



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

BZA APPLICATION FORM

Plan No: BZA-009453-2016

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance :   v   Appeal : \_\_\_\_\_

PETITIONER : Bryan & Sylvia Wilson

PETITIONER'S ADDRESS : 28 Muzzey Street Lexington, MA 02421

LOCATION OF PROPERTY : 152-154 Raymond St Cambridge, MA 02140

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

REASON FOR PETITION :  
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :  
Re-building of attic roof w/ higher ridge, 3 dormers & new code-compliant stair.

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

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

BRYAN WILSON  
 (Print Name)

Address : 28 MUZZEY ST  
LEXINGTON, MA 02421

Tel. No. : 781-862-4259

E-Mail Address : BRYANWILSON@RCW.COM

Date : 19 FEB 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 BRYAN P. & SYLVIA E. WILSON TRS  
(OWNER)

Address: 28 MUZZEY ST. LEXINGTON, MA 02421

State that I/We own the property located at 152/4 RAYMOND ST., which is the subject of this zoning application.

The record title of this property is in the name of RAYMOND REALTY TRUST

\*Pursuant to a deed of duly recorded in the date 03/05/1998, Middlesex South County Registry of Deeds at Book 28265, Page 057; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Bryan P. Wilson  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

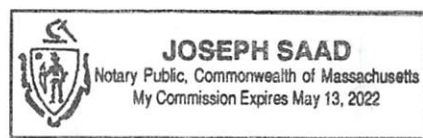
\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of Middlesex

The above name Bryan P. Wilson personally appeared before me, this 4<sup>th</sup> of February, 2016, and made oath that the above statement is true.

Joseph Saad Notary

My commission expires 05/13/22 (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 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:

The existing attic is finished space, however the attic stair is not code compliant and is very unsafe. The headroom at plumbing fixtures is also not code compliant. The existing lot is nonconforming in size and does not allow for FAR increase.

- 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:

Lot is small & narrow. A conforming building on this lot with max allowable height would be less than 20' wide and is not practical.

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

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

Building will maintain existing footprint; setback variances are result of minor increase in building height. Building height to be conforming. Proposed roof & dormers are similar with respect to architectural characteristics and size of residences on Raymond Street.

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

Lot was created ~1927, prior to creation of zoning ordinances, & is severely non-conforming. Proposed design is consistent with the character of the neighborhood.

- \* 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:** Colin Smith Architecture                      **PRESENT USE/OCCUPANCY:** 2-Family  
**LOCATION:** 152-154 Raymond St Cambridge, MA 02140                      **ZONE:** Residence C-1 Zone  
**PHONE:** \_\_\_\_\_                      **REQUESTED USE/OCCUPANCY:** 2-Family

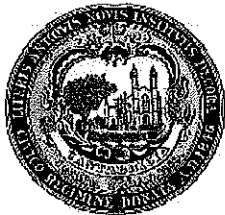
|  | <u>EXISTING<br/>CONDITIONS</u> | <u>REQUESTED<br/>CONDITIONS</u> | <u>ORDINANCE<br/>REQUIREMENTS</u> <sup>1</sup> |            |
|--|--------------------------------|---------------------------------|--|------------|
| <u>TOTAL GROSS FLOOR AREA:</u>                                 | <u>4,036</u>                   | <u>4,384</u>                    | <u>2,903</u>                                   | (max.)     |
| <u>LOT AREA:</u>   | <u>3,870</u>                   | <u>3,870</u>                    | <u>5,000</u>                                   | (min.)     |
| <u>RATIO OF GROSS FLOOR AREA<br/>TO LOT AREA:</u> <sup>2</sup> | <u>1.04</u>                    | <u>1.13</u>                     | <u>0.75</u>                                    | (max.)     |
| <u>LOT AREA FOR EACH DWELLING UNIT:</u>                        | <u>1,935</u>                   | <u>1,935</u>                    | <u>1,500</u>                                   | (min.)     |
| <u>SIZE OF LOT:</u>  |                                |                                 |  |            |
| <u>WIDTH</u>   | <u>45'</u>                     | <u>45'</u>                      | <u>50'</u>                                     | (min.)     |
| <u>DEPTH</u>   | <u>86'</u>                     | <u>86'</u>                      | <u>?</u>                                       |            |
| <u>SETBACKS IN FEET:</u>                                       |                                |                                 |  |            |
| <u>FRONT</u>   | <u>28'</u>                     | <u>28'</u>                      | <u>15.2'</u>                                   | (min.)     |
| <u>REAR</u>  | <u>30.3'</u>                   | <u>30.3'</u>                    | <u>15.2'</u>                                   | (min.)     |
| <u>LEFT SIDE</u>   | <u>12.1'</u>                   | <u>12.1'</u>                    | <u>15.3'</u>                                   | (min.)     |
| <u>RIGHT SIDE</u>  | <u>7'</u>                      | <u>7'</u>                       | <u>15.3'</u>                                   | (min.)     |
| <u>SIZE OF BLDG.:</u>  |                                |                                 |  |            |
| <u>HEIGHT</u>  | <u>31.1'</u>                   | <u>34.4'</u>                    | <u>35'</u>                                     | (max.)     |
| <u>LENGTH</u>  | <u>41.8'</u>                   | <u>41.8'</u>                    | <u>?</u>                                       |            |
| <u>WIDTH</u>   | <u>26'</u>                     | <u>26'</u>                      | <u>?</u>                                       |            |
| <u>RATIO OF USABLE OPEN SPACE<br/>TO LOT AREA:</u>             | <u>0.59</u>                    | <u>0.59</u>                     | <u>0.30</u>                                    | (min.)     |
| <u>NO. OF DWELLING UNITS:</u>                                  | <u>2</u>                       | <u>2</u>                        | <u>2</u>                                       | (max.)     |
| <u>NO. OF PARKING SPACES:</u>                                  | <u>3</u>                       | <u>3</u>                        | <u>?</u>                                       | (min./max) |
| <u>NO. OF LOADING AREAS:</u>                                   | <u>0</u>                       | <u>0</u>                        | <u>?</u>                                       | (min.)     |
| <u>DISTANCE TO NEAREST BLDG.<br/>ON SAME LOT:</u>              | <u>10'</u>                     | <u>10'</u>                      | <u>?</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.

20' L x 13' W x 13' H (+/-) wood frame detached 1-car garage, adjacent to house.

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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 MASSACHUSETTS  
 BOARD OF ZONING APPEAL  
 831 MASSACHUSETTS AVENUE  
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2016 FEB 23 PM 3:03  
 OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

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*Bryan Wilson*

(Petitioner(s) / Owner)

BRYAN WILSON

(Print Name)

Address :

28 MUZZEY ST  
LEXINGTON MA 02421

Tel. No. :

781 862 4259

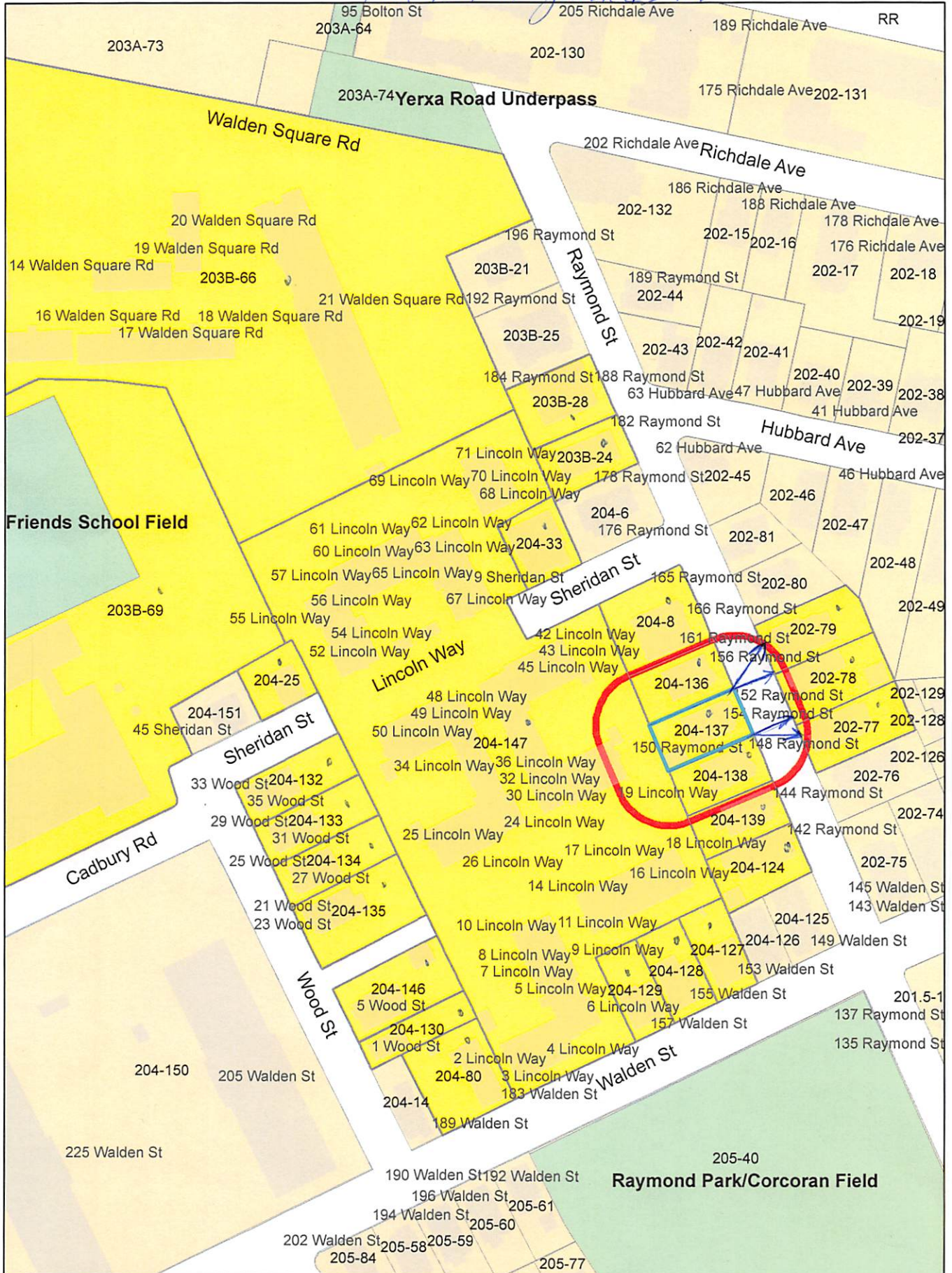
E-Mail Address :

BRYANWILSON@RCW.COM

Date :

19 FEB 2016

152-154 Raymond St.





152-154 Raymond St.

*Retirees*

204-124  
CULHANE, JOHN M., ELIZABETH T. CULHANE &  
MARY ANN CULHANE  
TRS THE RAYMOND ST. TR.  
142 RAYMOND ST  
CAMBRIDGE, MA 02140

204-146  
JACKMAN, ALICE M., A LIFE ESTATE  
5 WOOD ST  
CAMBRIDGE, MA 02140

204-137  
WILSON, BRYAN P. & SYLVIA E. WILSON,  
28 MUZZEY STREET  
LEXINGTON, MA 02173

202-78  
DAOUST, NORMAN  
157 RAYMOND ST #1  
CAMBRIDGE, MA 02140

202-78  
BARON-EVANS, AMY  
157 RAYMOND ST., #2  
CAMBRIDGE, MA 02140

204-128  
GARDNER, MARK J. & SHIREEN L. JYAWOOK  
155 WALDEN ST., UNIT #1  
CAMBRIDGE, MA 02140

204-132  
SHEA, ED & BROOKSANY COE  
33 WOOD ST  
CAMBRIDGE, MA 02140

204-133  
DIENER, SANDRA R.  
31 WOOD ST., #31/1  
CAMBRIDGE, MA 02140

204-133  
CARTY, LAWRENCE J.  
31 WOOD ST., #31/2  
CAMBRIDGE, MA 02140

204-134  
KUELZER, HERBERT,  
TR. OF 27 WOOD STREET REALTY TRUST  
25-27 WOOD STREET  
CAMBRIDGE, MA 02140

202-77  
WECHSLER, NANCY  
153-155 RAYMOND STREET  
CAMBRIDGE, MA 02140

204-139  
EPSTEIN, ARI WENKART &  
JOAN SILBERLICHT EPSTEIN  
144-146 RAYMOND ST  
CAMBRIDGE, MA 02140

204-80  
DANDREA, PATRICIA, CARMELO D'ANDREA,  
RICHARD J. SANTOS & DOROTHY SANTOS  
185 WALDEN ST  
CAMBRIDGE, MA 02138

203B-69  
CAMBRIDGE FRIENDS SCHOOL INC  
5 CADBURY RD  
CAMBRIDGE, MA 02140

203B-66  
WSQ LIMITED PARTNERSHIP  
C/O WINN RESIDENTIAL  
ATTN: LI SOSNA  
6 FANEUIL HALL MARKETPLACE  
BOSTON, MA 02109

204-25  
SCANLON, MARTHA R.  
41 SHERIDAN ST  
CAMBRIDGE, MA 02140

204-136  
GIVON, LIOR  
156 RAYMOND ST. UNIT#2  
CAMBRIDGE, MA 02138

204-127  
MAWHINNEY, DAVID &  
SUSAN ANN MAWHINNEY  
153 WALDEN ST. UNIT#1  
CAMBRIDGE, MA 02140

203B-28  
SANDRASEGARAN, KUMARESAN &  
RUKSHINI SANDRASEGARAN  
184 RAYMOND ST., UNIT #2  
CAMBRIDGE, MA 02140

203B-28  
STANTON, GARY L. &  
REBECCA HANDALI STANTON  
184 RAYMOND ST., #5  
CAMBRIDGE, MA 02139

203B-28  
LOOS, WILLIAM D. B. & KAREN B. CUSHING  
184 RAYMOND ST., UNIT #6  
CAMBRIDGE, MA 02140

203B-28  
HUANG, ZEN SOUN & SHU CHEN HUANG  
184 RAYMOND ST., #3  
CAMBRIDGE, MA 02140

203B-28  
KOUL, ASHISH  
184 RAYMOND ST., UNIT #1  
CAMBRIDGE, MA 02140

204-138  
KENNY, TARA L. & BRANDON T. JAMES  
148-150 RAYMOND ST., #148  
CAMBRIDGE, MA 02140

202-79  
SPARKES, BRYAN K. & REBECCA WELLS  
C/O COPENHAVER, TODD BANCROFT  
161 RAYMOND ST. UNIT#2  
CAMBRIDGE, MA 02140

204-128  
WHITTEMORE, EDWIN P.  
155 WALDEN ST  
CAMBRIDGE, MA 02140

203B-28  
JAYARAM, HARIHARAN & GEETA D. ATHALYE  
184 RAYMOND ST., UNIT #4  
CAMBRIDGE, MA 02140

204-130  
WOOD, ROBERT & ASHLEY OWENS WOOD  
1 WOOD ST  
CAMBRIDGE, MA 02139

204-127  
SMITH, SARAH M. & VINOD S. PARMESHWAR  
153 WALDEN ST., #3  
CAMBRIDGE, MA 02140

204-147  
CAMBRIDGE AFFORDABLE PRESIDENTIAL  
APARTMENTS LLC.  
362 GREEN STREET, 3RD FLOOR  
CAMBRIDGE, MA 02139

152-154 Raymond St.

204-127  
BELINKOV, NIVA & YONATAN BELINKOV  
153 WALDEN STREET, UNIT #2  
CAMBRIDGE, MA 02140

204-8  
HANSEN, RICHARD B., MYONG HUI HANSEN &  
SARAH K. HANSEN  
130 BRAEMOOR DR.  
BONNY DOON, CA 95060

204-136  
HEATH, MELISSA & JOSHUA DOLBY  
156-158 RAYMOND ST., #1  
CAMBRIDGE, MA 02138

203B-24  
FERRER, DOUGLAS W.  
180 RAYMOND ST, UNIT #1  
CAMBRIDGE, MA 02140

204-138  
SPEK, ERIK J. & SONJIA J. KENNY  
150 RAYMOND STREET, UNIT 150  
CAMBRIDGE, MA 02139

204-128  
RAFFERTY, CHRISTOPHER &  
LIZA ORNSTEIN RAFFERTY  
155 WALDEN ST.2  
CAMBRIDGE, MA 02140

204-135  
CORSENTINO, ANTHONY B. & SARAH T. PHILLIPS  
21-23 WOOD ST., UNIT #1  
CAMBRIDGE, MA 02141

204-135  
WANG, LIAN & JING ZHAO  
21-23 WOOD ST., UNIT #2  
CAMBRIDGE, MA 02141

204-135  
YU, VIONNIE  
21-23 WOOD ST., UNIT #3  
CAMBRIDGE, MA 02141

204-133  
ROUHANI, PARISA & HOUTAN SADAFI  
34 FERNALD DR., #31  
CAMBRIDGE, MA 02138

203B-24  
JONES, DEREK & LIDIANE JONES  
180 RAYMOND ST., #2  
CAMBRIDGE, MA 02140

204-8  
NICRON, LLC  
50 HUNTERS RIDGE RD  
CONCORD, MA 01742

204-8  
NICRON, LLC  
50 HUNTERS RIDGE RD.  
CONCORD, MA 01742

204-33  
CHAN, JUSTIN H. & FLORENCE Y. ONG  
162 SLOCUM CRESCENT  
FOREST HILLS, NY 11375

204-33  
CATTERUCCIA, FLAMINIA  
68 LINE ST., #3  
SOMERVILLE, MA 02143

204-33  
BATTLE, JEREMY D. & JESSICA L. PARKER-BATTLE  
5 WOOD ST., #3  
CAMBRIDGE, MA 02140

204-33  
QI, QI  
2 PEABODY TER., #901  
CAMBRIDGE, MA 02138

202-79  
KUJ, JESSICA & JEFFREY ROSENBLUM  
161 RAYMOND ST., #3  
CAMBRIDGE, MA 02140

204-8  
NICRON, LLC,  
C/O RYAN HUNT  
116 W. BROADWAY  
S. BOSTON, MA 02127

202-79  
PALMER, TREK S. & DARA DUROST  
161 RAYMOND ST., UNIT #1  
CAMBRIDGE, MA 02139

204-129  
KUI, JOHNNY & KATHY Y. LEE  
30 GARRISON ROAD  
CONCORD, MA 01742

BZA 9453-2016



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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 152-154 Raymond 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 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 2/22/2016

Received by Uploaded to Energov  
Relationship to project \_\_\_\_\_

Date "

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



# 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: BRYAN WILSON Date: 14 MAR 16  
(Print)

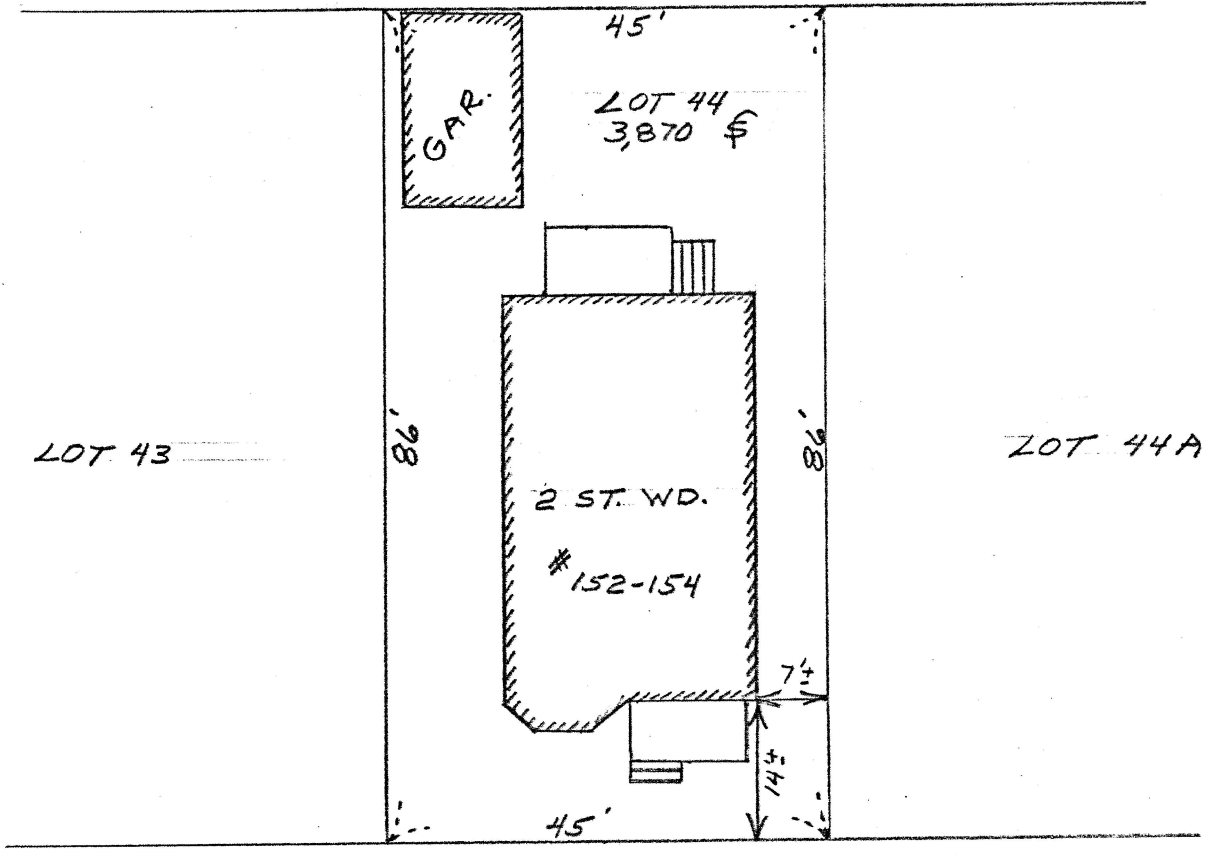
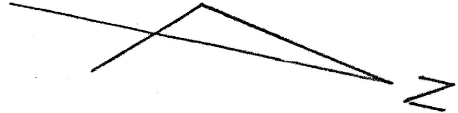
Address: 152-154 Raymond St. Case No. BZA-9453-2016

Hearing Date: 3/31/16

Thank you,  
Bza Members



NOTE: This plan was drawn for reference purposes only and is not to be recorded nor construed as an instrument survey.



RAYMOND STREET



MORTGAGE PLOT PLAN OF PROPERTY

in Cambridge Middlesex County, Mass.

Owned by Bryan P. Wilson

Scale: 1" = 20' Date: 4/18/79

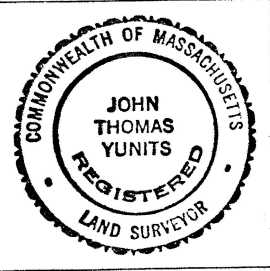
Book No. 7835 Page No. 67

L.C. Cert. No. \_\_\_\_\_

I hereby certify that the building and lot lines shown on this plan are approximately located on the ground as shown hereon and that they have conformed to the Zoning Laws of the City of Cambridge.

On this date 4-18-79 I certify that to the best of my knowledge and belief the parcel as shown does not fall within the Flood Plain as shown on the F.I.A. Flood Hazard Boundary Maps dated 11-19-76

By: Donald J. Morrissey



YUNITS ENGINEERING CO. INC.  
Holbrook, Massachusetts 02343











Woodbury Rd

Wood St

Walden St

Sheridan St

Walden St

Raymor

Hubbard Ave

Whittier St

Upland

Vincent

Lincoln Way





141 Raymond St  
Cambridge, Massachusetts

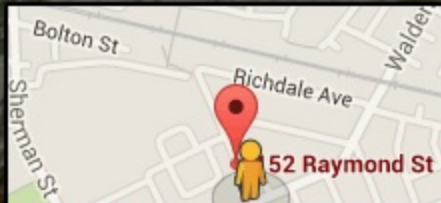
Street View - Sep 2014

152

145

Raymond St

Google



Back to Map



153 Raymond St  
Cambridge, Massachusetts

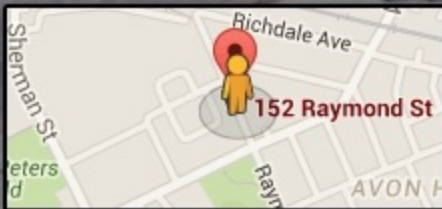
Street View - Sep 2014

152

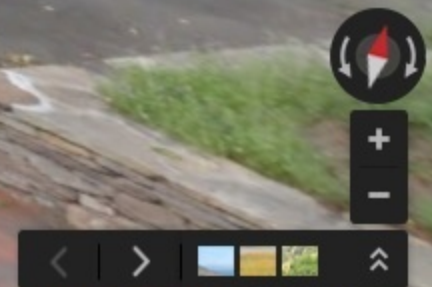
157

Raymond St

Google



Back to Map







PARKING PERMIT ONLY

38

48A-69





PERMIT ONLY

48A-F69

28Y-737















