



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

BZA APPLICATION FORM

Plan No: BZA-011949-2016

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance : √ Appeal : \_\_\_\_\_

PETITIONER : Foley Fiore <sup>Architecture</sup> Architects C/O Andrew Steingiser

PETITIONER'S ADDRESS : 316 Cambridge Street Cambridge, MA 02141

LOCATION OF PROPERTY : 16 Kennedy Rd Cambridge, MA 02138

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

REASON FOR PETITION :  
 New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL : to demolish dilapidated house on property and construct new dwelling.  
Seeking 3'-10" relief from front setback and 7'-8" relief from 35' total side setback. Relief shared between south and north sides (see plans).

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

Original Signature(s) : Andrew Steingiser  
 (Petitioner(s) Owner)

Andrew Steingiser, Foley Fiore  
 (Print Name)

Address : 316 Cambridge St.  
Cambridge, MA 02141

Tel. No. : 617-547-8002

E-Mail Address : asteingiser@foleyfiore.com

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

10/10/2000

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**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 Jenna R. Moskowitz (OWNER)

Address: 1 Foster Street, Cambridge, MA 02138

State that I/We own the property located at 16 Kennedy Rd, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Jacob A. Farmer and Jenna R. Moskowitz

\*Pursuant to a deed of duly recorded in the date 12/29/2015, Middlesex South County Registry of Deeds at Book 66598, Page 582; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Jenna Moskowitz  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

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Commonwealth of Massachusetts, County of Norfolk

The above-name Jenna R. Moskowitz personally appeared before me, this 10th of November, 2016, and made oath that the above statement is true.

Joseph M. Hickson III Notary

My commission expires December 9, 2022



- If ownership is not shown in recorded deed, deed, or inheritance, please include documentation in order, recent

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:

Due to the odd shape of the lot, the "As of Right" buildable footprint creates a very narrow width for a portion of the building. This narrow width makes it difficult to develop a workable floor plan layout.

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 stated above the setbacks required based on odd shaped lot create an unworkable floor plan layout. We seek only set back relief and adhere to all other dimensional requirements set forth in table 5.1 section 5.~~

*Due to the shape of this site and its landlocked location in the neighborhood, a hardship is created making it difficult to adhere to setback requirements. All other dimensional requirements set forth in table 5.1 section 5 have been adhered to.*

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

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

The proposed home is in keeping with the scale and proportions of the neighboring structures and creates thoughtful open spaces creating buffers with neighboring structures.

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

The proposed structure fits respectfully in the existing neighborhood fabric.

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

MEMORANDUM FOR THE RECORD

Subject: [Illegible]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Foley Fiore **PRESENT USE/OCCUPANCY:** 2-Family Residential

**LOCATION:** 16 Kennedy Rd Cambridge, MA 02138 **ZONE:** Residence A-1 Zone

**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** Single Family Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	2820	<del>4910</del> 4908	4965	(max.)
<u>LOT AREA:</u>	<del>9931</del> 10,459	<del>9931</del> 10,459	8000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	<del>.28</del> .269	.49	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<del>4965</del> 5229.5	6000	6000	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	56'-96'	56'-95'	80	(min.)
DEPTH	152'	152'	na	
<u>SETBACKS IN FEET:</u>				
FRONT	58'	22' 21'-2"	25'	(min.)
REAR	4'	23' 5" = 31'-9"	31'	(min.)
LEFT SIDE	21'-5"	15'	15' (sum of 35')	(min.)
RIGHT SIDE	17'-4"	12'-33'	15' (sum of 35')	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	30'-2"	34'	35'	(max.)
LENGTH	n/a	n/a	n/a	
WIDTH	n/a	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	71%	70%	50%	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	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.

- 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'.

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09 November 2016

**16 Kennedy  
Cambridge MA 02138**

**DISTRICT** Residence A-1

**Lot size** 10,459

**Max. FAR** 0.50

	<b>Existing</b>	<b>Proposed</b>	
Basement			
First Floor	1270	2217	
1 Space Garage ( <b>Not included FAR</b> )	136	242	
Second Floor	1050	1874	
Attic	500	817	
<b>TOTAL GFA (Max 5,229 sq. ft.)</b>	2820	4908	
FAR .50 max	0.27	0.47	
<b>Front Setback -Kennedy (25' min.)</b>	58'	<b>21'-2"</b>	
Rear (31' min)	<b>4'</b>	<b>23'-5"-39'-9"</b>	note4
South side (15' min.)*	21.5'	<b>15'</b>	note 1
<b>North Side 1 (15' min)*</b>	NA	<b>12'</b>	note 1,2
North Side 2 (15' min.) *	17'	33'	note 1,2
Building Height (35' max.)	30'-2"	34'	
Open Space (min. 50%)	71%	70%	note 3

**ITEMS IN RED ARE NON-CONFORMING**

1. Side setbacks requirement is 15' minimum (sum of 35')
2. North side of property steps from 56' in front to 96' in back
3. open space does not include driveways
4. Rear property is segmented into 6 parts in area of building (see plot plan)





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2016 NOV 15 PM 2:43  
 OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS  
 Plan No: BZA-011949-2016

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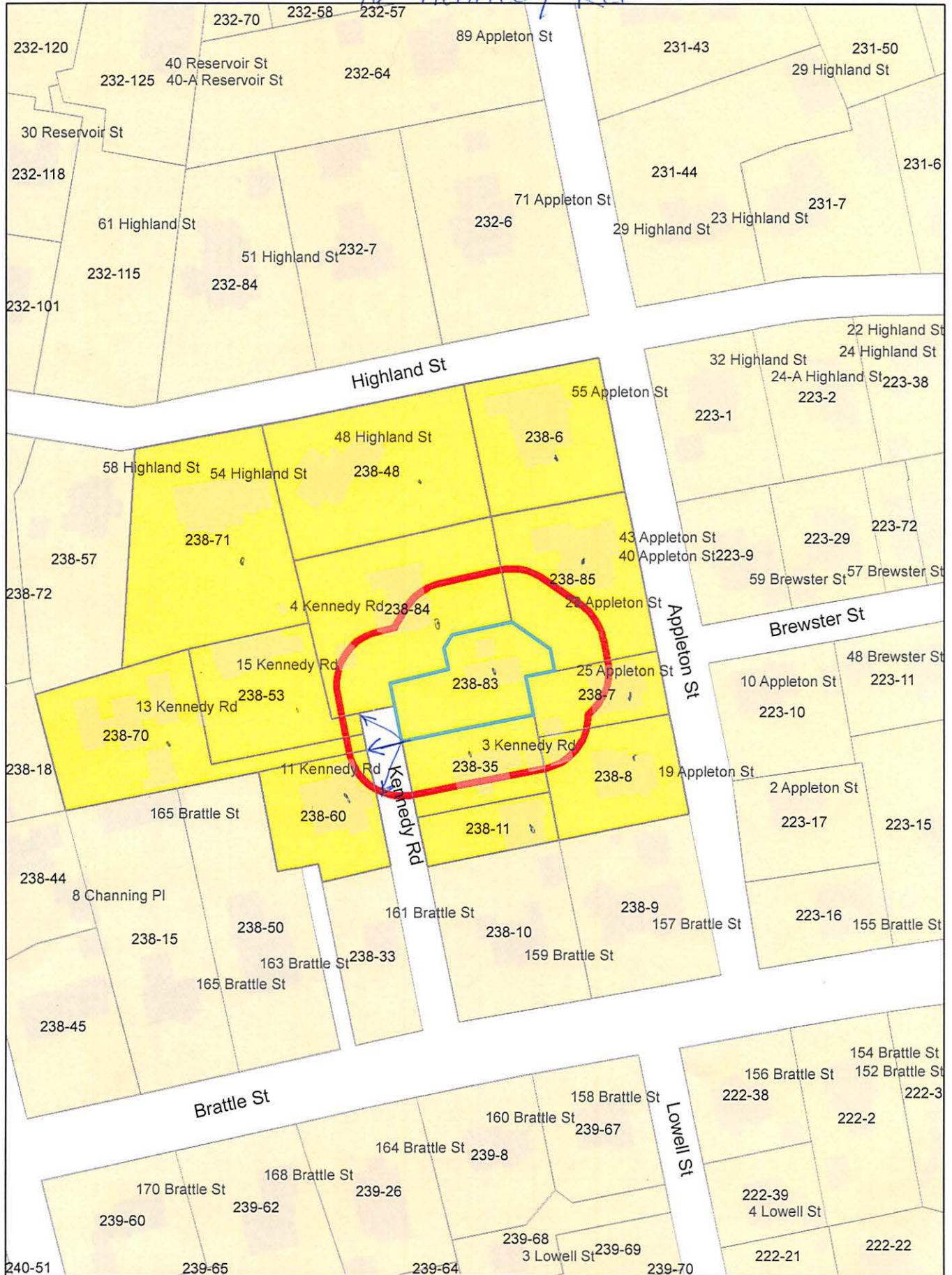
Address : 316 Cambridge St.  
Cambridge, MA 02141

Tel. No. : 617-547-8002

E-Mail Address : a.steingiser@foleyfiore.com

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

16 Kennedy Rd.



16 Kennedy Rd.

238-6  
WILKINS, ANN MARIE & DAVID B. WILKINS  
55 APPLETON ST  
CAMBRIDGE, MA 02138

238-7  
ZANDER, ROSAMUND S.  
25 APPLETON ST  
CAMBRIDGE, MA 02138

*Petitioner*  
FOLEY FIORE ARCHITECTURE  
C/O ANDREW STEINGISER  
316 CAMBRIDGE STREET  
CAMBRIDGE, MA 02141

238-11  
BELL, PETER,  
TR. RESIDENT KENNEDY ONE REALTY TRUST  
8 KENNEDY RD  
CAMBRIDGE, MA 02138

238-35  
ATLAMAZOGLU, STYLIANOS.  
TRUSTEE OF ANA NOMINEE TRUST  
3 KENNEDY RD  
CAMBRIDGE, MA 02138

238-48  
EDMONDS, HELEN M. & ANDREW F. PESEK  
48 HIGHLAND STREET  
CAMBRIDGE, MA 02138

238-53  
TODD, EVA ANDENAE  
15 KENNEDY RD.  
CAMBRIDGE, MA 02138

238-60  
JACOBSEN, VIRGINIA  
11 KENNEDY RD  
CAMBRIDGE, MA 02138

238-70  
MANUS, DEBORAH J.,  
TR. THE 13 KENNEDY RD NOMINEE TRUST  
163 BRATTLE ST  
CAMBRIDGE, MA 02138

238-71  
HORNOR, JILL ALISON TR. JENY REALTY TRUST  
54 HIGHLAND ST.  
CAMBRIDGE, MA 02138

238-85  
BIOTTI, JON M. & LESLIE JENG  
43 APPLETON ST  
CAMBRIDGE, MA 02138

238-84  
PERLS, KATHERINE M. & LENNART C. BRABERG  
4 KENNEDY RD  
CAMBRIDGE, MA 02138

238-83  
FARMER, JACOB A. & JENNA R. MOSKOWITZ  
16 KENNEDY RD  
CAMBRIDGE, MA 02139

238-8  
SIMONS, HUGH  
19 APPLETON ST  
CAMBRIDGE, MA 02138



SOUTH & WEST ELEVATIONS



WEST (FRONT) ELEVATION



EAST ELEVATION



NORTH



NORTH & EAST ELEVATIONS



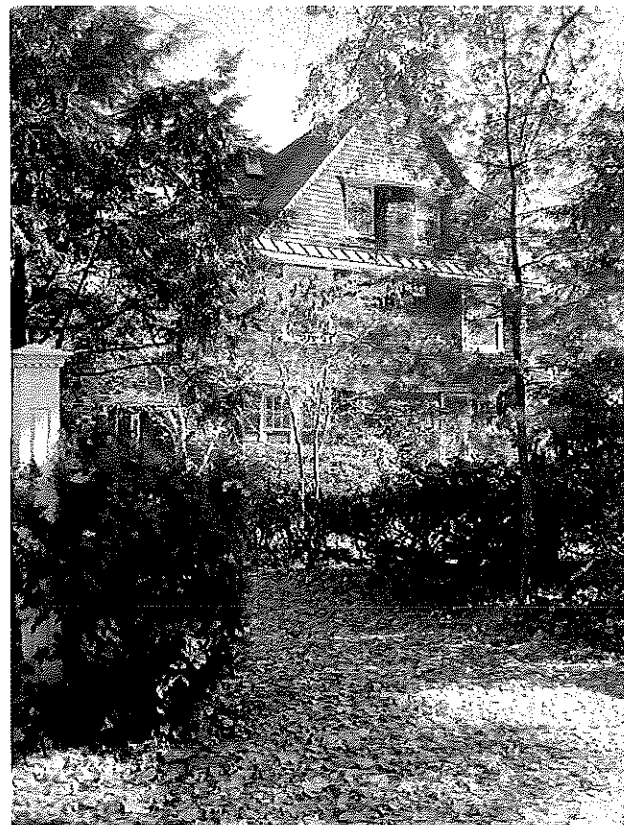
NEIGHBOR ACROSS STREET



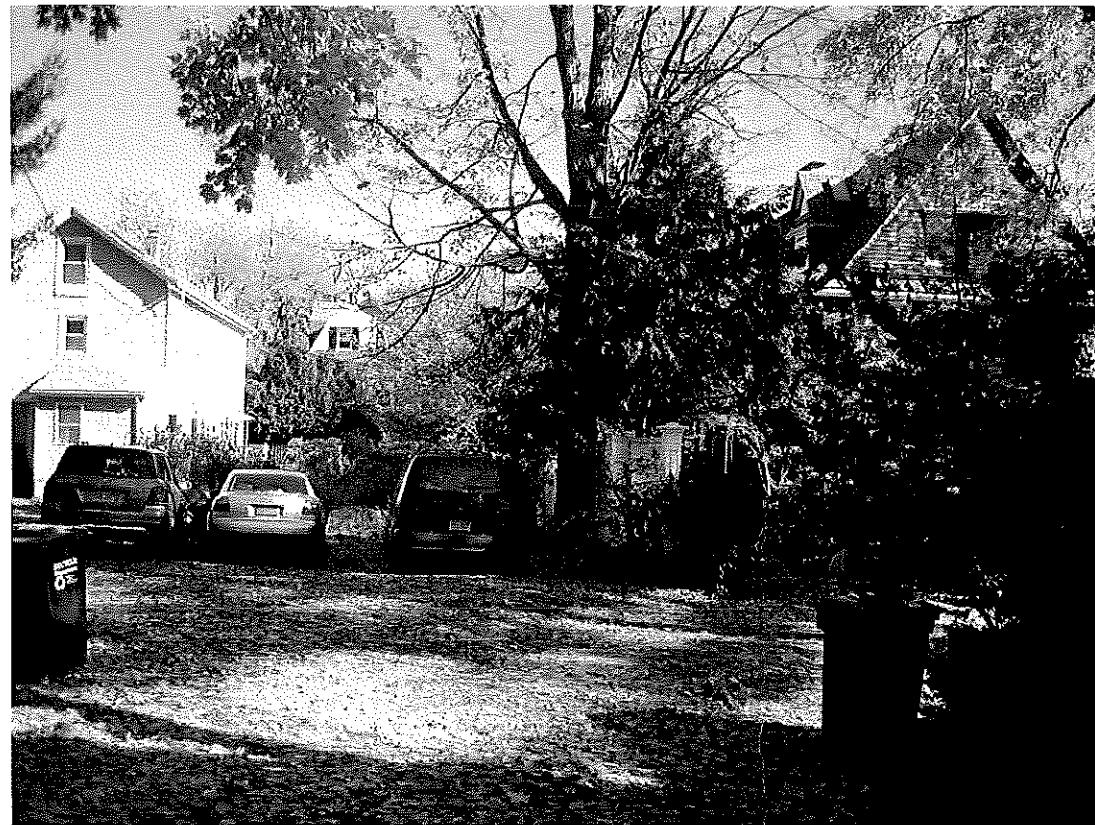
NEIGHBOR TO EAST



NEIGHBOR TO NORTH



NEIGHBOR TO SOUTH



VIEW OF PROPERTY WITH SOUTH NEIGHBOR

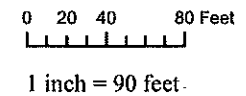


**City of Cambridge  
Assessing Department**  
795 Massachusetts Ave.  
Cambridge, MA 02139

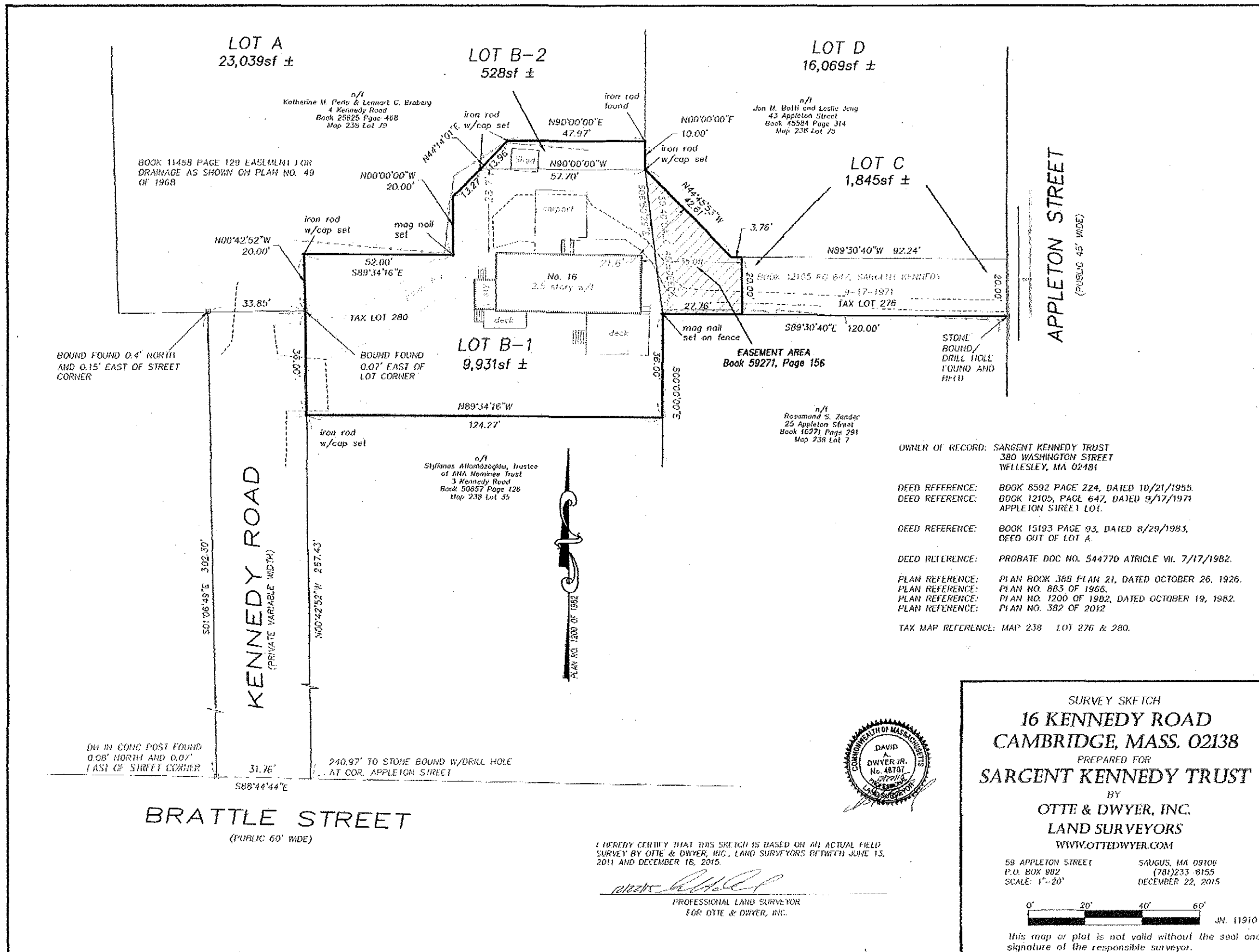
- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

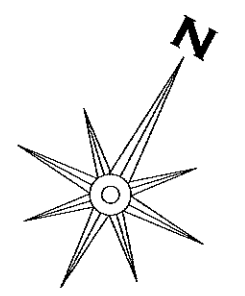
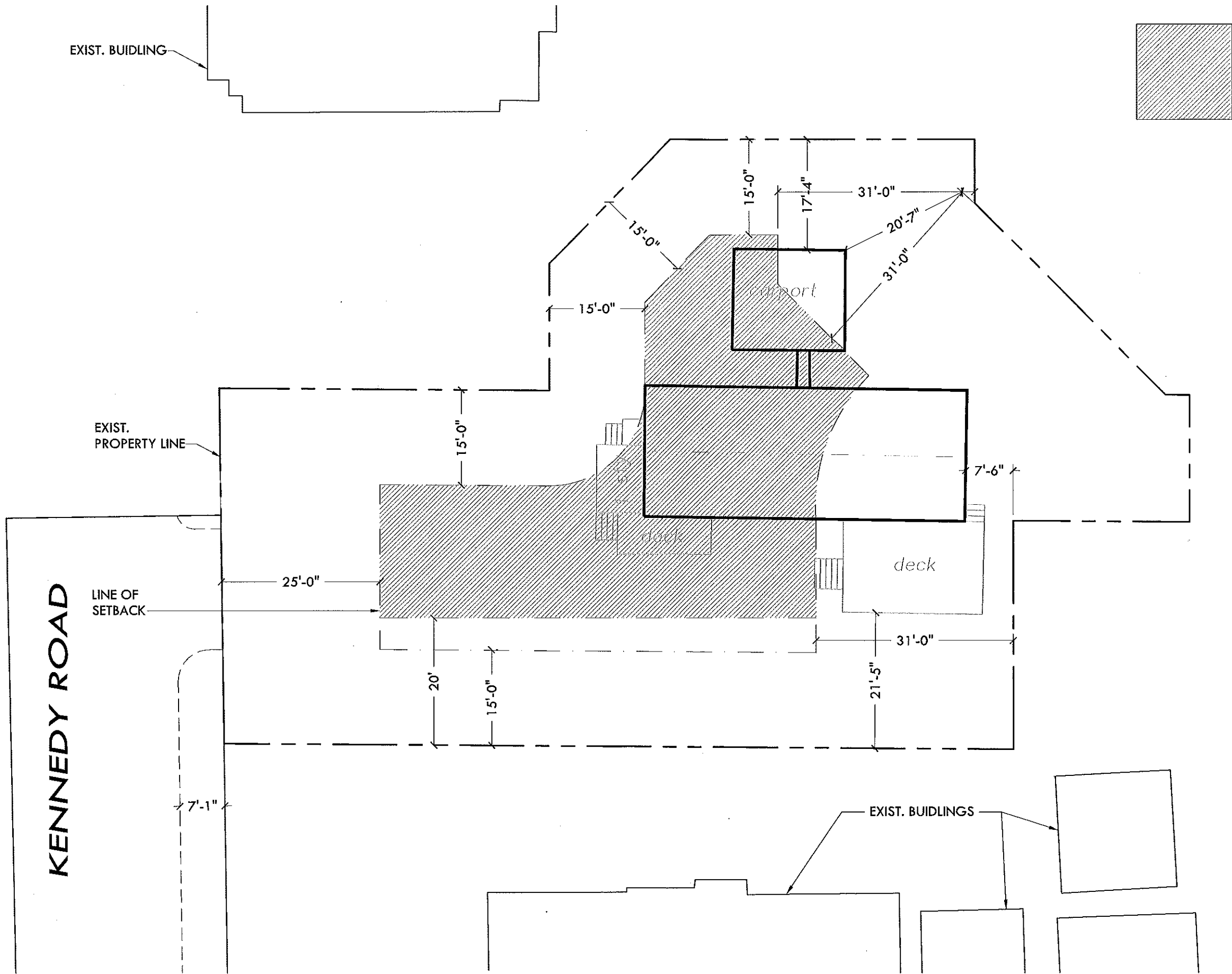
10 Lot Number      100 Parcel size in Sq. Ft.  
 238 Block Number      44.0LC Land Court Dimension  
 10 Street Number      65.0 Survey Dimensions  
 (125.0) Deed Dimension

DISCLAIMER:  
 All Parcel Property shown on this map was compiled from a digital Assessor's Tax Map dated 10/01/2018 and furnished by the City Assessor's Office and the Department of Public Works. Subsequent information has been incorporated into the City of Cambridge's Geographic Information System (GIS). Parcels have not been created from survey, and maps are suitable for general purposes only.  
 The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map  
**238**

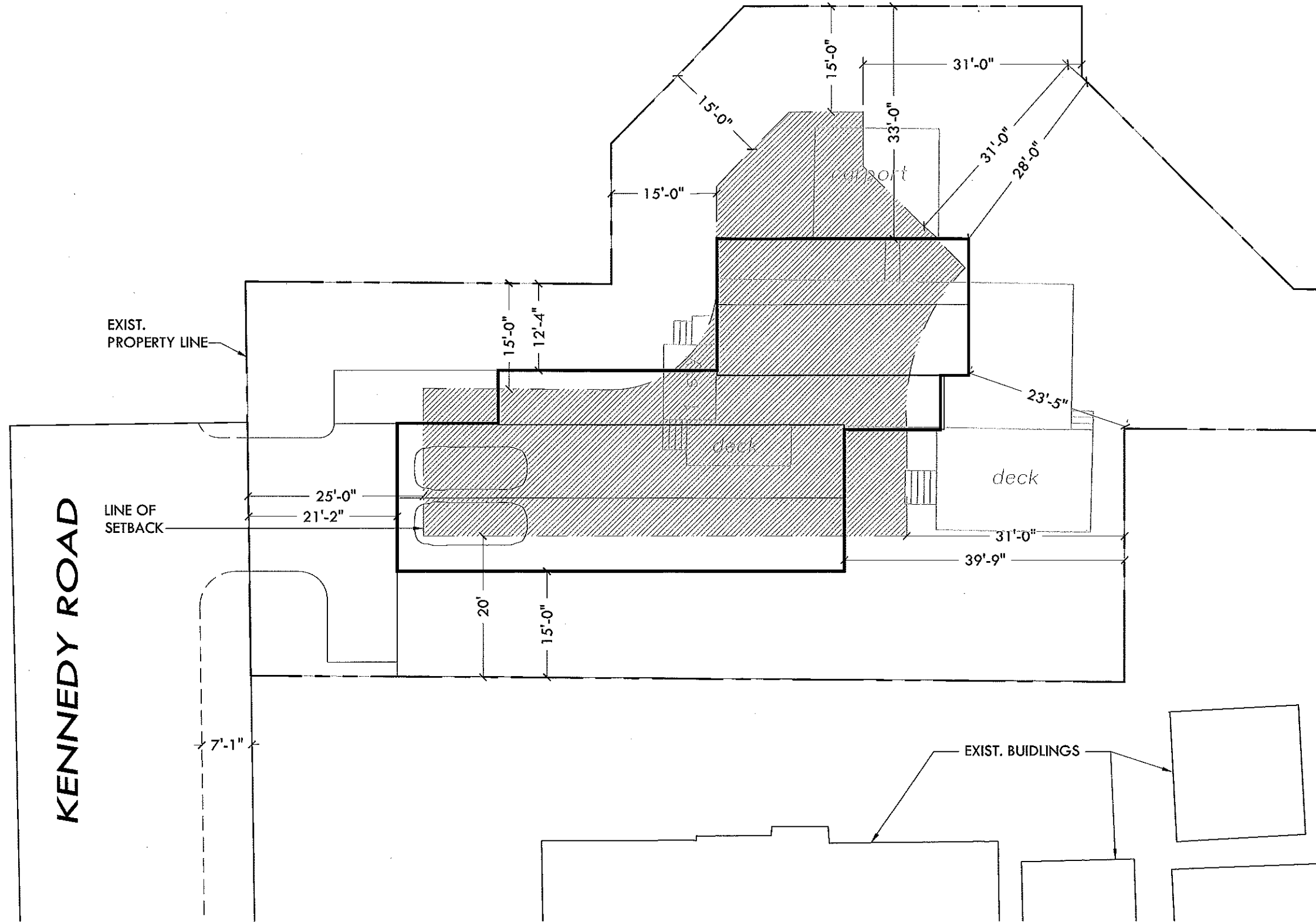


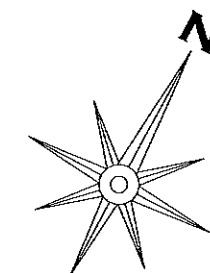
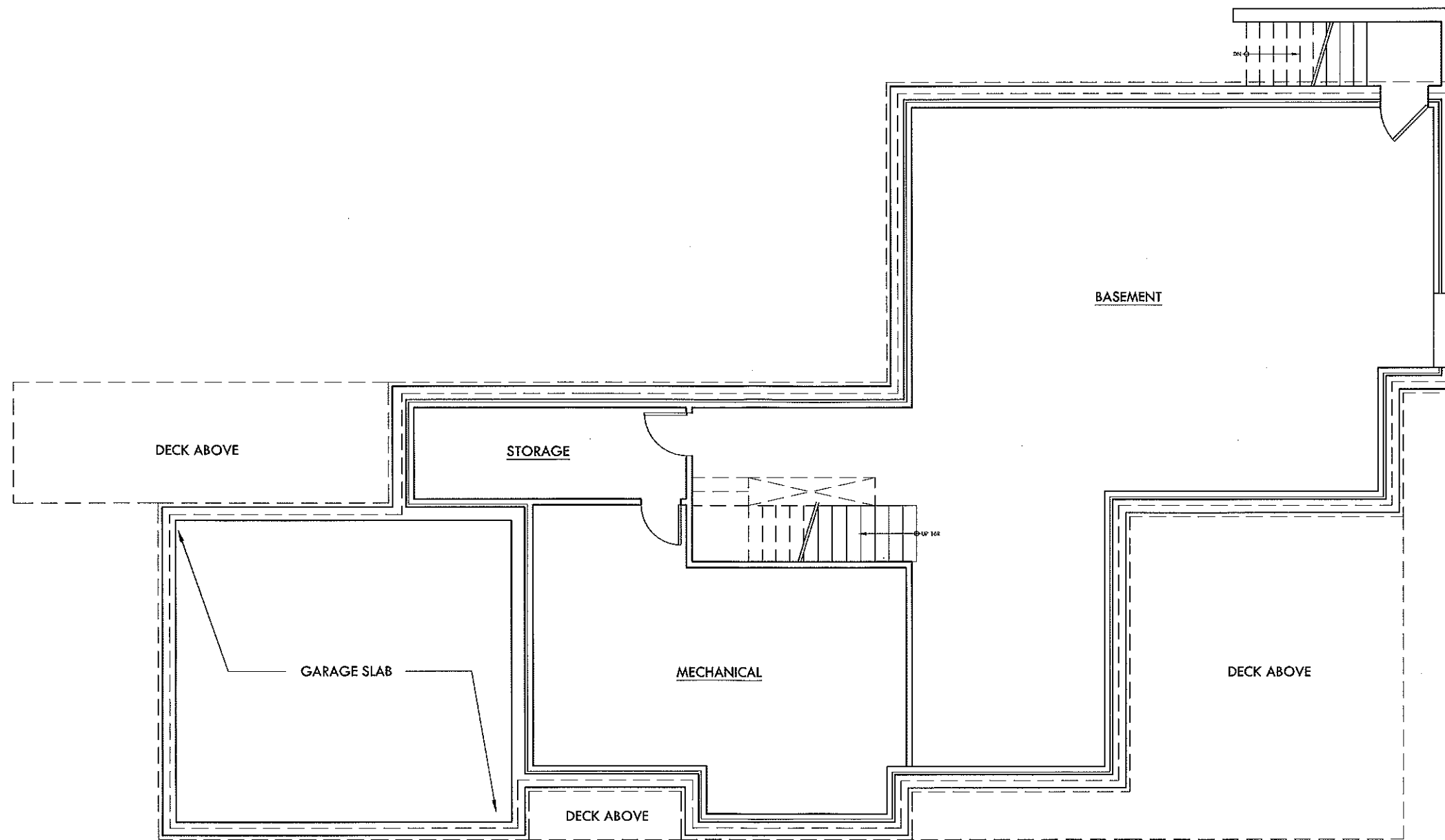




EXIST. BUIDLING

AS OF RIGHT  
BUILDABLE AREA

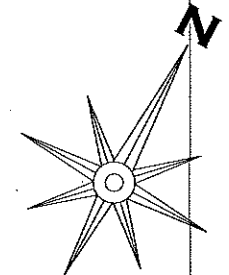
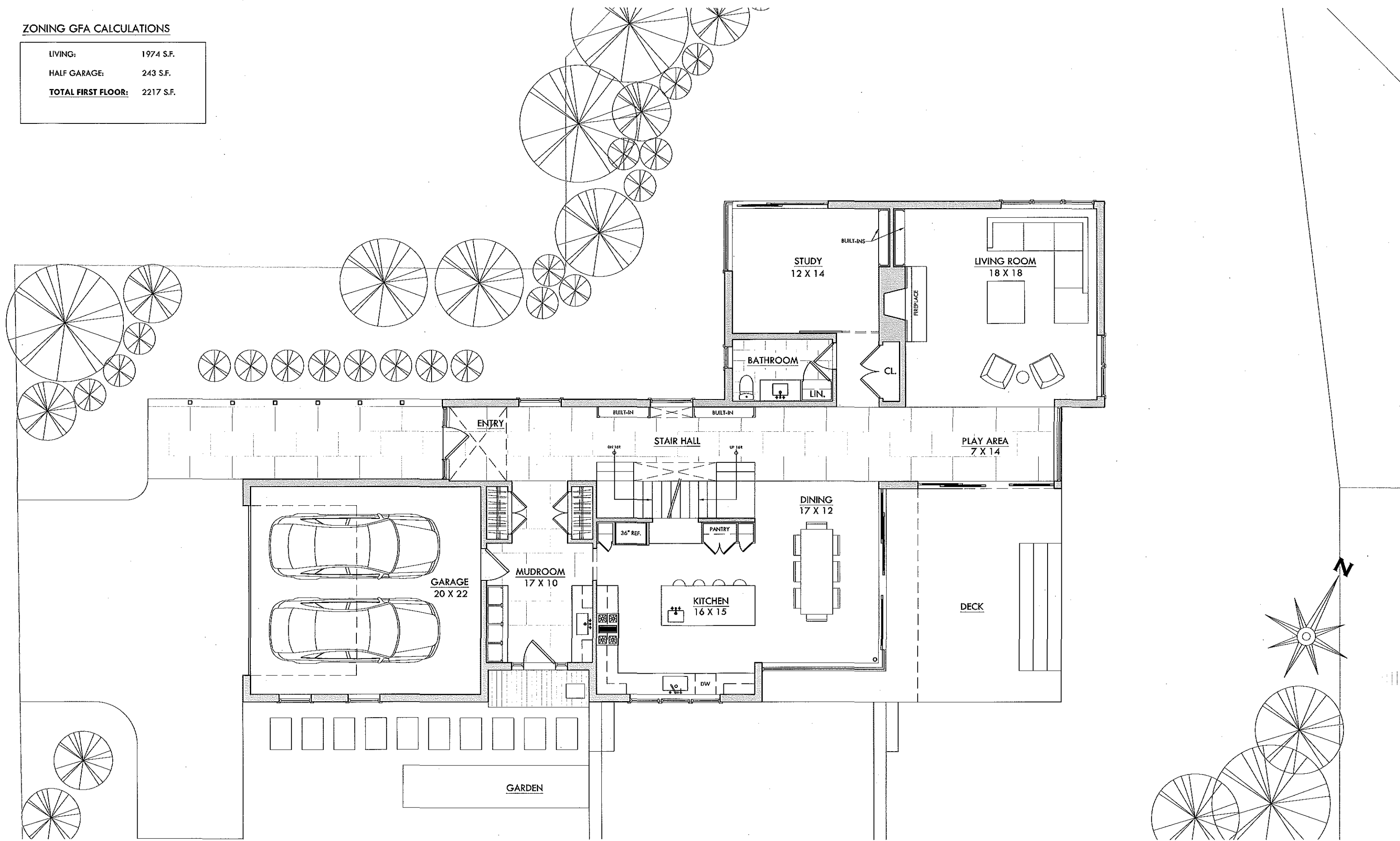




14 November 2016  
 BZA Submission  
 1/8" = 1'-0"

ZONING GFA CALCULATIONS

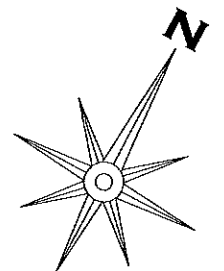
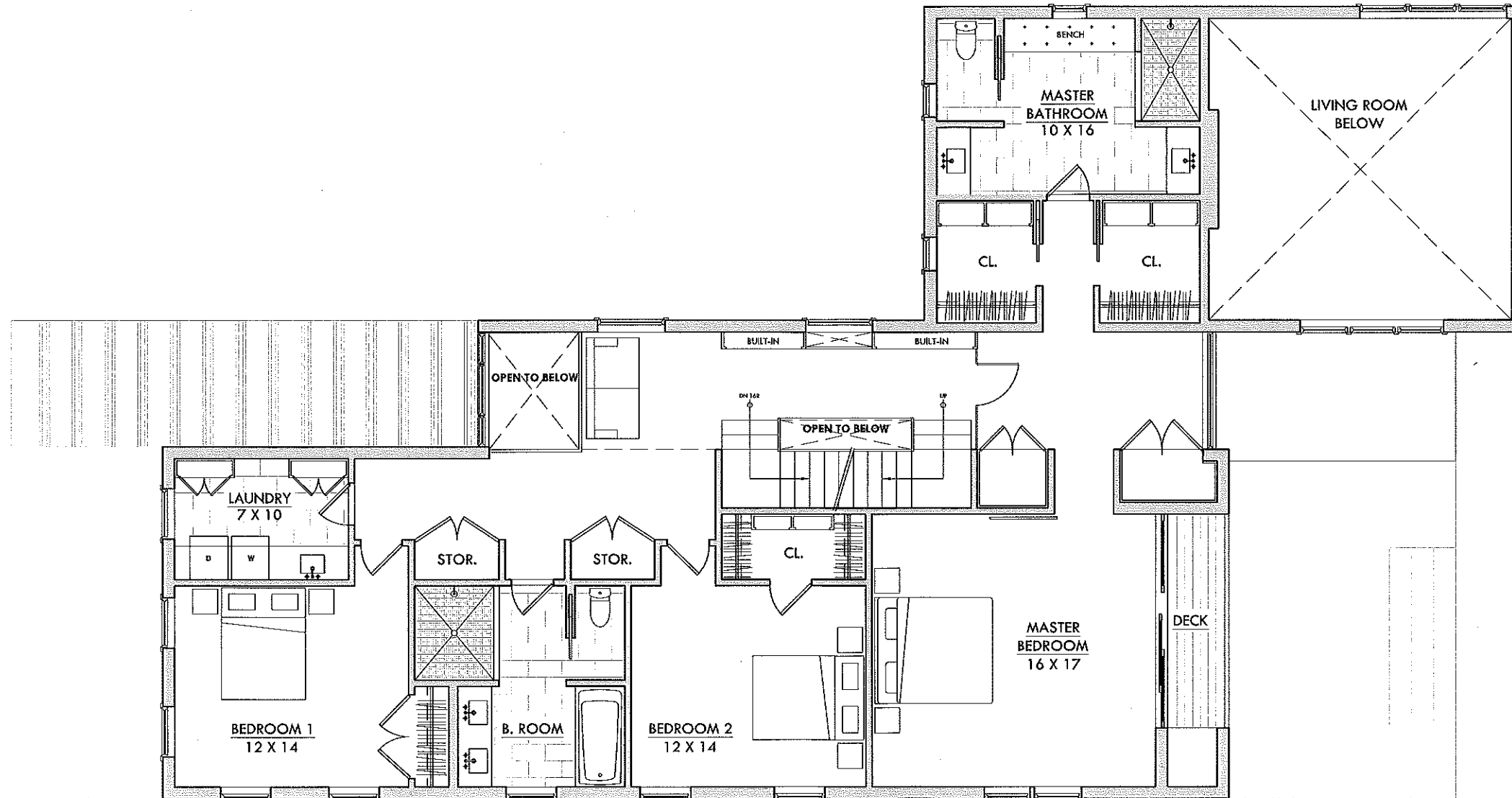
LIVING:	1974 S.F.
HALF GARAGE:	243 S.F.
<b>TOTAL FIRST FLOOR:</b>	<b>2217 S.F.</b>



ZONING GFA CALCULATIONS

LIVING: 1874 S.F.

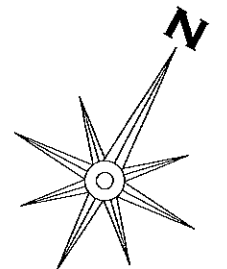
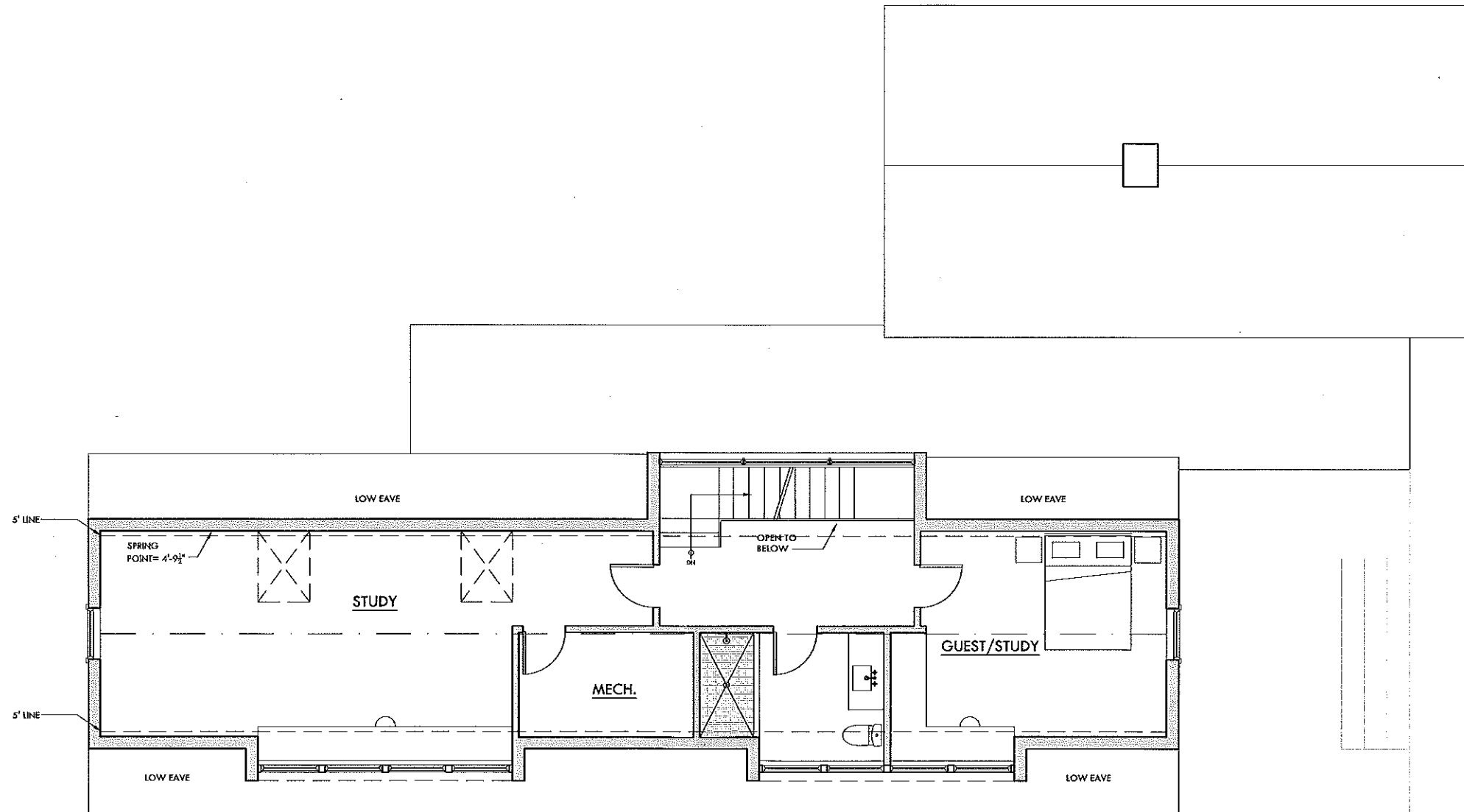
**TOTAL SECOND FLOOR: 1874 S.F.**



14 November 2016  
BZA Submission  
1/8" = 1'-0"

ZONING GFA CALCULATIONS

THIRD FLOOR : 817 S.F.



14 November 2016  
BZA Submission  
1/8" = 1'-0"



EAST ELEVATION

PAINTED CLAPBOARD SIDING  
CLAD CASEMENT + AWNING WINDOWS



WEST (FRONT) ELEVATION

3RD FIN FLR = 20'-0"  
10'-0"  
2ND FIN FLR = 10'-0"  
10'-0"  
1ST FIN FLR = 0'-0"  
MEAN GRADE = -2'-0"

34' TO MEAN GRADE









FRONT CORNER PERSPECTIVE



FRONT PERSPECTIVE



BACK CORNER PERSPECTIVE