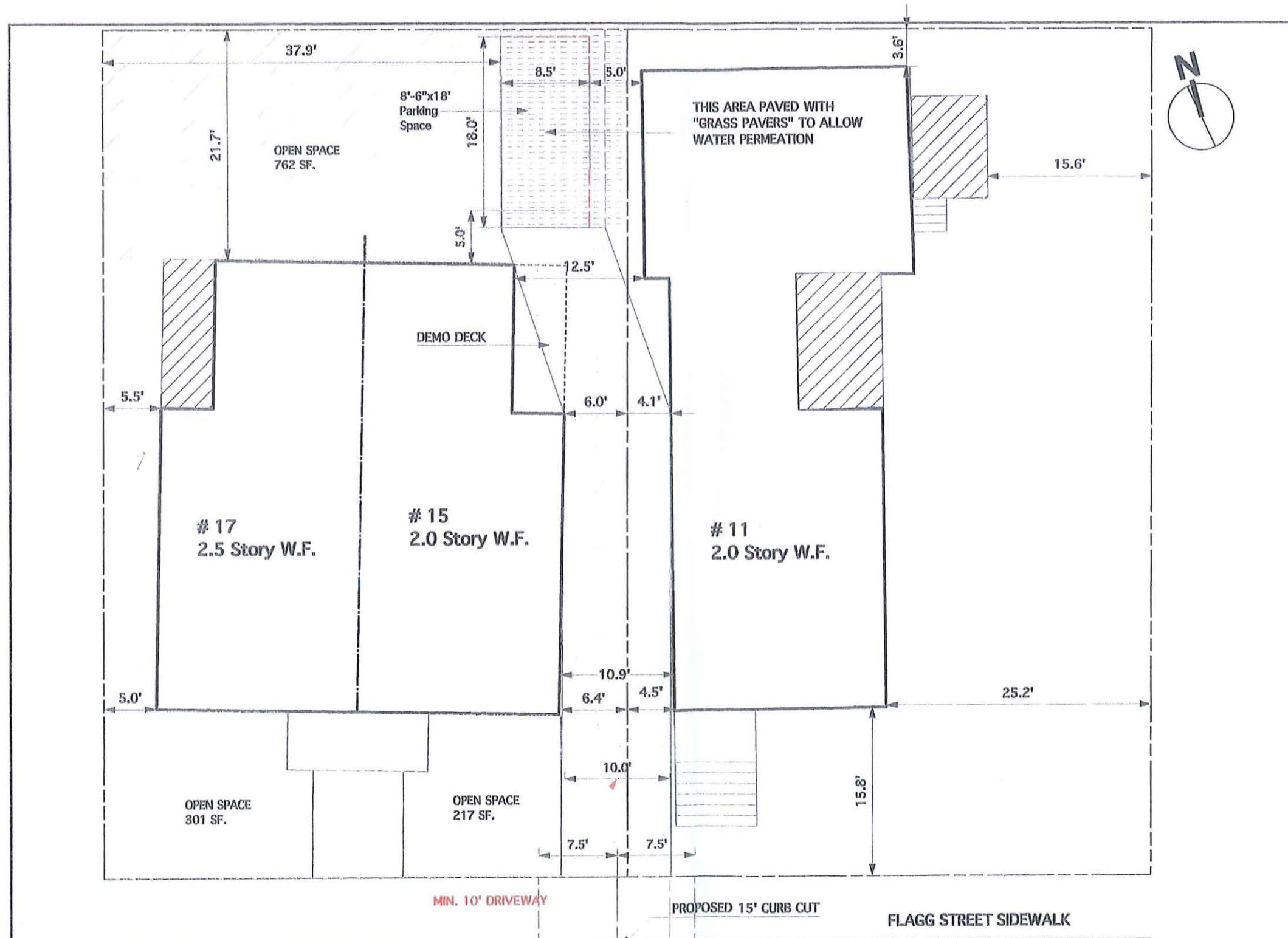
SCALE:  
NOTED


KV DESIGN  
& BUILDING



Kaj Vandkjaer

300 MAIN ST. UNIT 6  
WENHAM, MA. 01984-1451  
Tel. (617) 547-6561  
e-mail: KVandkjaer@aol.com  
www.http://kvdesign.info



11-17 FLAGG STREET Cambridge, MA 02139 PROPOSED EASEMENT FOR ONE PARKING SPACE	DRAWING SET : <b>PRELIMINARY</b> DRAWING : ARCH. SITE PLAN - NOTE: THIS NOT AN INSTRUMENT SURWAY	DATE : MARCH 3, 2017 SCALE : NOTED	KV DESIGN & BUILDING  Kei Vandijer 300 MAIN ST. UNIT 6 WENHAM, MA. 01984-1451 Tel. (617) 547-6561 e-mail : KVandijer@aol.com www.http://kvdesign.info
SHEET NUMBER <b>S-01</b>			



Walker Ct

(40.0)


$$1'' = 24 \text{ ft}$$

[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

- ☐ Adresse
- ☐ Rail
- ☐ Building Footprints
- ☐ Parcels
- Paved Surfaces**
  - ☐ Paved Roads
  - ☐ Bridges
  - ☒ Unpaved Roads
  - ☒ Unpaved Parking
  - ☒ Sidewalks
  - ☒ Driveways
  - ☒ Alleys
  - ☒ Other Paved Surface
  - ☒ Public Footpath

