

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: BHUPESH PATEL, DESIGNTANK INC c/o CORAIN & PAIGE MCGINN

PETITIONER'S ADDRESS: 3 BOWDOIN STREET, CAMBRIDGE, MA. 02138

LOCATION OF PROPERTY: 155 ERIE STREET, CAMBRIDGE, MA.

TYPE OF OCCUPANCY: RESIDENTIAL ZONING DISTRICT: C-1 RESIDENCE

REASON FOR PETITION:

- | | |
|---|---------------------|
| <input checked="" type="checkbox"/> Additions | _____ New Structure |
| _____ Change in Use/Occupancy | _____ Parking |
| _____ Conversion to Addi'l Dwelling Unit's | _____ Sign |
| _____ Dormer | _____ Subdivision |
| _____ Other: _____ | |


DESCRIPTION OF PETITIONER'S PROPOSAL:

- ADD THIRD FLOOR TO MATCH ABUTTING ROW HOUSES ON EITHER SIDE.
- ADD FULL BASEMENT WITH SUNKEN & BELOW GRADE BASEMENT LEVEL STORAGE ROOM.
- ADD 4 SKYLIGHTS IN NEW ROOF

SECTIONS OF ZONING ORDINANCE CITED:

- Article 5 Section 5.31 DIMENSIONAL TABLE
- Article _____ Section _____
- Article _____ Section _____

Applicants for a Variance must complete Pages 1-5
 Applicants for a Special Permit must complete Pages 1-4 and 6
 Applicants for an Appeal to the BZA of a Zoning determination by the
 Inspectional Services Department must attach a statement concerning the reasons
 for the appeal

Original Signature(s): 
 (Petitioner(s)/Owner)
BHUPESH PATEL c/o OWNER CORAIN & PAIGE
 (Print Name) MCGINN

Address: 3 BOWDOIN ST.
CAMBRIDGE, MA. 02138

Tel. No.: 617-953-7716

E-Mail Address: Bhupesh@designtank.org

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 CORAIN M. MCGINN & PAIGE P. MCGINN
(OWNER)

Address: 155 ERIE STREET, CAMBRIDGE, MA. 02139

State that I/We own the property located at 155 ERIE STREET, CAMBRIDGE MA which is the subject of this zoning application.

The record title of this property is in the name of CORAIN M. & PAIGE P. MCGINN

*Pursuant to a deed of duly recorded in the date FEB. 18, 2011, Middlesex South County Registry of Deeds at Book 56493, Page 587; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Bjpt DESIGNTANK INC.
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

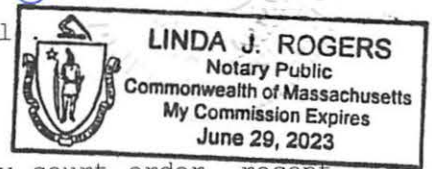
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Bhupesh D. Patel personally appeared before me, this 1st of July, 2017, and made oath that the above statement is true.

Linda J. Rogers Notary

My commission expires June 29, 2023 (Notary Seal)



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

Gov. M. M. ...

...

...

...

...

...

...

LINDA ...
June 20, 2023
Commissioner of the Superior Court
1000 ...
LINDA ...



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:

FAR allows only 73 sq ft of additional FAR. The family has 3 children with a regular bedroom and 2 narrow rooms with small closets. There is also no guest room or study area beyond the dining niche in the kitchen. The lack of a mudroom means the front door of the house opens directly into the living room which basically becomes a mudroom along one wall and a couch on the opposing wall. By adding a 3rd floor a 3rd child's bedroom and a study can be created. Additionally a basement though costlier than a first floor extension can be added to create the missing mudroom, mechanical room and basement storage in the below grade shed for all the bicycles and sports gear.

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:

As is typical in rowhouses this lot is extraordinarily narrow @ 19.2 ft. The narrowness results in a combined sideyard setback that leaves no buildable area. The narrow lots were created by eliminating the typical 7-8 ft sideyard that runs the length of the entire lot. For an average 40 ft wide lot this would mean 40% reduction in the lot size if it is crunched into rowhouse lots. Subsequently, the 3-storey abutting rowhouses have a 108% FAR even though their footprints are much smaller than a typical tenement house. Even our proposed third floor addition results in the same approx. 107% FAR.

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

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

The proposed massing matches the abutters height, roofline, and roof slopes to match the rowhouses on either side. This will preserve the rowhouse vernacular and ensure the proposed 3rd floor is no more detrimental to the abutters. The basement level shed also ensures the rear yards vista across the rowhouses is not infringed on. The front yard at grade shed is also relocated below grade to provide a more open vista across the rowhouse lots.

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

The massing for the front facade and the rear facade remains the same as abutting properties which are typical 3 story, 1 and 2 family homes as the zoning ordinance intended. The basement and below grade shed also ensure the compact scale intended by the rowhouses is preserved. This is an even more compact scale than the typical 1 or 2 family in the district whose first floor is 3-4 feet above grade. Such houses with much steeper roof slopes and higher roof ridge abut the rear of the rowhouse lots. Note see site S-1 drawing for context.

*** 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

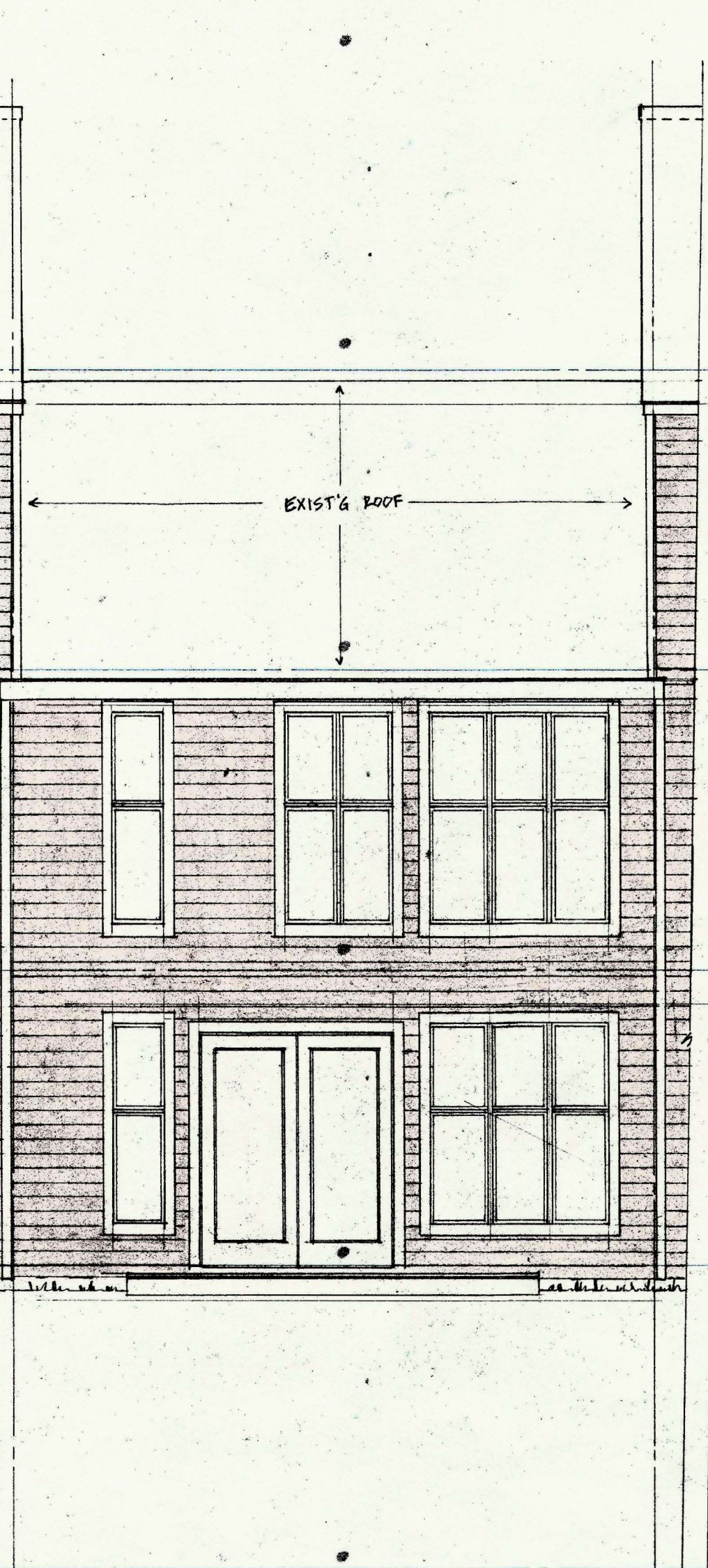
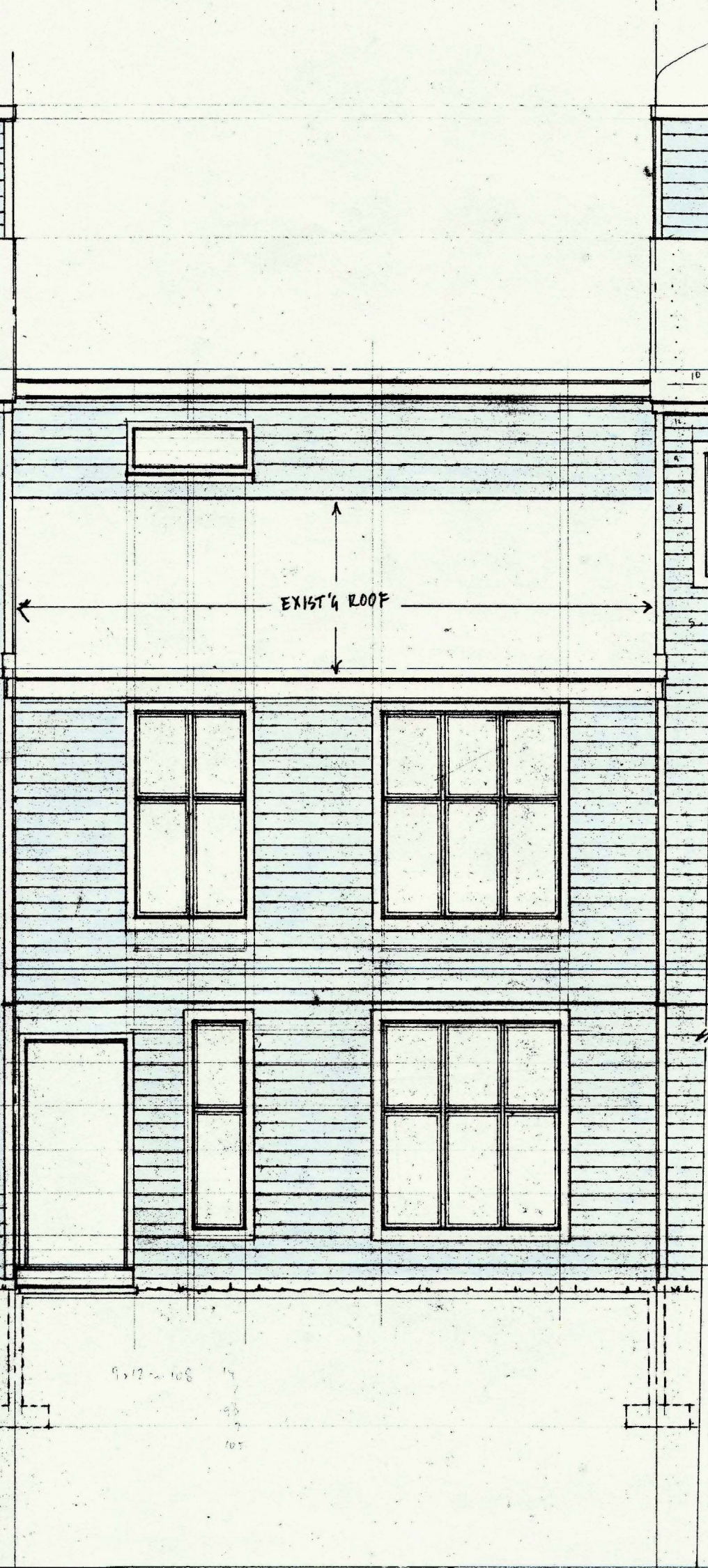
APPLICANT: designtank inc PRESENT USE/OCCUPANCY: single family
 LOCATION: 155 Erie St Cambridge, MA ZONE: Residence C-1 Zone
 PHONE: _____ REQUESTED USE/OCCUPANCY: single family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	1368	2071	1441	(max.)
<u>LOT AREA:</u>	1921	1921	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	71	107	75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1921	1921	1500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	19.2	19.2	50.0	(min.)
DEPTH	100.0	100.0	100.0	
<u>SETBACKS IN FEET:</u>				
FRONT	42.8	42.8	13.4	(min.)
REAR	19.9	19.9	20.0	(min.)
LEFT SIDE	0.0	0.0	14.1	(min.)
RIGHT SIDE	0.0	0.0	14.1	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	27.0	35.0	35.0	(max.)
LENGTH	35.0	35.0	50.0	
WIDTH	19.2	19.2	34.0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	42.0	37.0	30.0	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	1	1	(max.)
<u>NO. OF PARKING SPACES:</u>	2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	n/a	n/a	n/a	(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.

n/a

- 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'.



1 EXIST'G FRONT ELEVATION
SCALE 1/4" = 1'-0"

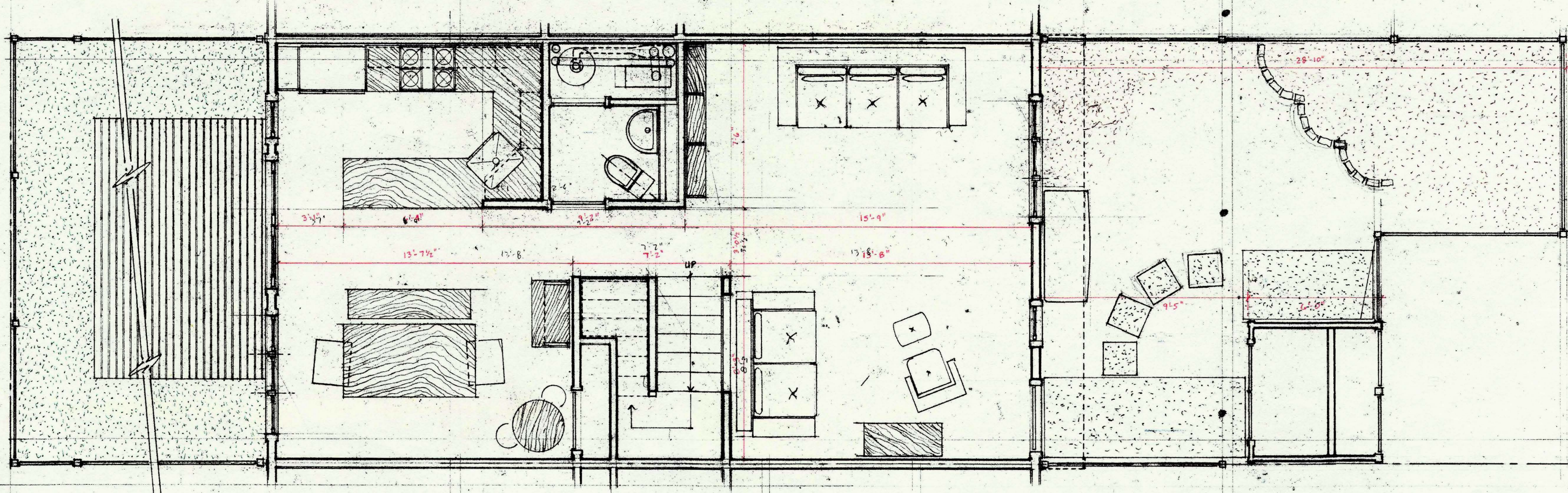
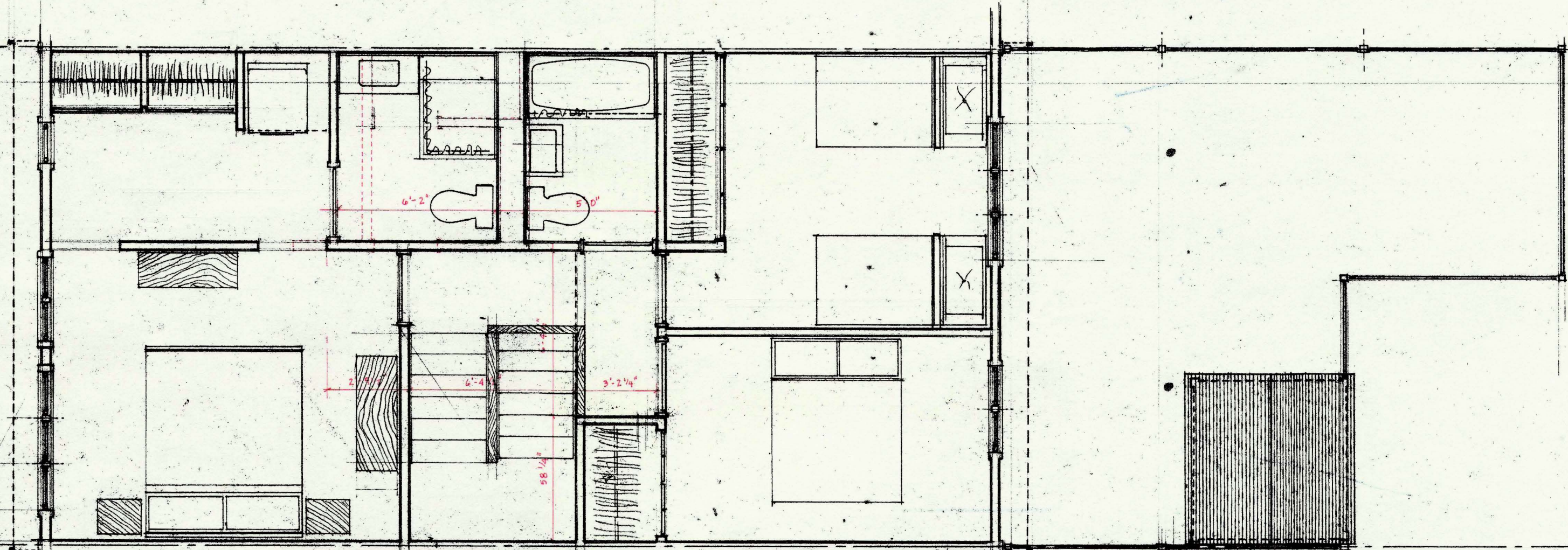
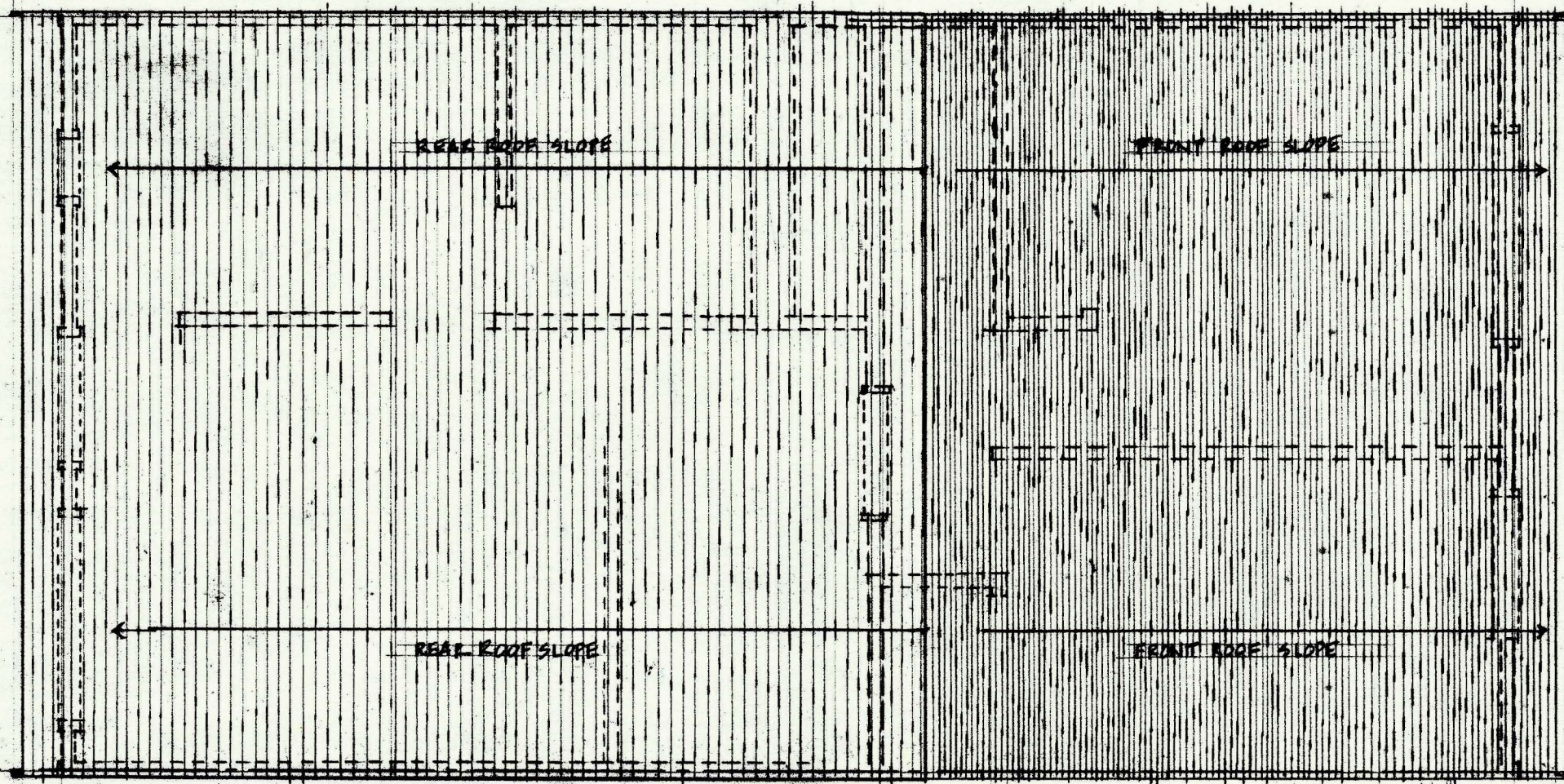
2 PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"

3 EXIST'G REAR ELEVATION
SCALE 1/4" = 1'-0"

4 PROPOSED REAR ELEVATION
SCALE 1/4" = 1'-0"

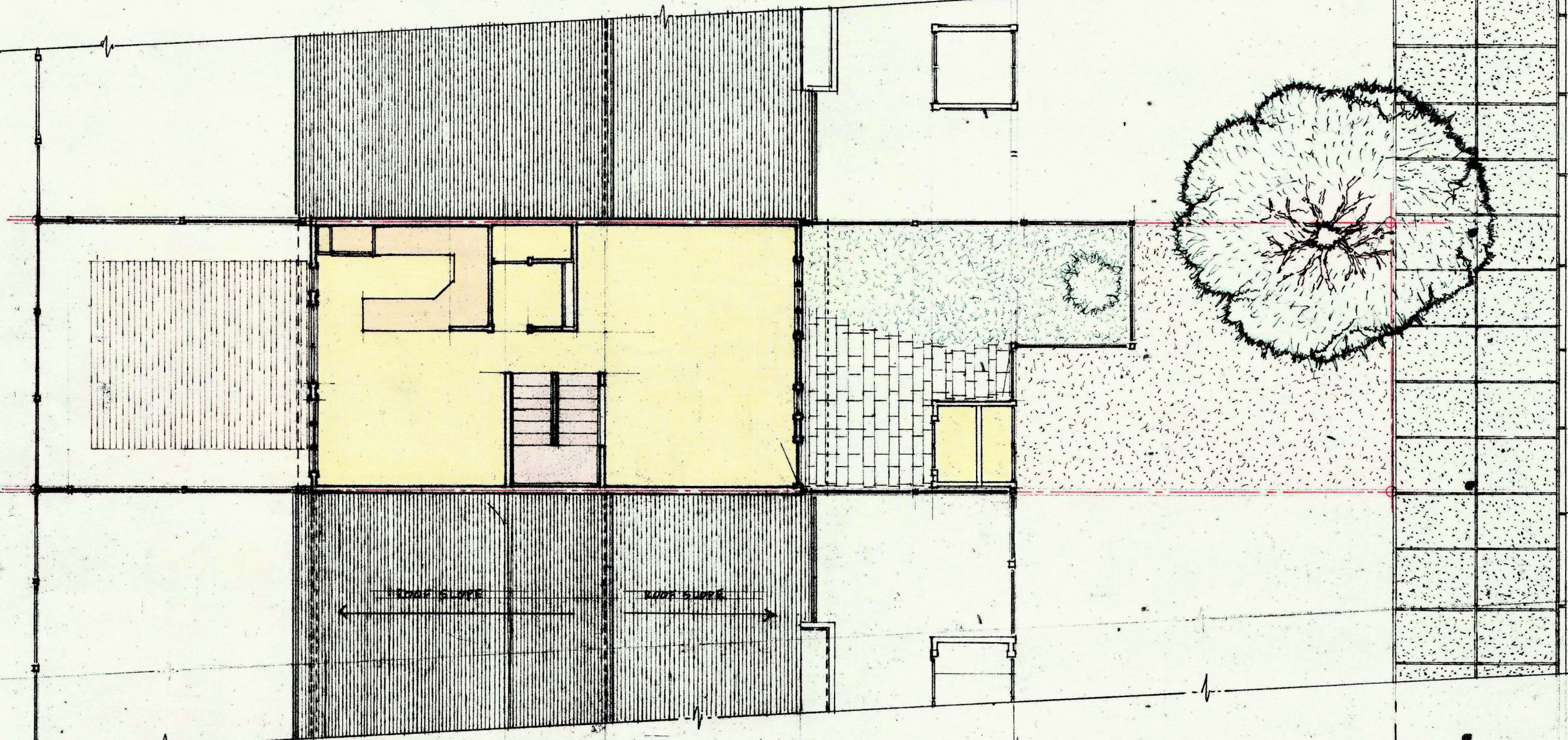
JUN 1, 2017

PROPOSED ELEVATIONS A-3



JUN. 1, 20 17

EXISTING
PLANS
EX-1



155 ERIE

ERIE STREET

155 ERIE ST. LOT.

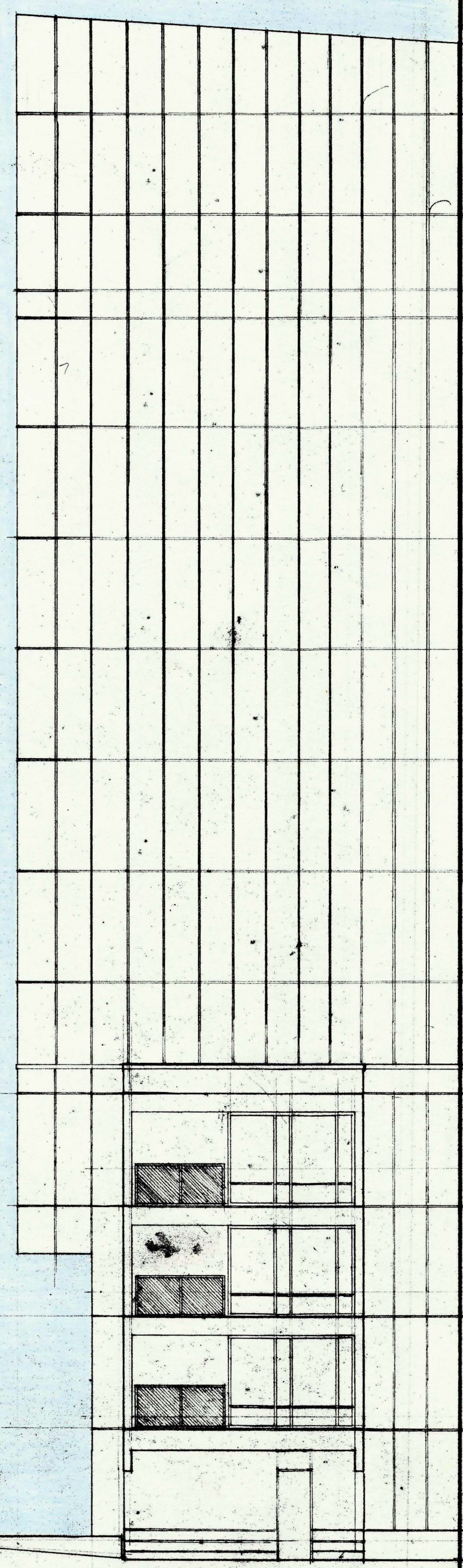
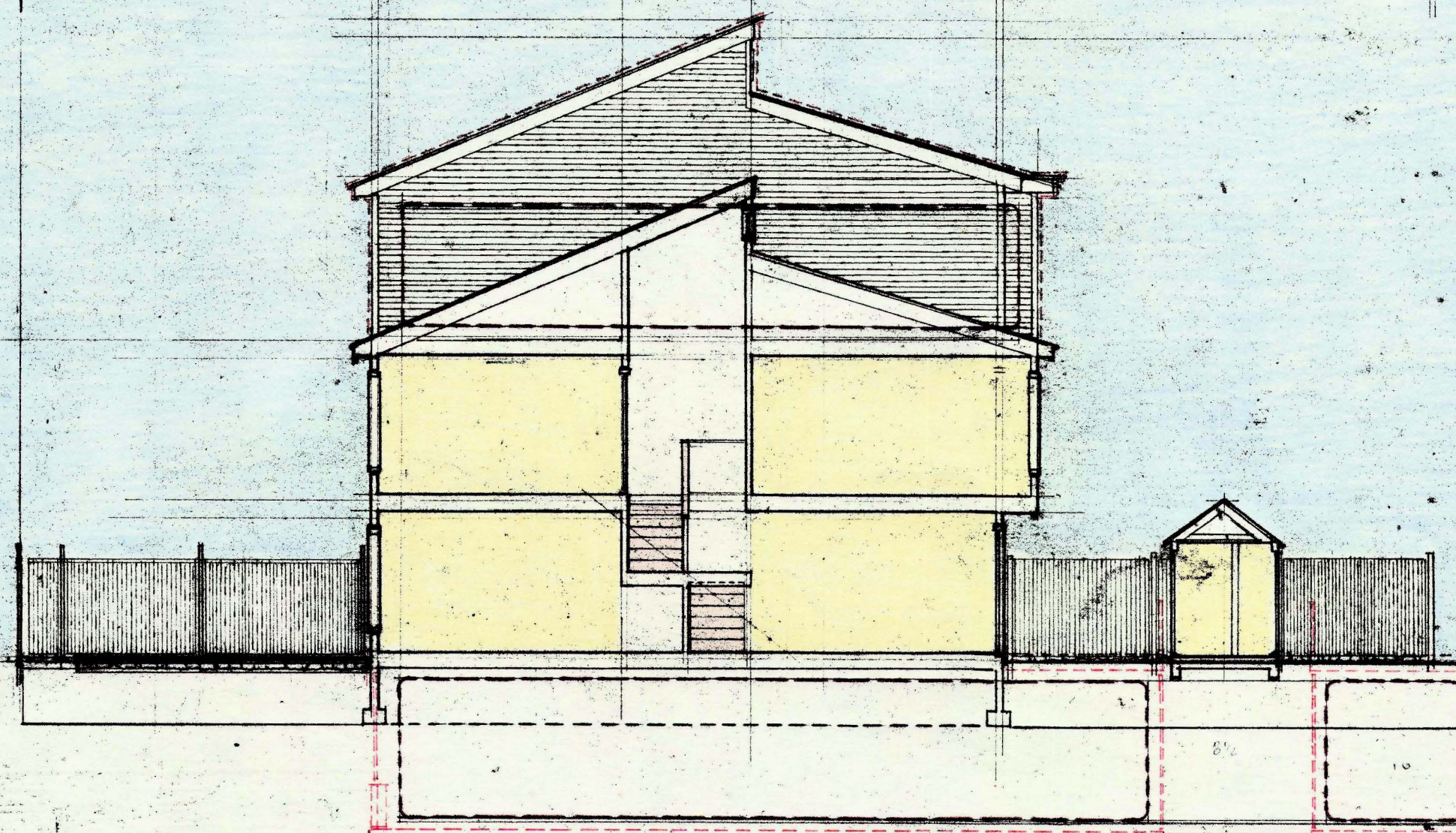
ERIE STREET

SIDEWALK

STREET

SIDEWALK

10'-0" 7'-0" 13'-0"
 27'-4" 7'-0" 42'-8"
 21'-4" 7'-0" 42'-8"
 2'-0" 3'-4" 4'-3" 10'-0"



SCALE 1/8" = 1'-0"
 DATE JUNE, 2017
 LOT PLAN
 STREET SECTION
 SITE-1

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal 2017 JUL -6 PM 2:37

Special Permit: _____ Variance: X

Appeal OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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PETITIONER'S ADDRESS: 3 BOWDOIN STREET, CAMBRIDGE, MA. 02138

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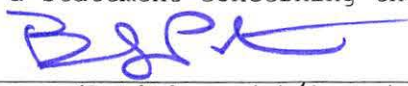
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Article _____ Section _____

Article _____ Section _____

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 (Petitioner(s)/Owner)
BHUPESH PATEL 410 OWNER CORAIN & PAIGE
 (Print Name) MCGINN

Address: 3 BOWDOIN ST.
CAMBRIDGE, MA. 02138

Tel. No.: 617-953-7716

E-Mail Address: Bhupesh@designtank.org

Date: _____

155 Erie St.

Petitioner

94-125
CLOUSE, KATHERINE NICOLE & DAVID S. DANESE
20 SPERIDAKIS TER
CAMBRIDGE, MA 02139

94-125
WANG, KATHRYN
24 SPERIDAKIS TER., UNIT#24
CAMBRIDGE, MA 02139

DESIGNTANK INC.
C/O BHUPESH PATEL
3 BOWDOIN STREET
CAMBRIDGE, MA 02138

94-205
O'CONNOR, ANDREW J. & GINA L. BERNAL
CITY OF CAMBRIDGE TAX TITLE
157 ERIE ST
CAMBRIDGE, MA 02139

94-205
BERG, JULIA J.
157A ERIE ST.
CAMBRIDGE, MA 02139

94-126
DRAZEN, JAMES ALAN & MARGARET COOPER
TRUSTEE, THE DRAZEN-COOPER REALTY TRS
355 WARD ST
NEWTON, MA 02459

94-127
CHICCARELLI REAL ESTATE, INC 2
289 GREAT RD. SUITE 104
ACTON, MA 01720

94-128
SANDBERG, PAUL M.
38 SPERIDAKIS TERR., UNIT #1
CAMBRIDGE, MA 02139

94-128
TOOLAN, GEORGE &
KATHLEEN MAITLAND TOOLAN
38-40 SPERIDAKIS TERRACE, UNIT 38/2
CAMBRIDGE, MA 02139

94-128
WALSH, JOHN B.
40 MICHAEL SPERIDAKIS TERR. - UNIT #1
CAMBRIDGE, MA 02139

94-128
PETERSON, DAVID T. & SHAINA J. GLIDDEN
40 SPERIDAKIS TER. UNIT#2
CAMBRIDGE, MA 02139

94-125
WANG, KATHRYN
22 SPERIDAKIS TER., #22
CAMBRIDGE, MA 02139

94-203
GAJJAR, YOGESH P. & KALPANABEN Y. GAJJAR
161 ERIE ST
CAMBRIDGE, MA 02139

94-204
FEINSTEIN, JOSEPH B. & LILO S. FEINSTEIN &
CITY OF CAMBRIDGE TAX TITLE
C/O DEBORAH OLESHANSKY
P.O. BOX 11005
KNOXVILLE, TN 37939

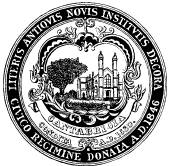
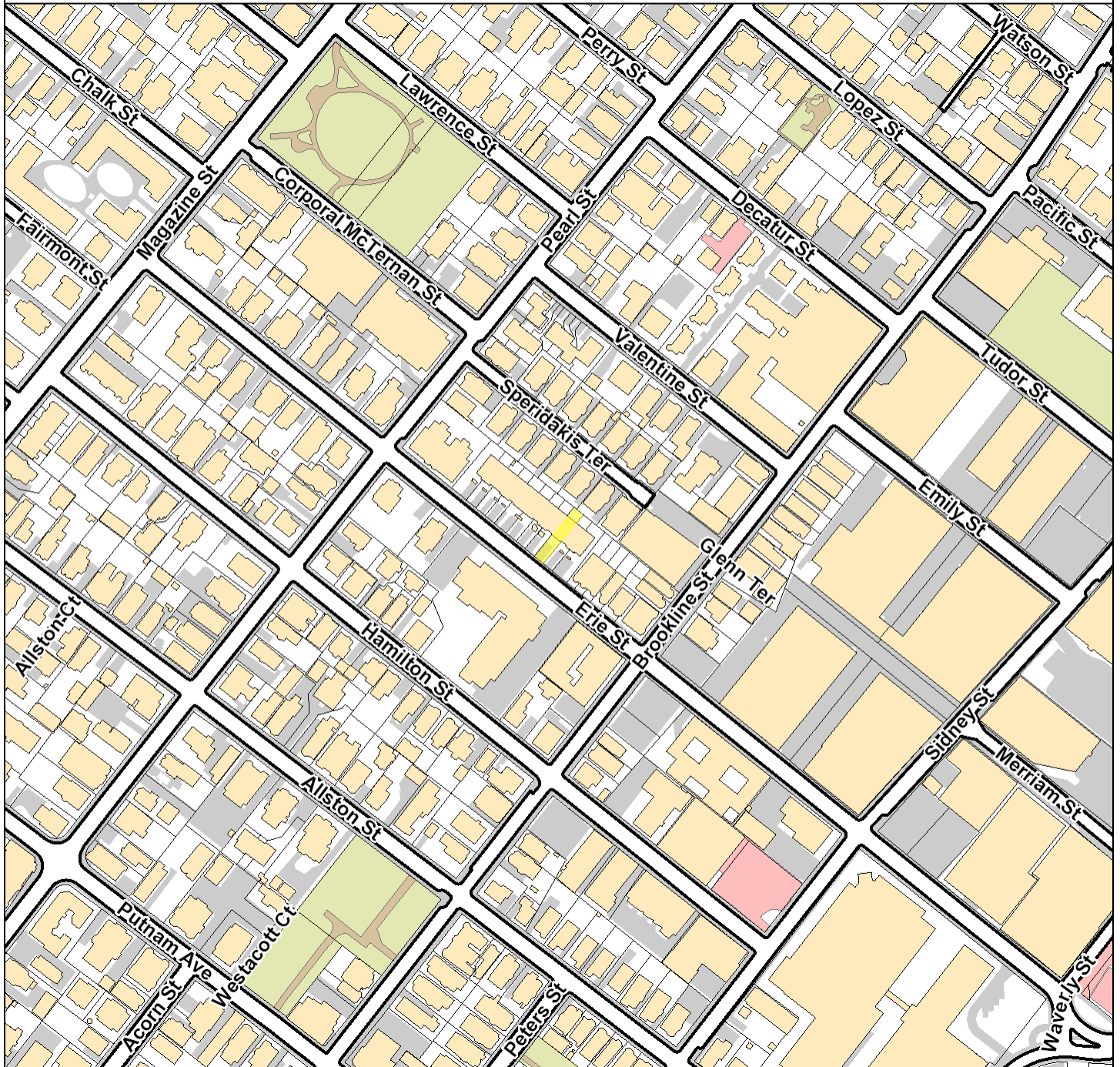
94-206
MCGINN, CORAIN M. & PAIGE P. MCGINN
155 ERIE ST
CAMBRIDGE, MA 02139

94-207
HUANG, CHIA-LING
98 SHARON STREET
MEDFORD, MA 02155

94-208
HUANG, CHIA-LING
98 SHARON STREET
MEDFORD, MA 02155

94-213
CARTER, SCOTT & SARAH E. CALVO
141 ERIE ST
CAMBRIDGE, MA 02139

97-130
LYNDON B. JOHNSON APARTMENTS, LLC.
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139



City of Cambridge
Massachusetts

1" = 236 ft

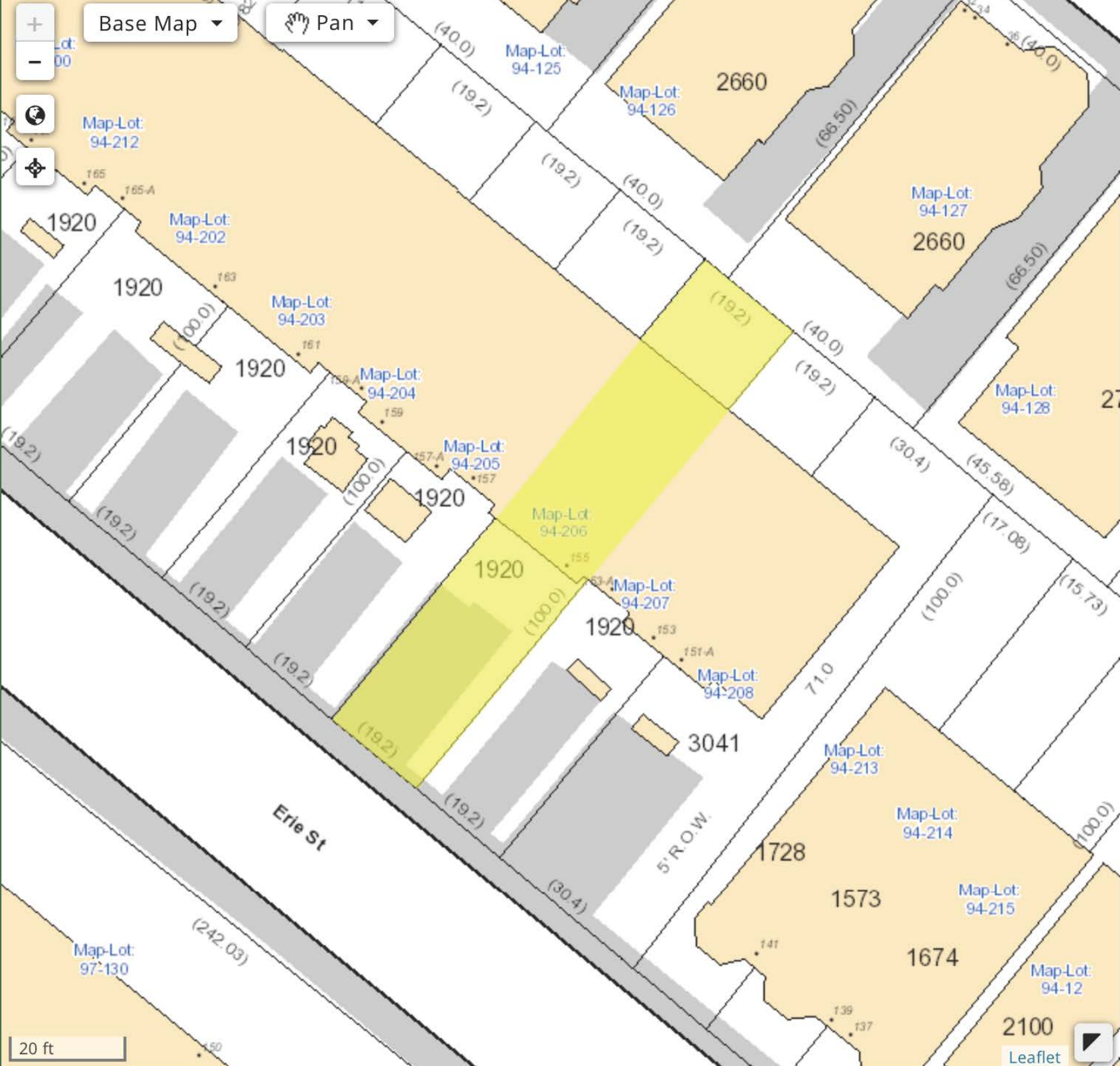
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

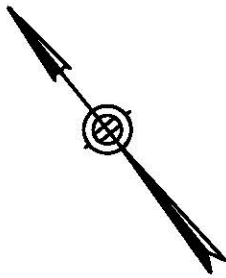
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



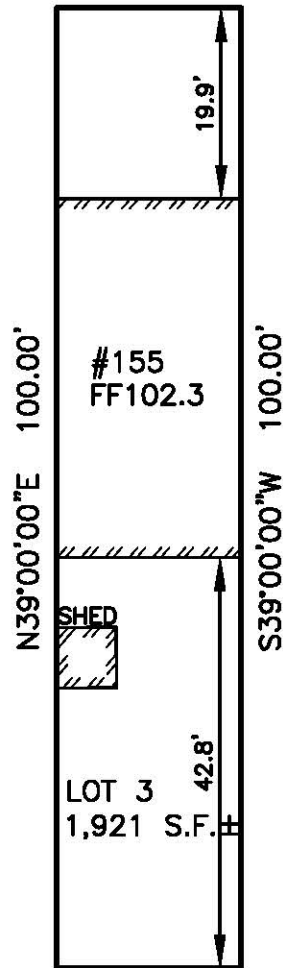
Map navigation controls including zoom in (+), zoom out (-), Base Map dropdown, and Pan button.







S51°00'00"E 19.21'



DEED REFERENCE:
BOOK 56493 PAGE 587
PLAN REFERENCE:
PLAN 1153 OF 1978
BOOK 13555 PAGE 249

N51°00'00"W 19.21'

ERIE STREET

ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750

info@everettbrooks.com

PLAN OF LAND IN
CAMBRIDGE, MA

155 ERIE STREET
EXISTING CONDITIONS

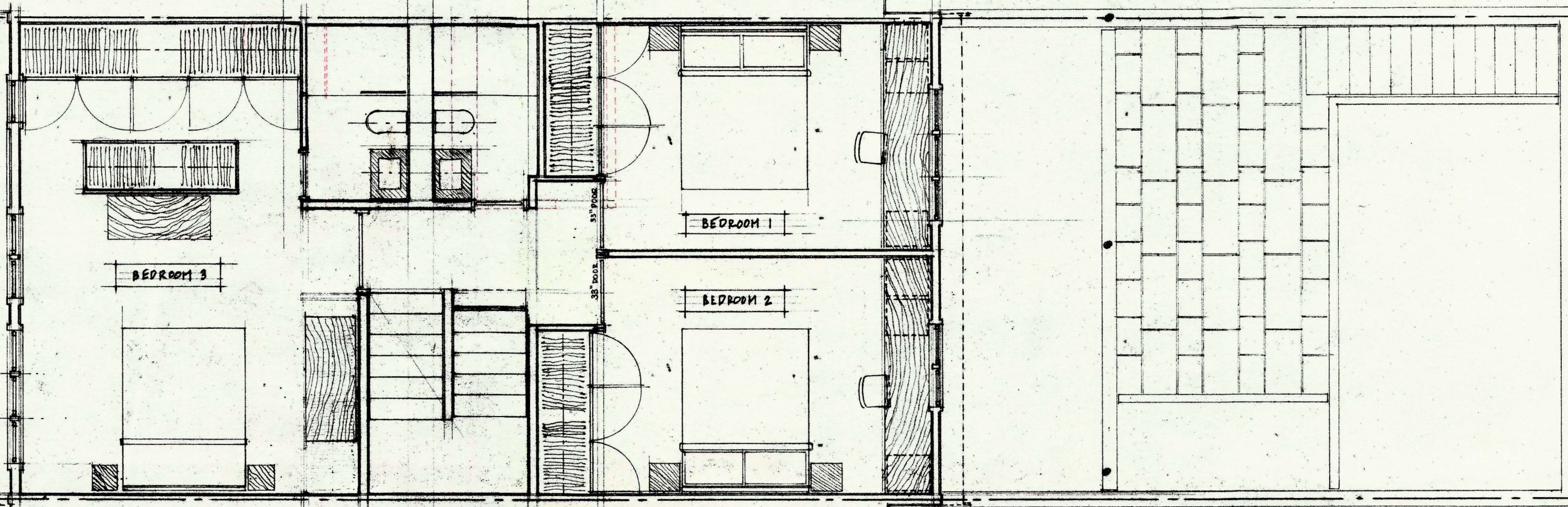
SCALE: 1 IN. = 20 FT.

DATE: APRIL 13, 2017

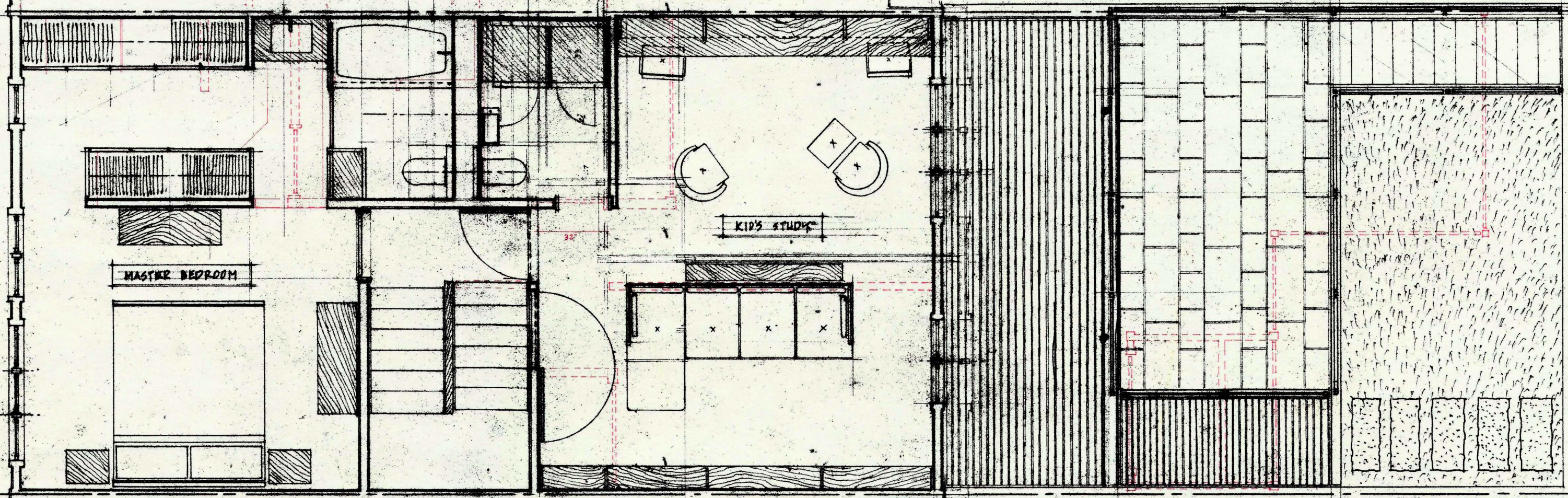
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CHECK: BB

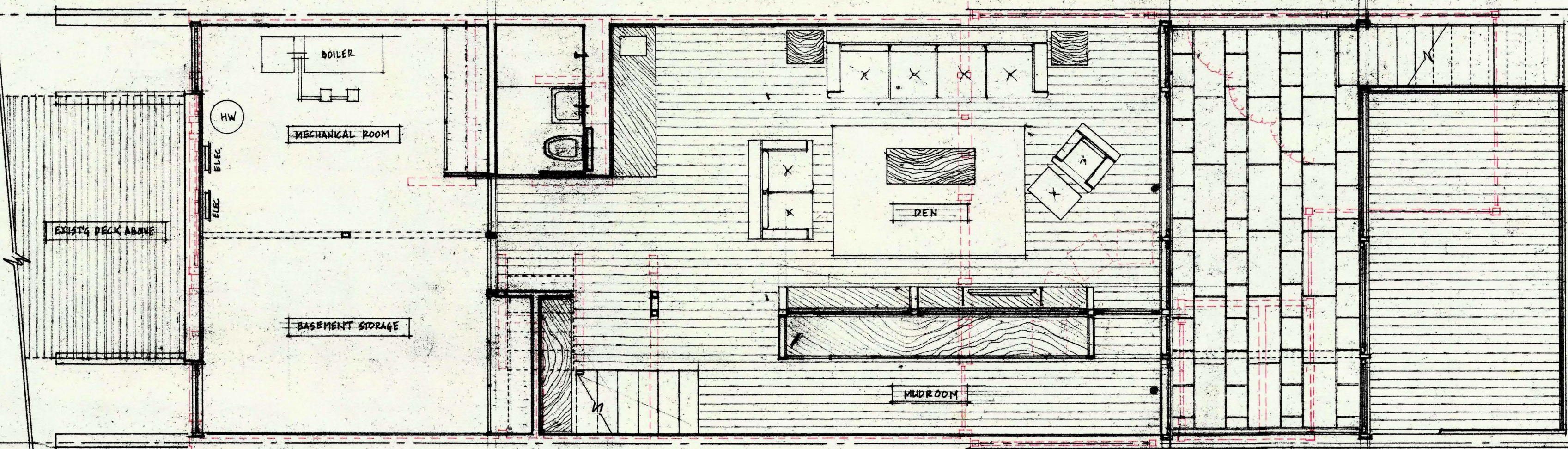
PROJECT NO. 25183



3 PROPOSED 3RD FLOOR PLAN
SCALE 1/4" = 1'-0"



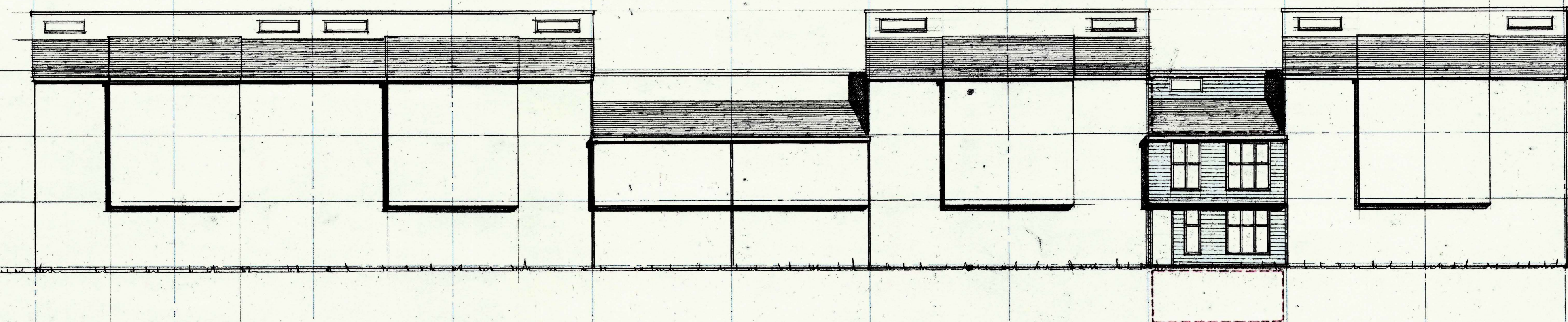
2 PROPOSED 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"



0 PROPOSED BASEMENT PLAN
SCALE 1/4" = 1'-0"

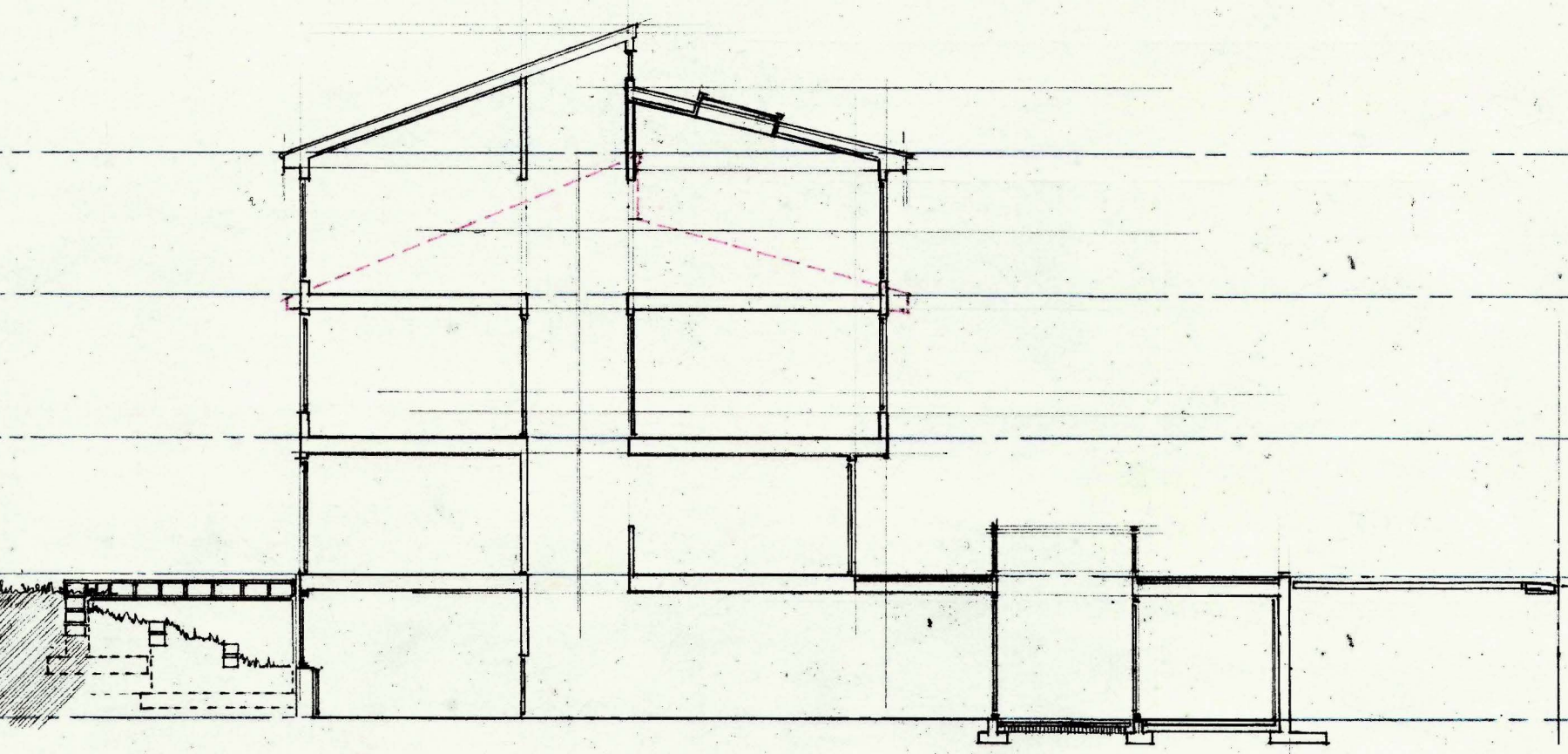
JUN 1, 2017

PROPOSED
PLANS
A-1

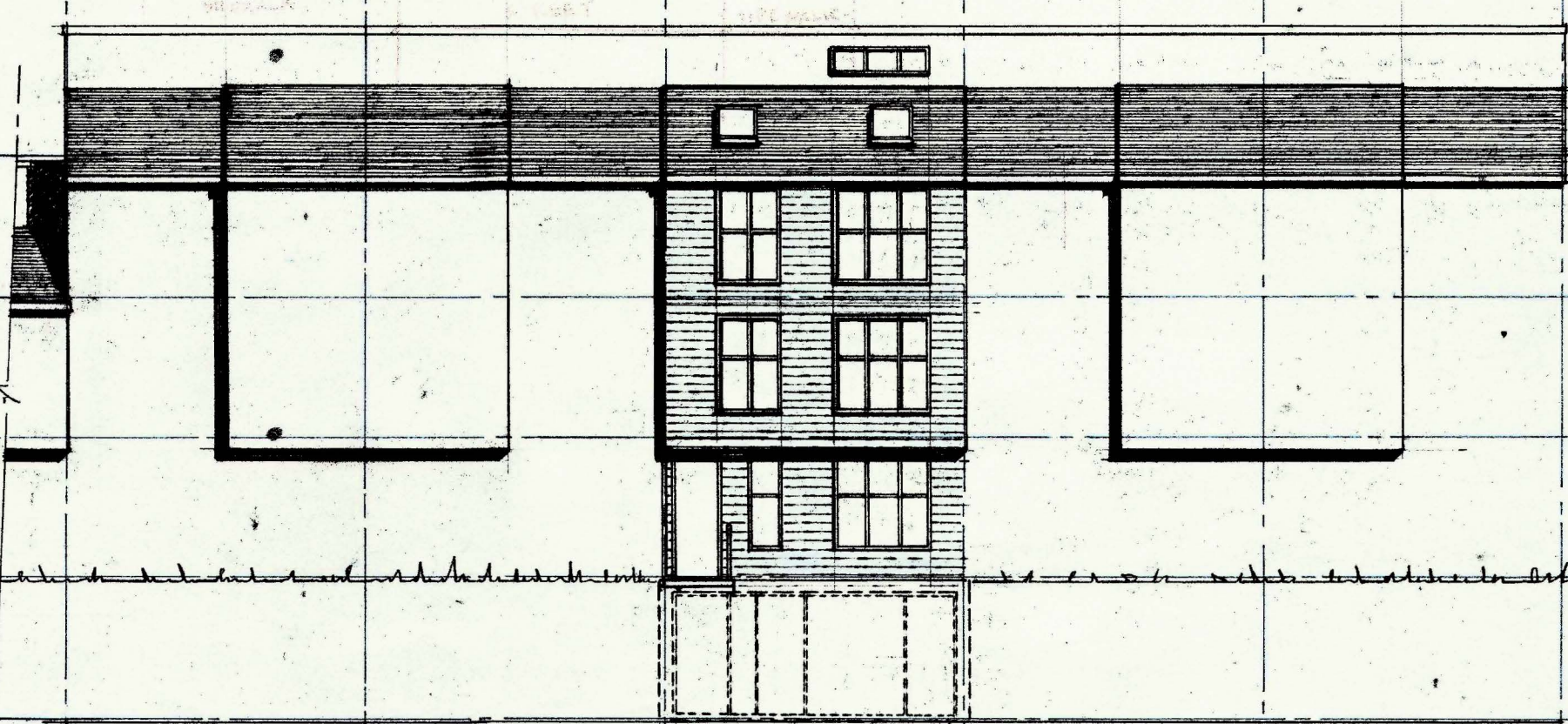


1
 WAREHOUSE BLOCK ELEVATION
 SCALE 3/32" = 1'-0"

--- Adhesive
 --- Glass
 --- All Day
 --- All Part



3
 PROPOSED
 BUILDING # SITE CROSS SECTION
 SCALE 3/32" = 1'-0"



2
 PROPOSED
 PARTIAL BLOCK ELEVATION
 SCALE 3/32" = 1'-0"

JUN. 1, 2017

BLOCK #24
 ELEVATION
 A-2