BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: ✓ Appeal: _____

PETITIONER: Geoffrey Murray + Karin Lin

PETITIONER'S ADDRESS: 19 Harrison Ave Cambridge, MA

LOCATION OF PROPERTY: 19 Harrison Ave Cambridge, MA

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: B

REASON FOR PETITION:

X	Additions		New Structure
	Change in Use/Occupancy		Parking
	Conversion to Addi'l Dwelling Unit's		Sign
	Dormer		Subdivision
	Other:		

DESCRIPTION OF PETITIONER'S PROPOSAL:

Remove existing mudroom entry + stairs. Rebuild mudroom entry as per plans. Mudroom size will be increased + a second floor will be added. Stairs will be rebuilt.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 31

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)

G. Cade Murray Karin Lin
(Print Name)

Address: 19 Harrison Ave
Cambridge, MA

Tel. No.: (510) 589-4672

E-Mail Address: Cade@yahoo.com

Date: 6/19/17

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 Geoffrey C. Murray + Karin Lin
(OWNER)

Address: 19 Harrison Ave Cambridge, MA

State that I/We own the property located at 19 Harrison Ave, which is the subject of this zoning application.

The record title of this property is in the name of
Geoffrey C. Murray + Karin Lin

*Pursuant to a deed of duly recorded in the date 2/23/10, Middlesex South County Registry of Deeds at Book 1380, Page 139; 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 Geoffrey C. Murray & Karin Shu Lin personally appeared before me, this 14th of June, 2017, and made oath that the above statement is true.

Torry Khakali Notary

My commission expires 09/07/2023 (Notary Seal)

TORRY KHAKALI
Notary Public
Commonwealth of Massachusetts
My Commission Expires September 7, 2023

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

TORRY KHAKALI
Notary Public
Commonwealth of Massachusetts
My Commission Expires September 7, 2023

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 structure is in poor repair + needs to be replaced. The current mudroom is very cramped for our growing family and getting more inadequate as the children grow older. The existing 2nd floor bedroom is very small + needs the additional space to adequatly fit a bed. The existing steps are not code compliant.

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 rearsons:

The proposed alteration would be in keeping with other homes on the street with large front porches/entries + 2nd floor living space over the entry. Further, the design + scale of the proposed entry we feel is appropriate for the house + the neighborhood.

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

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

We are active members of the community + the local church + want very much to remain in this house while continuing to contribute to Cambridge life. This modest alteration would allow us to better live in this house + remain part of the community.

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

As mentioned above, the design + scale of the proposed alteration we feel is appropriate for the house + 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.**

(ATTACHMENT B - PAGE 5)

We feel this will enhance the area, helping to make it a more desirable location to live.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: GEOFFREY C. MURRAY & KARIN LIN **PRESENT USE/OCCUPANCY:** RESIDENTIAL

LOCATION: 19-21 HARRISON AVENUE **ZONE:** RES-B

PHONE: 510.589.4672 **REQUESTED USE/OCCUPANCY:** NO CHANGE

		EXISTING CONDITIONS	*REQUESTED CONDITIONS*	*ORDINANCE REQUIREMENTS*[1]	
TOTAL GROSS FLOOR AREA:		3,401	3,502	2,500	(max.)
LOT AREA:		4,400		5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		0.773	0.779	0.5	(max.)
LOT AREA FOR EACH DWELLING UNIT:		2,200	NO CHANGE	2,500	(min.)
SIZE OF LOT:	WIDTH	40 FT		50 FT	(min.)
	DEPTH				
Setbacks in Feet:	FRONT	15.2	12.7	15.0	(min.)
	REAR	4.3	NO CHANGE	27.5	(min.)
	LEFT SIDE	10.0	NO CHANGE	7.5 (SUM 20')	(min.)
	RIGHT SIDE	4.5	NO CHANGE	7.5 (SUM 20')	(min.)
SIZE OF BLDG.:	HEIGHT	30.5	NO CHANGE	35.0	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3] PRIVATE/PERMEABLE		8.1%/11.3%	7.8%/10.5%	20%/20%	(min.)
NO. OF DWELLING UNITS:		2	NO CHANGE	2	(max.)
NO. OF PARKING SPACES:		3+2	NO CHANGE	2	(min./max)
NO. OF LOADING AREAS:		NA	NA	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		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.

PROPOSED ADDITION WILL BE WOOD FRAMED CONSTRUCTION ON 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'.*

BZA APPLICATION FORM

GENERAL INFORMATION

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Special Permit: _____ Variance: ✓ Appeal: _____

2017 JUN 28 AM 11:25
CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Geoffrey Murray + Karin Lin

PETITIONER'S ADDRESS: 19 Harrison Ave Cambridge, MA

LOCATION OF PROPERTY: 19 Harrison Ave Cambridge, MA

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: B

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X	Additions		New Structure
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	Dormer		Subdivision
	Other: _____		

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Remove existing mudroom entry + stairs.
Rebuild mudroom entry as per plans.
Mudroom size will be increased + a second
floor will be added. Stairs will be rebuilt.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 31

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): [signature]
(Petitioner(s)/Owner)

G. Cade Murray Karin Lin
(Print Name)

Address: 19 Harrison Ave
Cambridge, MA

Tel. No.: (510) 589-4672

E-Mail Address: cade@yahoo.com

Date: 6/19/17

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: Geoffrey Cade-Murray **Date:** 7/7/17
(Print)

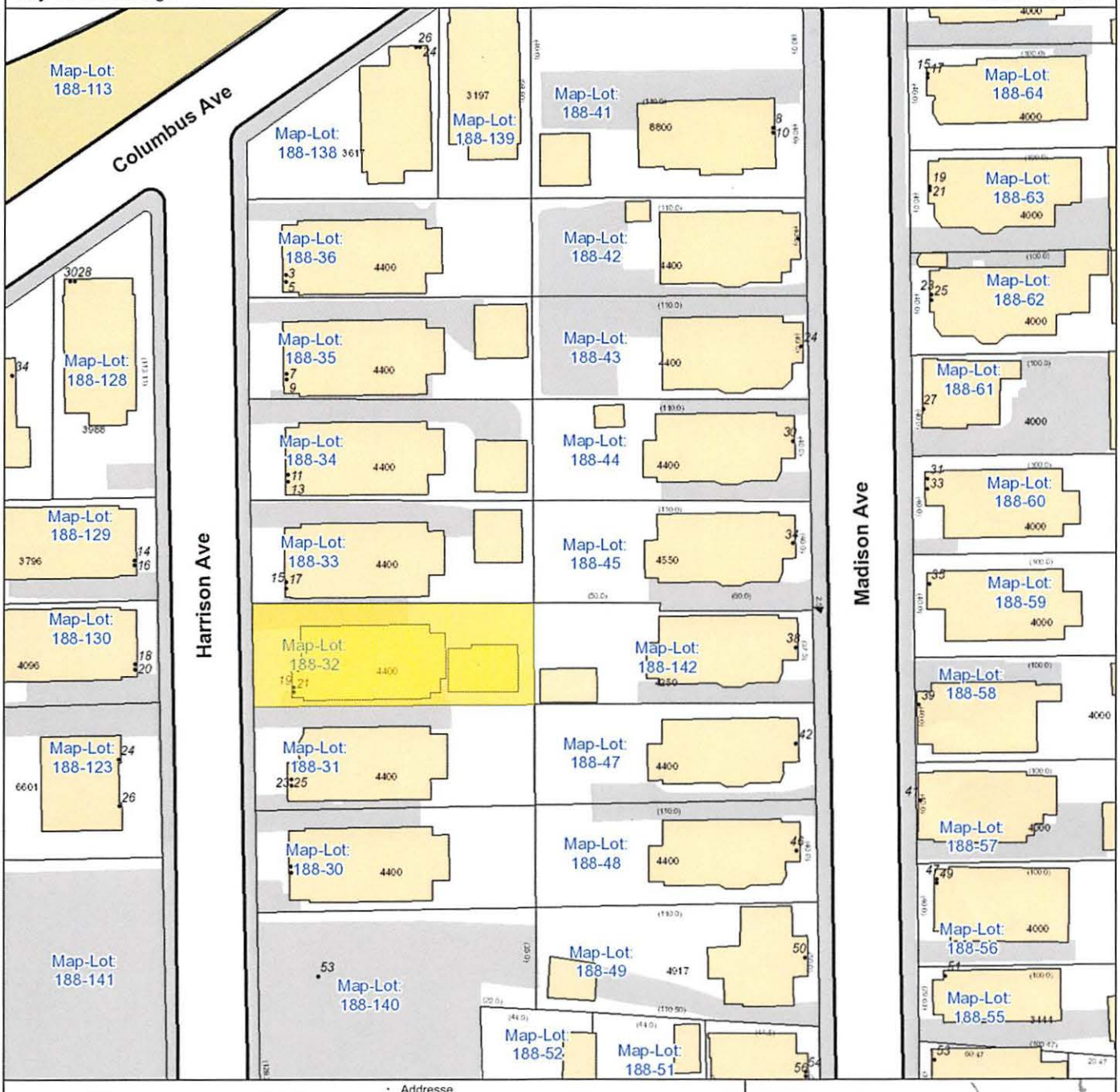
Address: 19 Harrison Ave **Case No.** BZA-013725-2017

Hearing Date: 7/27/17

Thank you,
Bza Members

City of Cambridge

June 21, 2017



City of Cambridge
Massachusetts

1" = 59 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

- Addresse
- Rail
- Building Footprints
- Parcels

Paved Surfaces

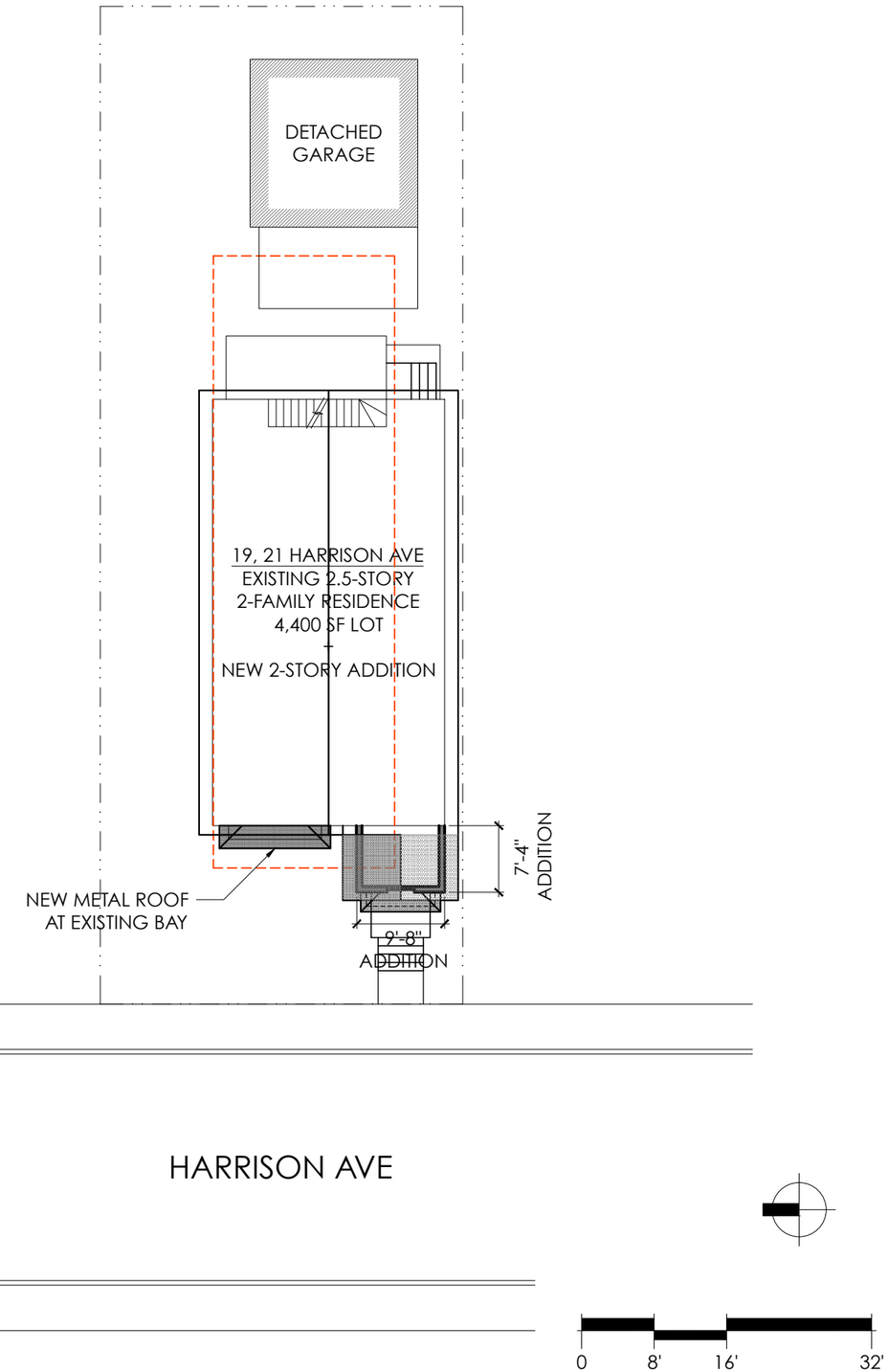
- Paved Roads
- Bridges
- Unpaved Roads
- Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath

ZONING ANALYSIS: 19, 21 HARRISON AVE CAMBRIDGE, MA 02140

ZONING DISTRICT: RESIDENCE B	REQUIRED	EXISTING	PROPOSED
LOT AREA MINIMUM	5,000 SF	4,400 SF	NO CHANGE
FAR MAXIMUM	0.5	0.773 = (3,401 / 4,400)	0.779 = (3,502 / 4,400)
MINIMUM LOT AREA FOR EACH D.U.	2,500 SF	2,200 SF (4,400/2)	NO CHANGE
LOT WIDTH MINIMUM	50 FT	45 FT	NO CHANGE
HEIGHT MAXIMUM	35 FT	30.5 FT	NO CHANGE
FRONT YARD MINIMUM	15 FT	15.2 FT	12.7 FT
REAR YARD MINIMUM	27.5 FT (25'+1'+1'+0.5')	4.3 FT	NO CHANGE
SIDE YARD MINIMUM	7.5 FT (SUM OF 20FT)	10 FT & 4.5 FT	NO CHANGE
PRIVATE OPEN SPACE TO LOT RATIO MINUMUM	20%	8.1%	7.8%
PERMEABLE OPEN SPACE TO LOT RATIO MINIMUM	20%	11.3%	10.5%

Gross Floor Area Breakdown for FAR		EXISTING	PROPOSED
Basement Floor Area		N/A	N/A
First Floor Area		1,372 GSF	1,402 GSF
Second Floor Area		1,331 GSF	1,402 GSF
Attic Floor Area		306 GSF	306 GSF
Enclosed Front Porch Area		41 GSF	0
Detached Garage Area		392 GSF	392 GSF
Total Gross Floor Area		**3,401 GSF**	**3,502 GSF**

* Existing dimensions/floor area per Cambridge Property Database and Property Master Deed
** Final dimensions and tabulations to be verified with building survey and plot plan



1 PROPOSED SITE PLAN
1/16"=1'-0"

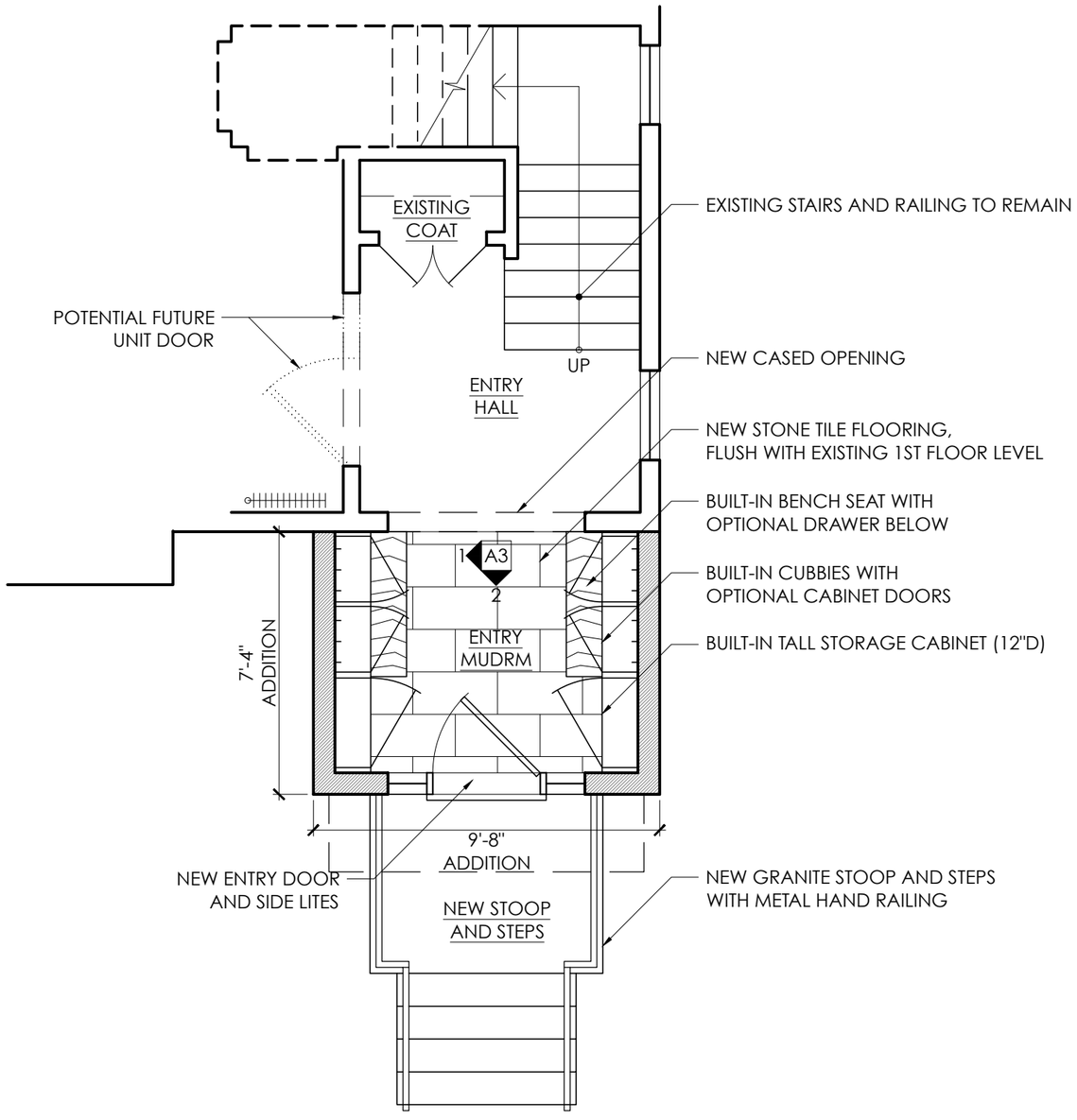
TRAVERSE ARCHITECTS
DAVID M FENCHEL | ARCHITECT
36 FAIRMONT ST, 02 CAMBRIDGE, MA 02139
www.TRAVERSEARCHITECTS.com |
202.423.5347

MURRAY LIN RESIDENCE
19-21 HARRISON AVE, CAMBRIDGE, MA 02140

PROPOSED: SITE PLAN

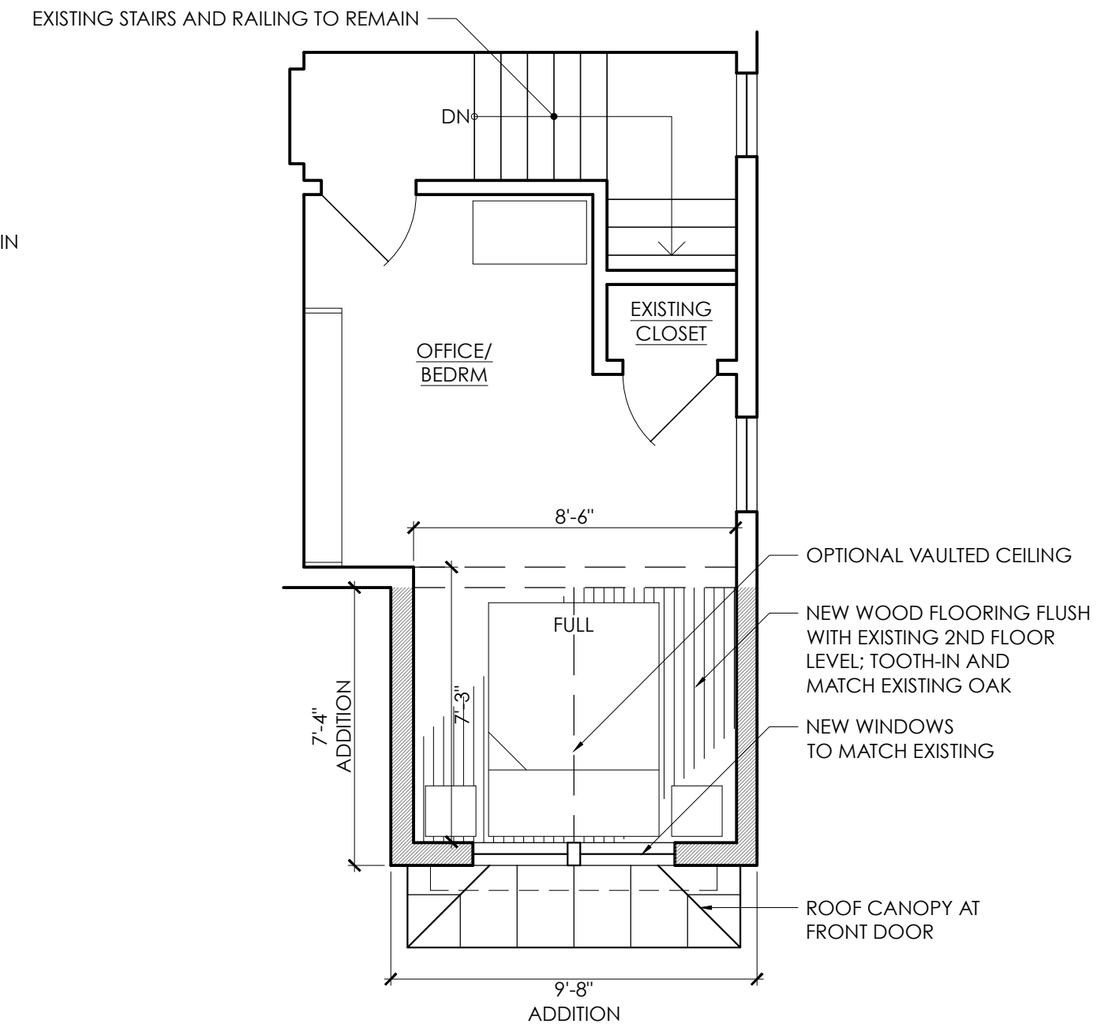
DATE: 06.27.2017
SCALE: AS NOTED
DRAWN BY: DMF

A0.0



1 PROPOSED FRONT ENTRY PLAN

1/4"=1'-0"



2 PROPOSED 2ND FLR OFFICE/BEDRM PLAN

1/4"=1'-0"

0 2' 4' 8'

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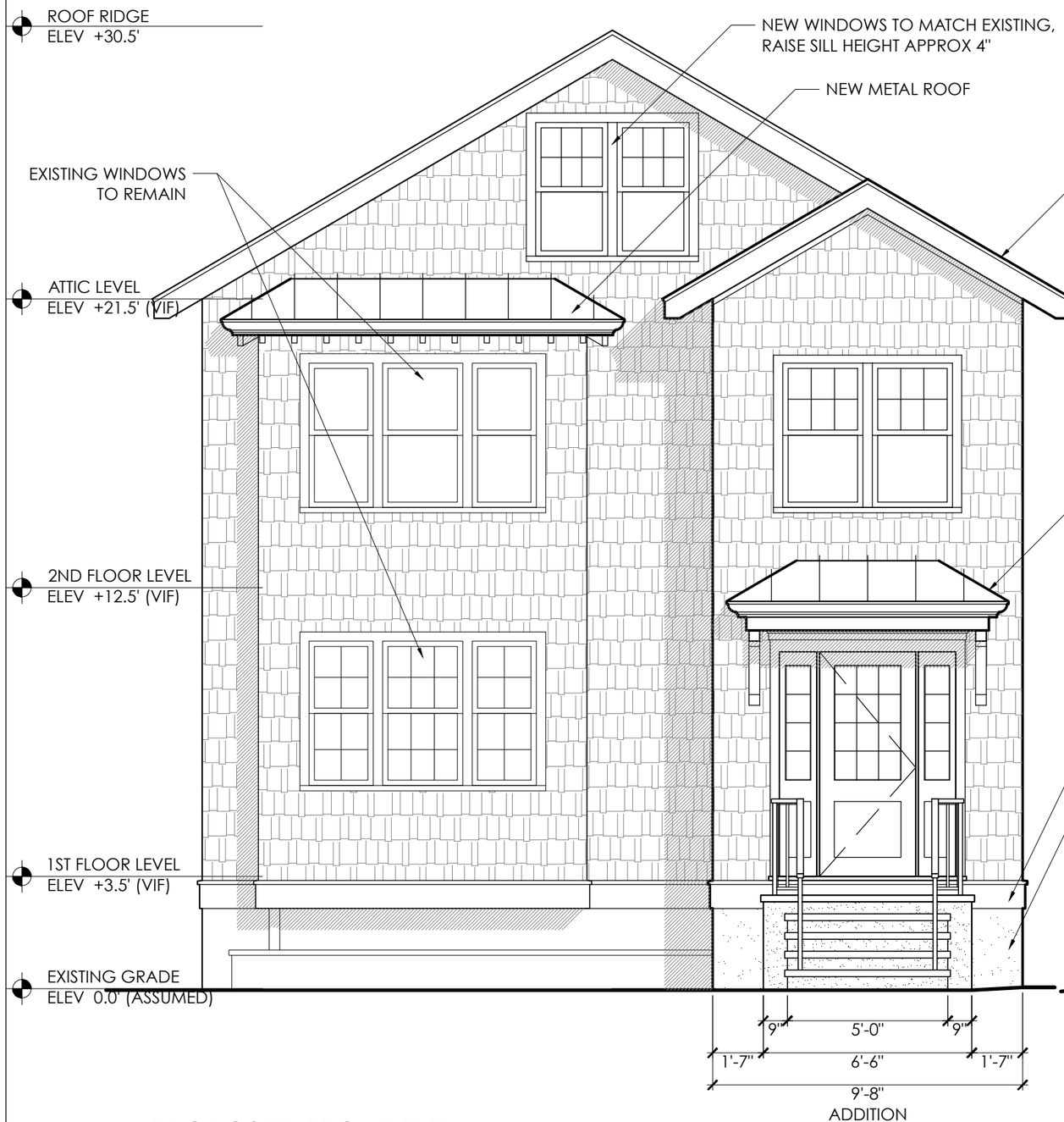
DAVID M FENCHEL | ARCHITECT
36 FAIRMONT ST, 02 CAMBRIDGE, MA 02139
www.TRAVERSEARCHITECTS.com |
2 0 2 . 4 2 3 . 5 3 4 7

MURRAY LIN RESIDENCE
19-21 HARRISON AVE, CAMBRIDGE, MA 02140

PROPOSED: FLOOR PLANS

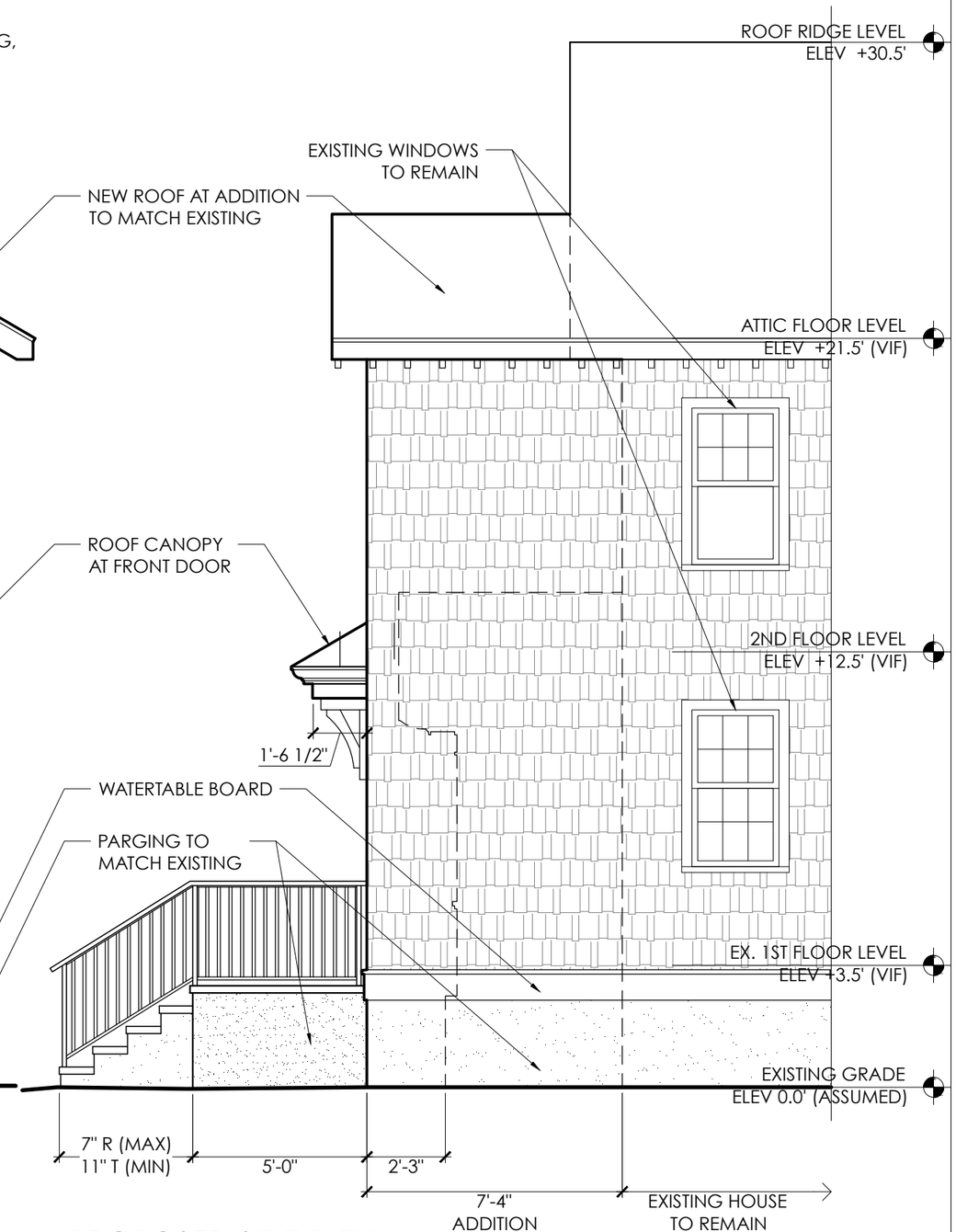
DATE: 06.27.2017
SCALE: AS NOTED
DRAWN BY: DMF

A1.0



1 PROPOSED FRONT ELEV

1/4"=1'-0"



2 PROPOSED SIDE ELEV

1/4"=1'-0"

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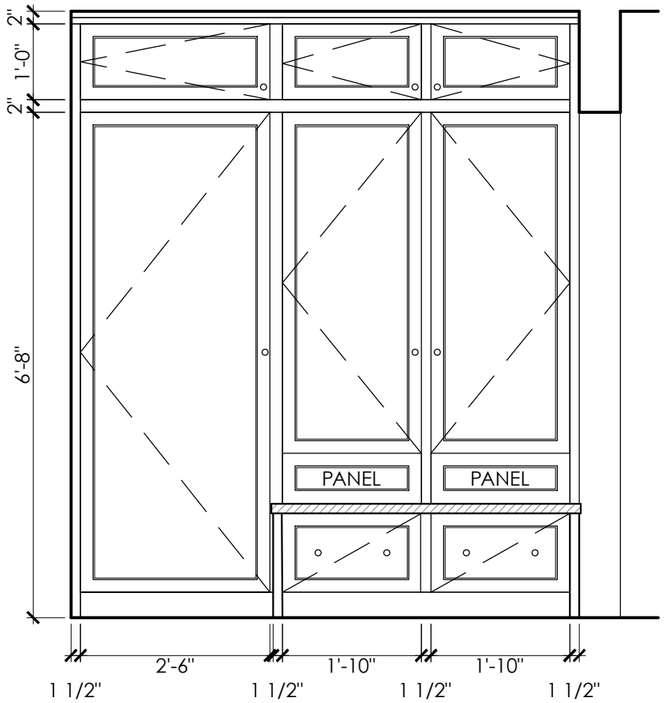
DAVID M FENCHEL | ARCHITECT
36 FAIRMONT ST, 02 CAMBRIDGE, MA 02139
www.TRAVERSEARCHITECTS.com |
2 0 2 . 4 2 3 . 5 3 4 7

MURRAY LIN RESIDENCE
19-21 HARRISON AVE, CAMBRIDGE, MA 02140

PROPOSED: EXTERIOR ELEVS

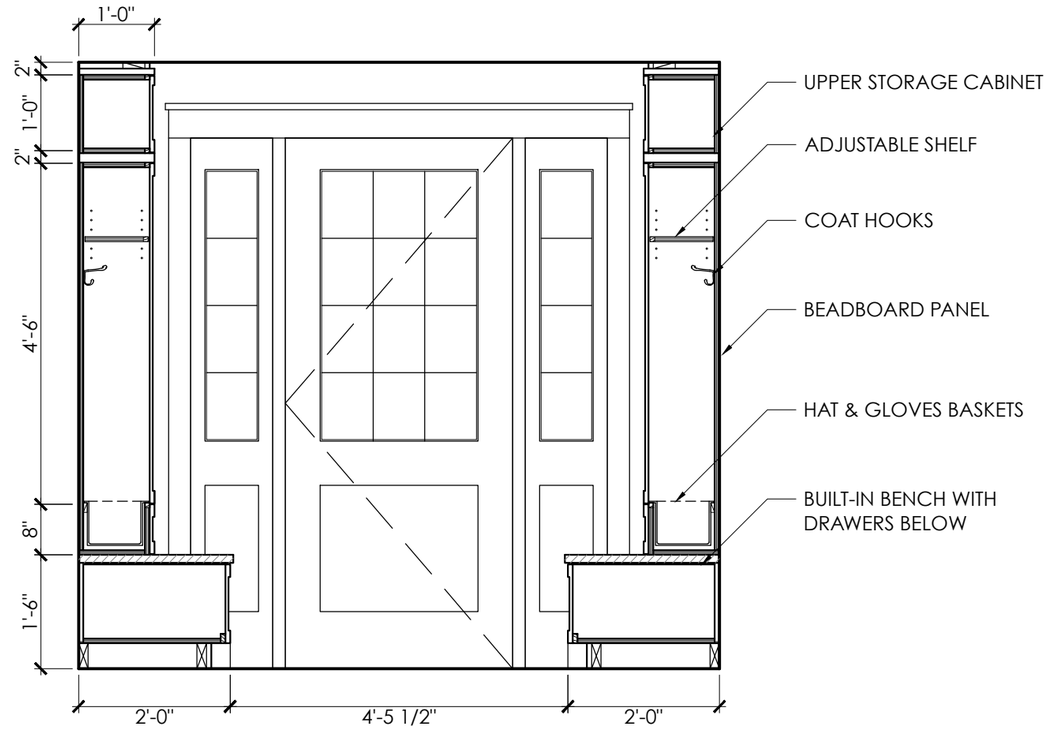
DATE: 06.27.2017
SCALE: AS NOTED
DRAWN BY: DMF

A2.0



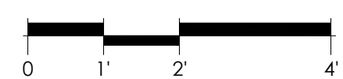
1 PROPOSED MUDROOM ELEV

1/2"=1'-0"



2 PROPOSED MUDROOM ELEV

1/2"=1'-0"



TRAVERSE ARCHITECTS
DAVID M FENCHEL | ARCHITECT
36 FAIRMONT ST, 02 CAMBRIDGE, MA 02139
www.TRAVERSEARCHITECTS.com |
2 0 2 . 4 2 3 . 5 3 4 7

MURRAY LIN RESIDENCE
19-21 HARRISON AVE, CAMBRIDGE, MA 02140

PROPOSED: INTERIOR ELEVS

DATE: 06.27.2017

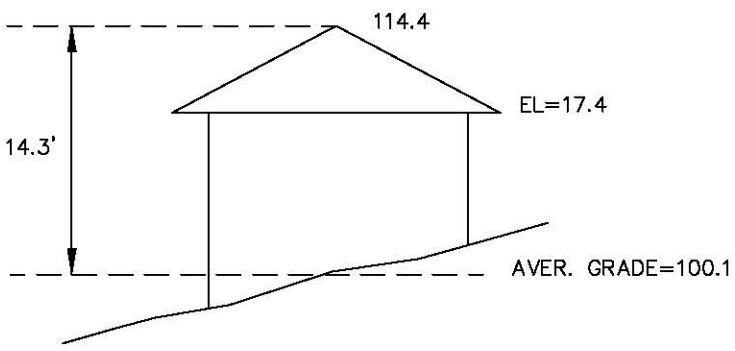
SCALE: AS NOTED

DRAWN BY: DMF

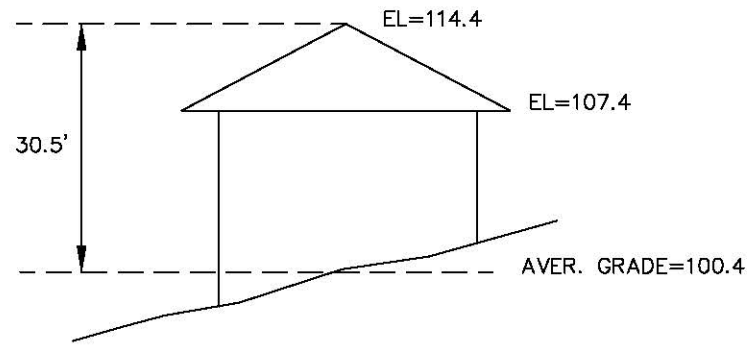
A3.0

19 Harrison Ave

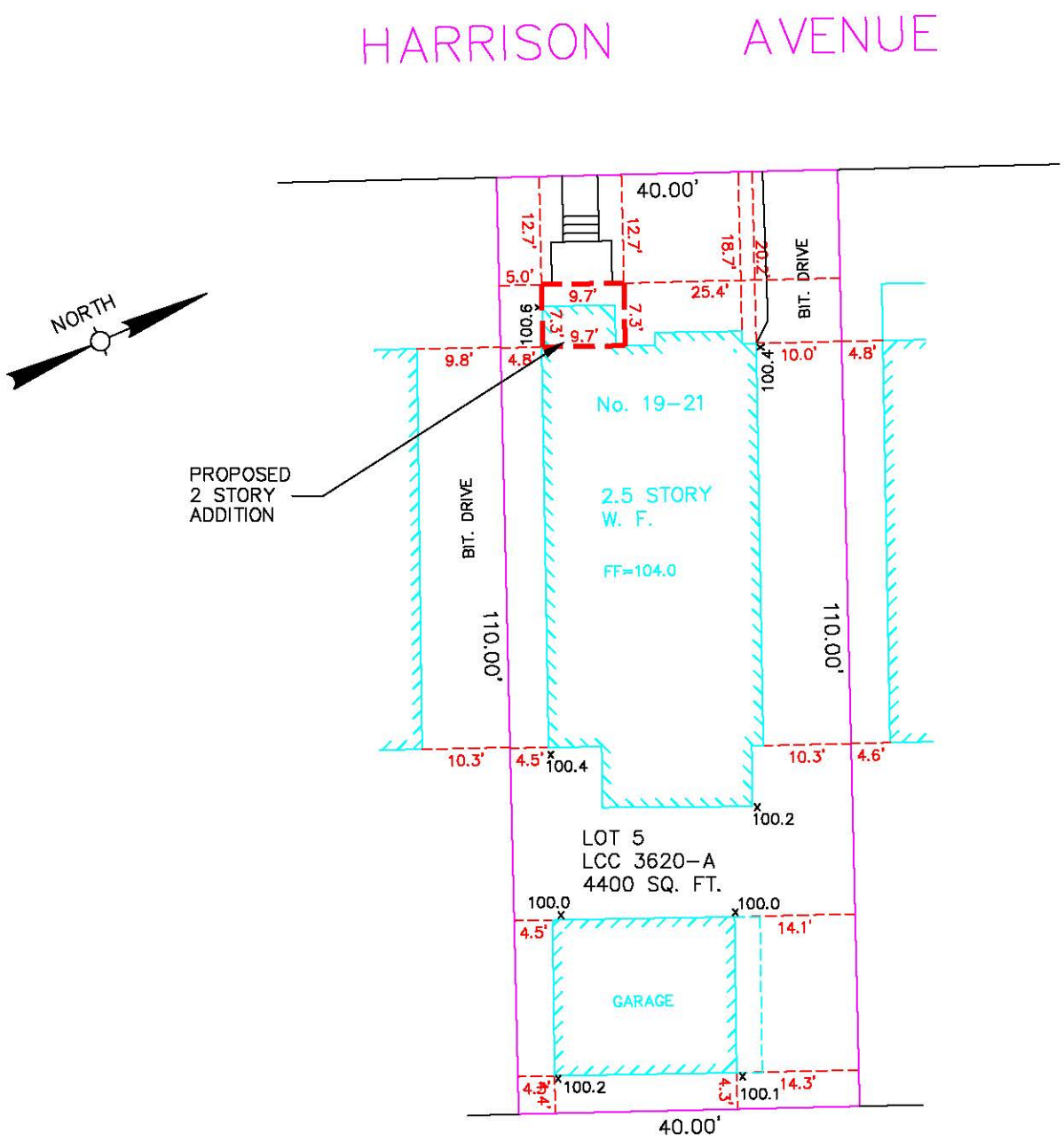
19 Harrison Ave



SKETCH SHOWING GARAGE HEIGHT
(NO SCALE)



SKETCH SHOWING BUILDING HEIGHT
(NO SCALE)



PLOT PLAN

19-21 HARRISON AVENUE

CAMBRIDGE, MASS.

SCALE : 1"= 20' JUNE 22, 2017

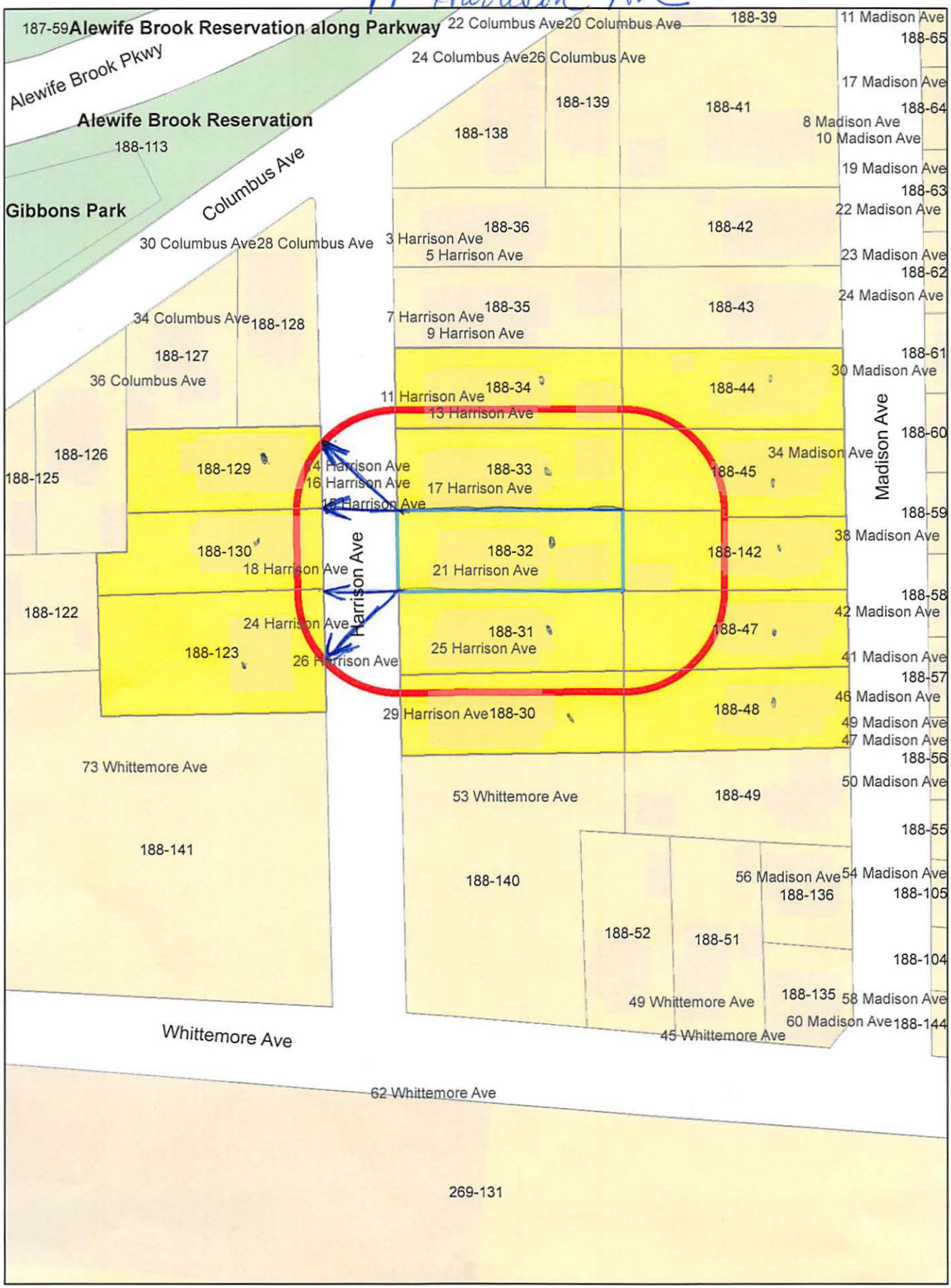
AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE

19 Harrison Ave



19 Harrison Ave

Petitioner

188-129
ARMSTRONG, JENNIFER L.
14 HARRISON AVE
CAMBRIDGE, MA 02140

188-129
ROITMAN, JUAN & CLAUDIA DANILOWICZ
16 HARRISON AVE
CAMBRIDGE, MA 02140

188-32
LIN, KARIN & GEOFFREY C. MURRAY
19 HARRISON AVE
CAMBRIDGE, MA 02140

188-31
ZUZOLO, FRANK V. & LUCY A ZUZOLO
25 HARRISON AVE
CAMBRIDGE, MA 02140

188-33
AULL, DEREK & JESSICA AULL
17 HARRISON AVE
CAMBRIDGE, MA 02140

Charlie Allen Restoration, Inc.
C/o Mark Phiben
91 River Street
Cambridge, MA 02139

188-34
MURPHY, ROBERT D.,
TR. MURPHY FAMILY TRUST
13 HARRISON AVE
CAMBRIDGE, MA 02140

188-44
FALANGA,JOSEPH&BEVERLY A.
A LIFE ESTATE FALANGA,
DAVID, STEPHEN & ROSA
32 MADISON AVE
CAMBRIDGE, MA 02140

188-47
CRAIG, JENNIFER LYNN
42 MADISON AVE., UNIT #1
CAMBRIDGE, MA 02140

188-47
BROWN, LARISSA
42 MADISON AVE #2
CAMBRIDGE, MA 02140

188-47
BERNSTEIN, ELIZABETH
42-44 MADISON AVE. UNIT#3
CAMBRIDGE, MA 02140

188-48
MARDER, AMY R.
46 MADISON AVE., #1
CAMBRIDGE, MA 02140

188-48
FREITAS, LUIZ P. & BRANDY PAPPAS
46 MADISON AVE., #2
CAMBRIDGE, MA 02140

188-48
RYAN, SONIA P.
46 MADISON AVE., #3
CAMBRIDGE, MA 02140

188-123
MULLEN, SHIRLEY R. GREGORY L. MULLEN &
VAUGHN M. MULLEN
26 HARRISON AVE.
CAMBRIDGE, MA 02140

188-130
FLEHINGER, BRETT & SUZANNE T. LANE
20 HARRISON AVE
CAMBRIDGE, MA 02140

188-142
KORIKIS, ANGELA,
TR. OF THE MADISON TRUST II
38 MADISON AVE
CAMBRIDGE, MA 02140

188-45
MARTIN, DIANE & RONALD C. MOULTON
36 MADISON AVE. UNIT#1
CAMBRIDGE, MA 02140

188-45
EVANS, KEIR S. & SUSAN C. EVANS
34 MADISON AVE., # 3
CAMBRIDGE, MA 02140

188-45
STEENHUIS, AMANDA & QUINTEN STEENHUIS
36 MADISON AVE., UNIT #2
CAMBRIDGE, MA 02140

188-30
MCSWEENEY, JOSEPH J. &
SUSAN J. MC SWEENEY
158 MALLARD WAY
WALTHAM, MA 02452